

Staff Report

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members
Through: Patrick Wright, Interim Planning Director
From: Melissa Paul-Leto, Planner Analyst
Meeting Date: April 20, 2017

Agenda Item: **Variance – 1107 Southard Street (RE# 00007140-000000)** - A request for variances to the minimum open space requirement , rear and both side setback requirements in order to reconstruct a rear addition and porch located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 90-395, 108-346(b), 122-630(6)(b), 122-630(6)(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: A request to variances for the minimum open space requirement, side and rear setback requirements in order to reconstruct a rear addition and porch.

Applicant: Edger G. Braswell, IV

Owner: Edger G. Braswell, IV

Location: 1107 Southard Street (RE# 00007140-000000)

Zoning: Historic High Density Residential (HHDR)



Background and Request:

The subject property is located on the 1100 block of Southard Street toward the intersection of Southard and Frances Streets within the HHDR Zoning District. The property currently consists of a historic contributing two story single family residence.

The applicant is proposing the following: to remodel the existing historic single family home, remove pavement and replace with a wood framed deck, replace a damaged existing historic addition and patio roof. The proposed roof raises the three dimensional envelope of the non-conformities on rear and side setbacks.

The applicant is requesting a variance to both side yard setback requirements, rear yard setback requirements and the minimum open space requirements.

| Relevant Land Development Regulations: Code Section 122-630 & 108-346(b) | | | | |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------|
| Dimensional Requirement | Required/ Allowed | Existing | Proposed | Change / Variance Required? |
| Size of site | 4,000 sf | 1,750 sf | No change | No change In compliance |
| Height | 30 feet | 20 feet 7 inches | No change | No change In compliance |
| Front Setback | 10 feet | 4 feet 10 inches | No change | No change In compliance |
| Side Setback | 5 feet | 4 feet 9 inches | 4 feet 9 inches | Variance Required -3 inches Raised roof |
| Side Setback | 5 feet | 2 feet 2 inches | 4 feet | Variance Required -1 foot Raised roof |
| Rear Setback | 20 feet | -1 foot 4 inches (1 foot 4 inches goes over the property line) | 0 feet (The applicant is proposing to bring the building within the property line) | Variance Required -20 feet Raised roof |
| Building Coverage | 50% (875 sf) | 67.22% (1,176.41 sf) | No change | No change In compliance |
| Impervious surface | 60% (1,050 sf) | 89.86% (1,572.59 sf) | 85.97% (1,504.53 sf) | Improving In compliance |
| Open Space | 35% (812.50 sf) | 10.14% (177.41 sf) | 8.65% (151.93 sf) | Variance Required -26.35% (660.57 sf) |

Process:

Planning Board Meeting: April 20, 2017
Planning Board Meeting: March 16, 2017
(Postponed by Planning Board)
Planning Board Meeting: February 23, 2017

(Postponed by staff)

Local Appeal Period: 30 days
DEO Review Period: Up to 45 days

Analysis – Evaluation for Compliance with The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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.***

The lot size is non-conforming from what is required in the HHDR zoning district. The property was built in 1933 prior to our current Land Development Regulations. The applicant is attempting to restore the structure and property that is non-conforming to many of the dimensional requirements. The proposed remodeling, replacement of the damaged existing historic structure is greatly needed. Special conditions do exist. The circumstances of the lot are peculiar.

IN COMPLIANCE.

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

The conditions were not created from or by the applicant. There are Sanborn maps dating back from 1889 and 1892 showing the applicant did not create these conditions.

IN COMPLIANCE.

3. ***Special privileges not conferred. That granting the variance 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.***

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. The roof could be replaced or reconstructed within the existing three-dimensional building envelope. Therefore, allowing the expansion of the building envelope would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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.***

Hardship conditions exist in that the existing location of the house on its minimal lot makes it impossible to make any changes without variances. The denial of the requested Variance would deprive the applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. Therefore, hardship conditions do exist.

IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The Variance request is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variance requested.

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.

The Planning Department has received 5 positive public comments regarding the requested variance.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**.

Application



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: 1107 Southard St, Key West, FL 33040

Zoning District: HHDR Real Estate (RE) #: 00007140-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: EDGAR G. BRASWELL, IV

Mailing Address: 715 1ST STREET

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 305.797.7248 Office: _____ Fax: _____

Email: RACHEL@CONCRETEBELLA.COM

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Remodel of an existing historic single family home. Removal of pavement and replaced with a wood framed deck. ~~Conversion of a cistern into a pool.~~ Replacement of a damaged existing historic addition and patio roof.

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

~~Variance for the five foot right side setback to be set to zero feet for mechanical equipment and equipment pads. Variance for the five foot left side setback~~

~~to be set to one (1) foot for the conversion of a cistern into a pool.~~ Variance for the twenty foot rear setback to be set to zero (0) feet for the demolition and reconstruction

of a one story historic addition and porch roof with increased height. Variance for the five foot left side setback to be set to four (4) feet for the

replacement of a higher patio roof. Variance for the 35% open space requirement to allow for the addition of ~~mechanical equipment and~~ pathway to be 7%.

Variance for the five foot right side setback to be set to four (4) feet for the demolition and reconstruction of a one story historic addition with increased height.

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

If yes, please describe and attach relevant documents: _____

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 | HHDR | | | |
| Flood Zone | AE-6 | | | |
| Size of Site | +/- 1,750.00 SQ. FT. | | | |
| Height | 30 FT | +/- 20' - 7" | NO CHANGE | NO |
| Front Setback | 10 FT | +/- 4' - 10" | NO CHANGE | NO |
| Side Setback | 5 FT | +/- 4' - 9" | 4' - 0" 4' - 9" | YES |
| Side Setback | 5 FT | +/- 2' - 2" | 4' - 0" 4' - 0" | YES |
| Street Side Setback | 5 FT | N/A | N/A | NO |
| Rear Setback | 20 FT | - 1' - 4" | 0' - 0" | YES |
| F.A.R | N/A | N/A | N/A | NO |
| Building Coverage | 50% - 875.00 SF | 67.22% - 1,176.41SF | NO CHANGE | NO |
| Impervious Surface | 60% - 1,050.00 SF | 89.86% - 1,572.59SF | 87.08% - 1,523.87SF | NO 85.97% - 1504.53 SF |
| Parking | 1 | 0 | 1 | NO |
| Handicap Parking | 0 | 0 | NO CHANGE | NO |
| Bicycle Parking | 0 | 0 | NO CHANGE | NO |
| Open Space/ Landscaping | 35% - 612.50 SF | 10.14% - 177.41SF | 07.01% - 122.59SF | YES 157.93 SF |
| Number and type of units | 1 SINGLE FAMILY | 1 SINGLE FAMILY | 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 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.

The location of the existing building and site features on the property are specific to this site. Thus special conditions exist specific to this particular property. The existing conditions feature an unusually small lot with the existing styructure over the property lines resulting in no rear yard and the minimum lot size smaller than the zoning requirements thus greatly reducing and limiting the buildable footprint.

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

The condition was not created from or by the applicant. The building and additions area shown on the Sandborn maps as early as 1889 and show the main house appearing on the 1892 Sandborn map; thus creating a condition not created by the applicant.

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.

Allowing the reconstruction of a one story historic addition ^{will} and pool will not confer special privileges to the applicant as similar conditions exist 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.

Hardship conditions exist by limiting the applicant of suitable areas for mechanical equipment and an existing cistern in the side setback. The existing location of the house on its minimal lot makes it impossible to make habitable changes without variances. The existing interior height of the one story addition is under the code minimum for habitable spaces.

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.

The variances requested is the minimum which will provide ~~the conversion of an existing cistern into a pool,~~ ~~the addition of mechanical equipment and slabs and~~ the reconstruction of a heavily damaged one story addition with uninhabitable head height to be habitable and on the applicants property.

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.

There are no apparent injurious to the public welfare. The proposed variances are consistent with the intended land use and will improve the quality of life for the applicants. The variances will not be injurious to the area involved because the variance is minimal and within an existing condition. With the addition of a fire sprinkler system and the rebuilt one story addition having a 1 hour rear fire wall on the property line the public welfare will be increased.

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.

The existing nonconforming uses of other properties (if any) do not have any effects on this variance application.

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, Edgar G. Braswell, IV, 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:

1107 Southard Street

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.

Edgar G. Braswell, IV

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this November 30, 2016 by

date

Edgar G. Braswell, IV

Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

[Signature]

Notary's Signature and Seal

Rachel Bashore

Name of Acknowledger typed, printed or stamped

FF 110952

Commission Number, if any



Deed

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE116-033
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$3,444.00

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 4th day of October, 2016, between RICHARD M. KLITENICK, as *Special Magistrate under the Court Order dated August 15, 2016 in that certain case pending in the Circuit Court of the 16th Judicial Circuit in and for Monroe County, Florida, styled DAWN JULIAN v. MICHAEL JULIAN, RANDOLPH POINDEXTER, RONALD POINDEXTER, et al; CASE No.: 15-CA-000569-K*, whose address is 1009 Simonton Street, Key West, FL 33040 (hereinafter referred to as "Grantor"), and EDGAR G. BRASWELL, IV, a single man, whose address is 715 First Street., Key West, FL 33040 (hereinafter referred to as "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 *FOUR HUNDRED NINETY-TWO THOUSAND & 00/100^{ths} DOLLARS (\$492,000.00)* and other good and valuable consideration 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**, with the street address of **1107 Southard Street, Key West FL 33040**, and more particularly described as:

IN THE CITY OF KEY WEST BEING IN LOT 4, ACCORDING TO A SUBDIVISION OF SAID LOT 4 IN SQUARE 44, OF W. A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY, A.D. 1829, MADE BY GEO W. WATSON, AND RECORDED IN DEED BOOK "K", PAGES 68 AND 69 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 65 FEET DISTANT FROM THE N.E. CORNER OF FRANCIS AND SOUTHARD STREETS, AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION 50 FEET; THENCE IN A NORTHEASTERLY DIRECTION 35 FEET; THENCE IN A SOUTHEASTERLY DIRECTION 50 FEET TO SOUTHARD STREET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SOUTHARD STREET 35 FEET TO THE PLACE OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00007140-000000; ALTERNATE KEY ("AK") NO.: 1007404

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS

SUBJECT TO: ENCROACHMENT OF NEIGHBOR'S FENCE OVER SOUTHWEST PROPERTY LINE; ENCROACHMENT OF NEIGHBOR'S WOODEN FENCE OVER NORTHEAST PROPERTY LINE BY 0.9 TO 1.4 FEET; BUILDING AND ROOF LINE ENCROACH INTO NEIGHBOR'S PROPERTY OVER NORTHWEST PROPERTY LINE BY UP TO 2.3 FEET; AND ALL OTHER MATTERS AS DEPICTED ON THAT CERTAIN SURVEY DATED APRIL 07, 2016, PREPARED BY ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR & MAPPER, REECE & ASSOCIATES, JOB/INVOICE # 16040502.


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

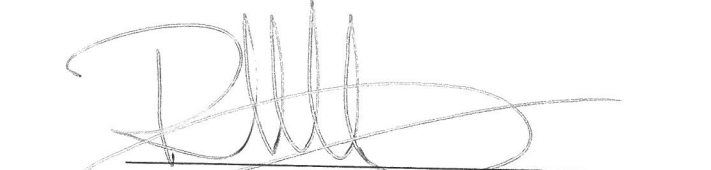
To Have and to Hold, the same in fee simple forever.

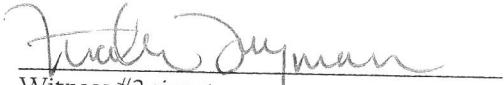
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and those items listed above.

In Witness Whereof, Grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 signature
Print name: KIMBERLY M. WHITE


RICHARD M. KLITENICK, as Special
Magistrate under Court Order dated August 15,
2016 in that certain case pending in the Circuit
Court of the 16th Judicial Circuit in and for Monroe
County, Florida, styled DAWN JULIAN
v. MICHAEL JULIAN, RANDOLPH
POINDEXTER, RONALD POINDEXTER, et al;
CASE No.: 15-CA-000569-K

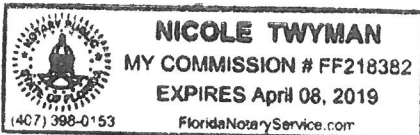

Witness #2 signature
Print Name: NICOLE TWYMAN

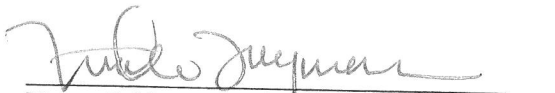
STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements RICHARD M. KLITENICK, who is personally known to me, or who produced NA as identification, to be the named Special Magistrate described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, Monroe County, State of Florida on this 4 day of October, 2016.

(STAMP/SEAL)



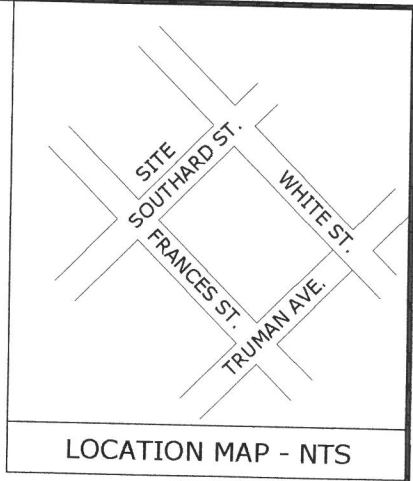

Notary Public-State of Florida
Commission Expires: APRIL 08, 2019

MONROE COUNTY
OFFICIAL RECORDS

Survey

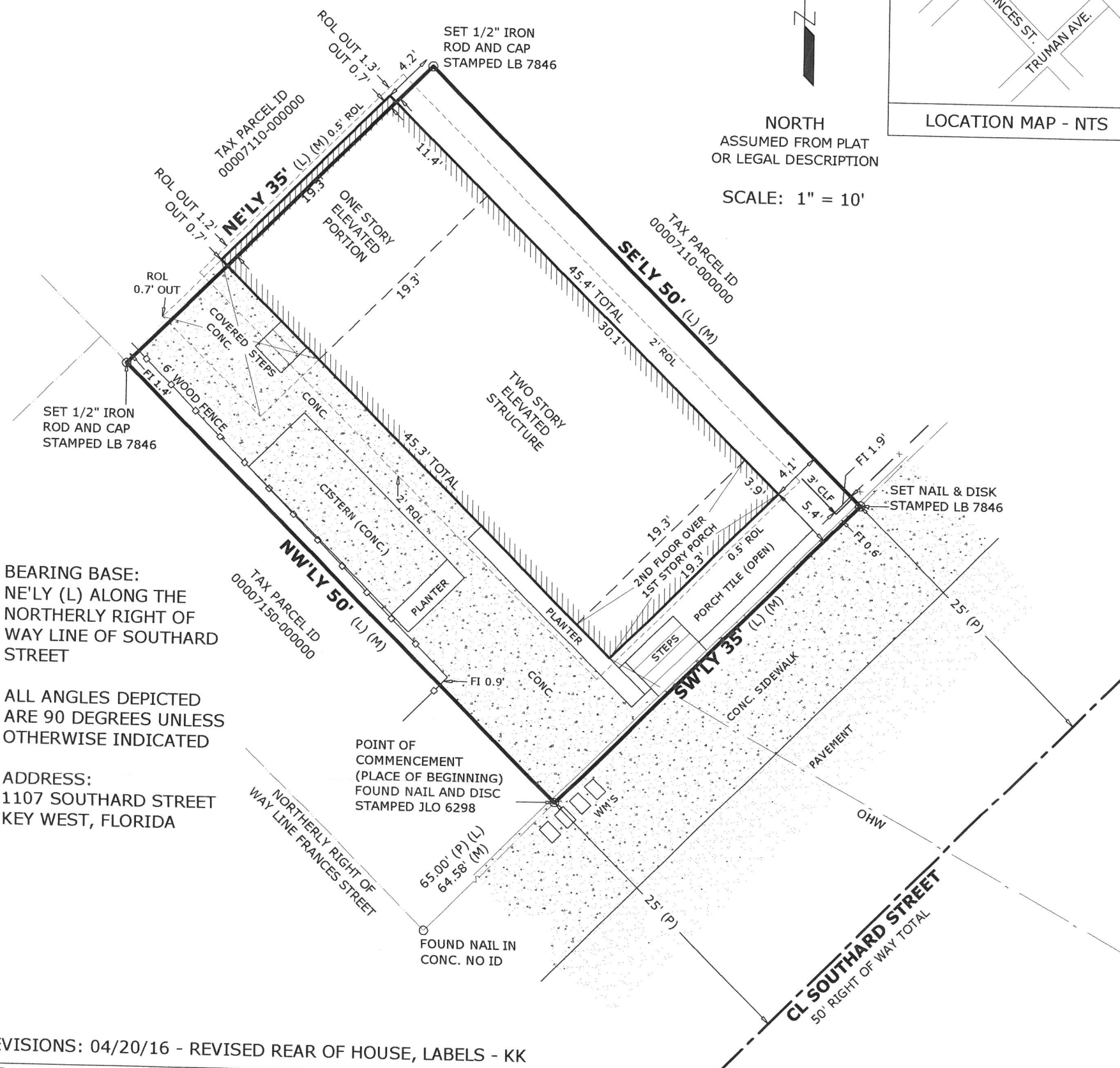
MAP OF BOUNDARY SURVEY

A PORTION OF LOT 4, SQUARE 44
W.A. WHITEHEAD'S MAP
DEED BOOK "K", PAGES 68 AND 69
MONROE COUNTY, FLORIDA



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 10'



BEARING BASE:
NE'LY (L) ALONG THE
NORTHERLY RIGHT OF
WAY LINE OF SOUTHARD
STREET

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1107 SOUTHARD STREET
KEY WEST, FLORIDA

POINT OF COMMENCEMENT
(PLACE OF BEGINNING)
FOUND NAIL AND DISC
STAMPED JLO 6298

REVISIONS: 04/20/16 - REVISED REAR OF HOUSE, LABELS - KK

LEGAL DESCRIPTION:
In the City of Key West being in Lot 4, according to a subdivision of said Lot 4 in Square 44, of W. A. Whitehead's map, delineated in February, A. D., 1829, made by Geo. W. Watson, and recorded in Deed Book "K", Pages 68 and 69 of the Public Records of Monroe County, Florida, and particularly described as follows:

Commencing at a point 65 feet distant from the N.E. corner of Francis and Southard Streets, and running thence in a NW'y direction 50 feet; thence in a NE'y direction 35 feet; thence in a SE'y direction 50 feet to Southard Street; thence in a SW'y direction along Southard Street 35 feet to the place of beginning.

CERTIFIED TO:
EDWARD G. BRASWELL IV

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.


LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW THE OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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

| | | |
|--------------------------------------|------------------------------------------------|------------------------------------|
| BFP = BACK-FLOW PREVENTER | GI = GRATE INLET | PRC = POINT OF REVERSE CURVE |
| BO = BLOW OUT | GL = GROUND LEVEL | PRM = PERMANENT REFERENCE MONUMENT |
| C = CALCULATED | GW = GUY WIRE | PT = POINT OF TANGENT |
| C&G = 2" CONCRETE CURB & GUTTER | HB = HOSE BIB | R = RADIUS |
| CB = CONCRETE BLOCK | IP = IRON PIPE | ROL = ROOF OVERHANG LINE |
| CBW = CONCRETE BLOCK WALL | IR = IRON ROD | ROWL = RIGHT OF WAY LINE |
| CBRW = CONCRETE BLOCK RETAINING WALL | L = ARC LENGTH | R/W = RIGHT OF WAY |
| CI = CURB INLET | LE = LOWER ENCLOSURE | SCO = SANITARY CLEAN-OUT |
| CL = CENTERLINE | LP = LIGHT POLE | SMH = SANITARY MANHOLE |
| CLF = CHAINLINK FENCE | LS = LANDSCAPING | SPV = SPRINKLER CONTROL VALVE |
| CM = CONCRETE MONUMENT | M = MEASURED | SV = SEWER VALVE |
| CONC = CONCRETE | MB = MAILBOX | TB = TELEPHONE BOX |
| C/S = CONCRETE SLAB | MHWL = MEAN HIGH WATER LINE | TBM = TIDAL BENCHMARK |
| CVRD = COVERED | MTLF = METAL FENCE | TMH = TELEPHONE MANHOLE |
| D = DEED | NAVD = NORTH AMERICAN VERTICAL DATUM (1929) | TOB = TOP OF BANK |
| DELTA = DELTA ANGLE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1988) | TOS = TOE OF SLOPE |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DMH = DRAINAGE MANHOLE | OHW = OVERHEAD WIRES | TYP = TYPICAL |
| EB = ELECTRIC BOX | P = PLAT | UEASE = UTILITY EASEMENT |
| EL = ELEVATION | P&M = PLAT & MEASURED | UPC = CONCRETE UTILITY POLE |
| ELEV = ELEVATED | PC = POINT OF CURVE | UPM = METAL UTILITY POLE |
| EM = ELECTRIC METER | PCC = POINT OF COMPOUND CURVE | UPW = WOOD UTILITY POLE |
| ENCL = ENCLOSURE | PCP = PERMANENT CONTROL POINT | VB = VIDEO BOX |
| FFE = FINISHED FLOOR ELEVATION | PI = POINT OF INTERSECTION | WD = WOOD DECK |
| FH = FIRE HYDRANT | PK = PARKER KALON NAIL | WDF = WOOD FENCE |
| FI = FENCE INSIDE | PM = PARKING METER | WL = WOOD LANDING |
| FND = FOUND | POB = POINT OF BEGINNING | WM = WATER METER |
| FO = FENCE OUTSIDE | POC = POINT OF COMMENCEMENT | WRACK = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |
| GB = GRADE BREAK | | |

| | |
|-----------------|----------|
| SCALE: | 1" = 10' |
| FIELD WORK DATE | 04/07/16 |
| REVISION DATE | 04/20/16 |
| SHEET | 1 OF 1 |
| DRAWN BY: | GF |
| CHECKED BY: | RER |
| INVOICE #: | 16040502 |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

Site Plan

CONSTRUCTION PLANS FOR 1107 SOUTHARD ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1107 SOUTHARD ST
KEY WEST, FL 33040

OWNER:
EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL. 33040

| | | | |
|---------------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| STATUS: FINAL | | | |



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(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT: 1107 SOUTHARD ST

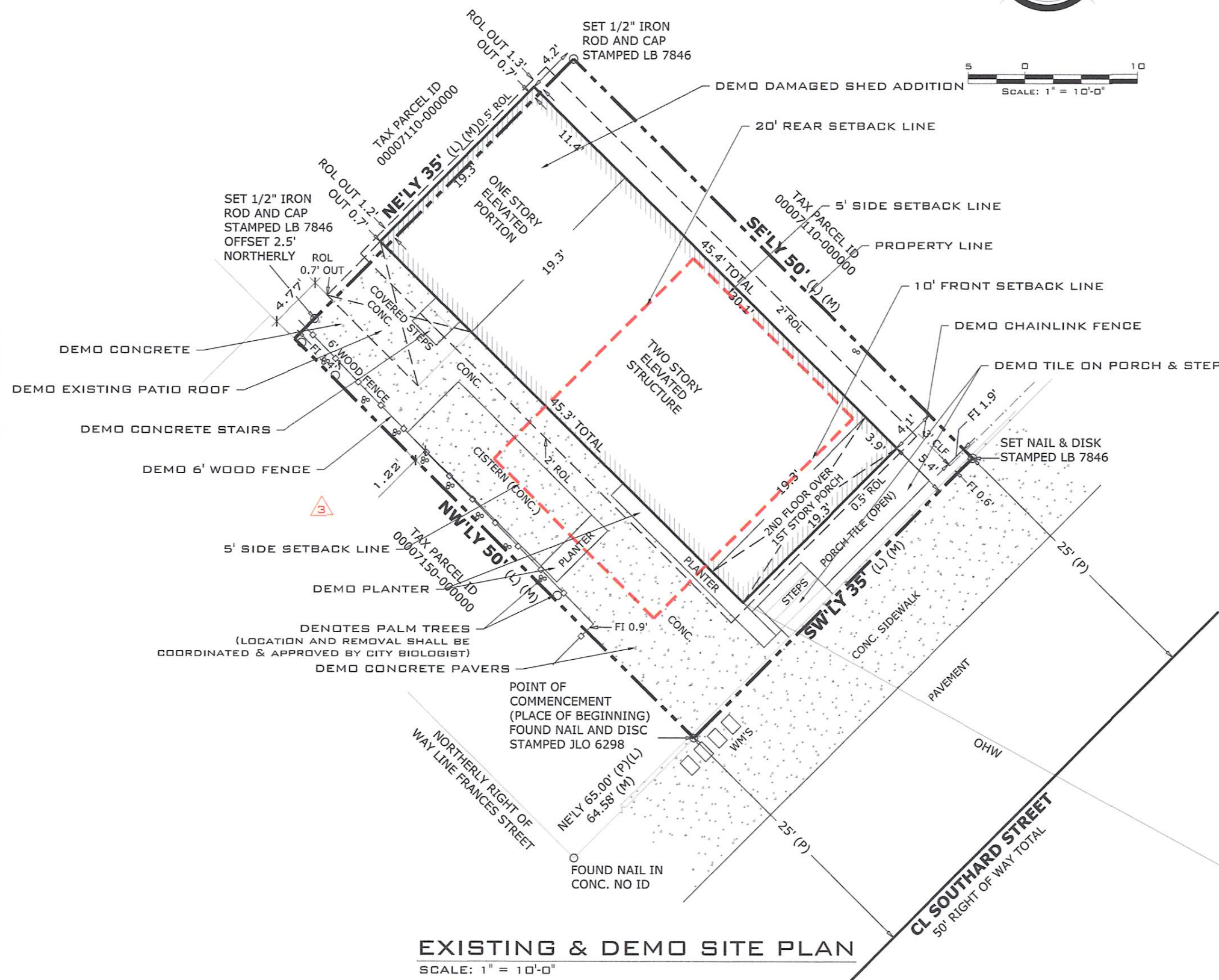
SITE: 1107 SOUTHARD ST
KEY WEST, FL 33040

TITLE: COVER

| | | | |
|------------------|-------------|-----------|----------|
| SCALE AT 1:1X17: | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 11/16/16 | BDB | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | G-100 | 1 | |

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SIGNATURE: *[Handwritten Signature]*
DATE: NOV 18 2016
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING & DEMO SITE PLAN
SCALE: 1" = 10'-0"

SITE DATA:

TOTAL SITE AREA: ±1,750.00 SQ.FT

LAND USE: HHDR

FLOOD ZONE: AE6

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,050.00 SQ.FT)

EXISTING: 89.86% (±1,572.59 SQ.FT.)

PROPOSED: 85.97% (±1,504.53 SQ.FT.) IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50% (875.00 SQ.FT)

EXISTING: 67.22% (±1,176.41 SQ.FT.)

PROPOSED: 67.22% (±1,176.41 SQ.FT.) NO CHANGE

OPEN SPACE MINIMUM:

REQUIRED: 35% (612.50 SQ.FT)

EXISTING: 10.14% (±177.41 SQ.FT.)

PROPOSED: 08.68% (±151.93 SQ.FT.)

VARIANCE REQUEST FOR 8%

SETBACKS

FRONT:

REQUIRED: 10 FT

EXISTING: ±4'-10" (ROOF OVERHANG)

PROPOSED: ±4'-10" (ROOF OVERHANG) NO CHANGE

SIDE:

REQUIRED: 5 FT

EXISTING: ±4'-9" (PORCH ROOF OVERHANG)

PROPOSED: ±4'-9" (PORCH ROOF OVERHANG) NO CHANGE

SIDE:

REQUIRED: 5 FT

EXISTING: ±2'-2" (ROOF OVERHANG)

PROPOSED: ±2'-2" (ROOF OVERHANG) NO CHANGE

REAR:

REQUIRED: 20 FT

EXISTING: -1'-4" (BUILDING OVER LINE)

PROPOSED: 0'-0" (BUILDING ON LINE) IMPROVEMENT

MAXIMUM HEIGHT:

REQUIRED: 30 FT

EXISTING: ±20'-7"

PROPOSED: ±20'-7" NO CHANGE

| | | | |
|---------------|---------------|-----|----------|
| 2 | SITE REVISION | BB | 02/27/17 |
| REV: | DESCRIPTION: | BY: | DATE: |
| STATUS: FINAL | | | |



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CA # 30835

CLIENT: EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT: 1107 SOUTHARD ST

SITE: 1107 SOUTHARD ST
KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

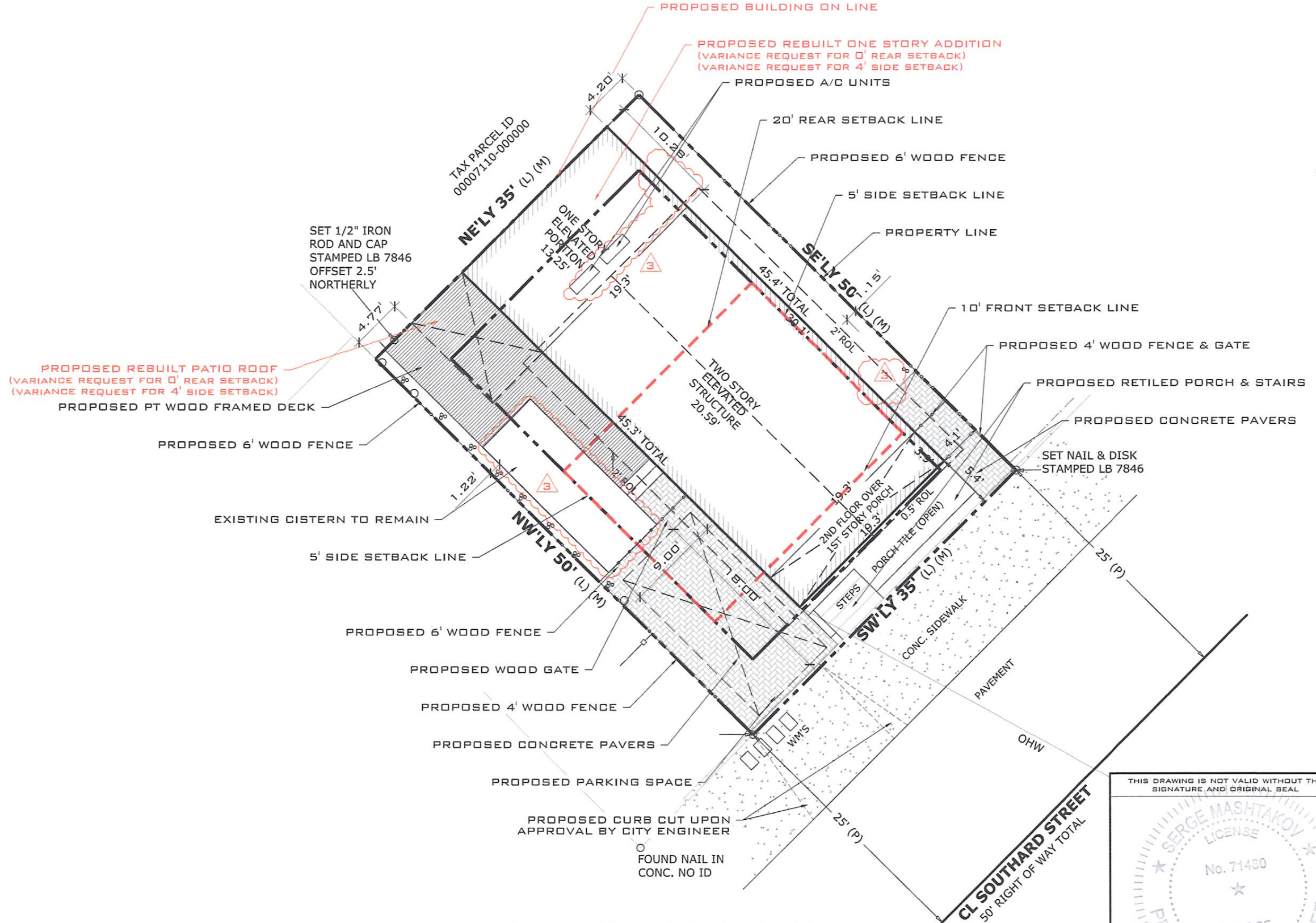
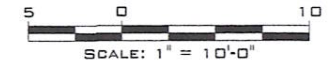
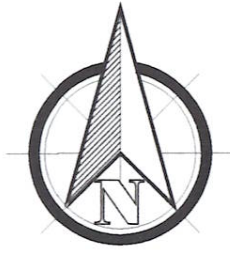
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|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 11/16/16 | BDB | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | C-101 | 1 | |

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SIGNATURE: SERGE MASHTAKOV

DATE: FEB 2 2017

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE No 71480



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

| | | | |
|---------------|---------------|-----|----------|
| 2 | SITE REVISION | BB | 02/27/17 |
| REV: | DESCRIPTION: | BY: | DATE: |
| STATUS: FINAL | | | |



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CLIENT: EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040
PROJECT: 1107 SOUTHARD ST

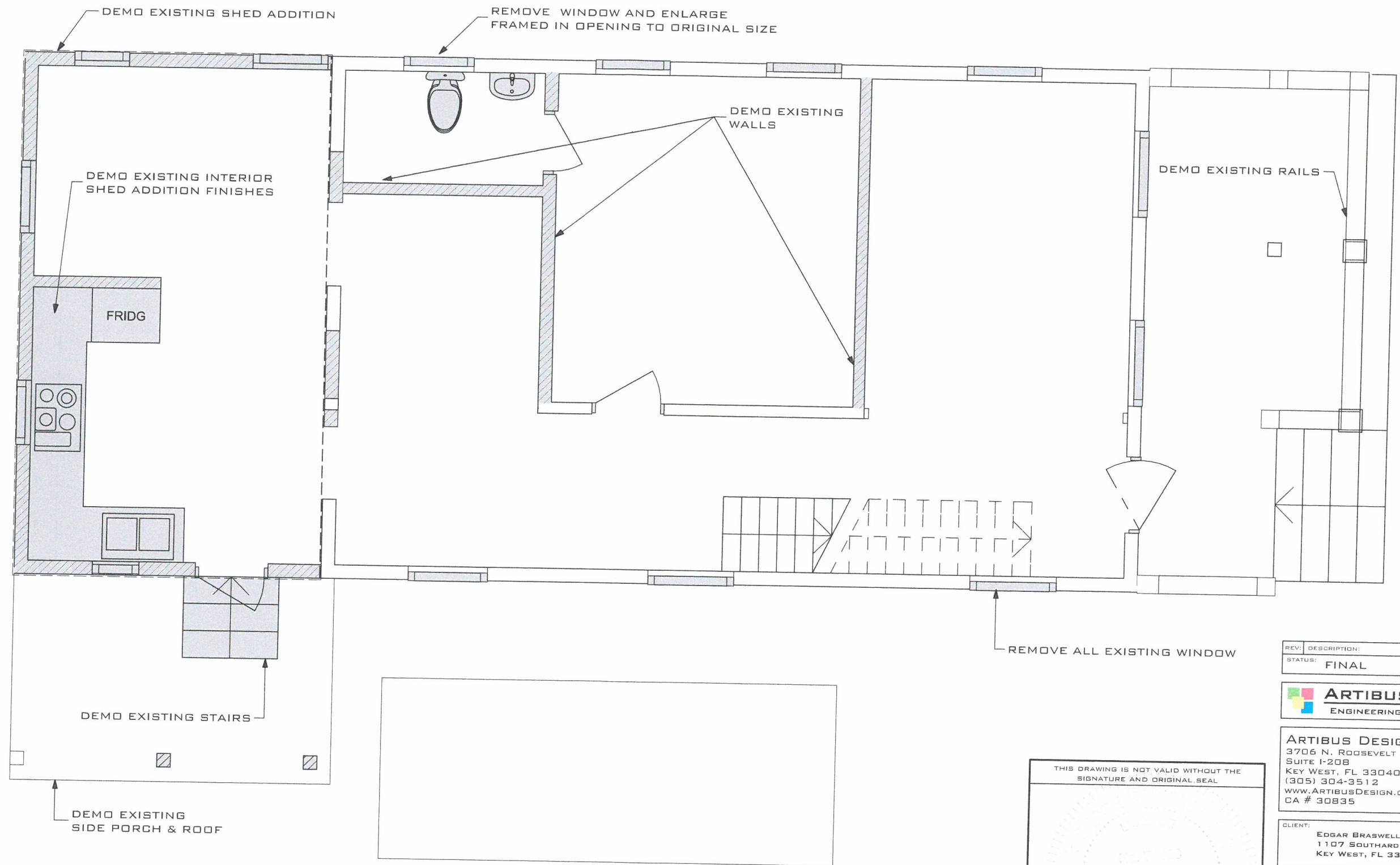
SITE: 1107 SOUTHARD ST
KEY WEST, FL 33040
TITLE: PROPOSED SITE PLAN

| | | | |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE: | DRAWN: | CHECKED: |
| AS SHOWN | 11/16/16 | BDB | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | C-102 | 1 | |

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SIGNATURE: *[Handwritten Signature]*
DATE: FEB 27 2017

SEGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING AND DEMO GROUND FLOOR PLAN
 SCALE: 1/4" = 1'

| | | | |
|------|---------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| | STATUS: FINAL | | |



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CLIENT:
 EDGAR BRASWELL
 1107 SOUTHARD ST
 KEY WEST, FL 33040

PROJECT:
 1107 SOUTHARD ST

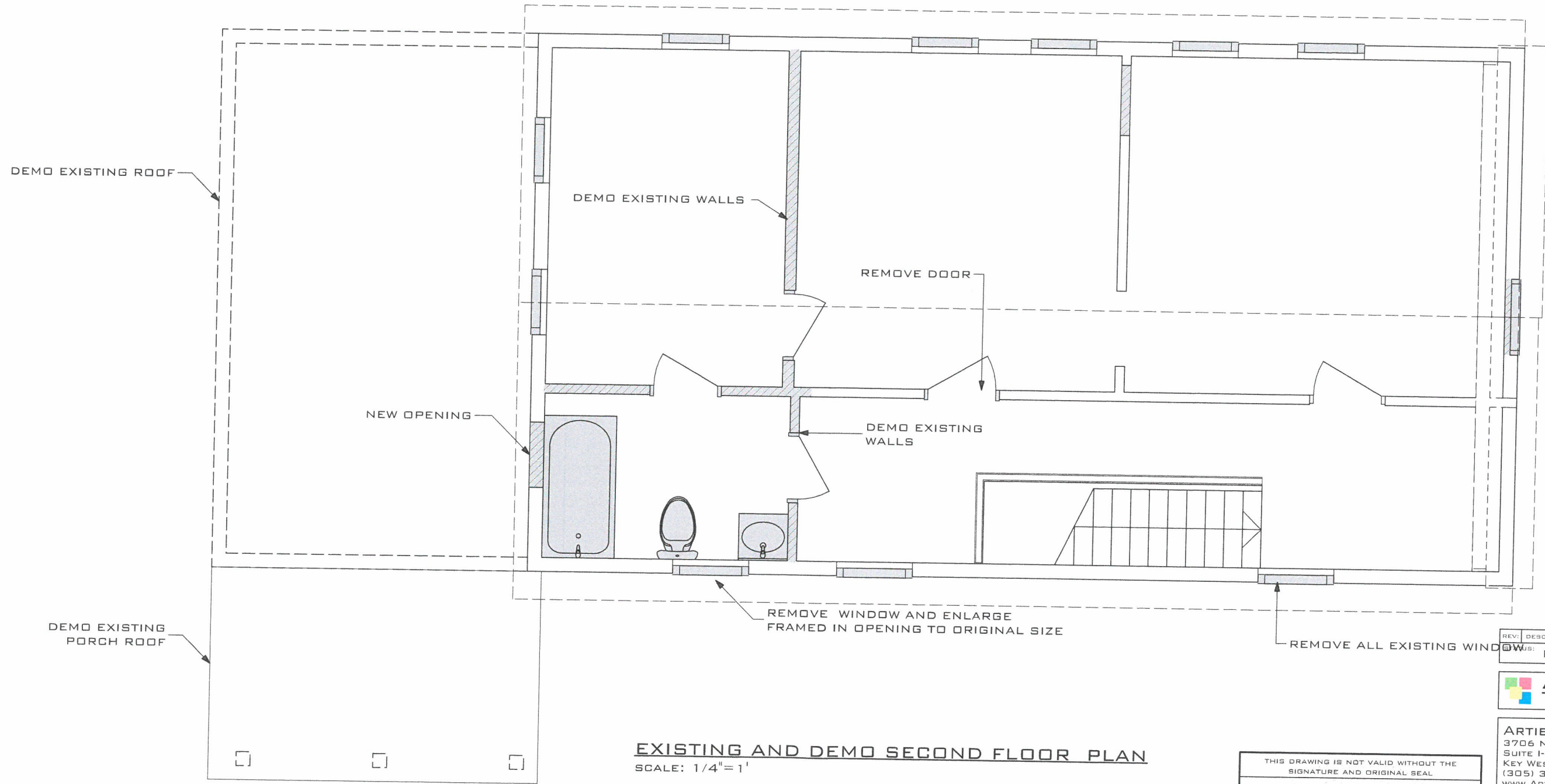
SITE:
 1107 SOUTHARD ST
 KEY WEST, FL 33040

TITLE:
 EXISTING AND DEMO
 GROUND FLOOR PLAN

| | | | |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE: | DRAWN: | CHECKED: |
| NTS | 11/17/16 | SAM | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | A-101 | | |

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SIGNATURE: *[Signature]*
 DATE: NOV 18 2016
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING AND DEMO SECOND FLOOR PLAN
 SCALE: 1/4" = 1'

| | | | |
|------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| 01 | FINAL | | |



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 KEY WEST, FL 33040

PROJECT:
 1107 SOUTHARD ST

SITE:
 1107 SOUTHARD ST
 KEY WEST, FL 33040

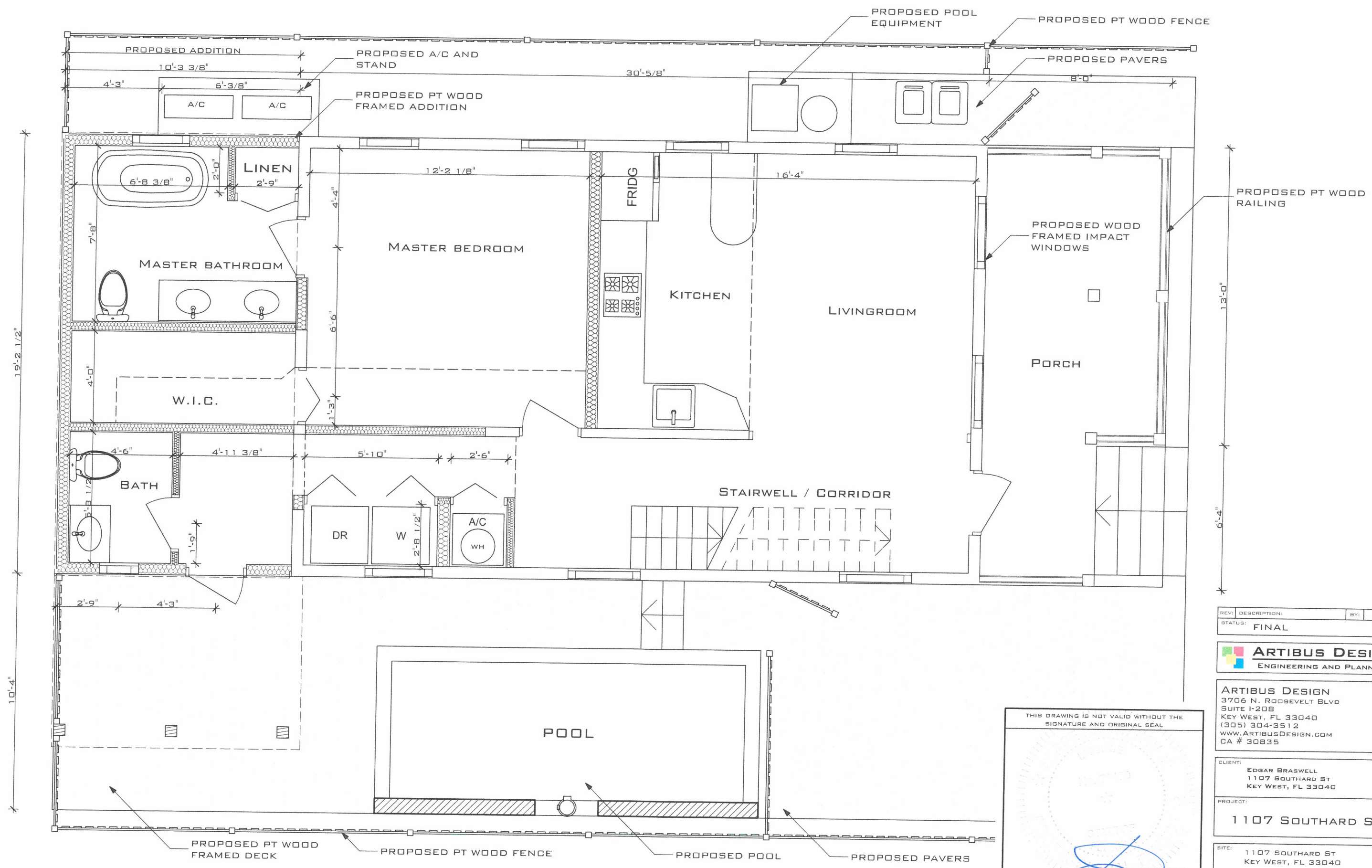
TITLE:
 EXISTING AND DEMO
 SECOND FLOOR PLAN

| | | | |
|-------------------|-------------|-----------|----------|
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| NTS | 11/17/16 | SAM | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | A-102 | | |

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SIGNATURE: *[Signature]*
 DATE: 11/18/2016

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'

| | | | |
|---------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| STATUS: | FINAL | | |



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1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT:
1107 SOUTHARD ST

SITE:
1107 SOUTHARD ST
KEY WEST, FL 33040

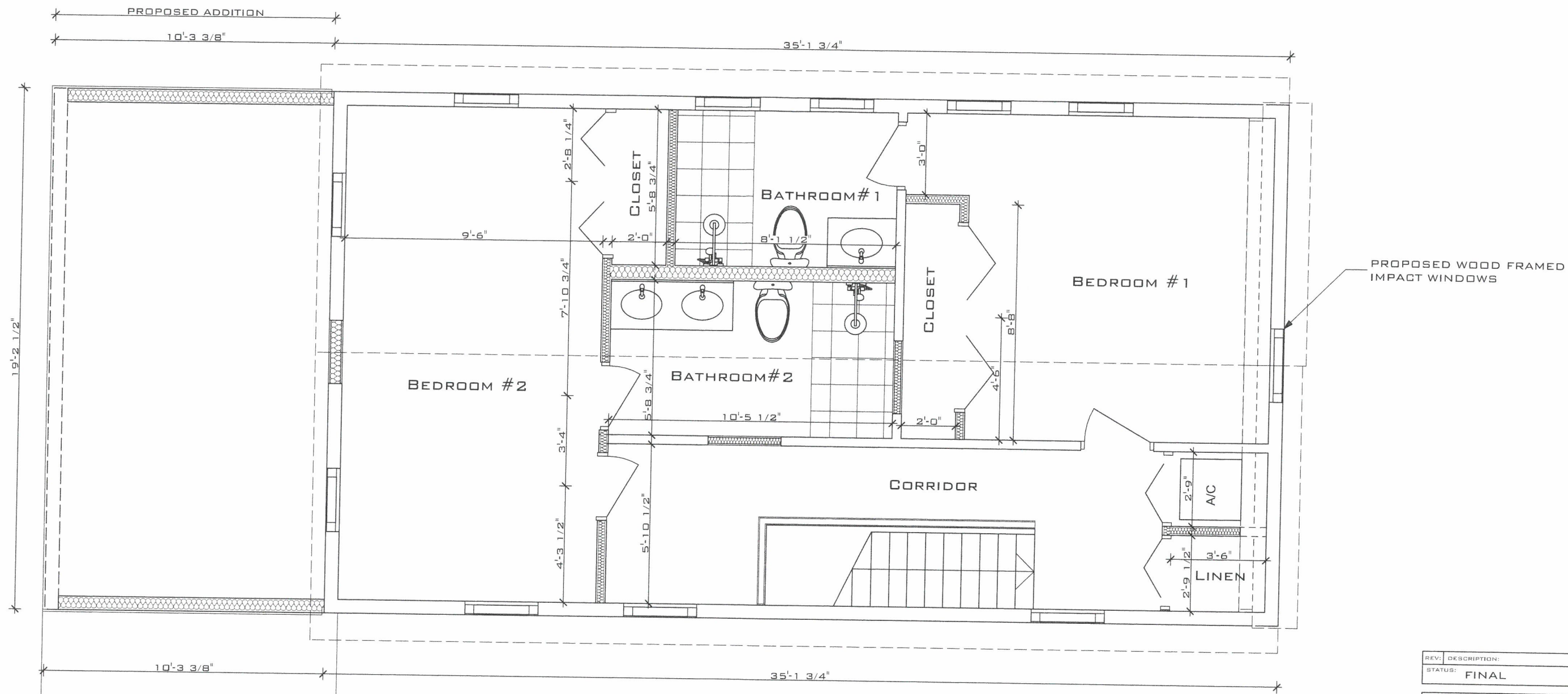
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PROPOSED GROUND FLOOR PLAN

| | | | |
|-------------------|-------------|-----------|----------|
| SCALE AT 1/4"=1': | DATE: | DRAWN: | CHECKED: |
| NTS | 11/17/16 | SAM | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | A-103 | | |

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DATE: NOV 18 2016

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PROFESSIONAL ENGINEER
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LICENSE NO 71480



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'

| | | | |
|------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| | FINAL | | |



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CLIENT:
 EDGAR BRASWELL
 1107 SOUTHARD ST
 KEY WEST, FL 33040

PROJECT:
 1107 SOUTHARD ST

SITE:
 1107 SOUTHARD ST
 KEY WEST, FL 33040

TITLE:
 PROPOSED SECOND FLOOR PLAN

| | | | |
|-------------------|-------------|-----------|----------|
| SCALE AT 1/4"=1': | DATE: | DRAWN: | CHECKED: |
| NTS | 11/17/16 | SAM | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | A-104 | | |

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 DATE: NOV 18 2016

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 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

PROPOSED WOOD FRAMED IMPACT WINDOWS



EXISTING FRONT ELEVATION

SCALE: 3/16"=1'



PROPOSED FRONT ELEVATION

SCALE: 3/16"=1'

| | | | |
|------|---------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| | STATUS: FINAL | | |



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 1107 SOUTHARD ST
 KEY WEST, FL 33040

PROJECT:
 1107 SOUTHARD ST

SITE:
 1107 SOUTHARD ST
 KEY WEST, FL 33040

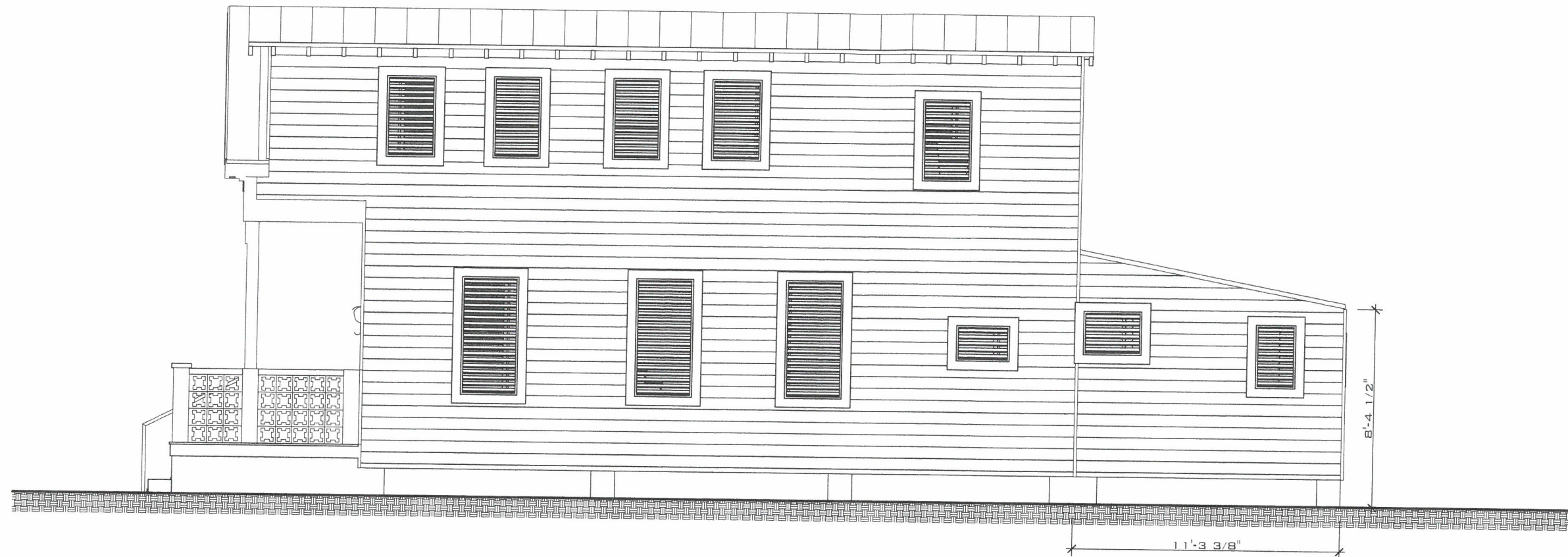
TITLE:
 FRONT ELEVATION

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 DATE: NOV 18 2016

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 STATE OF FLORIDA
 LICENSE NO 71480

| | | | |
|-----------------|-------------|-----------|----------|
| SCALE AT 1/16": | DATE: | DRAWN: | CHECKED: |
| NTS | 11/17/16 | SAM | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | A-105 | | |



EXISTING RIGHT ELEVATION

SCALE: 3/16"=1'



PROPOSED RIGHT ELEVATION

SCALE: 3/16"=1'

| | | | |
|------|--------------|-----|-------|
| REV: | DESCRIPTION: | BY: | DATE: |
| | FINAL | | |



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CLIENT: EDGAR BRASWELL
 1107 SOUTHARD ST
 KEY WEST, FL 33040

PROJECT: **1107 SOUTHARD ST**

SITE: 1107 SOUTHARD ST
 KEY WEST, FL 33040

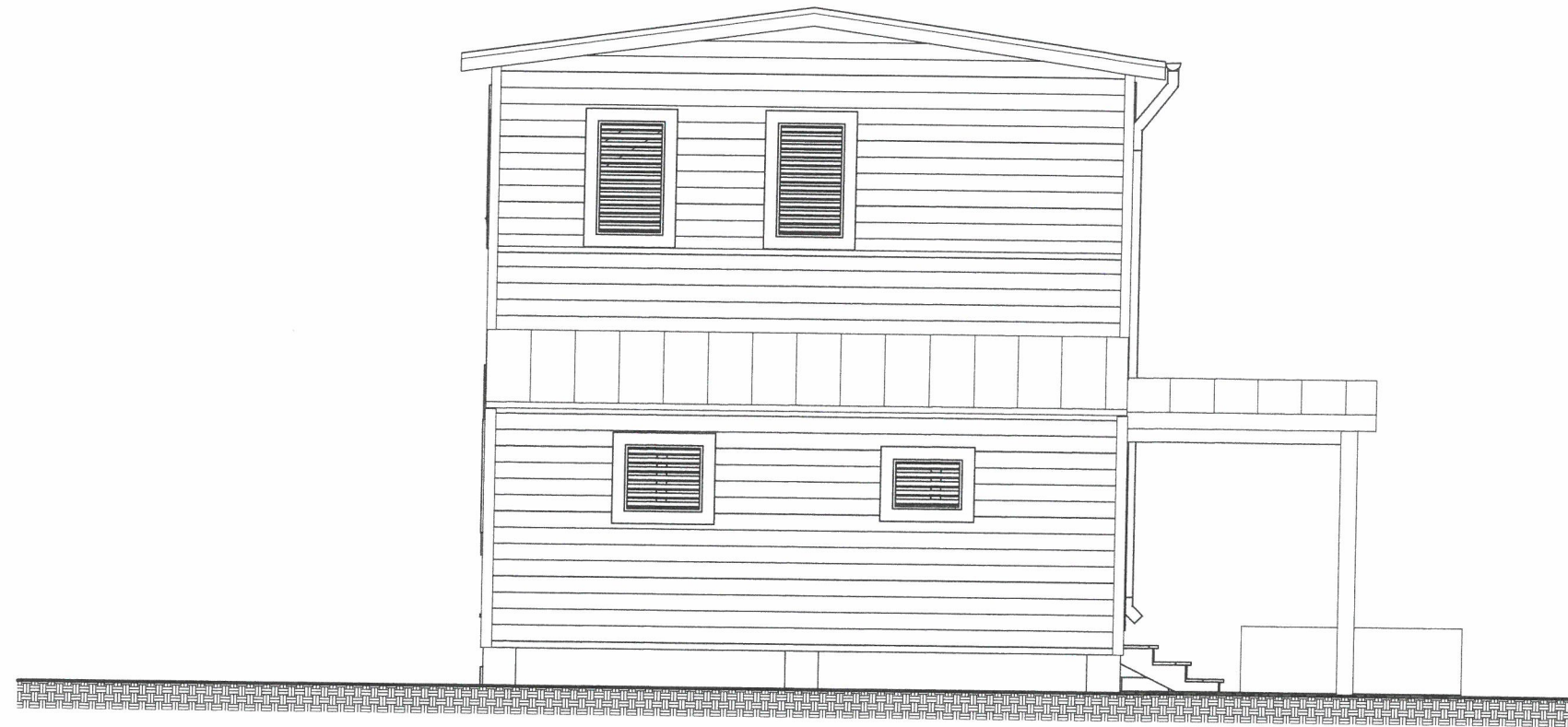
TITLE: **RIGHT ELEVATION**

| | | | |
|-----------------|-------------|-----------|----------|
| SCALE AT 1/16": | DATE: | DRAWN: | CHECKED: |
| NTS | 11/17/16 | SAM | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | A-106 | | |

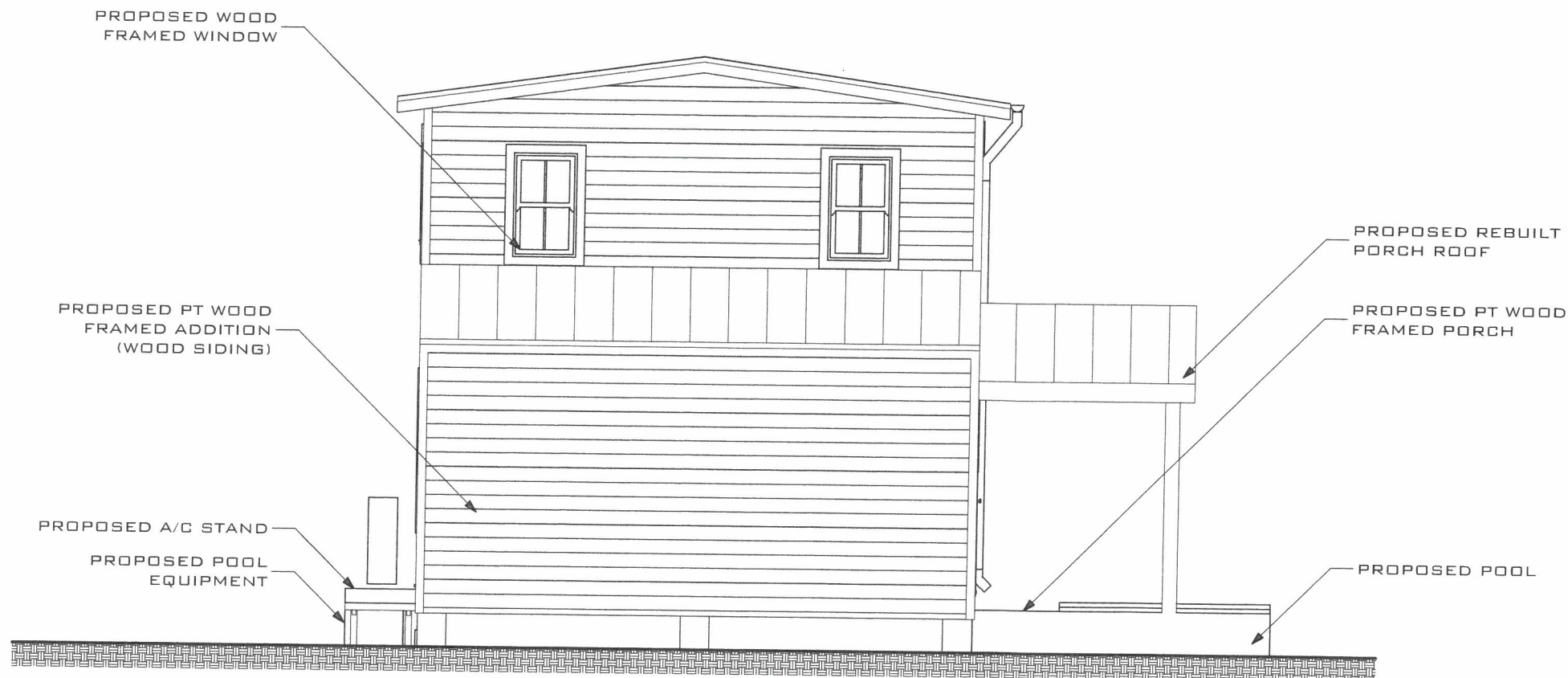
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: **NOV 18 2016**

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 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING REAR ELEVATION
SCALE: 3/16"=1'



PROPOSED REAR ELEVATION
SCALE: 3/16"=1'

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SIGNATURE: *[Signature]*
DATE: NOV 18 2016

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| | | | |
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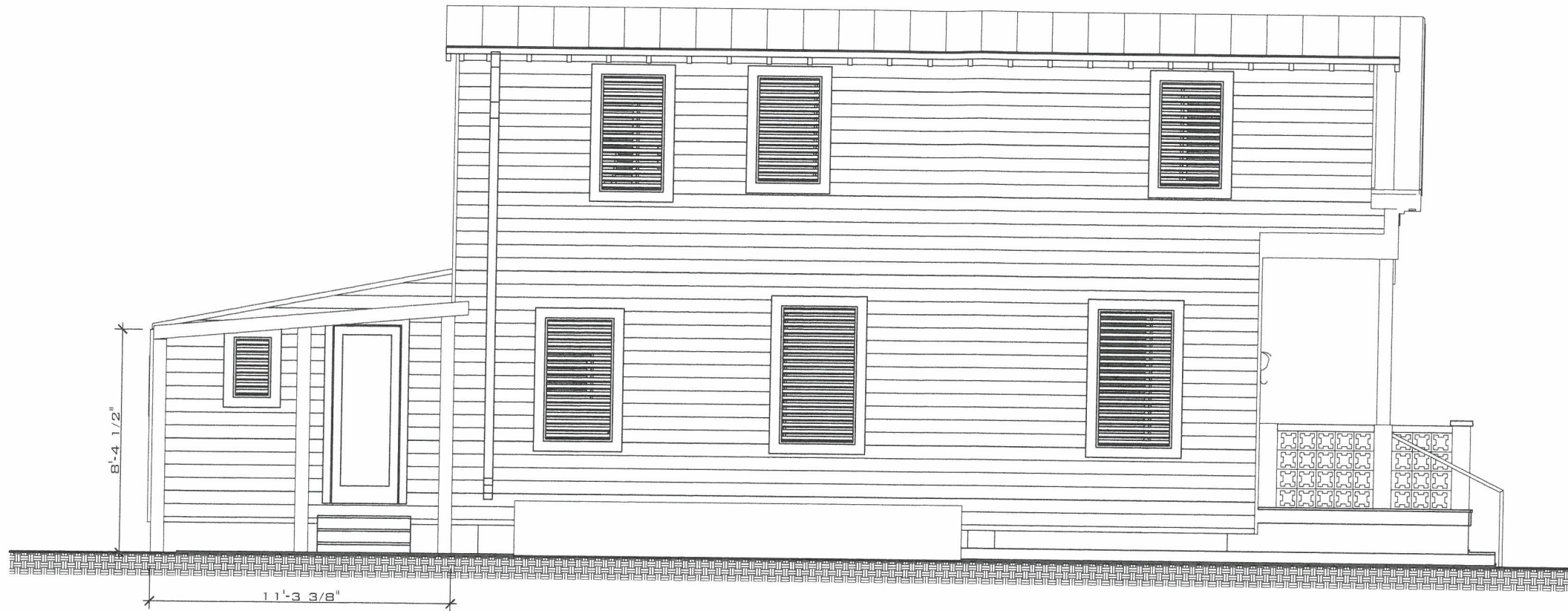
CLIENT:
EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT:
1107 SOUTHARD ST

SITE:
1107 SOUTHARD ST
KEY WEST, FL 33040

TITLE:
REAR ELEVATION

| | | | |
|--------------------|-------------|-----------|----------|
| SCALE AT 1/16"=1': | DATE: | DRAWN: | CHECKED: |
| NTS | 11/17/16 | SAM | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | A-107 | | |



EXISTING LEFT ELEVATION

SCALE: 3/16" = 1'



PROPOSED LEFT ELEVATION

SCALE: 3/16" = 1'

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SIGNATURE: *[Signature]*
 DATE: NOV 18 2016

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

| | | | |
|---------------|--------------|-----|-------|
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 CA # 30835

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 1107 SOUTHARD ST
 KEY WEST, FL 33040

PROJECT:
 1107 SOUTHARD ST

SITE:
 1107 SOUTHARD ST
 KEY WEST, FL 33040

TITLE:
 LEFT ELEVATION

| | | | |
|---------------------|-------------|-----------|----------|
| SCALE AT 1/16" = 1' | DATE: | DRAWN: | CHECKED: |
| NTS | 11/17/16 | SAM | SAM |
| PROJECT NO: | DRAWING NO: | REVISION: | |
| 1609-06 | A-108 | | |

Site Photos



Existing cistern on property converting to a pool.



Side yard



Back yard



Back yard





Property Appraiser



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

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

Property Record Card -
Maps are now launching the new map application version

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

Alternate Key: 1007404 Parcel ID: 00007140-000000

Ownership Details

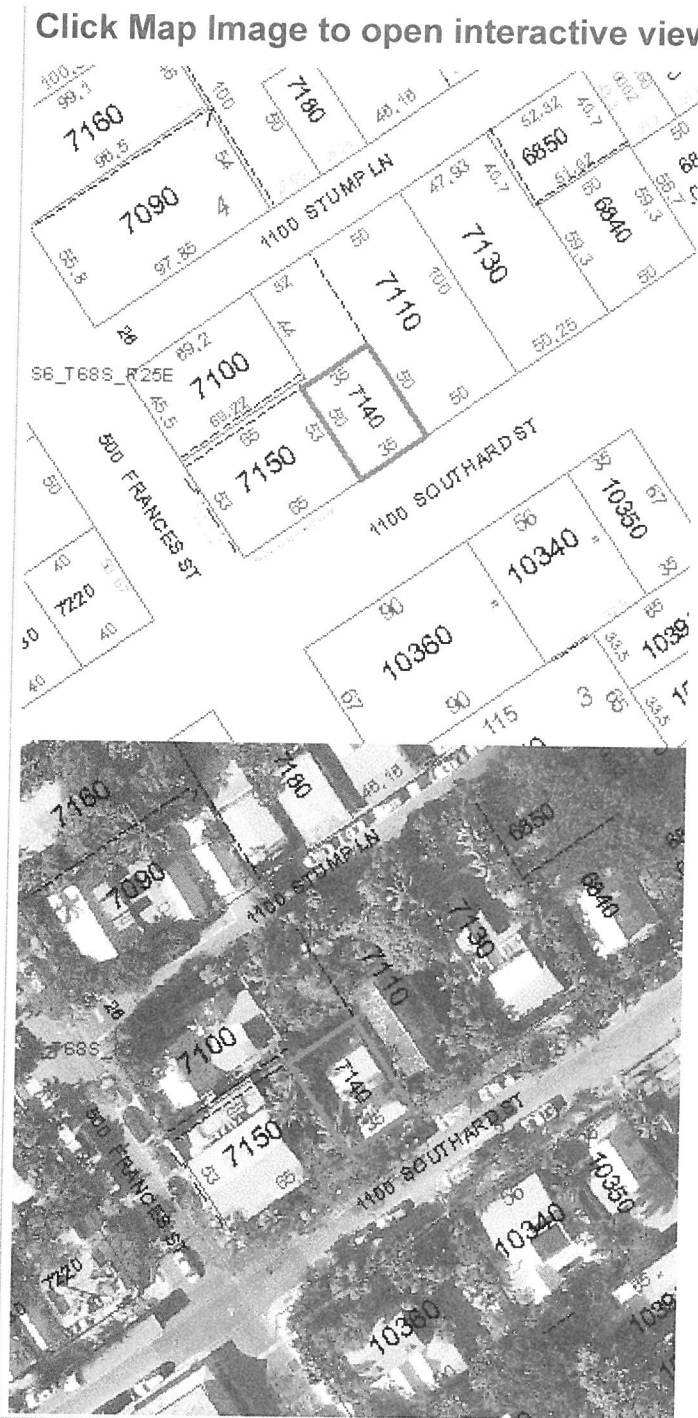
Mailing Address:
POINDEXTER SYLVIA ESTATE
C/O JULIAN DAWN D
1200 GOLDEN RD SE
HUNTSVILLE, AL 35802-3808

All Owners:
JULIAN DAWN, JULIAN MICHAEL T/C, LESTER LORIANE,
PINDER ANGELA, PINDER JOSEPH JR, POINDEXTER SYLVIA
ESTATE

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1107 SOUTHARD ST KEY WEST
Legal Description: KW PT LOT 4 SQR 44 A3-342 SERIES 3 FILE P-7 OR865-1198L/E OR865-1199/1200T/C OR1868-2337D/C OR2592-2416/15ORD OR2719-1428/29ORD OR2719-1431ORD OR2776-2049/50ORD OR2789-2426ORD OR2793-955ORD

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 34 | 50 | 1,700.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1444

Year Built: 1933

Building 1 Details

Building Type R1
 Effective Age 24
 Year Built 1933
 Functional Obs 0

Condition A
 Perimeter 228
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 31
 Grnd Floor Area 1,444

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

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

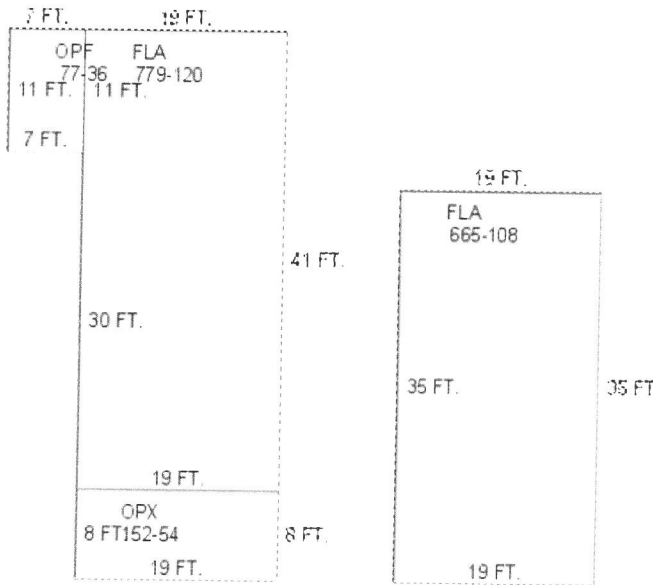
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 2

Extra Features:

2 Fix Bath 1
 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 |
|-----|------|-----------------------|-----------|------------|-----------|------------|---------------------|------|
| 1 | OPF | 12:ABOVE AVERAGE WOOD | 1 | 1988 | N N | 0.00 | 0.00 | 77 |
| 2 | FLA | 12:ABOVE AVERAGE WOOD | 1 | 1988 | N N | 0.00 | 0.00 | 779 |
| 3 | OPX | 12:ABOVE AVERAGE WOOD | 1 | 1988 | N N | 0.00 | 0.00 | 152 |
| 4 | FLA | 12:ABOVE AVERAGE WOOD | 1 | 1988 | N N | 0.00 | 0.00 | 665 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | AC2:WALL AIR COND | 1 UT | 0 | 0 | 1984 | 1985 | 2 | 20 |
| 2 | PT2:BRICK PATIO | 152 SF | 19 | 8 | 1979 | 1980 | 1 | 50 |

Appraiser Notes

2016-07-19 MLS \$509,000 2/1.5 MOTIVATED SELLER! THIS GREAT OLD TOWN HISTORIC PROPERTY IS A LARGE TWO STORY HOME THAT COULD BECOME A NEW JEWEL ON SOUTHARD STREET. THE ROOMS AND CEILINGS ARE SPACIOUS, THE SIDE YARD OFFERS A CISTERN. DOWNSTAIRS INCLUDES FRONT LIVING ROOM, GOOD SIZE BEDROOM, HALF BATH, KITCHEN, DINING ROOM AND STORAGE ROOM. UPSTAIRS ARE TWO BEDROOMS, ONE FULL BATH AND LARGE STORAGE AREA. THE FLOORS AND WALLS ARE WOOD. WALK TO ALL THE FESTIVITIES, ART SHOWS, HISTORIC BIGHT AND RESTAURANTS.

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-----------------------------------------------------------|-------|
| 09-3721 | 10/29/2009 | 02/25/2011 | 4,300 | INSTALL 5 VCRIMP METAL ROOF IN PLACE OF ASHPALT SHINGLES. | |

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2016 | 138,109 | 752 | 312,319 | 451,180 | 439,978 | 0 | 451,180 |
| 2015 | 143,846 | 655 | 255,479 | 399,980 | 399,980 | 0 | 399,980 |
| 2014 | 135,440 | 595 | 238,447 | 374,482 | 368,804 | 0 | 374,482 |
| 2013 | 139,310 | 595 | 205,026 | 344,931 | 335,277 | 0 | 344,931 |
| 2012 | 141,244 | 595 | 162,959 | 304,798 | 304,798 | 0 | 304,798 |
| 2011 | 141,244 | 595 | 150,832 | 292,671 | 292,671 | 0 | 292,671 |
| 2010 | 162,528 | 595 | 190,094 | 353,217 | 233,225 | 25,000 | 208,226 |
| 2009 | 182,854 | 615 | 288,943 | 472,412 | 291,335 | 25,000 | 266,335 |
| 2008 | 169,846 | 635 | 331,500 | 501,981 | 306,065 | 25,000 | 281,065 |
| 2007 | 272,742 | 654 | 300,475 | 573,871 | 340,406 | 25,000 | 315,406 |
| 2006 | 391,811 | 674 | 161,500 | 553,985 | 329,159 | 25,000 | 304,159 |
| 2005 | 391,811 | 694 | 127,500 | 520,005 | 310,650 | 25,000 | 285,650 |
| 2004 | 214,643 | 714 | 119,000 | 334,357 | 144,041 | 25,000 | 119,041 |
| 2003 | 206,694 | 734 | 59,500 | 266,928 | 110,757 | 25,000 | 85,757 |
| 2002 | 172,592 | 753 | 59,500 | 232,845 | 94,247 | 25,000 | 69,247 |
| 2001 | 136,737 | 773 | 59,500 | 197,010 | 92,763 | 25,000 | 67,763 |
| 2000 | 102,083 | 899 | 32,300 | 135,283 | 90,062 | 25,000 | 65,062 |
| 1999 | 97,201 | 872 | 32,300 | 130,373 | 87,695 | 25,000 | 62,695 |

| | | | | | | | |
|------|--------|-----|--------|---------|--------|--------|--------|
| 1998 | 82,110 | 747 | 32,300 | 115,158 | 86,314 | 25,000 | 61,314 |
| 1997 | 75,453 | 699 | 28,900 | 105,052 | 84,872 | 25,000 | 59,872 |
| 1996 | 59,918 | 597 | 28,900 | 89,415 | 82,400 | 25,000 | 57,400 |
| 1995 | 57,699 | 615 | 28,900 | 87,214 | 80,391 | 25,000 | 55,391 |
| 1994 | 48,822 | 555 | 28,900 | 78,278 | 78,278 | 25,000 | 53,278 |
| 1993 | 48,822 | 590 | 28,900 | 78,312 | 78,312 | 25,000 | 53,312 |
| 1992 | 48,822 | 624 | 28,900 | 78,346 | 78,346 | 25,000 | 53,346 |
| 1991 | 48,822 | 659 | 28,900 | 78,381 | 78,381 | 25,000 | 53,381 |
| 1990 | 45,240 | 693 | 22,525 | 68,458 | 68,458 | 25,000 | 43,458 |
| 1989 | 41,127 | 662 | 22,100 | 63,889 | 63,889 | 25,000 | 38,889 |
| 1988 | 29,390 | 0 | 18,700 | 48,090 | 48,090 | 25,000 | 23,090 |
| 1987 | 29,021 | 0 | 12,693 | 41,714 | 41,714 | 25,000 | 16,714 |
| 1986 | 29,184 | 0 | 12,230 | 41,414 | 41,414 | 25,000 | 16,414 |
| 1985 | 28,278 | 0 | 6,919 | 35,197 | 35,197 | 25,000 | 10,197 |
| 1984 | 26,340 | 0 | 6,919 | 33,259 | 33,259 | 25,000 | 8,259 |
| 1983 | 26,340 | 0 | 6,919 | 33,259 | 33,259 | 25,000 | 8,259 |
| 1982 | 26,884 | 0 | 6,919 | 33,803 | 33,803 | 25,000 | 8,803 |

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|-----------|----------------------------|-------|------------|---------------|
| 4/12/2016 | 2793 / 955 | 0 | ORDER | 11 |
| 3/7/2016 | 2789 / 2426 | 0 | ORDER | 11 |
| 10/1/1982 | 865 / 1198 | 0 | QC | U |

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