



# Application For Variance

City of Key West, Florida • Planning Department

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



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

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

### PROPERTY DESCRIPTION:

Site Address: 1417 Eliza Street, Key West, FL

Zoning District: HMDR Real Estate (RE) #: Alt Key 1035190

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Bender & Associates Architects, P.A.

Mailing Address: 410 Angela Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-286-1347 Fax: 305-296-2727

Email: blbender@bellsouth.net

### PROPERTY OWNER: (if different than above)

Name: Angela & Terry Wright

Mailing Address: 1417 Eliza Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 718-279-0924 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: AJW753@aol.com

Description of Proposed Construction, Development, and Use: Rehabilitation of existing single family residence.

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

Variance for building coverage to match existing building coverage

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

City of Key West • Application for Variance

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	AE6			
Size of Site	3331 s.f.			
Height	30 feet	15'-1"	15'-1"	NO
Front Setback	10'	6'-0"	6'-0"	NO
Side Setback	5'	zero	5'-0"	NO
Side Setback	5'	6'-3"	6'-3"	NO
Street Side Setback	N/A	N/A	N/A	NO
Rear Setback	15'	22'-1"	17'-2"	NO
F.A.R	N/A	N/A	N/A	NO
Building Coverage	40%	46.3%	46.3%	YES
Impervious Surface	60%	52.2%	53.6%	NO
Parking	1 space	1 space	1 space	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	N/A	N/A	N/A	NO
Number and type of units	1 residential	no change	no change	NO
Consumption Area or Number of seats	N/A	N/A	N/A	NO

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

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

Standards for Considering Variances

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

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

THIS BUILDING HAS AN EXISTING FOOTPRINT WHICH EXCEEDED THE BUILDING COVERAGE  
ALLOWABLE PERCENTAGE. THE AREA UNDER ROOF WAS TO BE REMOVED WAS UNABLE TO BE  
SLAVAGED DUE TO STRUCTURAL DETERIORATION. THEREFORE, THIS ADDITON IS BEING DEMOLISHED.

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

THERE IS NO NEGLIGENCE ON THE PART OF THE APPLICANT. HOWEVER, SINCE THE ADDITION HAD TO BE  
DEMOLISHED THE DESIGN BROUGHT THE SITE INTO COMPLIANCE WITH LDR MANDATED SETBACKS. BY BRINGIN  
THE SETBACK INTO COMPLINACE WHILE MAINTAINING THE NONCONFORMING COVER, COMPLIANCE WITH  
SETBACK CAUSED THIS CONDITION.

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

NO SPECIAL PRIVILEDGE IS CONFERRED AS THIS CONDITION IS COMMON THROUGHOUT THE DISTRICT.

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

THE CODE ALLOWS RETENTION OF NONCONFORMING BUILDING COVER WITHIN THE "3 DIMENSIONAL  
FOOTPRINT". BY BRINGING THE SETBACK VIOLATION INTO COMPLIANCE, THE BUILD BACK IS NOT  
TECHNICALLY WITHIN THE 3 DIMENSIONAL FOOTPRINT. THE CODE MAKE NO ALLOWANCE FOR THIS  
CONDITION, AND THEREFORE THE CODE HAS CREATED THIS HARDSHIP.

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

THIS IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE REASONABLE USE OF THE BUILDING

**City of Key West • Application for Variance**

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

THE GRANTING OF THE VARIANCE IS IN HARMONY WITH THE INTENT OF THE LDR'S AND IS NOT INJURIOUS TO THE PUBLIC WELFARE. IN FACT, IT BENEFITS THE PUBLIC WELFARE BY ALLOWING FIRE DEPARTMENT ACCESS ON ALL SIDES OF THE BUILDING.

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

NO OTHER PROPERTIES ARE BEING CONSIDERED AS THE BASIS OF THIS APPROVAL.

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

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

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

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

# Verification

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Bert Bender, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1417 Eliza Street, Key West

*Street address of subject property*

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

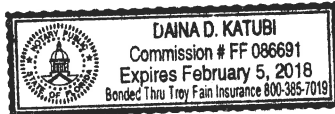
  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 19th day of May 2014 by \_\_\_\_\_ by  
*date*

\_\_\_\_\_  
*Name of Authorized Representative*

He/~~She~~ is personally known to me ~~or has presented~~ \_\_\_\_\_ as ~~identical to~~ \_\_\_\_\_

  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



# **Authorization**



**City of Key West  
Planning Department**



**Authorization Form**  
*(Individual or Joint Owner)*

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

I, Therald and Angela Wright authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Bender & Associates Architects, P.A. Bert Bender/David Salay

*Please Print Name of Representative*

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

Therald Wright  
*Signature of Owner*

Angela Wright  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this May 13, 2014  
*Date*

by Therald and Angela Wright  
*Name of Owner*

He/She is personally known to me or has presented New York Driver's license as identification.

Edissa Cerda  
*Notary's Signature and Seal*

Edissa Cerda  
*Name of Acknowledger typed, printed or stamped*

**EDISSA CERDA**  
**Notary Public, State of New York**  
**Qualified in Queens County**  
**No. 01CE6290074**  
**My Commission Expires 10-07-2017**

NO. 01CE6290074  
*Commission Number, if any*

**Deed**

Prepared by and return to:  
Erin Nevius, Esq.

Law Offices of Nathan E. Eden, P.A.  
302 Southard Street Suite 205  
Key West, FL 33040  
305-294-5588  
File Number: 2013-RE-7  
Will Call No.:

Doc# 1935615  
Bk# 2631 Pg# 2032

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## Warranty Deed

This Warranty Deed made this 3rd day of June, 2013 between Lucette Gosselin, an unremarried widow, Normand Gosselin, a single man and Robert Gosselin, a married man, the Beneficiaries of the Estate of JEAN CLAUDE GOSSELIN, deceased, whose post office address is 208 Dublin, Laval, PQ H7G 1M5, grantors, and Therald Wright and Angela Wright, husband and wife whose post office address is 227-11 69th Avenue, Bayside, NY, 11364, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and known on William A. Whitehead's Map delineated in February, 1829, as a portion of Tract Fourteen (14), but now better known as Lot Number One (1) in F.W. Robert's Subdivision of Lots Number Six (6) and Eight (8), and Ten (10), in Square Three (3), in Tract Fourteen (14). Said Lot commencing at a point Ninety (90) feet from the corner of Florida and Eliza Streets and extending in a Northeasterly direction forty (40) feet, Nine (9) inches; thence Eighty-One (81) feet, Nine (9) inches in a Northwesterly direction; thence in a Southwesterly direction Forty (40) feet, Nine (9) inches; thence in a Southeasterly direction Eighty-One (81) feet Nine (9) inches back to the Point of Beginning.

Parcel Identification Number: 00034270-000000

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

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSE NOR ANY OF THEIR IMMEDIATE HOUSEHOLD AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTORS RESIDE AT THE ADDRESS SHOWN ABOVE.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

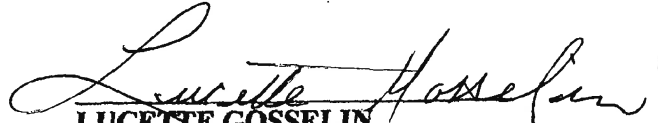
Witnesses as to Lucette Gosselin:

  
Witness signature

ANDRIANA BERLEMIS  
Printed name of witness

  
Witness signature

PAULINE CHEVARIE  
Printed name of witness


  
LUCETTE GOSSELIN

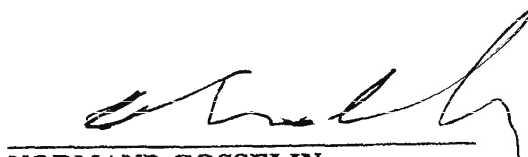
Witnesses as to Normand Gosselin:

  
Witness signature

ANDRIANA BERLEMIS  
Printed name of witness

  
Witness signature

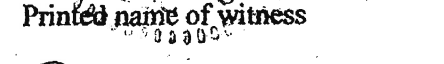
  
Printed name of witness

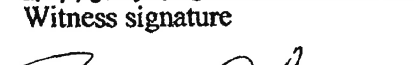
  
NORMAND GOSSELIN

Witnesses as to Robert Gosselin:

  
Witness signature

ANDRIANA BERLEMIS  
Printed name of witness

  
Witness signature

  
Printed name of witness


  
ROBERT GOSSELIN

STATE OF QUEBEC (Laval)  
COUNTY OF CANADA

Doc# 1935615  
Bk# 2631 Pg# 2034

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Lucette Gosselin, to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at QUEBEC (Laval), Country of CANADA, and State of \_\_\_\_\_, this 23<sup>rd</sup> day of MAY, 2013.

  
Notary Public

Official Seal

STATE OF QUEBEC (Laval)  
COUNTY OF CANADA

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Normand Gosselin, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at QUEBEC (Laval), Country of CANADA, and State of \_\_\_\_\_, this 23<sup>rd</sup> day of MAY, 2013.

  
Notary Public

Official Seal

STATE OF QUEBEC (Claval)

Doc# 1935615  
Bk# 2631 Pg# 2035

COUNTY OF CANADA

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Robert Gosselin, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at QUEBEC (Claval) Country of CANADA, and State of \_\_\_\_\_, this 23<sup>rd</sup> day of MAY, 2013.

  
\_\_\_\_\_  
Notary Public

Official Seal

MONROE COUNTY  
OFFICIAL RECORDS

Doc# 1940766 07/09/2013 11:36AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

07/09/2013 11:36AM  
DEED DOC STAMP CL: Krys \$0.70

Prepared by and return to:  
Erin Nevius, Esq.

Law Offices of Nathan E. Eden, P.A.  
302 Southard Street Suite 205  
Key West, FL 33040  
305-294-5588  
File Number: 2013-RE-7  
Will Call No.:

Doc# 1940766  
Bk# 2638 Pg# 1168

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## Corrective Personal Representative's Deed

**This Corrective Personal Representative's Deed is being recorded to correct that certain Personal Representative's Deed recorded on 6/4/13 in O.R.B. 2631 Page 2036, Public Records of Monroe County, Florida, by adding a second witness.**

**This Corrective Personal Representative's Deed** made this <sup>9<sup>th</sup></sup> day of July, 2013 between Robert Goldman, as Personal Representative of the Estate of Jean C. Gosselin whose post office address is 302 Southard Street, Suite 208 , Key West, FL 33040, grantor, and Therald Wright and Angela Wright, husband and wife whose post office address is 227-11 69<sup>th</sup> Avenue, Bayside, NY 11364, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

**On the Island of Key West and known on William A. Whitehead's Map delineated in February, 1829, as a portion of Tract Fourteen (14), but now better known as Lot Number One (1) in F.W. Robert's Subdivision of Lots Number Six (6) and Eight (8), and Ten (10), in Square Three (3), in Tract Fourteen (14). Said Lot commencing at a point Ninety (90) feet from the corner of Florida and Eliza Streets and extending in a Northeasterly direction forty (40) feet, Nine (9) inches; thence Eighty-One (81) feet, Nine (9) inches in a Northwesterly direction; thence in a Southwesterly direction Forty (40) feet, Nine (9) inches; thence in a Southeasterly direction Eighty-One (81) feet Nine (9) inches back to the Point of Beginning.**

**Parcel Identification Number: 00034270-000000**


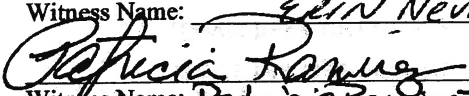
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Erin Nevius  
  
Witness Name: Patricia Ramirez

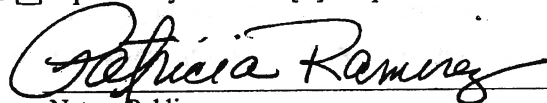
  
Robert Goldman, Personal Representative

Doc# 1940766  
BKN 2638 P# 1169

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July, 2013 by Robert Goldman, Personal Representative of the Estate of Jean Claude Gosselin, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: Patricia Ramirez

My Commission Expires: \_\_\_\_\_



MONROE COUNTY  
OFFICIAL RECORDS



Prepared by and return to:  
Erin Nevius, Esq.

06/04/2013 11:34AM  
DEED DOC STAMP CL: DS

\$0.70

Law Offices of Nathan E. Eden, P.A.  
302 Southard Street Suite 205  
Key West, FL 33040  
305-294-5588  
File Number: 2013-RE-7  
Will Call No.:

Doc# 1935616  
Bk# 2631 Pg# 2036

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## Personal Representative's Deed

This Personal Representative's Deed made this <sup>3<sup>RD</sup></sup> day of June, 2013 between Robert Goldman as Personal Representative of the Estate of JEAN CLAUDE GOSSELIN, deceased whose post office address is 302 Southard Street, Suite 208, Key West, FL 33040, grantor, and Therald Wright and Angela Wright, husband and wife whose post office address is 227-11 69th Avenue, Bayside, NY 11364, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

On the Island of Key West and known on William A. Whitehead's Map delineated in February, 1829, as a portion of Tract Fourteen (14), but now better known as Lot Number One (1) in F.W. Robert's Subdivision of Lots Number Six (6) and Eight (8), and Ten (10), in Square Three (3), in Tract Fourteen (14). Said Lot commencing at a point Ninety (90) feet from the corner of Florida and Eliza Streets and extending in a Northeasterly direction forty (40) feet, Nine (9) inches; thence Eighty-One (81) feet, Nine (9) inches in a Northwesterly direction; thence in a Southwesterly direction Forty (40) feet, Nine (9) inches; thence in a Southeasterly direction Eighty-One (81) feet Nine (9) inches back to the Point of Beginning.

Parcel Identification Number: 00034270-000000

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**And** the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

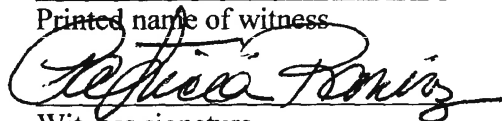
Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness signature



ROBERT GOLDMAN  
Personal Representative  
of the Estate of  
Jean Claude Gosselin

\_\_\_\_\_  
Printed name of witness



\_\_\_\_\_  
Witness signature

Patricia Ramirez


\_\_\_\_\_  
Printed name of witness

**STATE OF FLORIDA**

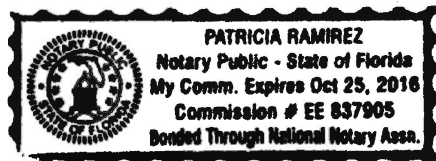
**COUNTY OF MONROE**

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Robert Goldman as Personal Representative of the Estate of Jean Claude Gosselin, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Key West, Monroe County, State of Florida, this 3rd day of June, 2013.

  
\_\_\_\_\_  
Notary Public

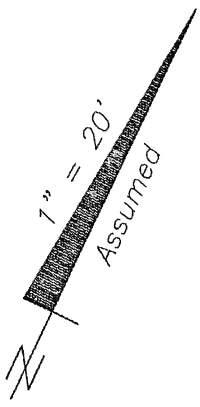
Official Seal



**MONROE COUNTY  
OFFICIAL RECORDS**

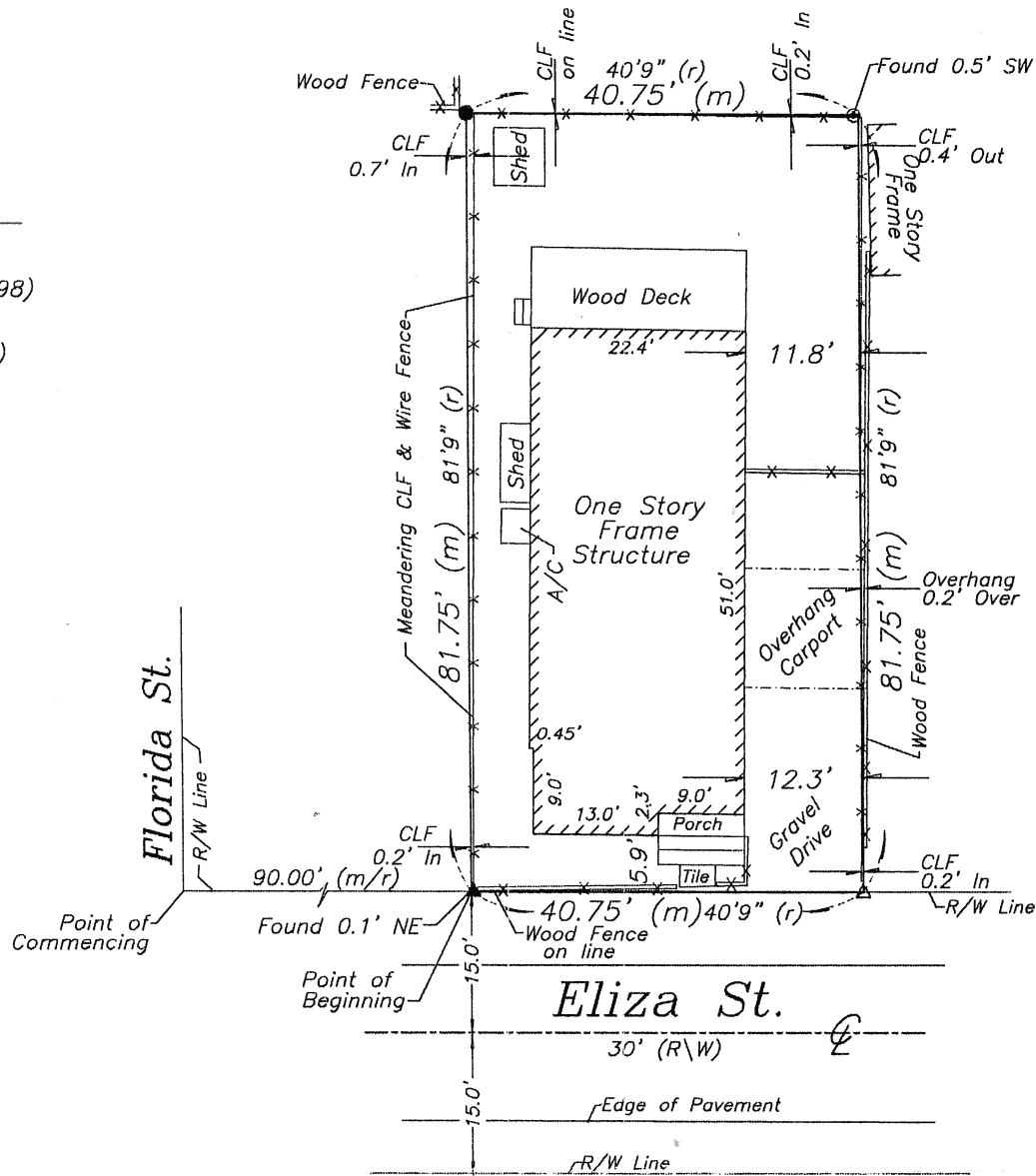
# Survey

# Boundary Survey Map of part of Lot 6, Square 3, Tract 14, Island of Key West, FL



## LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (Unreadable)
- △ Found Nail & Disc (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1417 Eliza Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 22, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West and known on William A. Whitehead's map delineated in February, 1829, as portion of Tract Fourteen (14), but now better known as Lot Number One (1) in F.W. Roberts Subdivision of Lots Number Six (6), Eight (8), and Ten (10), in Square Three (3), in Tract Fourteen (14). Said Lot commencing at a point Ninety (90) feet from the corner of Florida and Eliza Streets and extending in a Northeasterly direction Forty (40) feet Nine (9) inches; thence Eighty-One (81) feet, Nine (9) inches in a Northwesterly direction; thence in a Southwesterly direction Forty (40) feet, Nine (9) inches; thence in a Southeasterly direction Eighty-One (81) feet, Nine (9) inches back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Therald Wright and Angela Wright;  
First State Bank of the Florida Keys;  
Nathan E. Eden, P.A.;  
Old Republic National Title Insurance Company;  
Attorneys' Title Insurance Fund, Inc.;

J. LYNN O'FLYNN, INC.

*J. Lynn O'Flynn*  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

May 22, 2013

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Site Plans

**PROJECT STATISTICS - 1417 ELIZA**  
LOT DESCRIPTION: SEE SURVEY. LOT SIZE: 3331 S.F.

FEMA FLOOD ZONE: AE-6  
FINISH FLOOR ELEVATION: 14.9'  
ZONING DESIGNATION: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
LOT AREA: 3331 S.F.  
BUILDING CONDITIONED AREA: 1108 S.F.

SETBACKS:	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
BUILDING HEIGHT:	30' MAXIMUM	15'-1" (EXISTING, NO CHANGE)	15'-1" (EXISTING, NO CHANGE)
FRONT SETBACK:	10' MINIMUM	6'-0" (EXISTING, NO CHANGE)	6'-0" (EXISTING, NO CHANGE)
SIDE YARD SETBACK:	5' MINIMUM	6'-3"	5'-1"
STREET SIDE SETBACK:	7.5' MINIMUM	N/A	N/A
REAR SETBACK:	15' MINIMUM	22'-1"	17'-2"
IMPERVIOUS SURFACE:	MAX. 60% OF LOT AREA	1741 S.F. / 3331 S.F. = 52.2%	1969 S.F. / 3331 S.F. = 59.1%
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	1543 S.F. / 3331 S.F. = 46.3%	1543 S.F. / 3331 S.F. = 46.3%
F.A.R.:	N/A - RESIDENTIAL	N/A - RESIDENTIAL	N/A - RESIDENTIAL

ACCESSORY STRUCTURE SETBACKS:	REQUIRED/ALLOWED	EXISTING:	PROPOSED:
REAR SETBACK:	5' MINIMUM	1'-11" (EXISTING, NO CHANGE)	NO ACCESSORY STRUCTURES
SIDE SETBACK:	5' MINIMUM	3'-3" (EXISTING, NO CHANGE)	NO ACCESSORY STRUCTURES

**STORMWATER RETENTION CALCULATIONS:**

LOT AREA: 3,331 S.F.  
NEW IMPERVIOUS AREA: 72 S.F.  
NEW IMPERVIOUS PERCENTAGE: 2.2%  
RAINFALL: 1.00"

TYPICAL SHALE SECTION - N.T.S.

IMPERVIOUS AREA BREAKDOWN (IN SQUARE FEET):

MAIN RESIDENCE (WITH NEW ADDITION AND NEW PORCHES)	1,571 S.F.
NEW POOL	236 S.F.
NEW BRICK PAVERS @ DRIVEWAY	162 S.F.
	1969 S.F.

TOTAL IMPERVIOUS AREA IN SQUARE FEET: 1969 S.F.

CUBIC FEET REQUIRED: (IMPERVIOUS AREA X RAINFALL / 12) X 50% OPEN SHALE CREDIT: 82 CUBIC FEET

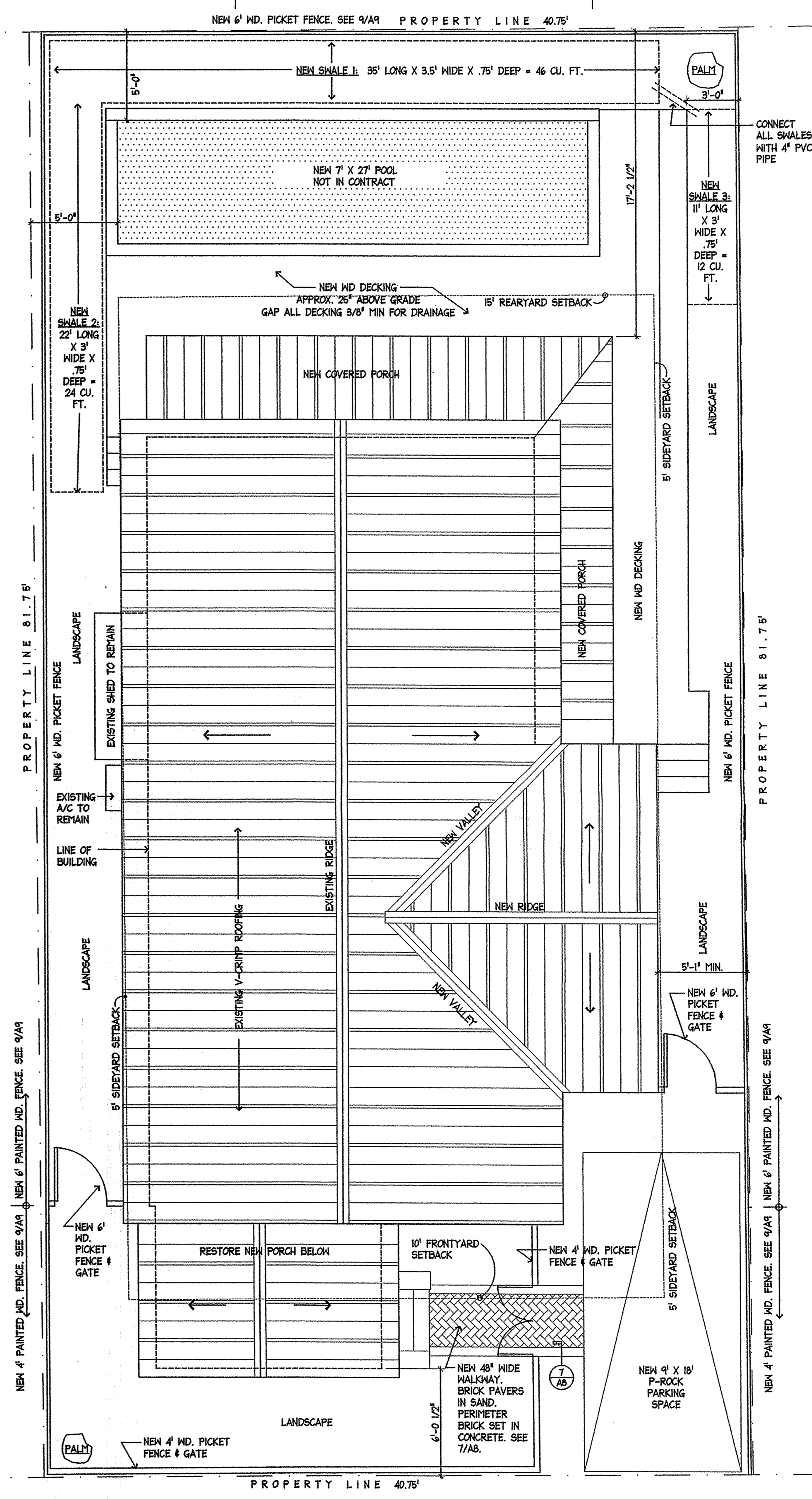
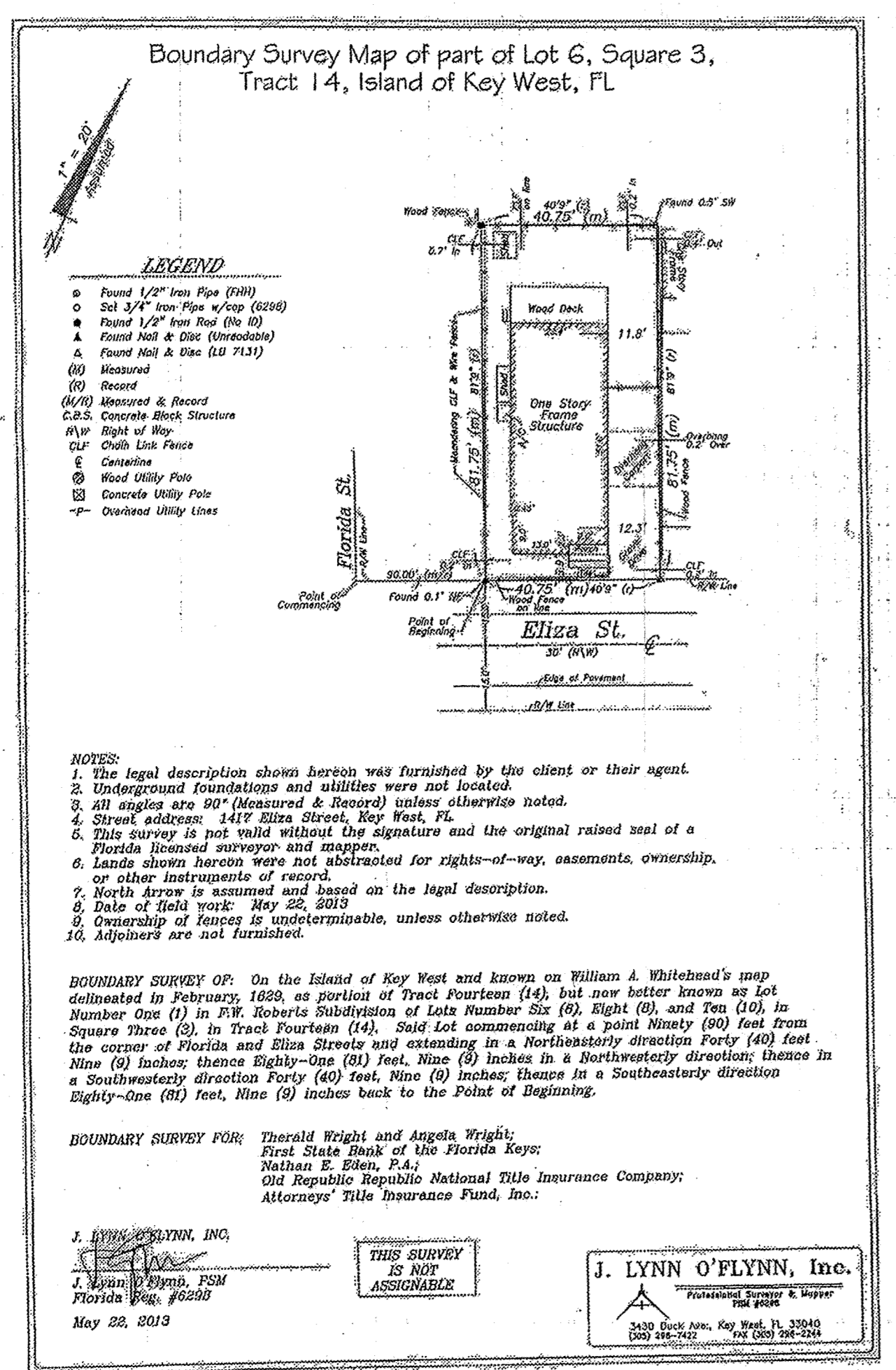
CUBIC FEET SUPPLIED: (S.F. RETENTION - LANDSCAPE DISPLACEMENT X AVG. DEPTH IN FEET) 82 CUBIC FEET

GROSS SQUARE FOOTAGE OF RETENTION AREA: 222 S.F.  
DISPLACEMENT OF TREE AND PALM TRUNKS: -5 S.F.  
DISPLACEMENT OF SHRUBS AND GROUNDCOVERS: -5 S.F.

NET SQUARE FOOTAGE OF RETENTION AREA: 212 S.F.  
AVERAGE DEPTH OF RETENTION AREA: 75 FEET (9 INCHES)  
OR .375 CUBIC FT PER SQUARE FOOT.

1417 ELIZA ST.  
IMPERVIOUS SURFACE ANALYSIS:

	EXISTING	PROPOSED
LOT AREA	3,331 S.F.	3,331 S.F.
MAIN RESIDENCE	1,508 S.F.	1,571 S.F.
POOLS	0 S.F.	236 S.F.
ACCESSORY STRUCTURES	33 S.F.	0 S.F.
DECKING	167 S.F.	0 S.F.
BRICK WALKWAY	27 S.F.	0 S.F.
A/C, GAS, POOL SPA EQUIP PADS	6 S.F.	6 S.F.
BRICK DRIVEWAY	0 S.F.	162 S.F.
<b>TOTALS:</b>		
% IMPERVIOUS (60% ALLOWED)	1741 S.F. 52.2%	1969 S.F. 59.1%



**WRIGHT RESIDENCE**  
1417 ELIZA STREET  
KEY WEST, FLORIDA

5.20.14  
*[Signature]*

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: 1318  
SITEPLAN  
PROJECT STATS  
STORMWATER CALCS.  
Date: 11/8/13

**A2**  
2 OF 13

### ROOM FINISH SCHEDULE

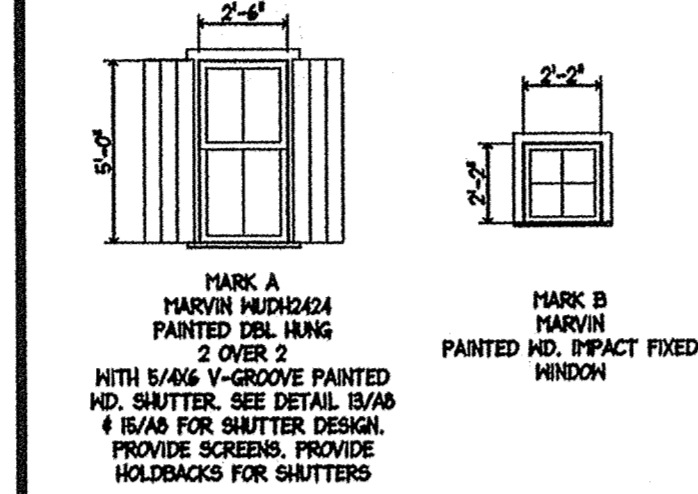
NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CLG. HT.	REMARKS
				NORTH	EAST	SOUTH	WEST			
101	LIVING RT	STAINED 1/4" T&G HD.	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	VAULTED CEILING, 12'-0" AT APEX.
102	KITCHEN	STAINED 1/4" T&G HD.	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	4" PAINTED HD. CROWN MOULDING TOP OF WALL.
103	WASHER / DRYER	STAINED 1/4" T&G HD.	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	4" PAINTED HD. CROWN MOULDING TOP OF WALL.
104	MASTER BDRM.	STAINED 1/4" T&G HD.	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	4" PAINTED HD. CROWN MOULDING TOP OF WALL.
105	CLOSET	STAINED 1/4" T&G HD.	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	
106	CLOSET	STAINED 1/4" T&G HD.	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	
107	MASTER BATH	CERAMIC TILE	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	4" PAINTED HD. CROWN MOULDING TOP OF WALL.
108	GUEST BATH	CERAMIC TILE	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	4" PAINTED HD. CROWN MOULDING TOP OF WALL. SEABOARD WAINSCOT.
109	ENTRY	STAINED 1/4" T&G HD.	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	4" PAINTED HD. CROWN MOULDING TOP OF WALL.
110	GUEST BEDROOM	STAINED 1/4" T&G HD.	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	4" PAINTED HD. CROWN MOULDING TOP OF WALL.
111	CLOSET	STAINED 1/4" T&G HD.	PAINTED 3/4" WITH TOP CAP	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	SEE INTERIOR ELEVATIONS	PAINTED 3/4" V-GROOVE	8'-0"	

### WINDOW SCHEDULE

MARK	SIZE		MANUFACTURER	DETAILS	MATERIAL	FINISH	REMARKS
	WIDTH	HEIGHT					
A	2'-0"	4'-0"	MARVIN MDK2424	12/AB, 15/AB, 16/AB	HD.	PAINTED	MARVIN 272 WOOD DOUBLE HUNG WITH SOLID HD. BOARD SHUTTERS
B	2'-0"	2'-0"	MARVIN		HD.	PAINTED	MARVIN FIXED IMPACT WINDOW

INSTALL ALL IMPACT WINDOWS IN STRICT ACCORDANCE WITH MIAMI-DADE NOA.

### WINDOW TYPES

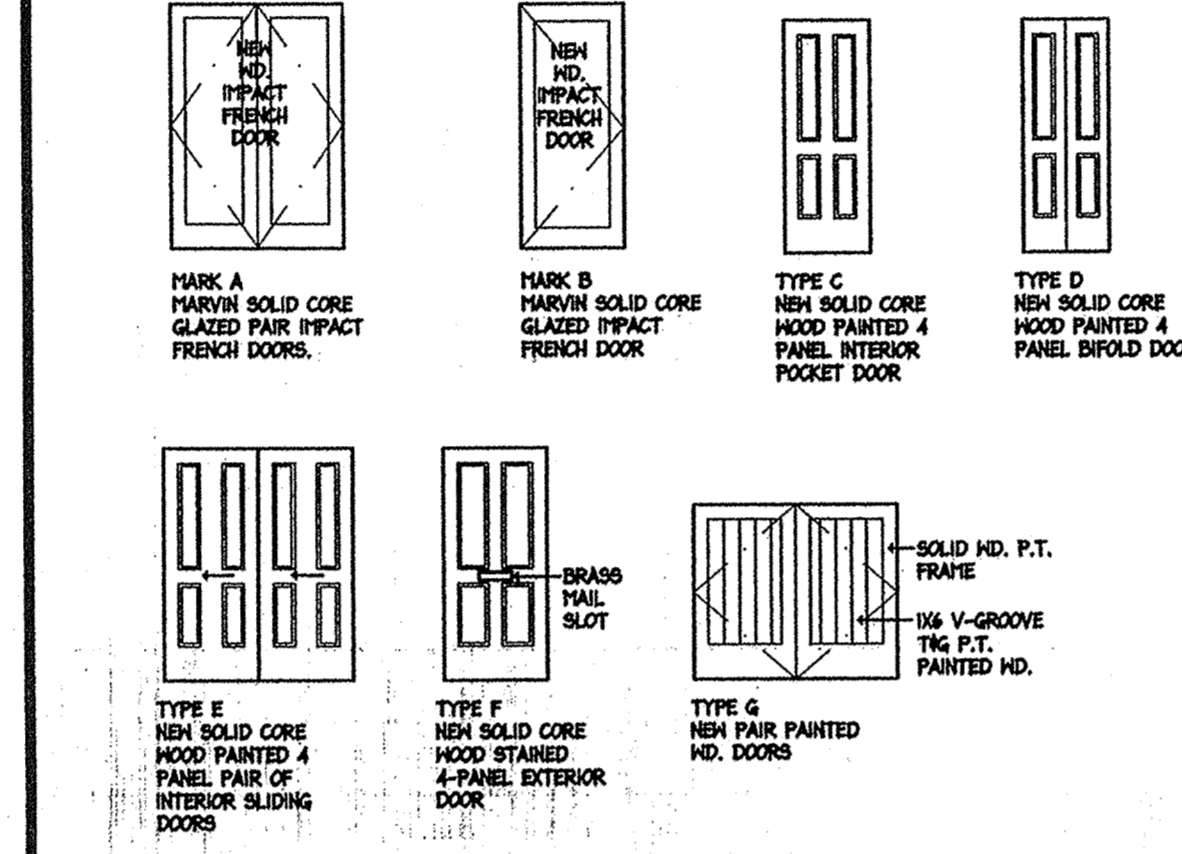


### DOOR SCHEDULE

NO.	TYPE	SIZE	MATERIAL	FINISH	GLAZING	FRAMES		DETAILS	REMARKS	HARDWARE SETS
						MATERIAL	FINISH			
1	A	2'-6\"/>								

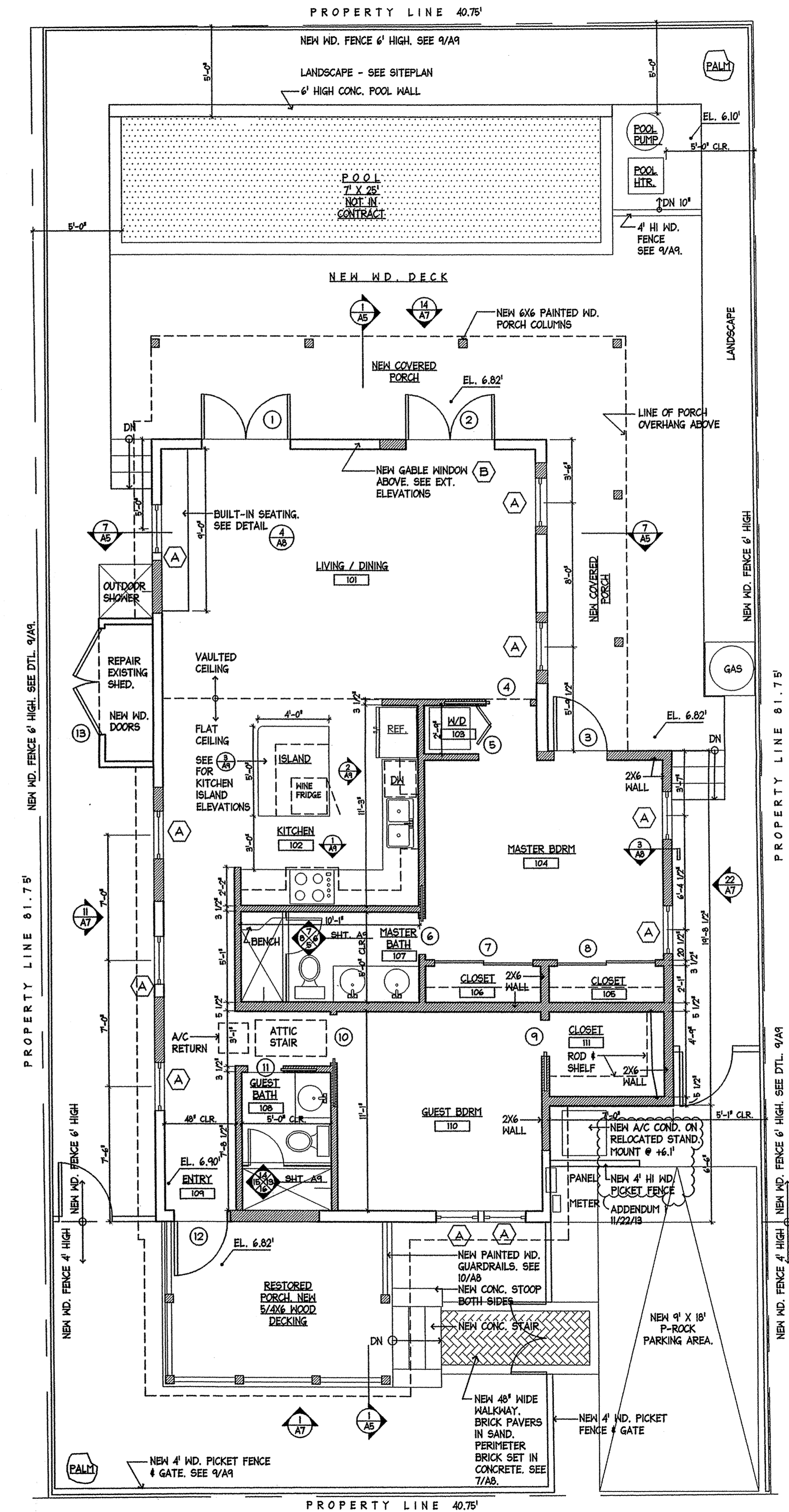
INSTALL ALL EXTERIOR IMPACT DOORS IN STRICT ACCORDANCE WITH MIAMI-DADE NOA

### DOOR TYPES

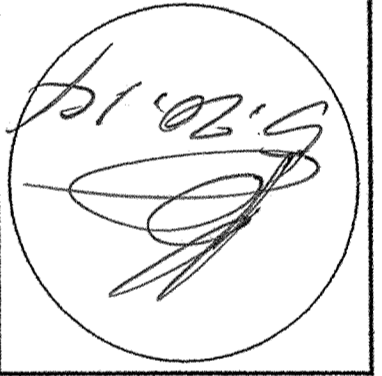


### DOOR HARDWARE

<p>GROUP H EXTERIOR FRENCH DOOR (1/2) PR. BUTTS (1) EXTERIOR LOCKSET (1) DEADBOLT WITH INTERIOR TURNBUTTN (3) SET HEAD &amp; FOOT BOLTS WEATHERSTRIPPING &amp; THRESHOLD</p>	<p>GROUP I EXTERIOR SOLID DOOR (1/2) PR. BUTTS (1) EXTERIOR LOCKSET (1) DEADBOLT WITH INTERIOR TURNBUTTN (1) BRASS HAIL SLOT WEATHERSTRIPPING &amp; THRESHOLD</p>	<p>GROUP J EXTERIOR SHED DOOR (1/2) PR. BUTTS (1) EXTERIOR LOCKSET</p>	<p>GROUP K INTERIOR DOOR HEAVY DUTY SLIDING POCKET DOOR HARDWARE POCKET DOOR PULLS EACH SIDE PRIVACY LOCK</p>	<p>GROUP L INTERIOR BI-FOLD DOOR HEAVY DUTY BI-FOLD DOOR HARDWARE DOOR PULLS EACH LEAF</p>
<p>DOOR HARDWARE NOTE: OWNER TO SELECT ALL DOOR HARDWARE. CONTRACTOR TO PROVIDE AND INSTALL. DOOR HARDWARE ALLOWANCE: \$500 EACH DOOR.</p>				



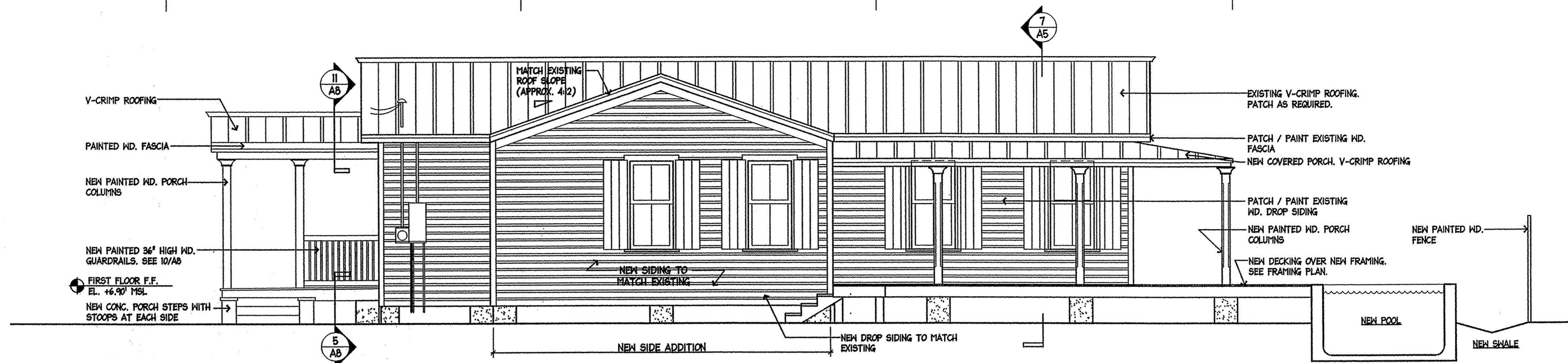
REVISIONS:  
WRIGHT RESIDENCE  
1417 ELIZA STREET  
KEY WEST, FLORIDA



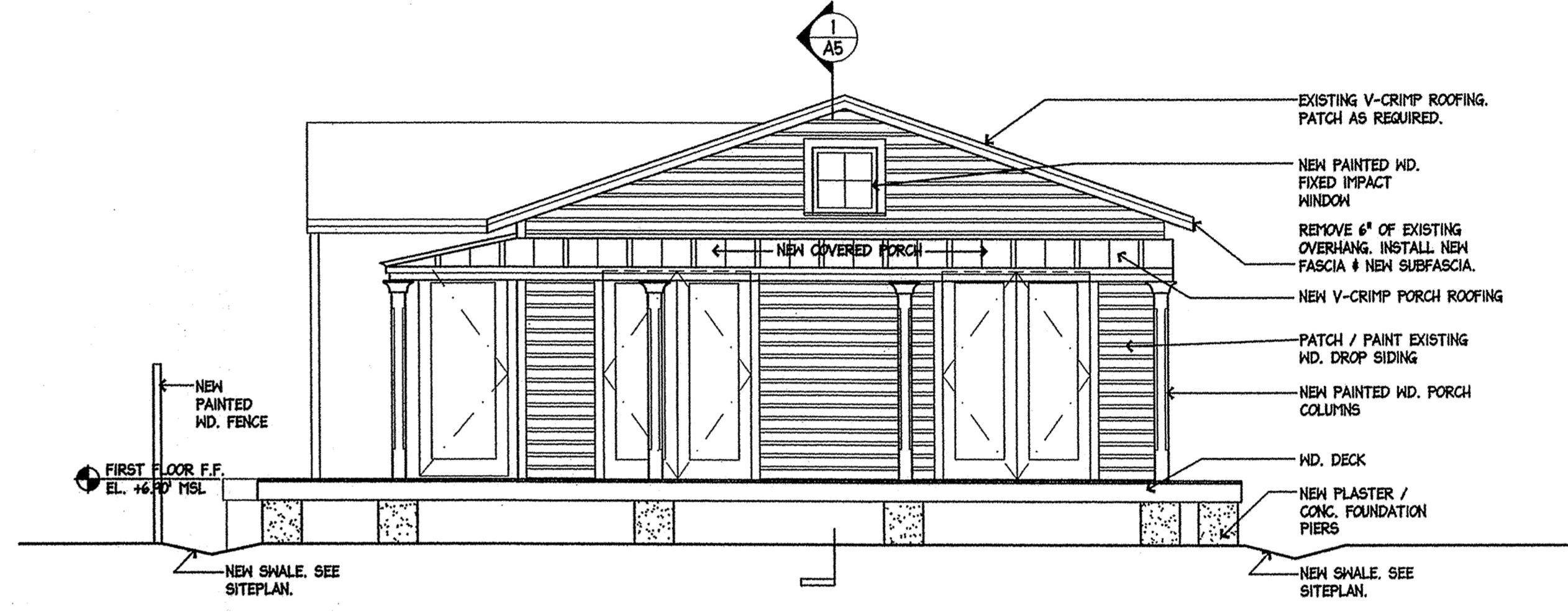
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS

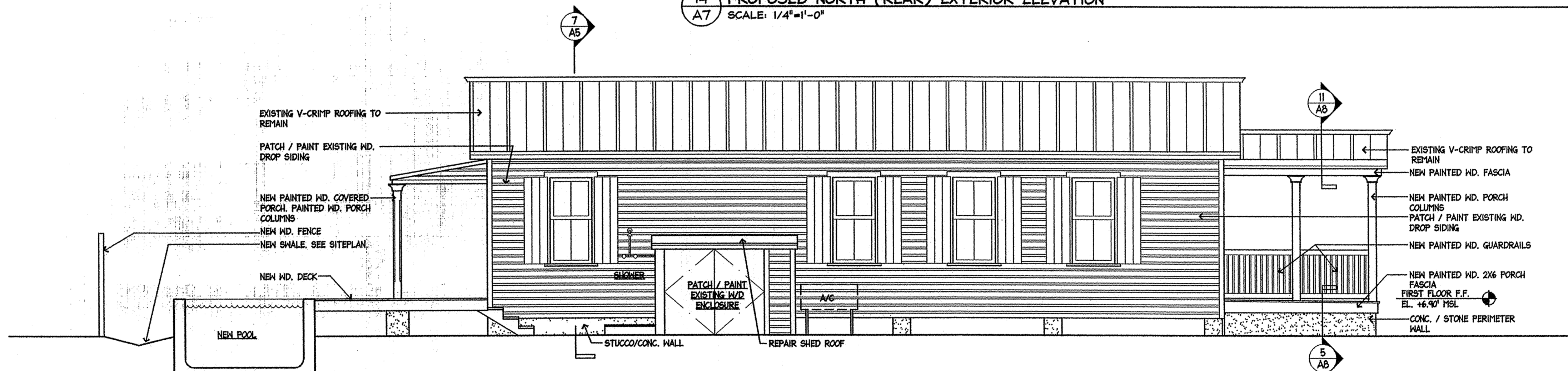
Project No. 1318  
FLOOR PLAN SCHEDULES  
Date: 11/6/13



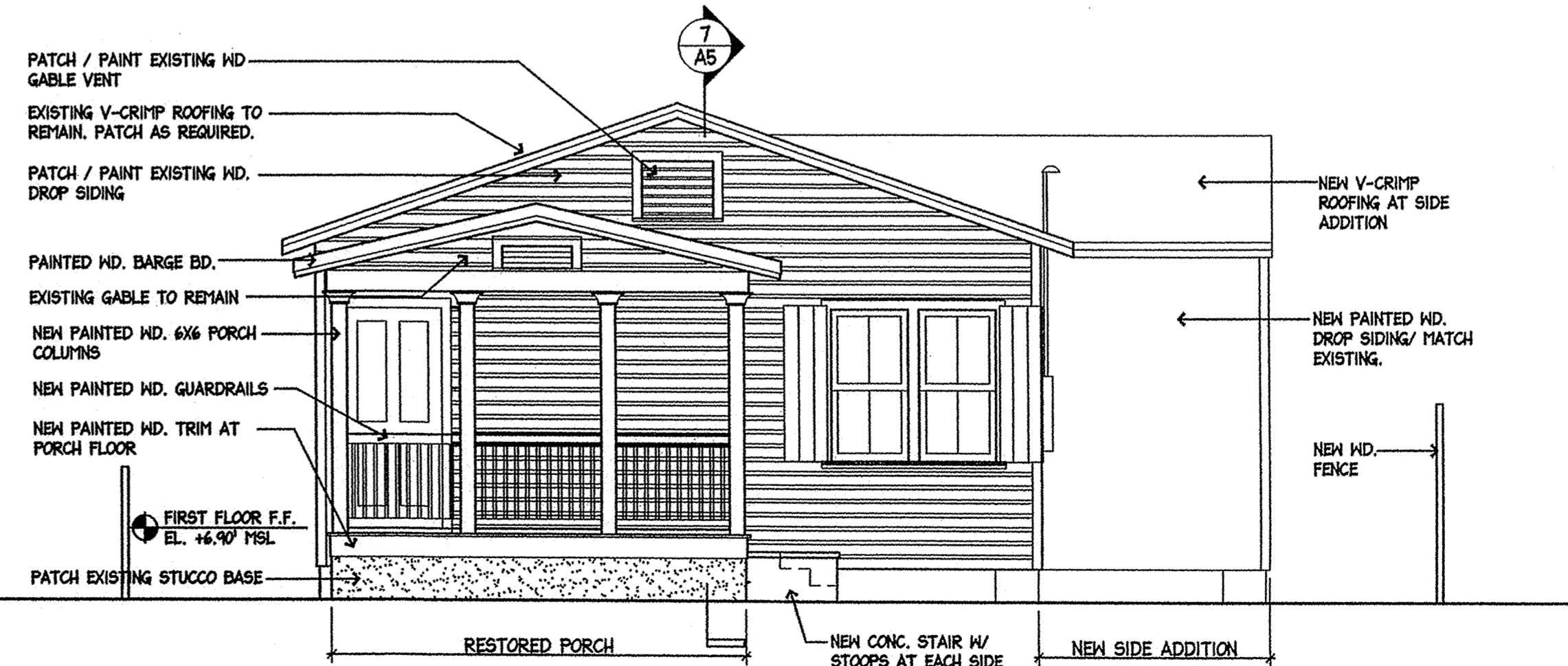
22 PROPOSED EAST (SIDE) EXTERIOR ELEVATION  
 A7 SCALE: 1/4"=1'-0"



14 PROPOSED NORTH (REAR) EXTERIOR ELEVATION  
 A7 SCALE: 1/4"=1'-0"

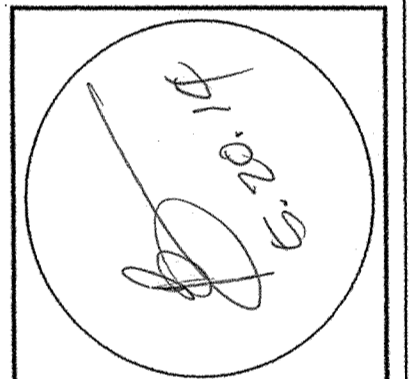


11 PROPOSED WEST (SIDE) EXTERIOR ELEVATION  
 A7 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH (FRONT) EXTERIOR ELEVATION  
 A7 SCALE: 1/4"=1'-0"

WRIGHT RESIDENCE  
 1417 ELIZA STREET  
 KEY WEST, FLORIDA



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Bender & Associates  
 ARCHITECTS  
 p.c.

Project No. 1318  
 PROPOSED EXTERIOR ELEVATIONS

Date: 1/8/13

A7  
 7 OF 13



# Elevation

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Wright, Therald

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1417 Eliza Street

City Key West State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
RE: 00034270-000000 (Part of Lot 6, Square 3, Tract 14, Key West Island Subdivision PB1-28)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24.5561 N Long. 81.7880 W Horizontal Datum:  NAD 1927  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 6

A8. For a building with a crawlspace or enclosure(s):  
 a) Square footage of crawlspace or enclosure(s) 329 +/- sq ft  
 b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0  
 c) Total net area of flood openings in A8.b 0 sq in  
 d) Engineered flood openings?  Yes  No

A9. For a building with an attached garage:  
 a) Square footage of attached garage NA sq ft  
 b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA  
 c) Total net area of flood openings in A9.b NA sq in  
 d) Engineered flood openings?  Yes  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>FL</u>		
B4. Map/Panel Number <u>12067C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>6</u>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_

D11. Indicate elevation datum used for DFE in Item D9:  NGVD 1929  NAVD 1988  Other (Describe) \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
 Benchmark Utilized Basic Vertical Datum 1929  
 Conversion/Comments \_\_\_\_\_

Entire house elevation raised to +7.0'

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>4.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>5.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>5.2</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.7</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	<u>5.5</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>4.8</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

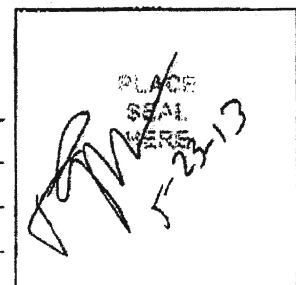
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to verify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable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

Certifier's Name J. Lynn O'Flynn License Number 6296

Title Professional Surveyor & Mapper Company Name J. Lynn O'Flynn, Inc.

Address 3430 Duck Ave. City Key West State FL ZIP Code 33040

Signature [Signature] Date 5/23/13 Telephone (305) 296-7422



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

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1417 Efla Street

City Key West State FL ZIP Code 33040

**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 C2. a) -- Elevation of grade at solid wall foundation (enclosure) at rear of structure.  
C2. e) -- Air Conditioner Unit

*[Handwritten Signature]*

Date 5/23/13

Check here if attachments

**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 C.

**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 and G9.

- 31.  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.)
- 32.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- 33.  The following information (Items G4-G9) is provided for community floodplain management purposes.

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

- 37. This permit has been issued for:  New Construction  Substantial Improvement
- 38. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- 39. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- 310. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments

# **Site Photos**





# **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

The offices of the Property Appraiser will be closed Monday, May 26th in observance of Memorial Day. Our offices will re-open Tuesday at 8am.

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

## Property Record Card -

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

**Alternate Key: 1035190 Parcel ID: 00034270-000000**

### Ownership Details

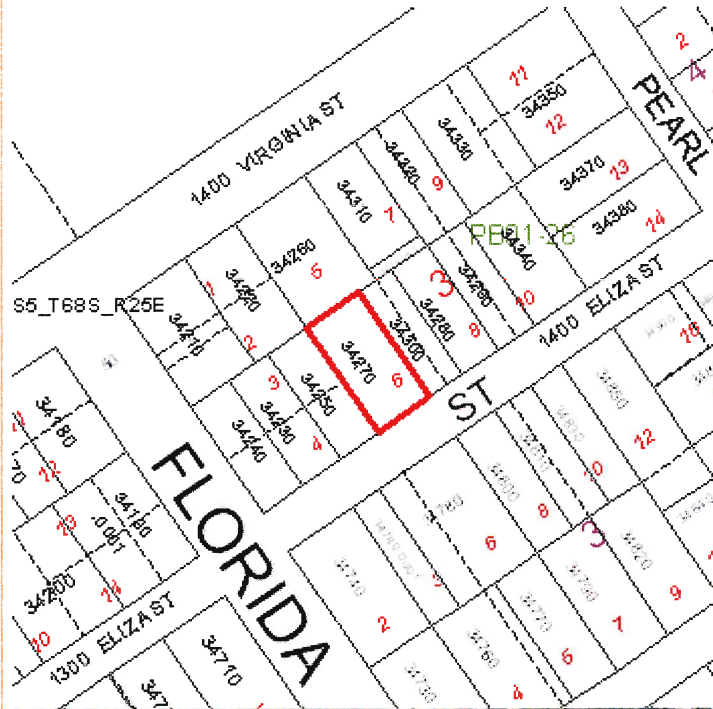
**Mailing Address:**  
WRIGHT THERALD AND ANGELA  
22711 69TH AVE  
OAKLAND GARDENS, NY 11364-2758

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Range:**  
**Township-Range:** 05-68-25  
**Property Location:** 1417 ELIZA ST KEY WEST  
**Legal Description:** KW ISLAND CITY SUB PB 1-26 SUB 1 PT LOT 6 SQR 3 TR 14 E6-274 OR503-13 OR1018-196/97 OR1033-926 OR1171-1335 OR1192-2077/78C/T OR1225-1691/92C/T OR1230-1380 OR1255-1901/02 OR1353-1680/1R/S OR1375-1444/45 OR2625-296LET/ADM OR2631-2031D/C OR2631-2032/35 OR2631-2036/37 OR2638-1168/69C



Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	41	92	3,331.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 1148  
Year Built: 1938

### Building 1 Details

Building Type R1  
Effective Age 16  
Year Built 1938  
Functional Obs 0

Condition A  
Perimeter 150  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 18  
Grnd Floor Area 1,148

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

Roof Type GABLE/HIP  
Heat 1 FCD/AIR DUCTED  
Heat Src 1 ELECTRIC

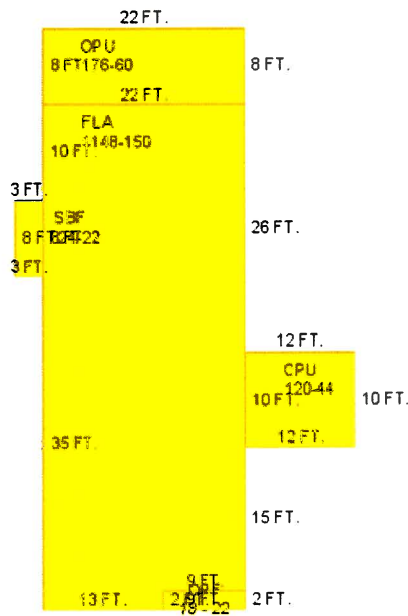
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
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	1938				18
1	FLA	12: ABOVE AVERAGE WOOD	1	1993	N Y	0.00	0.00	1,148
3	CPU		1	1993	N N	0.00	0.00	120
4	SBF		1	1993	N N	0.00	0.00	24

5 OPU 1 1993 N N 0.00 0.00 176

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	96 SF	16	6	1986	1987	2	30
4	FN2:FENCES	72 SF	0	0	1987	1988	2	30
5	UB2:UTILITY BLDG	30 SF	0	0	1974	1975	1	50
7	PT5:TILE PATIO	8 SF	0	0	1993	1994	3	50

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-2219	05/19/2013	06/27/2013	100	Residential	EXTEND 01-828 FOR FINAL INSPECTION ONLY
14-0952	03/14/2014		12,265		DEMOLISH AND DISPOSE EXISTING WINDOWS AND DOORS. BUILD CONCRETE FOOTERS AND PIERS AS PER PLANS.
14-0394	03/21/2014		238,900		COMPLETE RENOVATION OF EXISTING RESIDENCE PER PLANS INCLUDING MASTER BEDROOM ADDITION AND COVERED PORCH ADDITION ON THE SIDE AND REAR
14-0907	03/06/2014		34,800		INSTALL 8' x 27' RESIDENTIAL SWIMMING POOL.
0100828	02/15/2001	11/27/2001	4,500		INSTALL C/AC
03-1380	04/21/2003	08/01/2003	7,485		REPLACE ROOF
04-0693	03/08/2004	08/03/2004	1,650		SEWER LATERAL

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	122,712	372	298,522	421,606	205,299	25,000	180,299
2012	124,173	374	271,383	395,930	201,867	25,000	176,867
2011	125,634	375	176,399	302,408	195,987	25,000	170,987
2010	131,762	1,397	134,844	268,003	193,091	25,000	168,091
2009	146,457	1,398	269,687	417,542	188,015	25,000	163,015
2008	138,696	1,400	359,748	499,844	187,827	25,000	162,827
2007	170,915	1,325	532,960	705,200	182,356	25,000	157,356
2006	295,445	1,327	316,445	613,217	177,908	25,000	152,908
2005	275,044	1,335	266,480	542,859	172,726	25,000	147,726
2004	196,460	1,362	183,205	381,027	167,695	25,000	142,695
2003	183,362	1,389	79,944	264,695	164,569	25,000	139,569
2002	169,761	1,414	74,948	246,123	160,712	25,000	135,712
2001	146,107	1,374	74,948	222,429	158,182	25,000	133,182

2000	146,107	2,386	49,965	198,458	153,575	25,000	128,575
1999	142,848	2,356	49,965	195,170	149,538	25,000	124,538
1998	113,996	1,854	49,965	165,815	147,184	25,000	122,184
1997	99,747	1,675	43,303	144,724	144,724	25,000	119,724
1996	76,947	1,359	43,303	121,610	121,610	0	121,610
1995	37,162	830	43,303	81,295	79,423	25,000	54,423
1994	33,234	797	43,303	77,335	77,335	25,000	52,335
1993	32,783	418	43,303	76,504	76,504	0	76,504
1992	32,783	444	43,303	76,531	76,531	0	76,531
1991	34,012	0	43,303	77,315	77,315	0	77,315
1990	31,890	0	34,143	66,033	66,033	0	66,033
1989	28,991	0	33,310	62,301	62,301	0	62,301
1988	32,093	0	27,481	59,574	59,574	0	59,574
1987	22,499	0	20,819	43,318	43,318	25,000	18,318
1986	22,622	0	19,986	42,608	42,608	25,000	17,608
1985	21,931	0	12,103	34,034	34,034	25,000	9,034
1984	20,434	0	12,103	32,537	32,537	25,000	7,537
1983	20,434	0	12,103	32,537	32,537	25,000	7,537
1982	20,852	0	9,514	30,366	30,366	25,000	5,366

### 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
7/9/2013	2638 / 1168	100	WD	11
6/3/2013	2631 / 2036	100	WD	19
5/23/2013	2631 / 2032	415,000	WD	19
5/1/1995	1353 / 1680	190,000	WD	U
4/1/1993	1255 / 1901	125,400	WD	U
12/1/1991	1192 / 2077	83,600	WD	U
11/1/1987	1033 / 926	85,000	WD	Q
6/1/1987	1018 / 196	70,000	WD	Q

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
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