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## Staff Report for Item 12b

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

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** December 15, 2015

**Applicant:** Michael Miller

**Application Number:** H15-01-1811

**Address:** #1109 Fleming Street

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### Description of Work:

Demolition of rear addition.

### Site Facts:

#1109 Fleming Street is listed as a contributing resource and was constructed c.1889 according to the survey. The site has a historic eyebrow house and a rear two-story guesthouse. The rear of the property has a side facing Stickney Lane. The lot has two flood zones: the front of the property is in AE-6 and the rear is in AE-7.

This property recently came to HARC in May for the demolition of two structures in the rear – a carport and a shed. It also came to the Commission in July when it was approved for renovations to the eyebrow house and for demolition and new construction of a rear guesthouse. This Certificate of Appropriateness is for revisions to those plans.

### Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

### **Staff Analysis**

This Certificate of Appropriateness proposes the demolition of an addition attached the rear of a contributing house. The guesthouse and the last remaining historic wall attached to the house were already approved for demolition. The rest of the addition on the eyebrow house has been altered over the years, so the other walls are not historic.

Staff believes the demolition will not result in the following items:

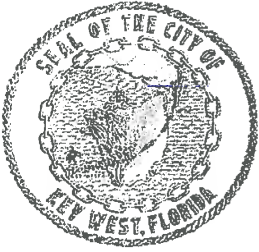
- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will not affect the front building façade.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the rest of the addition is not historic, only one reading is required for demolition.

# 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

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

HARC PERMIT NUMBER <b>15-01-1811</b>		BUILDING PERMIT NUMBER <b>15-4829</b>		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

**1109 FLEMING ST**

# OF UNITS  
**2**

RE # OR ALTERNATE KEY:

NAME ON DEED:

**PAUL MURZYN**

PHONE NUMBER  
**(317) 496-3732**

OWNER'S MAILING ADDRESS:

**1109 FLEMING ST**

EMAIL

CONTRACTOR COMPANY NAME:

**-**

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

**-**

EMAIL

ARCHITECT / ENGINEER'S NAME:

**MICHAEL MILLER**

PHONE NUMBER  
**(305) 294-7687**

ARCHITECT / ENGINEER'S ADDRESS:

**517 DUVAL ST  
KEY WEST**

EMAIL

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: \$

**[REDACTED]**

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

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**RESTORATION WORK TO CONTRIBUTING STRUCT.  
CONSTRUCTION OF NEW GUEST HOUSE  
DEMOLISH NON CONTRIBUTING EL ON EXISTING C.S.**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <b>[Signature]</b>	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
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 _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

23532-7409-OK

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

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

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

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

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest.fl.gov](mailto:harc@cityofkeywest.fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

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

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
DECK W/ WOOD	WOOD	WOOD

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION. *N.A.*

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 \_\_\_\_\_

Oper: KEYWBLD Type: BP Drawer: 1  
 Date: 11/25/15 50 Receipt no: 4553  
 2015 1001811  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3072561  
 CK CHECK 1680 \$100.00  
 Trans date: 11/24/15 Time: 15:53:10

**SIGN SPECIFICATIONS**

<b>SIGN COPY:</b>	<b>PROPOSED MATERIALS:</b>	<b>SIGNS WITH ILLUMINATION:</b>
		<b>TYPE OF LTG.:</b>
		<b>LTG. LINEAL FTG.:</b>
<b>MAX. HGT. OF FONTS:</b>		<b>COLOR AND TOTAL LUMENS:</b>
<b>IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.</b>		

<b>OFFICIAL USE ONLY:</b>			<b>HARC STAFF OR COMMISSION REVIEW</b>		
<input type="checkbox"/> <b>APPROVED</b>	<input type="checkbox"/> <b>NOT APPROVED</b>	<input type="checkbox"/> <b>DEFERRED FOR FUTURE CONSIDERATION</b>	<input type="checkbox"/> <b>TABLED FOR ADD'L. INFO.</b>		
<b>HARC MEETING DATE:</b>	<b>HARC MEETING DATE:</b>	<b>HARC MEETING DATE:</b>			
<b>REASONS OR CONDITIONS:</b>					
<b>STAFF REVIEW COMMENTS:</b>					
<b>HARC PLANNER SIGNATURE AND DATE:</b>			<b>HARC CHAIRPERSON SIGNATURE AND DATE:</b>		

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

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

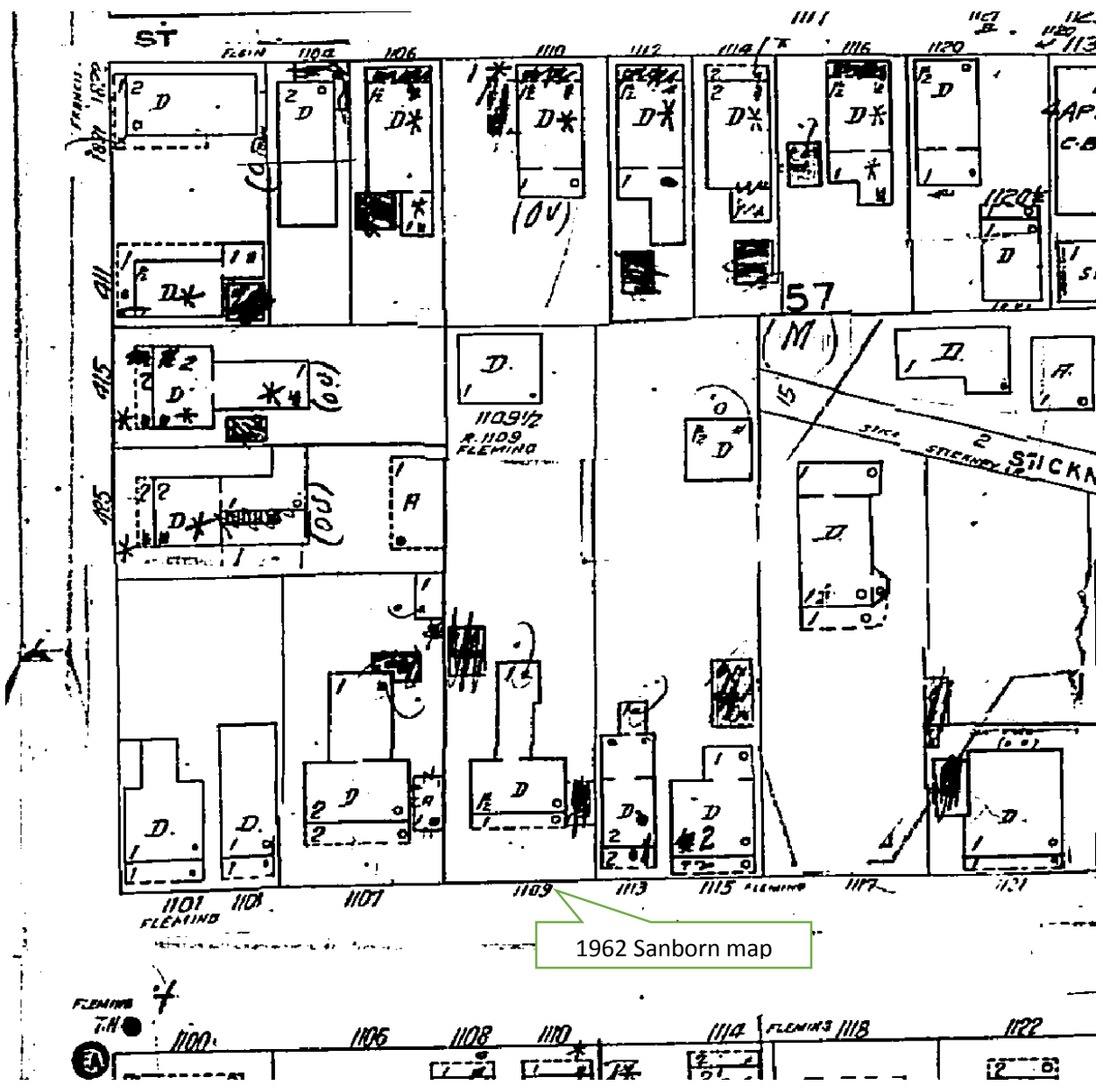
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

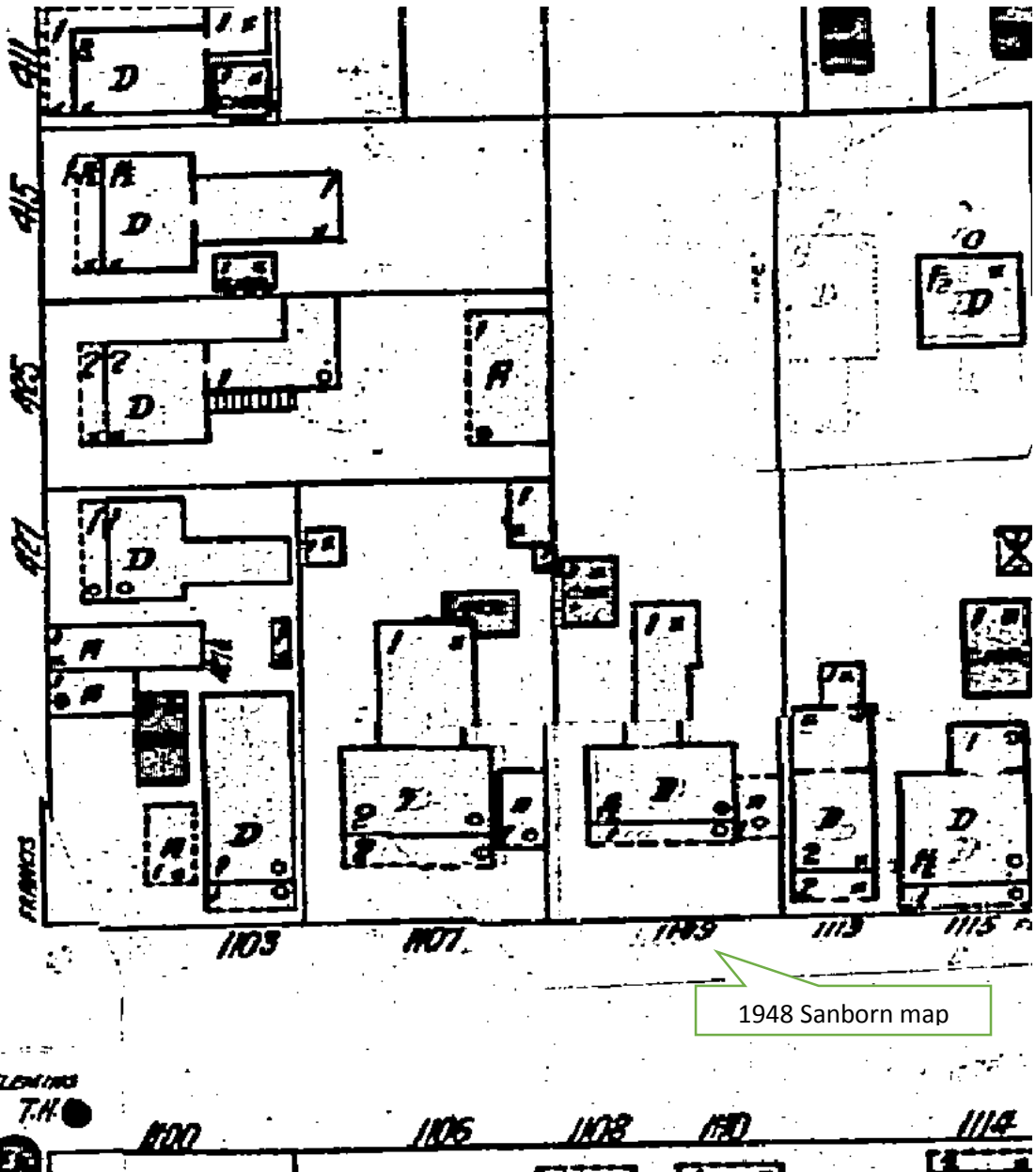
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

# SANBORN MAPS



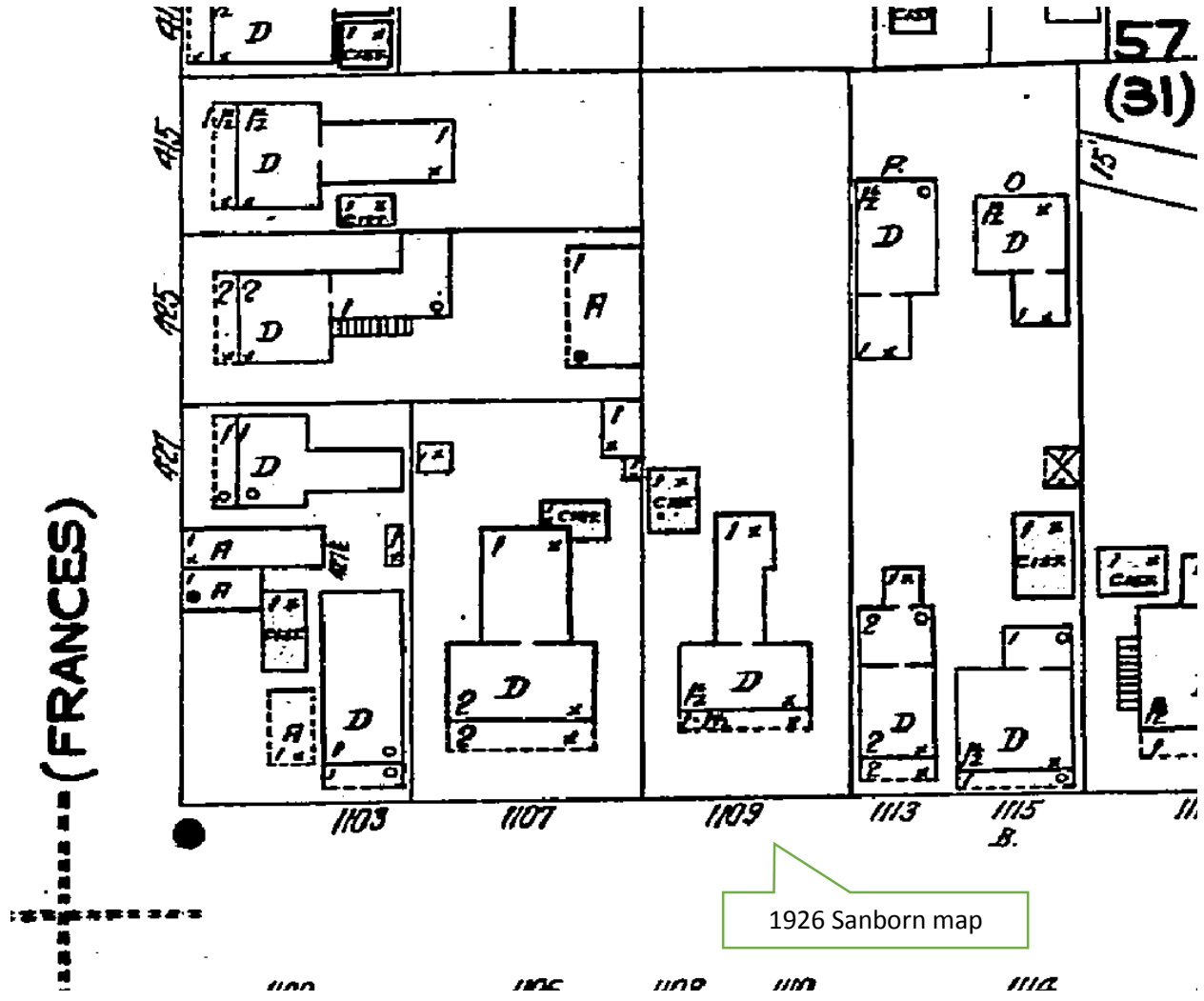


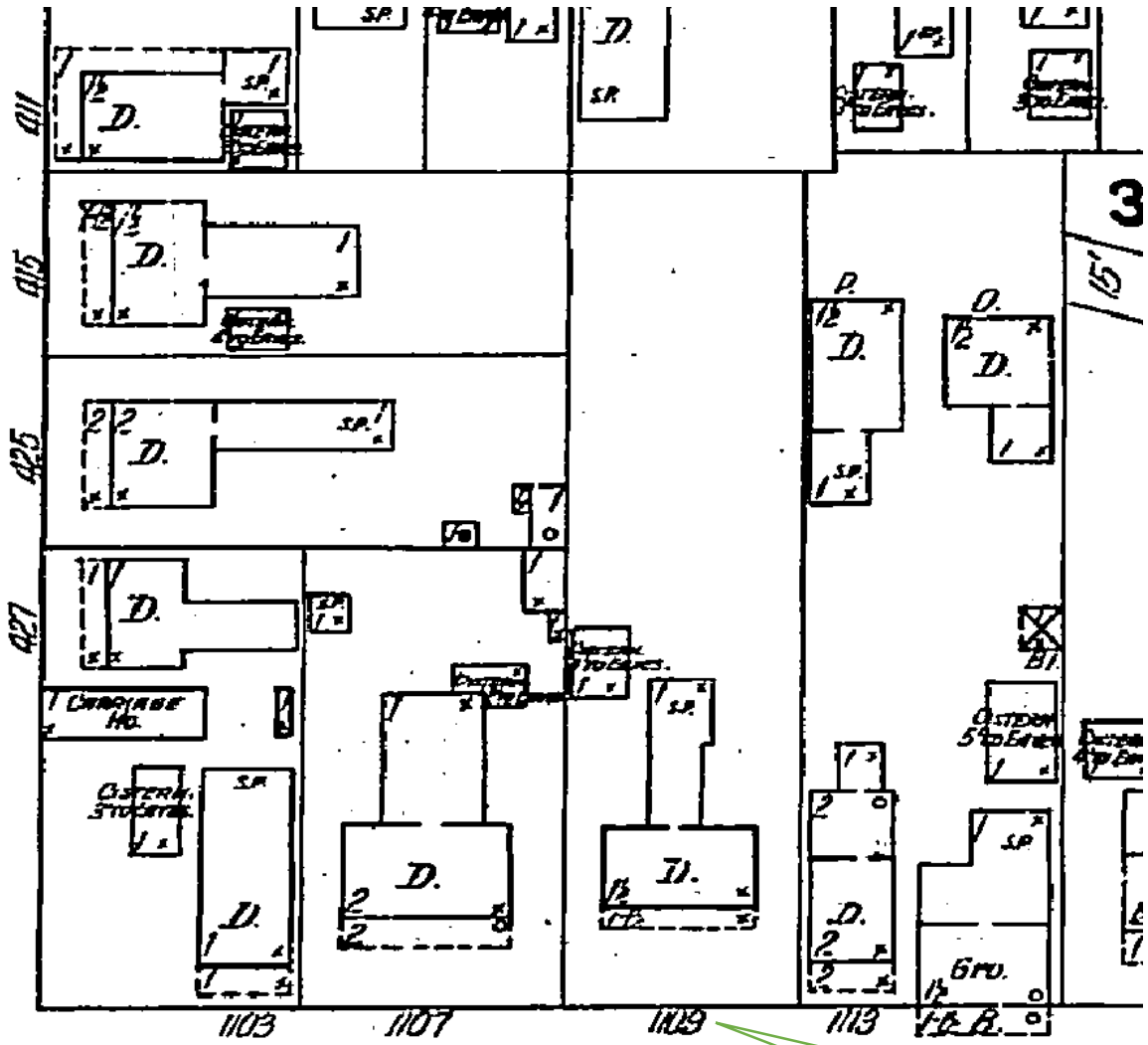


1948 Sanborn map

FLEMING  
T.H.

1100 1106 1108 1110 1114





ERICK PAVED.

1912 Sanborn map

# PROJECT PHOTOS





10/24/2014 21:11



Front of 1109 Fleming



Front of 1109 Fleming





View of rear of house from Stickney Lane



Rear of 1109 Fleming



Rear of 1109 Fleming



09/18/2015 10:47



09/18/2015 10:46



Front of existing guesthouse.



Front of existing guesthouse.



Side of existing guesthouse from Stickney Lane.





Side of existing guesthouse.



Front porch of existing guesthouse.



Neighboring Structures at Corner of Fleming and White



Neighboring Structures on Fleming



Neighboring Structures on Fleming



Neighboring Structures on Fleming



View of Stickney Lane



Neighboring Structure on Fleming Street



# SURVEY

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N60°00'00"E ASSUMED  
ALONG THE CENTERLINE OF  
FLEMING STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

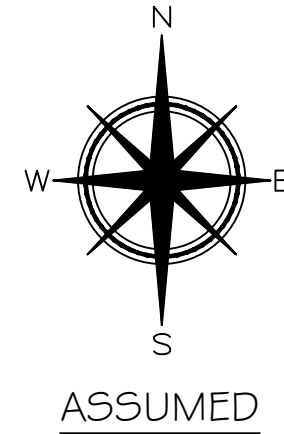
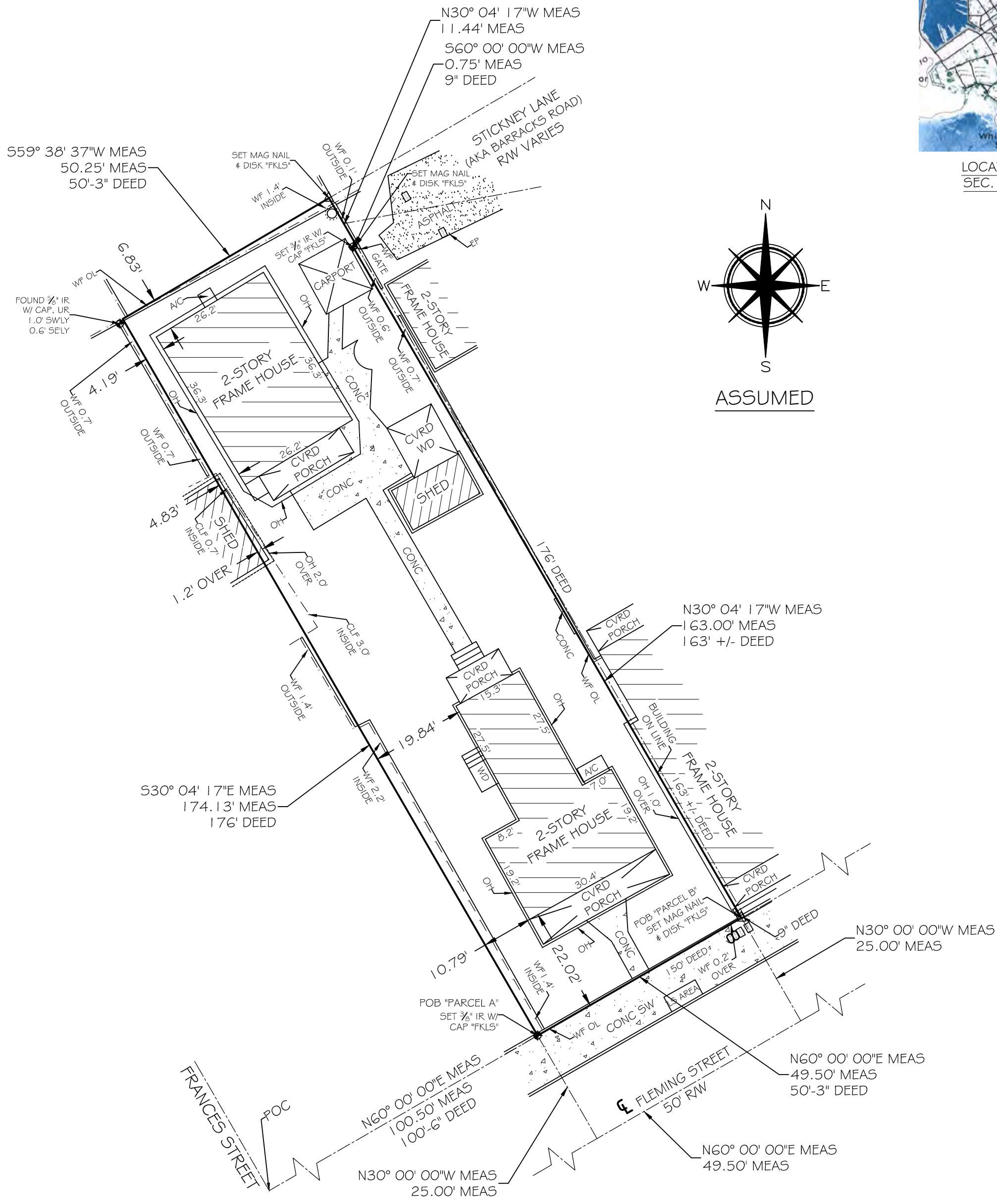
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1109 FLEMING STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 6 & 7



LOCATION MAP - NTS  
SEC. 06-T685-R25E



## LEGAL DESCRIPTION -

### PARCEL A:

In the State of Florida, County of Monroe and City of Key West, and known and designated on the map of said City delineated by W.A. Whitehead in February, 1829, as Part of Lot Four of Square Thirty-one: COMMENCING at a point on Fleming Street one hundred feet and six inches from the corner of Francis and Fleming Street and running thence along said Fleming Street in a N.E. direction fifty feet and three inches; thence at right angles in a N.W. direction one hundred and seventy-six feet; thence at right angles in a S.E. direction one hundred and seventy-six feet back to the place of beginning.

### PARCEL B: (LESS AND EXCEPT)

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot Four (4) in Square Thirty-one (31); COMMENCING at a point distant from the corner of Fleming and Frances Streets 150 feet and running thence in a Northeasterly direction on Fleming Street Nine (9) inches; thence at right angles in a Northwesterly direction one hundred sixty-three (163) feet more or less; thence at right angles in a Westerly direction nine (9) inches more or less; thence at right angles in a Southeasterly direction parallel with Frances Street one hundred sixty-three (163) feet more or less to the point of beginning.

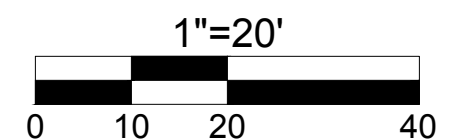
CERTIFIED TO - Paul Murzyn;  
JP Morgan Chase Bank, NA;  
Smith | Oropeza | Hawks, P.L.;  
Federal Title Insurance Agency;  
Fidelity National Title;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |  |                                      |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GLY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C 4 G = 4" CONCRETE CURB & GUTTER | IR = IRON ROD                                  | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | LS = LANDSCAPING                               | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | MB = MAILBOX                                   | R = RADIUS                           |
| CL = CENTERLINE                   | MEAS = MEASURED                                | RW = RIGHT OF WAY LINE               |
| CLF = CHAINLINK FENCE             | MF = METAL FENCE                               | SSCO = SANITARY SEWER CLEAN-OUT      |
| CM = CONCRETE MONUMENT            | MHWL = MEAN HIGH WATER LINE                    | SW = SIDE WALK                       |
| CONC = CONCRETE                   | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TBM = TEMPORARY BENCHMARK            |
| CPF = CONCRETE POWER POLE         | NTS = NOT TO SCALE                             | TOB = TOP OF BANK                    |
| CVRD = COVERED                    | OH = OVERHANG                                  | TOS = TOE OF SLOPE                   |
| DELTA = CENTRAL ANGLE             | OHW = OVERHEAD WIRES                           | TYP = TYPICAL                        |
| DEISE = DRAINAGE EASEMENT         | PC = POINT OF CURVE                            | UR = UNREADABLE                      |
| EL = ELEVATION                    | PCC = POINT OF COMPOUND CURVE                  | UE = UTILITY EASEMENT                |
| ENCL = ENCLOSURE                  | PCP = PERMANENT CONTROL POINT                  | WD = WOOD DECK                       |
| EP = EDGE OF PAVEMENT             | PK = PARKER KALON NAIL                         | WF = WOOD FENCE                      |
| FF = FINISHED FLOOR ELEVATION     | PM = PARKING METER                             | WL = WOOD LANDING                    |
| FI = FIRE HYDRANT                 | PCC = POINT OF COMPOUND CURVE                  | WM = WATER METER                     |
| FI = FENCE INSIDE                 | PCP = PERMANENT CONTROL POINT                  | WPP = WOOD POWER POLE                |
| FND = FOUND                       | PK = PARKER KALON NAIL                         | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FO = FENCE OUTSIDE                | POB = POINT OF BEGINNING                       | WV = WATER VALVE                     |
| FOL = FENCE ON LINE               | PI = POINT OF INTERSECTION                     |                                      |

## LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- WATER VALVE



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'  
FIELD WORK DATE: 12/08/2014  
REVISION DATE: XXXXXXXX  
SHEET 1 OF 1  
DRAWN BY: MPB  
CHECKED BY: -----  
INVOICE NO.: -----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS  
LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKLSEmail@gmail.com

TOTAL AREA = 8,635.38 SQFT ±

# MAP OF BOUNDARY SURVEY

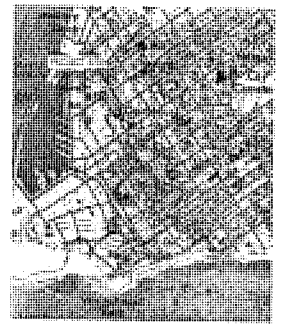
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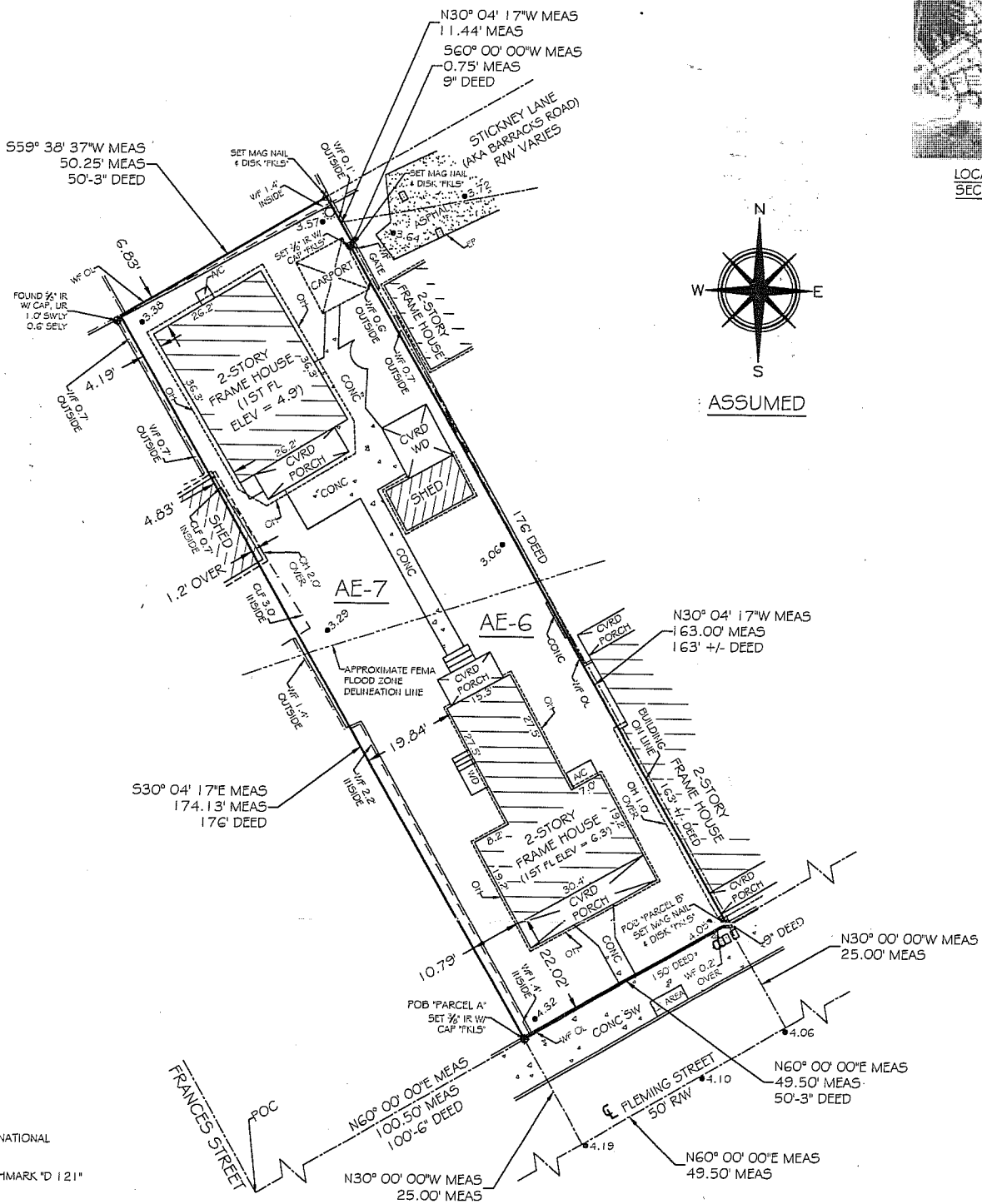
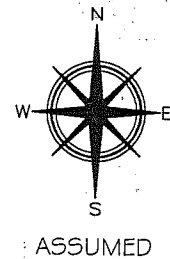
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1109 FLEMING STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 6 # 7



LOCATION MAP - NTS  
SEC. 06-TG85-R25E



**NOTES:**

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL  
GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D' 121'  
(P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).

- REVISION (1) - 05/01/2015 - ADDED APPROXIMATE FEMA FLOOD ZONE DELINEATION LINE
- REVISION (2) - 07/24/2015 - ADDED SPOT GRADE ELEVATIONS
- REVISION (3) - 11/09/2015 - ADDED SPOT GRADE ELEVATIONS @ CROWN OF ASPHALT ON STICKNEY LANE.

**LEGAL DESCRIPTION -**

**PARCEL A:**

In the State of Florida, County of Monroe and City of Key West, and known and designated on the map of said City delineated by W.A. Whitehead in February, 1929, as Part of Lot Four of Square Thirty-one: COMMENCING at a point on Fleming Street one hundred feet and six inches from the corner of Francis and Fleming Street and running thence along said Fleming Street in a N.E. direction fifty feet and three inches; thence at right angles in a S.E. direction one hundred and seventy-six feet back to the place of beginning.

**PARCEL B: (LESS AND EXCEPT)**

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1929 as a part of Lot Four (4) in Square Thirty-one (31): COMMENCING at a point distant from the corner of Fleming and Francis Streets 150 feet and running thence in a Northeasterly direction on Fleming Street Nine (9) inches; thence at right angles in a Northwesterly direction one hundred sixty-three (163) feet more or less; thence at right angles in a Westerly direction nine (9) inches more or less; thence at right angles in a Southeasterly direction parallel with Francis Street one hundred sixty-three (163) feet more or less to the point of beginning.

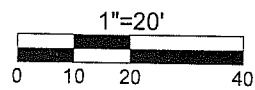
**CERTIFIED TO -** Paul Murzyn;  
JP Morgan Chase Bank, NA;  
Smith | Ortopiza | Hawks, P.L.L.C.;  
Federal Title Insurance Agency;  
Fidelity National Title;

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| C & G = 2 CONCRETE CURB & GUTTER | IP = IRON PIPE                | PRM = PERMANENT REFERENCE               |
| CB = CONCRETE BLOCK              | R = IRON ROD                  | MONUMENT                                |
| CDW = CONCRETE BLOCK WALL        | L = AGE LENGTH                | R = RADIUS                              |
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| CP = CHAINING PENCE              | MB = MAILBOX                  | SSCO = SANITARY SEWER CLEAN-OUT         |
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| CVRD = COVERED                   | NGVD = NATIONAL GEODETIC      | TOS = TOP OF SLOPE                      |
| DATA = CENTRAL ANGLE             | NGVD = NATIONAL GEODETIC      | TS = TRAFFIC SIGN                       |
| DEAS = DRAINAGE EASEMENT         | NOT TO SCALE                  | TR = TYPICAL                            |
| EL = ELEVATION                   | OH = OVERHEAD                 | UNR = UNREADABLE                        |
| ENCL = ENCLOSURE                 | CHW = OVERHEAD WIRES          | UTL = UTILITY EASEMENT                  |
| EP = EDGE OF PAVEMENT            | FC = POINT OF CURVE           | WD = WOOD DECK                          |
| FF = FINISHED FLOOR ELEVATION    | FM = PARKING METRE            | WP = WOOD POLE                          |
| FI = FIRE HYDRANT                | FCC = POINT OF COMPOUND CURVE | WM = WOOD LANDING                       |
| FL = FENCE LINE                  | FR = PERMANENT CONTROL POINT  | WM = WATER METER                        |
| FO = FOUND                       | FRK = FARKER KALON NAIL       | WPP = WOOD POWER POLE                   |
| FO = FENCE OUTSIDE               | FCO = POINT OF BEGINNING      | WRACK LINE = LINE OF DEBRIS ON SHOULDER |
| FOL = FENCE ON LINE              | FI = POINT OF INTERSECTION    | WV = WATER VALVE                        |

**LEGEND**

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- - CONCRETE POWER POLE
- ⊗ - WATER VALVE
- X.XX - SPOT GRADE ELEVATION (TYPICAL)



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR MIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	2/08/2014
REVISION DATE:	11/09/2015
SHEET:	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	
INVOICE NO.:	

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 53-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

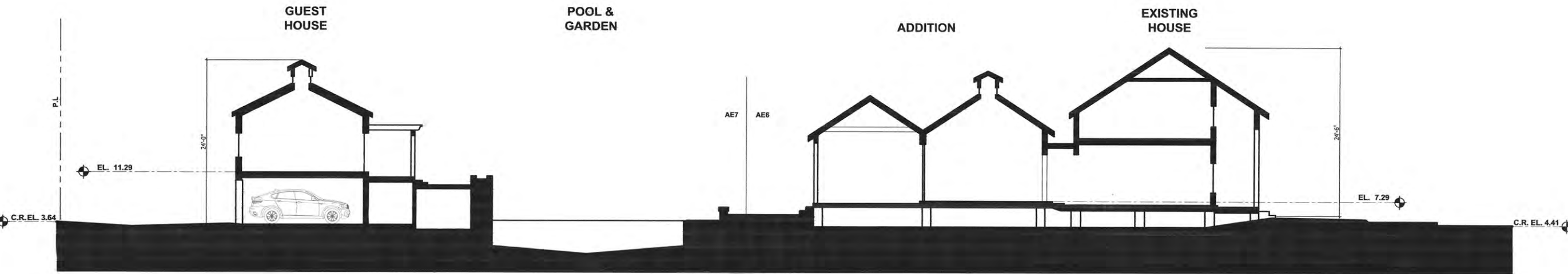
ERIC A. ISAACS, L.S. #6726, PROFESSIONAL SURVEYOR AND MAPPER, L# 7247



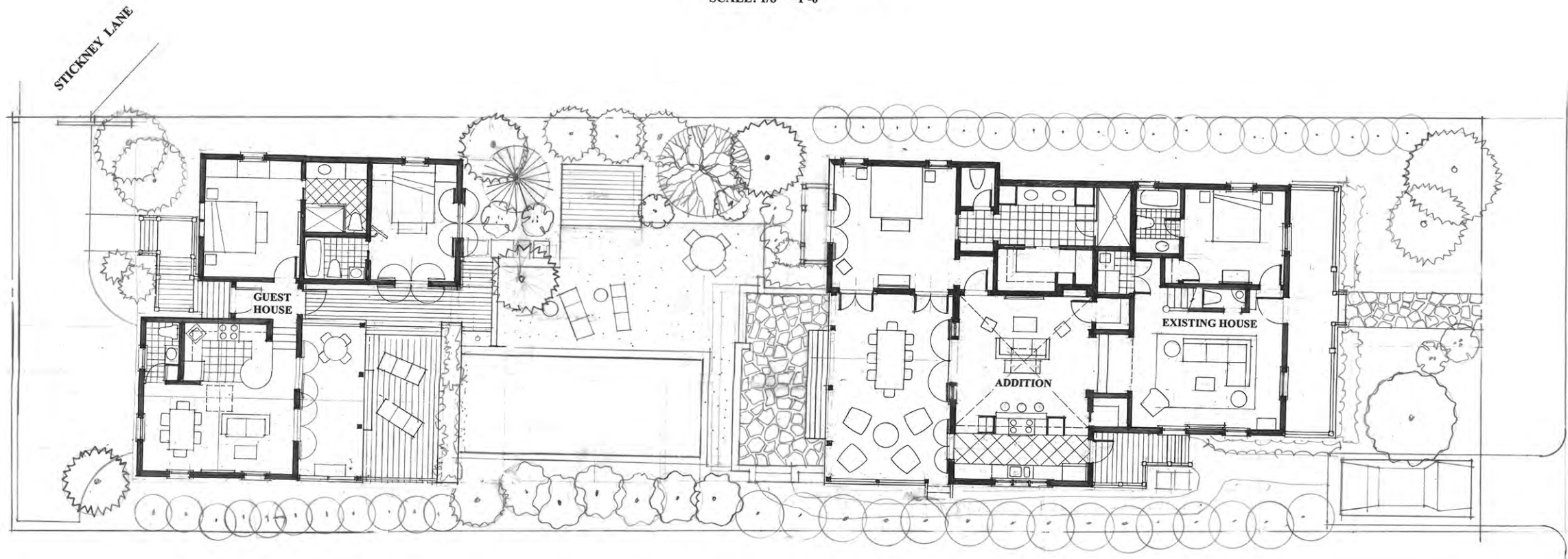
**FLORIDA KEYS LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5mail@gmail.com

TOTAL AREA = 8,635.38 SQFT ±

# REVISED DESIGN



**SITE SECTION**  
SCALE: 1/8" = 1'-0"



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

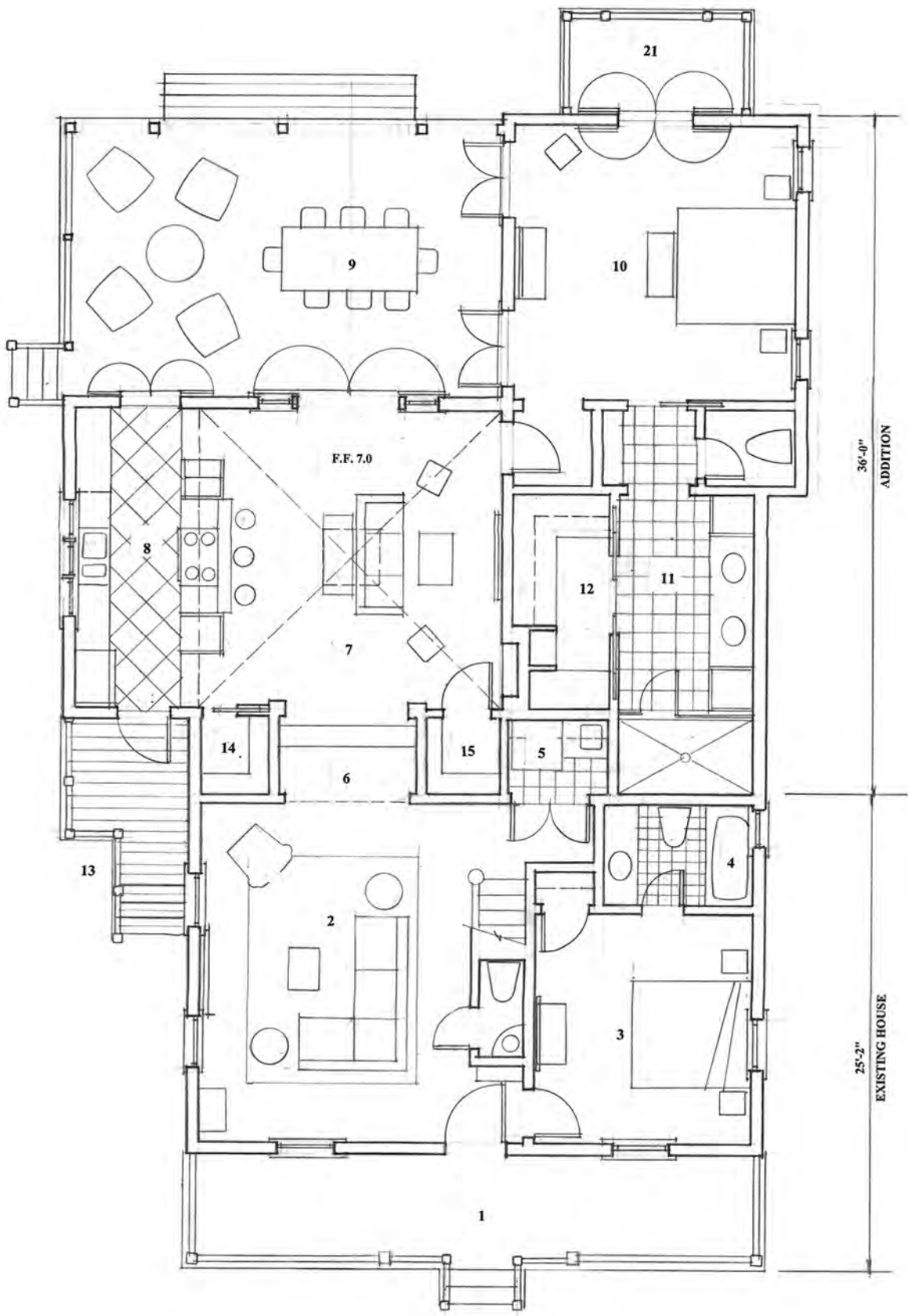
**MICHAEL MILLER . ARCHITECT**  
517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687  
mlrarch@bellsouth.net

**MURZYN RESIDENCE  
ADDITIONS AND ALTERATIONS**  
1109 FLEMING STREET  
KEY WEST, FLORIDA

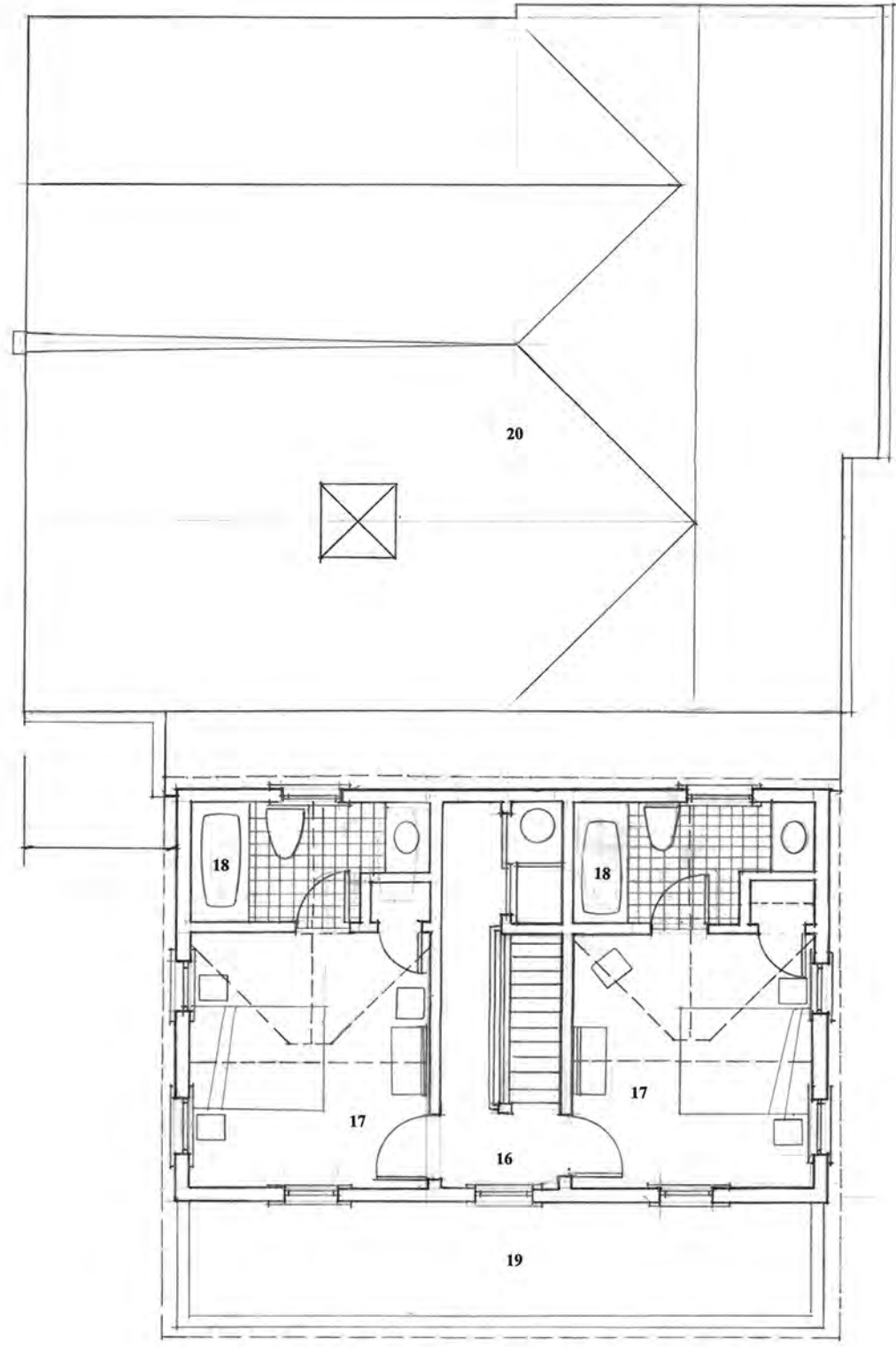
DATE: NOVEMBER 23, 2015  
SCALE: AS NOTED  
DRAWN BY: MM  
PROJECT NO: 1504

**SITE PLAN  
AND SITE SECTION**

- 1 ENTRANCE PORCH
- 2 LIVING ROOM
- 3 BEDROOM
- 4 BATHROOM
- 5 LAUNDRY
- 6 VESTIBULE TO ADDITION
- 7 FAMILY ROOM
- 8 KITCHEN
- 9 COVERED PORCH
- 10 MASTER BEDROOM
- 11 MASTER BATH
- 12 CLOSET
- 13 SERVICE DECK
- 14 PANTRY
- 15 CLOSET
- 16 STAIR HALL
- 17 BEDROOM
- 18 BATHROOM
- 19 FRONT PORCH BELOW
- 20 ADDITION OVER ROOF
- 21 BALCONY



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

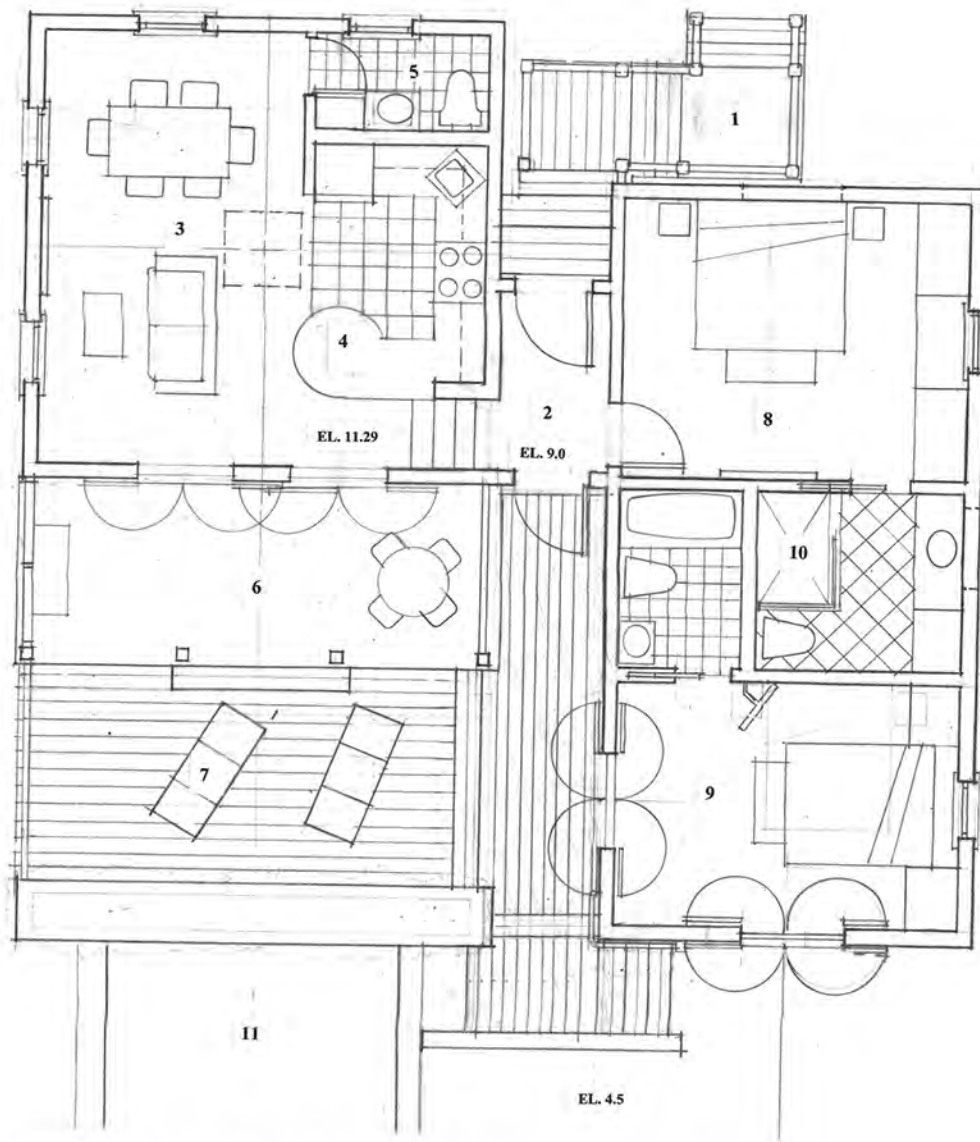
**MICHAEL MILLER . ARCHITECT**  
517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687  
mlrarch@bellsouth.net

**MURZYN RESIDENCE  
ADDITIONS AND ALTERATIONS**  
1109 FLEMING STREET  
KEY WEST, FLORIDA

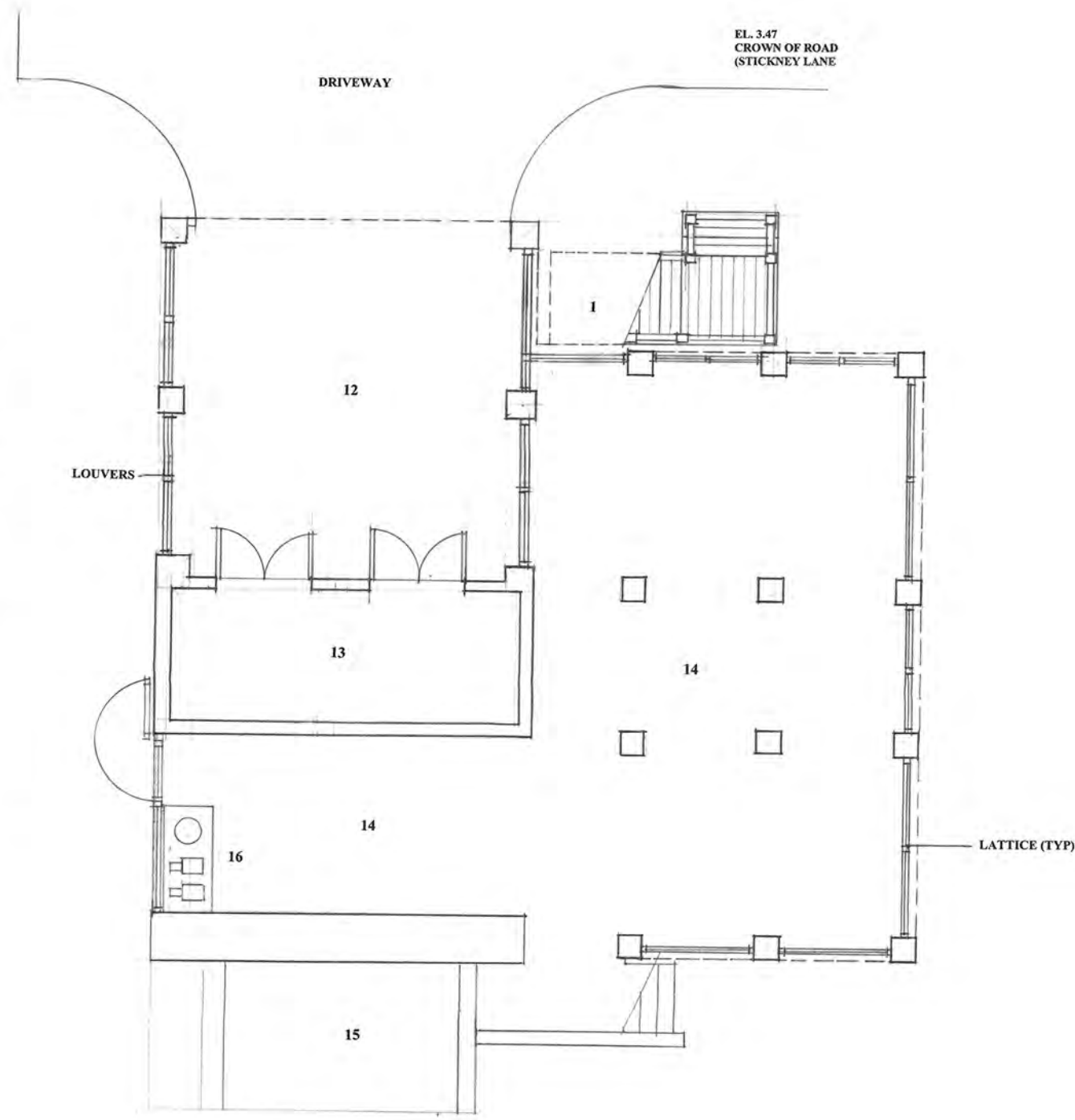
DATE: NOVEMBER 23, 2015  
SCALE: AS NOTED  
DRAWN BY: MM  
PROJECT NO: 1504

**MAIN HOUSE  
FLOOR PLANS**

- 1 ENTRANCE STAIR
- 2 FOYER
- 3 LIVING/DINING
- 4 KITCHEN
- 5 HALF-BATH
- 6 PORCH
- 7 SUNNING DECK
- 8 BEDROOM
- 9 LOCK-OUT BEDROOM
- 10 BATHROOM
- 11 POOL BELOW
- 12 CARPORT
- 13 STORAGE
- 14 UNDER HOUSE
- 15 POOL
- 16 POOL EQUIPMENT



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



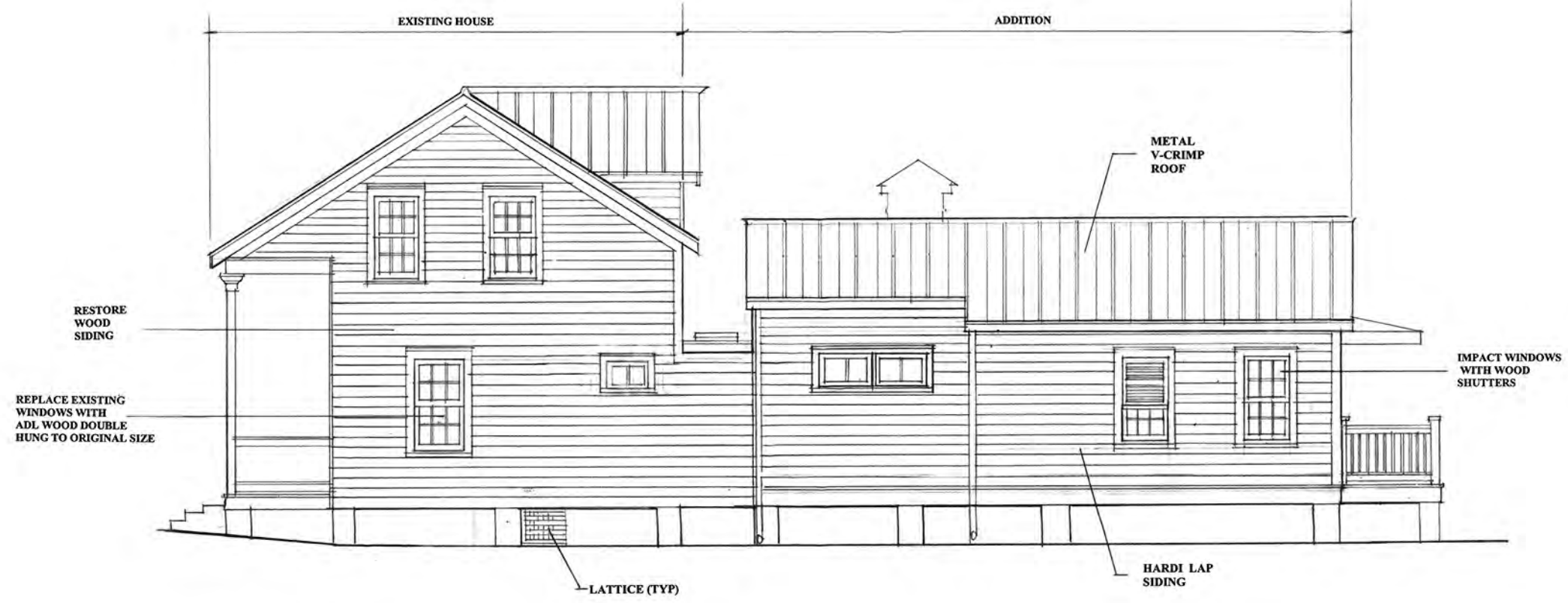
**GROUND LEVEL**  
SCALE: 1/4" = 1'-0"

**MICHAEL MILLER . ARCHITECT**  
517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687  
mlrarch@bellsouth.net

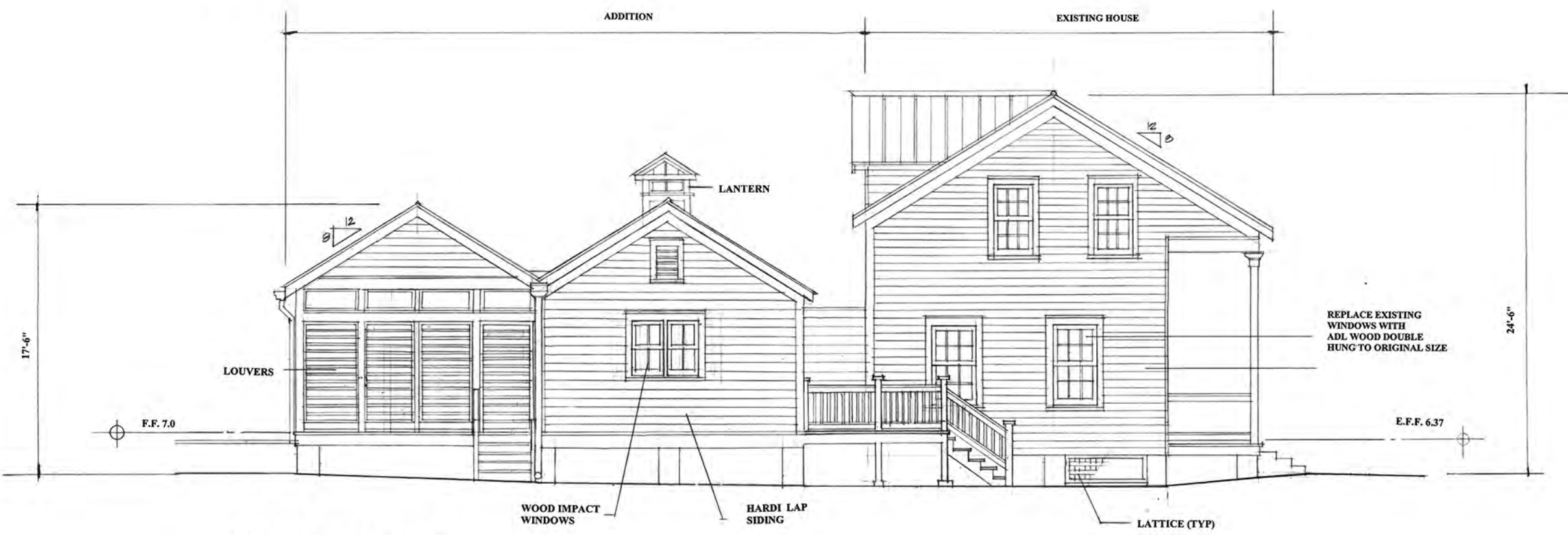
**MURZYN RESIDENCE  
ADDITIONS AND ALTERATIONS**  
1109 FLEMING STREET  
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015  
SCALE: AS NOTED  
DRAWN BY: MM  
PROJECT NO: 1504

**GUEST HOUSE  
FLOOR PLANS**



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

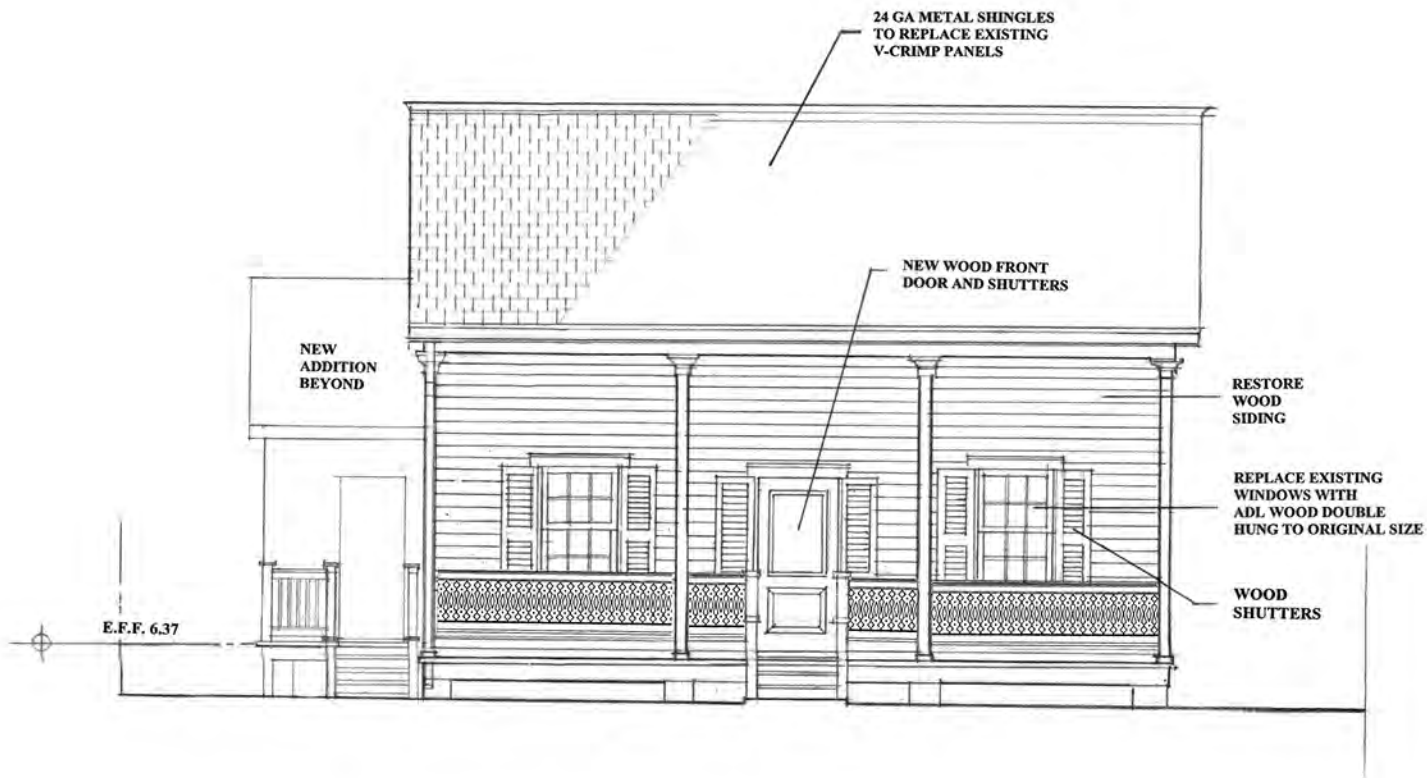
**MICHAEL MILLER . ARCHITECT**  
517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687  
mllrarch@bellsouth.net

**MURZYN RESIDENCE  
ADDITIONS AND ALTERATIONS**  
1109 FLEMING STREET  
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015  
SCALE: AS NOTED  
DRAWN BY: MM  
PROJECT NO: 1504

**MAIN HOUSE  
EAST AND WEST  
ELEVATIONS**





**SOUTH ELEVATION**

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



**NORTH ELEVATION**

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

**MICHAEL MILLER . ARCHITECT**  
 517 DUVAL STREET  
 KEY WEST, FLORIDA  
 (305) 294 - 7687  
 mlrarch@bellsouth.net

**MURZYN RESIDENCE  
 ADDITIONS AND ALTERATIONS**

1109 FLEMING STREET  
 KEY WEST, FLORIDA

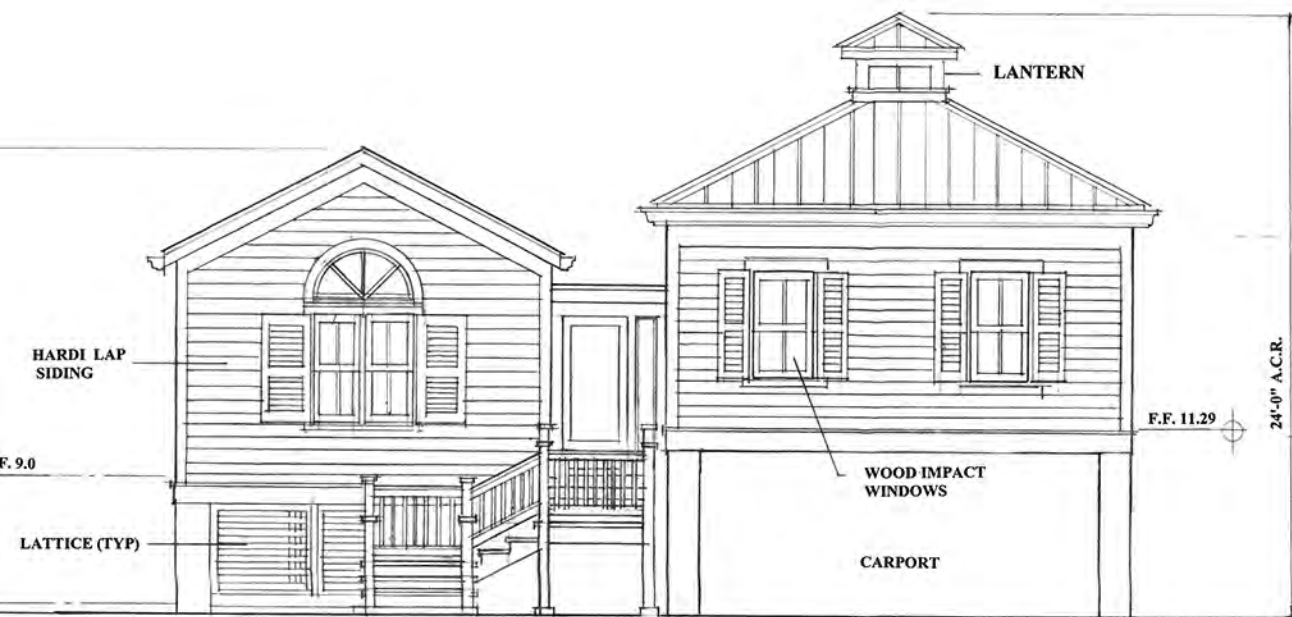
DATE: NOVEMBER 23, 2015

SCALE: AS NOTED

DRAWN BY: MM

PROJECT NO: 1504

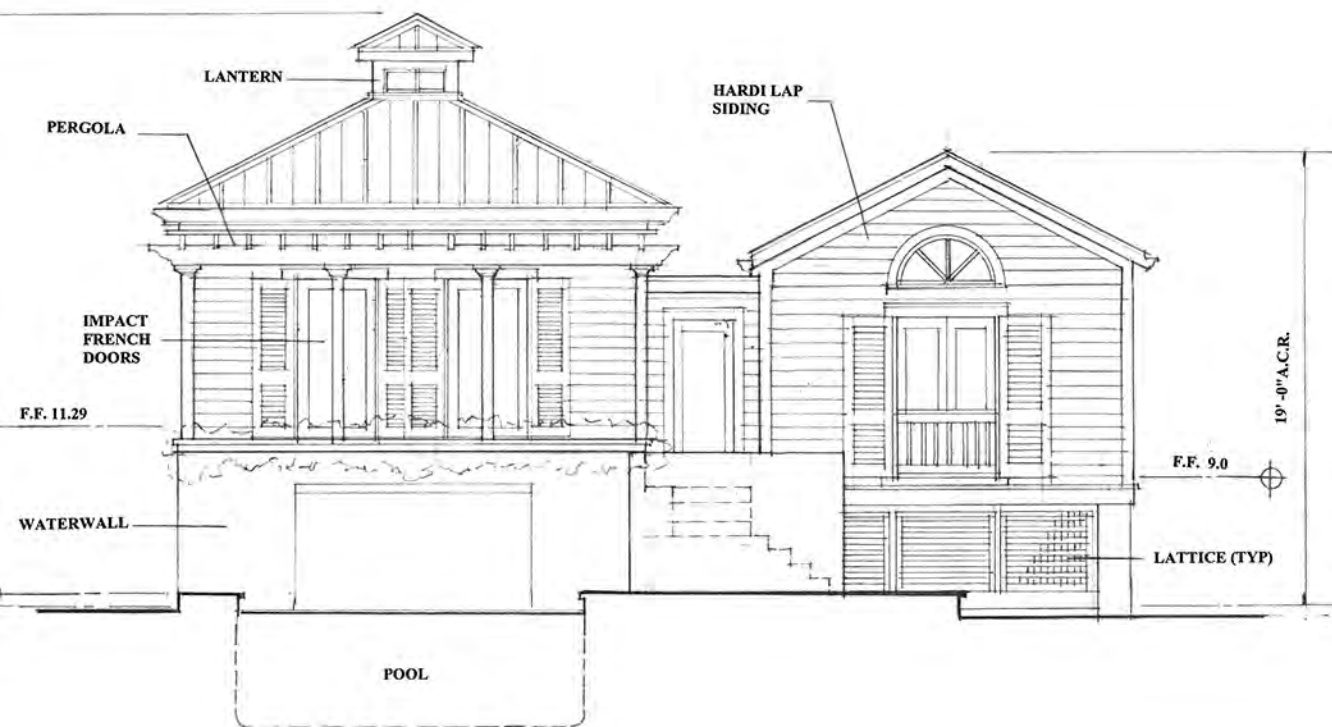
**MAIN HOUSE  
 NORTH AND SOUTH  
 ELEVATIONS**



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



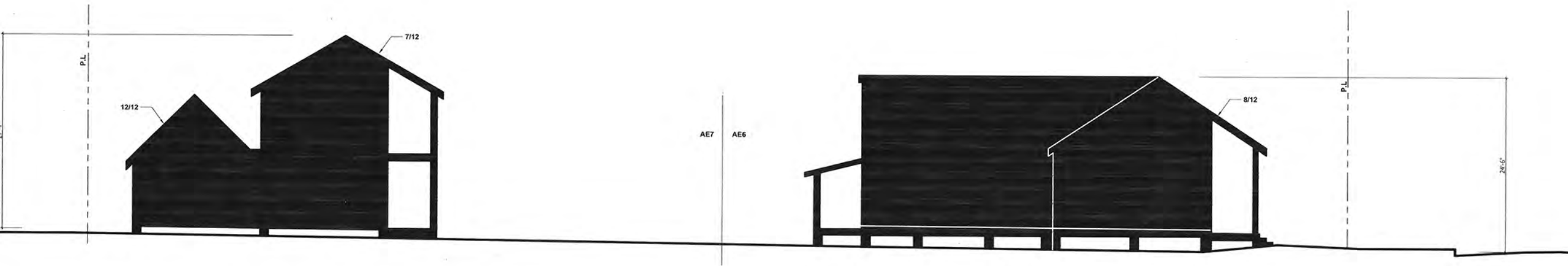
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**MICHAEL MILLER . ARCHITECT**  
517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687  
mlrarch@bellsouth.net

**MURZYN RESIDENCE  
ADDITIONS AND ALTERATIONS**  
1109 FLEMING STREET  
KEY WEST, FLORIDA

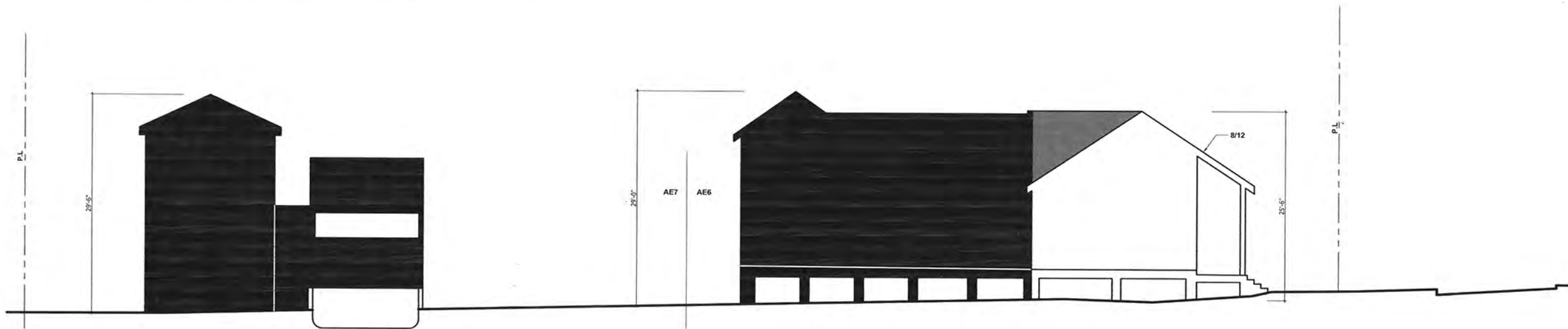
DATE: NOVEMBER 23, 2015  
SCALE: AS NOTED  
DRAWN BY: MM  
PROJECT NO: 1504

**GUEST HOUSE  
ELEVATIONS**



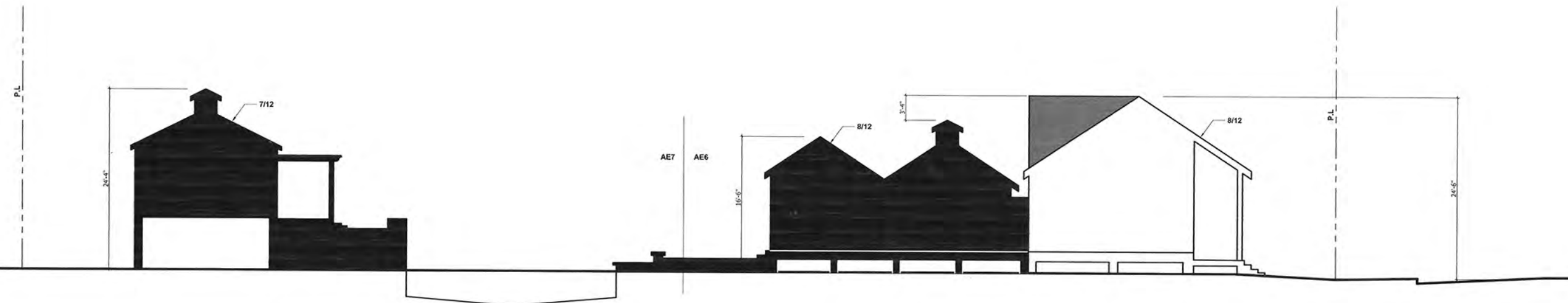
**SCALE & MASS - EXISTING STRUCTURES**

SCALE: 1/8" = 1'-0"



**SCALE & MASS - PREVIOUSLY APPROVED SCHEME**

SCALE: 1/8" = 1'-0"



**SCALE & MASS - PROPOSED SCHEME**

SCALE: 1/8" = 1'-0"

**MICHAEL MILLER ARCHITECTS**  
 517 DUVAL STREET  
 KEY WEST, FLORIDA  
 (305) 294-7687

**MURZYN RESIDENCE**

1109 FLEMING STREET,  
 KEY WEST, FLORIDA

DATE:

SCALE: AS NOTED

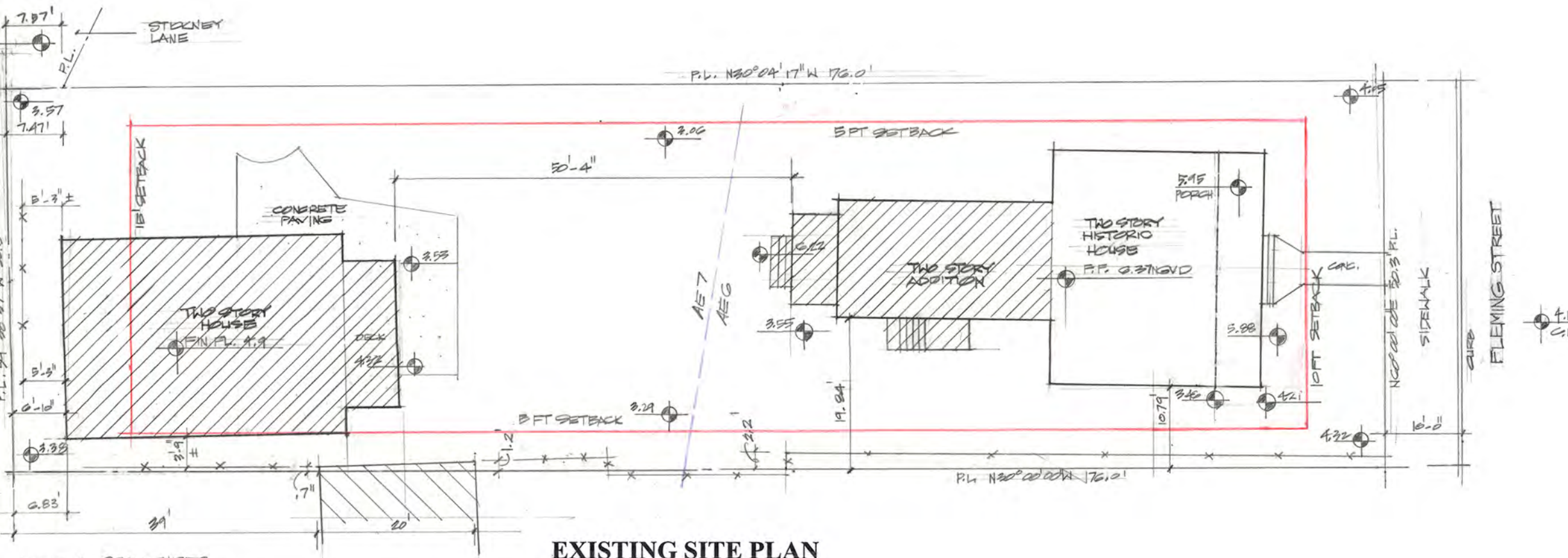
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CHECKED BY: MM

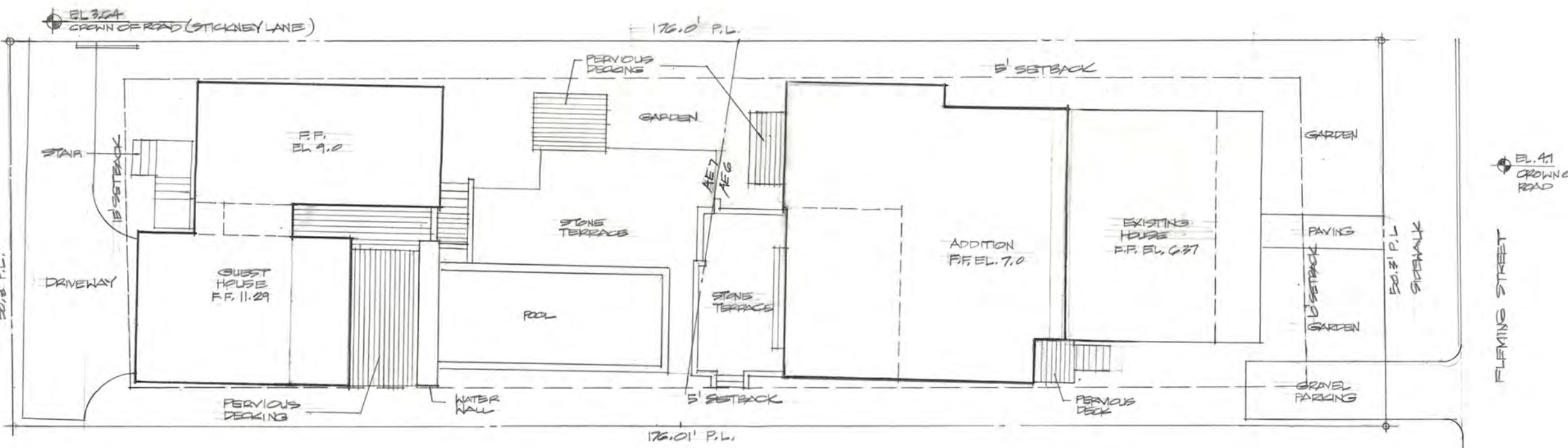
PROJECT NO: XXXXX

**SCHEME & MASS STUDY**

**A7**



**EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"



**PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"

**PLANNING DATA**

PLANNING ZONE	HMDR
FEMA ZONE	AE6 AND AE7
HEIGHT	
ALLOWED:	30 FT
EXISTING:	24.5 FT
PROPOSED:	24.5 FT
LOT SIZE	8,852.8
LOT COVERAGE	
ALLOWED:	40%/3,540.8 SF
EXISTING:	2,316 SF
PROPOSED:	3,325.7 SF
IMPERVIOUS COVERAGE	
ALLOWED:	60%/5,311.7 SF
EXISTING:	2,712 SF
PROPOSED:	5,272 SF
SETBACKS	
ALLOWED FRONT:	10 FT
ALLOWED SIDE:	5 FT
ALLOWED REAR:	15 FT
PROPOSED FRONT:	10 FT
PROPOSED SIDE:	5 FT
PROPOSED REAR:	15 FT

**MICHAEL MILLER . ARCHITECT**  
517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687  
mlrarch@bellsouth.net

**MURZYN RESIDENCE  
ADDITIONS AND ALTERATIONS**  
1109 FLEMING STREET  
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015  
SCALE: AS NOTED  
DRAWN BY: MM  
PROJECT NO: 1504

**SITE PLANNING  
DATA**

**PL1**

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**SOUTH ELEVATION**

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



**WEST ELEVATION**

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



**NORTH ELEVATION**

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



**EAST ELEVATION**

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

**MICHAEL MILLER . ARCHITECT**

517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294-7887  
mlrarch@bellsouth.net

**MURZYN RESIDENCE  
ADDITIONS AND ALTERATIONS**

1109 FLEMING STREET  
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015

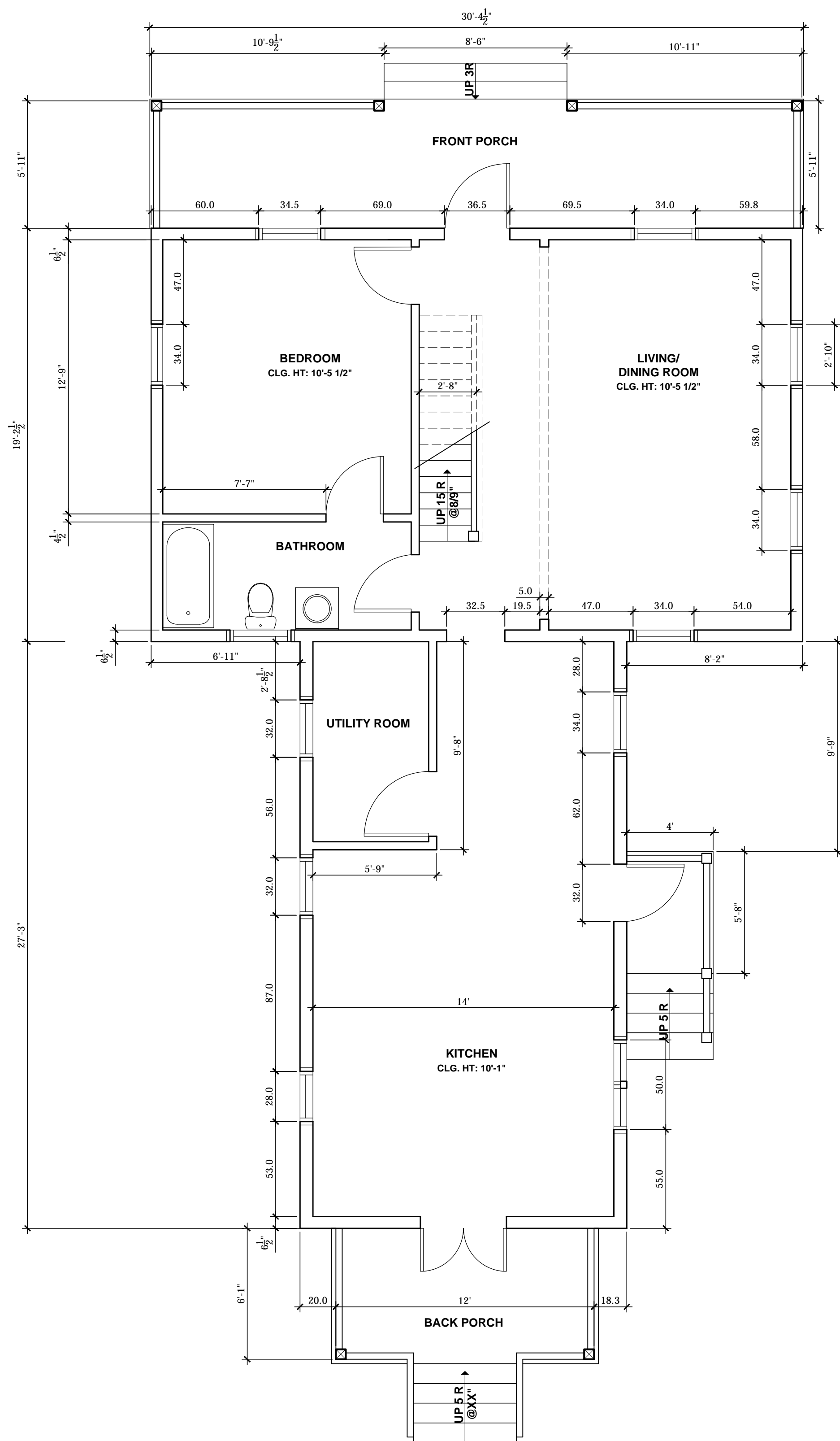
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DRAWN BY: MM

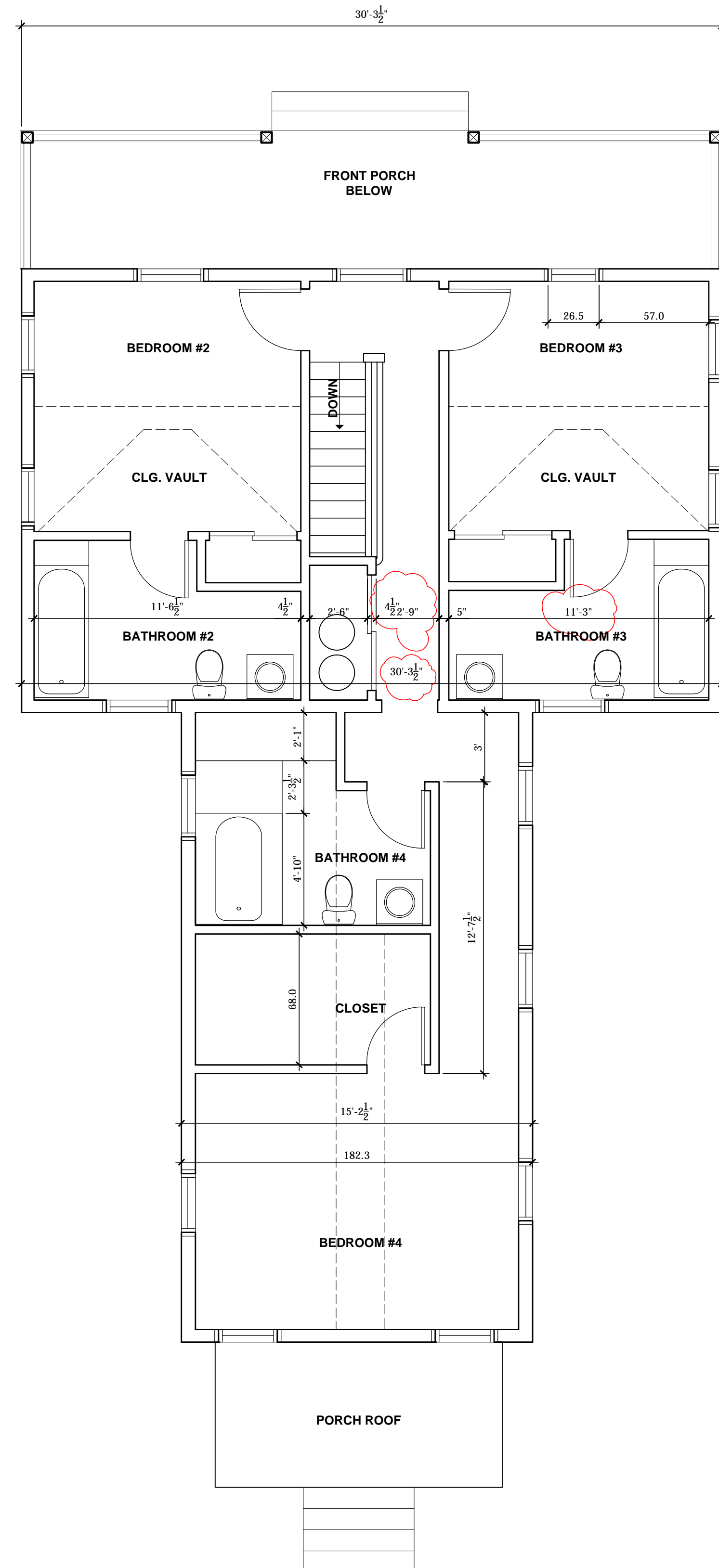
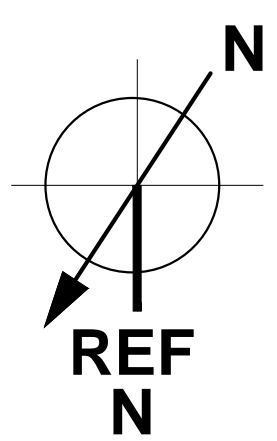
PROJECT NO: 1504

**EXISTING HOUSE  
ELEVATIONS**

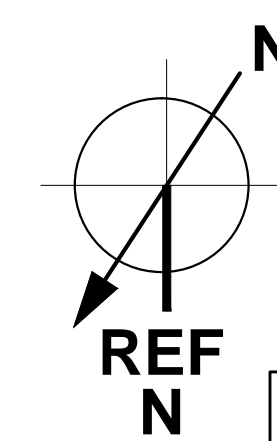
**EX1**



**1**  
**AB2** **EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**2**  
**AB2** **EXISTING SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



PROGRESS PRINTS  
%&i %&g %&g

**SHEET NOTES:**

1. Drawings and specifications are to be used together. Contractors and workers shall consult both when questions concerning the letter and/or intent of the design arise.
2. No changes to the drawings or to the design may be made without the written approval of the architect and Owner's representative.
3. All work shall be done in accordance with all applicable local, state, and national building and life safety codes. The contractor and all Subcontractors shall be familiar with these codes and shall build accordingly.
4. When a conflict or ambiguity exists between a Contractor's understanding of a code and the drawings and specifications, it is the Contractor's responsibility to cease work on the item in question and notify the owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative's permission will be removed at the Contractor's expense.
5. When a conflict or ambiguity exists between the drawings or within the specifications, or if the contractor cannot find information he needs on the drawings or in the specifications it is the responsibility of the Contractor to cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.
6. In general, Interior dimensions are taken from the face of stud or furring strip. Nominal dimensions are noted for standard lumber sizes but actual sizes are given where lumber is to be milled to a non-standard dimension. Exterior dimension lines are taken from face of concrete (e.g. not from the face of the stucco finish).
7. Drawings shall not be scaled. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative for a resolution before proceeding.
8. "V.I.F." means "Verify in Field" and it is the Contractor's responsibility to measure or otherwise confirm a site condition that cannot be accurately determined before construction begins, and to notify the Owner's representative if it differs from what is on the drawings before proceeding with the affected work.
9. The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service, belong to the City and are Copyright 2015 by Michael Miller, Architects INC ARC10013216.
10. The site and floor plans are laid out according to the survey provided by the Owner. The Contractor shall verify any inconsistencies between the drawings and field conditions before proceeding with the affected work.

CONFORMS TO FLORIDA BUILDING CODE 2010  
ASCE 7-10: CATEGORY C WIND LOADING

**MICHAEL MILLER ARCHITECTS**

517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294-7687

**MURZYN RESIDENCE  
RENOVATIONS**

1109 FLEMING STREET,  
KEY WEST, FLORIDA

DATE: NOVEMBER 23, 2015

SCALE: AS NOTED

DRAWN BY: SE

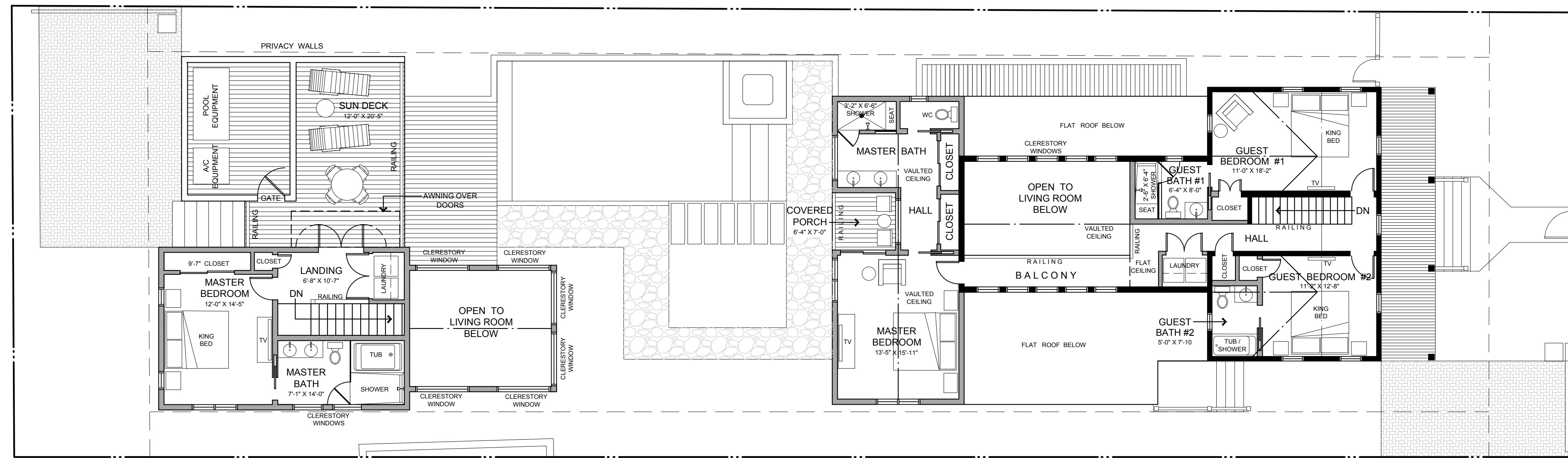
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PROJECT NO: 1504

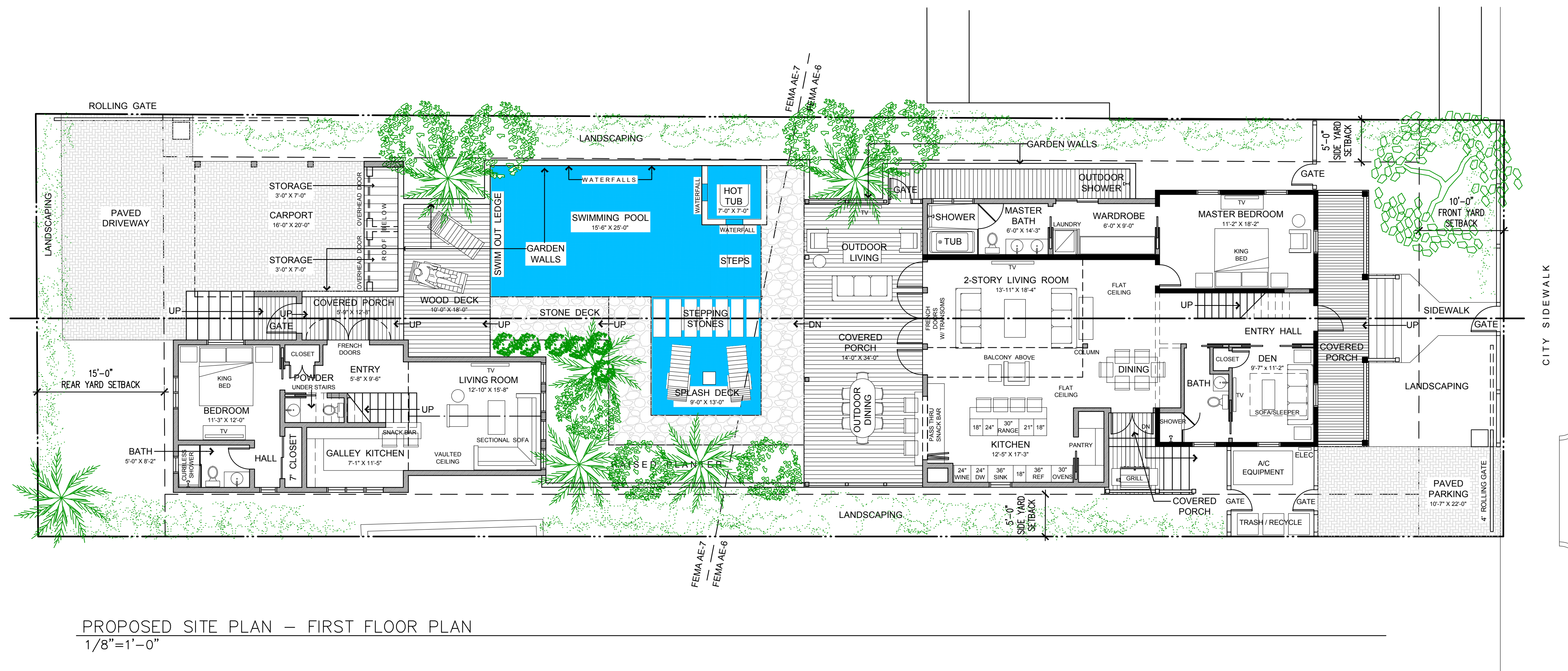
**EXISTING  
MAIN HOUSE  
FLOOR PLANS**

**EX2**

PREVIOUSLY APPROVED DESIGN

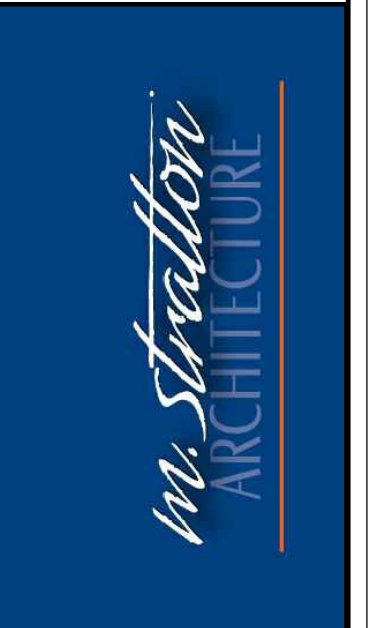
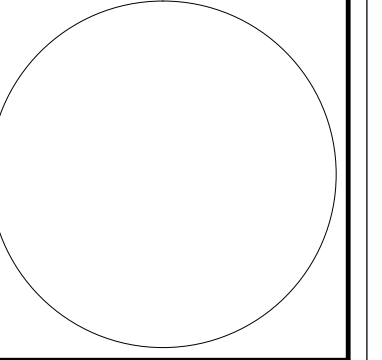


PROPOSED SITE PLAN – SECOND FLOOR PLAN  
 1/8"=1'-0"

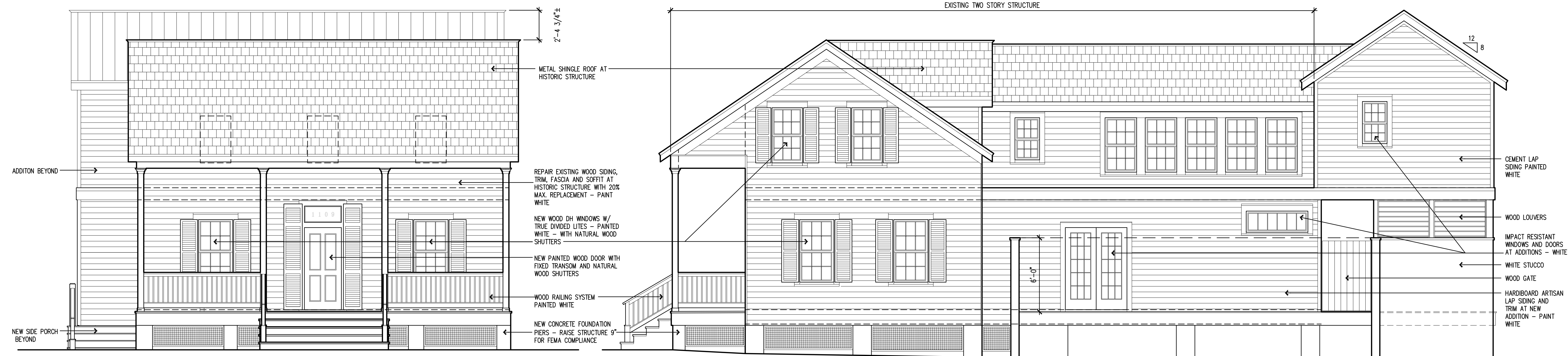


PROPOSED SITE PLAN – FIRST FLOOR PLAN  
 1/8"=1'-0"





HEIGHT LIMIT  
30' ABOVE CROWN OF ROAD



PROPOSED FRONT ELEVATION - MAIN HOUSE  
1/4"=1'-0"

PROPOSED SIDE ELEVATION (EAST) - MAIN HOUSE  
1/4"=1'-0"

NEW ONE STORY ADDITION

NEW TWO STORY ADDITION

EXISTING TWO STORY STRUCTURE

2'-4 3/4"±

METAL SHINGLE ROOF AT HISTORIC STRUCTURE

REPAIR EXISTING WOOD SIDING, TRIM, FASCIA AND SOFFIT AT HISTORIC STRUCTURE WITH 20% MAX. REPLACEMENT - PAINT WHITE

NEW WOOD DH WINDOWS W/ TRUE DIVIDED LITES - PAINTED WHITE - WITH NATURAL WOOD SHUTTERS

NEW PAINTED WOOD DOOR WITH FIXED TRANSOM AND NATURAL WOOD SHUTTERS

WOOD RAILING SYSTEM PAINTED WHITE

NEW CONCRETE FOUNDATION PIERS - RAISE STRUCTURE 9" FOR FEMA COMPLIANCE

12  
8

CEMENT LAP SIDING PAINTED WHITE

WOOD LOUVERS

IMPACT RESISTANT WINDOWS AND DOORS AT ADDITIONS - WHITE

WHITE STUCCO

WOOD GATE

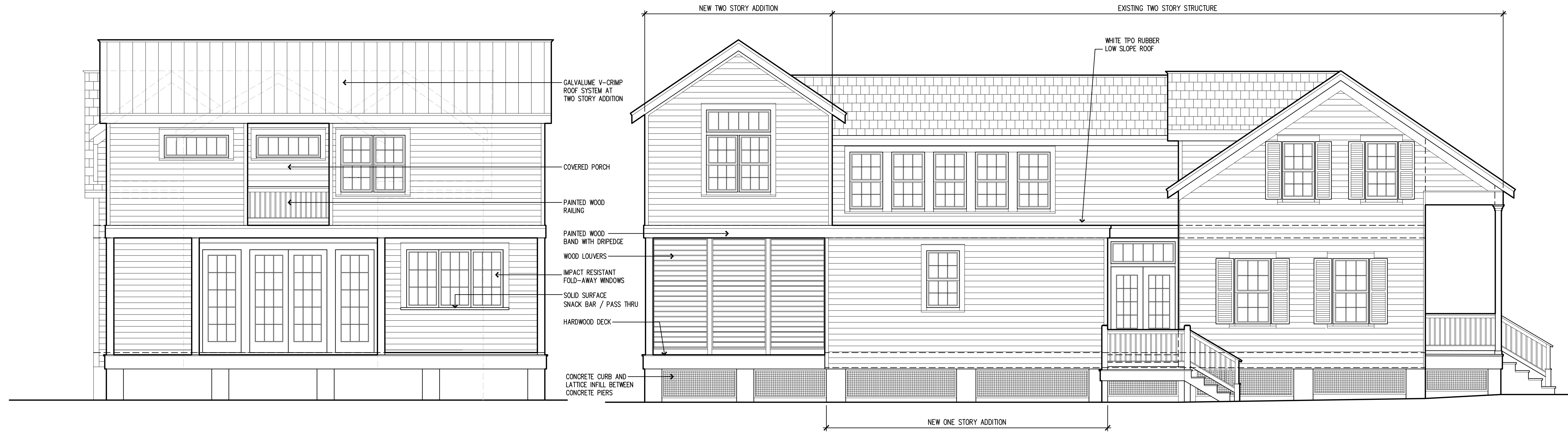
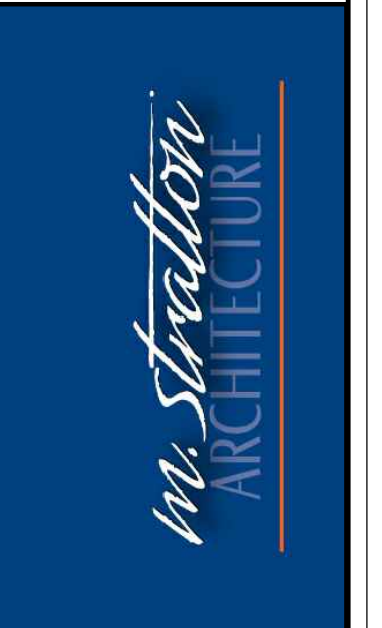
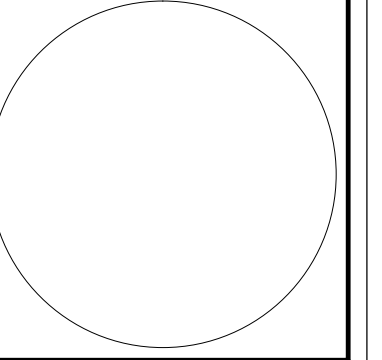
HARDBOARD ARTISAN LAP SIDING AND TRIM AT NEW ADDITION - PAINT WHITE



EXISTING FRONT ELEVATION - MAIN HOUSE  
1/4"=1'-0"



EXISTING SIDE ELEVATION (EAST) - MAIN HOUSE  
1/4"=1'-0"



PROPOSED REAR ELEVATION – MAIN HOUSE  
1/4"=1'-0"

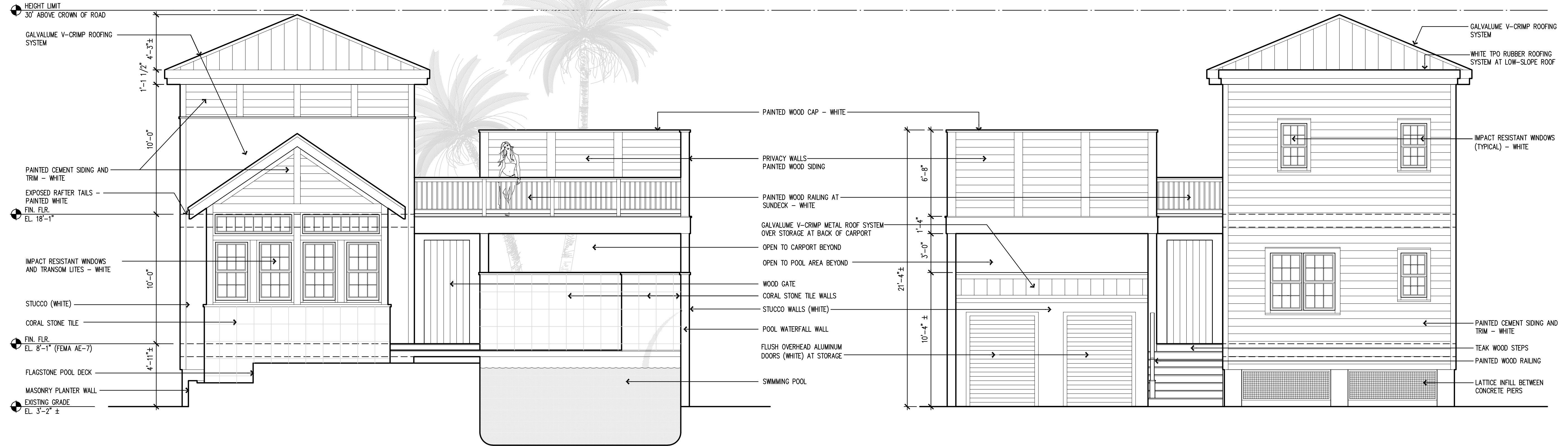
PROPOSED SIDE ELEVATION (WEST) – MAIN HOUSE  
1/4"=1'-0"



EXISTING REAR ELEVATION – MAIN HOUSE  
1/4"=1'-0"



EXISTING SIDE ELEVATION (WEST) – MAIN HOUSE  
1/4"=1'-0"



FRONT ELEVATION – GUEST HOUSE  
 1/4"=1'-0"

REAR ELEVATION – GUEST HOUSE  
 1/4"=1'-0"

**SITE DATA TABLE - 1109 FLEMING STREET**

	CODE REQUIREMENT	EXISTING	PROPOSED
ZONING	HMDR		
FLOOD ZONE	AE-6 AND AE-7		
SIZE OF SITE	8,587 SF		
HEIGHT	30'	25' ±	30'
FRONT SETBACK	10'	16' ±	UNCHANGED
SIDE SETBACK (EAST)	5'	8'-5" ±	5'-0"
SIDE SETBACK (WEST)	5'	10'-7" ±	5'-0"
REAR SETBACK	15'	6'-5" ±	15'
BUILDING COVERAGE	40% = 3,435 SF	2,694 SF (31.4%)	3,365 SF (39.2%)
IMPERVIOUS SURFACE	60% = 5,152 SF	2,409 SF (28.8%)	5,124 SF (59.7%)
OPEN SPACE	35% = 3,005 SF	4,939 SF (57.5%)	3,463 SF (40.0%)

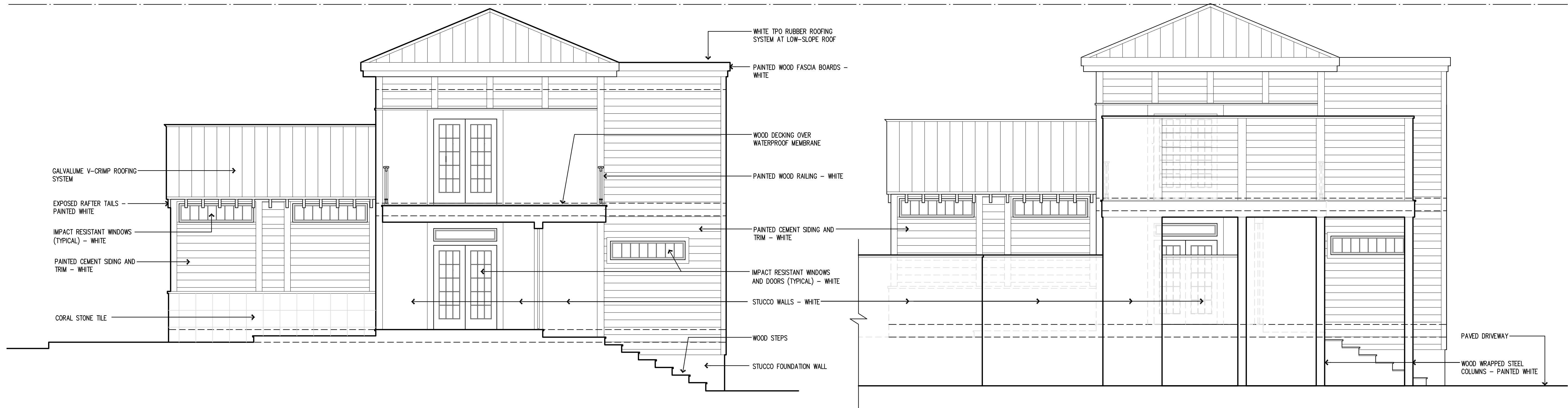
BUILDING COVERAGE
40% ALLOWED 8,587 X 40% = 3,435 SF
EXISTING STRUCTURE TO REMAIN = 1,168 SF
PROPOSED ADDITION = 985 SF
PROPOSED GUEST COTTAGE + CARPORT = 1,212 SF
TOTAL BUILDING COVERAGE PROPOSED = 3,365 SF (39.2%)
IMPERVIOUS SURFACE RATIO
60% ALLOWED 8,587 X 60% = 5,152 SF
BUILDING COVERAGE = 3,365 SF
POOL AND DECK = 961 SF
A/C PAD = 28 SF
DRIVEWAY (FRONT) = 212 SF
DRIVEWAY (REAR) = 453 SF
FRONT SIDEWALK = 105 SF
TOTAL PROPOSED IMPERVIOUS SURFACE = 5,124 SF (59.7%)

1901 S. Roosevelt Blvd. #205W  
 Key West, Florida 33040  
 305.923.9670  
 matthew@mstrattonarchitecture.com



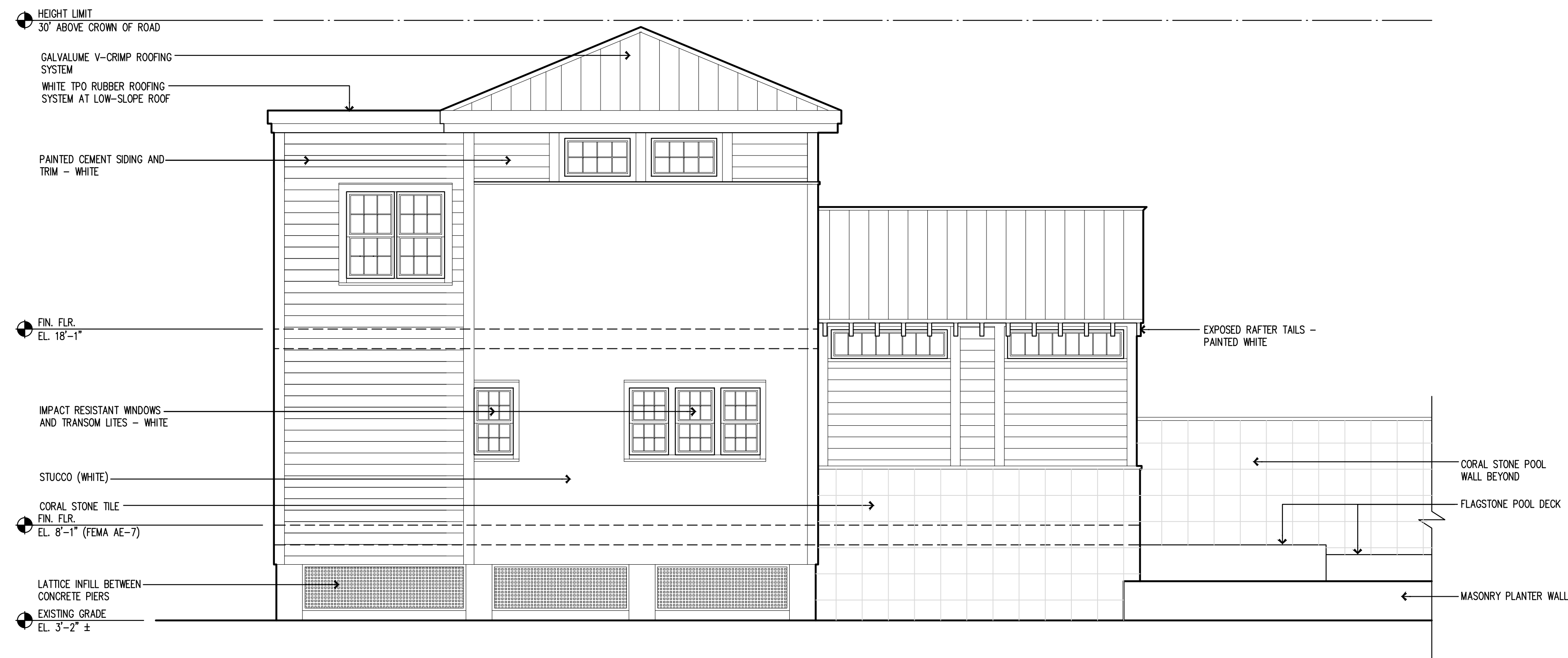
Date 6.30.15

Project #



SIDE ELEVATION (EAST) – GUEST HOUSE  
 SECTION THRU CARPORT  
 1/4"=1'-0"

SIDE ELEVATION (EAST) – GUEST HOUSE  
 1/4"=1'-0"



SIDE ELEVATION (WEST) – GUEST HOUSE  
 1/4"=1'-0"

1901 S. Roosevelt Blvd. #205W  
 Key West, Florida 33040  
 305.923.9670  
 matthew@mstrattonarchitecture.com



Date 6.30.15

Project #

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RESTORATION OF EXISTING EYEBROW HOUSE. NEW REAR ADDITION. NEW GUEST HOUSE WITH UNDERNEATH CARPORT. NEW POOL AND SITE WORK. DEMOLITION OF REAR ADDITION.**

**FOR- #1109 FLEMING STREET**

**Applicant – Michael Miller**

**Application #H15-01-1811**

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 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

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

# PROPERTY APPRAISER INFORMATION



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1005207 Parcel ID: 00005020-000000**

### Ownership Details

**Mailing Address:**

MURZYN PAUL  
1109 FLEMING ST  
KEY WEST, FL 33040-6909

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable Housing:** No

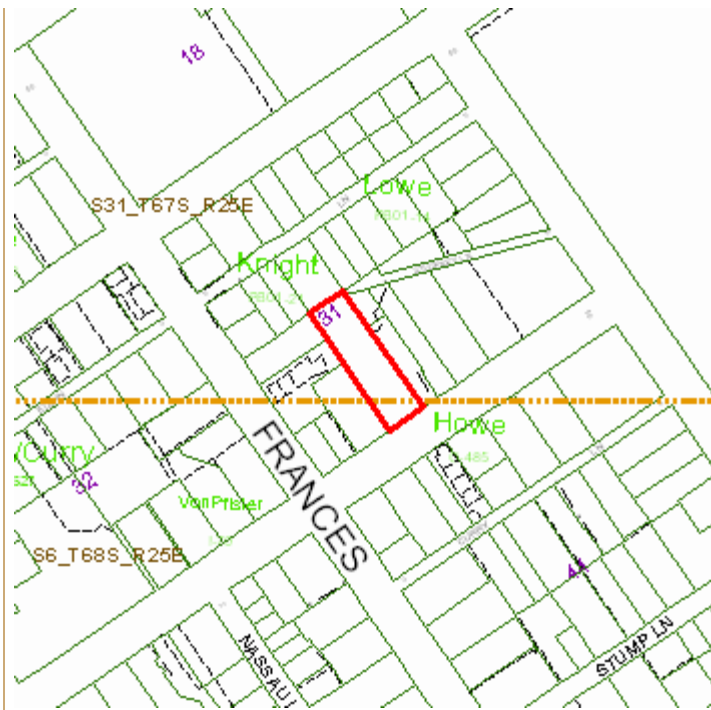
**Section-Township-Range:** 31-67-25

**Property Location:** 1109 FLEMING ST KEY WEST

**Legal Description:** KW PT LOT 4 SQR 31 V-191 CO JUDGES DOCKET 79-113 AND 79-114 AND 79-115 OR788-1216D/C OR788-1241D/C OR791-1432L/E OR815-1846 OR1151-1801D/C OR1624-1837/39 OR2696-472/73C/T OR2717-1772/73

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	170	8,722.00 SF

### Building Summary

**Number of Buildings:** 2  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 3407  
**Year Built:** 1925

## Building 1 Details

**Building Type** R1  
**Effective Age** 7  
**Year Built** 2007  
**Functional Obs** 0

**Condition** G  
**Perimeter** 214  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 5  
**Grnd Floor Area** 1,365

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

**Roof Type**  
**Heat 1**  
**Heat Src 1**

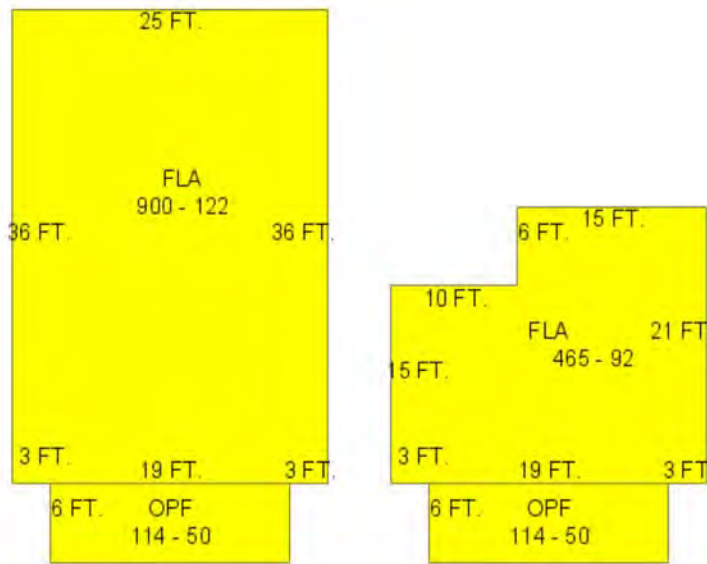
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 2

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	2007				114
0	OPF		1	2007				114
0	FLA	12:ABOVE AVERAGE WOOD	1	2007	Y			900
0	FLA	12:ABOVE AVERAGE WOOD	1	2007	Y			465

## Building 2 Details

**Building Type** R1  
**Effective Age** 29  
**Year Built** 1925  
**Functional Obs** 0

**Condition** G  
**Perimeter** 316  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 34  
**Grnd Floor Area** 2,042

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

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE

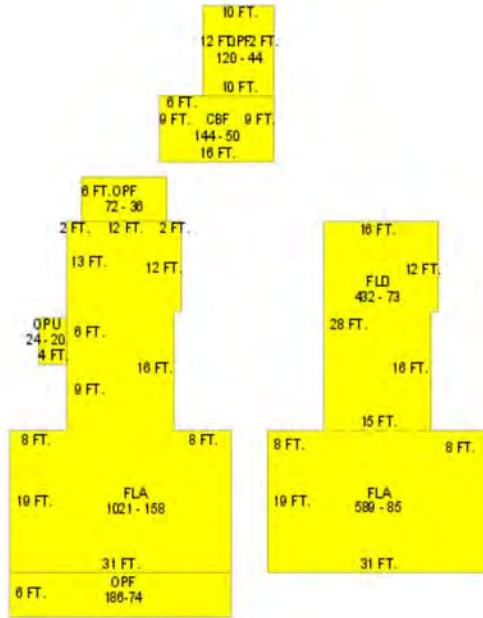
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** WD CONC PADS  
**Bedrooms** 3

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>OPF</u>		1	2003				72
0	<u>OPF</u>		1	1949				120
0	<u>CBF</u>	1:WD FRAME	1	1949				144
0	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1924	Y			589
1	<u>OPF</u>		1	1924	N Y	0.00	0.00	186
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1924	N Y	0.00	0.00	1,021

4	<u>OPU</u>		1	2003	N	Y	0.00	0.00	24
5	<u>FLD</u>	12:ABOVE AVERAGE WOOD	1	2003	N	Y	0.00	0.00	432

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CA2:CARPORT	121 SF	11	11	2007	2007	2	50
2	FN2:FENCES	200 SF	0	0	1983	1984	2	30
3	PT3:PATIO	359 SF	0	0	1979	1980	2	50

## Appraiser Notes

TPP 8686382 - MICHAEL C COPPOLA JR INC.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-2330	06/12/2015		3,000	DEMOLITION OF POOL HOUSE AND CARPORT. DEMOLITION OF NON HISTORIC STRUCTURES.	
00-1007	04/26/2000	10/09/2001	8,000	REPAIR/REPLACE KITCHEN/BA	
03-0345	10/06/2003	11/25/2003	71,425	ADDITION BACK OF 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
2014	611,122	760	359,597	971,479	641,501	0	971,479
2013	621,122	760	334,509	956,391	583,183	0	956,391
2012	575,709	760	181,220	757,689	530,167	0	757,689
2011	578,808	760	250,920	830,488	481,970	0	830,488
2010	258,963	760	178,432	438,155	438,155	0	438,155
2009	287,980	784	531,327	820,091	820,091	0	820,091
2008	265,604	808	850,000	1,116,412	1,116,412	0	1,116,412
2007	342,516	832	1,402,500	1,745,848	1,745,848	0	1,745,848
2006	573,074	856	807,500	1,381,430	1,381,430	0	1,381,430
2005	594,252	880	637,500	1,232,632	726,155	25,000	701,155
2004	333,582	904	595,000	929,486	655,004	25,000	630,004
2003	258,619	928	297,500	557,047	488,028	25,000	463,028
2002	247,719	952	297,500	546,171	477,135	25,000	452,135
2001	148,475	997	297,500	446,972	446,972	25,000	421,972

<b>2000</b>	166,097	798	161,500	328,395	258,217	50,000	208,217
<b>1999</b>	158,153	795	161,500	320,448	251,429	50,000	201,429
<b>1998</b>	133,600	699	161,500	295,799	247,470	50,000	197,470
<b>1997</b>	122,767	673	144,500	267,940	243,334	50,000	193,334
<b>1996</b>	97,492	555	144,500	242,546	236,247	50,000	186,247
<b>1995</b>	93,881	555	144,500	238,936	230,485	50,000	180,485
<b>1994</b>	79,438	488	144,500	224,426	224,426	50,000	174,426
<b>1993</b>	79,438	506	144,500	224,444	224,444	50,000	174,444
<b>1992</b>	77,498	522	144,500	222,521	222,521	50,000	172,521
<b>1991</b>	77,498	542	144,500	222,541	222,541	50,000	172,541
<b>1990</b>	61,238	559	112,625	174,422	174,422	26,000	148,422
<b>1989</b>	52,107	524	110,500	163,131	163,131	26,000	137,131
<b>1988</b>	44,699	396	93,500	138,595	138,595	26,000	112,595
<b>1987</b>	44,261	407	63,325	107,993	107,993	26,000	81,993
<b>1986</b>	44,493	418	61,200	106,111	106,111	26,000	80,111
<b>1985</b>	43,441	432	34,595	78,468	78,468	26,000	52,468
<b>1984</b>	40,478	140	34,595	75,213	75,213	26,000	49,213
<b>1983</b>	40,478	140	34,595	75,213	75,213	26,000	49,213
<b>1982</b>	41,326	140	34,595	76,061	76,061	26,000	50,061

## 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
<b>12/16/2014</b>	2717 / 1772	1,300,600	<u>WD</u>	<u>12</u>
<b>7/28/2014</b>	2696 / 472	100	<u>CT</u>	<u>12</u>
<b>3/24/2000</b>	1624 / 1837	500,000	<u>WD</u>	<u>Q</u>

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