

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major ☒ _____

Minor _____

Conditional Use

Historic District

Yes _____

No ☒ _____

Please print or type:

- 1) Site Address 801 Eisenhower Dr., Key West, FL 33040
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner _____ Authorized Representative ☒ _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First St
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email _____
- 6) **Email Address:** kevin@owentrepanier.com
- 7) Name of Owner, if different than above Old Town Trolley Tours of Washington, Inc.
- 8) Address of Owner 201 Front St Suite 107; Key West, FL 33040
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel GC RE# 00023190-000000
- 11) Is Subject Property located within the Historic District? Yes _____ No ☒ _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Interior renovation of an existing commercial, 2- story office
building to include: 10 new transient units and applicable
site improvements.

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13) Has subject Property received any variance(s)? Yes _____ No X

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

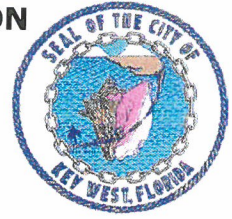
Yes _____ No X

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

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**Required Plans and Related Materials for both a Conditional Use and
Minor/Major Development Plan**

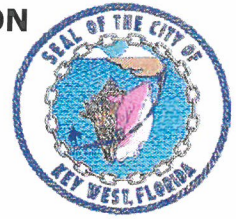
I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking; Please see attached survey
 - 3) FEMA Flood Zone; AE 7; see attached elevation certificate
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer. See Site plan
 - 1) Buildings See attached Site Plan
 - 2) Setbacks See attached Site Plan
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces See attached Site Plan
 - b. Handicapped spaces See attached Site Plan
 - c. Curbs or wheel stops around landscaping See attached Site Plan
 - d. Type of pavement See attached Site Plan
 - 4) Driveway dimensions and material See attached Site Plan
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling See attached Site Plan
 - 7) Signs See attached Site Plan
 - 8) Lighting See attached Site Plan
 - 8) Project Statistics: See attached Site Plan
 - a. Zoning See attached Site Plan
 - b. Size of site See attached Site Plan
 - c. Number of units (or units and Licenses) See attached Site Plan
 - d. If non-residential, floor area & proposed floor area ratio See attached Site Plan
 - e. Consumption area of restaurants & bars See attached Site Plan
 - f. Open space area and open space ratio See attached Site Plan
 - g. Impermeable surface area and impermeable surface ratio See attached Site Plan
 - h. Number of automobile and bicycle spaces required and proposed See attached Site Plan
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans. See attached Site Plan
 - 2) Height of building. See attached Site Plan
 - 3) Finished floor elevations and bottom of first horizontal structure See attached Site Plan
 - 4) Height of existing and proposed grades See attached Site Plan
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms. See attached Site Plan
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations. See attached Site Plan

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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block: See attached Site Plan

- (1) Name of development. 801 Eisenhower
- (2) Name of owner/developer. 801 Eisenhower
- (3) Scale. To-scale
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development. 801 Eisenhower

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner. Old Town Trolley Tours of Washington, Inc
- (2) Owner's authorized agent. Trepanier & Associates, Inc.
- (3) Engineer and architect. WSA Architecture & Meridian Engineering, LLC
- (4) Surveyor. Florida Keys Land Surveying
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description: See attached Site Plans & Project Analysis

- (1) Zoning (include any special districts). CG
- (2) Project site size (acreage and/or square footage). 31,726 sf.
- (3) Legal description. See survey and Deed
- (4) Building size. See attached Site Plans & Project Analysis
- (5) Floor area ratio, permitted and proposed. See attached Site Plans & Project Analysis
- (6) Lot coverage, permitted and proposed. See attached Site Plans & Project Analysis
- (7) Impervious surface. See attached Site Plans & Project Analysis
- (8) Pervious surface. See attached Site Plans & Project Analysis
- (9) Landscape areas. See attached Site Plans & Project Analysis

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- (10) Parking spaces, permitted and proposed. See attached Site Plans & Project Analysis
- (11) Delineation of location of existing and proposed structures. See attached Site Plans & Project
- (12) Existing and proposed development type denoted by land use including density/intensity. Analysis
- (13) Setbacks. See attached Site Plans & Project Analysis

Sec. 108-230. Other project information. See attached Site plans & Project Analysis

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization. See Project Analysis
- (2) Target dates for each phase. See Project Analysis
- (3) Expected date of completion. See Project Analysis
- (4) Proposed development plan for the site. See Project Analysis
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses). See Project Analysis
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations. See Project Analysis
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas. See Project Analysis

Sec. 108-231. Residential developments. See attached Site plans & Project Analysis

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

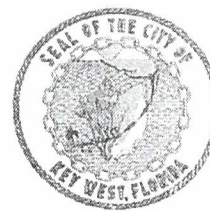
Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

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, Benjamin N. McPherson as
Please Print Name of person with authority to execute documents on behalf of entity

Treasurer/ CFO of Old Town Trolley Tours of Washington, Inc
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc.
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 of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 12/8/16
Date

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

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

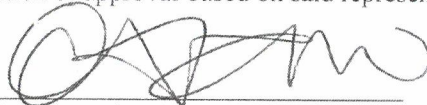
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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:

801 Eisenhower Dr.

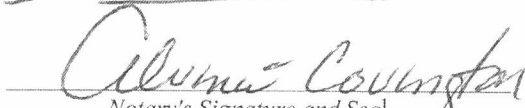
Street Address of subject property

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 29 Sept 2016 by
Owen Trepanier
Name of Authorized Representative

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2018
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any

Deed

04/09/2015 2:37PM
DEED DOC STAMP CL: Krys \$24,150.00

Prepared by and return to:

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 14-349-Strombus

Consideration: \$3,450,000.00

Doc# 2023487
Bk# 2734 Pg# 20

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of April, 2015 between Strombus Corporation, a Florida corporation whose post office address is P. O. Box 4100, Key West, FL 33041, grantor, and Old Town Trolley Tours of Washington, Inc., a District of Columbia corporation whose post office address is 201 Front Street, #107, Key West, FL 33040, grantee:

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

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

In the City of Key West and known on the map of said City delineated by Wm. A. Whitehead in February, A.D. 1829, as part of Tract 7 but better known on a Diagram by Benjamin Albury, Sr., recorded in Plat Book "I", Page 8, as Lots 7 and 8 in Tract 7, and more particularly described as follows:

Beginning at a point where the Northeasterly extension of the Southeasterly line of Petronia Street intersects the Northeasterly line of Salt Pond or Bay Road (now known as Eisenhower Drive), and running thence Southeasterly along the Northeasterly line of Salt Pond or Bay Road (now known as Eisenhower Drive) a distance of 148 feet and 6 inches, more or less, to a point on the Northeasterly extension of the Northeasterly line of Pine or Monroe Street; thence running in a Northeasterly direction along the Northwesterly line of Pine or Monroe Street, if extended, a distance of 189 feet, more or less, intersecting the existing bulkhead line in Garrison Bight, if extended Southeasterly; thence running Northeasterly and parallel to the Northeasterly line of Salt Pond or Bay Road (now known as Eisenhower Drive) a distance of 148 feet, 6 inches, more or less, to a point on the Northeasterly extension of the Southwesterly line of Petronia Street if extended; thence running in a Southwesterly direction and along said Northwesterly extension of the Southeasterly line of Petronia Street 189 feet, more or less to the Point of Beginning.

Parcel Identification Number: 00023190-000000

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

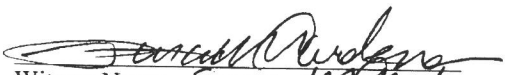
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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, 2014**.

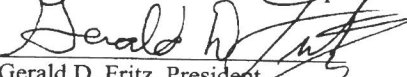
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Susan M. Anderson


Witness Name: Cindy Sawyer

Strombus Corporation, a Florida corporation

By: 
Gerald D. Fritz, President


(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 7th day of April, 2015 by Gerald D. Fritz, President of Strombus Corporation, a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Survey

BEARING BASE:
ALL BEARINGS ARE BASED
ON S22°00'39"E ALONG THE
CENTERLINE OF EISENHOWER
DRIVE.

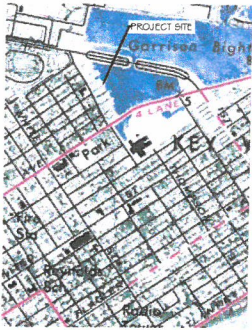
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
801 EISENHOWER DRIVE
KEY WEST, FL 33040

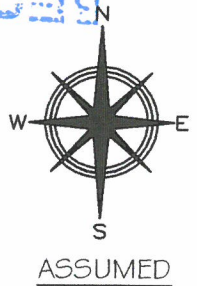
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6 # 7

MAP OF BOUNDARY SURVEY

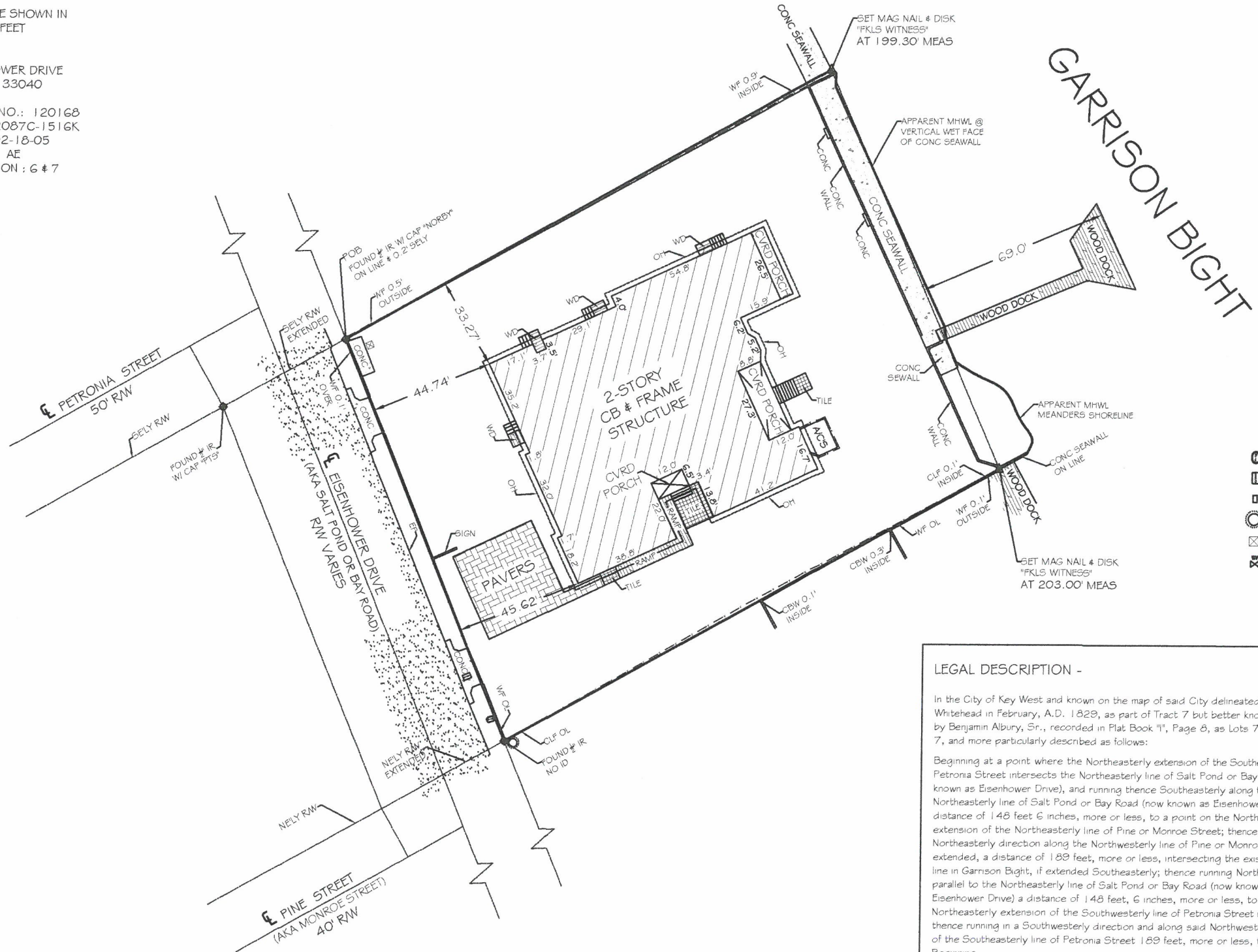


LOCATION MAP - NTS
SEC. 05-T685-R25E

RECEIVED
DEC 18 2015



1"=30'
0 15 30 60



LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE

TOTAL AREA= 31,726.03 SQFT±

LEGAL DESCRIPTION -

In the City of Key West and known on the map of said City delineated by William A. Whitehead in February, A.D. 1828, as part of Tract 7 but better known on a Diagram by Benjamin Albury, Sr., recorded in Plat Book "I", Page 8, as Lots 7 and 8 in Tract 7, and more particularly described as follows:

Beginning at a point where the Northeastly extension of the Southeastly line of Petronia Street intersects the Northeastly line of Salt Pond or Bay Road (now known as Eisenhower Drive), and running thence Southeastly along the Northeastly line of Salt Pond or Bay Road (now known as Eisenhower Drive) a distance of 148 feet 6 inches, more or less, to a point on the Northeastly extension of the Northeastly line of Pine or Monroe Street; thence running in a Northeastly direction along the Northwestly line of Pine or Monroe Street, if extended, a distance of 189 feet, more or less, intersecting the existing bulkhead line in Garrison Bight, if extended Southeastly; thence running Northeastly and parallel to the Northeastly line of Salt Pond or Bay Road (now known as Eisenhower Drive) a distance of 148 feet, 6 inches, more or less, to a point on the Northeastly extension of the Southwestly line of Petronia Street if extended; thence running in a Southwestly direction and along said Northwestly extension of the Southeastly line of Petronia Street 189 feet, more or less, to the Point of Beginning.

CERTIFIED TO -

Old Town Trolley Tours of Washington, Inc.;
First State Bank of the Florida Keys;
Stones and Cardenas;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	PCC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PIC = POINT OF REVERSE CURVE
IP = IRON PIPE	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IS = IRON SPLIT	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	LS = LANDSCAPING	R = RADIUS
CL = CENTERLINE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MEAS = MEASURED	S&CO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MF = METAL FENCE	SW = SIDE WALK
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CPF = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF BANK
CVRD = COVERED	DELTA = CENTRAL ANGLE	TOS = TOP OF BANK
DEAD = DRAINAGE DRAINAGE	EL = ELEVATION	TS = TRAFFIC SIGN
ENCL = ENCLOSURE	OH = OVERHEAD WIRE	TYP = TYPICAL
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	UNR = UNREADABLE
FF = FINISHED FLOOR ELEVATION	PM = PARKING METER	UL = UTILITY EASEMENT
FI = FIRE HYDRANT	PCC = POINT OF COMPOUND CURVE	WD = WOOD DECK
FI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FND = FOUND	PK = PARKER KALON NAIL	WM = WATER METER
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FOL = FENCE ON LINE	POI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

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

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5mail@gmail.com

SCALE:	1"=30'
FIELD WORK DATE	02/13/2015
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1023965 Parcel ID: 00023190-000000

Ownership Details

Mailing Address:

OLD TOWN TROLLEY TOURS OF WASHINGTON INC
201 FRONT ST STE 107
KEY WEST, FL 33040-8346

Property Details

PC Code: 17 - OFFICE BUILDINGS 1 STORY

Millage Group: 10KW

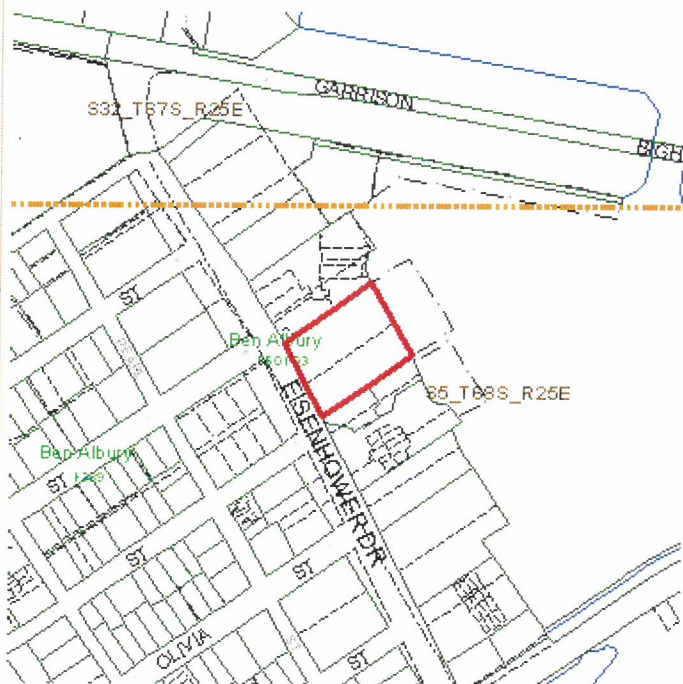
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 801 EISENHOWER DR KEY WEST

Legal Description: KW BENJ ALBURY SUBD PB1-3 LOT 7-8 OF TR 7 OR328-602/03 OR851-1968/69WILL OR912-208/13 OR1139-2414/17P/R OR1299-657/59 OR1648-1600/02 OR2734-20/21

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	149	189	31,175.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 11867
Year Built: 1958

Building 1 Details

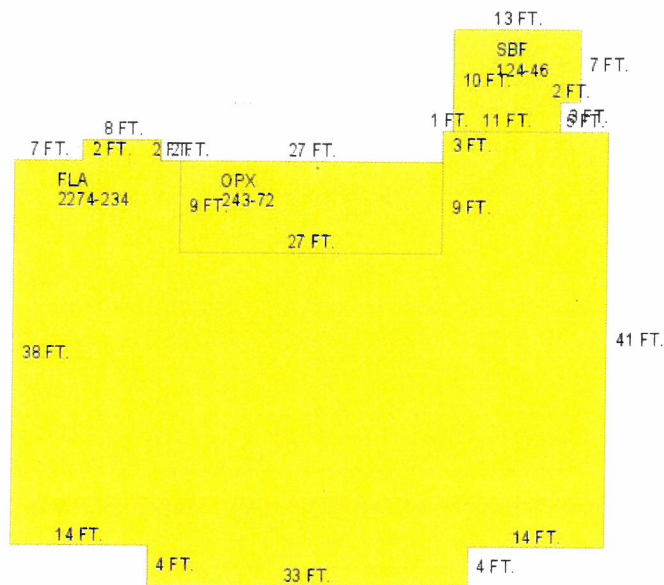
Building Type	Condition A	Quality Grade 400
Effective Age 21	Perimeter 234	Depreciation % 26
Year Built 1958	Special Arch 0	Grnd Floor Area 2,274
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 2	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 1	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 1
Extra Fix 0	Dishwasher 0

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					2,274
2	OPX		1	1991					243
3	SBF		1	1991					124

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3597	OFF BLDG 1 STY-A	100	N	Y
	3598	OPX	100	N	N
	3599	SBF	100	N	N

Exterior Wall:

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

Building 2 Details

Building Type
Effective Age 24
Year Built 1995
Functional Obs 0

Condition A
Perimeter 778
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 30
Grnd Floor Area 9,593

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 3
 3 Fix Bath 0
 4 Fix Bath 1
 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	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EFD		1	1995					5,677
2	FLA		1	1995					5,291
3	OPX		1	1995					130
4	OPU		1	1995					16
5	OPU		1	1995					20
6	OPF		1	1995					112
7	OPX		1	1995					72
8	FLA		1	1995					4,302
9	OPX		1	1995					130
10	OPF		1	2003					20

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3601	OFF BLDG 1 STY-A	100	N	Y
	3602	OPX	100	N	N
	3603	OPU	100	N	N

3604	OPU	100	N	N
3605	OPF	100	N	N
3606	OPX	100	N	N
3607	OFF BLDG 1 STY-A	100	N	Y
3608	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
955	CUSTOM	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	288 SF	0	0	1957	1958	1	50
2	AP2:ASPHALT PAVING	1,660 SF	0	0	1957	1958	2	25
3	CL2:CH LINK FENCE	1,200 SF	200	6	1975	1976	1	30
4	SW2:SEAWALL	396 SF	99	4	1975	1976	1	60
6	DK4:WOOD DOCKS	228 SF	57	4	1989	1990	4	40
7	DK4:WOOD DOCKS	350 SF	25	14	1989	1990	4	40
9	RW2:RETAINING WALL	100 SF	50	2	1989	1990	1	50
10	CL2:CH LINK FENCE	1,164 SF	194	6	1994	1995	1	30
11	FN2:FENCES	888 SF	148	6	1994	1995	2	30
12	PT2:BRICK PATIO	1,107 SF	0	0	2002	2003	2	50

Appraiser Notes

OR2728-345 - RESOLUTION NO 15-068 - CITY COMMISSION APPROVES SUBMERGED LANDS LEASE IN GARRISON BIGHT ADJACENT TO 801 EISENHOWER DR EFFECTIVE 2/18/2015 FOR A PERIOD OF 5 YEARS

TPP8881916.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
25	08-0070	01/11/2008	01/30/2008	1,000	Commercial REMOVE & REPLACE RUSTED METAL ROOFING PANELS 100SF	
2	B941437	05/01/1994	08/01/1995	8,700	Commercial	DEMOLISH GARAGE & F.PORCH
1	B942246	07/01/1994	08/01/1995	5,800		FOUNDATION
	B943438	10/01/1994	08/01/1995	679,200		CONSTRUCT NEW OFFICE BLDG
	B950126	01/01/1995	08/01/1995	90,000		UPGRADE PERMIT
	A950838	03/01/1995	08/01/1995	41,250		107 SQRS GALV.V-CRIMP RFG
	M951031	03/01/1995	08/01/1995	70,000		30 TON A/C W/42 DROPS
	E951017	03/01/1995	08/01/1995	6,000		ALARM SYSTEM
	E951451	05/01/1995	08/01/1995	5,000		ALARM SYSTEM
	E951697	05/01/1995	08/01/1995	40,000		ELECTRICAL SERVICE
	E952357	07/01/1995	08/01/1995	50,000		1 GENERATOR 75 KVA

B952954	09/01/1995	08/01/1996	70,000			RENOVATIONS
9703178	09/01/1997	10/01/1997	400	Commercial		REPAIRS TO FENCE
13	02/2354	10/03/2002	11/25/2002	4,500	Commercial	FENCE & NEW STAIRS
14	02/2353	10/07/2002	11/25/2002	4,400	Commercial	WIRING FOR 3 FANS
15	02/2353	10/07/2002	11/25/2002	1	Commercial	NEW SINK
16	02/2353	10/03/2002	11/25/2002	45,200	Commercial	INTERIOR RENOVATIONS
17	02/2849	10/21/2002	11/25/2002	1	Commercial	REMODEL KITCHEN
18	02/2353	10/30/2002	11/25/2002	4,000	Commercial	REPLACE 5-TON A/C
19	02/3030	11/05/2002	11/25/2002	400	Commercial	WALL SINK
20	02/2353	11/15/2002	11/25/2002	68,200	Commercial	BRICK WALKWAY
21	02/3074	11/18/2002	11/01/2002	3,800	Commercial	7 NEW SIGNS
23	02-3134	01/15/2003	07/31/2003	17,500	Commercial	ATF NEW LANDSCAPE
22	02-3446	01/02/2003	07/31/2003	3,300	Commercial	ADDITIONS
24	05-2731	06/29/2005	10/18/2005	2,000	Commercial	INSTALL PARKING AREA LIGHTS

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
2016	1,199,464	27,212	2,252,924	3,479,600	3,479,600	0	3,479,600
2015	1,208,922	23,388	2,252,924	3,485,234	3,485,234	0	3,485,234
2014	1,249,805	21,433	2,160,408	3,431,646	3,431,646	0	3,431,646
2013	1,249,805	22,105	2,160,408	3,432,318	3,432,318	0	3,432,318
2012	1,304,315	22,766	2,160,408	3,487,489	3,330,785	0	3,487,489
2011	1,317,562	23,802	2,160,408	3,501,772	3,027,987	0	3,501,772
2010	1,317,562	24,543	1,410,611	2,752,716	2,752,716	0	2,752,716
2009	1,330,808	25,527	1,369,123	2,725,458	2,725,458	0	2,725,458
2008	1,371,691	26,398	1,894,455	3,292,544	3,292,544	0	3,292,544
2007	1,103,283	25,750	2,147,049	3,276,082	3,276,082	0	3,276,082
2006	1,130,540	23,624	2,932,897	4,087,061	4,087,061	0	4,087,061
2005	1,163,621	24,457	2,133,016	3,321,094	3,321,094	0	3,321,094
2004	1,166,210	25,076	1,466,449	2,657,735	2,657,735	0	2,657,735
2003	1,165,918	25,861	1,262,970	2,454,749	2,454,749	0	2,454,749
2002	1,165,918	26,741	1,262,970	2,455,629	2,455,629	0	2,455,629
2001	1,248,245	27,482	1,262,970	2,538,697	2,538,697	0	2,538,697
2000	1,585,293	13,636	1,122,640	2,721,569	2,721,569	0	2,721,569
1999	1,585,293	14,110	841,980	2,441,383	2,441,383	0	2,441,383
1998	1,058,403	14,418	841,980	1,914,801	1,914,801	0	1,914,801
1997	1,058,403	14,872	799,881	1,873,156	1,873,156	0	1,873,156
1996	962,186	15,259	799,881	1,777,326	1,777,326	0	1,777,326
1995	132,075	12,749	799,881	944,705	944,705	0	944,705

1994	132,075	13,049	799,881	945,005	945,005	25,000	920,005
1993	132,075	13,500	799,881	945,456	945,456	25,000	920,456
1992	132,075	13,845	799,881	945,801	945,801	25,000	920,801
1991	96,546	15,228	644,115	755,889	755,889	25,000	730,889
1990	104,031	0	578,510	682,541	682,541	25,000	657,541
1989	94,574	0	572,546	667,120	667,120	25,000	642,120
1988	82,587	0	505,188	587,775	587,775	25,000	562,775
1987	81,689	0	287,677	369,366	369,366	25,000	344,366
1986	82,042	0	280,660	362,702	362,702	25,000	337,702
1985	79,196	0	163,334	242,530	242,530	25,000	217,530
1984	74,441	0	163,334	237,775	237,775	25,500	212,275
1983	74,441	0	163,334	237,775	237,775	25,500	212,275
1982	75,837	0	163,334	239,171	239,171	25,500	213,671

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
4/7/2015	2734 / 20	3,450,000	WD	37
8/11/2000	1648 / 1600	2,500,000	WD	Q
3/1/1994	1299 / 0657	875,000	WD	Q

This page has been visited 89,243 times.

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

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name OLD TOWN TROLLEY TOURS OF WASHINGTON, INC.				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 801 EISENHOWER DRIVE				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #1023965					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N24°33'35.56"</u> Long. <u>W081°47'20.21"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number KEY WEST, CITY OF 120168			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 06/05/2015	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 801 EISENHOWER DRIVE			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AA0020

Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:


Datum used for building elevations must be the same as that used for the BFE.

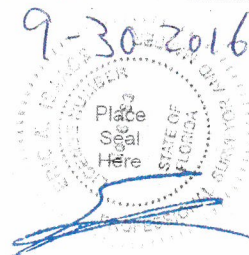
		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	8.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	19.9	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	3.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	3.7	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	3.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name ERIC ISAACS		License Number PSM 6783
Title SURVEYOR & MAPPER		
Company Name FLORIDA KEYS LAND SURVEYING		
Address 19960 OVERSEAS HIGHWAY		
City SUGARLOAF KEY	State Florida	ZIP Code 33042
Signature 	Date 09/30/2016	Telephone (305) 394-3690



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
THE BUILDING IS COMPRISED OF A SECTION ELEVATED ON COLUMNS, AND A SECTION ON A RAISED CONCRETE SLAB. THE MAJORITY OF THE BUILDING IS ELEVATED ON COLUMNS. ELEVATIONS SHOWN IN SECTION C2 ARE BASED ON PROPOSED DESIGN PLANS. THE BUILDING IS LOCATED IN 2 BASE FLOOD ELEVATION ZONES (AE6 & AE7). THE MAJORITY OF THE BUILDING LIES IN AE7 ZONE. NO MACHINERY IS CALLED OUT ON PROVIDED PLAN SHEETS. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
801 EISENHOWER DRIVE

City
KEY WEST

State
Florida

ZIP Code
33040

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
801 EISENHOWER DRIVE

Policy Number:

City
KEY WEST

State
Florida

ZIP Code
33040

Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate of
Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement)
of the building:

_____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site:

_____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation:

_____ ☐ feet ☐ meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
801 EISENHOWER DRIVE

Policy Number:

City
KEY WEST

State
Florida

ZIP Code
33040

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



PROPOSED EAST ELEVATION

SCALE 1/4"=1'-0"

Photo One

Photo One Caption EAST VIEW - 09/30/2016



PROPOSED NORTH ELEVATION

SCALE 1/4"=1'-0"

Photo Two

Photo Two Caption NORTH VIEW - 09/30/2016

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
801 EISENHOWER DRIVE

Policy Number:

City
KEY WEST

State
Florida

ZIP Code
33040

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption WEST VIEW - 09/30/2016



Photo Two

Photo Two Caption SOUTH VIEW - 09/30/2016