



## **Historic Architectural Review Commission Staff Report for Item 10**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: May 27, 2025

Applicant: Sandbar Design Studio, Inc

Application Number: C2025-0038

Address: 726.5 Passover Lane

### **Description of Work:**

New gable roof and raised floor within same footprint.

### **Site Facts:**

The building under review is listed as being constructed in 1928 according to a 2011 survey and the Property Appraisers website; however, this date is not supported by other sources. The structure does not appear on the 1962 Sanborn Map, and the earliest available aerial imagery showing the building dates to 1968. The site contains a two-story wood-frame structure with a one-story rear addition featuring a shed roof. The house is not visible from the street as it doesn't front any street or lane. Currently the house sits on piers and is located within an AE-6 flood zone.



*Aerial photo of property under review 1968.*



*Aerial photo of property under review 1972.*



*Aerial photo of property under review 1975.*



*Aerial photo of property under review 1981.*



*Photo of property under review. (Zillow.com)*



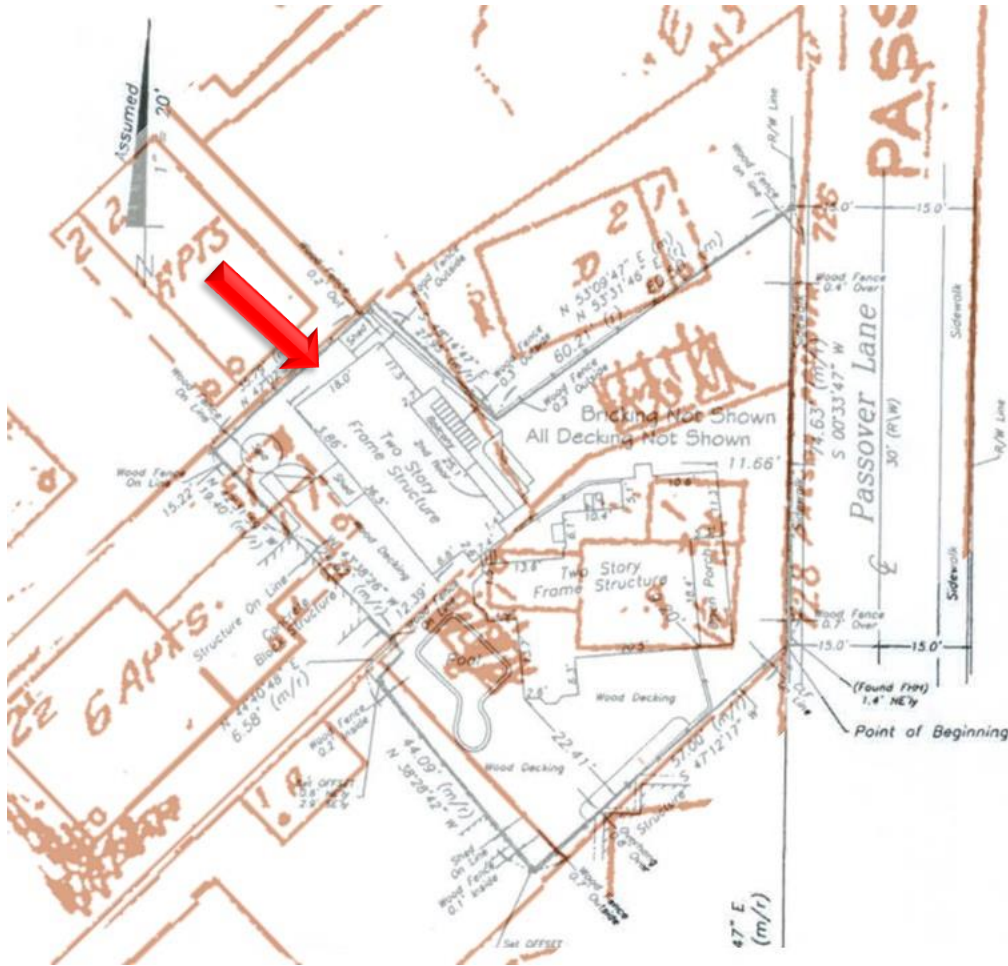


*Photo of property under review. Rear one-story structure with shed roof.*



*Photo of property under review. Rear one-story structure with shed roof.*





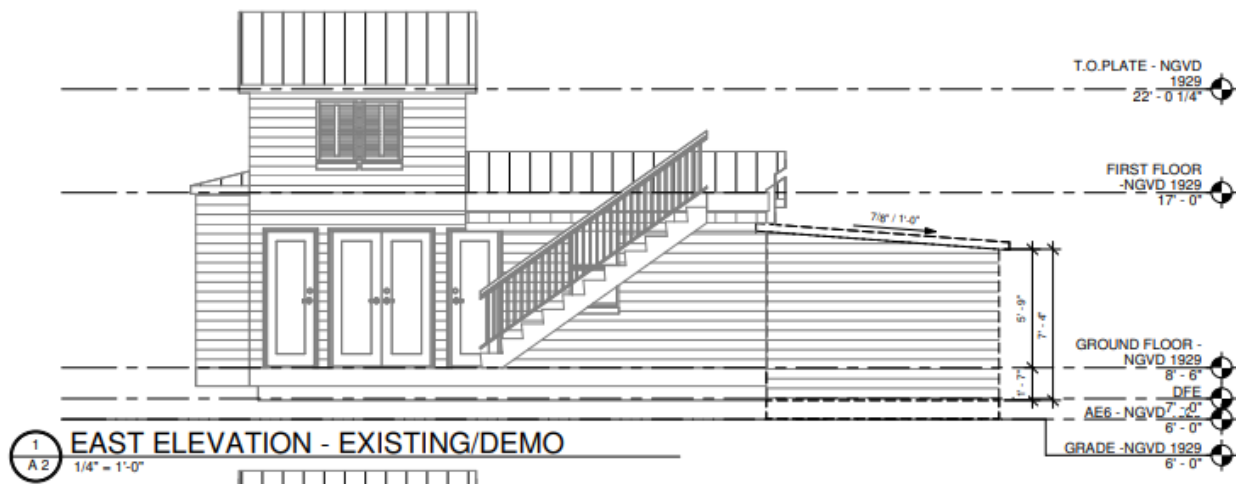
1962 Sanborn Map and current survey.

### **Guidelines Cited on Review:**

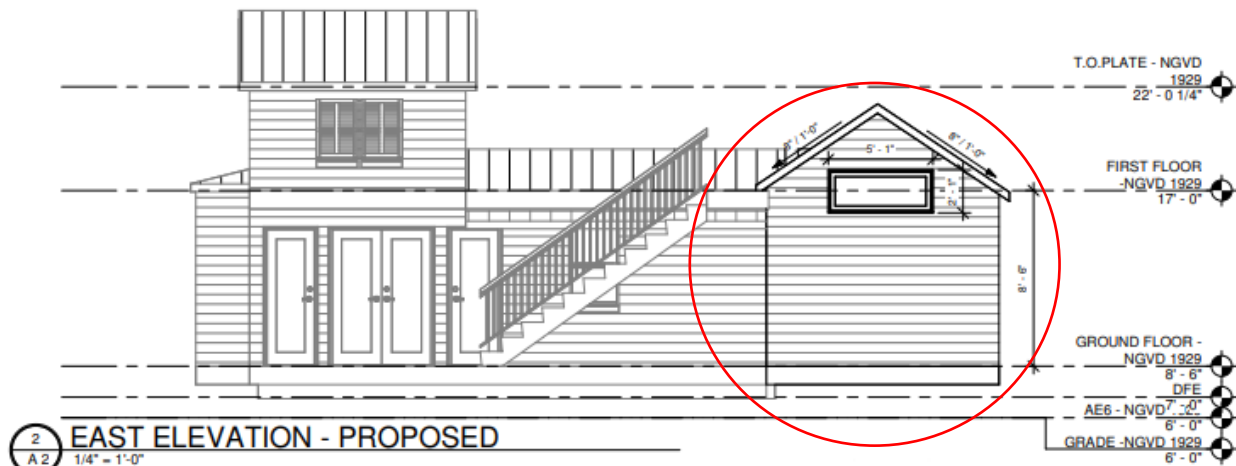
- ☐ Guidelines for Wood Exterior (page 24), specifically guideline 2.
- ☐ Guidelines for Roofing (page 26), specifically guidelines 2, 3, 4 (first sentence), and 6.
- ☐ Guidelines for Windows (pages 29a-30e), specifically guidelines A (6, 7, 8, and 9), B (1 and 3).
- ☐ Guidelines for Doors (pages 32-33), specifically guidelines 9 and 11.
- ☐ Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 5, 6, 7 (last sentence), 8, 9 (first sentence), 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.

## Staff Analysis:

A Certificate of Appropriateness is currently under review for the replacement of the existing shed roof with a new gable roof at the rear section of a two-story structure. The footprint will remain unchanged at 204 square feet; however, the height will increase as the floor is being raised about 1 foot 6 inches to align with the main house. The house is not visible from the street. The new siding, roof, and color will match existing main structure.

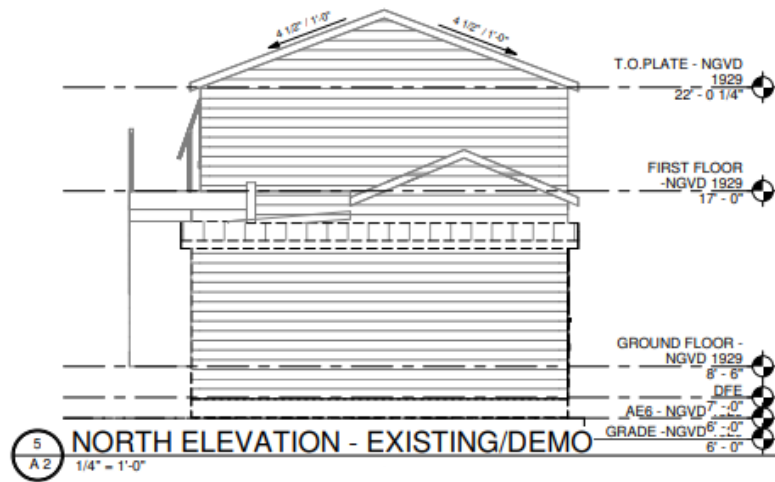


*Existing East Elevation.*

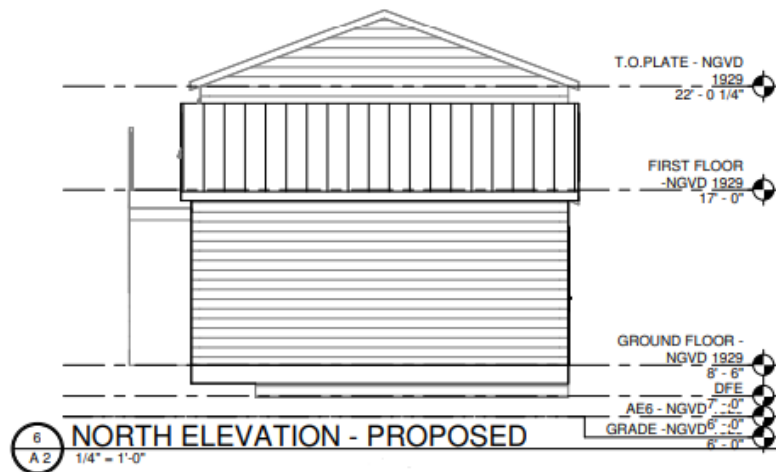


*Proposed East Elevation.*

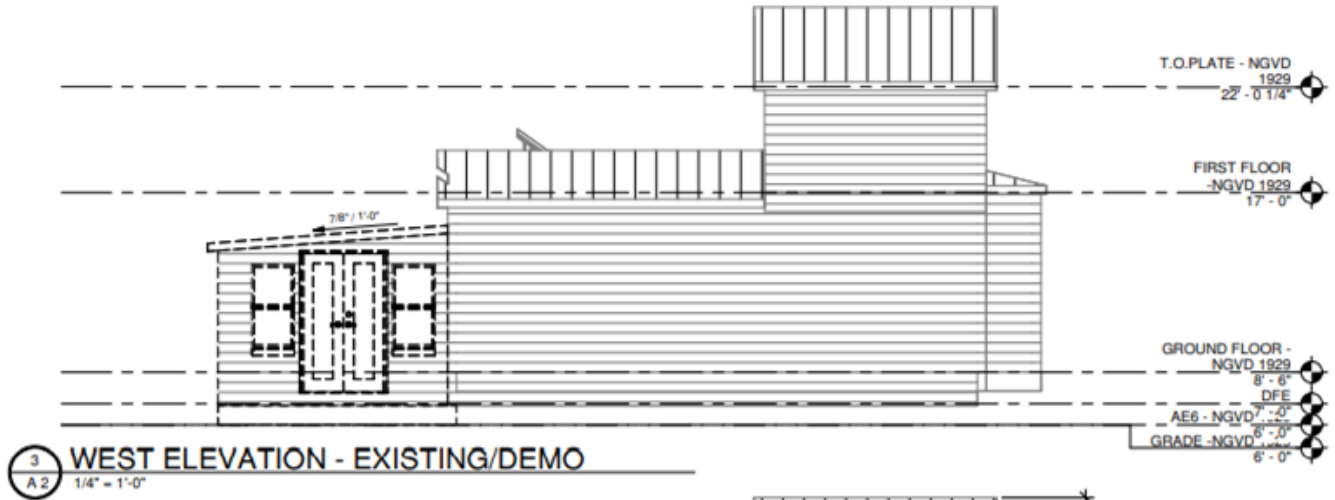




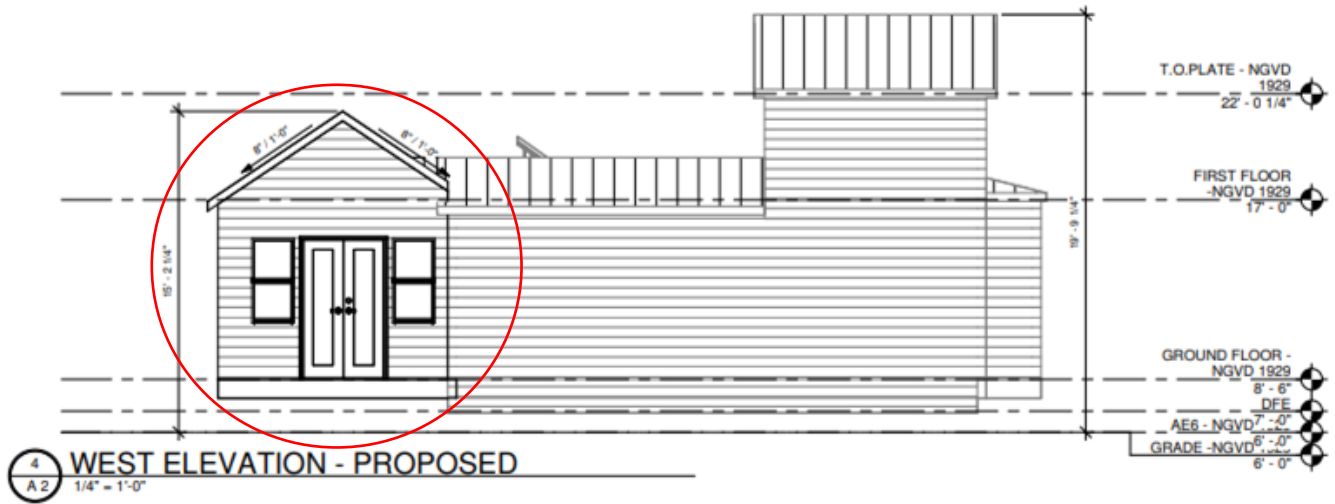
*Existing North Elevation.*



*Proposed North Elevation.*



*Existing West Elevation.*



*Proposed West Elevation.*

### **Consistency with Guidelines Cited Guidelines:**

The long horizontal window on the proposed east elevation is not typical of traditional Key West architectural styles, which generally feature vertically proportioned windows. However, staff finds that the overall design remains cohesive with the surrounding context, and the window will not be visible from the street, minimizing its impact.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



## City of Key West

1300 White Street  
Key West, Florida 33040

|                   |                         |                |
|-------------------|-------------------------|----------------|
| HARC COA #        | REVISION #              | INITIAL & DATE |
| FLOOD ZONE<br>AE6 | ZONING DISTRICT<br>HHDR | BLDG PERMIT #  |

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

|                              |                            |                                       |
|------------------------------|----------------------------|---------------------------------------|
| ADDRESS OF PROPOSED PROJECT: | 726.5 Passover Lane        |                                       |
| NAME ON DEED:                | Key West Investments LLC   | PHONE NUMBER<br>224-619-9163          |
| OWNER'S MAILING ADDRESS:     | 1200 4th Street, 138       | EMAIL<br>lynch.don@comcast.net        |
|                              | Key West, FL 33040         |                                       |
| APPLICANT NAME:              | Sandbar Design Studio, Inc | PHONE NUMBER<br>847-903-5854          |
| APPLICANT'S ADDRESS:         | 29183 Camellia Lane        | EMAIL<br>INFO@SANDBARDESIGNSTUDIO.COM |
|                              | Big Pine Key, FL 33043     |                                       |
| APPLICANT'S SIGNATURE:       | <i>Erica Poole</i>         | DATE<br>4/18/2025                     |

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE\_\_\_ ELEVATION OF A STRUCTURE X  
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO X INVOLVES A HISTORIC STRUCTURE: YES X NO\_\_\_  
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO\_\_\_

| DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.  |
|---|
| GENERAL:  |
| DEMO OF AN EXISTING SHED ROOF PORTION OF THE HOUSE, THAT IS LOWER THAN THE REMAINDER OF THE RESIDENCE. REBUILD IN THE SAME FOOTPRINT, RAISING THE FLOOR LEVEL TO MATCH THE REST OF THE HOUSE. NEW GABLE ROOF TO MATCH THE REMAINING ROOF PROFILES OF THE HOUSE. 204 SF. |
| MAIN BUILDING:  |
|   |
|   |
|   |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):  |
| DEMO OF AN EXISTING SHED ROOF PORTION OF THE HOUSE, THAT IS LOWER THAN THE REMAINDER OF THE RESIDENCE. REBUILD IN THE SAME FOOTPRINT, RAISING THE FLOOR LEVEL TO MATCH THE REST OF THE HOUSE. NEW GABLE ROOF TO MATCH THE REMAINING ROOF PROFILES OF THE HOUSE.         |



**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE**  
**PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

|  |                                     |
|--|-------------------------------------|
| <b>ACCESSORY STRUCTURE(S):</b>                     |                                     |
| N/A  |                                     |
|  |                                     |
|  |                                     |
| <b>PAVERS:</b>                                     | <b>FENCES:</b>                      |
| N/A  | N/A                                 |
|  |                                     |
| <b>DECKS:</b>                                      | <b>PAINTING:</b>                    |
| N/A  | N/A                                 |
|  |                                     |
| <b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b> | <b>POOLS (INCLUDING EQUIPMENT):</b> |
| N/A  | N/A                                 |
|  |                                     |
| <b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b> | <b>OTHER:</b>                       |
| N/A  | N/A                                 |
|  |                                     |

|                                |  |                    |
|--------------------------------|--|--------------------|
| <b>OFFICIAL USE ONLY:</b>      | <b>HARC COMMISSION REVIEW</b>  | <b>EXPIRES ON:</b> |
| MEETING DATE:                  | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:           |
| MEETING DATE:                  | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:           |
| MEETING DATE:                  | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:           |
| REASONS OR CONDITIONS:         |  |                    |
|                                |  |                    |
|                                |  |                    |
| STAFF REVIEW COMMENTS:         |  |                    |
|                                |  |                    |
|                                |  |                    |
| FIRST READING FOR DEMO:        | SECOND READING FOR DEMO:   |                    |
| HARC STAFF SIGNATURE AND DATE: | HARC CHAIRPERSON SIGNATURE AND DATE:   |                    |

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



## City of Key West

1300 White Street  
Key West, Florida 33040

|                 |                |
|-----------------|----------------|
| HARC COA #      | INITIAL & DATE |
| ZONING DISTRICT | BLDG PERMIT #  |

|                              |                          |
|------------------------------|--------------------------|
| ADDRESS OF PROPOSED PROJECT: | 726.5 Passover Lane      |
| PROPERTY OWNER'S NAME:       | Key West Investments LLC |
| APPLICANT NAME:              | Don & Sue Lynch          |

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

PROPERTY OWNER'S SIGNATURE

DATE AND PRINT NAME

### DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMO OF AN EXISTING SHED ROOF PORTION OF THE HOUSE, THAT IS LOWER THAN THE REMAINDER OF THE RESIDENCE. REBUILD IN THE SAME FOOTPRINT, RAISING THE FLOOR LEVEL TO MATCH THE REST OF THE HOUSE. NEW GABLE ROOF TO MATCH THE REMAINING ROOF PROFILES OF THE HOUSE.

### CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

**Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):**

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

THIS IS HISTORIC, NON-CONTRIBUTING. DEMO IS TO RAISE THIS PORTION OF THE HOUSE OFF OF THE GROUND FOR ROT/TERMITE PROTECTION.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

THE EXISTING STRUCTURE IS NOT ARCHITECTURALLY HISTORICALLY SIGNIFICANT.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

THE RESIDENCE HAS NOT BEEN ASSOCIATED WITH SIGNIFICANT EVENTS.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

THE RESIDENCE DOES NOT HOLD SIGNIFICANT CHARACTER, AND IS NOT ASSOCIATED WITH THE LIFE OF A SIGNIFICANT HISTORICAL FIGURE.

(d) Is not the site of a historic event with significant effect upon society.

THE SITE HAS NO HISTORIC EVENTS ASSOCIATED WITH IT.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

THE RESIDENCE DOES NOT EXEMPLIFY THE CULTURAL, POLITICAL, ECONOMIC, SOCIAL, OR HISTORIC HERITAGE OF THE CITY.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

THE RESIDENCE DOES NOT PORTRAY THE ENVIRONMENT IN AN ERA OF HISTORY CHARACTERIZED BY A DISTINCTIVE ARCHITECTURAL STYLE.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

THE SITE IS NOT RELATED TO A PARK/SQUARE OR SIGNIFICANT AREA

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

THE RESIDENCE AND SITE DO NOT CONTAIN UNIQUE/SINGULAR CHARACTERISTICS.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

|   |
|---|
|   |
| (i) Has not yielded, and is not likely to yield, information important in history,                    |
| THE RESIDENCE AND SITE HAVE NOT YIELDED AND ARE NOT LIKELY TO YIELD INFORMATION IMPORTANT TO HISTORY. |
|   |
|   |

|   |
|---|
| <b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>  |
| <b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b> |
| (1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.  |
|   |
|   |
|   |
|   |
| (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.   |
|   |
|   |
|   |
|   |
| (3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.  |
|   |
|   |
|   |
|   |
| (4) Removing buildings or structures that would otherwise qualify as contributing.  |
|   |
|   |
|   |
|   |



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

OMB Control No. 1660-0008  
Expiration Date: 06/30/2026

**ELEVATION CERTIFICATE**

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building

| SECTION A – PROPERTY INFORMATION  |                      | FOR INSURANCE COMPANY USE   |
|---|----------------------|---|
| A1. Building Owner's Name: <u>KEY WEST INVESTMENTS LLC</u>  |                      | Policy Number: _____  |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>726 1/2 PASSEOVER LANE</u>  |                      | Company NAIC Number: _____  |
| City: <u>KEY WEST</u> State: <u>FL</u> ZIP Code: <u>33040</u>   |                      |   |
| A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:<br><u>MONROE COUNTY PROPERTY APPRAISER PARCEL ID 00018530-000100</u>  |                      |   |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTAL</u>   |                      |   |
| A5. Latitude/Longitude: Lat. <u>24°33'21.20"</u> Long. <u>-081°47'49.00"</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 <input checked="" type="checkbox"/> WGS 84   |                      |   |
| A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).  |                      |   |
| A7. Building Diagram Number: <u>5</u>   |                      |   |
| A8. For a building with a crawlspace or enclosure(s):   |                      |   |
| a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.   |                      |   |
| b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A   |                      |   |
| c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:<br>Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>  |                      |   |
| d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.   |                      |   |
| e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.  |                      |   |
| f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.   |                      |   |
| A9. For a building with an attached garage:   |                      |   |
| a) Square footage of attached garage: <u>N/A</u> sq. ft.  |                      |   |
| b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A  |                      |   |
| c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:<br>Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>   |                      |   |
| d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.   |                      |   |
| e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.  |                      |   |
| f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>NA</u> sq. ft.  |                      |   |
| SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION   |                      |   |
| B1.a. NFIP Community Name: <u>CITY OF KEY WEST</u>  |                      | B1.b. NFIP Community Identification Number: <u>120168</u>                   |
| B2. County Name: <u>MONROE</u>  | B3. State: <u>FL</u> | B4. Map/Panel No.: <u>12087C1516</u> B5. Suffix: <u>K</u>                   |
| B6. FIRM Index Date: <u>02/18/2005</u>  |                      | B7. FIRM Panel Effective/Revised Date: <u>02/18/2005</u>                    |
| B8. Flood Zone(s): <u>AE</u>  |                      | B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>6</u> |
| B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:<br><input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____                               |                      |   |
| B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____  |                      |   |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA |                      |   |
| B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |                      |   |

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

726 1/2 PASSEOVER LANE

City: KEY WEST

State: FL

ZIP Code: 33040

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## 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, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AA1653

Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):

6.9

☒ feet ☐ meters

b) Top of the next higher floor (see Instructions):

8.5

☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions):

N/A

☐ feet ☐ meters

d) Attached garage (top of slab):

N/A

☐ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):

8.0

☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished

6.0

☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished

6.3

☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:

6.0

☒ feet ☐ meters

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

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: ERIC ISAACS

License Number: PSM 6783

Title: SURVEYOR AND MAPPER

Company Name: FLORIDA KEYS LAND SURVEYING

Address: 21460 OVERSEAS HWY, SUITE 4

City: CUDJOE KEY

State: FL

ZIP Code: 33042

Telephone: (305) 394-3690

Ext.: \_\_\_\_\_

Email: FKLSEMAIL@GMAIL.COM

Signature: \_\_\_\_\_

Date: 04/23/2025



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):  
THE BUILDING=A 2 STORY HOUSE ON COLUMNS W/ MULTIPLE FIRST FLOOR ELEVATIONS. C2e=THE ELEVATION OF THE BOTTOM OF THE A/C COMPRESSOR. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

726 1/2 PASOVER LANE

City: KEY WEST

State: FL

ZIP Code: 33040

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☐ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the 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 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

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

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

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

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

Comments:

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

726 1/2 PASSEOVER LANE

City: KEY WEST

State: FL

ZIP Code: 33040

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: \_\_\_\_\_ G6. Date Permit Issued: \_\_\_\_\_
- G7. Date Certificate of Compliance/Occupancy Issued: \_\_\_\_\_
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters Datum: \_\_\_\_\_
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: \_\_\_\_\_ ☐ feet ☐ meters Datum: \_\_\_\_\_
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters Datum: \_\_\_\_\_
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: \_\_\_\_\_ ☐ feet ☐ meters Datum: \_\_\_\_\_
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

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

NFIP Community Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

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

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):



# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

726 1/2 PASSOVER LANE

City: KEY WEST

State: FL

ZIP Code: 33040

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom \_\_\_\_\_ ☐ feet ☐ meters ☐ above the LAG  
floor (include above-grade floors only for buildings with  
crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next \_\_\_\_\_ ☐ feet ☐ meters ☐ above the LAG  
higher floor (i.e., the floor above basement, crawlspace, or  
enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

## SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

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

Comments:

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**  
**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
726 1/2 PASSEOVER LANE

City: KEY WEST State: FL ZIP Code: 33040

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT VIEW - 04/22/2025

Clear Photo One



Photo Two

Photo Two Caption: FRONT VIEW - 04/22/2025

Clear Photo Two

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**  
**BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
726 1/2 PASSEOVER LANE

City: KEY WEST State: FL ZIP Code: 33040

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: SIDE VIEW -04/22/2025

Clear Photo Three

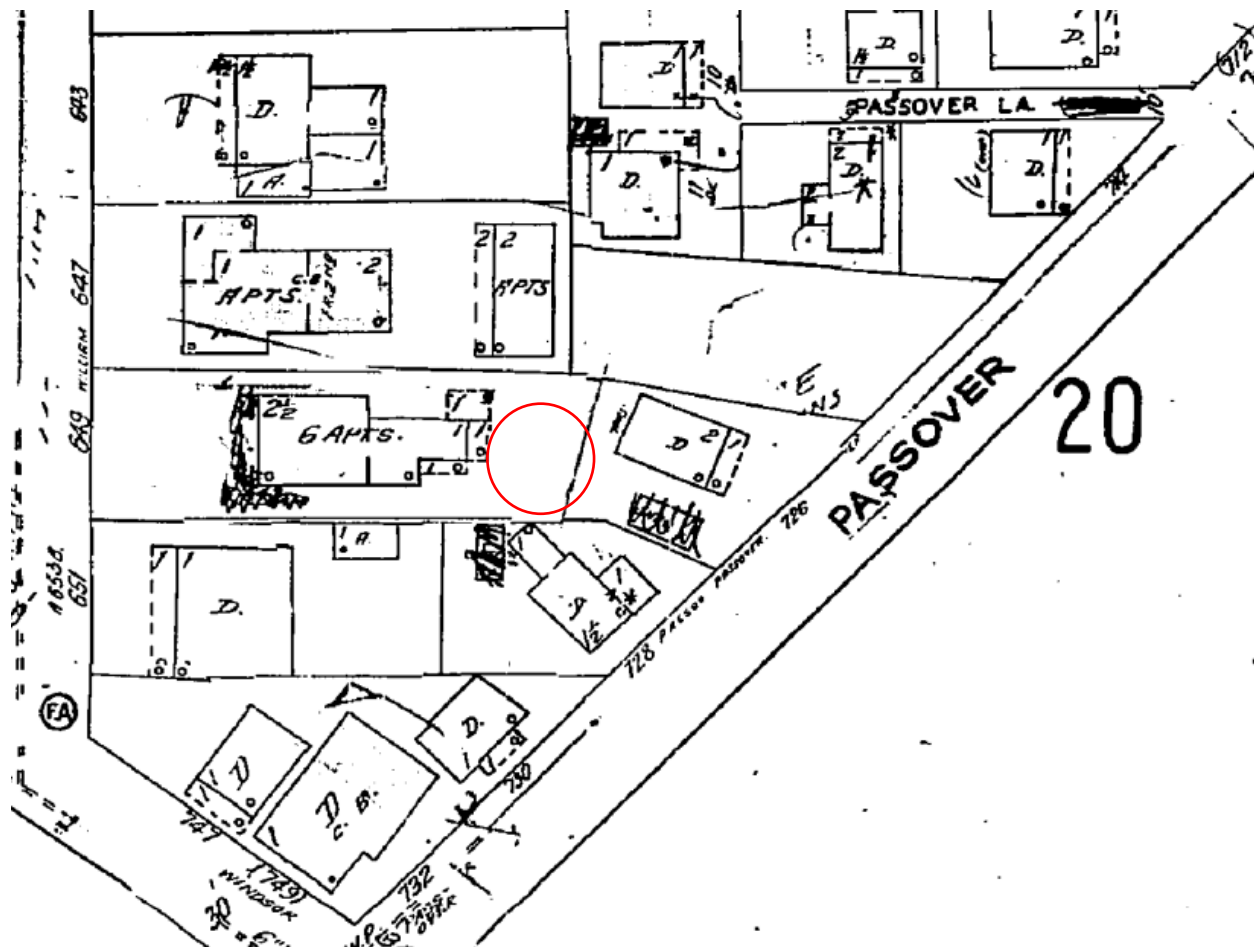


Photo Four

Photo Four Caption: REAR VIEW - 04/22/2025

Clear Photo Four

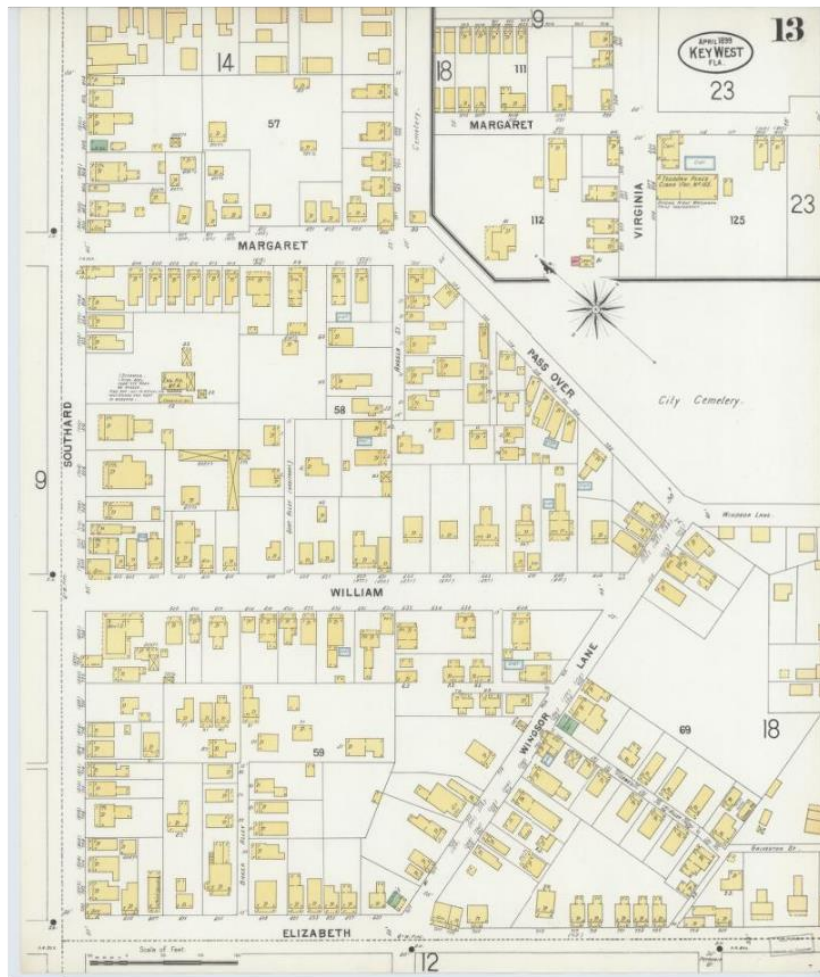
# SANBORN MAPS



1962 Sanborn Map. Structure not present.

# PROJECT PHOTOS

**SANBORN MAP APRIL 1899**





**PHOTOS OF RESIDENCE**









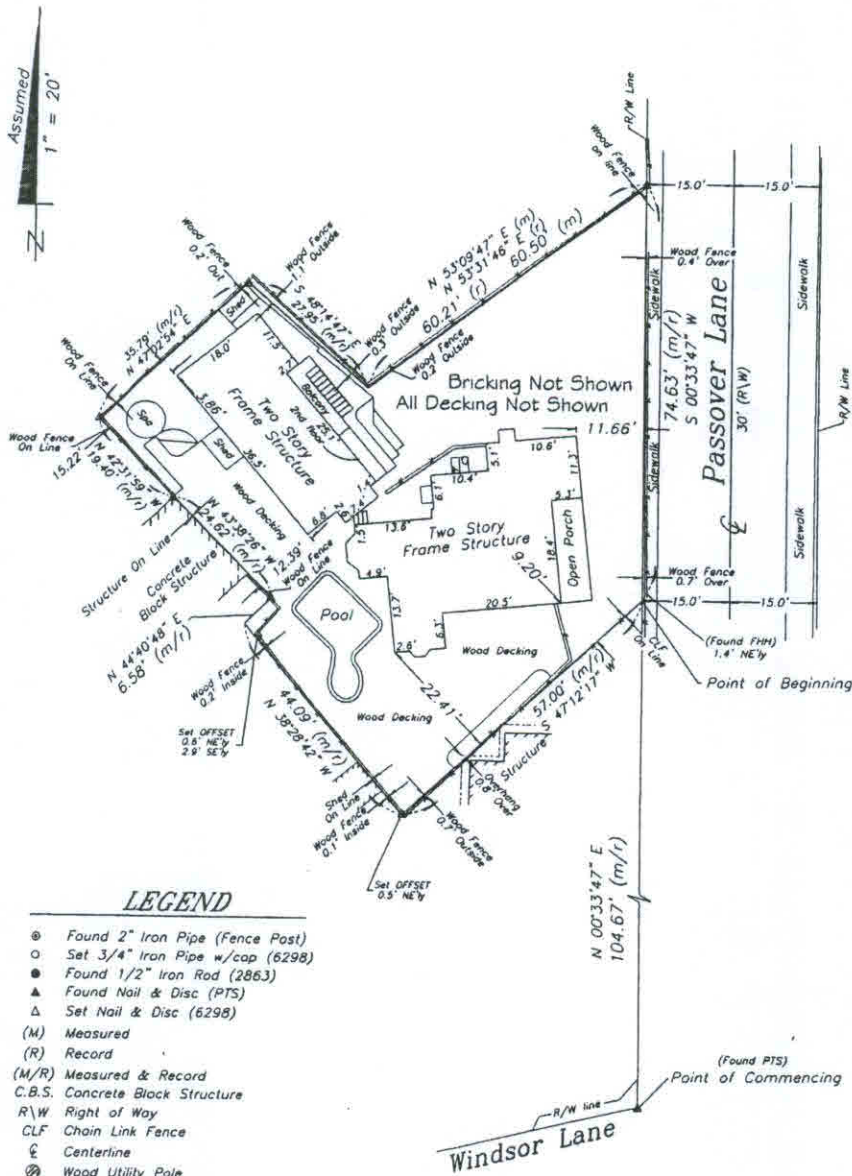






# SURVEY

# Boundary Survey Map of part of Tract 5, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (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

NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

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



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

728 + 726 1/2 Passover Lane



## Boundary Survey Report of part of Tract 5, Island of Key West

### 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: 726 1/2 & 728 Passover Lane, 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. Bearings are assumed and based on the legal description whereas the West R/W line of Passover Lane is called N 00°33'47" W.
8. This survey is not assignable.
9. Date of field work: February 26, 2009.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.
13. Surveyor held bearings and distances when reference was made to existing fences, due to the inability to verify if fence is the original fence called out in the description.

**BOUNDARY SURVEY OF:** A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Tract 5, said parcel being described as follows: COMMENCING at the intersection of the N'y right of way line of Windsor Lane with the W'y right of way line of Passover Lane thence along said right of way line of Passover Lane bear N 00°33'47" E for a distance of 104.67 feet to the Point of Beginning of the parcel of land being described herein; thence bear S 47°12'17" W for a distance of 57.00 feet; thence bear N 38°28'42" W for a distance of 44.09 feet; thence bear N 44° 40' 48" E for a distance of 6.58 feet to an existing wood fence; thence along said fence and concrete block structure bear N 43° 38' 26" W for a distance of 24.62 feet; thence along an existing wood fence bear N 42°31'59" W for a distance of 19.40 feet; thence along an existing wood fence bear N 47°02'54" E for a distance of 35.79 feet; thence bear S 48°14'47" E for a distance of 27.95 feet; thence bear N 53°31'46" E for a distance of 60.21 feet to the said W'y right of way line of Passover Lane; thence bear S 00°33'47" W for a distance of 74.63 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Key Bank National Assn.;

J. LYNN O'FLYNN, INC.

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

March 3, 2009

Revised 3/17/10 to use legal description as described in Item 4 of Surveyor's Affidavit by Thomas A. Norby, recorded in Official Records Book 1760, at pages 376-377, of the Public Records of Monroe County, Florida.

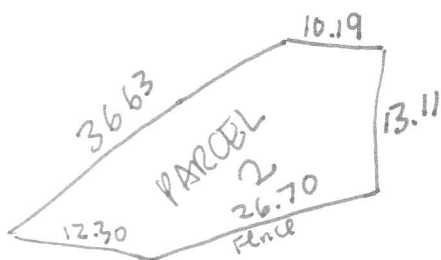
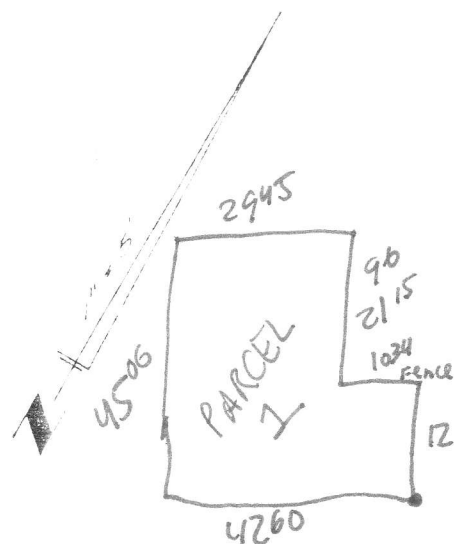
Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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



**PARCEL NO. 1:** A parcel of land on the Island of Key West, Monroe County, Florida; said parcel of land being described as follows: COMMENCE at the intersection of the NE'ly right of way line (ROWL) of William Street with the Northerly ROWL of Windsor Lane and run thence NW'ly along the ROWL of the said William Street for a distance of 16.75 feet; thence NE'ly and at right angles for a distance of 18.00 feet; thence SE'ly and at right angles for a distance of 3.00 feet; thence NE'ly and at right angles for a distance of 14.42 feet; thence SE'ly and at right angles for a distance of 3.40 feet; thence NE'ly and at right angles for a distance of 9.30 feet; thence NW'ly and at right angles for a distance of 3.40 feet; thence NE'ly and at right angles for a distance of 27.28 feet; thence NW'ly and at right angles for a distance of 51.50 feet; thence NE'ly and at right angles for a distance of 39.40 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence NW'ly along a line deflected 87° 05' to the left for a distance of 45.06 feet; thence NE'ly along a line deflected 87° 05' to the right for a distance of 29.45 feet; thence SE'ly along a line deflected 96° 42' 22" to the right for a distance of 9.60 feet; thence continue SE'ly along a line deflected 11° 54' 17" to the left for a distance of 21.15 feet; thence NE'ly and along a line deflected 76° 17' 33" to the left for a distance of 10.34 feet; thence SE'ly along a line deflected 76° 29' 28" to the right for a distance of 12.00 feet; thence SW'ly and at right angles for a distance of 42.60 feet back to the POINT OF BEGINNING.

**PARCEL NO. 2:** A parcel of land on the Island of Key West, Monroe County, Florida; said parcel of land being described as follows: COMMENCE at the intersection of the NE'ly right of way line (ROWL) of William Street with the Northerly ROWL of Windsor Lane and run thence NW'ly along the ROWL of the said William Street for a distance of 16.75 feet; thence NE'ly and at right angles for a distance of 18.00 feet; thence SE'ly and at right angles for a distance of 3.00 feet; thence NE'ly and at right angles for a distance of 14.42 feet; thence SE'ly and at right angles for a distance of 3.40 feet; thence NE'ly and at right angles for a distance of 9.30 feet; thence NW'ly and at right angles for a distance of 3.40 feet; thence NE'ly and at right angles for a distance of 27.28 feet; thence NW'ly and at right angles for a distance of 51.50 feet; thence NE'ly and at right angles for a distance of 82.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NE'ly along a prolongation of the preceding course for a distance of 36.63 feet; thence Easterly along a line deflected 21° 15' 17" to the right for a distance of 10.19 feet to the Westerly right of way line (WROWL) of Passover; thence Southerly along the said WROWL for a distance of 13.11 feet; thence Westerly along a line deflected 61° 04' 46" to the right for a distance of 26.70 feet; thence continue Westerly along a line deflected 07° 48' 42" to the right for a distance of 12.30 feet back to the said POINT OF BEGINNING.



728 18570 - OWNER: OLEO  
ACT ID: 1019127

726.5- 18530 - OLEO  
ACT ID: 8782403



# Survey Drawing

Monroe County Pop Appr

726.5 Passover

Phillips + Trice

C. 1994

726.5  
PASSOVER

728 PASOVER

726 PASSOVER

728 LEGALLY  
RECORDED  
BOUNDARY  
PRE-2000  
COMBINED

(HISTORICAL LEGAL  
649 WILLIAM ST.  
BEFORE SPLIT)

(HISTORICAL LEGAL  
649 WILLIAM ST.  
BEFORE SPLIT)

726 LEGALLY RECORDED  
BOUNDARY 1990-1997

17 BETWEEN  
FENCES AT  
STREET (HISTORICAL  
LEGAL PASSOVER  
FRONTAGE 649  
WILLIAM)

7th Street

← OF NOTE

726

LEGALLY  
RECORDED BOUNDARY  
1990-1997

151

151

36

292

141

1

✓

1

2.

255

0.50

at

WINDSOR LANE

P.O.B. →  
732 PASSEY PROTECTED  
PROP. LINE PROJECTED  
OUT TO MED. SIDEWALK  
(1' in would take away  
1' from 732 SIDE)

728/730 FENCE - - -

105'8" N.  
(104'8" D.)  
\*actual is extra  
1' from P.O.B.

FRONTAGE = 74.3

OLD PROP.  
LINE  
728

149'11"  
(141'3")

OLD PROP.  
LINE  
649 WILLIAM  
DRIVEWAY

166'11"  
(171')

MARKER POINT  
(171'1")

728/726 FENCE - - -

180'  
from P.O.B.  
(should be  
only 170'  
as actual)

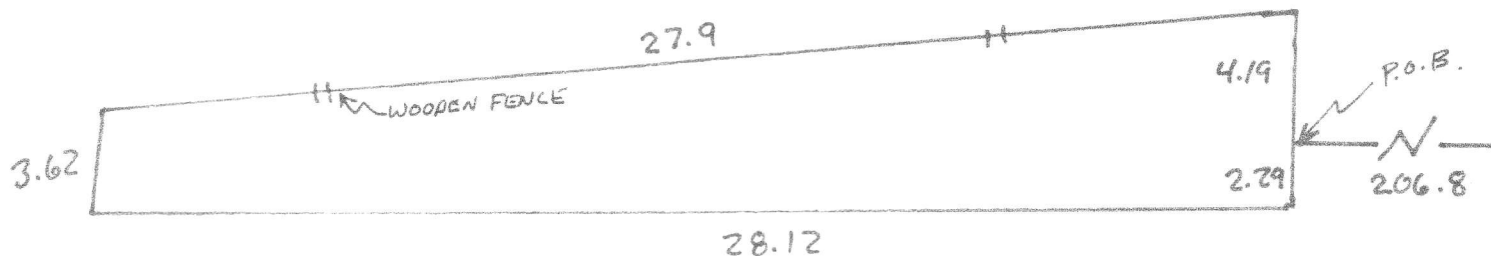
CALLAHAN WOULD HAVE HAD  
TO Q.C. 13'1" TO NEWMAN  
TO GET TO 180' ACTUAL  
MEASUREMENT, YET  
ITS 14.91' IN DEED!

## NEWMAN TO CALLAHAN - QUIT CLAIM DEED 4-17-97

THIS PARCEL IS GIVEN TO CALLAHAN SINCE NEWMAN CLAIMED THAT HE OWNED 151' FROM WILLIAM ST. (FROM FRONT EDGE OF PROPERTY, NOT WHERE SIDEWALK MEETS STREET NOR FROM SURVEYOR'S MARK; IF FORMER, HE DIDN'T OWN THIS TO GIVE, IF LATTER, THERE WAS NO NEED FOR 2.29' TURN AT THE BEGINNING)

WILLIAM

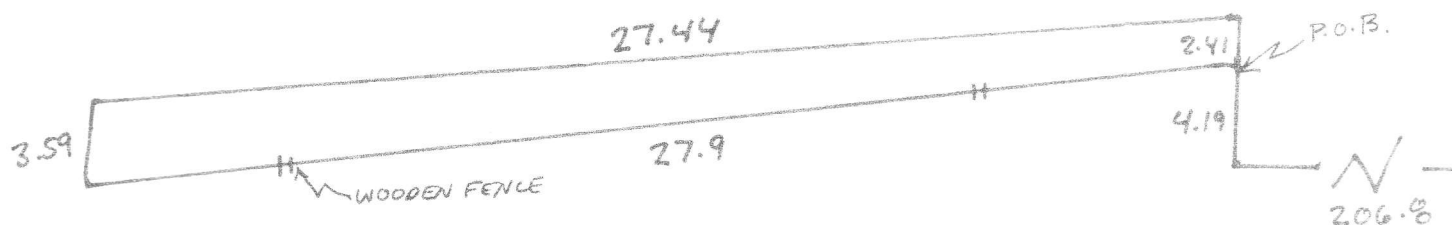
15  
(FROM FRO  
OF PROPERTY)



## CALLAHAN TO NEWMAN - QUIT CLAIM DEED 4-17-97

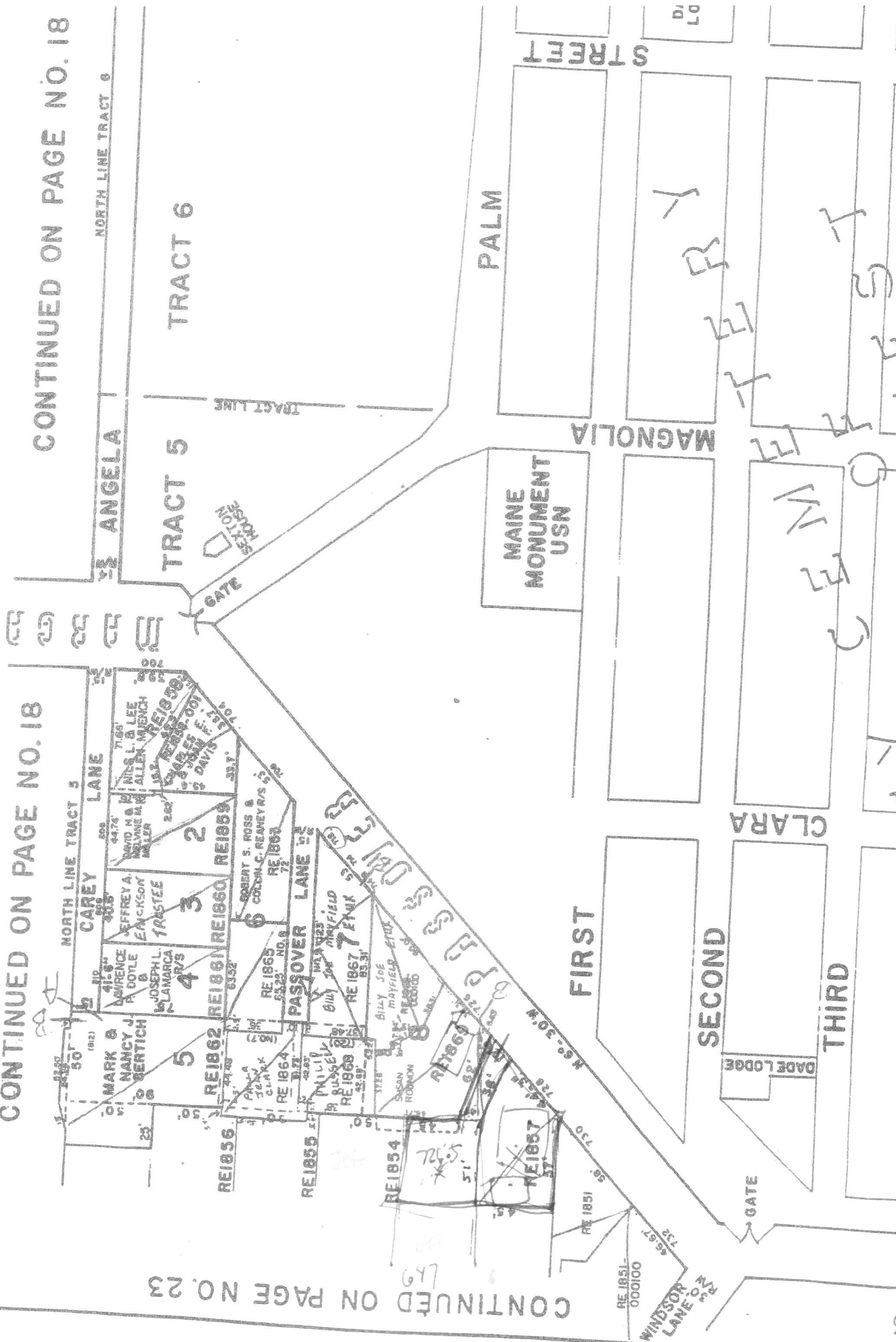
THIS PARCEL IS GIVEN TO NEWMAN EVEN THOUGH NEWMAN SUPPOSEDLY ALREADY OWNED IT AND HAS ALREADY BUILT ON IT AND ERECTED THE WOODEN FENCE. THESE TWO COMPLEMENTARY PARCELS ARE MEANT TO SETTLE A SUPPOSED "DISPUTE" OVER TWO CLAIMS TO THE SAME PROPERTY AND ESTABLISH BOUNDARIES WHERE NEWMAN HAS ALREADY DETERMINED THEM TO BE, WHICH IS 10' PAST OUR REAR FENCE LINE.

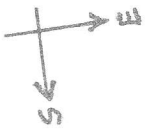
(FROM FR  
OF PROPR)





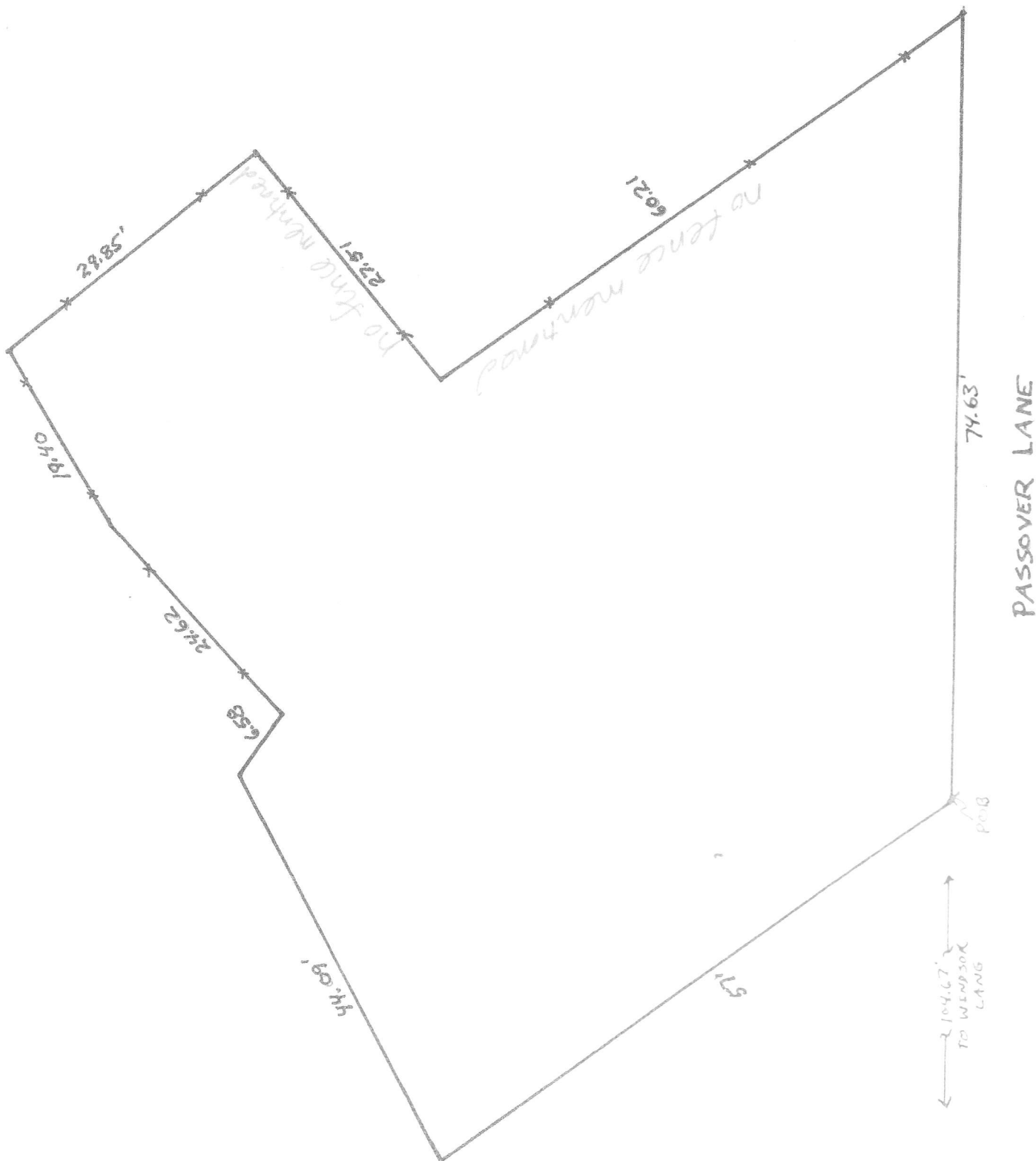
CONTINUED ON PAGE NO. 18





SCALE .75"=10'

728 ± 726 1/2  
PASSOVER  
LANE



QCD 234.16 MINUS 178.29 = 55.87

SURVEY HAS 57.55 to fence (diff. of 1.68' (1'8"))

1990 SURVEY HAS 30.75 fence length there, leaving 26.80 to that corner

ACTUAL MEASUREMENT = 26' ACROSS BACK - SLIGHTLY MORE AT CORNER SINCE  $>90^\circ$  BACK THERE IN CORNER

728 ORIGINAL (1883)

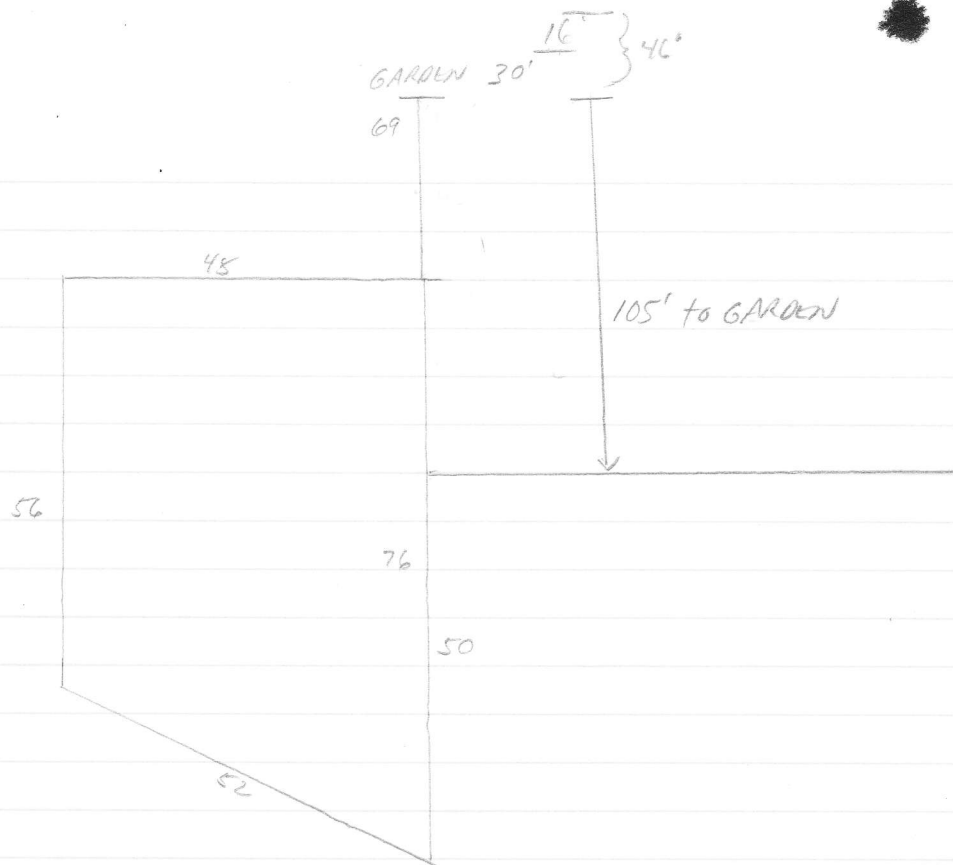
~~GARDEN~~ CITY LINE 235'

69' from William (formerly known as GARDEN ST.)

then 45' across back, 56' out to Passover, 52' of footage along Passover towards our house, the 76' back to POB

Our property begin 245' from City line (10' overlap





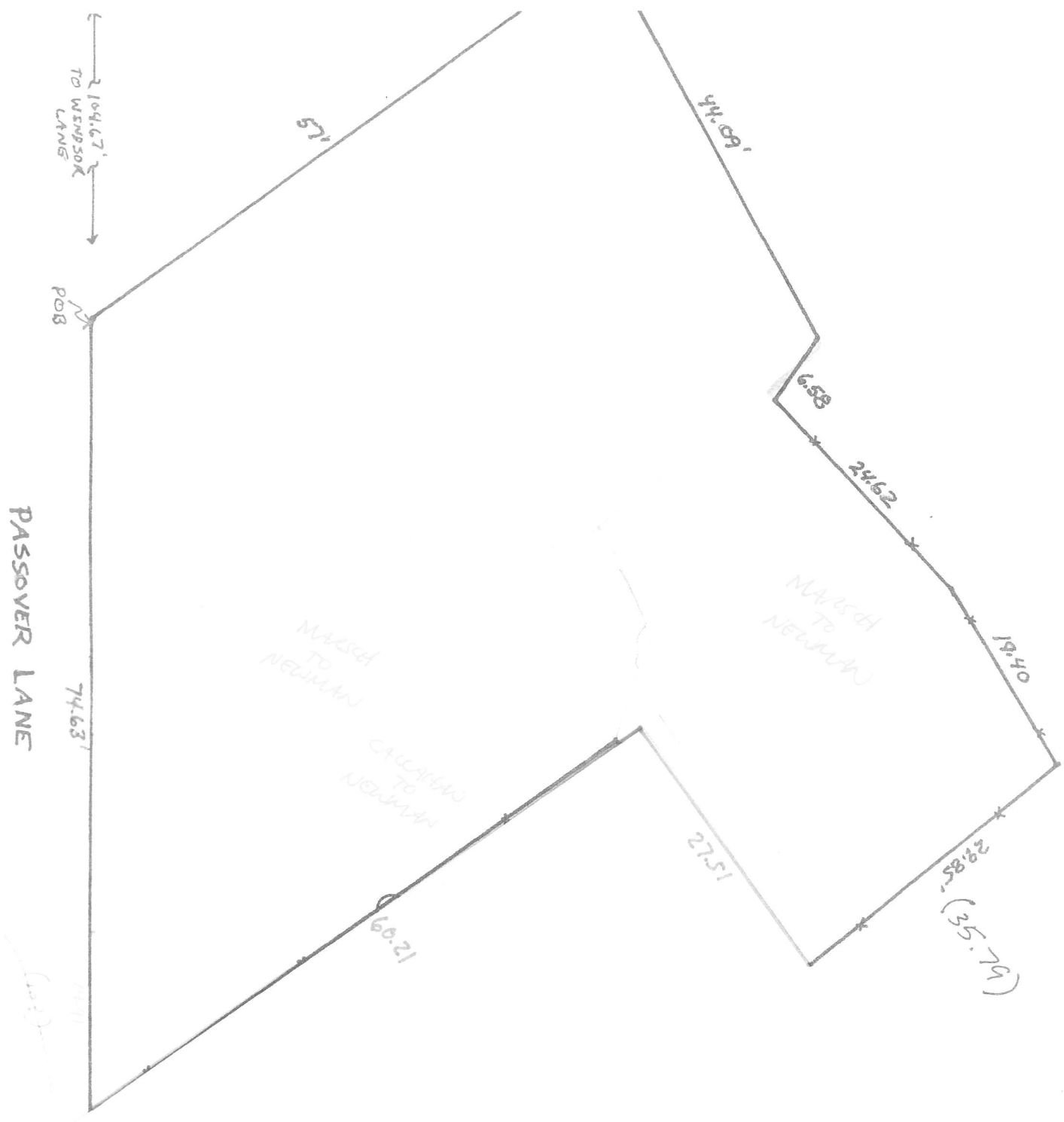
235 was mistaken, it should be 245'  
 76' + 69' would be only 145' when it needed to be 155' next  
 to our property, so either 69 should be 79' or 76' should  
 be 86' (I think latter)  
 SO, change to 86' now or 10' and you get your 155'

1305896 4235

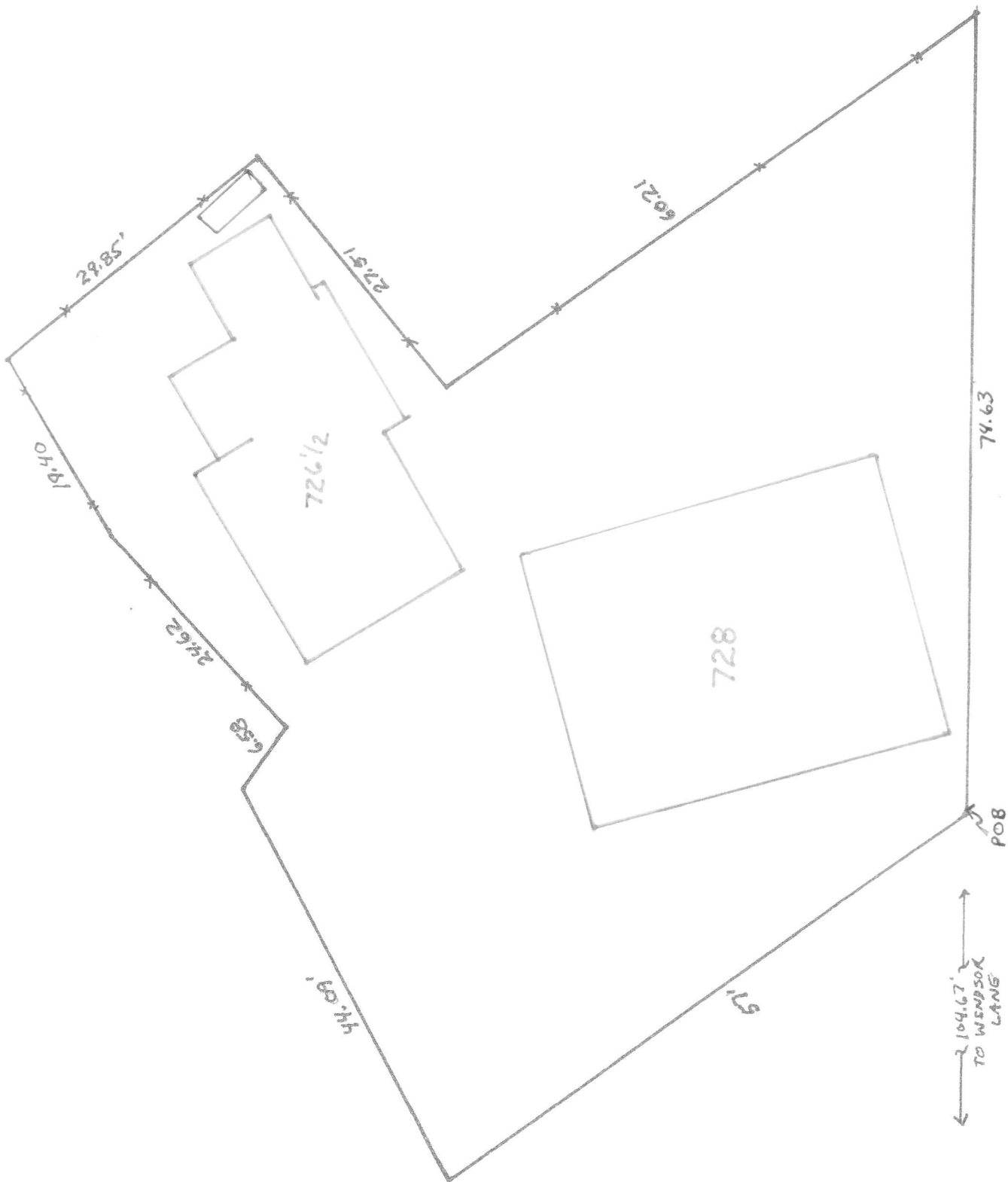


SCALE .75"=10'

54-1



SCALE 1" = 10'



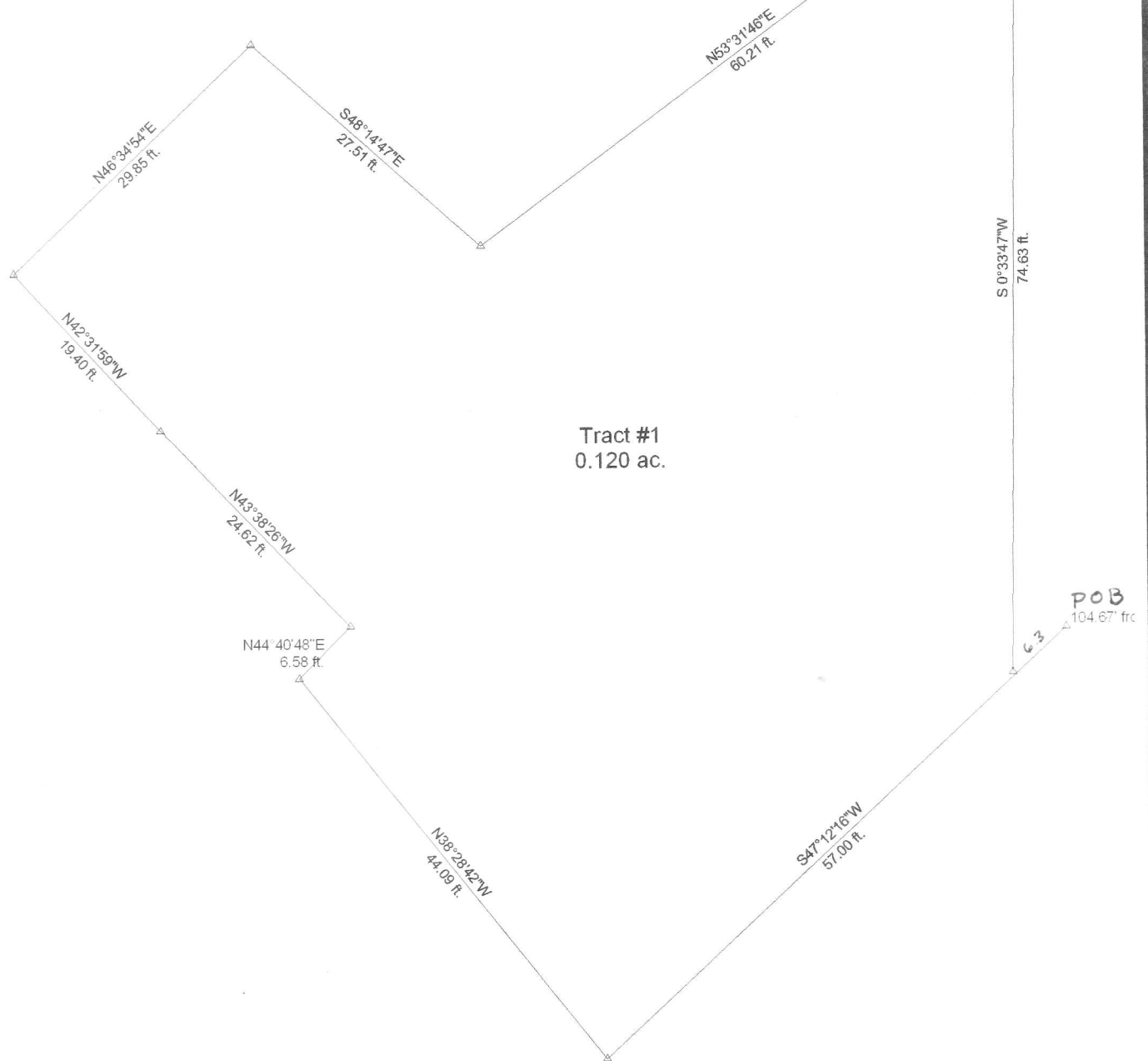
2



ACCORD TO  
DEED

NEUMAN DO SUTTER

ONE MIGHT THINK THAT THIS SURVEY DOESN'T 'CLOSE' i.e. return to POB, BECAUSE THE 4TH FROM LAST CALL SHOULD BE 35.79' INSTEAD OF THE 29.85' RECORDED, BUT THE 'BAILEY MAP of 1967' SHOWS A 4 1/2'-5' HIATUS AT FRONT OF PASSOVER PROPERTIES (EVEN OUR ORIGINAL SOUTHERN BOUNDARY OUT TO PASSOVER MEASURED 6 1/2' LONGER THAN IT SHOULD HAVE!) THIS DRAWING HERE SHOWS A LITTLE OVER 6' (6.3').

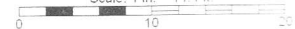


### Adjusted Survey Data

April 18, 2000

Exhibit A

Scale: 1 in. = 14.4 ft.



728 PASSOVER LANE  
NEWMAN TO SUTTER APRIL 18, 2000 EXHIBIT A

18540

1400

1100

18530

1-171

18520.0003

18520

18520.0004

10001

18530

18510

18570

PASSOUC

RE1855

PHILIP  
RUSSELL  
RE 1868

NO. 9 123'  
BILLY JOE MAYFIELD  
RE 1867 7 ETUX  
83.31'

*et*  
Norby  
Survey  
RE1854

SUSAN  
ROONON

BILLY JOE  
MAYFIELD ETUX  
RE 1869-  
000100

RE1869

~~ROOM~~  
Newman  
to Sutter

RE1857  
57'

deed attn

FIRST

SECOND

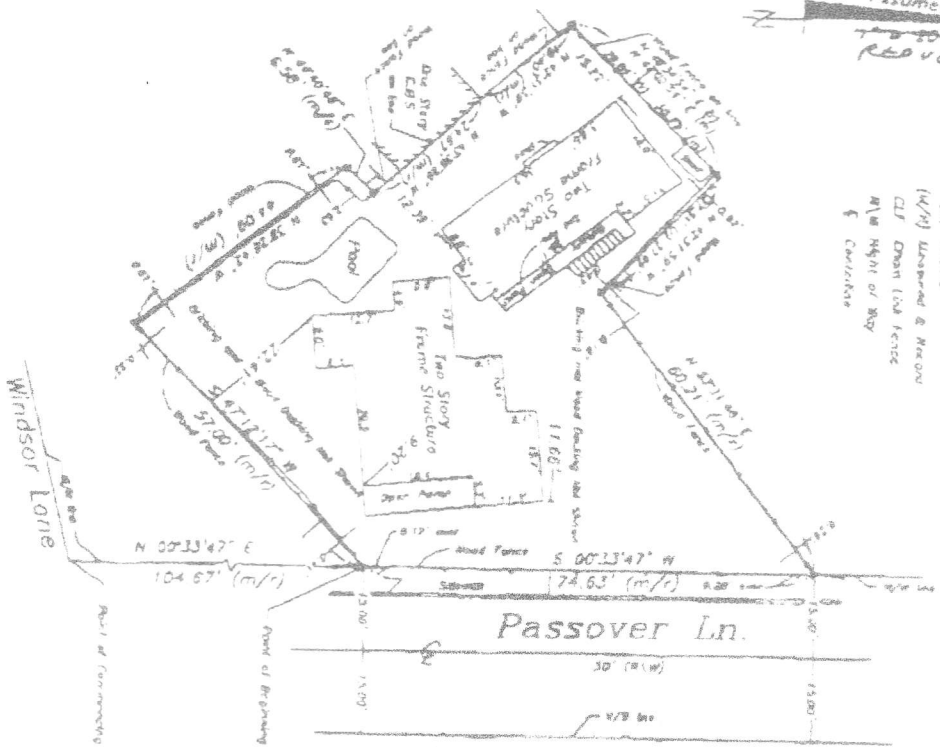
GATE

LODGE



# LEGEND

- A Round Nail & Iron (Nail)
- (M) Measured
- (R) Recorded
- (H/M) Measured & Recorded
- CLF Chain Link Fence
- N/M Nails of Nails
- C Concrete



- NOTES
1. The legal description shown herein was furnished by the client or their agent.
  2. Underground foundations and utilities were not located.
  3. All angles are 80' (Measured & Recorded) unless otherwise noted.
  4. Street address: 750 1/2 and 750 Passover Lane, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapmaker.
  6. Land shown herein were not obstructed for rights of way, easements, ownership, or other limitations of record.
  7. Bearing base: East N/M line of Passover Lane as S 00°38'47" W, assumed.
  8. Error of closure: records are part in 10,000.
  9. Date of field work: January 25, 2002.
  10. Asymptotes are not furnished.
  11. Ownership of fences are undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** A parcel of land on the island of Key West, Monroe County, Florida, and being a part of Tract B, said parcel being described as follows: **COMMITMENT** at the intersection of the Nly right of way line of Windsor Lane with the Wly right of way line of Passover Lane. Thence along said right of way line of Passover Lane bear N 00°38'47" E for a distance of 106.67 feet to the point of beginning of the parcel of land being described as hereby, thence bear S 47°18'17" W for a distance of 37.60 feet, thence bear N 50°20'42" W for a distance of 64.00 feet, thence bear N 44°40'40" E for a distance of 2.58 feet to an existing wood fence, thence along said fence and concrete block structure bear N 43°29'26" E for a distance of 24.62 feet, thence along an existing wood fence bear N 45°31'39" E for a distance of 19.40 feet, thence along an existing wood fence bear N 45°31'39" E for a distance of 28.80 feet, thence bear S 48°14'47" E for a distance of 27.51 feet, thence bear N 43°31'45" E for a distance of 40.21 feet to the said Nly right of way line of Passover Lane, thence bear S 00°38'47" W for a distance of 74.01 feet back to the point of beginning.

## BOUNDARY SURVEY FOR

Scott M. Butler,  
 First State Bank of the Florida Keys, its successors  
 and/or assigns,  
 Steven A. Cardenas,  
 Attorney's Title Insurance Fund, Inc.

NORBY O'FLYNN SURVEYING, INC.

John O'Flynn, PLS  
 Portland, ME 04108

January 27, 2002

Map of  
 Boundary Survey for  
 Scott M. Butler of  
 First State Bank  
 City of Key West

NORBY O'FLYNN  
 Surveying, Inc.  
 3430 S.W. 11th Ave., Key West, FL 33040  
 (305) 291-1000

T32 PASSED  
PROB. LANE PROJECTED  
out to MID. STREET  
(1' in would take away  
1' from T32 SIDE)

WINDSOR LANE

P.O.B.

728/730 FENCE ---

105' 8" M.  
(104' 8" D.)  
\*actual is extra  
1' from P.O.B.

FRONTAGE = 74' 3"

OLD PROP.  
LINE  
728

149' 11"  
(147' 3")

OLD PROP.  
LINE  
644 WILLIAM  
DRAINWAY

196' 11"  
(171")

728/726 FENCE ---

149' 11"  
(147' 3")

180'  
from P.O.B.  
(should be  
only 179'  
AS ACTUAL)

CALHAN WOULD HAVE HAD  
TO Q.C. 13' 1" TO NEWMAN  
TO GET TO 180' ACTUAL  
MEASUREMENT, YET  
ITS 14.91' IN DEED!

EXHIBIT A

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Tract 5, said parcel being described as follows: COMMENCING at the intersection of the N'ly right of way line of Windsor Lane with the W'ly right of way line of Passover Lane thence along said right of way line of Passover Lane bear N00°33'47"E for a distance of 104.67 feet to the Point of Beginning of the parcel of land being described herein; thence bear S47°12'17"W for a distance of 57.00 feet; thence bear N38°28'42"W for a distance of 44.09 feet; thence Bear N44°40'48"E for a distance of 6.58 feet to an existing wood fence; thence along said fence and concrete block structure bear N43°38'26"W for a distance of 24.62 feet; thence along an existing wood fence bear N42°31'59"W for a distance of 19.40 feet; thence along an existing wood fence bear N46°34'54"E for a distance of 29.85 feet; thence bear S48°14'47"E for a distance of 27.51 feet; thence bear N53°31'46"E for a distance of 60.21 feet to the said W'ly right of way line of Passover Lane; thence bear S00°33'47"W for a distance of 74.63 feet back to the Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS

"Exhibit A"

FILE #1 2 8 4 2 8 5  
BK#1 7 6 3 PG#2 4 4

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Tract 5, said parcel being described as follows: COMMENCING at the intersection of the N'ly right of way line of Windsor Lane with the W'ly right of way line of Passover Lane thence along said right of way line of Passover Lane bear N00°33'47"E for a distance of 104.67 feet to the Point of Beginning of the parcel of land being described herein; thence bear S47°12'17"W for a distance of 57.00 feet; thence bear N38°28'42"W for a distance of 44.09 feet; thence bear N44°40'48"E for a distance of 6.58 feet to an existing wood fence; thence along said fence and concrete block structure bear N43°38'26"W for a distance of 24.62 feet; thence along an existing wood fence bear N42°31'59"W for a distance of 19.40 feet; thence along an existing wood fence, bear N46°34'54"E for a distance of 29.85 feet; thence bear S48°14'47"E for a distance of 27.51 feet; thence bear N53°31'46"E for a distance of 60.21 feet to the said W'ly right of way line of Passover Lane; thence bear S00°33'47"W for a distance of 74.63 feet back to the Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS

# *First American Title Insurance Company*

FILE NO.: 1062-1896466

## SCHEDULE A

### DESCRIPTION

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Tract S, said parcel being described as follows: Commencing at the intersection of the Northerly right of way line of Windsor Lane with the Westerly right of way line of Passover Lane; thence along said right of way line of Passover Lane, bear N 00° 33' 47" E for a distance of 104.67 feet to the Point of Beginning of the parcel of land being described herein; thence bear S 47° 12' 17" W for a distance of 57.00 feet; thence bear N 38° 28' 42" W for a distance of 44.09 feet; thence bear N 44° 40' 48" E for a distance of 6.58 feet to an existing wood fence; thence along said fence and concrete block structure, bear N 43° 38' 26" W for a distance of 24.62 feet; thence along an existing wood fence, bear N 42° 31' 59" W for a distance of 19.40 feet; thence along an existing wood fence, bear N 46° 34' 54" E for a distance of 29.85 feet; thence bear S 48° 14' 47" E for a distance of 27.51 feet; thence bear N 53° 31' 46" E for a distance of 60.21 feet to the said Westerly right of way line of Passover Lane; thence bear S 00° 33' 47" W for a distance of 74.63 feet back to the Point of Beginning.

Doc# 1773677  
Bk# 2448 Pg# 978

# NORBY



**& Associates, Inc.**

Professional Land Surveyors

3194 Tangle Avenue

Key West Fl. 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422

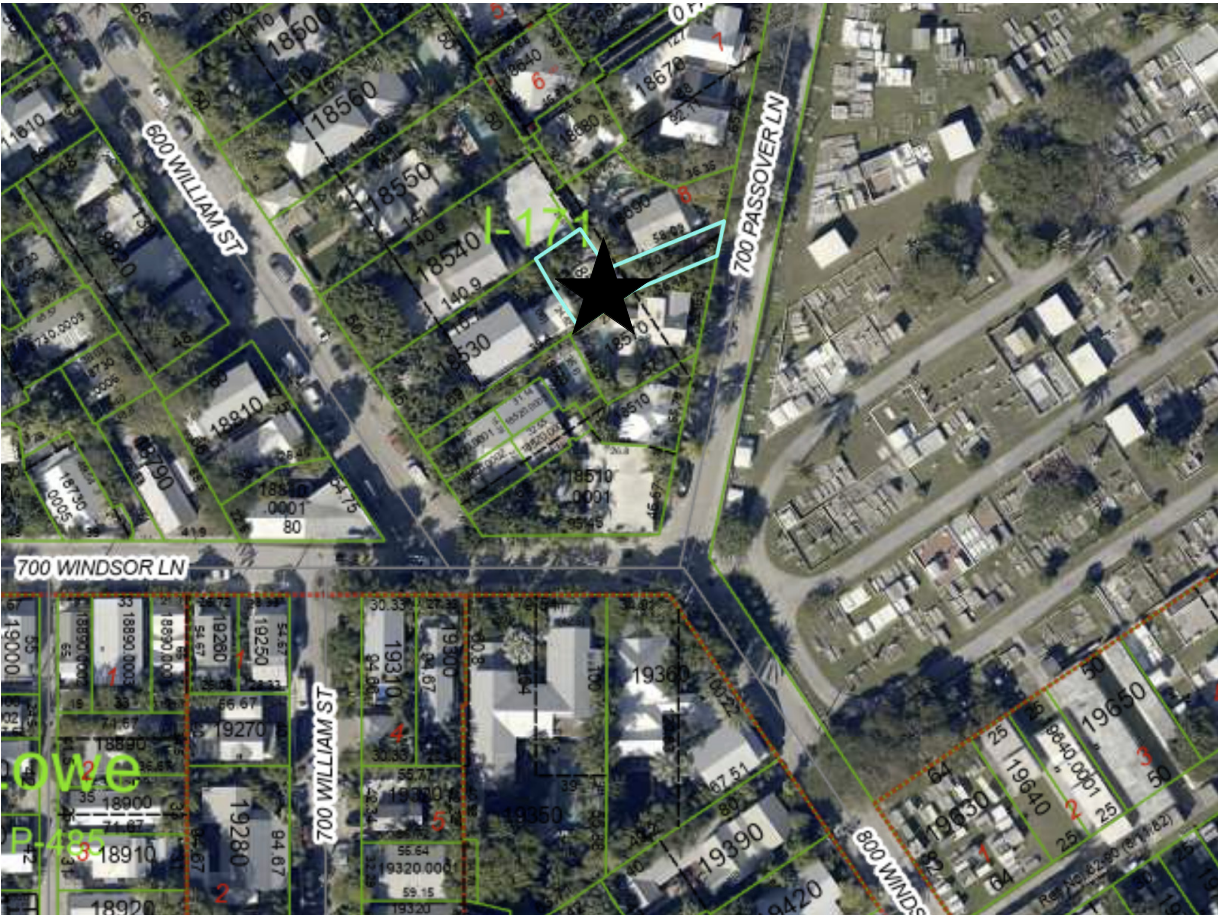
FAX (305) 293-9914



# PROPOSED DESIGN



LOCATION MAP



BUILDING DATA

KEY WEST INVESTMENTS LLC  
726.5 PASSOVER LANE  
KEY WEST, FL 33040

BUILDING SQUARE FOOTAGE (UNCHANGED EXISTING/PROPOSED):  
1ST FLOOR - 600 SF  
2ND FLOOR - 160 SF  
TOTAL - 760 SF

CONTRACTOR GENERAL NOTES:  
- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.  
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.  
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.  
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.  
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6  
WALL R-VALUE (CAVITY) = 13  
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SITE DATA:  
ZONING HHDR

RE #: 00018530-000100

OCCUPANCY: R3  
TYPE OF CONSTRUCTION: VB

FLOOD DESIGN CRITERIA: ASCE12-24

COMMUNITY NUMBER: 125129  
MAP NUMBER: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE 6  
DESIGN FLOOD ELEVATION: AE 7

SCOPE OF WORK:

DEMO OF EXISTING 204 SF SIDE ADDITION. REPLACE IN SAME FOOTPRINT, RAISED TO MATCH THE LEVEL OF THE EXISTING HOUSE, WITH A NEW GABLE ROOF TO MATCH EXISTING ROOFS. METAL ROOFING TO MATCH EXISTING. SIDING TO MATCH EXISTING. (1) NEW IMPACT WINDOW PER PLAN. WOOD FRAME CONSTRUCTION W/ CONC. FOUNDATION.

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION; LOCAL CODES AND ORDINANCES; MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

ABBREVIATIONS

|        |  |
|--------|--|
| AF     | ABOVE FINISHED FLOOR                     |
| AHU    | AIR HANDLING UNIT                        |
| A/V    | AUDIO VISUAL                             |
| BO     | BOTTOM OF                                |
| CL     | CENTERLINE                               |
| CLG    | CEILING                                  |
| CMU    | CONCRETE MASONRY UNIT                    |
| CO     | CLEAN OUT                                |
| CONC   | CONCRETE                                 |
| D      | DRYER                                    |
| DIA    | DIAMETER                                 |
| DTLS   | DETAILS                                  |
| DW     | DISHWASHER                               |
| E      | ELECTRICAL METER                         |
| FBC    | FLORIDA BUILDING CODE                    |
| FEC    | FIRE EXTINGUISHER CABINET                |
| GA     | GAUGE                                    |
| GAL    | GALLON                                   |
| GFI    | GROUND FLOOR IMPACT                      |
| GWB    | GYPSPUM WALL BOARD                       |
| HB     | HOSE BIB                                 |
| HVAC   | HEATING, VENTILATION, & AIR CONDITIONING |
| LHM    | LOWEST HORIZONTAL MEMBER                 |
| MAX    | MAXIMUM                                  |
| MEP    | MECHANICAL, ELECTRICAL, PLUMBING         |
| MIN    | MINIMUM                                  |
| NIC    | NOT IN CONTRACT                          |
| NTS    | NOT TO SCALE                             |
| O.C.   | ON CENTER                                |
| PSI    | POUNDS PER SQUARE INCH                   |
| PT     | PRESSURE TREATED                         |
| RCP    | REFLECTED CEILING PLAN                   |
| RE     | REFERENCE                                |
| REF    | REFRIGERATOR                             |
| REQ'D  | REQUIRED                                 |
| RO     | ROUGH OPENING                            |
| STL    | STEEL                                    |
| THK    | THICK                                    |
| TO     | TOP OF                                   |
| TOP    | TOP OF PILE                              |
| TOW    | TOP OF WALL                              |
| TYP    | TYPICAL                                  |
| U.N.O. | UNLESS OTHERWISE NOTES                   |
| VTR    | VENT TO ROOF                             |
| W      | WASHER                                   |
| WC     | WATER CLOSET                             |
| WD     | WOOD                                     |
| W/D    | WASHER/DRYER                             |
| WP     | WATERPROOF                               |
| WH     | WATER HEATER                             |

CODE INFORMATION

BUILDING CODE:  
MECHANICAL CODE:  
PLUMBING CODE:  
ELECTRICAL CODE:  
FUEL GAS CODE:  
ENERGY CODE:  
STANDARD LOAD DESIGN CRITERIA

2023 FLORIDA BUILDING CODE, 8TH EDITION  
2023 FLORIDA MECHANICAL CODE  
2023 FLORIDA PLUMBING CODE  
2023 NATIONAL ELECTRIC CODE (NEC) NFPA  
2023 FLORIDA FUEL GAS CODE  
2023 FLORIDA ENERGY CONSERVATION CODE  
ASCE 7-22

LOCAL BUILDING REQUIREMENTS:  
FEMA REQUIREMENTS:  
DESIGN FLOOD ELEVATION:  
CURRENT ZONING  
MAX BUILDING HEIGHT:  
USE GROUP:

CITY OF KEY WEST CODES AND ORDINANCES  
FLOOD ZONE: AE-6 NGVD 1929  
FLOOD ZONE: AE-7 NGVD 1929  
HHDR  
30' FROM COR/LAG  
R3

ALL ELEVATIONS PROVIDED IN NGVD 1929.

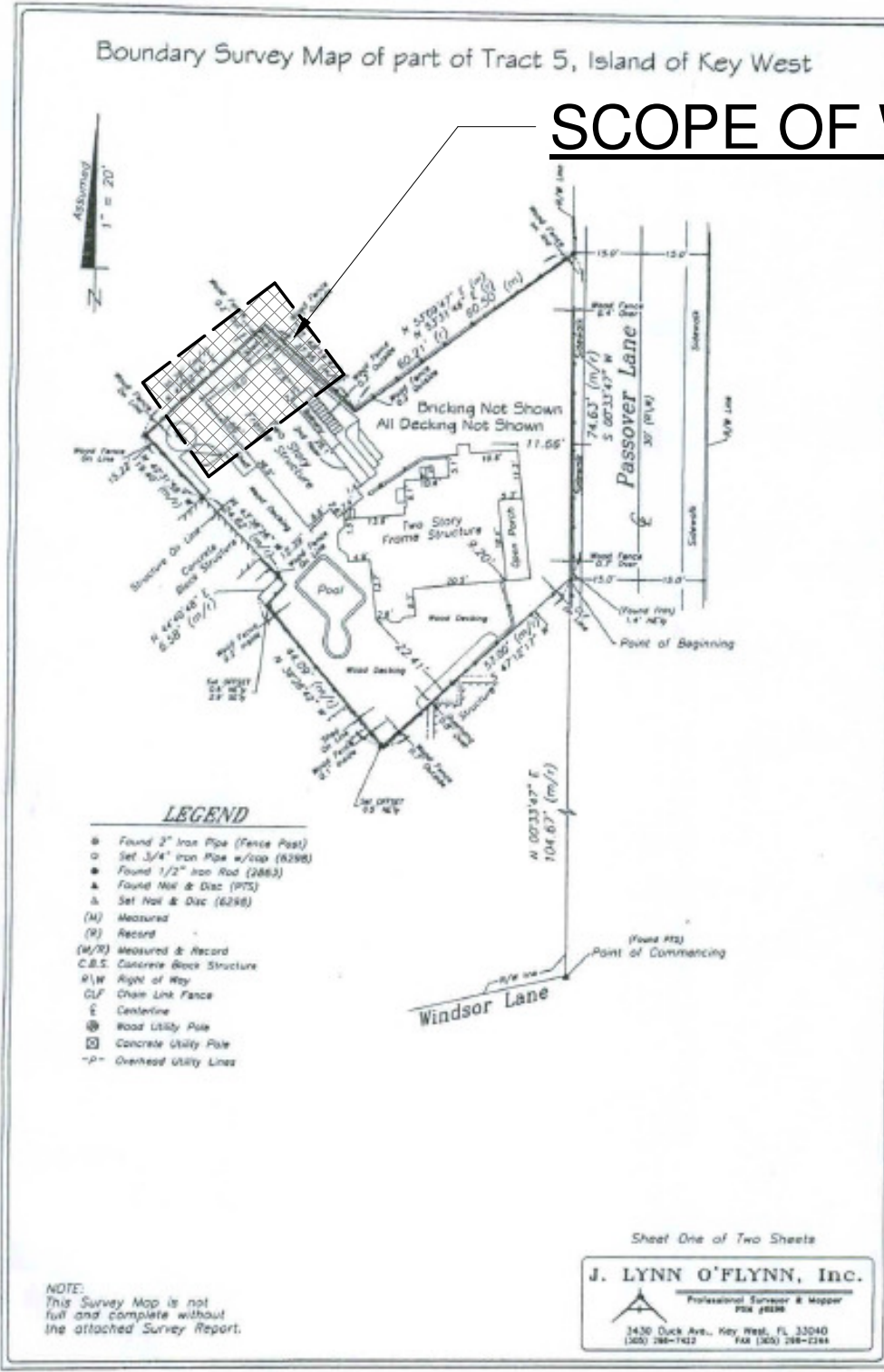
SYMBOLS

|  |                                      |   |
|--|--------------------------------------|---|
|  | ROOM IDENTIFICATION TAG              | ROOM NAME<br>ROOM NUMBER                  |
|  | ELEVATION TAG                        | ELEVATION NUMBER<br>SHEET NUMBER          |
|  | DETAIL TAG                           | DETAIL NUMBER<br>SHEET NUMBER             |
|  | INTERIOR ELEVATION TAG               | ELEVATION NUMBER<br>SHEET NUMBER          |
|  | SECTION TAG                          | SECTIONNUMBER<br>SHEET NUMBER             |
|  | DOOR TAG. REFER TO DOOR SCHEDULE     |   |
|  | WINDOW TAG. REFER TO WINDOW SCHEDULE |   |
|  | WALL TAG. REFER TO WALL TYPES.       |   |
|  | BREAK LINE                           |   |
|  | GRAPHIC SCALE                        |   |
|  | NORTH ARROW                          |   |
|  | DRAWING TITLE                        | DETAIL NUMBER TITLE<br>SHEET NUMBER SCALE |

DRAWING INDEX

|     |             |
|-----|-------------|
| A 0 | COVER SHEET |
| A 1 | FLOOR PLANS |
| A 2 | ELEVATIONS  |

SITE NOTE: NO CHANGE IN COVERAGE  
OR FOOTPRINT W/ THIS PROJECT



**Residential Renovation**  
726 1/2 Passover Lane  
Key West, FL 33040

SEAL:

NOT FOR CONSTRUCTION

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED/SEALED IN THIS BLOCK  
  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
SEALED BY ERICA HELEN POOLE USING A DIGITAL  
SIGNATURE.  
  
PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SHA  
AUTHENTICATION CODE MUST BE VERIFIED ON  
ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT  
#AR98525

**SANDBAR**  
DESIGN STUDIO  
  
SANDBAR DESIGN STUDIO  
20185 CAMEL JAIL LANE  
BIG PINE KEY, FL 33043  
  
WWW.SANDBARDESIGNSTUDIO.COM  
8473925854

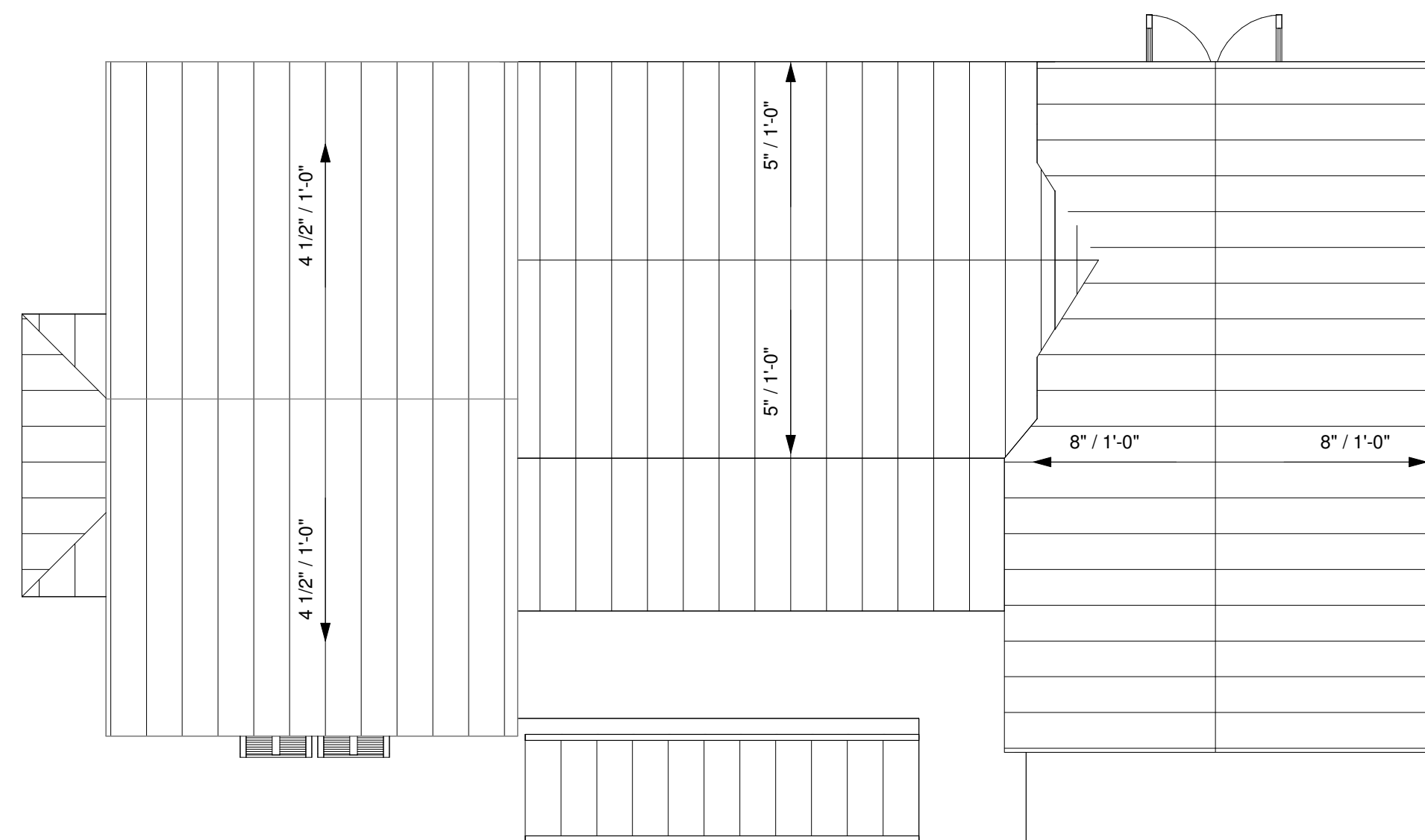
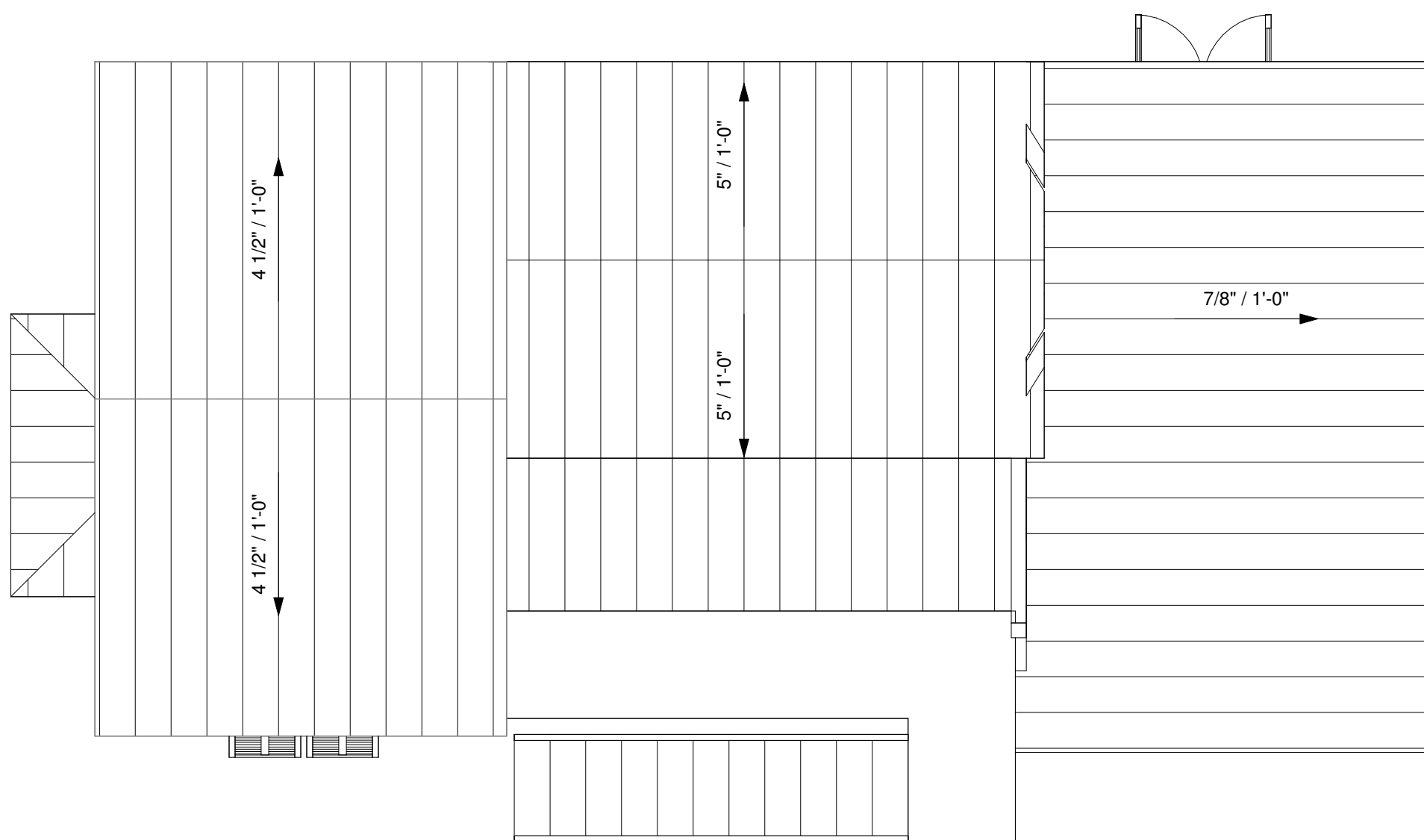
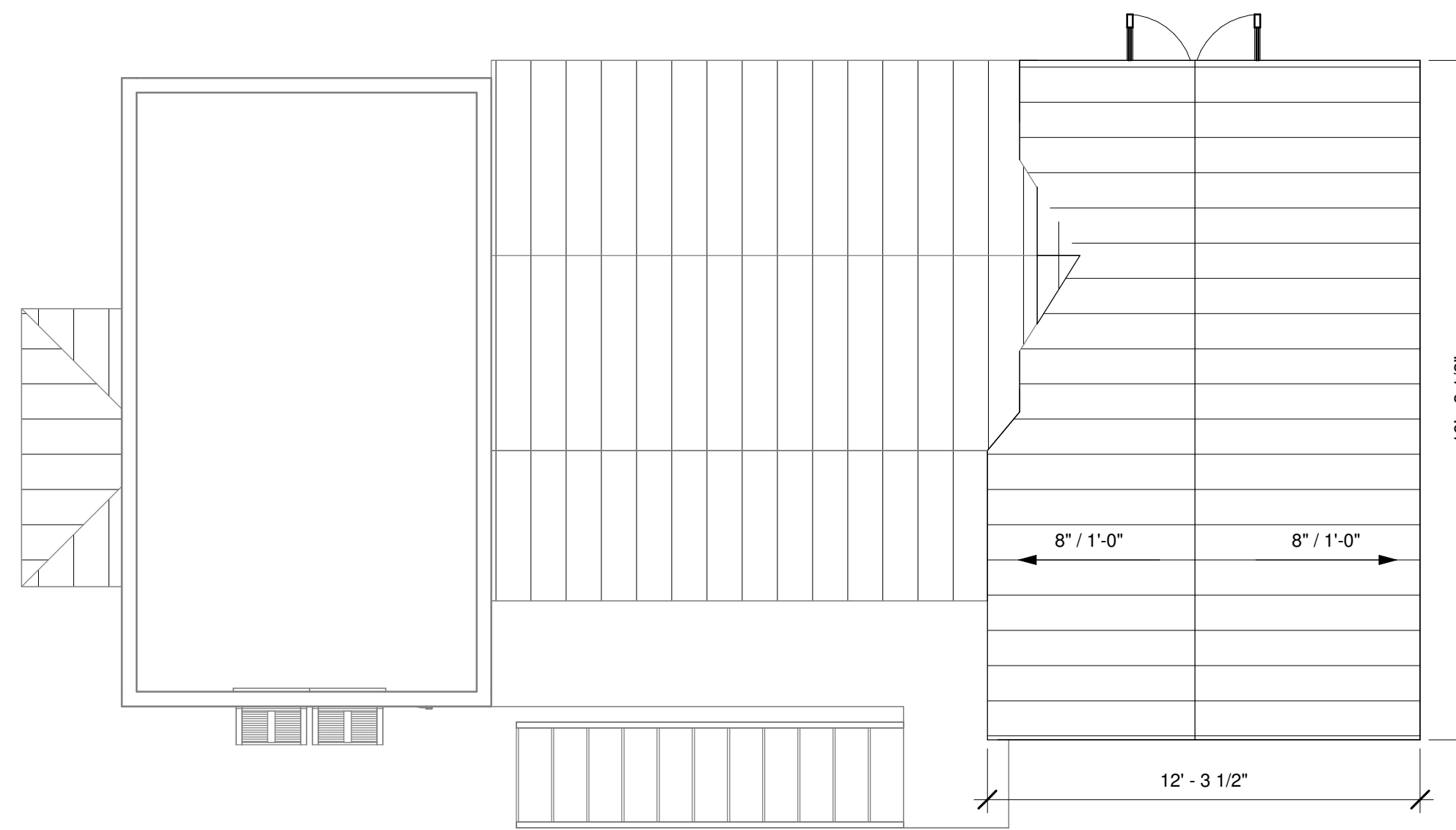
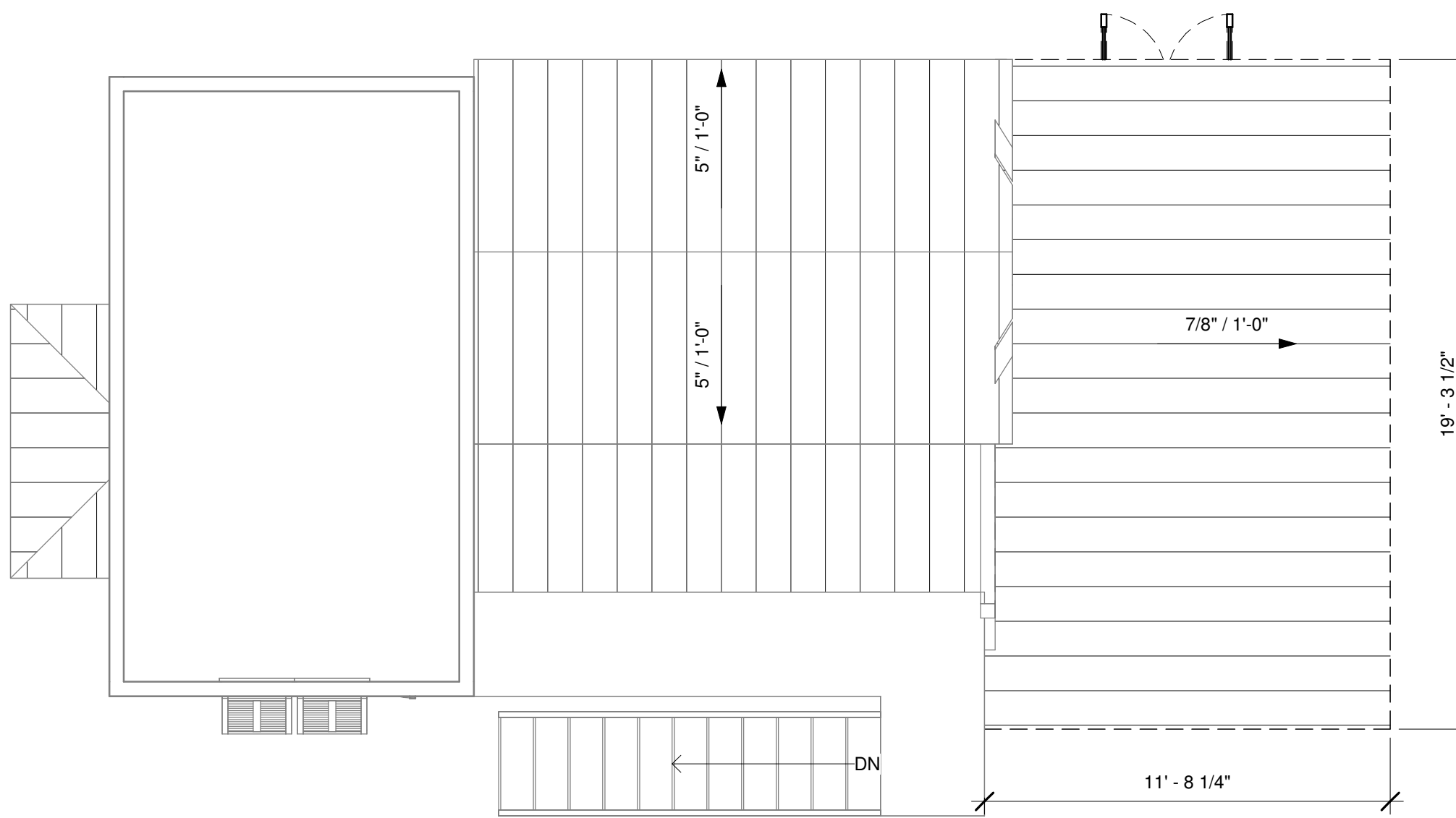
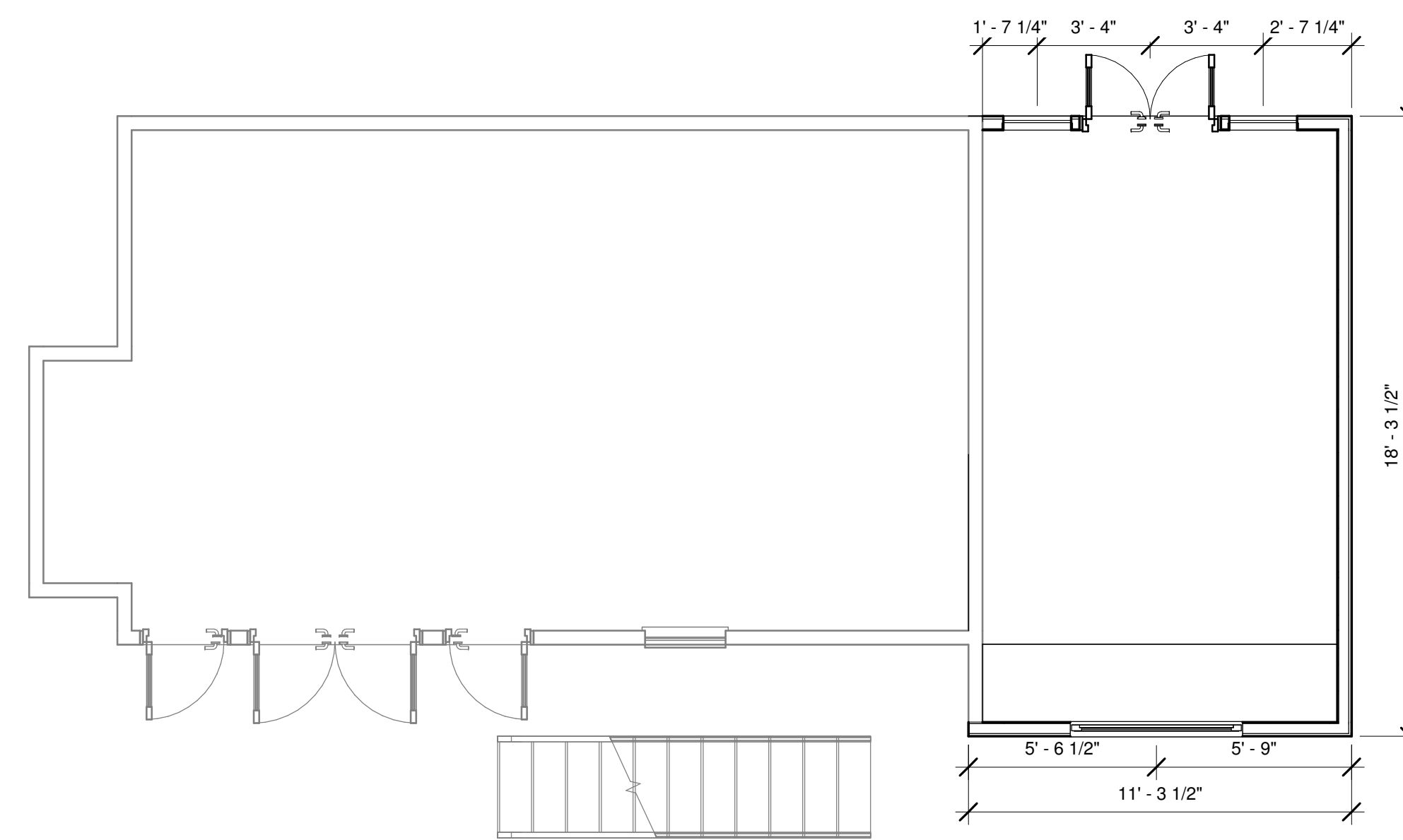
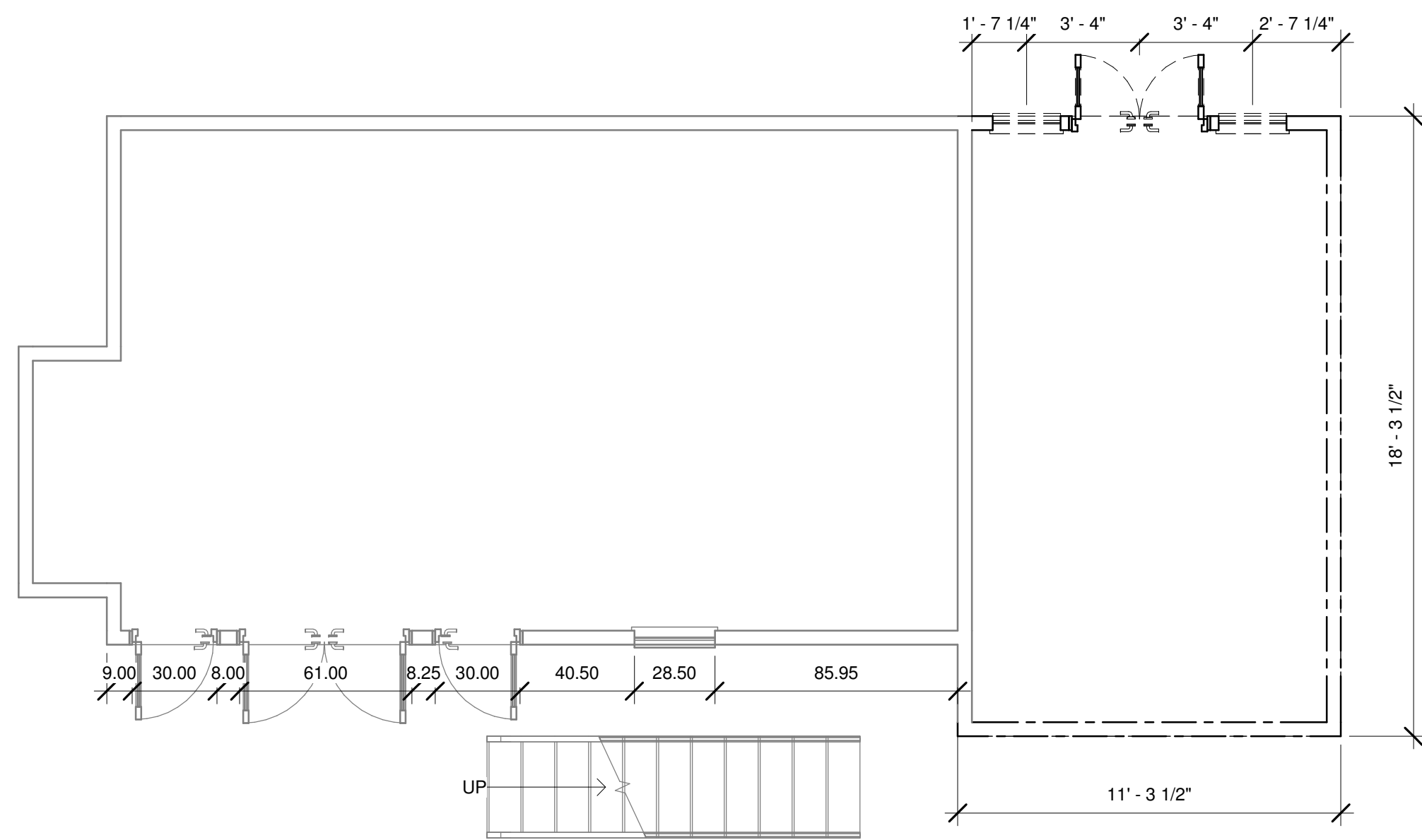
COVER SHEET

SHEET TITLE

A 0

PROJECT NO. LYN2025  
DRAWN BY: Author  
APPROVED BY: Checker





| DATE:      | REV. | SET DESCRIPTION    |
|------------|------|--------------------|
| 2025.04.18 |      | HARC SUBMITTAL SET |

***Residential Renovation***  
726 1/2 Passover Lane  
Key West, FL 33040

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#AR98525

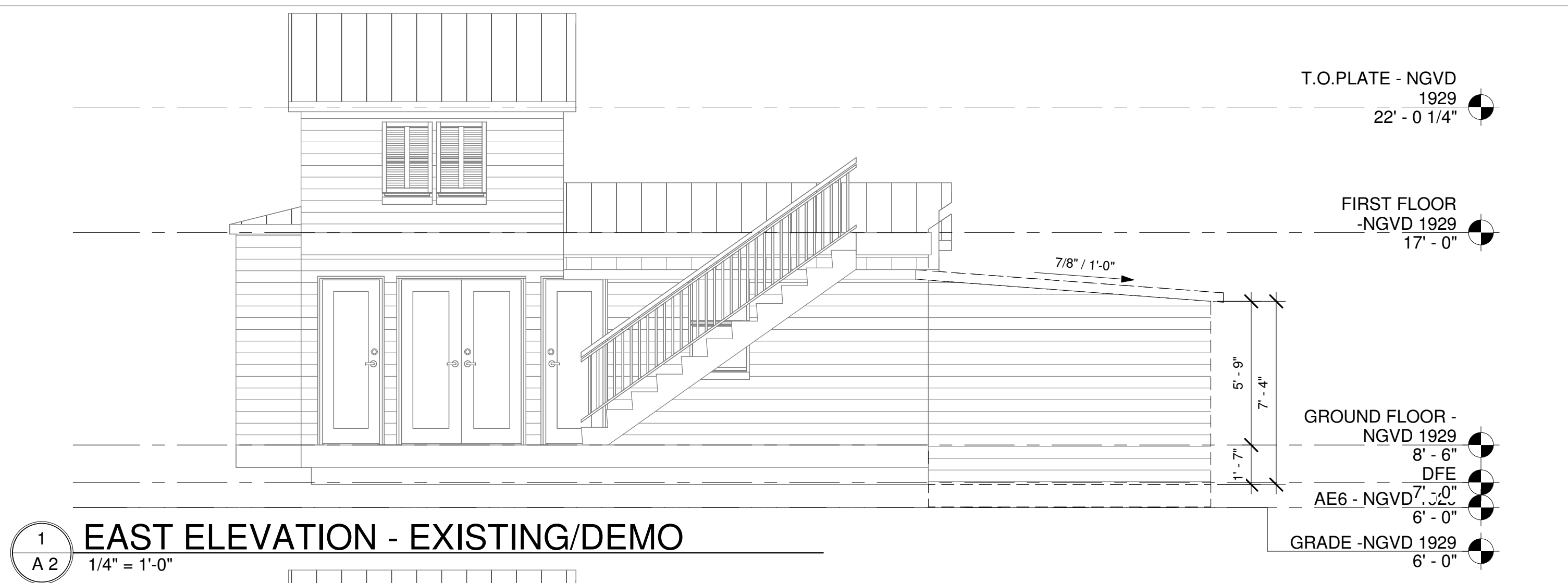


## FLOOR PLANS

SHEET TITLE

A 1

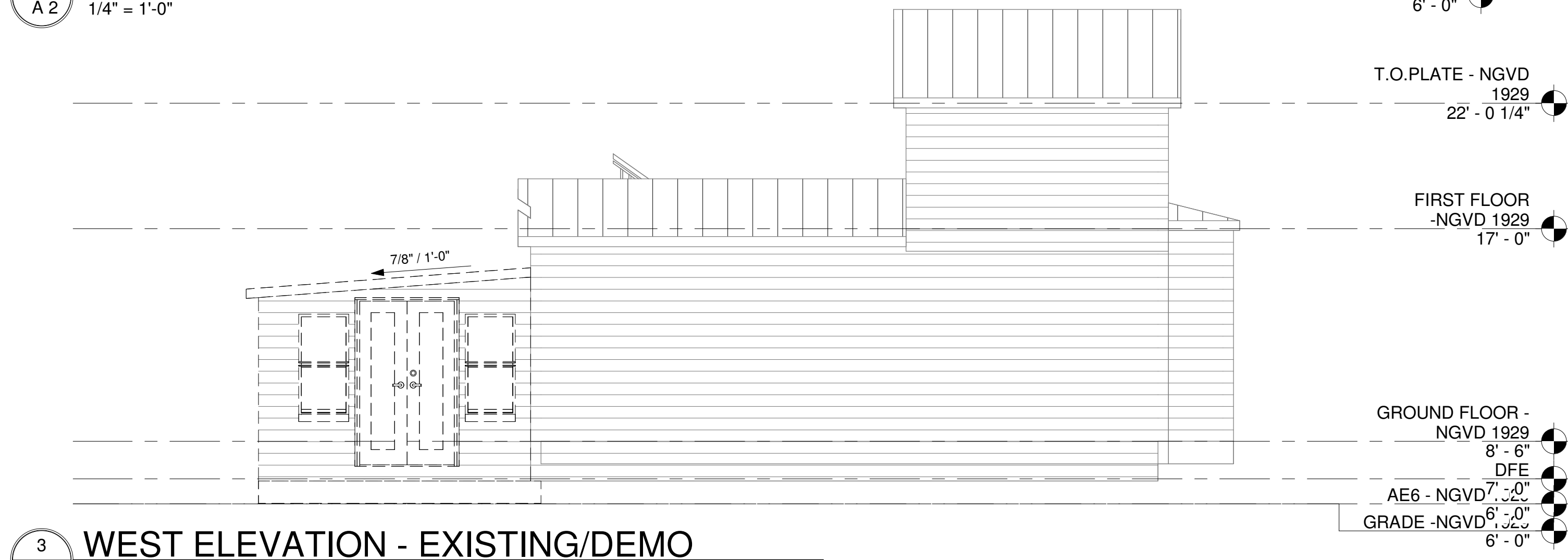
|                        |                  |
|------------------------|------------------|
| PROJECT NO.<br>LYN2025 | DRAWN BY: EHP    |
|                        | APPROVED BY: EHP |



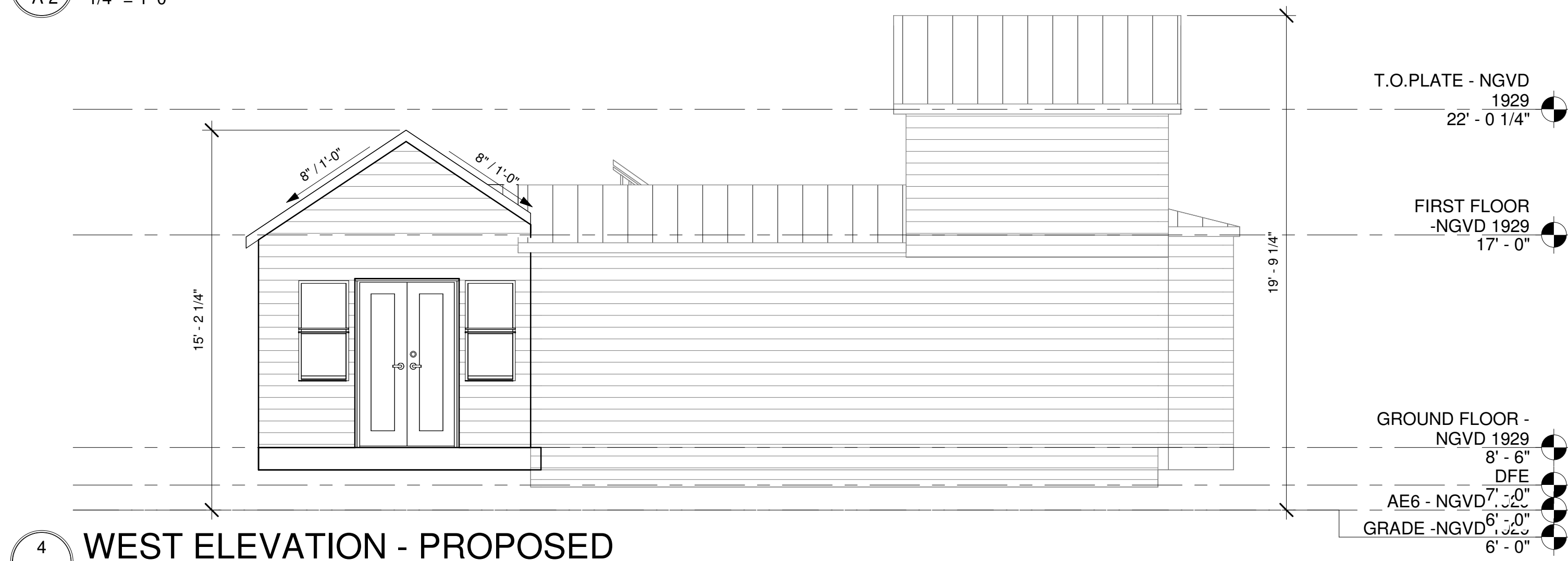
1 EAST ELEVATION - EXISTING/DEMO  
A 2 1/4" = 1'-0"



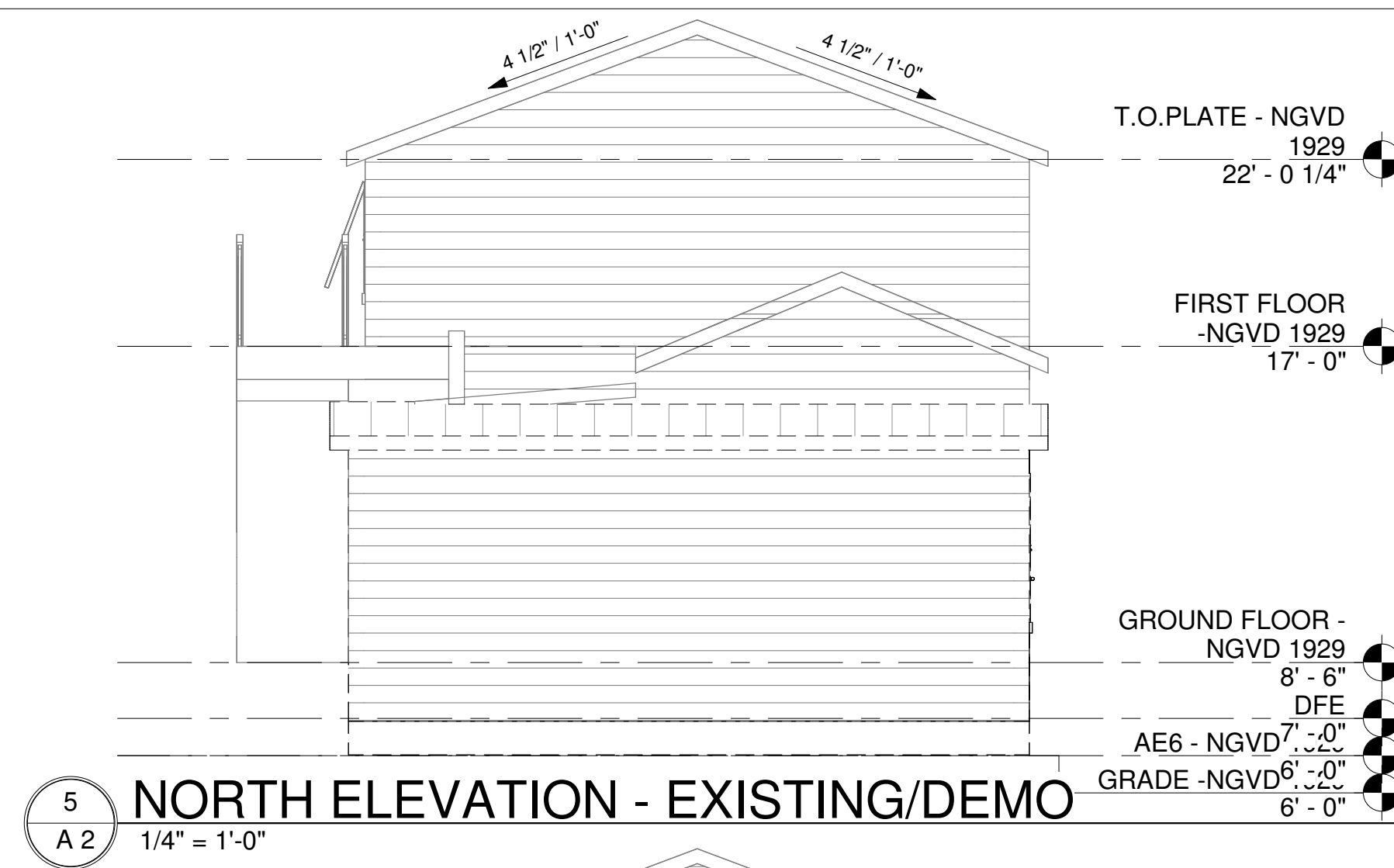
2 EAST ELEVATION - PROPOSED  
A 2 1/4" = 1'-0"



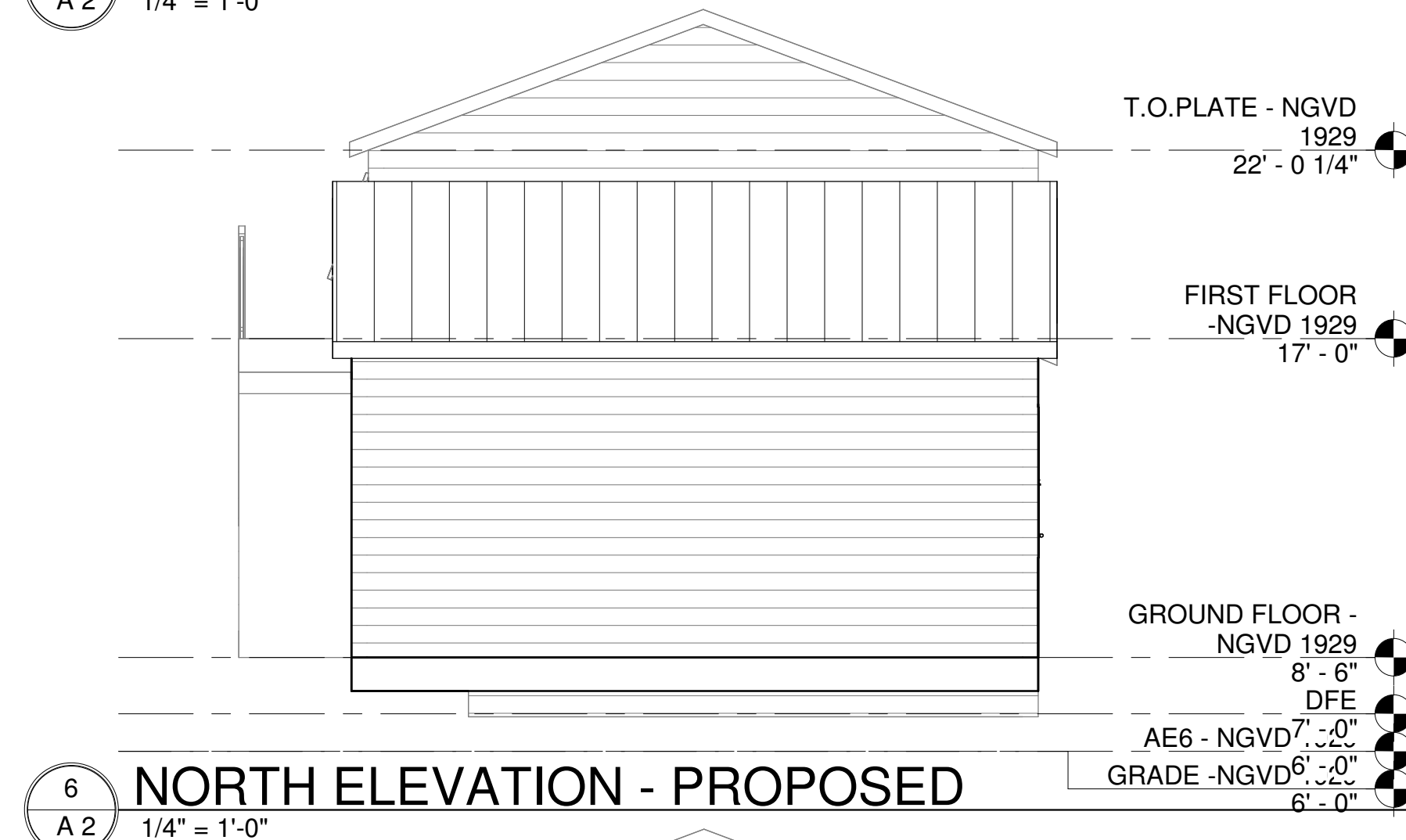
3 WEST ELEVATION - EXISTING/DEMO  
A 2 1/4" = 1'-0"



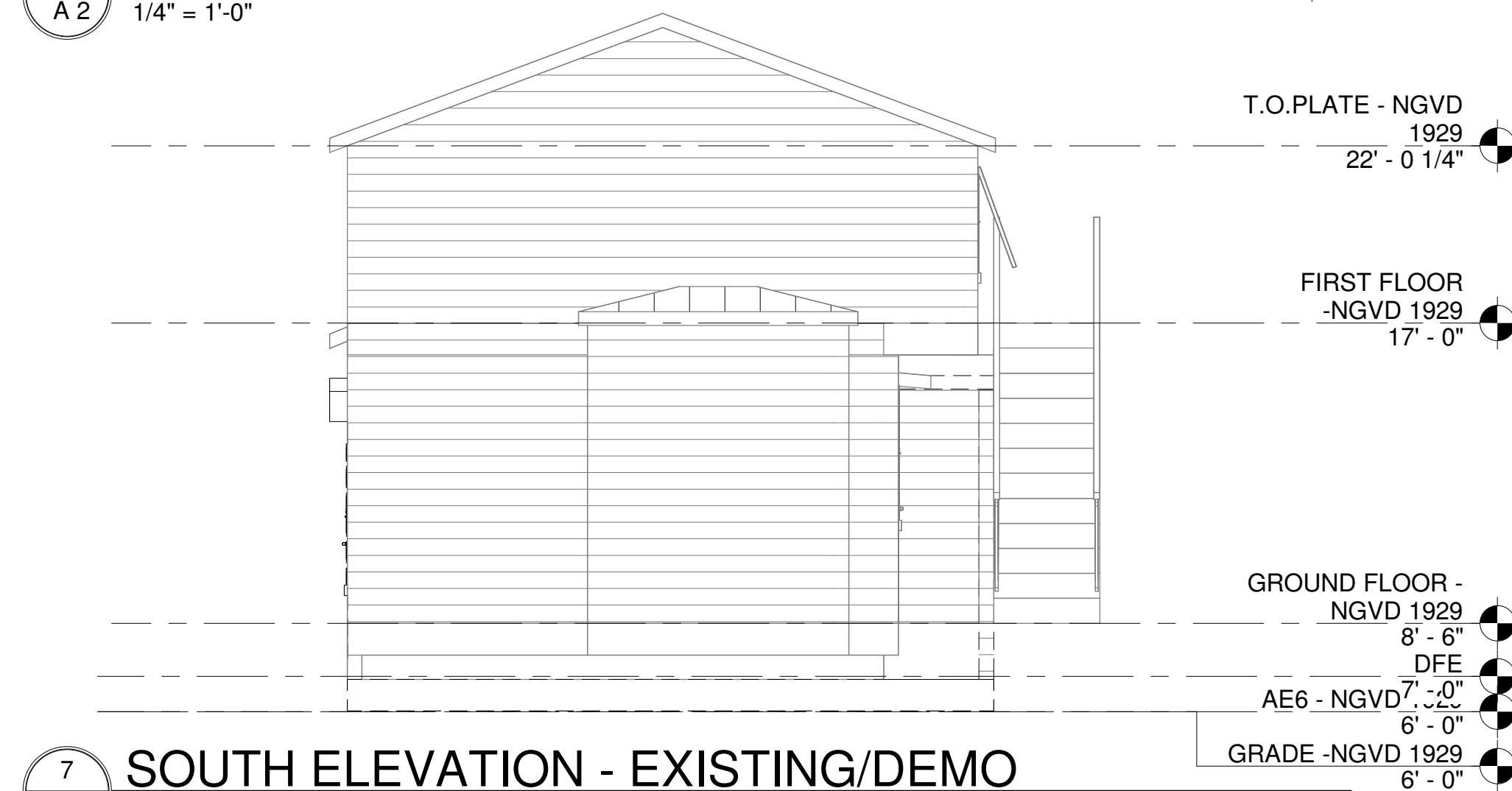
4 WEST ELEVATION - PROPOSED  
A 2 1/4" = 1'-0"



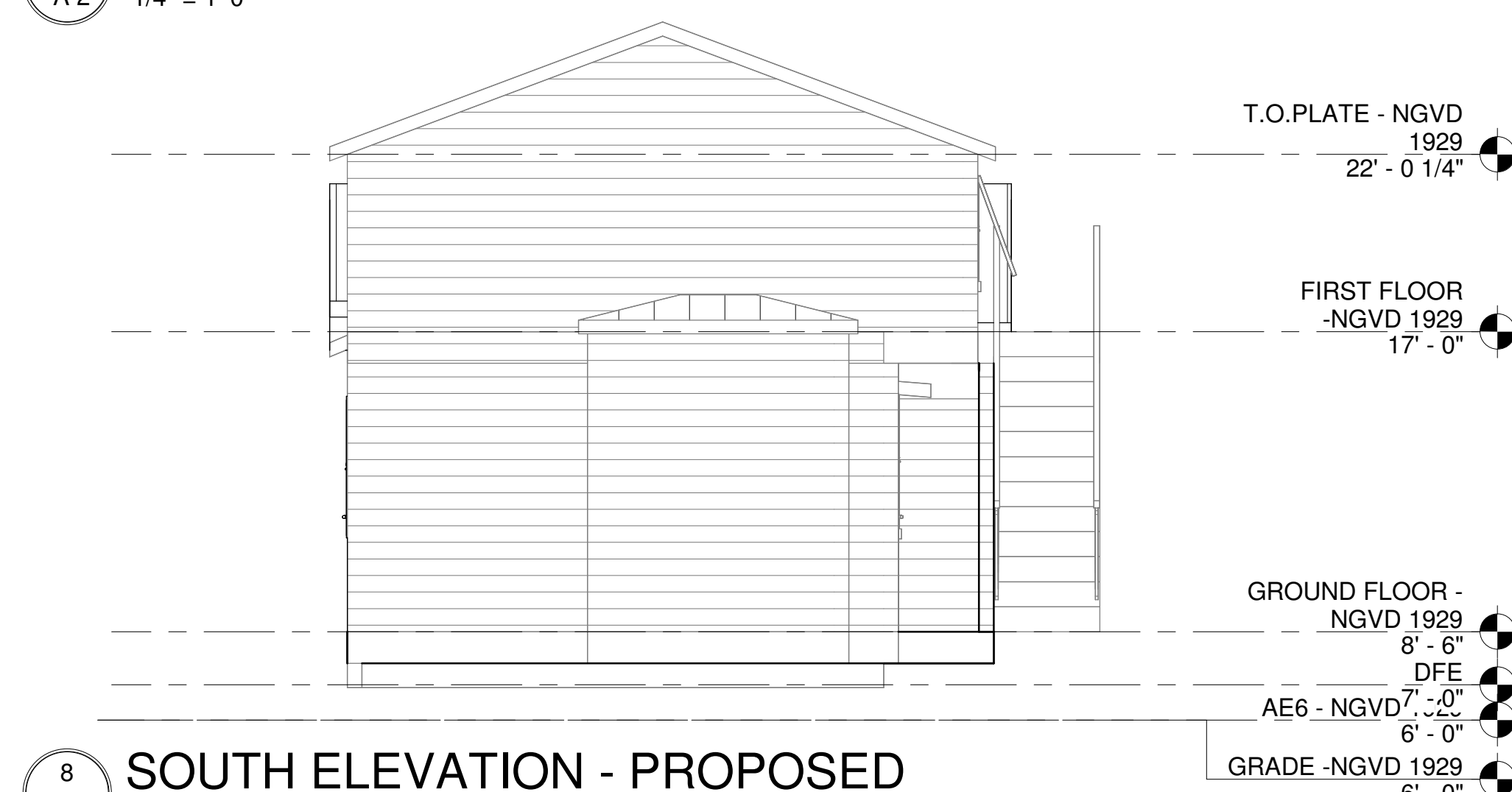
5 NORTH ELEVATION - EXISTING/DEMO  
A 2 1/4" = 1'-0"



6 NORTH ELEVATION - PROPOSED  
A 2 1/4" = 1'-0"



7 SOUTH ELEVATION - EXISTING/DEMO  
A 2 1/4" = 1'-0"



8 SOUTH ELEVATION - PROPOSED  
A 2 1/4" = 1'-0"

HARC NOTES:

- EXTERIOR SIDING TO MATCH EXISTING.
- ROOFING TO MATCH EXISTING.
- EXTERIOR SOFFITS TO MATCH EXISTING.
- EXTERIOR WINDOW/DOOR TRIM TO MATCH EXISTING.
- EXTERIOR FASCIA TO BE HARDI.
- ROOFING DRIP EDGE TO MATCH FINISH OF METAL ROOF.
- GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
- EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
- PAINT COLOR TO MATCH EXISTING.

DATE: REV. SET DESCRIPTION  
2025 04 18 HARC SUBMITTAL SET

**Residential Renovation**  
726 1/2 Passover Lane  
Key West, FL 33040

SEAL:

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**SANDBAR**  
DESIGN STUDIO  
SANDBAR DESIGN STUDIO  
20185 CAMELUA LANE  
BIG PINE KEY, FL 33043  
WWW.SANDBARDESIGNSTUDIO.COM  
8479030854

ELEVATIONS

SHEET TITLE

A 2

PROJECT NO. LYN2025  
DRAWN BY: Author  
APPROVED BY: Checker

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., May 27, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW GABLE ROOF AND RAISED FLOOR WITHIN SAME FOOTPRINT. DEMOLITION OF EXISTING SHED ROOF AND PARTIAL DEMOLITION OF NORTH SIDE OF HISTORIC HOUSE.**

**#726.5 PASSOVER LANE**

**Applicant – Sandbar Design Studio, Inc    Application #C2025-0038**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared JAMES BEYL, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 726.5 PASSOVER LANE KEY WEST FL on the 20TH day of MAY, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on MAY 27, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2025-0138.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

J. Beyl  
Date: 5/20/25  
Address: 1104 ANGELA ST  
City: KEY WEST  
State, Zip: FL 33040

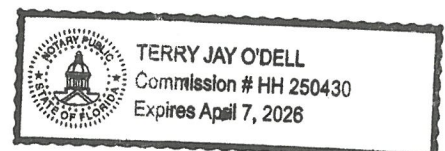
The forgoing instrument was acknowledged before me on this 20 day of May, 2025.

By (Print name of Affiant) James Beyl who is personally known to me or has produced ID as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Terry O'Dell  
Print Name: Terry O'Dell

Notary Public - State of Florida (seal)  
My Commission Expires: April 7, 2026





# PROPERTY APPRAISER INFORMATION



## Monroe County, FL

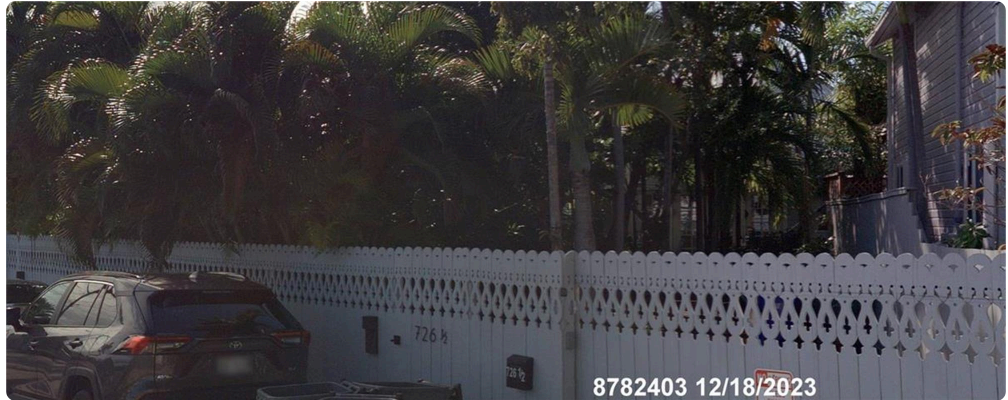
**\*\*PROPERTY RECORD CARD\*\*****Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00018530-000100  
 Account# 8782403  
 Property ID 8782403  
 Millage Group 10KW  
 Location 726 1/2 PASSEVER Ln,  
 Address KEY WEST  
 Legal KW PT OF TR 5 OR418-  
 Description 574/75 OR418-741  
 OR641-90/92 OR735-  
 557/58 OR1319-1928/29  
 OR1452-2028/30  
 OR1452-2031/33  
 OR1629-1529/31  
 OR1763-242/44C  
 OR1980-2305/06  
 OR2448-977/91C/T  
 OR2497-323/25  
 (Note: Not to be used on  
 legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID  
 (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing

**Owner**

[KEY WEST INVESTMENTS LLC](#)  
 1200 4th St  
 138  
 Key West FL 33040

**Valuation**

|                            | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$142,614             | \$135,385             | \$142,327             | \$124,308             |
| + Market Misc Value        | \$3,587               | \$3,587               | \$3,587               | \$3,587               |
| + Market Land Value        | \$966,089             | \$928,931             | \$594,516             | \$389,532             |
| = Just Market Value        | \$1,112,290           | \$1,067,903           | \$740,430             | \$517,427             |
| = Total Assessed Value     | \$688,696             | \$626,087             | \$569,170             | \$517,427             |
| - School Exempt Value      | \$0                   | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$1,112,290           | \$1,067,903           | \$740,430             | \$517,427             |



Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$966,089  | \$142,614      | \$3,587         | \$1,112,290         | \$688,696      | \$0          | \$1,112,290   | \$0                 |
| 2023 | \$928,931  | \$135,385      | \$3,587         | \$1,067,903         | \$626,087      | \$0          | \$1,067,903   | \$0                 |
| 2022 | \$594,516  | \$142,327      | \$3,587         | \$740,430           | \$569,170      | \$0          | \$740,430     | \$0                 |
| 2021 | \$389,532  | \$124,308      | \$3,587         | \$517,427           | \$517,427      | \$0          | \$517,427     | \$0                 |
| 2020 | \$354,232  | \$125,788      | \$3,587         | \$483,607           | \$483,607      | \$0          | \$483,607     | \$0                 |
| 2019 | \$334,415  | \$124,308      | \$3,587         | \$462,310           | \$442,552      | \$0          | \$462,310     | \$0                 |
| 2018 | \$307,167  | \$91,566       | \$3,587         | \$402,320           | \$402,320      | \$0          | \$402,320     | \$0                 |

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 2,405.00        | Square Foot | 0        | 0     |

Buildings

|                |                         |                    |                             |           |
|----------------|-------------------------|--------------------|-----------------------------|-----------|
| Building ID    | 34073                   | Exterior Walls     | ABOVE AVERAGE WOOD          |           |
| Style          | 2 STORY ELEV FOUNDATION | Year Built         | 1928                        |           |
| Building Type  | S.F.R. - R1 / R1        | EffectiveYearBuilt | 2006                        |           |
| Building Name  |                         | Foundation         | WD CONC PADS                |           |
| Gross Sq Ft    | 871                     | Roof Type          | IRR/CUSTOM                  |           |
| Finished Sq Ft | 760                     | Roof Coverage      | METAL                       |           |
| Stories        | 2 Floor                 | Flooring Type      | SFT/HD WD                   |           |
| Condition      | GOOD                    | Heating Type       | FCD/AIR DUCTED with 0% NONE |           |
| Perimeter      | 166                     | Bedrooms           | 1                           |           |
| Functional Obs | 0                       | Full Bathrooms     | 1                           |           |
| Economic Obs   | 0                       | Half Bathrooms     | 0                           |           |
| Depreciation % | 26                      | Grade              | 500                         |           |
| Interior Walls | WD PANL/CUSTOM          | Number of Fire Pl  | 0                           |           |
| Code           | Description             | Sketch Area        | Finished Area               | Perimeter |
| FLA            | FLOOR LIV AREA          | 760                | 760                         | 0         |
| OUU            | OP PR UNFIN UL          | 72                 | 0                           | 0         |
| OPF            | OP PRCH FIN LL          | 39                 | 0                           | 0         |
| TOTAL          |                         | 871                | 760                         | 0         |

Yard Items

| Description | Year Built | Roll Year | Size  | Quantity | Units  | Grade |
|-------------|------------|-----------|-------|----------|--------|-------|
| BRICK PATIO | 1983       | 1984      | 0 x 0 | 1        | 562 SF | 2     |
| WOOD DECK   | 1983       | 1984      | 0 x 0 | 1        | 221 SF | 2     |

Sales

| Sale Date  | Sale Price | Instrument           | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|------------|------------|----------------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 12/15/2010 | \$491,000  | Warranty Deed        |                   | 2497      | 323       | 15 - Unqualified   | Improved           |         |         |
| 1/11/2010  | \$100      | Certificate of Title |                   | 2448      | 977       | 12 - Unqualified   | Improved           |         |         |
| 4/18/2000  | \$1        | Warranty Deed        |                   | 1629      | 1529      | M - Unqualified    | Improved           |         |         |
| 8/1/1994   | \$1        | Warranty Deed        |                   | 1319      | 1928      | M - Unqualified    | Improved           |         |         |

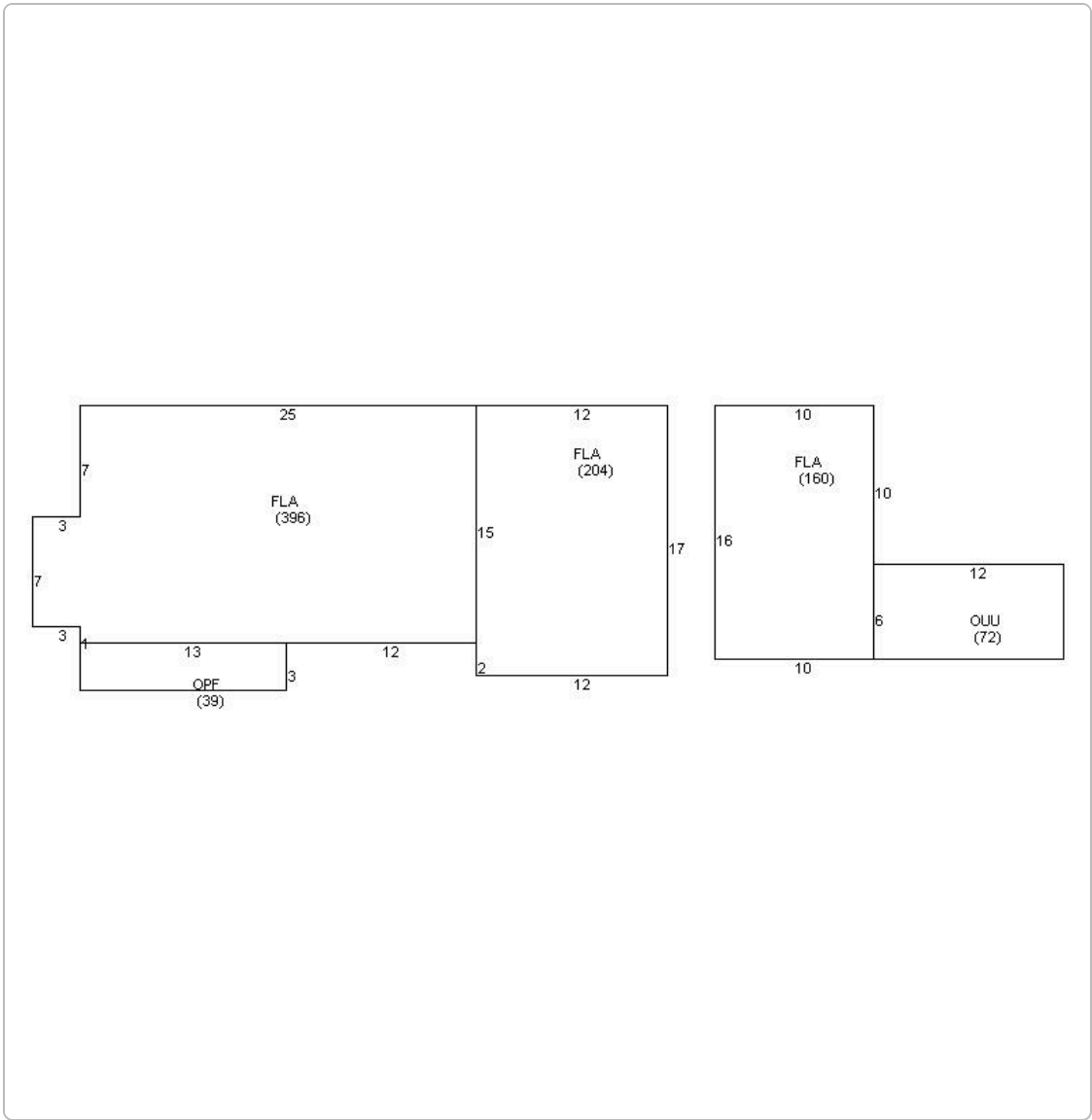
Permits

| Number  | Date Issued | Status    | Amount  | Permit Type | Notes             |
|---------|-------------|-----------|---------|-------------|-------------------|
| B952805 | 08/01/1995  | Completed | \$1,000 | Residential | REPAIR 160SF DECK |
| M952646 | 08/01/1995  | Completed | \$6,000 | Residential | 3 TON AC          |

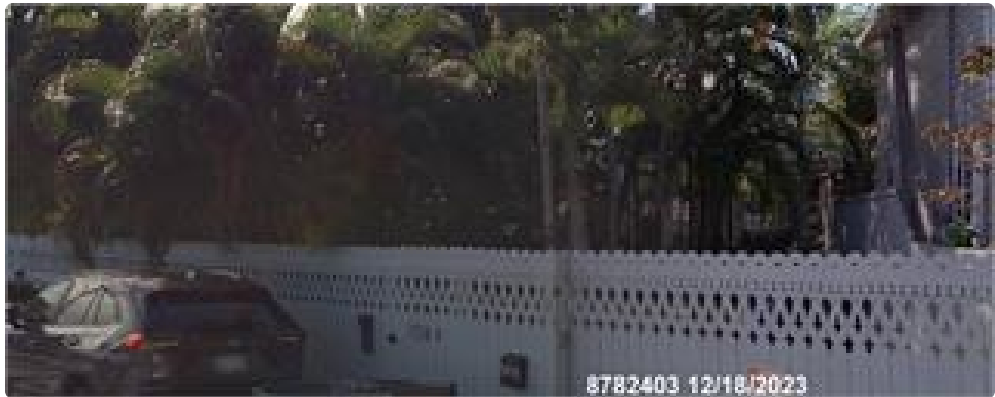
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



## Map



## TRIM Notice



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Last Data Upload: 4/16/2025, 1:47:17 AM