

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



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: March 21, 2013

Agenda Item: **Variances – 516 Louisa Street (RE# 00028860-000000, AK 1029645) -**
A request for variances to side-yard setback requirements and detached habitable space to renovate an existing structure for use as a satellite bedroom in the HRCC-3 zoning district per Sections 122-28, 122-750(6) b. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting variances to side yard setback requirements and detached habitable space to renovate an existing structure for use as a satellite bedroom. The cost of the renovation will exceed 66% of the value of the structure.

Applicant: Norman Wood Jr.

Property Owner: Lori A. Young

Location: 516 Louisa Street (RE# 00028860-000000, AK 1029645)

Zoning: Historic Residential Commercial Core (HRCC-3) Zoning District

Background:

The property is comprised of one contributing historic structure and one non-contributing structure. This property was the subject of a previous transient license transfer on February 28, 2013. That previous transfer was from a two bedroom condo unit to the existing two bedroom cottage at the front of the property.

This variance request is driven by the proposed renovations of the non-contributing structure at the rear of the property that will exceed 66% of its value. As a result, an existing legal non-conformity will require a variance to the LDR's. Additionally, the use of the accessory structure as detached habitable space requires an additional variance as "all habitable space shall be accessible from the interior of exterior walls" meaning from within the main structure. If the variance request is approved, the applicant would then transfer an additional license to the rear

structure to be used in conjunction with the previous transfer. The additional license shall not be construed to allow the renting of the two structures as separate transient units.

Relevant HRCC-3 Zoning District Dimensional Requirements: Section 122-750			
	Zoning Regulations	Existing Conditions	Proposed Changes
Side, Right	5'	2.5'	2.5'

Process:

Development Review Committee Meeting:

December 21, 2012

Planning Board Meeting:

February 28, 2013, postponed

March 21, 2013

HARC:

April 9, 2013, Pending

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 existing structure is nonconforming to side-yard setback requirements. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not by themselves generate the existence of special conditions or circumstances. However, the building is in such disrepair that the necessary repairs will exceed 66% of the building's value.

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

The nonconforming aspects on the site are not created by the applicant. The existing building is legal non-conforming. The applicant is attempting to renovate the existing building.

- 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.**

Allowing the new construction, as proposed, would confer special privileges upon the applicant.

- 4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed**

by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval. However, the cost of the renovation is driving the need for the variances. Therefore, hardship conditions do exist.

- 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 variances requested are the minimum variances that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property prior to the new construction.

- 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.**

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest. In fact, renovating this building will be an improvement to the surrounding community.

- 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 conforming or nonconforming 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.

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

Based on comments received at the DRC, 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:

- 1. 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 granting of variances.

2. **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 applicant has been in contact with adjacent property owners.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following condition:

- A deed restriction shall be placed on the property such that the property as a whole be rented to only one party at a given time if and when the property receives an additional transient license for the detached bedroom. The owner shall have the deed restriction prepared and sent to the City Attorney within 30 days of the effective date of the variance approval. The owner shall bear any expense of preparing and recording the deed restriction.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR VARIANCE
APPROVAL FOR PROPERTY LOCATED AT
516 LOUISA STREET (RE#00028860-000000, AK
1029645) IN THE HISTORIC RESIDENTIAL
COMMERCIAL CORE ZONING DISTRICT,
PER SECTION 122-28 RECONSTRUCTION
MORE THAN 66% OF ASSESSED VALUE, 122-
750(6)b. SIDE-YARD SETBACK
REQUIREMENTS AND SECTION 122-1078
DETACHED HABITABLE SPACE OF THE
LAND DEVELOPMENT REGULATIONS OF
THE CODE OF ORDINANCES OF THE CITY
OF KEY WEST.**

WHEREAS, Section 122-28 of the Code of Ordinances requires that if restoration of a structure exceeds 66% of the structure's assessed value, variances to legal non-conformities shall be required; and

WHEREAS, the existing structure has a legal non-conforming side-yard setback; and

WHEREAS, Section 122-750(6) b. of the Code of Ordinances provides that the minimum allowed side-yard setback shall be 5 feet; and

WHEREAS, the applicant requested a variance to the side-yard setbacks and

_____ Chairman

_____ Planning Director

WHEREAS, Section 122-1078 of the Code of Ordinances requires that all habitable space be accessible from the interior of the exterior walls; and

WHEREAS, the applicant requested a variance to detached habitable space; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 21, 2013; and

WHEREAS, the Planning Board finds 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 district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances 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; and

WHEREAS, the Planning Board finds 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; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances 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; and

WHEREAS, the Planning Board finds that 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 any variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by resolution of the Key West Planning Board for variances to allow the use of an existing building as detached habitable space per plans received January 22, 2013, on property located at 516 Louisa Street (RE# 00028860-000000, AK 1029645) in the HRCC-3 zoning district per Sections 122-28, 122-750(6) b. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following condition:

A deed restriction shall be placed on the property such that the property as a whole be rented to only one party at a given time if and when the property receives an additional transient license for the detached bedroom. The owner shall have the deed restriction prepared and sent to the City Attorney within 30 days of the effective date of the variance approval. The owner shall bear any expense of preparing and recording the deed restriction.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

_____ Chairman
_____ Planning Director

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until

the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of March, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director;

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

Response to Variance Information Sheet

1. CKW planning Department – Warranty Deed Included
2. See Attached Fees (Checks)
3.
 - a. See site plan on drawing and surveys
 - b. Tree Location Schematic with photos, (2) Two tree permits, schedule of existing trees
 - c. No physical variances necessary. Conversion of uninhabitable space to habitable space
 - d. See attached surveys and plans
 - e. 1 story building. See surveys and copy of height certificates and drawings
 - f. None existing, 1 proposed
 - g. See survey . front fence approximately 4 feet into right of way
4. Copy of (2) Two surveys. Black survey approximately 12 years old and contains some dimensions not
On red survey. Red survey is more recent
5. See drawings and height certificate letter
6. See drawings
7. See drawings
8. See CD

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 516 LOIUSA STREET
2. Name of Applicant NORMAN WOOD JR
3. Applicant is: Owner _____ Authorized Representative
4. Address of Applicant 1021 WASHINGTON STREET KEY WEST, FL
5. Phone # of Applicant _____ Mobile# 305-304-0429
6. E-Mail Address norman@normanwoodjr.com
7. Name of Owner, if different than above LORI YOUNG
8. Address of Owner 1508 JUNO ISLES BLVD, N. PALM BEACH FL 33408
9. Phone # of Owner 561-324-6802
10. Email Address lalayoung@comcast.net
11. Zoning District of Parcel HRCC-3 RE# 00028860-000000
12. Description of Proposed Construction, Development, and Use
To convert an uninhabitable accessory building in read of lot to habitable space. No additional square footage. Needed repairs on the outside and a build out on the interior.(1BR/1B). Above floor plans. has water, electric and waste to be used as a third bedroom and bath with transient license.
13. List and describe the specific variance(s) being requested:
NO PHYSICAL VARIANCE NEEDED. CONVERSION OF UNINHABITABLE SPACE TO INHABITABLE SPACE



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14. 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	HRCC-3			
Flood Zone	AE-6			
Size of Site	3,386			
Height	35'	17.1'	N/A	
Front Setback	5'	6.5'	N/A	
Side Setback	5'	6.2'	N/A	
Side Setback	5'	5.0 / 2.7	N/A	
Street Side Setback	N/A	N/A	N/A	
Rear Setback	15'	18'	N/A	
F.A.R	1.0 / 3387	33.6 / 1738	N/A	
Building Coverage	50% / 1694	33.6% / 1138	N/A	
Impervious Surface	60% / 2032	53.5% / 1813	N/A	
Parking	1 + 1 / OR 1	NONE	1	
Handicap Parking	NONE	NONE	NONE	
Bicycle Parking	35% / OR 1		NONE	
Open Space/ Landscaping	N/A N/A	N/A N/A	SEE TREE PERM	
Number and type of units	1 TRANSIENT	NONE	1 TRANSIENT	
Consumption Area or Number of seats	N/A	N/A	N/A	

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach relevant documents

17. Will the 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.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

Variance Application
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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.

No request for any physical variance. Conversion of uninhabitable building space to inhabitable finished living area. To be used as 1 transient, 3 BD and 3 Bath unit. Willing to create a deed restriction forbidding a second transient unit although density allows for 2 units.

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

SEE 1 ABOVE

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

No special privileges

Variance Application
City of Key West Planning Department
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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.

SEE 1 ABOVE

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.

SEE 1 ABOVE

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.

In harmony with land developement regulations of HRCC-3 zoning

No injurious conditions to the neighborhood or the public.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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.

see 1 above

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

- That the standards established in subsection (a) 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."

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Norman Wood, Jr., 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:

516 Louisa St. Key West

Street address of subject property

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

Norman Wood, Jr.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6th by

date

Norman Wood, Jr.

Name of Authorized Representative

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

Jo Bennett

Notary's Signature and Seal

Jo Bennett

Name of Acknowledger typed, printed or stamped



EE 097995

Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Individual Owner)

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

I, Lori A. Young authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Norman Wood
Please Print Name of Representative

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

Lori A. Young
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 12/17/2012 by
date

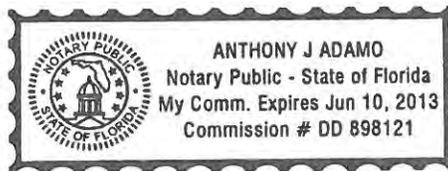
Name of Authorized Representative

He/She is personally known to me or has presented FDL# 520-521-71-7578 as identification.

Anthony J. Adams
Notary's Signature and Seal

Anthony J. Adams
Name of Acknowledger typed, printed or stamped

DD 898121
Commission Number, if any



Deed

505,000

Doc# 1900231 09/21/2012 1:04PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 12-328-EJ
Will Call No.:

09/21/2012 1:04PM
DEED DOC STAMP CL: DS \$3,535.00

Doc# 1900231
Bk# 2590 Pg# 238

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of September, 2012 between Robert P. Nickel and Maryanne Nickel, husband and wife whose post office address is 713 Emma Street, Unit #1, Key West, FL 33040, grantor, and Lori A. Young, a single woman whose post office address is 516 Louisa Street, Key West, FL 33040 grantee:

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

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

SEE EXHIBIT "A" ATTACHED

Parcel Identification Number: 00028860-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2012 and subsequent years.

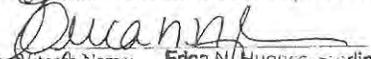
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

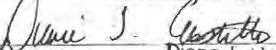
To Have and to Hold, the same in fee simple forever.

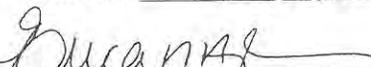
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

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

Signed, sealed and delivered in our presence:

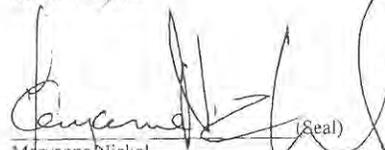

Witness Name: Erica N. Hughes-Stirling


Witness Name: Diane T. Castillo


Witness Name: Erica N. Hughes-Stirling


Witness Name: Diane T. Castillo

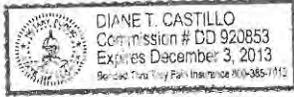

Robert P. Nickel (Seal)


Maryanne Nickel (Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 19th day of September, 2012 by Robert Nickel and Maryanne Nickel, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Diane T. Castillo
Notary Public

Printed Name: Diane T. Castillo

My Commission Expires: _____

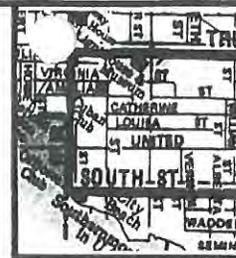
EXHIBIT "A"

Doc# 1900231
Bk# 2590 Pg# 240

On the Island of Key West and is the Southwest 1/2 of Lot 33 of Square 8 of Tract 11 according to a diagram of said Square made by D. P. Sweeny and recorded in Book "L", Deeds, Page 215 of Monroe County Records. COMMENCING at a point on Wilson Street (now known as Louisa Street) 194 feet, 2 inches from Duval Street and runs thence in a Northeasterly direction 35 feet, 3 1/2 inches; thence at right angles in a Southeasterly direction 96 feet; thence at right angles in a Southwesterly direction 35 feet, 3 1/2 inches; thence at right angles in a Northwesterly direction 96 feet to the Point of Beginning.

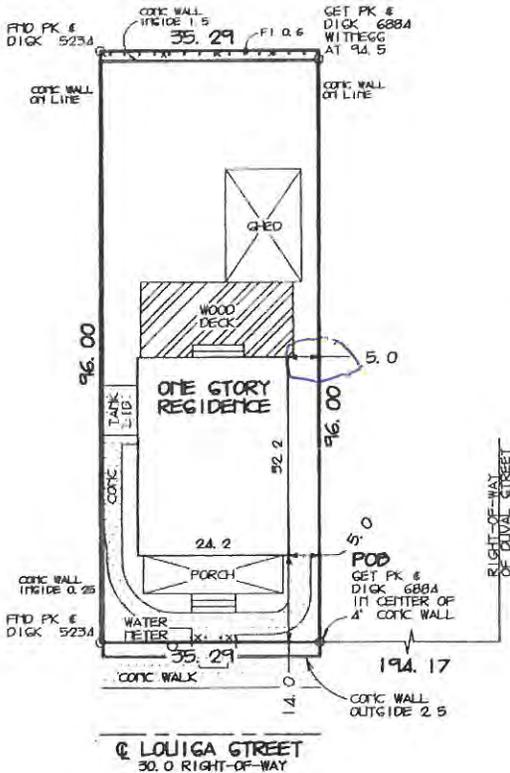
Survey

MAP OF BOUNDARY SURVEY
G. W. 1/2 OF LOT 33 OF SQUARE 8, TRACT 11
D. P. SWEENEY & DIAGRAM OF SQUARE 8
DEED BOOK "L", PAGE 215



LOCATION MAP
N.T.S.

ADDRESS:
 516 LOUIGA STREET
 KEY WEST, FL
 33040



NORTH
 SCALE: 1" = 20'

SCALED FROM PLAT
 ALL ANGLES DEPICTED
 ARE 90 DEGREE UNLESS
 OTHERWISE INDICATED
 ALL DIMENSIONS ARE
 IN FEET UNLESS
 OTHERWISE INDICATED
 BEARING DATA
 DERIVED FROM PLAT

LEGAL DESCRIPTION:

On the Island of Key West and is the Southwest 1/2 of Lot 33 of Square 8 of Tract 11 according to a diagram of said Square made by D.P. Sweeney and recorded in Book "L", Deeds, Page 215 of Monroe County, Records, COMMENCING at a point on Wilson Street (now known as Louisa Street) 194 feet, 2 inches from Duval Street and runs thence in a Northeasterly direction 35 feet, 3 1/2 inches; thence at right angles in a Southeasterly direction 96 feet; thence at right angles in a Southwesterly direction 35 feet, 3 1/2 inches; thence at right angles in a Northwesterly direction 96 feet to the Point of Beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HURDS.
 NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

CERTIFIED TO:
ROBERT P. NICKEL
MARYANNE NICKEL
GREENPOINT MORTGAGE FUNDING, INC., ITS
SUCCESSORS AND/OR ASSIGNS
MEYER & ERSKINE
ATTORNEYS' TITLE INSURANCE FUND, INC.

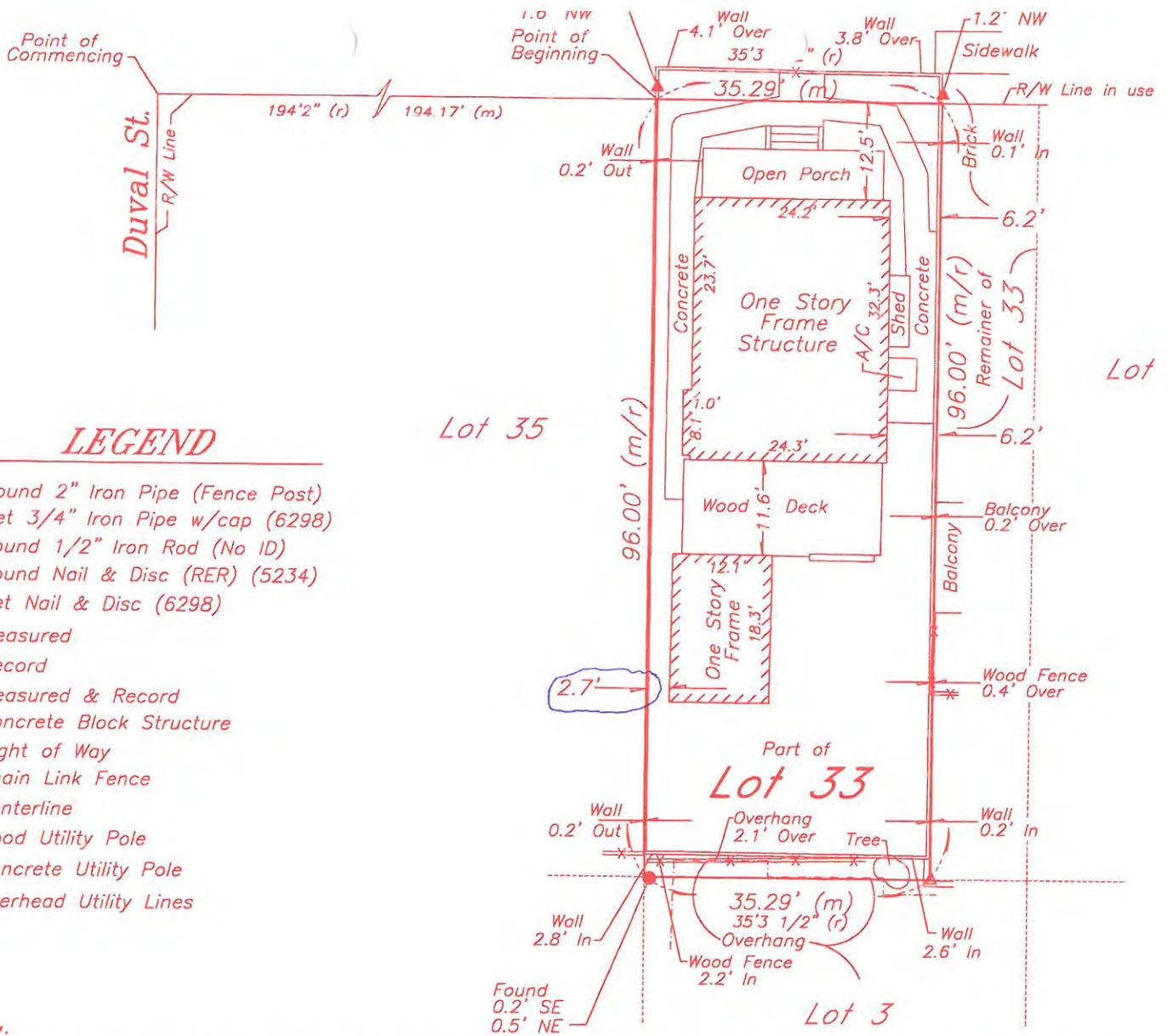
LEGAL DESCRIPTION
 SEE ABOVE

SCALE: 1" = 20'	○ = CENTRAL ANGLE ASPH = ASPHALT CL = CENTERLINE CON = CONCRETE MONUMENT CONG = CONCRETE COVD = COVERED DEAS = DEPARTURE EASTING	E = ELEVATION ENCL = ENCLOSURE ENCH = ENCLOSURE ENR = ELEVATION ENR = ELEVATION ENR = ELEVATION	FO = FENCE OUTSIDE FI = FENCE INSIDE IR = IRON PIPE IR = IRON ROD L = ARC LENGTH M = MEASURED	NAD83 = NATIONAL GEODETIC VERTICAL DATUM (1988) PC = POINT OF CURVE PCC = POINT OF COMMENCEMENT POC = POINT OF CURVE POP = PERMANENT CONTROL POINT PR = POINT OF INSERTION PK = PARKER PALON MARK	PL = PROPERTY LINE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POC = POINT OF CURVE POC = PERMANENT CONTROL POINT PR = POINT OF INSERTION PL = POINT OF TANGENT	S = SIGN RES = RESIDENCE ROR = ROCK OR BRICK MONUMENT T.P. = TYPICAL M.A.S. = MOUNTAIN SURVEY
--------------------	--	--	--	--	--	---

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SUBMITTED, HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (GETBACKS), 1(B)(3) (ENCLOSUREMENTS), & 2 (ENCLOSUREMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

Robert E. Reece
 SIGNED: ROBERT E. REECE, P.A.

ROBERT E. REECE, P.A.
 PROFESSIONAL SURVEYOR
 AND MAPPER
 30677 OVERSEAS HIGHWAY
 KEY WEST, FL 33042



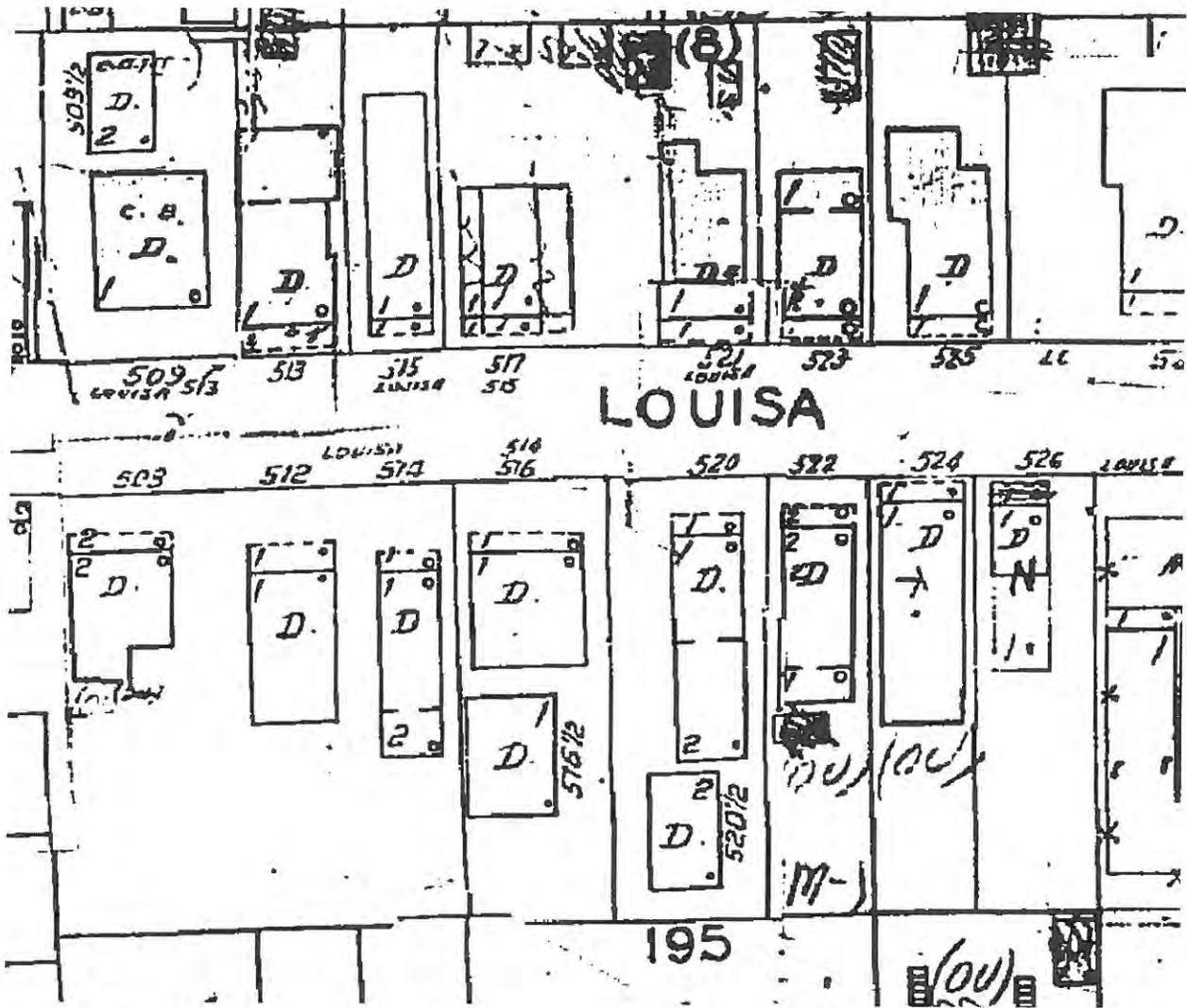
LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (RER) (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- M/R) Measured & Record
- :B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 516 Louisa Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 10, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Metes and bounds description and occupation under walls are greater than the "Southwest 1/2 of Lot 33" as described in preamble (See below).

BOUNDARY SURVEY OF: On the Island of Key West and is the Southwest 1/2 of Lot 33 of Square Tract 11 according to a diagram of said Square made by D.P. Sweeny and recorded in Book 1, Deeds, Page 215 of Monroe County Records. COMMENCING at a point on Wilson Street (now known as Louisa Street) 194 feet, 2 inches from Duval Street and runs thence in a northeasterly direction 35 feet, 3 1/2 inches; thence at right angles in a Southeasterly direction 6 feet; thence at right angles in a Southwesterly direction 35 feet, 3 1/2 inches; thence at right angles in a Northwesterly direction 96 feet to the Point of Beginning.



Sanborn Map circa 1962

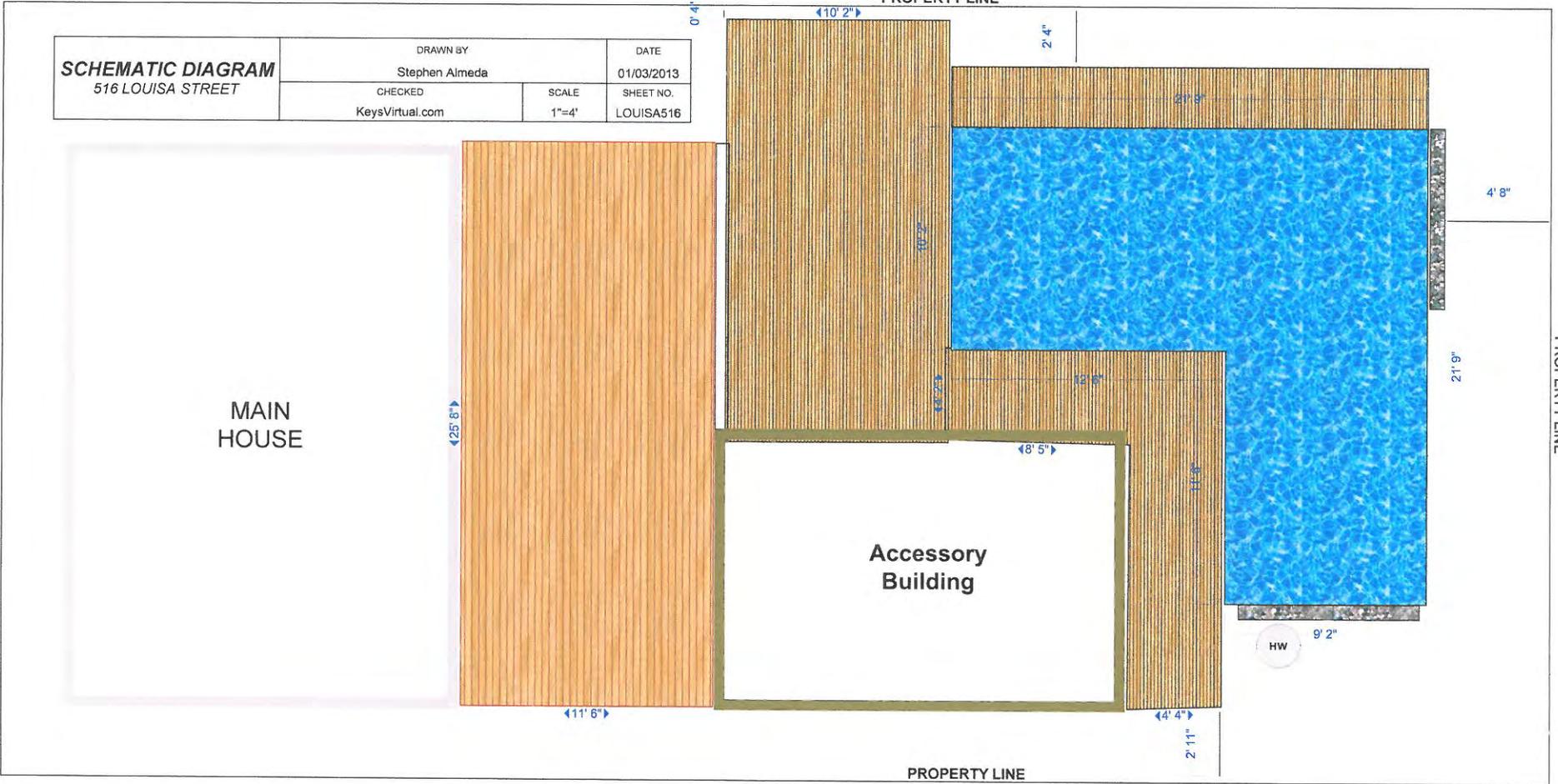
SCHEMATIC DIAGRAM
516 LOUISA STREET

DRAWN BY Stephen Almeda	DATE 01/03/2013
CHECKED KeysVirtual.com	SCALE 1"=4' SHEET NO. LOUISA516

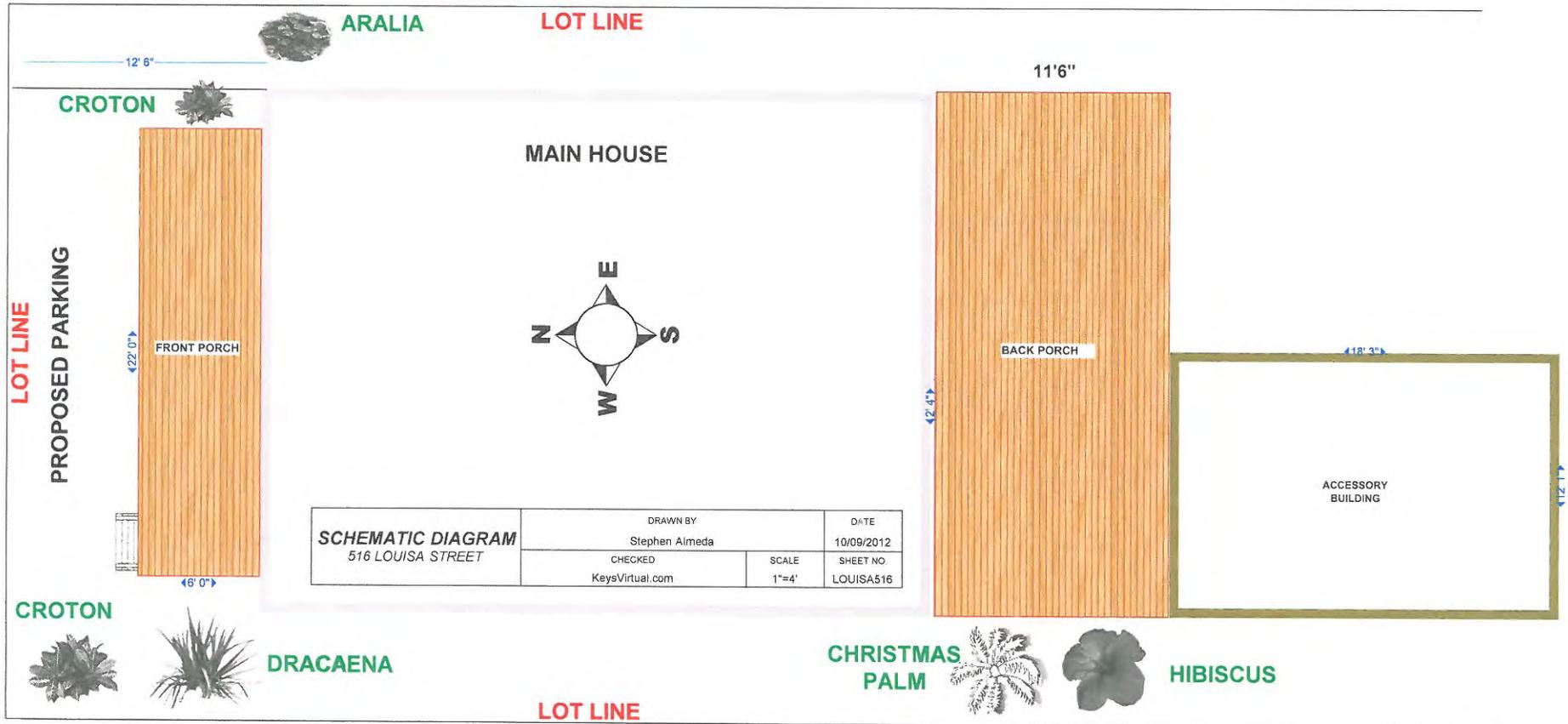
MAIN
HOUSE

Accessory
Building

HW 9' 2"

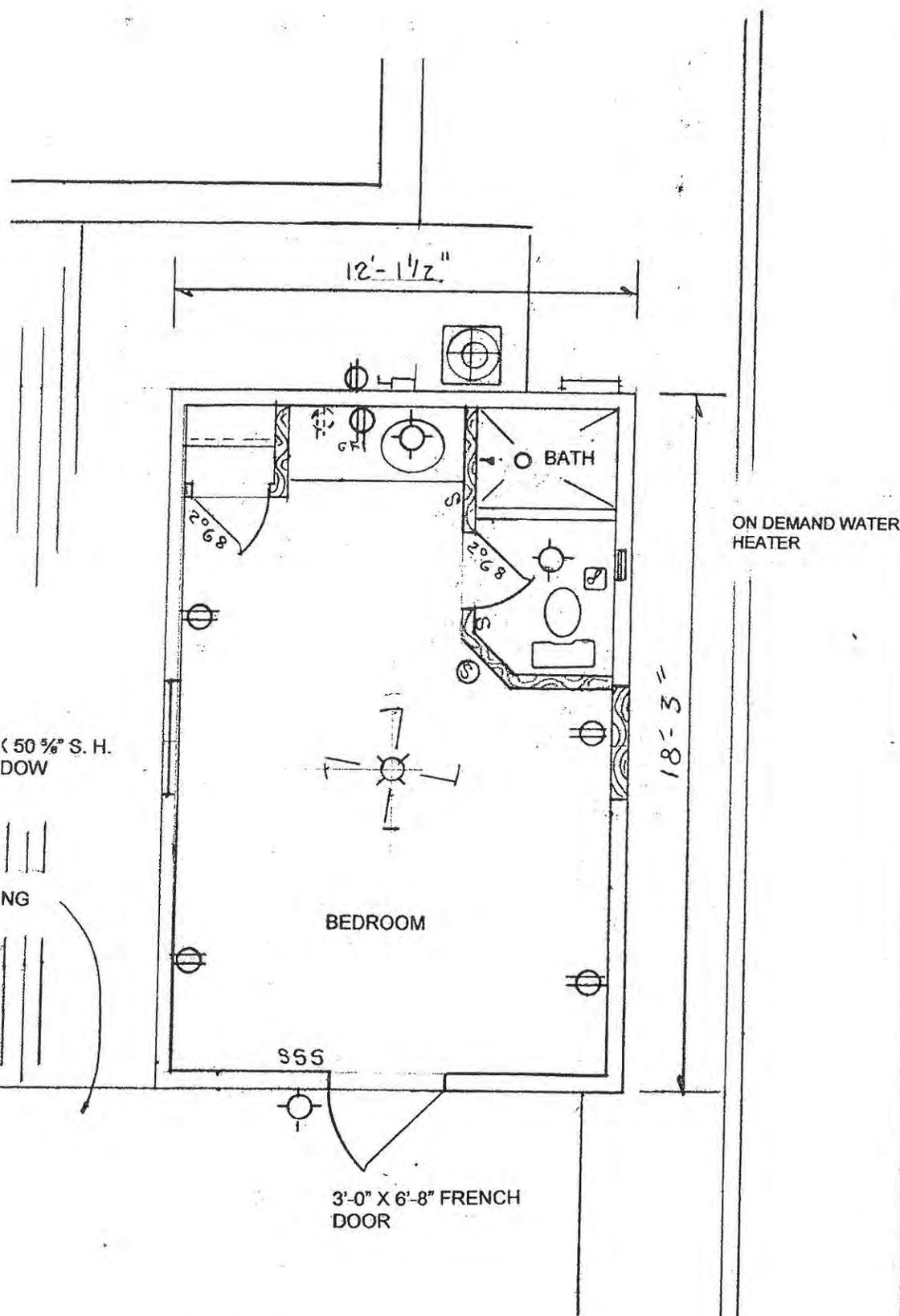


TREE LOCATIONS



Plan Set

FOUNDATION PLAN
SCALE: 1/4" = 1' 0"



FLOOR PLAN
SCALE: 1/4" = 1' 0"

LEGA
D. P.
to the
Page
Count
FLOC
Comm
Dated

**REPAIRS AND RENOVATIONS
TO THE ACCESSORY BUILDING
AT 516 LOUISA STREET
KEY WEST, FLORIDA**

Date 12/19/12

Scale AS SHOWN

Drawn JE

Job

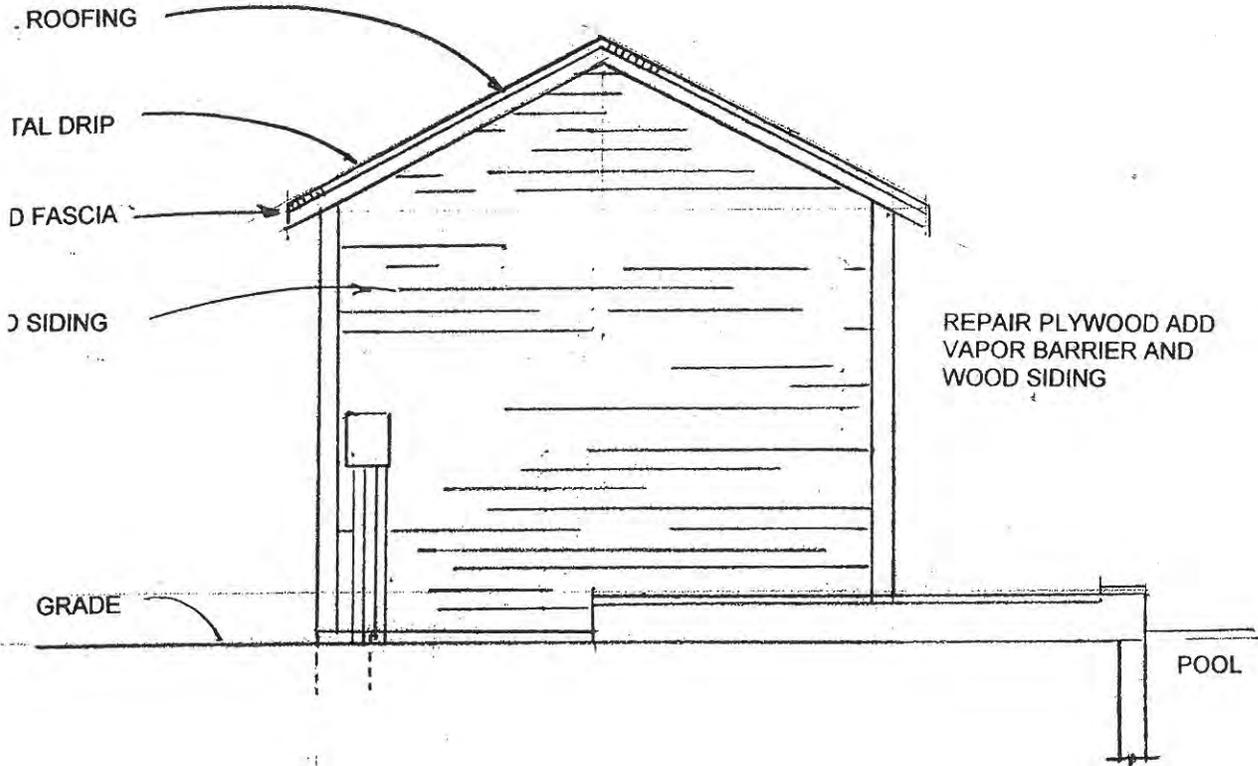
Sheet

ROOF

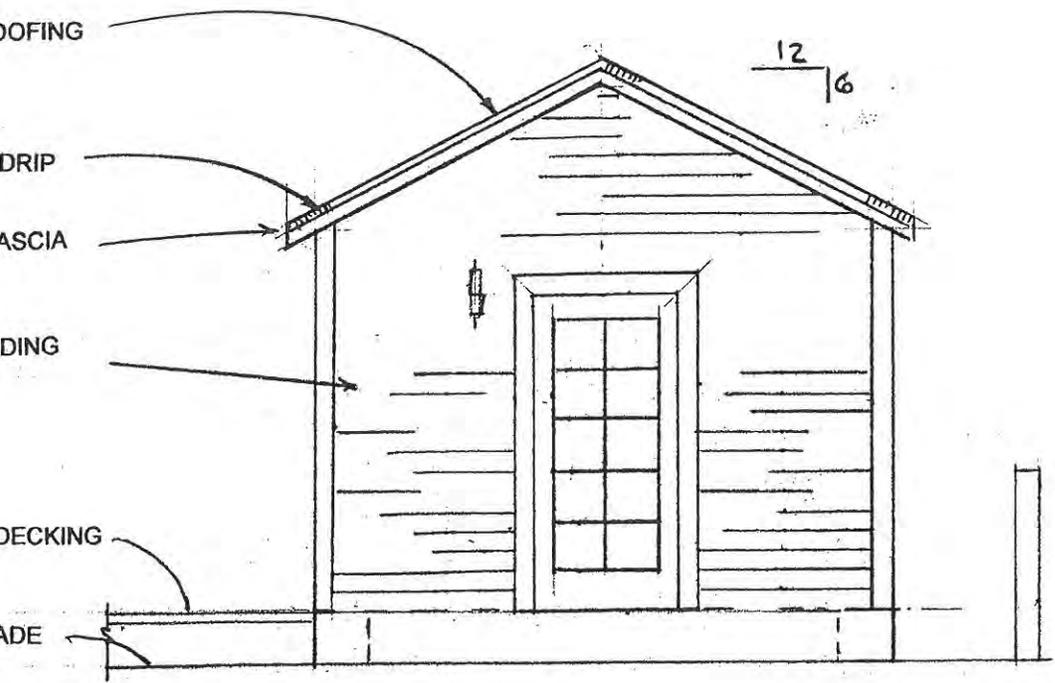
SCALE:

PLAN

$\frac{1}{4}'' = 1' 0''$



REAR ELEVATION
SCALE: $\frac{1}{4}'' = 1' 0''$



FRONT ELEVATION
SCALE: $\frac{1}{4}'' = 1' 0''$

Additional Information



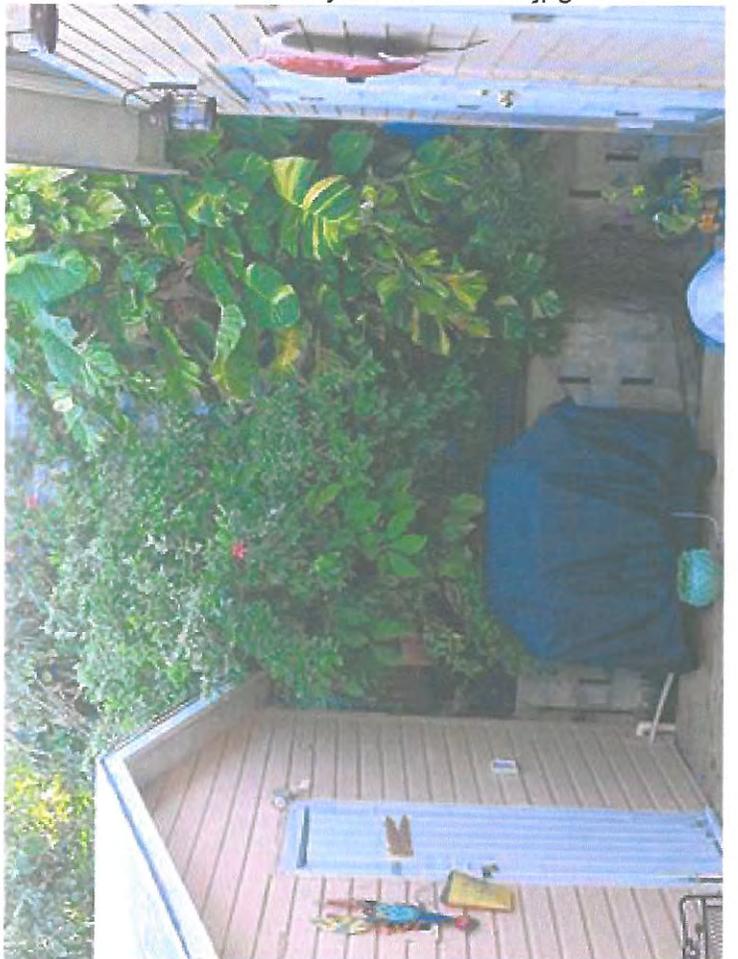
Aralias and Croton east side.jpg



Croton front yard West Wall.jpg



Dracaena plant front west wall.jpg

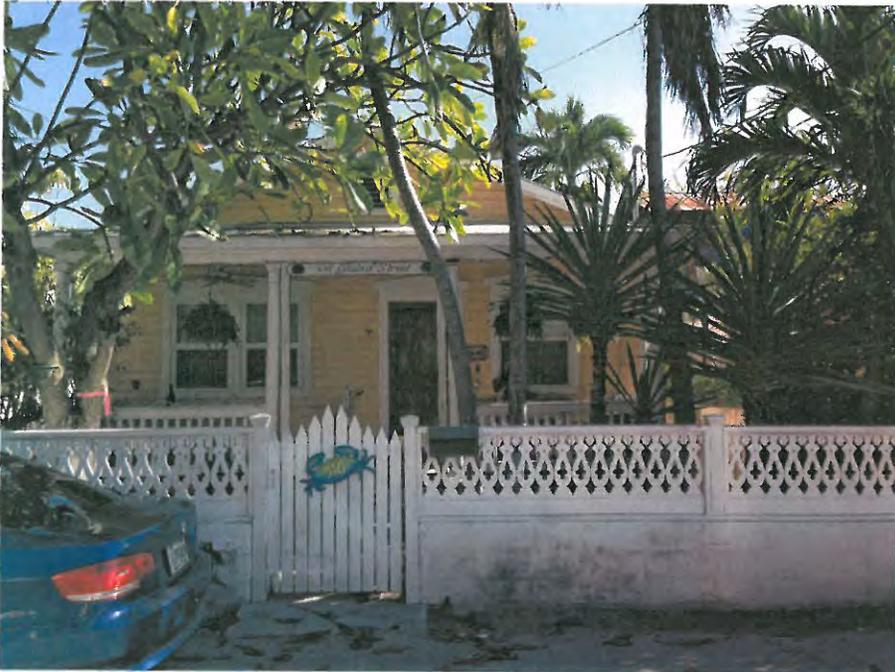


Hibiscus and Christmas Palm Back Yard West wall.jpg

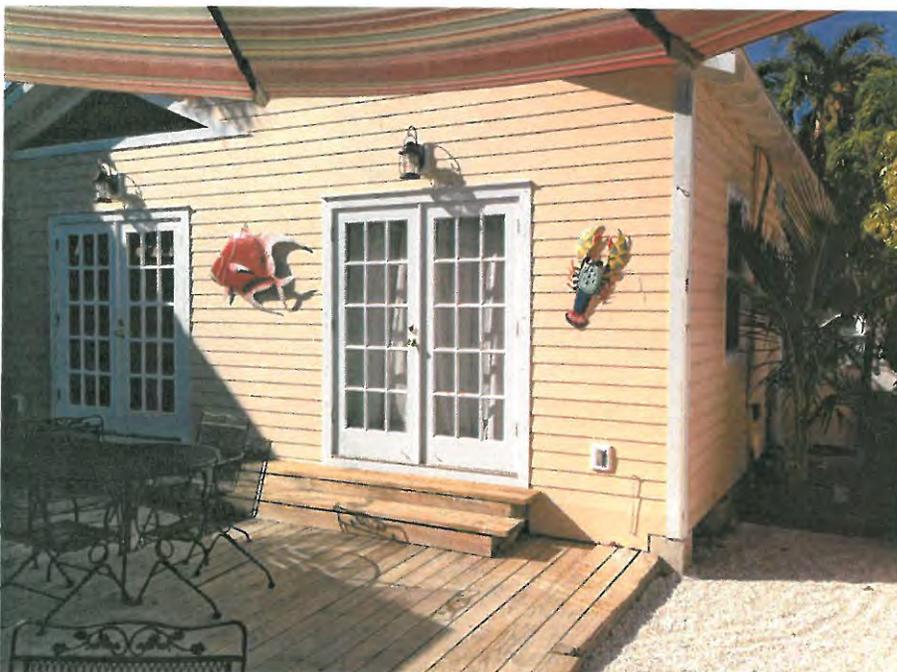
Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 516 Louisa Street	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	



Front View 12/20/12



Rear View 12/20/12

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 516 Louisa Street	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	



Equipment (Air Conditioner Unit) 12/20/12



Side View 12/20/12

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. 516 Louisa Street (Cottage)	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	



Front & Side View 12/20/12



Rear & Side View 12/20/12

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 516 Louisa Street	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	



Equipment (Air Conditioner Unit) 12/20/12



Side View 12/20/12

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Young, Lori		For Insurance Company Use:
		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 516 Louisa Street (Cottage)		Company NAIC Number
City Key West State FL ZIP Code 33040		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: 00028860-000000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Accessory</u>		
A5. Latitude/Longitude: Lat. <u>24.5490 N</u> Long. <u>81.7969 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>NA</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>NA</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>NA</u> sq in		c) Total net area of flood openings in A9.b <u>NA</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe		B3. State FL	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 6
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
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 (Describe) _____					
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 Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

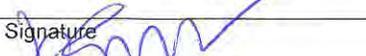
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>6.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>10.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>6.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to 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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name J. Lynn O'Flynn		License Number 6298	
Title Professional Surveyor & Mapper	Company Name J. Lynn O'Flynn, Inc.		
Address 3430 Duck Ave.	City Key West	State FL	ZIP Code 33040
Signature 	Date 12/20/12	Telephone (305) 296-7422	



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 516 Louisa Street (Cottage)	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. e) -- Interior Electrical Outlet


Signature

Date 12/20/12

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

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

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- 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 law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

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

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Young, Lori</u>		For Insurance Company Use:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>516 Louisa Street (Cottage)</u>		Policy Number	
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>		Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: <u>00028860-000000</u>			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Accessory</u>			
A5. Latitude/Longitude: Lat. <u>24.5490 N</u> Long. <u>81.7969 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number <u>5</u>			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s) <u>NA</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>NA</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>	
c) Total net area of flood openings in A8.b <u>NA</u> sq in		c) Total net area of flood openings in A9.b <u>NA</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of <u>Key West</u> <u>120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>6</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
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 (Describe) _____					
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 Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

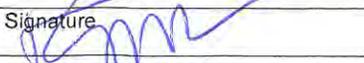
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>6.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>10.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>6.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to 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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name <u>J. Lynn O'Flynn</u>		License Number <u>6298</u>	
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>		
Address <u>3430 Duck Ave.</u>	City <u>Key West</u>	State <u>FL</u>	ZIP Code <u>33040</u>
Signature 	Date <u>12/20/12</u>	Telephone <u>(305) 296-7422</u>	



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 516 Louisa Street (Cottage)	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. e) -- Interior Electrical Outlet

Signature 

Date 12/20/12

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

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

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- 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 law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

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

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

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. 516 Louisa Street (Cottage)	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	



Front & Side View 12/20/12



Rear & Side View 12/20/12

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Young, Lori</u>	For Insurance Company Use
	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>516 Louisa Street</u>	Company NAIC Number
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 RE: 00028860-000000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential
 A5. Latitude/Longitude: Lat. 24.5491 N Long. 81.7969 W Horizontal Datum: NAD 1927 NAD 1983
 A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
 A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):	A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>NA</u> sq ft	a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>NA</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>NA</u> sq in	c) Total net area of flood openings in A9.b <u>NA</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>6</u>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

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

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

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

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

Benchmark Utilized BASIC Vertical Datum 1929

Conversion/Comments _____

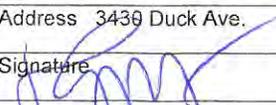
Check the measurement used.

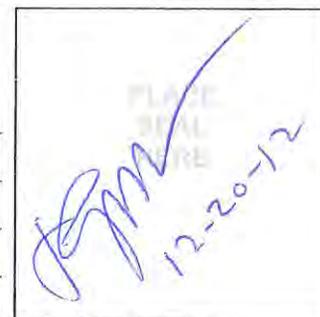
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>8.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>5.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>6.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to 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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name <u>J. Lynn O'Flynn</u>	License Number <u>6298</u>
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>
Address <u>3430 Duck Ave.</u>	City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>
Signature 	Date <u>12/20/12</u> Telephone <u>(305) 296-7422</u>



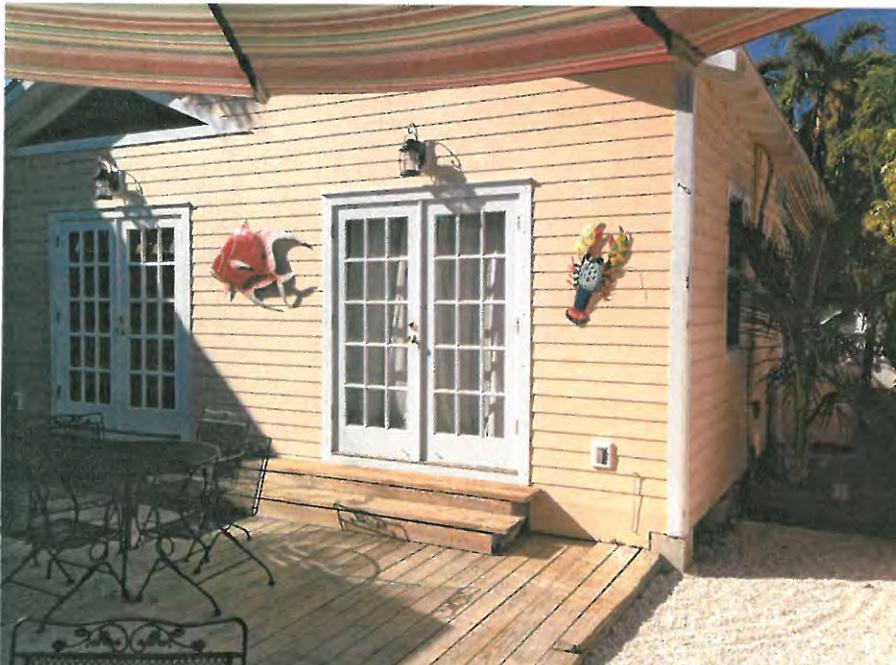
Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 516 Louisa Street	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	



Front View 12/20/12



Rear View 12/20/12

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

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

516 Louisa St. et

City Key West State FL ZIP Code 33040

For Insurance Company Use:

Policy Number

Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. e) -- Air Conditioner Unit


Signature

Date 12/20/12

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

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

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

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

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

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 law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

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

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

Check here if attachments

ELEVATION CERTIFICATE

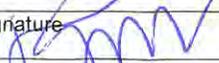
OMB No. 1660-0008
 Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <u>Young, Lori</u>	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>516 Louisa Street</u> City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>	Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: <u>00028860-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24.5491 N</u> Long. <u>81.7969 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>NA</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>NA</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>NA</u> sq in		c) Total net area of flood openings in A9.b <u>NA</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>6</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
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 (Describe) _____					
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 Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE. Benchmark Utilized <u>BASIC Vertical Datum 1929</u> Conversion/Comments _____	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>8.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>5.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>6.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to 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. <input checked="" type="checkbox"/>	
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Certifier's Name <u>J. Lynn O'Flynn</u>	License Number <u>6298</u>
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>
Address <u>3430 Duck Ave.</u>	City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>
Signature 	Date <u>12/20/12</u> Telephone <u>(305) 296-7422</u>



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use
Building Street Address (including Apt., Unit, Suite, /or Bldg. No.) or P.O. Route and Box No. 516 Louisa Street	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. e) -- Air Conditioner Unit

Signature  Date 12/20/12 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

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

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

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

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

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 law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

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

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments



CITY OF KEY WEST

TREE PERMIT

Permit# 6219 Date Issued 1/16/13

Address 516 Louisa Street

This it to certify that Lori Young

has permission to Remove (6) Christmas Palms. Replacement with (6) native palms of choice, 4' minimum, FL #1, to be planted on site. Replacements shall be planted in the six months from the approval date as described here in. All plants shall be planted according to current 'Best Management Practices'. Call landscape office for tree replacement inspection.

as per application approved 1/16/13

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued. If this process requires blocking of a city right-of-way, a separate ROW Permit is required. Please contact Diane Nicklaus 305-809-3951.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY


David Jackson - Chairperson

City of Key West
Tree Commission
PO Box 1409
Key West, FL 33040
Phone: (305)809-3764



CITY OF KEY WEST

TREE PERMIT

Permit# 6218 Date Issued 01/16/13

Address 516 Louisa Street

This it to certify that Lori Young

has permission to Remove (1) Frangipani. Replacement of 5 caplier inches, FL #1, to be planted on site. Replacements shall be planted in the six months from the approval date as described here in. All plants shall be planted according to current 'Best Management Practices'. Call landscape office for tree replacement inspection.

as per application approved 01/16/13

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

If this process requires blocking of a city right-of-way, a separate ROW Permit is required. Please contact Diane Nicklaus 305-809-3951.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY David Jackson - Chairperson

City of Key West
Tree Commission
PO Box 1409
Key West, FL 33040
Phone: (305)809-3764

Phone: (305)809-3764

Property Appraiser Information

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

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

Property Record Card -
Map portion under construction.

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

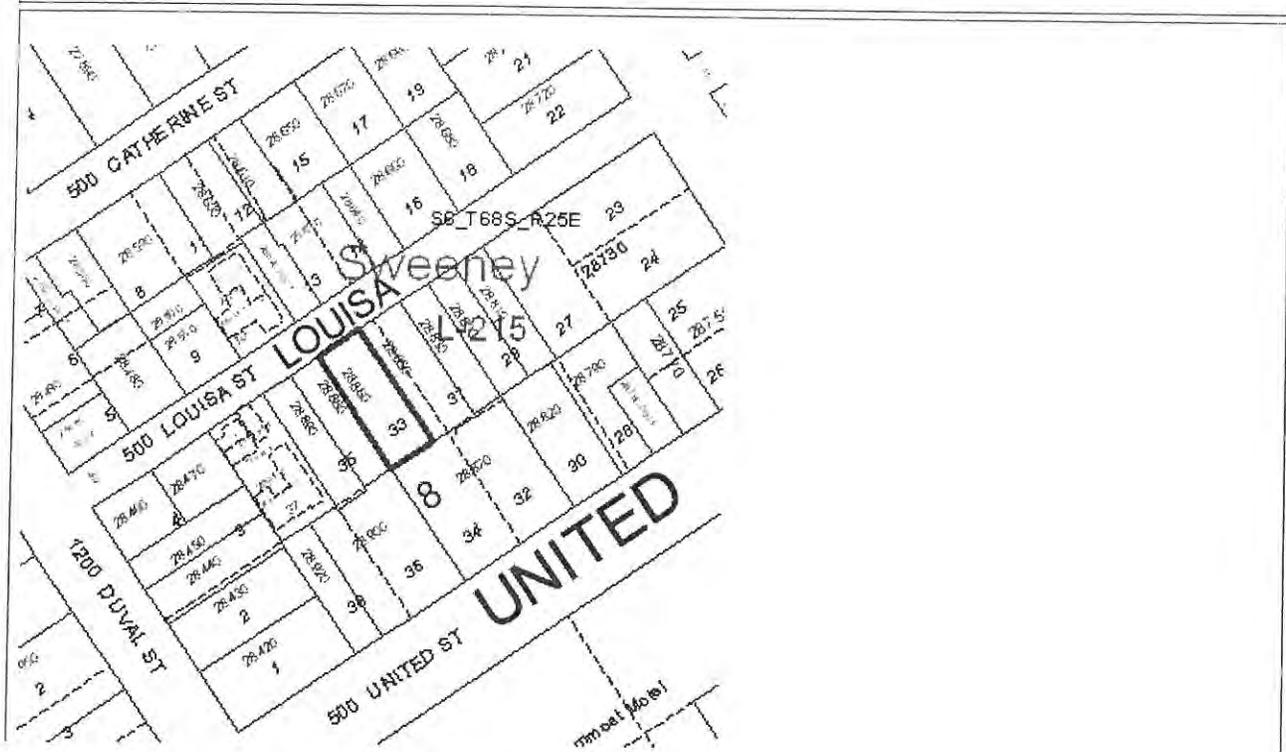
Alternate Key: 1029645 Parcel ID: 00028860-000000

Ownership Details

Mailing Address:
YOUNG LORI A
516 LOUISA ST
KEY WEST, FL 33040-3106

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 516 LOUISA ST KEY WEST
Legal Description: KW PT LT 33 SQR 8 TR 11 H2-478 OR387-684/85 OR566-45 OR827-1896D/C OR1627-968 OR1700-478 OR2590-238/40





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,388.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 768
 Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 19
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 112
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 26
 Grnd Floor Area 768

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

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

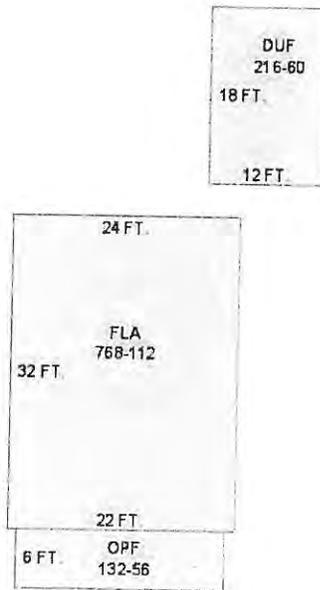
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 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	FLA	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	768
2	OPF	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	132
4	DUF	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	216

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	288 SF	0	0	1991	1992	2	40
1	FN2:FENCES	872 SF	0	0	1991	1992	4	30

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
2012	74,472	5,186	259,347	339,005	285,274	25,000	260,274
2011	88,303	5,298	252,445	346,046	276,965	25,000	251,965
2010	89,366	5,373	316,032	410,771	272,872	25,000	247,872

2009	100,543	5,734	480,368	586,645	265,698	25,000	240,698
2008	98,141	3,893	592,200	694,234	265,433	25,000	240,433
2007	143,769	4,142	451,764	599,675	257,702	25,000	232,702
2006	280,339	4,391	270,720	555,450	251,417	25,000	226,417
2005	201,243	4,722	287,640	493,605	244,094	25,000	219,094
2004	158,860	4,970	209,808	373,638	236,984	25,000	211,984
2003	149,515	5,219	77,832	232,566	232,566	25,000	207,566
2002	126,698	5,550	77,832	210,080	210,080	0	210,080
2001	113,960	5,799	77,832	197,591	197,591	0	197,591
2000	107,283	2,966	54,144	164,393	105,668	25,500	80,168
1999	73,722	2,552	54,144	130,418	102,890	25,500	77,390
1998	77,602	2,790	54,144	134,536	101,270	25,500	75,770
1997	62,082	2,317	47,376	111,774	99,578	25,500	74,078
1996	47,725	1,866	47,376	96,967	96,678	25,500	71,178
1995	47,725	1,931	47,376	97,032	94,320	25,500	68,820
1994	42,681	1,784	47,376	91,841	91,841	25,500	66,341
1993	43,049	0	47,376	90,425	90,425	25,500	64,925
1992	43,049	0	47,376	90,425	90,425	25,500	64,925
1991	43,705	0	47,376	91,081	91,081	25,500	65,581
1990	36,526	0	39,762	76,288	76,288	25,000	51,288
1989	23,394	0	38,916	62,310	62,310	25,000	37,310
1988	19,249	0	33,840	53,089	53,089	25,000	28,089
1987	19,053	0	21,150	40,203	40,203	25,000	15,203
1986	19,142	0	20,304	39,446	39,446	25,000	14,446
1985	18,669	0	18,042	36,711	36,711	25,000	11,711
1984	17,535	0	18,042	35,577	35,577	25,000	10,577
1983	17,535	0	12,182	29,717	29,717	0	29,717
1982	17,811	0	10,524	28,335	28,335	0	28,335

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
9/19/2012	2590 / 238	505,000	WD	02
5/25/2001	1700 / 0478	250,000	WD	Q
4/7/2000	1627 / 0968	235,000	WD	Q
2/1/1974	566 / 45	15,000	00	Q

This page has been visited 54,441 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., March 21, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variations – 516 Louisa Street (RE# 00028860-000000, AK# 1029645) - A request for variances to side-yard setback requirements and detached habitable space to renovate an existing structure for use as a satellite bedroom in the HRCC-3 zoning district per Sections 122-28, 122-750(6) b. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Variations – 516 Louisa Street (RE# 00028860-000000, AK# 1029645) - A request for variations to side-yard set-back requirements and detached habitable space to renovate an existing structure for use as a satellite bedroom in the HRCC-3 zoning district per Sections 122-28, 122-750(6) b. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant	Norman Wood	Owner:	Lori Young
Project Location:	516 Louisa Street	Date of Hearing:	Thursday, March 21, 2013
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

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 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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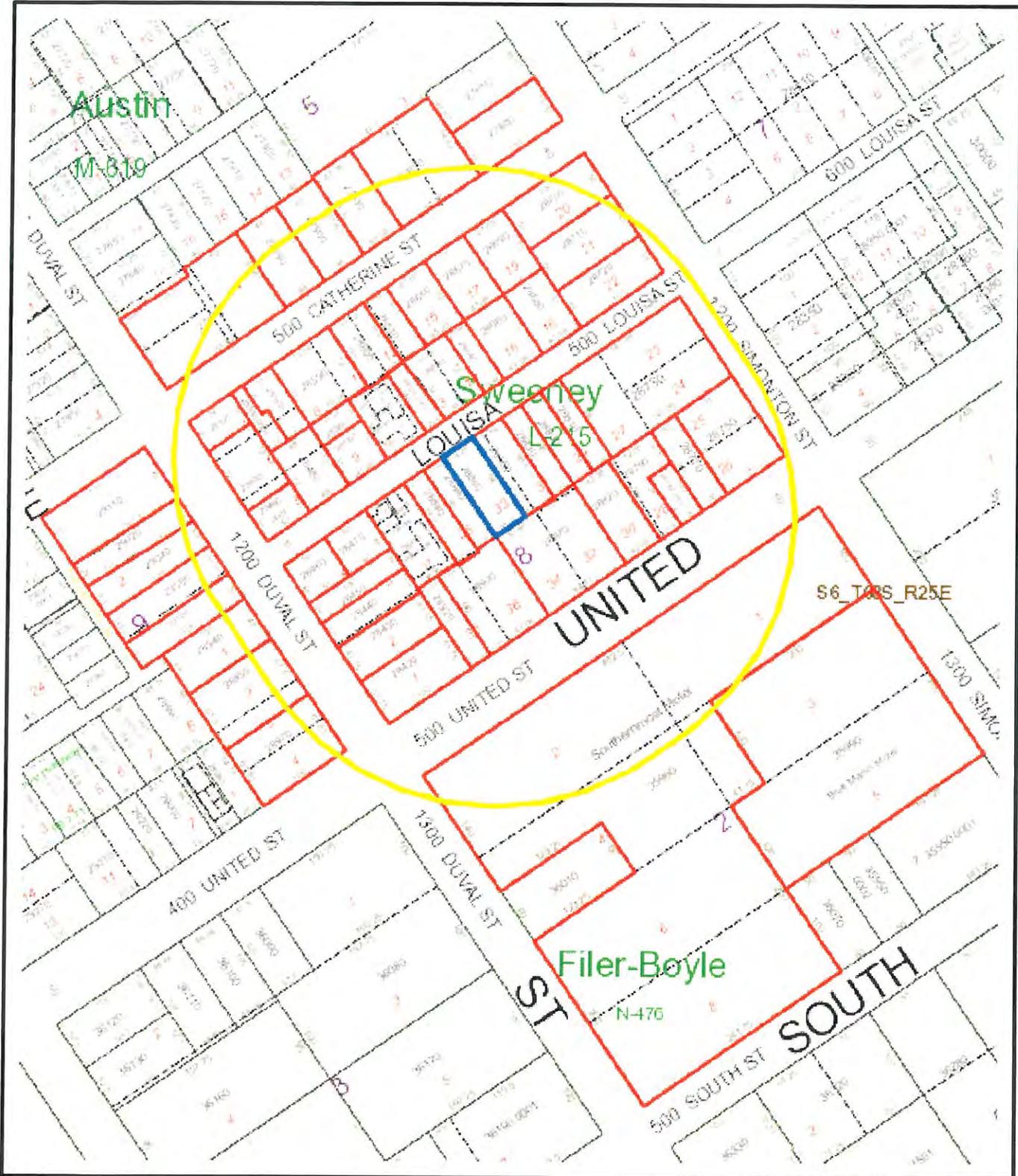
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Monroe County, Florida

516 Louisa

Printed: Mar 14, 2013

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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 522 CATHERINE ST LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
2 HARBORSIDE MOTEL AND MARINA INC	903 EISENHOWER DR		KEY WEST	FL	33040	
3 WEBB WILLIAM AND LINDA	2995 FRIENDS RD		ANNAPOLIS	MD	21401-7221	
4 MINKIDS REALTY LLC	522 US HIGHWAY 9		NORTH MANALAF	NJ	07726-8299	
5 MONROE COUNTY FLORIDA	500 WHITEHEAD ST		KEY WEST	FL	33040	
6 DEMIER CAL T AND MILAGROS	825 DUVAL ST STE 3		KEY WEST	FL	33040-7624	
7 CATALFOMO ANTHONY J	506 LOUISA ST		KEY WEST	FL	33040	
8 MONROE COUNTY FLORIDA	500 WHITEHEAD ST		KEY WEST	FL	33040	
9 BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
10 LA TE DA REDUX INC	1125 DUVAL ST		KEY WEST	FL	33040	
11 HERNANDEZ RIGOBERTO AND TOMASA	515 CATHERINE ST		KEY WEST	FL	33040	
12 1227 DUVAL STREET LLC	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
13 ANDREWS JERRY AND YULIYA	8311 BRIER CREEK PKWY STE 105-353		RALEIGH	NC	27617-7328	
14 ILANE LLC	1215 DUVAL ST		KEY WEST	FL	33040	
15 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040	
16 POU E LYNNE	302 SOUTHARD ST	STE 102	KEY WEST	FL	33040	
17 AMES MARY E	31537 ROYAL OAKS DR		TEMECULA	CA	92591	
18 BUCCELLO DAVID AND PATRICIA	87 MILL BROOK RD		BAR HARBOR	ME	04609-7375	
19 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
20 1200 DUVAL STREET LLC	5 BIRCHWOOD DR		KEY WEST	FL	33040-6209	
21 SOUTHERNMOST BEACH MOTELS LIMITED PARTNERSHIP	1319 DUVAL ST		KEY WEST	FL	33040	
22 WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
23 HILLS AMY L	526 LOUISA ST		KEY WEST	FL	33040	
24 BLUE MARLIN MOTEL INC	121 US HWY 1	STE 101	KEY WEST	FL	33040	
25 KEAR REBECCA L	169 PLATT ST		MILFORD	CT	06460	
26 HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
27 BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
28 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
29 1201 DUVAL LLC	33830 RIVIERA DR		FRASER	MI	48026	
30 SANCHEZ PEDRO ESTATE	509 LOUISA ST		KEY WEST	FL	33040	
31 YOUNG LORI A	516 LOUISA ST		KEY WEST	FL	33040-3106	
32 WINTER KEVIN M	516 CATHERINE ST		KEY WEST	FL	33040-3104	
33 KIRKMAN C G JR	521 LOUISA ST		KEY WEST	FL	33040-3105	
34 KEY HUGH	1616 ATLANTIC BLVD APT 3		KEY WEST	FL	33040-5350	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 LARSEN VICTOR O JR	514 LOUISA ST		KEY WEST	FL	33040	
36 BELLIN XAVIER	529 UNITED ST		KEY WEST	FL	33040-3144	
37 GUEST SERVICES INC	1007 SIMONTON ST		KEY WEST	FL	33040	
38 HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
39 HAYES PAUL N	1075 DUVAL ST STE C11		KEY WEST	FL	33040-3195	
40 1210 DUVAL INC	1210 DUVAL ST		KEY WEST	FL	33040	
41 515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
42 515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
43 517 LOUISA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
44 WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
45 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
46 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
47 BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
48 MARIGOLD INC	1202 SIMONTON ST		KEY WEST	FL	33040	
49 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
50 RIVET ENTERPRISES INC	17188 FLYING FISH LN WEST		SUMMERLAND KI	FL	33042-3630	
51 508 LOUISA CONDOMINIUM	508 LOUISA ST		KEY WEST	FL	33040	
52 LOUISA STREET CONDOMINIUM	515 LOUISA ST		KEY WEST	FL	33040	
53 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040-3105	
54 ROGERS MICHAEL L AND MADELINE J	1932 OAK KNOLL DR		BELMONT	CA	94002-1755	
55 SHIREY EDMA I	1007 WILLOWOOD AVE		GOOSE CREEK	SC	29445	