

# Historic Architectural Review Commission

## Staff Report Item 4

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<b>Meeting Date:</b>	November 25, 2014
<b>Applicant:</b>	William Rowan, Architect
<b>Application Number:</b>	H14-01-1611
<b>Address:</b>	#714 Elizabeth Street Rear
<b>Description of Work:</b>	Expansion of the front and roof of a non-contributing building and addition of a widow's walk, new windows, deck, and pool.
<b>Building Facts:</b>	This property contains a non-contributing, one story frame structure that is located in the rear. The house, constructed in 1977, is not visible from a public right of way.
<b>Guidelines Cited in Review:</b>	<p>Additions, Alterations and New Construction (pages 36-38a), specifically guidelines for additions 1 through 8 of page 37.</p> <p>Entrances, Porches, and Doors (pages 32-33), specifically guideline 11.</p> <p>Widow's Walks and Roof Decks (page 28).</p> <p>Parking Areas, Landscaping, and Open Space Environment (page 43), specifically guideline 4.</p>

### Staff Analysis

The Certificate of Appropriateness in review proposes the expansion of the front and roof of a non-contributing house. The plans propose to extend the front of the house five feet and get rid of the front porch. Instead the house will have two projecting wooden awnings over the two entryways to the house. The house, built in a more traditional style, currently has a three bay façade. The proposed plans will eliminate the façade to create one front door and a pair of French doors.

The roof will change from a low sloped-gable roof with a pitch of 4 over 12 to a steep gable with a pitch of 9 over 12. The house will increase in height from 14 feet to approximately a height of 20 and a half feet. Two shed dormers will project from the roof to create in essence a one and a half story house. The applicant also proposes the construction of a new widow's walk. This new roof deck will be 8'x8' and with a height of four feet.

All of the "traditional" style windows will be replaced with more contemporary windows. New clerestory windows will be placed near the ridge of the new gable roof. The rear will have a new deck and pool.

Situated a few feet in front of the house is a large, historic Spanish Lime tree located very close to the front of the house. After an inspection by an arborist and by Urban Forestry Manager Karen DeMaria, it was determined that the proposed construction should not harm the tree. Karen DeMaria emphasized that the tree needs to be trimmed before any demolition or construction begins to help protect the tree. This property received a variance for side and rear yard setbacks at the October Planning Board meeting.

### **Consistency with Guidelines**

1. Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.
2. Widow's walks are not typical for 1 or 1 ½ story primary structures
3. Widow's walk additions must be compatible in scale and design with the existing structure.
4. Features such as trees that reflect the development of the property should be retained. HARC shall encourage the preservation of these large/old trees.

It is staff's opinion that the proposed additions and alterations will not have an adverse effect on the historic district, as the house is not publicly visible. The plans as submitted are consistent with the guidelines pertaining to alterations and additions, but the guidelines say that widow's walks are not appropriate for a 1 or 1 ½ story structure. The widow's walk is not very large and is compatible in scale with the proposed house. Additionally, the guidelines also say that additions and alterations may be reviewed more liberally on non-contributing buildings.

Staff recommends to the Commission that if these plans are approved, they should be approved on the condition that Spanish Lime tree is trimmed prior to any building permits issued. The applicant can provide pictures of the trimmed tree to the Urban Forestry Manager.

# Application



**CITY OF KEY WEST  
BUILDING DEPARTMENT**

**CERTIFICATE OF APPROPRIATENESS** 01-2014 011611

APPLICATION # \_\_\_\_\_

OWNER'S NAME:

CHRISTINE SCARABELLA

DATE:

5.30.14

OWNER'S ADDRESS:

714 R ELIZABETH ST.

PHONE #:

305 295 9595

APPLICANT'S NAME:

WILLIAM ROWAN

PHONE #:

305 354 4774

APPLICANT'S ADDRESS:

321 PEACOCK LANE

ADDRESS OF CONSTRUCTION:

714 R ELIZABETH ST.

# OF  
UNITS

—

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: ADD APPROX. 5' x 24' TO FRONT OF STRUCTURE  
ADD TO SECOND FLOOR DORMERS (SHED) CHANGE PITCH OF  
ROOF FROM 3:12 TO 8:12. ADD WIDOWS WALK, POOL/  
AND DECK. NEW WINDOWS AS SHOWN

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 05/30/14

Applicant's Signature:

*[Signature]*

**Required Submittals**

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ PAID

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

HARC Comments:

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Project Photos**





View of property (in rear) from Elizabeth Street









2014/10/07 13:36





A historic and healthy Spanish Lime tree is situated just in front of the house.





2014/10/07 13:37





Right side of house.





Rear of house where the deck is to be built.

# **Planning Board Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-66**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM RIGHT SIDE AND REAR YARD SETBACKS ON PROPERTY LOCATED AT 714 ELIZABETH ST REAR (RE # 00018190-000200, AK # 8497563) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630 (6)B. & C. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to renovate and add a second story loft to an existing single family residence on property located at 714 Elizabeth St Rear (RE # 00018190-000200, AK # 8497563); and

**WHEREAS**, the existing structure is currently nonconforming to the minimum right side and rear yard setbacks within the Historic High Density Residential (HHDR) Zoning District; and

**WHEREAS**, Section 122-630 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum side yard setback is five (5) feet (or 10 percent of lot width to a maximum of 15 feet, whichever is greater) and the rear yard setback is 20 feet; and

**WHEREAS**, the existing and proposed right side yard setback is 4.8 feet and existing rear yard setback is 11.1’; and

**WHEREAS**, the applicant requests variances to the minimum right side and rear yard setbacks; and

US Vice-Chairman

oe Planning Director

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on October 16, 2014; and

**WHEREAS**, the Planning Board finds 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 district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variances 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; and

**WHEREAS**, the Planning Board finds 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; and

**WHEREAS**, the Planning Board finds that the variances granted are the minimum variances that would make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances would not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that 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 are grounds for the issuance of the requested variance; and

**WHEREAS**, the Planning Board finds 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for right side and rear yard setback variances in order to construct a second story loft addition per the attached plans signed and sealed September 27, 2014 by William Rowan, Registered Architect, on property located at 714 Elizabeth St Rear (RE # 00018190-000200, AK # 8497563) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(6)b. & c. of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed September 27, 2014 by William Rowan, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the second story loft addition.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

**Condition to be completed prior to the issuance of certificate of occupancy:**

4. Roof gutter downspouts shall be directed back onto property.

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.


**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and

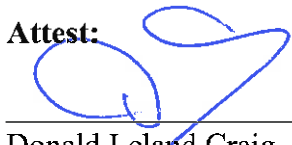
applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of October 2014.


Authenticated by the Vice-Chairman of the Planning Board and the Planning Director;



  
\_\_\_\_\_  
Sam Holland, Jr., Planning Board Vice-Chairman  
10-24-14  
\_\_\_\_\_  
Date

Attest:

  
\_\_\_\_\_  
Donald Leland Craig, AICP, Planning Director  
10/21/14  
\_\_\_\_\_  
Date

Filed with the Clerk:

  
\_\_\_\_\_  
Cheryl Smith, City Clerk  
10-23-14  
\_\_\_\_\_  
Date

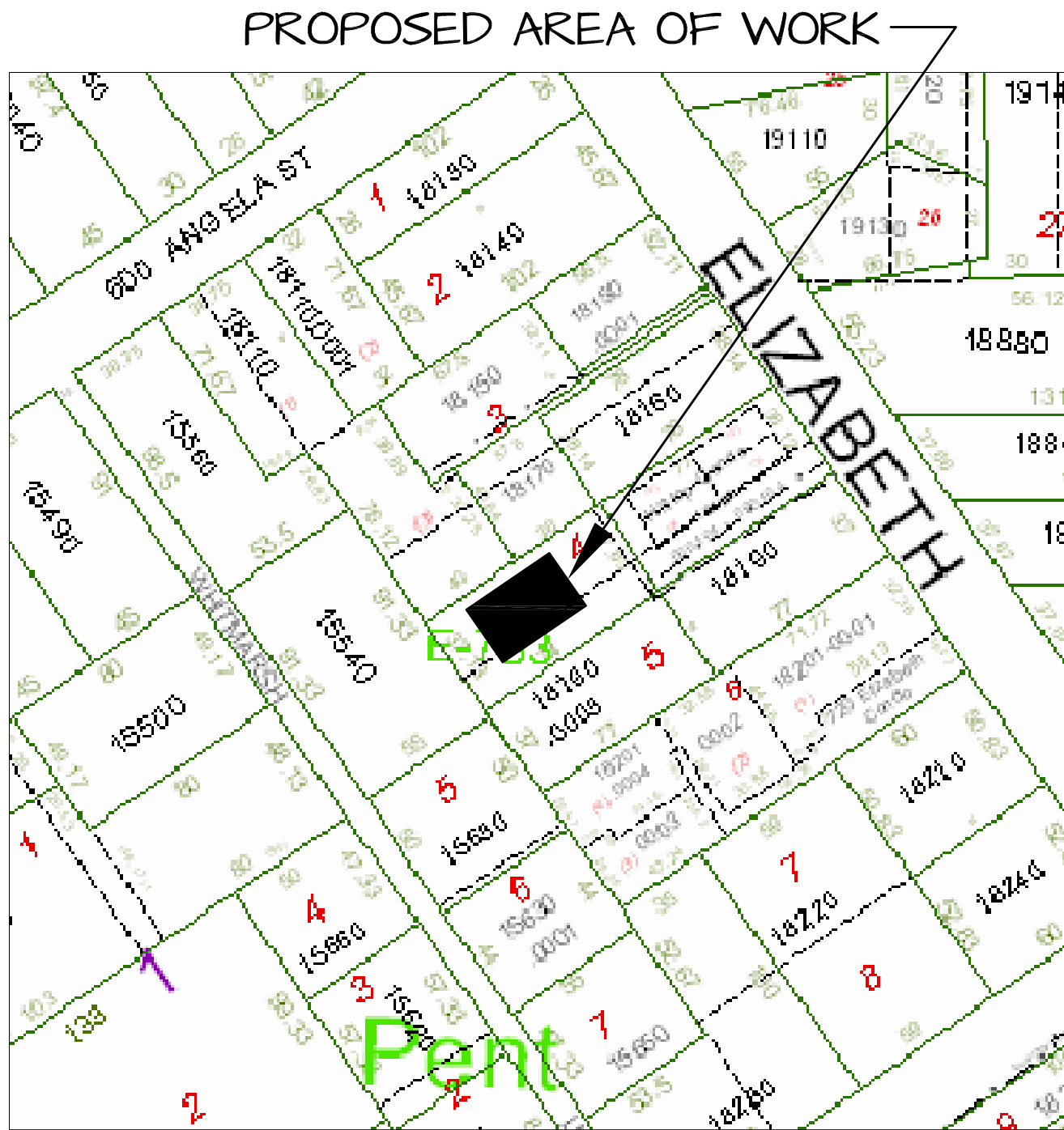
  
\_\_\_\_\_  
Vice-Chairman  
  
\_\_\_\_\_  
Planning Director

# **Proposed Design**



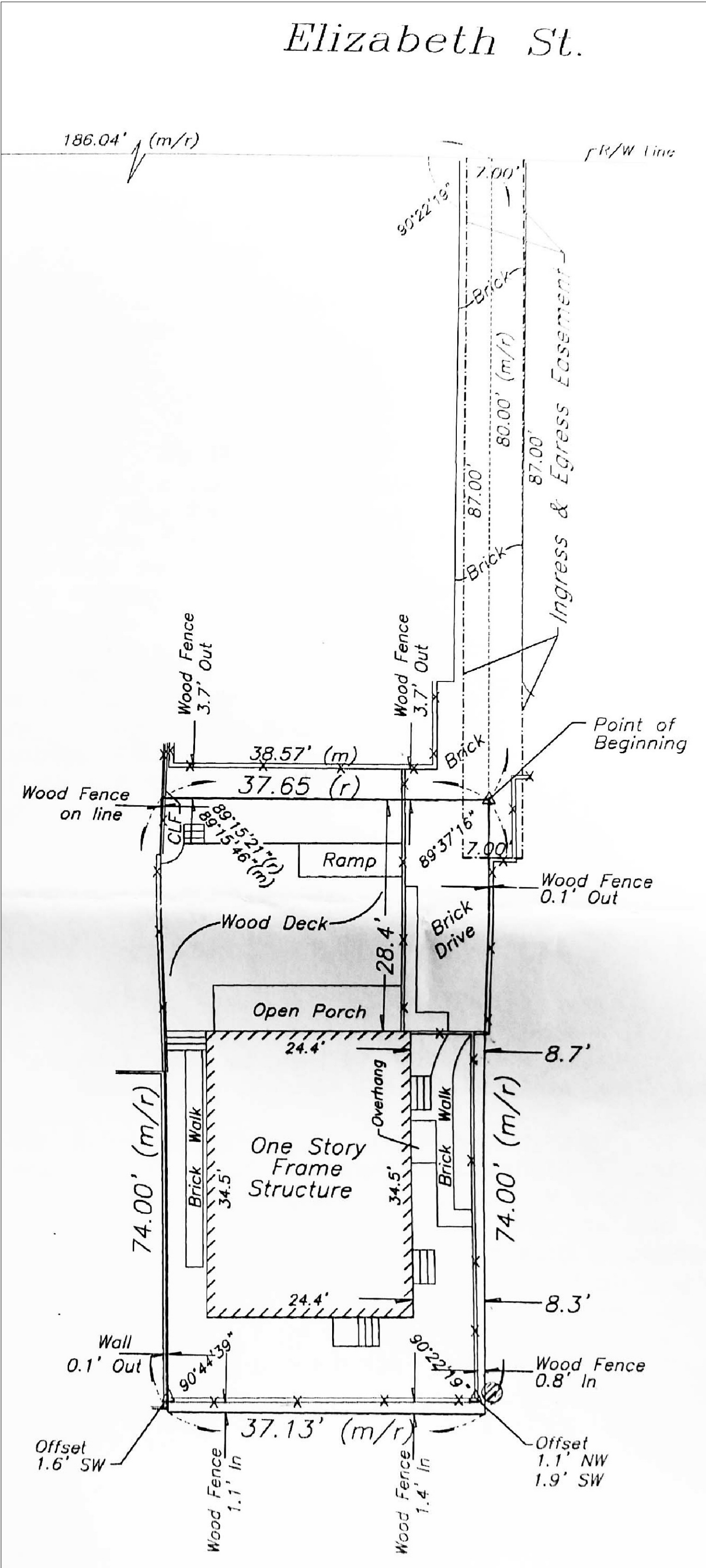
# RESIDENTIAL ADDITION & UPGRADES SCARSELLA RESIDENCE

714 R ELIZABETH STREET    KEY WEST, FLORIDA 33040



SITE LOCATION

SITE DATA			
Zoning	HHDR		
FEMA Flood Zone	X		
Lot Size Overall	2,766 S.F.		
Building Coverage			
Allowed:	50% (1383 S.F.)		
Existing:	40% (1119 S.F.)		
Proposed:	43% (1211 S.F.)		
Impervious Ratio			
Allowed:	60% (1660 S.F.)		
Existing:	47% (1302 S.F.)		
Proposed:	56% (1564 S.F.)		
Setbacks	Allowed	Existing	Proposed
Front	10'	23.4'	18.7'
Side	5'	4.8'	4.8' NC.
Side	5'	8.3'	8.3' NC.
Rear	20'	11.1'	11.1' NC.
Building Height			
Existing:	14.1'		
Proposed:	24.6'		
Pool			
Additional 120 sq. ft.			
Storm Drainage			
Existing Coverage	1119 S.F.		
Proposed Coverage	1331 S.F.		
Add of 212 S.F.	212 / 12 = 17.6 cubic feet of swale req.		



SURVEY

N.T.S.

SHEET INDEX		
NO.		DESCRIPTION
1	C	COVER - LOCATION, GENERAL NOTES, SURVEY
2	A1	SITE PLAN (EXISTING / PROPOSED)
3	A2	FLOOR PLAN, ELEVATIONS EXISTING
4	A3	FLOOR PLAN ~ FIRST & SECOND PROPOSED
5	A4	ELEVATIONS SCHEDULES ~ DOOR, WINDOW, FINISH
6	A5	FOUNDATION PLAN, DETAILS
7	A6	FRAMING PLAN ~ FIRST, SECOND, ROOF
8	M1	BUILDING SECTION, DETAILS
9	P1	MECHANICAL PLAN, SCHEDULES
10	E1	PLUMBING PLAN, SCHEDULES, RISER DIAGRAM, NOTES
11	SPI	ELECTRICAL PLAN, SCHEDULES, RISER DIAGRAM, PANEL

## GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING: Florida Building Code, 2010  
ELECTRICAL: National Electrical Code, 2010  
PLUMBING: Florida Building Code (Plumbing), 2010  
MECHANICAL: Florida Building Code (Mech.), 2010  
GAS: LP Gas Code, 2010 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)

Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.

Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.

Dimensions shall take precedence over scale.

Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.

After completion of construction remove all debris and construction equipment.

Restore site to original condition.

Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.

Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.

Comply with all requirements for selective demolition as specified, shown on the demolition plan, or called for in the selective demolition notes.

## Florida Administrative Code

61G1-16.003 WHEN SEAL MAY BE AFFIXED. The personal seal, signature and date of the architect shall appear on all architectural documents to be filed for public record and shall be construed to obligate his partners of his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the index sheet or sheets (if it identifies all parts) of drawings and specifications shall be considered adequate. Without such index, all sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in rule 61G1-23.FAC. An architect or interior designer shall not use his seal or do an other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.

RESIDENTIAL ADDITION & UPGRADES  
SCARSELLA RESIDENCE

714 R ELIZABETH STREET    KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

PROJECT NO.:

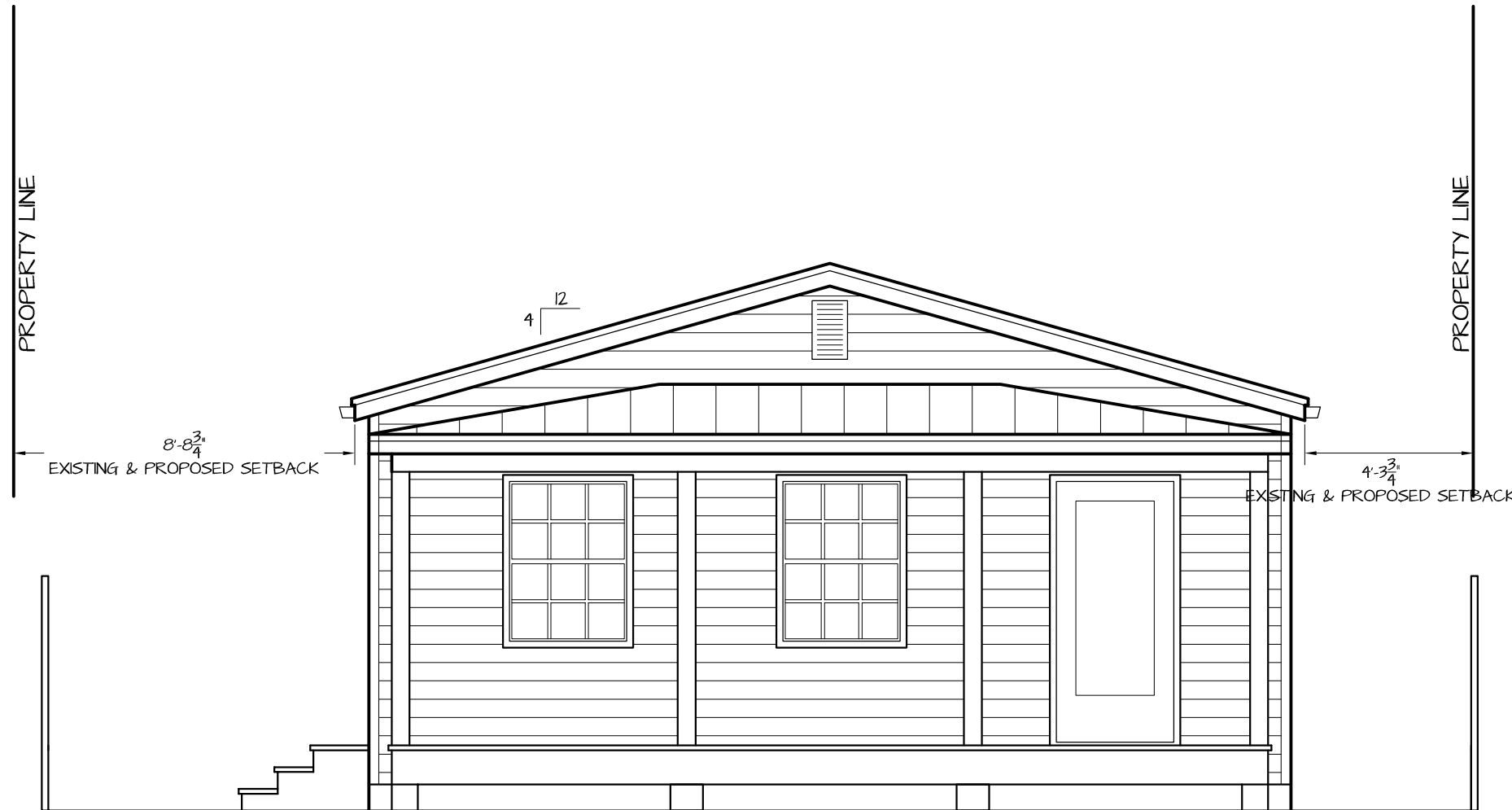
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REV 8/6/2014  
REV 7/31/2014  
DATE: 6/25/2014

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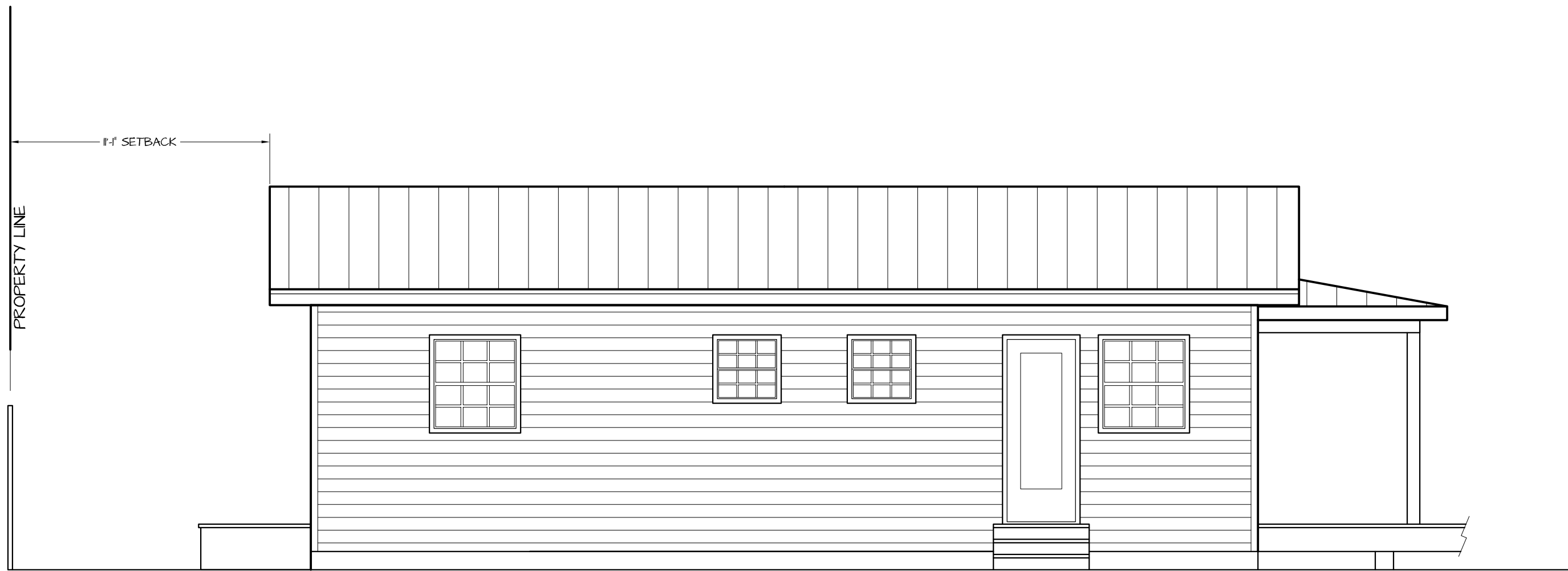
1 OF 11



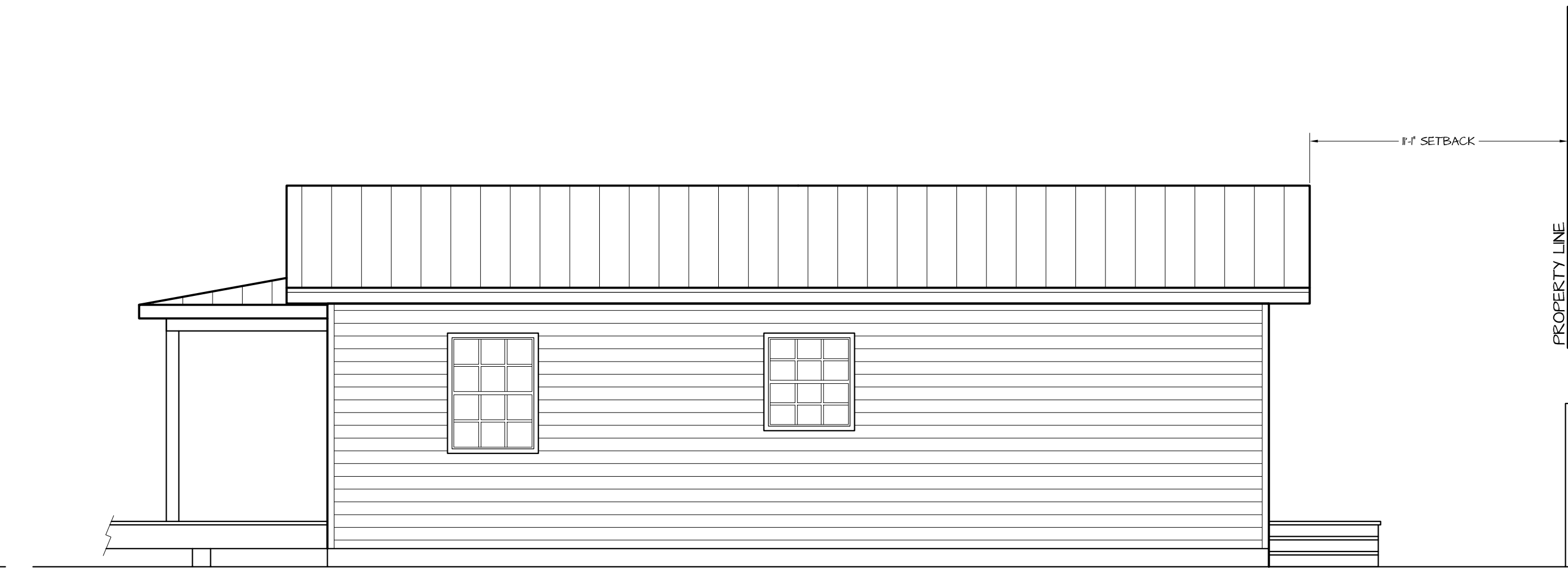
WEST ELEVATION  
1/4" = 1'-0" EXISTING



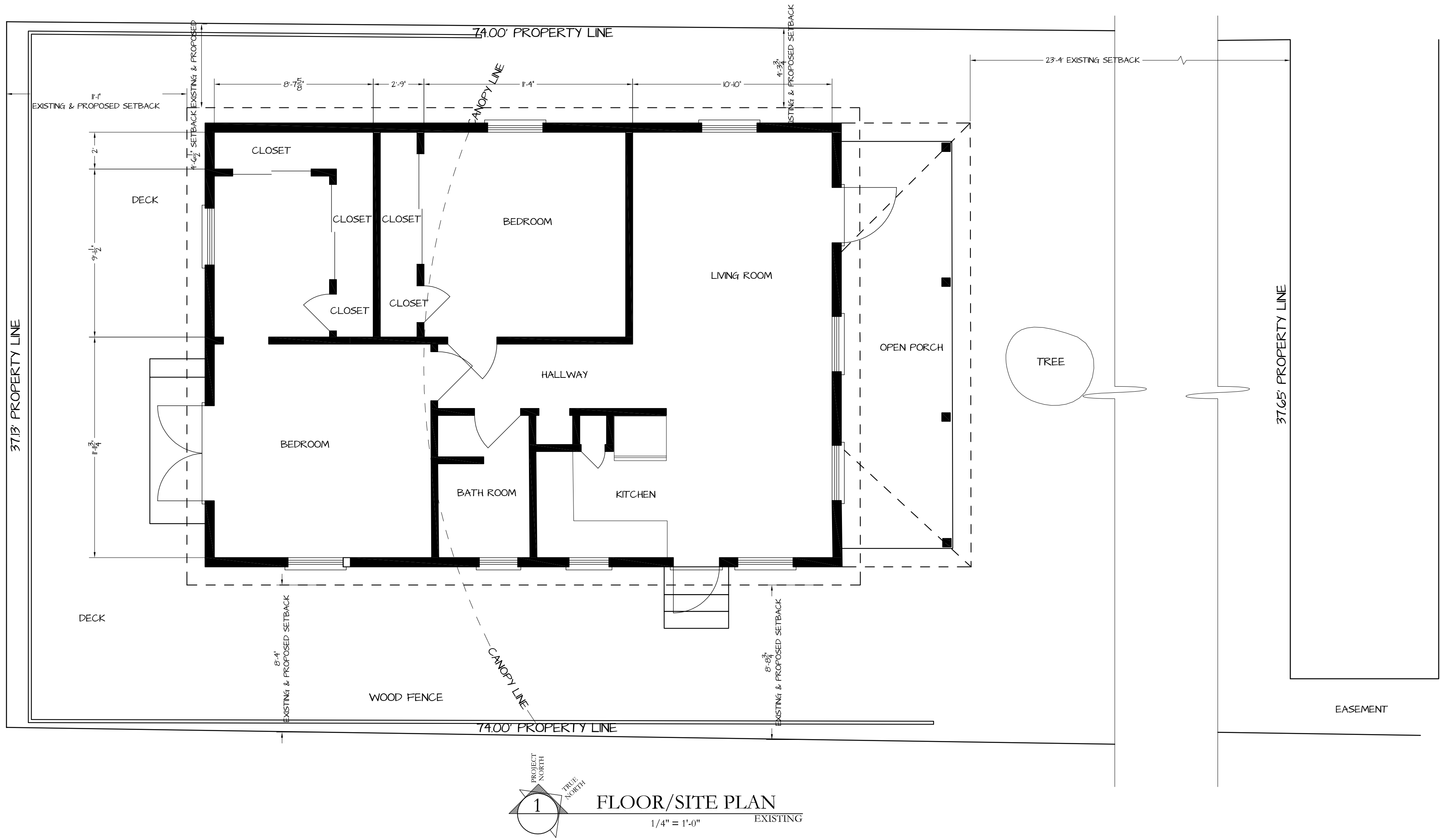
EAST ELEVATION  
1/4" = 1'-0" EXISTING



SOUTH ELEVATION  
1/4" = 1'-0" EXISTING



NORTH ELEVATION  
1/4" = 1'-0" EXISTING



RESIDENTIAL ADDITION & UPGRADES  
SCARSELLA RESIDENCE

714 R ELIZABETH STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751

PROJECT NO :

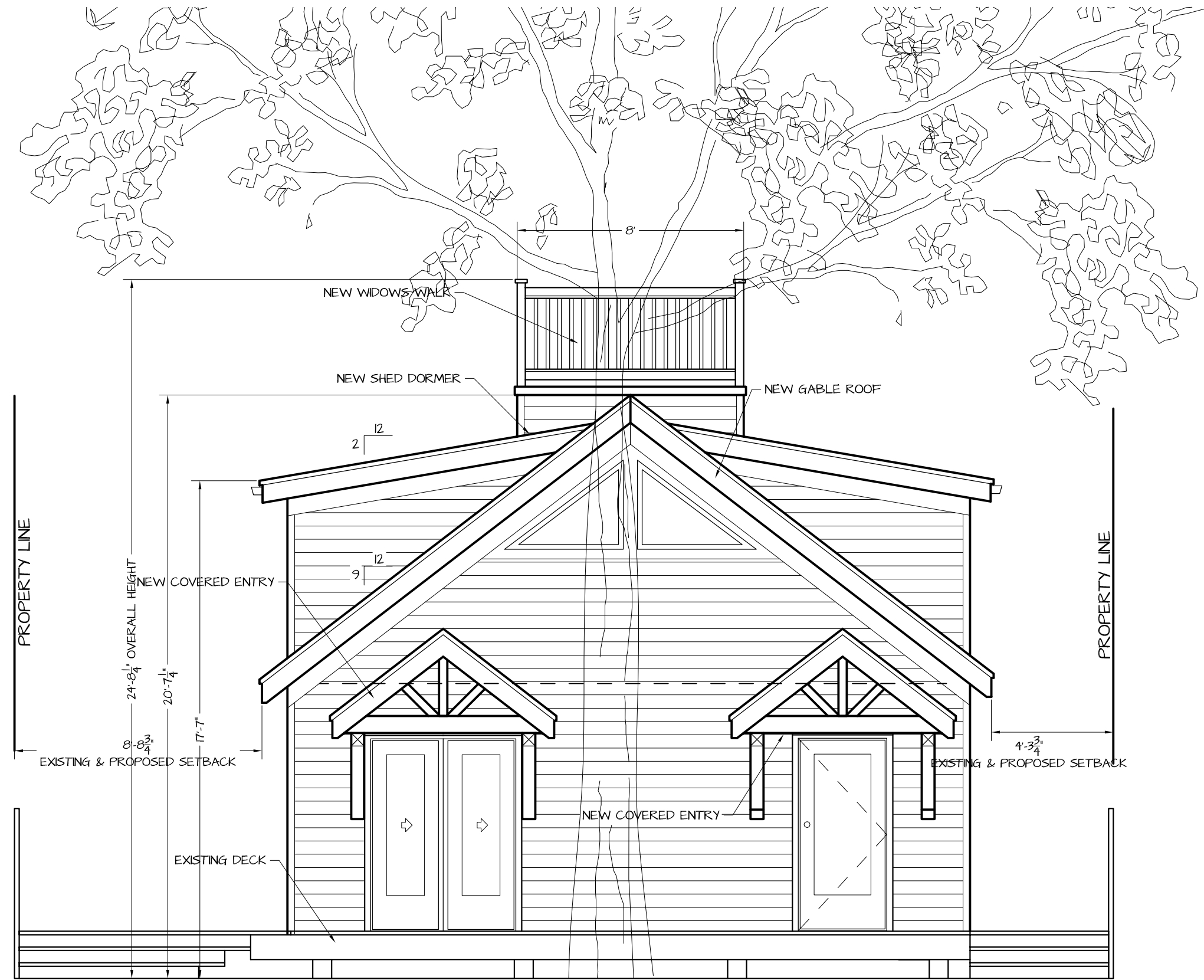
REV 9/27/2014  
REV 8/6/2014  
REV 7/31/2014  
DATE : 6/25/2014

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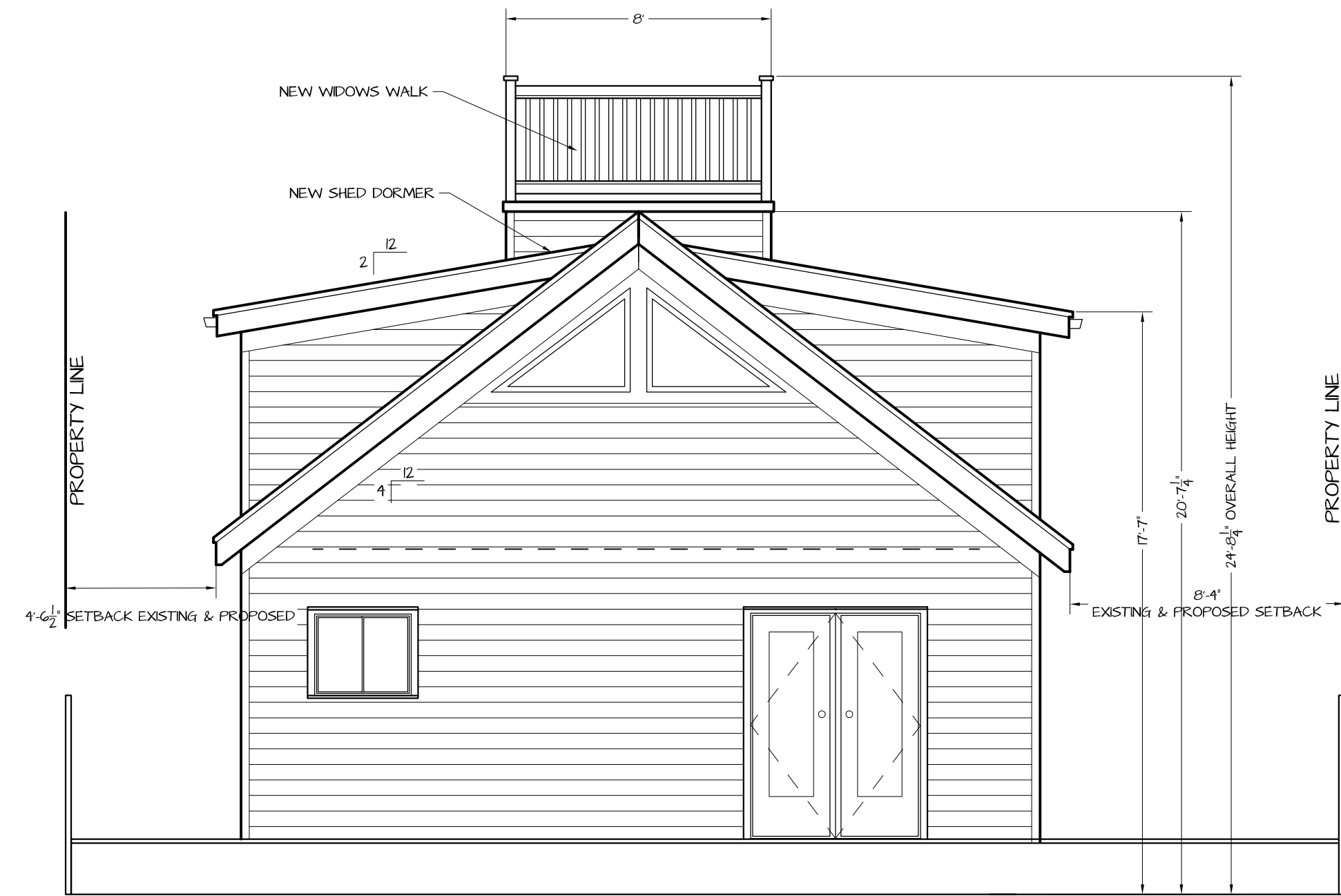






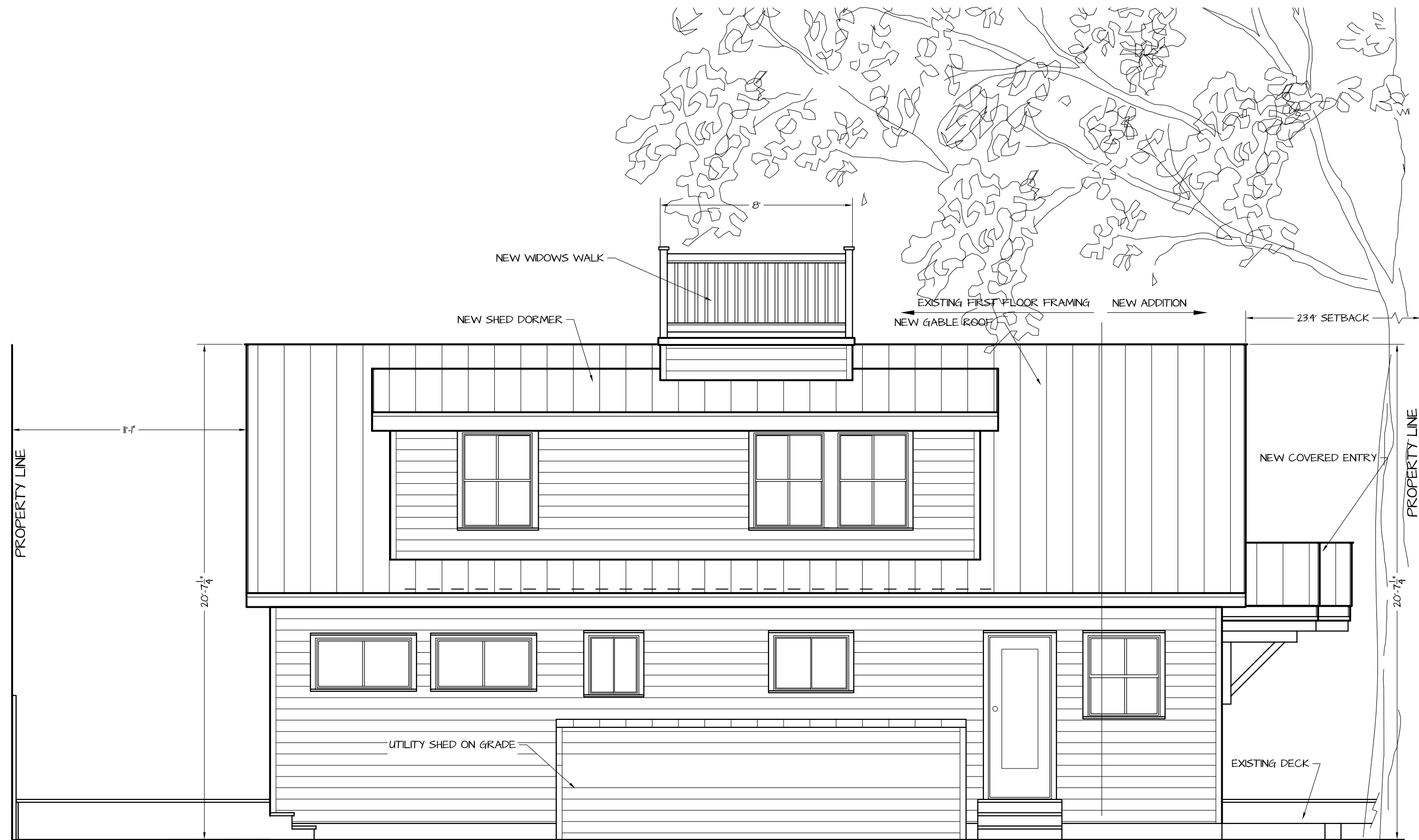
EAST ELEVATION

1/4" = 1'-0" PROPOSED



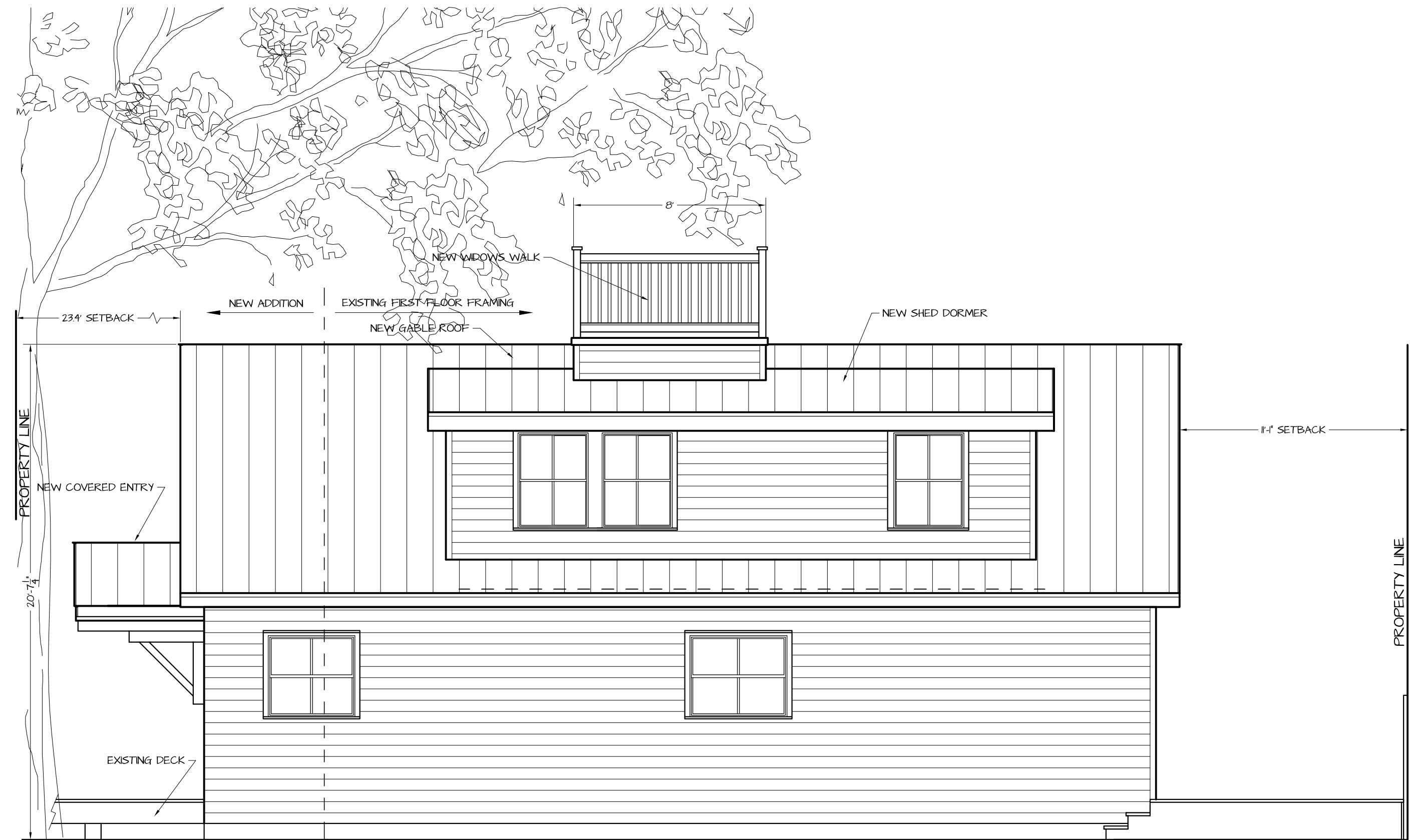
WEST ELEVATION

1/4" = 1'-0" PROPOSED



SOUTH ELEVATION

1/4" = 1'-0" PROPOSED



NORTH ELEVATION

1/4" = 1'-0" PROPOSED

RESIDENTIAL ADDITION & UPGRADES  
SCARSELLA RESIDENCE

714 R ELIZABETH STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN  
ARCHITECTURE

KEY WEST, FLORIDA  
FLORIDA LICENSE: AR-0017751

PROJECT NO :  
REV 10/27/2014  
REV 9/27/2014  
REV 8/6/2014  
REV 7/31/2014  
DATE : 6/25/2014

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# Urban Forestry Memo

## MEMORANDUM

DATE: October 27, 2014

RE: 714 Elizabeth Rear, On-site Meeting and Update to File

FROM: Karen DeMaria, Urban Forestry Manager, City of Key West

RD

Today an on-site meeting was held with Bill Rowan and others associated with the redevelopment of 714 Elizabeth Street Rear.

1. The location of the one proposed wood window awning was located for visual reference. This awning, closest to the large Spanish lime tree, is further away from the tree than originally thought. It appears to be at least 2 feet from the trunk of the tree, therefore, no negative impact is expected.
2. The proposed creation of a second story was discussed and the approximate new roofline area was measured. The new roof appears to be approximately 2 feet from two large diameter branches. No negative impact is expected.
3. The location of the widow's walk was clarified. Trimming of overhanging branches will be required in creation of the widow's walk. This work appears to be minor trimming-no permit required.

It was recommended that they have a certified arborist trim the tree prior to demolition and construction. Trimming of the large branches may require a permit (Staff Approval) if a cut is 6" in diameter or larger.

At the meeting a statement was made regarding an arborist report hand written by Larry Busloff (Leaping Lizards Tree Service) that was submitted with a City application. I have not seen this report. The property owner said they would drop off a copy of this report to include in the file.

Dear Karen

Thank you -

Please let me know if  
you need anything further.

Sincerely,

Christine Scarsella

Jerry Gregory

LEAVING LINKED TREE SERVICE  
LARRIE BUSLOFF, ISA CERT#16170

JULY 17, 14!

CHRISTINE SCARSELLA INVITED  
ME TO EXAMINE THE HUGE TWIN  
SPANISH LIMES, *MELICOCCLUS BICUBATUS*  
AT 714 ELIZABETH ST, WITH THE  
HOPE OF MOVING OR INSTALLING PIERS  
TO SUPPORT NEW CONSTRUCTION  
WITHOUT DAMAGE TO THE TREE OR ITS  
MAJOR ROOTS. THAT SHOULD BE NO  
PROBLEM, IF THEY ARE PROPERLY SPACED  
THEY MAY SPAN THE ROOTPLATE WITH  
AN I-BEAM. ALTHO I FEEL THAT WILL  
NOT BE NECESSARY, IF ATTENTION IS  
PAID WHEN BUILDING. THE DECK IS  
WELL OVER THE ROOTS & NOT INTERFERING  
WITH THEM. THE DECKING PLANKS WILL  
NEED TO BE CUT BACK FROM THE STEM  
AS NEEDED - BEFORE GIRDLING OCCURS.

I MAY BE REACHED AT 305-304-1581.

Larrie Busloff

#16170 FL#0111R

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 25, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**EXPANSION OF THE FRONT AND ROOF OF A NON-CONTRIBUTING BUILDING AND ADDITION OF WIDOW'S WALK, POOL, AND DECK.**

**FOR- #714 ELIZABETH STREET REAR**

**Applicant – William Rowan, Architect**

**Application # H14-01-1611**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**







# Public Meeting Notice

THE CITY OF HAWAII, through the Department of Planning and Economic Development, is holding a public meeting to discuss the proposed expansion of the front and rear of a new building and the addition of a new walkway, located at 1000 Kalia Road, Honolulu, Hawaii.

Project: 1000 Kalia Road, Honolulu, Hawaii  
Date: 10/10/2018  
Time: 10:00 AM - 12:00 PM  
Location: 1000 Kalia Road, Honolulu, Hawaii

For more information, please contact the Planning and Economic Development Department at (808) 535-1234.

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared CHRISTINE SCARSELLA, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
714 ELIZABETH STREET (REAR) on the 18<sup>th</sup> day of NOVEMBER, 2014.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on NOVEMBER 25<sup>th</sup>, 2014.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

2. A photograph of that legal notice posted in the property is attached hereto.

**Signed Name of Affiant:**

C. Scarsella  
**Date:** NOV 18<sup>th</sup> 2014

**Address:** 714 ELIZABETH ST (R)

**City:** KEY WEST

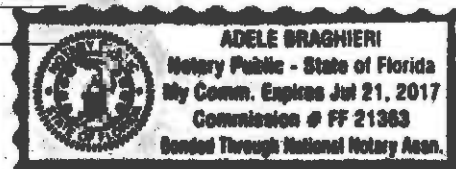
**State, Zip:** 33040

The forgoing instrument was acknowledged before me on this 18 day of November, 2014.

By (Print name of Affiant) CHRISTINE SCARSELLA who is personally known to me or has produced FL. DL. S624-100-59-515-0 as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Adele Braghieri  
Print Name: Adele Braghieri  
Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_



# **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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 8497563 Parcel ID: 00018190-000200**

### Ownership Details

**Mailing Address:**

SCARSELLA CHRISTINE  
C/O ART AT 830  
830 CAROLINE ST  
KEY WEST, FL 33040

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable  
Housing:** No

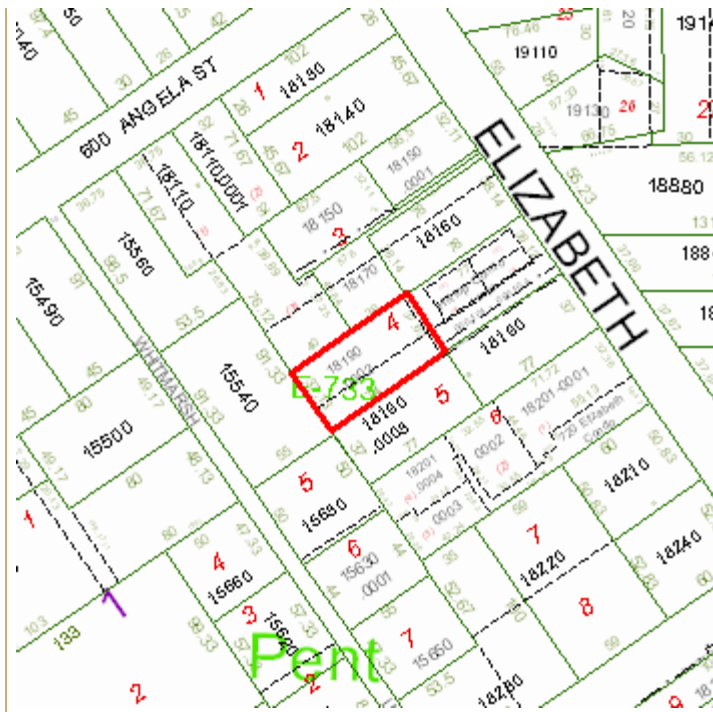
**Section-Township-  
Range:** 06-68-25

**Property Location:** 714 ELIZABETH ST REAR: KEY WEST

**Legal Description:** KW PT LOTS 4-5 OF TR 5 OR233-549/553 OR400-351/352 OR547-292D/C OR547-364 OR683-542D/C  
OR757-1673/1674 OR998-2432/2433 OR1009-711/713-E OR1031-926/929 OR1288-1141 OR1322-773/775(LG)

**Click Map Image to open interactive viewer**





## Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	38	74	2,766.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 816  
 Year Built: 1977

## Building 1 Details

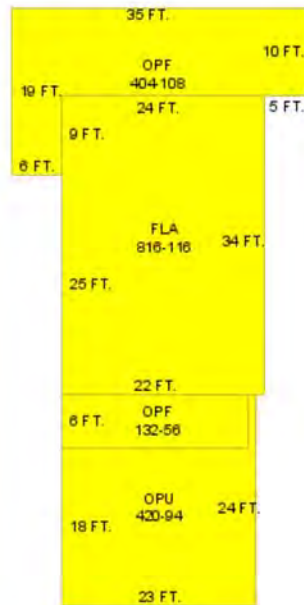
Building Type R1 Condition A Quality Grade 450  
 Effective Age 19 Perimeter 116 Depreciation % 26  
 Year Built 1977 Special Arch 0 Grnd Floor Area 816  
 Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP Roof Cover METAL Foundation CONC BLOCK  
 Heat 1 NONE Heat 2 NONE Bedrooms 2  
 Heat Src 1 NONE Heat Src 2 NONE

### Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1988	N N	0.00	0.00	816

2	<u>OPF</u>	1	1988	N	N	0.00	0.00	404
3	<u>OPF</u>	1	1988	N	N	0.00	0.00	132
4	<u>OPU</u>	1	1996	N	N	0.00	0.00	420

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	312 SF	52	6	1987	1988	2	30
2	FN2:FENCES	104 SF	13	8	1995	1996	2	30

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	96-3550	08/01/1996	12/01/1996	1		WOOD DECK

## 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
2014	86,858	583	352,628	440,069	206,718	25,000	181,718
2013	89,144	594	302,880	392,618	203,663	25,000	178,663
2012	93,715	608	240,317	334,640	200,259	25,000	175,259
2011	94,858	619	222,404	317,881	194,426	25,000	169,426
2010	99,430	630	280,721	380,781	191,553	25,000	166,553
2009	111,865	644	426,696	539,205	186,517	25,000	161,517
2008	102,878	655	484,050	587,583	186,331	25,000	161,331
2007	150,708	666	369,261	520,635	180,904	25,000	155,904
2006	330,751	681	262,770	594,202	176,492	25,000	151,492
2005	262,501	725	237,876	501,102	171,351	25,000	146,351
2004	215,600	779	207,450	423,829	166,360	25,000	141,360
2003	180,268	826	82,980	264,075	163,259	25,000	138,259
2002	186,415	870	75,763	263,048	159,433	25,000	134,433
2001	163,315	924	75,763	240,002	156,923	25,000	131,923
2000	181,713	1,119	46,835	229,667	152,353	25,000	127,353
1999	141,267	911	46,835	189,013	148,348	25,000	123,348
1998	117,234	796	46,835	164,865	146,012	25,000	121,012
1997	101,521	726	41,325	143,572	143,572	25,000	118,572
1996	66,613	376	41,325	108,314	108,314	0	108,314
1995	64,515	385	41,325	106,225	106,225	0	106,225
1994	57,696	358	41,325	99,379	99,379	0	99,379
1993	57,696	371	41,325	99,392	99,392	0	99,392

<b>1992</b>	57,696	388	41,325	99,409	99,409	0	99,409
<b>1991</b>	57,696	401	41,325	99,423	99,423	0	99,423
<b>1990</b>	51,380	416	44,769	96,565	96,565	0	96,565
<b>1989</b>	46,709	394	44,080	91,183	91,183	0	91,183
<b>1988</b>	41,187	0	30,305	71,492	71,492	0	71,492
<b>1987</b>	22,581	0	17,219	39,800	39,800	0	39,800
<b>1986</b>	21,114	0	17,784	38,898	38,898	0	38,898
<b>1985</b>	20,459	0	10,670	31,129	31,129	0	31,129
<b>1984</b>	19,093	0	10,670	29,763	29,763	0	29,763
<b>1983</b>	19,093	0	10,670	29,763	29,763	0	29,763
<b>1982</b>	19,476	0	9,544	29,020	29,020	0	29,020

## 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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>9/1/1994</b>	1322 / 0773	127,000	<u>WD</u>	<u>Q</u>
<b>12/1/1993</b>	1288 / 1141	115,500	<u>WD</u>	<u>Q</u>
<b>10/1/1987</b>	1031 / 926	105,000	<u>WD</u>	<u>U</u>
<b>12/1/1986</b>	998 / 2432	1	<u>WD</u>	<u>M</u>
<b>4/1/1978</b>	757 / 1673	100	<u>WD</u>	<u>U</u>

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