THE CITY OF KEY WEST PLANNING BOARD Staff Report

To: Chair and Planning Board Members

From: Melissa Paul-Leto, Planner Analyst

Through: Thaddeus Cohen, Planning Director

Meeting Date: April 21, 2016

Agenda Item: Variance – 221 Petronia Street (RE# 00013580-000000; AK# 1013960)

A request for a variance to rear setback requirements in order to construct a two story residential addition located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 122-870(6) c., of the Land Development Regulations of the Code of

Ordinances of the City of Key West, Florida.

Request: A request to a variance for minimum rear setback requirements.

Applicant: William Shepler

Property Owners: Suzanne Desaulniers & Daniel Michaud

Location: 221 Petronia Street (RE# 00013580-000000; AK# 1013960)

Zoning: Historic Neighborhood Commercial (HNC-3) Zoning District





Background:

This subject property is located within the HNC-3 zoning district. The property consists of a two story single family residence with a one story rear addition. The applicant is proposing to demolish the one story addition and construct a two story addition. There will be six feet 4 inches access to the rear of the property. The variance is for 7 feet 8 inches to the building.

Relevant H	Relevant HNC-3 Zoning District Dimensional Requirements: Code Section 122-870				
Dimensional Required/		Existing	Proposed	Change / Variance	
Requirement		Allowed		Required?	
Maximum density	16 dwelling units per acre	1 unit	1 unit	Complies	
Maximum floor area ratio	1.00	None	None	No change	
Maximum height	30 feet	27 feet	27 feet	Complies	
Maximum building coverage	40%	30.2% 1,023 square feet	27.6% 935 square feet	Complies	
Maximum impervious surface	60%	37% 1,252 square feet	33.2% 1,123 square feet	Complies	
Minimum Open Space	35%	63% 2,132 square feet	58.5% 1,980 square feet	Complies	
Minimum lot size	4,000 SF	3,385 SF	3,385 SF	No change / Non-conforming	
Minimum lot width	40 feet	37 feet	37 feet	Complies	
Minimum lot depth	90 feet	58 feet	58 feet	Complies	
Minimum front setback	None	9 feet 10 inches	9 feet 10 inches	Complies	
Minimum side setback	5 feet	6 feet 6 inches	7 feet 2 inches	Complies	
Minimum street side setback	7.5 feet	29 feet 2 inches	24 feet 2 inches	Complies	
Minimum rear setback	15 feet	6 feet 4 inches	6 feet 4 inches	Variance Required -7 feet 8 inches	

Process:

Planning Board: April 24, 2016

Local Appeal Period: 30 days

DEO Review Period: Up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

The standards for considering variances are set forth in Section 90-395(a) of the City of Key West (the "City") Land Development Regulations ("LDRs"). Before any variance may be granted, the Planning Board must find all of the following:

(1) Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The land, structure and building on the subject property do not have special conditions or circumstances involved that any other property located within the HNC-3 Zoning District possesses.

NOT IN COMPLIANCE

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

Currently, the residential structure is non-conforming to lot size and rear setback requirements. The applicant is demolishing the existing one story rear addition and constructing a second story addition to the rear of the house. The new two story addition will not increase the rear setback requirements, it will expand the 3-d envelope of the non-conformity thus creating a need for a variance.

NOT IN COMPLIANCE

(3) Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Granting the requested variance would confer special privileges upon the Applicant that are denied by the LDRs to other lands, buildings and structures in the HNC-3 Zoning District.

(4) Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The Applicant currently enjoys the use of the property as a single-family residential dwelling. The Applicant wishes to demolish the one story rear addition in order to construct a two story rear addition to the dwelling. The denial of the requested variances would not deprive the Applicant of rights commonly enjoyed by other properties in the HNC-3 Zoning District.

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

The variance requested is the minimum required that will make possible the reasonable use of the building / structure. It is the minimum necessary to accommodate the request. IN COMPLIANCE.

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

The granting of the requested variance would not be injurious to the area involved and otherwise detrimental to the public interest.

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

The Applicant has not used existing nonconforming uses of other property in the HNC-3 Zoning District or permitted uses of property in other zoning districts as the grounds for approval of the requested variances.

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

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

<u>Pursuant to Code Section 90-395(b), the Planning Board shall make factual findings</u> regarding the following:

(1) That the standards established by Code Section 90-395 have been met by the applicant for a variance.

The standards for the granting of variances established by Code Section 90-395 have not all been met by the Applicant.

(2) That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has not received any public comment both for and against the requested variance.

Recommendation:

Based on the above analysis of the standards for considering variances established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the requested variances be **DENIED**.

DRC VARIANCE COMMENTS

DATE - 4/13/16	ADDRESS – 221 Petronia
ADA	
AIPP	
BUILDING	City Ord. Sect. 122-1078. An interior stairway to the second floor is required.
ENGINEERING	No Comment
	Currently, structures on this property are exempt from floodplain regulations (within a Shaded-X flood zone).
	However, it is somewhat close to the flood boundary line and could be reclassified as resting within a regulated flood zone when the flood remapping process concludes circa 2018/19.
FEMA	It would be well advised to ensure now, that the first finished floor is built to a minimum elevation of eight feet above sea level.
	Give that the grade at this site is approximately 6.5' above sea level, achieving a first floor elevation above grade of roughly 1.5' would help ensure flood insurance rates are based upon 1' of discounted freeboard should the maps change.
	An additional 0.5' of elevation would garner an additional full foot of elevation discount, as the insurance side rounds rates to the nearest foot.
FIRE	
HARC	Staff has concerns regarding the scale and massing of the addition in relation to the exiting historic structure. Please review guideline for additions.
	Street elevations depicting existing neighboring properties will be required for HARC.
KEYS ENERGY	KEYS has no objection to the variance request. However, KEYS is requesting that the Contractor provide us with a meter location for this property during renovations.
PARKING	

PLANNING	
POLICE	
URBAN FORRESTRY	No Comment
0 0	Please revise the plans to include roof gutters for the new two-story addition. Direct downspouts back onto the property into landscaped areas.
SUSTAINABILITY	
TRANSIT	No Comment
SOLID WASTE	No Comment

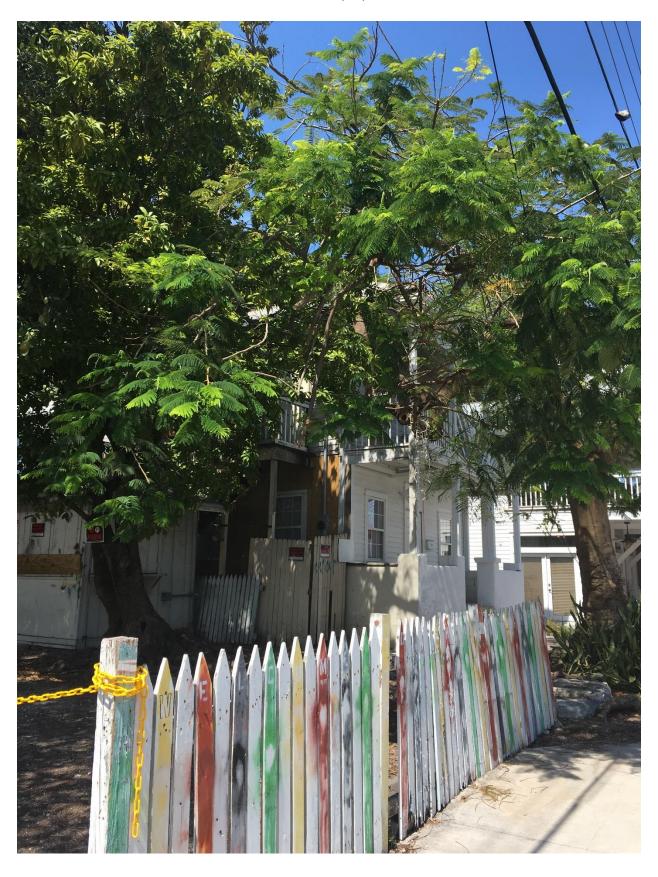


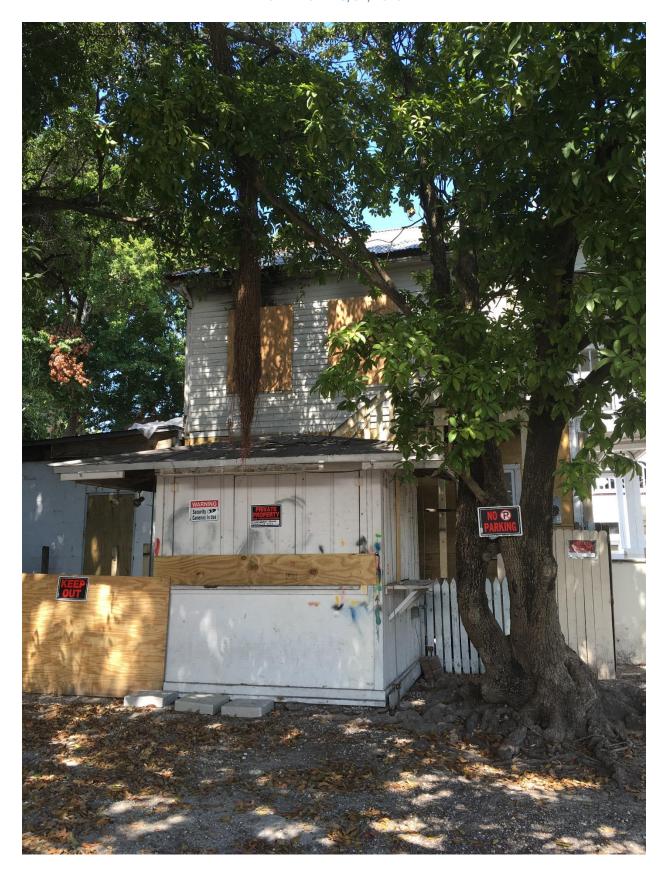


















Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00 (includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION: Site Address: 221 PETRONIA ST., KEY WEST FL 33040
Zoning District: HNC-3 Real Estate (RE) #:
Property located within the Historic District?
APPLICANT: Owner Authorized Representative Name: VILLIAM SHEPLER
Mailing Address: 201 FRONT ST., SUITE 201
City: Key West State: FL Zip: 33040
Home/Mobile Phone: <u>305-890-6191</u> Office: Fax:
Email: WILL @ WSHEPLER, COM
PROPERTY OWNER: (if different than above) Name: SUZANNE DE SAULNIERS E DANIEL MICHAUD Mailing Address: 5655 BOULEVARD DES MILLE-I'LES City: LAVAL, QUEBEC, CANADA State: Zip: Home/Mobile Phone: 514- 594-3952 Office: Fax: Email: SDESMULNIERS @ LINE, CA
Description of Proposed Construction, Development, and Use: REPLACE EXITING ONE
STORY C.B.S. ADDITION AT REAR OF HOUSE WITH HEW 2 STORY
ADDITION - RESIDENTIAL BEDROOMS.
List and describe the specific variance(s) being requested: VACIANCE REQUESTED FOR ENCROACHMENT IN REAR SETBACK
Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No If yes, please describe and attach relevant documents:

Will any work be within the dripline (canopy) of any tree on or off the property? If yes, provide date of landscape approval, and attach a copy of such approval.	□ Yes	No
Is this variance request for habitable space pursuant to Section 122-1078?	X Yes	□ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-3		ÚĮ.	
Flood Zone	×			
Size of Site	3,385 S.F.			
Height	301	27'	NO CHANGE	НО
Front Setback	0'	9-10"	NO CHANGE	10
Side Setback				
Side Setback	5'	6-6"	7'-2"	40
Street Side Setback	75'	29-2"	24'-2"	NO
Rear Setback	151	6'-4"	6'-4"	Yes
F.A.R	H/A	HIA	HIA	N/A
Building Coverage	40%	30.2%	27.6%	HO
Impervious Surface	60%	37%	33.2%	40
Parking	N/A	HOHE	ONE SPACE	40
Handicap Parking	H/A	N/A	NA	H/A
Bicycle Parking	MA	H/A	N/A	H/A
Open Space/ Landscaping	35%	63%	58.5%	HO
Number and type of units	I RES.	I RES.	NO CHANGE	НО
Consumption Area or Number of seats	H/A	m/A	N/A	4/4

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key West under Subpart B.

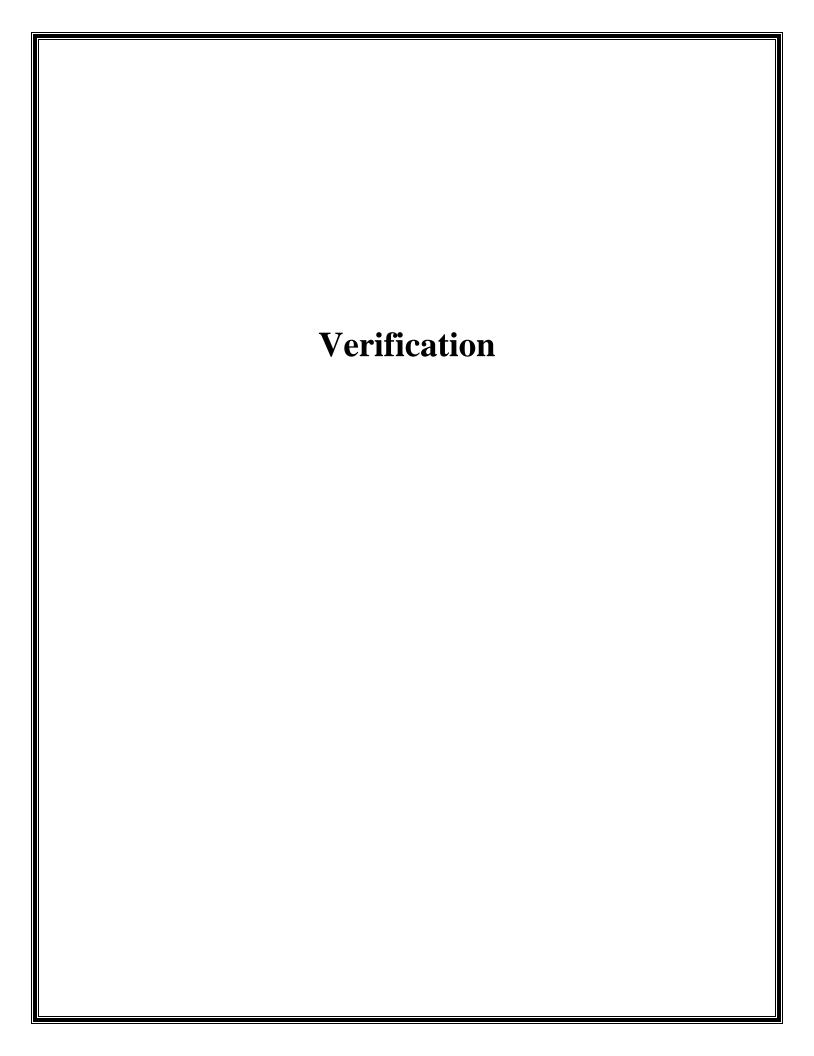
^{*}Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1.	Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.				
	THERE ARE NO SPECIAL CONDITIONS OR CIRCUMSTANCES				
2.	Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.				
	NOT APPLICABLE				
3.	Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.				
	NO SPECIAL PRIVILEGES WOULD BE CONFERRED. THE REQUEST IS				
	TO REBUILD IN THE SAME FOOTPRINT OR SMMLER THAN				
	WHAT CURRENTLY EXISTS.				
4.	Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.				
	NO HARDSHIP CONDITIONS EXIST.				
5.	Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.				
	THIS IS THE MINIMUM VARIANCE REQUIRED TO REBUILD				
	THE EXISTING ADDITION STRUCTURE WITH A SECOND PLOUR,				

6.	Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.					
	THE GRANTING OF THE VARIANCE WOULD BE IN HARMONY					
	WITH THE CHENERAL INTENT & PURPOSE OF THE L.D. RS.					
<i>7</i> .	Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.					
	EXISTING NON-CONFORMING USES OF OTHER PROPERTIES IS					
	NOT THE BASIS OF THIS REQUEST FOR VARIANCE APPROVAL					
•	That the standards established in Section 90-395 have been met by the applicant for a variance. That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact al noticed property owners who have objected to the variance application, and by addressing the objection expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."					
	EQUIRED SUBMITTALS: All of the following must be submitted in order to have a complet oplication. Please submit one paper copy and one electronic copy of all materials.					
	Correct application fee. Check may be payable to "City of Key West." Notarized verification form signed by property owner or the authorized representative. Notarized authorization form signed by property owner, if applicant is not the owner. Copy of recorded warranty deed Property record card Signed and sealed survey Site plan (plans MUST be signed and sealed by an Engineer or Architect) Floor plans					
3	Stormwater management plan					
	REDUCTION OF MALE PERVIOUS SURPACE AREA					



City of Key West **Planning Department**

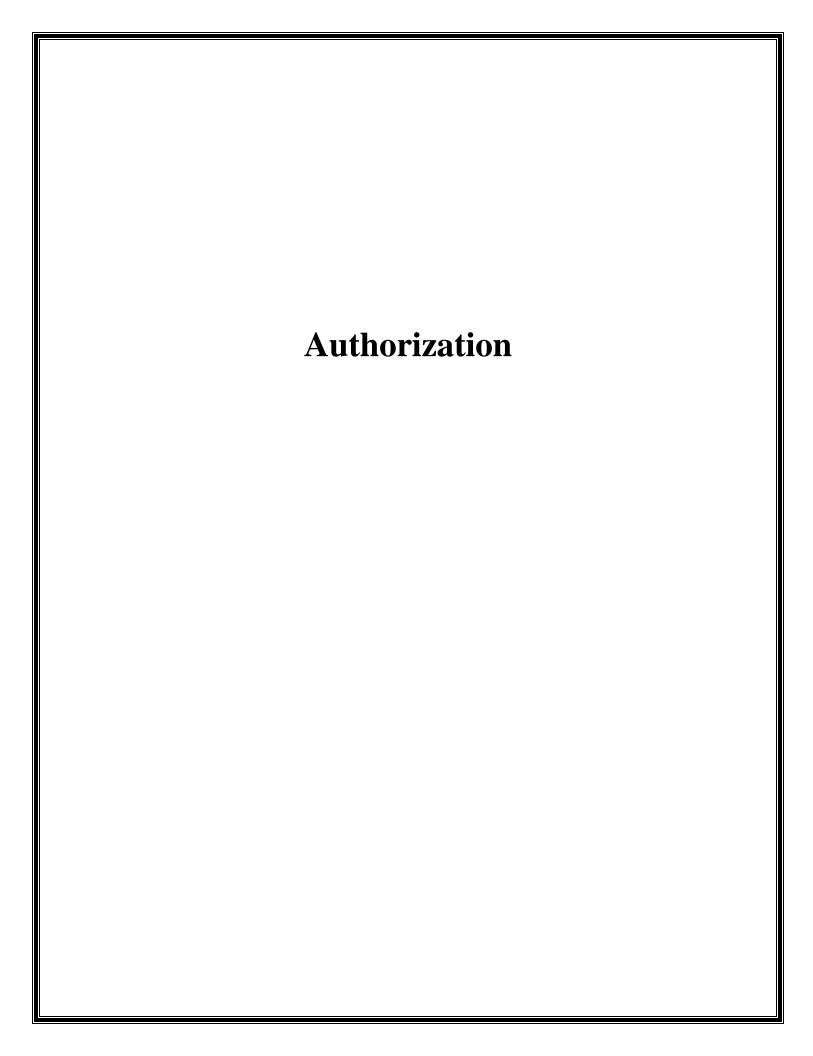


Verification Form

(Where Authorized Representative is an individual)

I, Sucress being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:
221 PETPOHIA ST, KEY WEST, FL 33040 Street address of subject property
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.
Signature of Authorized Representative
Subscribed and sworn to (or affirmed) before me on this March 2, 2016 by date Name of Authorized Representative
He/She is personally known to me or has presented NYDL. 294501693 as identification.
Marion Hope Casar Notary's Signature and Seal
MARION HOPE CASAS Name of Acknowledger typed, printed or stamped MARION HOPE CASAS Commission # EE 181270 Expires July 21, 2016 Bonded Thru Troy Fain Insurance 800-385-7019

Commission Number, if any



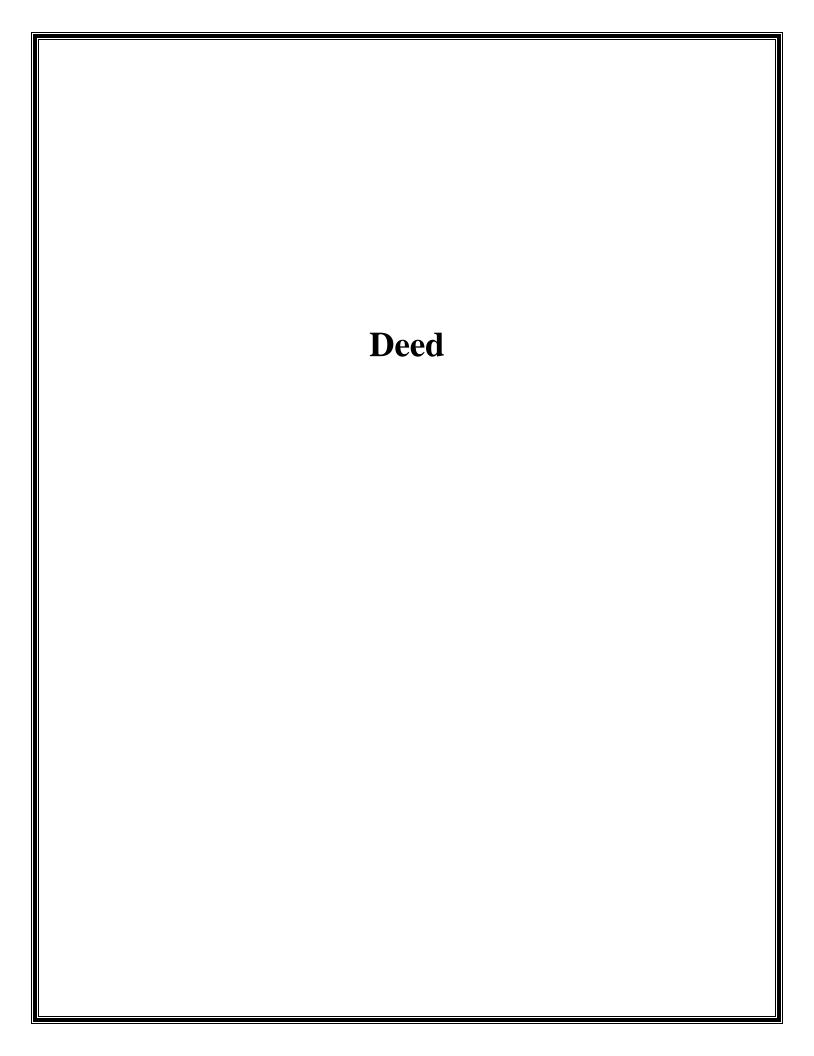
City of Key West Planning Department



Authorization Form

(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.
I, Sugame Sesaulniers authorize Please Print Name(s) of Owner(s) (as appears on the deed)
William Sheples Please Print Name of Representative
to be the representative for this application and act on my/our behalf before the City of Key West.
Se resaul nue
Signature of Owner Signature of Joint/Co-owner if applicable
Subscribed and sworn to (or affirmed) before me on this March 3, 2016 by date
Suzanne Desaulniers Name of Authorized Representative
He/She is personally known to me or has presented Quebec, Canada as identification.
Notary's Signature and Seal
Notary's Signature and Seal Vincha A. Flories Name of Acknowledger typed, printed or stamped **FF 808108
Commission Number, if any



Doc# 2021809 03/30/2015 11:06AM Filed & Recorded in Official Records of MONROE COUNTY AMY HEAVILIN

\$3,220.00

Return to: North American Title Company 8151 Peters Road, Suite 1100 Plantation, FL 33324

Doc# 2021809 Bk# 2732 Pg# 106

03/30/2015 11:06AM DEED DOC STAMP CL: Krys

This Instrument Prepared By:
Lindsay A. Ward
of Landsafe Title of Florida, Inc.
6360 N.W. 5th Way, Suite 200
Ft. Lauderdale, Florida 33309
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Folio Number: 00013580000000066825

NAT File No.: 11651-15-01434

SPECIAL WARRANTY DEED

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

This Warranty Deed made this 19 day of FEBRUARY, 2015 by The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT Inc., Alternative Loan Trust 2005-76 Mortgage Pass Through Certificates Series 2005-76, and having its principal place of business at 16001 N. Dallas Parkway, MailStop-TX8-044-02-1, Addison, TX 75001, hereinafter called the grantor(s), to Suzanne Desaulniers, a single woman and Daniel Michaud, a single man, whose post office address is 5655 Boulevard Des Mille-lles, Laval Quebec, Canada H7JIB2, hereinafter called the grantee(s):

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee all that certain land situate in Monroe County, State of Florida, viz:

KEY WEST LOT 12, SQUARE 2, TRACT 3 A/K/A 221 AND 223 PETRONIA STREET, KEY WEST, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: LOT 12 OF THOMAS J. ASHE'S DIAGRAM, SAID DIAGRAM BEING RECORDED IN DEED BOOK "I" AT PAGE 77 OF PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND SAID LOT 12 HAVING A FRONTAGE OF 54.00 FEET OF FRONTAGE ON ELLEN STREET AND 98.00 FEET OF FRONTAGE ON PETRONIA STREET.

LESS:

A PARCEL OF LAND BEING A PART OF LOT 12 OF THOMAS J. ASHE'S DIAGRAM AS RECORDED IN DEED BOOK "I", PAGE 77, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCE AT THE SOUTHERLY CORNER OF SAID LOT 12 AND RUN NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 62.7 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY BOUNDARY LINE FOR A DISTANCE 35.3 FEET TO THE EASTERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 54.0 FEET TO THE NORTHERLY CORNER OF SAID LOT 12; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 35.3 FEET; THENCE RUN SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 54.0 FEET BACK TO THE POINT OF BEGINNING.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with and grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful-claims of all persons claiming by, through or under the said grantor.

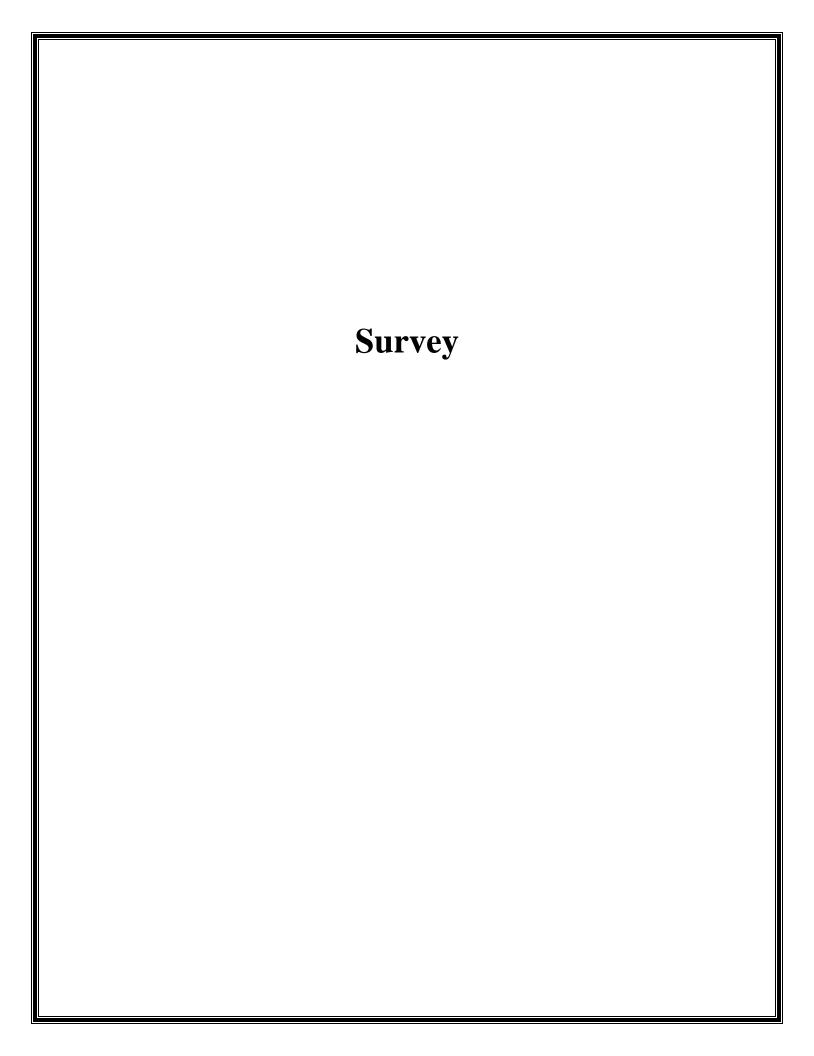
IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

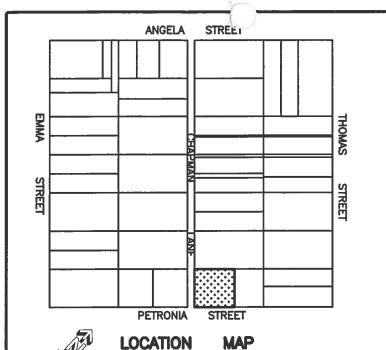
Alternative Loan Trust 2005-76 Mortgage Pass Through Certificates Series 2005-76 BY: Bank of America, N.A, Successor by merger to BAC Home Loans Servicing, LP as attorney-in-fact NAME: CHRISTA MCCLURE TITLE: ASST VICE PRESIDENT State of:TEXAS	Signed, sealed and delivered in the presence of:	
State of: TEXAS County of: DALLAS PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the aforesaid county and state, on this the 19 of FEBRUARY, 2015, within my jurisdiction, the within named CHRISTA MCCLURE, who acknowledged to me that (s) he is the ASST VICE PRESIDENT of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney-in-Fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT Inc., Alternative Loan Trust 2005-76 Mortgage Pass Through Certificates Series 2005-76. Notary Public Print Notary Name: STEPHANIE ALLEN	First Wilness Signature	York, as Trustee for the Certificateholders CWALT Inc., Alternative Loan Trust 2005-76 Mortgage Pass Through Certificates Series 2005-76 BY: Bank of America, N.A, Successor by merger to BAC
State of: TEXAS County of: DALLAS PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the aforesaid county and state, on this the 19 of FEBRUARY, 2015, within my jurisdiction, the within named CHRISTA MCCLURE, who acknowledged to me that (s) he is the ASST VICE PRESIDENT of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney-in-Fact for The Bank of New York Mellon fika The Bank of New York, as Trustee for the Certificateholders CWALT Inc., Alternative Loan Trust 2005-76 Mortgage Pass Through Certificates Series 2005-76. Notary Public Print Notary Name: STEPHANIE ALLEN	MARIA CASTILLO	
County of:DALLAS PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the aforesaid county and state, on this the19	Printed Signature	TITLE: ASST VICE PRESIDENT
	County of:	2015 within my jurisdiction, the within named ed to me that (s) he is theASST VICE PRESIDENT C Home Loans Servicing, LP, as Attorney-in-Fact for The ork, as Trustee for the Certificateholders CWALT Inc., Certificates Series 2005-76. Notary Public Print Notary Name: STEPHANIE ALLEN

Special Warranty Deed - Landsafe

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-17

11651-15-01434





Square 2, Tract 3

City of Key West

	LEGEN	<u>ND</u>	
A/C BAL	Air Conditioner	LB	Licensed Business
BM	Balcony Bench Mark	М	Number Measured
CB	Catch Basin	N.T.S.	
Ć_	Center Line	0.R.	Official Records
CO	Clean Out	O/H	Over Head
CONC	Concrete	P PB	Plat Plat Book
C.B.S. CUP	Concrete Block Stucco Concrete Utility Pole	P.O.B.	
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SİB	Set Iron Bar
F.FL.	Finished Floor Elevation	SIP SPK	Set Iron Pipe Set Nail And Disc
FD FIB	Found Found Iron Bar	STY	Story
FIP	Found Iron Pipe	ÜP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve
	SYMBO	LS	
X	Concrete Utility Pole	*	Street Light
▼	Fire Hydrant	, -	Wood Utility Pole
(@	Sanitary Sewer Clean Out	W	Water Meter

Field Work performed on: 4/30/15

LEGAL DESCRIPTION:

Lot 12 of Thomas J. Ashe's Diagram as recorded in Deed Book "I", Page 77 of the Public Records of Monroe County, Florida; and said Lot 12 having a frontage of 54.00 feet on Ellen Street and 98.00 feet of frontage on Petronia. LESS:

A parcel of land being part of Lot 12 of Thomas J. Ashe's Diagram as recorded in Deed Book "I", Page 77 of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: Commence at the Southerly corner of said Lot 12 and run Northeasterly along the Southeasterly boundary line of said Lot 12 for distance 62.7 feet to the Point of Beginning: thence continue Northeasterly along the said Southeasterly boundary line for a distance of 35.3 feet to the Easterly corner of the said Lot 12; thence Northeasterly along the Northeasterly boundary line of said Lot 12 for a distance of 54.0 feet to the Northerly corner of said Lot 12; thence Southwesterly along the Northwesterly boundary line of the said Lot 12 for a distance 35.3 feet; thence run Southeasterly parallel with the Northeasterly boundary line of the said Lot 12 for a distance of 54.0 feet back the Point of Beginning.

An easement recorded in O.R. Book 2653, Page 421-426 of the Public Records of Monroe County, Florida, said easement running along the Westerly property boundary of 221 Petronia Street for an underground grease trap servicing 223 Petronia Street with no metes or bounds descriptions provided.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: Centerline Petronia Street 3.4 denotes exisitng elevation Elevations based on N.G.V.D. 1929 Datum Elevation: 14.324 Bench Mark No.: Basic Survey performed without benefit of Title search on said or surrounding properties.

MONUMENTATION:

 $\Delta =$ Set P.K. Nail, P.L.S. No. 2749 ▲= Found P.K. Nail ● = Found 1/2" Iron Pipe

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section \$\frac{1}{4}72.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

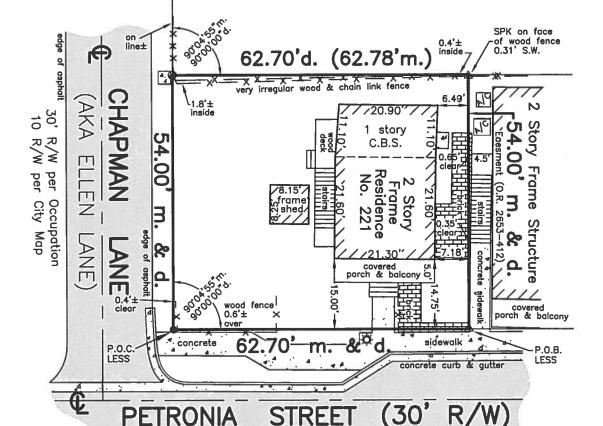
FREDERICK H. HILDEBRANDT

Professional Land Surveyor & Mapper No. 2749

Professional Engineer No. 36810

State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE | fred/dwg/block59/221petronia

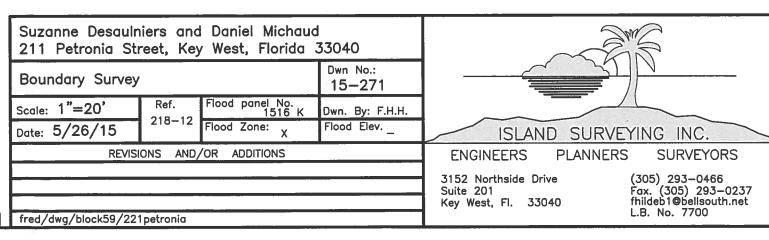


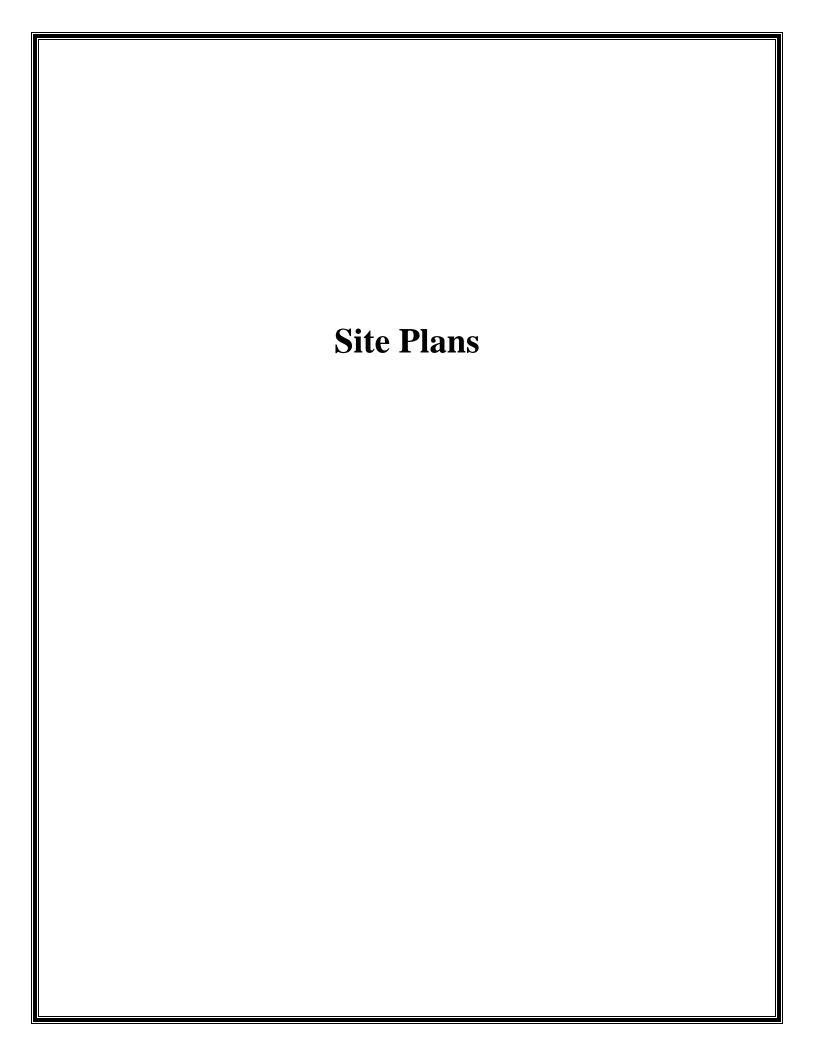
STREET

NOTE: Angles not

depicted within are 90'00'00"

m. & d.





GENERAL CONDITIONS:

1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK.

2. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EACH AND EVERY DETAIL.

3. THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS, FLORIDA BUILDING CODE 2014, NEC 2008, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, AND ACCEPTABLE TRADE PRACTICES. IN THE EVENT OF CONFLICT BETWEEN THE ABOVE MENTIONED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN

THE WORK

4. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM THE DIMENSIONS, DETAILS OR SCHEDULES SHALL BE OBTAINED FROM ARCHIETCT

5. CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.

6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY APPLICABLE CODES AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO ORDER CONFIRMATION AND CONSTRUCTION.

7. TYPICAL: DEMOLITION CONTRACTOR AND ORD CENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING.

7. TYPICAL: DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS, AND ALL NOTED ITEMS INCLUDING ALL ITEMS SHOWN ON MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS IN THE SET UNLESS OTHERWISE NOTED TO REMAIN OR TO BE REUSED (SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES).

A. ITEMS FOUND WITHIN WALLS AND CEILING THAT RUN THROUGH THE SPACE FEEDING AND/OR CONNECTING AN ADJACENT AREA(S) ARE REQUIRED TO REMAIN UNLESS OTHERWISE NOTED ON DRAWINGS.

B. FOR QUESTIONABLE ITEMS INCLUDING, BUT NO LIMITED TO FOUND/UNKNOWN CONDITIONS AND ITEMS NOT SHOWN/LISTED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT BEFORE REMOVING THE ABOVE MENTIONED ITEM.

C. CONTRACTOR TO REMOVE ALL ABANDONED CONDUIT, DUCTWORK, HANGERS, CEILING TILE, GRID, FRAMING, PIPING, ETC. THROUGHOUT WORK AREA.
D. GENERAL CONTRACTOR SHALL RELOCATE ANY EXISTING J-BOXES, SWITCHES, ETC. THAT ARE BEING REUSED AND REQUIRED TO BE MOVED TO ACCOMMODATE NEW WALL CONSTRUCTION

3. GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH OTHER TRADES AND AS NOTED IN THE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL,

4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL, BARRIERS, OR NOTICES. WORK SHALL BE PERFORMED ONLY DURING HOURS AND DAYS ALLOWED BY LAW.

BUILDING CONDITIONS

1. ALL CONTRACTORS ARE TO PATCH ALL SURFACES OF EXISTING INTERIOR PARTITIONS THAT ARE NOT BEING DEMOLISHED OR WERE DAMAGED DUE TO DEMOLITION PROCEEDINGS.

2. REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVE, ETC. AS SHOWN ON THE DRAWINGS (PATCH AND REPAIR) TO ACCOMMODATE NEW FLOOR FINISHES. PREPARE FLOOR SURFACE PER MANUFACTURER'S RECOMMENDATIONS. LEVEL AREAS AND FEATHER TO NEW AND DIFFERENT FINISHED TO AVOID TRIP HAZARDS > 1/2" (FEATHER SLOPE 1:12).

3. REMOVE ALL INDICATED WALLS, WALL FURRING, DOOR, FRAMES, ETC. THROUGHOUT THE AREA TO

AVOID TRIP HAZARDS > 1/2 (FEATHER SLOPE 1:12).
 REMOVE ALL INDICATED WALLS, WALL FURRING, DOOR, FRAMES, ETC. THROUGHOUT THE AREA TO FACILITATE NEW CONSTRUCTION AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
 THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING DRYWALL CEILING(S), SUSPENDED CEILING TILE(S), AND GRID(S). THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEILING(S) AS SHOWN IN SET. COORDINATE BRACING AND SUPPORT FOR LIGHT FIXTURES, ETC.
 WHERE SMALL AREAS OF CEILING ARE AFFECTED BY DEMOLITION AND/OR ADJACENT TO EXISTING CEILING, REPAIR ADJOINING CEILINGS AND PAINT AND/OR INSTALL NEW TILE TO MATCH EXISTING. ROOM OR AREA SHOULD BE CONSISTENT WITH NEW CONSTRUCTION.
 THE DEMOLITION CONTRACTOR SHALL EXERCISE CARE SO THAT ONLY THE CONSTRUCTION INDICATED OR REASONABLY IMPLIED TO BE REMOVED SHALL BE DEMOLISHED. THE EXISTING CONSTRUCTION TO REMAIN SHALL BE LEFT INTACT AND UNDAMAGED, TYPICAL. ANY DAMAGE(S)

INCLUDING AREAS OUTSIDE OF THE EXTENTS OF WORK.

7. UTILITIES, WATER, AND SEWER LINES ARE TO BE IDENTIFIED, CUT, CAPPED AND CLEARLY IDENTIFIED AND FLAGGED.

HEALTH, SAFETY, AND WELFARE:

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.

WILL BE REQUIRED TO BE REPAIRED BY THE CONTRACTOR(S) AT NOT COST TO THE PROJECT

2. THE GENERAL CONTRACTOR WILL VERIFY WITH THE ARCHITECT ANY EXISTING SECURITY ITEMS TO BE REMOVED AND REUSED. THE GENERAL CONTRACTOR WILL REINSTALL AS DIRECTED.

3. THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADING OF FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.

4. DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT

STRUCTURAL AND OTHER DAMAGE TO THE BUILDINGS EXISTING WALLS.

5. ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.

CONCRET

1. ALL STRUCTURAL CONCRETE SHALL CONFORM TO ACI 318 LATEST, AND SHALL ATTAIN A MINIMUM OF 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 5,000 PSI UNLESS OTHERWISE NOTED ON PLANS.

2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM DESIGNATION A615 LATEST GRADE 60.

3. IN FLEXURAL MEMBER, SPLICES FOR CONTINUOUS TOP BARS SHALL BE MADE AT OR NEAR THE MID—SPAN OF THE MEMBER. SPLICES FOR CONTINUOUS BOTTOM BARS SHALL BE MADE OVER THE SUPPORT. LAP SPLICE LENGTHS SHAL BE IN ACCORDANCE WITH ACI 318 LATEST.

4. CONCRETE COVERAGE OR REINFORCING STEEL SHALL BE AS FOLLOWS:

A. CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND: 3".

B. CONCRETE EXPOSED DIRECTLY TO THE WEATHER OR IN CONTACT WITH GROUND

AFTER REMOVAL OF FORMS: 3"
C. CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER:

I. WALLS & SLABS 3/4"
II. BEAMS AND GIRDERS 1-1/2"

II. RIBBED FLOOR SHALL BE CONSIDERED SLABS.

D. ALL OTHERS: 1-1/2".

5. WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM DESIGNATION A1855 OR LATEST.

6. NO PIPE, CONDUIT OR JUNCTION BOXES ARE TO BE PLACED IN SLAB OR COLUMNS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.

7. PIPE & CONDUIT OPENINGS THROUGH SLABS SHALL BE SLEEVED PRIOR TO POURING OF SLAB.

8. ALL EXTERIOR BEAM CORNERS TO HAVE 2-#5 CORNER BARS 2' X 2' TOP AND BOTTOM. ALL INTERMEDIATE BEAM BARS TO END WITH 6" HOOK TIED TO TOP AND

BOTTOM CONTINUOUS BEAM BARS.

9. ONE #4 BAR SHALL BE PLACED IN GROUTED CELL, BEAM TO BEAM, BOTH SIDES OF ALL WALL OPENINGS, U.O.N.

10. HORIZONTAL CBS REINFORCEMENT TO BE DUR—A—WAL TRUSS STANDARD WITH #9 GAUGE SIZE AND CROSS WIRE, HOT DIPPED GALVANIZED AFTER FABRICATION.

11. CONTRACTOR TO VERIFY CONDITION OF STRUCTURAL CONCRETE BEFORE INSTALLING ANY STRUCTURAL ANCHORS.

WOOD

1. ALL LUMBER TO BE MINIMUM #2 SYP WITH STRESS PARAMETERS ACCORDING TO NDS LATEST U.O.N.
4. ALL FASTENINGS TO BE INSTALLED AS INDICATED IN THIS DESIGN PER LATEST FLORIDA BUILDING CODE TABLE 2306.1
5. ALL WOOD CONSTRUCTION SHALL CONFORM TO AITC LATEST.

6. ALL WOOD TO BE PRESSURE TREATED.
7. TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1816.7 OF FBC

Sheet Than See \$1

Blue steerer

The briest Seringery Dis Pharmacy - Photo

Thoras Keys National states Service of Servic

3 LOCATION MAP
A11 SCALE: N.T.S.

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--- PROJECT LOCATION

ie Company of the com

62.70'd. (62.78'm. very irregular wood & chain link fence 墨 (//20.90)/ 1 story R/¥ □ C.B.S. porch & balcony concrete curb & gutter LESS PETRONIA STREET (30' R/W) NOTE: Angles not depicted within are 90'00'00' m. & d. Suzanne Desaulniers and Daniel Michaud 211 Petronia Street, Key West, Florida 33040 Dwn No.: Boundary Survey 15-271 Scale: 1"=20' Dwn, By: F.H.H Date: 5/26/15 Flood Zone: Flood Elev. ISLAND SURVEYING INC.

ENGINEERS

Suite 201

3152 Northside Drive

Key West, Fl. 33040

PLANNERS



REVISIONS AND/OR ADDITIONS

fred /dwa /Block 50 /221 patentia

DRAWING INDEX

A11 SURVEY, NOTES
A21 FLOOR PLANS /SITE PLAN

A21 FLOOR PLANS /SITE PLANE AE31 EXISTING ELEVATIONS
A31 PROPOSED ELEVATIONS

CODE INFORMATION

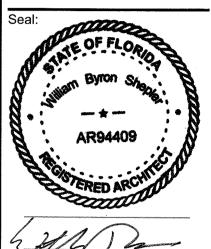
THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING:

1. CODE OF ORDINANCES — CITY OF KEY WEST, FL

2. FLORIDA BUILDING CODE 2014:

RESIDENTIAL BUILDING CODE 2014

EXISTING BUILDING CODE 2014



william shepler

Tel: 305-890-6191

Email: info@wshepler.com

201 Front St, Suite 201

Key West, FL 33040

2/1/2 3-3-16 Consultants:

Submissions / Revisions:

C

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Z

RE

RESID

PETRONIA KEY WEST, FL

Drawing Size Project #: 15013

Title: MAR 03 2016

BY: SURVEY

2

SURVEYORS

Fax. (305) 293-0237

fhildeb1@bellsouth.net

(305) 293-0466

L.B. No. 7700

Sheet Number:

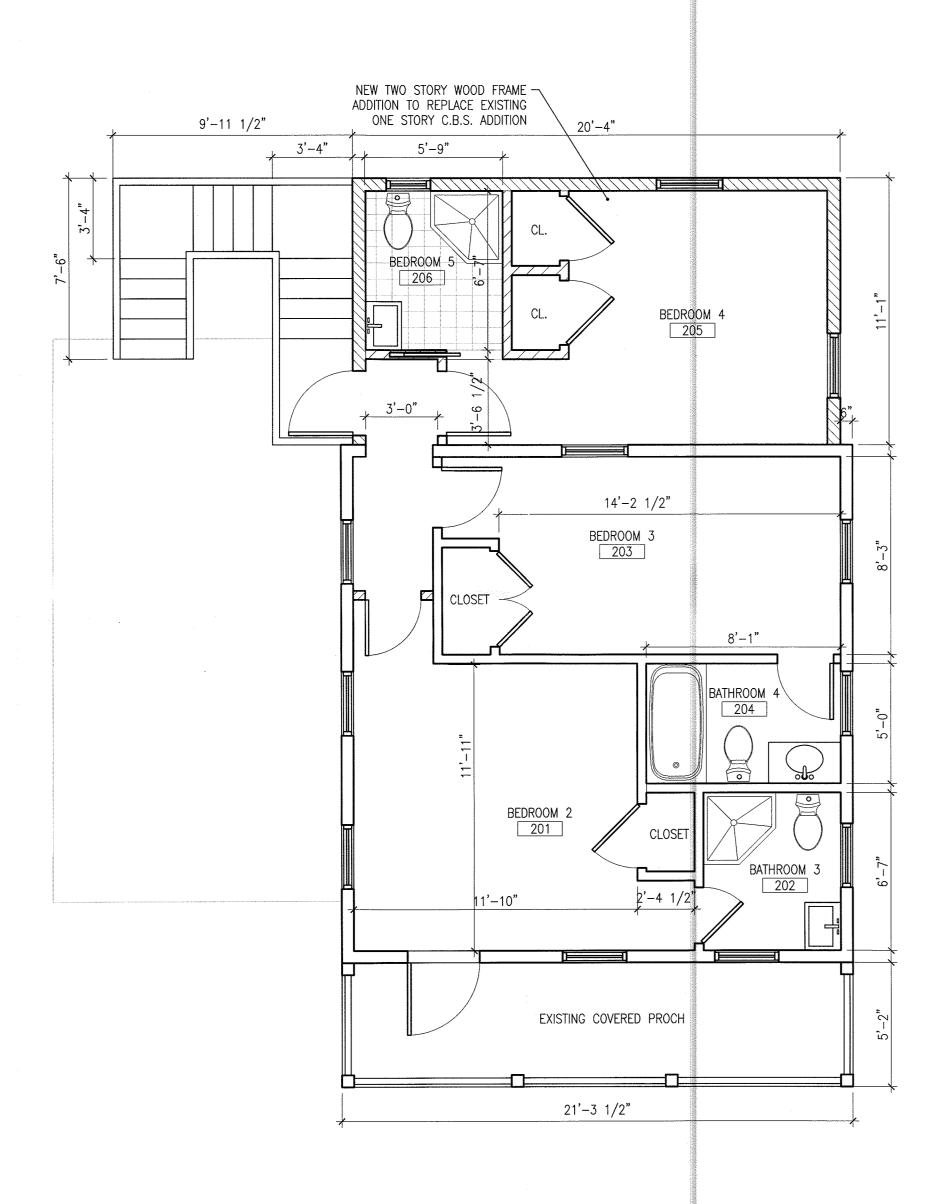
NOTES

Date: - DECEMBER 30, 2015

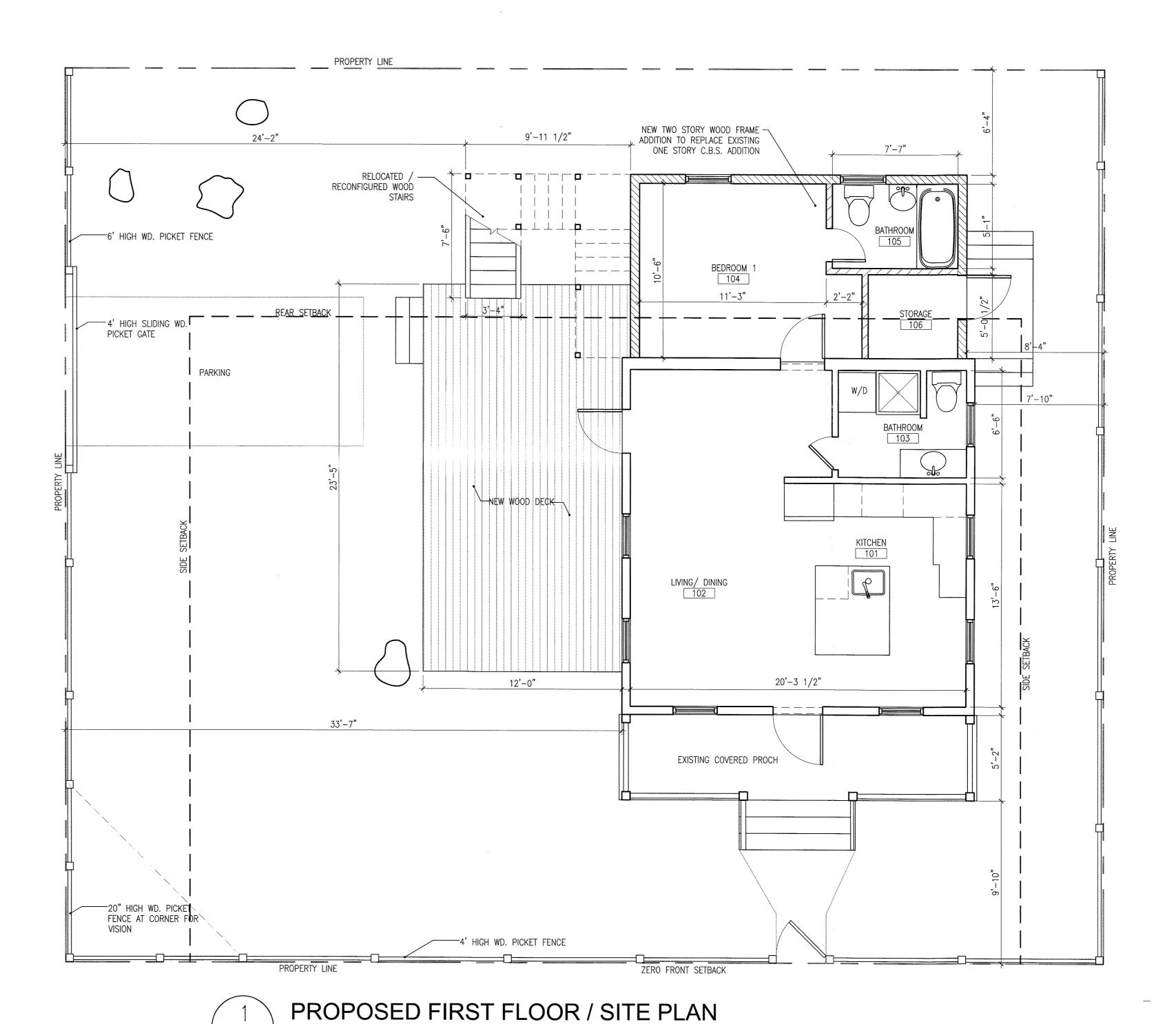
©2015 by William Shepler Architect

SITE CALCULATIONS - ZONING DISTRICT: HNC-3

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	Yes
BUILDING COVERAGE	40%	1,023 s.f. (30.2%)	935 s.f. (27.6%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,252 s.f. (37%)	1,123 s.f. (33.2%)	Yes
LOT SIZE	Min. 4,000 s.f.	3,385 s.f.	N/A	N/A
LOT WIDTH	Min. 40¹	N/A	N/A	N/A
LOT DEPTH	Min. 90¹	N/A	N/A	N/A
FRONT SETBACK	0'	9"-10"	No Change	Yes
SIDE SETBACK (EAST)	Min. 5'	6'-6"	7'-2"	Yes
STREET SIDE SETBACK (WEST)	Min. 7.5'	29'-2"	24'-2"	Yes
REAR SETBACK	Min. 15'	6'-4"	6'-4"	No
OPEN SPACE	Min. 35%	63.00%	58.50%	Yes







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

Tel: 305-890-6191
Email: info@wshepler.com
201 Front St, Suite 201
Key West, FL 33040
Seal:

AR9A409

AR9A409

Consultants:

ONIA STREET

KEY WEST, FL

ADDITION PROJECT

RESIDENTIAL

ing Size | Project

Drawing Size | Project #: 24x36 | 15013

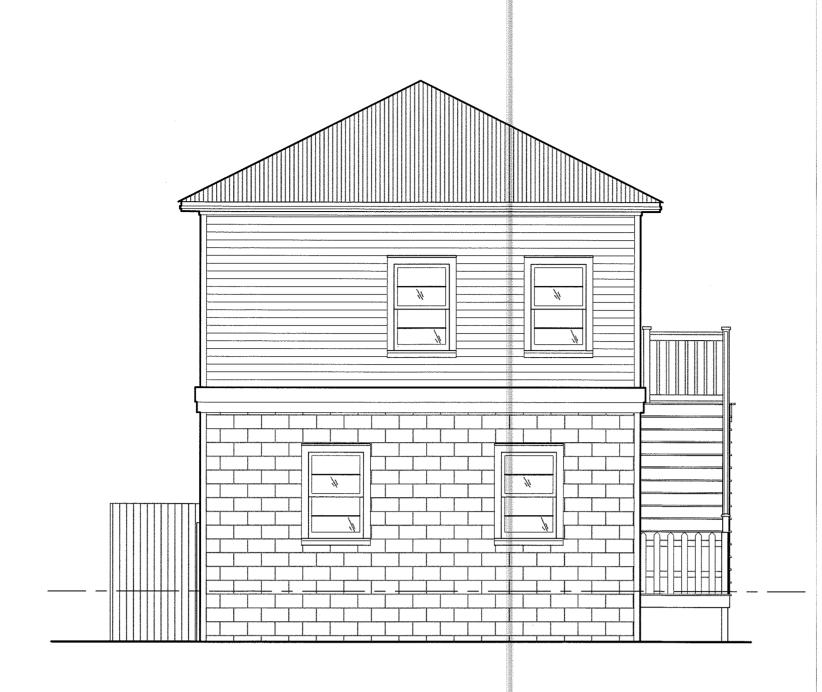
PROPOSED FLOOR

PLANS

A-2.1

Date: - FEBRUARY 26, 2016

Date: - FEBRUARY 26, 2016



NORTH ELEVATION

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



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



EAST ELEVATION

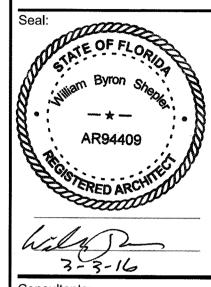
SCALE: 1/4"=1'-0"



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

william shepler

Tel: 305-890-6191 Email: info@wshepler.com 201 Front St, Suite 201 Key West, FL 33040



Submissions / Revisions:

STREET

RESIDENTIAL

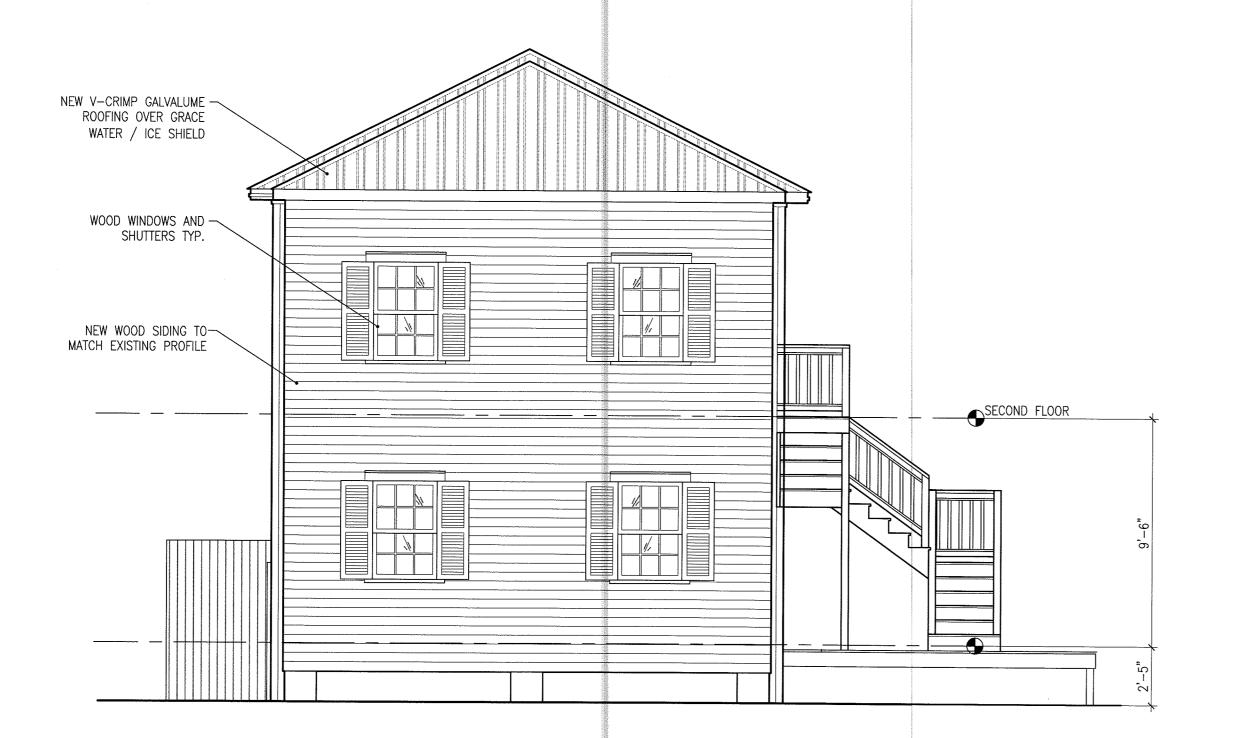
221

Drawing Size | Project #: 24x36 | 15013

EXISTING ELEVATIONS

AE-3.1

Date: - DECEMBER 30, 2015





4 NORTH ELEVATION

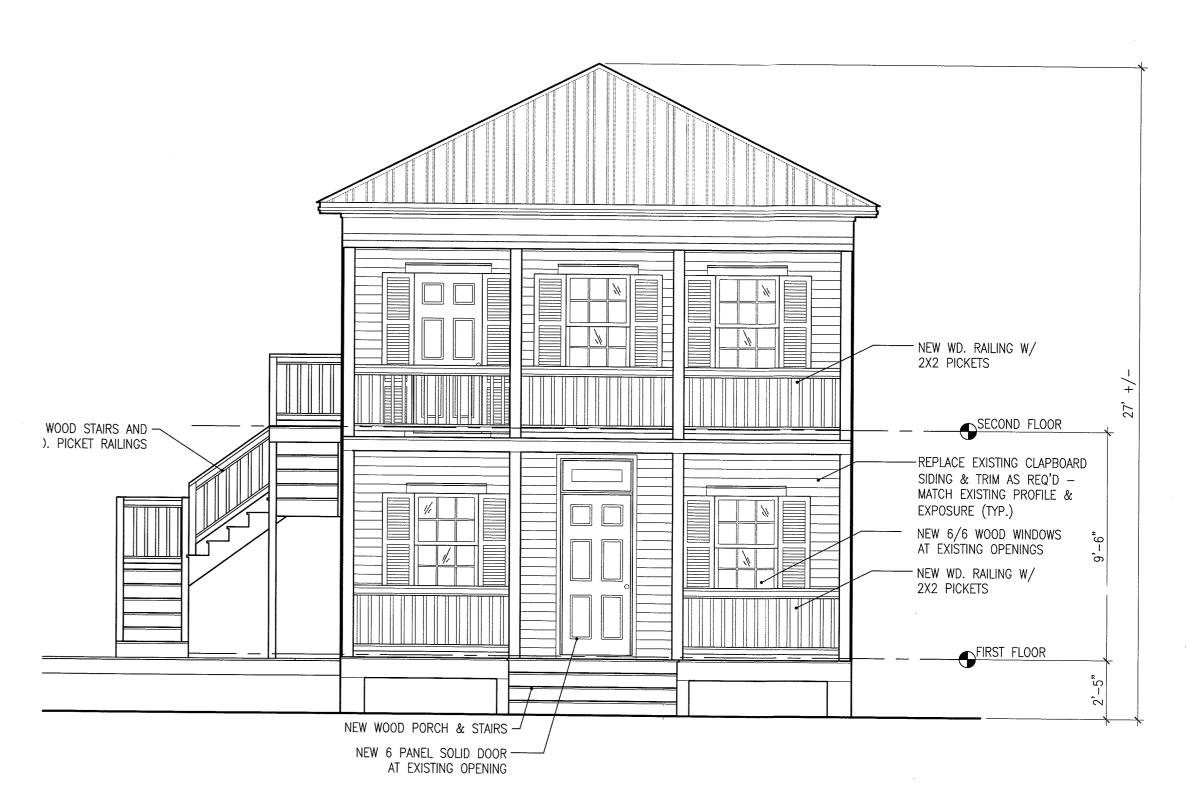
AF3.1 SCALE: 1/4"=1'-0"

3 EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



WEST ELEVATION

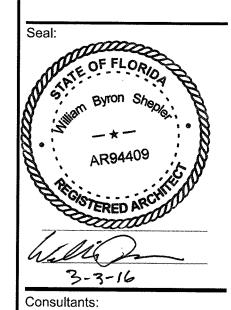
SCALE: 1/4"=1'-0"





william shepler & associates architecture

Tel: 305-890-6191 Email: info@wshepler.com 201 Front St, Suite 201 Key West, FL 33040



Submissions / Revisions:
PLANNING SUBMISSION - 2016.3.1

TRONIA STREET

ADDITION PROJEC

Drawing Size | Project #: 24x36 | 15013

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EXISTING ELEVATIONS

Sheet Number:

A-3.1

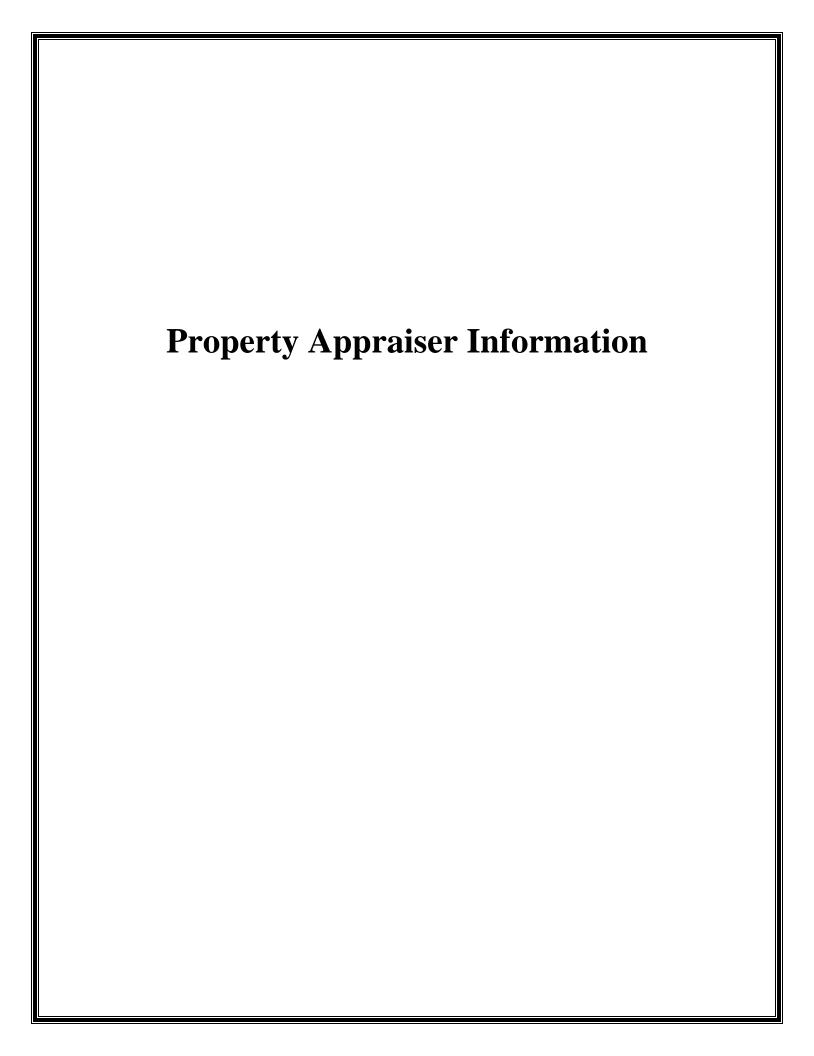
Date: - FEBRUARY 29, 2016
©2016 by William Shepler Architect

Zoning Calculations

Property Address: 221 PETRONIA

Zoning District: HNC-3

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	Yes
BUILDING COVERAGE	40%	1,023 s.f. (30.2%)	935 s.f. (27.6%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,252 s.f. (37%)	1,123 s.f. (33.2%)	Yes
LOT SIZE	Min. 4,000 s.f.	3,385 s.f.	N/A	N/A
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LOT DEPTH	Min. 90'	N/A	N/A	N/A
FRONT SETBACK	0'	9"-10"	No Change	Yes
SIDE SETBACK (EAST)	Min. 5'	6'-6"	7'-2"	Yes
STREET SIDE SETBACK (WEST)	Min. 7.5'	29'-2"	24'-2"	Yes
REAR SETBACK	Min. 15'	6'-4"	6'-4"	No
OPEN SPACE	Min. 35%	(2,132 s.f.)63%	(1,980 s.f.) 58.5%	Yes





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

Property Record Card -Website tested on IE8. Maps are now launching the new map application version Firefox. 10.3 or higher

Alternate Key: 1013960 Parcel ID: 00013580-000000

Ownership Details

Mailing Address: **DESAULNIERS SUZANNE** 5655 BOUL DES MILLE-ILES LAVAL, QUEBEC H7J 1B2 CANADA

All Owners:

DESAULNIERS SUZANNE, MICHAUD DANIEL T/C

Property Details

PC Code: 01 - SINGLE FAMILY

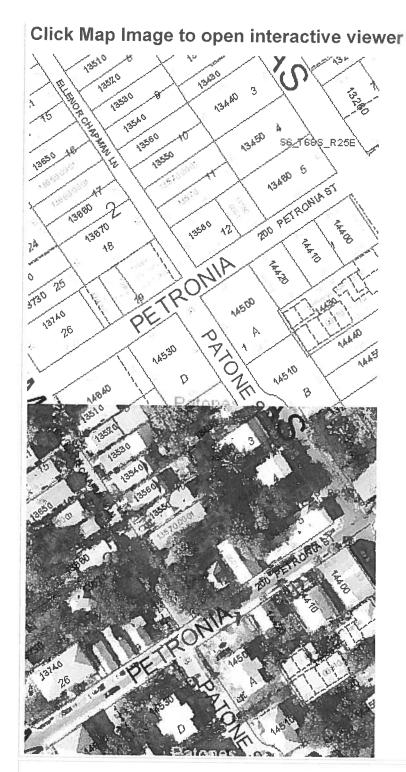
Millage Group: 11KW Affordable No Housing:

Section-Township-Range: 06-68-25

Property Location: 221 PETRONIA ST KEY WEST

Legal KW PT LOT 12 SQR 2 TR 3 H-731 OR1268-547/48ORD OR1265-1090/91ORD OR1258-2109/10ORD Description: OR1430-687/688L/E OR1549-1030/31 OR1554-1534/35 OR1593-459/61 OR1650-1475/76 OR2688-766/67C/T

OR2702-394/95C/T OR2732-106/07



Land Details

0	3,386.00 SF
	0

Building Summary

Number of Buildings: 1 Number of Commercial Buildings: 0 Total Living Area: 1155 Year Built: 1918

Building 1 Details

Building Type R1 Effective Age 40 Year Built 1918 Functional Obs 0

Condition P...
Perimeter 194
Special Arch 0
Economic Obs 0

Quality Grade 500 Depreciation % 39 Grnd Floor Area 1,155

Inclusions:

R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP Heat 1 CONVECTION Heat Src 1 ELECTRIC

Roof Cover METAL Heat 2 NONE Heat Src 2 NONE Foundation WD CONC PADS

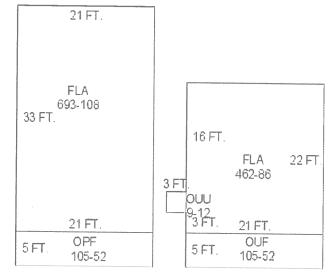
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0





Sections:

Nbr	Туре	Ext Wall	# Stories	Year Built	Attic /	A/C	Basement %	Finished Basement	Area
0	OPF		1	1993					105
0	DUF	1:WD FRAME	1	1979					90
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	693
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	462

L	OUF	1	1993	N	N	0.00	0.00	105
	· CHHI	1	1993	N	N	0.00	0.00	9

Misc Improvement Details

Nbr	Туре	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	200 SF	0	0	1979	1980	2	50
2	FN2:FENCES	356 SF	0	0	1979	1980	2	30

Appraiser Notes

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B943117	09/01/1994	08/01/1995	1,000		CHANGE DOOR TO WINDOW
	9803960	12/21/1998	11/16/1999	3,575		PAINT EXTERIOR
	03-4043	11/25/2003	11/23/2005	4,500		repair & repaint inside walls
	04-0327	02/09/2004	11/23/2005	250		MOVE UNPERMITTED TIKI BOOTH
	04-0562	02/27/2004	11/23/2005	800		BUILD 114x4' PICKET FENCE
	05-1912	05/26/2005	11/23/2005	675		TIE DOWN 8'x8' SHED

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	42,932	1,252	223,491	267,675	267,675	0	267,675
2014	108,849	1,138	183,006	292,993	292,992	25,000	267,993
2013	110,633	1,138	217,864	329,635	329,635	25,000	304,635
2012	112,418	1,138	135,802	249,358	249,358	0	249,358
2011	110,633	1,138	137,868	249,639	249,639	0	249,639
2010	115,986	1,138	152,131	269,255	269,255	0	269,255
2009	129,419	1,170	202,842	333,431	333,431	0	333,431
2008	119,436	1,202	300,401	421,039	421,039	0	421,039
2007	136,727	1,234	399,548	537,509	537,509	0	537,509
2006	194,373	1,266	287,810	454,293	454,293	0	454,293
2005	167,650	1,460	237,020	406,130	406,130	0	406,130
2004	145,879	1,492	169,300	316,672	71,612	25,000	46,612
2003	106,978	1,524	81,264	189,766	70,277	25,000	45,277
2002	109,869	1,556	59,255	170,680	68,630	25,000	43,630
2001	100,075	1,588	59,255	160,918	67,550	25,000	42,550

2000	90,388	1,351	40,632	132,371	65,583	25,000	40,583
1999	58,077	1,112	40,632	99,821	63,859	25,000	38,859
1998	21,627	595	40,632	62,854	62,854	25,000	37,854
1997	28,368	626	33,860	62,854	62,854	25,000	37,854
1996	28,330	664	33,860	62,854	62,854	25,000	37,854
1995	28,299	695	33,860	62,854	62,854	25,000	37,854
1994	28,270	724	33,860	62,854	62,854	25,000	37,854
1993	28,994	0	33,860	62,854	62,854	25,000	37,854
1992	41,999	671	52,920	95,590	95,590	25,000	70,590
1991	41,999	671	52,920	95,590	95,590	25,000	70,590
1990	50,370	671	42,336	93,377	93,377	25,000	68,377
1989	49,600	671	41,013	91,284	91,284	25,000	66,284
1988	43,705	671	30,429	74,805	74,805	0	74,805
1987	43,047	671	17,199	60,917	60,917	0	60,917
1986	43,212	671	15,876	59,759	59,759	0	59,759
1985	42,129	671	16,352	59,152	59,152	0	59,152
1984	40,510	671	16,352	57,533	57,533	0	57,533
1983	40,510	671	16,352	57,533	57,533	0	57,533
1982	37,375	671	11,695	49,741	49,741	0	49,741

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/19/2015	2732 / 106	460,000	WD	12
9/5/2014	2702 / 394	0	СТ	11
6/5/2014	2688 / 766	100	CT	12

This page has been visited 136,238 times.

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