



Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: December 15, 2015

Applicant: Meridian Engineering

Application Number: H15-01-1216

Address: #723 Olivia Street

Description of Work:

Demolition of one-story rear addition.

Site Facts:

Located at the corner of Olivia Street and Petronia Lane, the house at 723 Olivia Street is currently a two-story, traditional frame vernacular house. The survey lists the structure as a contributing resource built 1938, but the house appears on the 1912 Sanborn map. The house has a historic one-story frame structure attached to its rear. Like many other structures in the historic district, the original wood porch was replaced with a concrete porch with mid-century details that are not original to the house.

This project was first presented in August. It was approved with the condition that the rear elevation be revised, as the Commission felt the proposed NanaWall doors were not appropriate for a publicly visible rear elevation.

Ordinance Cited in Review:

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Staff Analysis

This is the second reading for a Certificate of Appropriateness proposing the demolition of a historic one-story addition on the rear of a contributing building. The addition can also be seen in

a 1965 photograph. The addition has a flat roof, asbestos siding, and historic windows. Other than the windows, the addition does not have much character or significance

- (1) The addition does not embody distinctive characteristics and is not significant and distinguished entity. Staff feels that the addition lacks individual distinction.
- (2) The addition is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The addition has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;
- (4) The addition to be demolished are not the site of a historic event with a significant effect upon society;
- (5) The addition does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The addition does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The addition is not related to a square, park, or other distinctive area.
- (8) The addition does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and do not exemplify the best remaining architectural type in a neighborhood; and
- (9) The addition has not yielded, and are not likely to yield, information important in history.

As this is the second reading for demolition, this will be the final review for this project.

ORDINANCE FOR RELOCATION

DIVISION 4. - BUILDING RELOCATION

Sec. 102-251. - Application and fee.

Application for a certificate of appropriateness for relocating a historic building or structure in the historic districts shall be submitted to the historic architectural review commission, together with an application fee as determined by resolution by the city commission. Applications for relocating a historic building or structure shall be reviewed by the historic architectural review commission during a regular meeting. Notice of the meeting shall be published as for a regular meeting, pursuant to section 90-143.

(Ord. No. 97-10, § 1(3-10.3(E)(3)(a)), 7-3-1997; Ord. No. 11-11, § 6, 8-2-2011)

Sec. 102-252. - Requirements precedent to relocation.

The National Register of Historic Places discourages the moving of historic structures because the significance of properties is embodied in their sites and settings as well as in the structures themselves. Any National Register building that is removed from its original foundation is removed from the National Register. After reconsideration, it may be placed back on the National Register if specific criteria are followed, but the building's National Register designation is not guaranteed. The historic architectural review commission shall not issue a certificate of appropriateness for relocating a historic building or structure unless the historic architectural review commission renders a finding that the applicant has submitted a relocation plan demonstrating that the proposed relocation satisfies the following criteria:

- (1) The built environment for the new site should be similar to the old one in terms of context, the age of the surrounding buildings, their height, materials, setback, and architectural details.
- (2) The historic relationship between buildings and streetscape and landscaped features must be maintained.
- (3) When a building may be moved, documentation of the building and the relocation must be provided.
- (4) The relocated building must be placed so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
- (5) The new foundation's design, height, and facing materials must be comparable with the original historical foundation.
- (6) Relocating a contributing building outside of the historic district is prohibited.
- (7) Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, and detailing is prohibited.
- (8) Destruction or alteration of significant features, structures, or archeological sites at the new location is prohibited.
- (9) Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings is prohibited.
- (10) Placing the building on a new foundation whose design and materials are incompatible with the original is prohibited.

(Ord. No. 97-10, § 1(3-10.3(E)(3)(b)), 7-3-1997)

Secs. 102-253—102-280. - Reserved.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 15-01-1206		BUILDING PERMIT NUMBER 15-3234		INITIAL & DATE 8/18/15 <i>[Signature]</i>
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

723 CLIVIA ST.		# OF UNITS 1
RE: 00019590-000000		
JACK SANGUPTA	PHONE NUMBER	
618 WHITEHEAD ST	EMAIL	
KEY WEST, FL 33040		
	PHONE NUMBER	
	EMAIL	
MERIDIAN ENGINEERING LLC	PHONE NUMBER 305 293-3263	
201 FRONT ST, STE 203	EMAIL rmileli@merief.com	
KEY WEST, FL 33040		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083.

PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Moving entire building to the west to get it back behind property line. Demolish existing one-story attached rear addition. Construct a new 2-story rear addition.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND Scribed BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND Scribed BEFORE ME THIS _____ DAY OF _____, 20____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

PART B:**SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITEACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHEDFENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPENPOOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHERFLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKSA / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGESERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKSRESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE**PART C:****HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.govINDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☒ DEMOLITION ☐ SIGN ☒ PAINTING ☐ OTHERADDITIONAL INFORMATION: PHOTOS SUBMITTED ELECTRONICALLY**PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA**

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
WINDOWS & DOORS	WOOD	WOOD

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER:

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE

Date: 8/04/15 53 Receipt no: 31012

2015 1001206

PT * BUILDING PERMITS-NEW

Trans number: 1.00 \$100.00

JM VISA/MASTERC \$150.00

Trans date: 8/04/15 Time: 7:40:13

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE: 8/25/2015	HARC MEETING DATE: 12/15/2015	HARC MEETING DATE:	
REASONS OR CONDITIONS: SUBJECT TO STAFF APPROVAL OF REAR ELEVATION 2ND READING REQUIRED - REVISED DRS OF FOUNDATIONS REQ.			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The portion of building being demolished does not reflect any of the items listed above.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Is not associated any historic events as listed above.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

Has no significant past

- (d) Is not the site of a historic event with a significant effect upon society.

Not a site of a historic event

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

Does not exemplify any of the above items

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

Does not portray any distinctive architectural style.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

Not part of or related to a distinctive area

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Does not have any unique location or physical characteristics.

- (i) Has not yielded, and is not likely to yield, information important in history.

Has not yielded and will not yield important historical information

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

☒ Yes Number of pages and date on plans _____
☒ No Reason Needs to be approved by HARC

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Does not apply

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

Does not apply

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.


Does not apply

(4) Removing buildings or structures that would otherwise qualify as contributing.

Does not apply

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

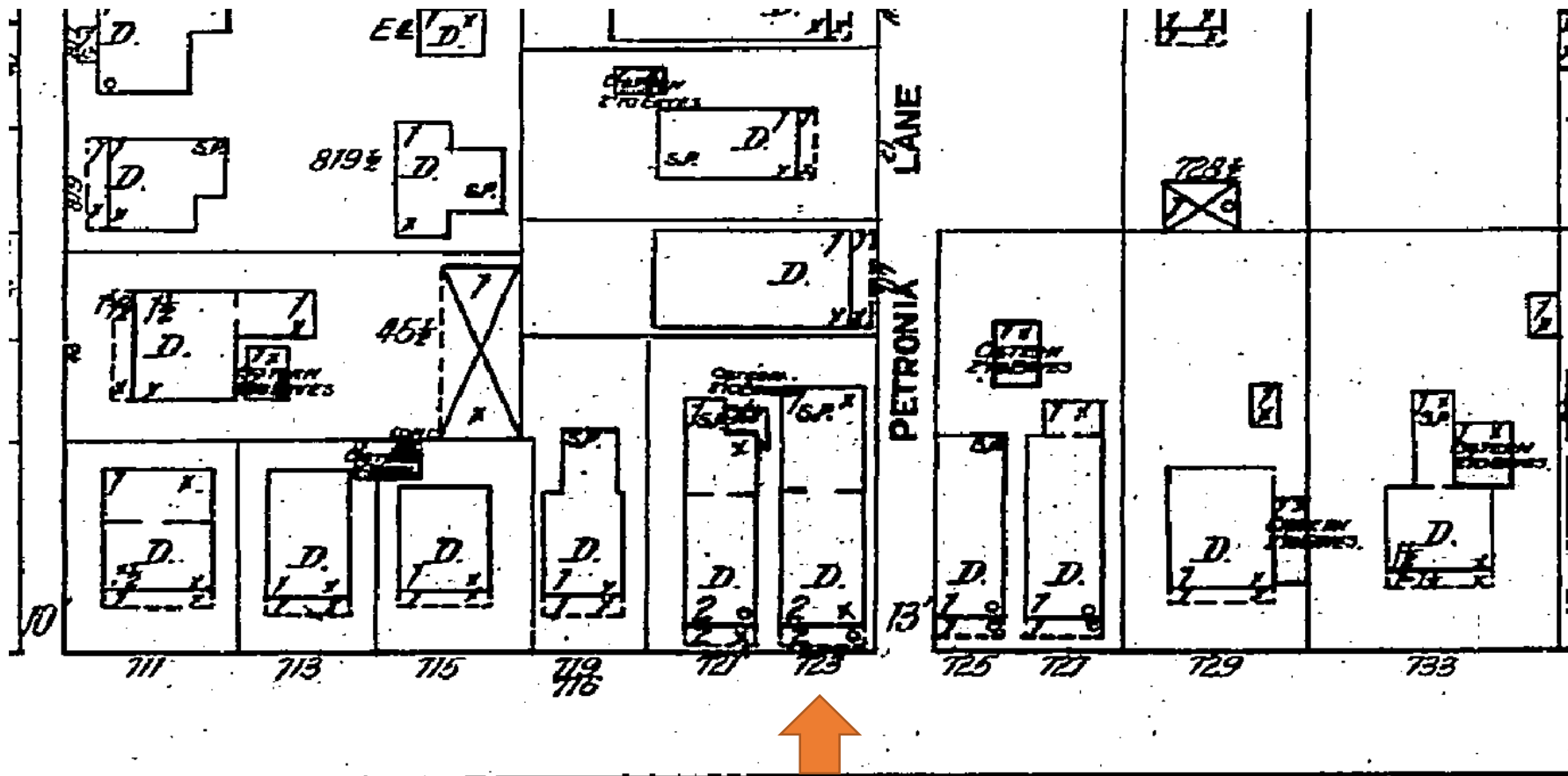
*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE:	8/14/15 PSENGOPTA DATE AND PRINT NAME:
--	--

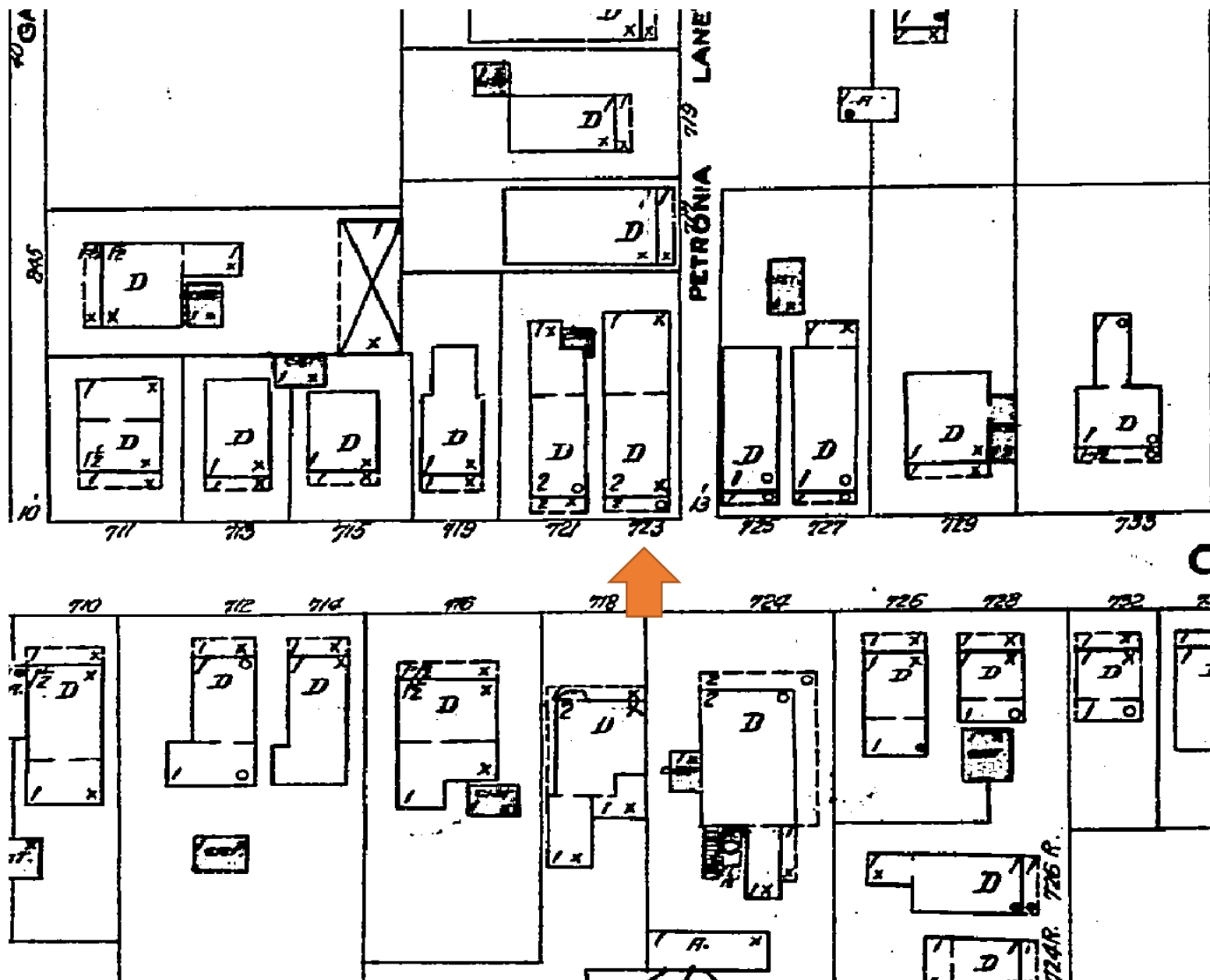
OFFICE USE ONLY

BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____ <input type="checkbox"/> Not listed Year built _____ Comments _____	
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments

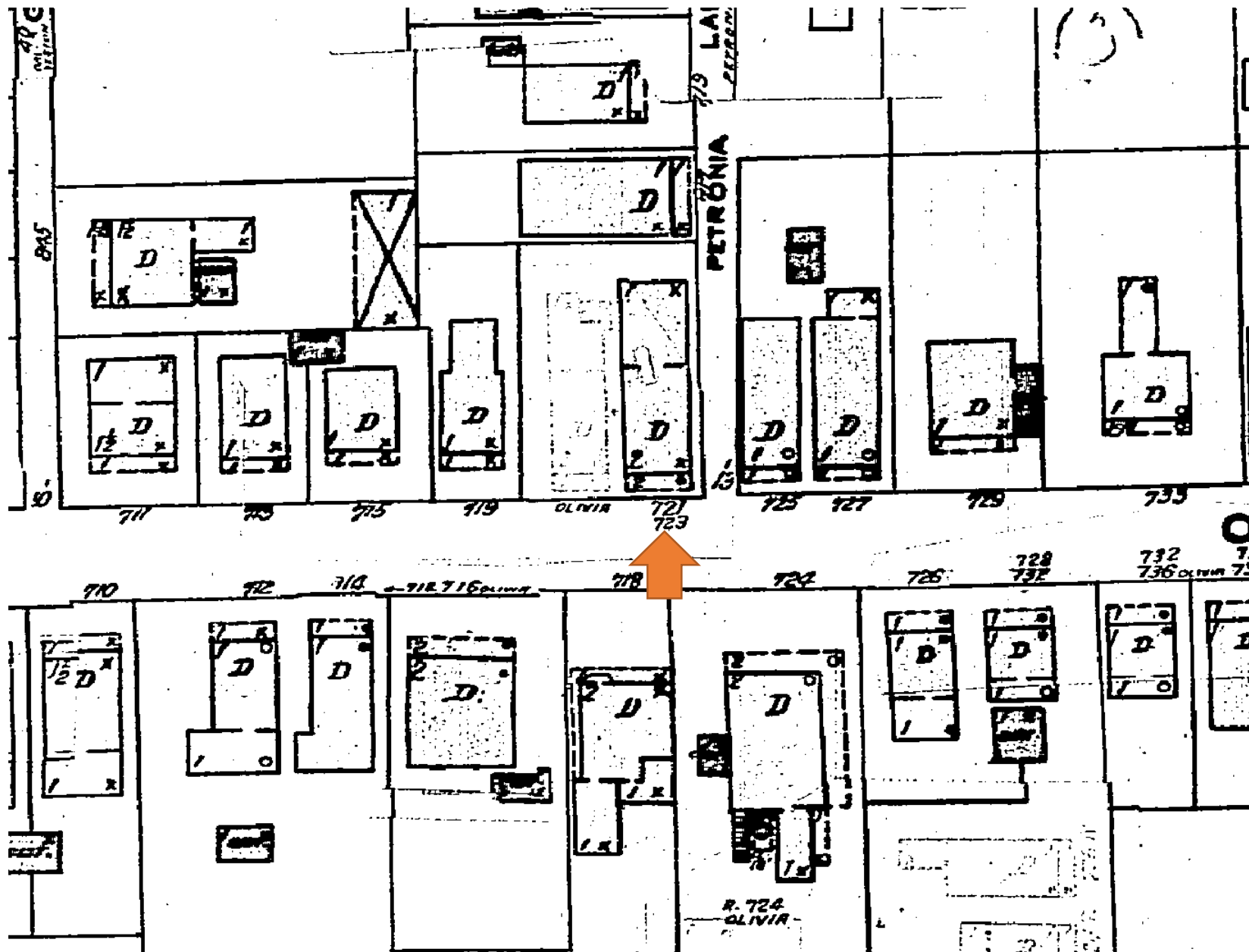
SANBORN MAPS



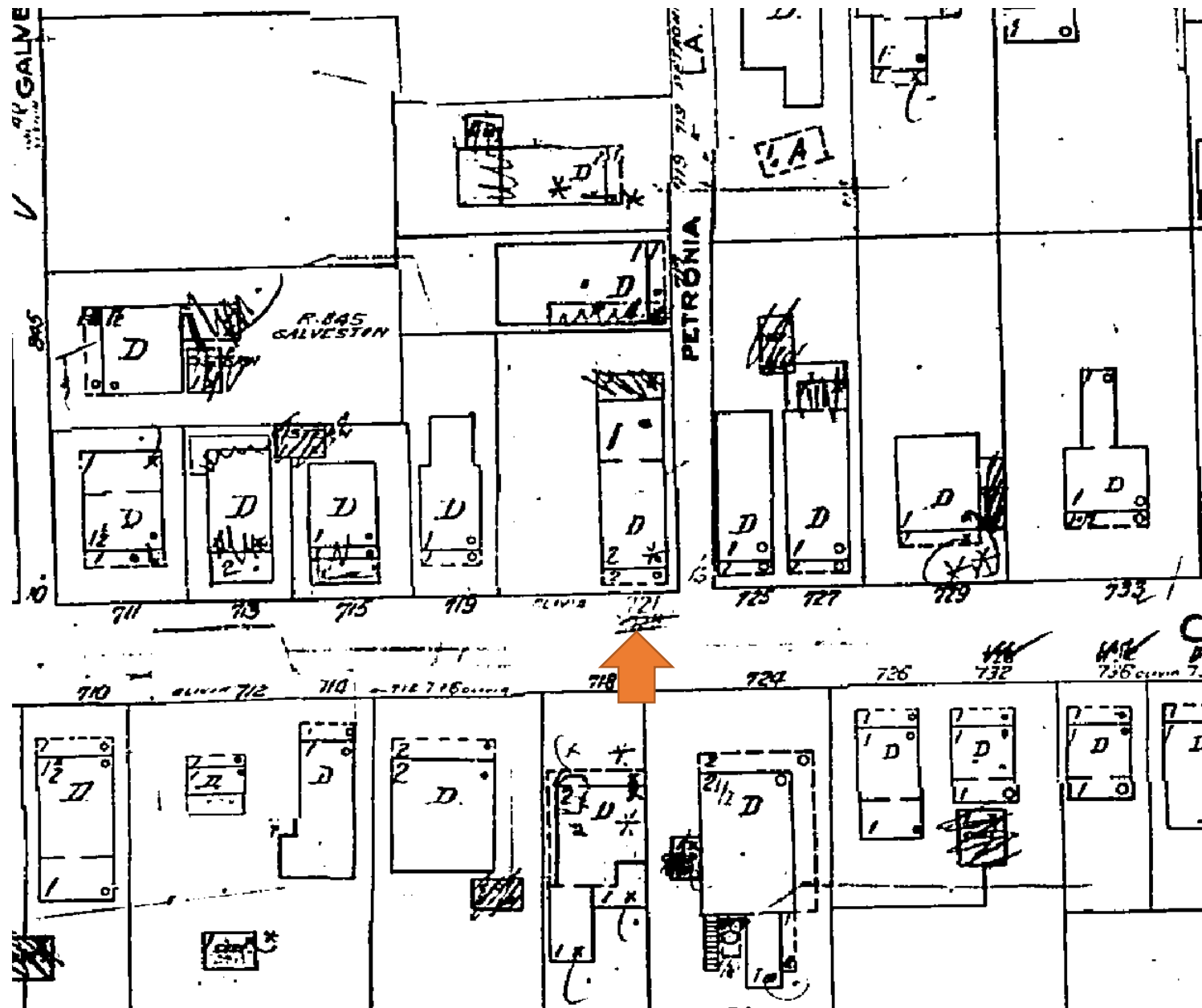
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.



Property Appraiser's Photograph of 717 Petronia Lane, c. 1965. Monroe County Public Library.
You can see the rear of 723 Olivia in the background.

Front Elevation photographs:



1. Photograph of the front of 723 Olivia Street

2. Photographs of the front sides-



Right side front



Left side front

3. Side elevations



Right Side



Left side

4. Photos of the rear



Left side rear.



Rear elevation

Harc Application Photos

Rear portion to be removed



Harc Application Photos

Roots intruding on foundation



Harc Application Photos

Side view of home



Harc Application Photos

Side view of home



Harc Application Photos

View beside Avocado Tree



Photographs of the adjacent rear properties:



Property directly behind 723 Olivia

4. Photographs of adjacent front properties:



Property to the west



Property to the east



Property directly across street



Property across the street to the east



Property across the street to the west



Looking north down Petronia Lane



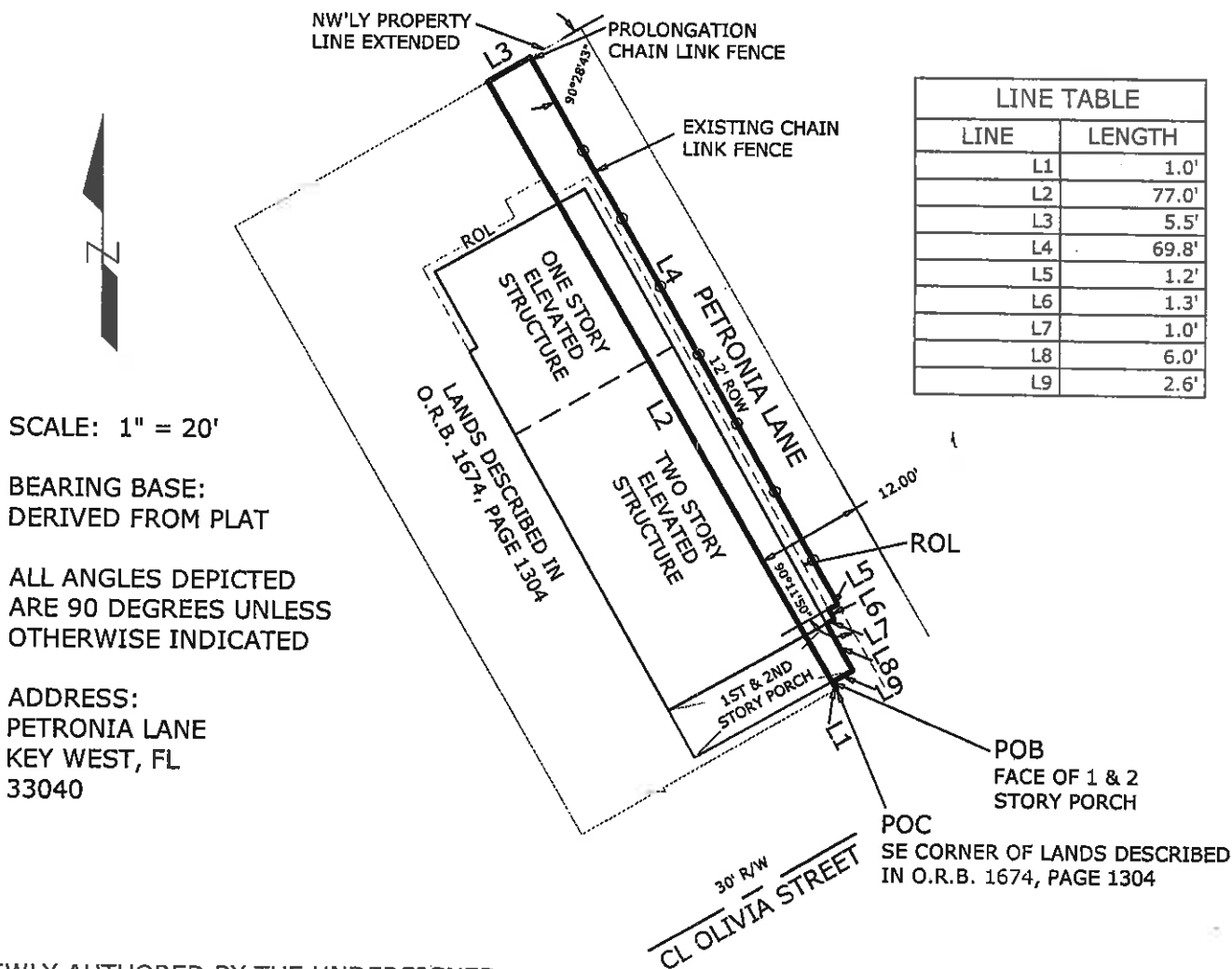
Olivia Street looking east



Olivia Street looking west

SURVEY

SPECIFIC PURPOSE SKETCH
LANDS ADJACENT TO 723 OLIVIA STREET
PETRONIA LANE
KEY WEST, FLORIDA



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
PETRONIA LANE
KEY WEST, FL
33040

NEWLY AUTHORED BY THE UNDERSIGNED:

On the Island of Key West commencing at a point on the Northwestern side of Olivia Street and the corner of a Lane known as Petronia Lane a/k/a Monroe Lane, said point also being the SE corner of lands described in Official Records Book 1674, page 1304 of the public records of Monroe County, Florida, continue along the NE'ly boundary of said lands in a NW'ly direction 1.0 feet to a point on the face of a 1 & 2 story porch, said point being the Point of Beginning; thence continue along the NE'ly boundary of said lands and through a 1 & 2 story porch and through a 1 & 2 story building in a NW'ly direction 77.0 feet to the NE corner of said lands; thence at right angles in a NE'ly direction along the NW'ly property line extended to its intersection with the prolongation of an existing chain link fence 5.5 feet; thence deflecting to the right 90°28'43" in a SE'ly direction along said chain link fence prolongation and said chain link fence 69.8 feet; thence deflecting to the right 90°11'50" in a SW'ly direction 1.2 feet back to the roof overhang line of said 2 story building; thence at right angles in a SE'ly direction along said roof overhang line 1.3 feet; thence at right angles in a SW'ly direction along said roof overhang line to the east face of said 1 & 2 story porch 1.0 feet; thence at right angles in a SE'ly direction along the east face of said 1 & 2 story porch 6.0 feet; thence at right angles in a SW'ly direction along the south face of said 1 & 2 story porch 2.6 feet back to the Point of Beginning. Land described herein contains 383 square feet, more or less.
(The property address for the building is known as 723 Olivia Street)

LEGEND FOR ABBREVIATIONS

FND = FOUND
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA
PB = PLAT BOOK XX - PAGE XX
ROL = ROOF OVERHANG LINE
ROWL = RIGHT OF WAY LINE
R/W = RIGHT OF WAY

— DENOTES NEWLY DESCRIBED LEGAL

SURVEYORS NOTES:

- LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS IS NOT A SURVEY.

PREPARED FOR: PATRICIA KNOWLES
DATE: 02/03/15
REVISED DESCRIPTION PER CLIENTS REQUEST
TO INCLUDE FENCE ON PETRONIA LANE - KK

SCALE: 1"=20'
F/W DATE: -/-/
REV. DATE: 02/03/15
SHEET: 1 OF 1
DRAWN BY: KK
CHECKED BY: RER
INVOICE #: 14121510

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

SIGNED

ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

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

REVISED DESIGN

SITE DATA

SITE ADDRESS: 723 OLIVIA STREET KEY WEST, FL 33040
RE: 00019590-000000
ZONING: HDR (HISTORIC HIGH DENSITY RESIDENTIAL)
FLOOD ZONE: X
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT OF TR 5 G13-171/172
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 5 FT REAR 20FT
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ. FT.

INDEX OF DRAWINGS

SHEET C-1 - PROPOSED SITE PLAN
SHEET D-1 - DEMOLITION FLOOR PLAN

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE , LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
16. ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS

- ELEVATION MARK
- WALL TYPE SYMBOL
- WINDOW TYPE SYMBOL
- DOOR NUMBER SYMBOL
- ROOM NAME AND NUMBER
- DETAIL OR SECTION AREA
- DETAIL OR SECTION NUMBER
- SHEET# WHERE DETAIL IS SHOWN
- DETAIL OR SECTION NUMBER
- DETAIL
- SHEET# WHERE DETAIL IS SHOWN
- SHEET# WHERE DETAIL IS TAKEN

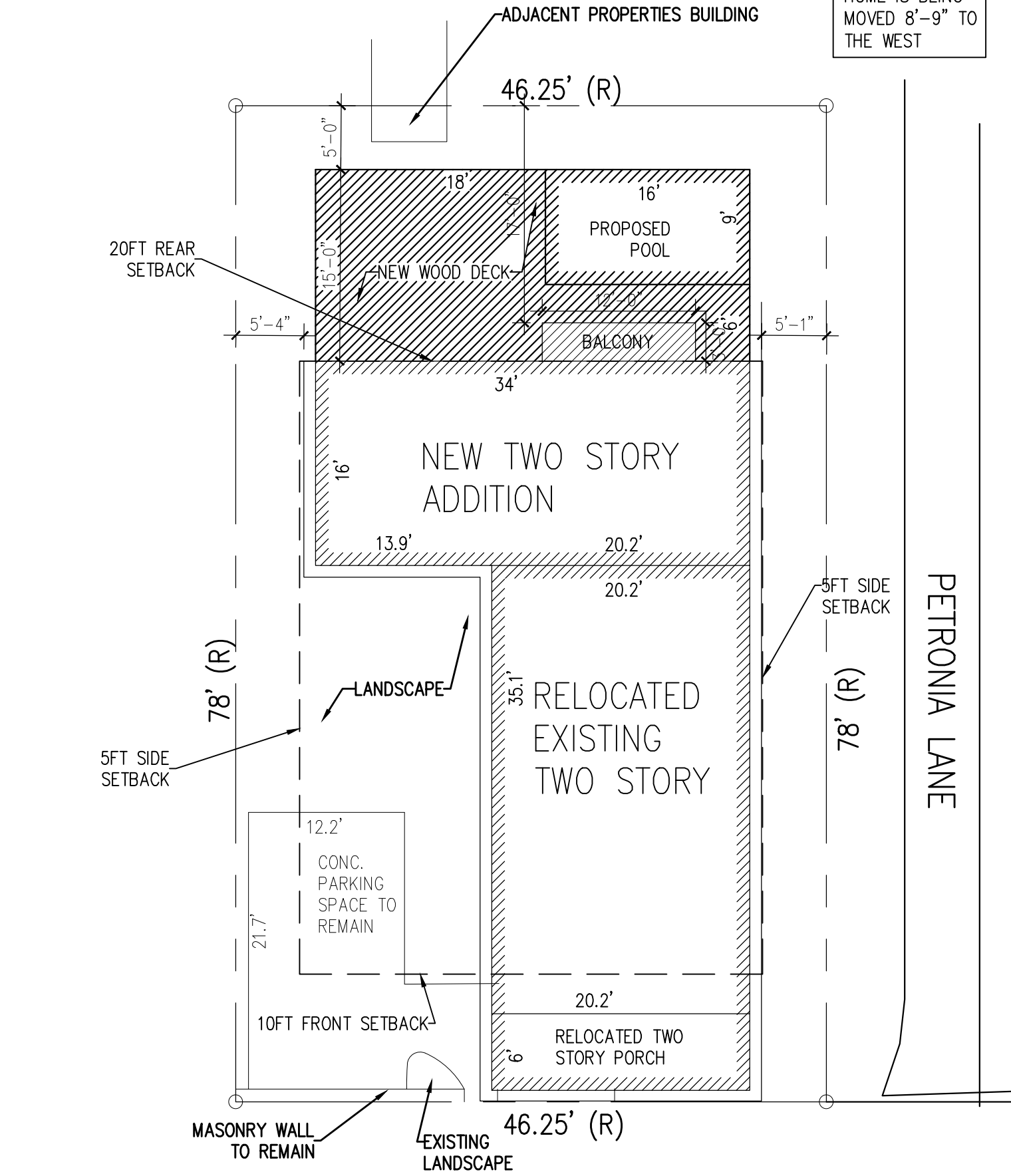
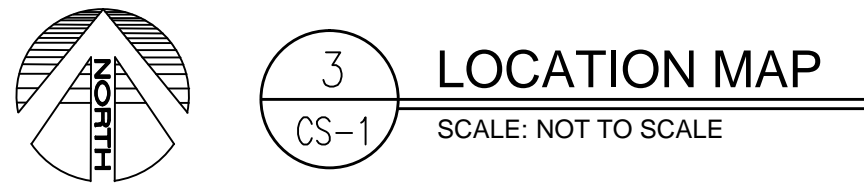
MATERIAL INDICATIONS

- CONCRETE
- COMPACTED EARTH FILL
- STUCCO OR GYPSUM WALL BOARD
- CONCRETE MASONRY UNIT
- BRICK
- BATT INSULATION
- RIDGE INSULATION
- SAND
- GRAVEL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD

LIST OF ABBREVIATIONS

- AND
- AT
- APPROX. APPROXIMATE(LY)
- FOOT/FEET
- FINISH FLOOR LEVEL
- IN. INCH
- MAX. MAXIMUM
- MIN. MINIMUM
- # NUMBER
- O.C. ON CENTER
- LB. POUND
- PSI POUND PER SQUARE INCH
- PT PRESSURE TREATED
- SF SQUARE FOOT/FEET
- T & G TONGUE AND GROOVE
- WWM WELDED WIRE MESH

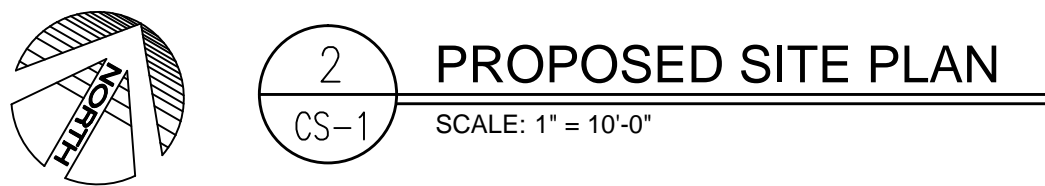
SITE



SCOPE OF WORK

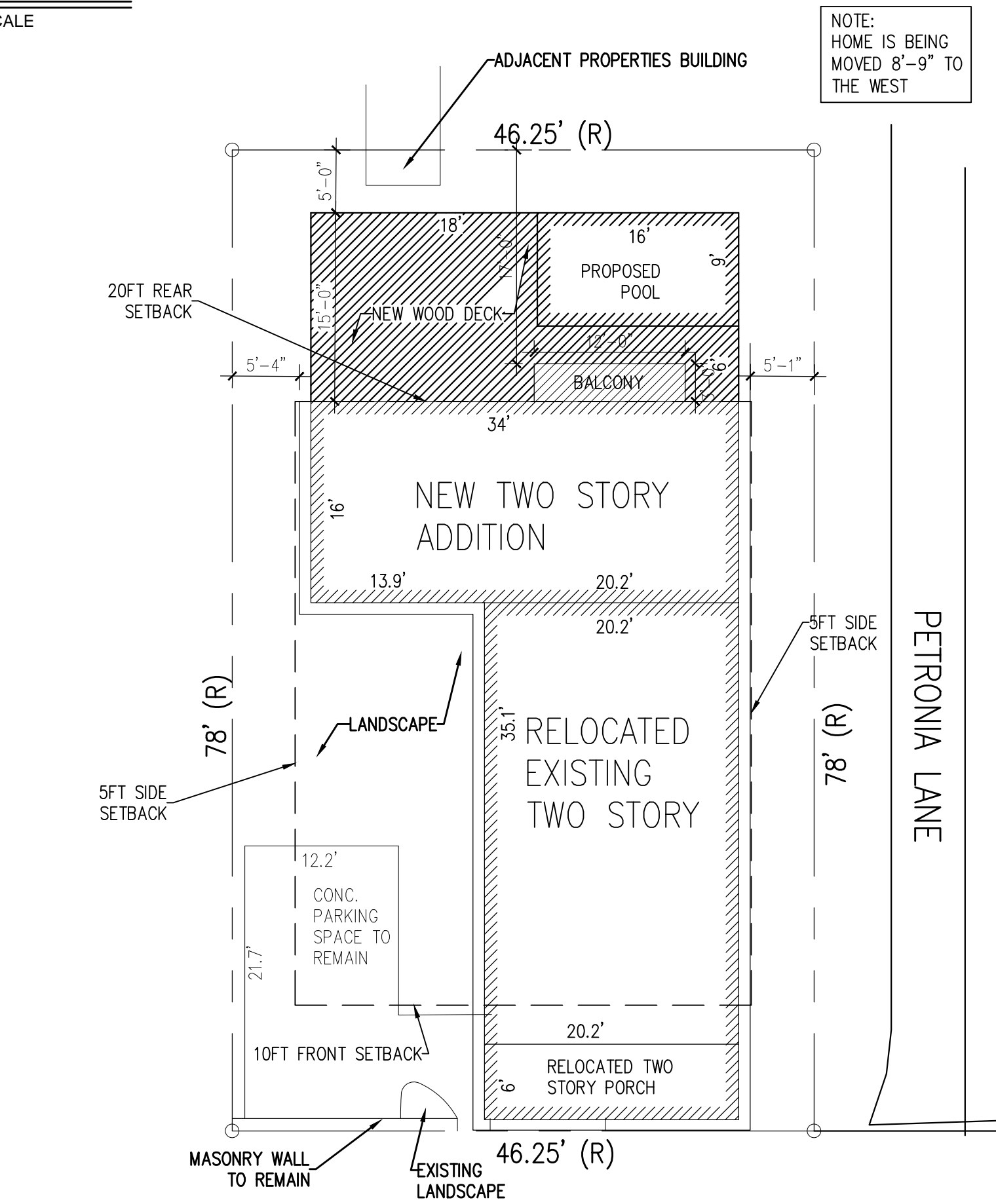
1. DEMOLISH REAR NON-HISTORIC PORTION OF 1ST FLOOR PORCH.
2. PREPARE STRUCTURE FOR RELOCATION.
3. RELOCATION OF STRUCTURE PER PROPOSED SITE PLAN.

OLIVIA STREET

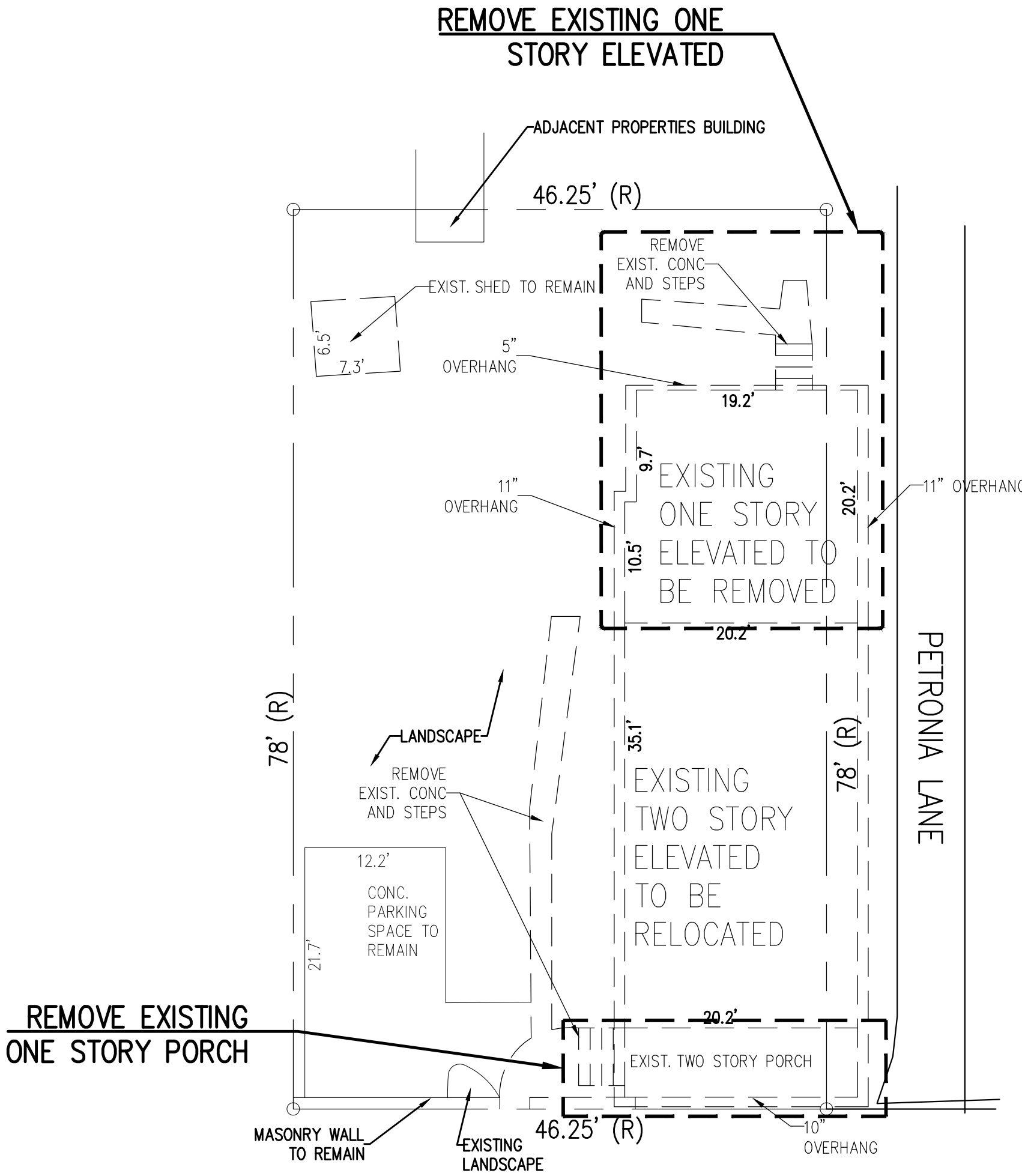


PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



REMOVE EXISTING ONE STORY ELEVATED



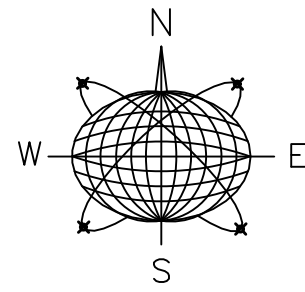
REMOVE EXISTING ONE STORY PORCH

OLIVIA STREET



EXISTING SITE PLAN

SCALE: 1" = 10'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

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SIGNED AND SEALED BY THE DESIGNER
RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL RENOVATION

723 OLIVIA
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No. AS NOTED
Scale: AS NOTED

AutoCad File No.

Revisions:

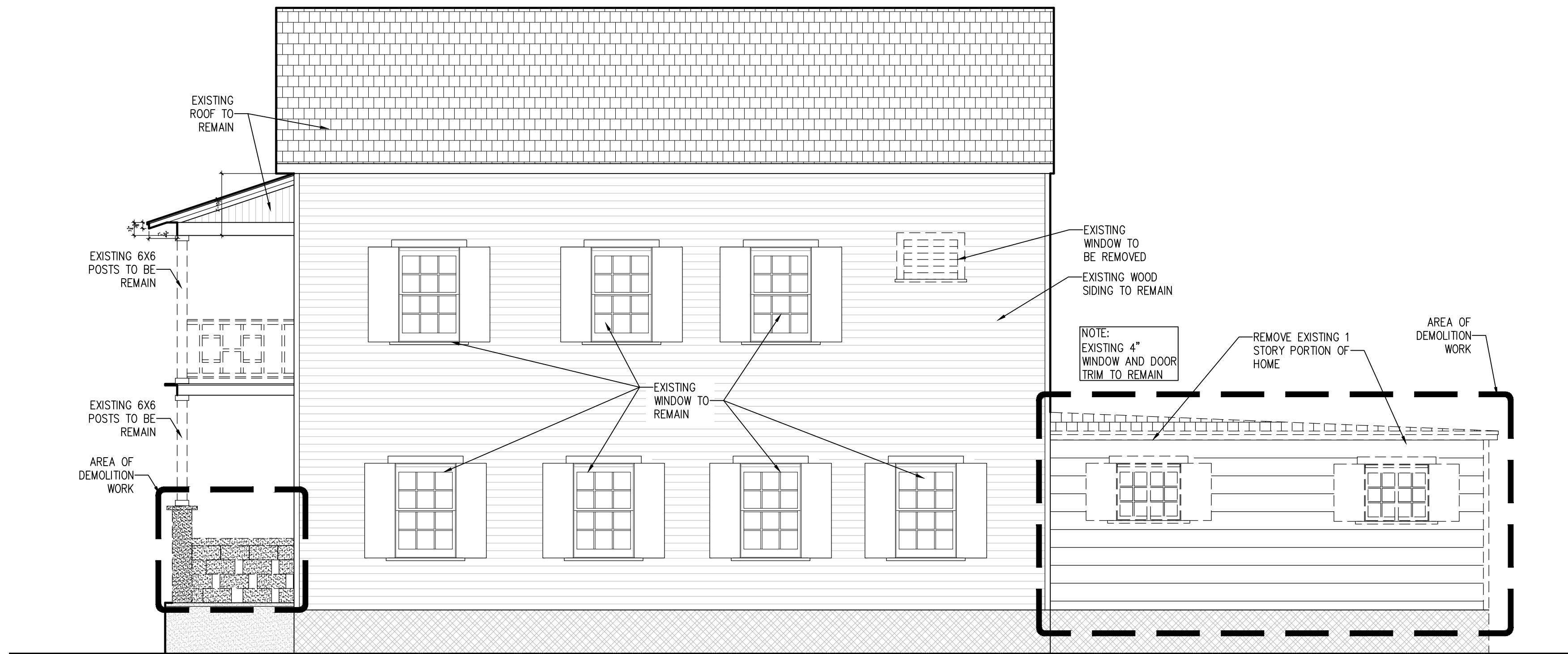
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COVER SHEET
AND SITE PLANS

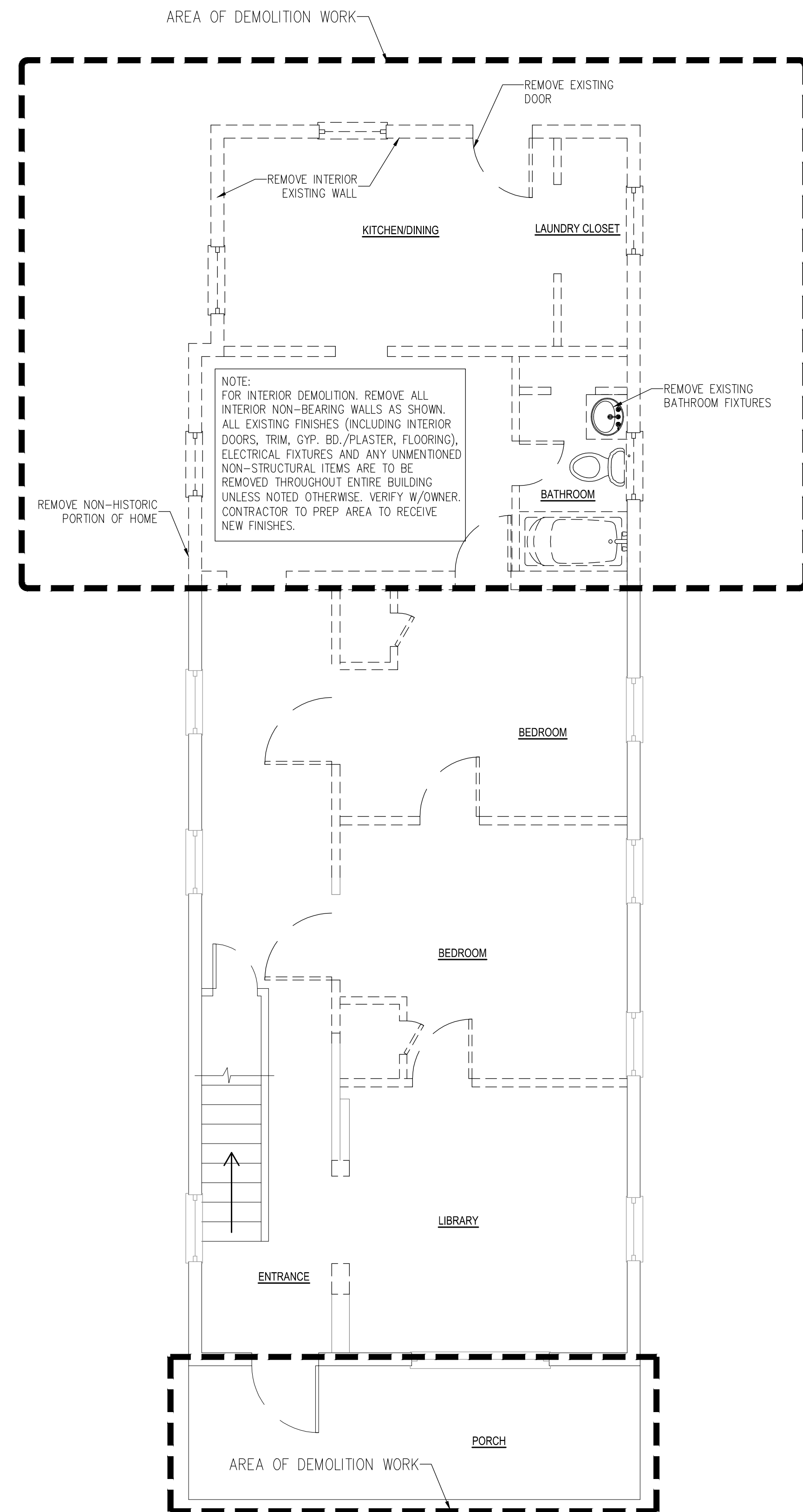
Sheet Number:

CS-1

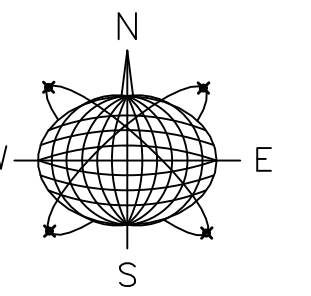
Date: NOVEMBER 18, 2015



2
D-1
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
D-1
1ST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

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RICHARD J. MILELLI
PE #58315

General Notes:

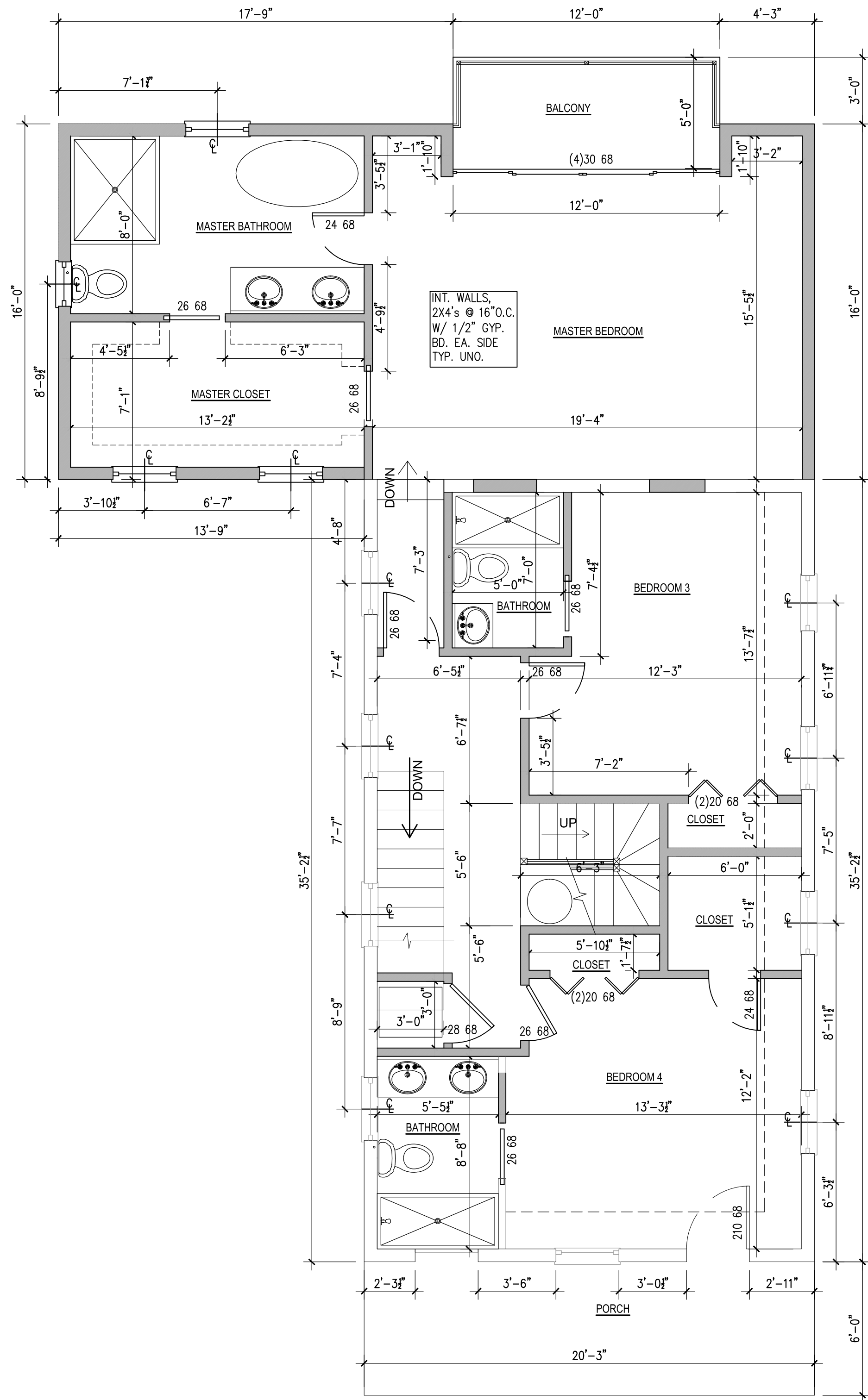
RESIDENTIAL RENOVATION
723 OLIVIA
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No. Scale: AS NOTED
AutoCad File No.

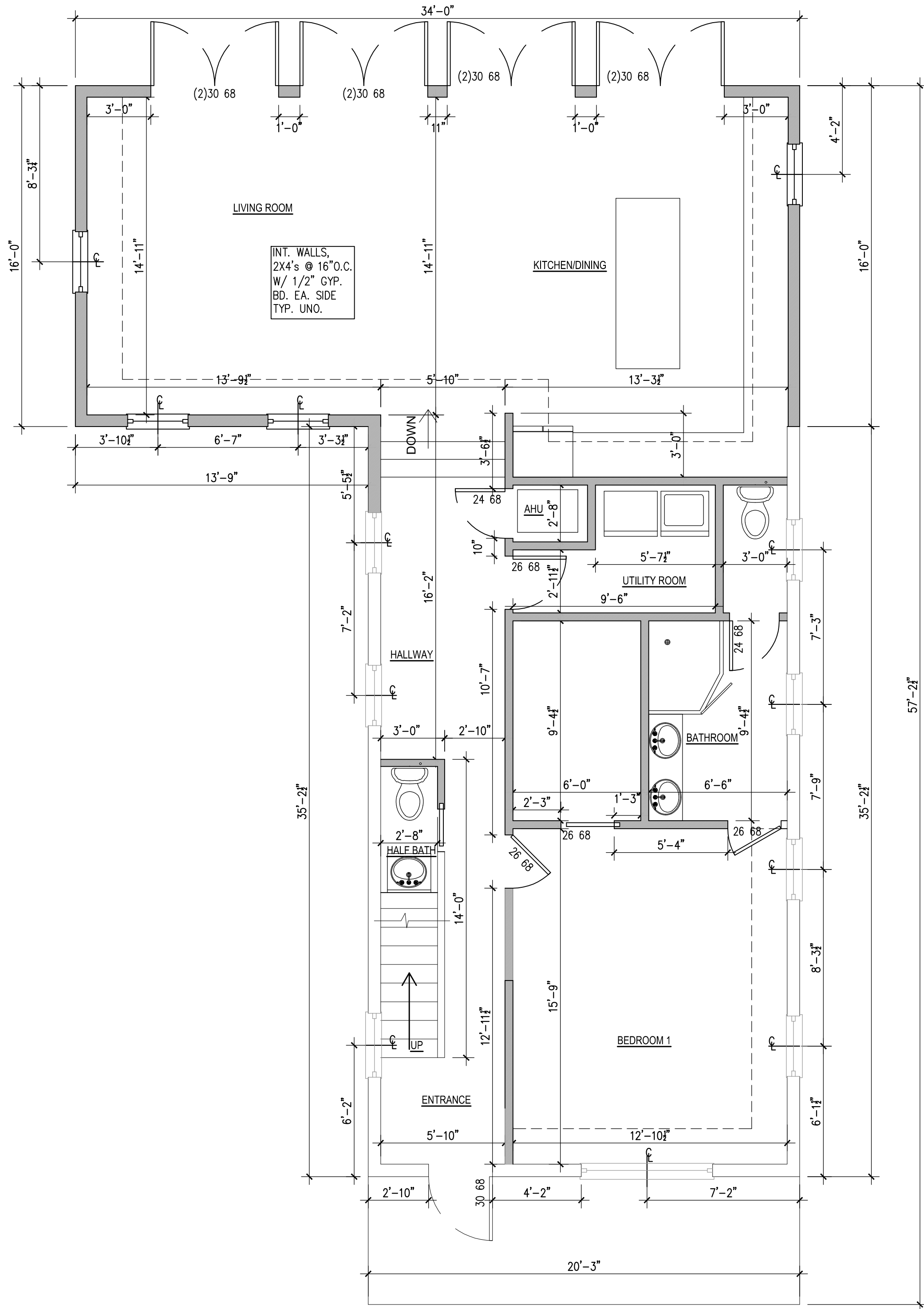
Revisions:

Title:
DEMOLITION
PLAN

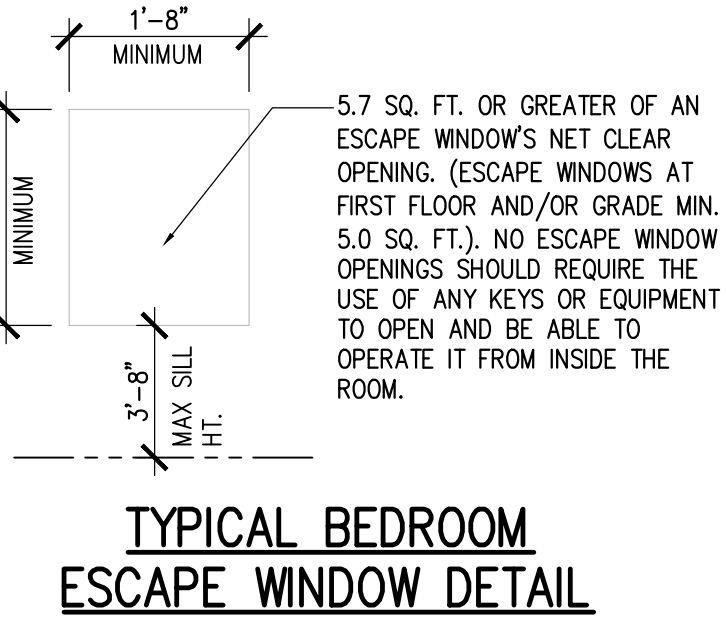
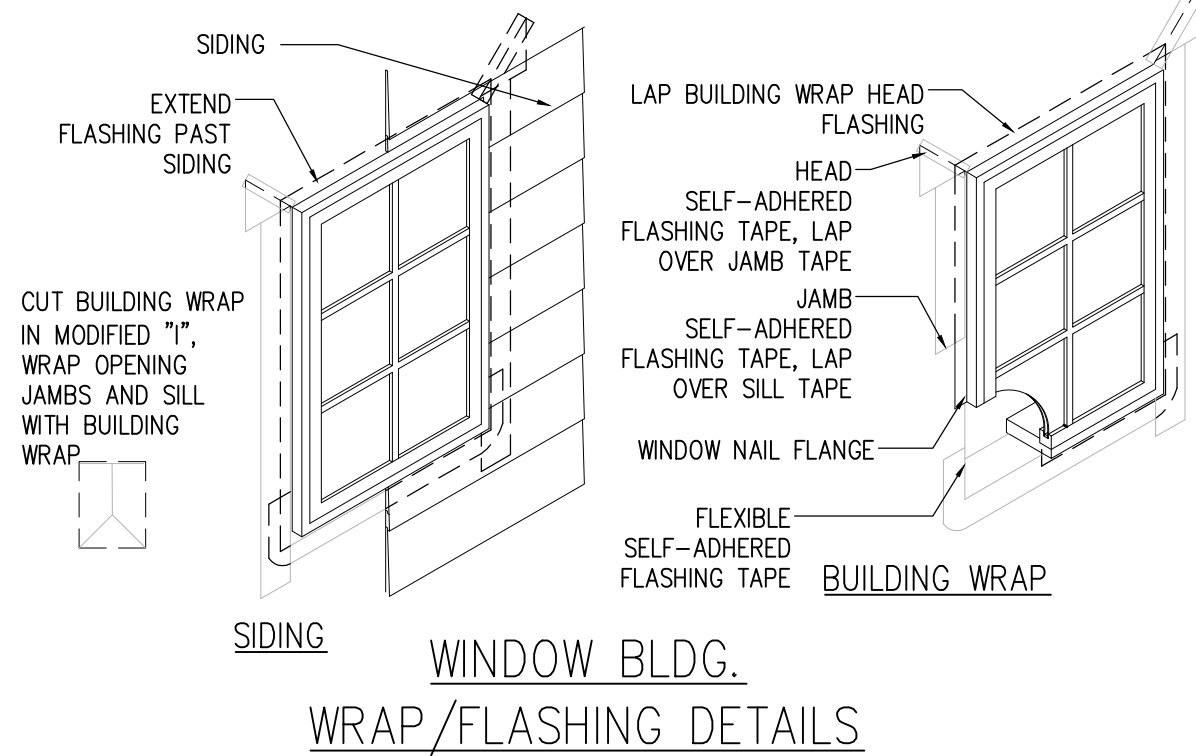
Sheet Number:
D-1
Date: NOVEMBER 18, 2015



2 2ND FLOOR PROPOSED PLAN
A-1 SCALE: 1/4" = 1'-0"



1 1ST FLOOR PROPOSED PLAN
A-1 SCALE: 1/4" = 1'-0"



DOOR & WINDOW NOTES

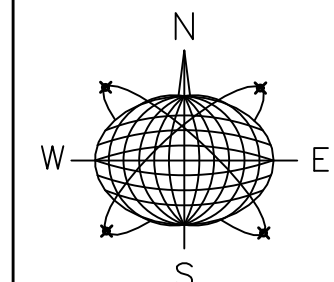
1. ALL DOORS AND WINDOWS SHALL BE RATED TO WITHSTAND PRESSURES ASSOCIATED WITH 180 MPH WINDS IN ACCORDANCE WITH ASCE 7-10. DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAL FOOT OF OPERABLE SASH CRACK AND A MAXIMUM 0.5 CFM PER SF OF EXTERIOR DOOR AREA. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
2. PROVIDE ONE EGRESS SIZED WINDOW IN EACH BEDROOM UNLESS THERE IS A SECOND EXIT SUCH AS A SLIDING GLASS OR SIDE HINGED DOOR TO THE EXTERIOR. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR LEVEL AND MUST HAVE A MINIMUM NET CLEAR OPENING OF 20" WIDTH AND A NET CLEAR OPENING AREA OF NO LESS THAN 5.7 SF.
3. ALL EXTERIOR DOORS SHALL BE SOLID CORE, 1-3/4" THICK, WEATHER-PROOF TYPE. ALL INTERIOR DOORS SHALL BE 1-3/4" THICK. UNITS SHALL BE GLAZED OR RAISED PANEL BOTH SIDES. UNITS SHALL HAVE PATTERNS OR DIVIDED LITES UNLESS OTHERWISE NOTED. UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS WITH SURFACES PREPARED TO ACCEPT PAINT OR OTHER FINISH AS SPECIFIED. DOORS SHALL MEET NMMA STANDARD TOLERANCES FOR EACH TYPE.
4. FURNISH AND INSTALL COMPLETE HARDWARE SETS; SCHLAGE, YALE OR EQUAL, ANSI GRADE 2 OR BETTER FOR HEAVY RESIDENTIAL/MEDIUM COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED BY THE OWNER. ALL EXTERIOR HARDWARE TO BE SALT RESISTANT.
5. ALL SLIDING GLASS DOORS AND SHOWER ENCLOSURES SHALL HAVE TEMPERED GLASS.
6. WOOD OPERATING AND FIXED WINDOWS SHALL BE EQUIPPED WITH SALT RESISTANT HARDWARE AND REMOVABLE SCREENS. ALL UNITS SHALL BE DOUBLE-GLAZED (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH TRUE DIVIDED LITES OR PATTERN INDICATED ON THE DRAWINGS.
7. WINDOW UNITS SHALL DISPLAY LABELS INDICATING COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE, SECTION 502.4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
8. PROVIDE CLEAR GLAZING, GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS AS REQUIRED AND/OR SHOWN ON THE DRAWINGS.
9. FASTEN DOOR AND WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR PRODUCT APPROVAL DETAILS. PROVIDE SEPARATION BARRIER WITH DOOR AND WINDOW FRAMES THAT ARE INSTALLED AGAINST NON-COMPATIBLE PRESSURE-TREATED WOOD FRAMING.

THERMAL & MOISTURE PROTECTION

1. PROVIDE INSULATION AS SHOWN ON THE DRAWINGS AND AS FOLLOWS:
 - A. FACED MINERAL FIBER BLANKET/BATT INSULATION: PROVIDE THERMAL INSULATION PRODUCED BY COMBINING MINERAL FIBERS OF TYPE 1 OF DESCRIBED BELOW WITH THERMOSETTING RESINS TO COMPLY WITH ASTM C-665 FOR TYPE III, CLASS A (BLANKETS WITH REFLECTIVE VAPOR-RETARDER MEMBRANE FACING WITH FLAME SPREAD OF 25 OR LESS), FOIL-SCRM-KRAFT ON FOIL-SCRM-POLYETHYLENE VAPOR-RETARDER MEMBRANE ON ONE FACE, AS FOLLOWS:
 1. MINERAL FIBER TYPE: FIBERS MANUFACTURED FROM GLASS.
 2. SURFACE BURNING CHARACTERISTICS: MAXIMUM FLAME SPREAD VALUE OF 25 AND MAXIMUM SMOKE DEVELOPED VALUE OF 50.
 3. FLANGED UNITS: PROVIDE BLANKETS/BATTS FABRICATED WITH FACING THAT INCORPORATES 4" WIDE FLANGES ALONG THE EDGES TO ATTACH TO FRAMING MEMBERS.
 - B. POLYISOCYANURATE BOARD INSULATION: PROVIDE RIGID, CELLULAR THERMAL INSULATION WITH GLASS-FIBER-REINFORCED POLYISOCYANURATE CLOSED-CELL FOAM CORE AND ALUMINUM FOIL FACING LAMINATED TO BOTH SIDES AND COMPLYING WITH FS HH-1-1972 /1, CLASS 2, AGED, R VALUES OF 8 AND 7.2 AT 40 AND 75 DEGREES FAHRENHEIT, RESPECTIVELY AND FOLLOWS:
 1. SURFACE BURNING CHARACTERISTICS: MAXIMUM FLAME SPREAD VALUE OF 25 AND MAXIMUM SMOKE DEVELOPED VALUE OF 50.
 2. THICKNESS 1" FOR SPECIFICATION CRITERIA (SEE DRAWINGS FOR REQUIRED THICKNESS OR R VALUE AT EACH LOCATION) COMPLY WITH MANUFACTURER RECOMMENDATIONS FOR INSTALLATION. SEAL ALL JOINTS AS REQUIRED.
 - C. INSULATION SHALL BE R-30 MINIMUM IN ATTIC SPACES.
 - D. FLASHING SHALL BE GALVANIZED AND INCLUDE BASE FLASHING, STOPS, BUILT-IN VALLEYS, GUTTERS, SCUPPERS, AND MISCELLANEOUS METAL ACCESSORIES. USE ZINC-COATED, COMMERCIAL QUALITY ASTM A-526 G90 HOT-DIPPED GALVANIZED, 24 GAGE STEEL UNLESS OTHERWISE NOTED. SHAPES SHALL MATCH EXISTING PROFILES OF FLASHING AND STOPS. SHOP-FABRICATE TO THE MAXIMUM EXTENT POSSIBLE. COMPLY WITH DETAILS SHOWN AND APPLICABLE REQUIREMENTS OF SMACNA "ARCHITECTURAL SHEET METAL MANUAL" AND MANUFACTURER RECOMMENDATIONS.
2. PROVIDE SEALANTS AS FOLLOWS:
 - A. SILICONIZED ACRYLIC CAULK - 25 YR, PAINTABLE, NON-STAINING, MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE, FOR WOOD AND MASONRY, AS A FILLER FOR CRACKS, VOIDS AND HOLES IN PREPARATION FOR PAINT OR OTHER FINISH.
 - B. POLYSEAMSEAL ALL-PURPOSE ADHESIVE CAULK, PAINTABLE, NON-STAINING, MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE AS A FILLER AND JOINT SEAL AT TILE, TUB AND COUNTERS.
 - C. SILICONE RUBBER SEALANT - FS TT-S-001543, CLASS A, ONE-PART NON-SAG LOW MODULES SILICONE RUBBER SEALANT. FOR INTERIOR AND EXTERIOR USE IN WORKING JOINTS WHERE SOME MOVEMENT IS ANTICIPATED, FOR WOOD, MASONRY, METAL AND GLASS. PROVIDE BACKER ROD DEPTH CONTROL IN ALL JOINTS GREATER THAN 1".

FINISHING NOTES

1. PROVIDE GYPSUM DRYWALL ON ALL WALLS UNLESS OTHERWISE NOTED AND AS FOLLOWS:
 - A. STEEL FURRING CHANNELS, ASTM C-645, WITH FLANGE EDGES BENT BACK 90 DEGREES AND DOUBLED OVER TO FORM 3/8" MINIMUM LIP. MINIMUM THICKNESS OF BASE (UNCOATED) METAL, GALVANIZED FINISH-TYPICAL AND MINIMUM DEPTH AS FOLLOWS: THICKNESS IS 0.0329 INCH, DEPTH IS 1-8".
 - B. GYPSUM BOARD, 5/8" THICKNESS (UNLESS OTHERWISE INDICATED), ASTM C-840 AND ASTM C-36. USE TYPE X FOR FIRE RESISTANCE-RATED ASSEMBLIES. PROVIDE TAPERED EDGES. USE WATER-RESISTANT GYPSUM BOARD, ASTM C-630 WHERE INDICATED FOR ALL AREAS SUBJECT TO MOISTURE. PROVIDE GALVANIZED METAL TRIM ACCESSORIES COMPLYING WITH ASTM C-1047. PROVIDE TAPE AND THREE COATS SPACKLE, SCREW GYPSUM BOARD TO METAL FRAMING.
 - C. AT FIRE RATED WALL ASSEMBLIES, TYPE X SHALL BE INSTALLED CONTINUOUS PAST ANY INTERSECTING PARTITIONS. SHEET INSTALLATION LAYERING, PENETRATIONS, AND TREATMENT OF RECESSED ELECTRICAL BOXES, ETC. SHALL BE IN ACCORDANCE WITH ASSEMBLY GUIDELINES.
2. CERAMIC TILE SHALL BE FURNISHED AND INSTALLED WHERE INDICATED. TILE GROUTING PRODUCTS SHALL BE AS MANUFACTURED BY AMERICAN CLEAN, DAL-TILE CORPORATION OR APPROVED EQUAL. FLOOR TILE SHALL BE 12X12 UNGLAZED FLOOR TILE, 3/8", CUSHION EDGE AND NON-SLIP SURFACE. WALL TILE SHALL BE 4X4, 3/8", CUSHION EDGE. PROVIDE ALL TRIM AND ACCESSORIES NECESSARY TO PROVIDE A COMPLETE INSTALLATION INCLUDING BULLNOSE, COVE, BASE, BEADS, ETC. USE BONSAL MULTIPURPOSE PREMIUM THIN-SET GROUT W/ LATEX ADDITIVE B-730 OR EQUAL (ANSI A118.4). USE MOISTURE RESISTANT, 3/8" THICK CONCRETE BACKER BOARD UNDER ALL TILE.
3. EXISTING WOOD FLOOR RESTORATION: REMOVE ALL EXISTING CARPET, UNOLEUM AND OTHER EXISTING FLOORING MATERIALS INCLUDING GLUE, ADHESIVES, ETC. REPLACE ALL ROTTED OR TERMITE DAMAGED BOARDS. (NOTIFY ENGINEER OF RECORD PRIOR TO CONTINUING IF ROTTED OR DAMAGED WOOD IS ENCOUNTERED.) SAND EXISTING FLOORING SMOOTH WITH SANDING MACHINE USING A MINIMUM OF COARSE MEDIUM AND FINE SANDING LAYERS. FILL ALL HOLES AND GAPS WITH ZAR LATEX PATCHING COMPOUND, COLOR TINT TO MATCH EXISTING. HOLES OR VOIDS OVER 1/2" IN DEPTH SHALL BE FILLED IN SUCCESSIVE LAYERS OF 1/2" EACH, ALLOW DRYING BETWEEN APPLICATIONS. SAND SMOOTH AND STAIN FILL MATERIAL AS REQUIRED TO MATCH EXISTING. APPLY (2) COATS OF ZAR QUICK DRY GLOSS PRIMER/SEALER POLYURETHANE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. (LIGHTLY SAND BETWEEN COATS) APPLY (2) FINISH COATS OF ZAR GLOSS POLYURETHANE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. (SAND LIGHTLY BETWEEN COATS)
4. CARPETING AND PADDING SHALL BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE \$25 PER SQUARE YARD ALLOWANCE FOR PURCHASE DELIVERY AND INSTALLATION OF NEW CARPETING AND PADDING.
5. PROVIDE PAINTING FOR ALL EXPOSED INTERIOR AND EXTERIOR SURFACES UNLESS NOTED OTHERWISE OR INDICATED TO REMAIN NATURAL. ALL SURFACES TO BE PAINTED OR OTHERWISE FINISHED SHALL BE PROPERLY PREPARED AND PRIMED PRIOR TO PAINTING OR OTHERWISE FINISHING. IF A SURFACE IS NOT SPECIFICALLY INDICATED TO BE PAINTED, MATCH ADJACENT SURFACES. PAINTING IS NOT REQUIRED ON PREFINISHED ITEMS, FINISHED METAL SURFACES, CONCEALED SURFACES, OPERATING PARTS AND LABELS. (DO NOT PAINT OVER UL, FACTORY MUTUAL, OR OTHER CODE-REQUIRED LABELS OR EQUIPMENT NAME, IDENTIFICATION, PERFORMANCE DATA OR NOMENCLATURE PLATES.) PROVIDE SAMPLES OF EACH COLOR, TEXTURE AND FINISH TO BE APPLIED. RESUBMIT UNTIL ALL COLORS, TEXTURES AND FINISHES ARE APPROVED BY OWNER.
6. REMOVE AND REPLACE ALL ROTTED OR DAMAGED WOOD AND REPLACE WITH SIMILAR WOOD TO MATCH EXISTING SURFACES. USE PRESSURE TREATED WOOD. SPLICE NEW BOARDS INCONSPICUOUSLY AND STAGGER JOINTS AS REQUIRED. SCRAPE LOOSE PAINT OFF EXISTING WOOD SURFACES. SAND SMOOTH AND APPLY PRIMER. CAULK ALL SEAMS, JOINTS AND HOLES PRIOR TO APPLYING FINISH COAT.
7. WALL COVERINGS INDICATED SHALL BE FURNISHED BY OWNER. CONTRACTOR TO PROVIDE WALL SURFACES THAT HAVE BEEN TAPED, FLOATED AND SANDED TO PROPERLY RECEIVE WALL COVERINGS.



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33404
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

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RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL RENOVATION

723 OLIVIA
KEY WEST, FLORIDA

Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED

AutoCad File No.

Revisions:

Title:

PROPOSED
FLOOR PLAN

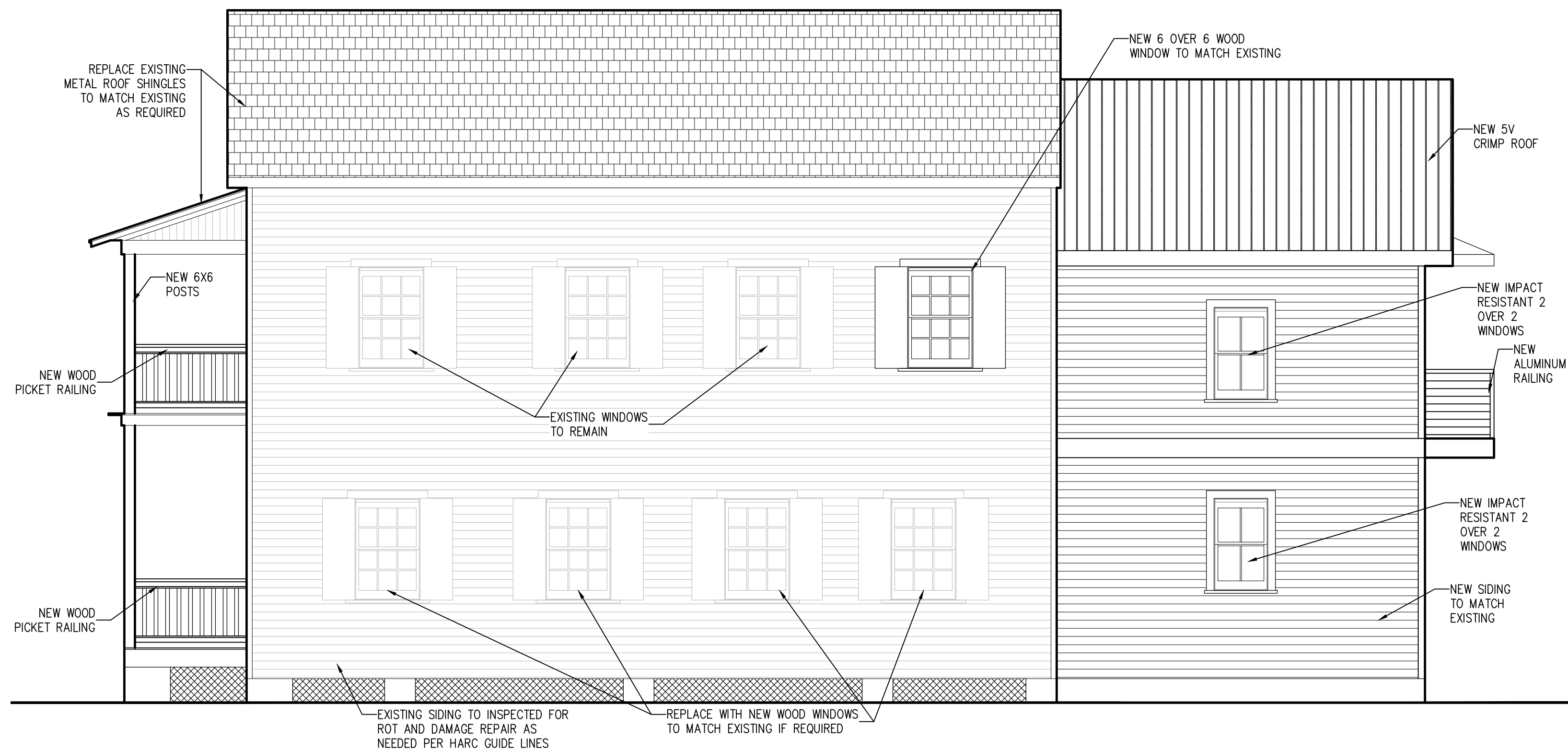
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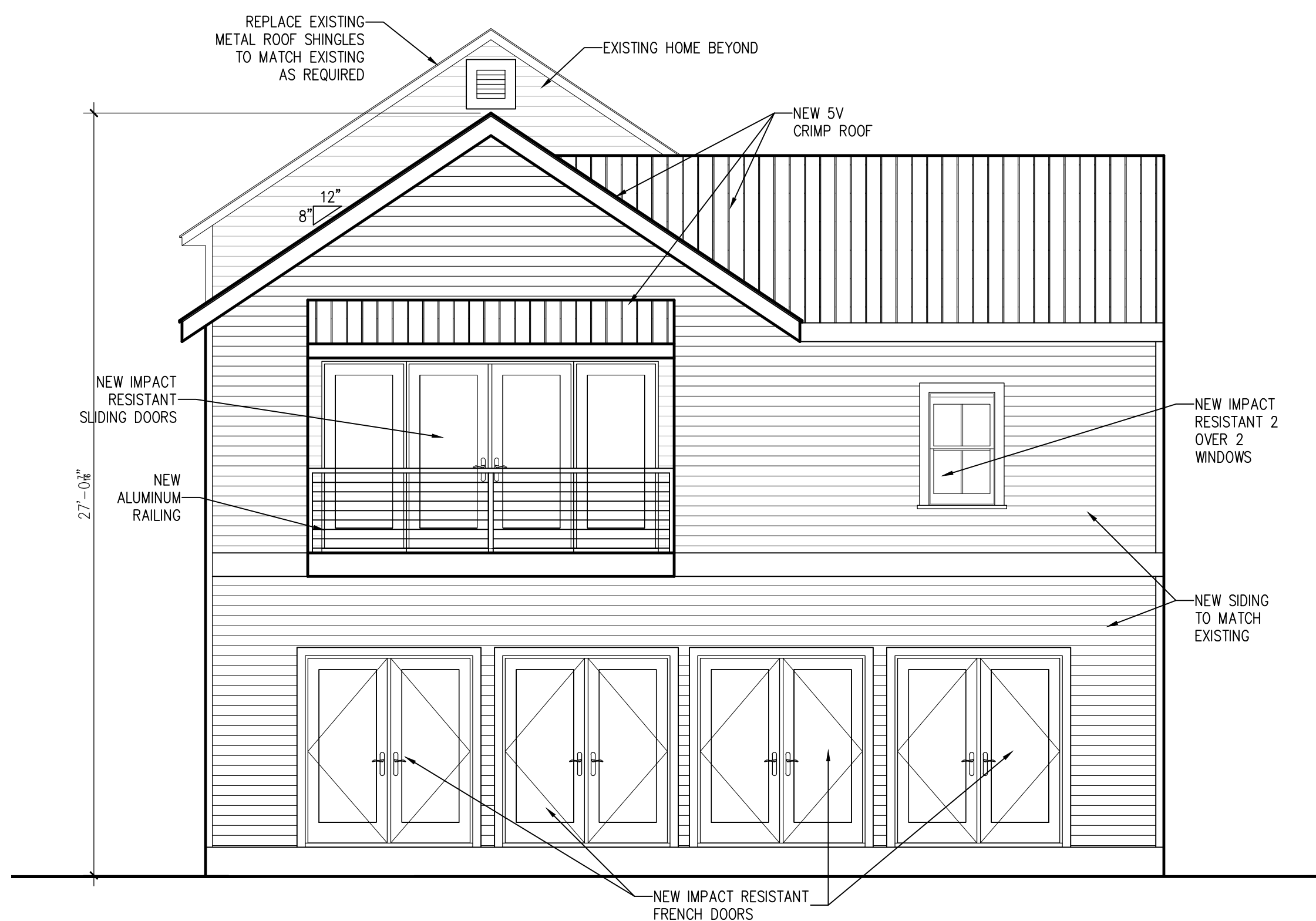
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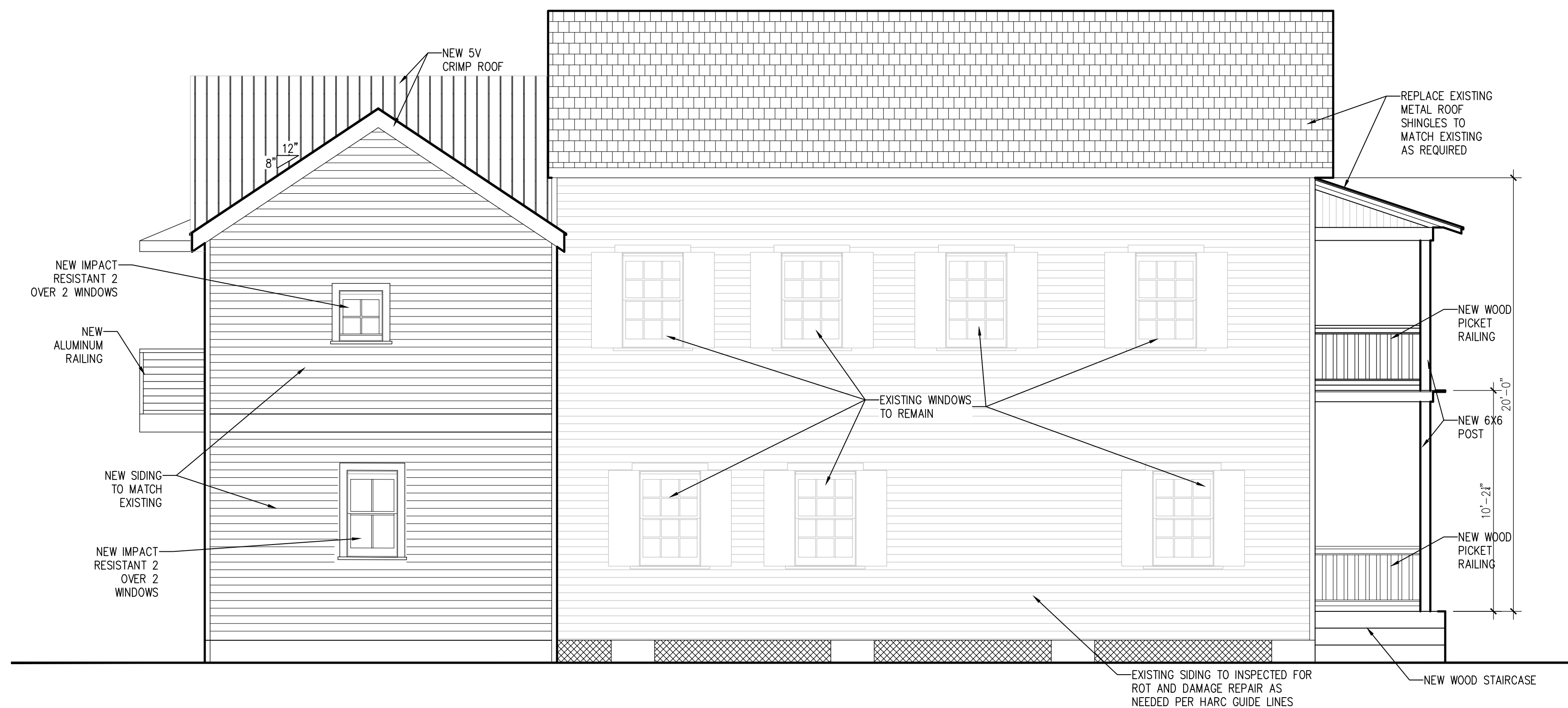
3 PROPOSED FRONT ELEVATION
A-2 SCALE: 1/4" = 1'-0"



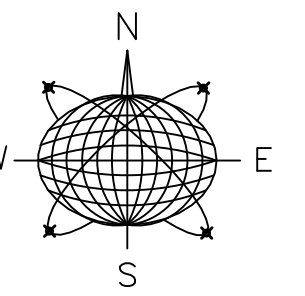
4 PROPOSED RIGHT SIDE ELEVATION
A-2 SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
A-2 SCALE: 1/4" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION
A-2 SCALE: 1/4" = 1'-0"



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201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
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Revisions:

Title:
PROPOSED ELEVATIONS

Sheet Number:
A-2
Date: NOVEMBER 30, 2015

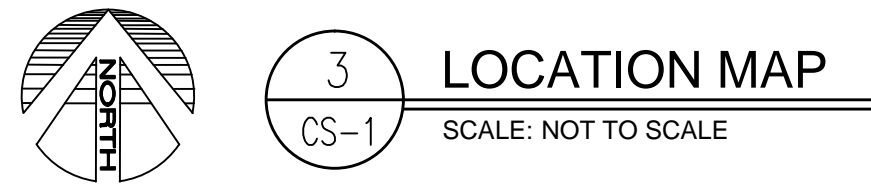
PREVIOUSLY SUBMITTED DESIGN

SITE DATA

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RE: 00019590-000000
ZONING: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)
FLOOD ZONE: X
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT OF TR 5 G13-171/172
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 5 FT; REAR 20FT
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB
OPEN SPACE REQUIRED 35%; EXISTING 52%, PROPOSED 35%

INDEX OF DRAWINGS

SHEET CS-1 - COVER SHEET AND SITE PLANS
SHEET D-1 - DEMOLITION FLOOR PLAN
SHEET D-2 EXISTING ELEVATIONS
SHEET A-1 PROPOSED FLOOR PLAN
SHEET A-2 PROPOSED ELEVATIONS
SHEET A-3 RENDERINGS
SHEET A-4 STREETScape ELEVATIONS

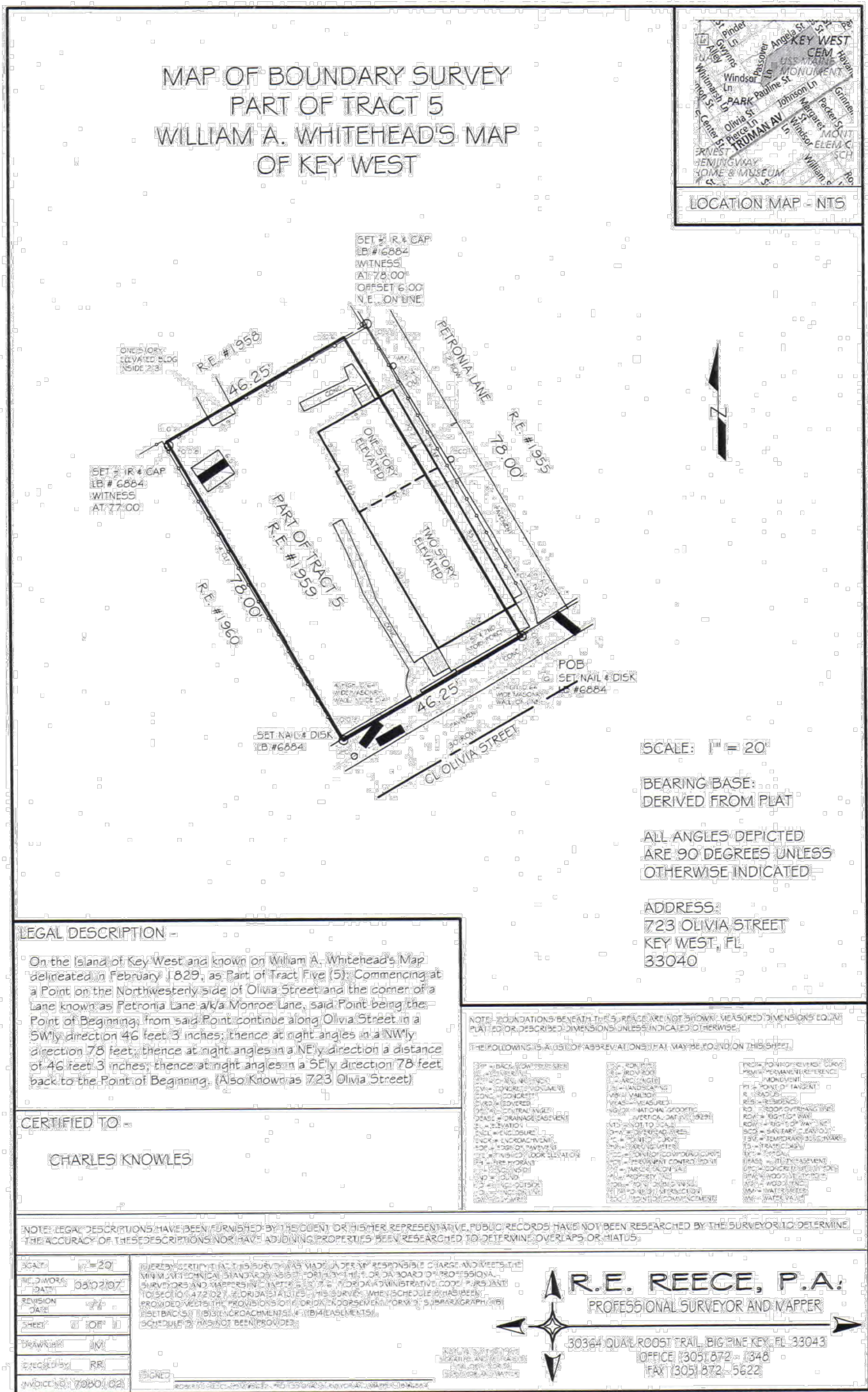


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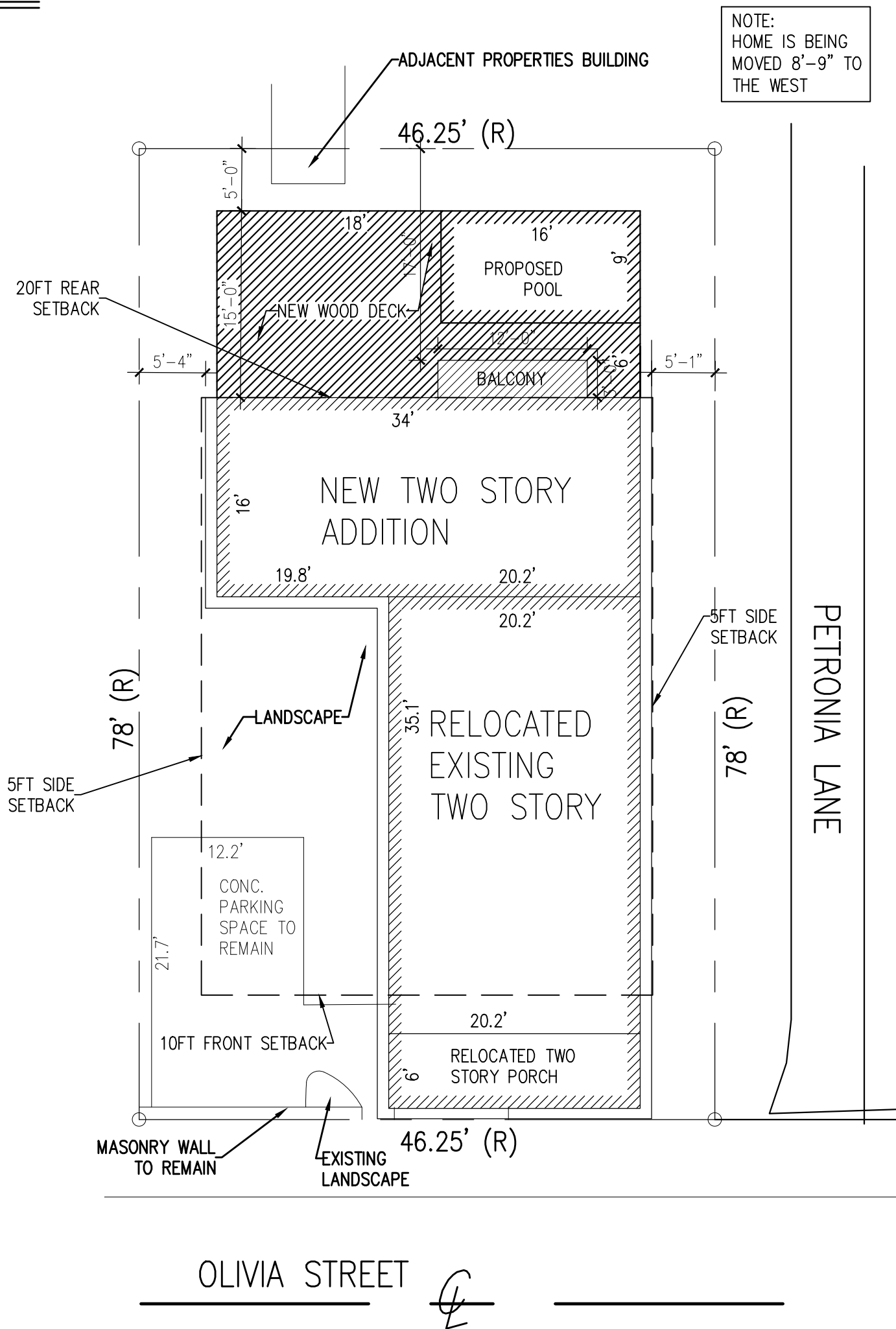
723 OLIVIA STREET
KEY WEST, FLORIDA 33040

PROJECT DATA

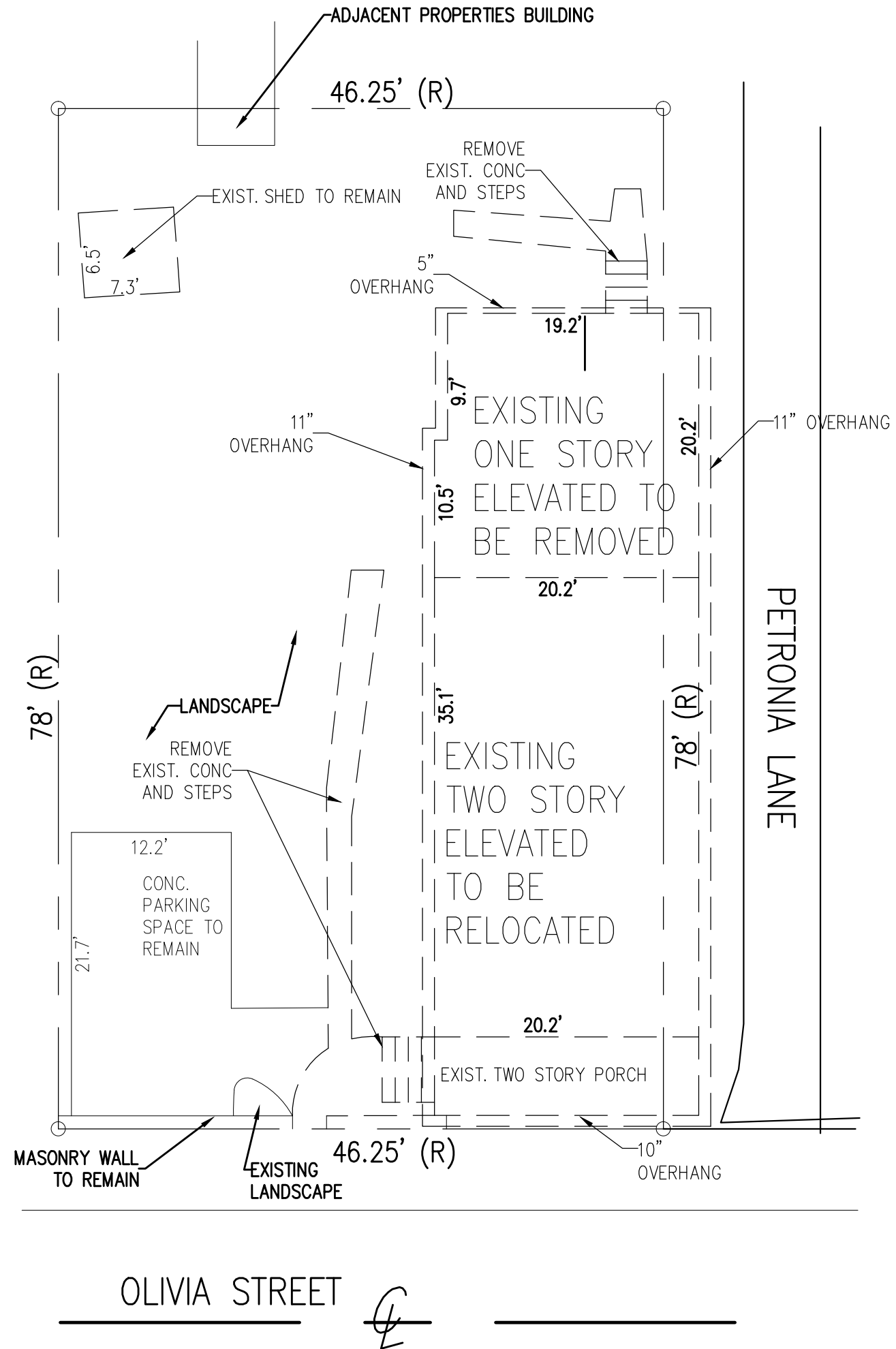
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00028690-000000			
SETBACKS:				
FRONT	1"	1"	10'	NONE
STREET SIDE	5'-1"	3'-7" ON KW ROW	5'	NONE
SIDE	5'-4"	28'-9"	5'	NONE
REAR	17'	15'-8"	20'	NONE
LOT SIZE	NO CHANGE	3,607.5 SQ. FT.	4000 SQ.FT.	NONE
BUILDING COVERAGE	1,574 SQ.FT. 43%	1,433 SQ. FT. 39%	50% MAX	NONE
FLOOR AREA	3,020 SQ.FT. .83	2,057.56 SQ. FT. 0.57	1.0	NONE
BUILDING HEIGHT	29'-11"	29'-11"	30' MAX	NONE
IMPERVIOUS AREA	1,837 SQ.FT. 51%	1,536 SQ. FT. 43%	60% MAX	NONE



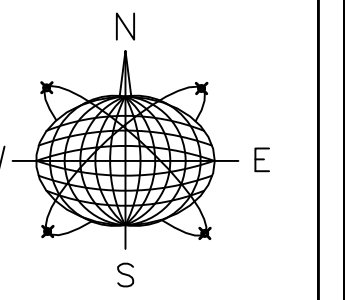
4 SURVEY
CS-1 SCALE: NTS



2 PROPOSED SITE PLAN
CS-1 SCALE: 1" = 10'-0"



1 EXISTING SITE PLAN
CS-1 SCALE: 1" = 10'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

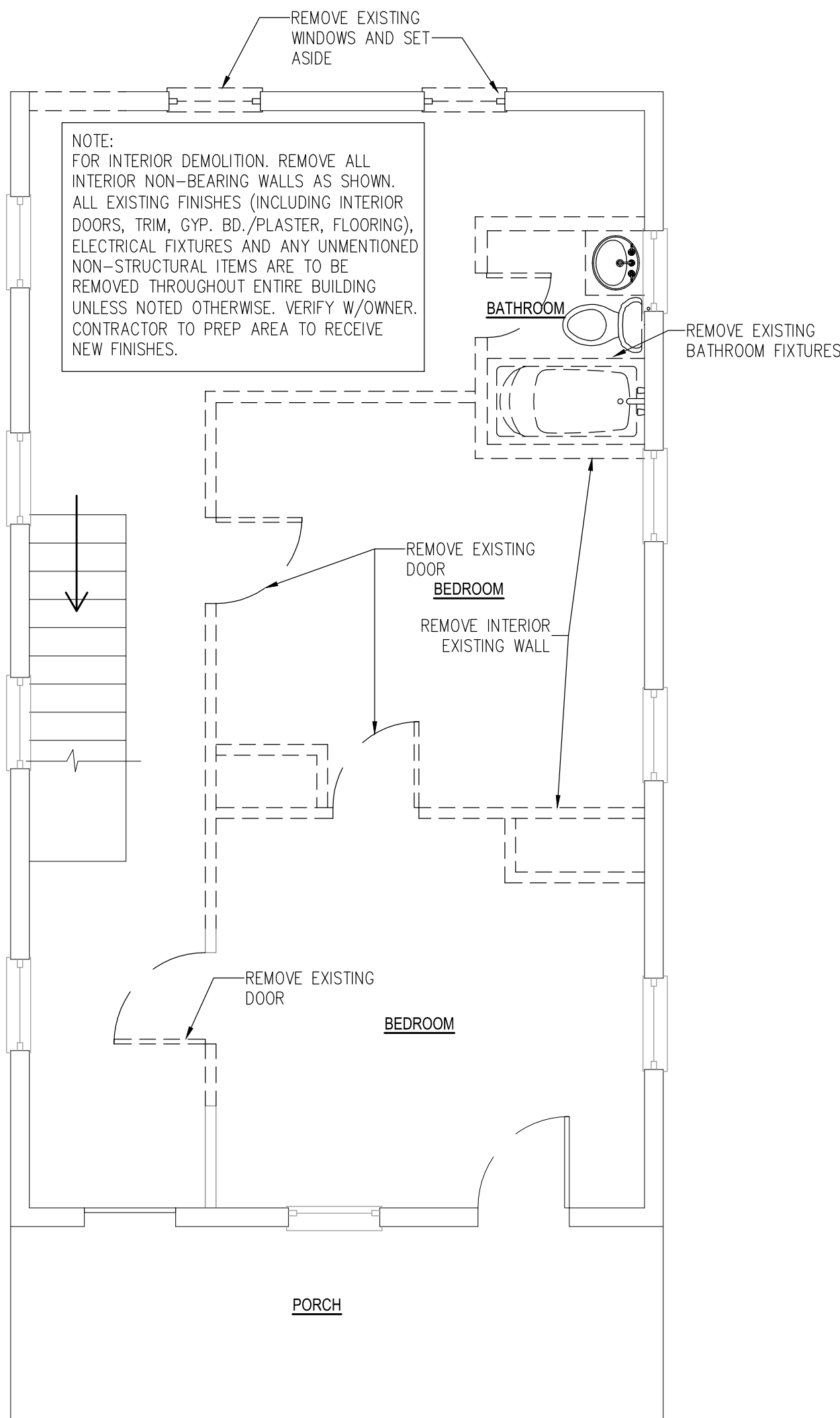
RESIDENTIAL RENOVATION
723 OLIVIA
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.

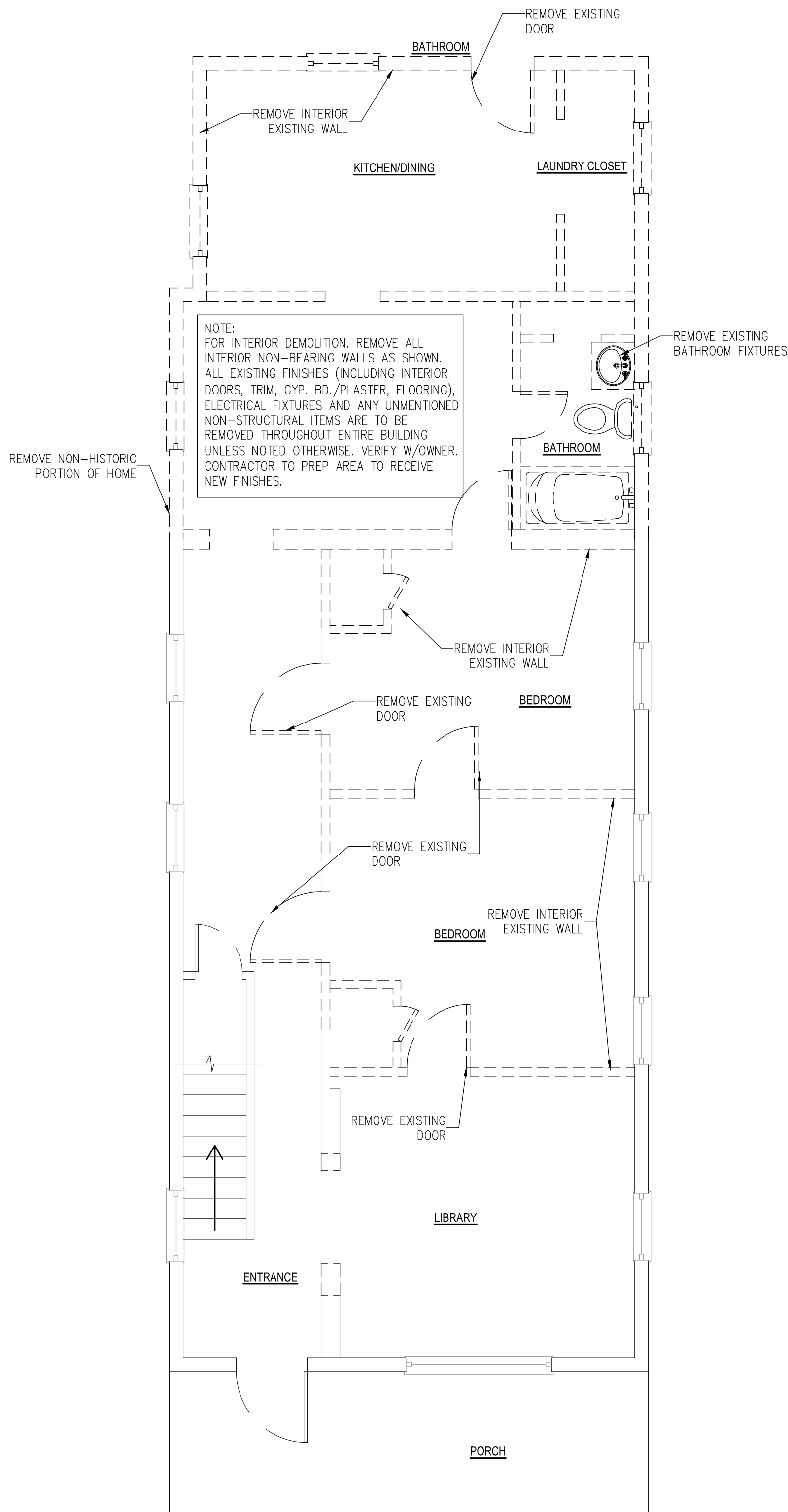
Revisions:

Title:
COVER SHEET
AND SITE PLANS

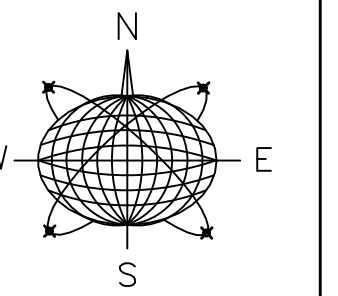
Sheet Number:
CS-1
Date: AUGUST 3, 2015



2 2ND FLOOR DEMOLITION PLAN
D-1 SCALE: 1/4" = 1'-0"



1 1ST FLOOR DEMOLITION PLAN
D-1 SCALE: 1/4" = 1'-0"



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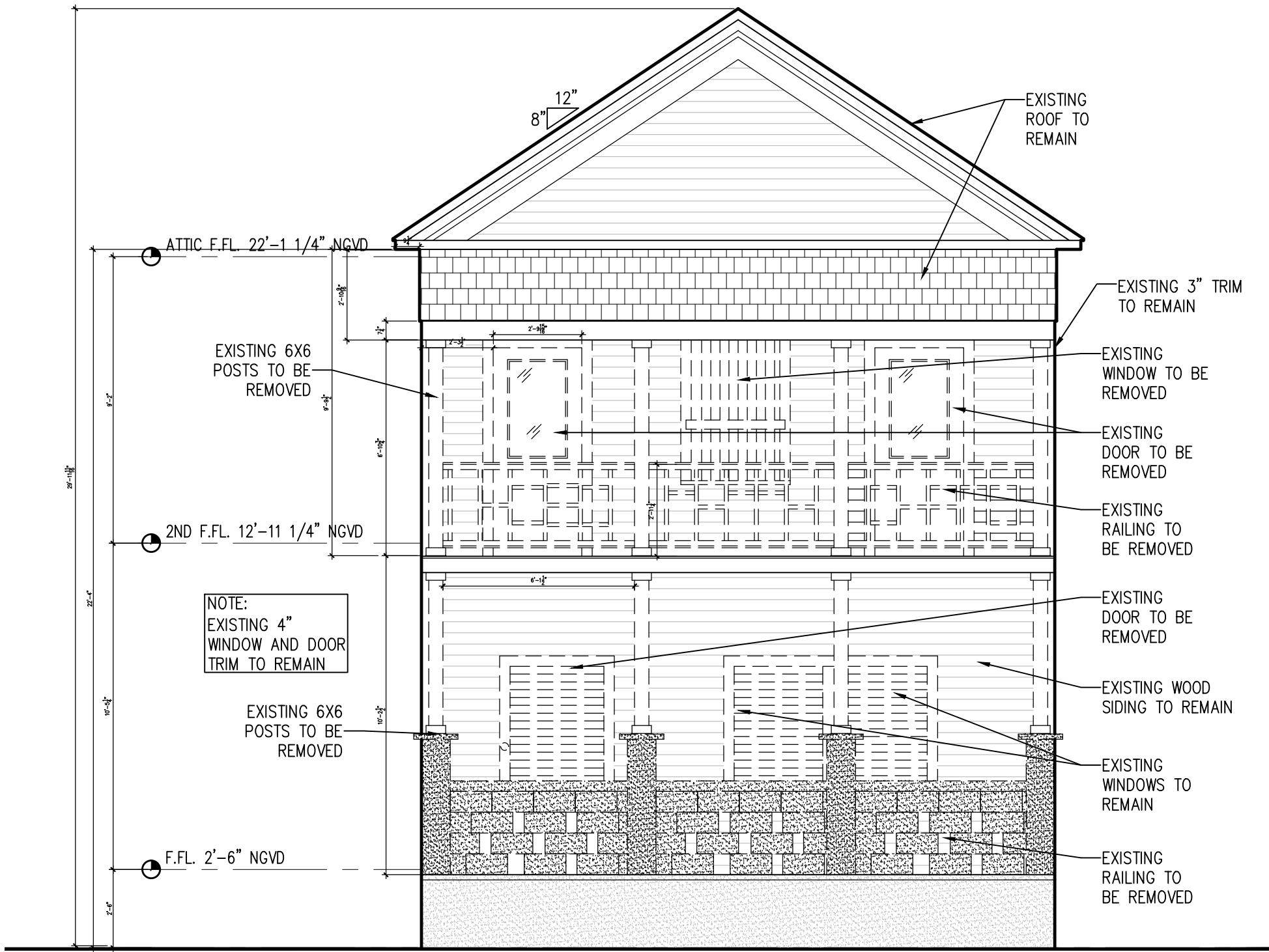
RESIDENTIAL RENOVATION
723 OLIVIA
KEY WEST, FLORIDA

Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

Revisions:

Title:
DEMOLITION
PLAN

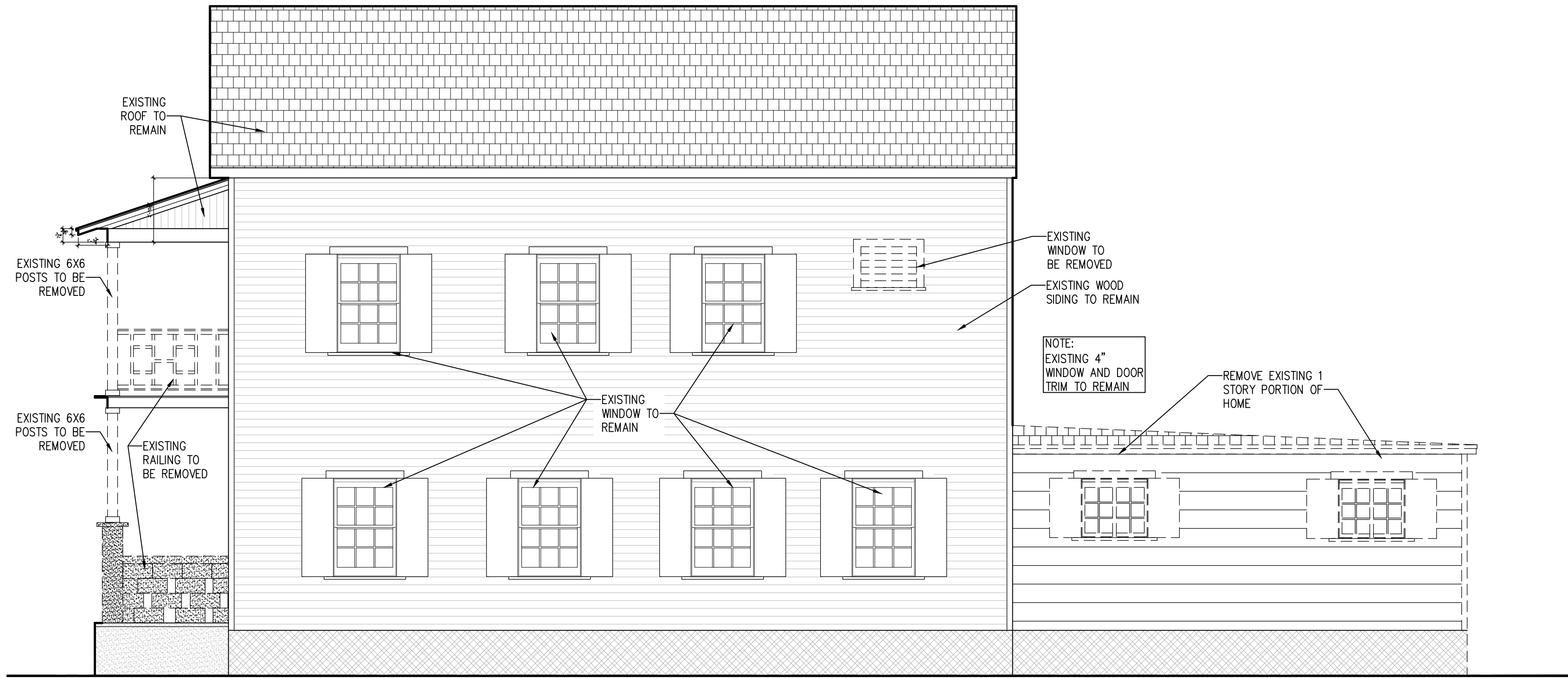
Sheet Number:
D-1
Date: AUGUST 3, 2015



3
D-2

EXISTING FRONT ELEVATION

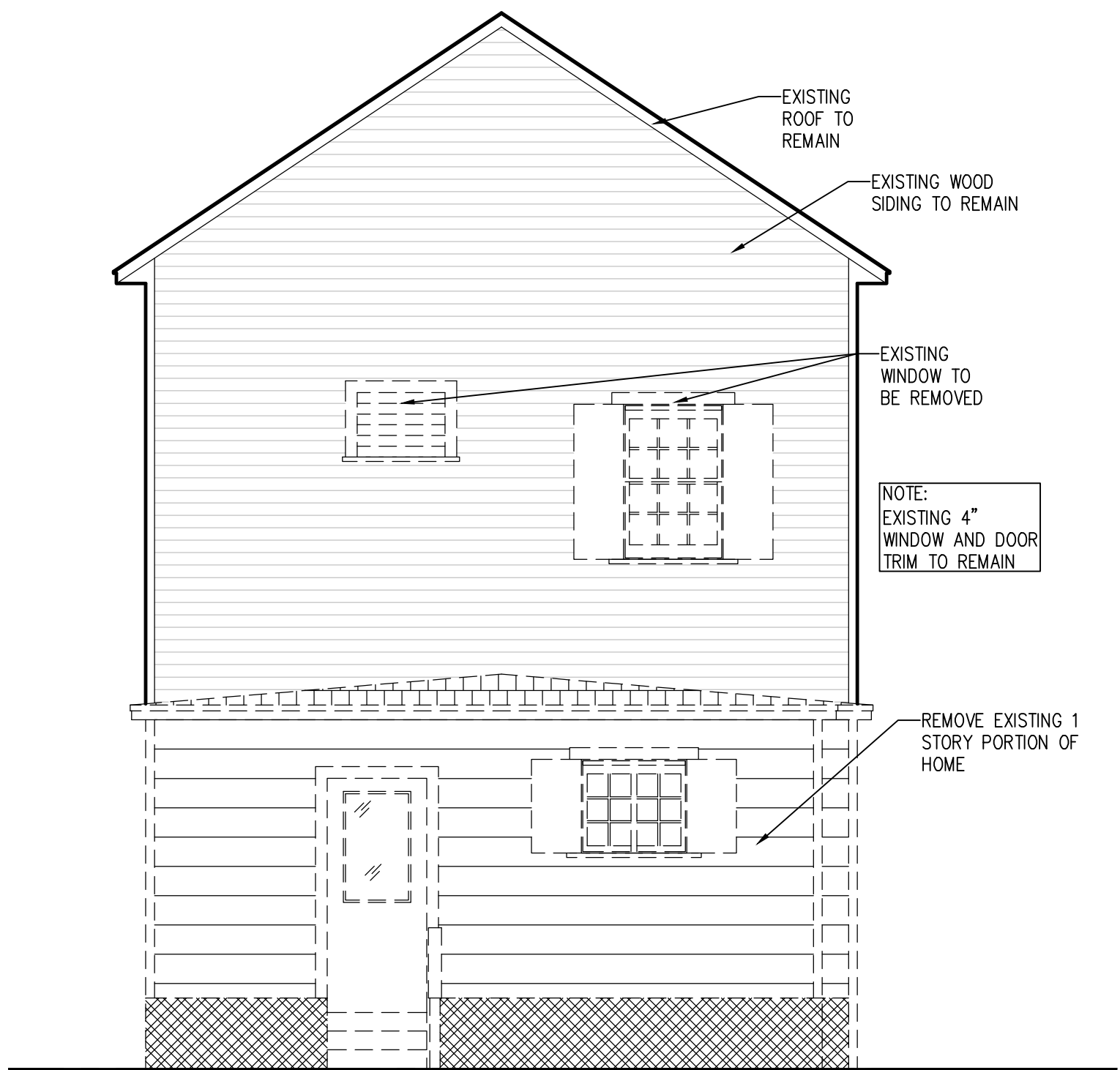
SCALE: 1/4" = 1'-0"



4
D-2

EXISTING RIGHT SIDE ELEVATION

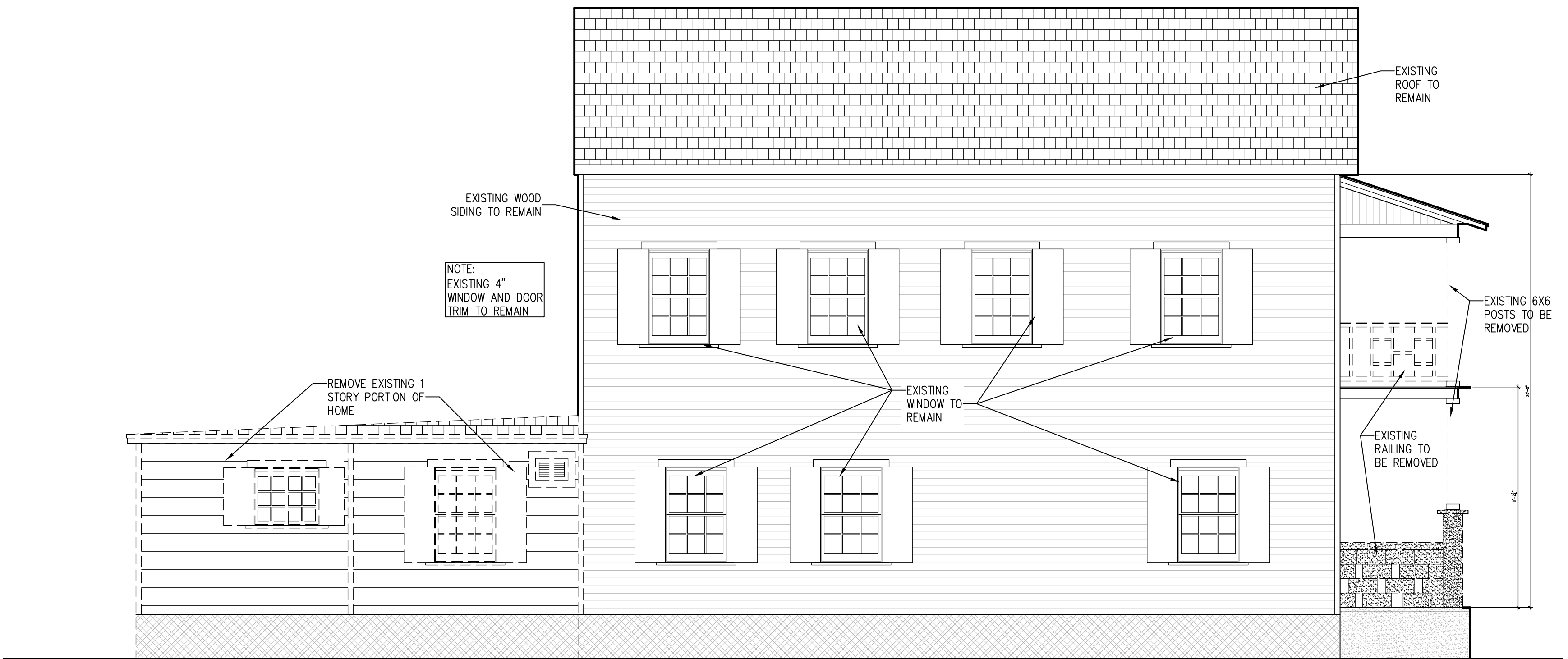
SCALE: 1/4" = 1'-0"



2
D-2

EXISTING REAR ELEVATION

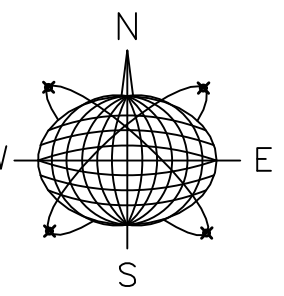
SCALE: 1/4" = 1'-0"



1
D-2

EXISTING LEFT SIDE ELEVATION

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



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RICHARD J. MILELLI
PE #58315

General Notes:

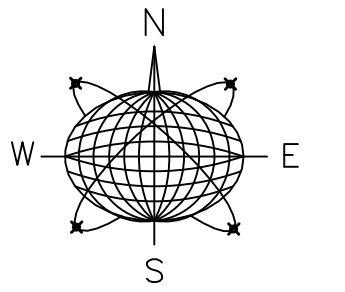
RESIDENTIAL RENOVATION
723 OLIVIA
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No. Scale: AS NOTED
AutoCad File No.

Revisions:

Title:
**EXISTING
ELEVATIONS**

Sheet Number:
D-2
Date: AUGUST 3, 2015



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ph:305-293-3263 fax:293-4899

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RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL RENOVATION

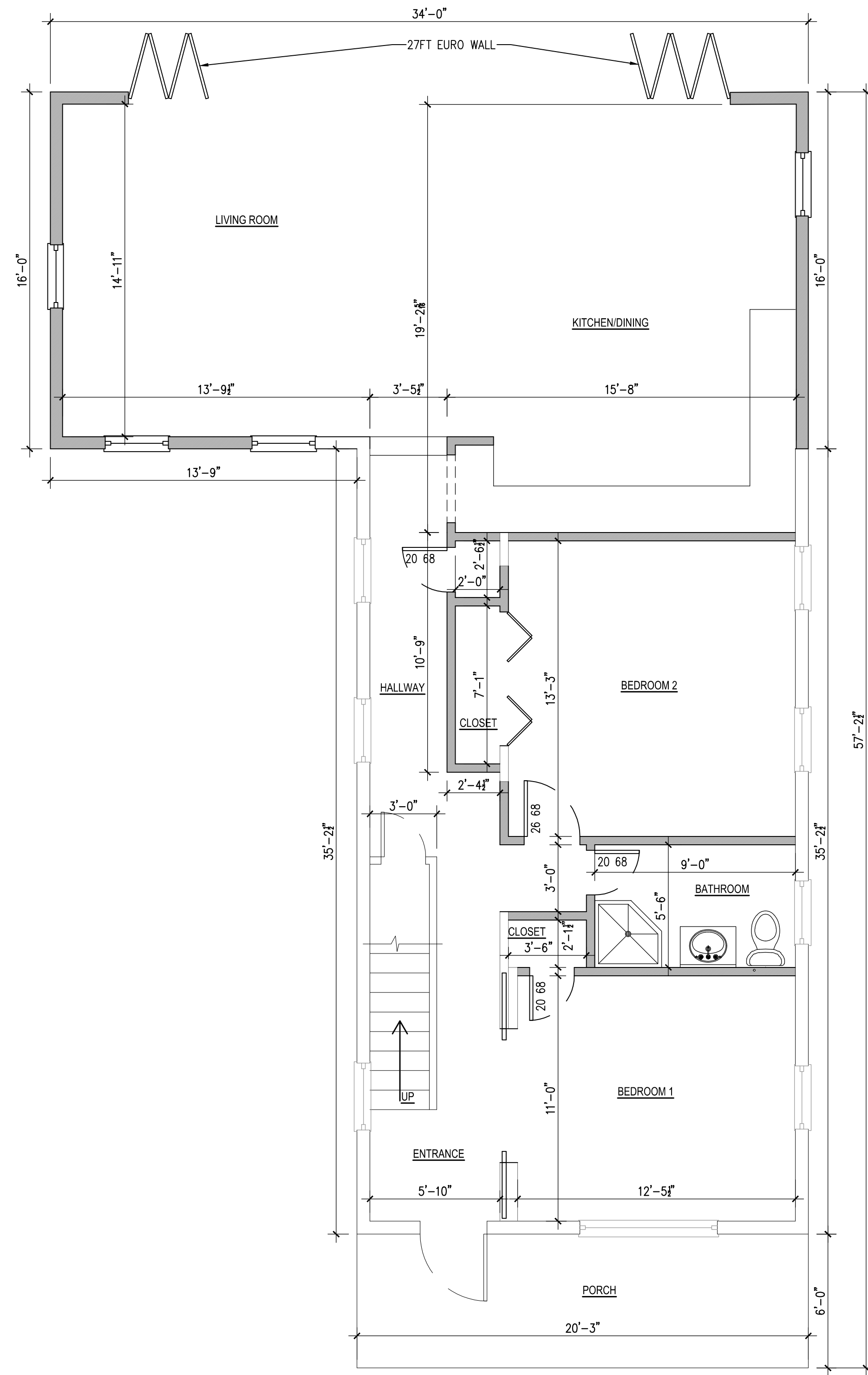
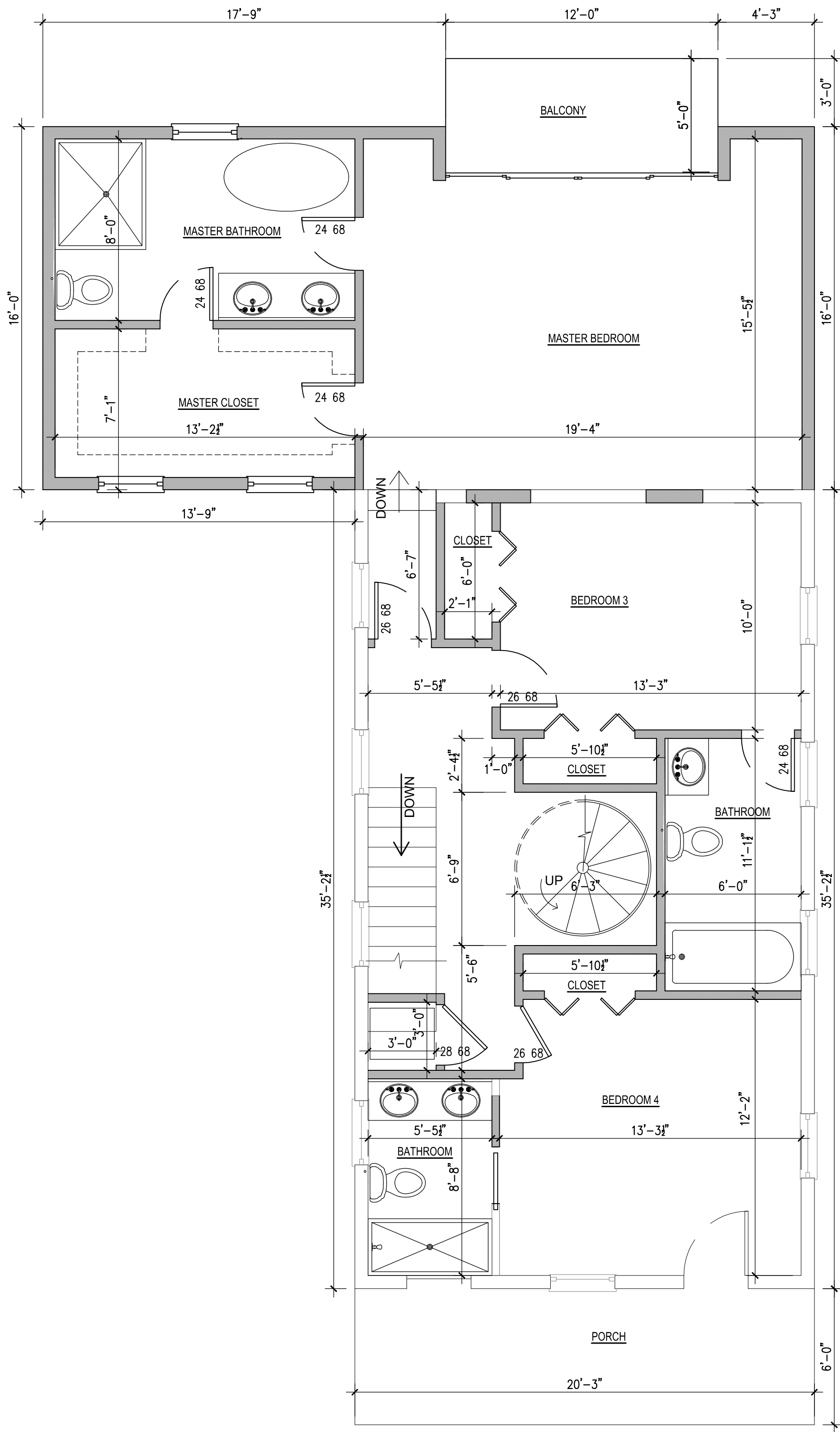
723 OLIVIA
KEY WEST, FLORIDA

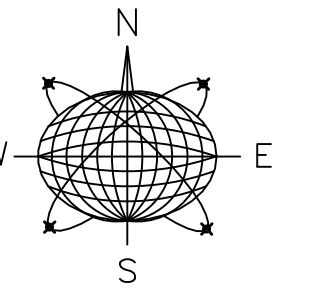
Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

Revisions:

Title:
PROPOSED
FLOOR PLAN

Sheet Number:
A-1
Date: AUGUST 3, 2015





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General Notes:

RESIDENTIAL RENOVATION

723 OLIVIA
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No. Scale: AS NOTED
AutoCad File No.

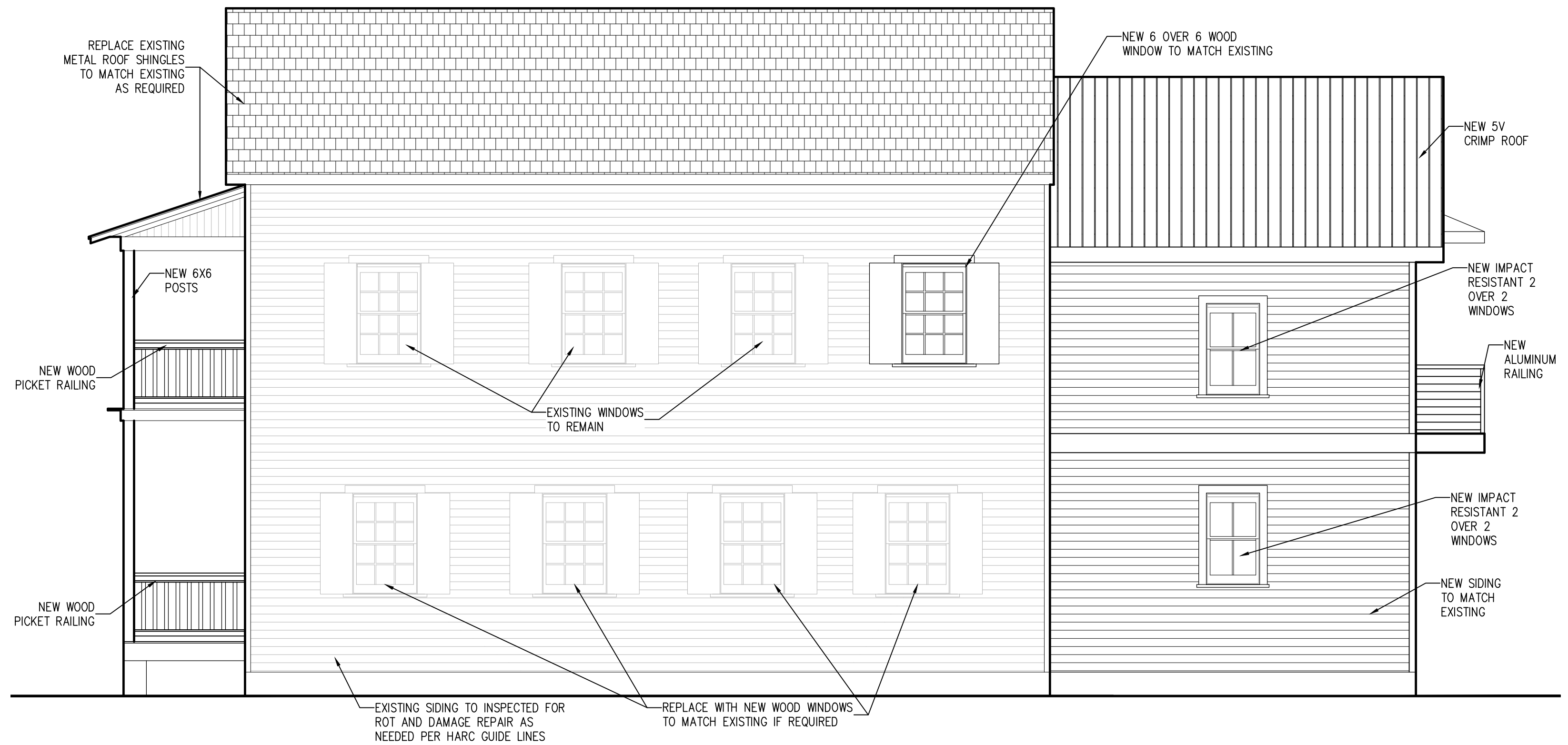
Revisions:

Title:
PROPOSED
ELEVATIONS

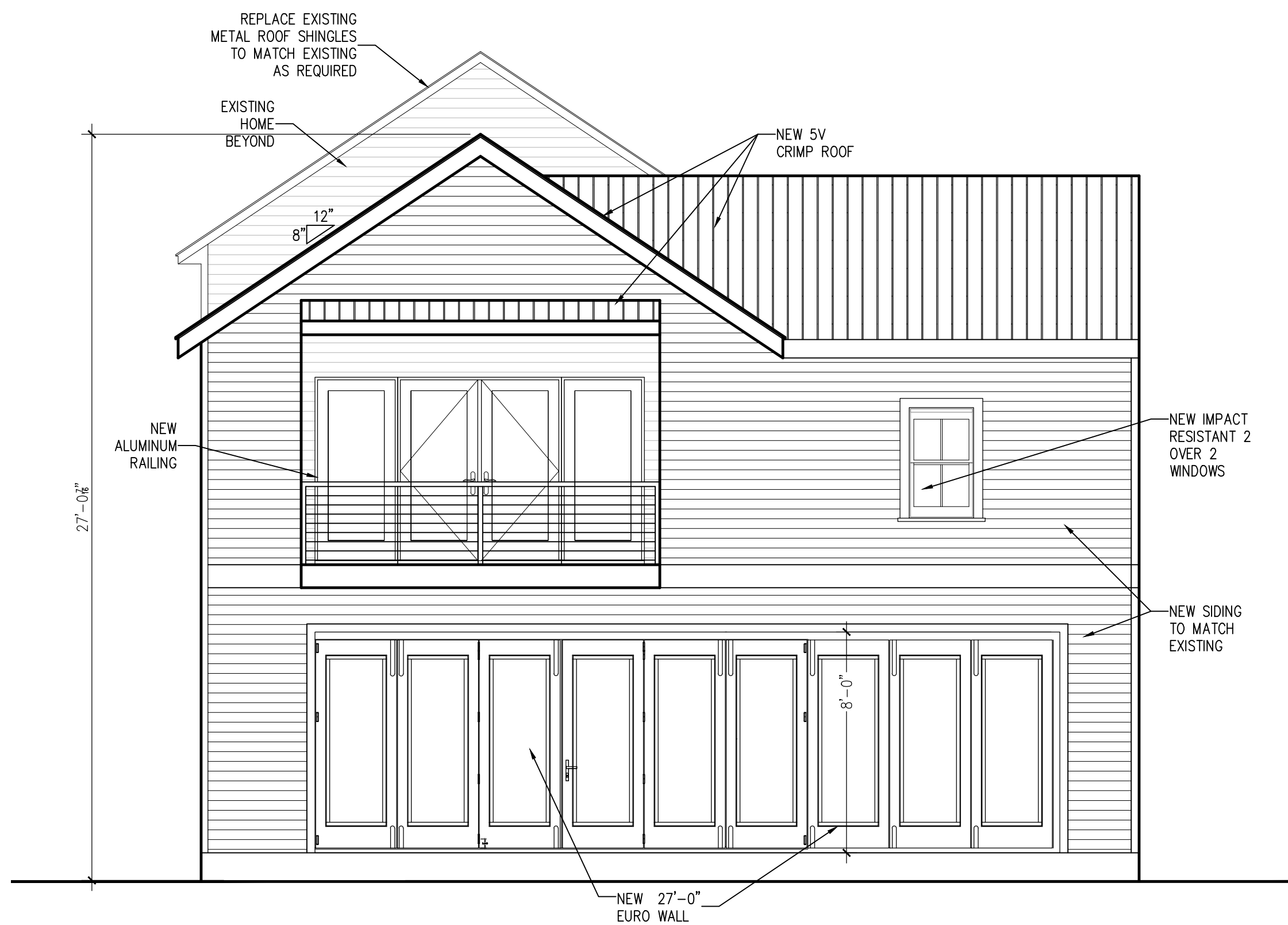
Sheet Number:
A-2
Date: AUGUST 3, 2015



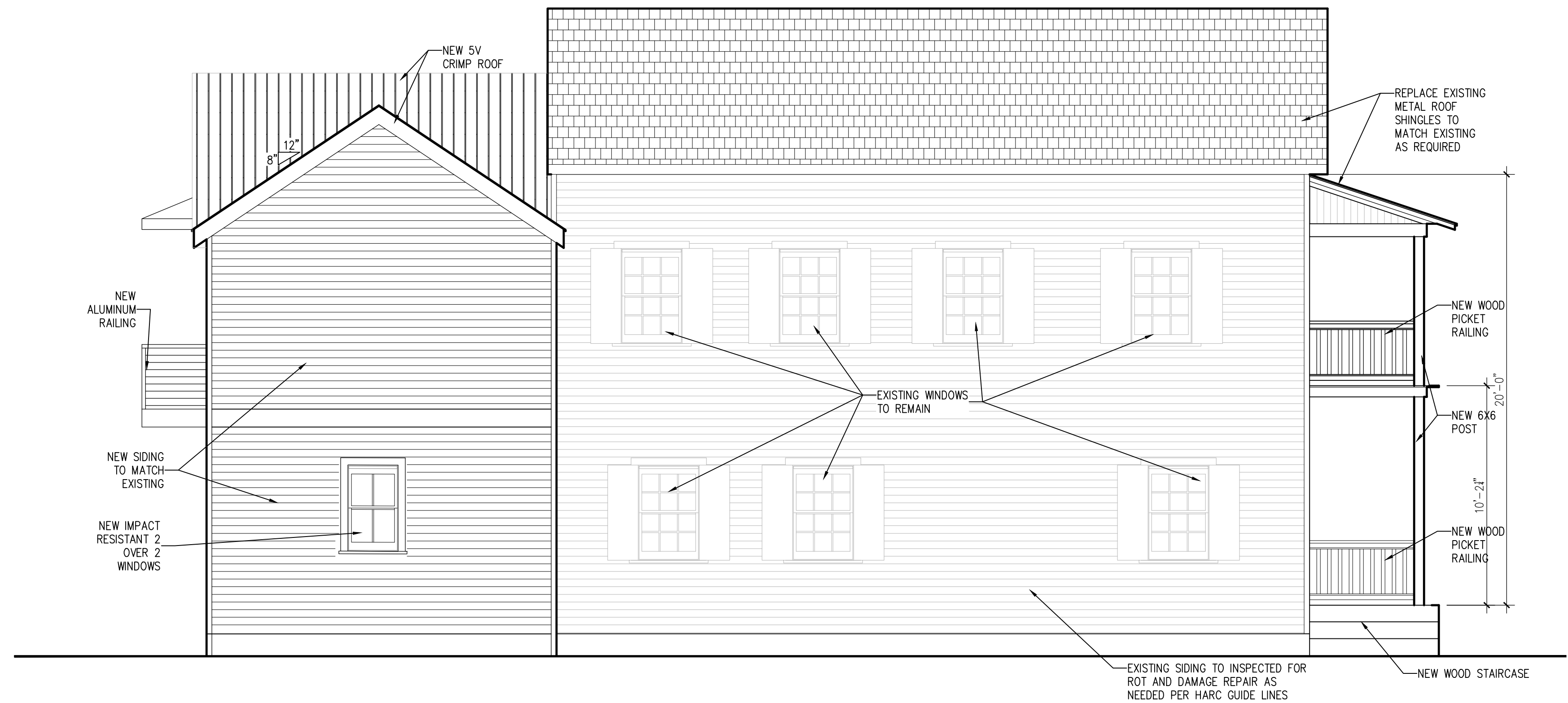
3 PROPOSED FRONT ELEVATION
A-2 SCALE: 1/4" = 1'-0"



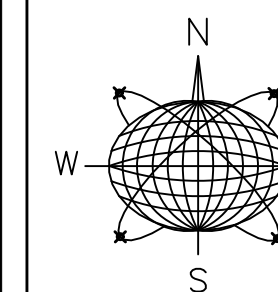
4 PROPOSED RIGHT SIDE ELEVATION
A-2 SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
A-2 SCALE: 1/4" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION
A-2 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

william shepler + associates
architecture

Seal:

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RICHARD J. MILELLI
PE #58315

RESIDENTIAL RENOVATION
723 OLIVIA
KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No	

1000

Title:

RENDERINGS

Sheet Number:

A-3

Date: AUGUST 3, 2015



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RICHARD J. MILELLI
PE #58315

RESIDENTIAL RENOVATION

KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

AutoCad File No.

STREETSCAPE
ELEVATIONS

Sheet Number:
A-4
Date: AUGUST 3, 2015



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 25, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY ADDITION AND RENOVATIONS TO EXISTING HOUSE. REQUEST TO MOVE THE BUILDING TO THE WEST AS IT ENCROACHES CITY RIGHT-OF-WAY. DEMOLITION OF ONE-STORY REAR ADDITION.

FOR- #723 OLIVIA STREET

Applicant – Meridian Engineering

Application #H15-01-1216

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



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

Maps are now launching the new map application version.

Alternate Key: 1020273 Parcel ID: 00019590-000000

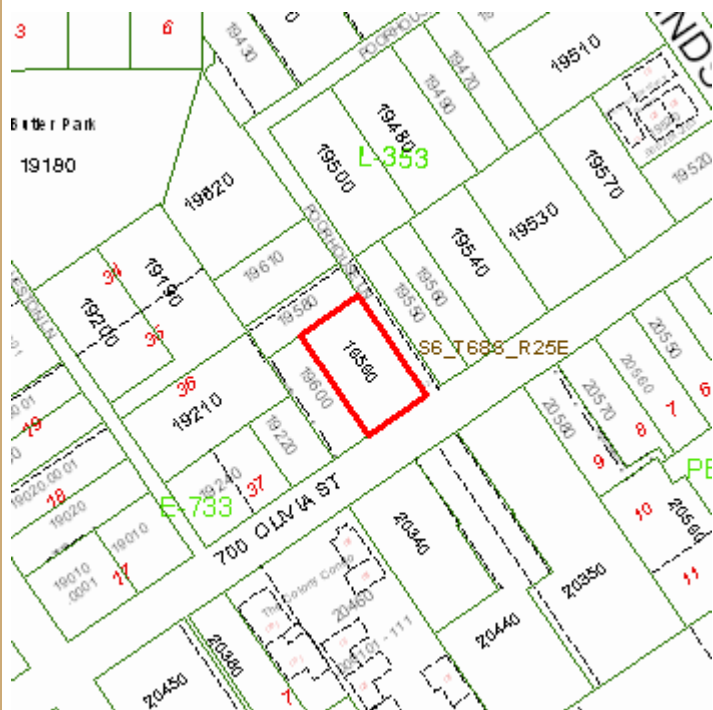
Ownership Details

SUNNY DIAMOND ESTATES LLC
618 WHITEHEAD ST
KEY WEST, FL 33040-6571

Property Details

Legal Description: KW PT OF TR 5 G13-171/172 OR888-133L/E OR1670-1977D/C OR1674-1304L/E OR2730-1020D/C OR2739-1021D//C OR2739-1028/29

Click Map Image to open interactive viewer





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

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	78	3,608.00 SF

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1912
Year Built: 1938

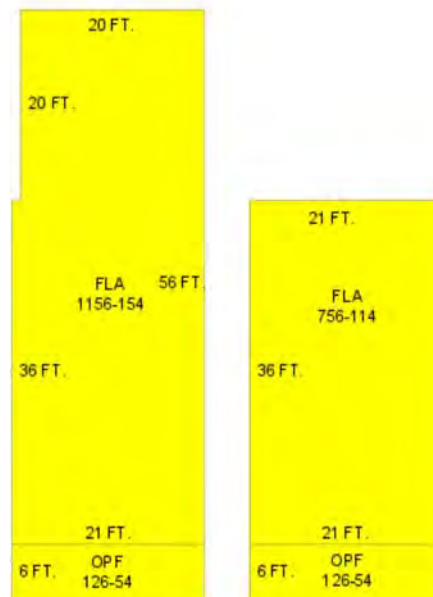
Building Type	R1	Condition	A	Quality Grade	550
Effective Age	29	Perimeter	268	Depreciation %	34
Year Built	1938	Special Arch	0	Grnd Floor Area	1,912
Functional Obs	0	Economic Obs	0		

Roof Type GABLE/HIP	Roof Cover METAL
Heat 1 NONE	Heat 2 NONE
Heat Src 1 NONE	Heat Src 2 NONE

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0

5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>OPF</u>		1	1937				126
0	<u>OPF</u>		1	1937				126
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	1,156
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	756

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	UB2:UTILITY BLDG	80 SF	10	8	2007	2008	2	50
0	FN2:FENCES	276 LF	46	6	0	2006	2	30
1	PT3:PATIO	264 SF	22	12	2007	2008	1	50
2	FN2:FENCES	104 SF	0	0	1969	1970	4	30
3	CL2:CH LINK FENCE	312 SF	78	4	1964	1965	1	30
4	AC2:WALL AIR COND	1 UT	0	0	1994	1995	1	20
5	PT3:PATIO	168 SF	56	3	1969	1970	2	50

Appraiser Notes

2014-11-17 MLS \$749,000 3/1 IN A PLACE WITH SUCH LITTLE SPACE SITS A LARGE, CLASSIC CONCH HOUSE WITH A LARGE SIDE YARD FULL OF TROPICAL FRUIT TREES, PARKING, A STORAGE SHED AND PLENTY OF ROOM FOR A POOL. THIS CLASSIC HOME FEATURES A VERY DESIRABLE 2 STORY ARCHITECTURE WITH A SECOND FLOOR FRONT PORCH. THE CORNER LOT ALLOWS ACCESS TO THE REAR AS WELL AS THE FRONT. PARKING (A RARITY ON THE ISLAND) IS PLENTIFUL ON THE 3608 SQ. FT. LOT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
4 07-4777	10/26/2007	02/28/2008	2,100	Residential	DEMO EXISTING SHED AND REPLACE SHED WITH NEW 8X10 SHED
09-3123	09/16/2009	02/23/2010	5,000		INTERIOR ONLY REPLACE ROTTEN FLOOR AND MATERIAL WITH NEW WOOD FLR 14x10, REPLACE SHEATHING ON ROOF 20x10
09-3125	09/16/2009	02/23/2010	1,500		REPLACE EXISTING METAL SHINGLE ROOF
1 02-0272	01/31/2002	10/30/2002	900	Residential	REPAIR & PAINT PORCH
2 02-0751	04/08/2002	10/30/2002	350	Residential	ELECTRIC
3 05-3958	09/22/2005	11/15/2005	160	Residential	INSTALL PRIVACY FENCE IN REAR 46'x6'
7 07-4846	12/06/2007	02/28/2008	2,000	Residential	INSTALLATION OF CONCRETE DRIVEWAY 22' X 9' APPROX. 198 SF
5 07-4909	11/01/2007	02/28/2008	1,500	Residential	REPLACE THREE EXISTING FIXTURES ONE TUB AND ONE SHOWER& LAVATORY WITH VANITY
6 07-4908	11/01/2007	02/28/2008	3,500	Residential	REPLACE EXISTING TILE BOARDS AROUND TUB AND FLOOR 50 SF AND TILE AROUND BATH 200 SF

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	176,026	4,539	432,137	612,702	174,189	25,000	149,189
2014	193,486	3,833	403,328	600,647	172,807	26,000	146,807
2013	196,136	3,882	348,477	548,495	170,253	26,000	144,253
2012	201,437	3,931	266,259	471,627	167,407	26,000	141,407
2011	204,088	3,980	258,638	466,706	162,531	26,000	136,531
2010	214,690	4,027	323,890	542,607	160,129	26,000	134,129
2009	241,748	4,076	492,313	738,137	155,919	26,000	129,919
2008	222,419	4,125	501,512	728,056	155,763	26,000	129,763
2007	367,460	1,384	631,400	1,000,244	146,418	26,000	120,418
2006	507,020	1,404	342,760	851,184	142,847	26,000	116,847
2005	442,169	1,424	270,600	714,193	138,686	26,000	112,686
2004	251,423	1,444	252,560	505,427	134,647	26,000	108,647
2003	242,111	1,464	126,280	369,855	132,137	26,000	106,137
2002	247,234	1,484	84,788	333,506	129,041	26,000	103,041
2001	197,119	1,504	84,788	283,411	127,009	26,000	101,009

2000	160,238	2,077	61,336	223,651	123,310	25,000	98,310
1999	130,906	1,769	61,336	194,011	120,069	25,000	95,069
1998	108,636	1,530	61,336	171,502	118,179	25,000	93,179
1997	91,398	458	54,120	145,976	116,204	25,000	91,204
1996	59,168	299	54,120	113,587	112,820	25,000	87,820
1995	59,168	156	54,120	113,444	110,069	25,000	85,069
1994	52,914	142	54,120	107,176	107,176	25,000	82,176
1993	53,012	0	54,120	107,132	107,132	25,000	82,132
1992	53,012	0	54,120	107,132	107,132	25,000	82,132
1991	53,012	0	54,120	107,132	107,132	25,000	82,132
1990	56,618	0	42,394	99,012	99,012	25,000	74,012
1989	51,471	0	41,492	92,963	92,963	25,000	67,963
1988	45,018	0	36,080	81,098	81,098	25,000	56,098
1987	44,466	0	22,550	67,016	67,016	25,000	42,016
1986	44,717	0	21,648	66,365	66,365	25,000	41,365
1985	43,320	0	12,917	56,237	56,237	25,000	31,237
1984	40,228	0	12,917	53,145	53,145	25,000	28,145
1983	40,228	0	12,917	53,145	53,145	25,000	28,145
1982	41,101	0	11,553	52,654	52,654	25,000	27,654

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
5/5/2015	2739 / 1028	720,000	<u>WD</u>	<u>02</u>
8/1/1983	888 / 133	1	<u>WD</u>	<u>U</u>

This page has been visited 246,664 times.

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