

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: February 18, 2016

Agenda Item: **Variance – 603 Free school Lane (RE# 00009200-000100; AK# 8638817)** – A request for a variance to decrease existing open space requirements in order to replace and expand the rear deck located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 108-346(b), of the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

Request: A request for a variance to the minimum open space requirements in order to replace and expand the rear deck by 159 square feet.

Applicant: One Call Construction

Property Owner: Secret Villa I LLC

Location: 603 Free school Lane (RE# 00009200-000100; AK# 8638817)

Zoning: Historic High Density Residential (HHDR)



Background:

The two story structure has an existing nonconformity with the minimum open space requirements. The extension of the rear deck will decrease the open space by 159 square feet.

| Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630 | | | | |
|---|----------------------------|--------------------------------------|--------------------------------------|---|
| Dimensional Requirement | Required/ Allowed | Existing | Proposed | Change / Variance Required? |
| Maximum height | 30 feet | 12.75 feet | 12.75 feet | In compliance |
| Minimum lot size | 4,000 SF | 2,456 square feet | 2,456 square feet | No Change |
| Maximum density | 22 dwelling units per acre | 1 du / 0.22 ac= 7.19 | 1 du / 0.22 ac= 7.19 | In compliance 1 du recognized |
| Maximum floor area ratio | 1.0 | N/A | N/A | In compliance |
| Maximum building coverage | 50% | 1,035 square feet | 1,035 square feet | In compliance |
| Maximum impervious surface | 60% | 59% 1,460 square feet | 59% 1,460 square feet | In compliance |
| Minimum Open Space | 35% | 21% 526 square feet | 15% 367 square feet | Variance Required -159 square feet |
| Minimum front setback | 10 feet | 6 inches | 6 inches | Existing Non-conformity |
| Minimum side setback (Left) | 11 feet | 2 feet 9 inches | 2 feet 9 inches | Existing Non-conformity |
| Minimum side setback (Party wall) | 11 feet | 0 feet | 0 feet | In compliance |
| Minimum rear setback | 20 feet | 20 feet | 20 feet | In compliance |

Process:

Planning Board Meeting:

February 18, 2016

HARC:

TBD

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

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

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

The existing conditions of the property is non-conforming to the minimum open space requirements. The applicant proposes to expand the deck's footprint. Therefore, special conditions or circumstances do not exist.

NOT IN COMPLIANCE.

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

The applicant is choosing to decrease the properties open space in order to extend the rear deck by 159 square feet. This request is not a special condition or circumstance.

NOT IN COMPLIANCE.

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

Section 122-27 of the Land Development Regulations discourages the expansion of nonconforming structures. The deck can be replaced without expanding the deck and further decreasing open space conditions of the property. Therefore, allowing the proposed expansion of the deck to decrease open space requirements would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. The applicant can replace the existing deck without the need for a Variance. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

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

The applicant has reasonable use of the property currently and continue without a variance. The variance requested is not the minimum required that would make possible the reasonable use of the land, building, or structure. The existing deck can be replaced without a variance.

NOT IN COMPLIANCE.

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

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

NOT IN COMPLIANCE.

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

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

IN COMPLIANCE.

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

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:

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 variances requested.

That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

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

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

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

No such grounds were considered.

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

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

RECOMMENDATION:

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

Application

RECEIVED

DEC 15 2015



Application For Variance

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

CITY OF KEY WEST
PLANNING DEPT.

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

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

PROPERTY DESCRIPTION:

Site Address: 603 Freeschool lane St Key West FL 33040

Zoning District: HHDR Real Estate (RE) #: 00009200-000100

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: One Call Construction Inc

Mailing Address: 1901 Flagler Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-294-0945 Office: _____ Fax: _____

Email: dave@constructionkeywest.com

PROPERTY OWNER: (if different than above)

Name: Secret Villa I LLC

Mailing Address: 630 Elizabeth Street

City: Key West State: FL Zip: 33040

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

Email: heslin9@gmail.com

Description of Proposed Construction, Development, and Use: Expansion of rear deck approximately 5' wide and 41-1/4' long

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

Expansion of rear deck interferes with 20' setback but will satisfy .5' setback

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

If yes, please describe and attach relevant documents: _____

✓

City of Key West • Application for Variance

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

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

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

| Site Data Table | | | | |
|-------------------------------------|------------------|----------|----------|------------------|
| | Code Requirement | Existing | Proposed | Variance Request |
| Zoning | HHDR | | | |
| Flood Zone | | | | |
| Size of Site | 2456 SF | | | |
| Height | | | | |
| Front Setback | 10 | | | |
| Side Setback | 5' | 5' | 5' | |
| Side Setback | NA | NA | NA | |
| Street Side Setback | 5' | | | |
| Rear Setback | 20' | .5' | .5' | |
| F.A.R | | | | |
| Building Coverage | | 1035 SF | 1035 SF | |
| Impervious Surface | | 1460 SF | 1460 SF | |
| Parking | | | | |
| Handicap Parking | | | | |
| Bicycle Parking | | | | |
| Open Space/ Landscaping | | 526 SF | 367 SF | |
| Number and type of units | | | | |
| Consumption Area or Number of seats | | | | |

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

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

Melissa Paul-Leto

From: Chris Borucki <cborucki@constructionkeywest.com>
Sent: Monday, February 01, 2016 5:01 PM
To: Melissa Paul-Leto
Subject: 603 Freeschool Setbacks and Elevation

Melissa,

The setbacks for the property at 603 Freeschool Lane are:

Front 10'
Side 5'
Rear 20'

The Elevation at the property is:

Flood Zone: X
Top of Bottom floor 12.75'

Please let me know if you need anything else.

Thank you,

Christopher Borucki | One Call Construction | Office : 305-294-0945 |
1901 Flagler Ave Key West, FL 33040 | cborucki@constructionkeywest.com



"One Call Does It All"

1901 Flagler Ave - Key West, FL 33040
Tel: 305-294-0945 - Fax: 305-359-3226
E-mail: info@constructionkeywest.com

CGC1507029
CGC1327352
SL3188768

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.

Proposed deck expansion provides safety for the property owner keeping the surface level and usable.

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

The configuration of the lot is historic, pre-dating the current zoning regulations.

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 will be conferred by granting the variances requested, since the zoning district contains many nearby properties that possess similar nonconformities

As such nonconformities exist in the zoning district, including similar encroachments into the setbacks of neighboring lots that are commonplace in this

densely-developed area, such variances conferred upon the applicant do not present any special privileges denied to other lands, buildings or structures in the same zoning district.

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

If the variances for the proposed addition of the porch are denied, the property owner would not experience a deprivation of the rights commonly enjoyed by other properties in the same zoning district only that of not fully using his land and property to the full extent which he would like to.

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

The variance requested is the minimum that will make possible the reasonable use of the land, building or structure. The porch will be built within the property lines. The variance is minimal.

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.

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

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.

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

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

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

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

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

Verification

City of Key West
Planning Department



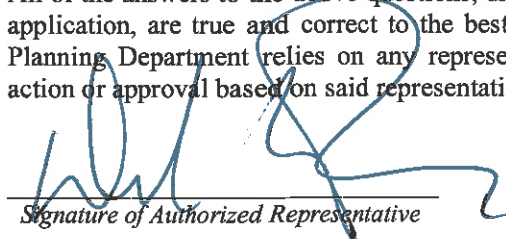
Verification Form

(Where Authorized Representative is an individual)

I, David Pouliot, 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:


603 Freeschool Lane Key West FL 33040
Street address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12-10-15 by
David Pouliot
Name of Authorized Representative

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


Notary's Signature and Seal

Sheree Clark
Name of Acknowledger typed, printed or stamped



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, Secret Villa, I LLC authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

David Pouliot
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 12-10-15 by
date

David Pouliot
Name of Authorized Representative

He/She is personally known to me or has presented [Signature] as identification.

[Signature]
Notary's Signature and Seal

Sheree Clark
Name of Acknowledger typed, printed or stamped



Deed

Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 15-142-Heslin
Will Call No.:

06/09/2015 2:58PM
DEED DOC STAMP CL: MT \$0.70

Doc# 2032459
Bk# 2744 Pg# 2170

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5 day of June, 2015 between James S. Heslin, a single man whose post office address is 630 Elizabeth Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor, and Secret Villa I, LLC a Florida limited liability company, whose post office address is 630 Elizabeth Street, Key West, FL 33040 of the County of Monroe, State of Florida, 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:

COMMENCE at the intersection of the Southeasterly right-of-way line of Fleming Street and the Northeasterly right-of-way line of Simonton Street and run thence Southeasterly along the Northeasterly right-of-way line of said Simonton Street for a distance of 165.95 feet to a point; thence Northeasterly perpendicular to Simonton Street 49.70 feet to a point; thence Northeasterly with a deflection angle of 01°39'25" to the left 48.42 feet to the Point of Beginning of the parcel of land herein described; thence continue Northeasterly along the last said line 6.88 feet to a point; thence Southeasterly parallel with Simonton Street 0.54 feet to a point; thence Northeasterly with a deflection of 90°00'00" to the left and perpendicular to Simonton Street 34.56 feet to a point; thence Southeasterly with a deflection of 90°00'00" to the right 60.20 feet to a point on the Northwesterly right-of-way line of School House Lane; thence Southwesterly along the said line and with a deflection of 89°39'53" to the right 41.44 feet to a point; thence Northeasterly with a deflection of 90°20'07" to the right and parallel with Simonton Street 60.88 feet back to the Point of Beginning.

Parcel Identification Number: 00009200-000100

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


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, 2014.

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:


Signature of Witness
Susan M. Cardenas
Printed Name of Witness


James S. Heslin


Signature of Witness
Cindy Saulter
Printed Name of Witness

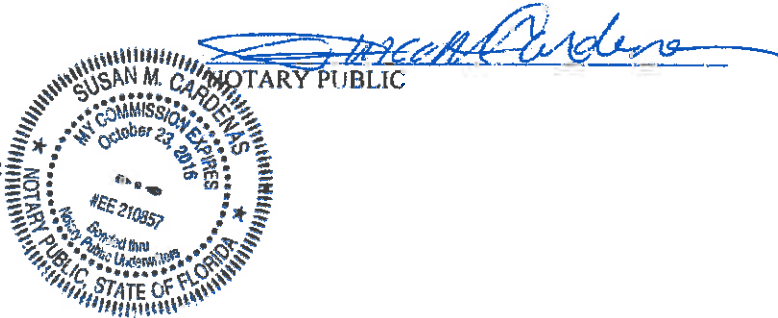
State of Florida
County of Monroe

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, James S. Heslin, who is personally known to me to be the individual described in and who executed the foregoing instrument, or who produced personally known, as identification, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West County of Monroe and State of Florida, this 5th day of June, 2015.

Printed Name of Notary

My Commission Expires:



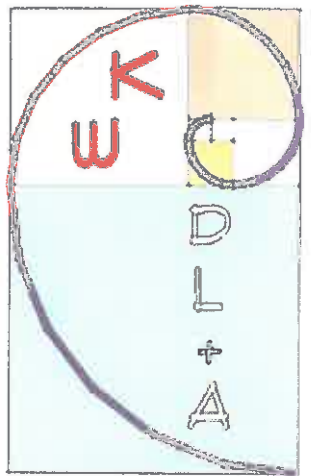
Survey

Site Plans

Jim Heslin

603 Free School Alley

Key West, FL 33040



KEY WEST DESIGN LAB
+
ASSOCIATES, LLC
AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960

11/04/2015
WSP6.J5024.080

JAMES MARR HOFFMAN
AR 15,729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

Project Information: Vicinity Map:

Site Address:

603 Free School Alley,
Key West, Florida 33040

APN:

00009200-000100

Owner:

Jim Heslin
Secrete Villa I, LLC

Scope:

Exterior Rear Deck Replacement -
Window & Door Replacement - Porch
Post Repairs -



Sheet Index:

- G-1** General Information
- G-2** General Notes & Code Data
- G-3** Survey
- A-1** Demo & Proposed Improvements
- S-1** Proposed Improvements

Exterior Improvements
Jim Heslin / Secrete Villa I, LLC
603 Free School Alley
Key West, FL 33040

ONE CALL CONSTRUCTION, INC.

"One Call Does It All"
1901 Flagler Ave - Key West, FL 33040
Tel: 305-294-0945 - Fax: 305-359-3226
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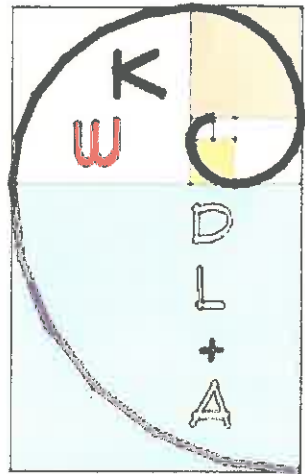
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General Information

11/04/2015

G-1

Sheet 01 of 05



KEY WEST DESIGN LAB

+ ASSOCIATES, LLC

AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960

11/04/2015
WSP6-35024080

JAMES MARR HOFFMAN
AR 15,729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

Exterior Improvements
Jim Heslin / Secrete Villa I, LLC
603 Free School Alley
Key West, FL 33040

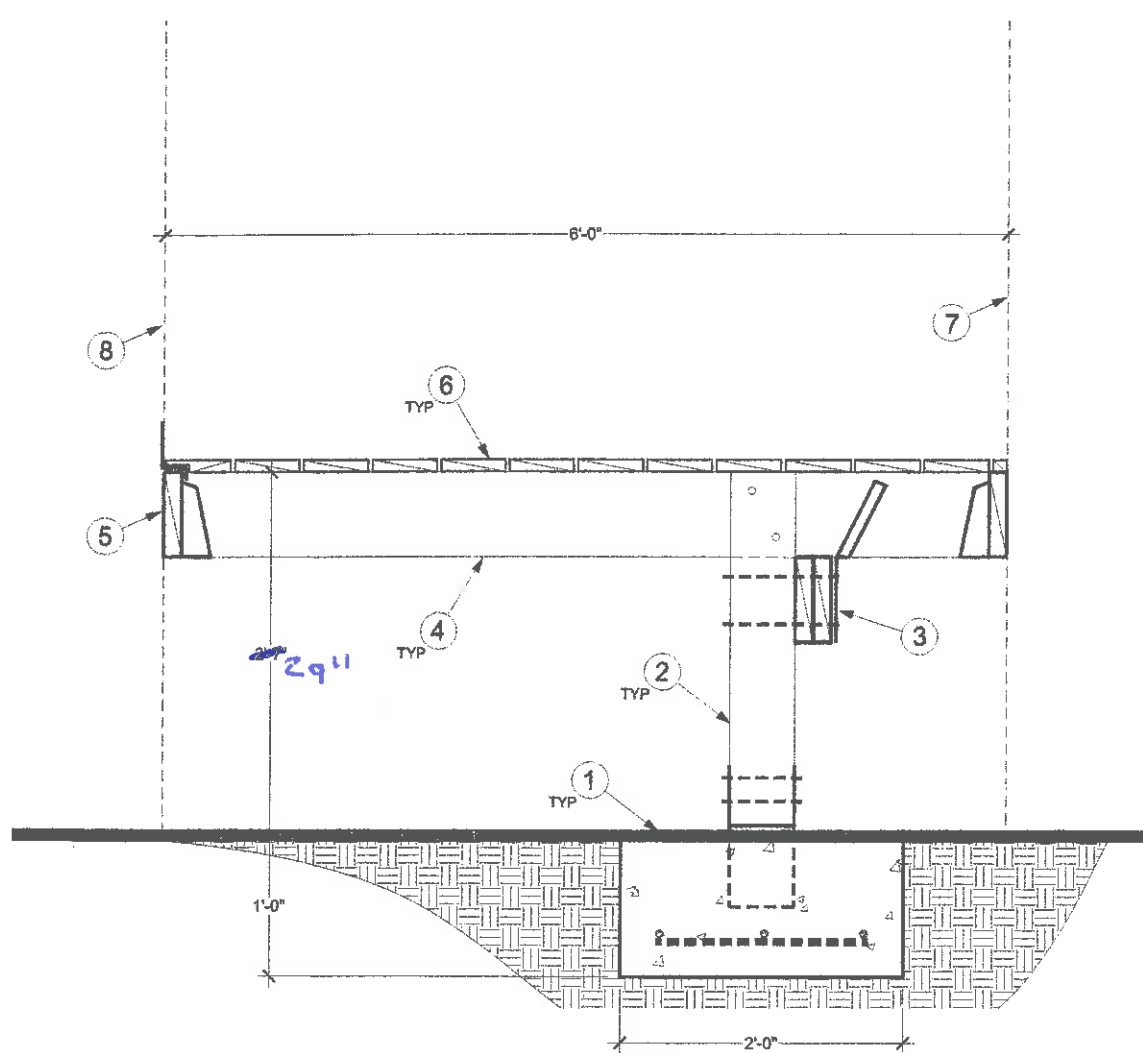
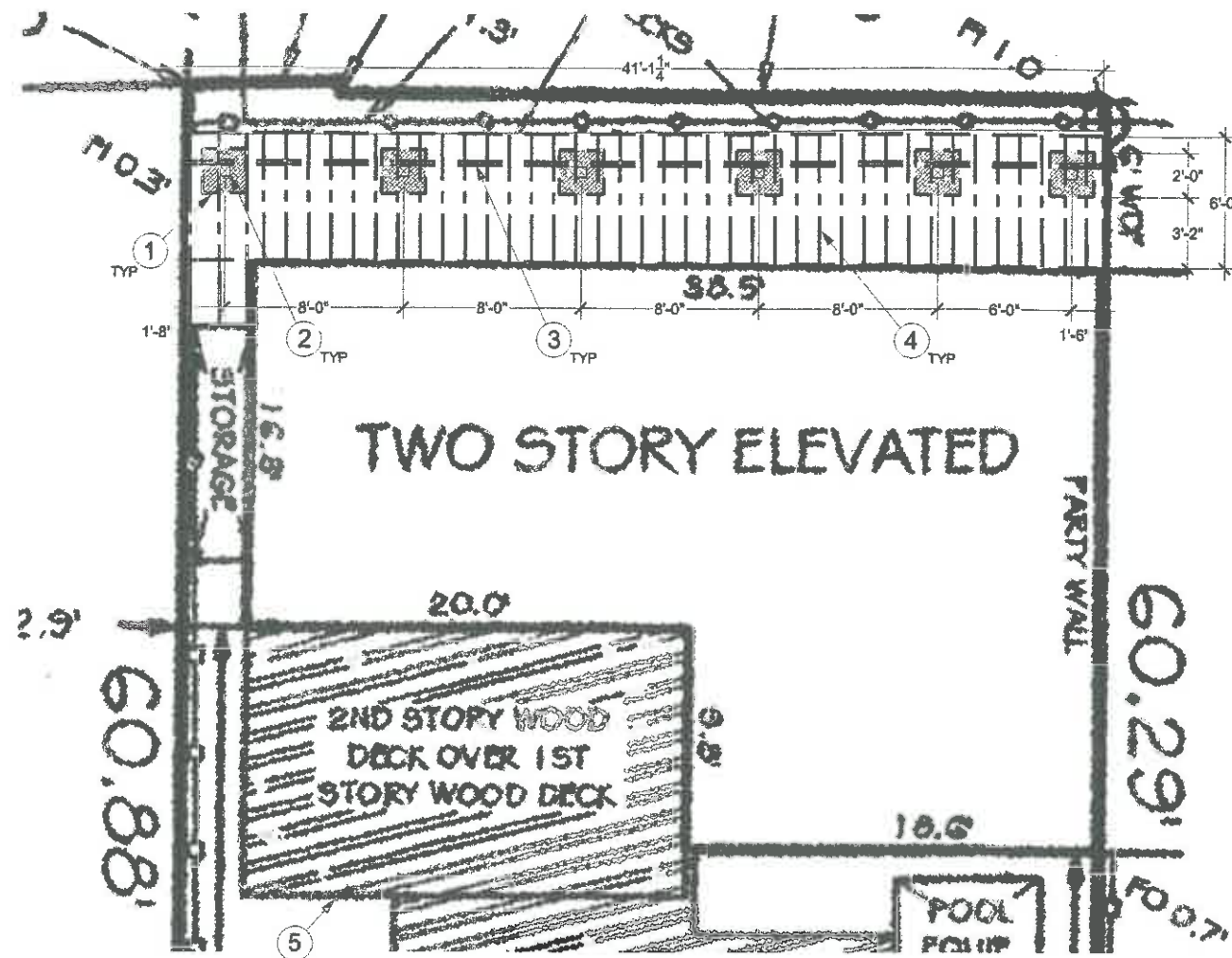
ONE CALL CONSTRUCTION, INC.
The Call to Build

Foundation Plan
Deck Framing
Deck Section

11/04/2015

S-1

Sheet 05 of 05



Plan Scale: 1/8" = 1'-0" - Section Scale 3/4" = 1'-0"

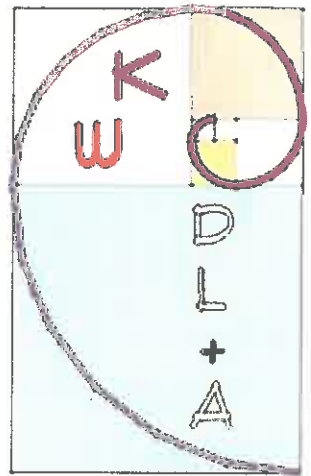
1 Proposed Foundation / Deck Framing Plan / Deck Section
S-1

Foundation Plan & Framing Plan Notes:

- (1) Provide 24"x24"x12" Spot Footings as Shown -
- (2) Provide PT 6x6 Posts as Shown - Dimensions are to the Centerline of Posts -
- (3) Provide (2) PT 2x8 Deck Joist Beam -
- (4) Provide PT 2x8 Deck Joists at 12"oc -
- (5) Repair (2) existing 6x6 Posts on Front Porch - Provide PT 6x6 w/ 12" Lap Joint & (2) 5/8 Galv Carriage Bolt assemblies - Repair/Replace Post Base with appropriate Simpson 6x6 Post Base upon uncovering hidden conditions -

Deck Section Notes:

- (1) Provide 24"x24"x12" Spot Footings w/ 4,000psi Concrete w/ #5 @ 9"oc Both Ways on Well Compacted Cap Rock - Provide Simpson CB66 Post Base - Slope the top of Footing to Drain -
- (2) Provide PT 6x6 Posts - Extend posts to the underside of Deck - Provide (2) 1/2" Galv Carriage Bolts through Post and adjacent Deck Joist -
- (3) Provide (2) PT 2x8 Deck Joist Beam - Provide (2) 5/8" Galv Carriage Bolt Assemblies through Post - Face Nail Beam w/ (3) 16d Galv Nails @ 12"oc -
- (4) Provide PT 2x8 Deck Joists at 12"oc - Provide Simpson LTS12 @ 12"oc to Deck Joist Beam - Provide Simpson LUS28 to Ledger and Rim Joist -
- (5) Provide PT 2x8 Ledger - Remove siding as necessary - Attach Ledger to existing residence Rim Joist w/ (2) 1/2" x 3 1/2" Galv Lag Bolts @ 6"oc Staggered - Provide 24ga Galv Steel Step Flashing over Ledger, 3" up existing wall and 2" down face of Ledger - Replace siding to match existing -
- (6) Provide 1" Composite Decking - Attach decking with Stainless Steel fasteners as recommended by manufacturer -
- (7) Existing fencing to remain -
- (8) Existing residence rear exterior wall to remain -



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+
ASSOCIATES, LLC
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(305) 440-3960

11/04/2015
WSP6J3024080
[Signature]

JAMES MARR HOFFMAN
AR 15,729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

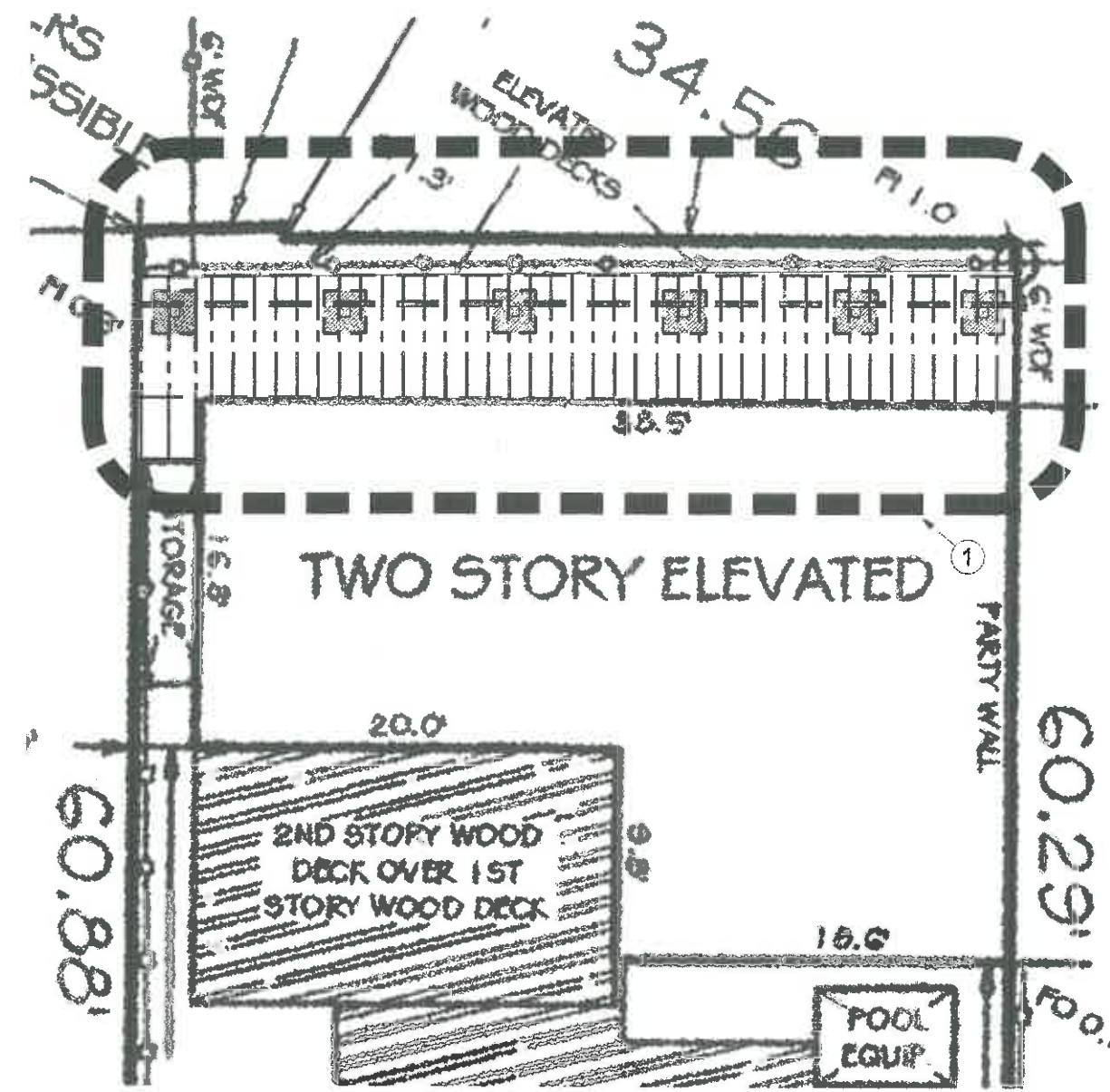
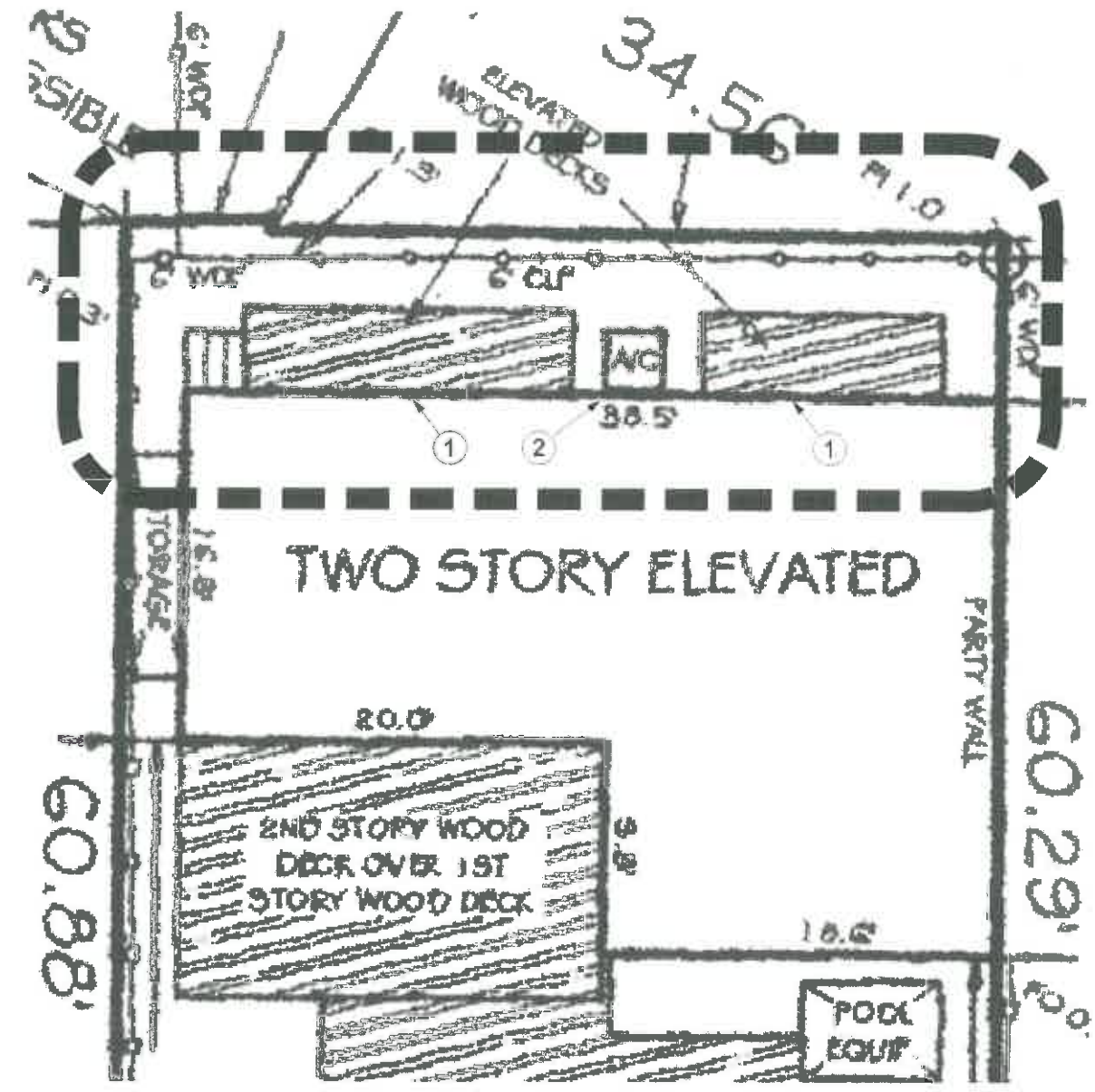
Exterior Improvements
Jim Heslin / Secrete Villa I, LLC
603 Free School Alley
Key West, FL 33040

Demolition Area
&
Proposed Improvements

11/04/2015

A-1

Sheet 04 of 05



1
A-1 Area of Demolition & Proposed Improvements

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

Demolition Plan Notes:

- (1) Remove existing deck structures -
- (2) CU to be removed and relocated by others -

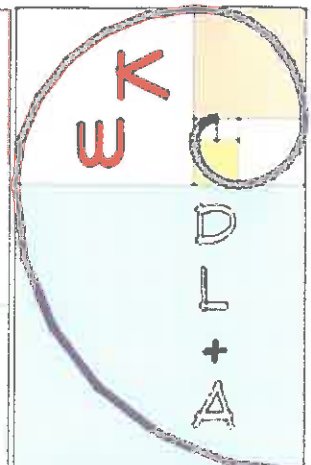
Proposed Improvements:

- (1) See (S-1) -

MAP OF BOUNDARY SURVEY A PART OF LOT 3, SQUARE 49 KEY WEST, MONROE COUNTY, FLORIDA



LOCATION MAP - NTS



**KEY WEST DESIGN LAB
+
ASSOCIATES, LLC**
AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960

LEGAL DESCRIPTION -

A part of Lot 3, Square 49, in the City of Key West, Monroe County, Florida and being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the Southeastern right-of-way line of Fleming Street and the Northeastern right-of-way line of Simonton Street and run thence Southeastern along the Northeastern right-of-way line of the said Simonton Street for a distance of 165.95 feet to a point; thence Northeastern perpendicular to Simonton Street 49.70 feet to a point; thence Northeastern with a deflection angle of $01^{\circ}39'25''$ to the left 48.42 feet to the Point of Beginning of the parcel of land herein described; thence continue Northeastern along the last said line 6.88 feet to a point; thence Southeastern parallel with Simonton Street 0.54 feet to a point; thence Northeastern with a deflection of $90^{\circ}00'00''$ to the left and perpendicular to Simonton Street 76 feet to a point; thence Southeastern with a deflection of $90^{\circ}00'00''$ to the right 60.05 feet to a point on the Northeastern right-of-way line of School House Lane; thence Southeastern along the said line and with a deflection of $89^{\circ}39'53''$ to the right 41.44 feet to a point; thence Northeastern with a deflection of $90^{\circ}20'07''$ to the right and parallel with Simonton Street 60.29 feet back to the Point of Beginning, containing 5,000 square feet.

LESS AND EXCEPTING THE FOLLOWING PARCEL:

A PART OF LOT 3, SQUARE 49, IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF FLEMING STREET AND THE NORTHEASTERLY RIGHT OF WAY LINE OF SIMONTON STREET AND RUN THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SIMONTON STREET FOR A DISTANCE OF 165.95 FEET TO A POINT; THENCE NORTHEASTERLY PERPENDICULAR TO SIMONTON STREET 49.70 FEET TO A POINT; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF $01^{\circ}39'25''$ TO THE LEFT, 55.30 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SIMONTON STREET, 0.54 FEET TO A POINT; THENCE NORTHEASTERLY WITH A DEFLECTION OF $90^{\circ}00'00''$ TO THE LEFT AND PERPENDICULAR TO SIMONTON STREET, 34.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY AND PERPENDICULAR WITH SIMONTON STREET FOR A DISTANCE OF 41.44 FEET; THENCE SOUTHEASTERLY WITH A DEFLECTION OF $90^{\circ}00'00''$ TO THE RIGHT 60.05 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SCHOOL HOUSE LANE; THENCE SOUTHWESTERLY ALONG THE SAID LINE AND WITH A DEFLECTION OF $89^{\circ}39'53''$ TO THE RIGHT 41.44 FEET TO A POINT; THENCE NORTHWESTERLY WITH A DEFLECTION OF $90^{\circ}20'07''$ TO THE RIGHT AND PARALLEL WITH SIMONTON STREET, 60.29 FEET BACK 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 GAPS.

| | |
|------------------|----------|
| SCALE: | 1" = 20' |
| FIELD WORK DATE: | 1/22/07 |
| REVISION DATE: | 1/4 |
| SHEET: | 1 OF 1 |
| DRAWN BY: | JJM |
| CHECKED BY: | RR |
| INVOICE NO.: | 7121003 |

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 63J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTIONS 479.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE BEHIND BOOK PRECEDING METES THE PREVIOUS EDITION OF FLORIDA INSTRUMENT FORM 12, SUBPARAGRAPH 1(b) (BACKSHEET), 1(b) (ENCLOSURES), & 1(b)(4) (SUBPARAGRAPHS), SCHEDULE 'B' HAS NOT BEEN PROVIDED.

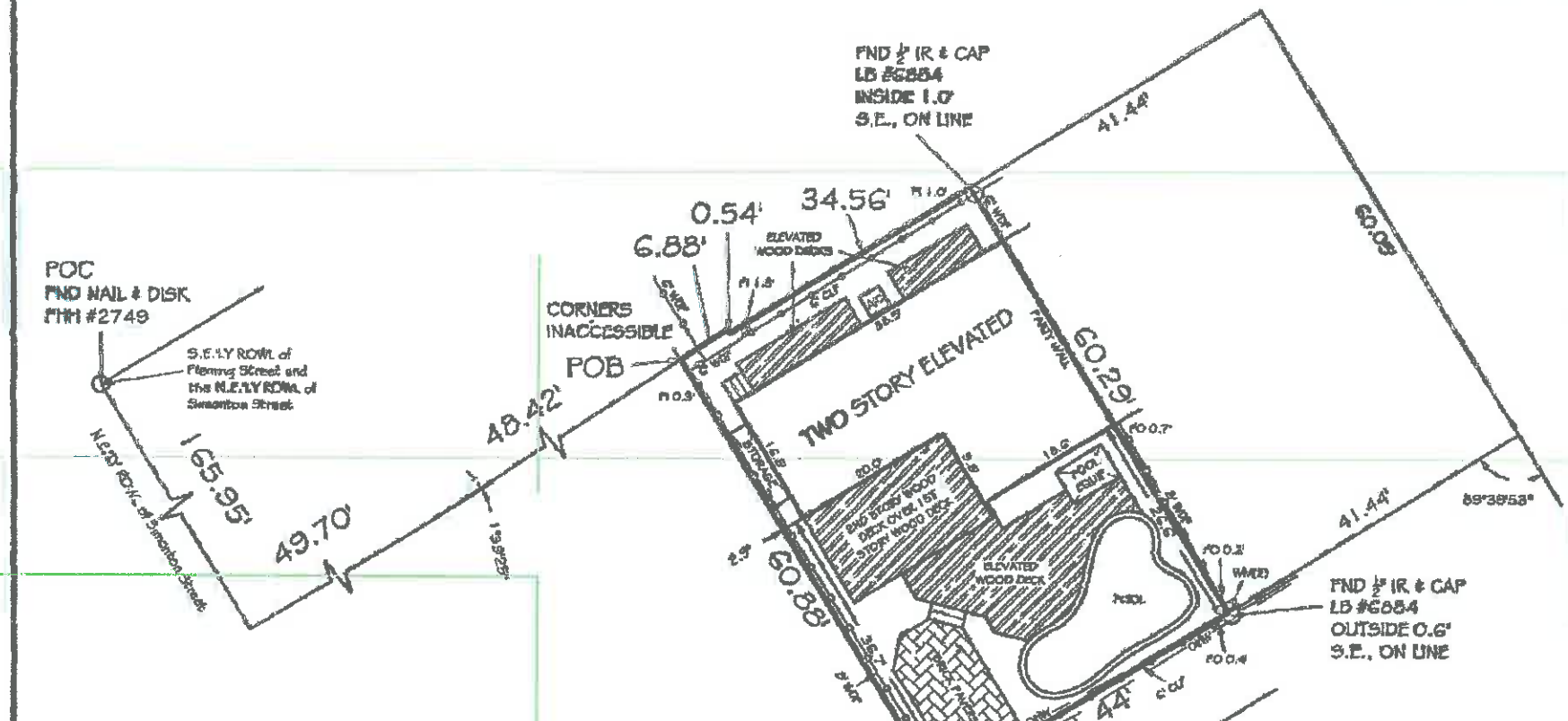
R. E. Reece
ROBERT E. REECE, FPM #0623, PROFESSIONAL SURVEYOR AND MAPPER, LB #0884

R. E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
FAX (305) 872-5622

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

| | | |
|--------------------------------|--|------------------------------------|
| BFP = BACKFLOW PREVENTER | IP = IRON PIPE | M/C = POINT OF REVERSE CURVE |
| CL = CENTERLINE | IL = IRON ROD | TRM = PERMANENT REFERENCE MONUMENT |
| CLV = CONCRETE VEHICLE CURB | L = ARC LENGTH | TT = POINT OF TANGENT |
| CM = CONCRETE MOUND | LS = LANDSCAPING | T = TACKS |
| CONC = CONCRETE | MS = MANHOLE | RSB = RESIDENCE |
| COVD = COVERED | MAS = MEASURED | ROR = ROOF OVERHANG ONE SIDE |
| DELTA = CENTRAL ANGLE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1989) | ROW = RIGHT OF WAY LINE |
| DSB = DRAINAGE ENGINEER | NTS = NOT TO SCALE | SCD = SANITARY CLEANOUT |
| EL = ELEVATION | OHV = OVERHEAD WIRE | TM = TEMPORARY BENCHMARK |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | TS = TREATED SIGN |
| FACE = ENCROACHMENT | PM = PAVING MIXTURE | UNSD = UNUSUAL SURFACE |
| CF = EDGE OF CURBWAY | POC = POINT OF COMPOUND CURVE | UNL = UNKNOWN UTILITY POLE |
| FPL = FINISHED FLOOR ELEVATION | TOP = TURNING POINT | W = WOOD |
| FI = FIRE INTERFERE | TR = TURNING POINT | WMC = WOOD BRITISH FOOT |
| FI = FINISHED FLOOR | TRM = TURNING POINT | WSE = WOOD SHED |
| FO = FOUND | TRM = TURNING POINT | WV = WATER VALVE |
| FS = FINISHED SURFACE | TRM = TURNING POINT | |
| FS = FINISHED SURFACE | TRM = TURNING POINT | |
| FS = FINISHED SURFACE | TRM = TURNING POINT | |
| FS = FINISHED SURFACE | TRM = TURNING POINT | |



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
603 FREE SCHOOL LANE
KEY WEST, FL
33040

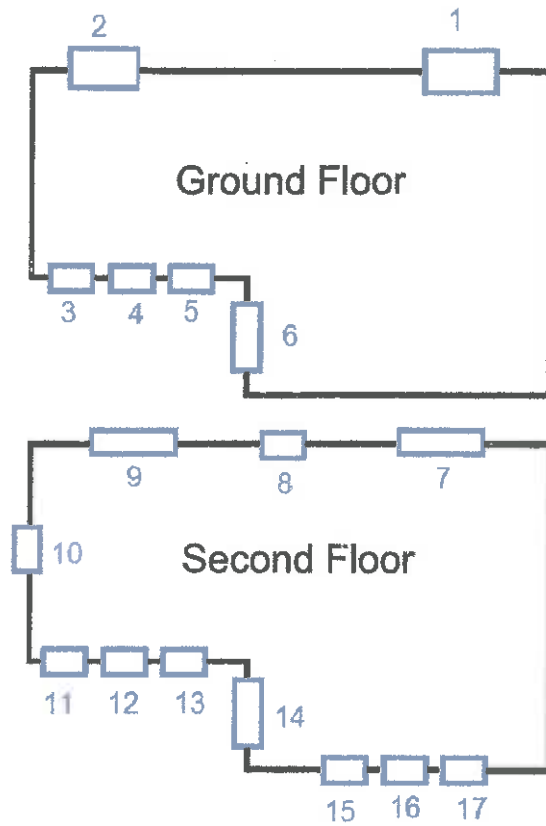


Exterior Rear Deck Replacement
Jim Heslin / Secrete Villa I, LLC
603 Free School Alley
Key West, FL 33040

Survey

11/04/2015

G-3



1 Opening Locations
G-2 Scale: NTS

| 603 Free School Lane Opening Schedule | | | | |
|---------------------------------------|--------------|-----------------|-------|--------|
| Number | Opening Type | Location | Width | Length |
| 1 | Door | Rear | 50 | 103 |
| 2 | Door | Rear #2 | 135 | 101.5 |
| 3 | Window | Deck | 26 | 101 |
| | | Window Top | 26 | 16 |
| 4 | Door | Deck | | 101 |
| | | Window Top | | 16 |
| 5 | Window | Deck | 26 | 101 |
| | | Window Top | 26 | 16 |
| 6 | Door | 1st French | 51 | 74.5 |
| | | Top Window | 51 | 16 |
| 7 | Window | 2nd Slider | 80.5 | 27 |
| 8 | Window | Stairs | 29 | 47 |
| 9 | Window | 2nd Slider | 103 | 27.5 |
| 10 | Window | 2nd Side | 33 | 67 |
| 11 | Window | 2nd Deck Window | 26 | 82 |
| 12 | Door | 2nd French Door | 75 | 82 |
| 13 | Window | 2nd Deck Window | 26 | 82 |
| 14 | Door | 2nd Deck French | 50 | 81 |
| 15 | Window | Master Window | 29 | 64 |
| 16 | Window | Master Window | 41 | 64 |
| | | Round Top | 41 | 21 |
| 17 | Window | Master Window | 29 | 64 |

3 Opening Schedule
G-2 Scale: NTS

ENGINEERING EXPRESS
160 SW 12th Ave, Suite 106, Deerfield Beach, FL 33442
VALID WITH RAISED SEAL
ASCE 7-10 Components & Cladding Pressure Calculator

Local Save/Load Submit Job Export Calculator Help Open Refresh Page
Contractor: One Call Construction Address: 603 Free School Lane
Project Name: Heslin Residence City: Key West FL

General Inputs
Basic Wind Speed, V: 185 mph
Exposure Category: D
Mean Roof Height, h: 25.0 ft
Enclosure Type: Enclosed
Roof Type: Gable
Roof Pitch: 4.00: 12 (18.4 degrees)

General Calcs
ASD LRPD
K_d: 0.65 1.0
Code Year: FBC 2014

Zone Layouts
Wall Zones Roof Zones
Minimum Building Dimension, L: 30.0 ft
End Zone (a): 3.0 ft

Opening Inputs & Calculations
Single Opening Multiple Openings: #11-#20

| Mark | Width (ft) | Height (ft) | Zone | Shutter? | Design Pressures (psf) |
|------|------------|-------------|--------|----------|------------------------|
| 1 | 50.0 | 103.0 | Zone 4 | | +54.45 -59.48 |
| 2 | 135.0 | 102.0 | Zone 4 | | +50.66 -58.69 |
| 3 | 26.0 | 101.0 | Zone 4 | | +56.05 -61.08 |
| 3 | 26.0 | 16.0 | Zone 4 | | +59.37 -64.40 |
| 4 | 80.0 | 101.0 | Zone 4 | | +52.71 -57.74 |
| 4 | 80.0 | 16.0 | Zone 4 | | +59.37 -64.40 |
| 5 | 26.0 | 101.0 | Zone 4 | | +56.05 -61.08 |
| 5 | 26.0 | 16.0 | Zone 4 | | +59.37 -64.40 |
| 6 | 51.0 | 75.0 | Zone 3 | | +55.60 -71.93 |
| 6 | 51.0 | 16.0 | Zone 3 | | +59.37 -79.49 |

Opening Inputs & Calculations
Single Opening Multiple Openings: #1-#10

| Mark | Width (ft) | Height (ft) | Zone | Shutter? | Design Pressures (psf) |
|------|------------|-------------|--------|----------|------------------------|
| 7 | 81.0 | 27.0 | Zone 4 | | +57.76 -62.79 |
| 8 | 29.0 | 47.0 | Zone 4 | | +59.37 -64.40 |
| 9 | 103.0 | 28.0 | Zone 4 | | +56.69 -61.72 |
| 10 | 33.0 | 67.0 | Zone 4 | | +57.71 -62.74 |
| 11 | 26.0 | 82.0 | Zone 4 | | +57.66 -62.69 |
| 12 | 75.0 | 82.0 | Zone 4 | | +53.77 -58.80 |
| 13 | 26.0 | 82.0 | Zone 4 | | +57.66 -62.69 |
| 14 | 50.0 | 81.0 | Zone 5 | | +55.38 -71.51 |
| 15 | 29.0 | 64.0 | Zone 5 | | +58.39 -77.53 |

Opening Inputs & Calculations
Single Opening Multiple Openings: #1-#10

| Mark | Width (ft) | Height (ft) | Zone | Shutter? | Design Pressures (psf) |
|------|------------|-------------|--------|----------|------------------------|
| 16 | 41.0 | 64.0 | Zone 4 | | +57.05 -62.08 |
| 16 | 41.0 | 21.0 | Zone 4 | | +59.37 -64.40 |
| 17 | 29.0 | 64.0 | Zone 4 | | +58.39 -63.42 |
| | 0.0 | 0.0 | Zone 4 | | |
| | 0.0 | 0.0 | Zone 4 | | |
| | 0.0 | 0.0 | Zone 5 | | |
| | 0.0 | 0.0 | Zone 5 | | |

2 Opening Design Pressures
G-2 Scale: NTS

Impervious Surface Ratio

| Site Elements | Existing | Proposed |
|--------------------------|----------|----------|
| Lot Area | 2,525 | 2,525 |
| Building Area | 1,130 | 1,130 |
| Paving | 175 | 175 |
| Decking ** | 464 | 630 |
| Impervious | 1,305 | 1,305 |
| Pervious | 1,220 | 1,220 |
| Impervious Surface Ratio | 52% | 52% |
| HHDR Allows | 60% | 60% |

** Proposed Deck Improvements in Rear Yard are Considered Pervious

4 Impervious Surface Ratio
G-2 Scale: NTS

General Conditions
American Institute of Architects A201, General Conditions of the Contract for Construction, is hereby incorporated by reference and shall be the guideline for direction for subjects related to the work not expressly described in this document -

Code Data:
This work shall comply with the 2014 Florida Building Code and with The City of Key West's ordinances, amendments, rules and regulations - This work shall also comply with ASCE/SEI 7-10, *Minimum Design Loads for Buildings and Other Structures* -

2014 FBC - Existing Building:
Chapter 6 - Repairs:
Repairs outlined in this scope of work shall comply with this chapter -

Chapter 15 - Construction Safeguards:
Project is not accessible to the public. Residence shall be maintained in a safe workmanlike manner during the execution of alterations -

1501.3 - Required exits, existing structural elements, fire protection devices, and sanitary safeguards shall be maintained at all times during alterations, repairs or additions to any building or structure -

Prior to selective demolition of areas, walls, floors and roof structures shall be appropriately braced and shored to prevent collapse. Adjacent building areas are to be unoccupied during the demolition process.

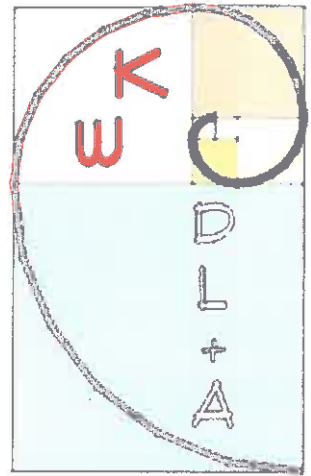
Hidden Conditions:
During repairs, if structural components are determined to be damaged, damaged materials shall be removed and replaced with like kind and new connections/anchorage shall be made with appropriate Simpson hardware or conventional hardware as necessary -

Attachment Details

| | |
|--|----------------------|
| Footers to Beams | Simpson HDSB |
| Internal Structural Framing | Simpson HUS Hangars* |
| Deck Framing | Simpson LUS Hangars* |
| Wall Framing Bottom Plate | Simpson SP1 |
| Wall Framing Top Plate | Simpson SP2 |
| Top Plate to Roof | Simpson MTS16 MIN |
| Flat Straps on all structural Headers from Jack to Cripple | Simpson HRS* |

*Use correct size hardware for lumber being utilized per Simpson.

ONE CALL CONSTRUCTION, INC.
One Call Does It All!



KEY WEST DESIGN LAB
+
ASSOCIATES, LLC
AA26002848
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960

11/04/2015
WSP6J3024080
[Signature]

JAMES MARR HOFFMAN
AR 15,729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

Exterior Improvements
Jim Heslin / Secrete Villa I & II, LLC
603 & 605 Free School Alley
Key West, FL 33040

General Notes
&
Code Data

11/04/2015

G-2

Sheet 02 of 05

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8638817 Parcel ID: 00009200-000100

Ownership Details

Mailing Address:

SECRET VILLA I LLC
630 ELIZABETH ST
KEY WEST, FL 33040-6823

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-

Township- 06-68-25

Range:

Property Location:

603 FREE SCHOOL ALLEY KEY WEST

Legal Description: KW PT LOT 3 SQR 49 OR862-1528/30 OR862-1531/33 OR862-1542/44 OR863-87/89 OR865-1313/14 OR865-1316/17 OR907-364 OR929-472/73 OR1194-1913/14R/S OR2673-153/54 OR2744-2170/71

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-------------------------|----------|-------|-------------|
| 01SD - RES SUPERIOR DRY | 41 | 61 | 2,495.00 SF |

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1628
Year Built: 1984

Building 1 Details

Building Type R1
Effective Age 14
Year Built 1984
Functional Obs 0

Condition A
Perimeter 260
Special Arch M
Economic Obs 0

Quality Grade 550
Depreciation % 15
Grnd Floor Area 1,628

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 3

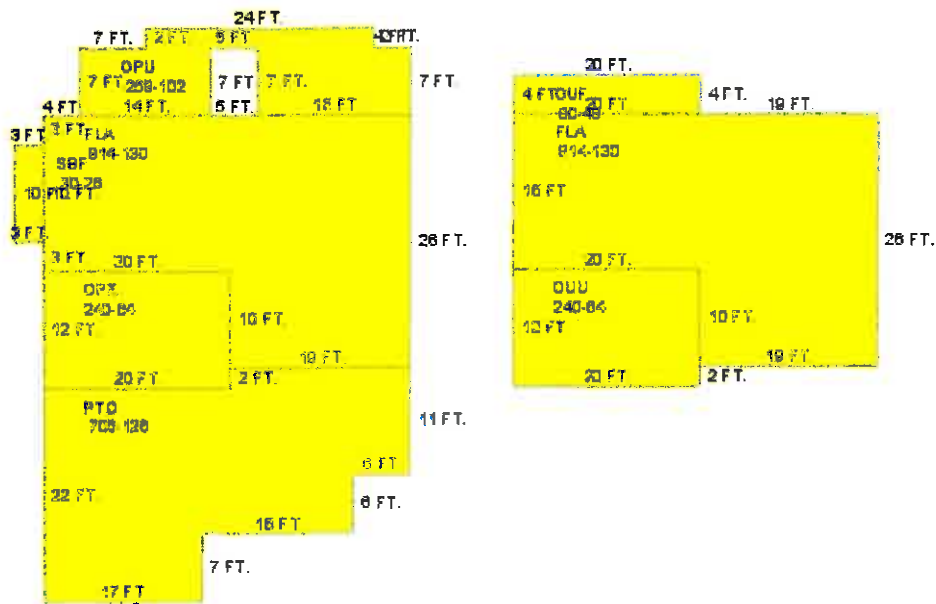
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 2
 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 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|--------------|-----------|------------|-------|-----|------------|---------------------|------|
| 1 | FLA | 10:HARDIE BD | 1 | 1993 | N | Y | 0.00 | 0.00 | 814 |
| 3 | OPU | | 1 | 1993 | N | Y | 0.00 | 0.00 | 258 |
| 4 | SBF | 10:HARDIE BD | 1 | 1993 | N | Y | 0.00 | 0.00 | 30 |
| 5 | OPX | | 1 | 1993 | N | Y | 0.00 | 0.00 | 240 |
| 6 | FLA | 10:HARDIE BD | 1 | 1993 | N | Y | 0.00 | 0.00 | 814 |
| 7 | OUU | | 1 | 1993 | N | Y | 0.00 | 0.00 | 240 |

| | | | | | | | | |
|---|-----|---|------|---|---|------|------|-----|
| 8 | OUF | 1 | 2003 | N | Y | 0.00 | 0.00 | 80 |
| 9 | PTO | 1 | 2003 | N | Y | 0.00 | 0.00 | 706 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 0 | PT2:BRICK PATIO | 210 SF | 21 | 10 | 2014 | 2015 | 2 | 50 |
| 1 | PO4:RES POOL | 250 SF | 0 | 0 | 1983 | 1984 | 4 | 50 |
| 3 | FN2:FENCES | 180 SF | 30 | 6 | 2014 | 2015 | 2 | 30 |
| 4 | CL2:CH LINK FENCE | 180 SF | 0 | 0 | 1983 | 1984 | 1 | 30 |

Appraiser Notes

2002-01-09 (041) - 1 TRANSIENT RENTAL UNIT. 1999-06-01 - HOUSE SEVERELY DAMAGED BY FIRE. 041

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|------------|---------------------|--|
| 3 | 08-0021 | 01/08/2008 | 01/23/2008 | 5,000 Residential | REPARING APPROX. 250SF OF DECKING |
| | 14-1259 | 04/09/2014 | 12/18/2014 | 13,000 | R&R APPROX 350SF WOOD DECKING AND FRAM WITH AZEK COMPOSITE DECKING |
| | 14-1261 | 04/09/2014 | 12/18/2014 | 1,800 | INSTALL 30LF OF 6'H WOOD PICKET |
| | 15-4432 | 10/27/2015 | | 9,700 | R&R KITCH CABINETS R&R GRANITE COUNTER TOPS R&R TILE IN BATHROOMS |
| | 15-4431 | 10/27/2015 | | 2,050 | R&R 2 TOILETS AND LAV SINKS |
| 1 | 97-4239 | 01/22/1998 | 01/01/1999 | 2,300 Residential | REPLACE ROTTING WINDOWS |
| 2 | 99-3314 | 09/29/1999 | 02/23/2000 | 130,000 Residential | REPAIR FIRE DAMAGE |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2015 | 411,240 | 12,218 | 554,710 | 978,168 | 978,168 | 0 | 978,168 |
| 2014 | 267,887 | 9,321 | 557,278 | 834,486 | 746,031 | 0 | 834,486 |
| 2013 | 270,966 | 9,760 | 397,484 | 678,210 | 678,210 | 0 | 678,210 |
| 2012 | 277,124 | 10,199 | 359,090 | 646,413 | 646,413 | 0 | 646,413 |
| 2011 | 274,045 | 10,637 | 313,054 | 597,736 | 597,736 | 0 | 597,736 |
| 2010 | 280,203 | 11,076 | 333,508 | 624,787 | 624,787 | 0 | 624,787 |

| | | | | | | | |
|------|---------|--------|---------|---------|---------|---|---------|
| 2009 | 314,683 | 11,515 | 395,269 | 721,467 | 721,467 | 0 | 721,467 |
| 2008 | 289,152 | 11,954 | 441,525 | 742,631 | 742,631 | 0 | 742,631 |
| 2007 | 409,119 | 9,307 | 336,821 | 755,247 | 755,247 | 0 | 755,247 |
| 2006 | 630,402 | 9,632 | 239,685 | 879,719 | 879,719 | 0 | 879,719 |
| 2005 | 630,402 | 9,957 | 191,748 | 832,107 | 832,107 | 0 | 832,107 |
| 2004 | 373,872 | 10,282 | 179,133 | 563,287 | 563,287 | 0 | 563,287 |
| 2003 | 317,880 | 13,717 | 95,874 | 427,471 | 427,471 | 0 | 427,471 |
| 2002 | 321,430 | 14,155 | 70,644 | 406,229 | 406,229 | 0 | 406,229 |
| 2001 | 297,620 | 14,680 | 70,644 | 382,944 | 382,944 | 0 | 382,944 |
| 2000 | 171,005 | 16,282 | 51,091 | 238,377 | 238,377 | 0 | 238,377 |
| 1999 | 346,531 | 14,421 | 51,091 | 412,044 | 412,044 | 0 | 412,044 |
| 1998 | 308,222 | 12,594 | 51,091 | 371,907 | 371,907 | 0 | 371,907 |
| 1997 | 308,222 | 13,002 | 46,045 | 367,269 | 367,269 | 0 | 367,269 |
| 1996 | 205,984 | 8,227 | 46,045 | 260,257 | 260,257 | 0 | 260,257 |
| 1995 | 205,984 | 8,341 | 46,045 | 260,370 | 260,370 | 0 | 260,370 |
| 1994 | 184,214 | 7,661 | 46,045 | 237,920 | 237,920 | 0 | 237,920 |
| 1993 | 149,603 | 7,877 | 46,045 | 203,525 | 203,525 | 0 | 203,525 |
| 1992 | 149,603 | 8,076 | 46,045 | 203,725 | 203,725 | 0 | 203,725 |
| 1991 | 149,603 | 8,294 | 46,045 | 203,942 | 203,942 | 0 | 203,942 |
| 1990 | 173,259 | 8,494 | 42,260 | 224,013 | 224,013 | 0 | 224,013 |
| 1989 | 157,508 | 7,917 | 41,630 | 207,055 | 207,055 | 0 | 207,055 |
| 1988 | 151,088 | 6,154 | 40,368 | 197,610 | 197,610 | 0 | 197,610 |
| 1987 | 149,231 | 6,303 | 23,338 | 178,872 | 178,872 | 0 | 178,872 |
| 1986 | 82,109 | 6,441 | 22,707 | 111,257 | 111,257 | 0 | 111,257 |
| 1985 | 151,000 | 12,924 | 11,173 | 175,097 | 175,097 | 0 | 175,097 |
| 1984 | 0 | 0 | 22,342 | 22,342 | 22,342 | 0 | 22,342 |
| 1983 | 0 | 0 | 22,342 | 22,342 | 22,342 | 0 | 22,342 |

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 |
|-----------|----------------------------|-----------|------------|---------------|
| 6/5/2015 | 2744 / 2170 | 100 | <u>WD</u> | <u>11</u> |
| 2/26/2014 | 2673 / 153 | 1,225,000 | <u>WD</u> | <u>30</u> |
| 8/1/1982 | 863 / 87 | 39,800 | <u>WD</u> | <u>U</u> |

This page has been visited 131,551 times.

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