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**Historic Architectural Review Commission  
Staff Report for Item 11**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** November 28, 2017

**Applicant:** Bender & Associates

**Application Number:** 17-03-0038

**Address:** #616 Eaton Street

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**Description of Work:**

Relocation of existing pool house located at #416 Elizabeth Street in the rear of lot.

**Site Facts:**

The house at 616 Eaton Street is currently a two-and-a-half story, traditional frame vernacular house. This property came before the HARC Commission in 2015 for renovations to the main house and a new addition and a new single-family house in the rear of the property. The property was sold to the owner of 416 Elizabeth Street before construction fully commenced. In October 2017, the Development Review Committee approved a lot line adjustment for the two properties, transferring part of 616 Eaton Street to 416 Elizabeth Street.

The pool house at 416 Elizabeth Street that is under review was constructed in 2013 after receiving a variance from Planning Board.

**Guidelines Cited in Review:**

Division 4 - Building Relocation - Sections 102-251 and 102-252 of the Land Development Regulations.

HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 5, 6, 11, 12, 13, 14, and 18.

HARC Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, and 9.

### **Staff Analysis**

This Certificate of Appropriateness proposes the relocation of a non-historic accessory structure from the rear of one property (416 Elizabeth Street) to the rear of another (616 Eaton Street). The pool house is a small one-story structure that has an appropriate massing for a rear accessory structure. It does not compete with any of the main structures.

### **Consistency with Guidelines**

The HARC Guidelines do not address relocation of buildings, and the ordinance for relocation only covers the relocation of historic or contributing resources. Therefore, staff reviewed this project under the guidelines for new construction and accessory structures. The pool house is small one-story structure, much smaller than the previous development proposed for the rear of 616 Eaton Street, and will be compatible with the main structure on the property. Therefore, staff finds that the relocation of the structure will not have an adverse effect on the historic district or any neighboring structures, as it will have an appropriate massing and will be located in the rear of the property.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV L FL	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:	616 Eaton Street			# OF UNITS
RE # OR ALTERNATE KEY:	1006432			
NAME ON DEED:	Far Niente, LLC	PHONE NUMBER	312-479-2716	
OWNER'S MAILING ADDRESS:	416 Elizabeth Street	EMAIL	danalday@earthlink.net	
	Key West, FL 33040			
CONTRACTOR COMPANY NAME:	Holtkamp Construction	PHONE NUMBER	305-294-5399	
CONTRACTOR'S CONTACT PERSON:	Jordan Holtkamp	EMAIL	jsholtkamp@comcast.net	
ARCHITECT / ENGINEER'S NAME:	Bender & Associates Architects	PHONE NUMBER	305-296-1347	
ARCHITECT / ENGINEER'S ADDRESS:	410 Angela Street	EMAIL	info@benderarchitects.com	
	Key West, FL 33040			

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

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE \_\_\_\_\_  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Relocating existing pool house located at  
 416 Elizabeth Street to 616 Eaton Street in the rear yard.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT OWNER PRINT NAME: <b>FAR NIENTE LLC</b>	QUALIFIER PRINT NAME: _____
OWNER SIGNATURE: 	QUALIFIER SIGNATURE: _____
Notary Signature as to owner: <b>DANA L. DAY, MANAGER</b> 	Notary Signature as to qualifier: _____
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>31st</u> DAY OF <u>July</u> , 20 <u>17</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____
Personally known or produced _____ as identification	Personally known or produced _____ as identification

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  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](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

**PROJECT SPECIFICATIONS:** PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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:
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		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:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
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(3) new structures at rear yard		

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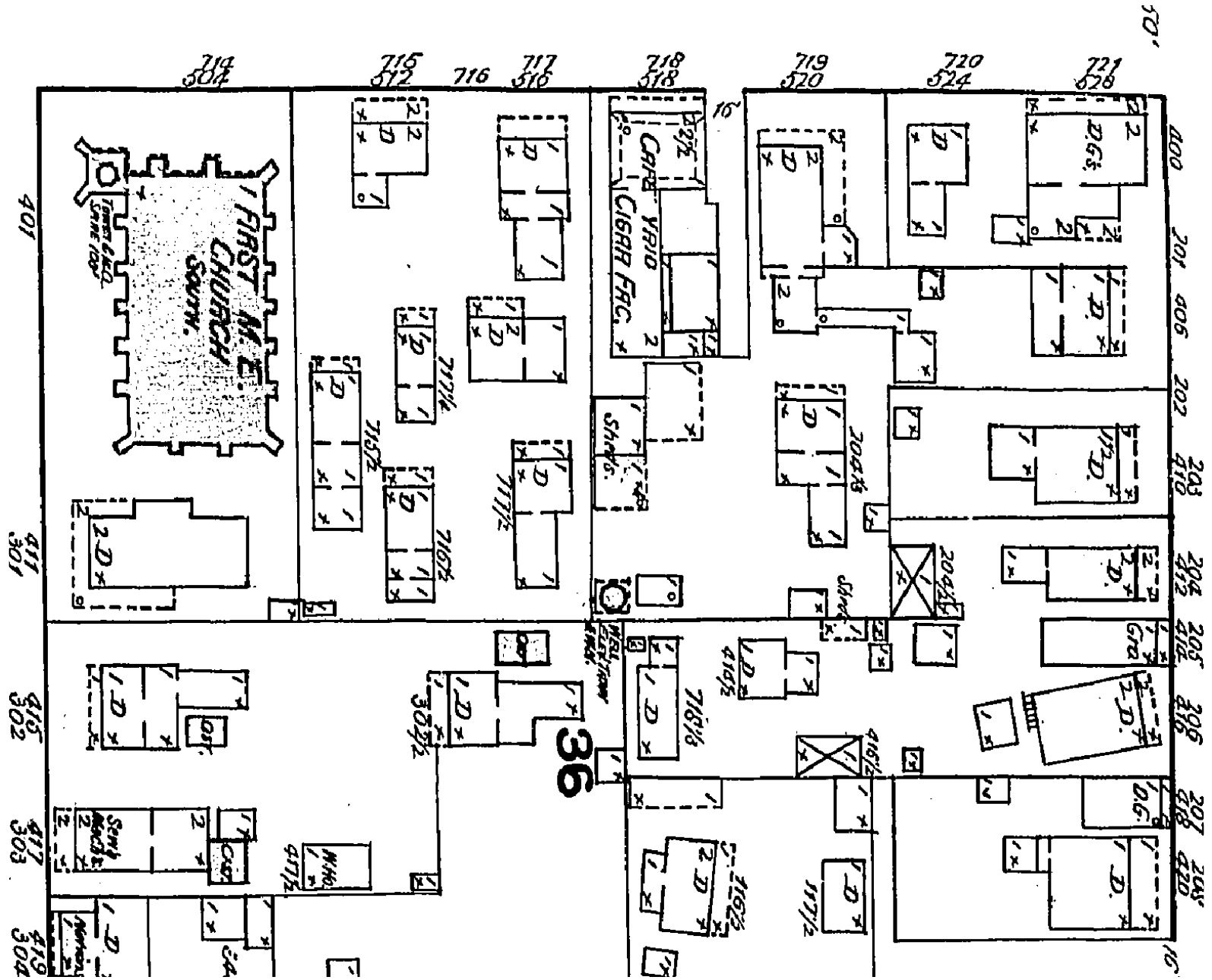
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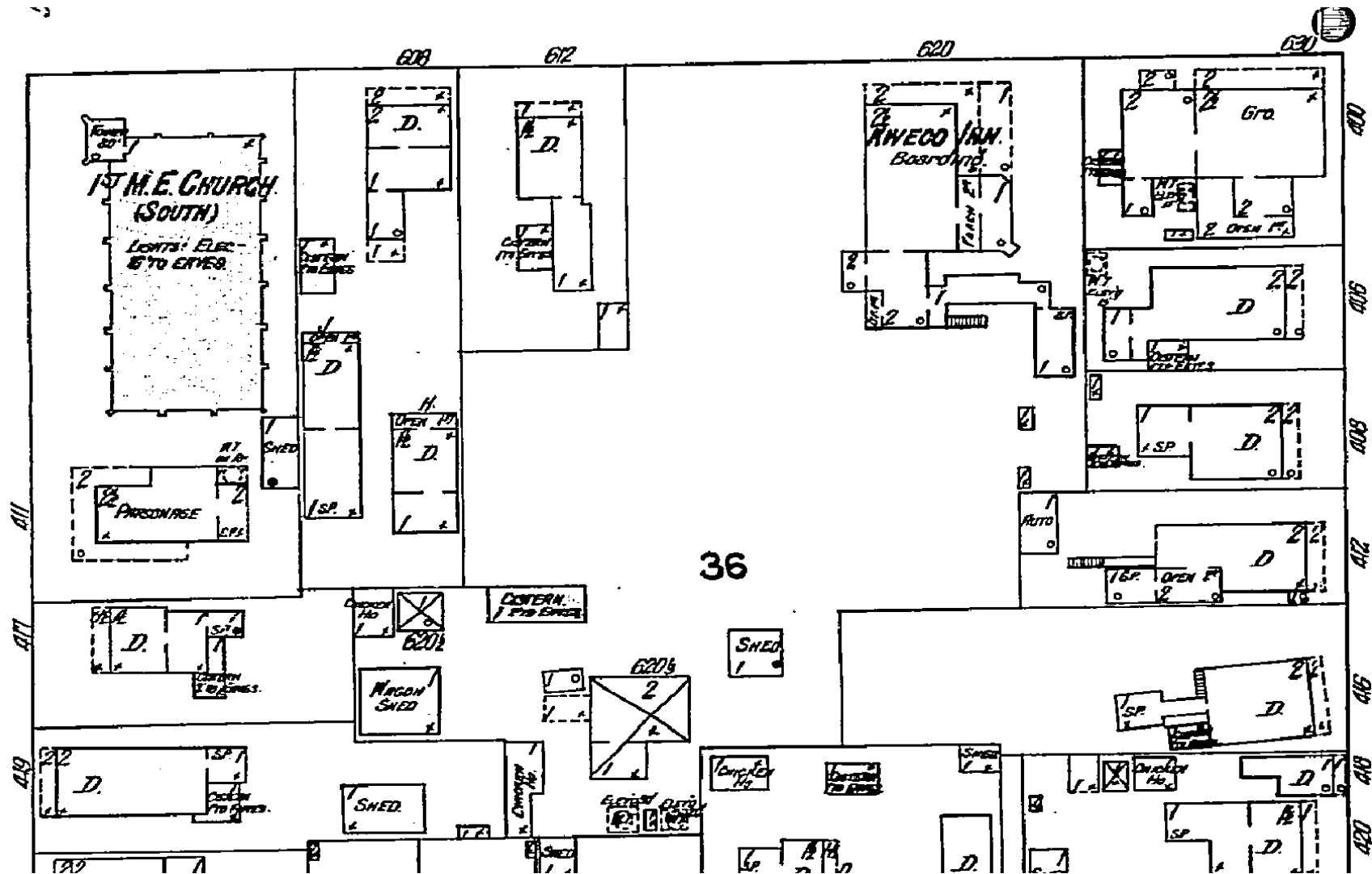
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

# SANBORN MAPS



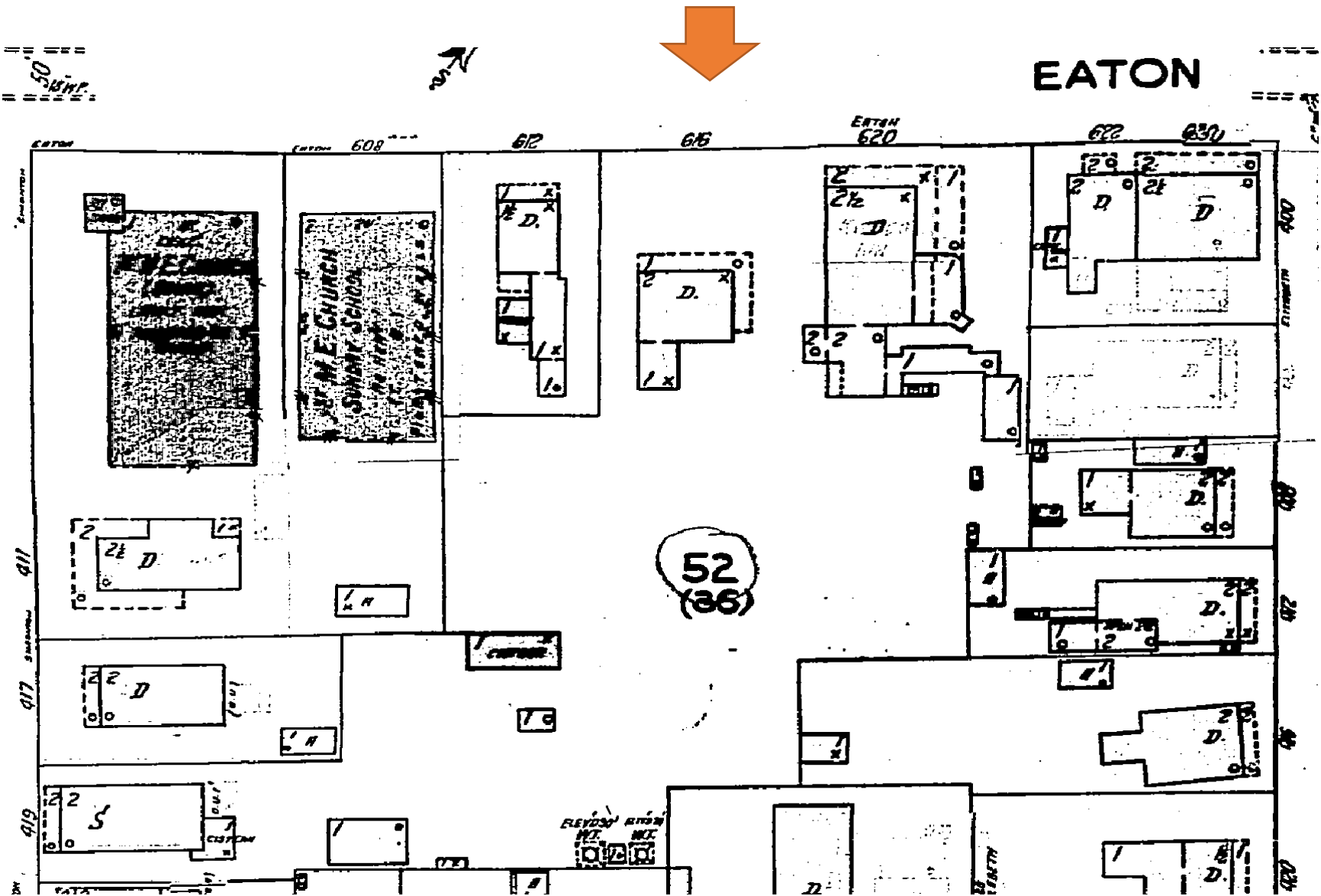
1892 Sanborn Map



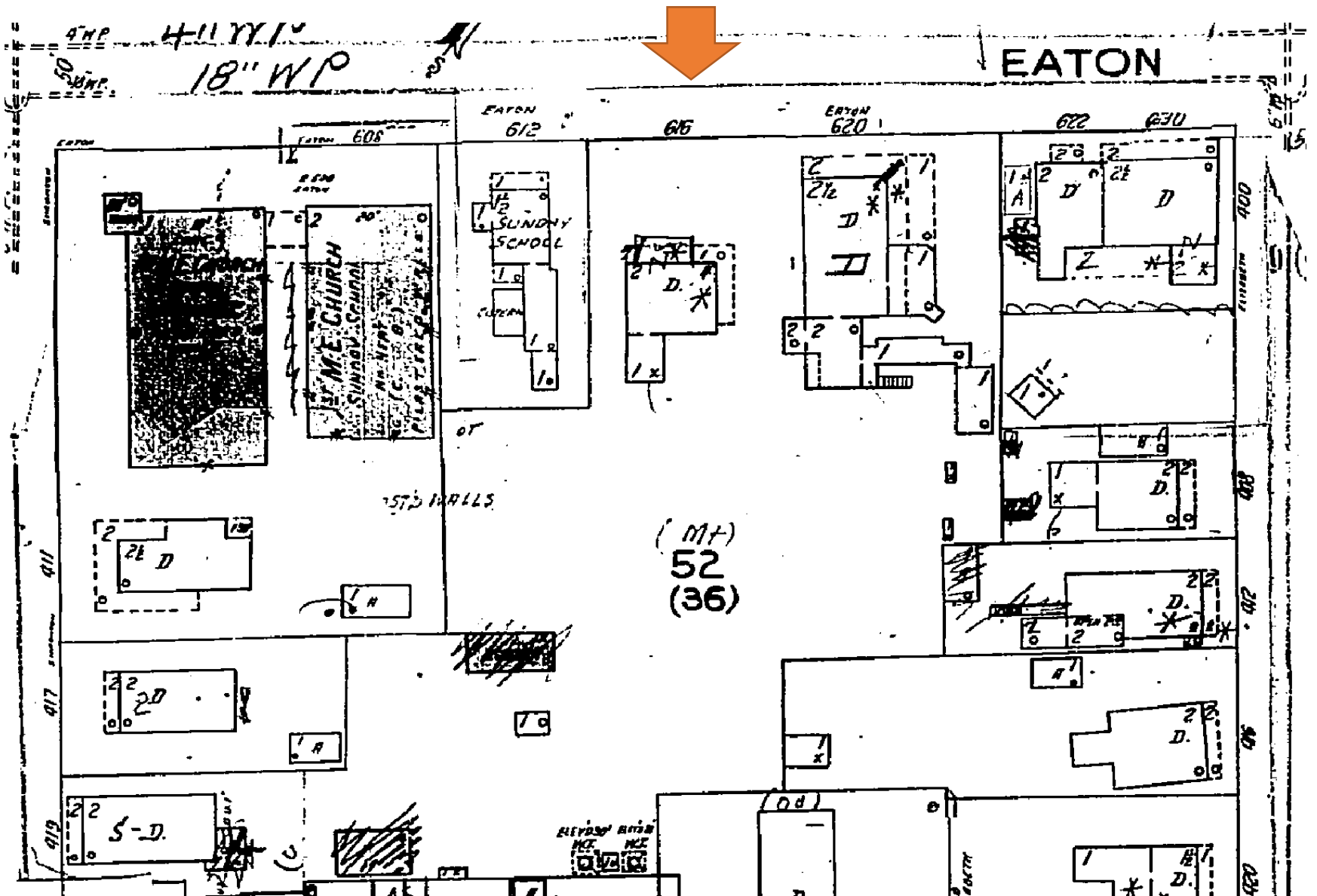


1912 Sanborn Map





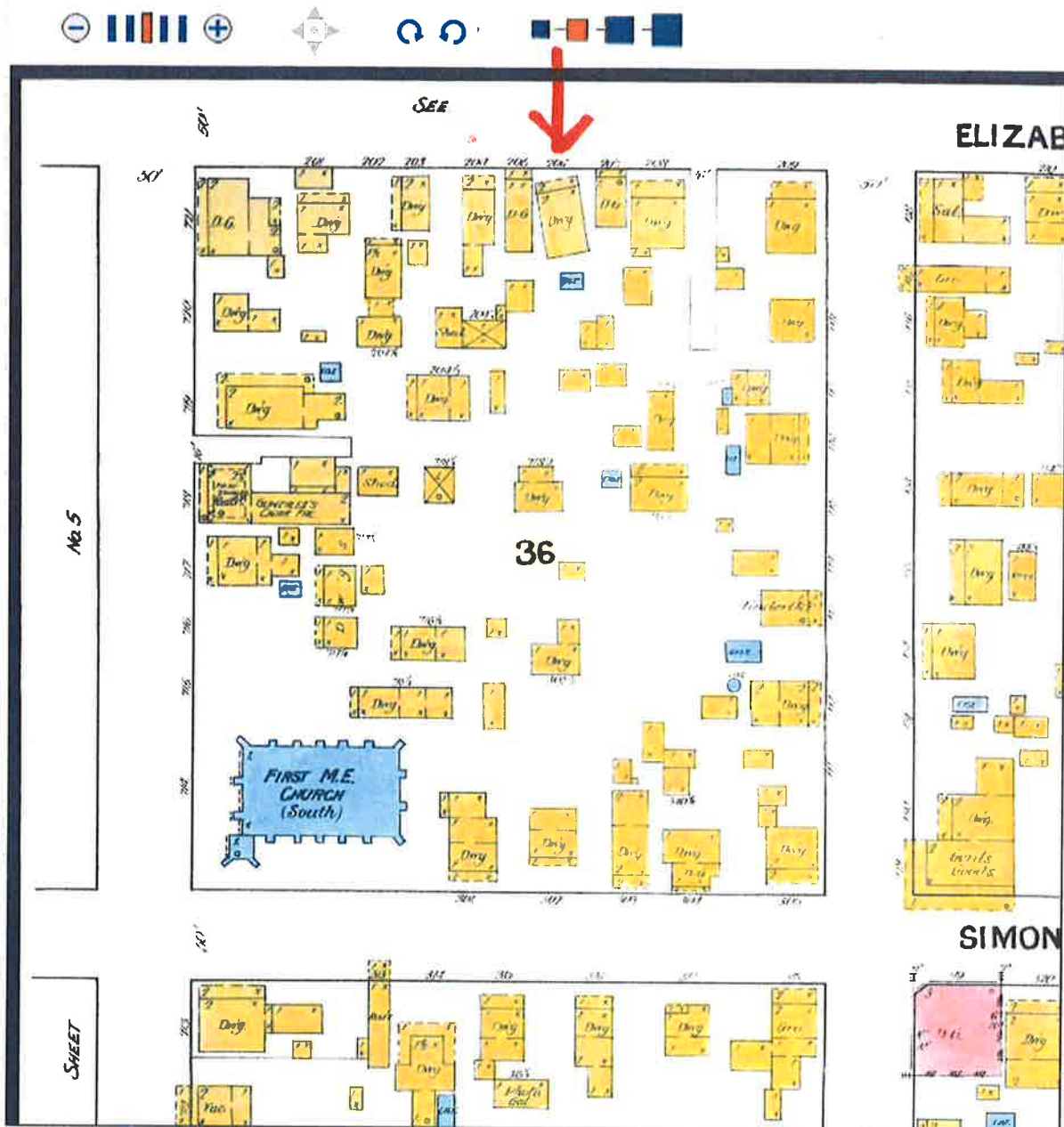
1948 Sanborn Map



1962 Sanborn Map



Key West, Monroe County, Florida, 1889



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**FLORIDA**  
The Foundation for The Gator Nation

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**1889 SANBORN**

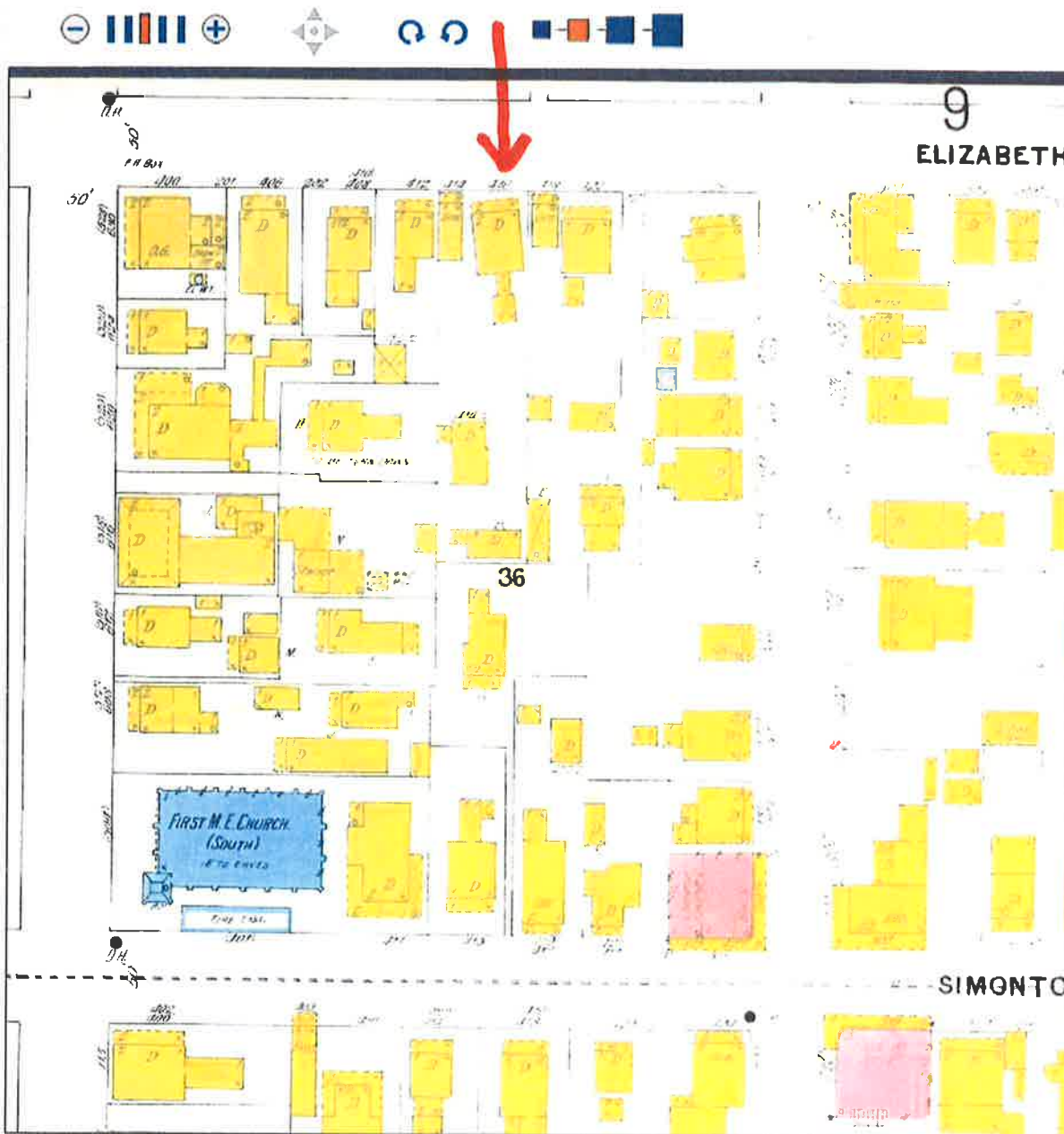
Key West, Monroe County, Florida, 1892



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1892 SANBORN

Key West, Monroe County, Florida, 1899



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1899 SANBORN

Key West, Monroe County, Florida, 1912



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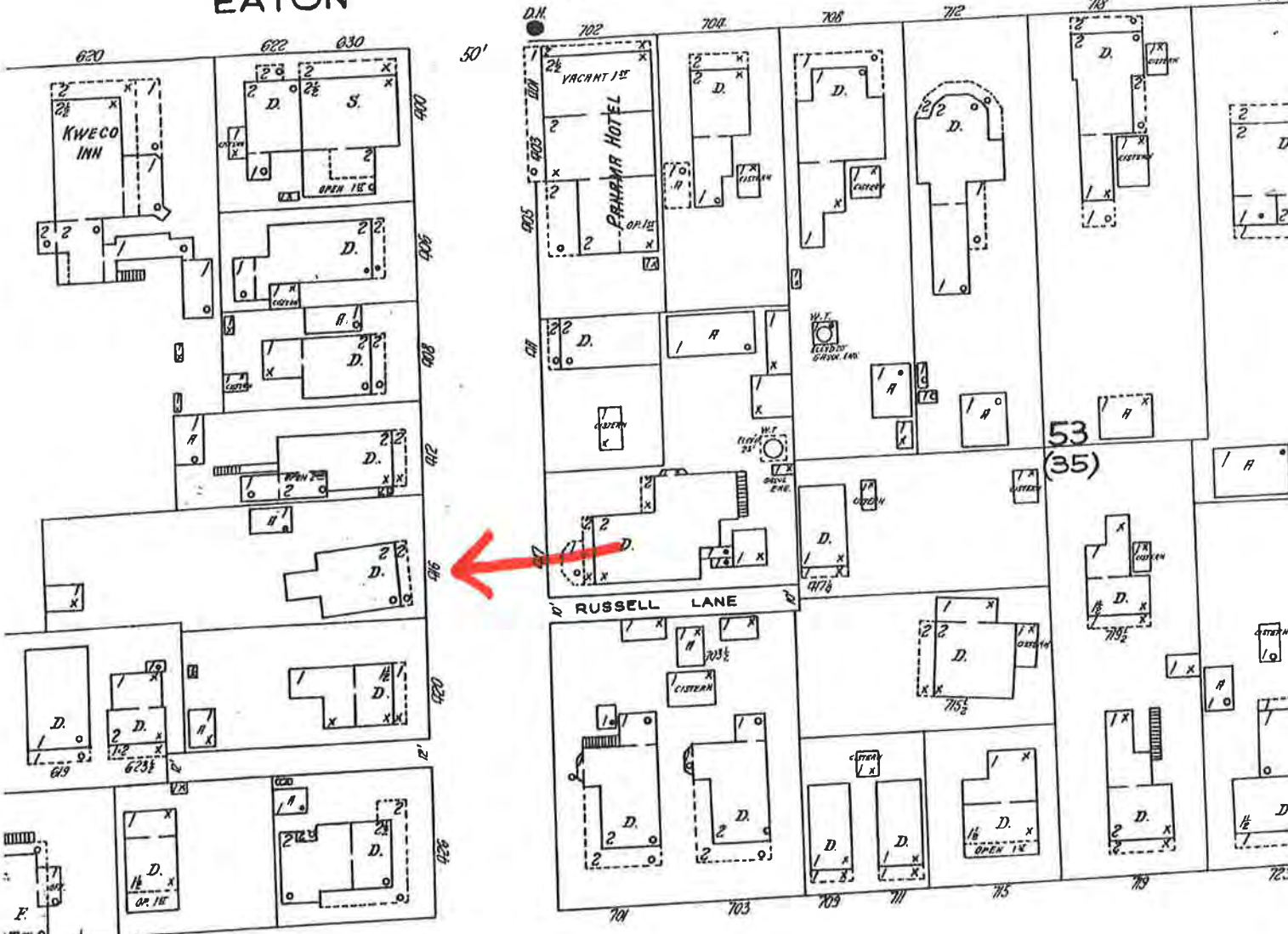
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1912 SANBORN



EATON

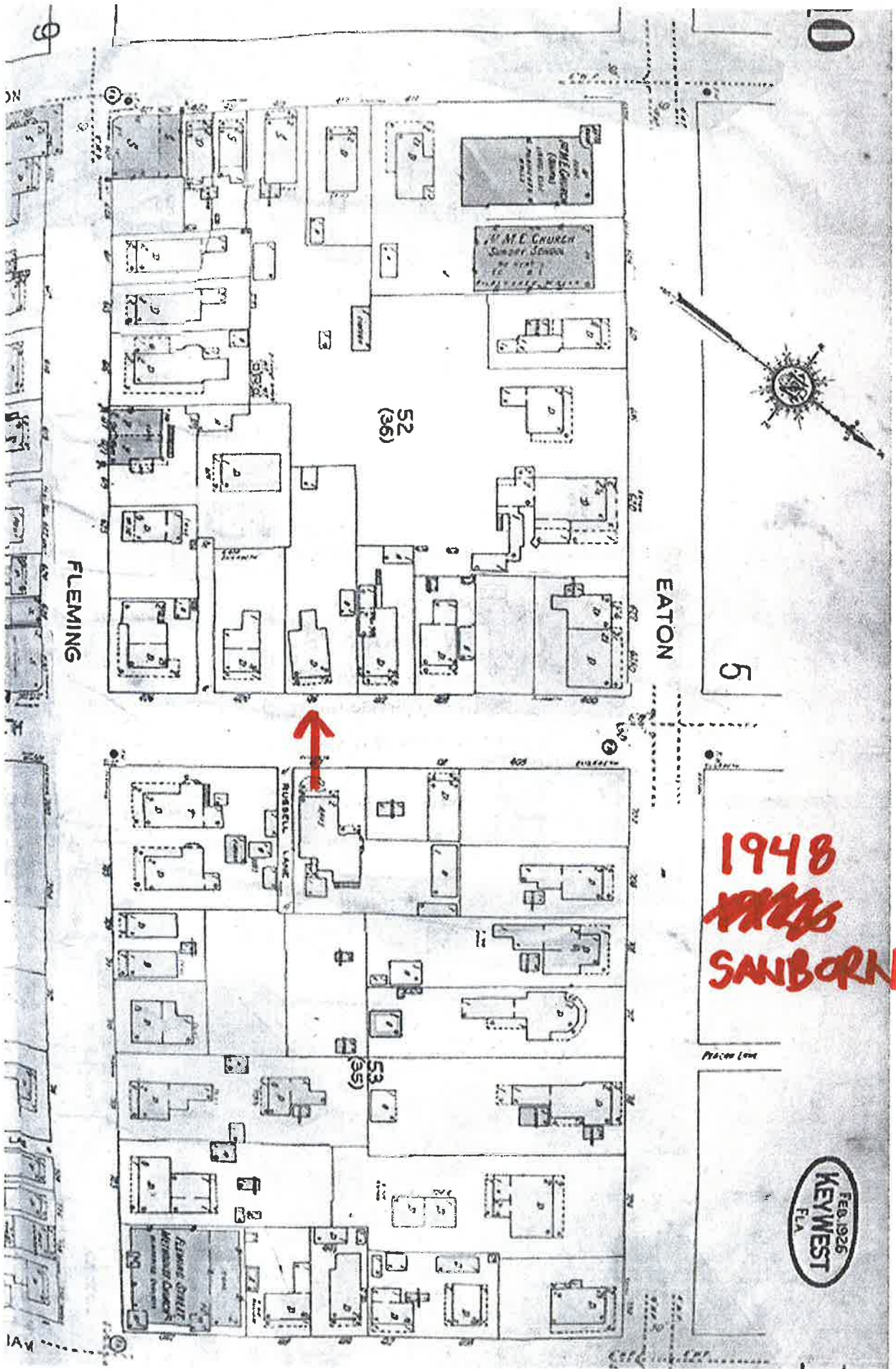
1926 SANBORN



FLEMING

ELIZABETH



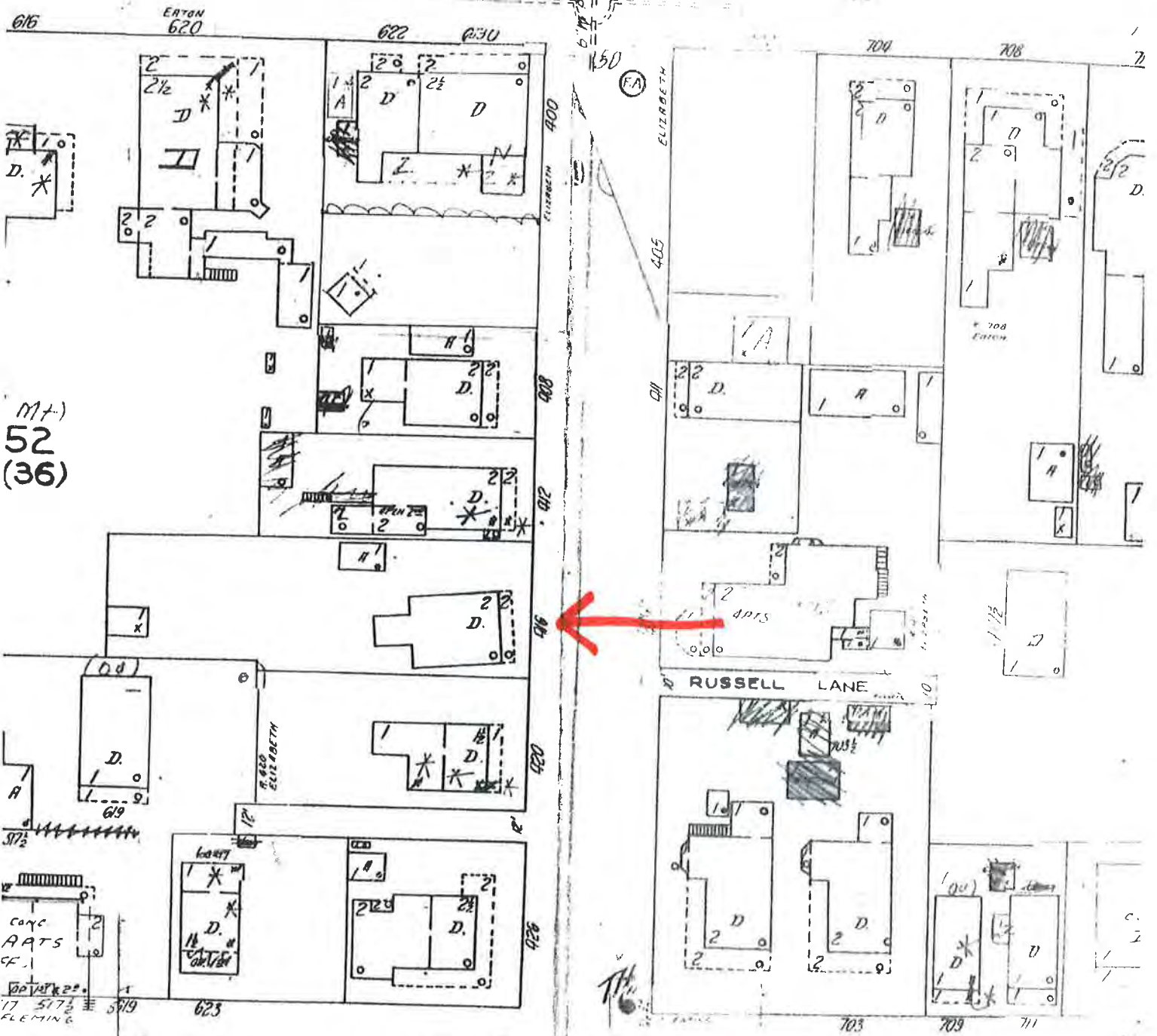


1948 SANBORN

5

1962 SANBORN

EATON



M+)  
52  
(36)

ELIZABETH

FLEMING

1962 SANBORN

PUBLIC LIBRARY

# PROJECT PHOTOS





1968 Aerial Photograph



1972 Aerial Photograph



1994 Aerial Photograph



620 Eaton Street, c.1900. Monroe County Library Collection.  
Small section of 616 Eaton Street visible on right.



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

# PROPOSED DESIGN

# 416 ELIZABETH / 616 EATON STREET

Key West, Florida 33040

<p><b>SITE MAP - KEY WEST</b></p> <p><b>SITE LOCATION:</b> 416 ELIZABETH STREET 616 EATON STREET KEY WEST, FL 33040</p> <p style="text-align: center;">Not to Scale</p>	<p><b>PROJECT DIRECTORY</b></p> <p>PROJECT: 416 ELIZABETH / 616 EATON STREET ARCHITECT'S PROJECT No.: 1714</p> <p>CONTACT: DANA &amp; STAN DAY Address: 416 ELIZABETH STREET KEY WEST, FLORIDA, 33040</p> <p>Tel:</p> <p>ARCHITECT: BENDER &amp; ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: bbender@bellsouth.net Principi: Bert L. Bender (Principal-in-Charge) Architect: Haven Burkee</p> <p>ENGINEERING CONSULTANT: STRUCTURAL: H.W. KEISTER ASSOCIATES Address: 2027 University Boulevard, North, Jacksonville, FL 32211 Tel: (904) 748-4633 Fax: (904) 744-6985 Representative: Mark J. Keister, P.E.,</p> <p><b>DESCRIPTION OF WORK:</b> RELOCATING EXISTING POOL HOUSE LOCATED AT 416 ELIZABETH STREET TO 616 EATON STREET IN THE REAR YARD. ADDING (3) ONE STORY STRUCTURES (OPEN PAVILION, COTTAGE AND STUDIO) IN THE REAR YARD OF 416 ELIZABETH STREET.</p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2014 EDITION FLORIDA BUILDING CODE - Existing 2014 EDITION FLORIDA BUILDING CODE - Residential 2014 EDITION FLORIDA BUILDING CODE - Plumbing 2014 EDITION FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION FLORIDA BUILDING CODE - Mechanical 2014 EDITION NATIONAL ELECTRICAL CODE 2008 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts).</li> <li>Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.</li> <li>Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.</li> <li>Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.</li> <li>Dimensions shall take precedence over scale.</li> <li>All new utilities shall be underground.</li> <li>Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.</li> <li>After completion of construction remove all debris and construction equipment. Restore site to original condition.</li> <li>Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.</li> <li>Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.</li> <li>Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.</li> </ol> <p><b>FLORIDA ADMINISTRATIVE CODE</b></p> <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.205, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>																																																																																																																																																	
<p><b>ABBREVIATIONS</b></p> <table border="0"> <tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr> <tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr> <tr><td>AVC</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr> <tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr> <tr><td>BUR</td><td>BUILT UP ROOF</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr> <tr><td>CAB</td><td>CABINET</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td></tr> <tr><td>CER</td><td>CERAMIC</td><td>PL</td><td>PROPETYRY LINE</td></tr> <tr><td>CL</td><td>CENTER LINE</td><td>PLAM</td><td>PLASTIC LAMINATE</td></tr> <tr><td>CLG</td><td>CEILING</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr> <tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>PNL</td><td>PANEL</td></tr> <tr><td>COL</td><td>COLUMN</td><td>PT</td><td>POINT</td></tr> <tr><td>CONC</td><td>CONCRETE</td><td>PVC</td><td>POLYVINYLCHLORIDE</td></tr> <tr><td>DBL</td><td>DOUBLE</td><td>R</td><td>RADIUS (OR) RISER</td></tr> <tr><td>DIAG</td><td>DIAGONAL</td><td>R/A</td><td>RETURN AIR</td></tr> <tr><td>DS</td><td>DOWNSPOUT</td><td>REBAR</td><td>STEEL REINF. 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TITLES</p> <p>WALL ELEVATION INDICATOR</p> <p>ROOM NUMBER INDICATOR</p> <p>DOOR OPENING INDICATOR</p> <p>WINDOW INDICATOR</p> <p>PARTITION/WALL TYPE INDICATOR</p>	<p><b>MATERIAL DESIGNATIONS</b></p> <p>CONCRETE MASONRY UNITS IN PLAN</p> <p>CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN</p> <p>METAL IN ELEVATION</p> <p>METAL IN SECTION</p> <p>FINISH WOOD IN ELEV. &amp; IN SECTION</p> <p>DIMENSION LUMBER IN SECTION (CONTINUOUS)</p> <p>WOOD BLOCKING IN SECTION (DISCONTINUOUS)</p> <p>GYPSUM WALL BOARD IN SECTION (LARGE SCALE)</p> <p>EARTH, NATURAL SUBSTRATE</p> <p>GRAVEL, AGGREGATE BASE COURSE, FILL</p> <p>FIBERGLASS BATT INSULATION</p> <p>RIGID INSULATION</p> <p><b>PARTITIONS &amp; WALLS</b></p> <p>CONCRETE MASONRY UNITS</p> <p>POURED CONCRETE</p> <p>WOOD FRAME</p> <p>METAL STUDS</p> <p>EXISTING CONSTRUCTION TO REMAIN</p> <p>EXISTING CONSTRUCTION TO BE DEMOLISHED</p>	<p><b>SHEET INDEX</b></p> <p>C COVER</p> <p>A0 SURVEY (416 ELIZABETH STREET &amp; 616 EATON STREET)</p> <p>EX1 SITE MAP PHOTO</p> <p>EX2 EXISTING SITE PLAN</p> <p>A1.0 PROPOSED SITE PLAN</p> <p>A1.1 PROPOSED SITE PLAN/FLOOR PLAN (416 ELIZABETH STREET)</p> <p>A2.0 BUILDING #1 (OPEN PAVILION) EXTERIOR ELEVATIONS</p> <p>A2.1 BUILDING #2 (COTTAGE) EXTERIOR ELEVATIONS</p> <p>A2.2 BUILDING #3 (STUDIO) EXTERIOR ELEVATIONS</p> <p>A2.3 NORTH EXTERIOR ELEVATION (OPEN PAVILION, COTTAGE, STUDIO)</p> <p>A2.4 PROPOSED SITE PLAN/FLOOR PLAN (616 EATON STREET) AND PHOTO DETAILS</p> <p>A2.5 EXTERIOR ELEVATIONS AND PHOTO DETAILS OF RELOCATED POOL HOUSE.</p> <p>A8 PHOTO DETAILS</p>
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KEY WEST, FLORIDA

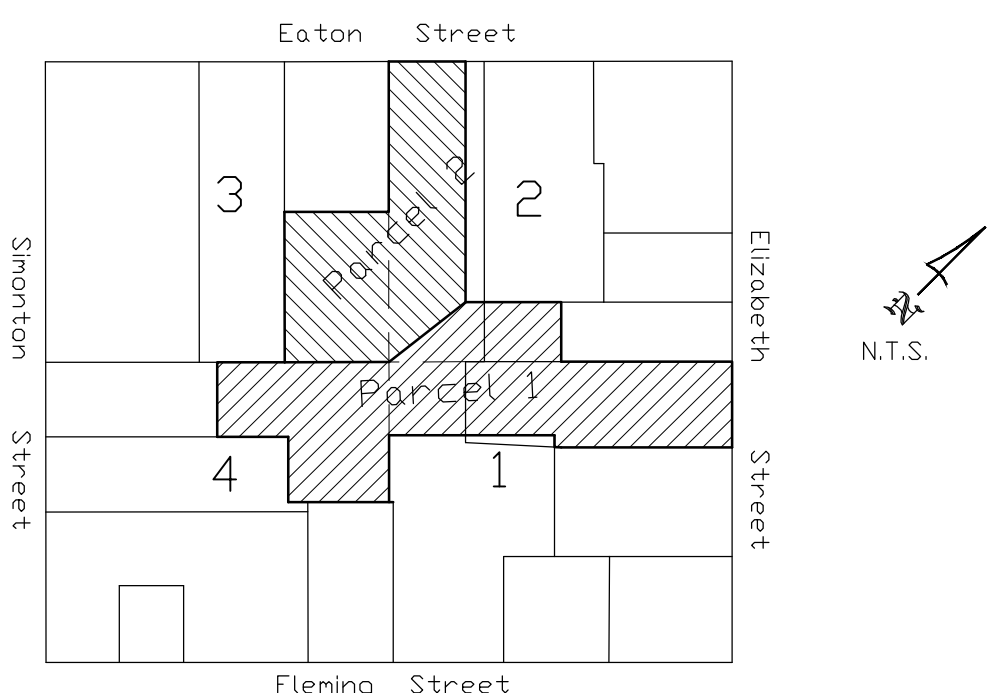
410 Angela Street  
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Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

Project No.: 1714

Date: 07/31/2017

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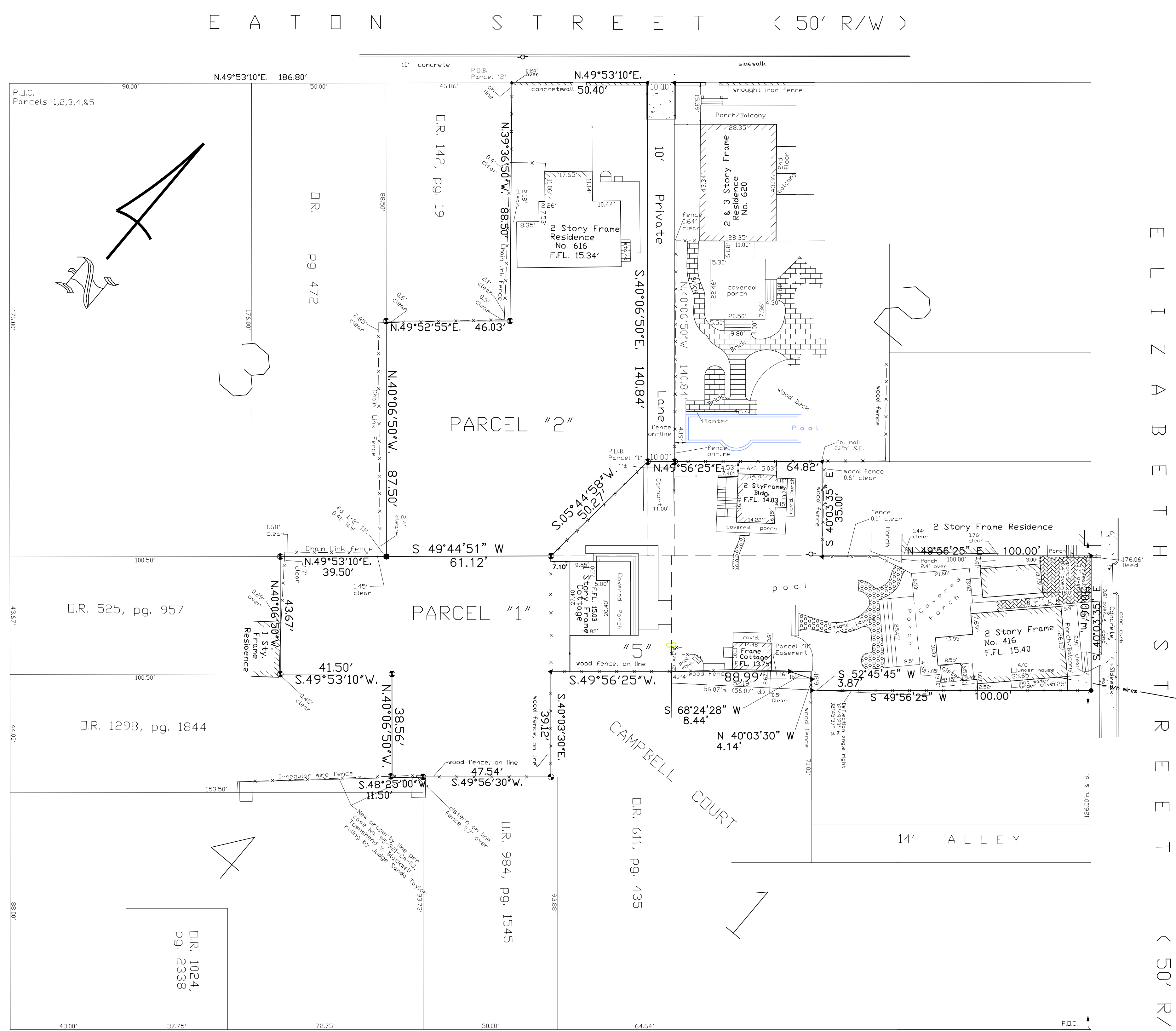


**LOCATION MAP**  
Square 31, City of Key West

**LEGAL DESCRIPTION (Parcel '1'):** Prepared by undersigned: A portion of land located on the island of Key West, Monroe County, Florida and being a portions of Lots 1, 2, & 4, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 Feet; thence S 40°06'50" E for a distance of 140.84 Feet to the Point of Beginning of Parcel 1; thence N 49°56'25" E for a distance of 64.82 Feet; thence S 40°03'35" E for a distance of 35.00 Feet; thence N 49°56'25" E for a distance of 100.00 Feet to the Southwestly Right-of-Way Line of Elizabeth Street; thence S 40°03'35" E along the said Southwestly Right-of-Way Line of Elizabeth Street for a distance of 50.06 Feet; thence S 49°56'25" W for a distance of 100.00 Feet; thence S 52°45'45" W for a distance of 3.87 Feet; thence N 40°03'30" W for a distance of 4.14 Feet; thence S 68°24'28" W for a distance of 8.44 Feet; thence S 49°56'25" W for a distance of 88.99 Feet; thence S 40°03'30" E for a distance of 39.12 Feet; thence S 49°56'30" W for a distance of 47.54 Feet; thence S 48°25'00" W for a distance of 11.50 Feet; thence N 40°06'50" W for a distance of 38.56 Feet; thence S 49°53'10" W for a distance of 41.50 Feet; thence N 40°06'50" W for a distance of 43.67 Feet; thence N 49°53'10" E for a distance of 39.50 Feet to the Point of Beginning.

**LEGAL DESCRIPTION (Parcel '2'):** Prepared by undersigned: A portion of land located on the island of Key West, Monroe County, Florida and being a portions of Lots 2 & 3, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 Feet to the Point of Beginning; thence continue N49°53'10"E, and along the said Southeastly Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S 40°06'50"E, and leaving the said Southeastly Right-of-Way line of Eaton Street a distance of 140.84 Feet; thence S 05°44'58" W a distance of 50.27 Feet; thence S 49°44'51" W a distance of 61.12 Feet; thence N 40°06'50" W a distance of 87.50 Feet; thence N49°52'55"E, a distance of 46.03 Feet; thence N39°36'50"W, a distance of 88.50 Feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.

S I M O N T O N S T R E E T ( 5 0 ' R / W )



E L I Z A B E T H S T R E E T ( 5 0 ' R / W )

416 ELIZABETH /  
616 EATON STREET  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
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Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

**SURVEYOR'S NOTES:**  
North arrow based on assumed median  
Reference Bearing: R/W Eaton Street, assumed  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No. Basic Elevation 4.324

**Monumentation:**  
● = set 1/2" Iron Pipe, P.L.S. No. 2749  
● = Found 1/2" Iron Pipe  
● = Found 1/2" Iron Bar  
▲ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**  
Sty. = Stony  
R/W = Right-of-Way  
fd. = Found  
p. = Plat  
m. = Measured  
D.R. = Official Records  
N.T.S. = Not to Scale  
C. = Centerline  
Elev. = Elevation  
B.M. = Bench Mark  
w.m. = Water Meter  
Bal. = Balcony  
Pl. = Planter  
o/h = Overhead  
u/g = Underground  
F.F.L. = Finish Floor Elevation  
P.D.C. = Point of Commence  
P.D.B. = Point of Beginning  
P.B. = Plat Book  
pg. = page  
Elec. = Electric  
Tel. = Telephone  
Ench. = Encroachment  
D.L. = On Line  
C.L.F. = Chain Link Fence  
A/C = Air Conditioner  
Irr. = Irregular  
conc. = concrete  
I.P. = Iron Pipe  
I.B. = Iron Bar  
E. = Baseline  
C.B. = Concrete Block  
C.B.S. = Concrete Block Stucco  
cov'd = Covered  
P.I. = Point of Intersection  
wd. = Wood  
= Denotes grade, taken on 12/1/15

7/31/17: Re-divide property			
Dana Day 416 Elizabeth Street, Key West, Florida 33040		Dwn. No: 17-301	
Specific Purpose Survey Re-Divide Property			
Scale: 1"=20'	Ref. 130-12	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 1/6/05	File	Flood Zone: X	Flood Elev.:
REVISIONS AND/OR ADDITIONS			
7/24/12: Updated, owner, new legal descriptions			
2/5/13: Updated, new legal descriptions			
12/1/15: Partial update, fence elevations			
F:\data\Fred\dwg\keywest\block31\416eaton			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, FL 33040

(305) 293-0466  
Fax: (305) 293-0237  
Phone: (305) 293-0237  
L.B. No. 7700

Project No: 1714  
Date: 07/31/2017

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached Specific Purpose Survey, Re-divide property 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 SJ-17 Florida Statute 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 No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



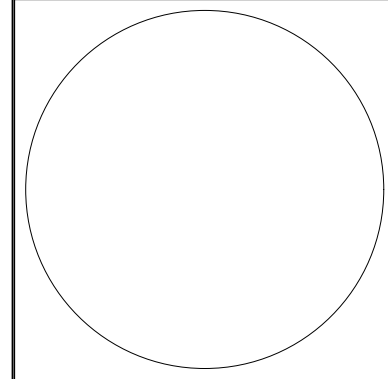


1 SITE MAP PHOTO  
EX1

SCALE: N.T.S.



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616 EATON STREET  
KEY WEST, FLORIDA

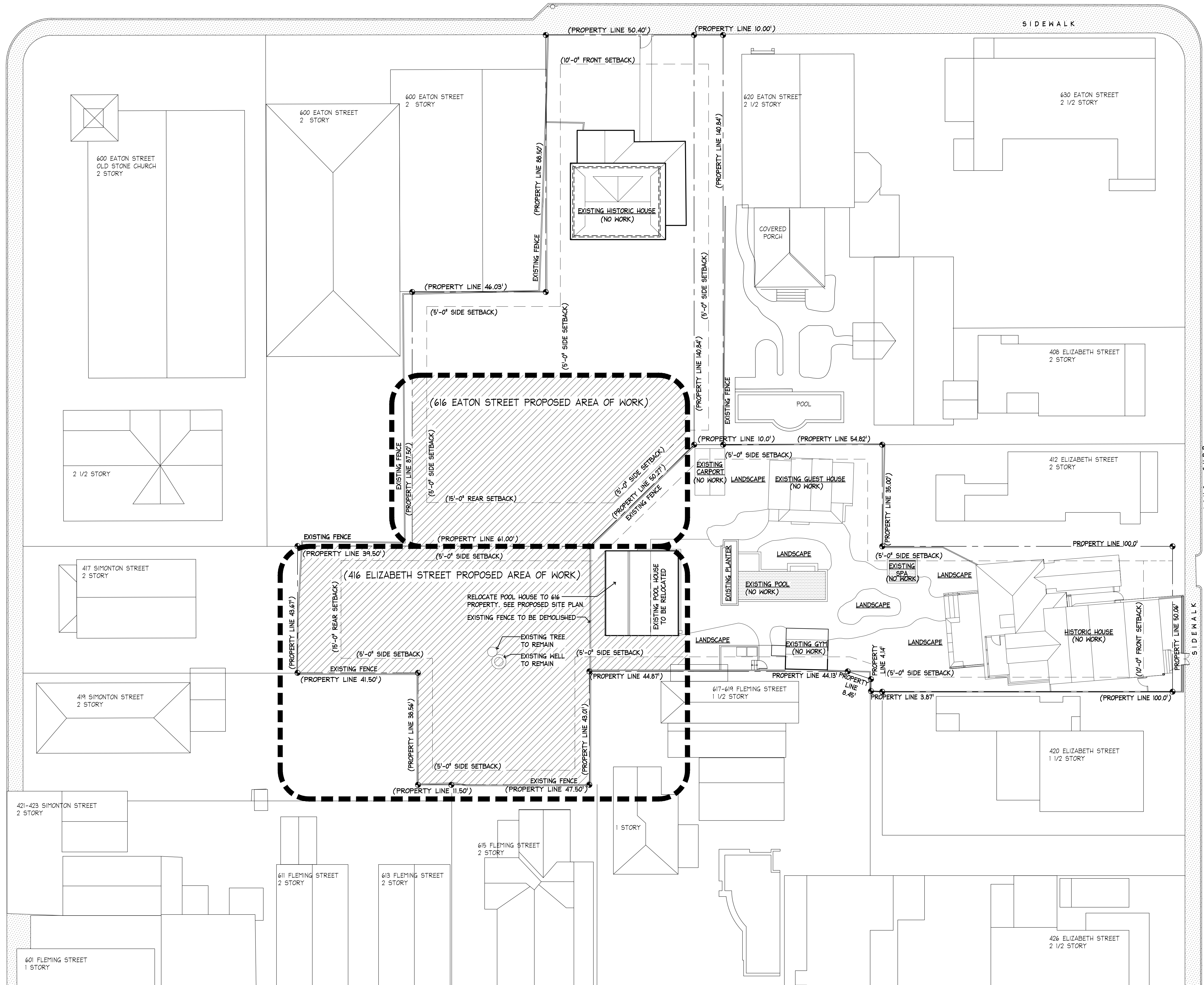


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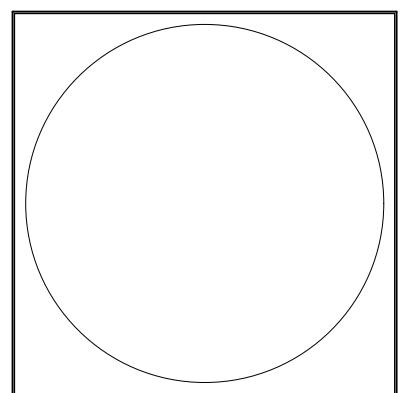
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EX1



E L I Z A B E T H S T R E E T

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Project No: 1714  
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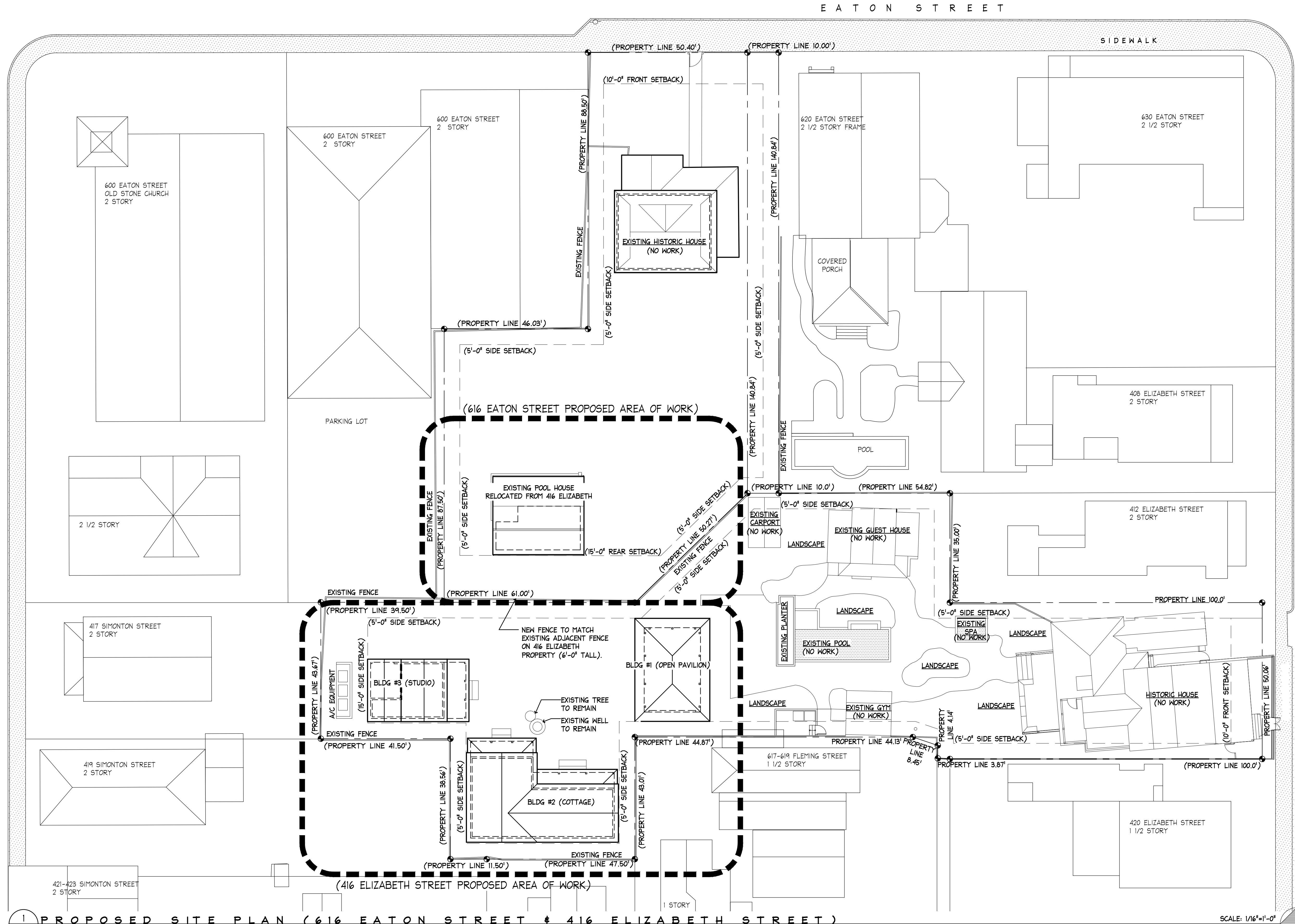
EX2

1 EX2 EXISTING SITE PLAN (616 EATON STREET & 416 ELIZABETH STREET)

SCALE: 1/16"=1'-0" PROJECT NORTH

PROJECT STATISTICS 616 EATON STREET, KEY WEST, FLORIDA 33040			
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	12,345 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	4,958 S.F. MAX.	1,363 S.F.	2,137 S.F.
12,345 S.F. X 40%			
BUILDING HEIGHT	30'-0" MAX.	33'-8" (MAIN HOUSE)	33'-8" (MAIN HOUSE, NO CHANGE)
IMPERVIOUS SURFACE	7,437 S.F. MAX.	1,511 S.F.	2,285 S.F.
12,345 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	32'-10"	32'-10" (MAIN HOUSE NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	2'-9" (MAIN HOUSE)	2'-9" (MAIN HOUSE, NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	8'-6" (MAIN HOUSE)	8'-6" (MAIN HOUSE, NO CHANGE)
REAR SETBACK	15'-0" MIN.	105'-8" (MAIN HOUSE)	15'-0" (POOL HOUSE)
OPEN SPACE (35%)	4,338 S.F. MIN.	10,884 S.F. (87.81%)	10,110 S.F. (81.57%)

PROJECT STATISTICS 416 ELIZABETH STREET, KEY WEST, FLORIDA 33040			
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	20,365 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	8,146 S.F. MAX.	4,665 S.F.	6,781 S.F.
20,365 S.F. X 40%			
BUILDING HEIGHT	30'-0" MAX.	30'-8" (MAIN HOUSE)	30'-8" (MAIN HOUSE)
IMPERVIOUS SURFACE	12,219 S.F. MAX.	7,283 S.F.	9,399 S.F.
20,365 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	2'-8" (MAIN HOUSE)	2'-8" (NO CHANGE)
SIDE SETBACK (NORTH)	5'-0" MIN.	3'-0" (MAIN HOUSE)	3'-0" (MAIN HOUSE, NO CHANGE) 5'-0" (PAVILION & COTTAGE)
SIDE SETBACK (SOUTH)	5'-0" MIN.	2'-3" (MAIN HOUSE)	2'-3" (MAIN HOUSE, NO CHANGE) 5'-0" (PAVILION & COTTAGE)
REAR SETBACK	15'-0" MIN.	105'-10" (POOL HOUSE)	15'-0" (STUDIO)
OPEN SPACE (35%)	7,128 S.F. MIN.	13,082 S.F. (64.24%)	10,966 S.F. (53.85%)



416 ELIZABETH /  
616 EATON STREET  
KEY WEST, FLORIDA

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Key West, Florida 33040  
Telephone (305) 298-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

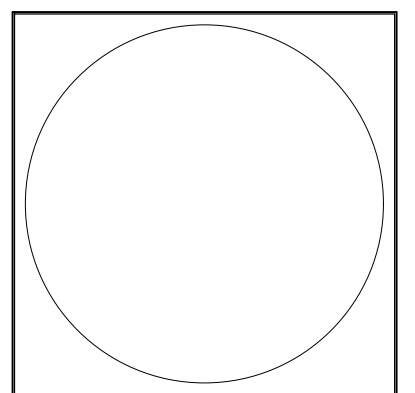
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ARCHITECTS  
p.a.

Project No: 1714  
Date: 07/31/2017

A1.0



416 ELIZABETH /  
616 EATON STREET  
KEY WEST, FLORIDA



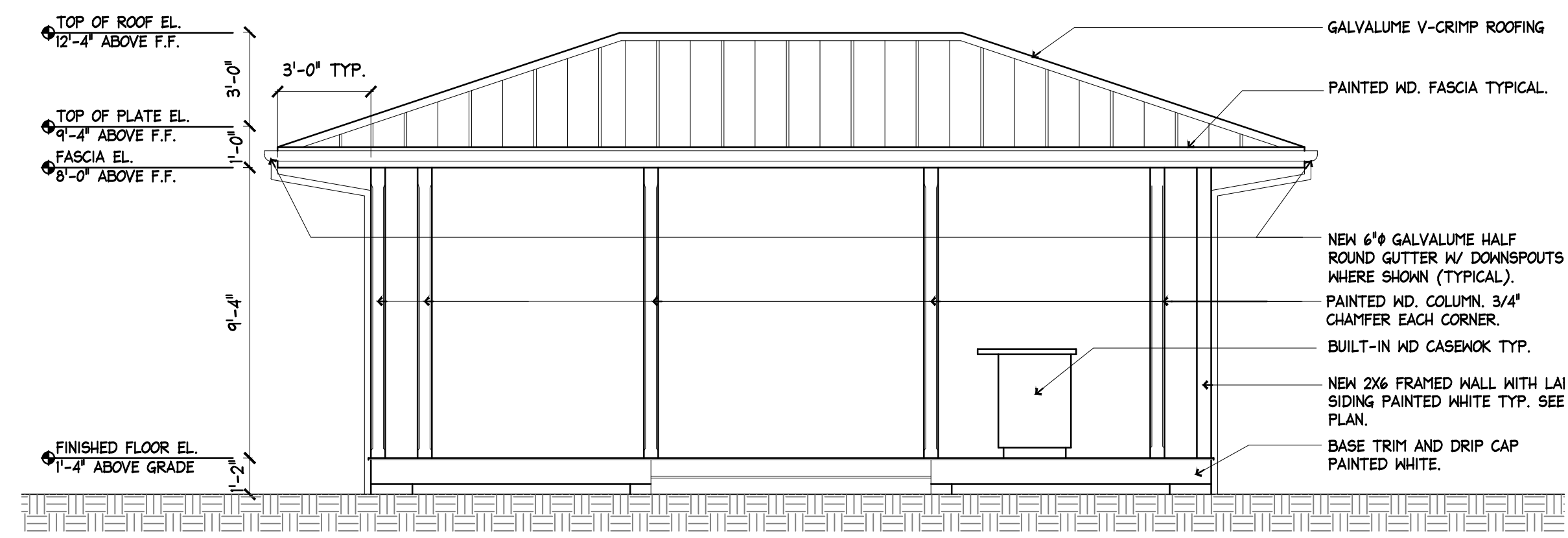
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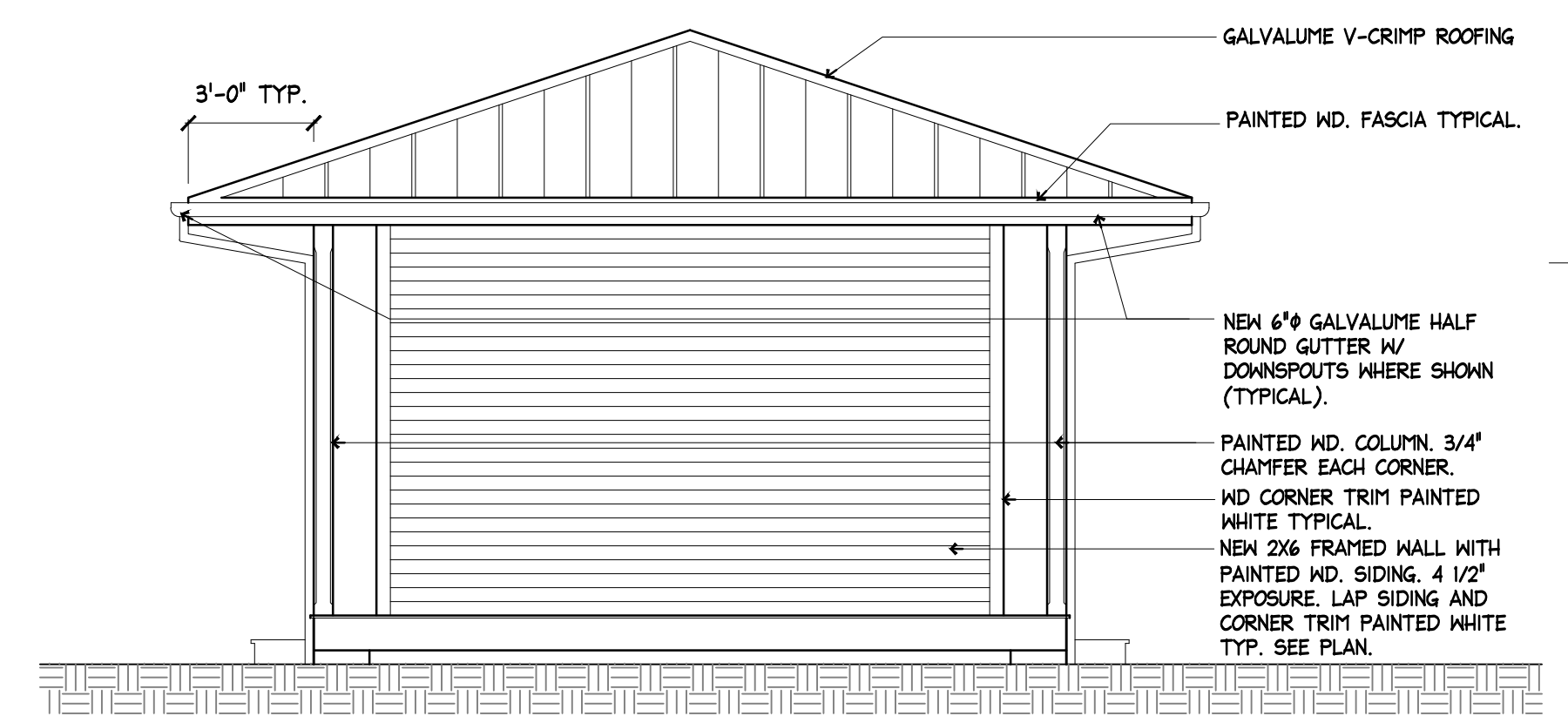
Project No: 1714

Date: 07/31/2017

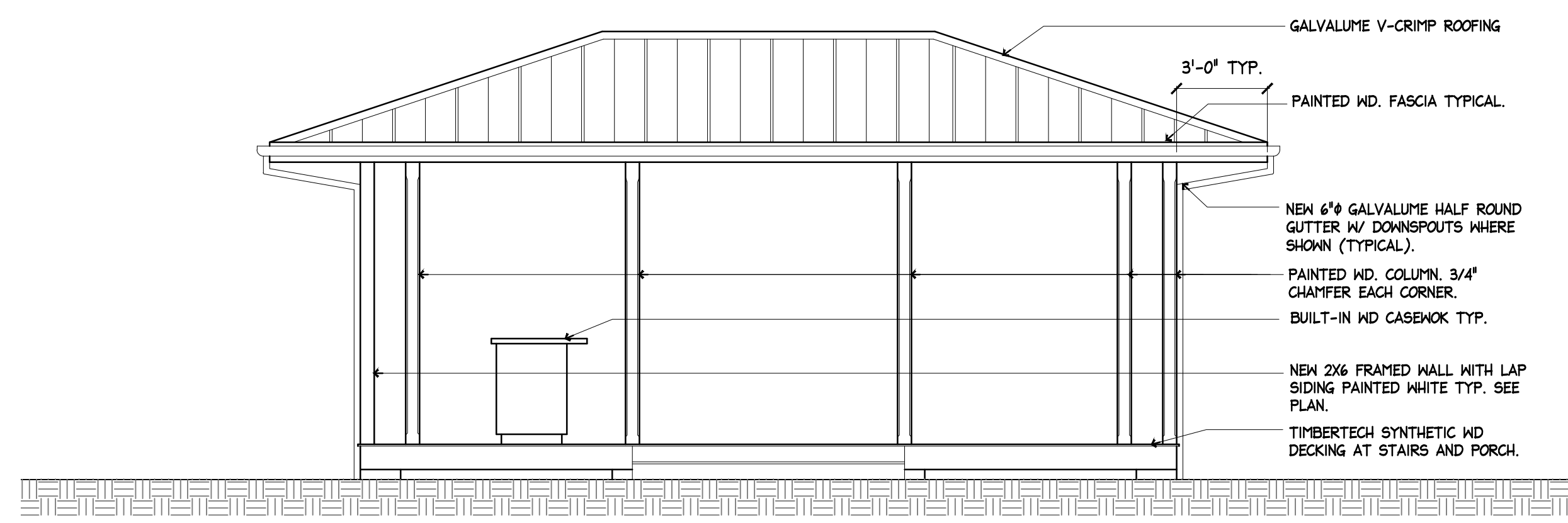
A2.0



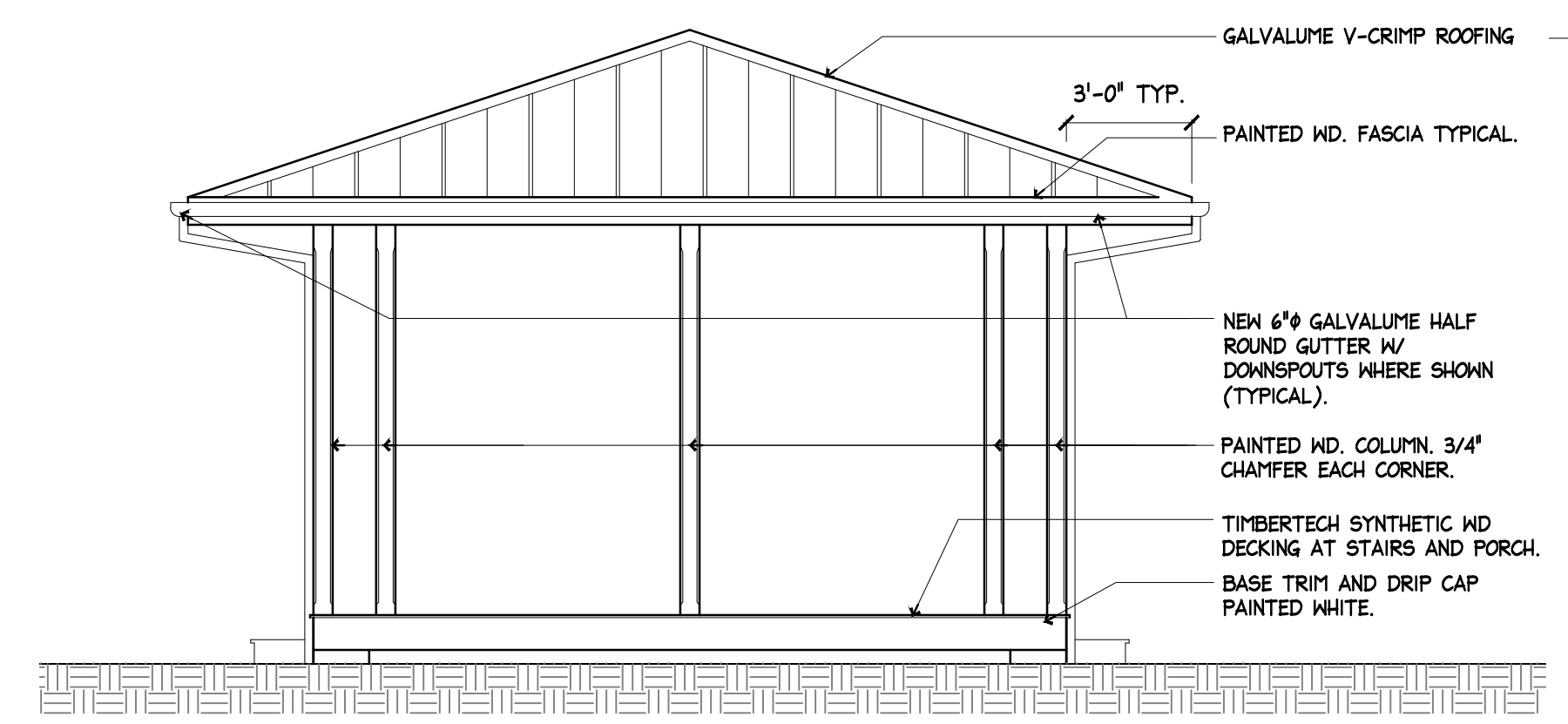
3 BUILDING #1 (OPEN PAVILION) WEST ELEVATION SCALE: 1/4"=1'-0"



4 BUILDING #1 (OPEN PAVILION) SOUTH ELEVATION SCALE: 1/4"=1'-0"

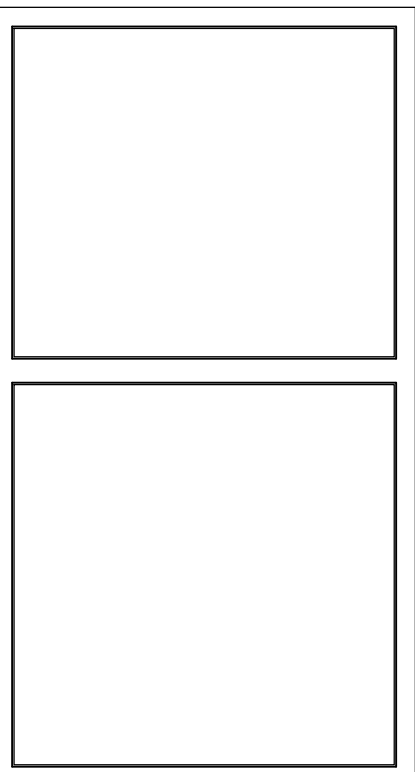


1 BUILDING #1 (OPEN PAVILION) EAST ELEVATION SCALE: 1/4"=1'-0"

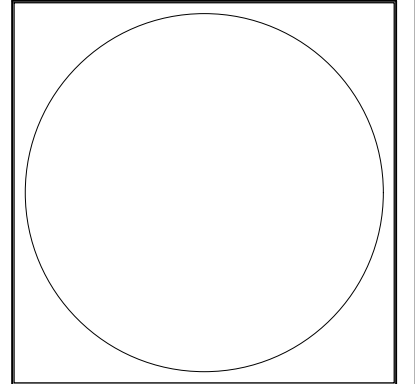


2 BUILDING #1 (OPEN PAVILION) NORTH ELEVATION SCALE: 1/4"=1'-0"

- GENERAL ELEVATION NOTES
1. ALL ROOFING IS TO BE GALVALUME V-CRIMP.
  2. ALL EXTERIOR SIDING, SHUTTERS, FASCIA, PORCH COLUMNS, WINDOW TRIM, DOOR TRIM, AND CORNER TRIM IS TO BE PAINTED WHITE.
  3. ALL WINDOWS ARE TO BE JELDWEN CUSTOM WOOD WINDOWS (IMPACT & DESIGN PRESSURE RATED WINDOWS).
  7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
  8. ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, OR WOOD GLAD, PAINTED WHITE.



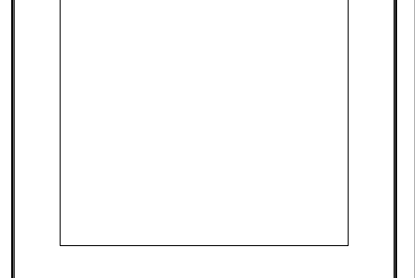
416 ELIZABETH /  
616 EATON STREET  
KEY WEST, FLORIDA



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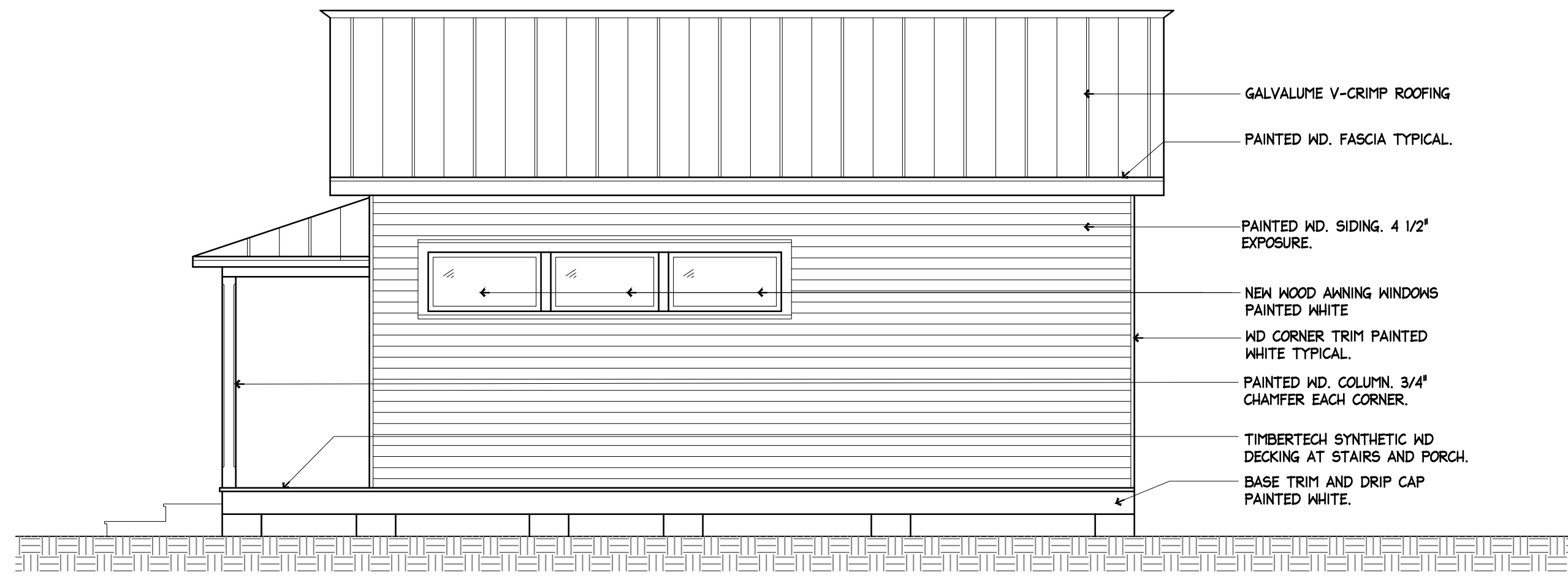
Project No: 1714



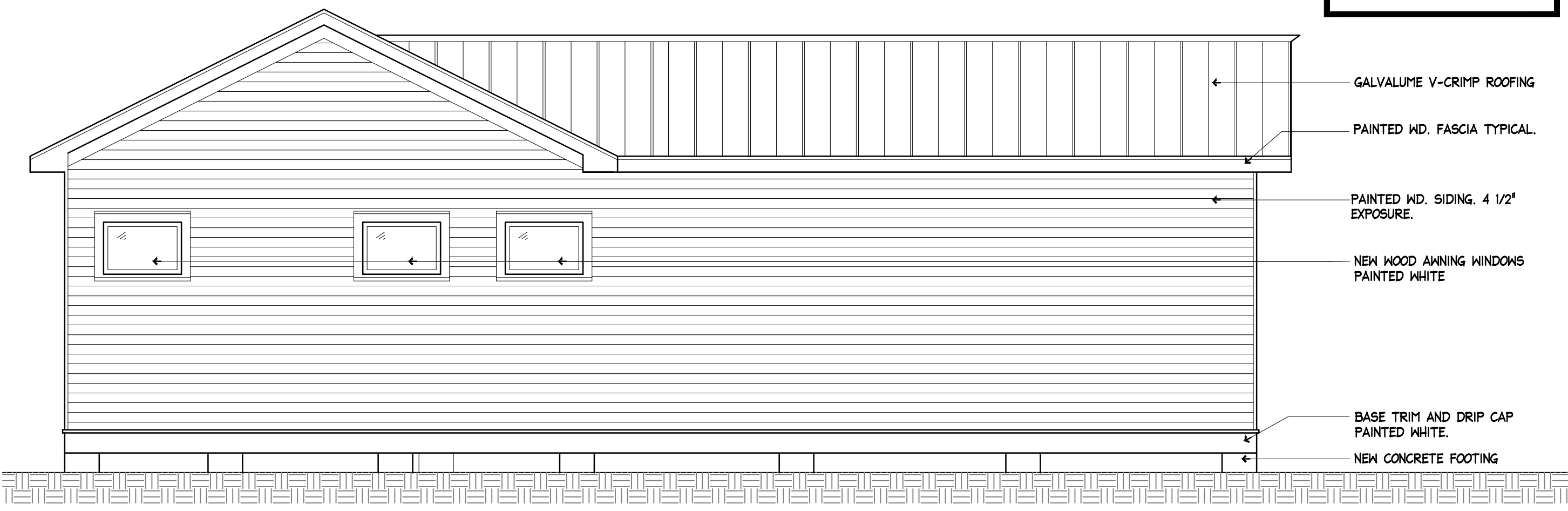
Date: 07/31/2017

A2.1

- GENERAL ELEVATION NOTES**
1. ALL ROOFING IS TO BE GALVALUME V-CRIMP.
  2. ALL EXTERIOR SIDING, SHUTTERS, FASCIA, PORCH COLUMNS, WINDOW TRIM, DOOR TRIM, AND CORNER TRIM IS TO BE PAINTED WHITE.
  3. ALL WINDOWS ARE TO BE JELDWHEN CUSTOM WOOD WINDOWS (IMPACT & DESIGN PRESSURE RATED WINDOWS).
  7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
  8. ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, OR WOOD CLAD, PAINTED WHITE.



3 BUILDING #2 (COTTAGE) WEST ELEVATION SCALE: 1/4"=1'-0"



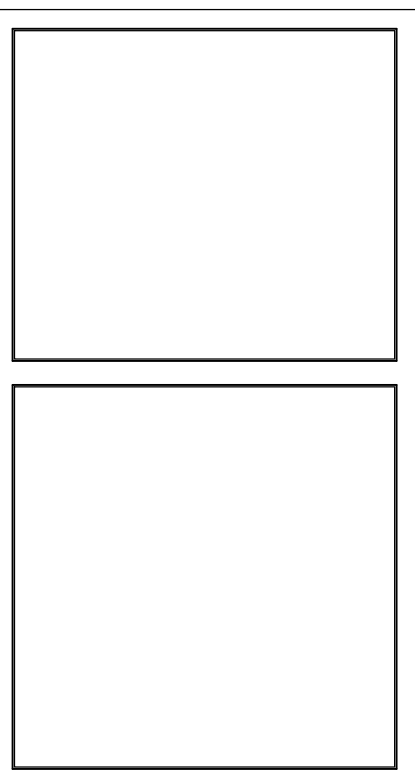
4 BUILDING #2 (COTTAGE) SOUTH ELEVATION SCALE: 1/4"=1'-0"



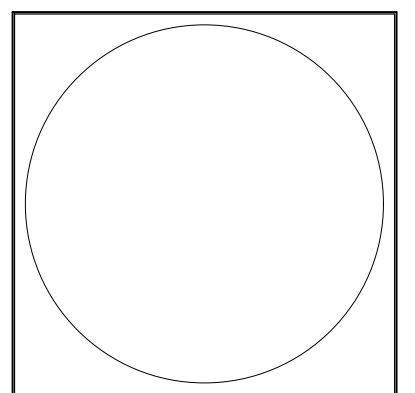
1 BUILDING #2 (COTTAGE) EAST ELEVATION SCALE: 1/4"=1'-0"



2 BUILDING #2 (COTTAGE) NORTH ELEVATION SCALE: 1/4"=1'-0"



416 ELIZABETH /  
616 EATON STREET  
KEY WEST, FLORIDA

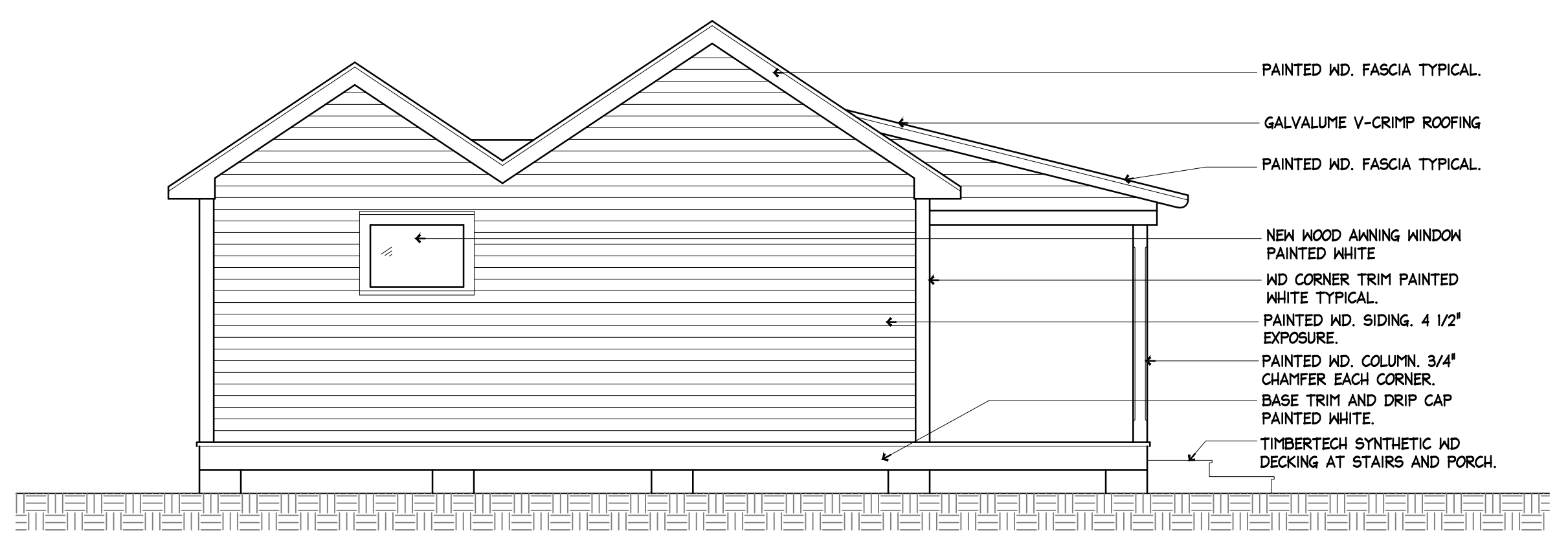


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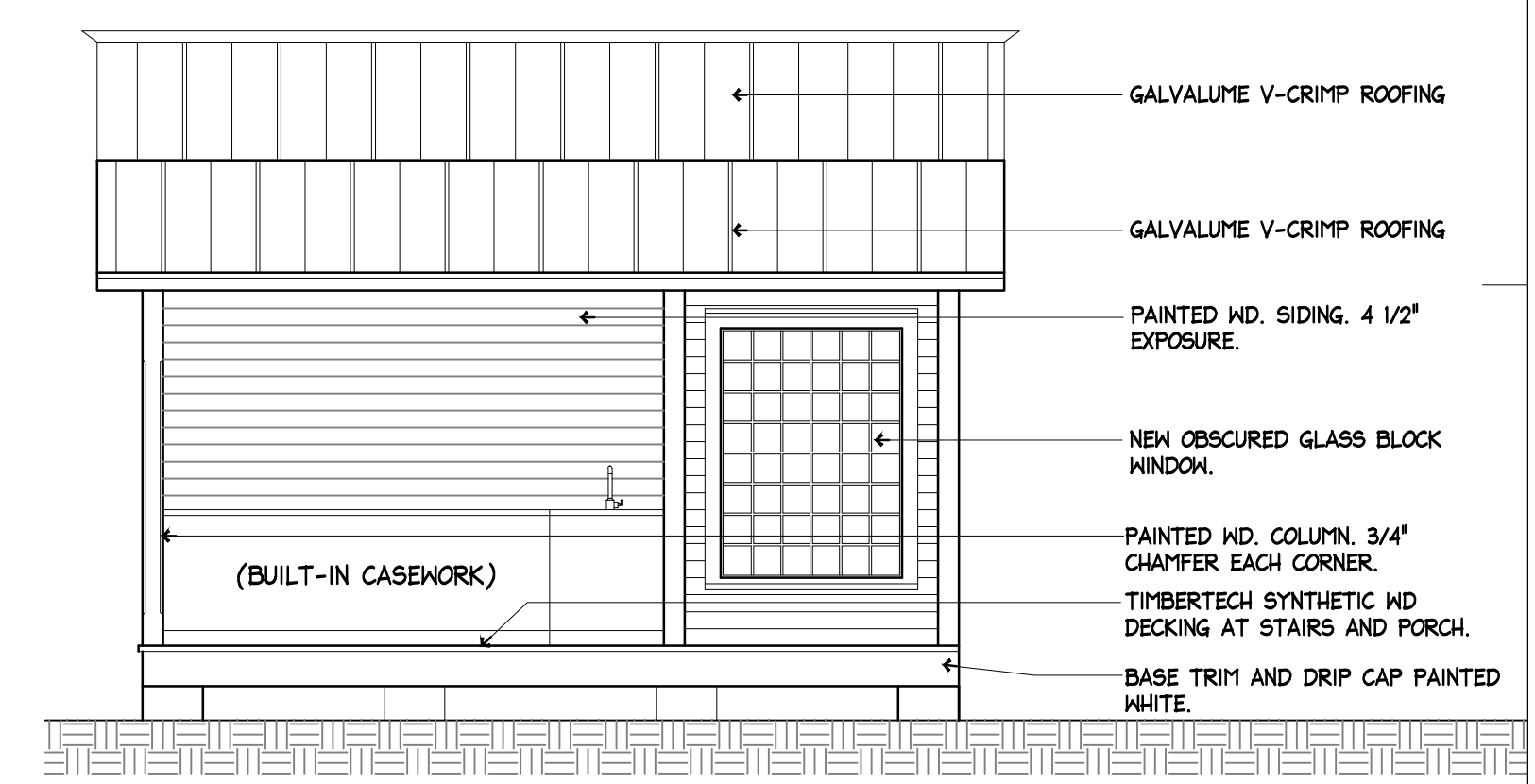
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Project No: 1714  
Date: 07/31/2017

A2.2



3 BUILDING #3 (STUDIO) SOUTH ELEVATION SCALE: 1/4"=1'-0"

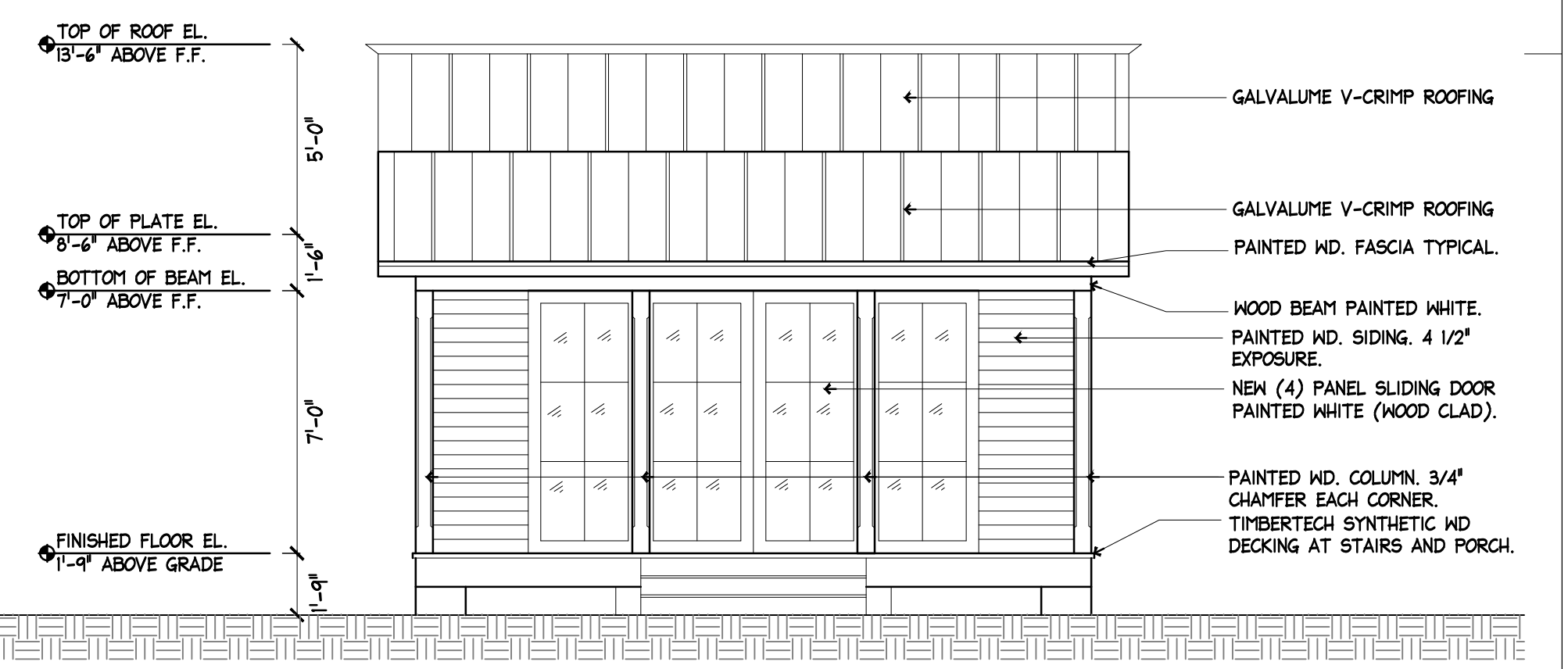


4 BUILDING #3 (STUDIO) WEST ELEVATION SCALE: 1/4"=1'-0"

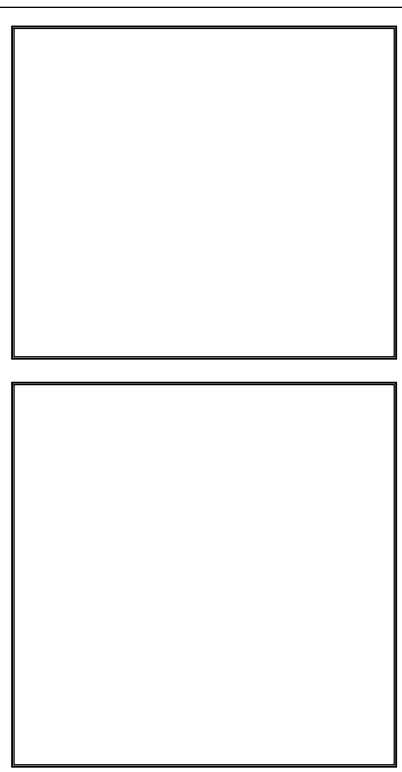
- GENERAL ELEVATION NOTES
1. ALL ROOFING IS TO BE GALVALUME V-CRIMP.
  2. ALL EXTERIOR SIDING, SHUTTERS, FASCIA, PORCH COLUMNS, WINDOW TRIM, DOOR TRIM, AND CORNER TRIM IS TO BE PAINTED WHITE.
  3. ALL WINDOWS ARE TO BE JELDWEN CUSTOM WOOD WINDOWS (IMPACT & DESIGN PRESSURE RATED WINDOWS).
  7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
  8. ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, OR WOOD CLAD, PAINTED WHITE.



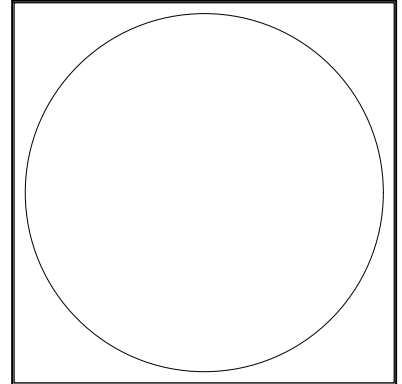
1 BUILDING #3 (STUDIO) NORTH ELEVATION SCALE: 1/4"=1'-0"



2 BUILDING #3 (STUDIO) EAST ELEVATION SCALE: 1/4"=1'-0"



416 ELIZABETH /  
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Date: 07/31/2017

**A2.3**  
SCALE: N.T.S.



2 PHOTO DETAIL 1 - REAR YARD (416 ELIZABETH)  
A2.3

3 PHOTO DETAIL 2 - REAR YARD (416 ELIZABETH)  
A2.3



1 NORTH ELEVATION (OPEN PAVILION, COTTAGE & STUDIO)  
A2.3

SCALE: N.T.S.





3 PHOTO DETAIL 1 (LOOKING NORTH AT 616 EATON HISTORIC HOUSE)  
A2.4

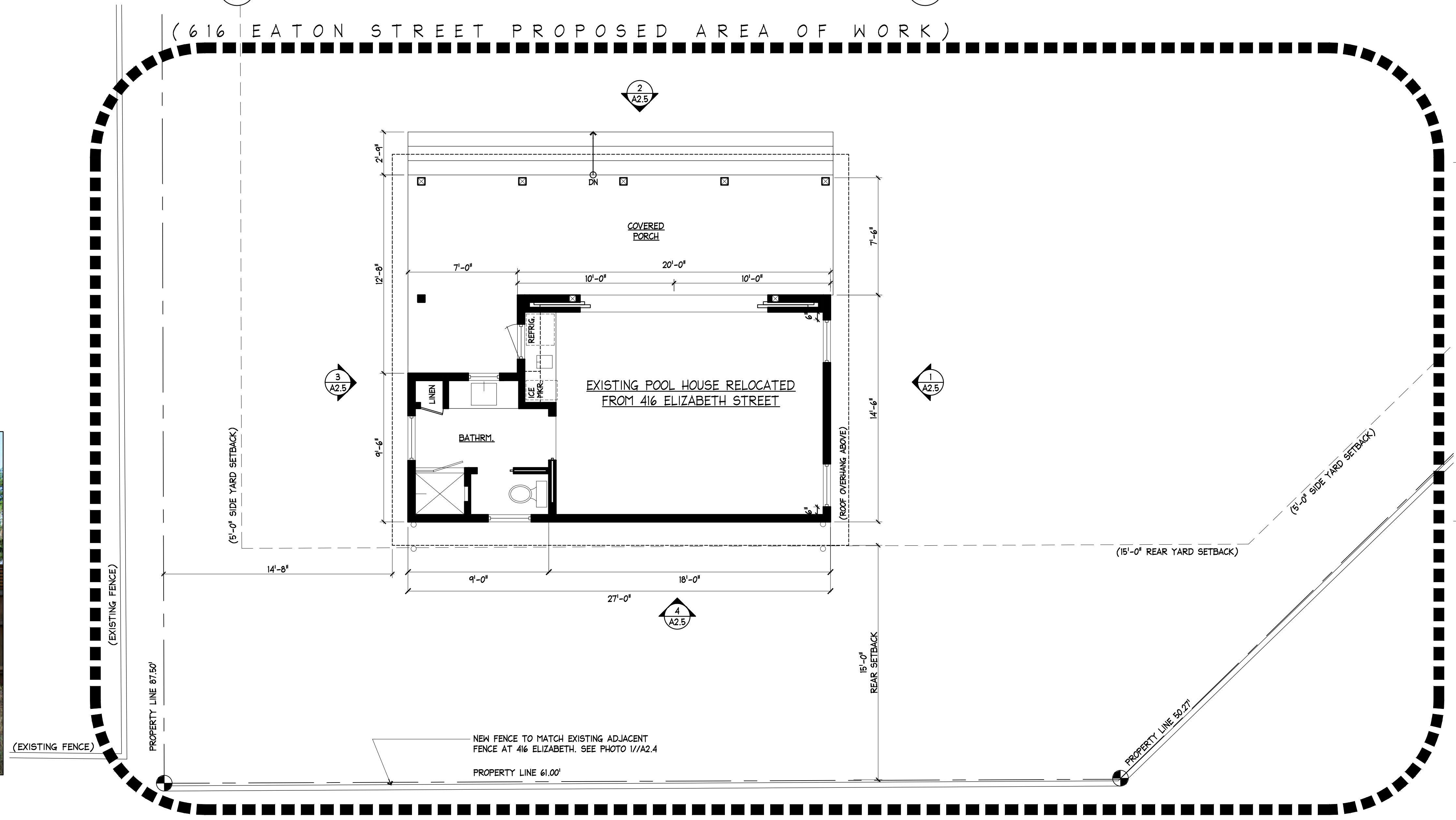


4 PHOTO DETAIL 2 (LOOKING AT 616 EATON HISTORIC HOUSE FROM EATON STREET)  
A2.4



5 PHOTO DETAIL 3 (616 EATON REAR YARD AREA)  
A2.4

(616 EATON STREET PROPOSED AREA OF WORK)



1 PHOTO DETAIL 4 - EXISTING FENCE AT 416 ELIZABETH  
A2.4

2 PROPOSED SITE PLAN / FLOOR PLAN (616 EATON STREET)  
A2.4

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



416 ELIZABETH /  
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A2.4



5 PHOTO DETAIL 1 (EXISTING POOL HOUSE)  
A2.5



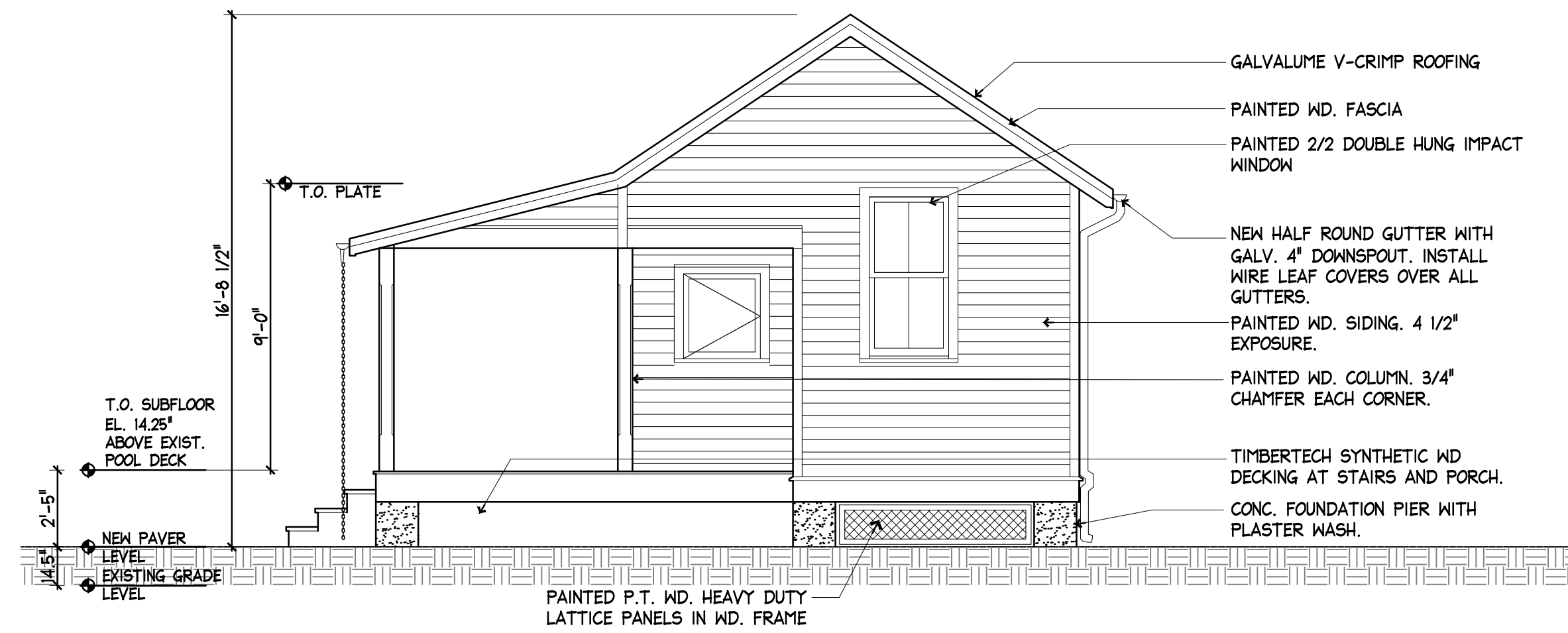
6 PHOTO DETAIL 2 (EXISTING POOL HOUSE)  
A2.5



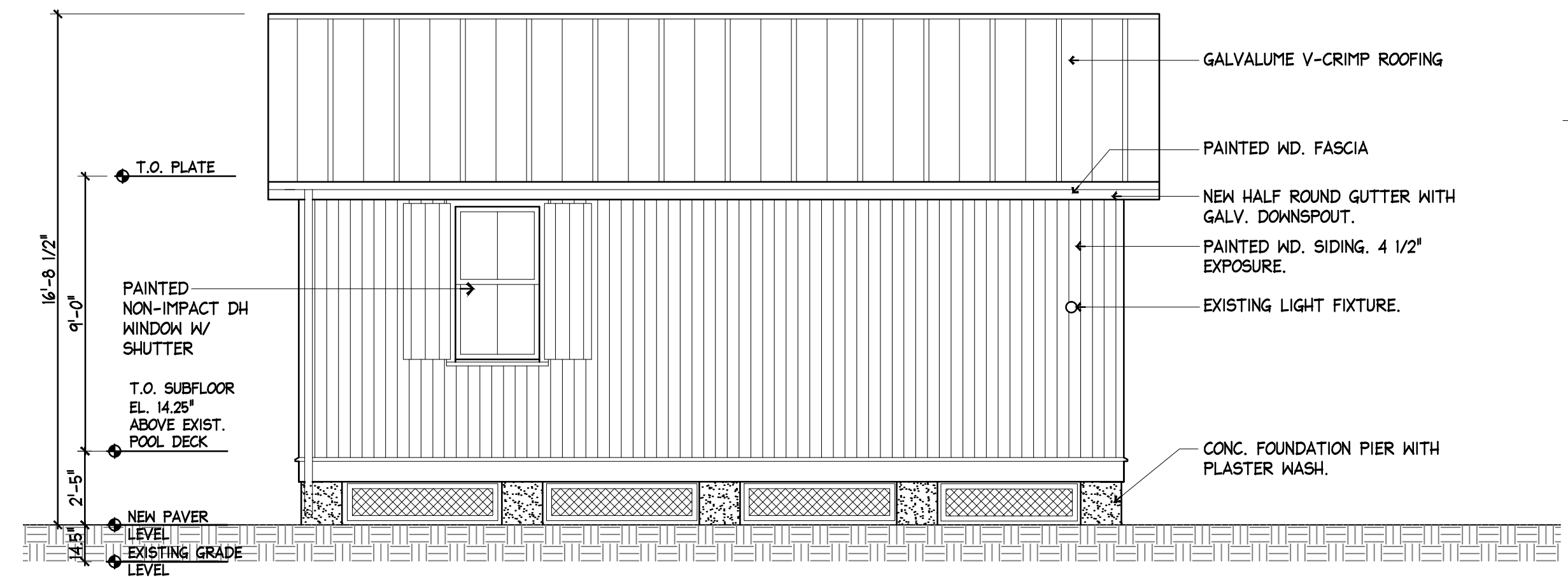
7 PHOTO DETAIL 3 (EXISTING POOL HOUSE)  
A2.5



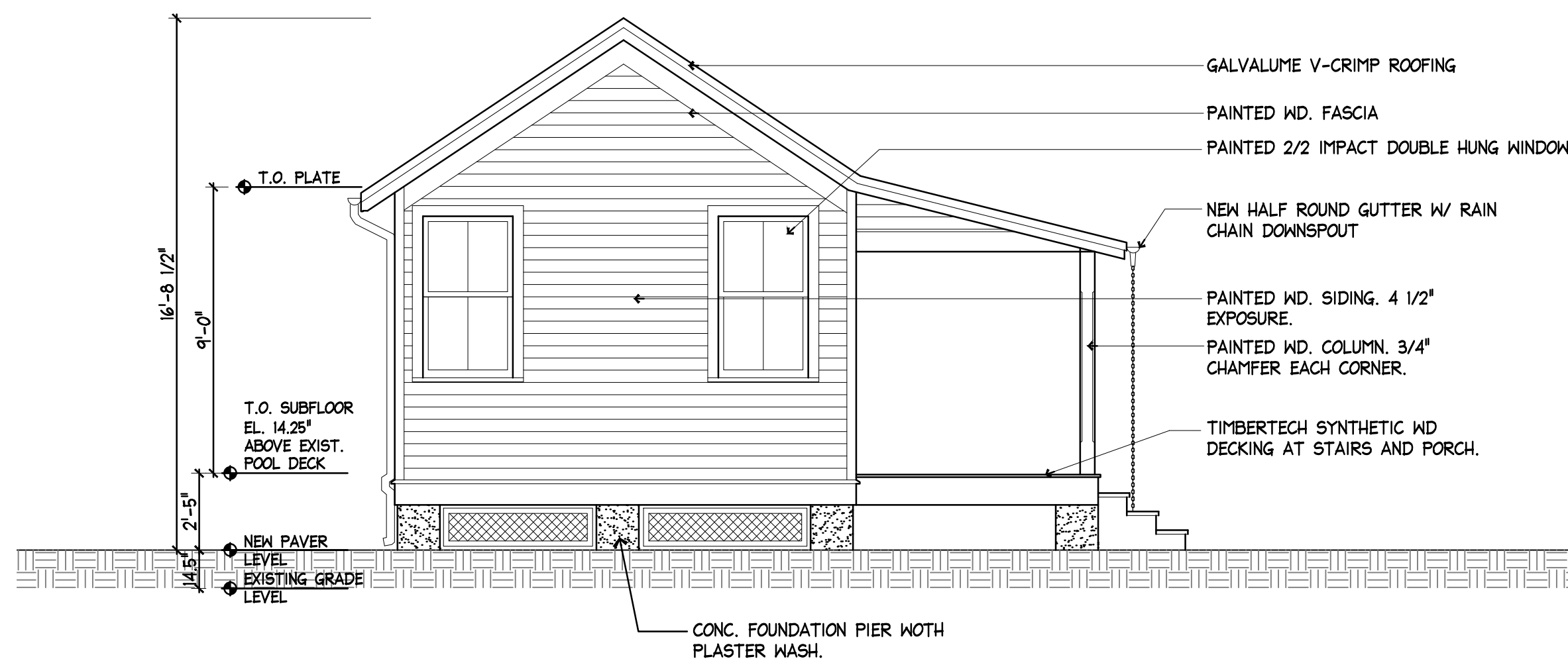
8 PHOTO DETAIL 4 (EXISTING POOL HOUSE)  
A2.5



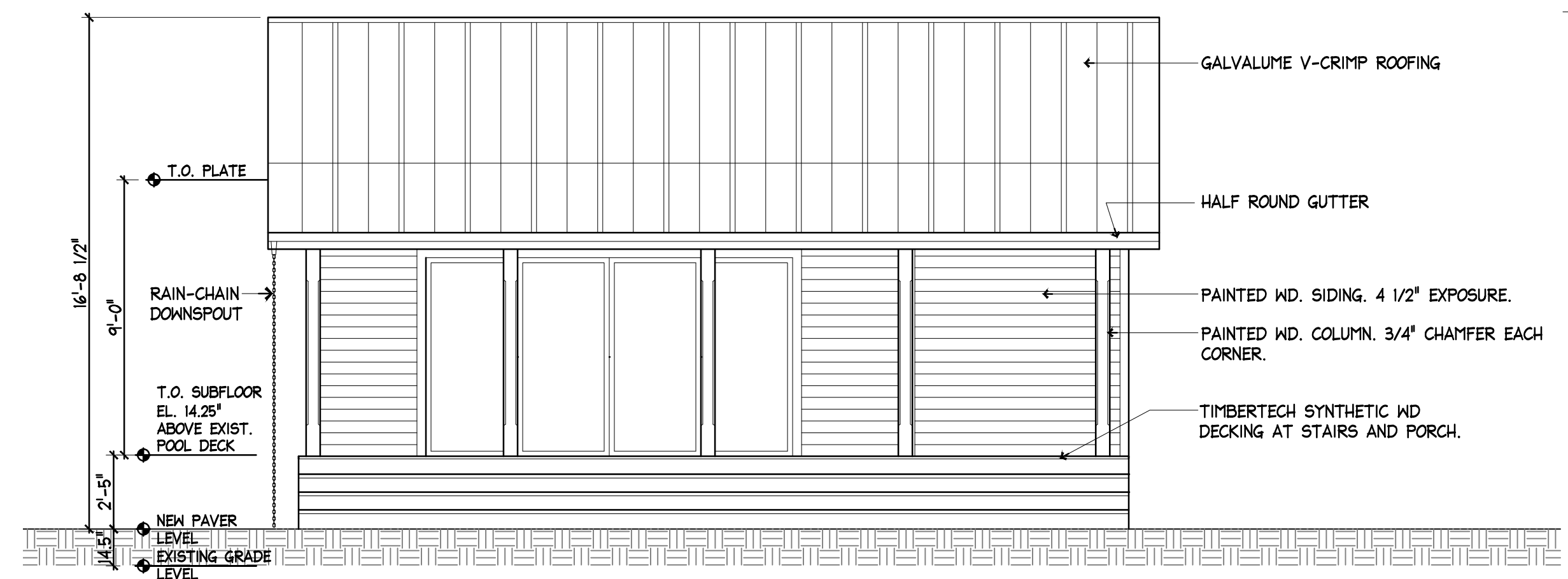
3 WEST ELEVATION OF RELOCATED POOL HOUSE SCALE: 1/4"=1'-0"  
A2.5



4 SOUTH ELEVATION OF RELOCATED POOL HOUSE SCALE: 1/4"=1'-0"  
A2.5



1 EAST ELEVATION OF RELOCATED POOL HOUSE SCALE: 1/4"=1'-0"  
A2.5



2 NORTH ELEVATION OF RELOCATED POOL HOUSE SCALE: 1/4"=1'-0"  
A2.5

416 ELIZABETH /  
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A2.5



5 PHOTO DETAIL 5 (600 EATON STREET)  
A8.0



6 PHOTO DETAIL 6 (620 EATON STREET)  
A8.0



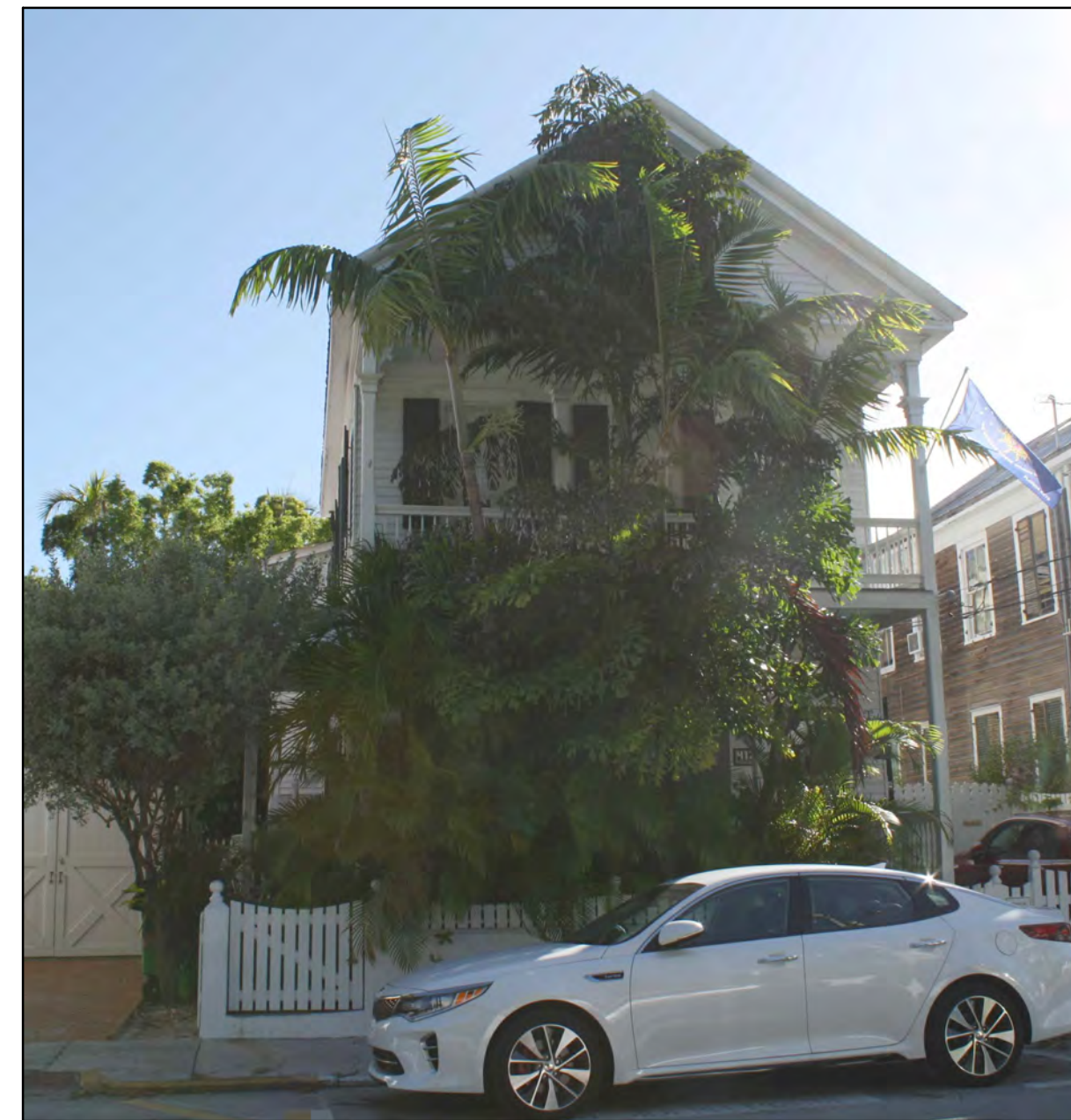
8 PHOTO DETAIL 8 (EATON STREET)  
A8.0



7 PHOTO DETAIL 7 (616 EATON STREET)  
A8.0



1 PHOTO DETAIL 1 (ELIZABETH STREET)  
A8.0



2 PHOTO DETAIL 2 (412 ELIZABETH STREET)  
A8.0

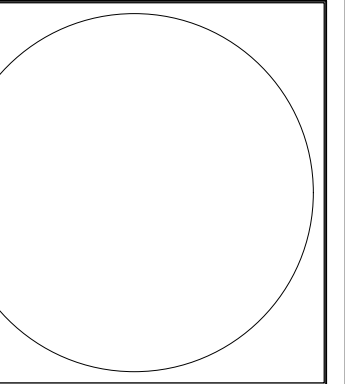


3 PHOTO DETAIL 3 (420 ELIZABETH STREET)  
A8.0



4 PHOTO DETAIL 4 (416 ELIZABETH STREET)  
A8.0

4 1 6 ELIZABETH /  
6 1 6 EATON STREET  
KEY WEST, FLORIDA



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Project No: 1714

Date: 07/31/2017

A8.0

# MISCELLANEOUS INFORMATION



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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November 15, 2017

Richard J. McChesney  
Spottswood, Spottswood, Spottswood & Sterling  
500 Fleming Street  
Key West, Florida 33040

**RE: 616 Eaton Street (Real Estate Number 00006210—000000), and  
416 Elizabeth Street (Real Estate Number 00006240—000000)  
Lot Split/Boundary Adjustment letter**

Dear Mr. McChesney,

In accordance with Section 118-169 of the City of Key West Land Development Regulations, the Planning Department has reviewed your August 4, 2017 request for a lot split/boundary adjustment for the above-referenced address. A lot split is defined in Section 118-3 of the Land Development Regulations as "any change in the lot lines or boundaries defining land configurations which does not increase the number of lots and requires no extension of off-site improvements."

According to the information submitted to the Planning Department, 616 Eaton Street and 416 Elizabeth Street requested to change the rear boundary between the two parcels which would enlarge the 416 Elizabeth property and reduce the size of the 616 Easton Street property. The attached survey reflects the old boundary line and the proposed new boundary line. Both properties are located in the Historic Medium Density Residential (HMDR) zoning district.

The Development Review Committee (DRC) found that the proposed lot split/boundary adjustment maintains the existing number of lots or parcels, does not create new nonconformities, and the resulting parcels meet the minimum lot size requirements of Code Sections 122-31(b) and 122-600(5). This letter shall serve as notice that on October 26, 2017 the DRC approved the proposed lot split/boundary adjustment for the properties located at 616 Eaton Street and 416 Elizabeth Street.

Please do not hesitate to call me with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Ginny Haller". The signature is fluid and cursive, with the first name "Ginny" and last name "Haller" clearly distinguishable.

Ginny Haller,  
Planner II  
305-809-3722

Cc: Patrick Wright, Planning Director  
George Wallace, Assistant City Attorney  
Peg Corbett, Licensing Official



1 SITE MAP PHOTO  
EX1

SCALE: N.T.S.

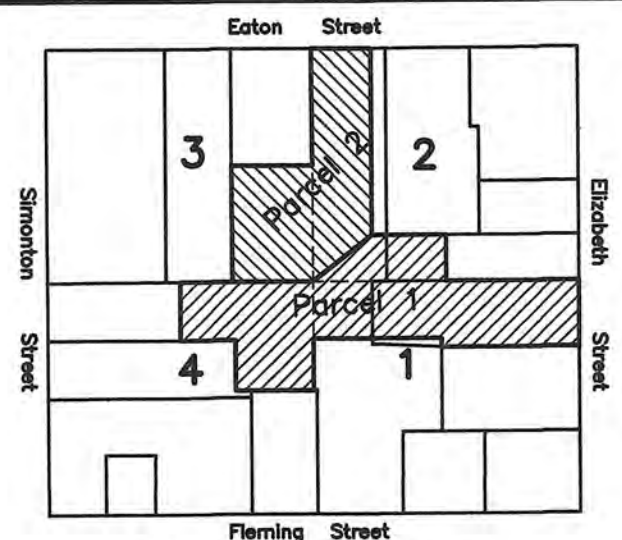
416 ELIZABETH /  
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Date 07/3/2017

EX1

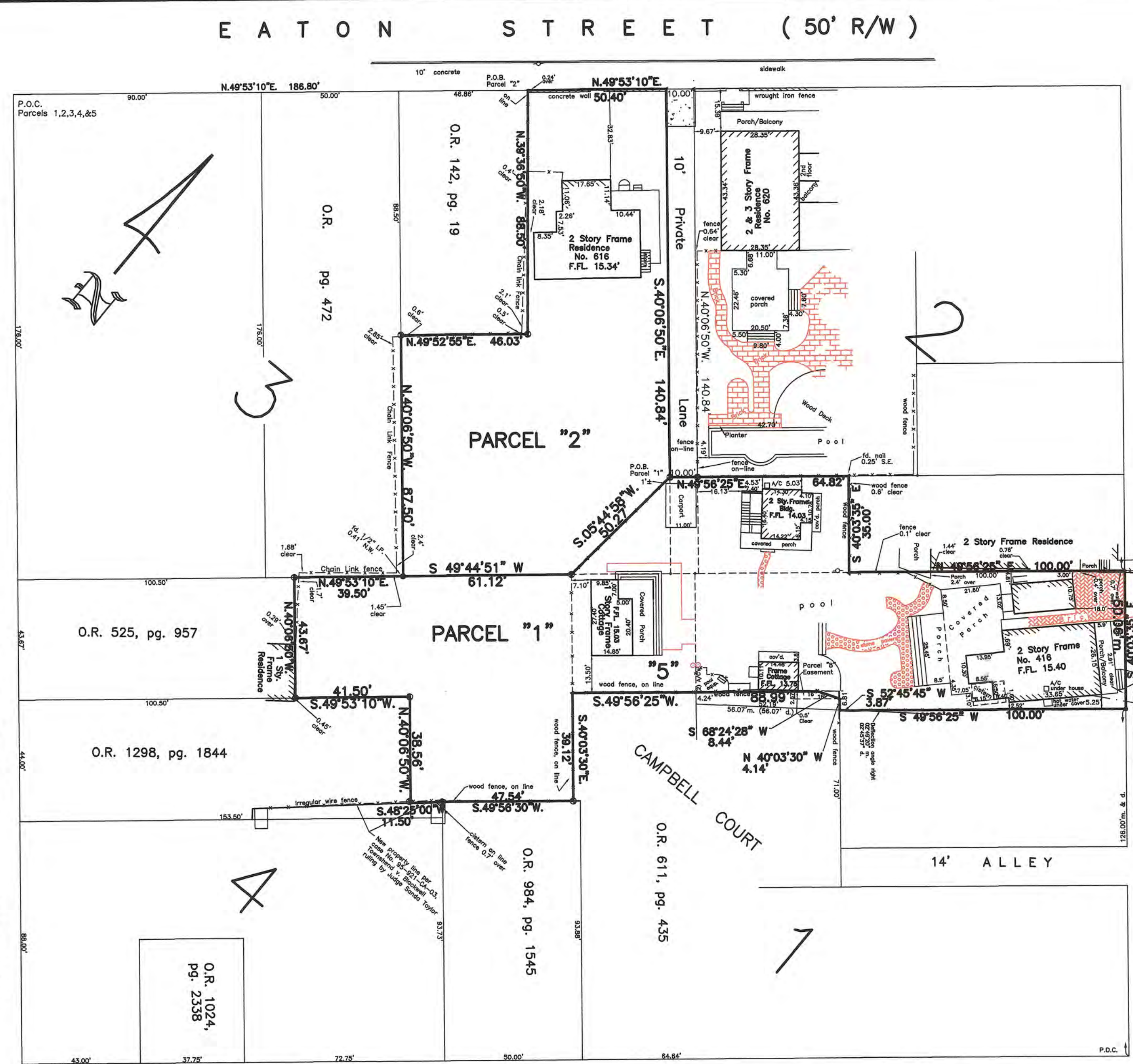


**LOCATION MAP**  
Square 31, City of Key West

**LEGAL DESCRIPTION (Parcel "1"):** Prepared by undersigned:  
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 1, 2, & 4, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E for a distance of 140.84 feet to the Point of Beginning of Parcel 1; thence N 49°56'25" E for a distance of 64.82 feet; thence S 40°03'35" E for a distance of 35.00 feet; thence N 49°56'25" E for a distance of 100.00 feet to the Southwesterly Right-of-Way Line of Elizabeth Street; thence S 40°03'35" E along the said Southwesterly Right-of-Way Line of Elizabeth Street for a distance of 50.06 feet; thence S 49°56'25" W for a distance of 100.00 feet; thence S 52°45'45" W for a distance of 3.87 feet; thence N 40°03'30" W for a distance of 4.14 feet; thence S 68°24'28" W for a distance of 8.44 feet; thence S 49°56'25" W for a distance of 88.99 feet; thence S 40°03'30" E for a distance of 39.12 feet; thence S 49°56'30" W for a distance of 47.54 feet; thence S 48°25'00" W for a distance of 11.50 feet; thence N 40°06'50" W for a distance of 38.56 feet; thence S 49°53'10" W for a distance of 41.50 feet; thence N 40°06'50" W for a distance of 43.67 feet; thence N 49°53'10" E for a distance of 39.50 feet; thence N 49°44'51" E for a distance of 61.12 feet to the Point of Beginning. Containing 13,234.56 square feet, more or less.

**LEGAL DESCRIPTION (Parcel "2"):** Prepared by undersigned:  
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 2 & 3, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence continue N.49°53'10"E., and along the said Southeastly Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S.40°06'50"E., and leaving the said Southeastly Right-of-Way line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S 49°44'51" W a distance of 61.12 feet; thence N 40°06'50" W a distance of 87.50 feet; thence N.49°52'55"E., a distance of 46.03 feet; thence N.39°36'50"W., a distance of 88.50 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.

SIMONTON STREET (50' R/W)



ELIZABETH STREET (50' R/W)

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached Specific Purpose Survey, Re-divide property is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

**SURVEYOR'S NOTES:**

North arrow based on assumed median  
Reference Bearing: R/W Eaton Street, assumed  
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 Pipe
- ⊙ = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

- |                         |                                 |                                   |
|-------------------------|---------------------------------|-----------------------------------|
| Sty. = Story            | o/h = Overhead                  | Irr. = Irregular                  |
| R/W = Right-of-Way      | u/g = Underground               | conc. = concrete                  |
| fd. = Found             | F.F.L. = Finish Floor Elevation | I.P. = Iron Pipe                  |
| p. = Plot               | P.O.C. = Point of Commence      | I.B. = Iron Bar                   |
| m. = Measured           | P.O.B. = Point of Beginning     | CB. = Baseline                    |
| O.R. = Official Records | P.B. = Plat Book                | C.B. = Concrete Block             |
| N.T.S. = Not to Scale   | pg. = page                      | C.B.S. = Concrete Block Stucco    |
| ⊙ = Centerline          | Elec. = Electric                | cov'd. = Covered                  |
| Elev. = Elevation       | Tel. = Telephone                | P.I. = Point of Intersection      |
| B.M. = Bench Mark       | Ench. = Encroachment            | wd. = Wood                        |
| w.m. = Water Meter      | O.L. = On Line                  | = Denotes grade, taken on 12/1/15 |
| Bal. = Balcony          | C.L.F. = Chain Link Fence       |                                   |
| Pl. = Planter           | A/C = Air Conditioner           |                                   |

FLEMING STREET (50' R/W)

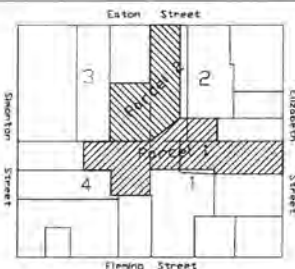
7/31/17: Re-divide property

Dana Day 416 Elizabeth Street, Key West, Florida 33040			
Specific Purpose Survey Re-Divide Property		Dwn No.: 17-301	
Scale: 1"=20'	Ref. 130-12	Flood panel No. 1516 k	Dwn. By: F.H.H.
Date: 1/6/05	file	Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
7/24/12: Updated, owner, new legal descriptions			
2/5/13: Updated, new legal descriptions			
12/11/15: Partial update, fence elevations			
f:/datafred/dwg/keywest/block31/416eaton			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

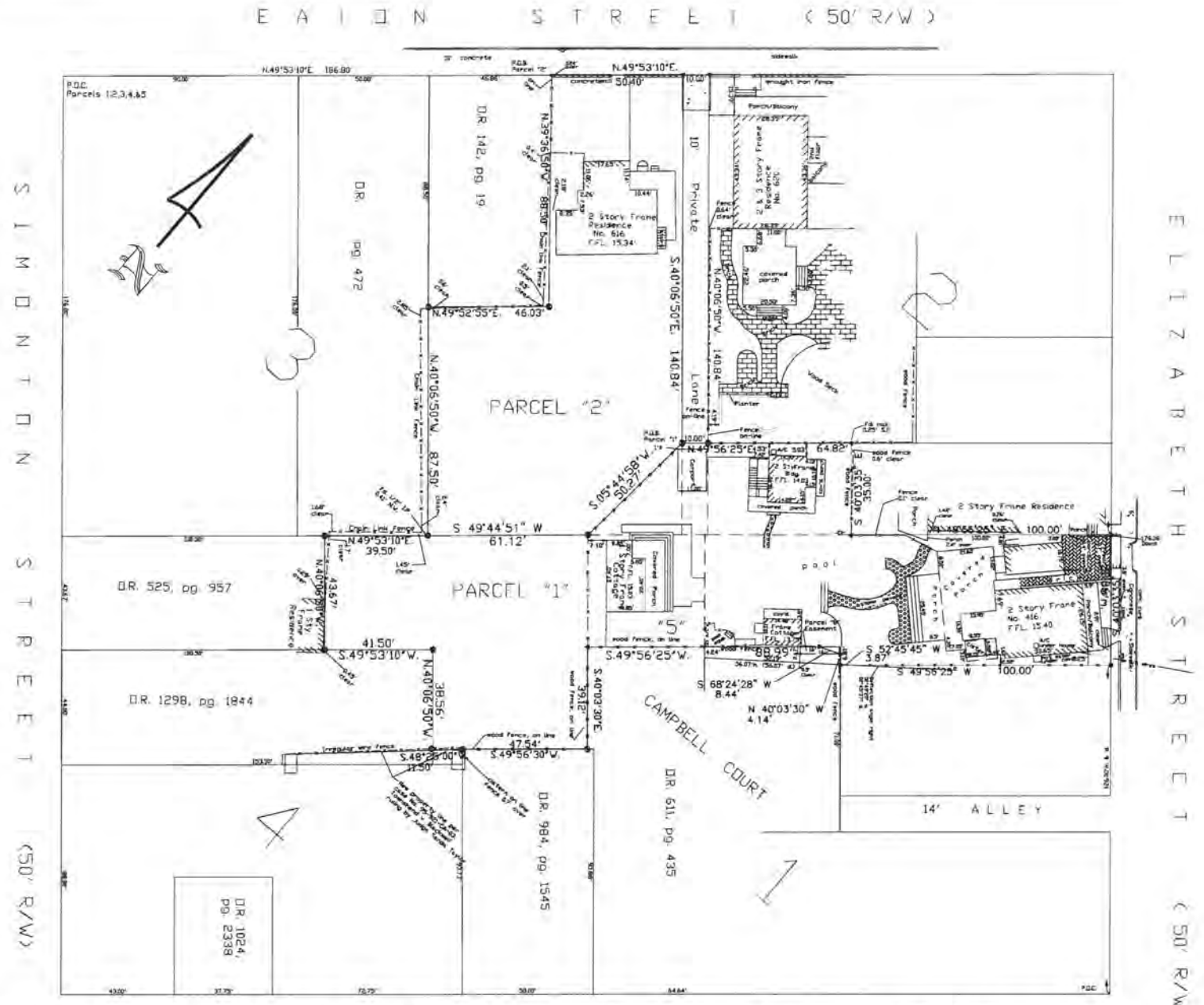
(305) 293-0466  
Fax: (305) 293-0237  
fhilde@islandsurveying.com  
L.B. No. 7700



LOCATION MAP  
Square 31, City of Key West

**LEGAL DESCRIPTION (Parcel 1)** Prepared by undersigned  
A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 2, 3 & 4 in Square 36 of Wilson A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Stanton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 Feet; thence S 40°18'50" E for a distance of 149.04 Feet to the Point of Beginning of Parcel 1; thence N 47°56'35" E for a distance of 64.80 Feet; thence S 40°18'50" E for a distance of 35.00 Feet; thence N 49°53'10" E for a distance of 100.00 Feet to the Southeastly Right-of-Way Line of Elizabeth Street; thence S 40°18'50" E along the said Southeastly Right-of-Way Line of Elizabeth Street for a distance of 50.06 Feet; thence S 49°56'25" W for a distance of 100.00 Feet; thence S 52°45'45" W for a distance of 137 Feet; thence N 40°32'31" W for a distance of 414 Feet; thence S 58°24'28" W for a distance of 8.44 Feet; thence S 49°56'25" W for a distance of 88.95 Feet; thence S 40°18'50" E for a distance of 39.12 Feet; thence S 49°56'31" W for a distance of 47.54 Feet; thence S 40°18'50" E for a distance of 11.50 Feet; thence N 40°06'30" W for a distance of 39.50 Feet; thence S 49°53'10" W for a distance of 20.56 Feet; thence S 49°53'10" W for a distance of 41.50 Feet; thence N 41°05'50" W for a distance of 43.57 Feet; thence N 49°52'10" E for a distance of 39.50 Feet; thence N 49°44'51" E for a distance of 61.12 Feet to the Point of Beginning. Containing 12,331.56 square feet, more or less.

**LEGAL DESCRIPTION (Parcel 2)** Prepared by undersigned  
A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 2 & 3 in Square 36 of Wilson A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Stanton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 Feet to the Point of Beginning; thence continue N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street a distance of 32.40 Feet; thence S 40°18'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 140.84 Feet; thence S 52°45'45" W a distance of 52.27 Feet; thence S 49°44'51" W a distance of 61.12 Feet; thence N 40°26'50" W a distance of 87.50 Feet; thence N 49°52'55" E a distance of 46.03 Feet; thence N 39°36'20" W a distance of 89.50 Feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.



**SURVEYOR'S NOTES**  
North arrow based on assumed meridian  
Reference Bearing N/W Eaton Street, assumed  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No. 2043c Elevation 4.324

- Abbreviations**
- Sty = Story
  - R/W = Right-of-Way
  - Fd = Found
  - P = Plat
  - M = Measured
  - DR = Official Records
  - N.T.S. = Not to Scale
  - C = Centerline
  - Elev = Elevation
  - BM = Bench Mark
  - W.M. = Water Meter
  - Bel = Balcony
  - Pl = Planter
  - o/h = Overhead
  - u/g = Underground
  - F.F.L. = Finish Floor Elevation
  - P.O.B. = Point of Beginning
  - P.B. = Plat Book
  - pg. = page
  - Elec = Electric
  - Tel. = Telephone
  - Ench. = Encroachment
  - U.L. = On Line
  - CLF = Chain Link Fence
  - Bel. = Balcony
  - A/C = Air Conditioner
  - Field Work performed 08/1/15
  - Irreg. = Irregular
  - conc. = concrete
  - IP = Iron Pipe
  - IR = Iron Bar
  - B = Baseline
  - C.B. = Concrete Block
  - C.B.S. = Concrete Block Stucco
  - cov'd = Covered
  - P.I. = Point of Intersection
  - Wd. = Wood
  - = Denotes grade, taken on 12/1/15

**CERTIFICATION**  
I HEREBY CERTIFY that the attached Specific Purpose Survey, Re-divide property 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 3J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

**FREDERICK H. HILDEBRANDT**  
Professional Land Surveyor No. 2749  
Professional Engineer No. 36803  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

7/31/17, Re-divide property

Done Day	1/6 Elizabeth Street, Key West, Florida 33040
Specific Purpose Survey	Re-divide Property
Scale: 1"=20'	17-301
Site: 1/6/05	
REVISIONS AND/OR ADDITIONS	
7/24/12 Updated, owner, new legal descriptions	
8/5/13 Updated, new legal descriptions	
07/17/15 Partial update, fence elevations	
F:\data\red\wp\keywest\block31\416\station	

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northshore Drive  
Suite 201  
Key West, FL 33041

USPO 292-0466  
Fax: (305) 292-3537  
Mobile: (305) 292-1147  
L.S. No. 7700

416 ELIZABETH /  
616 EATON STREET  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License #AL1002022

Bender & Associates  
ARCHITECTS  
P.A.

Project # 174  
Date: 7/9/2017



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 28, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RELOCATION OF EXISTING POOL HOUSE LOCATED AT #416 ELIZABETH STREET IN THE REAR OF LOT.**

**FOR- #616 EATON STREET**

**Applicant – Bender & Associates**

**Application #H17-03-0038**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

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

# PROPERTY APPRAISER INFORMATION

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00006210-000000  
 Account # 1006432  
 Property ID 1006432  
 Millage Group All  
 Location 616 EATON ST , KEY WEST  
 Address  
 Legal KW PT LOTS 1-2-3-4 SQR 36 G56-165/66 OR1251-2426/39EST  
 Description OR1430-1752/55PET OR1555-1637/38P/R OR2582-257/58 OR2699-351/53  
 OR2703-2336/37C OR2843-210/11 OR2847-2000/02C  
 (Note: Not to be used on legal documents)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

FAR NIENTE LLC  
 C/O FIDUCIARY COUNSELLING INC  
 30 E 7TH ST STE 2000  
 Saint Paul MN 55101

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$95,136	\$105,743	\$379,522	\$195,465
+ Market Misc Value	\$9,871	\$1,012	\$880	\$2,408
+ Market Land Value	\$1,579,065	\$1,134,080	\$1,160,222	\$1,082,874
= Just Market Value	\$1,684,072	\$1,240,835	\$1,540,624	\$1,280,747
= Total Assessed Value	\$1,373,777	\$1,240,835	\$1,540,624	\$1,224,692
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,684,072	\$1,240,835	\$1,540,624	\$1,280,747

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	19,018.00	Square Foot	0	0

**Buildings**

Building ID 407  
 Style  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1890  
 Finished Sq Ft 1638  
 Stories 2 Floor  
 Condition POOR  
 Perimeter 290  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 71  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1939  
 EffectiveYearBuilt 1939  
 Foundation WD CONC PADS  
 Roof Type IRR/CUSTOM  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 3  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 550  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	252	0	86
FLA	FLOOR LIV AREA	1,638	1,638	238
<b>TOTAL</b>		<b>1,890</b>	<b>1,638</b>	<b>324</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2015	2016	0	1800 SF	2
FENCES	2016	2017	0	200 SF	5

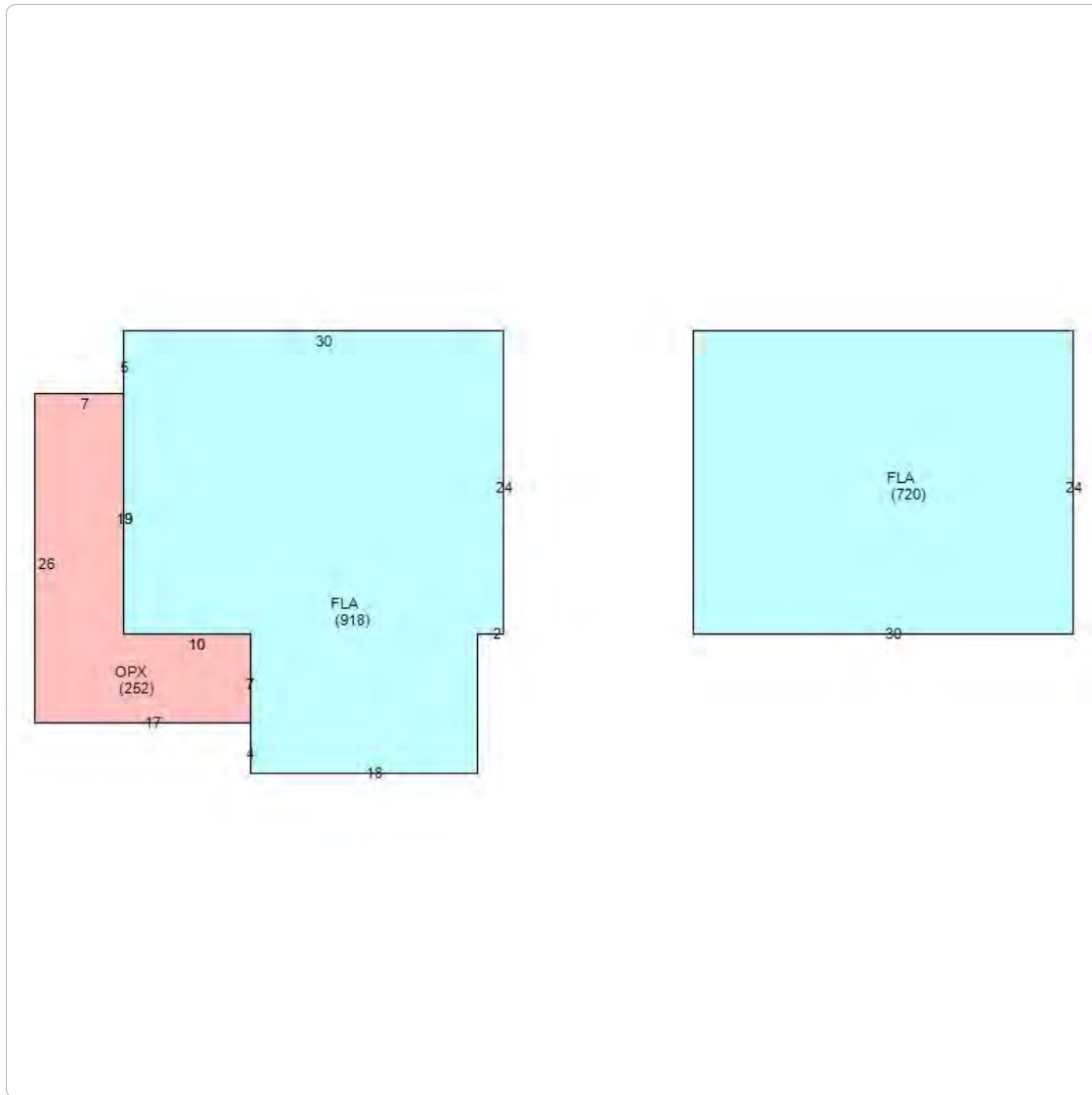
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/8/2017	\$5,250,000	Warranty Deed	2113718	2843	2843	30 - Unqualified	Improved
3/8/2017	\$0	Warranty Deed	2117669	2847	2000	11 - Unqualified	Improved
9/16/2014	\$0	Warranty Deed		2703	2336	11 - Unqualified	Improved
8/15/2014	\$1,850,000	Warranty Deed		2699	351	02 - Qualified	Improved
7/31/2012	\$1,700,000	Warranty Deed		2582	257	38 - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-3375	2/17/2017		\$450,000	Residential	RENOVATION OF HISTORIC STRUCTURE, DEMO REAR ADDITIONS, ADD NEW ADDITION, SITE WORK AND DEMO OF SIDE ADDITION [PER PLANS
16-3429	2/17/2017		\$1,400,000	Residential	NEW RESIDENTIAL SINGLE FAMILY HOME
15-3992	10/13/2015		\$150,000		RESTORATION & REMODEL OF HISTORIC STRUCTURE. INTERIOR/EXTERIOR OF STRUCTURE
15-0253	2/13/2015		\$12,500		WIDEN DRIVE TO 15' CREATE 13' PRIVATE DRIVE. REPLACE 26' OF IRON FENCE AND 2 GATES INSTALL 300 LF OF 6' WOODEN PICKET FENCE IN REAR
15-0227	1/29/2015		\$1,500		EXPLOARATORY DEMO OF FLOOR TO VERIFY CONDITION
12-4030	11/14/2012	1/6/2014	\$2,000	Residential	4 SQS. CLEAN & PAINT ROOF WITH SILVER BRITE PAINT.
06-5837	11/15/2006		\$8,300	Residential	REWIRE TO CODE FOR FIRE SEPAQRATIONS
06-5995	11/15/2006		\$8,500	Residential	NEW SERVICE FOR COMMON AREAS ONLY
06-6012	11/8/2006		\$39,500	Residential	BUILD A SWIMMING POOL 8'x20' & 7'X7' SPA
06-5883	10/24/2006		\$0	Residential	REVISION FOR AUGER FOUNDATION
00-2843	9/22/2000	11/3/2000	\$925	Residential	REPAIR PORCH
97-2768	8/15/1997	11/3/1998	\$2,000	Residential	REPAIRS TO ROOF
A95-1275	4/1/1995	10/1/1995	\$2,400	Residential	4 SQS SGLE PLY ROOFING

Sketches (click to enlarge)

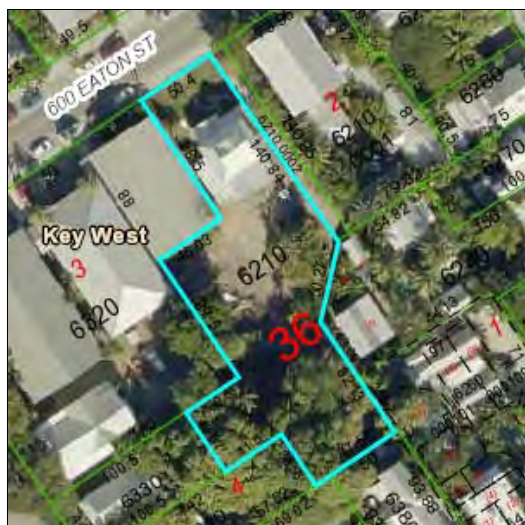


Photos





Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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