



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

| | |
|------------------------------|-------------|
| Variance Application Fee | \$ 2,552.56 |
| Advertising and Noticing Fee | \$ 358.87 |
| Fire Department Review Fee | \$ 127.63 |
| Total Application Fee | \$ 3,039.06 |

After the Fact Application Fee Schedule

| | |
|-----------------------------------------|-------------|
| After the Fact Variance Application Fee | \$ 5,105.13 |
| Advertising and Noticing Fee | \$ 358.87 |
| Fire Department Review Fee | \$ 127.63 |
| Total Application Fee | \$ 5,591.63 |

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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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: 1709 Washington St, Key West FL 33040

Zoning District: SF

Real Estate (RE) #: 00043100-000000

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☒ Owner ☐ Authorized Representative

Name: Andrew and Amy Freckmann Mailing Address: 1709 Washington St,

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: (301) 529-7147 Office: _____ Fax: _____

Email: andy.freckmann@gmail.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: _____

An enclosure of covered porch in rear of property under existing roof.

Conversion into bedroom and bathroom.

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

Rear setback variance. Existing covered porch is partially located within existing rear setback.

19'-4" to roof line. required 25'-0"

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

☐ Yes ☒ No

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 Single Family Residential | | | |
| Flood Zone | AE7 | | | |
| Size of Site | +/-4,863.00 SQ.FT. | | | |
| Height | 25+5 FT | +/-20.5 FT | NO CHANGES | NO |
| Front Setback | 30 FT/20FT | +/-15.1 FT | NO CHANGES | NO |
| Side Setback | 5FT | +/-6.25 FT | NO CHANGES | NO |
| Side Setback | 5FT | +/-5.67 FT | NO CHANGES | NO |
| Street Side Setback | N/A | N/A | N/A | NO |
| Rear Setback | 25 FT | +/-18.83 FT | NO CHANGES | YES |
| F.A.R | N/A | N/A | N/A | NO |
| Building Coverage | 35% | 37.4% | NO CHANGES | NO |
| Impervious Surface | 50% | 54.7% | NO CHANGES | NO |
| Parking | 2 SPOTS | 0 | NO CHANGES | NO |
| Handicap Parking | N/A | N/A | N/A | NO |
| Bicycle Parking | N/A | N/A | N/A | NO |
| Open Space/ Landscaping | 35% | 30.1% | NO CHANGES | NO |
| Number and type of units | 1 | 1 | NO CHANGES | NO |
| Consumption Area or No. of seats | N/A | N/A | N/A | NO |

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.

Special circumstances exist. The existing house was constructed in 1933 with later modifications and has a peculiar shape and site placement and orientation with large side yards and is not applicable to other land or buildings in the same 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.

The house was constructed in 1933 with various modifications since. Current owners purchased the property in 2024 and the conditions are not 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.

Special privileges not conferred. Granting the variances requested will not confer upon the applicant any special privileges denied by the LDR to other lands or buildings in the same zoning district.

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. Existing covered patio can be easily enclosed and converted into habitable space while other options of addition will become much more significant and require costly efforts while creating other variances.

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 requested that will make the reasonable use of the land.

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.

No injury to the public welfare is created.

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 properties are not considered as the basis of this approval.

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
- ☐ Notarized verification form signed by property owner or authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Monroe County Property record card
- ☐ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☐ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Any additional supplemental information necessary to render a determination related to the variance request

BEARING BASE:
ALL BEARINGS ARE BASED
ON N90°00'00"E ASSUMED
ALONG THE CENTERLINE OF
WASHINGTON STREET.

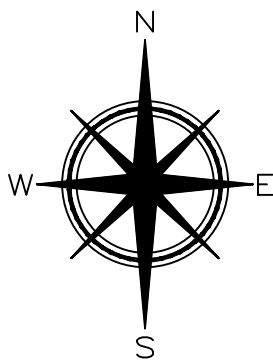
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

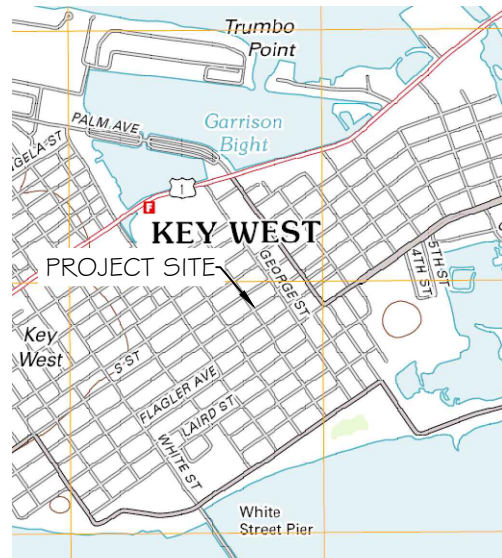
ADDRESS:
1709 WASHINGTON STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 7

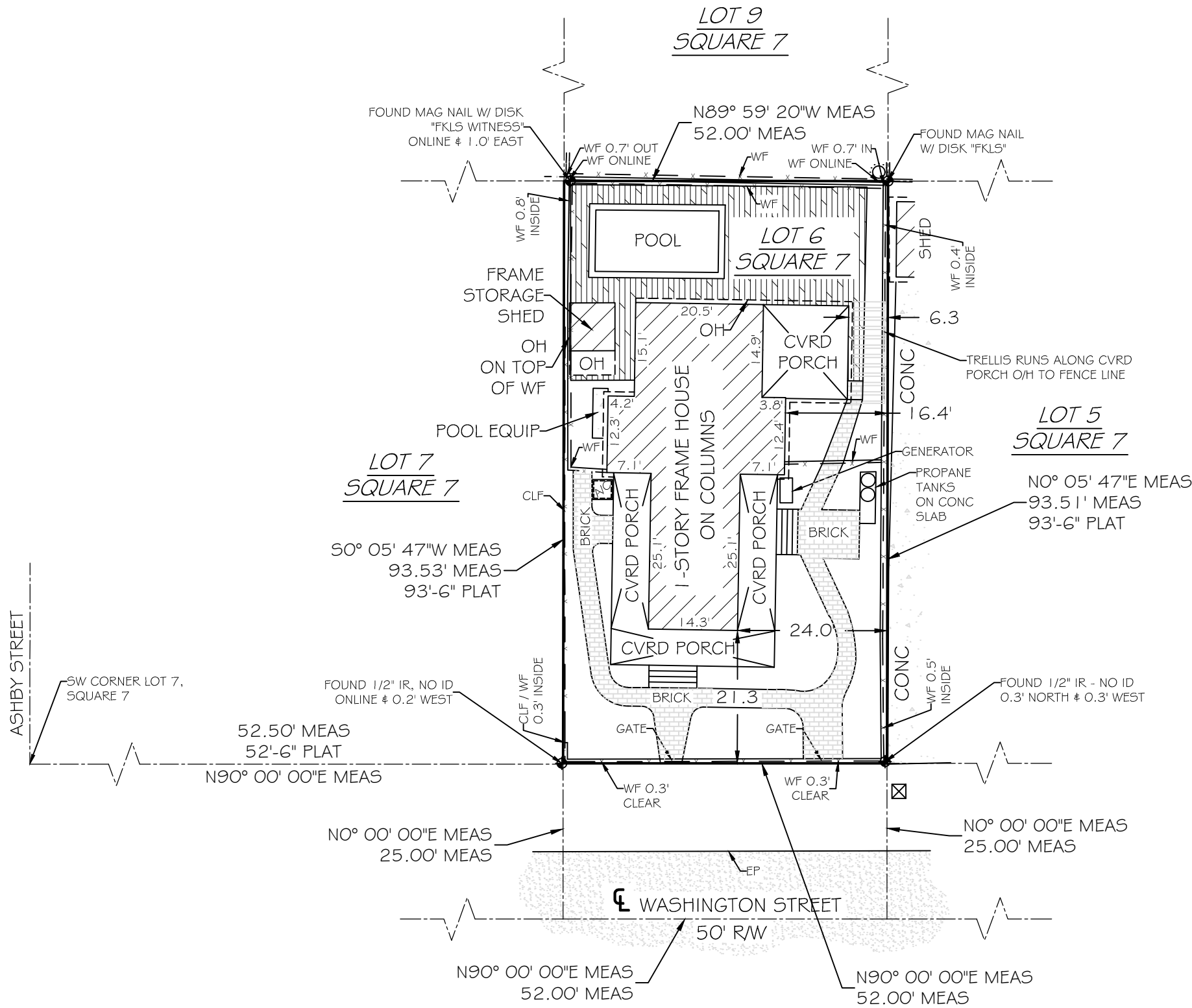
MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS
SEC. 05-T685-R25E

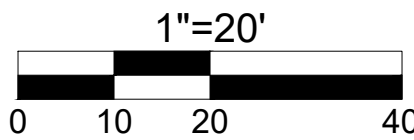


SURVEYOR NOTES:

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

LEGEND

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



TOTAL AREA = 4,863.03 SQFT±

CERTIFIED TO -

Amy Freckmann and Andrew Freckmann;
Spottswood, Spottswood, Spottswood & Sterling PLLC;
Old Republic National Title Insurance Company;
First Horizon Bank, its successors and/or assigns ATIMA

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 | GOV = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW-OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C 4 G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| 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 |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TBM = TEMPORARY BENCHMARK |
| CVRD = 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 | PC = POINT OF CURVE | TYP = TYPICAL |
| ENCL = ENCLOSURE | PM = PARKING METER | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PCP = POINT OF COMPOUND CURVE | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCP = PERMANENT CONTROL POINT | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PK = PARKER KALON NAIL | WL = WOOD LANDING |
| FI = FENCE INSIDE | POB = POINT OF BEGINNING | WM = WATER METER |
| FND = FOUND | PI = POINT OF INTERSECTION | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

LEGAL DESCRIPTION -

In the City of Key West, and is known as part of Tract Twenty (20) according to the map of the Island of Key West, delineated in February 1829, by William A. Whitehead, but better known and described as Lot Six (6) of Square Seven (7) of the Monroe Investment Company's diagram of the said Tract Twenty (20) as surveyed by W.A. Gwynn, and recorded in Plat Book 1, Page 41, Monroe County, Records.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. 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 SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'

FIELD WORK DATE: 09/19/2024

MAP DATE: 09/20/2024

REVISION DATE: XX/XX/XXXX

SHEET 1 OF 1

DRAWN BY: IDG

JOB NO.: 24-199

SIGNED

ERIC A. ISAACSON, 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
EMAIL: FKL5email@gmail.com

Prepared by and return to:

Richard J. McChesney

Attorney at Law

Spottswood, Spottswood, Spottswood & Sterling, PLLC

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 792-24.0376 RM

Will Call No.:

\$1,370,000~

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of October, 2024 between Priscilla Cox, an unmarried widow whose post office address is 3056 Comet Street, Fort Collins, CO 80524, grantor, and Andy Freckmann and Amy Freckmann, husband and wife whose post office address is 1709 Washington Street, Key West, FL 33040, 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:

In the City of Key West, and is known as part of Tract Twenty (20) according to the Map of the Island of Key West, delineated in February 1829, by William A. Whitehead, but better known and described as Lot Six (6) of Square Seven (7) of the Monroe Investment Company's Diagram of Tract 20 as surveyed by W.A. Gwynn, and recorded in Plat Book 1, Page 41, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00043100-000000

SUBJECT TO: Taxes for the current and subsequent years; conditions, limitations, easements and restrictions 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, 2023.

Doc # 2476536 Bk# 3294 Pg# 2485
Recorded 10/3/2024 9:11 AM Page 1 of 2

Deed Doc Stamp \$9,590.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

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:

Patricia Fuerstenberger
Witness Name: Patricia Fuerstenberger
Witness Address: 1204 Peak Ct,
Windsor, CO 80550

Priscilla Cox (Seal)
Priscilla Cox

William Fuerstenberger
Witness Name: William Fuerstenberger
Witness Address: 1204 Peak Ct,
Windsor, CO 80550

State of CO
County of Las Animas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of September, 2024 by Priscilla Cox, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

PATRICIA FUERSTENBERGER
Notary Public
State of Colorado
Notary ID # 19984010254
My Commission Expires 04-13-2026

Patricia Fuerstenberger
Notary Public

Printed Name: Patricia Fuerstenberger

My Commission Expires: 4-13-26

Monroe County, FL

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 00043100-000000
Account# 1043737
Property ID 1043737
Millage Group 10KW
Location 1709 WASHINGTON St, KEY WEST
Address
Legal KW MONROE INVESTMENT CO SUB PB1-41 LOT 6 SQR 7 TR 20 E1-138 OR3-159/60 OR427-68 OR1162-1423 OR1280-1809 OR1662-799 OR1693-820 OR2575-2121 OR2637-2042/43ORD OR2797-302 OR3294-2485
Description
(Note: Not to be used on legal documents.)
Neighborhood 6157
Property Class SINGLE FAMILY RESID (0100)
Subdivision Monroe Investment Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

FRECKMANN ANDY
1709 Washington St
Key West FL 33040

FRECKMANN AMY
1709 Washington St
Key West FL 33040

Valuation

| | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$331,330 | \$315,222 | \$318,611 | \$292,613 |
| + Market Misc Value | \$30,343 | \$31,293 | \$32,245 | \$28,596 |
| + Market Land Value | \$833,152 | \$760,004 | \$540,557 | \$357,065 |
| = Just Market Value | \$1,194,825 | \$1,106,519 | \$891,413 | \$678,274 |
| = Total Assessed Value | \$902,782 | \$820,711 | \$746,101 | \$678,274 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$1,194,825 | \$1,106,519 | \$891,413 | \$678,274 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$833,152 | \$331,330 | \$30,343 | \$1,194,825 | \$902,782 | \$0 | \$1,194,825 | \$0 |
| 2023 | \$760,004 | \$315,222 | \$31,293 | \$1,106,519 | \$820,711 | \$0 | \$1,106,519 | \$0 |
| 2022 | \$540,557 | \$318,611 | \$32,245 | \$891,413 | \$746,101 | \$0 | \$891,413 | \$0 |
| 2021 | \$357,065 | \$292,613 | \$28,596 | \$678,274 | \$678,274 | \$0 | \$678,274 | \$0 |
| 2020 | \$337,228 | \$299,116 | \$29,583 | \$665,927 | \$665,927 | \$0 | \$665,927 | \$0 |
| 2019 | \$395,305 | \$302,367 | \$18,382 | \$716,054 | \$716,054 | \$0 | \$716,054 | \$0 |
| 2018 | \$400,216 | \$305,618 | \$17,922 | \$723,756 | \$723,756 | \$0 | \$723,756 | \$0 |

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 4,862.00 | Square Foot | 52 | 93.5 |

Buildings

| | | | |
|----------------|-------------------------|--------------------|-----------------------------|
| Building ID | 3379 | Exterior Walls | WD FRAME |
| Style | 1 STORY ELEV FOUNDATION | Year Built | 1933 |
| Building Type | S.F.R. - R1 / R1 | EffectiveYearBuilt | 2014 |
| Building Name | | Foundation | CONC BLOCK |
| Gross Sq Ft | 1623 | Roof Type | GABLE/HIP |
| Finished Sq Ft | 1038 | Roof Coverage | METAL |
| Stories | 1 Floor | Flooring Type | CONC S/B GRND |
| Condition | GOOD | Heating Type | FCD/AIR DUCTED with 0% NONE |
| Perimeter | 162 | Bedrooms | 2 |
| Functional Obs | 0 | Full Bathrooms | 2 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 10 | Grade | 550 |
| Interior Walls | WALL BD/WD WAL | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 1,038 | 1,038 | 162 |
| OPF | OP PRCH FIN LL | 585 | 0 | 218 |
| TOTAL | | 1,623 | 1,038 | 380 |

Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|-------------|------------|-----------|---------|----------|--------|-------|
| CONC PATIO | 1984 | 1985 | 0 x 0 | 1 | 20 SF | 2 |
| TILE PATIO | 2001 | 2002 | 70 x 2 | 1 | 105 SF | 1 |
| CONC PATIO | 2001 | 2002 | 11 x 6 | 1 | 66 SF | 2 |
| FENCES | 2002 | 2003 | 8 x 45 | 1 | 360 SF | 5 |
| FENCES | 2018 | 2019 | 6 x 68 | 1 | 408 SF | 2 |
| FENCES | 2018 | 2019 | 4 x 50 | 1 | 200 SF | 1 |
| RES POOL | 2002 | 2003 | 10 x 20 | 1 | 200 SF | 5 |
| WOOD DECK | 2019 | 2020 | 0 x 0 | 1 | 750 SF | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|------------|-------------|----------------------------------------------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 10/1/2024 | \$1,370,000 | Warranty Deed | 2476536 | 3294 | 2485 | 01 - Qualified | Improved | | |
| 4/9/2016 | \$850,000 | Warranty Deed | | 2797 | 302 | 02 - Qualified | Improved | | |
| 1/12/2013 | \$0 | Order (to be used for Order Det. Heirs, Probate in | | 2637 | 2042 | 11 - Unqualified | Improved | | |
| 6/13/2012 | \$565,000 | Warranty Deed | | 2575 | 2121 | 01 - Qualified | Improved | | |
| 4/20/2001 | \$335,000 | Warranty Deed | | 1693 | 0820 | Q - Qualified | Improved | | |
| 10/17/2000 | \$95,000 | Quit Claim Deed | | 1662 | 0799 | K - Unqualified | Improved | | |
| 11/1/1993 | \$117,000 | Warranty Deed | | 1280 | 1809 | Q - Qualified | Improved | | |
| 2/1/1969 | \$10,000 | Conversion Code | | 427 | 68 | Q - Qualified | Improved | | |

Permits

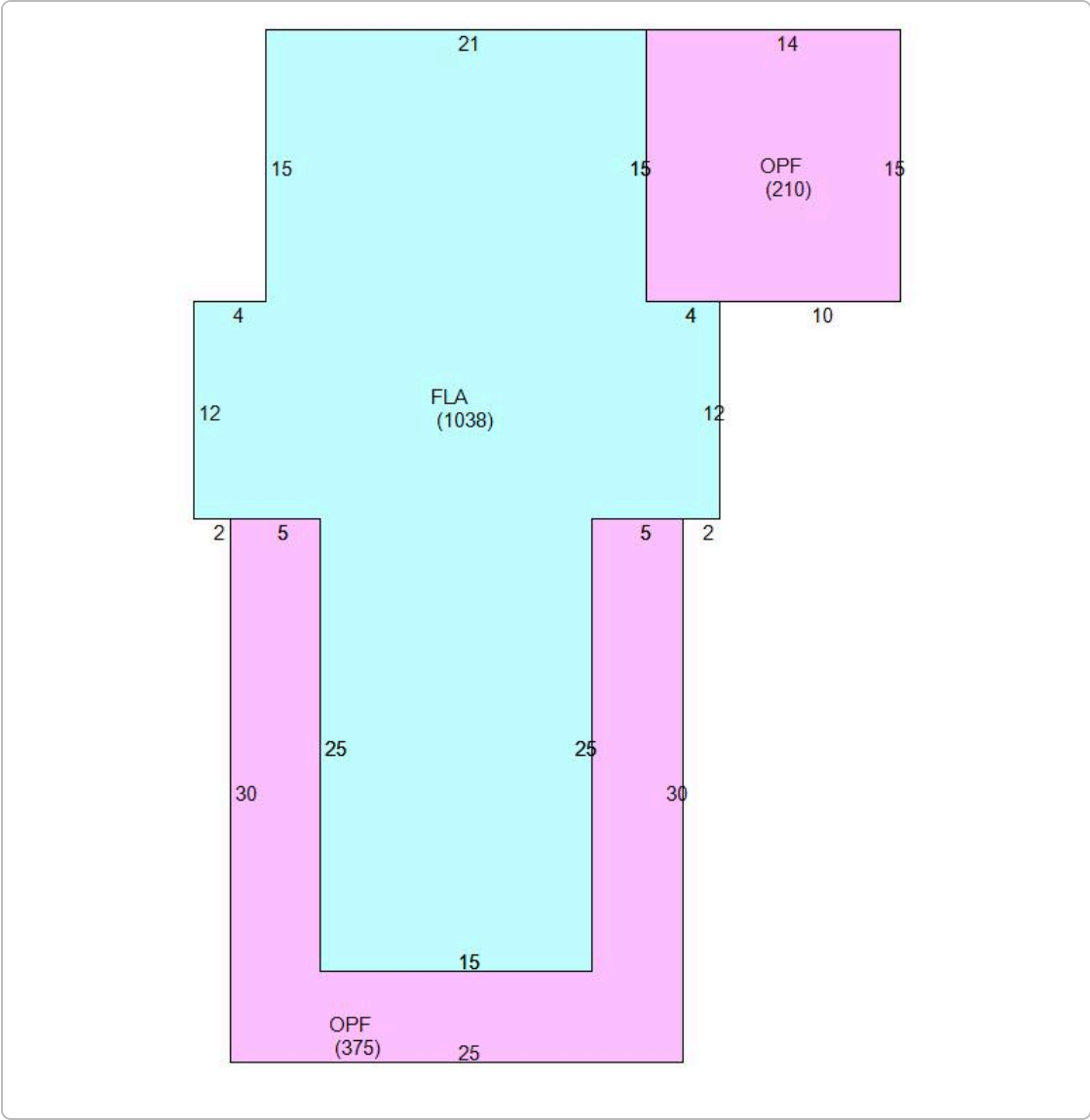
| Number | Date Issued | Status | Amount | Permit Type | Notes |
|---------|-------------|-----------|----------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24-3021 | 11/27/2024 | Active | \$4,175 | Residential | |
| 18-3586 | 08/17/2018 | Completed | \$0 | Residential | REPLACE CENTRAL A/C |
| 18-805 | 03/05/2018 | Completed | \$9,500 | Residential | CONSTRUCTION OF 42" PICKET FENCE AT FRONT OF PROPERTY TO REPLACE CHAIN LINK. 6 X 6 POSTS/COLUMNS; 2 X4 RAILS, 1 X 4 PICKETS. 2 GATES 3' AND 8' AT EXISTING GATE LOCATIONS. |
| 16-2638 | 06/30/2016 | Completed | \$14,000 | Residential | DECK APPLICATION |
| 15-2560 | 06/28/2015 | Completed | \$2,400 | Residential | INSTALL 050 STORM PANELS ON WHOLE HOUSE HEADERS AND SILLS. TRACKS TO BE PAINTED THE SAME COLOR AS THE BACKGROUND THEY ARE INSTALLED ON. |
| 12-2364 | 09/24/2012 | Completed | \$10,000 | Residential | 14 SQS REMOVE EXISTING CONCH SHINGLES TO MAIN HOUSE AND INSTALL GRACE, 26 GAGE GALVALUME EAVES DRIP, FLASHING, INSTALL 26 GAGE GALVALUME CONCH SHINGLES AND 26 GAGE GALVALUME METAL RIDGE CAP |
| 12-2310 | 07/16/2012 | Completed | \$45,000 | Residential | REPLACE 12 EXT LOUVER WINDOWS. 9 6/6 WOOD WINDOWS, 3 SMALLER 4/4 WOOD WINDOWS. REPAIR AS NEEDED APPROX 1200 SF EXT SIDING AND TRIM. REPLACE EXISTING 100 SF OF KITCHEN CABINETS. REPLACE 900 SQ FT EXT TILE FLOORS W/WOOD. REMODEL 2 APPROX 80 SQ FT EXT BATHS LEAVING PLUMING IN SAME LOCATION. REPAIR APPROX 2500 SF INT DRYWALL AND PAINT REVISION ON 07/16/2012 REPAIR APPROX 300 SQ FT OF EXISTING FRONT PORCH (SAFETY ISSUE) SAME AS EXISTING. |
| 12-2312 | 06/27/2012 | Completed | \$5,000 | Residential | INTERIOR DEMO ONLY-APPROX 900 SF OF TILE FLOORING, INTERIOR TRIM (600 LF), KITCHEN CABINETS (100 SF), 2 BATHROOMS (80 SF) |
| 06-4934 | 08/21/2006 | Completed | \$200 | Residential | ATF - REPAIR FENCE |
| 06-2833 | 05/19/2006 | Completed | \$1,500 | Residential | REMOVE AND REPLACE RAFTERS. |
| 04-1024 | 04/05/2004 | Completed | \$1,500 | Residential | SEWER LATERAL |
| 02-1452 | 06/11/2002 | Completed | \$8,900 | Residential | FENCE |
| 02-0946 | 05/06/2002 | Completed | \$6,500 | Residential | DECK |
| 02-0527 | 04/08/2002 | Completed | \$19,200 | Residential | POOL |

| Number | Date Issued | Status | Amount | Permit Type | Notes |
|---------|-------------|-----------|---------|-------------|-----------------|
| 02-0480 | 03/12/2002 | Completed | \$1,250 | Residential | REPLACE WINDOWS |
| 01-3364 | 10/11/2001 | Completed | \$3,500 | Residential | CENTRAL AC |
| B940072 | 01/01/1994 | Completed | \$948 | Residential | WOOD DECK |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/30/2025, 1:59:39 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL



**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, ANDREW (ANDY) FRECKMANN authorize
Please Print Name(s) of Owner(s) as appears on the deed

ANDREW (ANDY) FRECKMANN
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]
Signature of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 2nd day of May 2025
Date
by Andrew/Andy Freckmann, Amy Freckmann
Name of Owner

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

[Signature]
Notary's Signature and Seal

Name of Acknowledging Party

Rebecca J. King
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 28, 2028
COMMISSION NO. HH 468590

Commission Number, if any



**City of Key West
Planning Department**

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Name of Acknowledging Party

Rebecca J. King
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 28, 2028
COMMISSION NO. HH 468590

Commission Number, if any



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

I, ANDREW FRECKMANN, in my capacity as OWNER
(print name) (print position; president, managing member)
of 1709 WASHINGTON ST, KEY WEST, FL 33040
(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:

1709 WASHINGTON ST, 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]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 2nd day of May 2025 by Andrew Freckmann
date Name of Applicant

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

[Signature]
Notary's Signature and Seal

Name of Notary Public
Rebecca J. King
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 28, 2028
COMMISSION NO. HH 468590

Commission Number, if any

Property Card

Warranty Deed

Plans

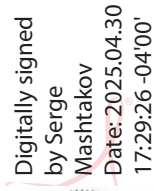
Verification & Authorization Forms

Survey

SITE LOCATION

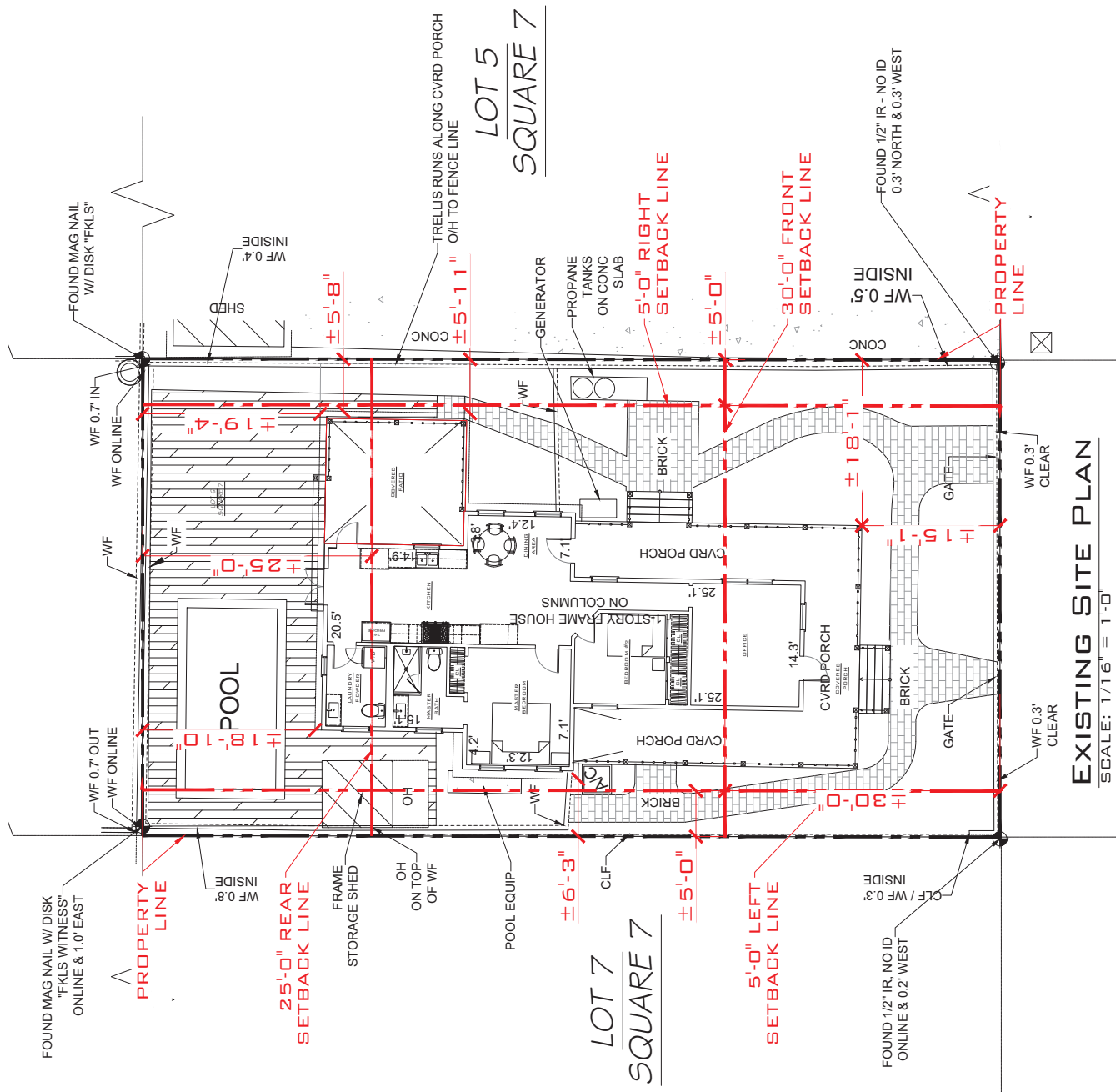


CLIENT: ANDREW FRECKMANN

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|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. | 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. | 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. | 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. | 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. | 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. | 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. | 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. | 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. | 1709 WASHINGTON BL KID WASH, TN 38440 EXISTING SITE PLAN DATE: 04-20-2023 BY: A.D. |
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EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



FOUND MAG NAIL W/ DISK "FKLS" W/ DISK "FKLS" ONLINE & 1.0' EAST

PROPERTY LINE

25'-0" REAR SETBACK LINE

FRAME SHED

OH ON TOP OF WF

POOL EQUIP

CLF

LOT 7
SQUARE 7

± 5'-0"

5'-0" LEFT SETBACK LINE

FOUND 1/2" IR, NO ID ONLINE & 0.2' WEST

CLF / WF 0.3'

WF 0.3' CLEAR

PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

FOUND MAG NAIL W/ DISK "FKLS" W/ DISK "FKLS" INSIDE

WF 0.7' IN

WF ONLINE

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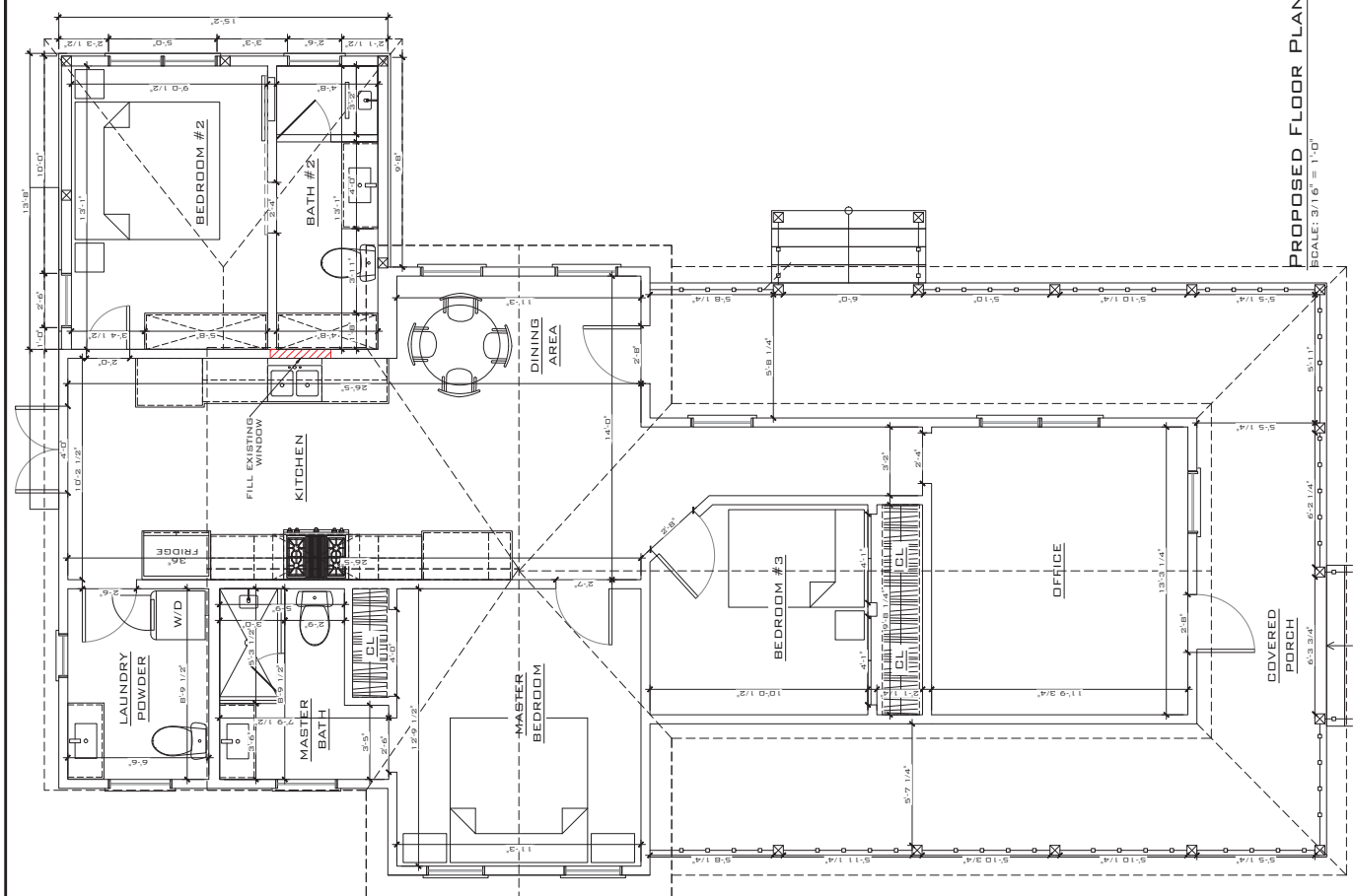
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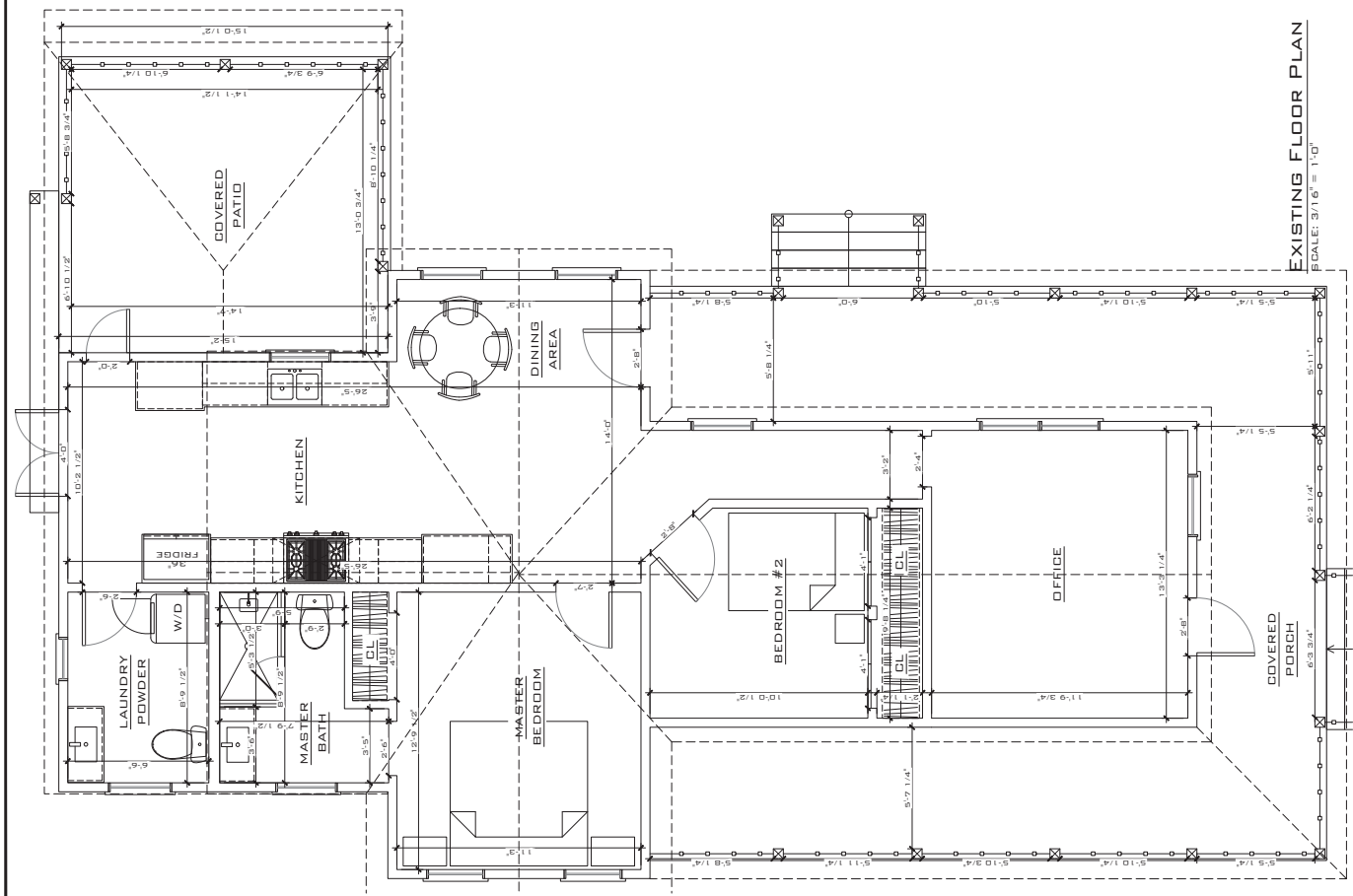
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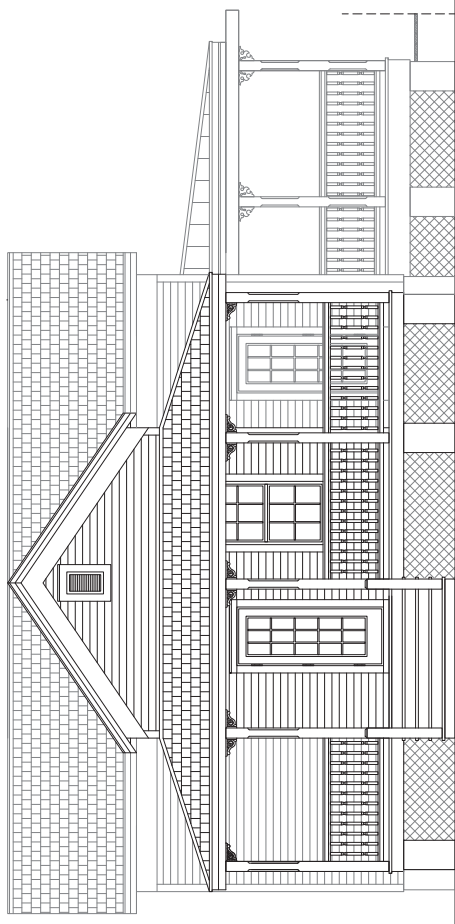
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PROPOSED FLOOR PLAN
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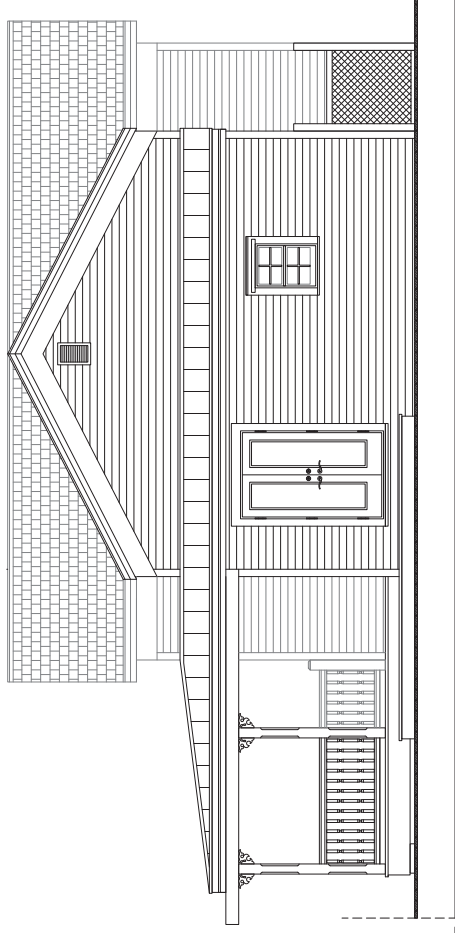


EXISTING FLOOR PLAN
 SCALE: 3/16" = 1'-0"

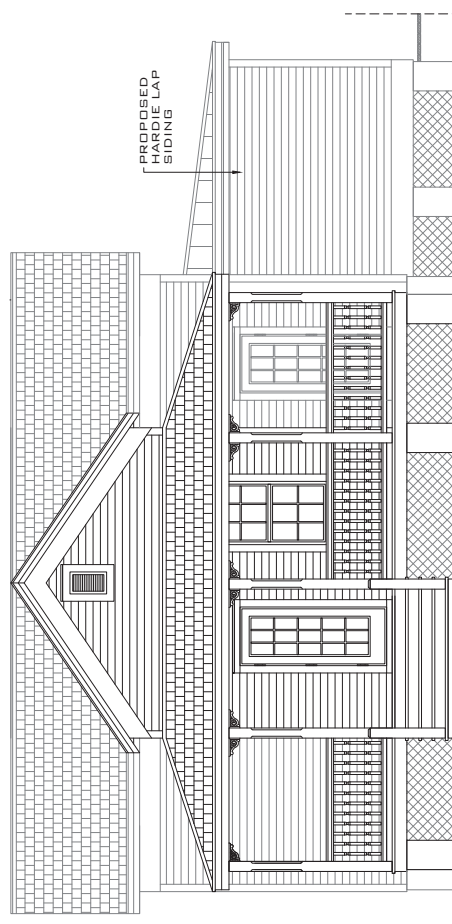


EXISTING FRONT ELEVATION

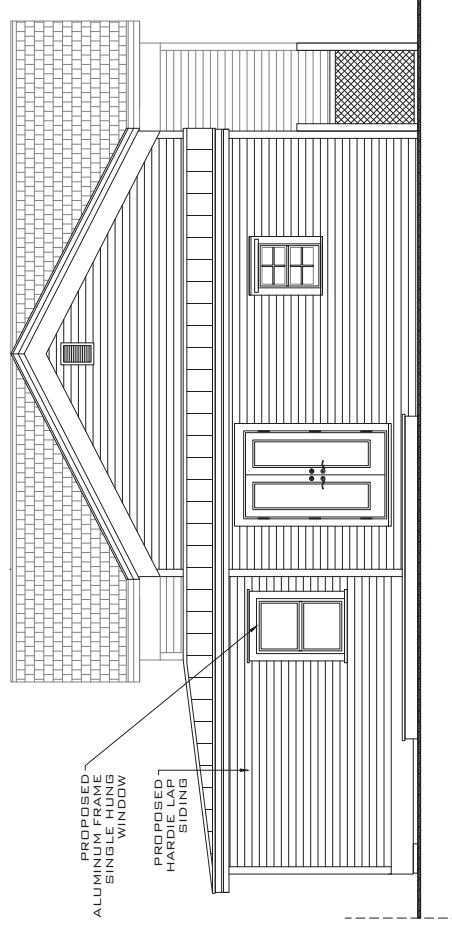
SCALE: 3/8" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 3/8" = 1'-0"

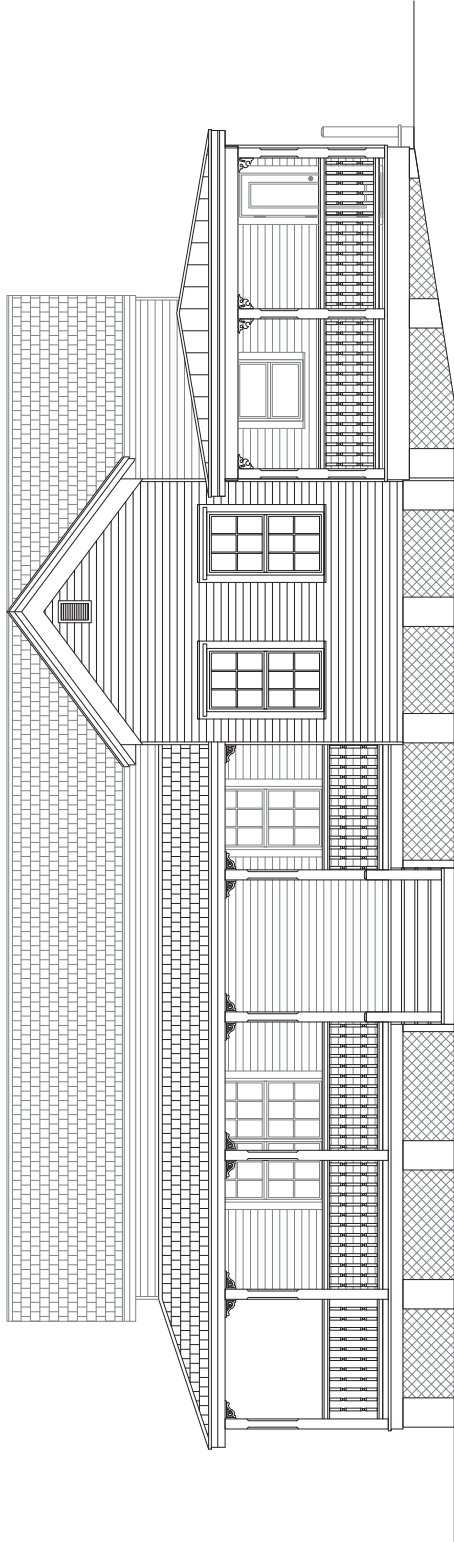


PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

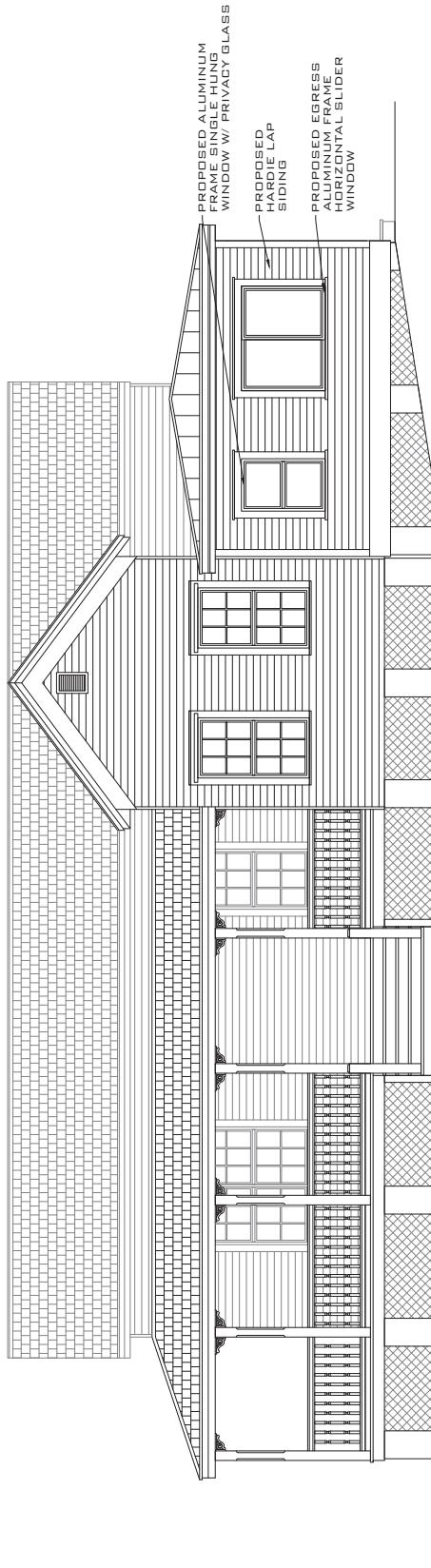


PROPOSED REAR ELEVATION
SCALE: 3/8" = 1'-0"

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EXISTING RIGHT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 3/8" = 1'-0"