

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members
Through: Thaddeus L. Cohen, Planning Director
From: Melissa Paul-Leto, Planner Analyst
Meeting Date: May 19, 2016
Agenda Item: **Variance – 1441 Thompson Street (RE # 00042420-000000; AK # 1043061)** – A request for variances to expand existing front, rear and street side setbacks in order to construct a one story addition, on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395,122-238(6) A.1., 122-238(6) A.3, 122-238(6) A.4 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is seeking variances to expand the existing front, rear and street side setbacks in order to construct a one story addition.
Applicant: Meridian Engineering LLC
Owner: Terry Sullivan
Location: 1441 Thompson Street (RE # 00042420-000000; AK # 1043061)
Zoning: Single Family (SF) Zoning District



Background and Request:

The two story residential structure has an existing nonconforming front and rear setback. The one story addition will expand upon the front and rear setback non-conformity as well as encroach onto the street side setback by 6 feet 2 inches.

Relevant SF Zoning District Dimensional Requirements: Code Section 122-238				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	6,000 SF	5,142 square feet	5,142 square feet	No change Existing Non-conformity
Maximum density	8 dwelling units per acre	1 du / .22ac= 4.5	1 du / .22ac= 4.5	No change In compliance
Maximum height	25 feet + 5 feet non-habitable	27 feet 2 inches	27 feet 2 inches	No change In compliance
Minimum front setback	30 feet	17 feet 9 3/4 inches	17 feet 9 3/4 inches	(The addition creates an expansion on the existing Non-conformity) Variance Requested – 20 feet 2 1/4 inches
Minimum street side setback	10 feet	18 feet 10 inches	3 feet 10 inches	Variance Requested – 6 feet 2 inches
Minimum side setback	5 feet	25 feet 2 inches	25 feet 2 inches	No change In compliance
Minimum Rear setback	25 feet	3 feet 7 1/4 inch	5 feet 1 1/4 inch	Variance Requested – 18 feet 10 3/4 inches
Maximum building coverage	35%	21% (1,080 sf)	28% (1,480 sf)	In compliance
Maximum impervious surface	60%	29% (1,536 sf)	42% (2,162 sf)	In compliance
Minimum Open Space	35%	54% (1,936 sf)	36% (1,862 sf)	In compliance

Process:

Planning Board Meeting:

May 19, 2016

Planning Board Meeting:

April 21, 2016

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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

The land, structures and buildings involved are located on the property within the SF Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, any and all the existing nonconformities were established prior to the current LDRs. The direction of the front and rear setbacks are such that it is difficult to construct a single family home without encroaching into the setbacks. However, many other land, structures and buildings within the SF Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

NOT IN COMPLIANCE.

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

Currently, the street side setback is conforming. The applicant is choosing to construct a one story addition that will decrease the property's street side setback.

NOT IN COMPLIANCE.

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

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, expanding the front and rear setbacks as well as decreasing the street side setback requirements in order to construct the one story addition would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

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

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

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

It does not appear that the requested variance will trigger any public facility or utility service capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variance requested.

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

The Planning Department has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **DENIED**.

1441 Thompson Street, Key West, Florida 33040
SITE VISIT – MARCH 31, 2016



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SITE VISIT – MARCH 31, 2016





Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

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

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

PROPERTY DESCRIPTION:

Site Address: 1441 Thompson

Zoning District: 4SF Real Estate (RE) #: 00042420-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Meridian Engineering LLC c/o Rick Milelli

Mailing Address: 201 Front St. Ste 203

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-481-0400 Office: 305-293-3263 Fax: _____

Email: rmilelli@meflkeys.com

PROPERTY OWNER: (if different than above)

Name: Terry Sullivan

Mailing Address: 1104 Sath St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-1723 Office: _____ Fax: _____

Email: tsrmkw@aol.com

Description of Proposed Construction, Development, and Use:

Addition to existing single family residence (263 SF)

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

FRONT/REAR AND STREET SIDE SETBACKS

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	#SF			
Flood Zone	AE7			
Size of Site	5,142			
Height				
Front Setback	30'	17'-9 3/4"	17'-9 3/4"	YES
Side Setback	5'	25'-2"	NO CHANGE	NO
Side Setback	-			
Street Side Setback	10'	18'-10"	*3'-10" (TO EAVE)	YES
Rear Setback	25'	3'-7 1/4"	3'-7 1/4"	YES
F.A.R	1.0	1,157 SF (0.22)	1,532 (0.29)	NO
Building Coverage	50%	1080 SF 21%	1480 SF 28%	NO
Impervious Surface	60%	1536 SF 29%	2,162 42%	NO
Parking				
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35%	1936 SF 54%	2298 SF 44%	NO
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

* NOTE 3'-10" TO DRIP EDGE OF EAVE 5'-10" TO BUILDING EXTERIOR WALL

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

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

Standards for Considering Variances

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

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

Parcel is located in SF District on a corner lot. Front and rear setbacks result in a buildable area 3'-7"± wide.

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

Conditions are not created applicant. Conditions created by parcel location and zoning district.

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

Special privileges are not conferred.

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

The front and rear setback pose a hardship.

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

A minimum variance is requested.

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

Not injurious to public welfare.

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

Existing nonconformities are not considered as basis for approval.

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

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

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

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

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Richard J. Milelli, 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:

1441 Thompson Street

Street address of subject property

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



Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 20, 2016 date

Richard J. Milelli
Name of Authorized Representative

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



Notary's Signature and Seal



Jo Bennett

Name of Acknowledger typed, printed or stamped

FF 222256

Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Terry Sullivan authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard J. Milelli
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 7-16-16
Date

by Terry Michael Sullivan
Name of Owner

He/She is personally known to me or has presented FLDH
S 415813592890 as identification.

[Signature]
Notary's Signature and Seal

MARION H. CASAS
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Deed

TAX STATEMENTS

06/03/2015 3:55PM
DEED DOC STAMP CL: Krys \$2,660.70

After Recording Mail To:
Terry Sullivan, et al
1104 South Street
Key West, Florida 33040

Doc# 2031785
Bk# 2744 Pg# 224

This Instrument was Prepared By:
Todd Faber, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Order No. 9735041
Reference No. 9693207

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

This warranty deed, made the 20 day of MAY, 2015, by **U.S. Bank, National Association, as Trustee for the Holders of the Banc of America Funding 2007-A Trust**, whose mailing address is 8950 Cypress Waters Boulevard, Coppell, Texas 75019, hereinafter called the Grantor, to **Terry Sullivan, a single man, and Robert Miller, a single man, as joint tenants with right of survivorship**, whose mailing address is 1104 South Street, Key West, Florida 33040, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of THREE HUNDRED EIGHTY THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$380,100.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee all that certain land, situate in Monroe County, State of Florida, viz:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D., 1829 AS PART OF TRACT 20, BUT NOW BETTER KNOWN AS LOT 7, IN SQUARE 2 OF SAID TRACT 20, ACCORDING TO DIAGRAM OF TRACT 20 MONROE INVESTMENT CO. AS RECORDED IN PLAT BOOK 1, PAGE 41, MONROE COUNTY, FLORIDA, PUBLIC RECORDS.

Assessor's Parcel Number: 1043061
MORE commonly known as: 1441 Thompson Street, Key West, Florida 33040

Prior Recorded Doc. Ref.: Deed: Recorded March 23, 2015; Doc. No. 2020872

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

And the Grantor does hereby specially warrant the title to said land, and will defend the same against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

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

 SULLIVAN
50122854

FL

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING



In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

When the context requires, singular nouns and pronouns include the plural.

U.S. Bank, National Association, as Trustee for the Holders of the Banc of America Funding 2007-A Trust:

BY: [Signature]
Signature
By: Nationstar Mortgage, LLC, as Attorney in Fact
Jerry Mills
Assistant Secretary
Printed Name & Title

Signed, sealed and delivered in the presence of:

(CORPORATE SEAL)

Witness Signature: [Signature]
Witness Name (Print): Karen Kargoll

Witness Signature: [Signature]
Witness Name (Print): Maureen R Hanson

STATE OF CO
COUNTY OF Arapahoe ^{ss}

The foregoing instrument was acknowledged before me this 20 day of MAY, 20 15, by Jerry Mills (name of officer or agent) as Assistant Secretary (title of officer or agent) of **Nationstar Mortgage, LLC, as Attorney in Fact for U.S. Bank, National Association, as Trustee for the Holders of the Banc of America Funding 2007-A Trust** (name of corporation acknowledging), a LLC (state or place of incorporation) Limited Liability Company, on behalf of the Limited Liability Company. He/She is personally known to me or has produced N/A (type of identification) as identification.

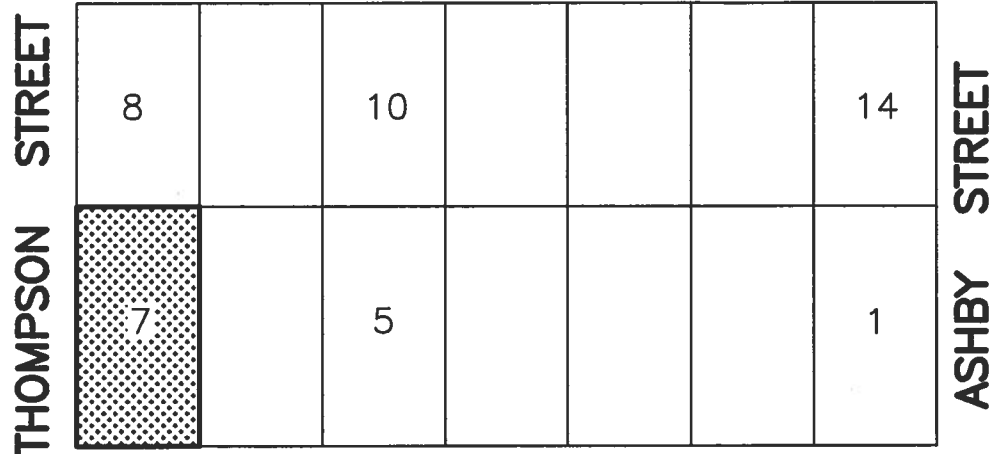
NOTARY STAMP/SEAL

KAREN KARGOLL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022655
MY COMMISSION EXPIRES JUNE 5, 2018

[Signature]
NOTARY PUBLIC
Karen Kargoll
PRINTED NAME OF NOTARY PUBLIC
My Commission Expires: 6-5-18

Survey

VON PHISTER STREET



FLAGLER STREET

LOCATION MAP

Lot 7, Square 2 of Tract 20
 "MONROE INVESTMENT COMPANY"
 (PB. 1, PG. 41)
 City of Key West

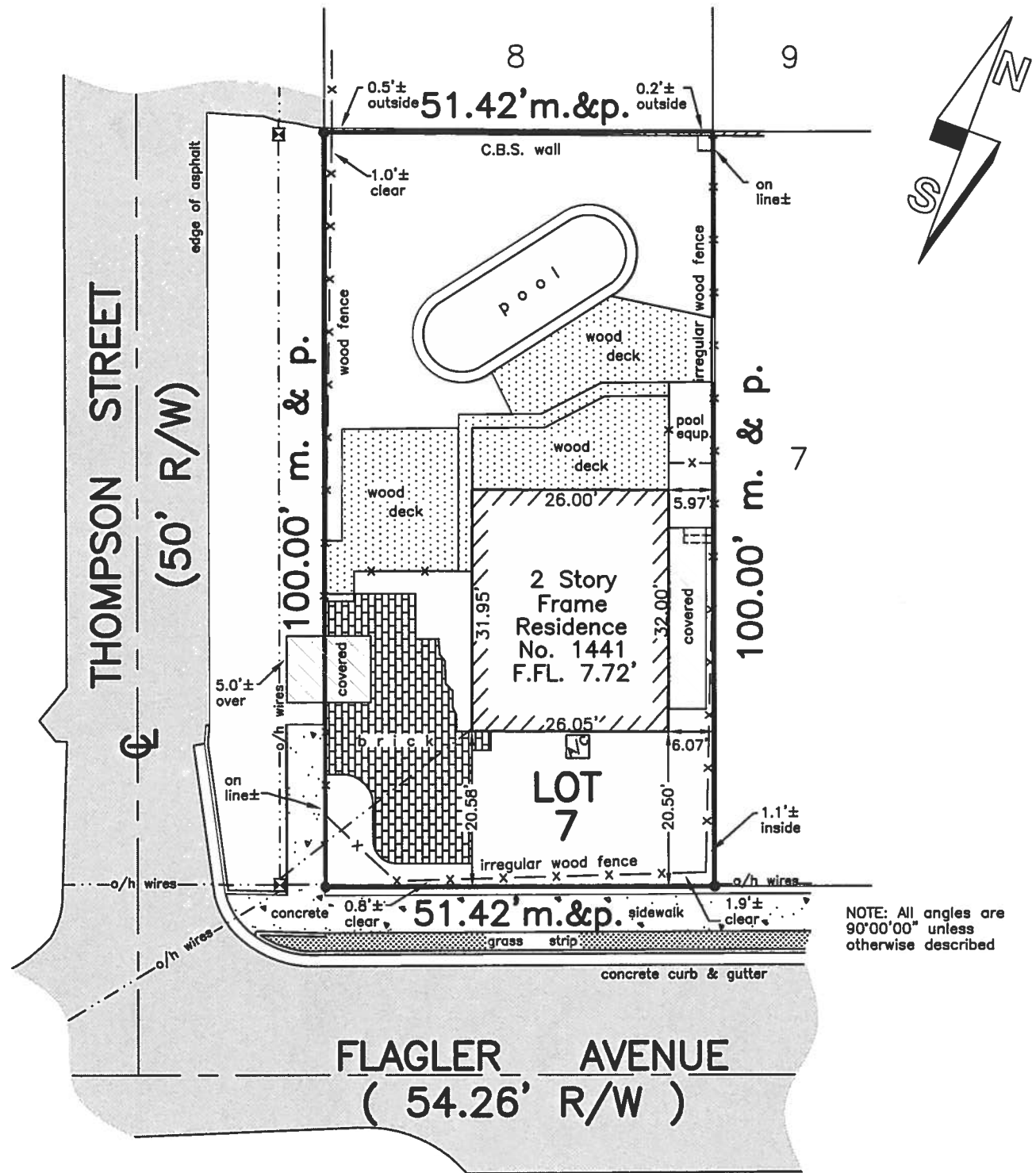
SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R/W Flagler Avenue
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: D-121 Elevation: 4.23'
 Title search has not been performed on
 said or surrounding properties.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊕ = Fd. 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

Field Work performed on: 7/23/15



LEGAL DESCRIPTION:

On the Island of Key West and known on William A. Whitehead's map delineated in February A.D. 1829, as part of Tract 20 but now better known as Lot 7, in Square 2, of said Tract 20 according to the diagram of Tract 20, Monroe Investment Company, as recorded in Plat Book 1 page 41 of the Public Records of Monroe County, Florida

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
⊕	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FPK	Found Nail & Disc	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

⊕	Concrete Utility Pole	☀	Street Light
⊕	Fire Hydrant	⊕	Wood Utility Pole
⊕	Sanitary Sewer Clean Out	⊕	Water Meter

CERTIFICATION:

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

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Terry Sullivan
 1441 Thompson Street, Key West, Fl. 33040

BOUNDARY SURVEY

Scale 1" = 20'	Ref. 219-46	Flood Panel No. 1516 K	Dwg. No. 15-343A
Date: 8/6/15	File	Flood Zone AE	Dwn. By F.H.H.
		Flood Elev. 7'	

REVISIONS AND/OR ADDITIONS

fred\drawings\keywest\block182\1441thompson

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

Site Plans

SITE DATA

SITE ADDRESS: 1441 THOMPSON STREET KEY WEST, FL 33040
 RE: 00042420-000000
 ZONING: SF (SINGLE FAMILY)
 FLOOD ZONE: AE7
 F.I.R.M.-COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 6-68-25
 LEGAL DESCRIPTION: KW MONROE INVESTMENT CO SUB PB1-41 LT 7 SQR 2 TR 20 G36-390/91
 SETBACKS: FRONT 30 FT; SIDE 5 FT; STREET SIDE 15 FT REAR 25FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB
 FEMA FLOOD DESIGN PER ASCE 24-05

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec. gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

INDEX OF DRAWINGS

SHEET CS-1 - PROPOSED SITE PLAN
 SHEET S-1 - DECK PLAN

GENERAL NOTES

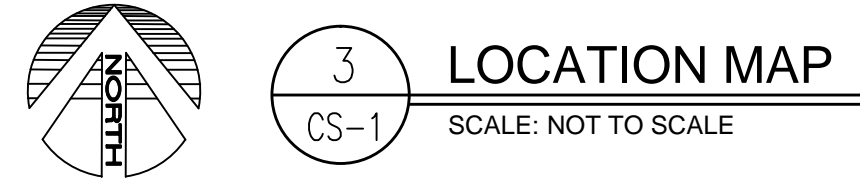
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
○ ELEVATION MARK	CONCRETE	& AND
⬡ WALL TYPE SYMBOL	COMPACTED EARTH FILL	AT
⬢ WINDOW TYPE SYMBOL	STUCCO OR GYPSUM WALL BOARD	APPROX. APPROXIMATE(LY)
⬤ DOOR NUMBER SYMBOL	CONCRETE MASONRY UNIT	FT. FOOT/FEET
115 GARAGE ROOM NAME AND NUMBER	BRICK	F.F.L. FINISH FLOOR LEVEL
○ DETAIL OR SECTION AREA	BATT INSULATION	IN. INCH
○ DETAIL OR SECTION NUMBER	RIDGE INSULATION	MAX. MAXIMUM
○ SHEET# WHERE DETAIL IS SHOWN	SAND	MIN. MINIMUM
○ DETAIL OR SECTION NUMBER	GRAVEL	# NUMBER
○ SHEET# WHERE DETAIL IS SHOWN	CONTINUOUS WOOD FRAMING	O.C. ON CENTER
○ SHEET# WHERE DETAIL IS TAKEN	WOOD BLOCKING	LB. POUND
	PLYWOOD	PSI POUND PER SQUARE INCH
	FINISH WOOD	PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

RESIDENTIAL RENOVATION

1441 THOMPSON STREET
 KEY WEST, FLORIDA 33040



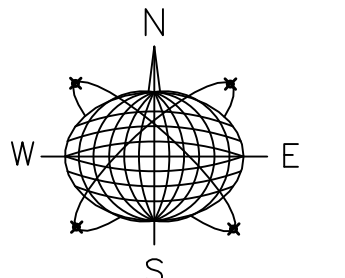
PROJECT DATA				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00028690-000000			
SETBACKS:				
FRONT	17'-9 3/4"	17'-9 3/4"	30'	YES
STREET SIDE	3'-10"	18'-10"	10'	YES
SIDE	NO CHANGE	25'-2"	5'	NONE
REAR	5'-1 1/4" TO PROPOSED ADDITION	3'-7 1/4"	25'	YES
LOT SIZE	NO CHANGE	5,142 SQ. FT.	4000 SQ.FT.	NONE
BUILDING COVERAGE	1,480 SQ.FT. 28%	1,080 SQ. FT. 21%	50% MAX	NONE
FLOOR AREA	1,532 SQ.FT. .29	1,157 SQ. FT. 0.22	1.0	NONE
BUILDING HEIGHT	NO CHANGE	27'-2"	30' MAX	NONE
IMPERVIOUS AREA	2,162 SQ.FT. 42%	1,536 SQ. FT. 29%	60% MAX	NONE
OPEN SPACE	1,862 SQ.FT. 36%	1,936 SQ. FT. 54%	35% MIN	NONE

SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....5,142 SQ. FT.
 NEW IMPERVIOUS COVERAGE:
 BUILDING AREA, STAIRS, PORCHES
626 SF
 CUBIC FT. REQUIRED = 52 CF

CUBIC FT. PROVIDED.....53 CF

1.56 CU. FT./FT.
 34 LINEAR FEET = 53 CF



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE ENGINEER
 RICHARD J. MILELLI
 PE #58315

General Notes:

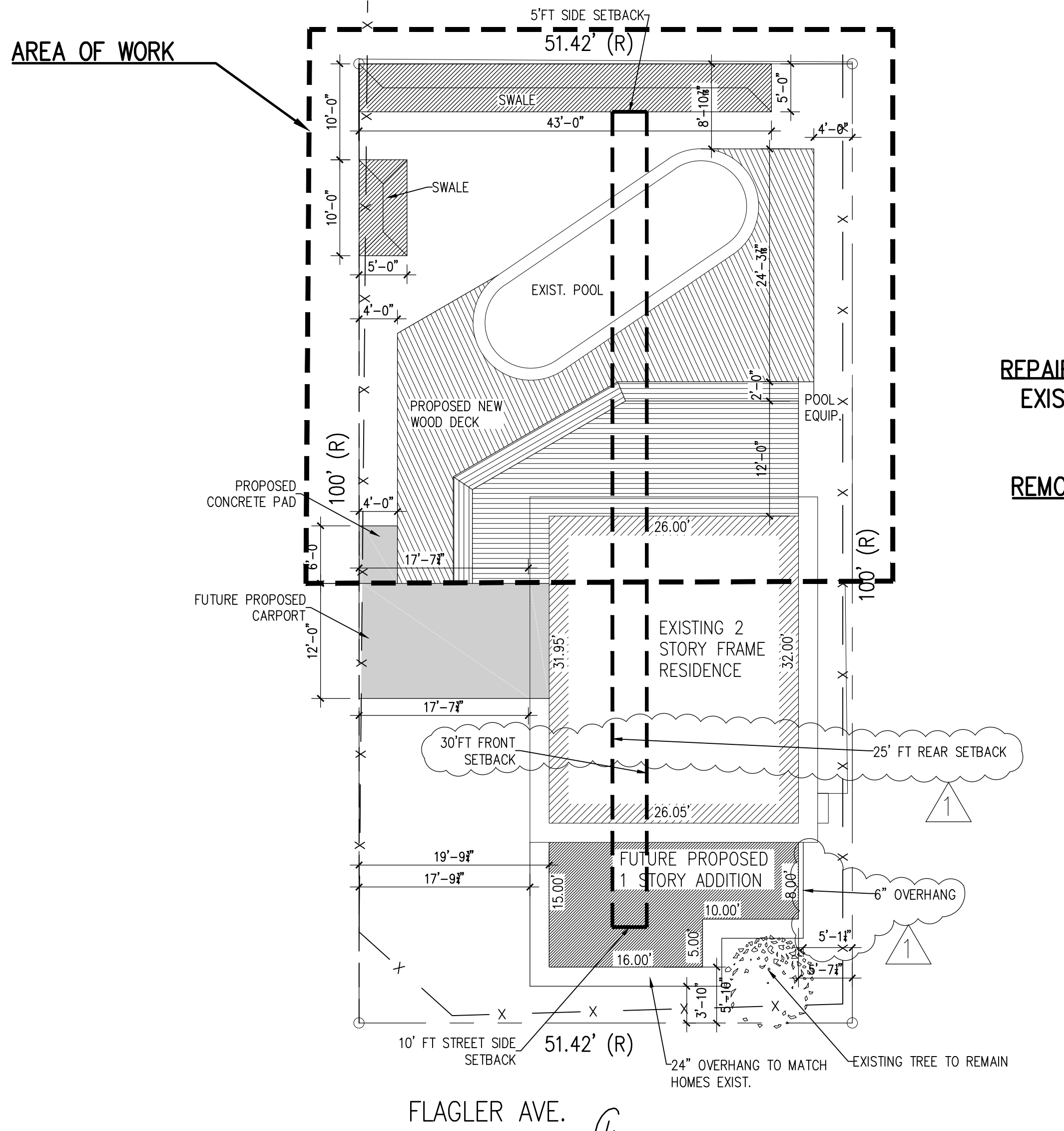
RESIDENTIAL ADDITION
 1441 THOMPSON STREET
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No. 16-007
 Scale: AS NOTED
 AutoCad File No.

Revisions:
 1. X-WBD REVISION 5/17/16

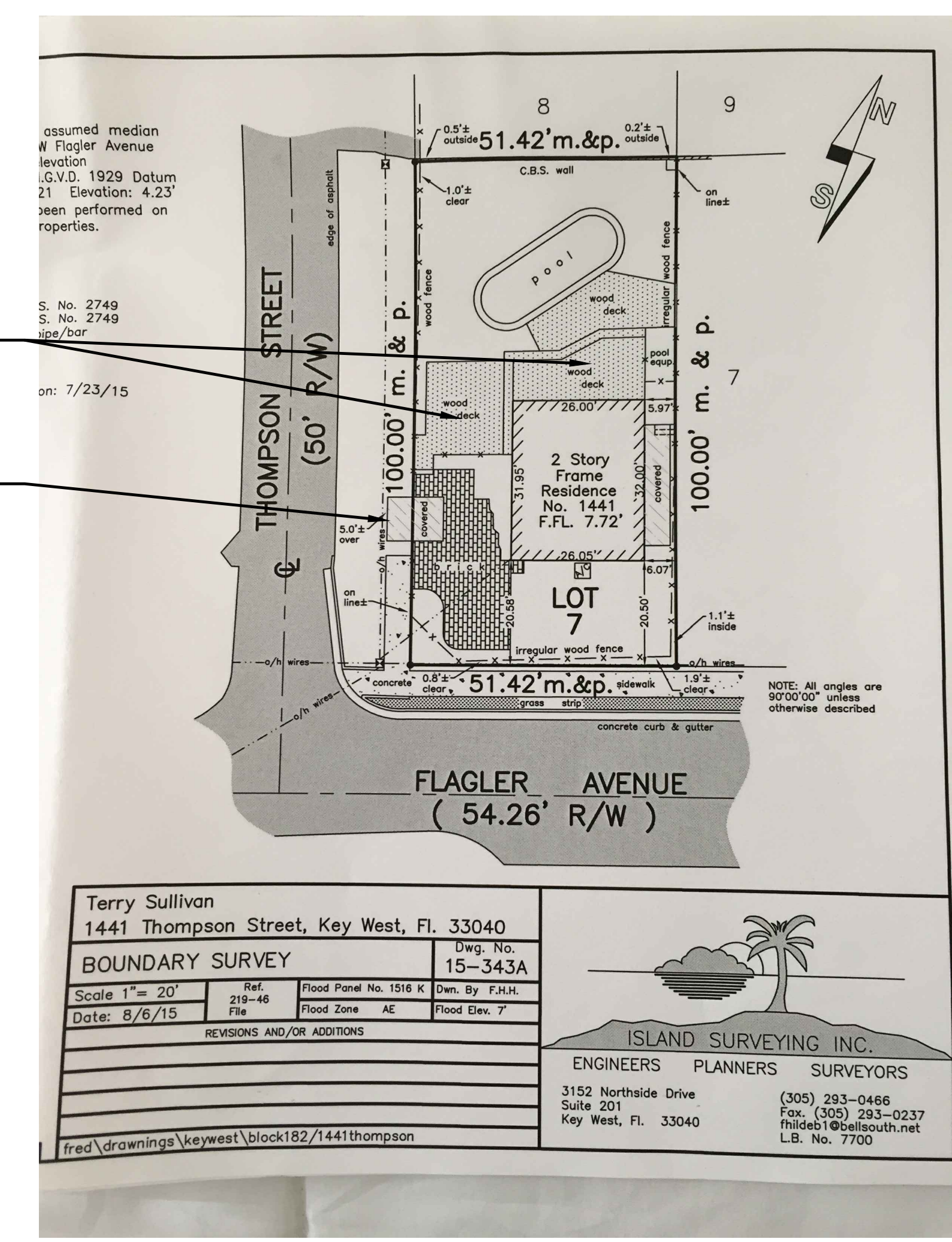
Title:
 COVER SHEET
 AND SITE PLANS

Sheet Number:
CS-1
 Date: APRIL 4, 2016



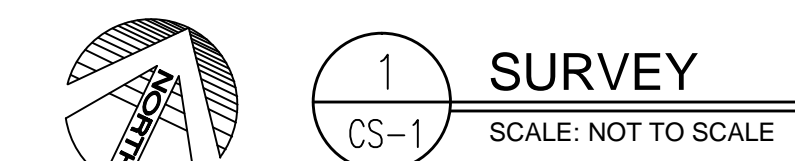
REPAIR/REPLACE
 EXISTING WOOD
 DECK

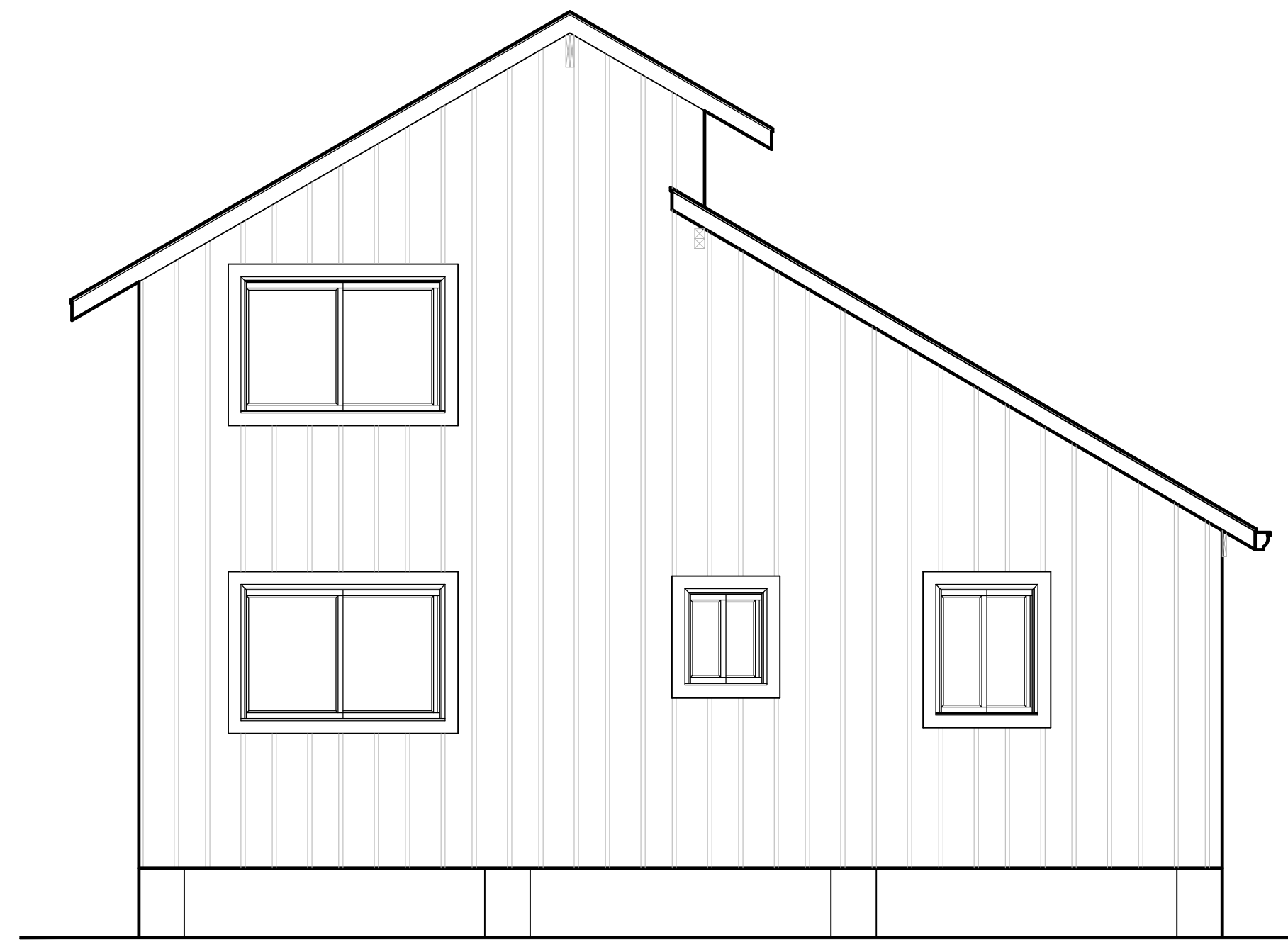
 REMOVED EXIST.
 COVERED
 ENTRANCE



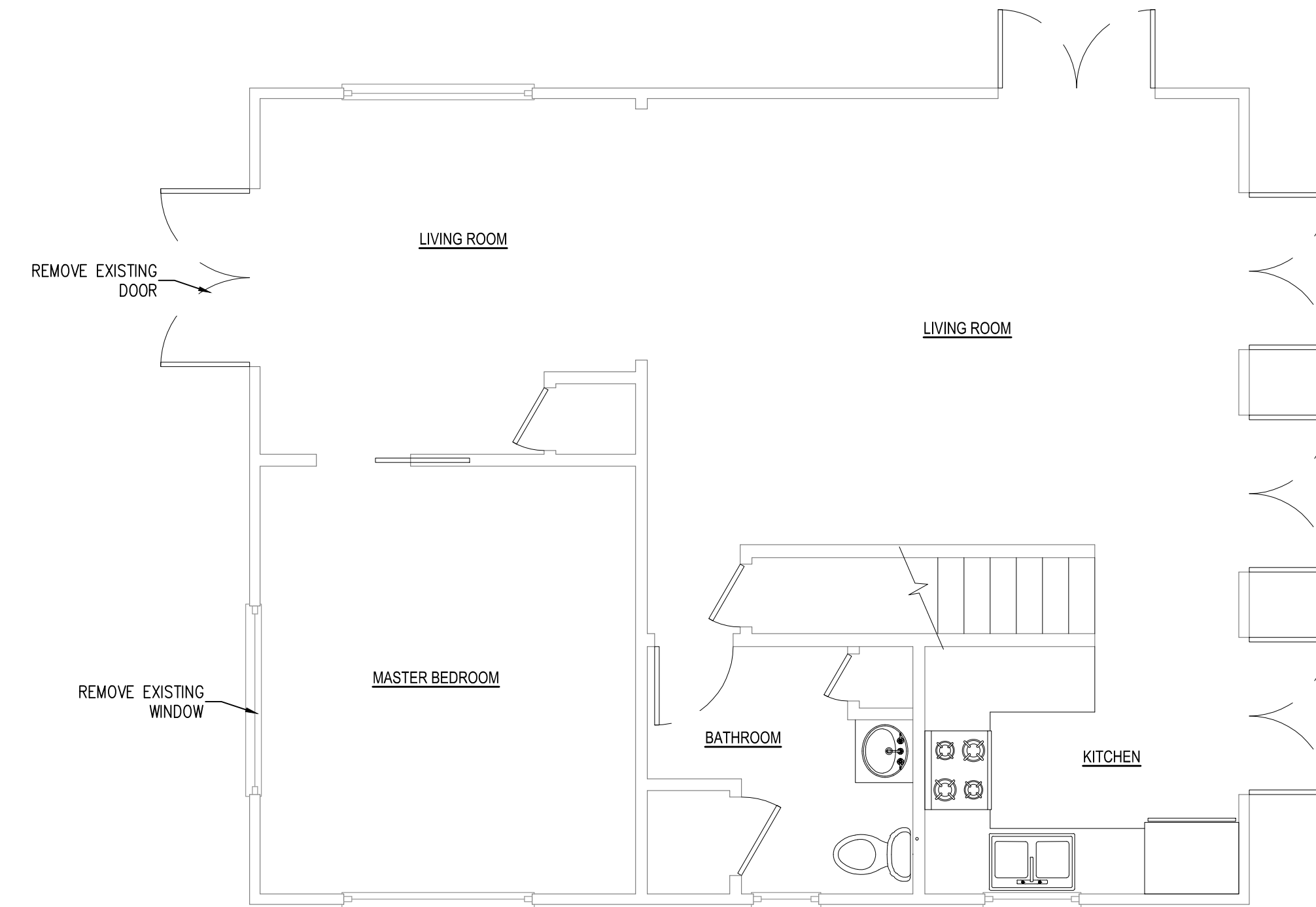
Terry Sullivan
 1441 Thompson Street, Key West, Fl. 33040
 BOUNDARY SURVEY
 Dwg. No. 15-343A
 Scale 1" = 20'
 Date: 8/6/15
 REVISIONS AND/OR ADDITIONS

ISLAND SURVEYING, INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax: (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

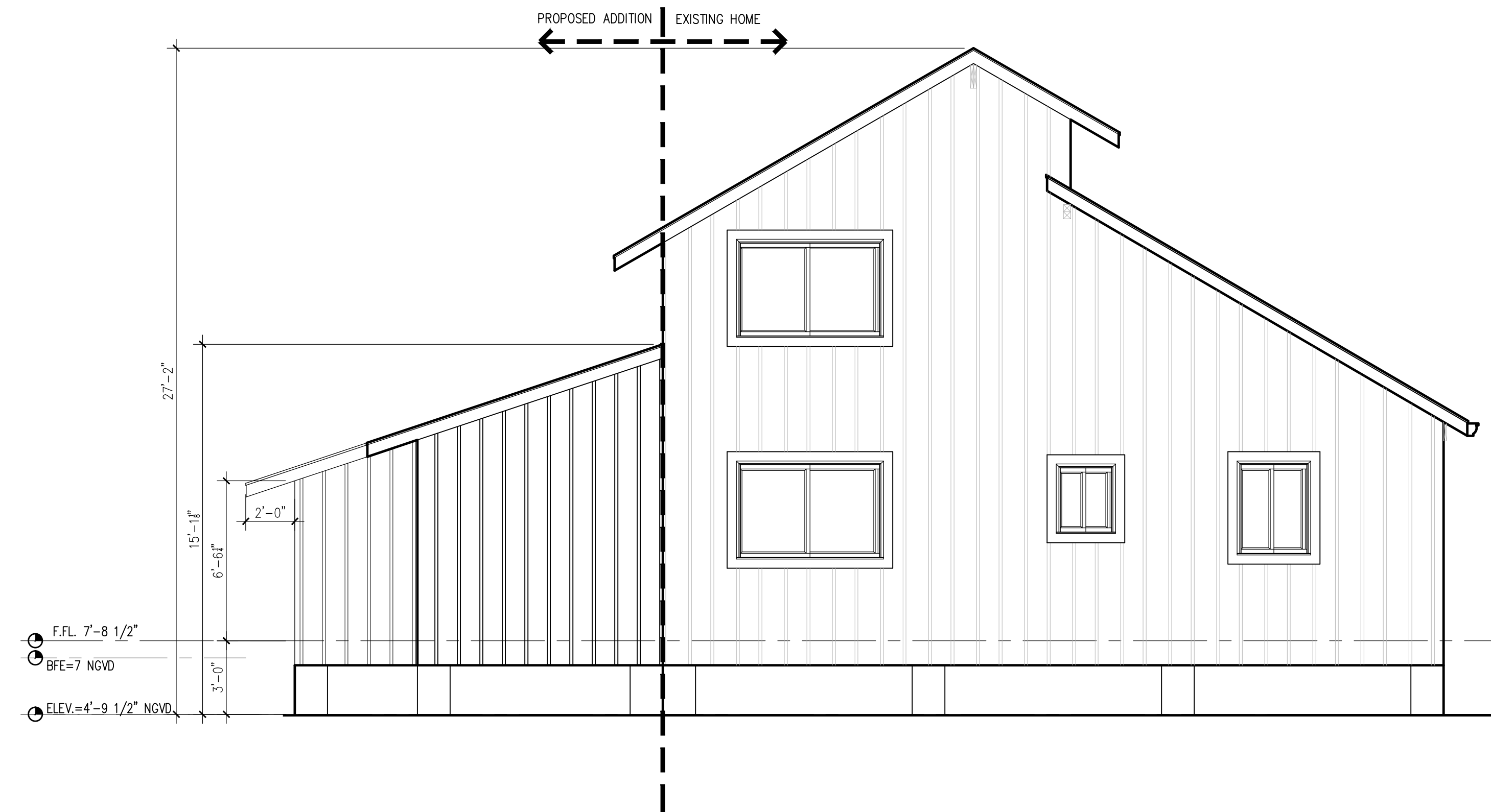




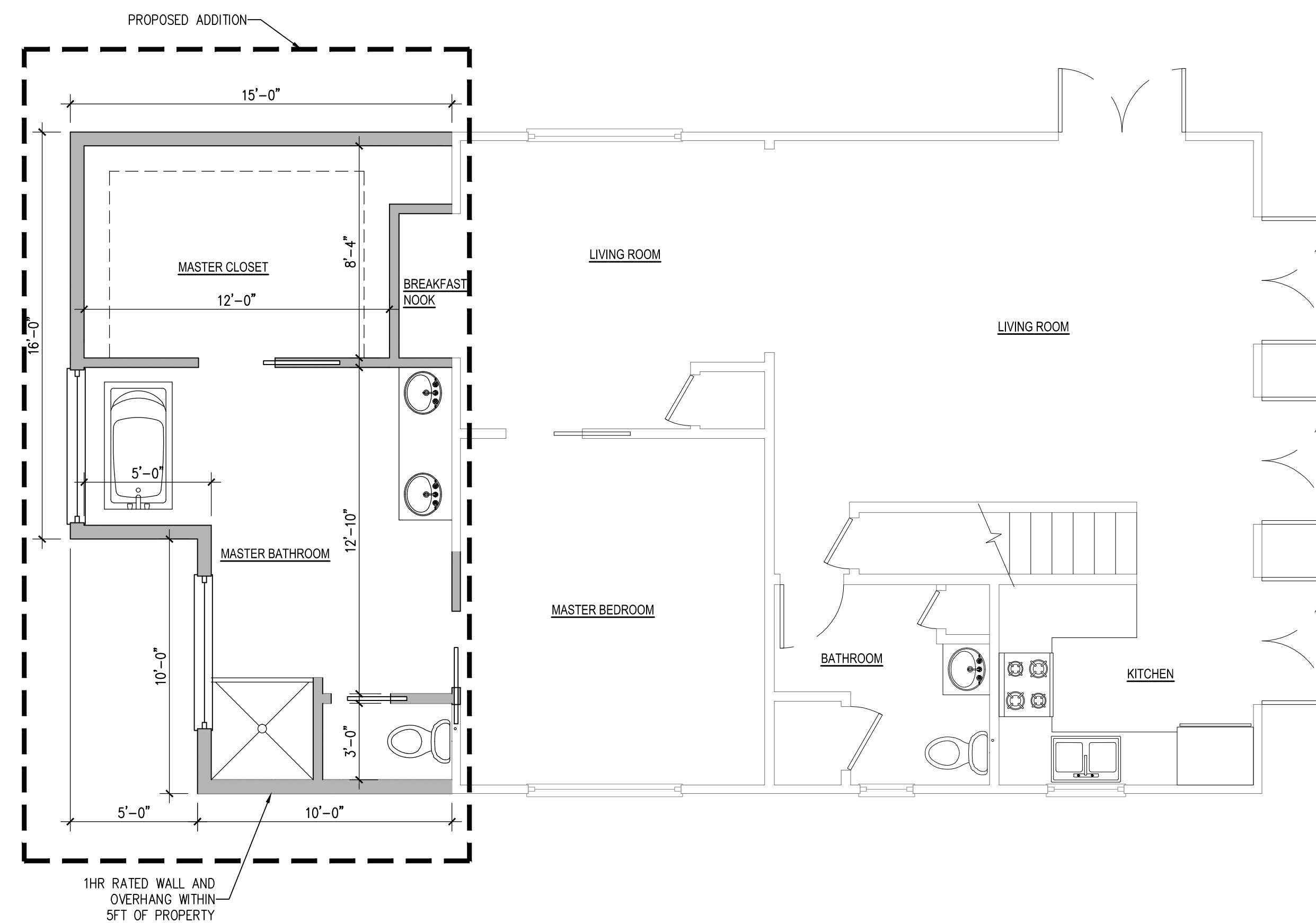
4 EXISTING REAR ELEVATION
A-1 SCALE: 1/4" = 1'-0"



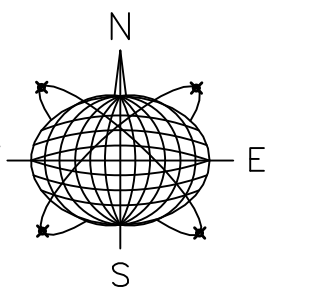
3 EXISTING FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ADDITION
A-1 SCALE: 1/4" = 1'-0"



1 PROPOSED MASTER BATHROOM ADDITION
A-1 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL ADDITION
1441 THOMPSON STREET
KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No. 16-007	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
EXISTING/PROPOSED
FLOOR PLAN

Sheet Number:
A-1
Date: APRIL 4, 2016

Additional Information

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Terry Sullivan		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1441 Thompson Street		Company NAIC Number:
City Key West	State FL	ZIP Code 33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) KW Monroe Investment Co., PB 1-41, Parcel No. 000042420-000000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24 33'11.9N</u> Long. <u>81 47'59.2W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>n/a</u> sq ft	a) Square footage of attached garage <u>n/a</u> sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>n/a</u>	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>n/a</u>	
c) Total net area of flood openings in A8.b <u>n/a</u> sq in	c) Total net area of flood openings in A9.b <u>n/a</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe		B3. State Florida	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: Bayou Vertical Datum: NGVD 1929
 Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

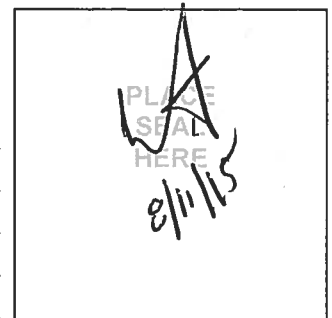
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>7.72</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>16.5</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>n/a</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>5.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.8</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>5.1</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>4.9</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
 Check here if attachments.

Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749
Title P.E., P.L.S.	Company Name Island Surveying, Inc.
Address 3152 Northside Drive	City Key West State FL ZIP Code 33040
Signature	Date 8/6/15 Telephone 305-293-0466



Building Photographs

See Instructions for Item A6.

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

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1441 Thompson Street

Policy Number:

City Key West

State FI

ZIP Code 33040

Company NAIC Number:

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



Front View (8/7/15)



Rear View (8/7/15)

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1043061 Parcel ID: 00042420-000000

Ownership Details

Mailing Address:
 SULLIVAN TERRY
 1104 SOUTH ST
 KEY WEST, FL 33040-4808

All Owners:
 MILLER ROBERT R/S, SULLIVAN TERRY

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1441 THOMPSON ST KEY WEST

Subdivision: Monroe Investment Co

Legal Description: KW MONROE INVESTMENT CO SUB PB1-41 LT 7 SQR 2 TR 20 G36-390/91 OR489-345/46 OR583-47 OR588-881 OR894-970 OR1531-728/29 OR1569-1031F/J OR1633-256/57 OR1761-1331/32 OR1835-2387/90PET OR1835-2391ORD OR1837-2392/2405WILL OR1835-2406/07OATH OR1835-2408/2409OATH OR1895-1142 OR2063-741 OR2532-606/08 OR2730-1951/54C/T OR2744-224/25

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	51	100	5,141.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1170
 Year Built: 1984

Building 1 Details

Building Type R1
 Effective Age 18
 Year Built 1984
 Functional Obs 0

Condition G
 Perimeter 232
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 24
 Grnd Floor Area 1,170

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

Roof Type GABLE/HIP

Heat 1 FCD/AIR DUCTED

Heat Src 1 ELECTRIC

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

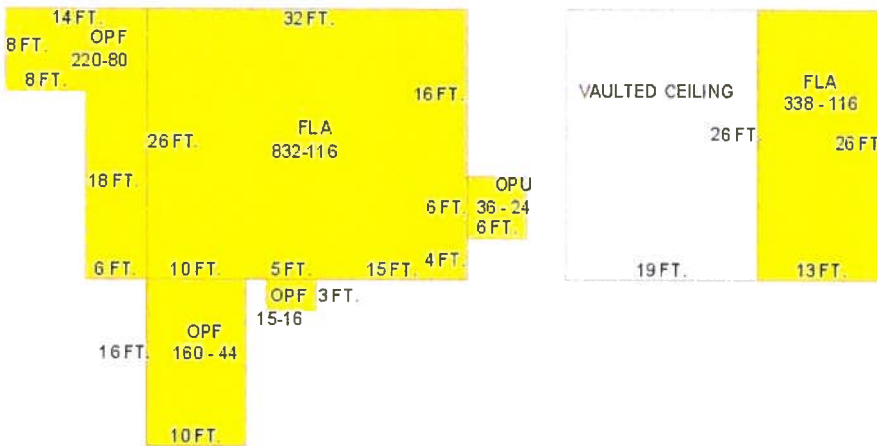
Foundation WD CONC PADS

Bedrooms 3

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 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 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	2:B & B	1	1984	N	Y	0.00	0.00	832
2	OPF		1	1984			0.00	0.00	220
3	FLA	2:B & B	1	1984	N	Y	0.00	0.00	338
4	OPF		1	1984			0.00	0.00	15
5	OPF		1	1994			0.00	0.00	160
6	OPU		1	1994					36

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	400 SF	100	4	1981	1982	5	30
2	PO4:RES POOL	450 SF	0	0	1983	1984	3	50
3	WD2:WOOD DECK	500 SF	0	0	1983	1984	2	40
4	PT2:BRICK PATIO	945 SF	0	0	1988	1989	2	50
5	FN2:FENCES	302 SF	0	0	1988	1989	2	30
6	PT3:PATIO	90 SF	0	0	1983	1984	2	50
7	TK2:TIKI	64 SF	8	8	2003	2004	2	40
8	PT2:BRICK PATIO	120 SF	8	15	2003	2004	2	50
9	FN2:FENCES	174 SF	29	6	2006	2007	2	30

Appraiser Notes

2007/08/27 AT REQUEST OF PO, REAPPRAISAL OF PARCEL CONFIRMED 2ND STORY HAS VAULTED CEILING. FLA & SKETCH ADJUSTED.DKRAUSE

2005-04-01 BEING OFFERED FOR \$1,350,000. 3/2 WITH A POOL-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-2514	06/30/2015		7,000		REPLACE 8 JALOUSIE WINDOWS W/NEW ALUMINUM GLIDERS. SEE ATTACHED FOR ALL SPECS. 4- UPSTAIRS WINDOWS IN BEDROOMS 2 EACH. 4- LOUVER WINDOWS TO BE REPLACED 1 KITCHEN 1 BATH 1 BED 1 DINE.
15-2701	07/08/2015	08/05/2015	13,290	Residential	INSTALL 1200 SF 12 SF OF 26 G CORRUGATED METAL ROOFING.
1 0103873	11/13/2001	12/20/2001	1,800	Residential	REPAINT HOUSE
1 0100110	01/12/2001	12/20/2001	600	Residential	REPAIR FENCE
03-3313	06/16/2004	11/02/2004	800	Residential	ATF FENCE REPAIR
05-5355	11/29/2005	12/20/2006	1,000	Residential	CONSTRUCT 29' LOUVERED WOODEN FENCE 6' HIGH.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	139,221	25,906	247,103	412,230	301,493	25,000	276,493
2014	143,928	23,749	249,705	417,382	299,100	25,000	274,100
2013	147,439	24,641	201,584	373,664	294,680	25,000	269,680
2012	154,460	25,527	228,873	408,860	289,754	25,000	264,754
2011	154,460	26,426	166,470	347,356	281,315	25,000	256,315

2010	156,215	27,313	93,630	277,158	277,158	25,000	252,158
2009	175,523	28,205	179,457	383,185	383,185	25,000	358,185
2008	166,334	29,096	223,634	419,064	419,064	25,000	394,064
2007	253,833	25,422	257,050	536,305	536,305	25,000	511,305
2006	615,358	25,978	334,165	975,501	809,108	25,000	784,108
2005	501,569	26,923	257,050	785,542	785,542	25,000	760,542
2004	200,046	27,785	215,922	443,753	443,753	0	443,753
2003	215,370	27,118	95,623	338,111	338,111	0	338,111
2002	208,001	27,960	95,623	331,584	311,511	25,000	286,511
2001	195,968	28,382	82,256	306,606	306,606	25,000	281,606
2000	149,906	31,196	55,266	236,368	232,335	25,000	207,335
1999	140,728	30,234	55,266	226,227	226,227	25,000	201,227
1998	129,316	25,735	55,266	210,317	210,317	0	210,317
1997	119,107	24,421	44,984	188,512	188,512	0	188,512
1996	83,715	17,649	44,984	146,348	146,348	0	146,348
1995	83,715	18,165	44,984	146,864	146,864	0	146,864
1994	74,867	16,673	44,984	136,524	136,524	0	136,524
1993	74,867	12,448	44,984	132,299	132,299	0	132,299
1992	74,867	12,780	44,984	132,631	132,631	0	132,631
1991	74,867	13,124	44,984	132,975	132,975	0	132,975
1990	74,867	13,446	38,558	126,872	126,872	0	126,872
1989	68,061	12,546	37,272	117,879	117,879	0	117,879
1988	52,165	9,719	28,276	90,160	90,160	0	90,160
1987	51,498	9,958	18,508	79,964	79,964	0	79,964
1986	51,787	10,186	18,508	80,481	80,481	0	80,481
1985	50,149	10,424	18,615	79,188	79,188	0	79,188
1984	0	651	18,615	19,266	19,266	0	19,266
1983	0	679	18,615	19,294	19,294	0	19,294
1982	0	0	13,052	13,052	13,052	0	13,052

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
5/20/2015	2744 / 224	380,100	WD	12
3/19/2015	2730 / 1951	100	CT	12
7/23/2011	2532 / 606	100	QC	11
12/2/2004	2063 / 741	1,000,000	WD	Q
5/24/2003	1895 / 1142	545,000	WD	Q
5/11/2000	1633 / 0256	360,000	WD	Q
8/4/1998	1531 / 0728	250,000	WD	Q
9/1/1983	894 / 970	30,000	WD	Q