

Application



Application For Variance

City of Key West, Florida • Planning Department
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720



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: 533 Eaton Street, Key West FL 33040
Zoning District: HNC-1 Real Estate (RE) #: 00004130-000000
Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☒ Owner ☐ Authorized Representative

Name: The studios of key west
Mailing Address: 533 Eaton Street
City: Key West State: FL Zip: 33040
Home/Mobile Phone: 305 393 5920 Office: 305 296 0458 Fax: _____
Email: JED@TSKW.org

PROPERTY OWNER: (if different than above)

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Home/Mobile Phone: _____ Office: _____ Fax: _____
Email: _____

Description of Proposed Construction, Development, and Use: Applicant proposes the construction of an elevator shaft and stairway to allow the creation of, and access to, a "green roof" garden over a portion of the existing building.

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

Variance to Sec. 122-810(3) from ft (existing) to ft (proposed)

Are there any easements, deed restrictions or other encumbrances attached to the property? ☒ Yes ☐ No

If yes, please describe and attach relevant documents: _____

Access easement with adjacent property

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

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

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-1			
Flood Zone	X			
Size of Site	4000 sq ft	3185 sq ft	No change	No
Height	35 ft	55' 3"	60' 4 1/2"	Yes
Front Setback	5 ft	0 ft	No change	No
Side Setback	5 ft	0 ft	No change	No
Side Setback	NA	NA	No change	NA
Street Side Setback	7-5 ft	0 ft	No change	No
Rear Setback	15 ft	0 ft	No change	No
F.A.R	1.0	2.79	2.67	No
Building Coverage	50%	96.3%	No change	No
Impervious Surface	60%	100%	100%	No
Parking	110.7 / 96.6	0	0	No
Handicap Parking	0	0	0	No
Bicycle Parking	25.8 / 20.1	0	0	No
Open Space/ Landscaping	20%	0%	0%	No
Number and type of units	1.9	0	0	No
Consumption Area or Number of seats	NA	2,726 sq ft	534 sq ft	No

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

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

Standards for Considering Variances

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

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

Special conditions exist. This historic contributing structure was built with zero lot lines and 100% impervious surface. There is no opportunity to create green space on the site other than the rooftop. A green roof will create new outdoor green area, improve the environmental impact of the property and further the goals of the City's own Climate Action Plan.

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

It is the existing historic conditions of the site, mentioned above, that necessitate a variance to the height limit in order to create and access a green roof. These historic conditions were not created by the owner/applicant.

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

Special privileges will not be conferred by the granting of the variance. Green roofs benefit the community as a whole. The stairs access necessity and the elevator is a function of ADA. The studios, while being a private entity serves a public function and benefits the entire community.

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

Hardship conditions exist. Other properties in the same zoning district normally have the ability to plant or create green space on-site to create shade & dissipate solar heat. This property doesn't have that ability as a result of the historic characteristics; as a result this property experiences high interior temperatures + high cooling cost. A literal interpretation of the LDRs creates a hardship by preventing this property from utilizing its existing flat roof to create the environmental benefits of a green roof.

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

Only the minimum variances are requested. We seek only to construct a stairway, elevator and an associated roof overhang. No other building coverage is proposed.

City of Key West • Application for Variance

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

This variance request is not injurious to the public welfare, in fact it is quite the contrary.
This variance will provide immediate environmental benefits to the property and long term
environmental benefits to the community as a whole.

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

No existing uses of neighboring lands, structures, or buildings in this or other districts
are proposed as grounds for the issuance of this variance.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☐ Property record card
- ☐ Signed and sealed survey
- ☐ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL MILLER 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:

533 EATON ST KEY WEST, FL
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 of approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 12, 2016, by
date

Michael Miller
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Brett Tyler Smith
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, JED DODDS as
Please Print Name of person with authority to execute documents on behalf of entity

EXECUTIVE DIRECTOR of THE STUDIOS OF KEY WEST, INC.
Name of office (President, Managing Member) Name of owner from deed

authorize MICHAEL MILLER
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

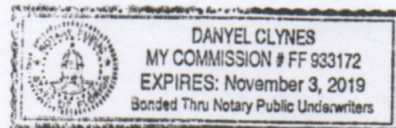
Subscribed and sworn to (or affirmed) before me on this MARCH 11, 2016
Date

by John Edward Dodds
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented FL DL # D320-465-68 as identification.
366-0.

[Signature]
Notary's Signature and Seal

Danyel Clynes
Name of Acknowledger typed, printed or stamped



FF 9933172
Commission Number, if any

Deed

Prepared by and return to:
Gregory D. Davila, Esq.
Law Office of Gregory D. Davila, P.A.
1111 12th Street Suite 310
Key West, FL 33040

Doc# 1956079 10/31/2013 4:14PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

File Number: **13-00595**

10/31/2013 4:14PM
DEED DOC STAMP CL: Krys \$15,400.00

Consideration: **\$2,200,000.00**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **31st** day of **October, 2013** between **Scottish Rite Temple Association of Key West, Florida, Inc., a Florida non-profit corporation** whose post office address is **PO Box 1247, Key West, FL 33041**, grantor, and **The Studios of Key West, Inc., a Florida non-profit corporation** whose post office address is **600 White Street, Key West, FL 33040**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

That certain parcel of land lying and being in the County of Monroe and the State of Florida, more particularly described as follows:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of lot One (1) in Square Twenty-Four (24), commencing at the corner of Simonton and Eaton Streets and running thence along Eaton Street in a southwesterly direction Ninety-six (96) feet thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Ninety-Six(96) feet to Simonton Street; thence at right angles in a Southeasterly direction and along Simonton Street Fifty (50) feet to the place of beginning.

and

COMMENCING at the Northwest corner of Simonton and Eaton Streets, run in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Fifty (50) feet to a Point of Beginning; thence continue in a Northwesterly direction along said Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the Point of Beginning.

Parcel Identification Number: 00004130-000000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

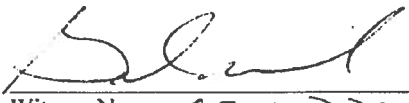
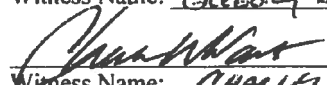
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

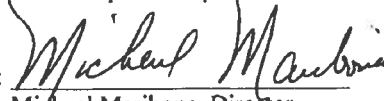
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: GREGORY D. DAVILA

Witness Name: CHARLES W. WHITE

Scottish Rite Temple Association of Key West, Florida, Inc.,
a Florida non-profit corporation

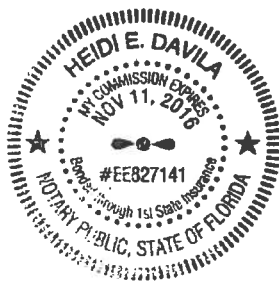
By: 
Michael Maribona, Director

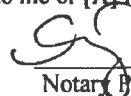
(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was subscribed, sworn to and acknowledged before me this ^{30th} ~~31st~~ day of October, 2013 by Michael Maribona, Director of Scottish Rite Temple Association of Key West, Florida, Inc., a Florida non-profit corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

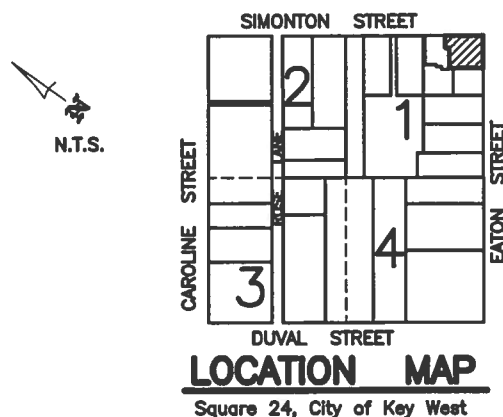
Printed Name: HEIDI E. DAVILA

My Commission Expires: Nov 11, 2016

Doc# 1956079
Bk# 2656 Pg# 2006

MONROE COUNTY
OFFICIAL RECORDS

Survey



LEGAL DESCRIPTION:

Parcel "A", O.R G-4, Page 189

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), Commencing at the corner of Simonton and Eaton Streets, and running thence along Eaton Street in a Southwesterly direction Ninety-six (96) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Ninety-six (96) feet to Simonton Street; thence at right angles in a Southeasterly direction and along Simonton Street Fifty (50) feet to the place of beginning.

AND

Parcel "B", O.R 831, Page 2487

On the Island of Key West, Florida, and known on William A. Whitehead's map, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), and more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Simonton and Eaton Streets run in a Northwesterly direction along the Westerly right of way of Simonton Street for a distance of Fifty (50) feet to a point of Beginning; thence continue in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference bearing, R/W Simonton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Bar, P.L.S. No. 1587
- ▲ = Found P.K. Nail, P.L.S. No. 2749
- △ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
o/h = Overhead
wd. = Wood

N.T.S. = Not to Scale
C = Centerline
Elev. = Elevation
B.M. = Bench Mark
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
A/C = Air Conditioner

P.O.C. = Point of Commence
P.O.B. = Point of Beginning
Bal. = Balcony
C.B.S. = Concrete Block Stucco
cov'd. = Covered
F.F.L. = Finish Floor Elevation
Field Work performed on: 4/15/13

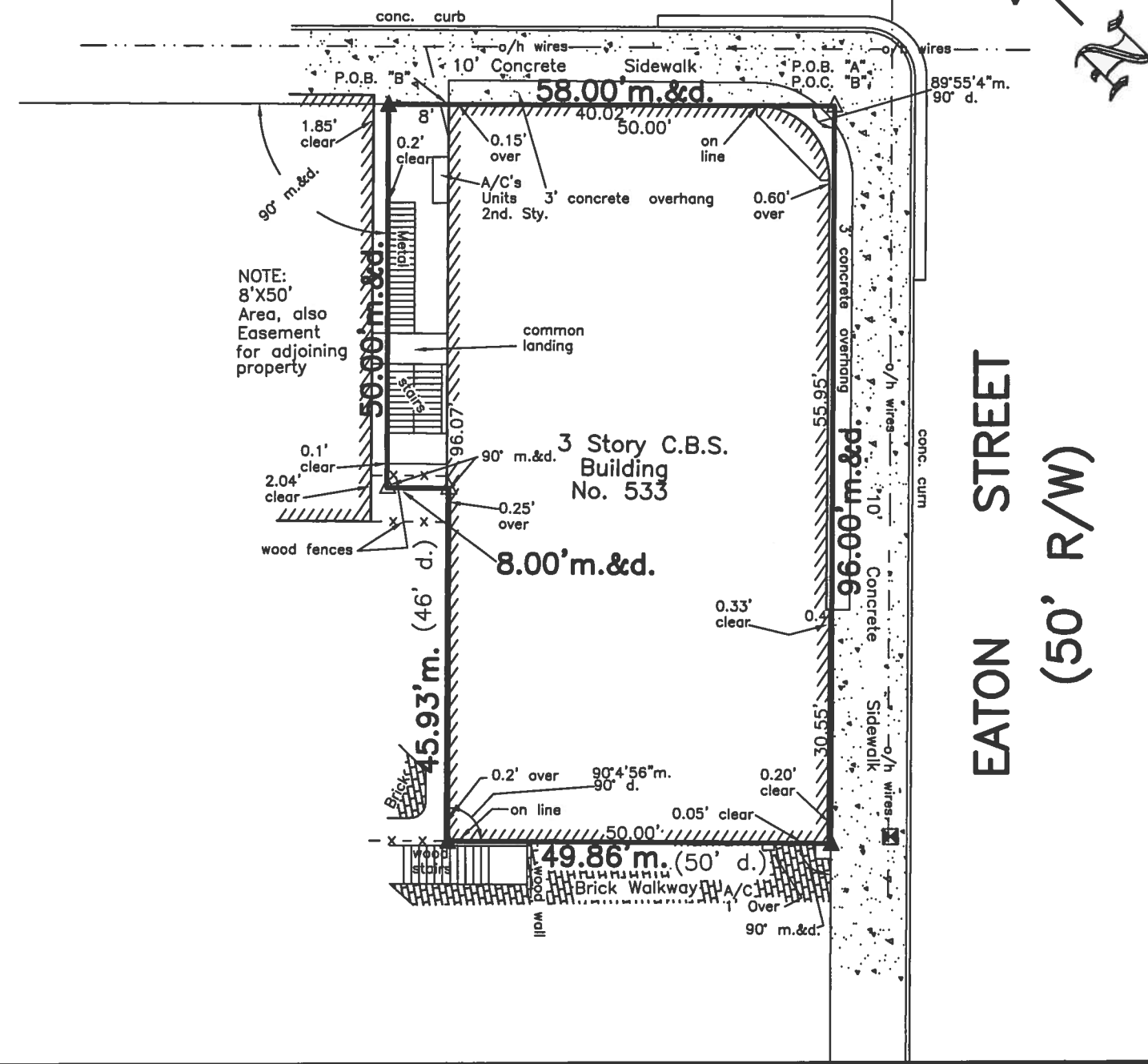
CERTIFICATION:

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 Statue Section 472.027, 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

SIMONTON STREET (50' R/W)



The Studios of Key West, Inc.
533 Eaton Street, Key West, Fl. 33040

BOUNDARY SURVEY

Scale: 1"=20'
Date: 4/24/13
Ref. 210-70
Flood panel No. 1516 K
Flood Zone: X
Dwn No.: 13-203
Dwn. By: F.H.H.
Flood Elev. —

REVISIONS AND/OR ADDITIONS

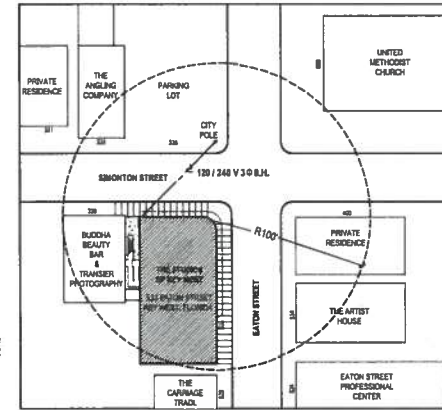
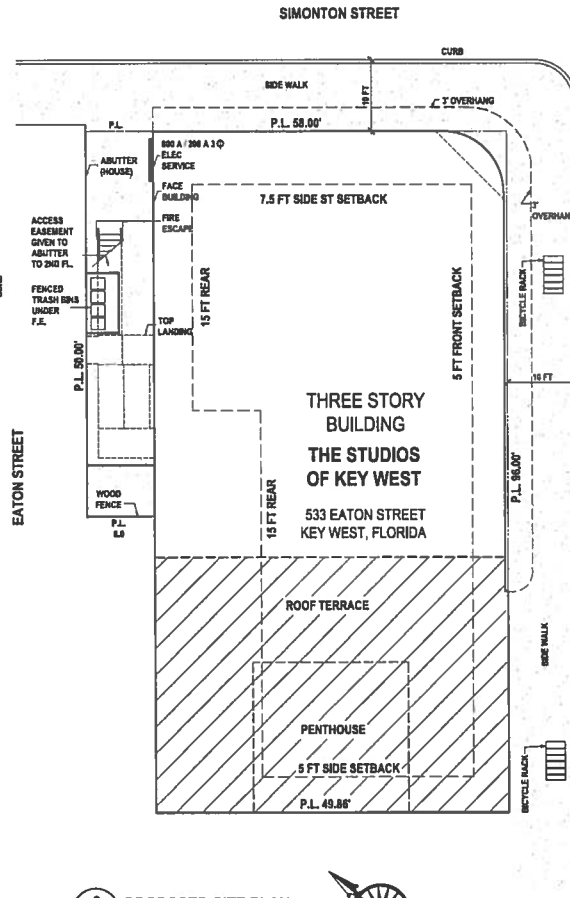
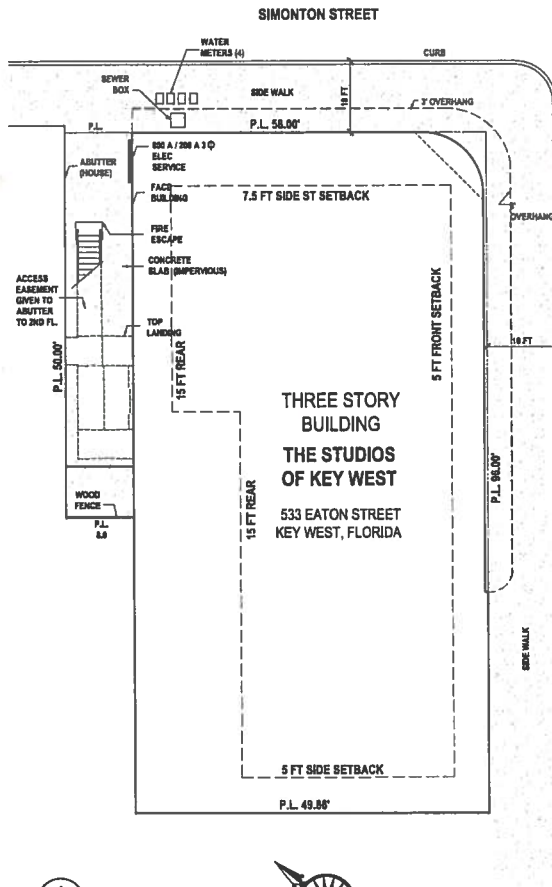
f/datafred/dwg/keywest/block 24/533 Eaton

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Site Plans



3 NEIGHBORHOOD PLAN
SCALE: N/S

CITY ZONING REQUIREMENTS

ZONE:	HNC-1
LOT SIZE	5,184.81 SF
SETBACKS	
Allowable	
Front (South)	5.0 FT
Side (West)	5.0 FT
Rear (North)	15 FT
Street Side (East)	7.5 FT
Existing	
Front (South)	0 FT
Side (West)	-3 FT (Canopy over Sidewalk)
Rear (North)	0 FT
Street Side (East)	-3 FT (Canopy over Sidewalk)
Proposed	
Front (South)	0 FT
Side (West)	-3 FT (Canopy over Sidewalk)
Rear (North)	0 FT
Street Side (East)	-3 FT (Canopy over Sidewalk)
LOT COVERAGE	
Maximum Allowable	50%
Existing	94.3%
Proposed	96.3%
FLOOR AREA RATIO	
Maximum Allowed F.A.R.	1.8
Maximum Allowed Floor Area	5,184.81 SF (LOT SIZE)
Existing Floor Area	15,536 SF
Existing F.A.R.	3.05
Proposed Floor Area	14,706.43 SF
Proposed F.A.R.	2.84
IMPERVIOUS COVERAGE	
Maximum Allowable	50%
Existing	99%
Proposed	90%

MICHAEL MILLER ARCHITECTS

517 KAYAL STREET
KEY WEST, FLORIDA
(305) 294-1687

THE STUDIOS OF KEY WEST ROOF TERRACE

533 EATON STREET
KEY WEST, FLORIDA

DATE: 03-17-16
SCALE: AS NOTED
DRAWN BY: ME
PROJECT NO: 1386

PHASE 3 SITE PLAN AND NEIGHBORHOOD PLAN

A1

EXISTING STORMWATER RETENTION CALCULATIONS

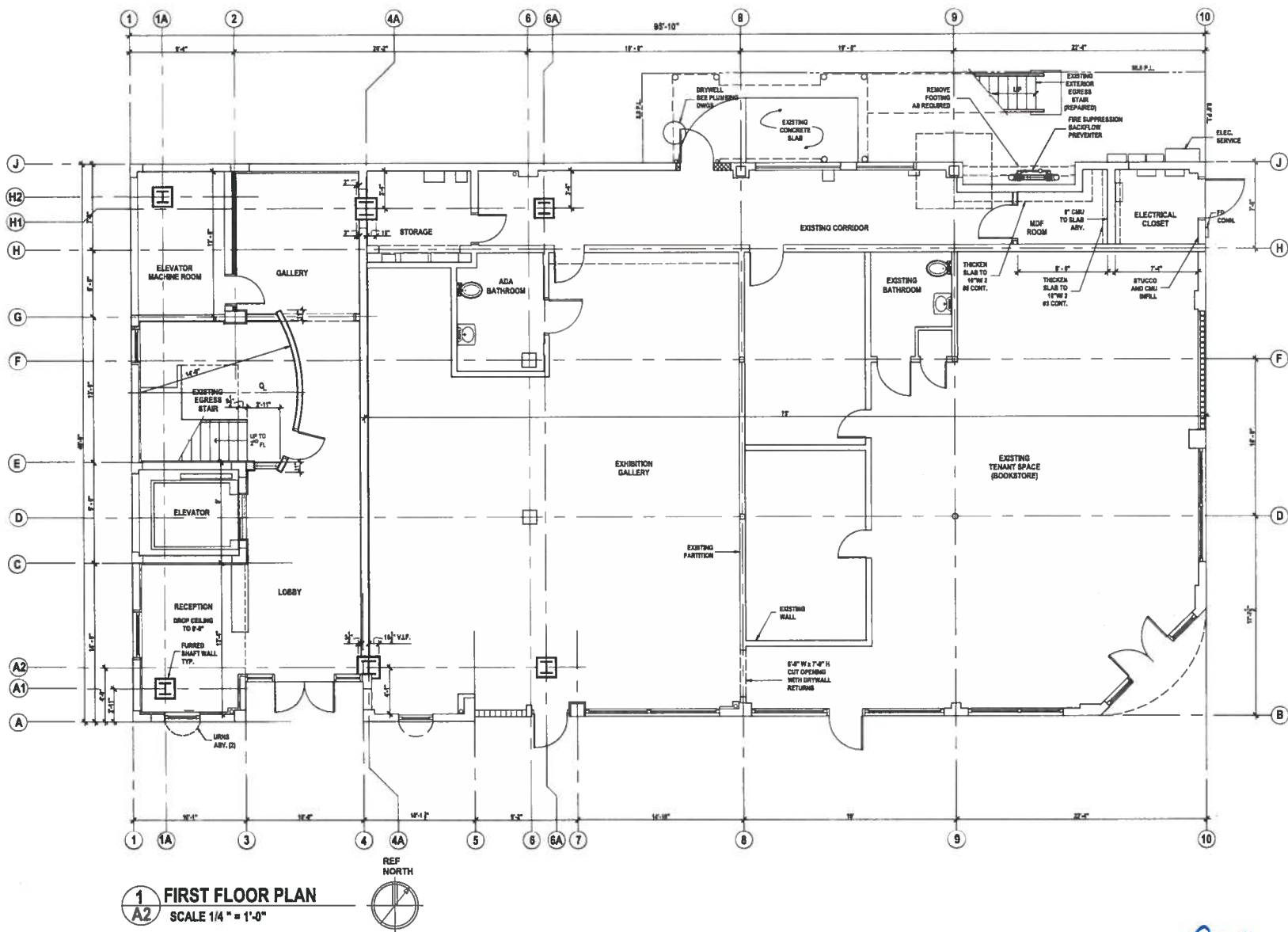
STORMWATER RETENTION	
A. LOT AREA: 5,184.81 SF	2. Rainfall = .99 X 2.5 in = 2.48 in
B. DISTURBED (IMPERVIOUS) AREAS	3. Cubic Feet of Retention Required =
1. Roofed Structures 4,784.81 SF	Lot Area in SF X Rainfall in Inches
2. Paving 400.00 SF	12
Total 5,184.81 SF	5,184.81 SF = 1851 CU FT
3. Proposed Lot Coverage Percentage: 99 %	4. Retention Area Provided Using Entire Property
C. STORM DRAINAGE CALCULATIONS	None
1. Impervious Coverage = 99%	

PROPOSED STORMWATER RETENTION CALCULATIONS (NO CHANGE)

STORMWATER RETENTION	
A. LOT AREA: 5,184.81 SF	2. Rainfall = .99 X 2.5 in = 2.48 in
B. DISTURBED (IMPERVIOUS) AREAS	3. Cubic Feet of Retention Required =
1. Roofed Structures 4,784.81 SF	Lot Area in SF X Rainfall in Inches
2. Paving 400.00 SF	12
Total 5,184.81 SF	5,184.81 SF = 1851 CU FT
3. Proposed Lot Coverage Percentage: 99 %	4. Retention Area Provided Using Entire Property
C. STORM DRAINAGE CALCULATIONS	None
1. Impervious Coverage = 99%	

BUILDING HEIGHT *	
Maximum Allowable	35'-0" FT
Existing	45'-4 1/2" +/- FT
Approved by Previous Variance	65'-1 1/2" +/- FT
Proposed	60'-4 1/2" +/- FT
PARKING	
In Parking Waiver Zone	
FEMA CRITERIA	
From Highest Adjacent Crown of Road	

Copyright © 2016 Michael Miller Architects Inc. This design or any part of it and/or its drawings on this sheet may not be used without written permission of Michael Miller, Architect.



MICHAEL MILLER ARCHITECTS
 577 MARIAL STREET
 KEY WEST, FLORIDA
 (305) 595-1637

THE STUDIOS OF KEY WEST
ROOF TERRACE
 833 EATON STREET
 KEY WEST, FLORIDA

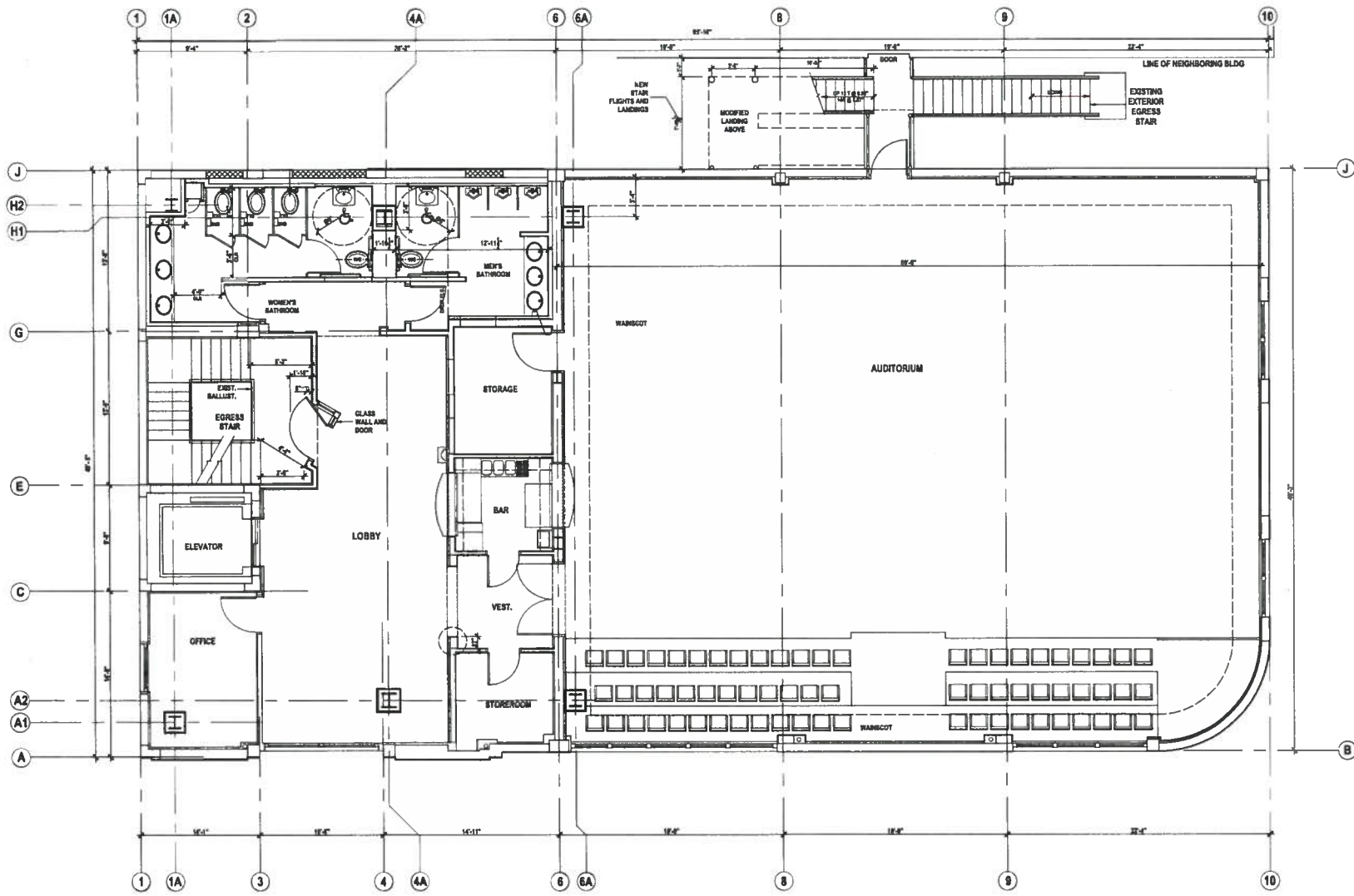
DATE: 03 - 07 - 16
 SCALE: AS NOTED
 DRAWN BY: BE
 PROJECT NO: 1388

**EXISTING
 FIRST FLOOR
 PLAN**

Miller
 3/9/16

A2

Copyright © 2016 Michael Miller Architects Inc. The design or any part of it and/or its drawings on this sheet may not be used without written permission of Michael Miller, Architect.



1
A3 **SECOND FLOOR PLAN**
SCALE 1/4" = 1'-0"



MICHAEL MILLER ARCHITECTS

511 FEDERAL STREET
KEY WEST, FLORIDA
(305) 294-7687

**THE STUDIOS OF KEY WEST
ROOF TERRACE**

633 EATON STREET
KEY WEST, FLORIDA

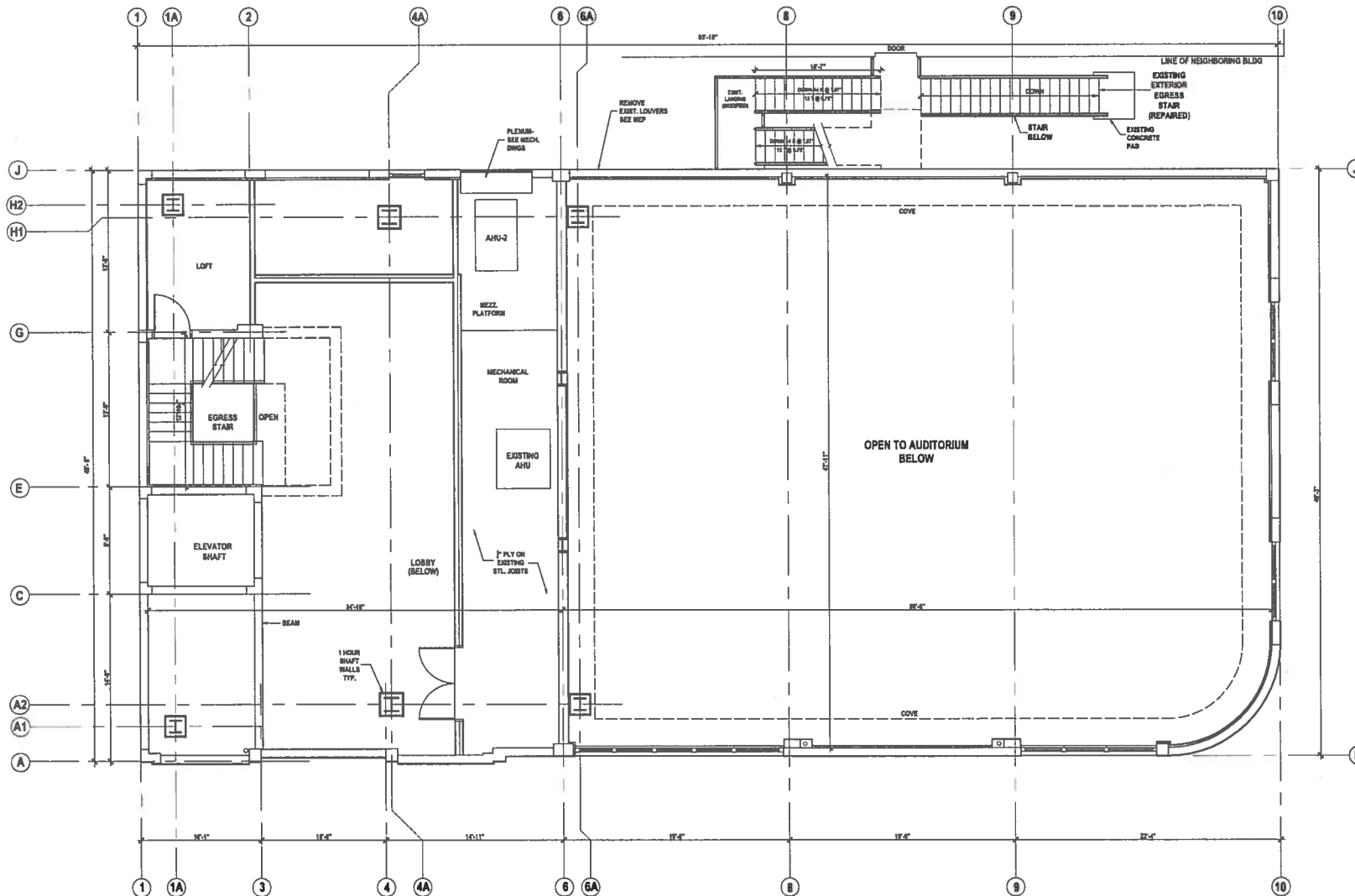
DATE: 6-1-10
SCALE: AS NOTED
DRAWN BY: ME
PROJECT NO: 1386

**EXISTING
SECOND FLOOR
PLAN**

A3

Miller
3/7/14

Copyright © 2010 Michael Miller Architects Inc. The design or any part of it and/or the drawings on this sheet may not be used without written permission of Michael Miller Architects.



1
A4 SECOND FLOOR MEZZANINE PLAN
SCALE 1/4" = 1'-0"



MICHAEL MILLER ARCHITECTS

547 LINDAL STREET
KEY WEST, FLORIDA
1-904-234-7057

THE STUDIOS OF KEY WEST
ROOF TERRACE

833 EATON STREET
KEY WEST, FLORIDA

DATE: 03-07-16

SCALE: AS NOTED

DRAWN BY: RE

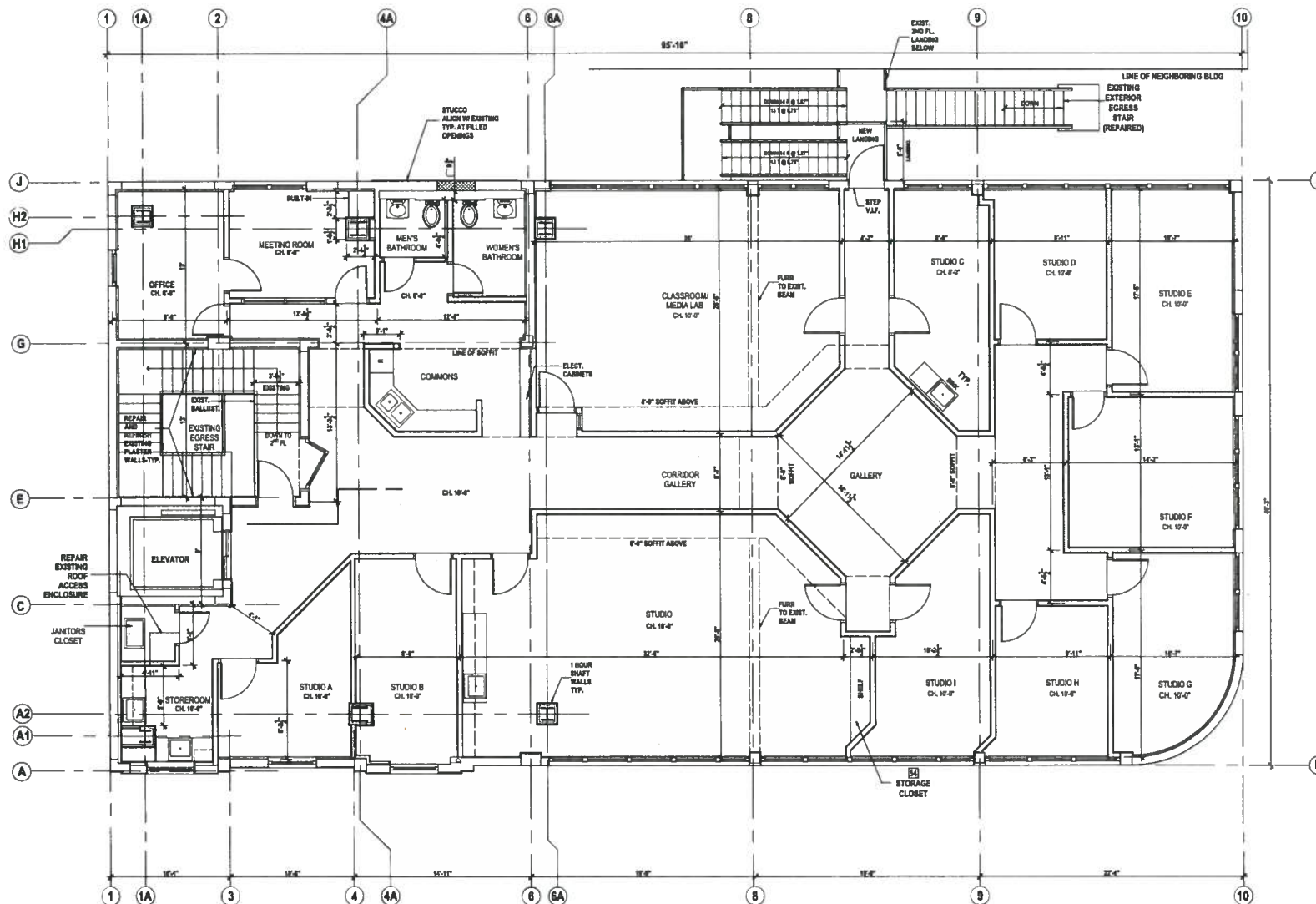
PROJECT NO: 1328

EXISTING
SECOND FLOOR
MEZZANINE PLAN

A4

Copyright © 2016 Michael Miller Architecture Inc. The design or any part of it and/or the drawings on this sheet may not be used without written permission of Michael Miller Architects.

Miller
3/7/16



1 THIRD FLOOR PLAN
A5 SCALE 1/4" = 1'-0"



MICHAEL MILLER ARCHITECTS

517 E. PALM STREET
KEY WEST, FLORIDA
(305) 234-7057

THE STUDIOS OF KEY WEST ROOF TERRACE

833 EATON STREET
KEY WEST, FLORIDA

DATE: 03-07-16

SCALE: AS NOTED

DRAWN BY: ME

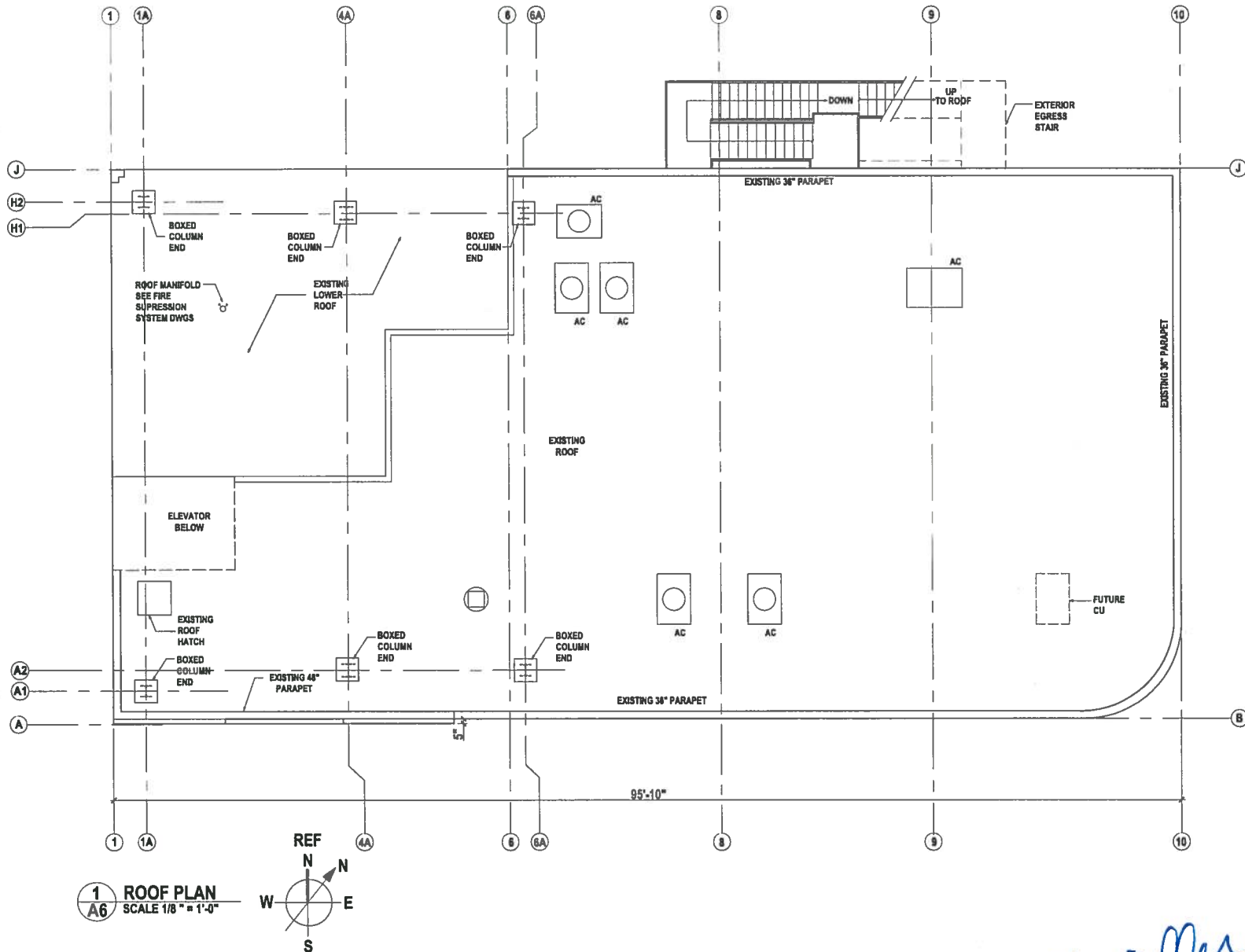
PROJECT NO: 1308

PHASE 2 THIRD FLOOR PLAN

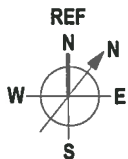
A5

Copyright © 2016 Michael Miller Architects Inc. The design or any part of it sold or be
drawings on this sheet may not be used without written permission of Michael Miller
Architects.

Miller
3/7/16



1 ROOF PLAN
A6 SCALE 1/8" = 1'-0"



MICHAEL MILLER ARCHITECTS
 577 PALM STREET
 KEY WEST, FLORIDA
 (305) 254-7550

**THE STUDIOS OF KEY WEST
 ROOF TERRACE**
 633 EATON STREET
 KEY WEST, FLORIDA

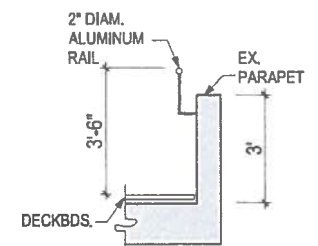
DATE: 03-07-10
 SCALE: AS NOTED
 DRAWN BY: ME
 PROJECT NO: 1248

**EXISTING
 ROOF PLAN**

A6

Copyright © 2010 Michael Miller Architecture Inc. This design or any part of it shall be the
 drawings on. This shall not be used without written permission of Michael Miller,
 Architect.

Miller
 3/21/14



MICHAEL MILLER ARCHITECTS
 510 DUNAL STREET
 KEY WEST, FLORIDA
 (305) 242-7591

**THE STUDIOS OF KEY WEST
 ROOF TERRACE**
 533 BAYTON STREET
 KEY WEST, FLORIDA

DATE: 03-07-16
 SCALE: AS NOTED
 DRAWN BY: ME
 PROJECT NO: 1300

**PROPOSED
 ROOF TERRACE
 FLOOR PLAN**

PREVIOUSLY
 APPROVED
 AS H8 FOR
 HARC

A7

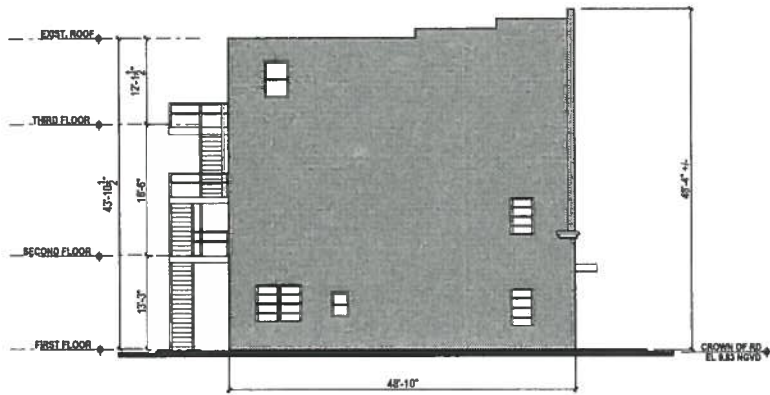
ROOF TERRACE PLAN
 SCALE 1/8" = 1'-0"
 465 GROSS SQUARE FEET



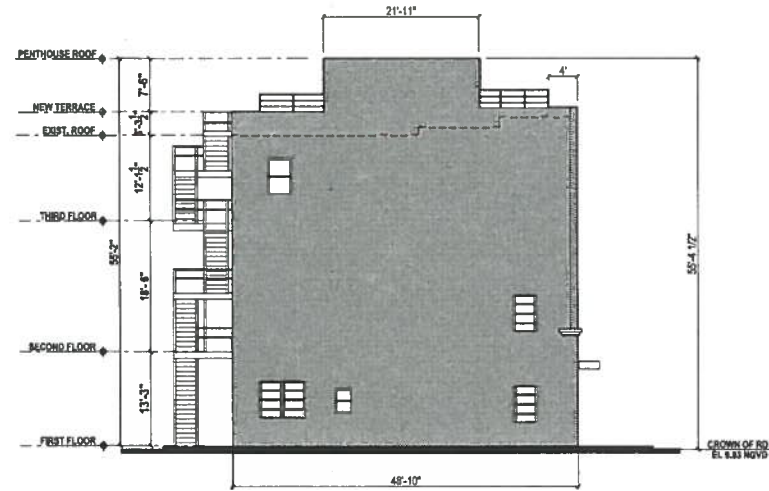
- LEGEND:**
- 1 LOBBY
 - 2 STAIR
 - 3 ELEVATOR
 - 4 PORCH
 - 5 GREEN DECKING
 - 6 PLANTERS
 - 7 RETRACTABLE AWNING AREA
 - 8 BENCH
 - 9 EGRESS STAIR
 - 10 EXISTING ROOF
 - 11 SKYLIGHT

Miller
 3/17/16

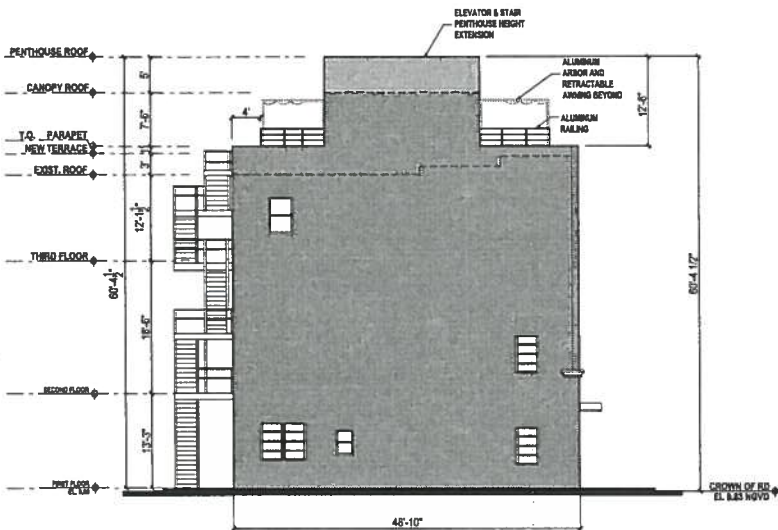
Copyright © 2016 Michael Miller Architects, Inc. This design or any part of it and/or the drawings on this sheet may not be used without written permission of Michael Miller Architects.



1
A3 EXISTING WEST ELEVATION
SCALE: 1/16" = 1'-0"



2
A3 WEST ELEVATION SHOWING HARC
APPROVED HEIGHT FOR PENTHOUSE
SCALE: 1/16" = 1'-0"



3
A3 WEST ELEVATION SHOWING PROPOSED INCREASE
IN PENTHOUSE HEIGHT & AWNING LOCATION
SCALE: 1/16" = 1'-0"

MICHAEL MILLER ARCHITECTS

517 CANAL STREET
KEY WEST, FLORIDA
(305) 293-7267

THE STUDIOS OF KEY WEST
ROOF TERRACE

633 EATON STREET
KEY WEST, FLORIDA

DATE: 03-07-16

SCALE: AS NOTED

DRAWN BY: ME

PROJECT NO: 1366

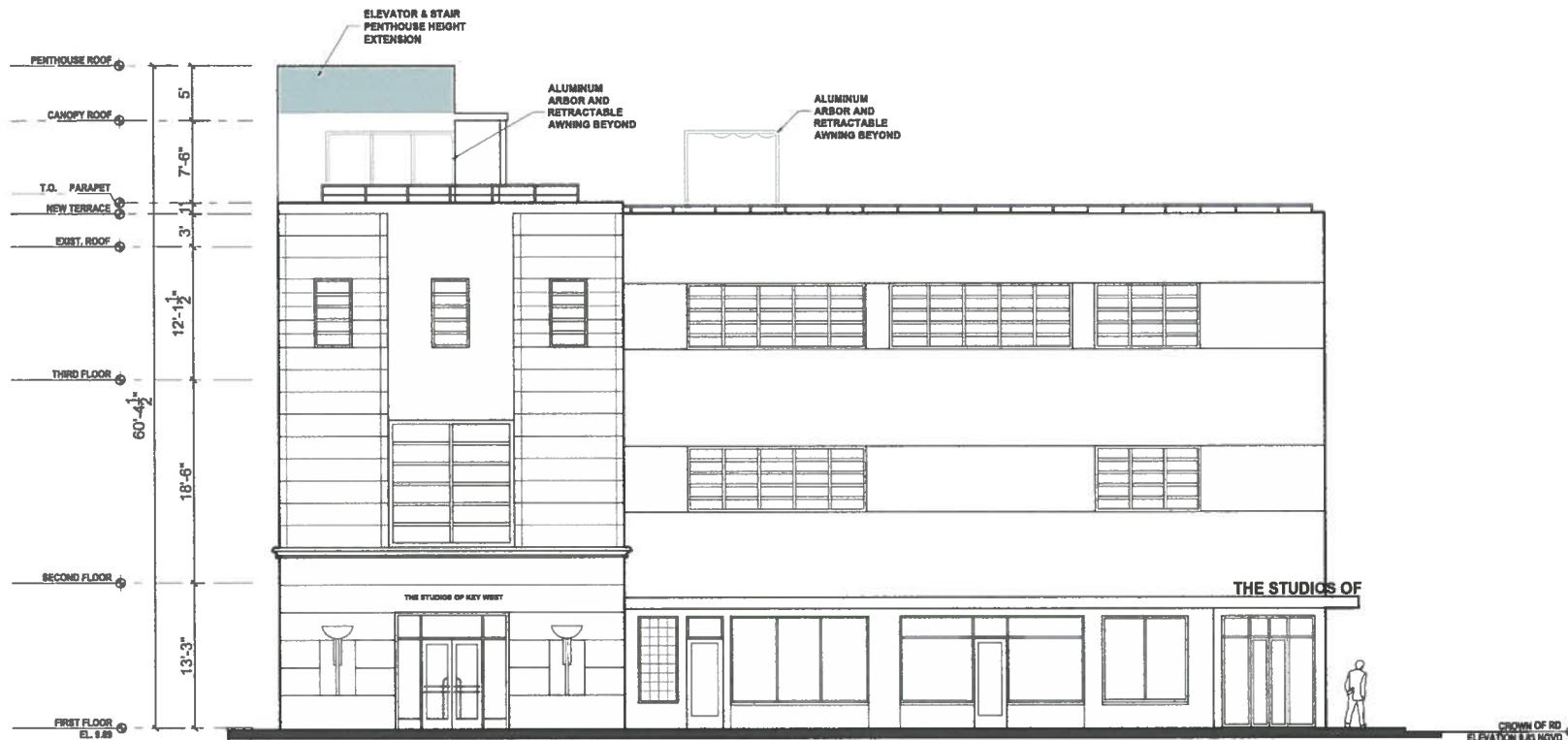
WEST ELEVATION
DIAGRAMS

PREVIOUSLY
APPROVED
AS H7 FOR
HARC

A9

Copyright © 2016 Michael Miller Architects Inc. The design or any part of it sold or the drawings on this sheet may not be used without written permission of Michael Miller Architects.

Miller
3/7/14



SOUTH ELEVATION
SCALE 3/8" = 1'-0"

BENJAMIN MOORE
COLORADO GREY
2136 - 50

MICHAEL MILLER ARCHITECTS

317 DEAN STREET
KEY WEST, FLORIDA
(305) 741-7067

**THE STUDIOS OF KEY WEST
ROOF TERRACE**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 03 - 07 - 18

SCALE: AS NOTED

DRAWN BY: BE

PROJECT NO: 1386

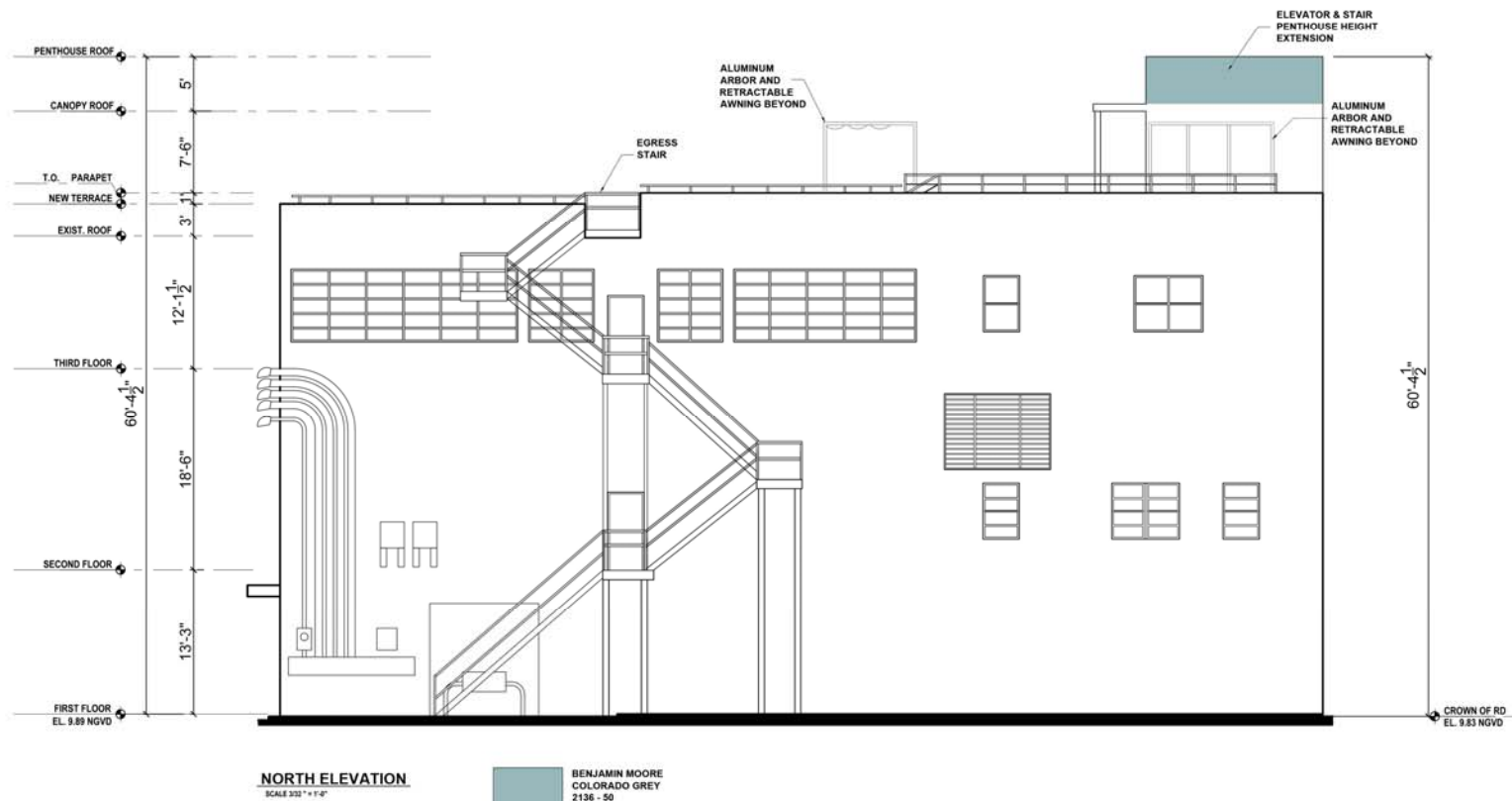
**PROPOSED
SOUTH ELEVATION**

PREVIOUSLY
APPROVED
AS H10 FOR
HARC

A10

Copyright © 2018 Michael Miller Architecture Inc. The design or any part of it and/or the drawings on this sheet may not be used without written permission of Michael Miller, Architect.

Miller
3/7/16



MICHAEL MILLER ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7667

THE STUDIOS OF KEY WEST
ROOF TERRACE

533 EATON STREET
KEY WEST, FLORIDA

DATE: 03-07-18

SCALE: AS NOTED

DRAWN BY: SE

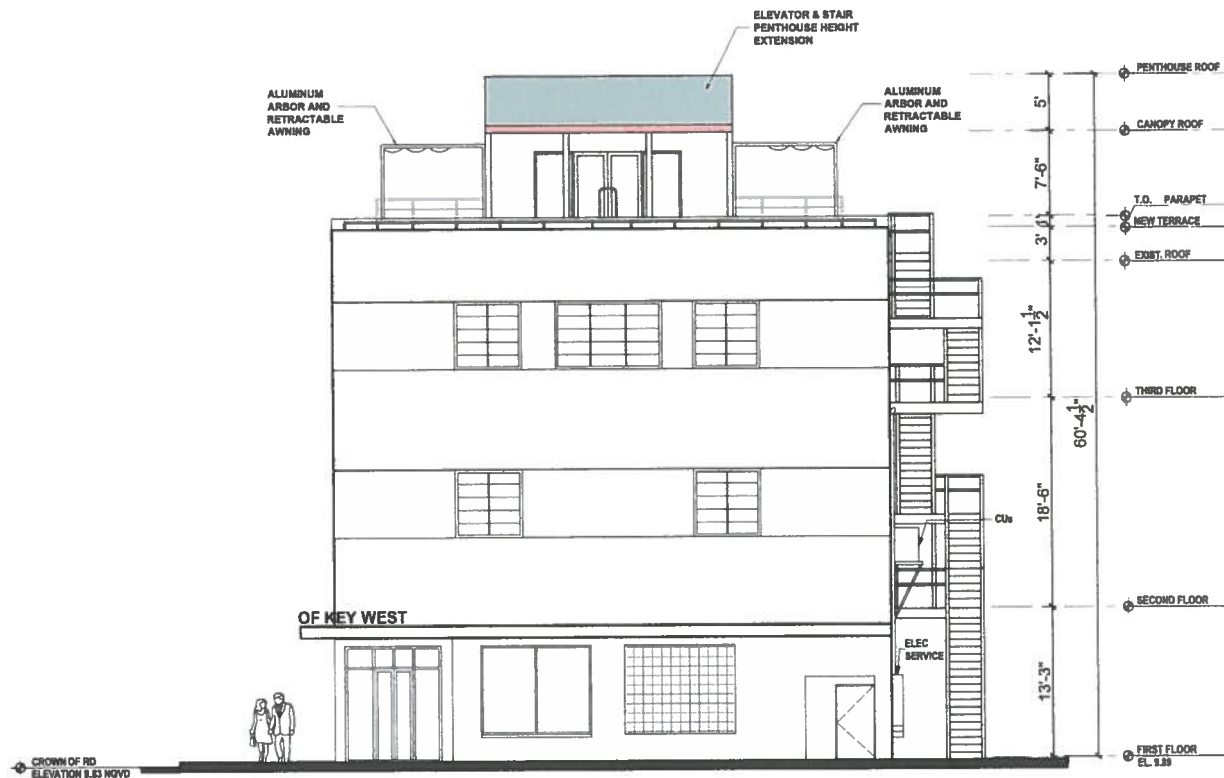
PROJECT NO: 1306

PROPOSED
NORTH ELEVATION

PREVIOUSLY
APPROVED
AS H11 FOR
HARC

A11

Copyright © 2018 Michael Miller Architecture Inc. The design or any part of it and/or the drawings on this sheet may not be used without written permission of Michael Miller, Architect.



EAST ELEVATION
SCALE 3/32" = 1'-0"

	BENJAMIN MOORE COLORADO GREY 2136 - 08
	BENJAMIN MOORE PINK PEACH 2009 - 40

MICHAEL MILLER ARCHITECTS

357 COLMAN STREET
KEY WEST, FLORIDA
305.264.7087

THE STUDIOS OF KEY WEST ROOF TERRACE

533 BAYON STREET
KEY WEST, FLORIDA

DATE: 03 - 07 - 18

SCALE: AS NOTED

DRAWN BY: SE

PROJECT NO: 1386

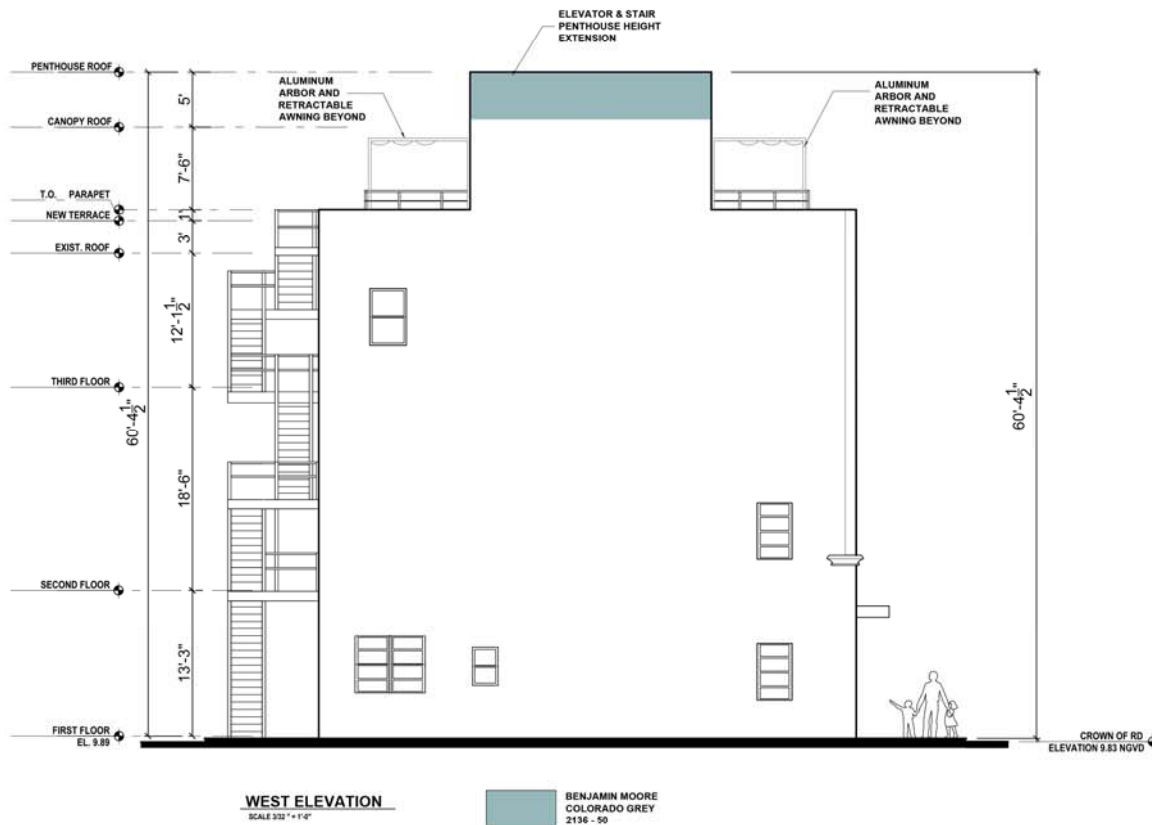
PROPOSED EAST ELEVATION

PREVIOUSLY
APPROVED
AS H12 FOR
HARC

A12

Copyright © 2018 Michael Miller Architecture Inc. The design or any part of it shall not be used without written permission of Michael Miller, Architect.

Miller
3/7/14



MICHAEL MILLER ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-7687

**THE STUDIOS OF KEY WEST
ROOF TERRACE**

533 EATON STREET
KEY WEST, FLORIDA

DATE: 03-07-16

SCALE: AS NOTED

DRAWN BY: SE

PROJECT NO: 1306

**PROPOSED
WEST ELEVATION**

PREVIOUSLY
APPROVED
AS H13 FOR
HARC

A13

Copyright © 2016 Michael Miller Architecture Inc. The design or any part of it and/or the drawings on this sheet may not be used without written permission of Michael Miller, Architect.



VIEW ACROSS THE SIMONTON STREET AND EATON STREET SHOWING PROPOSED PENTHOUSE ADDITION



VIEW EAST ON EATON STREET SHOWING PROPOSED PENTHOUSE ADDITION



VIEW FROM BAHAMA & EATON STREET SHOWING PROPOSED PENTHOUSE ADDITION

MICHAEL MILLER ARCHITECTS

515 DUVAL STREET
KEY WEST, FLORIDA
(305) 294-1891

THE STUDIOS OF KEY WEST ROOF TERRACE

533 EATON STREET
KEY WEST, FLORIDA

DATE: 03-07-16

SCALE: AS NOTED

DRAWN BY: DB

PROJECT NO: 1898

STREET VIEW COMPARISON

PREVIOUSLY
APPROVED
AS H14 FOR
HARC

A14

Copyright © 2016 Michael Miller Architect, Inc. The design or any part of it shall not be used without written permission of Michael Miller Architect.

Miller
3/7/16



Abutter to the North from Across Simonton Street



Looking West up Eaton Street with The Studios of Key West at the Right



View across Eaton Street looking South toward Artist's House

MICHAEL MILLER ARCHITECTS

1100 DUAL STREET
KEY WEST, FLORIDA
309.264.7567

THE STUDIOS OF KEY WEST ROOF TERRACE

533 EATON STREET
KEY WEST, FLORIDA

DATE: 05-07-16

SCALE: AS NOTED

DRAWN BY: SB

PROJECT NO: 1386

NEIGHBORHOOD CONTEXT

PREVIOUSLY
APPROVED
AS H15 FOR
HARC

A15

Copyright © 2016 Michael Miller Architects, Inc. The design or any part of it and/or the drawings on this sheet may not be used without written permission of Michael Miller, Architect.

Miller
3/7/16



View Down Eaton Street from front of the Site looking West Toward Duval Street



View from Site across Eaton Street to Residential Apartment House



View from Site across Simonton Street Intersection to Church

MICHAEL MILLER ARCHITECTS

517 CANAL STREET
KEY WEST, FLORIDA
309-294-1987

THE STUDIOS OF KEY WEST ROOF TERRACE

533 EATON STREET
KEY WEST, FLORIDA

DATE: 10 • 17 • 16

SCALE: AS NOTED

DRAWN BY: BE

PROJECT NO: 1306

NEIGHBORHOOD CONTEXT

PREVIOUSLY
APPROVED
AS H16 FOR
HARC

A16

Copyright © 2016 Michael Miller Architects, Inc. The design or any part of it and/or of the drawings on this sheet may not be used without written permission of Michael Miller Architects.

Miller
3/7/16

HARC Approval



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

February 26, 2016

Arch. Michael Miller
#517 Duval Street
Key West, Florida 33040

**REREVISIONS TO MAJOR DEVELOPMENT PLAN- RAISE UPPER NON-HABITABLE SPACE TO 5 FEET TO FACILITATE ACCESS TO THE DISABLE. NEW PARAPET RAILINGS AND NEW AWNINGS. ROOF DECK. ROOF DECK CHANGE FROM STONE TILE TO SYNTHETIC DECK.
FOR: #533 EATON STREET - HARC APPLICATION # H16-03-0007
KEY WEST HISTORIC DISTRICT**

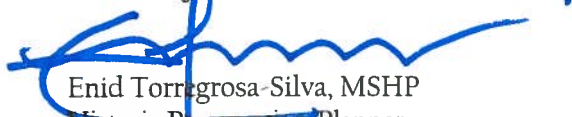
Dear Architect Miller:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the request for the above-mentioned design on the public hearing held in February 23, 2016. The Commission motioned to approve the project based on the submitted documents and your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact our office at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely,


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregrosa@cityofkeywest-fl.gov

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

HARC PERMIT NUMBER 16-00310007		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE X	PANEL #	ELEV. L.F.L. 9.89	SUBSTANTIAL IMPROVEMENT YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> %	

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:

533 EATON STREET		# OF UNITS
413		
THE STUDIOS OF KEY WEST		PHONE NUMBER (305) 296-0458
533 EATON ST 33040		EMAIL ced@t5kw.org
NA		PHONE NUMBER
		EMAIL
MICHAEL MILLER		PHONE NUMBER (305) 294-7687
517 DUVAL ST		EMAIL MICHAEL@MICHAELMILLER
KEY WEST, FL 33040		ARCHITECTS, C.A.M.

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:

\$ 104

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 type="checkbox"/> ONE OR TWO FAMILY	<input checked="" type="checkbox"/> MULTI-FAMILY	<input checked="" 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.,

*Raise penthouse
to facilitate access for the disabled; add handrails behind
Parapets @ 100% terrace; replace stone tile decking
w/ synthetic decking, awning*

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T 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____

Personally known or produced _____ as identification. Personally known or produced _____ as identification.

Oper: KEYWBLD Type: BP Drawer:
Date: 2/01/16 50 Receipt no: 908
2016 300007
PT * BUILDING PERMITS-NEW
1.00 \$100.00
CK CHECK 1706 \$100.00

Trans date: 2/01/16 Time: 14:52:59

PART B:

SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ 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 ☐ OTHER

FLORIDA 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 TANKS

☐ A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

☐ RESTROOMS: ☐ 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.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: *PENTHOUSE RAISED TO MEET ADA REQUIREMENTS FOR DISABLED ACCESS*

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<i>PARAPET RAILINGS</i>		
<i>PENT HOUSE TO BE</i>	<i>CONCRETE</i>	<i>CONCRETE</i>
<i>RAISED; SYNTHETIC</i>		
<i>DECKING (CHANGE FROM</i>	<i>STONE DECK TILE</i>	<i>SYNTHETIC DECKING</i>
<i>TILE). ALUMIN. HANDRAIL @ PARAPET</i>		

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 _____

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 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:	02/23/16	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
Building is a contributing resource. Art-deco			
buid ca. 1950.			
Guidelines for additions / Sols. 1.9 and 10			
HARC PLANNER SIGNATURE AND DATE:		 02/23/16	

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 AUTHORITY, 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 USDEP 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:

Property Appraiser Information



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

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

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

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1004294 Parcel ID: 00004130-000000

Ownership Details

Mailing Address:
THE STUDIOS OF KEY WEST INC
533 EATON ST STE 101
KEY WEST, FL 33040-7042

Property Details

PC Code: 77 - CLUBS, LODGES (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 533 EATON ST KEY WEST
Legal Description: KW PT LOT 1 SQR 24 G47-189/90 OR2656-2005/06

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
12 - NON-PROFIT	1,932,969.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	96	5,200.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 13631
 Year Built: 1958

Building 1 Details

Building Type
 Effective Age 27
 Year Built 1958
 Functional Obs 25

Condition F
 Perimeter 864
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 35
 Grnd Floor Area 13,631

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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 17

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					4,240

2	SBF	1	1990	455
3	FLA	1	1990	4,696
4	FLA	1	1990	4,695

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1081	CLUBS/LDG/HALLS B	26	N	Y
	1082	1 STY STORE-B	74	N	Y
	1084	CLUBS/LDG/HALLS B	100	N	Y
	1085	CLUBS/LDG/HALLS B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
338	C.B.S.	100

Appraiser Notes

2012-02-15 CITY OF KW FEB 8,2012 ASSIGNMENT OF 533 EATON ST AS PRIMARY ADDRESS WITH UNIT #'S. SEE ATTACHMENT.DKRAUSE

OR2678-125 - RESOLUTION NO 14-108 CITY OF KEY WEST GRANTS AN EASEMENT OF 279.2 SQ/FT TO ADDRESS THE ENCROACHMENT OF EXISTING ROOF OVERHANGS ON CITY RIGHT OF WAY

2004-01-20 -SCOTTISH RITE TEMPLE'S LOWER LEVAL FOR RENT FOR \$26,400./-SKI

TPP 8528647 - KEYS OFFICE EQUIPMENT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-1993	05/01/2013		100	Commercial	EXTEND PERMIT #07-1671 FOR FINAL INSPECTION. CHANGE OUT OF TWO 2 TEN TON CONDENSER.
1	13-1992	05/01/2013		100	Commercial	EXTEND PERMIT #97-625 FOR FINAL INSPECTION. CHANGE OUT OF TWO 10-TON AIR HANDLERS.
1	13-1991	05/01/2013		100	Commercial	EXTEND PERMIT #02-1519 FOR FINAL INSPECTION. CHANGE OUT OF A 10-TON CONDENSER UNIT.
	10-1640	05/20/2010		7,200	Commercial	RELOCATE EXISTING MAIN SERVICE FROM WOODEN POLE ON EATON TO NEW SERVICE ON SIMONTON.
	10-1304	04/28/2010		6,450	Commercial	REMOVE AND REPLACE RUST AREAS ON STEEL STAIRWAY DECKS.
	09-3282	10/13/2009		6,500	Commercial	INSTALL 10SQS ROOFING.
	07-3636	07/26/2007		1,150	Commercial	REPLACE 2 DOORS.
	14-2764	06/16/2014		149,373	Commercial	DEMO ELEVATOR AND SELECTIVE DEMOLITION OF ELEVATOR SHAFT, FRAMING AND MASONRY.
	14-4801	11/03/2014		250,000		
	14-4799	12/09/2014		114,000		FURNISH ALL MATERIAL TO HOOK UP ELEVATOR
	14-3521	01/29/2015		1,355,000		REVISION #4: REPAIR STEEL STAIRS AT BACK OF BUILDING
1	B94-3855	11/01/1994	12/01/1994	3,600		INTERIOR RENOVATIONS

1	A95-0698	03/01/1995	11/01/1995	600	Commercial	3 SQS ROOFING
1	M95-2952	09/01/1995	11/01/1995	16,000	Commercial	REPLACE/REPAIR 4/5 TON AC
1	E953032	09/01/1995	11/01/1995	1,000	Commercial	2/5 HP CONDENSERS
1	97-0625	03/01/1997	07/01/1997	10,000	Commercial	CHANGEOUT 2-10 TON AC
1	00-0932	04/19/2000	07/17/2000	2,200	Commercial	NEW DOORS
1	01-0294	01/23/2001	10/11/2001	3,000	Commercial	REPLACE STOREFRONT GLASS
1	02-1519	06/13/2002	08/19/2002	4,500	Commercial	CHANGE 10-TON COND.
1	03-0949	03/18/2003	08/12/2004	7,000	Commercial	REPLACE SEWER LINE
1	03-1207	04/08/2003	08/12/2004	12,800	Commercial	INTERIOR RENOVATIONS
1	03-2545	07/22/2003	08/12/2004	7,000	Commercial	A/C SYSTEM
1	03-3129	09/08/2003	08/12/2004	1,500	Commercial	PAINT EXTERIOR
1	03-4142	12/08/2003	08/12/2004	2,000	Commercial	FLOORING TILE & DROP CEILING
1	07-1671	04/05/2007	04/05/2007	9,600	Commercial	INSTALL HVAC SYSTEM
1	08-0018	01/24/2008	02/01/2008	2,400	Commercial	INSTALL 25 LF OF NON STRUCTURAL WALL WITH FRENCH DOOR AND DRY WALL

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	1,140,858	0	826,166	1,967,024	1,967,024	1,967,024	0
2014	1,140,858	0	803,837	1,944,695	1,944,695	1,497,415	447,280
2013	1,748,181	0	763,645	2,511,826	2,511,826	1,934,106	577,720
2012	1,748,181	0	763,645	2,511,826	2,511,826	1,934,106	577,720
2011	1,748,181	0	848,494	2,596,675	2,596,675	1,999,440	597,235
2010	1,838,995	0	532,792	2,371,787	2,371,787	1,826,276	545,511
2009	1,838,995	0	611,000	2,449,995	2,449,995	1,886,496	563,499
2008	1,929,810	0	676,000	2,605,810	2,605,810	2,006,474	599,336
2007	1,297,749	0	676,000	1,973,749	1,973,749	1,519,787	453,962
2006	1,297,749	0	520,000	1,817,749	1,817,749	1,399,667	418,082
2005	1,243,078	0	468,000	1,711,078	1,711,078	1,317,530	393,548
2004	1,166,470	0	338,000	1,504,470	1,504,470	1,158,442	346,028
2003	1,166,470	0	208,000	1,374,470	1,374,470	1,058,342	316,128
2002	1,166,470	0	208,000	1,374,470	1,374,470	1,058,342	316,128
2001	919,153	0	208,000	1,127,153	1,127,153	867,908	259,245
2000	956,416	0	140,400	1,096,816	1,096,816	844,548	252,268
1999	956,416	0	140,400	1,096,816	1,096,816	844,548	252,268
1998	639,100	0	140,400	779,500	779,500	600,215	179,285
1997	639,100	0	130,000	769,100	769,100	592,207	176,893
1996	581,001	0	130,000	711,001	711,001	547,470	163,531
1995	581,001	0	130,000	711,001	711,001	547,470	163,531

1994	581,001	0	130,000	711,001	711,001	547,470	163,531
1993	581,001	0	130,000	711,001	711,001	547,470	163,531
1992	581,001	0	130,000	711,001	711,001	547,470	163,531
1991	581,001	0	130,000	711,001	711,001	547,470	163,531
1990	592,029	0	110,500	702,529	702,529	540,947	161,582
1989	552,657	0	109,200	661,857	661,857	509,629	152,228
1988	512,508	2,546	98,800	613,854	613,854	497,221	116,633
1987	504,620	2,575	51,450	558,645	558,645	452,502	106,143
1986	490,182	7,700	50,400	548,282	548,282	444,108	104,174
1985	480,860	7,700	43,200	531,760	531,760	430,725	101,035
1984	474,594	7,700	43,200	525,494	525,494	425,650	99,844
1983	474,594	7,700	21,372	503,666	503,666	407,969	95,697
1982	409,253	7,700	21,372	438,325	438,325	438,325	0

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/30/2013	2656 / 2005	2,200,000	WD *****	17 *****

This page has been visited 129,305 times.

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