

Application

Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

COPY

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1212 Von Phister Street, Key West, Florida 33040

Zoning District: Single Family (SF)

Real Estate (RE) #: 00040650-000000

Property located within the Historic District?

☐ Yes

☒ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: SMITH HAWKS, PL

Mailing Address: 138 Simonton Street

City: Key West

State: Florida

Zip: 33040

Home/Mobile Phone: _____

Office: (305) 296-7227

Fax: _____

Email: Bart@SmithHawks.com; Brandi@SmithHawks.com; AJ@SmithHawks.com

PROPERTY OWNER: (if different than above)

Name: Leslie Johnson and Christopher A. Johnson

Mailing Address: 1212 Von Phister Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: c/o Agent

Office: _____

Fax: _____

Email: c/o Agent

Description of Proposed Construction, Development, and Use:

Remodel Kitchen increasing size and pushing the front porch forward which provides that the front deck will encroach 3.25' into the front setback.

List and describe the specific variance(s) being requested:

Front setback variance of 3.25'

Lot Coverage variance of 336.83' (7.3%) from existing 238.79' (5.2%) nonconformity or an increase of 98.04' (2.1%) of the nonconformity

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☐ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. **provide square footages and percentages.**

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF	4563 sf		
Flood Zone	AE6.0			
Size of Site	6000 sf			
Height	25'	25'	25'	
Front Setback	30' (or average of developed on block)	21'	17'	11'
Side Setback	5'	5'	5'	
Side Setback	5'	5'	5'	
Street Side Setback				
Rear Setback	25'	25'	25'	
F.A.R				
Building Coverage	1,597.05 sf (35%)	1,835.84 sf (40.2%)	1,933.88 (42.3%)	336.83 sf (7.3%)
Impervious Surface	2,281.5 sf (50%)	2,822.03 sf (61.8%)	2,820.38 sf (61.8%)	
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	1,597 sf (35%)	1,484.88 sf (32.5%)	1497.79 (32.8%)	
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

See attachment 1.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The land development code was adopted in 1986, 86 years after this area was platted.

The creation of the current land development code created the nonconforming lot depth which created the special conditions.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

The variance requested will not confer special privileges but rather allow the owner to build a house closer in design to homes allowed under the code .

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the code would create a hardship compared to rights commonly enjoyed by other properties in the same zoning district due to the applicants lot being constrained in size without a reduction in lot lines, building coverage and impervious surface due to the smaller lot.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

The proposed request is the minimum amount necessary to provide for the reasonable use of the property.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The proposed variance will be in harmony with the general intent and purpose of the land development regulation and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

No other non-conforming uses serves as the basis of this variance.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: *All* of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☒ Correct application fee, made payable to "City of Key West."
- ☒ Pre-application meeting form TAB1
- ☒ Notarized verification form signed by property owner or authorized representative. TAB 2
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner. TAB 3
- ☒ Copy of recorded warranty deed TAB 4
- ☒ Monroe County Property record card TAB 5
- ☒ Signed and sealed survey (Survey must be within 10 years from submittal of this application) TAB 6
- ☒ Sign and sealed site plan (sign and sealed by an Engineer or Architect) TAB 6
- ☒ Floor plans TAB 6
- ☒ Any additional supplemental information necessary to render a determination related to the variance request

ATTACHMENT 1

The property was platted in 1900 under Plat Book 1 page 34. The Lots on this block are 49'4" in width and 92'6" in depth for a lot size of 4,563 feet. The required lot size in the Single Family district is 6,000 square feet which is typically 50' by 125'. Per Code Sec. 122-238(5) the minimum width is 50' and minimum depth is 100'. The minimum lot size forms the basis for setbacks and coverages in each district. Because the lots in this neighborhood were created before the land development code the lots are smaller both in width and more importantly in depth than lots that were created with the current code minimum lot size of 6,000 square feet. The shorter depth lot size means that it has less area to build a single family home and therefore buildable area is 42% smaller in size than a typical 6,000 sf lot. With a front setback allowed to be 20' and rear setback of 25, a 125' lot would have up to 80' of depth to develop a home. As a legally platted 92' lot, a 20' front and 25' rear setback only allows 47' to build a home. Because of this the lots in this area criteria of special circumstances.

As to impervious surface and lot coverage, both would be compliant if the lot was 6,000 sf(32.2% lot coverage under the required 35%)

Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: _____ Zoning District: _____

Address/Location: _____

Request: _____

Type of Application: _____

Attendees: _____

Notes:

[illegible]

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

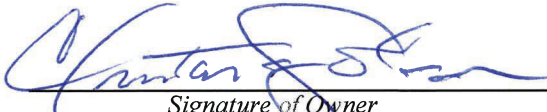
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, CHRISTOPHER A. JOHNSON and LESLIE JOHNSON authorize
Please Print Name(s) of Owner(s) as appears on the deed

SMITH HAWKS, PL

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

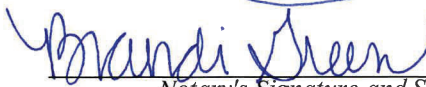

Signature of Owner


Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 17th Day of March, 2022
Date

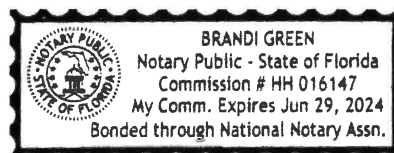
by CHRISTOPHER A. JOHNSON and LESLIE JOHNSON
Name of Owner

BOTH ARE
~~He/She~~ is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Brandi Green
Name of Acknowledger typed, printed or stamped

HH 016147
Commission Number, if any



Site Plan

JOHNSON RESIDENCE
RENOVATIONS

1212 VON PHISTER ST.
KEY WEST, FLORIDA.

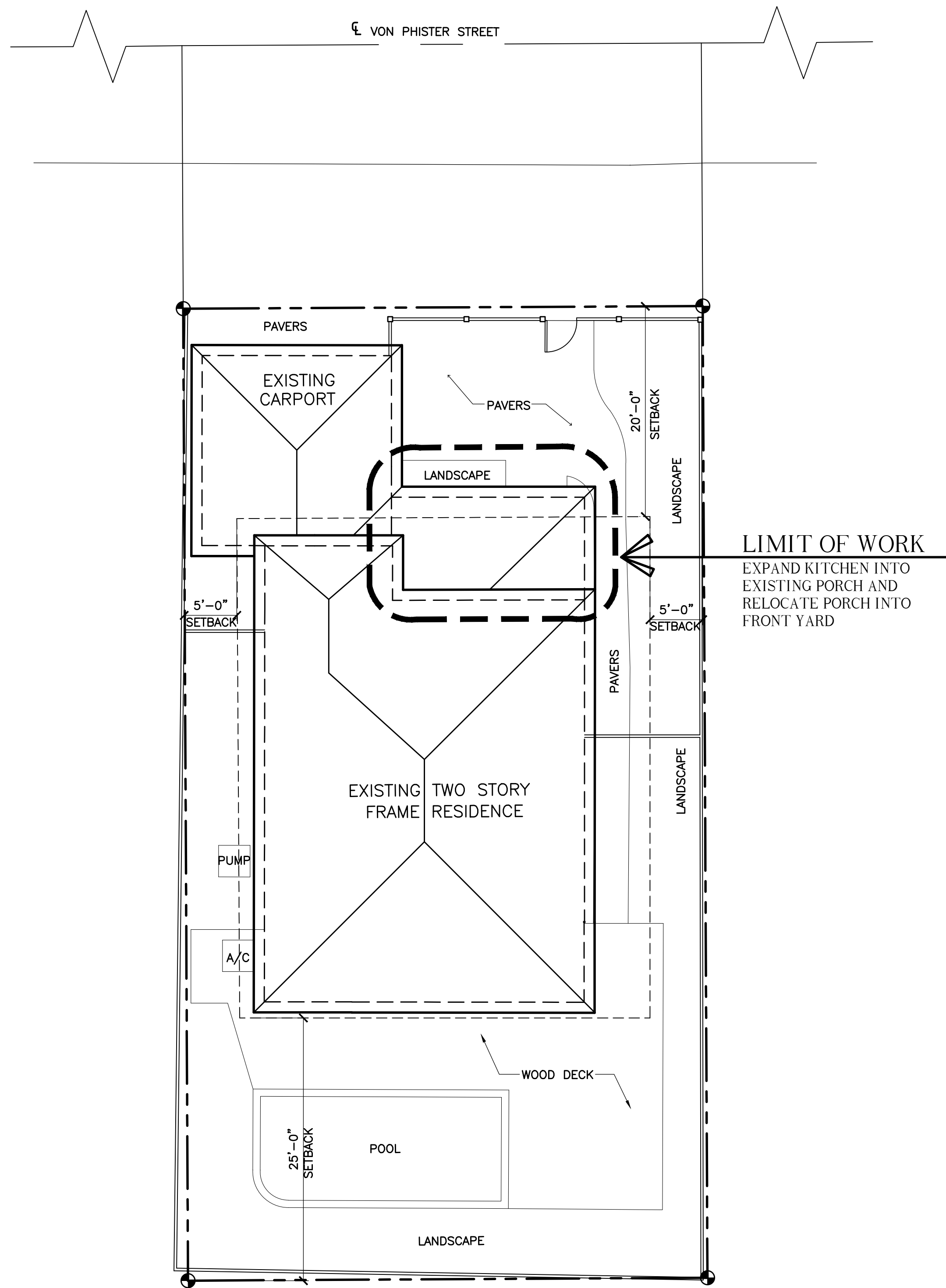
SEAL

DATE
02-17-2022
03-17-2022 VAR.

REVISIONS

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CAB

PROJECT
NUMBER
2135



SITE DATA

ZONING : SF (SINGLE FAMILY)
FLOOD_ZONE : AE +6.0'
LOT AREA : 4,563 SQ. FT.
MIN. LOT SIZE : 6,000 SQ. FT.

MAX. LOT COVERAGE : 1,597.05 S.F. (35%)
EXISTING LOT COVERAGE : 1,835.84 S.F. (40.2%)
PROPOSED LOT COVERAGE : 1,933.88 S.F. (42.3%)

MAX. IMPERVIOUS SURFACE : 2,281.5 S.F. (50%)
EXISTING IMPERVIOUS SURFACE : 2,822.03 S.F. (61.8%)
PROPOSED IMPERVIOUS SURFACE : 2,820.38 S.F. (61.8%)

MIN. LANDSCAPE : 1,597.05 S.F. (35%)
EXISTING LANDSCAPE : 1,484.88 S.F. (32.5%)
PROPOSED LANDSCAPE : 1,497.79 S.F. (32.8%)

MIN. OPEN SPACE : 1,597.05 S.F. (35%)
EXISTING OPEN SPACE : 1,484.88 S.F. (32.5%)
PROPOSED OPEN SPACE : 1,497.79 S.F. (32.8%)

MAX. HEIGHT : 25 FEET
EXISTING HEIGHT : 25 FEET
PROPOSED HEIGHT : NO CHANGE

SETBACKS:

FRONT

REQUIRED: 30' (OR AVERAGE DEPTH OF FRONT YARDS ON EITHER
SIDE, BUT NOT LESS THAN 20')
EXISTING: 21'
PROPOSED: 17'

WEST SIDE

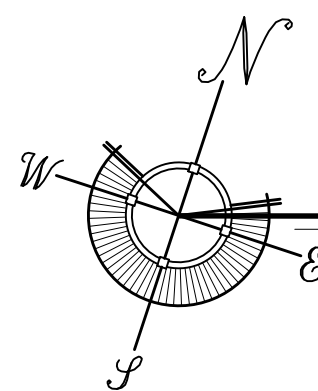
REQUIRED: 5'
EXISTING: 5'
PROPOSED: 5'

EAST SIDE

REQUIRED: 5'
EXISTING: 5'
PROPOSED: 5'

REAR:

REQUIRED: 25'
EXISTING: 25'
PROPOSED: 25'

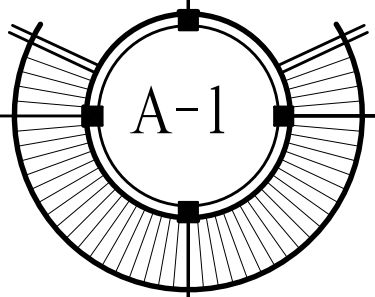


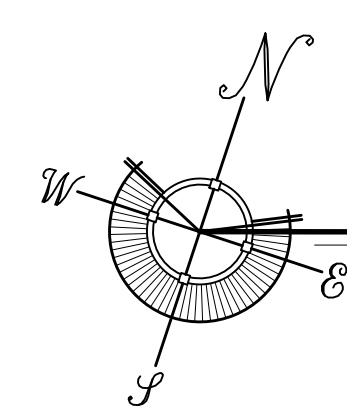
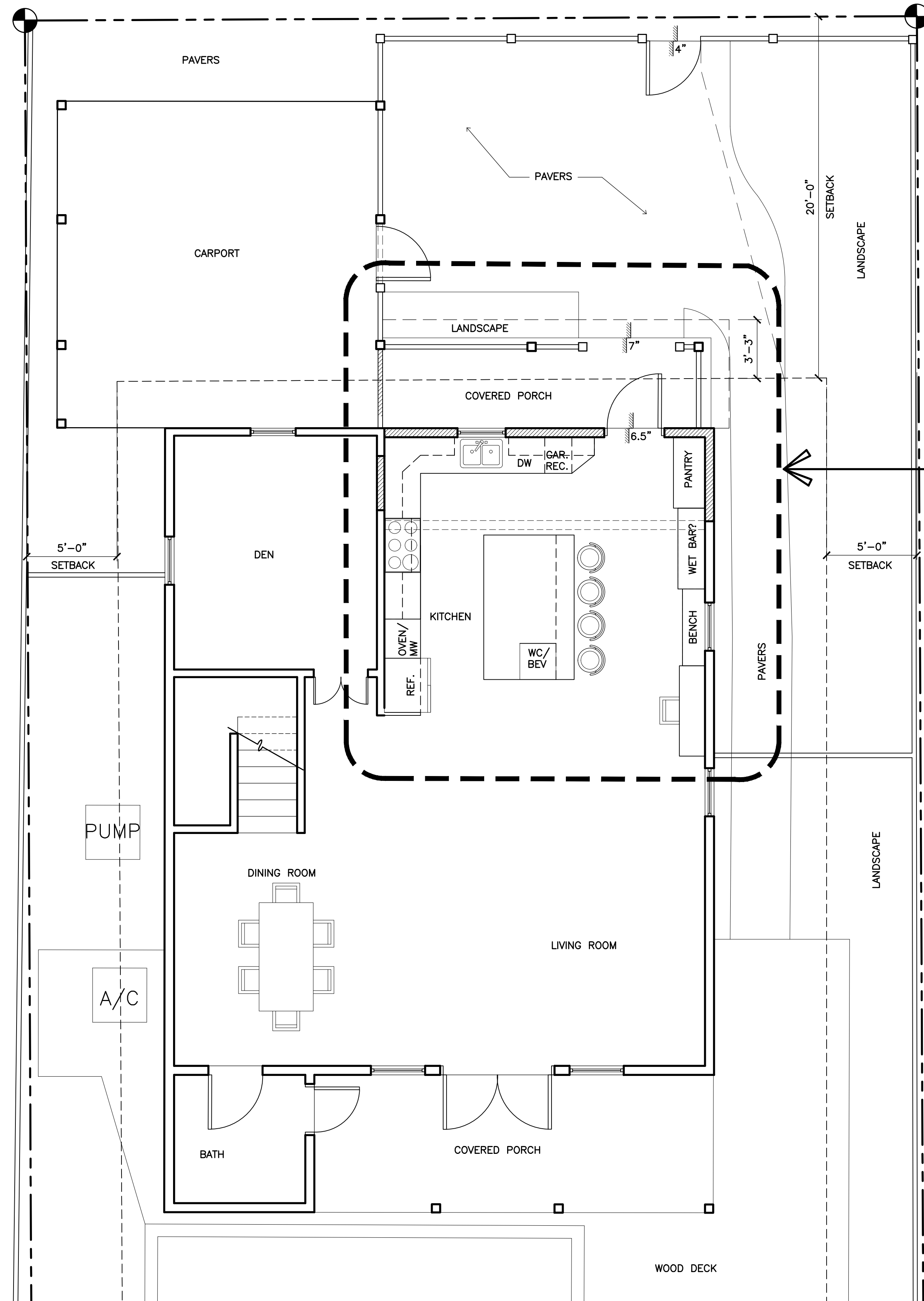
PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS
LAND SURVEYING DATED ON 01-22-22.

SCALE: 1/8"=1'-0"

JOHNSON RESIDENCE RENOVATIONS
1212 VON PHISTER ST.
KEY WEST, FLORIDA





PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 12-02-21.

SCALE: 1/4"=1'-0"

JOHNSON RESIDENCE RENOVATIONS 1212 VON PHISTER ST. KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AR 13537

JOHNSON RESIDENCE
RENOVATIONS

1212 VON PHISTER ST.
KEY WEST, FLORIDA.

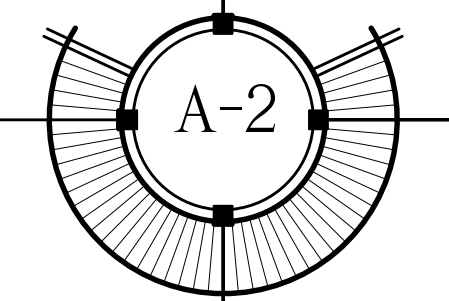
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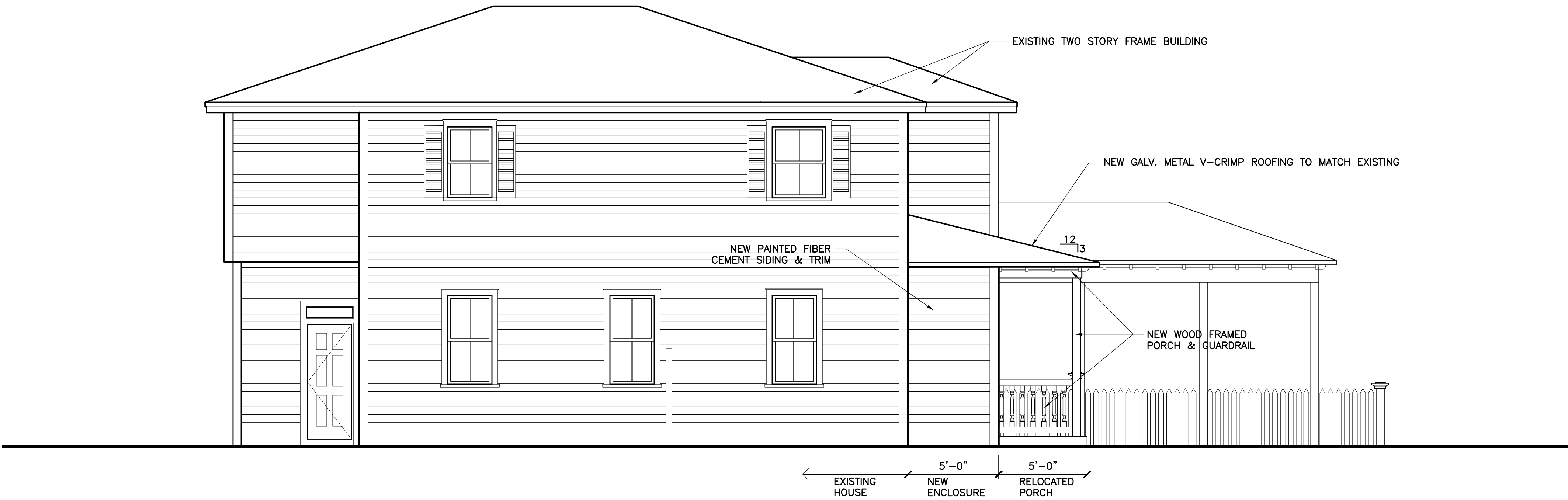




1
A-3

PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



2
A-3

PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"

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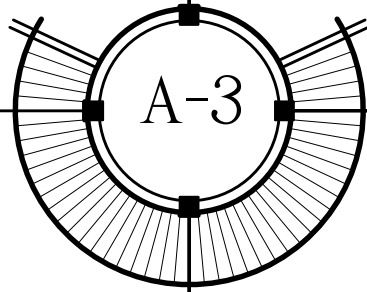
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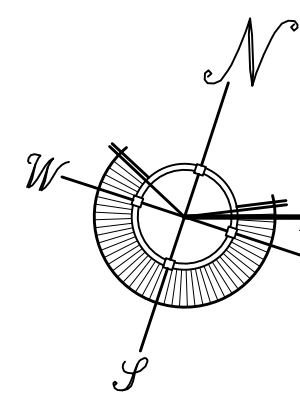
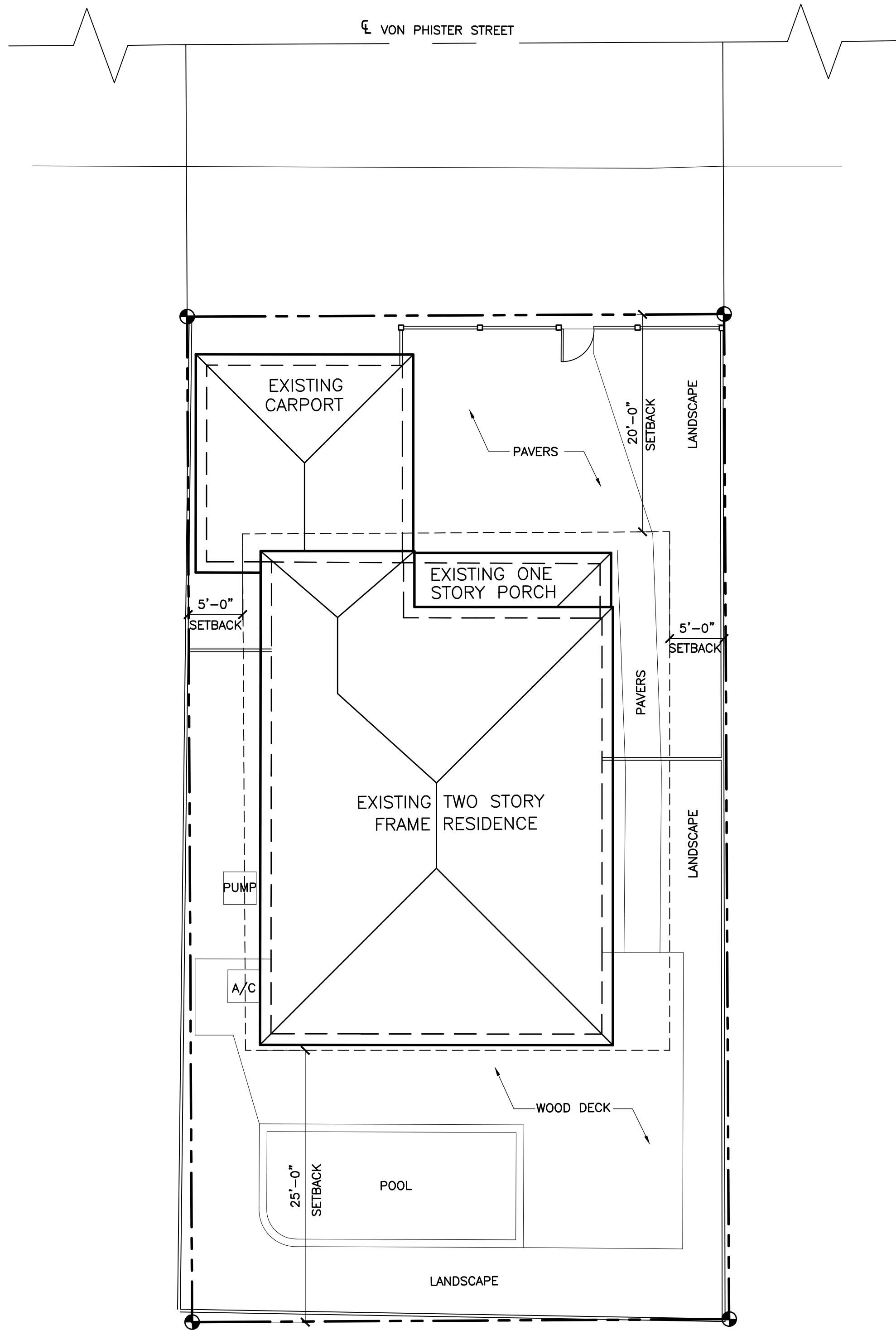
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03-17-2022 VAR.

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PROJECT
NUMBER
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EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS
LAND SURVEYING DATED ON 01-22-22.

SCALE: 1/8"=1'-0"

JOHNSON RESIDENCE RENOVATIONS
1212 VON PHISTER ST.
KEY WEST, FLORIDA

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ARCHITECT , P.A.

915 EATON ST.
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33040

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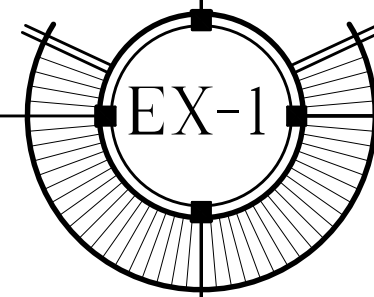
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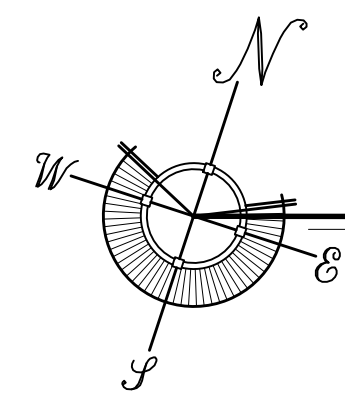
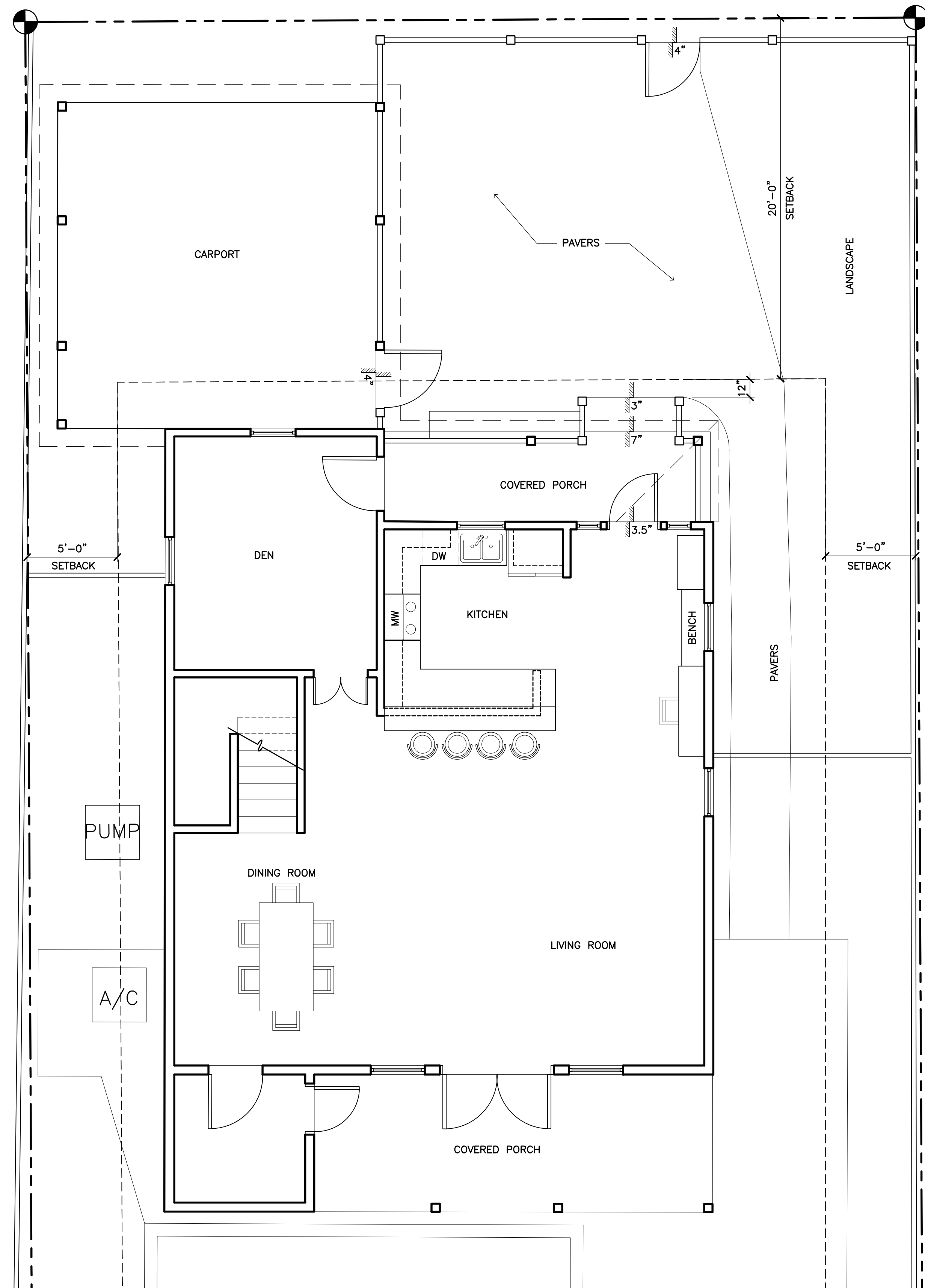
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EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS
LAND SURVEYING DATED ON 01-22-22.

SCALE: 1/4"=1'-0"

JOHNSON RESIDENCE RENOVATIONS

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KEY WEST, FLORIDA

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DATE

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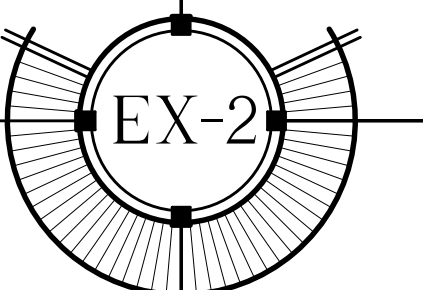
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JOHNSON RESIDENCE
RENOVATIONS

1212 VON PHISTER ST.
KEY WEST, FLORIDA.



1
EX-3

EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



2
EX-3

EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"

SEAL _____

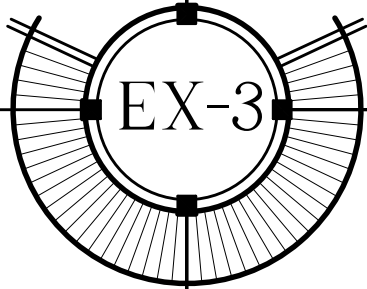
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REVISIONS _____

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JOHNSON RESIDENCE RENOVATIONS
1212 VON PHISTER ST.
KEY WEST, FLORIDA



Property Record Card

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00040650-000000
Account# 1041360
Property ID 1041360
Millage Group 10KW
Location 1212 VON PHISTER St, KEY WEST
Address
Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 22 SQR 1 TR 19 PB1-34 OR53-351/352 OR140-498 OR1580-1460/61 OR1672-2400/01 OR1814-1807/08 OR1814-1810/11/AFF
Description
 (Note: Not to be used on legal documents.)
Neighborhood 6157
Property SINGLE FAMILY RESID (0100)
Class
Subdivision Tropical Building and Investment Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

[JOHNSON LESLIE](#)
 1212 Von Phister St
 Key West FL 33040

JOHNSON CHRISTOPHER A
 1212 Von Phister St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$299,595	\$307,692	\$315,789	\$331,984
+ Market Misc Value	\$20,755	\$21,404	\$22,105	\$22,806
+ Market Land Value	\$338,392	\$319,593	\$374,668	\$379,322
= Just Market Value	\$658,742	\$648,689	\$712,562	\$734,112
= Total Assessed Value	\$657,770	\$648,689	\$712,562	\$707,416
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$632,770	\$623,689	\$687,562	\$682,416

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,563.00	Square Foot	49.3	93.5

Buildings

Building ID	3178	Exterior Walls	HARDIE BD	
Style		Year Built	2002	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2002	
Gross Sq Ft	3890	Foundation	WD CONC PADS	
Finished Sq Ft	2140	Roof Type	IRR/CUSTOM	
Stories	2 Floor	Roof Coverage	METAL	
Condition	GOOD	Flooring Type	CONC S/B GRND	
Perimeter	296	Heating Type	FCD/AIR DUCTED with 0% NONE	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	4	
Depreciation %	27	Half Bathrooms	0	
Interior Walls	WD PANL/CUSTOM	Grade	550	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	324	0	0
OPX	EXC OPEN PORCH	320	0	0
FLA	FLOOR LIV AREA	2,140	2,140	0
OPF	OP PRCH FIN LL	90	0	0
PTO	PATIO	1,016	0	0
TOTAL		3,890	2,140	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	2002	2003	1	230 SF	4
FENCES	2002	2003	1	312 SF	2
FENCES	2002	2003	1	40 SF	2
BRICK PATIO	2002	2003	1	614 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/6/2002	\$732,000	Warranty Deed		1814	1807	K - Unqualified	Improved
1/18/2001	\$539,000	Warranty Deed		1672	2400	M - Unqualified	Vacant
5/25/1999	\$250,000	Warranty Deed		1580	1460	M - Unqualified	Vacant

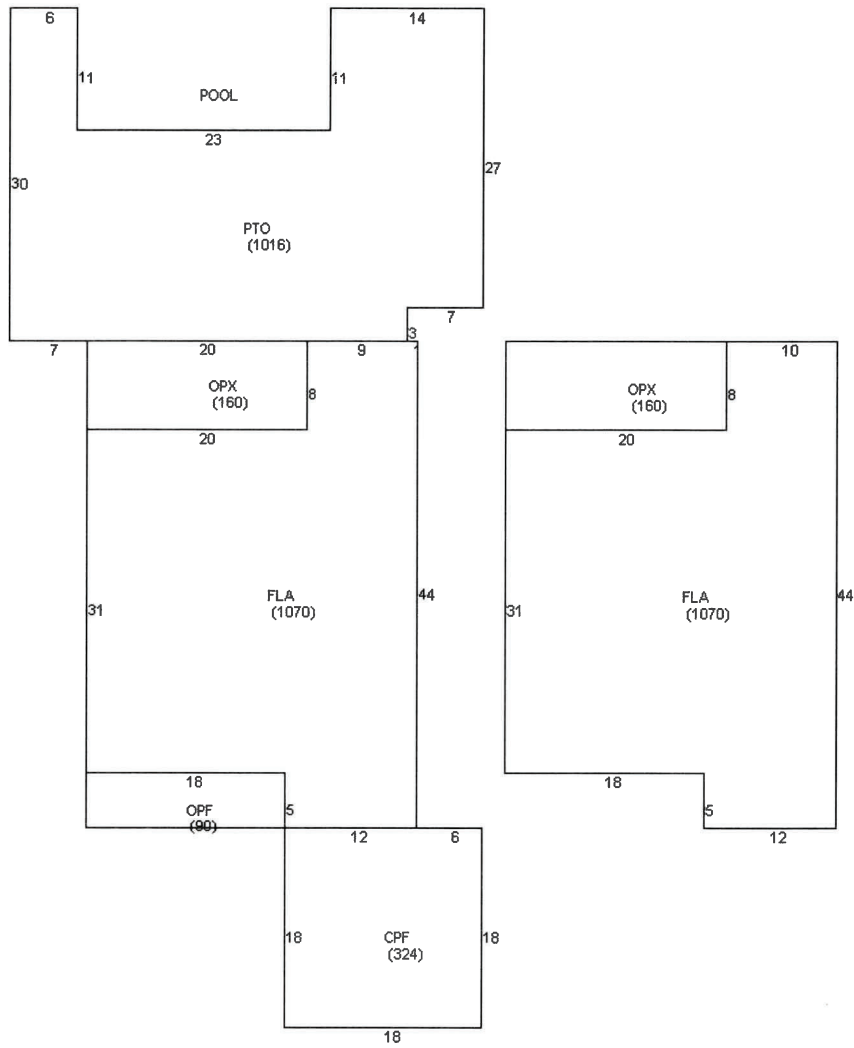
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-0788	3/11/2011	6/22/2011	\$1,126	Residential	REMOVE EXISTING WOOD PORCH DECK AND REPLACE WITH SOLID PREMIUM PLASTIC LUMBER; 90 SF REMOVE EXISTING WOOD STAIR AND REPLACE WITH SOLID PREMIUM PLASTIC LUMBER; 10.66 SF
05-5178	11/17/2005	9/26/2006	\$800	Residential	ADD 1 LAVATORY TO PERMIT#05-4512
05-2561	7/29/2005	12/16/2005	\$20,000	Residential	RENOVATIONS TO EXISTING BATHROOM
03-3908	11/13/2003	12/30/2003	\$5,436	Residential	INSTALLED HURRICAN SHUTTR
0102241	6/11/2001	8/16/2002	\$18,000	Residential	POOL
0100185	2/9/2001	8/16/2002	\$200,000	Residential	NEW SFR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 3/18/2022, 5:31:16 AM

Developed by



Version 2.3.1B.1











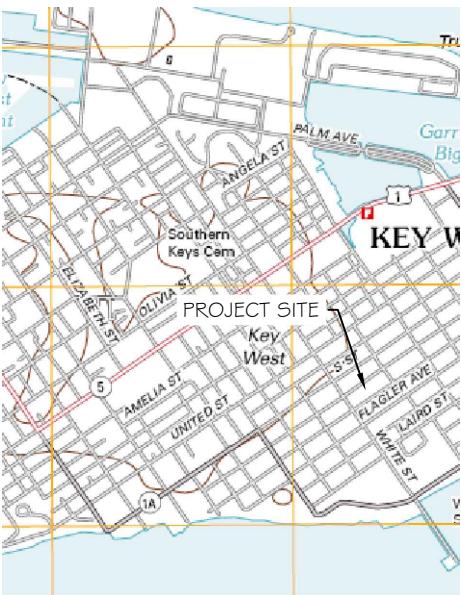
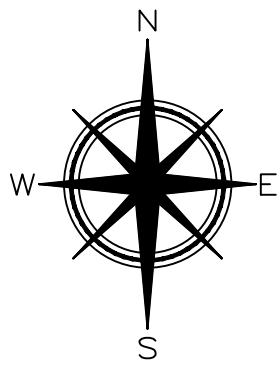
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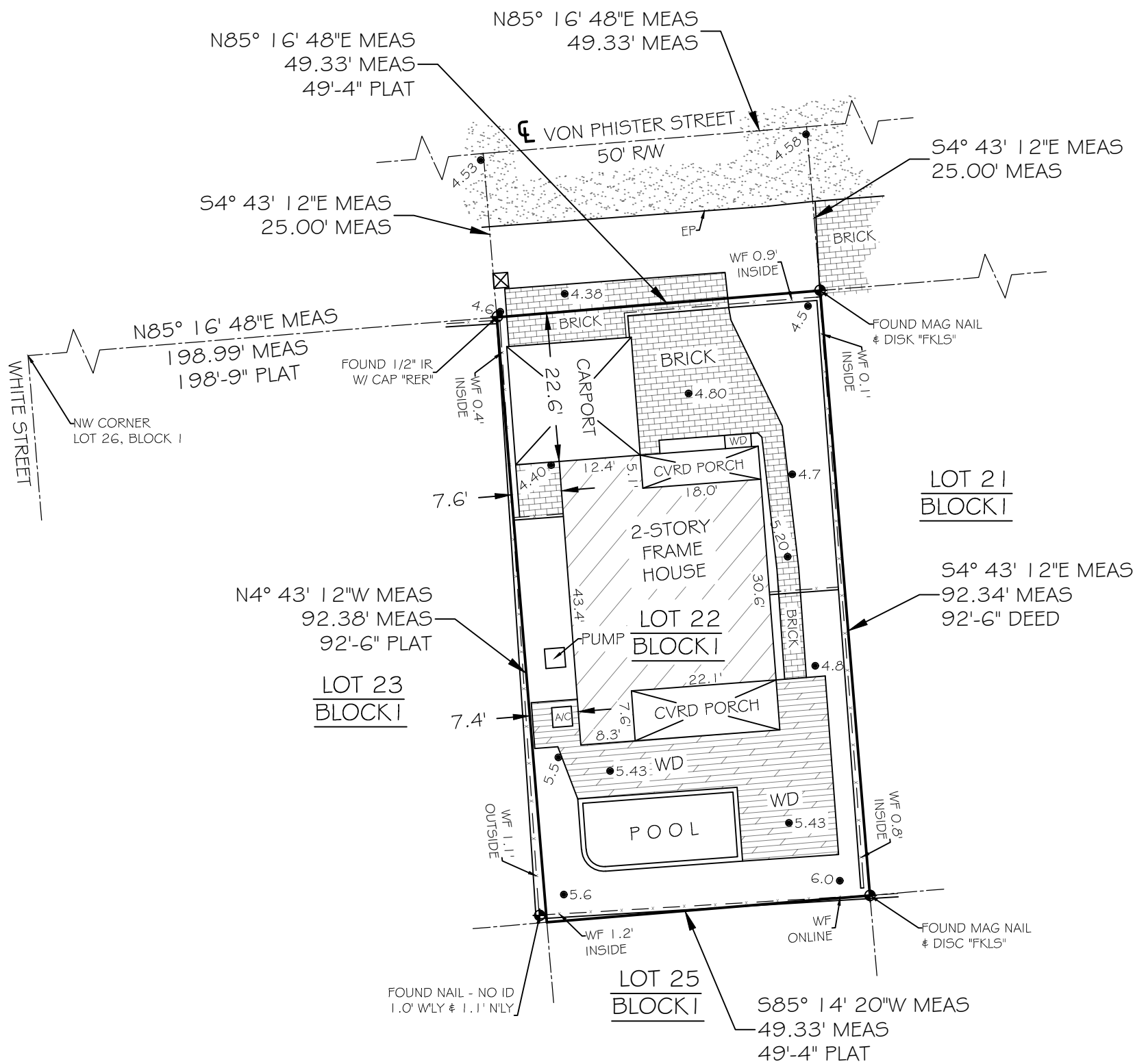


Boundary Survey

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
5EC, 05-T685-R25E



SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N85°16'48"E ASSUMED ALONG THE CENTERLINE OF VON PHISTER STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION '872 4580 TIDAL 25" P.I.D. AAO004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1212 VON PHISTER STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 01/12/2022.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION(S): 6
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED. (FF) = 6.1' (NGVD29)

CERTIFIED TO -

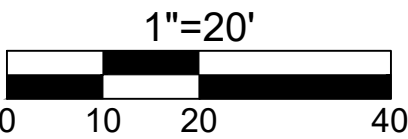
Leslie Johnson and Christopher Johnson;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C4G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R = RADIUS
CLF = CHAINLINK FENCE	MB = MAILBOX	R/W = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MF = METAL FENCE	SW = SIDE WALK
COP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CPVD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOB = TOP OF BANK
DELT = CENTRAL ANGLE	NTS = NOT TO SCALE	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
EL = ELEVATION	OHV = OVERHEAD WIRES	TYP = TYPICAL
ENCL = ENCLOSURE	PC = POINT OF CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FR = FIRE HYDRANT	PCF = PERMANENT CONTROL POINT	WL = WOOD LANDING
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WM = WATER METER
FND = FOUND	PI = POINT OF INTERSECTION	WPF = WOOD POWER POLE
FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- ⊞ - WATER VALVE



TOTAL AREA = 4,556.22 SQFT±

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 01/12/2022
MAP DATE: 01/24/2022
REVISION DATE: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: IDG
JOB NO.: 22-005

SIGNED

ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

LEGAL DESCRIPTION -

Lot 22, Block 1, Tract 19 on the Island of Key West according to a subdivision of said Tract 19 made by W.A. Gwynn, Surveyor; a plat of which subdivision has been duly recorded in Monroe County, Florida, in Plat Book 1, Page 34.

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Barton W. Smith, in my capacity as Managing Partner
(print name) *(print position; president, managing member)*
of Smith Hawks, PL
(print name of entity)

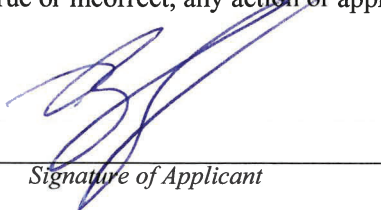
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1212 Von Phister Street, Key West, FL 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

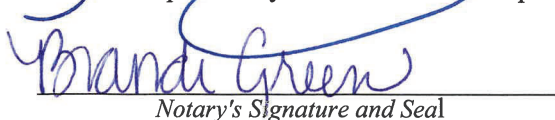


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 17th day of March, 2022 by
date
Barton W. Smith as Managing Partner of Smith Hawks, PL

Name of Applicant

He/She is personally known to me or has presented _____ as identification.



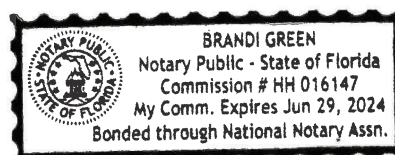
Notary's Signature and Seal

Brandi Green

Name of Acknowledger typed, printed or stamped

HH 016147

Commission Number, if any



Deed

MONROE COUNTY
OFFICIAL RECORDS

Return to: (Enclose self addressed stamped envelope)

Name: STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

FILE #1322246
BK#1814 PG#1807

RCD Sep 12 2002 11:22AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 5124.00
09/12/2002  DEP CLK

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Grantee Social Security Number: 

WARRANTY DEED

THIS INDENTURE made this 9th day of September, 2002, by and between FLORIDA PINES PROPERTIES, L.L.C., a Florida limited liability company, whose address is 11320 Longwater Chase Court, Fort Myers, FL 33908, as Grantor, and CHRISTOPHER A. JOHNSON and LESLIE JOHNSON, husband and wife, whose address is 1212 Von Phister Street, Key West, FL 33040, as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

Lot Twenty Two (22), Block One (1), Tract Nineteen (19) on the Island of Key West according to a subdivision of said Tract Nineteen (19) made by W. A. Gwynn, Surveyor; a plat of which subdivision has been duly recorded in Monroe County, Records, in Plat Book 1 Page 34.

Parcel Identification Number: 00040650-000000

SUBJECT TO: Taxes for the year 2002 and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment

* "Grantor" and "Grantee" are used for singular or plural, as context requires

thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Pauline M. Harris
Witness Name: PAULINE M. HARRIS
Sandra J. Brodack
Witness Name: Sandra J. Brodack

Florida Pines Properties, L.L.C.
By: [Signature]
David A. Cunningham
Managing Member

(Corporate Seal)

State of Florida
County of Lee

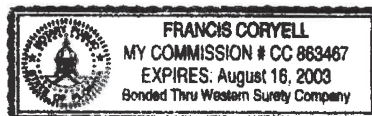
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, David A. Cunningham, Managing Member, Florida Pines Properties, L.L.C., a Florida limited liability company, on behalf of the company, who is personally known to me to be the individual described in and who executed the foregoing instrument, or who produced Georgia Anna Lewis as identification, and he/she acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Ft. Myers, County of Lee, and State of Florida this 6th day of September, 2002.

Francis Coryell
Printed Name of Notary

[Signature]
NOTARY PUBLIC

My Commission Expires: 8-16-2003



MONROE COUNTY
OFFICIAL RECORDS