

Applicant's Attachments:

- A. Applicant's Request
- B. Authorization and Verification Forms
- C. Recorded Warranty Deed
- D. SunBiz Info for 3810 Flagler Avenue LLC
- E. Dock Plans
- F. Army Corps of Engineers (ACOE) Permit
- G. Florida Department of Environmental Protection (FDEP) Exemption
- H. Property Appraiser Record Card

Attachment A:
Applicant's Request

Kevin Bond

From: Pinewood GC - Mia
Sent: Friday, June 27, 2014 11:06 AM
To: 'Kevin Bond'
Subject: RE: 3810 Flagler Ave dock permit in process ...
Attachments: KMBT36220140627101342.pdf

Hi Kevin,

We are officially requesting the submerged land lease for 3810 Flagler Ave on behalf of the owners.

Attached is the form signed by Brooks President of Pinewood Enterprises, Inc.

I will forward the other document to you later today and Lynn O'Flynn Surveying is going to contact you today about the specifics for this specific purpose survey requested ... that way it gets done correctly the first time. I told them you leave for vacation and today is the last day to talk to you, so expect her call.

Thanks for your help and have a safe vacation 😊

Mia Santos - Office Manager
Pinewood Enterprises, Inc.
phone: 305-872-2033
fax: 305-872-2977
mailing: P.O. Box 430141 Big Pine Key, FL 33043
physical: 24748 Overseas Hwy. Summerland Key, FL 33042

From: Kevin Bond [<mailto:kbond@keywestcity.com>]
Sent: Thursday, June 26, 2014 1:08 PM
To: Pinewood GC - Mia
Subject: RE: 3810 Flagler Ave dock permit in process ...

Hi, Mia.

As we discussed, please provide us:

1. A written request on behalf of the property owner for the proposed submerged land lease from the City of Key West for the location of the new marginal dock, floating dock and boat lift within City property. Email is fine.
2. A notarized [authorization form](#) signed by the property owner allowing Pinewood Enterprises to be the applicant on the owner's behalf.
3. A notarized [verification form](#) signed by the managing member or president of Pinewood Enterprises, Inc.
4. A signed and sealed Specific Purpose Survey with a legal description of the proposed submerged land lease area.

I am working with the City Attorney's office on a draft lease form, which I will provide you as soon as possible. Thank you for your patience. If all of these materials can be finished in time, we can shoot for an August City Commission hearing on this item.

Let me know if I can help with anything else. Thank you.

Kevin Bond, AICP, LEED Green Associate, Planner II

City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040-4602
P [305.809.3725](tel:305.809.3725) | F [305.809.3978](tel:305.809.3978)
www.keywestcity.com

From: Pinewood GC - Mia [mailto:pinewoodgc@gmail.com]

Sent: Thursday, June 26, 2014 10:56 AM

To: 'Kevin Bond'

Subject: 3810 Flagler Ave dock permit in process ...

Hi Kevin!

Just following up on that submerged land lease for this project so that the homeowner's can review it ... any idea when we might get that?

Thanks for your help!

Mia Santos - Office Manager

Pinewood Enterprises, Inc.

phone: 305-872-2033

fax: 305-872-2977

mailing: P.O. Box 430141 Big Pine Key, FL 33043

physical: 24748 Overseas Hwy. Summerland Key, FL 33042

Attachment B:
**Authorization and
Verification Forms**

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, Phillip Thorpe as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 3810 Flagler Avenue, LLC
Name of Office (President, Managing Member) Name of owner from deed

authorize PineWood Enterprises, 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.

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

Subscribed and sworn to (or affirmed) before me on this June 27, 2014
Date

*

by Phillip Thorpe
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 Acknowledged Party, printed or stamped
FRANK V WHITE III
MY COMMISSION # EE210055
EXPIRES July 19, 2016
FloridaNotaryService.com
(407) 398-0163
Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Brooks Thommes, in my capacity as President
(print name) *(print position; president, managing member)*

of Pinewood Enterprises, 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:

3810 Flagler Ave. Key West, FL 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6/27/14 by
Brooks Thommes
Name of Authorized Representative
date

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

[Signature] **MIA SANTOS**
Notary's Signature and Seal

MIA SANTOS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Attachment C:

Recorded Warranty Deed

PREPARED BY AND RETURN TO:

RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE12-020
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$6,650.00

04/12/2012 2:39PM
DEED DOC STAMP CL: DS

\$6,650.00

Doc# 1878322
Bk# 2564 Pg# 1637

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 11th day of April, 2012, between ERIK DE BOER, AS TRUSTEE OF THE AMENDED AND RESTATED ERIK DE BOER LIVING TRUST DATED JULY 31, 2007, ORIGINALLY DATED DECEMBER 21, 1994; and, RICHARD MANLEY, AS TRUSTEE OF THE AMENDED AND RESTATED RICHARD MANLEY LIVING TRUST DATED JULY 31, 2007, ORIGINALLY DATED DECEMBER 21, 1994, c/o 1109 Eaton Street, Key West, FL 33040 (hereinafter collectively referred to as "Grantor"), and 3810 FLAGLER AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose address is 1307 Petronia Street, Key West, FL 33040 (hereinafter referred to as "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 NINE HUNDRED FIFTY THOUSAND & 00/100^{ths} DOLLARS (\$950,000.00) and other good and valuable consideration 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, with the street address of 3810 Flagler Avenue, Key West, FL 33040, and more particularly described as:

THE EASTERLY 1/2 OF LOT 13 AND ALL OF LOT 14 OF VISTA DEL MAR, A SUBDIVISION OF TRACT 33 OF A PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST (PLAT BOOK 3, PAGE 35) CITY OF KEY WEST, MONROE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 124, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL IDENTIFICATION No.: 00071830-000000; ALTERNATE KEY ("AK") No.: 1075647

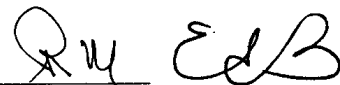
SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS

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

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


And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that



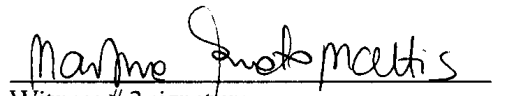
said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011, and those items listed above.

In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:
(as to both signature lines)


Witness #1 signature
Print name: RICHARD KLITENICK


ERIK DE BOER, TRUSTEE


Witness # 2 signature
Print name: MARTYNA PROTOPSALTS


RICHARD MANLEY, TRUSTEE

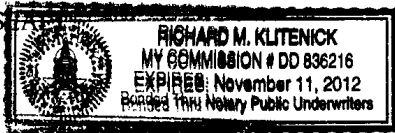
Doc# 1878322
Bk# 2564 Pg# 1638

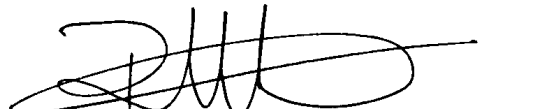
STATE OF FLORIDA
COUNTY OF MONROE

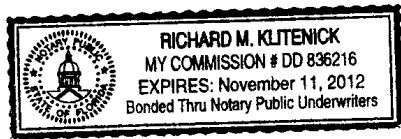
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements in the State of Florida, ERIK de BOER and RICHARD MANLEY, who are both personally known to me, or who produced N/A as identification, to be the same persons who are the Trustee Grantors described in the foregoing Warranty Deed, and they acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority from both of their respective Trusts.

WITNESS my hand and official seal at Key West, Monroe County, Florida on this 11th day of April, 2012.

(STAMP/S




Notary Public-State of Florida
Commission Expires: 11/11/2012



MONROE COUNTY
OFFICIAL RECORDS

Attachment D:
**SunBiz Info for
3810 Flagler Avenue LLC**

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

3810 FLAGLER AVENUE LLC

Filing Information

Document Number	L12000041785
FEI/EIN Number	N/A
Date Filed	03/26/2012
State	FL
Status	ACTIVE

Principal Address

1307 PETRONIA STREET
KEY WEST, FL 33040

Mailing Address

1307 PETRONIA STREET
KEY WEST, FL 33040

Registered Agent Name & Address

AGENTS AND CORPORATIONS, INC.
300 FIFTH AVE. SOUTH
SUITE 101-330
NAPLES, FL 34102

Authorized Person(s) Detail

Name & Address

Title MGR

THORPE, PHILLIP
1307 PETRONIA STREET
KEY WEST, FL 33040

Title MGR

THORPE, JANE
1307 PETRONIA STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2013 01/03/2013
2014 01/09/2014

Document Images

[01/09/2014 -- ANNUAL REPORT](#)

View image in PDF format

[01/03/2013 -- ANNUAL REPORT](#)

View image in PDF format

[03/26/2012 -- Florida Limited Liability](#)

View image in PDF format

[Frs|whkwE #dqg#Subydf|#Srdflhv](#)

[Vwdwh#:##rcruld/#G hsdwup hq#:#i#vwdwh](#)

Attachment E:
Dock Plans

PROJECT LOCATION

LOT 14 & EASTERLY 1/2 LOT 13
VISTA DEL MAR
PLAT BOOK 3 PAGE 124
KEY WEST
SEC. 34, TWP. 67S, RGE. 25E
LAT.: 24°33'55.07" N LONG.: 81°45'07.69" W

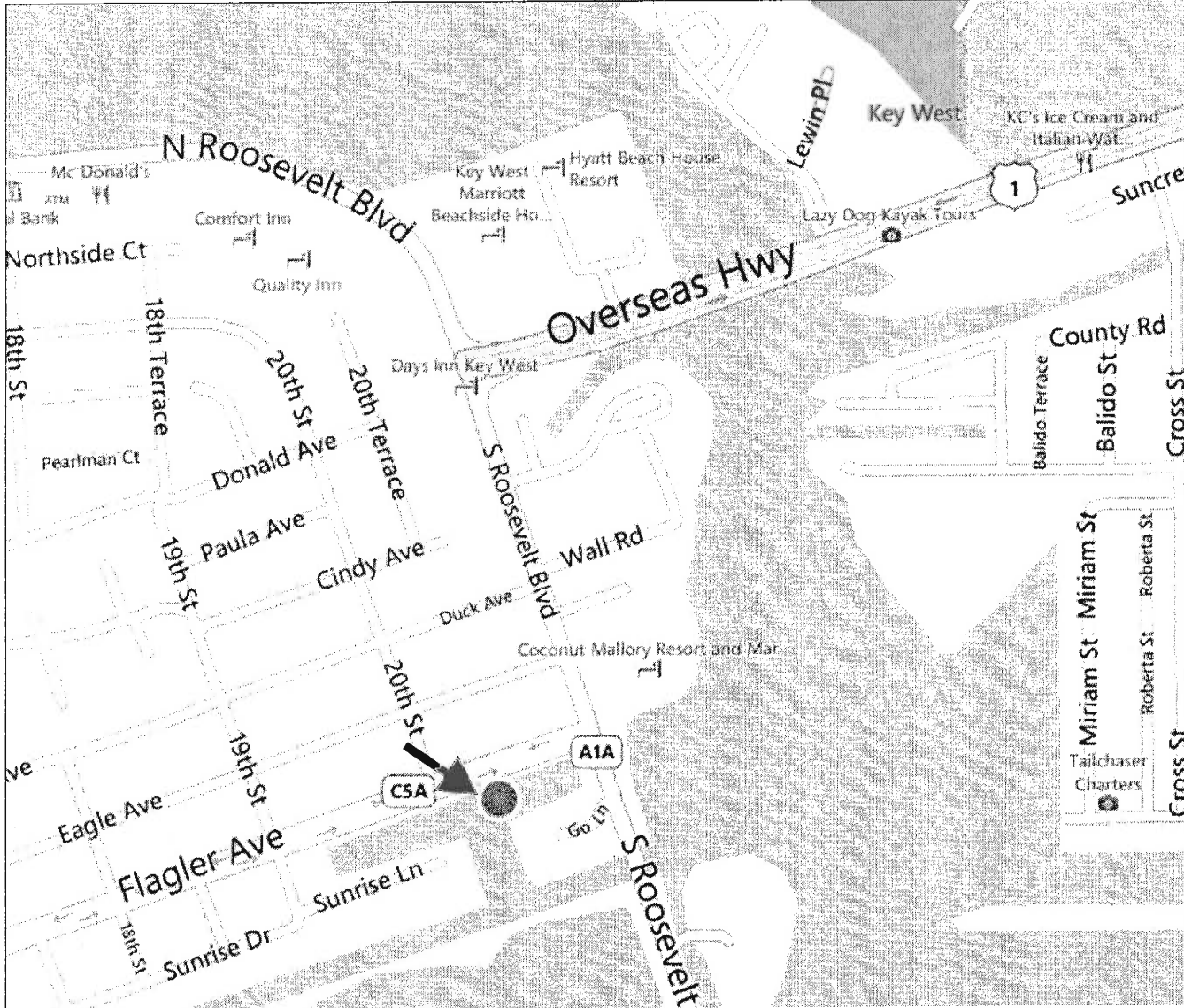
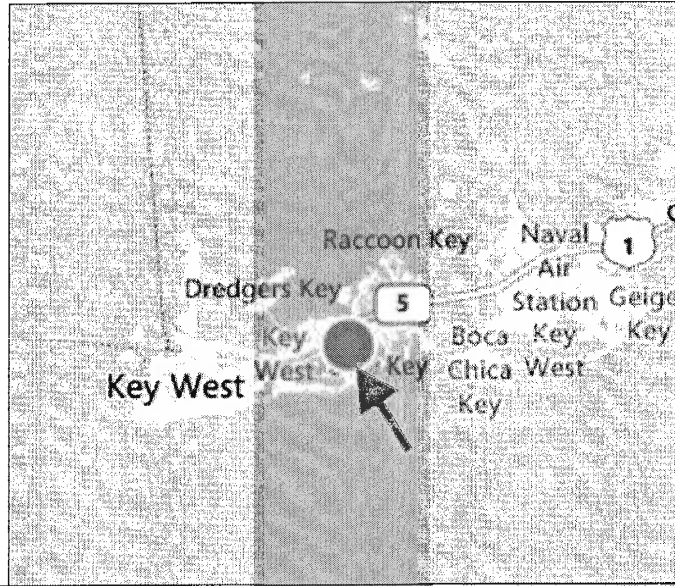
DIRECTIONS:

U.S. HIGHWAY NO. 1 SOUTH TO
MM 4±. LEFT ONTO ROOSEVELT BOULEVARD.
RIGHT ONTO FLAGLER AVENUE. PROJECT
SITE ADDRESS 3810 FLAGLER AVENUE

ADJOINING OWNERS

LAURA L REYNOLDS
3804 FLAGLER AVENUE
KEY WEST, FL 33040
(WESTERLY 1/2 LOT 13)

CAMILA A DUKE
808 ASHE STREET
KEY WEST, FL 33040-7182
(LOT 15)



REVISIONS:

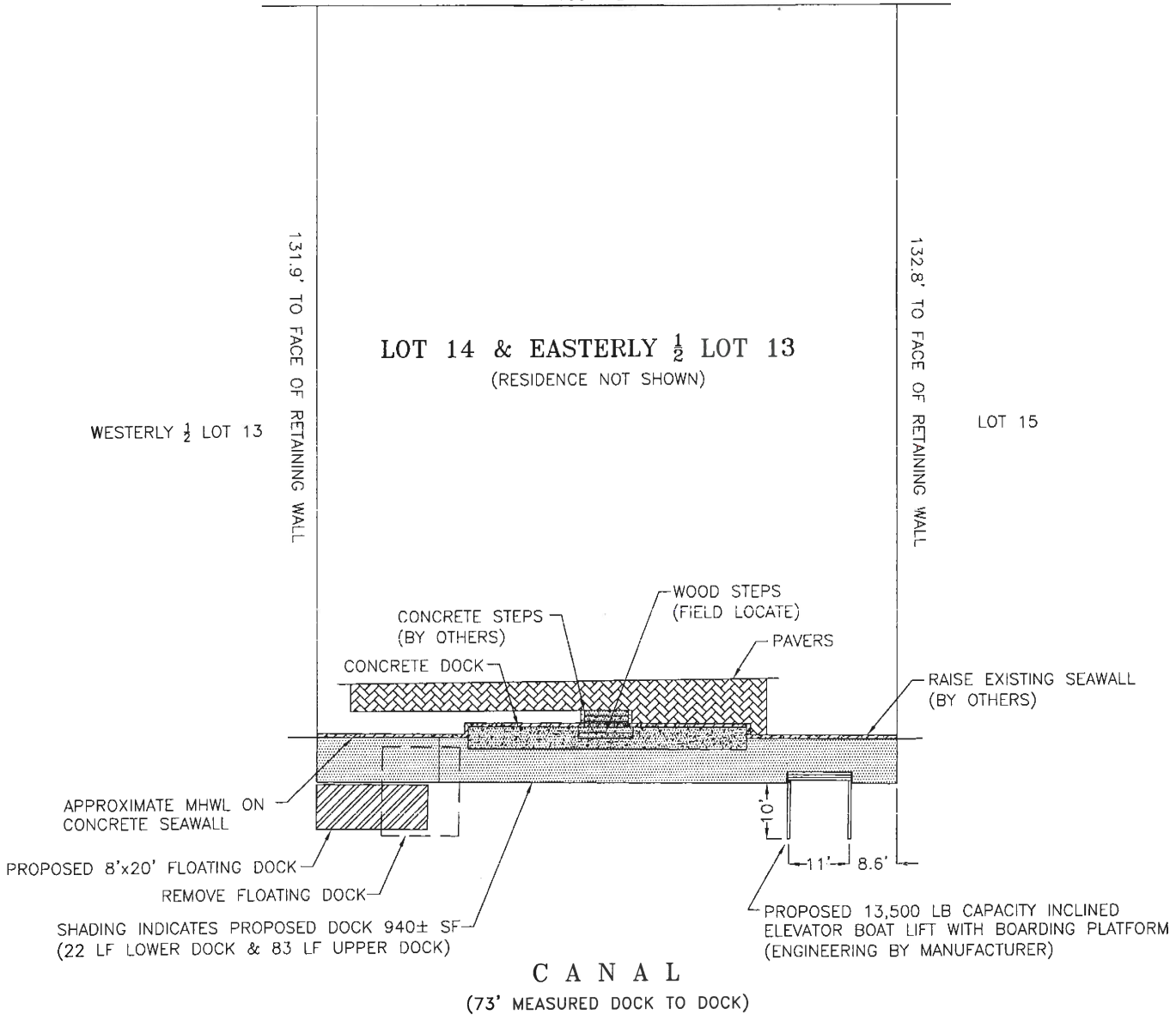
LOCATION & VICINITY MAP
SCALE: AS SHOWN

DOCK EXPANSION, FLOATING DOCK & BOAT LIFT
FOR 3810 FLAGLER AVENUE LLC
KEY WEST, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
Telephone (305) 743-9121 Fax (305) 743-9197

FLAGLER AVENUE

105' PLAT



SITE PLAN

SCALE: 1" = 30'



REVISIONS:

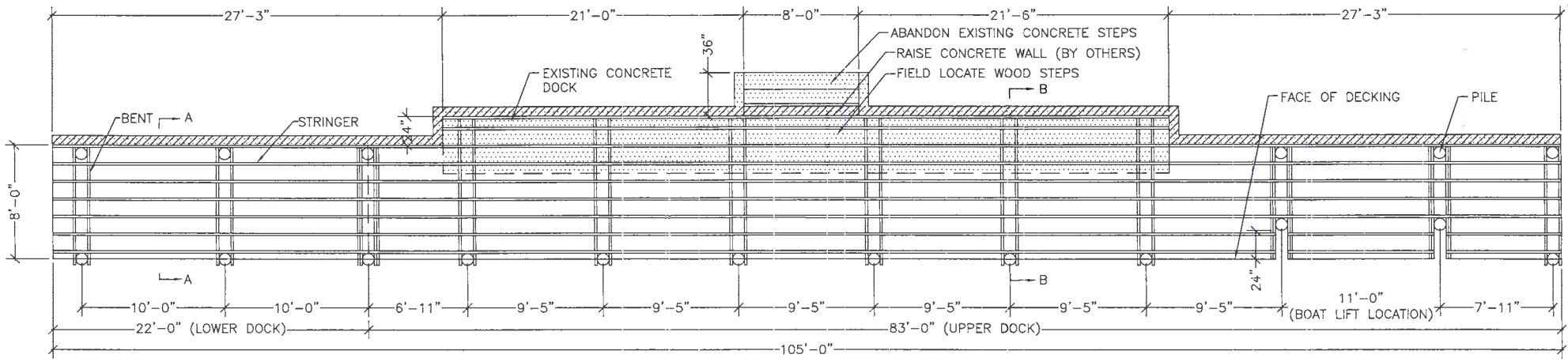
[Handwritten signature]

CERTIFIED BY:
SEAN KIRWAN, P.E. #57508

DOCK EXPANSION, FLOATING DOCK & BOAT LIFT
FOR 3810 FLAGLER AVENUE LLC
KEY WEST, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
Telephone: (305) 743-9121 Fax: (305) 743-9197
Email: glenboe@bellsouth.net

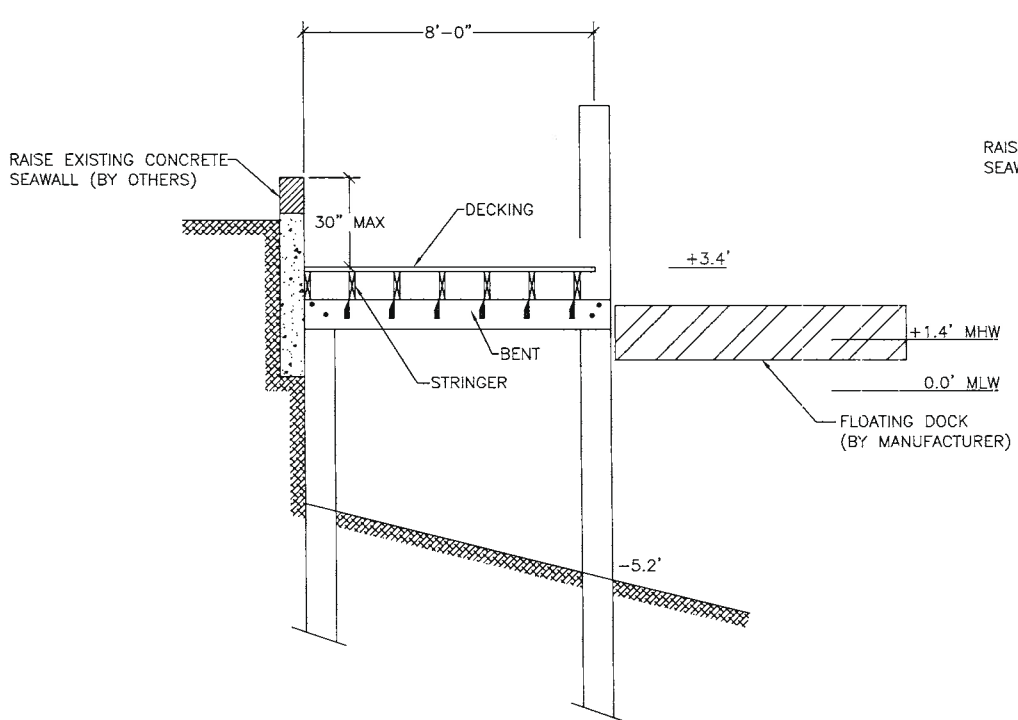
DATE: 04/26/13



CANAL

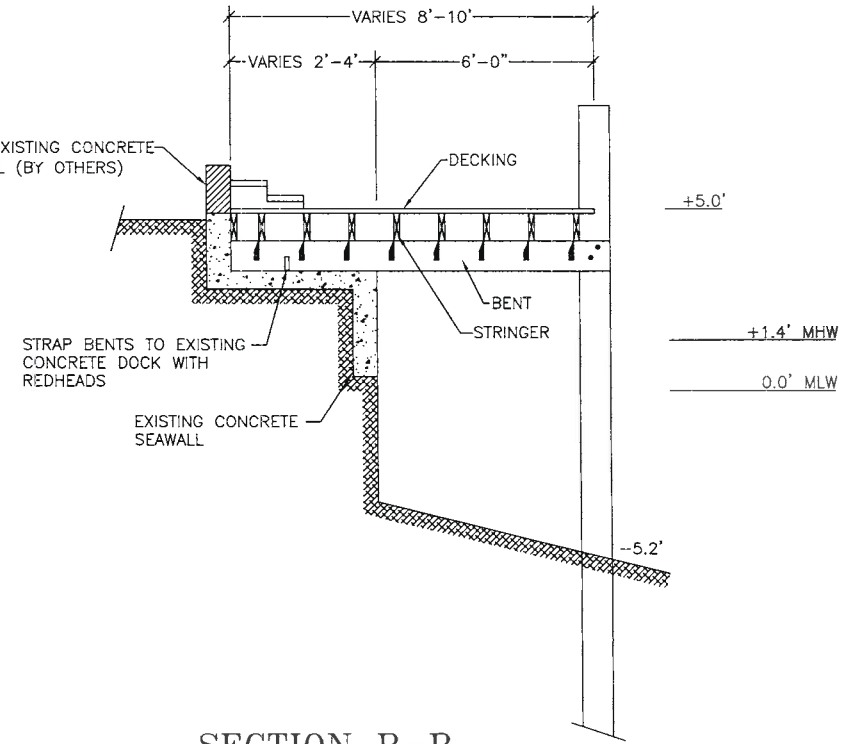
FRAMING PLAN

SCALE: 3/32" = 1'-0"



SECTION A-A

SCALE: 3/16" = 1'-0"



SECTION B-B

SCALE: 3/16" = 1'-0"

SHEET 3 OF 4

3

DATE: 04/26/13
GLEN BOE AND ASSOCIATES, INC. # 4061
 5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
 Telephone (305) 743-9121 Fax (305) 743-9197
 Email: glenboe@bellsouth.net

DOCK EXPANSION, FLOATING DOCK & BOAT LIFT
FOR 3810 FLAGLER AVENUE LLC
KEY WEST, MONROE COUNTY, FL

CERTIFIED BY:
 SEAN KIRWAN, P.E. #57506

S.K. 4/9/14

REVISIONS:	

NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST ADDITION). FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.
3. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A LIVE LOAD OF 40 PSF. WIND LOADS ARE DESIGNED PER THE FLORIDA BUILDING CODE.
4. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST ADDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
5. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
6. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS UNLESS SHOWN) SHALL BE PROVIDED. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
9. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
10. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.

TIMBER PILES:

PILES SHALL BE ROUND SOUTHERN PINE OR DOUGLAS FIR AND SHALL CONFORM TO ASTM D 25, UNUSED, CLEAN PEELED, UNIFORMLY TAPERED, ONE PIECE FROM BUTT TO TIP. PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA C3 AND C18 FOR MARINE PILES. THE MINIMUM BUTT DIAMETER SHALL BE 10 INCHES, MEASURED AT A SECTION 3 FEET FROM THE END. FOR PILES UP TO 50 FEET IN LENGTH THE MINIMUM TIP DIAMETER SHALL BE 8 INCHES.

A STRAIGHT LINE DRAWN FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL NOT, AT ANY POINT, FALL FURTHER AWAY FROM THE CENTER OF THE PILE THAN A DISTANCE EQUAL TO 1% OF THE LENGTH OF THE PILE.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CONTRACTOR SHALL INVESTIGATE ANY SUDDEN DECREASE IN DRIVING RESISTANCE FOR POSSIBLE BREAKAGE OF THE PILE. IF SUDDEN DECREASE IN DRIVING RESISTANCE CANNOT BE CORRELATED TO BORING DATA OR SOME INCIDENT IN THE DRIVING, AND IF THE PILE CANNOT BE INSPECTED, SUCH DECREASE IN DRIVING RESISTANCE MAY BE CAUSE FOR REJECTION OF THE PILE.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

HEIGHT OF PILES SHALL BE FIELD DETERMINED BY OWNER. CUT OFF PILES AT TOP ELEVATION DIRECTED BY THE OWNER. REPLACE OR REPAIR PILES WHICH ARE DAMAGED WHEN CUT OFF.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN 1/4 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

PILES NOT MEETING ASTM D25 REQUIREMENTS WILL BE REJECTED. REMOVE SUCH PILES FROM THE SITE AND REPLACE WITH SOUND PILES. PILES BROKEN UNDER DRIVING STRESSES MAY BE CUT OFF AND LEFT IN PLACE IF APPROVED BY THE DESIGN ENGINEER FOR THE LOCATION. OTHERWISE THEY SHALL BE EXTRACTED AND REMOVED FROM THE SITE.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

LUMBER, DECKING, & FASTENERS:

FOR ALL FRAMING AND DECKING & INCIDENTAL CARPENTRY WORK USE SOUTHERN PINE NO. 1 OR DOUGLAS FIR NO. 1. LUMBER SHALL BE PRESSURE TREATED PER AWPA UC4B SPECIFICATIONS. MINIMUM RETENTION OF ACQ SHALL BE 0.60 POUNDS/CUBIC FOOT.

- STRINGERS: 2x10
- BENTS: 2x10
- DECKING: 2x6 (1/2" SPACING)

ATTACH DECKING TO EACH STRINGER WITH TWO #10 3" STAINLESS STEEL DECK SCREWS OR TWO 16d STAINLESS STEEL NAILS AT EACH CONNECTION POINT.

ATTACH BENTS TO PILING WITH TWO 5/8" STAINLESS STEEL BOLT, WASHERS, AND NUT AT EACH CONNECTION POINT. BORE HOLES SHALL BE 1/16 INCH GREATER IN DIAMETER THAN THE BOLT. UPON COMPLETION OF THE INSTALLATION, CHECK ALL NUTS FOR TIGHTNESS.

ATTACH STRINGER TO BENT WITH STAINLESS STEEL SIMPSON STRONG-TIE HURRICANE STRAP OR APPROVED EQUAL. ALL CONNECTORS SHALL BE HEAVY DUTY TYPE FOR MARINE ENVIRONMENT APPLICATIONS.

LAY THE PLANKS WITH THE BEST SIDE UP AND WITH ADJACENT EDGES IN CONTACT UNLESS OTHER SPACING SPECIFIED.

PERFORM COUNTERSINKING WHEREVER THE HEADS OF SCREWS OR BOLTS WOULD OTHERWISE INTERFERE WITH THE ASSEMBLY OF THE WORK.

REVISIONS:

CERTIFIED BY:
SEAN KIRWAN, P.E. #57505

DOCK EXPANSION, FLOATING DOCK & BOAT LIFT
FOR 3810 FLAGLER AVENUE LLC
KEY WEST, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
Telephone (305) 743-9121 Fax (305) 743-9197

DATE: 04/26/13

Attachment F:
**Army Corps of Engineers
(ACOE) Permit**



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
9900 SOUTHWEST 107TH AVENUE, SUITE 203
MIAMI, FLORIDA 33176

April 9, 2014

REPLY TO
ATTENTION OF

South Permits Branch
Miami Permits Section
SAJ-2013-01385 (LP-NL)

*3810 Flagler
Dock*

3810 Flagler Avenue LLC
c/o Phillip Thorpe
1397 Petronia Street
Miami, Florida 33040

Dear Mr. Thorpe:

This is in reference to your request for a Department of the Army (DA) permit to perform work in or affecting waters of the United States. If you determine the permit provided is acceptable in its entirety and you have chosen to proceed with the authorized activity, then upon recommendation of the Chief of Engineers, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403, you are authorized under a Letter of Permission.

To construct a new 940 square foot pile-supported dock (22 LF Lower Dock & 83 ft x 8 ft Upper Dock), to install a 13,500 pound capacity elevator boat lift with a maximum extent of ten feet (10') from the edge of the proposed dock (18' from the MHW); to install a 160 square foot (8' by 20') floating dock; and to temporarily deploy turbidity curtains for the duration of all in-water activities, at 3810 Flagler Avenue; legally described as E1/2 OF LT 13 AND ALL OF LT 14 KW VISTA DEL MAR, in Section 34, Township 67 south, Range 25 east, Key West, Monroe County, Florida (RE#00071830-000000).

Geographic Position: Latitude: 24.565116° North
Longitude: -81.752069° West

The project must be completed in accordance with the date stamped April 9, 2014 enclosed construction drawings, and the general and special conditions which are incorporated in, and made a part of, the permit.

Special Conditions:

1. Reporting Address: All reports, documentation and correspondence required by the conditions of this permit shall be submitted to the following address: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, 9900 Southwest 107th Ave, Suite 203, Miami, FL 33176. The Permittee shall reference this permit number, SAJ-2013-01385 (LP-NML), on all submittals.

2. Self-Certification: Within 30 days of completion of the authorized work or at the expiration of the construction authorization of this permit, whichever occurs first, the Permittee shall complete the attached "Self-Certification Statement of

completed work deviates, in any manner, from the authorized work, the Permittee shall describe, on the Self-Certification Form, the deviations between the work authorized by the permit and the work as constructed. Please note that the description of any deviations on the Self-Certification Form does not constitute approval of any deviations by the Corps.

3. Commencement Notice: Within 10 days from the date of initiating the authorized work, the Permittee shall provide to the Corps a written notification of the date of commencement of work authorized by this permit.

4. Assurance of Navigation and Maintenance: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

5. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit the Permittee shall install floating turbidity barriers with weighted skirts that extend to within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained until the authorized work has been completed and all erodible materials have been stabilized.

6. Posting Permit: The Permittee shall ensure that all contractors, sub-contractors, and entities associated with the implementation of the project review, understand, and comply with the approved plans and special conditions made part of this permit. The Permittee shall inform all parties associated with the activity of the construction area boundaries, and the location of adjacent wetland shoreline and submerged aquatic resources to be avoided. Complete copies of the permit and approved plans shall be available at the construction site at all times. Failure to comply with the approved plans and permit special conditions may subject the Permittee to enforcement action.

7. Regulatory Agency Changes: Should any other regulatory agency require changes to the work authorized or obligated by this permit, the Permittee is advised that a modification to this permit instrument is required prior to initiation of those changes. It is the Permittee's responsibility to request a modification of this permit from the Miami Regulatory Office.

8. Cultural Resources/Historic Properties:

a. No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.

b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8 hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist and from the Corps.

9. Notice Permit: The Permittee shall complete and record the Notice of Department of the Army Permit (Attached) with the Clerk of the Circuit Court, Registrar of Deeds or other appropriate official charged with the responsibility of maintaining records of title to or interest in real property within the county of the authorized activity. Within 90 days from the effective date of this permit the Permittee shall provide a copy of the recorded Notice of Permit to the Corps clearly showing a stamp from the appropriate official indicating the book and page at which the Notice of Permit is recorded and the date of recording.

10. Sea Turtle and Smalltooth Sawfish Condition: The Permittee must comply with National Marine Fisheries Service's "Sea Turtles and Smalltooth Sawfish Construction Conditions" dated March 23, 2006, attached to this permit.

11. Manatee Condition: The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011," attached to this permit

If the work authorized is not completed on or before April 9, 2019, authorization, if not previously revoked or specifically extended, shall cease and be null and void.

Instructions for Objecting to Permit Terms and Conditions: This letter contains an initial proffered permit for your proposed project/permit application. If you object to certain terms and conditions contained within the permit, you may request that the permit be modified. Enclosed you will find a Notification of Administrative Appeal Options and Process fact sheet and Request for Appeal (RFA) form. If you choose to object to certain terms and conditions of the permit, you must follow the directions provided in Section 1, Part A and submit the completed RFA form to the letterhead address.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria under 33 CFR Part 331.5, and that it has been received by the District office within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received at the letterhead address by June 9th 2014.

This letter also contains an approved jurisdictional determination. Enclosed you will find the approved jurisdictional determination form and a Notification of Appeal Process fact sheet and Request for Appeal (RFA) form. If you object to this determination, you may request an administrative appeal under Corps' regulations at 33 CFR Part 331. If you request to appeal this determination, you must submit a completed RFA form to the South Atlantic Division Office at the following address:

Mr. Jason Steele
South Atlantic Division
U.S. Army Corps of Engineers

CESAD-CM-CO-R, Room 9M15
60 Forsyth St., SW.
Atlanta, Georgia 30303-8801.


Mr. Steele can be reached by telephone number at 404-562-5137, or by facsimile at 404-562-5138.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division office within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received at the above address by June 9, 2014.

Should you have any questions regarding this letter, please contact the project manager Nicole Liette in writing the letterhead address, by telephone at 305-779-6052, or by email at Nicole.m.liette@usace.army.mil.

The Corps Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to take a few minutes to visit http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey and complete our automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:


Alan M. Dodd,
Colonel, U.S. Army
District Commander

Enclosure
Copy/ies Furnished:

CESAJ-RE-M (Requires a Consent-to-Easement memo)
CESAJ-RD-PE (w/ enclosures)

REQUEST PERMIT TRANSFER: PERMIT NUMBER: SAJ-2013-01385(LP-NML)

When the structures or work verified by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, the present permittee and the transferee should sign and date below. This document must then be provided to the U.S. Army Corps of Engineers, Regulatory Division, Post Office Box 4970, Jacksonville, Florida 32232-0019.

(TRANSFeree SIGNATURE) (DATE)

(Name - Printed) Lot/Block of site

(Street Address)

(City, State, and Zip Code)

Flood Plain Information:

This Department of the Army permit does not give absolute authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions. You should contact the local office in your area that issues building permits to determine if your site is located in a flood-prone or floodway area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program. If your local office cannot provide you the necessary information, you may request a flood hazard evaluation of the site by providing this office with a letter and a small scale map showing the location of the site. The request should be addressed to the **Chief, Flood Control and Floodplain Management Branch, Jacksonville District, U.S. Army Corps of Engineers, P.O. Box 4970, Jacksonville, Florida 32232-0019.** Phone inquiries may be made at 904-232-2515.

GENERAL CONDITIONS
33 CFR PART 320-330
PUBLISHED FR DATED 13 NOVEMBER 1986

1. The time limit for completing the work authorized ends on the date noted in the permit letter. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant:		File Number: SAJ-2013-01385	Date:
Attached is:			See Section below
X	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Project Manager as noted in letter

If you only have questions regarding the appeal process you may also contact:

**for process:
Stuart Santos 904-232-2018**

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

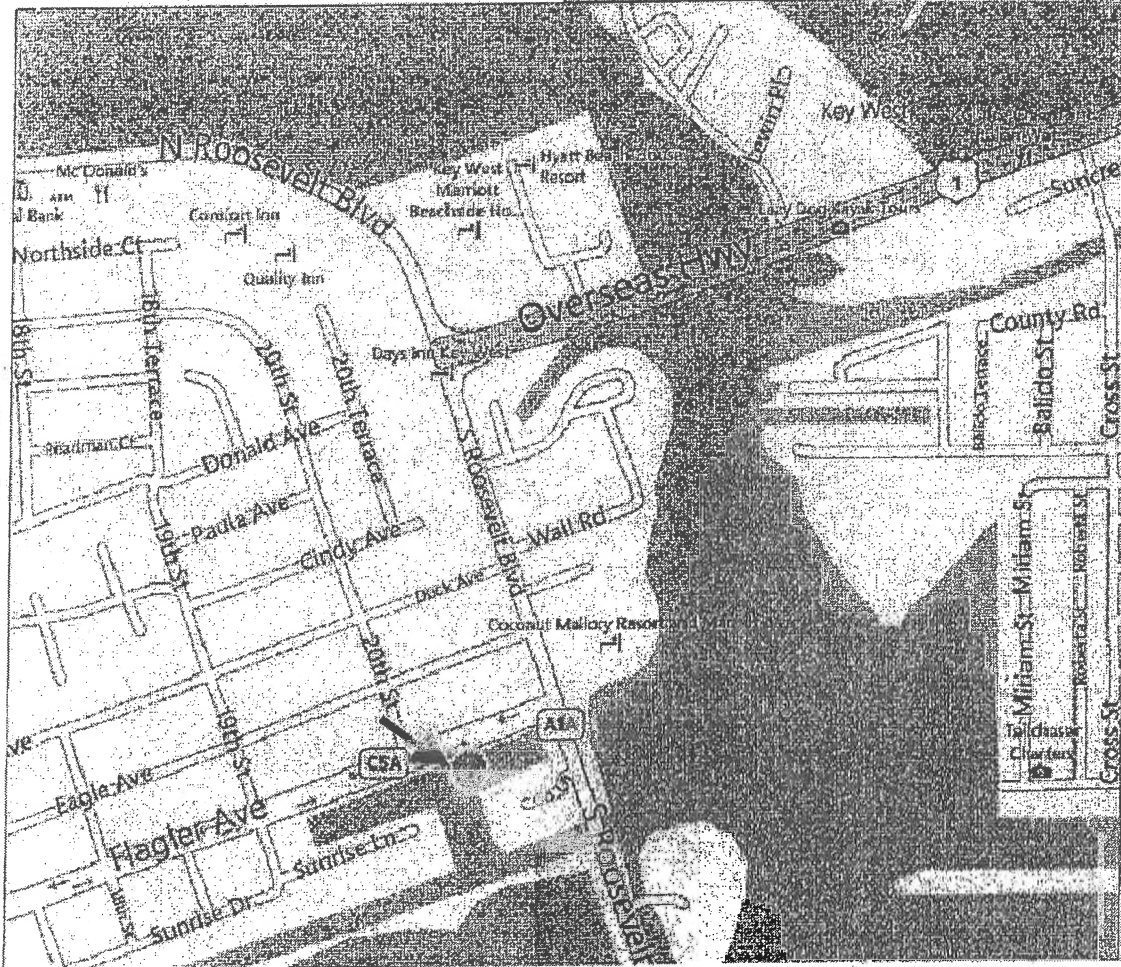
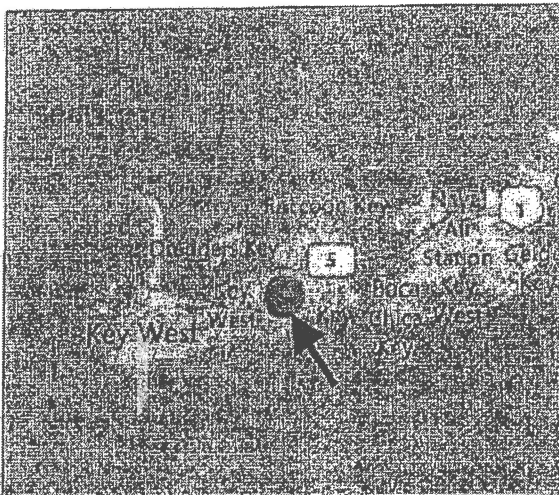
PROJECT LOCATION
 LOT 14 & EASTERLY 1/2 LOT 13
 VISTA DEL MAR
 PLAT BOOK 3 PAGE 124
 KEY WEST
 SEC. 34, TWP. 67S, RGE. 25E
 LAT.: 24°33'55.07" N LONG.: 81°45'07.69" W

DIRECTIONS:
 U.S. HIGHWAY NO. 1 SOUTH TO
 MM 4±. LEFT ONTO ROOSEVELT BOULEVARD.
 RIGHT ONTO FLAGLER AVENUE. PROJECT
 SITE ADDRESS 3810 FLAGLER AVENUE

ADJOINING OWNERS
 LAURA L REYNOLDS
 3804 FLAGLER AVENUE
 KEY WEST, FL 33040
 (WESTERLY 1/2 LOT 13)

CAMILA A DUKE
 808 ASHE STREET
 KEY WEST, FL 33040-7182
 (LOT 15)

14
 2013-01385
 CMT



RECEIVED

MAY 03 2013

D.E.F. Marathon

REVISIONS:	

LOCATION & VICINITY MAP
 SCALE: AS SHOWN

DOCK EXPANSION, FLOATING DOCK & BOAT LIFT
 FOR 3810 FLAGLER AVENUE LLC
 KEY WEST, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
 8500 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33966
 Telephone (305)743-9121 Fax (305)743-9187

DATE: 04/24/13

1

FLAGLER AVENUE

105' PLAT

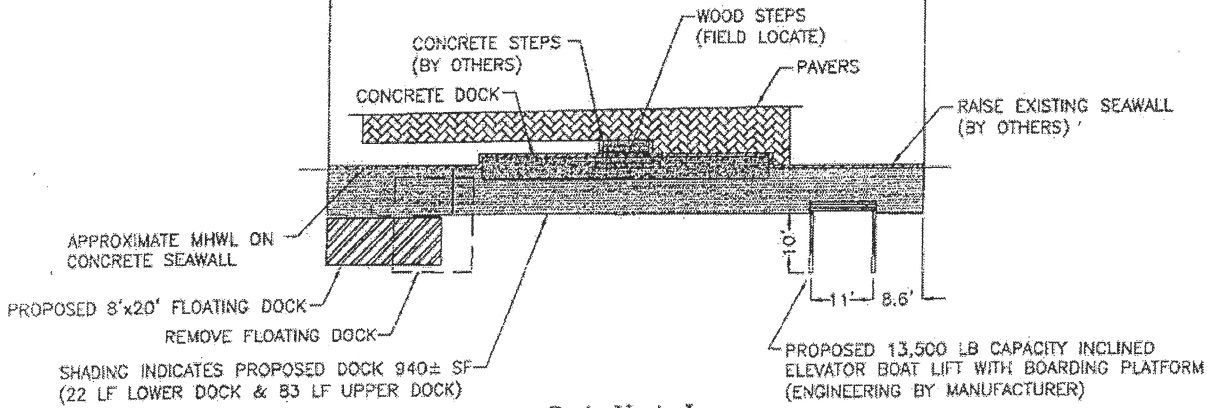
131.9' TO FACE OF RETAINING WALL

132.8' TO FACE OF RETAINING WALL

LOT 14 & EASTERLY 1/2 LOT 13
(RESIDENCE NOT SHOWN)

LOT 15

WESTERLY 1/2 LOT 13



CANAL

(73' MEASURED DOCK TO DOCK)

Handwritten notes:
214
2013-01385
EMT

SITE PLAN
SCALE: 1" = 30'



RECEIVED

MAY 03 2013

D.E.P. Waitech

REVISIONS:

CERTIFIED BY:
SEAN KIRWAN, P.E. #07500

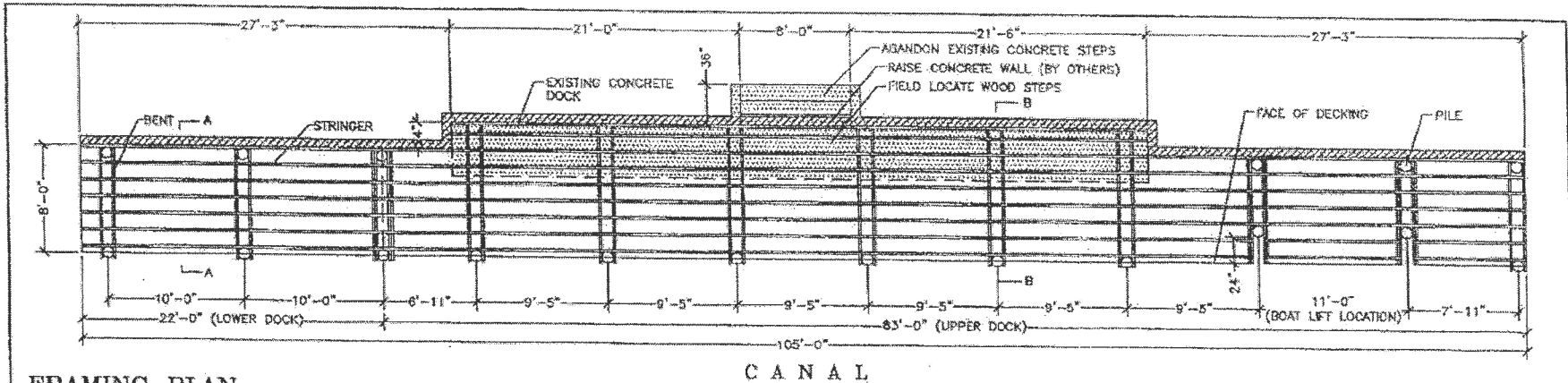
DOCK EXPANSION, FLOATING DOCK & BOAT LIFT
FOR 3810 FLAGLER AVENUE LLC
KEY WEST, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33060
Telephone (903) 743-9121 Fax (903) 743-9197
Email: glboe@glboeandassociates.com

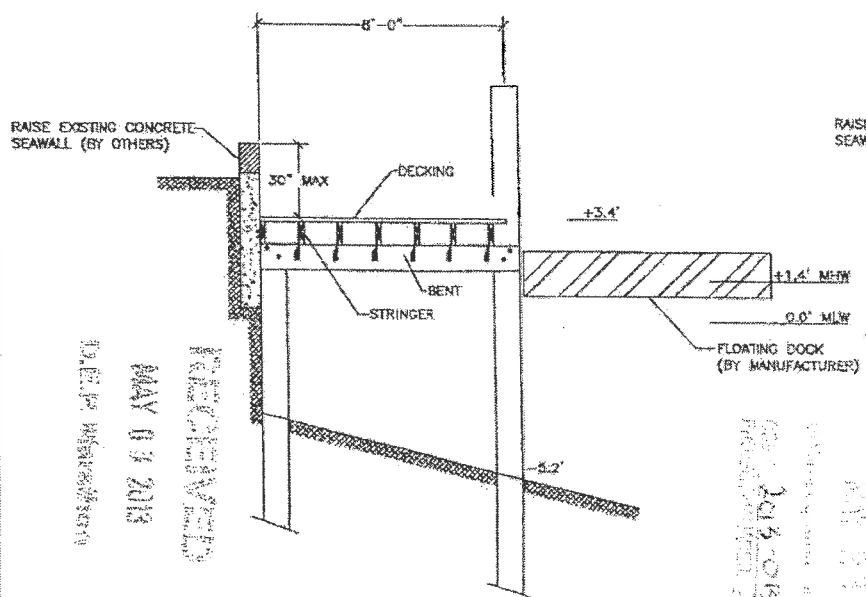
DATE: 04/28/13

2

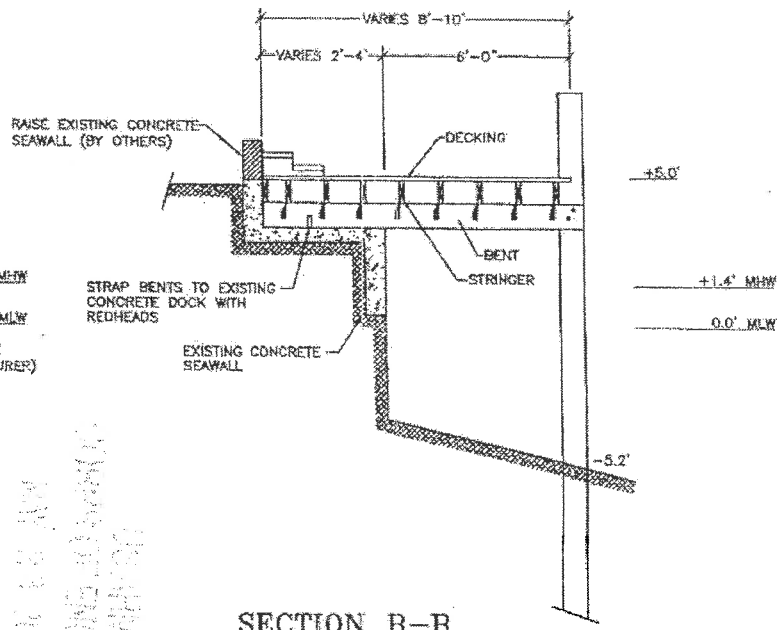
SHEET 2 OF 4



FRAMING PLAN
SCALE: 3/32" = 1'-0"



SECTION A-A
SCALE: 3/16" = 1'-0"



SECTION B-B
SCALE: 3/16" = 1'-0"

SHEET 3 OF 4	3	DATE: 04/24/13	GLEN BOE AND ASSOCIATES, INC. # 4061 9800 OVERSEAS HIGHWAY, SUITE 4, VARATHON, FL 33050 Telephone (305) 743-9121 Fax (305) 743-9187 Email: glenboe@bellsouth.net	DOCK EXPANSION, FLOATING DOCK & BOAT LIFT FOR 3810 FLAGLER AVENUE LLC KEY WEST, MONROE COUNTY, FL.	CERTIFIED BY: SEAN KORWAN, P.E. #57506	REVISIONS:

NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST ADDITION). FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.
3. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A LIVE LOAD OF 40 PSF. WIND LOADS ARE DESIGNED PER THE FLORIDA BUILDING CODE.
4. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST ADDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
5. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
6. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS UNLESS SHOWN) SHALL BE PROVIDED. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
9. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
10. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.

TIMBER PILES:

PILES SHALL BE ROUND SOUTHERN PINE OR DOUGLAS FIR AND SHALL CONFORM TO ASTM D 25, UNUSED, CLEAN PEELED, UNIFORMLY TAPERED, ONE PIECE FROM BUTT TO TIP. PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA C3 AND C18 FOR MARINE PILES. THE MINIMUM BUTT DIAMETER SHALL BE 10 INCHES, MEASURED AT A SECTION 3 FEET FROM THE END. FOR PILES UP TO 50 FEET IN LENGTH THE MINIMUM TIP DIAMETER SHALL BE 8 INCHES.

A STRAIGHT LINE DRAWN FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL NOT, AT ANY POINT, FALL FURTHER AWAY FROM THE CENTER OF THE PILE THAN A DISTANCE EQUAL TO 1% OF THE LENGTH OF THE PILE.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CONTRACTOR SHALL INVESTIGATE ANY SUDDEN DECREASE IN DRIVING RESISTANCE FOR POSSIBLE BREAKAGE OF THE PILE. IF SUDDEN DECREASE IN DRIVING RESISTANCE CANNOT BE CORRELATED TO BORING DATA OR SOME INCIDENT IN THE DRIVING, AND IF THE PILE CANNOT BE INSPECTED, SUCH DECREASE IN DRIVING RESISTANCE MAY BE CAUSE FOR REJECTION OF THE PILE.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

HEIGHT OF PILES SHALL BE FIELD DETERMINED BY OWNER. CUT OFF PILES AT TOP ELEVATION DIRECTED BY THE OWNER. REPLACE OR REPAIR PILES WHICH ARE DAMAGED WHEN CUT OFF.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN 1/4 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

PILES NOT MEETING ASTM D25 REQUIREMENTS WILL BE REJECTED. REMOVE SUCH PILES FROM THE SITE AND REPLACE WITH SOUND PILES. PILES BROKEN UNDER DRIVING STRESSES MAY BE CUT OFF AND LEFT IN PLACE IF APPROVED BY THE DESIGN ENGINEER FOR THE LOCATION. OTHERWISE THEY SHALL BE EXTRACTED AND REMOVED FROM THE SITE.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

LUMBER, DECKING, & FASTENERS:

FOR ALL FRAMING AND DECKING & INCIDENTAL CARPENTRY WORK USE SOUTHERN PINE NO. 1 OR DOUGLAS FIR NO. 1. LUMBER SHALL BE PRESSURE TREATED PER AWPA UC4B SPECIFICATIONS. MINIMUM RETENTION OF ACQ SHALL BE 0.60 POUNDS/CUBIC FOOT.

- STRINGERS: 2x10
- BENTS: 2x10
- DECKING: 2x6 (1/2" SPACING)

ATTACH DECKING TO EACH STRINGER WITH TWO #10 3" STAINLESS STEEL DECK SCREWS OR TWO 16d STAINLESS STEEL NAILS AT EACH CONNECTION POINT.

ATTACH BENTS TO PILING WITH TWO 5/8" STAINLESS STEEL BOLT, WASHERS, AND NUT AT EACH CONNECTION POINT. BORE HOLES SHALL BE 1/16 INCH GREATER IN DIAMETER THAN THE BOLT. UPON COMPLETION OF THE INSTALLATION, CHECK ALL NUTS FOR TIGHTNESS.

ATTACH STRINGER TO BENT WITH STAINLESS STEEL SIMPSON STRONG-TIE HURRICANE STRAP OR APPROVED EQUAL. ALL CONNECTORS SHALL BE HEAVY DUTY TYPE FOR MARINE ENVIRONMENT APPLICATIONS.

LAY THE PLANKS WITH THE BEST SIDE UP AND WITH ADJACENT EDGES IN CONTACT UNLESS OTHER SPACING SPECIFIED.

PERFORM COUNTERSINKING WHEREVER THE HEADS OF SCREWS OR BOLTS WOULD OTHERWISE INTERFERE WITH THE ASSEMBLY OF THE WORK.

US ARMY
CORPS OF ENGINEERS
MAY 23 2013
4/4
2013-0385
PROJECT MANAGER: IXT

RECEIVED
MAY 03 2013
D.E.H. Wareham

REVISIONS:

CERTIFIED BY: SCAM WAREHAM, P.E. 81526

DOCK EXPANSION, FLOATING DOCK & BOAT LIFT
FOR 3810 FLAGLER AVENUE LLC
KEY WEST, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
6900 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33059
Telephone (239) 743-9121 Fax (239) 743-9181

DATE: 04/18/13

Attachment G:
**Florida Department of
Environmental Protection
(FDEP) Exemption**



Florida Department of Environmental Protection

SOUTH DISTRICT BRANCH OFFICE
2796 OVERSEAS HIGHWAY SUITE 221
MARATHON, FL 33050

RICK SCOTT
GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

VIA ELECTRONIC MAIL

May 24, 2013

3810 Flagler Avenue LLC
C/O Glen Boe & Associates, Inc
5800 Overseas Highway, Suite 4
Marathon, FL 33050
gba@glenboe.comcastbiz.net

Re: Monroe County - ERP
File No. 44-0318616-001/002

Dear Applicant(s),

Thank you for your application to expand an existing dock, install a boatlift and install a floating vessel platform at a dock at 3810 Flagler Avenue, Key West, within a man-made canal, Class III Waters, Section 34, Township 67 South, Range 25 East, Monroe County. This type of activity may require authorization for construction and operation of the project (regulatory authorization), unless otherwise exempt by statute or rule, and an authorization to use state-owned submerged lands (proprietary authorization). Your request has been reviewed for both authorizations.

The authorizations you have been granted are listed below. Please read each section carefully. Your project **MAY NOT** have qualified for both authorizations. If your project did not qualify for both authorizations, then that specific section will advise you how to obtain it. You may **NOT** commence your project without both authorizations. **If you change the project from what you submitted, the authorizations(s) granted may no longer be valid at the time of commencement of the project. Please contact the Department prior to beginning your project if you wish to make any changes.**

REGULATORY REVIEW - VERIFIED

Based on the information you sent to us, we have determined that **your project is exempt from the need for an Environmental Resource Permit (ERP)**. You must comply with the criteria and limiting conditions in accordance with Rule 40E-4.051(3)(b), Florida Administrative Code (F.A.C.) and Section 403.813(1)(s), Florida Statutes (F.S.).

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification will expire after one year, and will not be valid at any other time if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. However, the activity may still be conducted without further notification to or verification from the Department after the one-year expiration of this verification, provided: 1) the project design does not change; 2) site conditions do not materially change; and 3) there are no changes to the statutes or rules governing the exempt activity. In the event you need to re-verify the exempt status for the activity after the one-year expiration of this verification, a new application and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required. Conditions of compliance with the regulatory exemption are contained in the attached Notice of Determination of Exemption.

PROPRIETARY REVIEW - NOT REQUIRED

The Department of Environmental Protection has reviewed the location of the proposed project as described in the above referenced application and has determined that the project, as described, does not involve the use of sovereign submerged lands. Accordingly, no further authorization will be required from the Submerged Lands and Environmental Resources Program, designated agent to the Board of Trustees of the Internal Improvement Trust Fund, pursuant to Section 253.77, Florida Statutes (F.S).

A copy of your notice also has been sent to the U.S. Army Corps of Engineers (USACOE) for review. The USACOE may require a separate permit. Failure to obtain this authorization prior to construction could subject you to enforcement action by that agency. For further information, you should contact the USACOE at (305) 526-7181.

This notice constitutes final agency action and is subject to the provisions of Chapter 120, F.S.

NOTICE OF RIGHTS OF SUBSTANTIALLY AFFECTED PERSONS

This letter acknowledges that the proposed activity is exempt from environmental resource permitting requirements under Rule 40E-4.051(3)(b), F.A.C. and Section 403.813(1)(s), F.S. This determination is final and effective on the date filed with the Clerk of the Department unless a sufficient petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., as provided below. If a sufficient petition for an administrative hearing is timely filed, this determination automatically becomes only proposed agency action subject to the result of the administrative review

Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. The petitioner shall mail a copy of the petition to the applicant at the applicant's address indicated above at the time of filing. The failure of any person to file a petition for an administrative hearing or pursue mediation as provided below within the appropriate time period shall constitute a waiver of those rights.

Under Sections 120.569(2)(c) and (d), F.S., a petition for administrative hearing must be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. If a request is filed late, the Department may still grant it upon a motion by the requesting party showing that the failure to file a request for an extension of time before the deadline was the result of excusable neglect.

If a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Intervention will be permitted only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Because an administrative hearing may result in the reversal or substantial modification of this action, the applicant is advised not to commence construction or other activities until the deadlines noted below for filing a petition for an administrative hearing or request for an extension of time have expired and until the exemption(s) has(have) been executed and delivered.

This letter acknowledging that the proposed activity is exempt from environmental resource permitting requirements under Rule 40E-4.051(3)(b), F.A.C., and Section 403.813(1)(s), F.S., constitutes an order of the Department. Subject to the provisions of Section 120.68(7)(a), F.S., which may require a remand for an administrative hearing, the applicant has the right to seek judicial review of the order under Section 120.68, F.S., by the filing of a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the

appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when the order is filed with the Clerk of the Department. The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of the order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when the order is filed with the Clerk of the Department.

Mediation is not available.

Complete copies of all documents relating to this determination of exemption are available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, at Department of Environmental Protection, South District Branch Office, 2796 Overseas Highway, Suite 221, Marathon, FL 33050.

Thank you for applying to the Submerged Lands and Environmental Resource Program. If you have any questions, please contact me at the letterhead address, by telephone at (305) 289-7079, or by email at Celia.Hitchins@dep.state.fl.us. When referring to this project, please reference the file number listed above.

Sincerely,

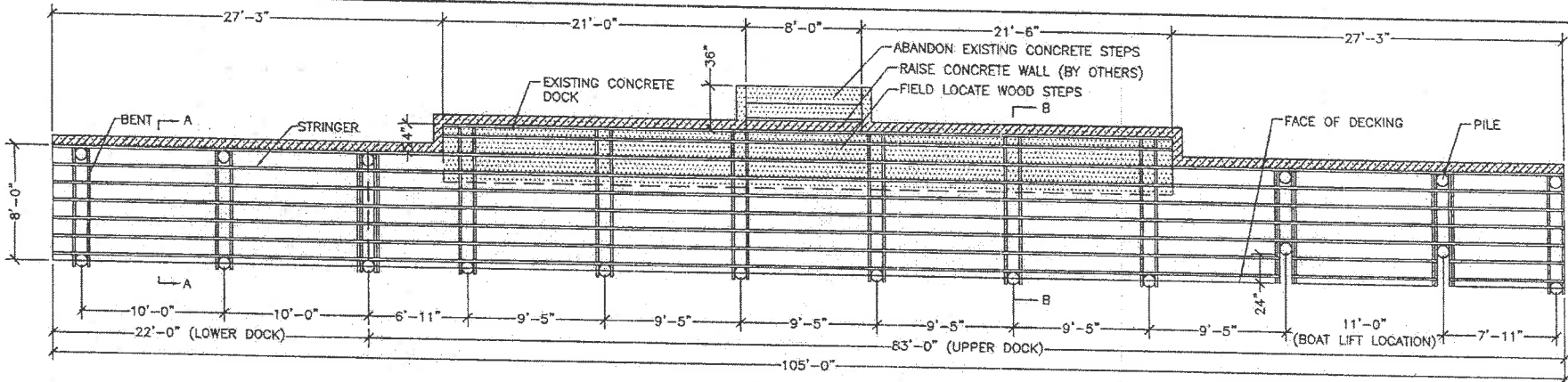


Celia E. Hitchins
Environmental Specialist II
Submerged Lands and
Environmental Resource Program

CH/db

Enclosure: 4 drawing(s)

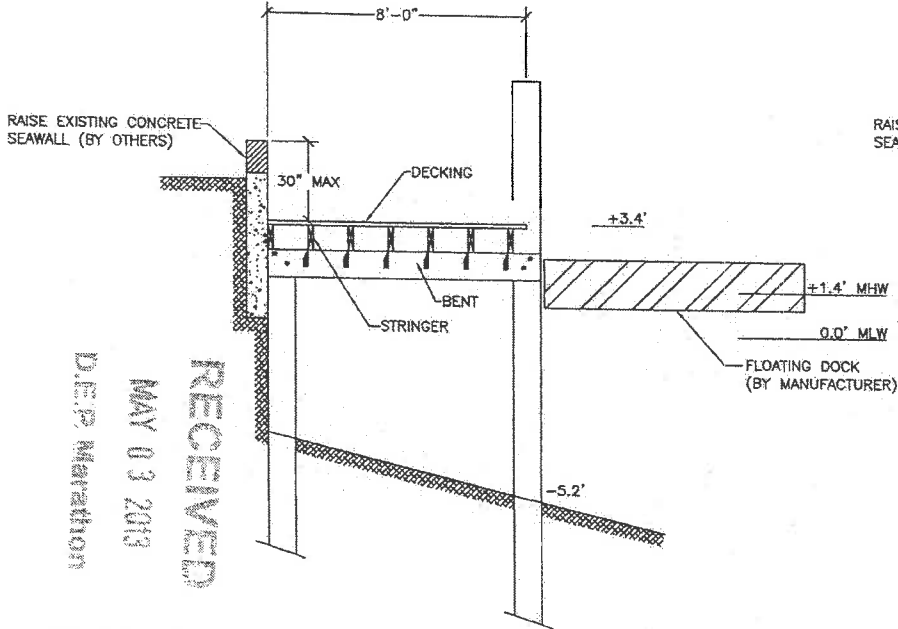
cc: U.S. Army Corps of Engineers, Miami (electronically)



FRAMING PLAN

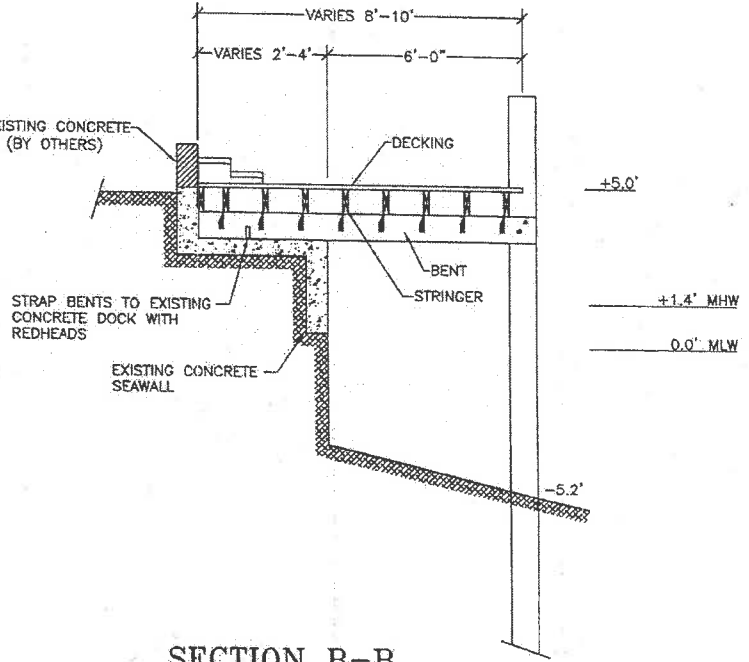
SCALE: 3/32" = 1'-0"

CANAL



SECTION A-A

SCALE: 3/16" = 1'-0"



SECTION B-B

SCALE: 3/16" = 1'-0"

RECEIVED
 MAY 03 2013
 D.E.P. MARATHON

FLORIDA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 FILE NUMBER: EXEMPT
 44-0318616-0011002

SHEET 3 OF 4	3	GLEN BOE AND ASSOCIATES, INC. # 4061 5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050 Telephone (305) 743-8121 Fax (305) 743-8197 Email: glenboe@belsouth.net	DOCK EXPANSION, FLOATING DOCK & BOAT LIFT FOR 3810 FLAGLER AVENUE LLC KEY WEST, MONROE COUNTY, FL	CERTIFIED BY: SEAN KIRWAN, P.E. #57506	REVISIONS:

NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST ADDITION). FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.
3. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A LIVE LOAD OF 40 PSF. WIND LOADS ARE DESIGNED PER THE FLORIDA BUILDING CODE.
4. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST ADDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
5. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
6. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS UNLESS SHOWN) SHALL BE PROVIDED. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
9. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
10. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.

TIMBER PILES:

PILES SHALL BE ROUND SOUTHERN PINE OR DOUGLAS FIR AND SHALL CONFORM TO ASTM D 25, UNUSED, CLEAN PEELED, UNIFORMLY TAPERED, ONE PIECE FROM BUTT TO TIP. PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA C3 AND C18 FOR MARINE PILES. THE MINIMUM BUTT DIAMETER SHALL BE 10 INCHES, MEASURED AT A SECTION 3 FEET FROM THE END. FOR PILES UP TO 50 FEET IN LENGTH THE MINIMUM TIP DIAMETER SHALL BE 8 INCHES.

A STRAIGHT LINE DRAWN FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL NOT AT ANY POINT FALL FURTHER AWAY FROM THE CENTER OF THE PILE THAN A DISTANCE EQUAL TO 1% OF THE LENGTH OF THE PILE.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE BELOW 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CONTRACTOR SHALL INVESTIGATE ANY SUDDEN DECREASE IN DRIVING RESISTANCE FOR POSSIBLE BREAKAGE OF THE PILE. IF SUDDEN DECREASE IN DRIVING RESISTANCE CANNOT BE CORRELATED TO BORING DATA OR SOME INCIDENT IN THE DRIVING, AND IF THE PILE CANNOT BE INSPECTED, SUCH DECREASE IN DRIVING RESISTANCE MAY BE CAUSE FOR REJECTION OF THE PILE.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

HEIGHT OF PILES SHALL BE FIELD DETERMINED BY OWNER. CUT OFF PILES AT TOP ELEVATION DIRECTED BY THE OWNER. REPLACE OR REPAIR PILES WHICH ARE DAMAGED WHEN CUT OFF.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN 1/4 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

PILES NOT MEETING ASTM D25 REQUIREMENTS WILL BE REJECTED. REMOVE SUCH PILES FROM THE SITE AND REPLACE WITH SOUND PILES. PILES BROKEN UNDER DRIVING STRESSES MAY BE CUT OFF AND LEFT IN PLACE IF APPROVED BY THE DESIGN ENGINEER FOR THE LOCATION. OTHERWISE THEY SHALL BE EXTRACTED AND REMOVED FROM THE SITE.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

LUMBER, DECKING, & FASTENERS:

FOR ALL FRAMING AND DECKING & INCIDENTAL CARPENTRY WORK USE SOUTHERN PINE NO. 1 OR DOUGLAS FIR NO. 1. LUMBER SHALL BE PRESSURE TREATED PER AWPA UC4B SPECIFICATIONS. MINIMUM RETENTION OF ACQ SHALL BE 0.60 POUNDS/CUBIC FOOT.

- STRINGERS: 2x10
- BENTS: 2x10
- DECKING: 2x6 (1/2" SPACING)

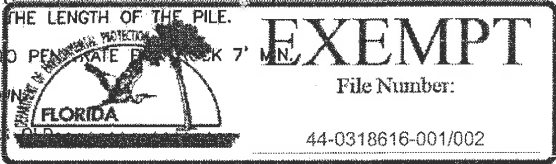
ATTACH DECKING TO EACH STRINGER WITH TWO #10 3" STAINLESS STEEL DECK SCREWS OR TWO 16d STAINLESS STEEL NAILS AT EACH CONNECTION POINT.

ATTACH BENTS TO PILING WITH TWO 5/8" STAINLESS STEEL BOLT, WASHERS, AND NUT AT EACH CONNECTION POINT. BORE HOLES SHALL BE 1/16" INCH GREATER IN DIAMETER THAN THE BOLT. UPON COMPLETION OF THE INSTALLATION, CHECK ALL NUTS FOR TIGHTNESS.

ATTACH STRINGER TO BENT WITH STAINLESS STEEL SIMPSON STRONG-TIE HURRICANE STRAP OR APPROVED EQUAL. ALL CONNECTORS SHALL BE HEAVY DUTY TYPE FOR MARINE ENVIRONMENT APPLICATIONS.

LAY THE PLANKS WITH THE BEST SIDE UP AND WITH ADJACENT EDGES IN CONTACT UNLESS OTHER SPACING SPECIFIED.

PERFORM COUNTERSINKING WHEREVER THE HEADS OF SCREWS OR BOLTS WOULD OTHERWISE INTERFERE WITH THE ASSEMBLY OF THE WORK.



RECEIVED
MAY 03 2013
D.E.P. Marathon

REVISIONS:

CERTIFIED BY:
SEAN KIRWAN, P. E. #57506

DOCK EXPANSION, FLOATING DOCK & BOAT LIFT
FOR 3810 FLAGLER AVENUE LLC
KEY WEST, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
8800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
Telephone (305) 743-9121 Fax (305) 743-9197

DATE: 04/26/13

4
SHEET 4 OF 4

Attachment H:
**Property Appraiser
Record Card**



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

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1075647** Parcel ID: **00071830-000000**

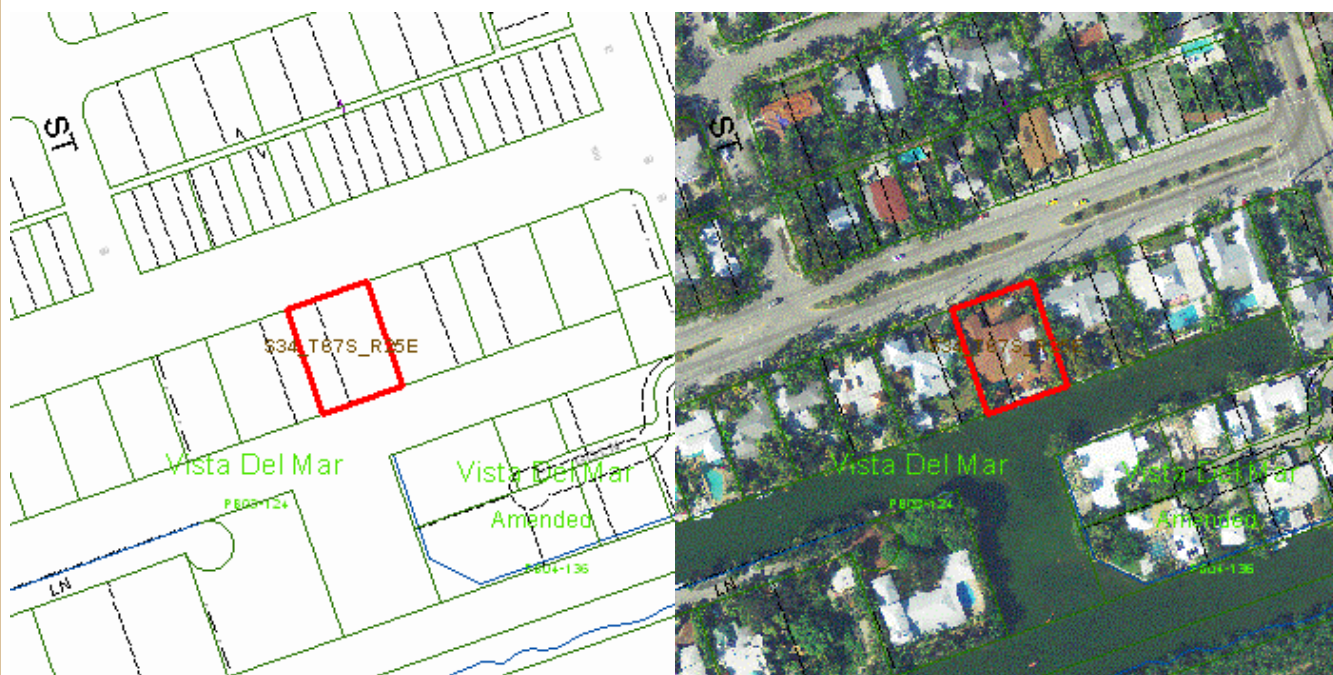
Ownership Details

Mailing Address:
 3810 FLAGLER AVENUE LLC
 3810 FLAGLER AVE
 KEY WEST, FL 33040-4531

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 34-67-25
Property Location: 3810 FLAGLER AVE KEY WEST
Legal Description: E1/2 OF LT 13 AND ALL OF LT 14 KW VISTA DEL MAR PB 3-124 OR181-276/77 OR1045-120D/C OR1342-296/97 OR1349-1611 OR1370-2331/32 OR1480-452/53 OR1995-161/62AFF OR1995-163 OR2564-1637/38

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
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010C - RESIDENTIAL CANAL

105

135

14,175.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 3207
 Year Built: 1958

Building 1 Details

Building Type R1
 Effective Age 10
 Year Built 1958
 Functional Obs 0

Condition A
 Perimeter 258
 Special Arch 0
 Economic Obs 0

Quality Grade 650
 Depreciation % 8
 Grnd Floor Area 3,207

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type IRR/CUSTOM

Roof Cover ASPHALT SHINGL

Foundation CONCR FTR

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 5

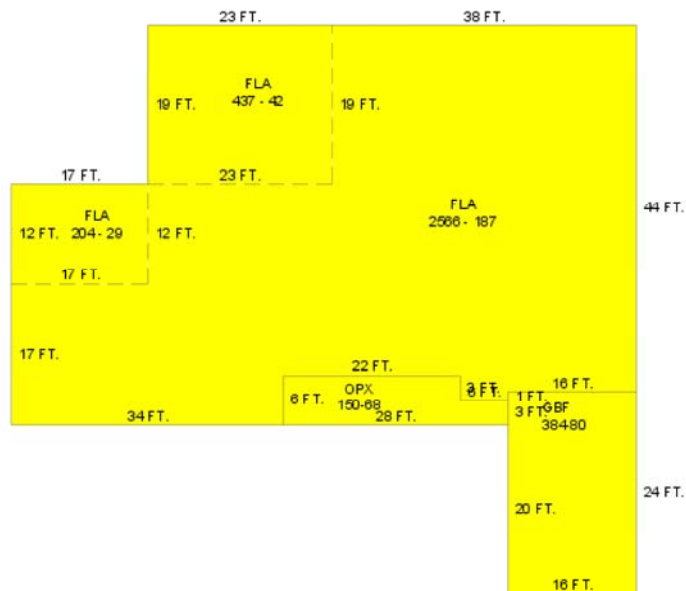
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 3
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 1

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1993	N	Y	0.00	0.00	2,566
2	FLA	5:C.B.S.	1	1995	N	Y			437
3	FLA	5:C.B.S.	1	1995	N	Y			204
4	OPX		1	1993	N	Y	0.00	0.00	150
5	GBF	5:C.B.S.	1	1993	N	Y	0.00	0.00	384

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	943 SF	0	0	1971	1972	4	30
2	SW2:SEAWALL	220 SF	55	4	1968	1969	4	60
3	SW2:SEAWALL	100 SF	50	2	1968	1969	2	60
4	DK3:CONCRETE DOCK	200 SF	50	4	1968	1969	4	60
5	RW2:RETAINING WALL	100 SF	50	2	1968	1969	3	50
6	PT2:BRICK PATIO	4,611 SF	0	0	1973	1974	2	50
7	PT3:PATIO	1,194 SF	0	0	1973	1974	2	50
8	FN3:WROUGHT IRON	420 SF	105	4	1994	1995	1	60
9	FN3:WROUGHT IRON	144 SF	48	3	1994	1995	1	60
11	FN3:WROUGHT IRON	78 SF	13	6	1994	1995	1	60
12	TK2:TIKI	187 SF	17	11	1994	1995	5	40
13	PO4:RES POOL	333 SF	37	9	1994	1995	3	50
14	WF2:WATER FEATURE	1 UT	0	0	1994	1995	1	20
15	TK2:TIKI	64 SF	8	8	1998	1999	5	40

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-2486	06/11/2013		25,750	Residential	INSTALL NEW LIGHTING FOR 1ST & 2ND FLOOR AREAS. INSTALL NEW SWITCHES AND RECEPTACLES ON 1ST & 2ND FLOOR AREAS. INSTALL TV & PHONE OUTLETS. RE-USE THE EXISTING 400 AMP SERVICE, INSTALL THREE (3) FLOOR OUTLETS, FIVE (5) STEP LIGHTS @ PATIO AREA.
1	13-2193	06/06/2013		447,750	Residential	DEMO PORTION OF EXISTING AND ADDITON OF NEW 2ND STORY. REMODEL EXISTING AS PER PLANS SUBMITTED BY TOM KELLY DATED 02-07-2013.
1	13-2698	06/25/2013		14,250	Residential	INSTALL FIVE (5) TON AND THREE (3) TON A.C. WITH THIRTY (30) DROP'S, TWO (2) BATH'S FAN'S AND ONE (1) DRYER EXHAUST DUCTING.
1	13-2736	06/25/2013		18,250	Residential	ROUGH AND SET OF (3) TOILETS, (7) LAVATORIES, (2) SHOWERS, (1) LAUNDRY SINK, (1) WASHER BOX, (2) BAR SINKS AND (1) BATH TUB. RELOCATE EXISTING WATER HEATER.
	13-2900	07/05/2013		20,000		58 SQS. TEAR OFF EXISTING METAL ROOF. INSTALL HT SECONDARY WATERPROOFING BARRIER. INSTALL 3 X 3 26 G GALVALUME EAVES DRIP. INSTALL 5-V CRIMP 26 G GALVALUME ROOF.
	14-1247	03/31/2014		66,000		RENOVATE EXISTING SWIMMING POOL. ADDING SPA & POOL TO EXISTING SHELL AS TO PLANS. ADDING ALL NEW POOL & SPA EQUIPMENT.
	14-1248	03/31/2014		2,200		BOND POOL & EQUIPMENT EQUAL POTENTIAL BONDING GRD. HOOK UP EQUIPMENT & IN-GROUND POOL PANEL
	14-2208	05/28/2014		55,000		APPROX +/- WEST FENCE TO REMAIN BUT BE RAISED TO 6' HEIGHT EAST FENCE APPROX. +/- 135' TO BE REMOVED & REPLACED W/NEW 6' HEIGHT WITH A COMBINATION OF CONCRETE + TWO GATES 12' ALUMINUM FENCING.
	14-2485	05/29/2014		82,000		HARDSCAPE: DEMO EXISTING DRIVEWAY, NEW CONCRETE DRIVEWAY AND SLAB; CAP ON SEAWALL; REPOSITIONING OF OUTDOOR GAZEBO ROOF WITH NEW COLUMNS; CONCRETE BUILT-IN BENCH; PRIVACY WALL BETWEEN POOL AND FENCE.
	13-2486	05/28/2014		54,250		REVISION: SEPERATE POOL ELECTRICAL PERMIT. INSTALL PANEL @ TIKI BAR
	B941868	06/01/1994	10/01/1994	4,500		TILE FLOOR
	M942564	08/01/1994	10/01/1994	6,800		.5 TON & 2.3 TON AC
	A950853	03/01/1995	11/01/1995	4,000		ALUMINUM FENCE
	B950874	03/01/1995	11/01/1995	12,000		SWIMMING POOL

B951650	05/01/1995	11/01/1995	23,000	ADDITION
E951752	05/01/1995	11/01/1995	1,000	BURGLER ALARM
E952267	07/01/1995	11/01/1995	2,500	NEW ELECTRICAL
M952292	07/01/1995	11/01/1995	465	INSTALL 3 AC DROPS
B952429	07/01/1995	11/01/1995	4,000	RMVE PCH GRIL/REP BRK WK
B952948	09/01/1995	11/01/1995	4,000	ROOF W/ASPHALT SHINGLES
B953996	11/01/1995	11/01/1995	6,000	GAZEBO
9600697	02/01/1996	08/01/1996	7,865	AWNINGS
9900575	02/17/1999	08/09/1999	7,800	ADDITION OF TK2

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
2013	433,063	54,003	288,685	775,751	775,751	0	775,751
2012	462,438	54,741	222,066	739,245	739,245	0	739,245
2011	462,438	55,381	222,066	739,885	739,885	0	739,885
2010	466,424	56,119	222,066	744,609	744,609	0	744,609
2009	518,986	56,821	333,098	908,905	908,905	0	908,905
2008	488,638	57,497	680,400	1,226,535	1,226,535	0	1,226,535
2007	481,634	50,719	1,063,125	1,595,478	1,595,478	0	1,595,478
2006	669,509	50,134	992,250	1,711,893	1,711,893	0	1,711,893
2005	723,069	50,818	708,750	1,482,637	1,482,637	0	1,482,637
2004	487,201	51,830	510,300	1,049,331	1,049,331	0	1,049,331
2003	441,990	53,572	425,250	920,812	920,812	0	920,812
2002	470,195	55,405	283,500	809,100	809,100	0	809,100
2001	401,560	57,261	215,460	674,281	674,281	0	674,281
2000	401,560	49,165	173,644	624,369	624,369	0	624,369
1999	343,620	46,682	173,644	563,946	563,946	0	563,946
1998	309,258	43,330	173,644	526,232	526,232	0	526,232
1997	266,306	38,361	145,294	449,960	449,960	0	449,960
1996	211,326	31,299	145,294	387,919	387,919	0	387,919
1995	177,142	13,226	145,294	335,662	335,662	0	335,662
1994	150,359	12,170	145,294	307,823	307,823	25,500	282,323
1993	150,359	12,553	145,294	308,206	308,206	25,500	282,706
1992	150,359	12,934	145,294	308,587	308,587	25,500	283,087
1991	150,359	13,277	145,294	308,930	308,930	25,500	283,430
1990	150,359	13,659	145,294	309,312	309,312	25,500	283,812
1989	136,690	12,822	141,750	291,262	291,262	25,500	265,762
1988	79,195	8,129	127,575	214,899	214,899	25,000	189,899
1987	72,399	6,236	85,135	163,770	163,770	25,000	138,770
1986	72,770	6,389	85,135	164,294	164,294	25,000	139,294
1985	70,044	6,632	73,427	150,103	150,103	25,000	125,103
1984	70,053	6,877	73,427	150,357	150,357	25,000	125,357
1983	70,053	7,118	73,427	150,598	150,598	25,000	125,598

1982	71,323	7,270	73,427	152,020	152,020	25,000	127,020
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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
4/11/2012	2564 / 1637	950,000	WD	01
4/15/2004	1995 / 0163	1,700,000	WD	Q
4/1/1995	1349 / 1611	400,000	WD	Q

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