

Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

RECEIVED
MAY 31 2018
BY: NLH

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 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1403 Tropical Ave, Key West, FL 33040

Zoning District: SF Real Estate (RE) #: 00041720-000000 (1042382)

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: DON TRAVIS FROEDGE

Mailing Address: 601 S Green St

City: Glasgow State: KY Zip: 42141

Home/Mobile Phone: (270) 535-4946 Office: N/A Fax: N/A

Email: dtfroedge@glasgow-ky.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Extension of the front porch and roof

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

1) Maximum building Coverage Required limit 35%, Existing 42.08%; Proposed 45.08% (3% increase)

2) Maximum impervious surface ratio: Required 50%, Existing 77.13%; Proposed 77.25% (0.13% increase)

3) Open Space Minimum: Required 20%, Existing 22.86%. Proposed 22.99% (0.13% increase)

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 | | | |
| Flood Zone | AE6 | | | |
| Size of Site | 4,675 | | | |
| Height | 25'+5'=30' | 25' 8" | No Change | No |
| Front Setback | 20' | 22.90' | 20' | No |
| Side Setback | 5' | 4.65' | No Change | No |
| Side Setback | n/a | N/A | N/A | N/A |
| Street Side Setback | 10' | 9.23' | No Change | No |
| Rear Setback | 25' | 25.67' | No Change | No |
| F.A.R | N/A | N/A | N/A | N/A |
| Building Coverage | 35% | 42.08% | 45.08% | Yes |
| Impervious Surface | 50% | 77.13% | 77.25% | Yes |
| Parking | 2 | 2 | No Change | No |
| Handicap Parking | N/A | N/A | N/A | N/A |
| Bicycle Parking | N/A | N/A | N/A | N/A |
| Open Space/ Landscaping | 35% | 22.86% | 22.99% | Yes |
| Number and type of units | N/A | N/A | N/A | N/A |
| Consumption Area or Number of seats | N/A | N/A | N/A | N/A |

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:

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.

The existing building is built on a smaller lot than the majority of other parcels in the area. Building has relatively compact footprint in relation to similar houses constructed in the SF zoning district yet the total building coverage already exceeds the 35% code required limit, which becomes a burdensome for smaller total area lots.

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

The existing house was constructed in 2005 and current owner (purchased in 2013) was not involved in the building nor site design/construction process. Thus the conditions have not been created by the applicant.

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.

Granting of the requested variances will not confer any special privileges to the applicant. Large number of properties in the neighborhood already exceeding the 35% building coverage which is clearly evident from reviewing aerial maps. Actually very few properties (if any) will comply with the code within several blocks on all sides around the property.

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.

Hardship conditions exist by limiting the owner beneficial use of the front of his property, currently a narrow front porch can't be fully utilized and enjoyed by the applicant. Front yard is very well maintained and groomed landscaping view. Useful front yard is a commonly enjoyed right by other properties in this zoning district.

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.

Only minimum variances are granted. The proposed covered extension stops at the front setback line just enough to allow a 3ft clear passage from the covered carport toward the front door. No front yard setback encroachment is proposed. Smaller variances for impervious area and for open space are de minimis (0.13%) since the proposed porch and roof will cover already paved area.

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.

There are no apparent injurious to the public welfare. The proposed variances are consistent with the intended land use, will improve the quality of life of the Applicant. The variances will not be injurious to the area involved since many properties in the area already have various structures of a similar nature.

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.

The existing nonconforming uses of other properties (if any) do not have any affects on this variance application.

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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Warranty Deed

4/10/35, 00000

Prepared by and return to:

Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252

02/08/2013 2:20PM
DEED DOC STAMP CL: DS \$7,245.00

Doc# 1919798
Bk# 2612 Pg# 1746

File Number: 12-361-McFadyen

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of February, 2013 between Victoria A. McFadyen, a married woman herein joined by her husband David Nelson Henderson whose post office address is P. O. Box 1693, Key West, FL 33041, grantor, and Don Travis Froedge and Monica C. Froedge, husband and wife whose post office address is 601 S. Green Street, Glasgow, KY 42141, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

Lot 20, Block 6, Tract 19, TROPICAL BUILDING AND INVESTMENT COMPANY, according to the Plat thereof, recorded in Plat Book 1, Page 34 of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00041720-000000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto 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 said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susan M. Cardenas
Witness Name: Susan M. Cardenas

Mary E. Turso
Witness Name: Mary E. Turso

Victoria A. McFadyen (Seal)
Victoria A. McFadyen

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 4th day of February, 2013 by Victoria A. McFadyen, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso
Notary Public

Printed Name: **Mary E. Turso**

My Commission Expires:

Signed, sealed and delivered in our presence:

[Signature]

Witness Name: Elena Hicks

[Signature]

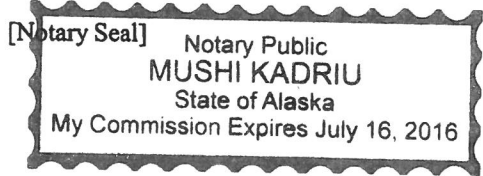
Witness Name: Janeen Lewis

[Signature]

David Nelson Henderson (Seal)

State of Alaska
County of Barrow

The foregoing instrument was acknowledged before me this 23 day of January, 2013 by David Nelson Henderson, who is personally known or has produced a driver's license as identification.



[Signature]

Notary Public

Printed Name: Mirleshe Kadri

My Commission Expires: July 16, 2016

MONROE COUNTY
OFFICIAL RECORDS

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, DT FROEDGE, 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:

1403 TROPICAL ST, KEY WEST 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

DT Froedge
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 21st May 2018 by
date

DT Froedge
Name of Authorized Representative

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

Kari Hodges
Notary's Signature and Seal

Kari Hodges
Name of Acknowledger typed, printed or stamped

569331
Commission Number, if any

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual Owner)

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

I, DON TRAVIS FROEDGE & MONICA FRIEDGE authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

STANLEY G. SHAW
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]
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 21 May 2018 by
date

Don T Froedge
Name of Authorized Representative

He/She is personally known to me or has presented [Signature] as identification.

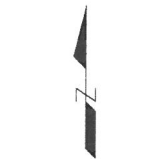
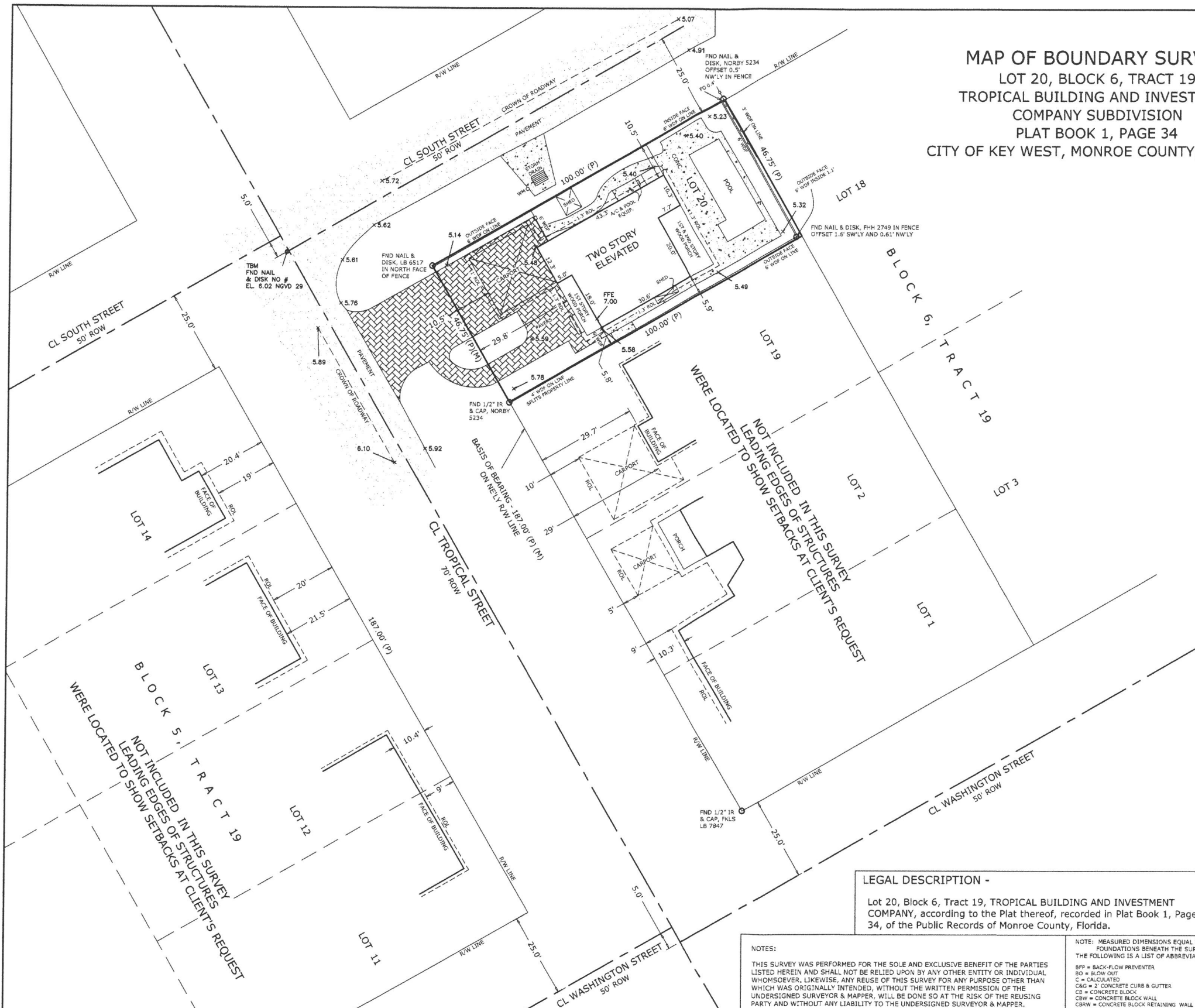
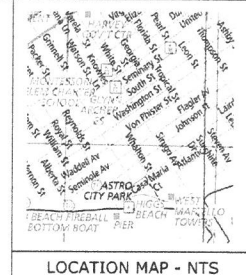
[Signature]
Notary's Signature and Seal

Kari Hodges
Name of Acknowledger typed, printed or stamped

569331
Commission Number, if any

Site Plans

MAP OF BOUNDARY SURVEY
 LOT 20, BLOCK 6, TRACT 19
 TROPICAL BUILDING AND INVESTMENT
 COMPANY SUBDIVISION
 PLAT BOOK 1, PAGE 34
 CITY OF KEY WEST, MONROE COUNTY, FLORIDA



NORTH
 ASSUMED FROM PLAT
 OR LEGAL DESCRIPTION
 SCALE: 1" = 20'

BEARING BASE:
 90° LOT AS SHOWN UPON PLAT
 OR ASSUMED

ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED

ADDRESS:
 1403 TROPICAL STREET
 KEY WEST, FL 33043

ELEVATIONS SHOWN AS
 X.XX REFER TO NGVD29
 VERTICAL DATUM

BENCHMARK USED: PID AA0020
 WITH PUBLISHED ELEVATION OF
 3.91', NGVD29

I HAVE CONSULTED THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY
 FLOOD INSURANCE RATE MAP -
 COMMUNITY NO.: 120168
 MAP NO.: 12087C-1516K
 MAP DATE: 02-18-05
 THE HERON DESCRIBED
 PROPERTY APPEARS TO BE IN -
 FLOOD ZONE: AE (EL 6)

LEGAL DESCRIPTION -
 Lot 20, Block 6, Tract 19, TROPICAL BUILDING AND INVESTMENT
 COMPANY, according to the Plat thereof, recorded in Plat Book 1, Page
 34, of the Public Records of Monroe County, Florida.

CERTIFIED TO -
 Don Travis Froedje and Monica C. Froedje

SCALE: 1" = 20'
 FIELD WORK DATE: 02/09/17
 REVISION DATE: -/-/
 SHEET 1 OF 1
 DRAWN BY: KB
 CHECKED BY: RER
 INVOICE #: 17020302

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED, MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

ROBERT E. REECE, PSM 6532, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1348
 FAX (305) 872 - 5622

NOTES:
 THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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

| | | |
|--------------------------------------|-----------------------------------|------------------------------------|
| BFP = BACK-FLOW PREVENTER | FI = FENCE INSIDE | P = PLAT |
| BO = BLOW OUT | FIND = FOUND | PC = POINT OF CURVE |
| C = CALCULATED | FINDD = FOUND NAIL & DISK (#XXXX) | PCC = POINT OF COMPOUND CURVE |
| CBG = 2" CONCRETE CURB & GUTTER | FO = FENCE OUTSIDE | PCP = PERMANENT CONTROL POINT |
| CB = CONCRETE BLOCK | FOI = FENCE ON INTERSECTION | PE = POINT OF INTERSECTION |
| CBW = CONCRETE BLOCK WALL | GB = GRADE BREAK | PEASE = UTILITY EASEMENT |
| CBRW = CONCRETE BLOCK RETAINING WALL | GI = GRATE INLET | PH = PARKING METER |
| CL = CENTERLINE | GL = GROUND LEVEL | PIB = POINT OF BEGINNING |
| CL = CURB INLET | GW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| CLF = CHAINLINK FENCE | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| CM = CONCRETE MONUMENT | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CONC = CONCRETE | IR = IRON ROD | PT = POINT OF TANGENT |
| C/S = CONCRETE SLAB | L = ARC LENGTH | ROL = ROOF OVERHANG LINE |
| COVD = COVERED | LE = LOWER ENCLOSURE | ROWL = RIGHT OF WAY LINE |
| D = DEED | LS = LANDSCAPING | R/W = RIGHT OF WAY |
| DEASE = DRAINAGE EASEMENT | M = MEASURED | SCC = SANITARY CLEAN-OUT |
| DELTA = DELTA ANGLE | MB = MAILBOX | SNBD = SET NAIL & DISK LB 7846 |
| DMH = DRAINAGE MANHOLE | MHW = MESH HIGH WATER LINE | TN = TRANSVERSE |
| EB = ELECTRIC BOX | NTLF = METAL FENCE | TR = TRAIL |
| ELEV = ELEVATION | NAV = NORTH AMERICAN | TRM = TRAIL |
| ELV = ELEVATED | ND = NATIONAL DATUM (1988) | YFAC = COCONUT PALM |
| EM = ELECTRIC METER | NTS = NOT TO SCALE | TRM = TRAIL |
| ENCL = ENCLOSURE | OHV = OVERHEAD WIRES | TRM = TRAIL |
| FFE = FINISHED FLOOR ELEVATION | | TRM = TRAIL |
| FI = FIRE HYDRANT | | TRM = TRAIL |

CONSTRUCTION PLANS FOR 1403 TROPICAL AVE FRONT PORCH EXTENSION

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1403 TROPICAL AVE,
KEY WEST, FL 33040

CLIENT:
DT & MONICA FROEDGE
601 S GREEN ST,
GLASGOW, KY 42141

NOTE: NOT FOR CONSTRUCTION
FOR PLANNING
APPROVAL ONLY

| | | | |
|---------|--------------|-------|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| STATUS: | | FINAL | |



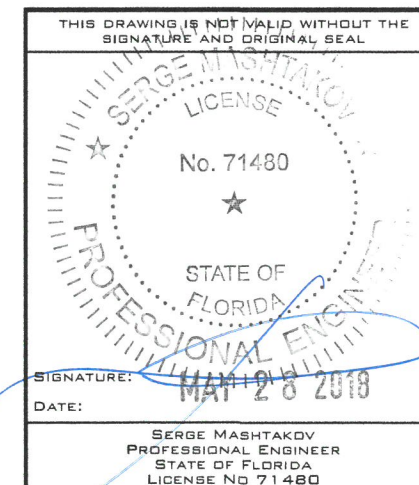
ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: DT & MONICA FROEDGE
601 S GREEN ST,
GLASGOW, KY 42141

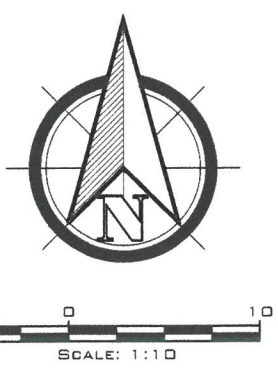
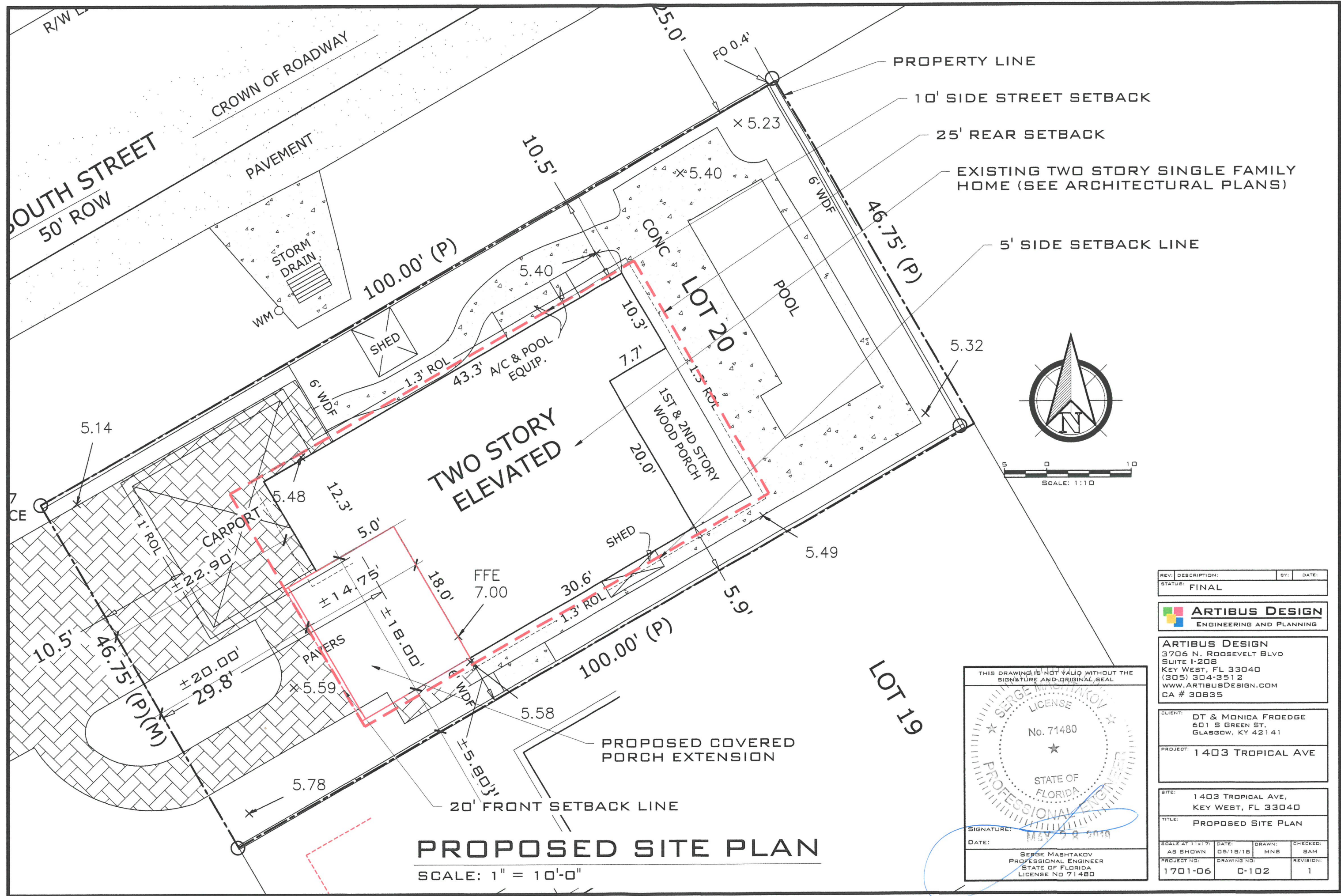
PROJECT: 1403 TROPICAL AVE

SITE: 1403 TROPICAL AVE,
KEY WEST, FL 33040

TITLE: COVER



| | | | |
|---------------------|-------------|-----------|----------|
| SCALE AT 1/4"=1'-0" | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 05/18/18 | MNS | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1701-06 | G-100 | 1 | |



| | | | |
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| REV: | DESCRIPTION: | BY: | DATE: |
| | FINAL | | |



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3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: DT & MONICA FROEDGE
601 S GREEN ST,
GLASGOW, KY 42141

PROJECT: 1403 TROPICAL AVE

SITE: 1403 TROPICAL AVE,
KEY WEST, FL 33040

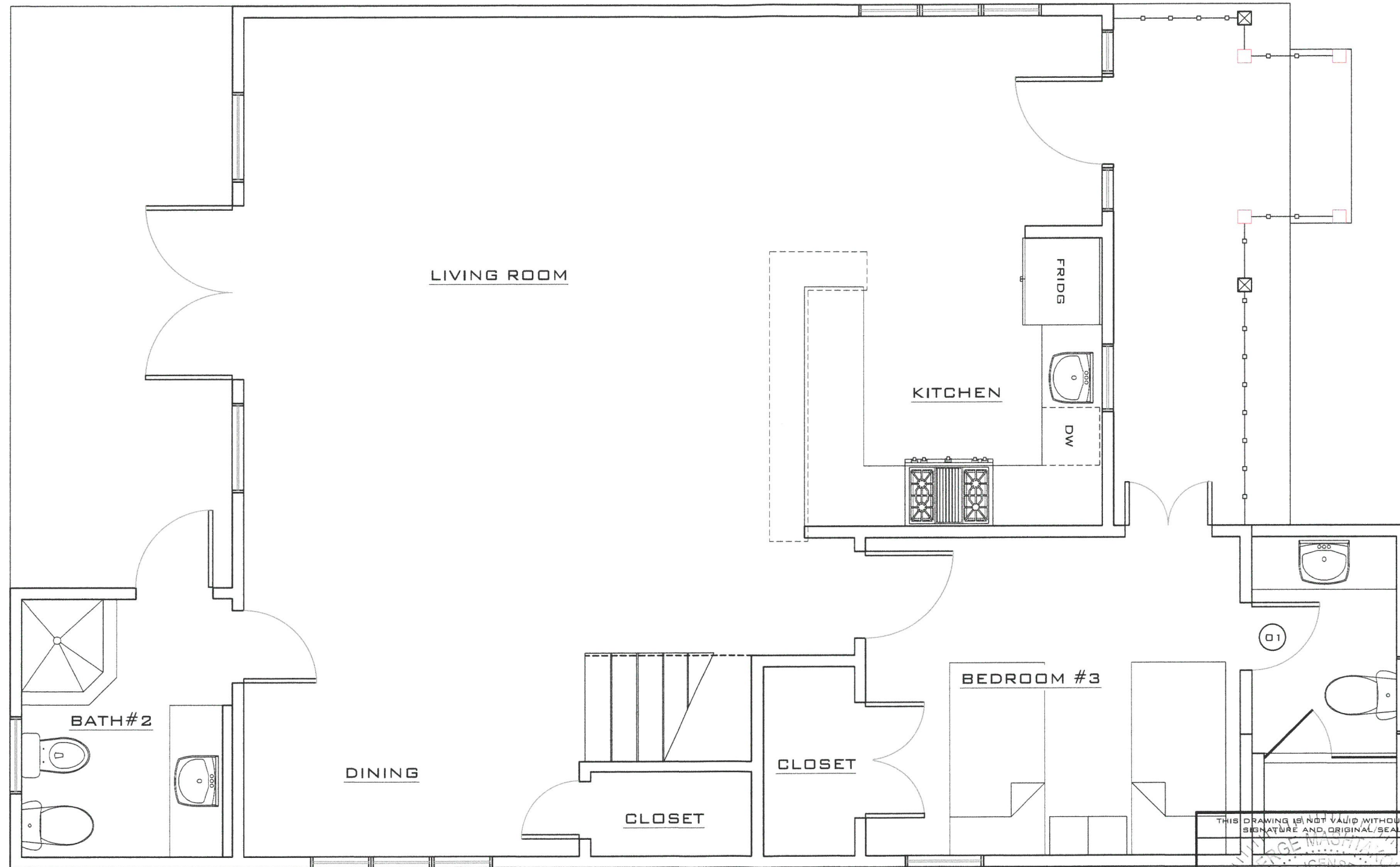
TITLE: PROPOSED SITE PLAN

| | | | |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 05/18/18 | MNS | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1701-06 | C-102 | 1 | |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHTAKOV
DATE: MAY 18 2018

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



LIVING ROOM

KITCHEN

FRIGS

DW

BEDROOM #3

CLOSET

CLOSET

BATH #2

DINING

EXISTING FIRST FLOOR PLAN

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SERGE MASHTAKOV
 LICENSE No. 71480
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
 DATE: MAY 28 2018

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No. 71480

| | | | |
|------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| | | | |

STATUS: FINAL



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 CA # 30835

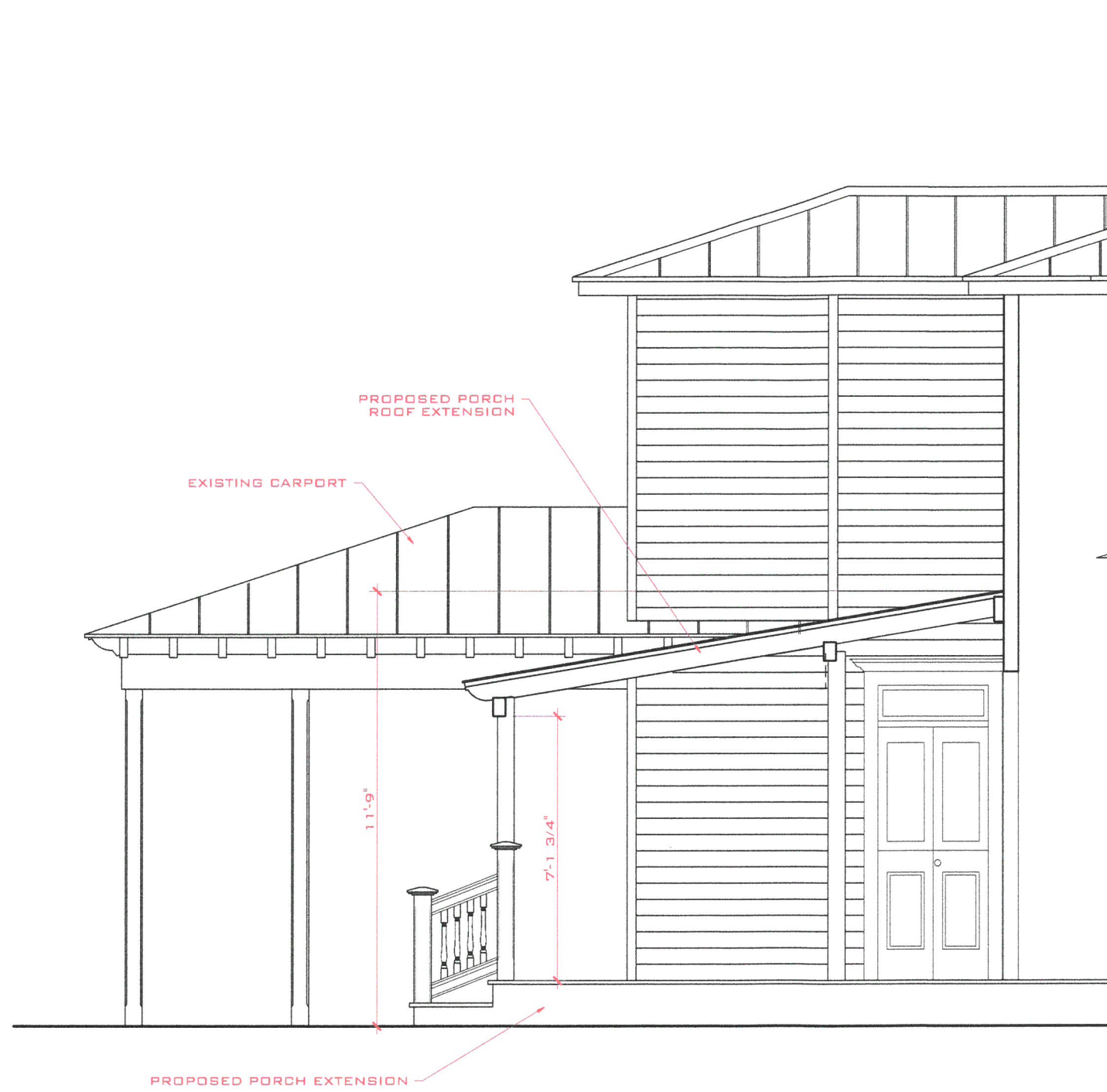
CLIENT: DT & MONICA FROEDGE
 601 S GREEN ST,
 GLASGOW, KY 42141

PROJECT: 1403 TROPICAL AVE

SITE: 1403 TROPICAL AVE,
 KEY WEST, FL 33040

TITLE: EXISTING FIRST FLOOR
 PLAN / DEMO PLAN

| | | | |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 05/18/18 | MNS | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1701-06 | A-101 | 1 | |



PROPOSED PORCH EXTENSION

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

| | | | |
|------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| | FINAL | | |



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CA # 30835

CLIENT: DT & MONICA FROEDGE
601 S GREEN ST,
GLASGOW, KY 42141

PROJECT: 1403 TROPICAL AVE

SITE: 1403 TROPICAL AVE,
KEY WEST, FL 33040

TITLE: PARTIAL SECTION

| | | | |
|---------------------|-------------|-----------|----------|
| SCALE AT 1/4"=1'-0" | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 05/18/18 | MNS | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1701-06 | A-103 | 1 | |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
DATE: MAY 28 2018

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

| | | | |
|------|--------------|-------|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| | STATUS: | FINAL | |



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CLIENT: DT & MONICA FROEDGE
 601 S GREEN ST,
 GLASGOW, KY 42141

PROJECT: 1403 TROPICAL AVE

SITE: 1403 TROPICAL AVE,
 KEY WEST, FL 33040

TITLE: EXISTING FRONT ELEVATION

| | | | |
|---------------------|-------------|-----------|----------|
| SCALE AT 1/4"=1'-0" | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 05/18/18 | MNS | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1701-06 | A-104 | 1 | |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*
 DATE: MAY 28 2018

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480



PROPOSED FRONT ELEVATION

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

| | | |
|-------------------|-------|-------|
| REV. DESCRIPTION: | BY: | DATE: |
| STATUS: | FINAL | |



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: DT & MONICA FROEDGE
 601 S GREEN ST,
 GLASGOW, KY 42141

PROJECT: 1403 TROPICAL AVE

SITE: 1403 TROPICAL AVE,
 KEY WEST, FL 33040

TITLE: PROPOSE FRONT ELEVATION

| | | | |
|---------------------|-------------|-----------|----------|
| SCALE AT 1/4"=1'-0" | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 05/18/18 | MNS | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1701-06 | A-105 | 1 | |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

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 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

Site Visit

1403 Tropical Avenue, Key West, Florida 33040
SITE VISIT



1403 Tropical Avenue, Key West, Florida 33040
SITE VISIT



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SITE VISIT



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SITE VISIT



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SITE VISIT



1403 Tropical Avenue, Key West, Florida 33040
SITE VISIT



1403 Tropical Avenue, Key West, Florida 33040
SITE VISIT



Additional Information

Disclaimer

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

Summary

Parcel ID 00041720-000000
 Account # 1042382
 Property ID 1042382
 Millage Group 10KW
 Location 1403 TROPICAL Ave., KEY WEST
 Address
 Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 20 SQR 6 TR 19 PB1-34
 Description OR224-593/594 OR267-246 OR774-1026D/C OR869-1603/04P/R OR1455-910
 OR1519-2122/23C OR1519-2124/25 OR1667-1562/63 OR2042-2388 OR2408-
 2338D/C OR2612-1746/48
 (Note: Not to be used on legal documents)
 Neighborhood 6157
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1403 Tropical Ave 1042382 03/04/2014

Owner

FROEDGE DON TRAVIS 601 S Green St Glasgow KY 42141
 FROEDGE MONICA C 601 S Green St Glasgow KY 42141

Valuation

| | 2017 | 2016 | 2015 | 2014 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$317,461 | \$277,883 | \$277,308 | \$281,710 |
| + Market Misc Value | \$38,904 | \$40,845 | \$35,200 | \$32,764 |
| + Market Land Value | \$386,249 | \$381,405 | \$477,404 | \$559,617 |
| = Just Market Value | \$742,614 | \$700,133 | \$789,912 | \$874,091 |
| = Total Assessed Value | \$742,614 | \$700,133 | \$789,912 | \$874,091 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$742,614 | \$700,133 | \$789,912 | \$874,091 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 4,675.00 | Square Foot | 46.7 | 100 |

Buildings

Building ID 3269
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3124
 Finished Sq Ft 2098
 Stories 2 Floor
 Condition GOOD
 Perimeter 284
 Functional Obs 0
 Economic Obs 0
 Depreciation % 13
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 2003
 EffectiveYearBuilt 2005
 Foundation CONC BLOCK
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

| Code | Description | Sketch Area | Finished Area | Perimeter |
|------|----------------|-------------|---------------|-----------|
| CPF | CARPORT FIN | 387 | 0 | 0 |
| OPX | EXC OPEN PORCH | 253 | 0 | 0 |

| | | | | |
|-------|----------------|-------|-------|---|
| FLA | FLOOR LIV AREA | 2,098 | 2,098 | 0 |
| PTO | PATIO | 386 | 0 | 0 |
| TOTAL | | 3,124 | 2,098 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|---------|-------|
| BRICK PATIO | 2003 | 2004 | 1 | 1032 SF | 2 |
| FENCES | 2003 | 2004 | 1 | 128 SF | 2 |
| FENCES | 2003 | 2004 | 1 | 726 SF | 2 |
| RES POOL | 2013 | 2014 | 1 | 280 SF | 4 |

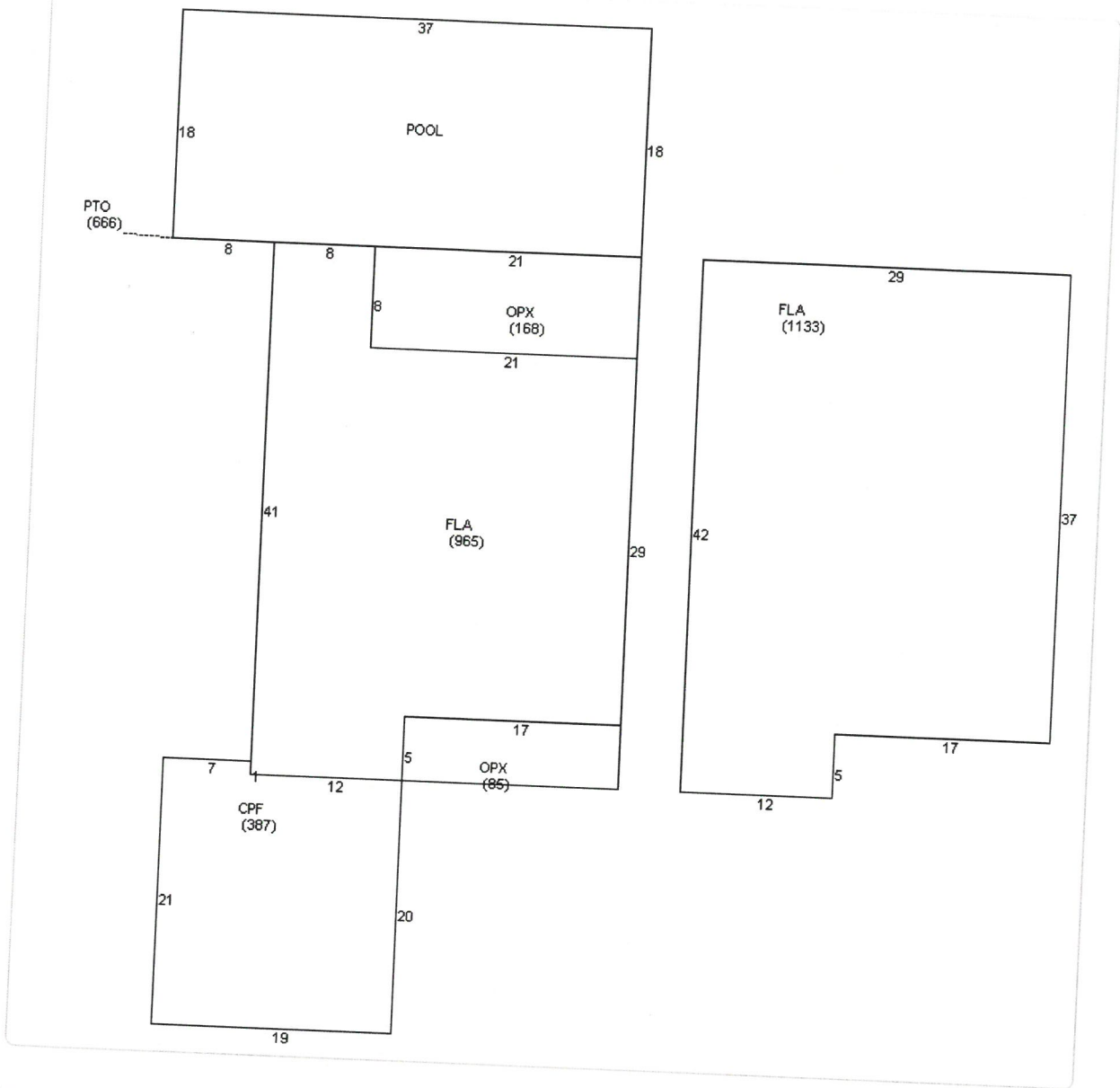
Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 2/4/2013 | \$1,035,000 | Warranty Deed | | 2612 | 1746 | O2 - Qualified | Improved |
| 12/21/2000 | \$269,500 | Warranty Deed | | 1667 | 1562 | Q - Qualified | Improved |
| 5/1/1998 | \$300,000 | Warranty Deed | | 1519 | 2124 | M - Unqualified | Vacant |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|-----------|-------------|--|
| 17-3490 | 10/11/2017 | 10/24/2017 | \$2,400 | Residential | DRY-IN USING A SELF ADHERED SECONDARY WATER PROOFING BASE SHEET INSTALL TRIM METAL. INSTALL 5-CRIMP 26 GA GALVALUME METAL ROOF. FASTEN METAL USING 2-IN STAINLESS STEEL CAP SCREWS HAUL AWAY DEBRIS. |
| 17-3398 | 8/26/2017 | | \$4,200 | Residential | 8/24/2017 - ROUGH DRAIN VENT AND WATER LINES FOR THE FOLLOWING 2 TOILETS, 2 SHOWERS AND 2 LAVATORIES. |
| 13-0402 | 1/31/2013 | 3/4/2014 | \$100 | Residential | WIRING POOL, LIGHT HOOK UP MOTOR & POOL HEATER |
| 13-0228 | 1/29/2013 | 3/4/2014 | \$100 | Residential | install new 10 x 28 swimming pool and 600 sq foot concrete deck. |
| 07-4564 | 10/1/2007 | 2/20/2008 | \$1,675 | Residential | INSTALL WIRELESS SECURITY SYSTEM 2,050 SF |
| 04-2347 | 7/14/2004 | 11/2/2004 | \$40,000 | Residential | INSTALL POOL 10'X28' |
| 01-2056 | 6/12/2001 | 3/23/2003 | \$223,864 | Residential | NEW SFR |

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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