

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Patrick Wright, Interim Planning Director

Meeting Date: April 20, 2017

Agenda Item: **Variance – 1424 Von Phister (RE # 00040810-000000; AK # 1041491)**
- A request for a variance to maximum building coverage requirements in order to construct a carport on property located within the Single Family (SF) Zoning District pursuant to Section 90-395 and 122-238(4)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

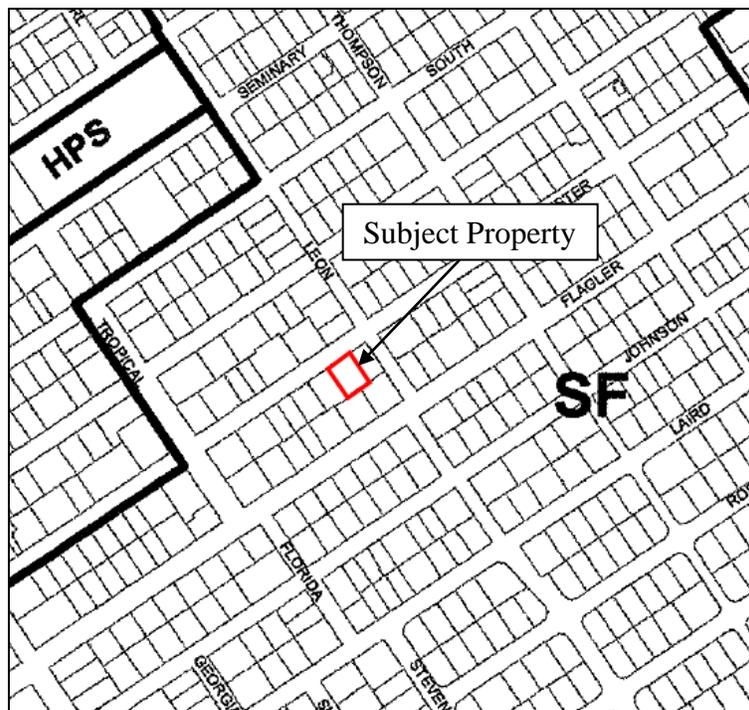
Request: Variance to maximum building coverage requirement.

Applicant: Trepanier & Associates Inc.

Owner: Frederick and Amelia Cobb

Location: 1424 Von Phister Street (RE # 00040810-000000; AK # 1041491)

Zoning: Single Family (SF)



Background and Request:

The subject property is located 1400 block of Von Phister Street bound by Leon and Tropical Streets within the SF Zoning District. The property currently consists of a 6,722-square foot lot of record containing a single-family residence.

The applicant is proposing a new 260 square foot carport. The proposed construction will increase building coverage over the maximum allowed.

Relevant SF Zoning District Dimensional Requirements: Code Section 122-238				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	6,000 SF	6,722 SF	6,722 SF	Complies
Maximum building coverage	35% (2,357 SF)	39.9% (2,676 SF)	43.6% (2,936 SF)	Variance Requested 8.60% (260 SF)

Process:

Planning Board Meeting:

February 23, 2017

Local Appeal Period:

30 days

DEO Review Period:

Up to 45 days

Analysis – Evaluation for Compliance with The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 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 lot is a developed single family lot consistent with most lots located in the Single-Family zoning district. The proposed carport addition will increase an already existing nonconformity in terms of building coverage. Therefore, special conditions or circumstances do not exist.

NOT IN COMPLIANCE.

- 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 conditions are created by the applicant. The applicant is a new carport that will further increase the nonconforming building coverage on the lot. The circumstances are created by the property owner.

NOT IN COMPLIANCE.

3. ***Special privileges not conferred.* That granting the variance 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.**

Sections 122-238 (4)(a) of the Land Development Regulations states the required maximum building coverage for the SF zoning district. Therefore, granting a variance to the dimensional regulations would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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 requested variance will increase an existing non-conformity. The applicant is proposing a physical increase by constructing a structure over the allowable building coverage. The decision of the property owner construct additional building coverage does not create a hardship. The denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

5. ***Only minimum variance granted.* That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variance would trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

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.

The Planning Department has not received public comment at the time of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**.

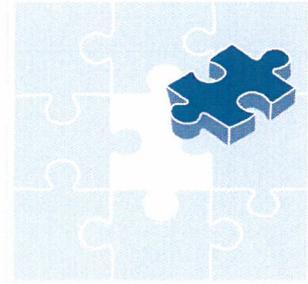
Application

December 6, 2016

Mr. Thaddeus Cohen, Director
City of Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

Re: Variance for RE# 00040810-000000
1424 Von Phister Street

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Director Cohen:

Attached is a variance application to support the renovation efforts for the above referenced property. A variance from maximum building coverage is being submitted to allow a carport over an existing impervious parking area. The specific variance request is described in the attached application and depicted on the plans.

Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Sullivan".

Kevin Sullivan, AICP

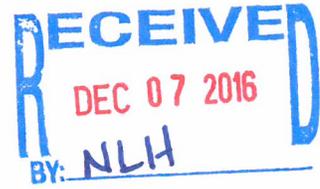




Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com



Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 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 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1424 Von Phister St.

Zoning District: SF Real Estate (RE) #: 00040810-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 1st Street Unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: 305-293-8748

Email: Kevin@owentrepainer.com

PROPERTY OWNER: (if different than above)

Name: Frederick J. and Amelia A. Cobb

Mailing Address: 1424 Von Phister St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: c/o 305-293-8983 Fax: c/o 305-293-8748

Email: c/o Kevin@owentrepainer.com

Description of Proposed Construction, Development, and Use: _____

Build carport over existing impervious parking area

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

A variance of 13.20% (264 sq.ft.) from Section 122-238(4)a. Maximum lot coverage.

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				
Size of Site	6,721			
Height	25 ft			none
Front Setback	20 ft	20 ft	1 ft	none
Side Setback (east)	5 ft	4.9 ft	4.9 ft	none
Side Setback (west)	5 ft	5.0 ft	1 ft	none
Street Side Setback	10 ft	n/a	n/a	n/a
Rear Setback	25 ft	25 ft	25 ft	none
F.A.R	n/a	n/a	n/a	n/a
Building Coverage	35%	39.8%	48.2%	13.20%
Impervious Surface	50%	52.8%	51.2%	none
Parking	1	1	1	none
Handicap Parking	n/a	n/a	n/a	n/a
Bicycle Parking	0	n/a	n/a	none
Open Space/ Landscaping	35%	27%	26.9%	none
Number and type of units	8 du/acre	1	1	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.

Special conditions exist. The structure on the property is a unique, noncomplying structure; it does not comply with minimum open space and impervious surface ratios. This is peculiar to this property and is not applicable to other structures or buildings in the SF zoning district.

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

Conditions were not created by the applicant; the owner purchased the property "as-is". Specifically, the legal noncomplying structure existed at time of purchase.

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.

No special privileges will be conferred by granting this variance. Other property owners in the same zoning district are afforded the right to apply for a carport, continue their legal nonconforming structures in compliance with Section 122-32(a) and to renovate their legal nonconforming structures in compliance with Section 122-32(g). Furthermore, granting the variance will result in increased compliance with open space and impervious surface ratios for the SF zoning district.

4. 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; literal interpretation of the land development code is preventing the owner from adequately protecting their vehicular investment, maintaining and renovating their legal noncomplying structure in accordance with Section 122-32(a) and Section 122-32(g) and improving compliance with minimum open space and impervious surface ratios. Literal interpretation requires conformity with the current maximum lot coverage of 35%, thus creating unnecessary burden on the owner.

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 request is the minimum required to make possible reasonable use of the structure in accordance with Section 122-32(a) and Section 122-32(g). Literal interpretation requires conformity with the current maximum lot coverage of 35%, thus creating unnecessary burden on the owner. The proposed carport shall be installed over existing impervious surface and net improvements to open space and impervious surface ratios are proposed as part of granting of the variance.

City of Key West • Application for Variance

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.

Granting of the variance would not be injurious to the area involved or to public health, safety, interest or welfare. Granting the variance would be in harmony with the general intent and purpose of the Comprehensive Plan and Land Development Code by allowing the owner to adequately protect their vehicular investment, improve upon existing nonconforming bulk regulations and promoting continued reasonable use and maintenance of the land and structure in accordance with the respective Future Land Use and zoning designations.

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.

Existing nonconforming uses of other property are not considered in this application as the basis or grounds for the variance request.

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)

N/A Floor plans

N/A Stormwater management plan

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Owen Trepanier, 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:

1424 Von Phister Street

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.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 21st September, 2016 by _____
date

Owen Trepanier
Name of Authorized Representative

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801

Commission Number, if any

Authorization

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, Frederick J Cobb and Amelia A Cobb authorize
Please Print Name(s) of Owner(s) as appears on the deed

Owen Trepanier & Associates Inc.
Please Print Name of Representative

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

Frederick J Cobb
Signature of Owner

Amelia A Cobb
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 2-4-16
Date

by Frederick Joe Cobb AND AMELIA ANDREWS Cobb
Name of Owner

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

Alvina Covington
Notary's Signature and Seal

AL1606965 F. Cobb
TL64296571 A. Cobb

ALVINA COVINGTON
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any

Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2014-205
Will Call No.:

02/12/2015 3:55PM
DEED DOC STAMP CL: Krys \$11,200.00

Doc# 2015738
Bk# 2724 Pg# 1677

Parcel Identification No. 00040810-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 11th day of February, 2015 between Peter A. Gray, Individually and as Trustee of the PETER A. GRAY 2008 TRUST originally dated March 4, 2008, as amended by First Amendment and Restatement dated July 7, 2011, and subsequent Second Amendment dated November 13, 2012, grantor*, and Frederick J. Cobb and Amelia A. Cobb, husband and wife whose post office address is 1424 Von Phister Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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:

On the Island of Key West, known on William A Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 19, but now better known and described as Lots 15 and 16, in Square 2, of said Tract 19, according to a Plat being recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida. EXCEPT On the Island of Key West, known on William A Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 19, but now better known and described as part of Lot 15, in Block 2, of said Tract 19, according to the Subdivision of Tract 19 by the TROPICAL BUILDING AND INVESTMENT COMPANY, said Plat being recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, but more particularly described as follows: COMMENCING 41 feet 4 inches from the corner of VonPhister and Leon Streets and running in a Southwesterly direction along VonPhister Street 10 feet; thence at right angles in a Southeasterly direction 92 feet, 6 inches; thence at right angles in a Northeasterly direction 10 feet; thence at right angles in a Northwesterly direction 92 feet, 6 inches back to the Place of Beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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:

Madison Fallon
Witness Name: Madison Fallon

Megan
Witness Name: Gregory Oropeta

Peter Gray, Trustee
Peter Gray, Trustee

Peter Gray
Peter Gray, Individually

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 11th day of February, 2015 by Peter Gray, Individually and as Trustee of the **PETER A. GRAY 2008 TRUST** originally dated March 4, 2008, as amended by **First Amendment and Restatement dated July 7, 2011**, and subsequent **Second Amendment dated November 13, 2011**, who is personally known or has produced a driver's license as identification.

[Notary Seal]



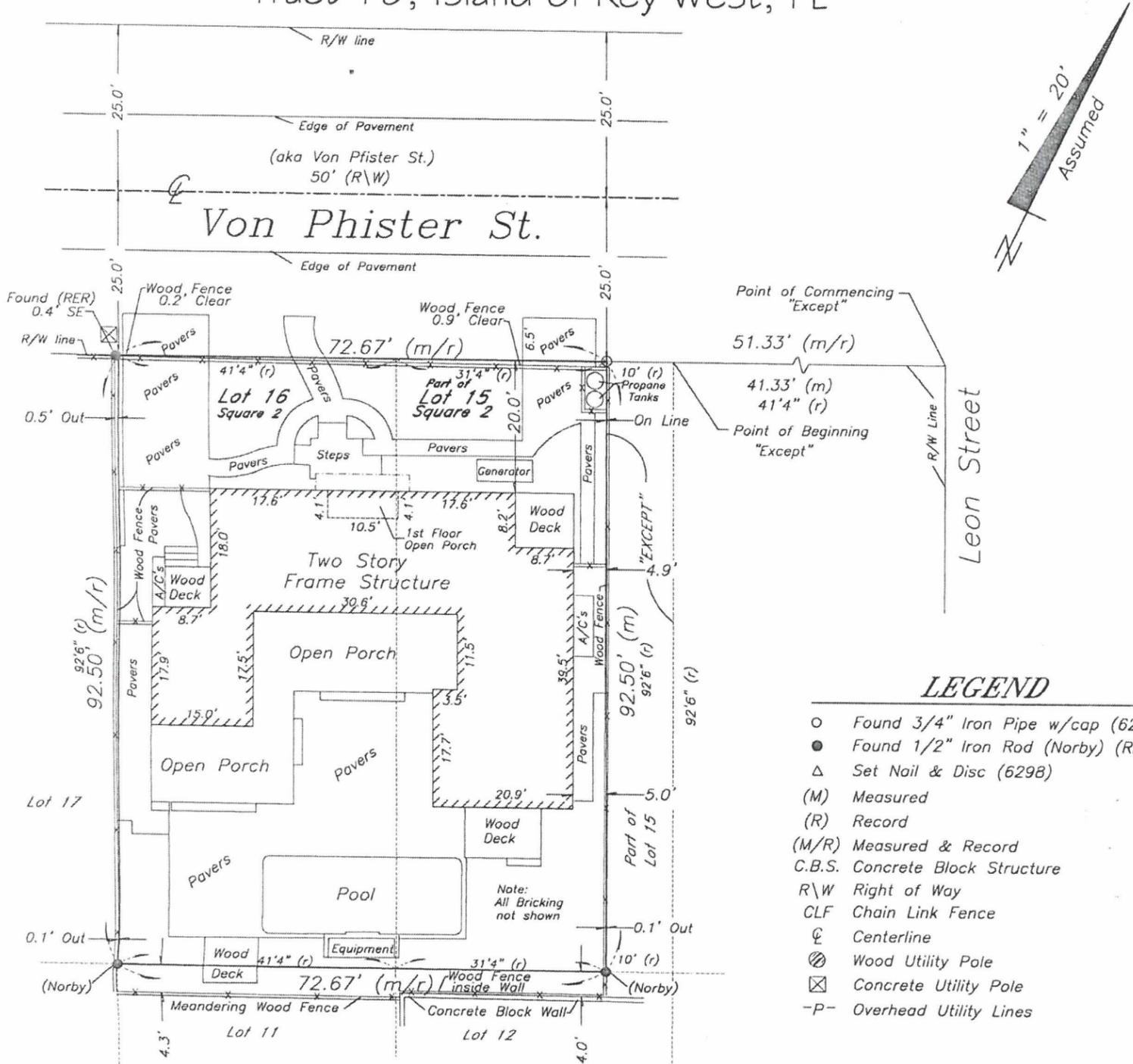
Madison Fallon
Notary Public

Printed Name: _____

My Commission Expires: _____

Survey

Boundary Survey Map of part of Lot 15, all Lot 16, Square 2,
Tract 19, Island of Key West, FL



LEGEND

- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Norby) (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1424 Von Phister Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 11, 2014.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 19, but now better known and described as Lots 15 and 16 in Square 2 of said Tract 19, according to a plat of said Tract 19, made by THE TROPICAL BUILDING AND INVESTMENT COMPANY, said plat being recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida.

EXCEPT;

On the Island of Key West and is a part of Tract 19, according to William A. Whitehead's map of said Island of Key West, delineated in February, A.D. 1829, but is now better known and described as part of Lot Number 15 in Block Number 2 in said Tract 19, according to the Subdivision of Tract 19, by THE TROPICAL BUILDING AND INVESTMENT COMPANY, diagram of which is recorded in Plat Book 1, Page 34, Monroe County, Florida, Public Records, but more particularly described as follows: COMMENCING 41 feet, 4 inches from the corner of Von Phister and Leon Streets and running in a Southwesterly direction along Von Phister Street 10 feet; thence at right angles in a Southeasterly direction 92 feet, 6 inches; thence at right angles in a Northeasterly direction 10 feet; thence at right angles in a Northwesterly direction 92 feet, 6 inches back to the Place of Beginning.

BOUNDARY SURVEY FOR: Frederick J. Cobb and Amelia A. Cobb;
First State Bank of the Florida Keys;
Smith Oropeza Hawks;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
December 14, 2014
Recertify 2/4/15

THIS SURVEY
IS NOT
ASSIGNABLE

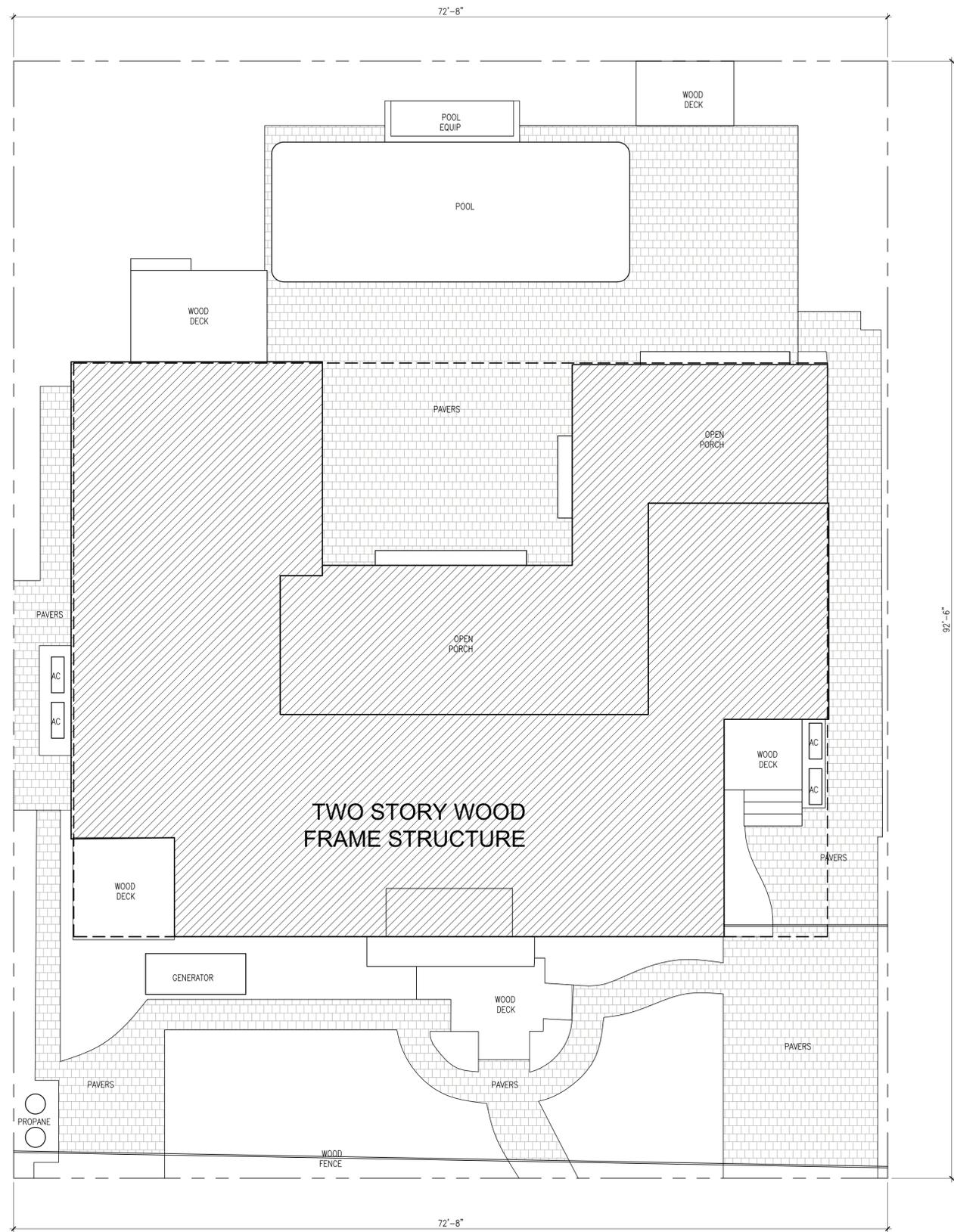
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans



VON PHISTER STREET

1424 VON PHISTER STREET
KEY WEST, FL
PROPOSED CARPORT

SITE CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE	Variance Request
HEIGHT	25'	N/A	No Change	Yes	
BUILDING COVERAGE	35%	2,676 s.f. (39.8%)	2,936 s.f. (43.6%)	No	8.60%
IMPERVIOUS SURFACE RATIO	50%	2,640 s.f. (52.8%)	2,569 s.f. (51.2%)	N/A*	
OPEN SPACE	35%	1,814 s.f. (27%)	1,797 s.f. (26.9%)	N/A*	
LOT SIZE	Min. 6,000 s.f.	6,722 s.f.	N/A	Yes	
LOT WIDTH	Min. 40'	72.67'	N/A	Yes	
LOT DEPTH	Min. 90'	92.5'	N/A	Yes	
FRONT SETBACK	Min. 20'	20'	1'***	Yes	
SIDE SETBACK (EAST)	Min. 5'	5'	5'	Yes	
SIDE SETBACK (WEST)	Min. 5'	5'	1'***	Yes	
REAR SETBACK	Min. 25'	25'	25'	Yes	

* Improving existing non-conforming
 ** New Carport

Seal:

Consultants:

Submissions / Revisions:

PLANNING - 9.19.16
 REV. 1 - 2.9.17

1424 VON PHISTER STREET
 KEY WEST, FL

PROPOSED CARPORT

Drawing Size | Project #:
 24x36 | 16016

Title:

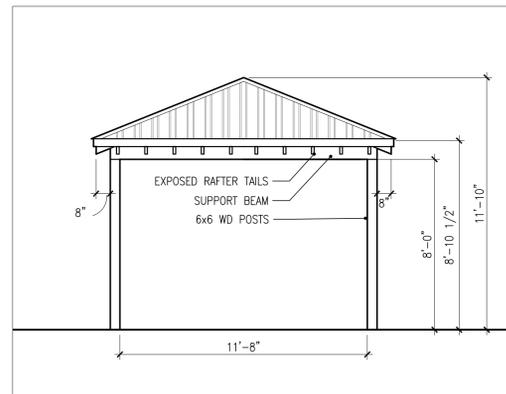
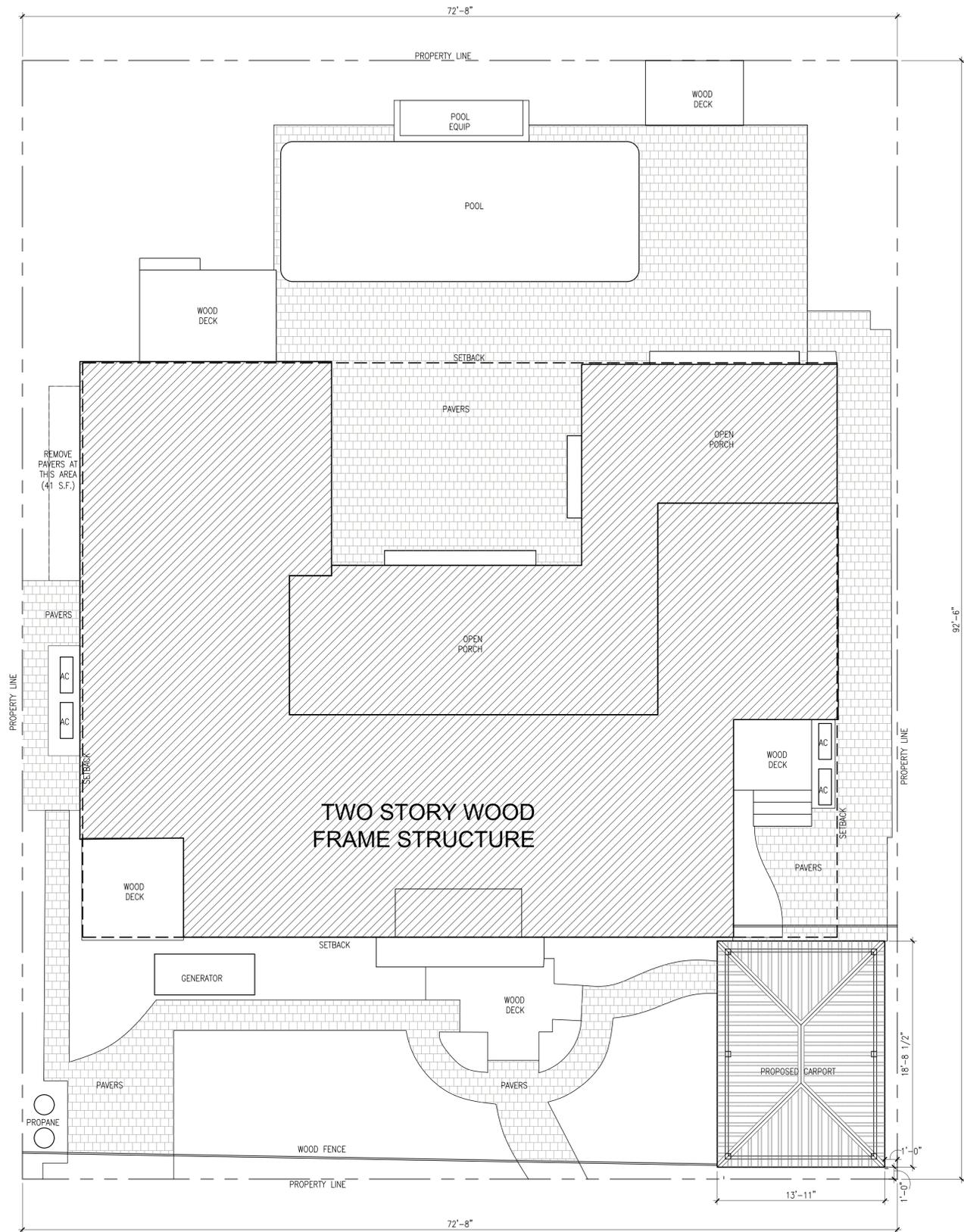
SITE PLAN & ELEVATIONS

Sheet Number:

A-1

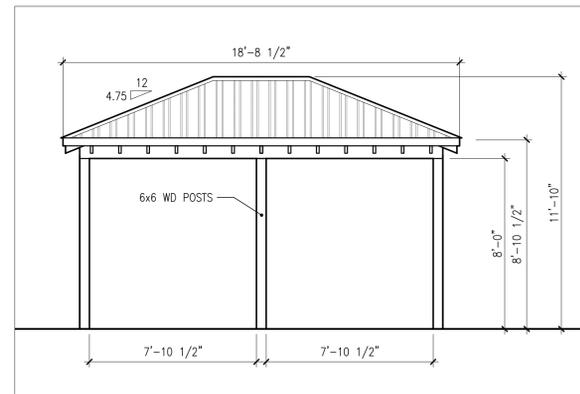
Date: - SEPTEMBER 16, 2016

©2016 by William Shepler Architect



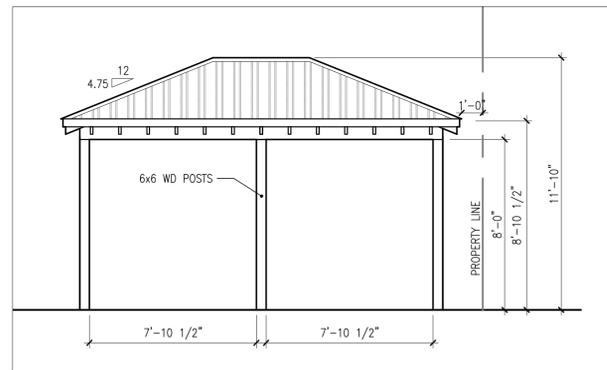
4 REAR ELEVATION

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



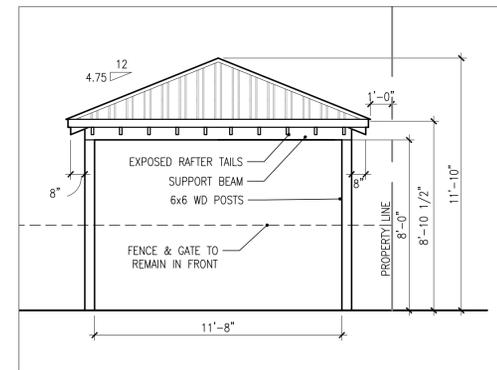
5 RIGHT ELEVATION

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



3 LEFT ELEVATION

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



2 FRONT ELEVATION

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

1 PROPOSED SITE PLAN

SCALE: 3/16"=1'-0"

VON PHISTER STREET

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The Offices of the Property Appraiser will be closed **Thursday and Friday, November 26th & 27th** for Thanksgiving Holiday. Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1041491 Parcel ID: 00040810-000000

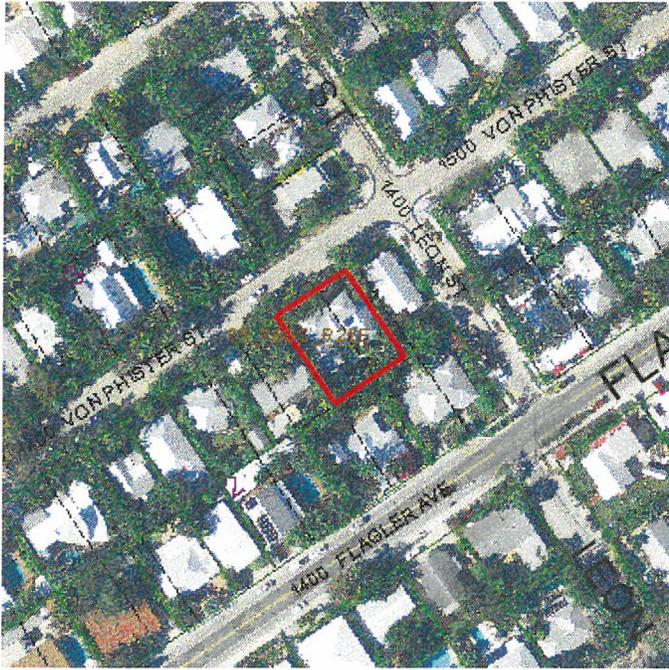
Ownership Details

Mailing Address:
COBB FREDERICK J AND AMELIA A
1424 VON PHISTER ST
KEY WEST, FL 33040-4937

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1424 VON PHISTER ST KEY WEST
Subdivision: Tropical Building and Investment Co
Legal Description: KW TROPICAL BLDG AND INVESTMENT CO SUB PT LT 15 AND ALL LT 16 SQR 2 TR 19 PB1-34 OR202-415/416
Description: OR1370-2185D/C OR1370-2186/7 OR1813-2086/87 OR1979-177/79R/S OR2063-2327/28 OR2120-1702/04 OR2580-894/95 OR2678-1513D/C OR2683-3/5 OR2724-1677/78

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00
40 - WIDOWERS	500.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			6,721.00 SF

6	<u>OPX</u>	1	2004	588
7	<u>OPU</u>	1	2004	72
8	<u>OPX</u>	1	2004	64
9	<u>OPU</u>	1	2004	86
10	<u>OPU</u>	1	2004	36
11	<u>OPU</u>	1	2004	77
14	<u>OUF</u>	1	2004	72

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	288 SF	72	4	2013	2014	3	30
0	PT2:BRICK PATIO	200 SF	10	20	2004	2005	2	50
0	PT4:PATIO	703 SF	0	0	2004	2005	4	50
0	PT2:BRICK PATIO	252 SF	18	14	2004	2005	2	50
0	WD2:WOOD DECK	42 SF	7	6	2004	2004	2	40
1	PO4:RES POOL	360 SF	30	12	2004	2005	3	50
2	WF2:WATER FEATURE	1 UT	0	0	2004	2005	5	20
3	PT4:PATIO	108 SF	27	4	2004	2005	4	50
4	PT5:TILE PATIO	120 SF	40	3	2004	2005	1	50
5	FN2:FENCES	558 SF	93	6	2004	2005	2	30

Appraiser Notes

2015-02-26 LEFT SALES ACCESS LETTER ON SITE.DKRAUSE
2003-09-08 "02"M-SALE ALSO OWNES AK1041505 VACANT LOT WMC
MLS \$1,675,000 122 DOM. ARCHITECT ROB DELAUNE DESIGNED A STUNNING HOME THAT WAS BUILT BY SAVOIE CONS. WITH HIGH QUALITY MATERIALS AND FINISHES. THE HOUSE HAS LARGE ROOMS, HIGH CEILINGS, GOURMET KITCHEN, ALL STAINLESS STEEL APPLIANCES, GRANITE COUNTERS PLUS 600 SF OF COVERED PORCHES THAT INCLUDES AN OUTDOOR KITCHEN DINING AND SITTING AREA. BUILT IN 2004, THE HOUSE HAS 3 BEDROOMS, 3.5 LUXURY BATHS , DINING ROOM AND OFFICE. MAHAGONY FLOORS, DOUBLE GLAZED ALL CLAD DOORS AND WINDOWS, WHOLE HOUSE GENERATOR, CENTRAL VAC SYSTEM, 2 ZONE CENTRAL AIR AND HEAT, LEVITRON TV AND PHONE SYSTEM, AND HARDY BOARD CONSTRUCTION. GORGEOUS MATURE GARDENS, A 30' HEATED POOL WITH WATERFALL, AND PARKING FOR TWO CARS. BEAUTIFULLY LOCATED WITHIN WALKING/BIKING DISTANCE TO EVERYTHING
2005-10-11 BEING OFFERED FOR \$3,295,000. 4BD/3BA FROM THE MLS-SKI
LOT 16 HAS NOW BEEN COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2005 TAX ROLL. 3/29/05 LG

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-3659	10/15/2012	06/21/2013	5,000 Residential	INSTALL 2 ROLLING GATES AT ENTRY, BUILD 72 LF OF 4' HI WOOD PICKET FENCE AT FRONT PROPERTY LINE. BUILD 18 LF OF 6' HI PICKET FENCE ON 3 SIDES OF GENERATOR
1	13-0311	02/01/2013	06/21/2013	19,990 Residential	REPLACE A/C SYSTEMS W/NEW MITSUBISHI DUCTLESS MINI SPLIT UNITS (TWO)

1	13-0445	02/04/2013	06/21/2013	1,200	Residential	REMOVE ELECTRICAL FROM TWO (2) A/C AND RECONNECT TWO (2) NEW A/C
1	02-2721	10/08/2002	02/18/2004	4,400	Residential	DEMO SFR
1	02-2679	10/04/2002	02/18/2004	16,000		BUILD POOL 12'X30'
1	02-2722	10/29/2002	02/18/2004	349,700		NEW SFR2800SF
1	03-3774	11/03/2003	02/18/2004	12,000		FENCE & BRICK PAVERS
1	03-3829	11/05/2003	02/18/2004	14,000		HURRICANE SHUTTERS
1	03-3918	11/17/2003	02/18/2004	1,950		SECURITY SYSTEM

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	447,222	52,918	596,845	1,096,985	1,096,985	25,500	1,071,485
2014	940,154	46,311	405,730	1,392,195	1,392,195	25,000	1,367,195
2013	950,263	45,945	378,681	1,374,889	1,374,889	25,000	1,349,889
2012	417,846	47,759	381,405	847,010	847,010	25,000	822,010
2011	417,846	49,553	575,920	1,043,319	1,027,303	25,000	1,002,303
2010	453,345	42,848	515,928	1,012,121	1,012,121	25,000	987,121
2009	503,481	44,474	515,928	1,063,883	1,063,883	25,000	1,038,883
2008	571,359	46,079	840,125	1,457,563	1,299,348	25,000	1,274,348
2007	615,798	40,815	604,890	1,261,503	1,261,503	25,000	1,236,503
2006	1,168,634	42,299	504,075	1,715,008	1,393,153	25,000	1,368,153
2005	939,157	43,764	369,655	1,352,576	1,352,576	25,000	1,327,576
2004	321,061	0	159,390	480,451	480,451	0	480,451
2003	241,190	0	66,654	307,844	307,844	0	307,844
2002	123,666	0	66,654	190,320	190,320	0	190,320
2001	106,970	0	66,654	173,624	173,624	0	173,624
2000	116,073	0	42,746	158,819	158,819	0	158,819
1999	106,514	0	42,746	149,260	149,260	0	149,260
1998	66,381	0	42,746	109,127	109,127	0	109,127
1997	60,691	0	36,950	97,641	97,641	0	97,641
1996	51,208	0	36,950	88,158	88,158	0	88,158
1995	46,656	0	36,950	83,606	80,799	25,500	55,299
1994	41,725	0	36,950	78,675	78,675	25,500	53,175
1993	41,917	0	36,950	78,867	78,867	25,500	53,367
1992	41,917	0	36,950	78,867	78,867	25,500	53,367
1991	41,917	0	36,950	78,867	78,867	25,500	53,367
1990	41,917	0	29,705	71,622	71,622	25,500	46,122
1989	38,106	0	28,980	67,086	67,086	25,000	42,086
1988	17,591	0	24,633	42,224	42,224	25,000	17,224

1987	17,396	0	16,374	33,770	33,770	25,000	8,770
1986	17,481	0	15,649	33,130	33,130	25,000	8,130
1985	17,002	0	11,042	28,044	28,044	25,000	3,044
1984	15,989	0	11,042	27,031	27,031	25,000	2,031
1983	16,020	0	11,042	27,062	27,062	25,000	2,062
1982	16,304	0	8,101	24,405	24,405	24,405	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/11/2015	2724 / 1677	1,600,000	WD	02
4/30/2014	2683 / 3	100	WD	11
7/13/2012	2580 / 894	1,612,000	WD	01
2/20/2004	1979 / 0177	1,695,000	WD	M
9/3/2002	1813 / 2086	490,000	WD	M
9/1/1995	1370 / 2186	155,000	WD	M

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Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176