

Call for inspections:  
293-6462  
24-hour inspection line



-----  
**THE CITY OF KEY WEST**  
**BUILDING DEPARTMENT**

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 809-3956

Application Number . . . . . 12-00002845 Date 10/03/12  
Application pin number . . . . . 655345  
Property Address . . . . . 525 FRANCES ST  
RE #/PARCEL #/TAX ID etc . . . . . 0000-7090-000000-  
Application type description . . . . . RENOVATION, ADDITION, CONVERSION: RESIDE  
Property Zoning . . . . . HIGH DENSITY RESIDENTIAL  
Application valuation . . . . . 2150

Owner  
-----  
HAFFENREFFER KARL & MARY  
525 FRANCES ST  
KEY WEST FL 33040

Contractor  
-----  
KINKY CONSTRUCTION  
522 ELIZABETH STREET  
KEY WEST FL 33040  
(305) 296-2632

-----  
Permit . . . . . BUILDING PERMIT  
Additional desc . . . . .  
Permit Fee . . . . . 60.00  
Issue Date . . . . . 10/03/12 Valuation . . . . . 2150  
Expiration Date . . . . . 10/03/14

Qty	Unit	Charge	Per	BASE FEE	Extension
					60.00

-----  
Special Notes and Comments  
APPLY DECORATIVE SHINGLES TO EXISTING  
ROOF AT GAZEBO FRAMING FOR  
ABOVE (ROOFING BY OTHERS). N.O.C.  
EXEMPT. H12-01-894-HSA-5/25/12. ET  
T/S:10/03/2012 08:19 AM KEYWGRC

-----  
Other Fees . . . . . DCA SURCHARGE: FS553.721 2.00  
EDUCATION FEE 2.00  
EDUCATION FEE (2) 2.00  
FINES 60.00  
PLAN REVIEW FEE 20.00  
DBPR SURCHARGE: FS468.631 2.00  
DBPR SURCHARGE: (2) REV 2.00  
DCA SURCHARGE (2) REV 2.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	60.00	.00	.00	60.00
Other Fee Total	92.00	76.00	.00	16.00
Grand Total	152.00	76.00	.00	76.00

-----  
THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION COMMENCED WITHIN 180 DAYS OF ISSUE.

Operator: COWLER Type: BP Drawer: 1  
Date: 10/03/12 50 Receipt no: 965  
2012 2845  
PI \* BUILDING FE 1 \$76.00  
Trans number: 2832635  
CK CHECK 445 \$101.00

10-3-12  
DATE ISSUED

Trans date: 10/03/12 Time: 10:13:01

QD

City of Key West  
 Historic Architectural Review Commission  
 Certificate of Appropriateness  
 Key West Florida  
 (305)809-3956

Application Number . . . . . 12-01000894                      Date 10/03/12  
 Application pin number . . . . . 252184  
 Property Address . . . . . 525 FRANCES ST  
 RE #/PARCEL #/TAX ID etc . . . . . 0000-7090-000000-                      -  
 Previous utility acct # . . . . .                      1007340.00  
 Application type description                      HARC APPLICATION - BUILDING  
 Subdivision Name . . . . .  
 Property Use . . . . . 010D  
 Property Zoning . . . . . HIGH DENSITY RESIDENTIAL  
 Application valuation . . . . . 1990

Owner	Contractor
-----	
HAFFENREFFER KARL & MARY	KINKY CONSTRUCTION
525 FRANCES ST	522 ELIZABETH STREET
KEY WEST                      FL 33040	KEY WEST                      FL 33040
	(305) 296-2632

Permit . . . . . HARC PERMIT  
 Additional desc . . . . .  
 Permit Fee . . . . . 25.00                      Plan Check Fee . . . . . .00  
 Issue Date . . . . . 10/03/12                      Valuation . . . . . 0  
 Expiration Date . . . . . 10/03/14

Qty	Unit Charge	Per	Extension
		BASE FEE	25.00

Special Notes and Comments  
 Add pitched roof to existing  
 gazebo. (JoB)    \*\*HSA 05/25/12(ET)\*\*

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	25.00	.00	.00	25.00
Plan Check Total	.00	.00	.00	.00
Grand Total	25.00	.00	.00	25.00

10-3-12

DATE ISSUED	User: CWALKER                      MSA Date: 10/03/12                      965 2012                      1000894 91 * BUILDING PE 1                      \$25.00 Trans numbers:                      2832636 CK CHECK                      445                      \$101.00 Trans date: 10/03/12                      Time: 10:13:01
BY	As



## THE CITY OF KEY WEST

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

---

Michael Miller Architects  
517 Duval Street, Suite 200  
Key West, FL 33040

September 25, 2012

### Re: 525 Frances Street Gazebo Roof

Dear Mr. Miller,

As we discussed in our meeting at my office September 21, 2012, the unpermitted roof on the gazebo at the rear of the property at 525 Frances Street has been removed. The gazebo may remain, and if you choose, a decorative element may be permitted atop the original structure. This decorative addition will not require an application for a variance because the gazebo will not be a residential use, and does not exceed the floor area ratio, density, and height restrictions of the Historic High Density Residential (HHDR) zoning district. The language found with the Land Development Regulations referring to a "three dimensional envelope" applies to the reconstruction or replacement of a structure (nonconforming) which exceeds one or more of dimensional (width, height, depth) criteria or intensity/density criteria when involuntarily destroyed. In this case the structure is neither being replaced nor reconstructed. Moreover, the improvements do not exceed 50% of the structure's value. Finally, the proposed decorative element (not a new roof) does not exceed the height restrictions of the HHDR zoning district.

My determination is based, in part, on a statement contained in your letter dated August 23, 2012 which stated the "project will not reconstruct nor replace any part of the gazebo, it will not exceed the footprint of the existing gazebo, it's cost will not exceed 50% of the value of the gazebo, and will not change in any way the use of the gazebo."

If you have any questions, do not hesitate to call.

Sincerely,



Donald Leland Craig, AICP  
City Planner



John Woodson <jwoodson@keywestcity.com>

---

**525 Frances Street**

1 message

---

**Ginny Stones** <ginny@keyslaw.net>  
Reply-To: ginny@keyslaw.net  
To: John Woodson <jwoodson@keywestcity.com>  
Cc: lgartner01@aol.com

Fri, Jul 27, 2012 at 10:45 AM

Dear Mr. Woodson:

My client, Lenny Gartner is the property owner adjacent to the rear property line of 525 Frances Street.

Mr. Gartner objects to the issuance of any after the fact building permits for the new peaked roof on the pool gazebo

unless a variance for the rear set back and any other non-compliant dimensional requirements are obtained by the property owner.

The increase in building mass on an existing non conforming setback triggers the requirement for variance as an enlargement or expansion

of a non conforming feature of the property.

It is also requested that the City require that the roof framing in its unfinished state be removed pending receipt of after the fact approvals as it presents an eyesore and potential hazard in its unfinished state.

Thank you for your attention to this matter.

Ginny Stones

Adele V. Stones

Stones & Cardenas

221 Simonton Street

This Document Prepared By and Return to:

JOHN M. SPOTTSWOOD, JR., ESQ. 500 FLEMING STREET KEY WEST, FL 33040 (305) 294-9556

RCD Sep 17 1999 11:19AM DANNY L KOLHAGE, CLERK

Parcel ID Number: 00007090-000000

DEED DOC STAMP 0.70 09/17/1999 DEP CLK

Grantee #1 TIN:

Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 15th day of September, 1999 A.D. Between ALAN VAN WIJREN, a single man

of the County of Monroe, State of Florida, grantor, and KARL HAFENREFFER and MARY L. PERKINS n/k/a MARY L. HAFENREFFER, husband and wife, whose address is: 525 Frances Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit: See Exhibit "A" attached hereto and made a part of.

THIS CORRECTIVE DEED IS BEING RECORDED TO CLARIFY THE LEGAL DESCRIPTION IN THE ORIGINAL WARRANTY DEED FILED IN O.R.B. 1583 AT PAGE 2058 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set

hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Signature of Patricia Weech

Signature of Alan Van Wijren (Seal)

PATRICIA WEECH Witness

ALAN VAN WIJREN 525 FRANCES ST. KEY WEST, FL P.O. Address:

JOHN M. SPOTTSWOOD, JR. Witness

P.O. Address: (Seal)

STATE OF Florida COUNTY OF Monroe

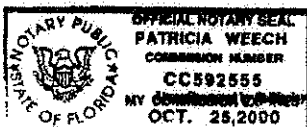
The foregoing instrument was acknowledged before me this 15 day of September, 1999 by ALAN VAN WIJREN, a single man

who is personally known to me or who has produced

as identification.

Signature of Patricia Weech

PATRICIA WEECH Notary Public My Commission Expires: 10/25/00





# NORBY



**& Associates, Inc.**  
Professional Land Surveyors

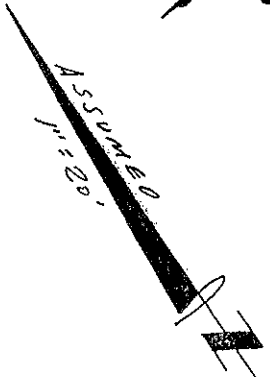
Thomas A. Norby, PLS  
Reg. No. 5234

3104 Flieger Avenue

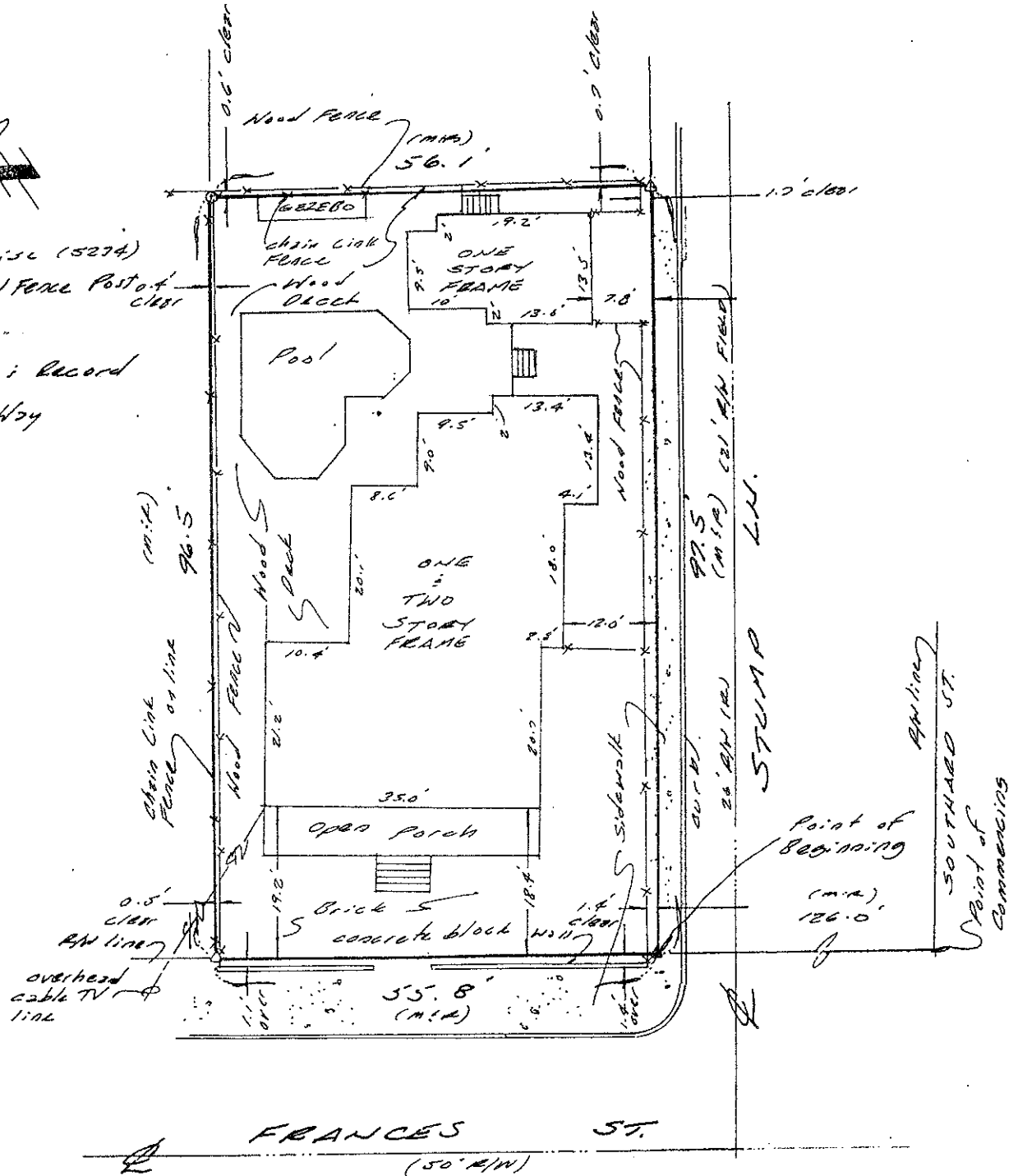
Key West, FL 33040

(305) 296-7422

FAX (305) 293-9924



- ✓ Set Nail: Disc (5234)
- ✓ Found 2" Metal Fence Post & Chain Link Fence
- ✓ Found Nail
- (M) Measured & Record
- W - Right of Way
- Center Line



JUL 2 1998

# NORBY



**& Associates, Inc.**

Professional Land Surveyors

3104 Flagler Avenue

Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

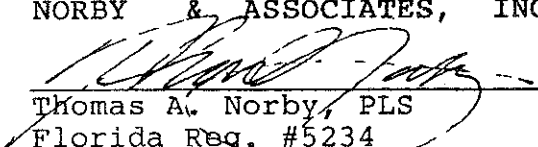
## NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 525 Frances Street, Key West, FL 33040.
7. Date of field work: May 26, 1999.

**BOUNDARY SURVEY OF:** A parcel of land on the Island of Key West and known and designated on the map or plan of the said Island delineated by William A. Whitehead in February, A.D. 1829, as a Part of Lot Four (4) in Square Forty-four (44), more particularly described as follows: COMMENCING at the intersection of the NE'ly right of way line of Frances Street with the NW'ly right of way line of Southard Street and run thence NW'ly along the NE'ly right of way line of the said Frances Street for a distance of 126.0 feet to the NW'ly right of way line of Stump Lane, said point being the Point of Beginning; thence continue NW'ly along the NE'ly right of way line of the said Frances Street for a distance of 55.8 feet to an existing chain link fence; thence NE'ly with a deflection angle of 89°49'19" to the right and along the said existing chain link fence for a distance of 96.5 feet; thence SE'ly with a deflection angle of 89°09'25" to the right and along an existing chain link fence and extension thereof for a distance of 56.1 feet to the NW'ly right of way line of the said Stump Lane; thence SW'ly and along the NW'ly right of way line of the said Stump Lane for a distance of 97.5 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Karl Haffenreffer & Mary L. Haffenreffer;  
Fleet Mortgage Corporation, its successors and/or assigns;  
Spottswood, Spottswood & Spottswood;  
Chicago Title Insurance Company;

NORBY & ASSOCIATES, INC.

  
Thomas A. Norby, PLS  
Florida Reg. #5234

Revised  
September 3, 1999

JUL 25 2012



Key West, FL 33040

Phone: (305) 294-0252

Facsimile: (305) 292-5442

[www.stonescardenas.com](http://www.stonescardenas.com)

-

NOTICE: The sender intends the information contained in this electronic mail transmission for the use of the named individual or entity to which it is directed as it may contain information that is privileged or otherwise confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee. It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply email to: [ginny@keyslaw.net](mailto:ginny@keyslaw.net), or by telephone at 305-294-0252, so that our address records can be corrected. Thank you.

Revision

# APPLICATION FOR BUILDING PERMIT

SEP 06 2012

By CD

(FOR OFFICE USE ONLY)



**CITY OF KEY WEST, FLORIDA**  
 3140 FLAGLER AVE., KEY WEST, FL 33040  
 PHONE: 305-809-3956 FAX: 305-809-3978

Permit No.  
12-2845  
 (FOR OFFICE USE ONLY)

Note: All owner builders must apply in-person and be present at time of all inspections.

AT TIME OF SUBMITTAL, A \$50 APPLICATION FEE IS DUE.

APPLICATION DATE: 9-6-12

Street Address of proposed construction: 525 FRANCIS ST

Property owner's name as appears on deed: KARL HOFFENREFFER Phone #: 292-2525

Property owner's mailing address: 525 FRANCIS ST E-mail:

Contractor's Company name: KIRBY CONST Phone #: 296-2632

Contractor's Company Address: 522 ELIZABETH ST E-mail:

Architect/Engineer's Name: MICHAEL MILLER Phone #: 294-7687

Architect/Engineer's Address: 517 TOTAL ST E-mail:

**VALUES**

1. Value of improvements: \$ 1800

2. Value of existing structure: \$ \_\_\_\_\_

3. Completed value: \$ \_\_\_\_\_

Check this box, if value of improvements is clearly not a "substantial improvement" (improvement costs less than 50% market value of structure) & complete only #1 above.

Describe proposed construction in detail, including quantities & square footage: REPLACE EXISTING ROOF WITH NEW ROOFING & METAL SIDINGS APPLY DECORATIVE SHINGLES TO EXISTING ROOF AS ORDERED BY OTHERS

Number of Dwelling Units: \_\_\_\_\_

Type of work. Circle all that apply:

New Construction	Commercial
Addition	After-the-Fact
Demolition	Interior
Renovation/Repair	Exterior
Hurricane Shutters	

HARC # 12-109-12-01-894

**FOR PROJECTS INCLUDING:**

- New Construction
- Additions
- Renovations exceeding 50% structure value

FLOOD ZONE	PANEL NUMBER	BASE FLOOD ELEVATION	ELEVATION LOWEST FLOOR	SUBSTANTIAL IMPROVEMENT?
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

I AS OWNER OR CONTRACTOR OF RECORD FOR THIS PROJECT, AGREE THAT I WILL COMPLY WITH THE PROVISIONS OF FLORIDA STATUTE 469.003 AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF MY INTENT TO DEMOLISH/RENOVATE A STRUCTURE AND REMOVE ASBESTOS, WHEN APPLICABLE, IN ACCORDANCE WITH STATE AND FEDERAL LAW.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THAT SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE, OR FEDERAL LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

"NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE DEED RESTRICTIONS AND/OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES."

CHAPTER 837.06 F.S. FALSE OFFICIAL STATEMENTS - 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 AS PROVIDED FOR IN S. 775.082 OR S. 775.063.

I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work.

Owner (print name): KARL HOFFENREFFER

Owner Signature: [Signature]

State of Florida, County of Monroe, Sworn to and scribed before me this 10 day of Sept, 2012

by: SHEILA SANDS-DEVENDORF  
 Commission # DD 968881  
 Expires April 1, 2014  
 Bonded thru Troy Fain Insurance 800-385-7019 (seal)

Personally known or Produced identification

I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work.

Contractor Qualifier: [Signature]

Qualifier Signature: [Signature]

State of Florida, County of Monroe, Sworn to and scribed before me this 1 day of Oct, 2012

by: GERALDINE HILL  
 Commission # DD 968881  
 Expires April 1, 2014  
 Bonded thru Troy Fain Insurance 800-385-7019 (seal)

Personally known or Produced identification

10-1-12

John P. Woods  
 Building Official, Assistant Building Official or Plan Reviewer. Reviewed for issuance of permit.

Cost of Permit: \$ 60.00  
10.00  
2.00  
2.00  
2.00

(office use only)  
 Rev. Oct. 2010

22/102/11/585 OK

# APPLICATION FOR BUILDING PERMIT



**CITY OF KEY WEST, FLORIDA**  
 3140 FLAGLER AVE., KEY WEST, FL 33040  
 PHONE: 305-809-3956 FAX: 305-809-3978

Permit No.

12-2740  
(FOR OFFICE USE ONLY)

JUL 25 2012  
  
(FOR OWNER'S USE ONLY)

Note: All owner builders must apply in-person and be present at time of all inspections.

AT TIME OF SUBMITTAL, A \$50 APPLICATION FEE IS DUE.

APPLICATION DATE: \_\_\_\_\_

Street Address of proposed construction: 525 FRANCIS ST.

Property owner's name as appears on deed: KARL HAEFFENREFFER Phone #: \_\_\_\_\_  
 Property owner's mailing address: 525 FRANCIS ST E-mail: \_\_\_\_\_  
 Contractor's Company name: KIKY COLIST Phone #: 296-2632  
 Contractor's Company Address: 522 ELIZABETH ST E-mail: \_\_\_\_\_  
 Architect/Engineer's Name: MICHAEL MILLER Phone #: \_\_\_\_\_  
 Architect/Engineer's Address: 517 DOYAL ST. E-mail: \_\_\_\_\_

VALUES	
1. Value of improvements: \$	<u>1990</u>
2. Value of existing structure: \$	_____
3. Completed value: \$	_____
<input type="checkbox"/> Check this box, if value of improvements is clearly not a "substantial improvement" (improvement costs less than 50% market value of structure) & complete only #1 above.	

Describe proposed construction in detail, including quantities & square footage: REPLACE EXISTING ROOF ON GARAGE WITH FLAT ROOF FRAMING & SHINGLES 100 SQ FT.

(Needs a Variance)

Number of Dwelling Units: 1

Type of work. Circle all that apply:

New Construction	Commercial
Addition	After-the-Fact
Demolition	Interior
Renovation/Repair	Exterior
Hurricane Shutters	

HARC # H-12-01-849

FOR PROJECTS INCLUDING:

- New Construction
- Additions
- Renovations exceeding 50% structure value

FLOOD ZONE	PANEL NUMBER	BASE FLOOD ELEVATION	ELEVATION LOWEST FLOOR	SUBSTANTIAL IMPROVEMENT?
				<input type="checkbox"/> Yes <input type="checkbox"/> No

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

I AS OWNER OR CONTRACTOR OF RECORD FOR THIS PROJECT, AGREE THAT I WILL COMPLY WITH THE PROVISIONS OF FLORIDA STATUTE 469.003 AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF MY INTENT TO DEMOLISH/RENOVATE A STRUCTURE AND REMOVE ASBESTOS, WHEN APPLICABLE, IN ACCORDANCE WITH STATE AND FEDERAL LAW.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THAT SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE, OR FEDERAL LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

"NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE DEED RESTRICTIONS AND/OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES."

CHAPTER 837.06 F.S. FALSE OFFICIAL STATEMENTS - 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 AS PROVIDED FOR IN S. 775.082 OR S. 775.063.

I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work. Owner (print name): <u>KARL HAEFFENREFFER</u> Owner Signature: State of Florida, County of Monroe, Sworn to and scribed before me this <u>25th</u> day of <u>July</u> , 20 <u>12</u> by: SHEILA SANDS-DEVENDORF Commission # DD 968881 Expires April 1, 2014 (seal) Bonded Through Fair Insurance 800-345-7019	I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work. Contractor Qualifier: <u>M. SKOLWID</u> Qualifier Signature: State of Florida, County of Monroe, Sworn to and scribed before me this <u>25th</u> day of <u>July</u> , 20 <u>12</u> by: Personally known or Produced identification:
---	---

Building Official, Assistant Building Official or Plan Reviewer. Reviewed for issuance of permit.

Cost of Permit: \_\_\_\_\_

Office use only) \_\_\_\_\_  
 Rev. Oct. 2010

Trans date: 7/25/12 Time: 15:21:44

2058501/20123

# CITY OF KEY WEST, FLORIDA

3140 FLAGLER AVE., KEY WEST, FL 33040  
 PHONE: 305-809-3956 FAX: 305-809-3978

The following list of requirements for new residential/commercial structures, renovations, additions, and demolition etc. needs to be met before the application package is submitted. This is a preliminary list. Additional information may be needed upon review.

**Attention Applicants:** Please fill out the required submittals with an "X" for included materials and an "N/A" for non-applicable materials in each required list for the proposed construction.

	New buildings or homes	Decks	Shutters Windows Doors	Signs	Awnings	Renovations Additions	Demolition
Completed Application							
N.O.A.'s (Notice of Acceptance)							
Land Survey							
H.A.R.C. Approval**							
Florida Keys Aqueduct Approval							
Keys Energy Approval							
Address Assignment							
Design Pressures							
Deed							
Site Plan							
Drainage Calculation							
Swale Location							
Landscape Approval							
Energy Calculations							
Elevation Certificate							
Right-of-Way Approval							
4 Sets of Sealed Plans (Residential)							
5 Sets of Sealed Plans (Commercial)							

Not a required submittal
Required submittal

\*Electrical demolition and Plumbing demolition permits must be issued and receive final inspection prior to demolition permit being issued.

\*\*Also include signed copy of HARC approved plans for the proposed construction.

The office of the building official of the City of Key West, Florida, shall charge and collect for building permits at the rates set forth below:

**New buildings** (including balconies, porches, additions, garages and accessory buildings): For each \$1,000.00 of value, or fractional part thereof, of enclosed spa: \$18.00  
 Minimum fee: \$60.00

**New structures other than buildings** (including water towers, radio towers, water plants, bridges, cisterns, seawalls, docks and boat davits): For each \$1,000.00 of cost or fractional part thereof: \$24.00  
 Minimum fee: \$60.00

**Repairs or remodeling to building:**  
 Less than \$500.00 estimated cost, no permit required: \$0.00  
 For each \$1,000.00 of estimated cost or fractional part thereof: \$24.00  
 Minimum fee: \$60.00

**Docks and decks:**  
 For each \$1,000.00 of estimated cost of construction or fractional part thereof: \$24.00  
 Inspection: \$80.00

**Concrete/asphalt** (including driveways, patios, parking lots and sidewalks):  
 For each 1,000 square feet or fractional part thereof: \$18.00  
 Coating of asphalt: for each 10,000 square feet or fractional part thereof \$15.00  
 Minimum fee: \$60.00

**Fences** (including wood, chainlink and concrete block):  
 For the first 100 linear feet or fractional part thereof: \$75.00  
 For each additional linear foot after first 100: \$0.50

**Roofing** (includes repairs and new roofs):  
 For each 100 square feet or fractional part thereof: \$12.00  
 Minimum fee: \$60.00

**Swimming pools:**  
 Residential, flat fee: \$250.00  
 Commercial, flat fee: \$350.00  
 Spa/hot tub (up to 12' diameter): \$75.00  
 Repairs: \$100.00

**Temporary tents** (temporary permit only, issued only for 30-day period): flat fee per tent: \$50.00

**Moving building:** for each \$1,000.00 of estimated cost of construction or fractional part thereof: \$24.00

**Demolition of buildings:** for each \$1,000.00 of estimated cost of construction or fractional part thereof: \$30.00

**Tanks** (gasoline, water, etc., all materials):  
 For each 1,000 gallons or fractional part thereof: \$7.00  
 Minimum fee, per tank: \$75.00

**Signs:** For each 50 square feet of each sign face or fractional part thereof: \$35.00

**Mobile home installation:**  
 Tiedown inspection for insurance purposes only: \$75.00  
 Tiedowns, blocking, sewer connection, water connection, and electrical connection: \$150.00

**Temporary trailer** (construction and/or sales): maximum of 180 days (each): \$250.00

**Cisterns:** Residential: \$100.00  
 Commercial (non-potable water only):  
 For each 1,000-gallon capacity or fractional part thereof: \$10.00  
 Minimum fee: \$150.00

**Seawalls and riprap:**  
 For each 50 lineal feet or fractional part thereof: \$25.00  
 Inspection: \$80.00  
 Minimum fee: \$60.00

**Excavation:**  
 For each \$1,000.00 of estimated cost of construction or fractional part thereof: \$24.00; Minimum fee: \$60.00

**Filling** (on land and/or water):  
 For each 100 cubic yards or fractional part thereof: \$15.00  
 Inspection fee: \$80.00; Minimum fee: \$60.00

**Awnings and Removable Canopies:**  
 For each \$1,000.00 of estimated cost of construction or fractional part thereof: \$24.00; Minimum fee: \$60.00

**Hurricane shutters:**  
 For each \$1,000.00 of estimated cost of construction or fractional part thereof: \$24.00; Minimum fee: \$60.00

**Wood lattice and screening:**  
 For each \$1,000.00 of estimated cost of construction or fractional part thereof: \$24.00  
 Minimum fee: \$60.00

**Penalty.** In the event that any work for which a permit is required is commenced or is in process prior to the issuance of a permit by the building department, then the fees specified for such work shall be doubled. The payment of a double fee shall not relieve any person from fully complying with the requirements of any applicable code.

- If the value of the work (labor and materials) is found by the building official to be \$1,500 or less in value: Double original
- If the value of the work (labor and materials) is found by the building official to exceed \$1,500 in value: \$250.00



CITY OF KEY WEST Fax 809-3978  
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H12-01-0894

OWNER NAME: KARL HAFENREFFER DATE: 5/24/12

OWNERS ADDRESS: 525 FRANCIS ST KW. PHONE #:

APPLICANT'S NAME: MICHAEL MILLER PHONE #:

APPLICANT'S ADDRESS: 517 DUVAL ST #200 KEY WEST

ADDRESS OF CONSTRUCTION: 525 FRANCIS ST # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
PITCHED  
ADD ROOF TO EXISTING  
GAZEBO

Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or s. 775.083

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

Date: 5/24/12  
Applicant Signature: [Signature]

REQUIRED SUBMITTALS

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (If applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehab, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

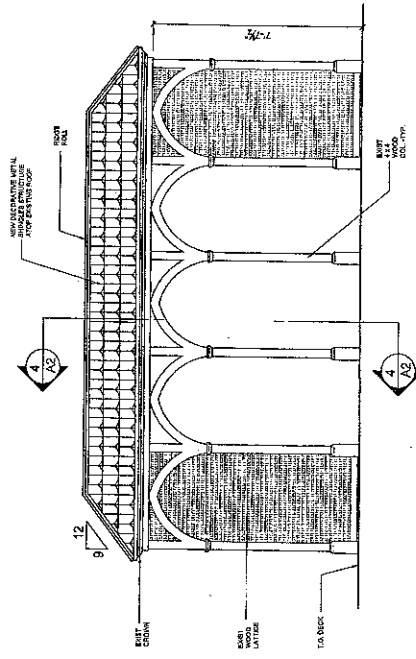
Date: May 25, 2012

Staff Approval: [Signature]

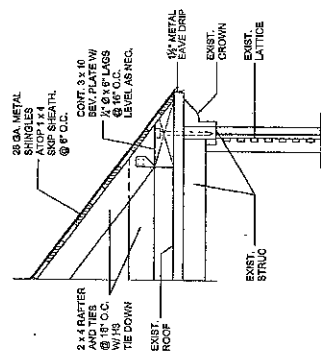
Fee Due: 250.00  
\$ 250

NO #4

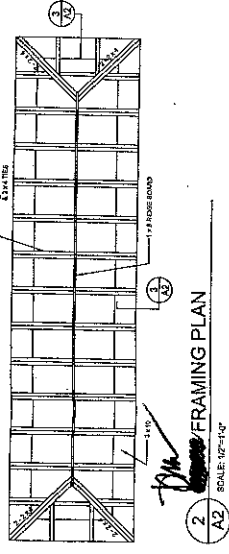
HISTORIC ARCHITECTURAL REVIEW APPLICATION



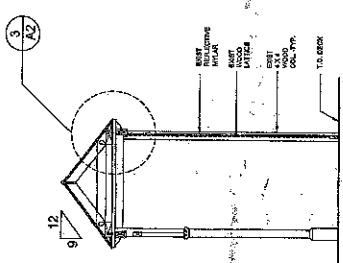
1 NEW FRONT ELEVATION  
SCALE: 1/2"=1'-0"



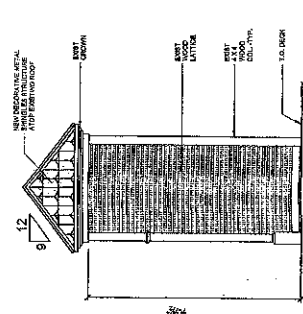
3 DETAIL SECTION  
SCALE: 1/2"=1'-0"



2 FRAMING PLAN  
SCALE: 1/2"=1'-0"



4 NEW CROSS-SECTION  
SCALE: 1/2"=1'-0"



5 NEW SIDE ELEVATION  
SCALE: 1/2"=1'-0"

GENERAL NOTES

- I. General Conditions
  - A. Work consists of the addition of a new decorative metal shingle roof to the existing gazebo on the rear of the property at 525 Francis Street, Key West, Florida, as shown on the drawings.
  - B. The General Contractor shall be responsible for procuring all necessary construction permits. The Owner shall pay all permits and inspection fees.
  - C. The Contractor shall maintain the length of the contract. The Contractor shall be responsible for any damage to the existing gazebo or property during the construction. The Contractor shall be responsible for any damage to the existing gazebo or property during the construction.
  - D. The Contractor shall follow the Florida Building Code with reference to all requirements.
- II. Structure and Trim
  - A. Existing P.T. wood frame is shown on the drawings.
  - B. The Contractor shall be responsible for the removal of the existing metal shingle roof and the installation of the new metal shingle roof as indicated on the drawings.
  - C. The Contractor shall be responsible for the removal of the existing metal shingle roof and the installation of the new metal shingle roof as indicated on the drawings.
- III. Metal Shingles
  - A. Shingles: Monier Debor 26 Ga. Galvalume "Victorian" shingles, 26 Gp. Shingles to be indicated on the plans.

**SM**  
 SHILOH MANOR RESIDENTIAL DEVELOPMENT  
 525 FRANCIS STREET, KEY WEST, FLORIDA  
 ARCHITECTURAL DRAWINGS  
 PREPARED BY MICHAEL MILLER ARCHITECT  
 525 FRANCIS STREET, KEY WEST, FLORIDA  
 33040-1205  
 (305) 241-7888  
 (305) 241-7889  
 (305) 241-7890  
 (305) 241-7891  
 (305) 241-7892  
 (305) 241-7893  
 (305) 241-7894  
 (305) 241-7895  
 (305) 241-7896  
 (305) 241-7897  
 (305) 241-7898  
 (305) 241-7899  
 (305) 241-7900

**MICHAEL MILLER ARCHITECT**  
 525 FRANCIS STREET  
 KEY WEST, FLORIDA 33040-1205  
 (305) 241-7888

**HAFENREFFER  
 GAZEBO**  
 525 FRANCIS STREET,  
 KEY WEST, FLORIDA

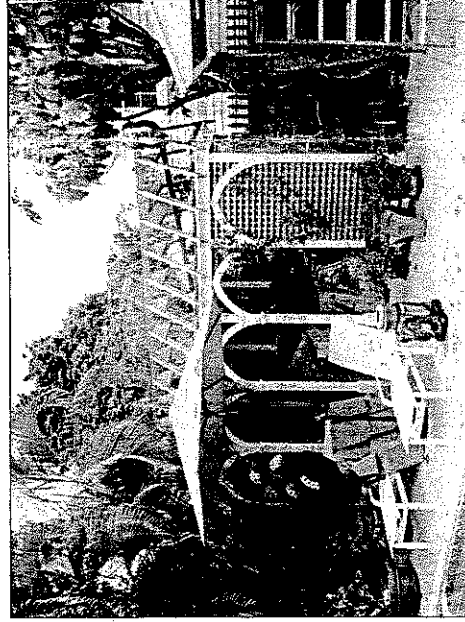
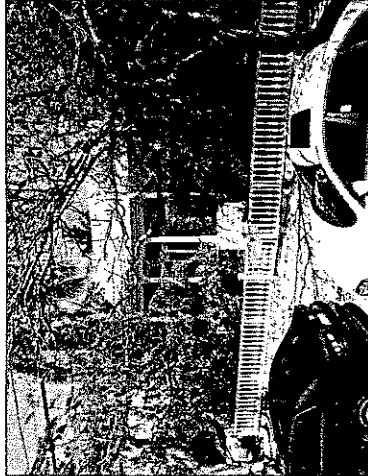
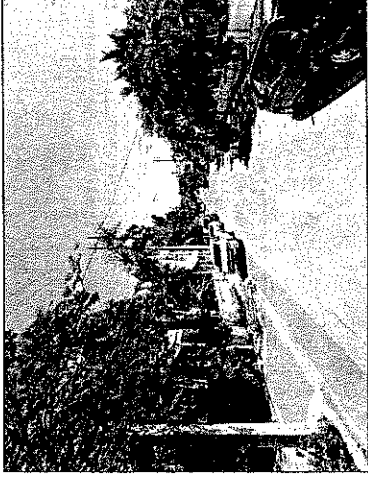
DATE: AUGUST 15, 2017  
 AS NOTED  
 SCALE: AS SHOWN  
 CHECKED BY: MAJ  
 PROJECT NO.: 1205

**NEW DECORATIVE  
 SHINGLES AT OP  
 EXISTING ROOF**



OFFICE COPY

OFFICE COPY



**MICHAEL MULLER, ARCHITECTS**  
517 DOWDA STREET  
KEY WEST, FLORIDA  
33603-2946, 33607  
mm@mmll.com

**HAFENREFFER  
GAZEBO**  
555 FRANCES STREET,  
KEY WEST, FLORIDA

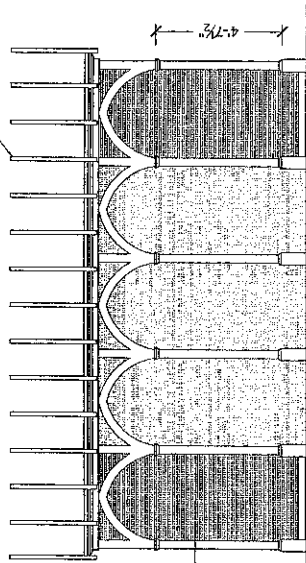
DATE: MAY 24, 2012  
SCALE: AS NOTED  
DRAWN BY: J.A.  
CHECKED BY: J.A.  
PROJECT NO.: 1028

EXISTING  
EXTERIOR

**PH1**

Copyright © 2012 Michael Muller Architects, Inc. All Rights Reserved. Project No. 1028

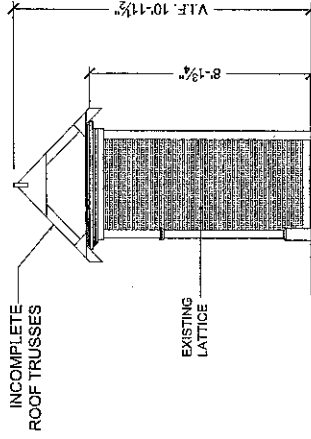
INCOMPLETE  
ROOF TRUSSES



WOOD  
LATTICE  
AND  
LOST  
CONSTRUCTION

EXISTING FRONT ELEVATION

SCALE: 1/2"=1'-0"



EXISTING SIDE ELEVATION

SCALE: 1/2"=1'-0"

**MICHAEL MILLER - ARCHITECTS**  
517 EDWAL STREET  
KEY WEST, FLORIDA  
(305) 854-7087  
mm@mmarchitect.com

**HAFENREFFER  
GAZEBO**  
625 FRANCES STREET  
KEY WEST, FLORIDA

DATE: MAY 24, 2012  
SCALE: AS NOTED  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
PROJECT NO. 1208

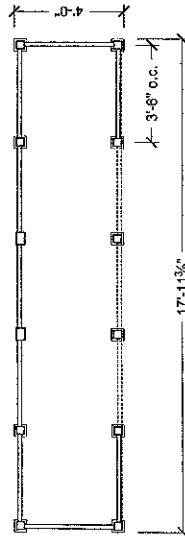
EXISTING  
CONDITIONS

**A1**

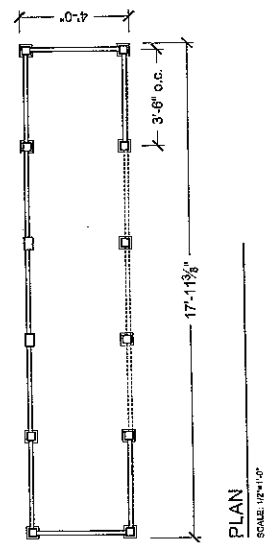
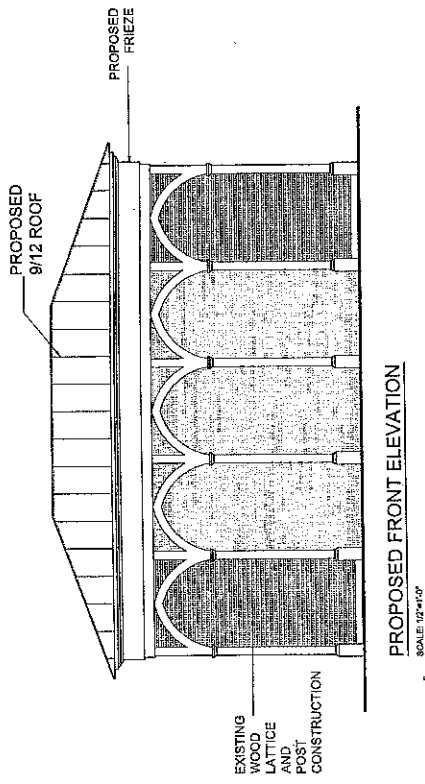
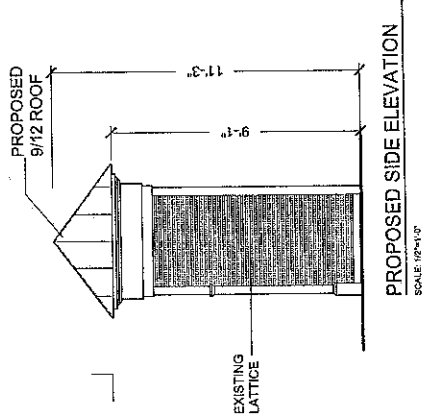
©2012 Michael Miller Architects, Inc. All rights reserved. This drawing is the property of Michael Miller Architects, Inc. and is not to be reproduced without the written consent of Michael Miller Architects, Inc.

PLAN

SCALE: 1/2"=1'-0"







**Michael Miller Architects**  
 517 ORVAL STREET  
 KEY WEST, FLORIDA  
 (305) 294-4388  
 michael@mmillerarch.com

**HAPPENREFFER  
 CAZRO**  
 626 FRANCES STREET  
 KEY WEST, FLORIDA

DATE: MAY 24, 2015
SCALE: AS SHOWN
DESIGNED BY: JMM
CHECKED BY: JMM
PROJECT NO.: 1523

**PROPOSED  
 CONDITIONS**

**A2**