



**Historic Architectural Review Commission
Staff Report for Item 9**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: December 14, 2016

Applicant: Bender and Associates, Architects

Application Number: H16-01-0613

Address: #416 Elizabeth Street

Description of Work

After the fact new rear wood fence and gate. Extend existing fence posts to create a 6 foot tall fence with the top two feet 50% open.

Site Facts

The principal building in the site is a contributing resource to the historic district. The actual owners of the lot used to own the property known as 616 Eaton Street. In July 2013, the Planning Department received a letter requesting the Planning Director's opinion for a boundary adjustment (parcels 3, 4 and 5) from 616 Eaton to 416 Elizabeth properties. The Planning Director stated that the proposed adjustment complies with the LDR's. In August 2013, the Planning Board granted a variance for detached habitable space for a new pool house to be located over portions of the added land on 416 Elizabeth Street. The submitted plans for construction did not depicted or included any fence in the new adjusted boundary. In February 2014, plans were submitted for the construction of a new gulf cart carport for 416 Elizabeth Street. The plans includes notes on the rear of the property an "Existing 6' fence" and "Existing 6' gate" facing a "10" wide private driveway to Eaton Street. Available for Fire Department access".

Code Compliance Department received a complaint that included the construction of a rear and side fence at 416 Elizabeth Street without the benefit of a building permit and variances. On April 27, 2016, the Special Magistrate found that the fence in question was built without the benefit of a building permit. On April 28, HARC staff received Certificate

of Appropriateness No. H16-01-0613 and send the application to the Planning Department for review. On September 28, 2016 the Planning Director determined that the rear fence required a variance as it was in excess of 6'. On November 1st, 2016 the Board of Adjustments approved an appeal of the Planning Director's determination, as that the proposed design does not need a height variance. **As informed by the Legal Department, this report is for the review of the fence in question excluding any issues regarding its height, as the Board of Adjustment determined the no need for a height variance.**

Guidelines Cited on Review

- Fences and walls (pages 41-42), specifically guidelines 1, 5, 6 and 8.

Staff Analysis

The Certificate of Appropriateness in review is for the after the fact approval of an existing solid fence, that according to plans, is 5' tall. Since the fence in question has vertical solid pickets and the finish face does not faces the neighboring lot the applicant is redesigning the fence. The applicant is proposing the removal of the upper one foot in order to reduce the solid lower portion to four feet height. The design adds another foot, making the upper removed foot and the new foot wood louvers to achieve a 6-foot tall fence with its upper two feet 50% open. The design also introduces horizontal wood elements towards the owner's side in order to make both faces of the fence equally looking.

Consistency with Guidelines

It is staff's opinion that the proposal fails to meet guideline 1. Although the fence was originally build to divide the parcels and the actual owners of 416 Elizabeth Street also owned 616 Eaton Street at the time of its construction, adding horizontal elements to the finish side does not make the fence finished towards the neighboring property. The cited guideline states "*Fencing shall be constructed so the finished face is towards the street or neighboring property*". The specific fence that was built is a solid picket fence with the structural support facing the neighboring property, which is not a finished face for a fence. Adding horizontal wood elements towards the face of the fence on Elizabeth Street will not change the fact that a non-finish side is facing the neighboring. Staff is concern of the precedent that this situation may create if approved. For traditional wood pickets fences finish face has always been, at least in my eight years reviewing applications submitted to HARC, the pickets without any structural element affixed to that side. In cases with wood shadow box fences, which are also vertical pickets, the structural component is between the two faces and both faces do not have any horizontal elements exposed.

From: Bert Bender <bbender@benderarchitects.com>
Sent: Saturday, December 10, 2016 1:29 PM
To: Enid Torregrosa; Kelly Perkins; Ronald Ramsingh
Cc: Dana Day; richard@spottswoodlaw.com; Bert Bender
Subject: 416 Elizabeth HARC # H16-01-0613

Enid,

As a point of clarification for HARC # H16-01-0613, the fence at 416 Elizabeth:

Your staff report seems to suggest the fence was built between August of 2013 when the PH variance was granted and February 2014 when the carport application was made. Although you don't say so specifically, the implication is that the absence of the fence on the Pool House plans and the presence of the fence on the carport plans implies that the fence was constructed in the interval between the two submissions. In actual fact, the fence was constructed in late 2012/early 2013, on the 616 Eaton Street property, after Dana and Stan Day purchased 616 Eaton, but before the boundary adjustment was completed and before either the Pool House or the carport applications were made.

It was constructed during our previous ongoing renovations at 416 Elizabeth, but it was constructed entirely on the 616 Eaton Street property. It didn't become a part of the 416 Elizabeth property until Dana and Stan executed the quit claim deed to themselves.

Please include this transmittal with our application.

Thanks,

Bert

Bert L. Bender, Architect

Address: 410 Angela Street, Key West FL 33040

Phone: 305-296-1347 Fax: 305-296-2727

Email: bbender@benderarchitects.com

Website: www.benderarchitects.com

[option 9.jp](#)



APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 16-01-0613		BUILDING PERMIT NUMBER 16-1732		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____%	

ADDRESS OF PROPOSED PROJECT:	416 Elizabeth Street, Key West, FL 33040		# OF UNITS
RE # OR ALTERNATE KEY:	1006467		
NAME ON DEED:	Far Niente, LLC	PHONE NUMBER	312-479-2716
OWNER'S MAILING ADDRESS:	416 Elizabeth Street	EMAIL	danalday@earthlink.net
	Key West, Florida 33040		
CONTRACTOR COMPANY NAME:	Holtkamp Construction	PHONE NUMBER	305-294-5399
CONTRACTOR'S CONTACT PERSON:	Jordan Holtkamp	EMAIL	jsholtkamp@comcast.net
ARCHITECT / ENGINEER'S NAME:	Bender & Associates Architects	PHONE NUMBER	305-296-1347
ARCHITECT / ENGINEER'S ADDRESS:	410 Angela Street	EMAIL	bbender@benderarchitects.com
	Key West, FL 33040		

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


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

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

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE _____	
	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

EXTEND EXISTING FENCE POSTS TO CREATE A 6 FOOT TALL FENCE WITH THE TOP 2 FEET @ 50% OPEN

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: JORDAN HOLTKAMP HOLTKAMP CONSTRUCTION
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner:	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>28th</u> DAY OF <u>April</u> , 20 <u>16</u> .
<i>[Signature]</i>	 DAINA D. KATUBI Commission # FF 086691 Expires February 5, 2018 Bonds: thru Troy Fair Insurance 850-365-7019
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

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

ADDITIONAL INFORMATION: FENCE ADJUSTMENT

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

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

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

From: Bert Bender <bbender@benderarchitects.com>
Sent: Wednesday, November 30, 2016 9:53 AM
To: Enid Torregrosa
Cc: Albiona Balliu; Bert Bender
Subject: RE: HARC application for ATF Fence for 416 Elizabeth Street
Attachments: SKMBT_C364e16113009280.pdf

Hola Enid,

If the gate at the carport needs to be added, then please add it. If you need me to come down and add it or initial it, then I will. Just let me know.

The 416 Elizabeth fence is actually a 616 Eaton Street fence, because when it was constructed, the property on both sides was 616 Eaton.

We do have photos of the ATF fence. They are on the drawings. Do you need additional or different photos? There are no photos of the carport gate, but I will take some and send them to you. Please note that Dana and Stan Day own the property on both sides of the gate as it is their deeded access.

When you say "**the Frances Street side**", do you mean the Eaton Street side or the 416 Elizabeth Street side?

Thanks,
Bert

Bert L. Bender, Architect

Address: 410 Angela Street, Key West FL 33040

Phone: 305-296-1347 Fax: 305-296-2727

Email: bbender@benderarchitects.com

Website: www.benderarchitects.com



From: Enid Torregrosa [<mailto:etorregrosa@cityofkeywest-fl.gov>]
Sent: Wednesday, November 30, 2016 9:37 AM
To: Bert Bender
Cc: Albiona Balliu
Subject: RE: HARC application for ATF Fence for 416 Elizabeth Street

Hi Bert!

See below in **purple**

I have reviewed your application. At this time we need the following:

The application under description does not mention any gate. I noticed that there is a gate for the carport. Are you also including this gate as part of the application? **The gate is a part of the carport which was previously approved and permitted. It is not a part of this application. I have a copy of**

the application of the carport and it was just for the carport, application indicates existing 6' wood gate.

There were no photos submitted for the face of the ATF fence on 416 Elizabeth Street. **What is the ATF fence on 416 Elizabeth Street? After The Fact fence on 416 Elizabeth Street as this is an application in response to a still open Code Case for an existing fence built with no HARC or building permits. I need to know if you are going to include the gate as I will need a revised application that includes the gate.** I need those photos as well as photos of the gate- face towards Elizabeth Street property, **I assume that this is the carport gate which was previously approved and permitted. Please advise if this is something else.** As indicated before, the gates were not part of the application for the carport, therefore, if you are including the gate in this application I need photos of the gate taken from the Frances Street side as well as photos of the fence in question taken from Frances Street. if you are including it as part of this application.

This projects will be on the December agenda and the requested documentation must be submitted to our office or electronically no later than Friday December 2, 3:00pm.

I hope that I am clarifying your questions. Thank you in advance for your help on this matter.

Take care!

Enid

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

From: Bert Bender [<mailto:bbender@benderarchitects.com>]
Sent: Wednesday, November 30, 2016 8:56 AM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Cc: Albiona Balliu <aballiu@benderarchitects.com>; Bert Bender <bbender@benderarchitects.com>
Subject: RE: HARC application for ATF Fence for 416 Elizabeth Street

Hello Enid,
Please see below in RED.

Bert L. Bender, Architect
Address: 410 Angela Street, Key West FL 33040
Phone: 305-296-1347 Fax: 305-296-2727
Email: bbender@benderarchitects.com
Website: www.benderarchitects.com



From: Enid Torregrosa [<mailto:etorregrosa@cityofkeywest-fl.gov>]
Sent: Wednesday, November 30, 2016 8:42 AM
To: Bert Bender
Subject: HARC application for ATF Fence for 416 Elizabeth Street

Hi Bert!

I have reviewed your application. At this time we need the following:

The application under description does not mention any gate. I noticed that there is a gate for the carport. Are you also including this gate as part of the application? **The gate is a part of the carport which was previously approved and permitted. It is not a part of this application.**

There were no photos submitted for the face of the ATF fence on 416 Elizabeth Street. **What is the ATF fence on 416 Elizabeth Street?** I need those photos as well as photos of the gate- face towards Elizabeth Street property, **I assume that this is the carport gate which was previously approved and permitted. Please advise if this is something else.** if you are including it as part of this application.

This projects will be on the December agenda and the requested documentation must be submitted to our office or electronically no later than Friday December 2, 3:00pm.

Hope you are well!

Enid

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

MEMORANDUM



To: Enid Torregroas,
Kelly Perkins

cc: Dana Day, Jordan Holtkamp, Ron Wampler, Thaddeus Cohen,
Ron Ramsingh, Richard McChesney

From: Bert Bender

Subject: 416 Elizabeth Street, Key West. Fence Permit

Date: April, 28, 2016

This application accompanies a request for an After-the-Fact Building Permit. A major renovation was undertaken at 416 Elizabeth Street between 2012 & 2014. The owners purchased 616 Eaton Street during this time and constructed this fence as part of the work. Over 20 permits were pulled for this project but a fence permit has not been located. This application will correct that oversight.

Design Basis:

The current fence is a solid board fence. Under HARC and LDR requirements this fence may be 6 feet tall, 4 feet solid with the upper 2 feet 50% open or 6 feet solid with the neighbor's consent. We have assumed that the neighbors will not provide concurrence. Our solution provides the 50% open approach.

HARC guidelines, fences and walls, addresses height.

Guideline Number 9 on page 42 states;

Fence heights will be measured from the sidewalk or from the level of the natural grade, whichever is the highest.

From the Land Development Regulation:

Sec. 122-1183. Walls and fences.

(a) *Definition.* For the purpose of the land development regulations, the term "fence" shall be used to describe a manmade structure erected for separation, security or privacy purposes through the means of intermittent posts supporting vertical or horizontal members made of wood, metal, chain link, or barbed wire. While the opacity may vary, the height and location are dictated by the regulations within this subpart B. A wall may be erected for the same purposes, but shall include only those structures with continuous footers....

(d) *Standards for fences and hedges.* Fences shall be erected on the lot of the applicant and shall not extend into a public right-of-way. The fence may abut but shall not be located on any property line. It shall be unlawful for any person to erect a fence within the city except in accordance with the following:

(1) In the city's residential areas the following restrictions as to fence height and construction shall apply:

- c. Fences up to six feet in height may be constructed on the front, rear and side yard property lines of any parcel of land, provided that the upper two feet of such six-foot fence has openings of at least 50 percent or more in the construction of the fence. Solid fences up to six feet in height may be constructed on rear and side yard property lines of any parcel of land provided such solid six-foot fence is not constructed on property lines intersecting at street corners and that the adjoining property owners file their written consent with the building department consenting to the construction of such six-foot solid fence.

In order to insure compliance, we used a survey that provided elevation heights of the existing fence and grade elevations at various locations, including adjacent to the fence. We also used an elevation certificate prepared for 616 Eaton Street. Both are attached to this application and are referenced on the attached drawings.

The highest natural grade per the survey is 13.7 MSL. The top of the fence elevation is + 18.69 and + 18.71 MSL for an average of + 18.7 MSL which establishes an existing fence height of 5 feet.

On the 616 Eaton Street side, other elevations for grade are:

+13.26 at carport entrance for a 5.44foot height

+13.5 at 616 Eaton Street elevation certificate for a 5.2foot height.

Therefore, the current fence is 5 feet tall.

The proposed design raises the fence posts to 6 feet and uses 20# monofilament fishing line to allow vines to cover the fence. This creates a 6foot fence with the top 2 feet 50% open.

Thank you for your attention to this matter.

END OF MEMORANDUM

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Far Niente, LLC</u>		FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>616 Eaton Street</u>		Policy Number:
City <u>Key West</u>	State <u>Fl</u>	Company NAIC Number:
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Island of Key West, PT Lots 1,2,3,4, SQ 36, Parcel No. 00006210-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) _____		
A5. Latitude/Longitude: Lat. <u>24 33'28.8"</u> Long. <u>81 48'05.8"</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 <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>Florida</u>	
B4. Map/Panel Number <u>12087C 1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/5</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/5</u>	B8. Flood Zone(s) <u>X</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>-</u>
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)? Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

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: Basic 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.

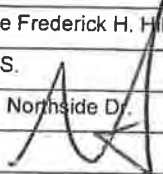
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>14.67</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>15.34</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>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>13.0</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>13.5</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>13.2</u>	<input 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 <u>Frederick H. Hildebrandt</u>	License Number <u>2749</u>
Title <u>P.E., P.L.S.</u>	Company Name <u>Island Surveying, Inc.</u>
Address <u>3152 Northside Dr.</u>	City <u>Key West</u> State <u>Fl</u> ZIP Code <u>33040</u>
Signature 	Date <u>12/31/12</u> Telephone <u>305-293-0466</u>



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.
616 Eaton Street

Policy Number:

City Key West

State FL ZIP Code 33040

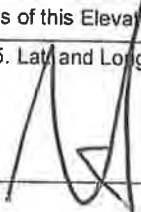
Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments A5. Lat and Long obtained using hand held G.P.S.

Signature



Date 12/31/12

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

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

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

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

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

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

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

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

Check here if attachments.

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.
616 Eaton Street

Policy Number:

City Key West

State FL

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.

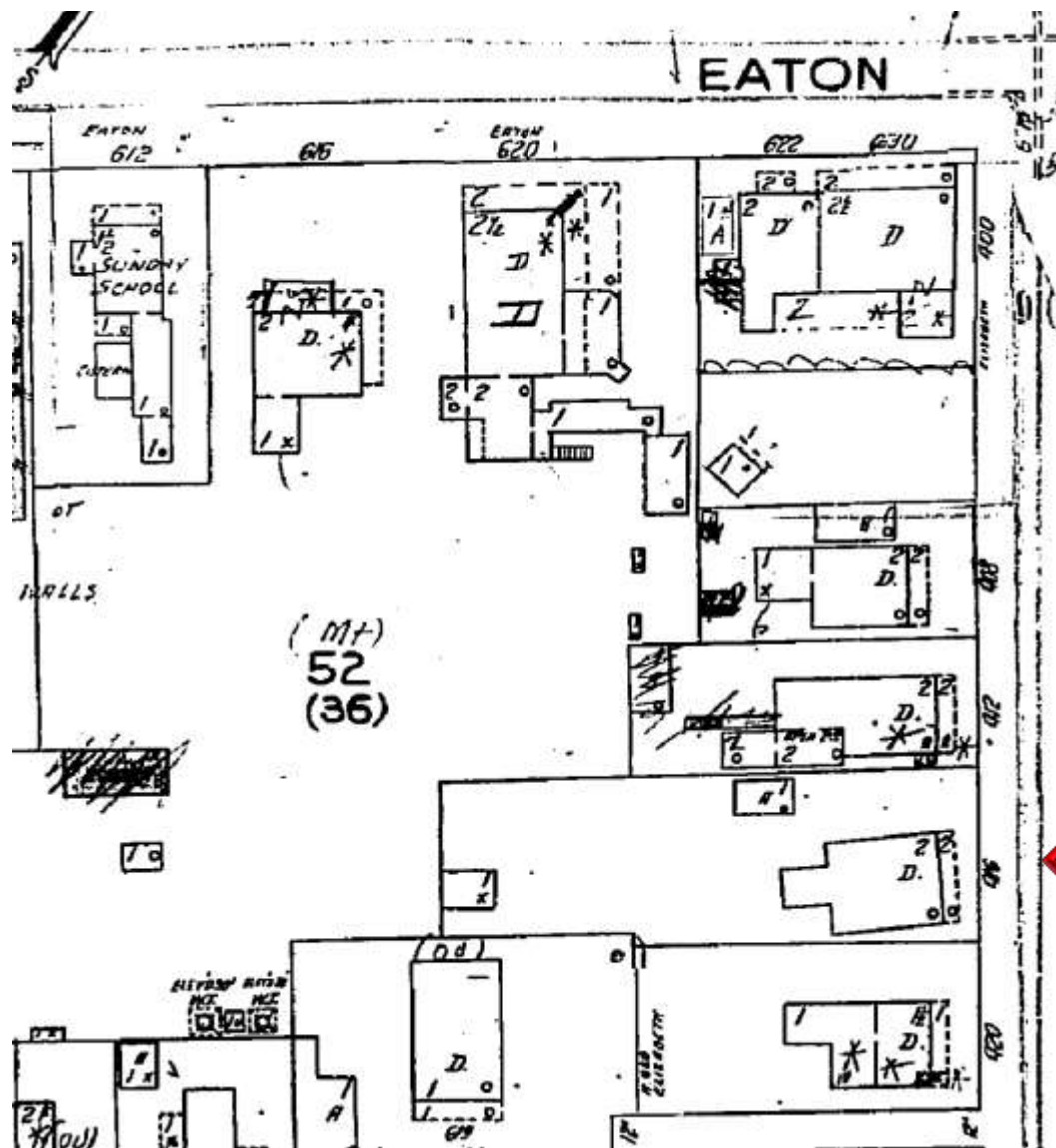


Front View (12/31/12)

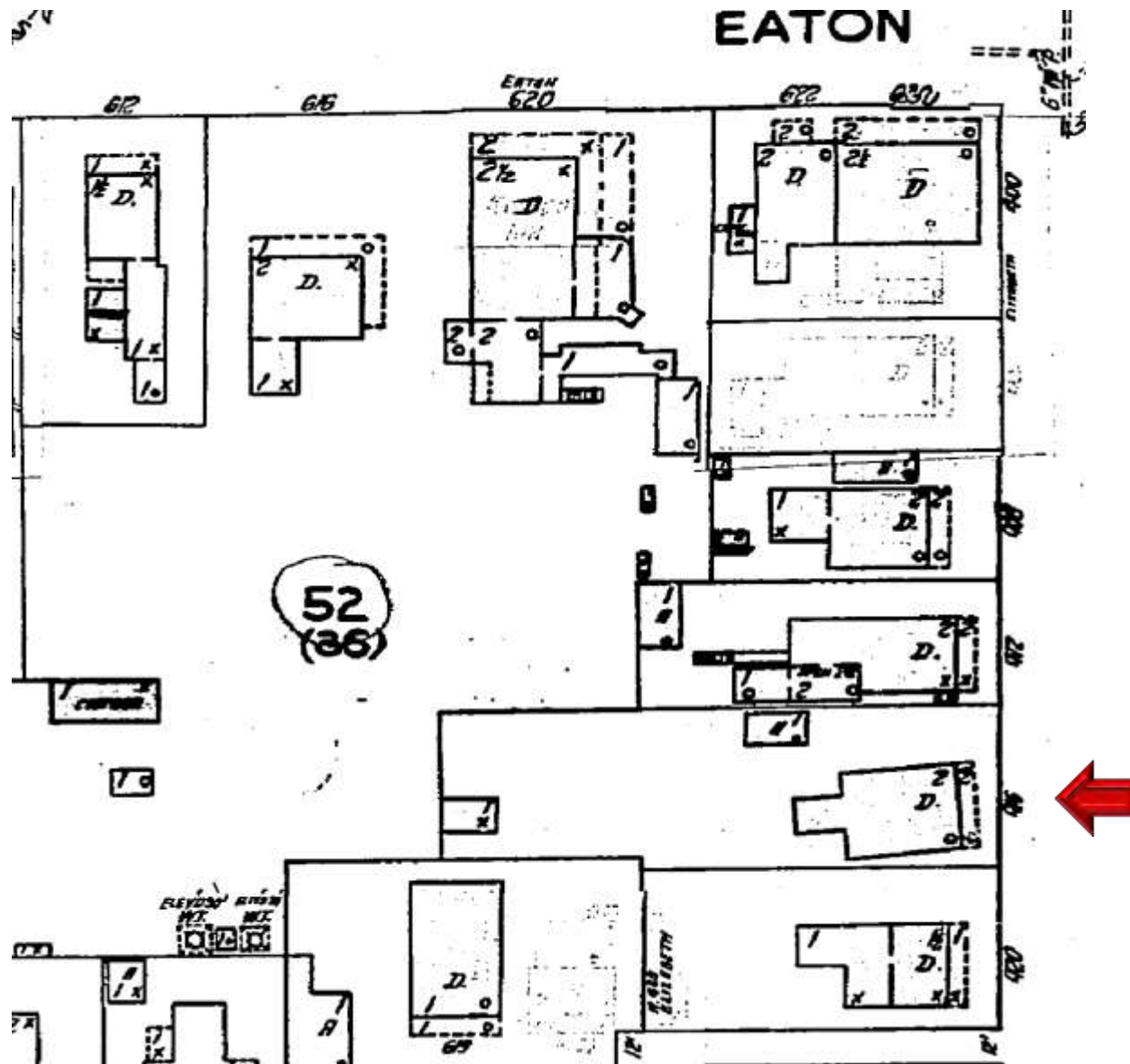


Rear View (12/31/12)

SANBORN MAPS



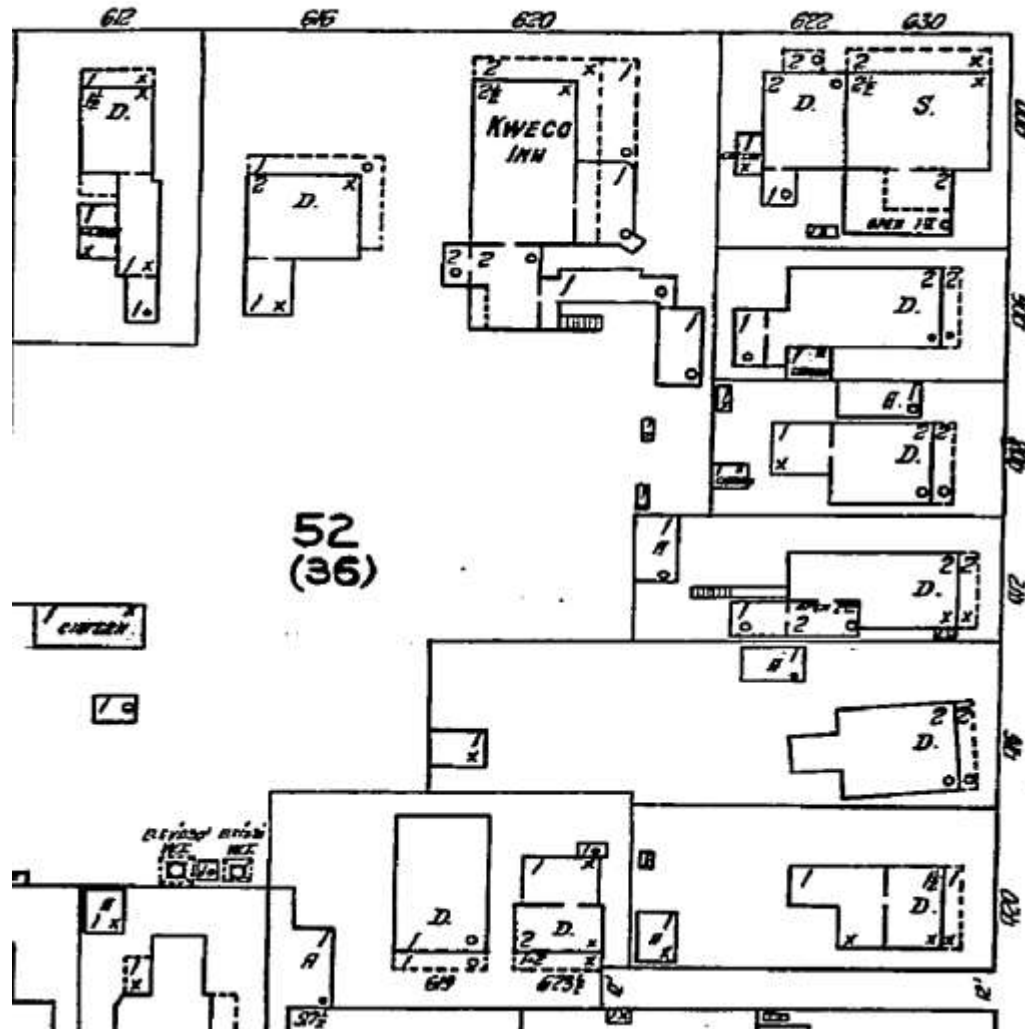
1962 Sanborn Map



1948 Sanborn Map

5

EATON



1926 Sanborn Map

PROJECT PHOTOS



416 Elizabeth Street circa 1965 Built circa 1874



Photos of the fence under review taken from 416 Elizabeth Street







Photos of the fence and gate under review taken from 616 Eaton Street











SURVEY

EATON STREET (50' R/W)

LEGAL DESCRIPTION (Parcel "1"): Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastery Right-of-Way Line of Simonton Street and the Southeastery Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence N.49°53'10"E., and along the said Southeastery Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S.40°06'50"E., and leaving the said Southeastery Right-of-Way line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S.40°03'35"E., a distance of 82.13 feet; thence S.49°56'30"W., a distance of 47.54 feet; thence S.48°25'05"W., a distance of 11.50 feet; thence N.40°06'50"W., a distance of 38.56 feet; thence S.49°53'10"W., a distance of 41.50 feet; thence N.40°06'50"W., a distance of 43.67 feet; thence N.49°53'10"E., a distance of 39.50 feet; thence N.40°06'50"W., a distance of 87.50 feet; thence N.49°52'55"E., a distance of 46.03 feet; thence N.39°36'50"W., a distance of 88.50 feet to the said Southeastery Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 19018 square feet or 0.437 acres, more or less.

LEGAL DESCRIPTION (Parcel "2"): 10 Private Lane:
Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lot 2, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastery Right-of-Way Line of Simonton Street and the Southeastery Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for a distance of 237.20 feet to the Point of Beginning; thence continue N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for a distance of 10.00 feet; thence S.40°06'50"E., and leaving the said Southeastery Right-of-Way Line of Eaton Street a distance of 140.84 feet; thence S 49°56'25" W for a distance of 10.00 feet; thence N 40°06'50" W for a distance of 140.84 feet to the said Southeastery Right-of-Way Line of Eaton Street and the Point of Beginning. Containing 1,408.4 square feet, or 0.32 acres, more or less.

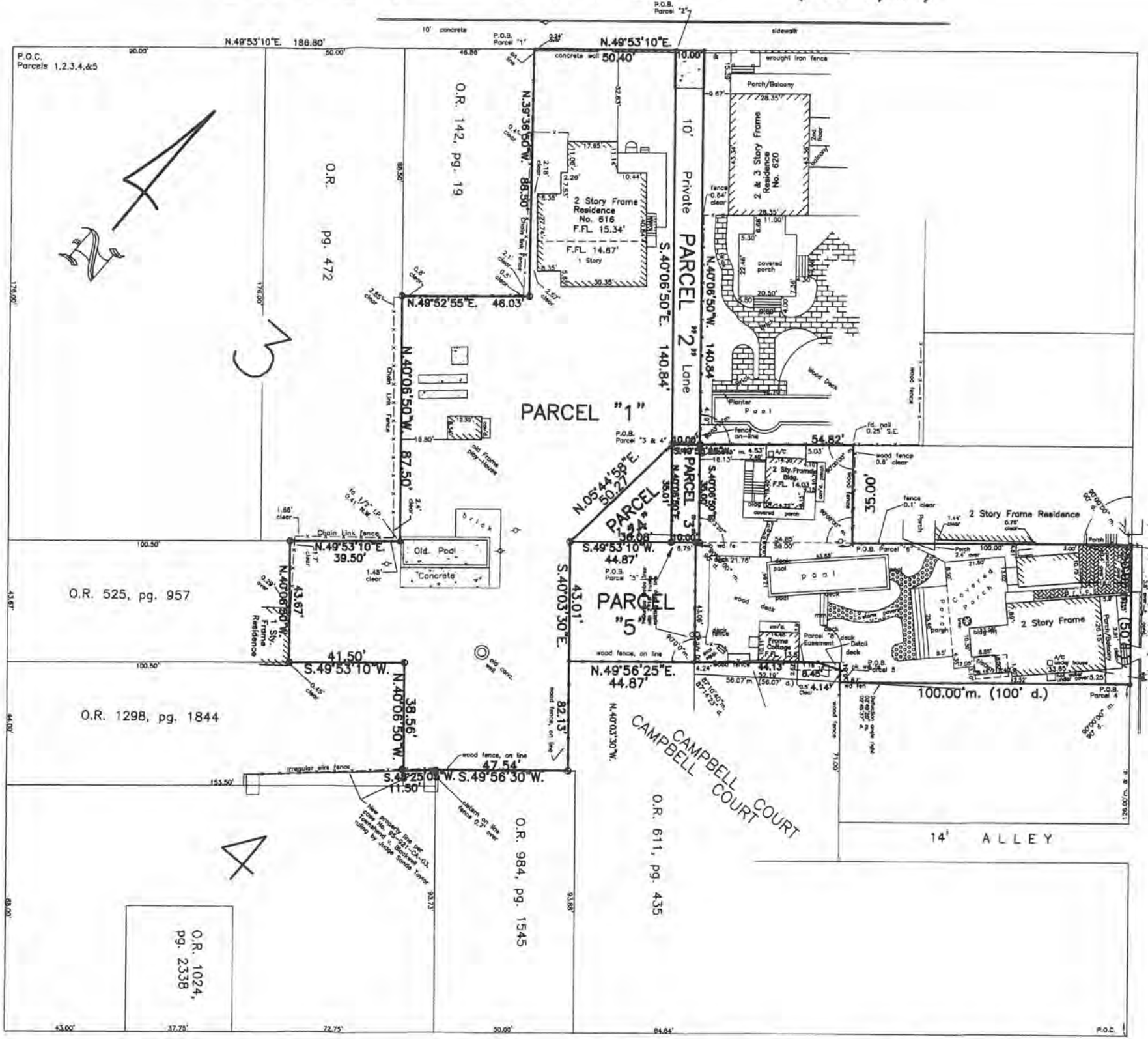
LEGAL DESCRIPTION (Parcel "3"):
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lot 1, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastery Right-of-Way Line of Simonton Street and the Southeastery Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for 237.20 feet; thence S.40°06'50"E., and leaving the said Southeastery Right-of-Way Line of Eaton Street a distance of 140.84 feet to the Point of Beginning; thence N 49°56'25" E for a distance of 10.00 feet; thence S 40°06'50" E for a distance of 35.01 feet to the Point of Beginning. Containing 350.04 square feet, more or less.

LEGAL DESCRIPTION (Parcel "4"):
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lot 1, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastery Right-of-Way Line of Simonton Street and the Southeastery Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for 237.20 feet; thence S.40°06'50"E., and leaving the said Southeastery Right-of-Way Line of Eaton Street a distance of 140.84 feet to the Point of Beginning; thence continue S 40°06'50" E for a distance of 35.01 feet; thence S 49°53'10" W for a distance of 35.08 feet; thence N 05°44'58" E for a distance of 50.27 feet to the Point of Beginning. Containing 631.54 square feet, more or less.

LEGAL DESCRIPTION (Parcel "5"):
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lot 1, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastery Right-of-Way Line of Simonton Street and the Southeastery Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastery Right-of-Way Line of Eaton Street for 237.20 feet; thence S.40°06'50"E., and leaving the said Southeastery Right-of-Way Line of Eaton Street a distance of 175.85 feet to the Point of Beginning; thence N 49°53'10" E for a distance of 8.79 feet; thence S 40°03'35" E for a distance of 43.06 feet; thence S 49°56'25" W for a distance of 44.87 feet; thence N 40°03'30" W for a distance of 43.01 feet; thence N 49°53'10" E for a distance of 36.08 feet to the Point of Beginning. Containing 1930.95 square feet, more or less.

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

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



F L E M I N G S T R E E T (50' R/W)

CERTIFICATION:
I HEREBY CERTIFY that the attached Composite 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 No. 2749
Professional Engineer No. 35810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W Eaton Street, assumed
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

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

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

Far Nient LLC 616 Eaton Street, Key West, Florida 33040		Dwn No.: 13-101	
Composite Survey		Own. By: F.H.H.	
Scale: 1"=20'	Ref. File: 130-12	Flood panel No.: 1518 K	Flood Elev.:
Date: 1/6/05		Flood Zone: X	
REVISIONS AND/OR ADDITIONS			
7/24/12: Updated, owner, new legal descriptions			
2/5/13: Updated, new legal descriptions			
1/10/14: Updated, new legal descriptions			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

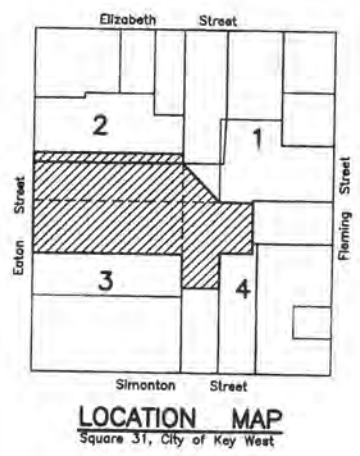
(305) 293-0466
Fax: (305) 293-0237
info@islandsurveying.com
L.B. No. 7700

EATON STREET (50' R/W)

LEGAL DESCRIPTION (Parcel "1"): Prepared by undersigned:
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LEGAL DESCRIPTION (Parcel "2"): 10 Easement:
Prepared by undersigned:
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S I M O N T O N
S T R E E T
(50' R/W)



F L E M I N G S T R E E T (50' R/W)

SURVEYOR'S NOTES:
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Reference Bearing: R/W Eaton Street, assumed
3,4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

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● = Found 1/2" Iron Pipe
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B. = Baseline
C.B.S. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
P.I. = Point of Intersection
wd. = Wood

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. HILDEBRAND
Professional Land Surveyor No. 2749
Professional Engineer No. 38810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Far Nient LLC 616 Eaton Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 13-101	
Scale: 1"=20'	Ref. 130-12	Flood panel No. 1518 K	Dwn. By: F.H.H.
Date: 1/6/05	file	Flood Zone: x	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
1/24/12: updated owner, new legal descriptions			
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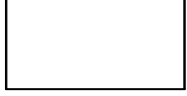
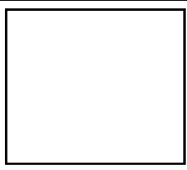
ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 283-0468
Fax: (305) 283-0237
fhill@islandsurveying.net
L.B. No. 7700

PROPOSED DESIGN

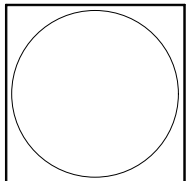
416 FENCE PERMIT

416 ELIZABETH STREET
KEY WEST FLORIDA

<p style="text-align: center;">SITE MAP - KEY WEST</p>	<p style="text-align: center;">PROJECT DIRECTORY</p> <p>416 FENCE PERMIT ARCHITECT'S PROJECT No.: 1610</p> <p>OWNER: FAR NIENTE LLC Address: 416 ELIZABETH STREET KEY WEST, FL 33040 Tel: 305.</p> <p>Representative: DANA DAY ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Project Architect: Bert L. Bender (Principal-in-Charge)</p>	<p style="text-align: center;">GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida in the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2014 EDITION FLORIDA BUILDING CODE - Existing 2014 EDITION FLORIDA BUILDING CODE - Residential 2014 EDITION FLORIDA BUILDING CODE - Plumbing 2014 FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION FLORIDA BUILDING CODE - Mechanical 2014 EDITION NATIONAL ELECTRICAL CODE 2008 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (gusts). Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. First official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.</p> <p>Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>	<p style="text-align: center;">SHEET INDEX</p> <p>A.0 SITE LOCATION MAP, SHEET INDEX, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND A.0.1 SURVEY</p> <p>ARCHITECTURAL: A2.0 DEMOLITION FENCE ELEVATION AND DEMOLITION FENCE SECTION A2.1 PROPOSED ELEVATION -FINISHED SIDE - 616 EATON STREET, PROPOSED FENCE SECTION AND PROPOSED FENCE PLAN AT CORNER A2.2 PROPOSED ELEVATION OF FENCE - 416 ELIZABETH STREET SIDE A8.0 PHOTO DETAILS</p>																																																																																																																																																				
<p style="text-align: center;">ABBREVIATIONS</p> <table border="0"> <tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr> <tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr> <tr><td>A/C</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr> <tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr> <tr><td>BUR</td><td>BILT UP ROOF</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr> <tr><td>CAB</td><td>CABINET</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td></tr> <tr><td>CER</td><td>CERAMIC</td><td>PL</td><td>PROPETY LINE</td></tr> <tr><td>CL</td><td>CENTER LINE</td><td>PLAM</td><td>PLASTIC LAMINATE</td></tr> <tr><td>CLG</td><td>CEILING</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr> <tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>PNL</td><td>PANEL</td></tr> <tr><td>COL</td><td>COLUMN</td><td>PT</td><td>CCA PRESSURE TREATED</td></tr> <tr><td>CONC</td><td>CONCRETE</td><td>PT</td><td>POINT</td></tr> <tr><td>DBL</td><td>DOUBLE</td><td>PVC</td><td>POLYVINYLCHLORIDE</td></tr> <tr><td>DIAG</td><td>DIAGONAL</td><td>R</td><td>RADIUS (OR) RISER</td></tr> <tr><td>DS</td><td>DOWNSPOUT</td><td>R/A</td><td>RETURN AIR</td></tr> <tr><td>DTL</td><td>DETAIL</td><td>REBAR</td><td>STEEL REINF. 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BAR	DWR	DRAWER	REFR.	REFRIGERATOR	EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)	EL	ELEVATION	SS	STAINLESS STEEL	ELEC	ELECTRIC	SPEC	SPECIFICATION	EQ	EQUAL	T	TREAD(S)	EXH	EXHAUST	TYP	TYPICAL	FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE	GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE	GI	GALVANIZED IRON	VERT	VERTICAL	HORZ	HORIZONTAL	WD	WOOD	HDW	HARDWARE	WNF	WELDED WIRE FABRIC	HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER			W/O	WITHOUT	FOC	FACE OF CONCRETE			FOS	FACE OF STUD			FIN	FINISH			FE	FIRE EXTINGUISHER			FND	FOUNDATION			FTG	FOOTING			ID	INSIDE DIAMETER			MAX	MAXIMUM			<p style="text-align: center;">SYMBOLS LEGEND</p> <p style="text-align: center;">NORTH ARROWS</p> <p>FLOOR PLANS, ETC. (THROUGHOUT DWGS.) SITE PLANS (ONCE ONLY)</p> <p>BUILDING SECTION LETTER FOR SECT. DESIGNATION SHEET WHERE SECTION IS SHOWN</p> <p>WALL SECTION LETTER FOR SECT. DESIGNATION SHEET WHERE SECTION IS SHOWN</p> <p>CUT DETAIL INDICATOR NUMBER FOR DETAIL DESIGNATION SHEET WHERE DETAIL IS SHOWN</p> <p>BLOWN-UP DETAIL INDICATOR NUMBER FOR DETAIL DESIGNATION SHEET WHERE DETAIL IS SHOWN (PERTAINS TO DETAIL PLAN INDICATOR ON SMALLER SCALE PLAN)</p> <p>CROSS SECTION DWG. # ON SHEET REFERENCE SHEET DWG. TITLE DRAWING SCALE 1/4"=1'-0"</p> <p>SECTION & DETAIL DRWG. TITLES POCHE ONLY WHERE ELEVATIONS ARE INDICATED SHT. A8 INDICATES # OF ELEVATION</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN) FIRST # INDICATES FLOOR 206</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME) NUMBERS 23 LETTERS A</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY) LETTERS E</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p>	<p style="text-align: center;">MATERIAL DESIGNATIONS</p> <p>CONCRETE MASONRY UNITS IN PLAN CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN METAL IN ELEVATION METAL IN SECTION FINISH WOOD IN ELEV. & IN SECTION DIMENSION LUMBER IN SECTION (CONTINUOUS) WOOD BLOCKING IN SECTION (DISCONTINUOUS) GYPSUM WALL BOARD IN SECTION (LARGE SCALE) EARTH, NATURAL SUBSTRATE GRAVEL, AGGREGATE BASE COURSE, FILL FIBERGLASS BATT INSULATION RIGID INSULATION</p> <p>PARTITIONS & WALLS CONCRETE MASONRY UNITS POURED CONCRETE WOOD FRAME METAL STUDS EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED</p>	<p style="text-align: center;">DESCRIPTION OF WORK: EXTEND EXISTING FENCE POSTS TO CREATE A SIX FOOT TALL FENCE WITH THE TOP TWO FEET 50% OPEN.</p>
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416 FENCE PERMIT
 416 ELIZABETH STREET
 KEY WEST, FLORIDA



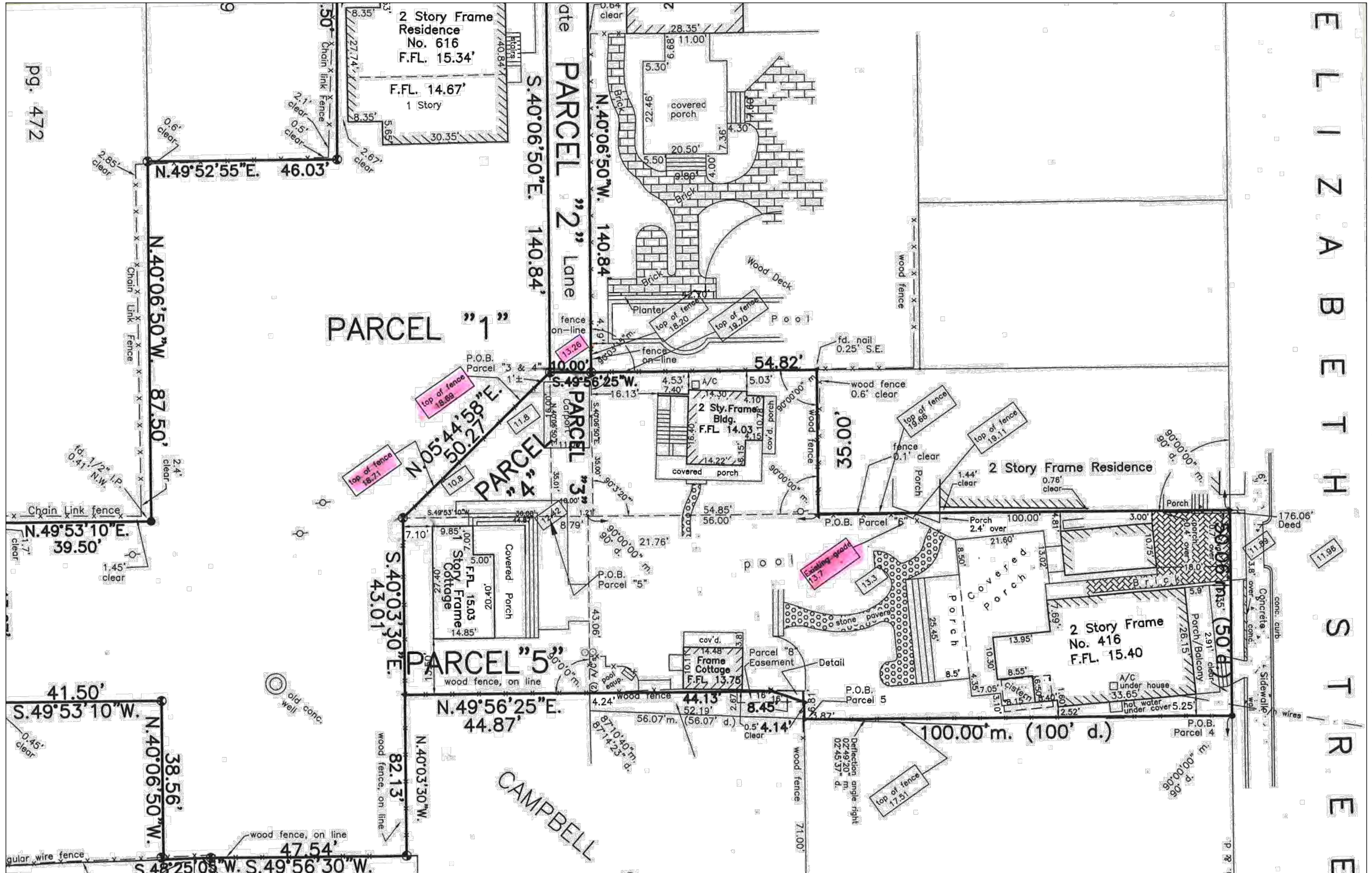
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
 P.A.

Project No: 1610
SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND
Date: 11/21/16

A.0

1 OF 6



pg. 472

ELIZABETH STREET

416 FENCE PERMIT
 416 ELIZABETH STREET
 KEY WEST, FLORIDA

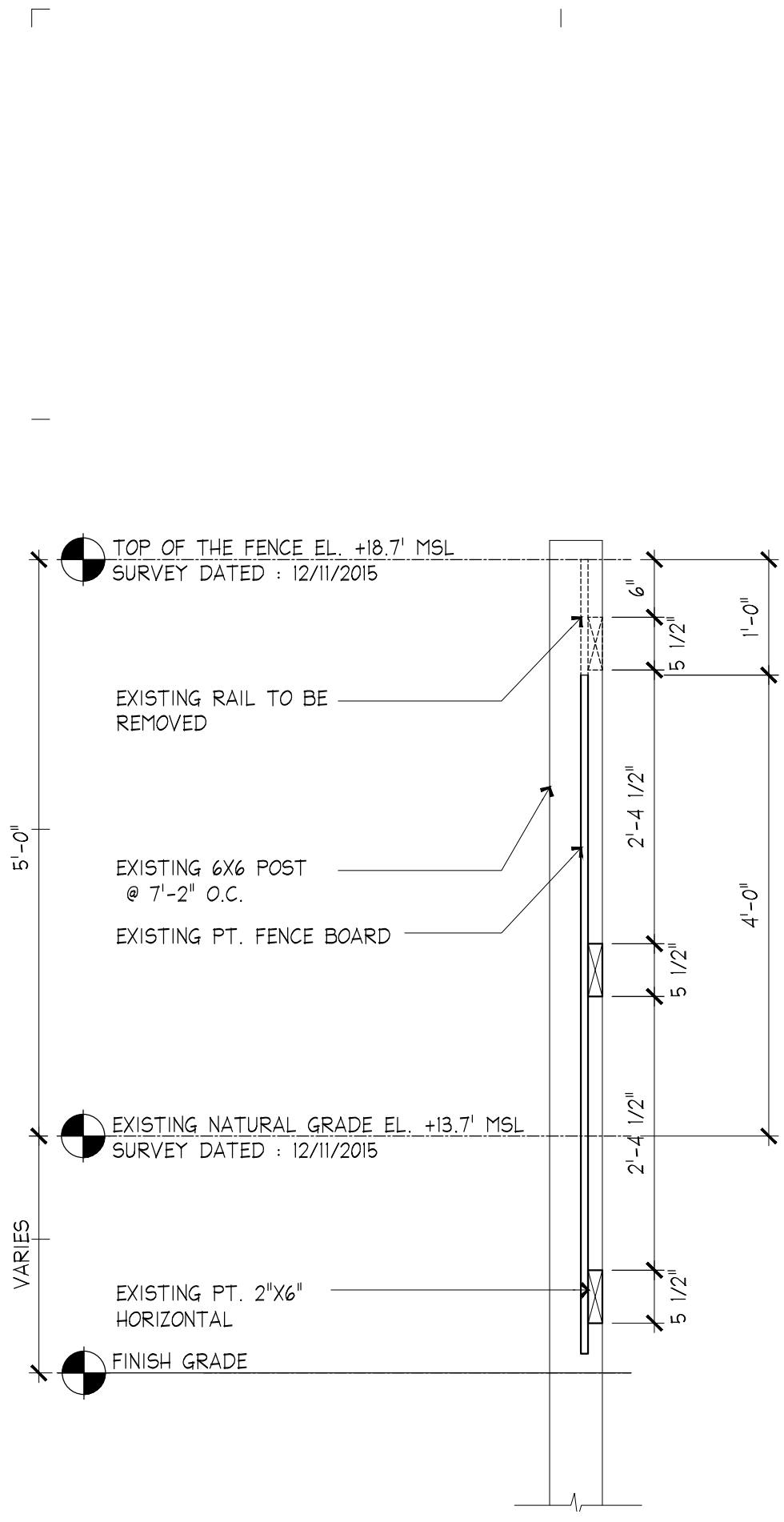
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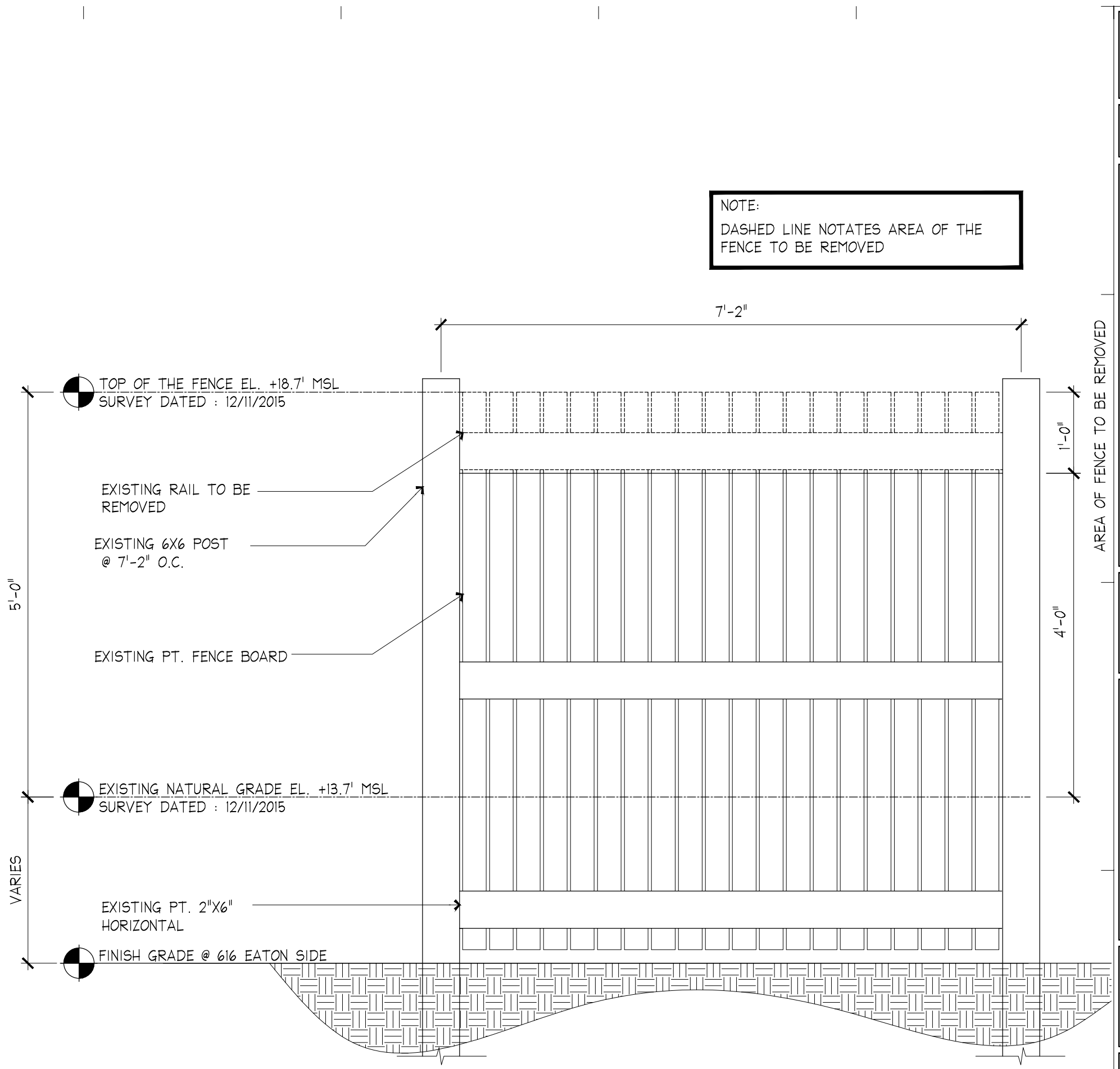
Project No. 1610
 SURVEY
 Date: 11/21/16

A0.1

1 SURVEY
 A0.1 SCALE: N.T.S.



2 DEMOLITION FENCE SECTION
A2.0 SCALE: 3/4"=1'-0"



1 DEMOLITION FENCE ELEVATION
A2.0 SCALE: 3/4"=1'-0"

NOTE:
DASHED LINE NOTATES AREA OF THE
FENCE TO BE REMOVED

416 FENCE PERMIT
416 ELIZABETH STREET
KEY WEST, FLORIDA

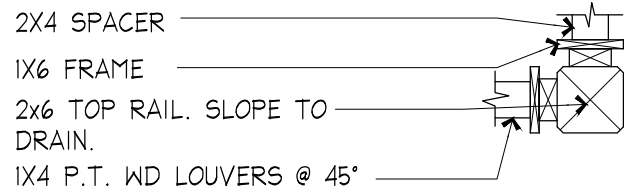
AREA OF FENCE TO BE REMOVED

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1947
Facsimile (305) 296-2727
Florida License AAC002022

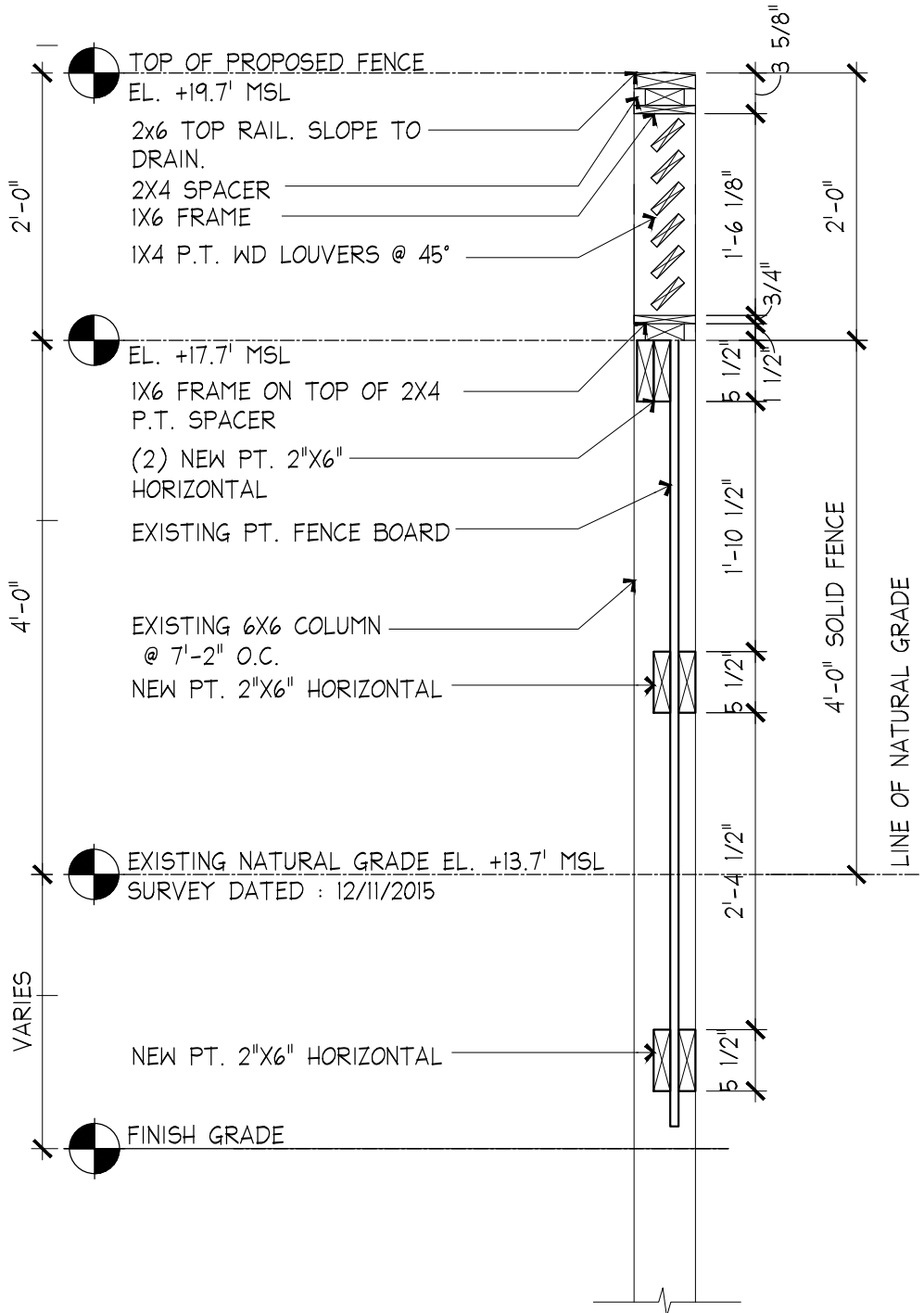
Bender & Associates
ARCHITECTS
P.A.

Project No: 1610
DEMOLITION
FENCE SECTION
AND DEMOLITION
FENCE ELEVATION
Date: 11/21/16

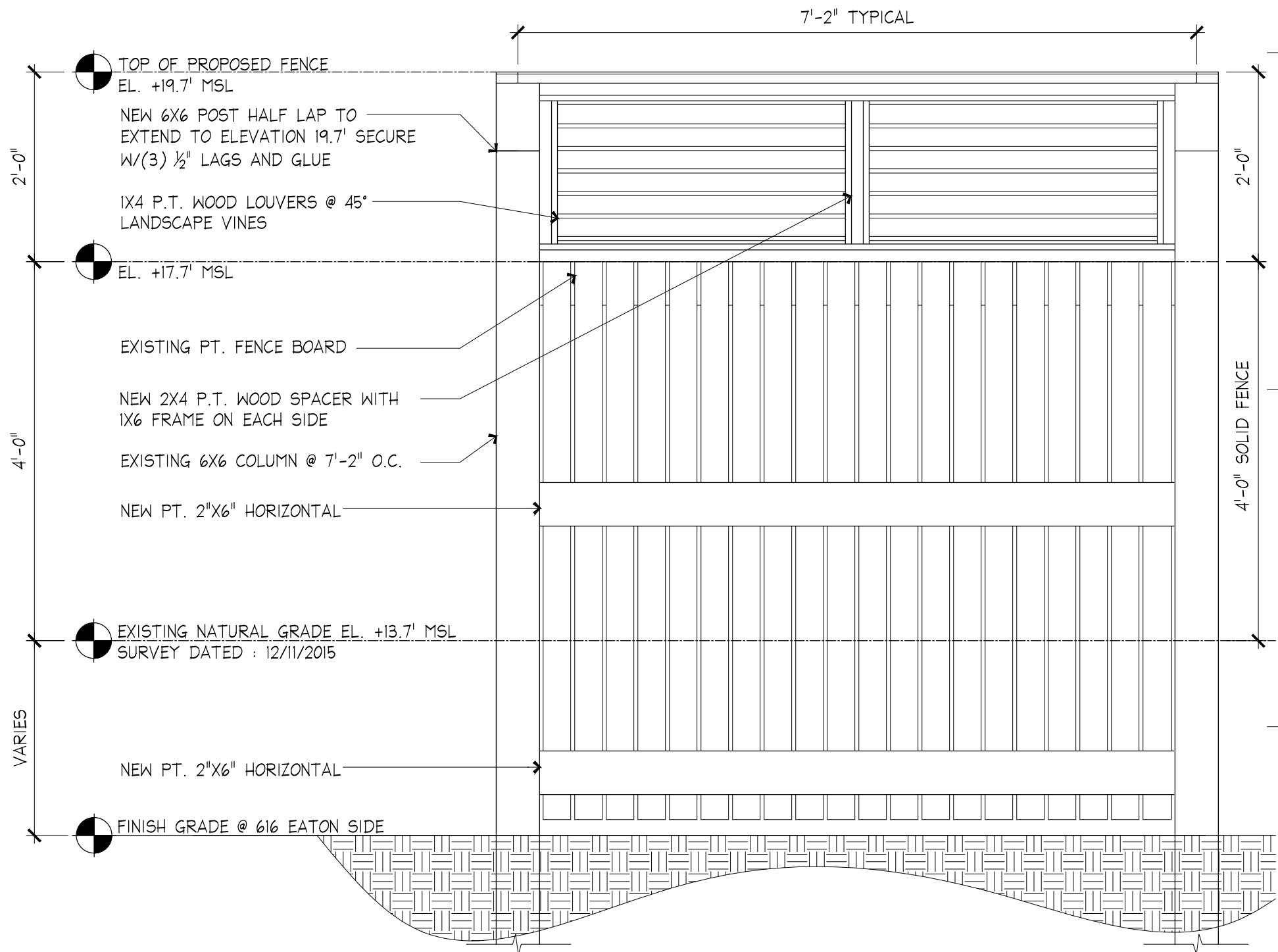
A2.0
3 OF 6



3 PROPOSED FENCE PLAN AT CORNER
 A2.1 SCALE: 3/4"=1'-0"



2 PROPOSED FENCE SECTION
 A2.1 SCALE: 3/4"=1'-0"



1 PROPOSED FENCE ELEVATION - FINISHED SIDE - 616 EATON STREET
 A2.1 SCALE: 3/4"=1'-0"

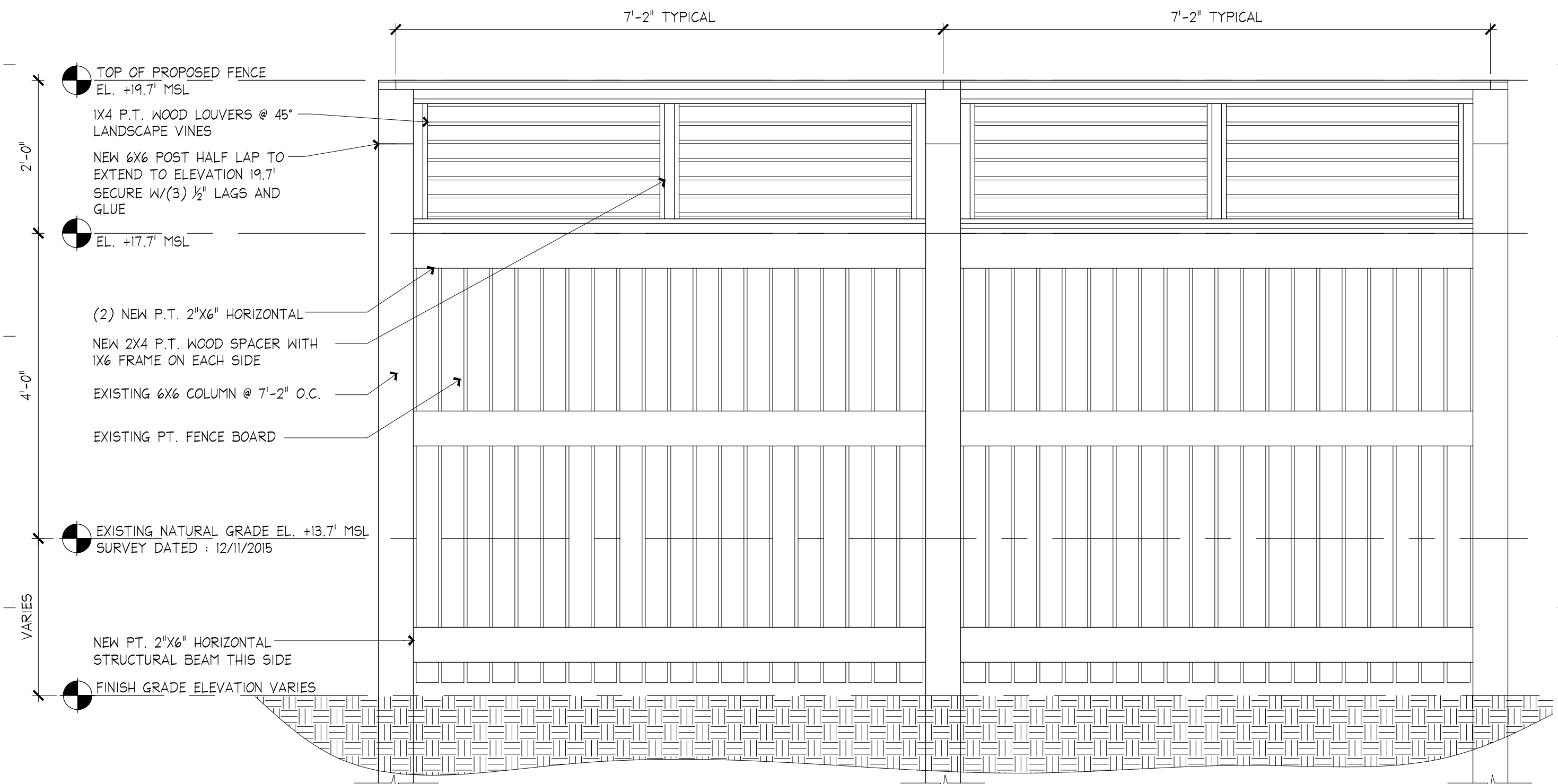
416 FENCE PERMIT
 416 ELIZABETH STREET
 KEY WEST, FLORIDA

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 Key West, Florida 33040
 Telephone (305) 296-1947
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 P.A.

Project No: 1610
 PROPOSED FENCE SECTION - FINISHED SIDE - 616 EATON STREET AND PROPOSED FENCE PLAN AT CORNER
 Date: 11/21/16

A2.1
 4 OF 6



TOP OF PROPOSED FENCE
 EL. +19.7' MSL
 1X4 P.T. WOOD LOUVERS @ 45°
 LANDSCAPE VINES
 NEW 6X6 POST HALF LAP TO
 EXTEND TO ELEVATION 19.7'
 SECURE W/(3) 1/2" LAGS AND
 GLUE
 EL. +17.7' MSL
 (2) NEW P.T. 2"X6" HORIZONTAL
 NEW 2X4 P.T. WOOD SPACER WITH
 1X6 FRAME ON EACH SIDE
 EXISTING 6X6 COLUMN @ 7'-2" O.C.
 EXISTING PT. FENCE BOARD
 EXISTING NATURAL GRADE EL. +13.7' MSL
 SURVEY DATED : 12/11/2015
 NEW PT. 2"X6" HORIZONTAL
 STRUCTURAL BEAM THIS SIDE
 FINISH GRADE ELEVATION VARIES

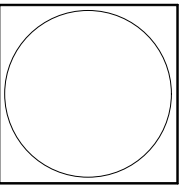
2'-0"
 4'-0"
 VARIES

7'-2" TYPICAL

7'-2" TYPICAL

1 PROPOSED FENCE ELEVATION - 416 ELIZABETH STREET SIDE
 A2.2 SCALE: 3/4" = 1'-0"

416 FENCE PERMIT
 416 ELIZABETH STREET
 KEY WEST, FLORIDA



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Project No: 1610
 PROPOSED FENCE
 ELEVATION -416
 ELIZABETH
 STREET SIDE
 Date: 11/21/16

A2.2
 5 OF 6



PHOTO DETAIL 4 - VIEW OF FENCE BEHIND POOL HOUSE

5
A8.0

SCALE: N.T.S.



PHOTO DETAIL 3- FROM POOL HOUSE DECK

4
A8.0

SCALE: N.T.S.



PHOTO DETAIL 2 - VIEW OF CARPORT AND FENCE

3
A8.0

SCALE: N.T.S.

REMOVE THE TOP 1'-0" PORTION OF THE FENCE ABOVE THE LINE



PHOTO DETAIL 1- 616 EATON STREET SIDE

2
A8.0

SCALE: N.T.S.



PHOTO DETAIL 1- DESIGN BASIS

1
A8.0

SCALE: N.T.S.

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Project No: 1610
PHOTO DETAIL
Date: 11/21/16

A8.0



4 PHOTO DETAIL 4 - VIEW OF FENCE BEHIND POOL HOUSE
A8.2 SCALE: N.T.S.



3 PHOTO DETAIL 3- FROM POOL HOUSE DECK
A8.2 SCALE: N.T.S.



2 PHOTO DETAIL 2 - VIEW OF CARPORT AND FENCE
A8.2 SCALE: N.T.S.



1 PHOTO DETAIL 1- 616 EATON STREET SIDE
A8.2 SCALE: N.T.S.

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ARCHITECTS
p.a.

Project No: 1610
PHOTO DETAIL
Date: 04/08/16

A8.2
3 OF 4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 14, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER THE FACT NEW REAR WOOD FENCE AND GATE.
EXTEND EXISTING FENCE POSTS TO CREATE A 6 FOOT
TALL FENCE WITH THE TOP 2 FEET 50% OPEN.**

416 ELIZABETH STREET

Applicant – Bender and Associates

Application #H16-01-0613

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

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

PROPERTY APPRAISER INFORMATION



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

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

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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.

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[Previous Record](#) **Alternate Key: 1006467 Parcel ID: 00006240-000000** [Next Record](#)

Ownership Details

Mailing Address:

FAR NIENTE LLC
1920 N CLARK ST
CHICAGO, IL 60614-5453

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 416 ELIZABETH ST KEY WEST

Legal Description: KW PT LOTS 1 AND 2 SQR 36 G1-165 OR401-599/602 OR609-552 OR671-306 OR1179-2136/41FJ OR1192-1012/13 OR1501-83/85 OR1501-92/93 OR2515-412/14 OR2738-1869/70

Click Map Image to open interactive viewer

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First Time Home Buyer (IRS)

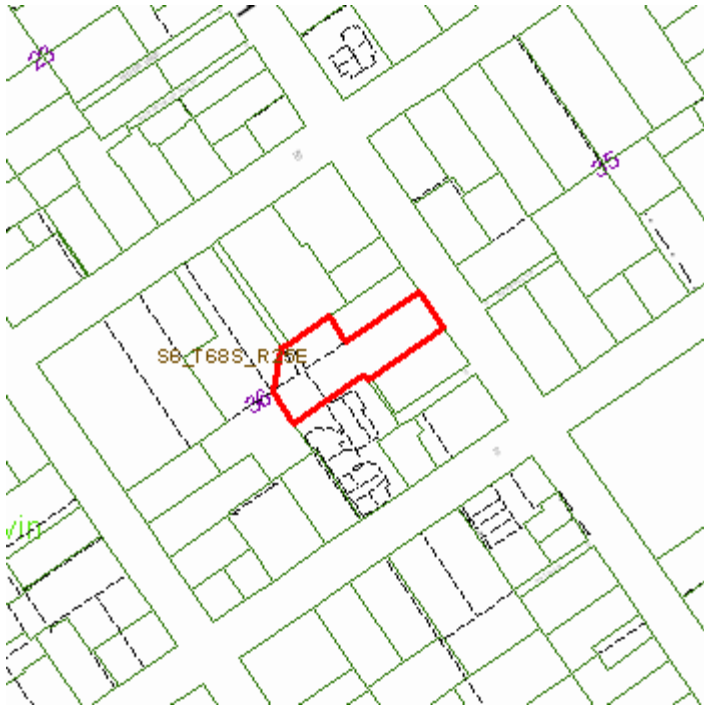
- » [Cancellation of Debt Flyer \(English\)](#)
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- » [1st Time Homebuyers Fact Sheet](#)
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IRS Links

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Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
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Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	12,275.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0
Total Living Area: 3364
Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 11
 Year Built 1938
 Functional Obs 0

Condition G
 Perimeter 494
 Special Arch P
 Economic Obs 0

Q
 De
 Grn

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

Roof Type IRR/CUSTOM

Roof Cover METAL

Heat 1 NONE

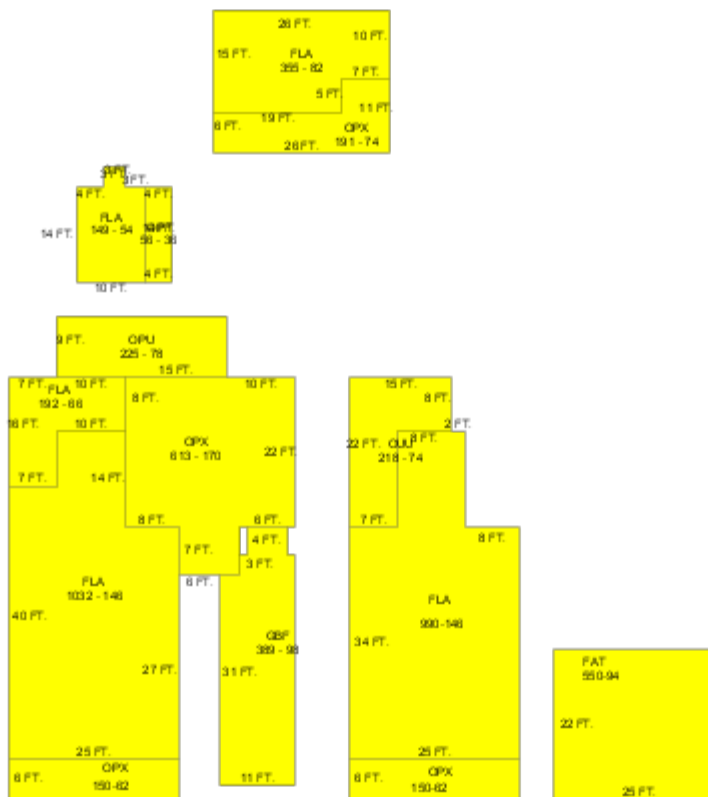
Heat 2 NONE

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

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



BUILDING #1

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	FLA	12:ABOVE AVERAGE WOOD	1	2014		Y	
0	FLA	12:ABOVE AVERAGE WOOD	1	2014		Y	

0	FLA	12:ABOVE AVERAGE WOOD	1	2001			Y	
0	OPF		1	2001				
0	OPX		1	2014				
0	OUU		1	2012				
0	OPX		1	1993				
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	Y		0.00
2	OPX		1	1993	N	N		0.00
3	GBF	12:ABOVE AVERAGE WOOD	1	1993	N	Y		0.00
5	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	Y		0.00
6	OPX		1	1993	N	N		0.00
7	FAT	12:ABOVE AVERAGE WOOD	1	1993	N	Y		0.00
8	OPU		1	2001	N	N		0.00

Building 3 Details

Building Type R1
Effective Age 14
Year Built 2001
Functional Obs 0

Condition G
Perimeter 200
Special Arch P
Economic Obs 0

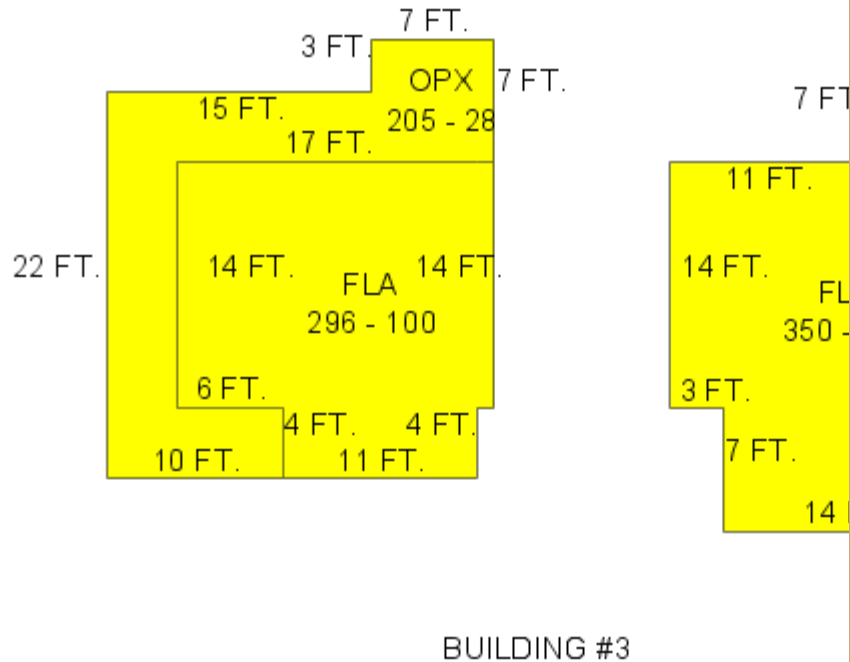
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 FCD/AIR NON-DC
Heat Src 1 ELECTRIC

Roof Cover METAL
Heat 2
Heat Src 2

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	OPX		1	2001			
0	OPX		1	2001			
0	FLA	10:HARDIE BD	1	2001		Y	
0	FLA	10:HARDIE BD	1	2001		Y	

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	128 SF	51	3	2014	2015	5	30
0	CA2:CARPORT	120 SF	12	10	2014	2015	3	50
0	HT2:HOT TUB	1 UT	0	0	2012	2013	3	50
0	WF2:WATER FEATURE	1 UT	0	0	2012	2013	3	20
0	PO4:RES POOL	200 SF	10	20	2012	2013	3	50
2	PT3:PATIO	44 SF	0	0	1949	1950	2	50
4	PT2:BRICK PATIO	312 SF	26	12	2014	2015	2	50

5	FN2:FENCES	816 SF	102	8	2014	2015	2	30
6	FN2:FENCES	210 SF	7	30	2001	2002	2	30
7	FN2:FENCES	492 SF	6	82	2001	2002	2	30
8	FN2:FENCES	296 SF	4	74	2001	2002	2	30
9	PT2:BRICK PATIO	299 SF	23	13	2001	2002	2	50
10	PO4:RES POOL	360 SF	9	40	2001	2002	3	50
11	PT4:PATIO	1,000 SF	0	0	2012	2013	4	50

Appraiser Notes

PER OWNER REQUEST AND CITY OF KEY WEST LETTER OF APPROVAL OF LOT ADJUSTMENTS FROM RE'S 00006210-000000 AND 00006210-000200 TO THIS PARCEL, INCREASE LOT SIZE FROM 9,362 SQ FT TO 12,275 SQ FT; DONE FOR THE 2013 TAX ROLL.

2006-02-10 BEING OFFERED FOR \$4,900,000. 6BEDS/8BATHS. FROM THE MLS LISTING-SKI

LAND SIZE INCREASED FOR THE 2008 TAX ROLL PER OR2330-1776/1778 LAND SIZE HAS INCREASED FROM 7,646 SQ FT TO 9,566 SQ FT. THE EXTRA PARCEL OF LAND (1,920 SQ FT) WAS FORMERLY PART OF RE 0006210-000100 AK 8929626.

2010-12-01 MLS \$2,950,000 6/.5 .5THE CURRENT OWNER BOUGHT AND RENOVATED THIS OLD TOWN ESTATE OVER 14 YEARS AGO. BETWEEN THE MAIN HOUSE AND TWO GUEST HOUSES, THERE ARE 6 BEDROOMS AND 7 BATHS. BUILT CIRCA 1873, THE HISTORIC MAIN HOUSE FEATURES A PEERLESS RESTORATION, WITH DETAILS SUCH AS POLISHED HARDWOOD FLOORS, ORIGINAL WINDOWS, AND DOORS RESTORED. A VERANDA, OVERLOOKING THE SWIMMING POOL AND LUSH GROUNDS, IS CAREFULLY BUILT AROUND AN ANCIENT SPANISH LIME TREE. A GALLEY KITCHEN INCLUDES STAINLESS-STEEL COUNTER TOPS AND APPLIANCES, WITH CUSTOM CABINETS. A NEW POOLSIDE CABANA AND A DETACHED HISTORIC TWO-STORY HOUSE PROVIDE GUEST QUARTERS. THIS HISTORIC ESTATE IS A CLASSIC EXAMPLE OF THE CASUAL, YET ELEGANT INDOOR AND OUTDOOR LIVING LIFESTYLE FOR WHICH KEY WEST IS FAMOUS

2008-05-01 MLS 6 BR 6/2 \$3,900,000 THIS RATHER UNASSUMING PROPERTY CONSISTS OF TWO HOUSES AND ONE COTTAGE WITH SIX EN SUITE BEDROOMS AND SEVEN BATHS. BUILT CIRCA 1873, THE HISTORIC MAIN HOUSE FEATURES A PEERLESS RESTORATION, WITH DETAILS SUCH AS POLISHED HARDWOOD FLOORS, ORIGINAL WINDOWS, AND DOORS RESTORED. A VERANDA, OVERLOOKING THE SWIMMING POOL AND LUSH GROUNDS, IS CAREFULLY BUILT AROUND AN ANCIENT SPANISH LIME TREE. A GALLEY KITCHEN INCLUDES STAINLESS-STEEL COUNTER TOPS AND APPLIANCES, WITH CUSTOM CABINETS. THIS HISTORIC GEM IS A CLASSIC EXAMPLE OF THE CASUAL, YET ELEGANT INDOOR AND OUTDOOR LIVING LIFESTYLE FOR WHICH KEY WEST IS FAMOUS

DECLARATION OF RESTRICTION RECORDED AT OR2789-32 PURSUANT TO RESOLUTION NO 2013-45 OF CITY OF KEY WEST PLANNING BOARD

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-4595	12/30/2008	08/06/2010	8,331		INSTALL 800SF OF V-METAL SHINGLES AND 29SF OF SINGLE PLY VALLEY
11-2808	08/15/2011	09/26/2012	50,000		INSTALL NEW ROOF OVERHANG ON REAR GUEST HOUSE. INSTALL NEW WOOD SHUTTERS ON ALL 3 HOUSES, NEW DOORS ON UPPER PORCH DECK, NEW SLIDER ON REAR COTTAGE
					ROUGH & SET 2 TOILETS, ONE SHOWER, ONE CLOTH

	11-2810	08/15/2011	09/26/2012	7,000		WASHER,ON OUTDOOR SHOWER TIE INTO EXISTING
	11-2809	08/15/2011	09/26/2012	3,000	Residential	COMPLETE WIRING OF POOL HOUSE, RE-WIRE BATHROOM IN REAR HOUSE, HOOK UP ONE MINI SPLIT A/C UNIT
	11-4483	12/14/2011	09/26/2012	3,250		COMPLETE WIRING OF POOL EQUIP
	11-4482	12/14/2011	09/26/2012	75,000		NEW SWIMMING POOL WITH WATER FALL & PLANTER ATTACHED TO POOL. ALSO HOT SPA /POOL
	11-2808	11/30/2011	09/26/2012	112,000		REMOVE STEPS & CONVERT INTO DECK AREA. RENOVATION OF OUTDOOR BAR AREA. REPLACE DECK AREA W NEW TREX DECKING 430SF DEMO REMOVAL POOL
	12-0323	01/27/2012	09/26/2012	1,100		INSTALL DEDUCT METER
	11-2808	03/07/2012	09/26/2012	124,000		INSTALL 1000SF OF CORAL STONE PAVERS DEMO DRYWALL,CEILINGS IN DOWNSTAIRS FRONT HOUSE, EXPLORATORY. INSALLATION OF 930SF NEW FLOORING IN 1ST FLR FRONT HOUSE
	11-2808	06/06/2012	09/26/2012	124,000		RENOVATION 3 BATHROOMS, KITCHEN & FRONT PORCH
	12-2375	07/06/2012	09/26/2012	28,900		INSTALL 2 CENTRAL AC SYSTEMS, WILL REPLACE EXISTING
	12-2238	06/21/2012	09/26/2012	17,000		ROUGH & SET 3 TOILETS,2 KITCH SINKS,4 LAVS, 2 SHOWERS, 1 W/H
	12-2292	07/05/2012	09/26/2012	10,500		COMPLETE WIRING PER PLANS
1	12-3538	09/27/2012	09/26/2012	1,500	Residential	INSTALL SIX (6) SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ON ALARM SYSTEM TO CODE EXISTING SYSTEM.
1	12-3241	09/06/2012	09/26/2012	3,500	Residential	PRE-WIRE ZONES FOR CAB6, TELE, INTERNET AUDIO TO ONE MAIN HOME RUN, STRAP & LABEL WIRES FOR FUTURE INSTALATION. INSTALL A/VIDEO EQUIPMENT FOR HOME OWNER DRAWINGS
	13-1428	03/18/2014	07/01/2014	152,000		REVISION #3 BUILD 51LF OF CONCRETE RETAINING WALL 32" H RIGHT SIDE
	13-5469	01/03/2014	07/01/2014	2,400		NEW CONSTRUCTION DRYIN,EAVES,DRIP FLASHING VCRIMP RIDGE CAP
	13-5248	12/13/2014	07/01/2014	5,500		ROUGH AND SET 1 TOILET, LAV, SHOWER, BAR SINK
	13-5302	12/20/2013	07/01/2014	4,900		INSTALL MINI SPLIT SYSTEM DUCTING AND ONE BATHROOM
						NEW CARPORT WITH 4 LIGHT

13-1428	02/21/2014	07/01/2014	145,000		FIXTURES 112 SF	
13-1428	09/30/2013	07/01/2014	125,000		CONSTRUCTION OF NEW POOL HOUSE APPROX 350SF	
13-1428	01/17/2014	07/01/2014	131,000		CONSTRUCTION OF NEW POOL HOUSE APPROX 350SF	
12-2808	03/07/2012	09/26/2012	124,000		INSTALL OF 1000SF OF CO9RAL STONE PAVERS, DEMO OF DRYWALL CEILINGS IN DOWNSTAIRS FRONT HOUSE, EXPLORATORY INSTALLOF 930SF OF NEW 1X4 T&G FLOORING FRONT OF HOUSE	
B940168	01/01/1994	10/01/1994	1,800		REPLACE POCH DECK & PAINT	
9901500	04/03/2000	11/09/2001	193,000		RENOVATIONS/NEW PORCHES	
9801105	04/06/1998	11/09/2001	600		REPLACE FUSE PANEL	
9801093	04/21/1998	11/09/2001	7,000		FENCING	
0001735	06/27/2000	11/09/2001	2,800		REPAIR COLUMNS	
0002620	08/31/2000	11/09/2001	1,200		ALARM SYSTEM	
0100789	02/21/2001	11/09/2001	28,300		POOL	
1	0101351	03/26/2001	11/09/2001	75,000	Residential	POOL HOUSE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	1,392,786	98,263	1,704,810	3,195,859	3,085,377	0	3,195,859
2015	1,371,930	86,313	1,346,646	2,804,889	2,804,889	0	2,804,889
2014	960,198	38,576	1,352,881	2,351,655	2,351,655	0	2,351,655
2013	982,021	39,799	1,236,878	2,258,698	2,258,698	0	2,258,698
2012	1,003,844	40,940	886,963	1,931,747	1,931,747	0	1,931,747
2011	561,954	42,162	991,392	1,595,508	1,264,991	0	1,595,508
2010	574,305	43,243	532,444	1,149,992	1,149,992	0	1,149,992
2009	637,889	44,528	809,314	1,491,731	1,491,731	0	1,491,731
2008	586,069	45,608	1,329,674	1,961,351	1,961,351	0	1,961,351
2007	612,242	27,953	1,338,050	1,978,245	1,978,245	0	1,978,245
2006	785,967	28,668	726,370	1,541,005	1,541,005	0	1,541,005
2005	671,807	30,289	649,910	1,352,006	1,352,006	0	1,352,006
2004	484,141	30,964	535,220	1,050,325	1,050,325	0	1,050,325
2003	503,971	31,701	267,610	803,282	803,282	0	803,282
2002	525,940	32,376	259,964	818,280	818,280	0	818,280
2001	274,639	5,519	259,964	540,122	540,122	0	540,122
2000	237,176	6,915	145,274	389,365	389,365	0	389,365

1999	224,000	6,592	145,274	375,865	375,865	0	375,865
1998	145,772	5,218	145,274	296,264	230,807	25,000	205,807
1997	131,195	4,739	129,982	265,916	226,949	25,000	201,949
1996	98,396	3,587	129,982	231,965	220,339	25,000	195,339
1995	89,650	3,298	129,982	222,929	214,965	25,000	189,965
1994	76,357	2,976	129,982	209,314	209,314	25,000	184,314
1993	82,647	0	129,982	212,629	212,629	0	212,629
1992	82,647	0	129,982	212,629	212,629	0	212,629
1991	82,647	0	129,982	212,629	212,629	0	212,629
1990	68,448	0	107,044	175,492	175,492	0	175,492
1989	62,225	0	105,133	167,358	167,358	0	167,358
1988	52,894	0	95,575	148,469	148,469	0	148,469
1987	52,347	0	57,041	109,388	109,388	0	109,388
1986	52,581	0	55,877	108,458	108,458	0	108,458
1985	51,229	0	33,930	85,159	85,159	0	85,159
1984	47,941	0	33,930	81,871	81,871	0	81,871
1983	47,961	0	33,930	81,891	81,891	0	81,891
1982	64,250	0	33,930	98,180	98,180	0	98,180

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
4/20/2011	2515 / 412	2,100,000	WD	Q
2/1/1998	1501 / 0092	449,500	WD	Q
2/1/1976	671 / 306	70,000	00	Q

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