



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

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: November 28, 2017

Applicant: Bender & Associates

Application Number: H17-03-0039

Address: #416 Elizabeth Street

Description of Work

Removal of existing pool house in rear of lot. Three new one-story frame accessory structures at rear of lot.

Site Facts

The principal building in the site is a contributing resource to the historic district. The property currently has four other buildings on the property, although one structure, a pool house, is proposed to be relocated to another property. The owner of this property purchased the neighboring property at 616 Eaton Street. In October 2017, the Development Review Committee approved a lot line adjustment for the two properties, transferring part of 616 Eaton Street to 416 Elizabeth Street.

The pool house at 416 Elizabeth Street that is under review was constructed in 2013 after receiving a variance from Planning Board.

Guidelines Cited on Review

HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 5, 6, 11, 12, 13, 14, and 18.

HARC Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, and 9.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of three new accessory structures in the rear of 416 Elizabeth Street, which was formally the rear of 616 Eaton Street. Building #1 will be an open-air pavilion with a height of 13 feet, 8 inches. The structure is simple in its design with a hip roof and simple chamfered columns. The roof will utilize v-crimp roofing material.

Building #2 will be a cottage with a height of 17 feet, 9 inches. The cottage is a structure that is traditional in design and L-shaped with intersecting gable roofs. The structure will utilize covered porches, sliding and French doors, and double hung windows. The building will have modern materials such as v-crimp roofing and synthetic decking.

Building #3 will be a studio with a height of 15 feet, 3 inches. The studio will also be traditional in form, based on a simple vernacular structure with a sawtooth addition. The entrance (East Elevation) will have sliding doors. The building will have wood siding, v-crimp roofing, wood double hung windows with white wood shutters.

Consistency with Guidelines

Staff reviewed these structures under the guidelines for new construction and outbuildings. As the three structures have compatible massing, proportion, materials, etc., they will not compete with the principle structure on the lot. This is a very large piece of property that allows for the construction of multiple structures. Staff finds that this project complies with the guidelines.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV L FL	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:	616 Eaton Street			# OF UNITS
RE # OR ALTERNATE KEY:	1006432			
NAME ON DEED:	Far Niente, LLC	PHONE NUMBER	312-479-2716	
OWNER'S MAILING ADDRESS:	416 Elizabeth Street	EMAIL	danalday@earthlink.net	
	Key West, FL 33040			
CONTRACTOR COMPANY NAME:	Holtkamp Construction	PHONE NUMBER	305-294-5399	
CONTRACTOR'S CONTACT PERSON:	Jordan Holtkamp	EMAIL	jsholtkamp@comcast.net	
ARCHITECT / ENGINEER'S NAME:	Bender & Associates Architects	PHONE NUMBER	305-296-1347	
ARCHITECT / ENGINEER'S ADDRESS:	410 Angela Street	EMAIL	info@benderarchitects.com	
	Key West, FL 33040			

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE _____
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Relocating existing pool house located at
 416 Elizabeth Street to 616 Eaton Street in the rear yard.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT OWNER PRINT NAME: FAR NIENTE LLC	QUALIFIER PRINT NAME: _____
OWNER SIGNATURE: <i>By: Dana L. Day</i>	QUALIFIER SIGNATURE: _____
Notary Signature as to owner: <i>Dana D. Katubi</i> DANA L. DAY, MANAGER	Notary Signature as to qualifier: _____
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>31st</u> DAY OF <u>July</u> , 20 <u>17</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____
Personally known or produced _____ as identification	Personally known or produced _____ as identification

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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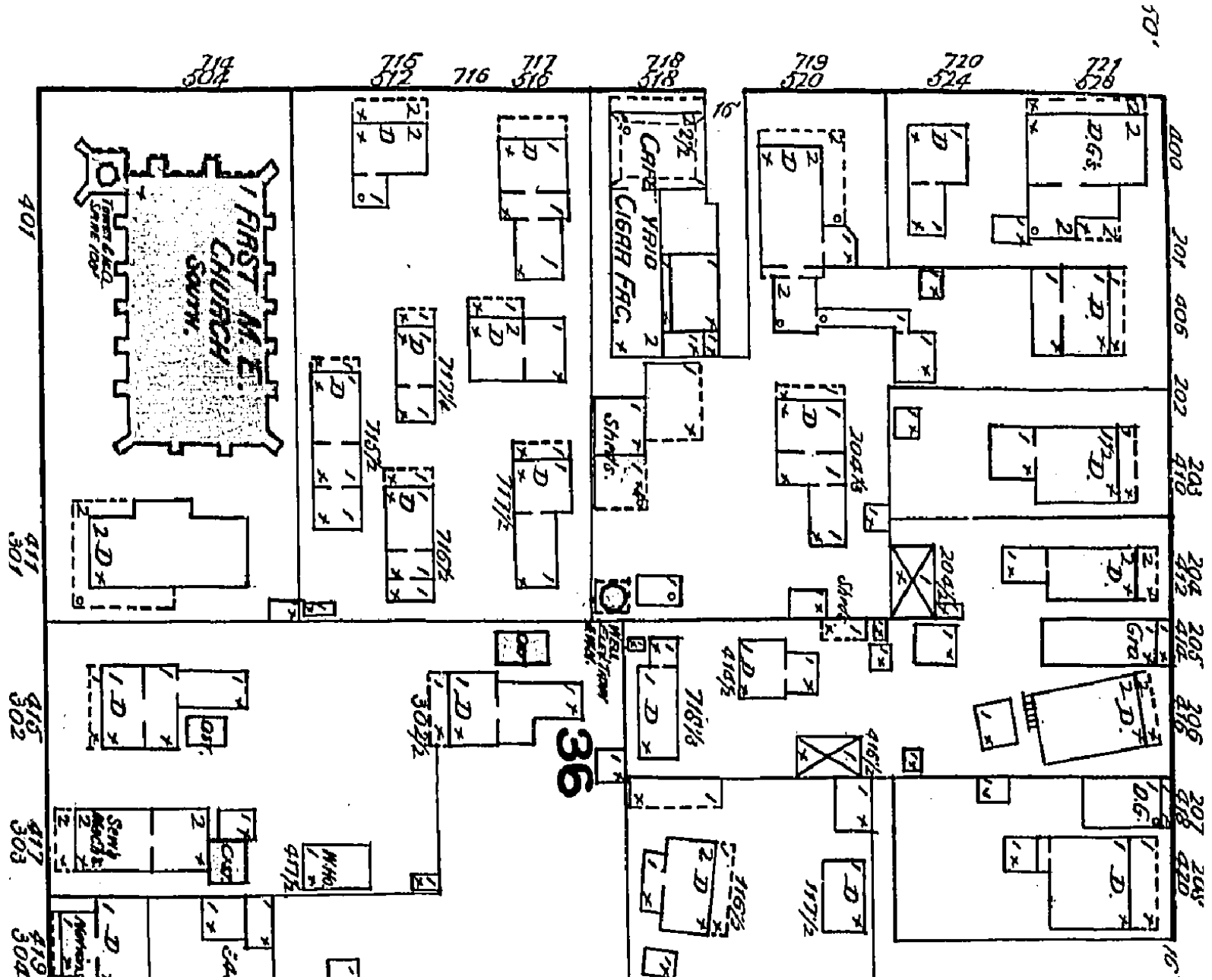
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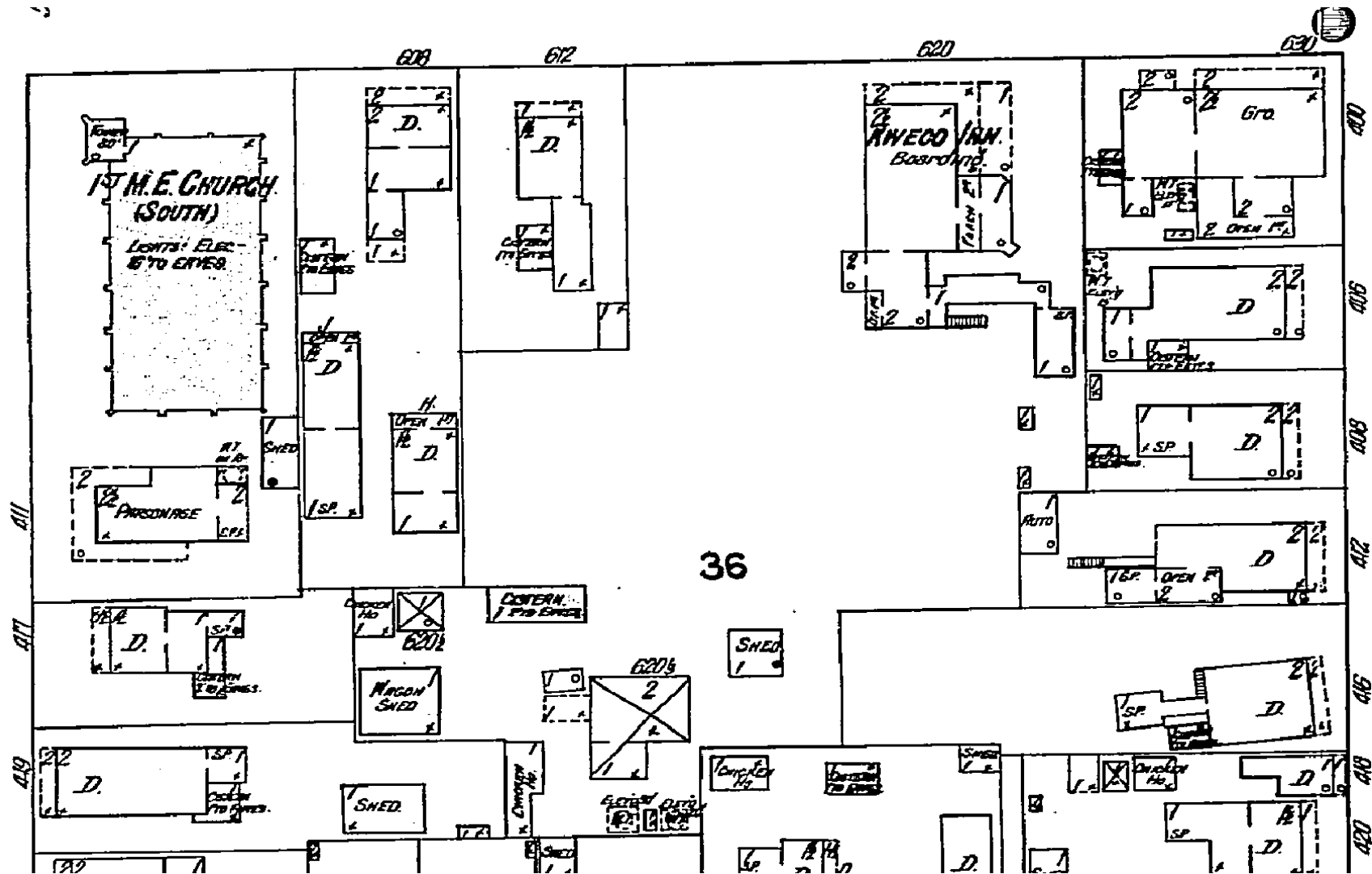
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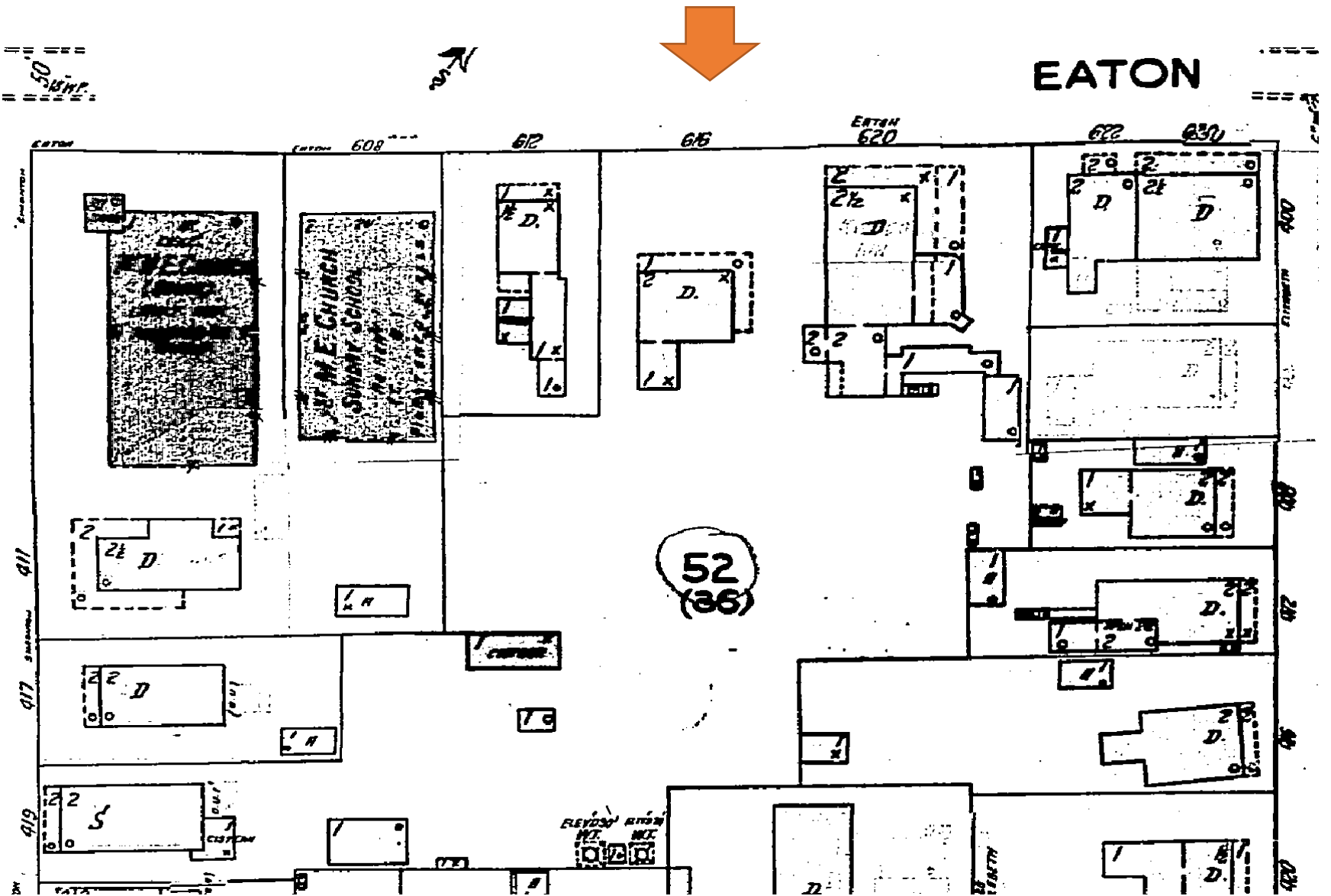
SANBORN MAPS



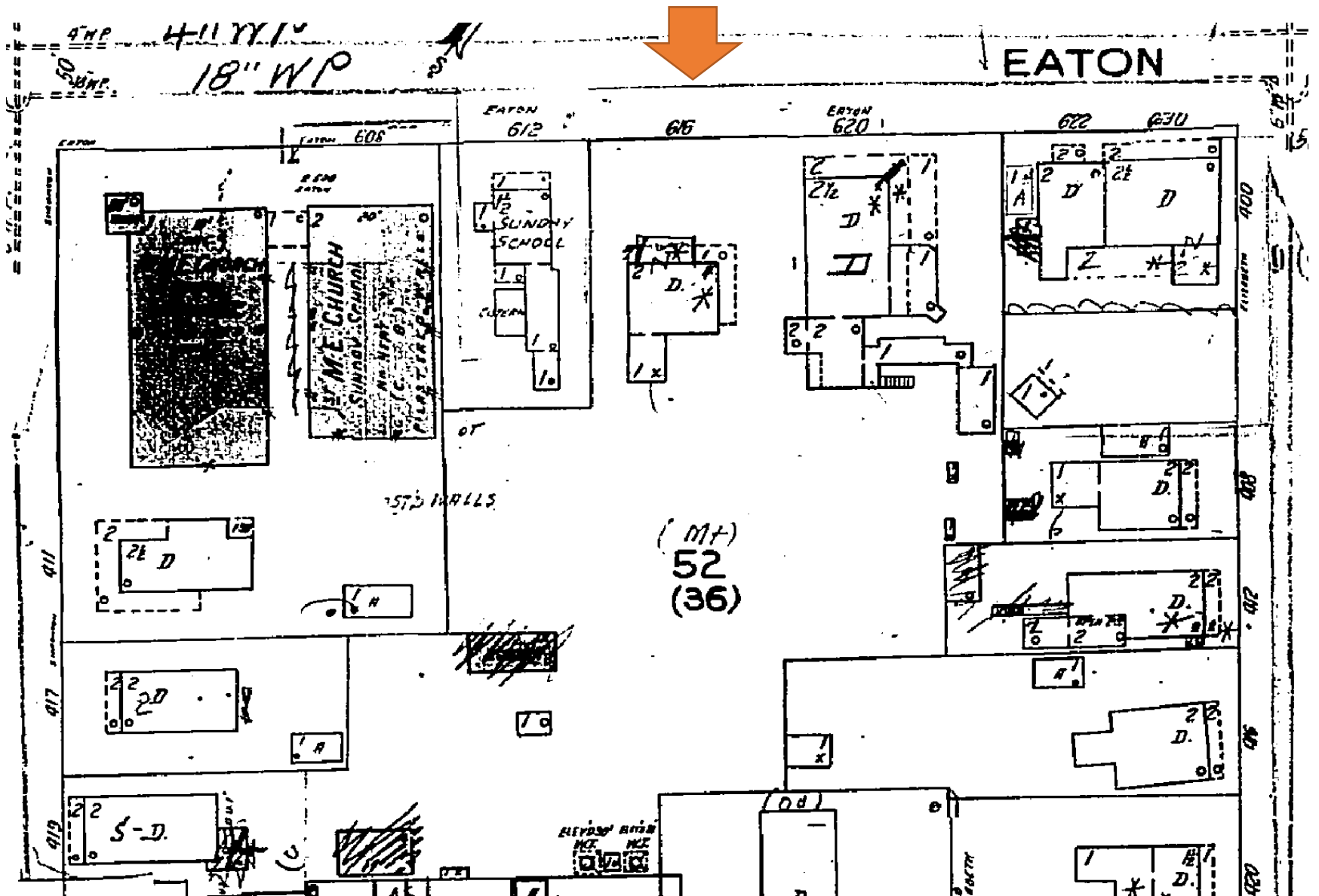
1892 Sanborn Map



1912 Sanborn Map

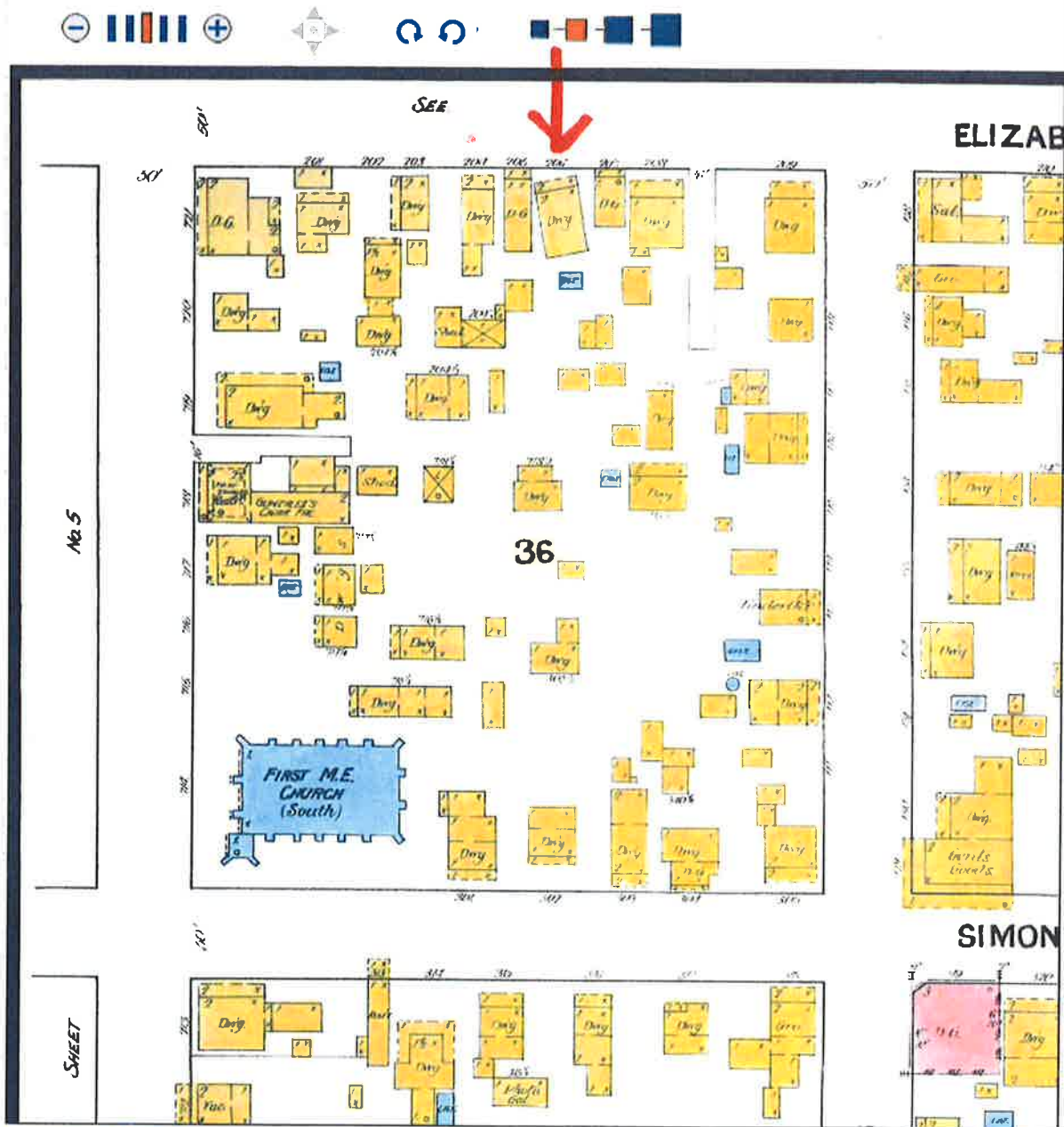


1948 Sanborn Map



1962 Sanborn Map

Key West, Monroe County, Florida, 1889



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The Foundation for The Gator Nation

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1889 SANBORN

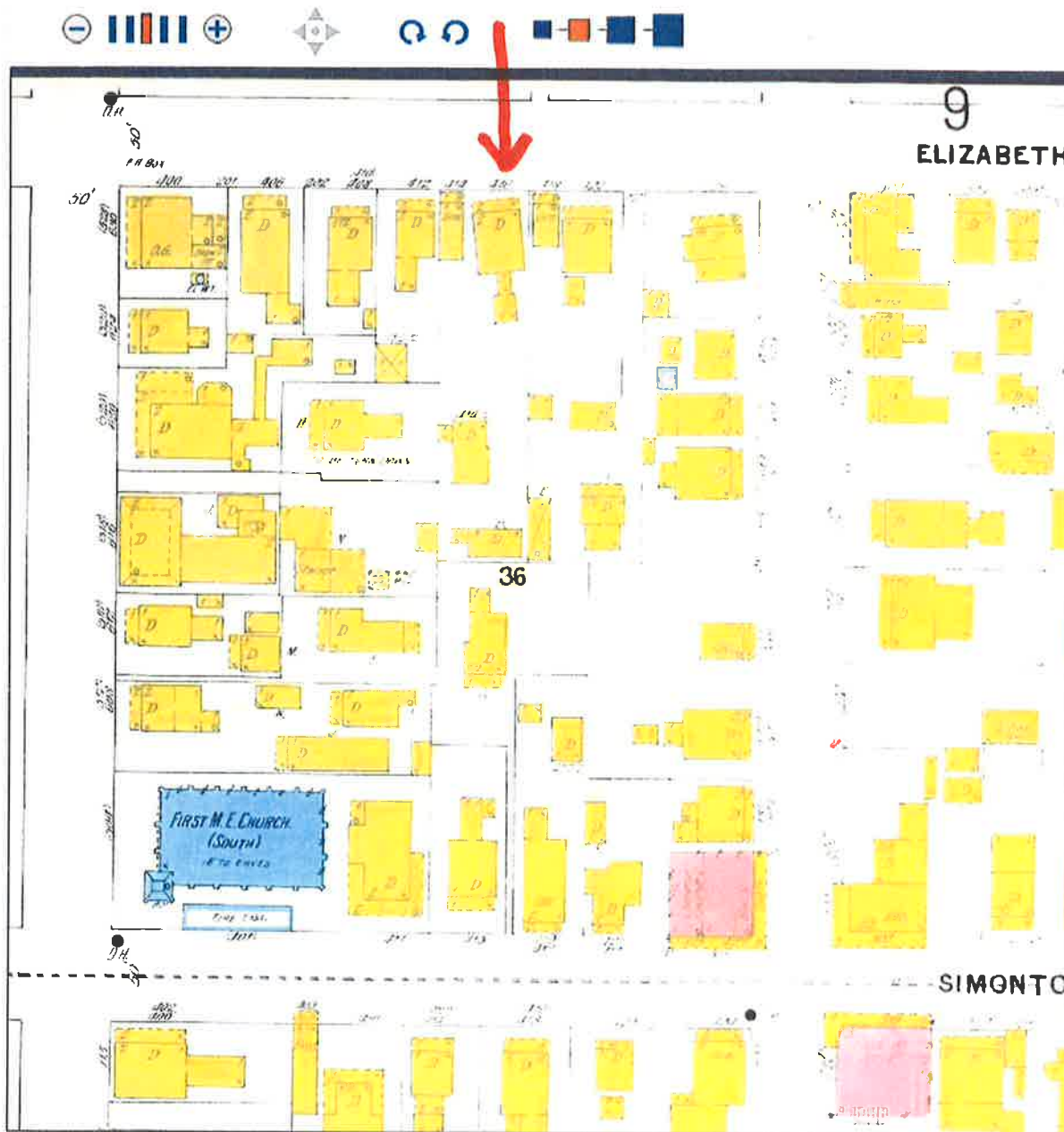
Key West, Monroe County, Florida, 1892



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1892 SANBORN

Key West, Monroe County, Florida, 1899



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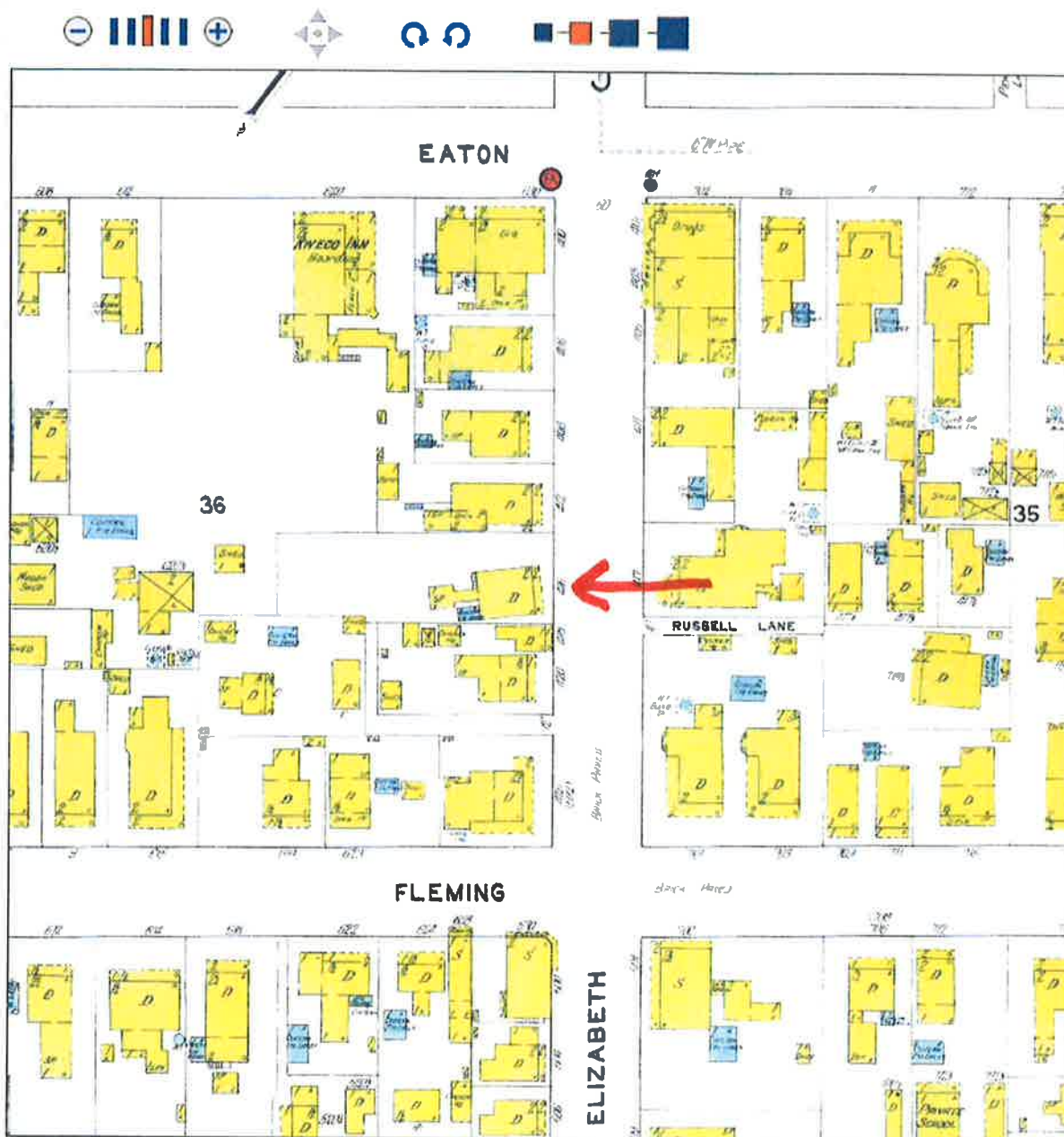
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1899 SANBORN

Key West, Monroe County, Florida, 1912



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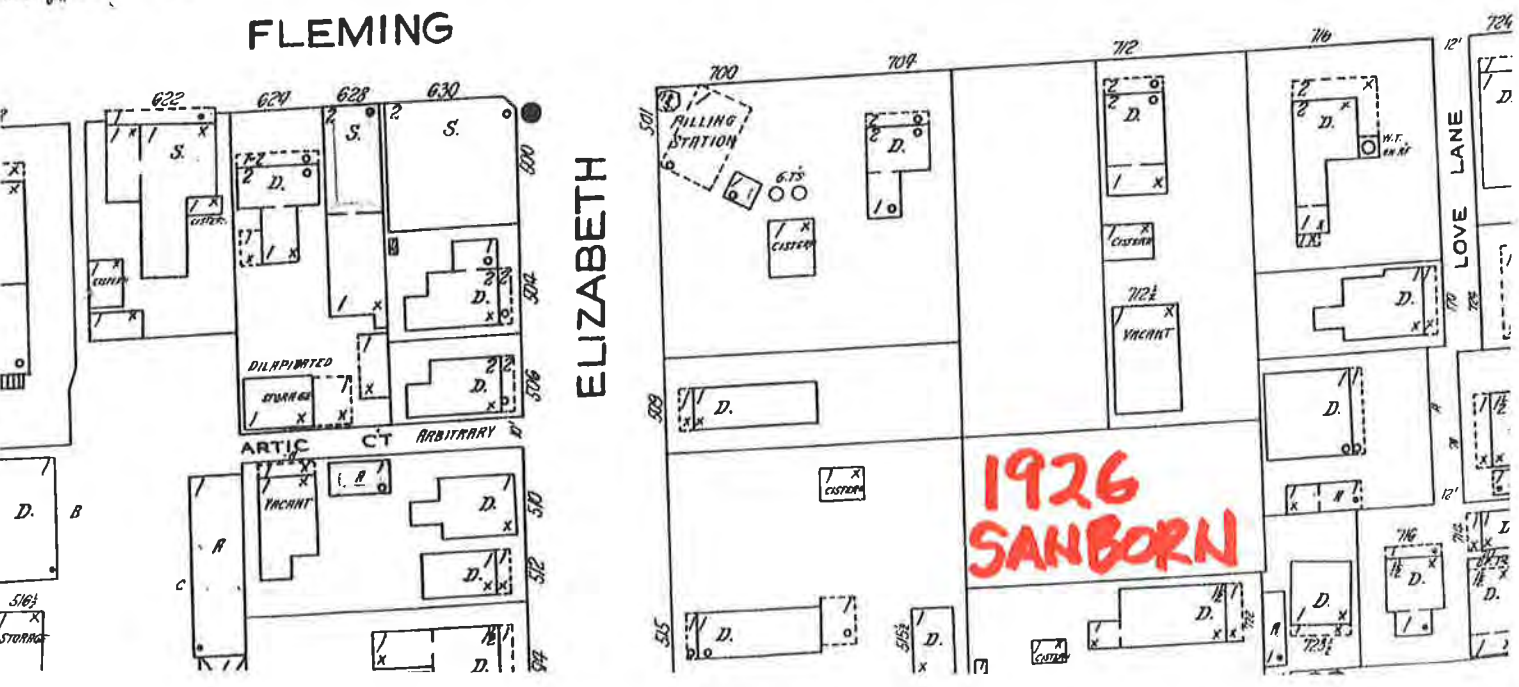
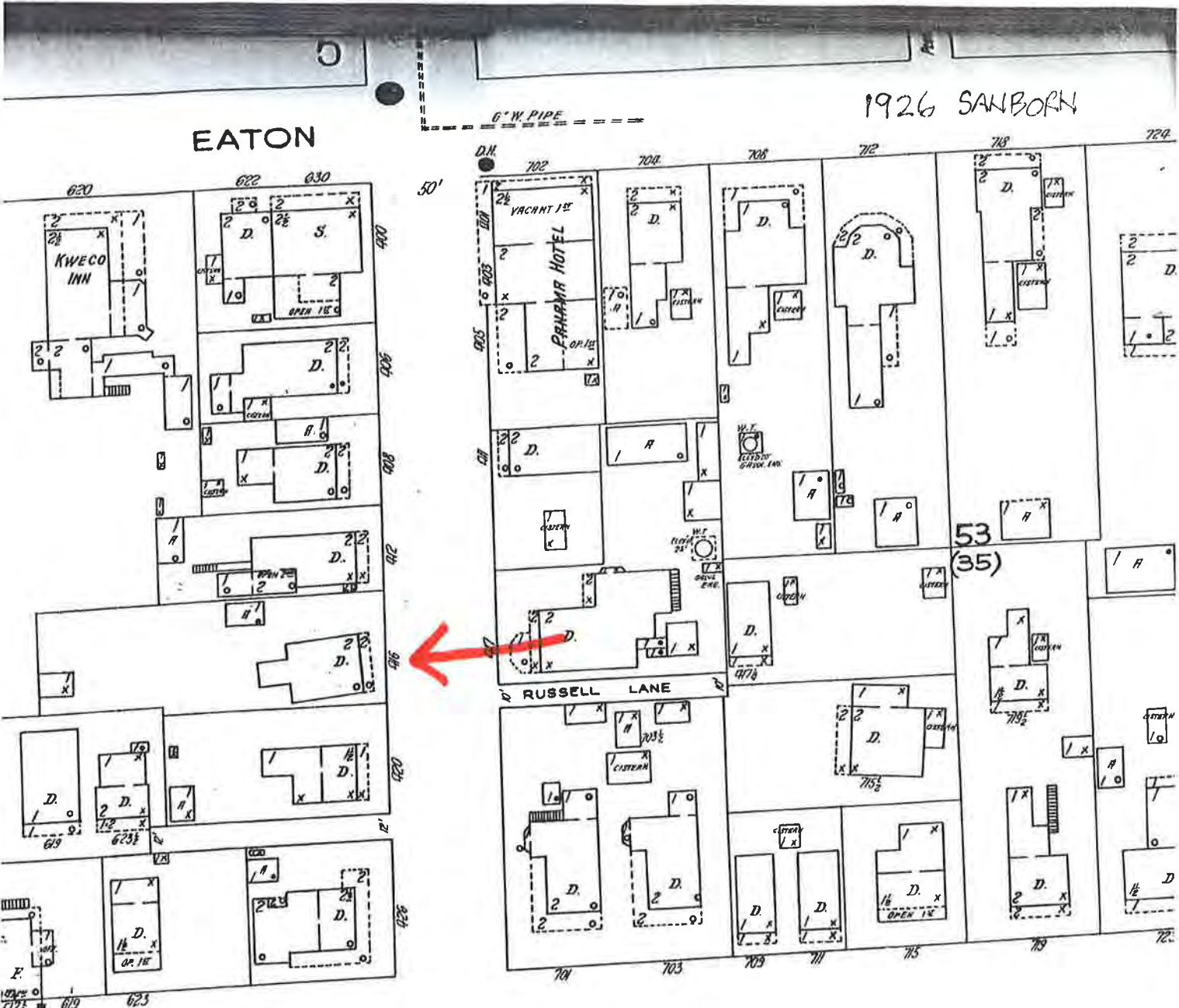
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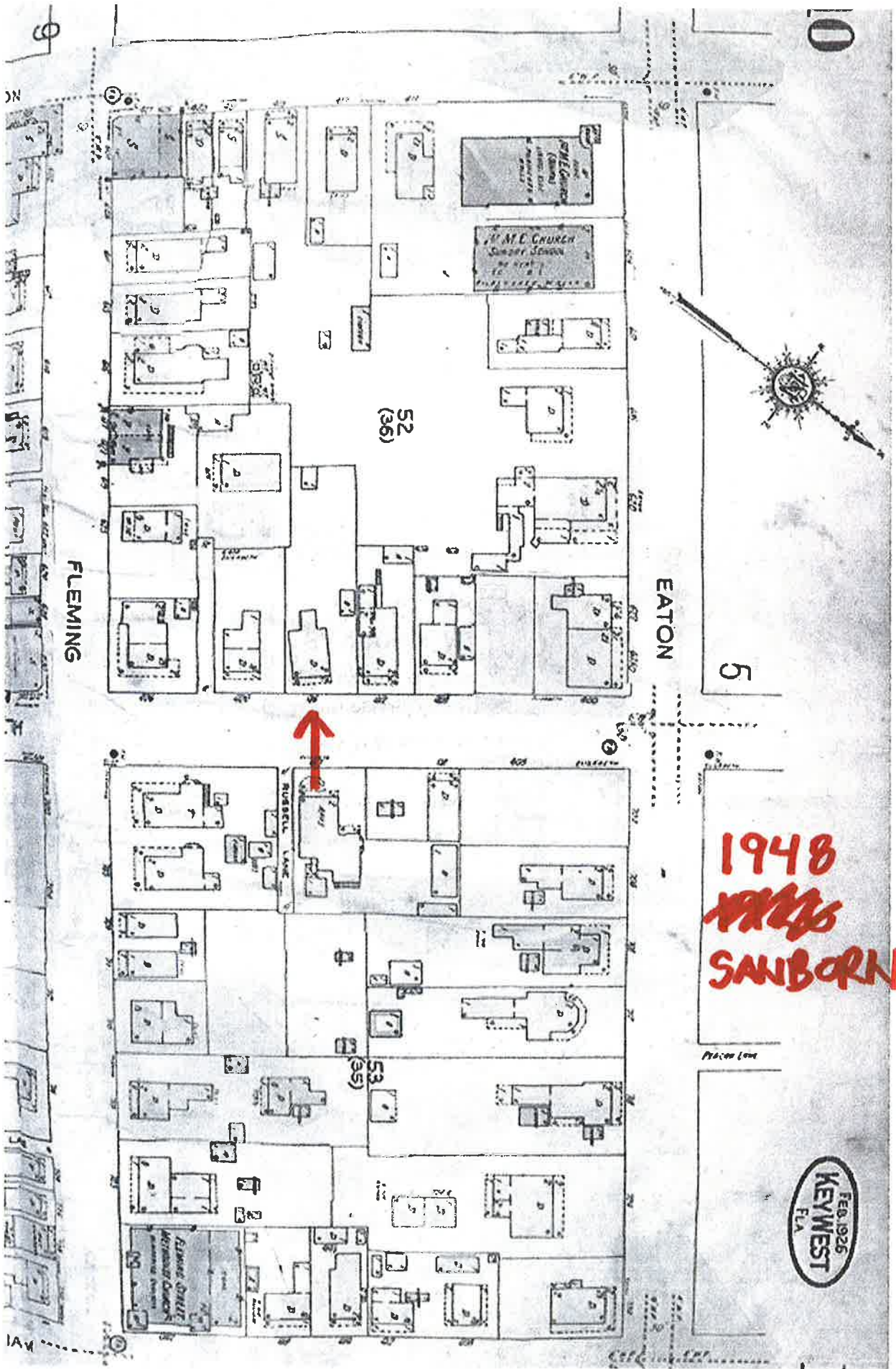
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1912 SANBORN



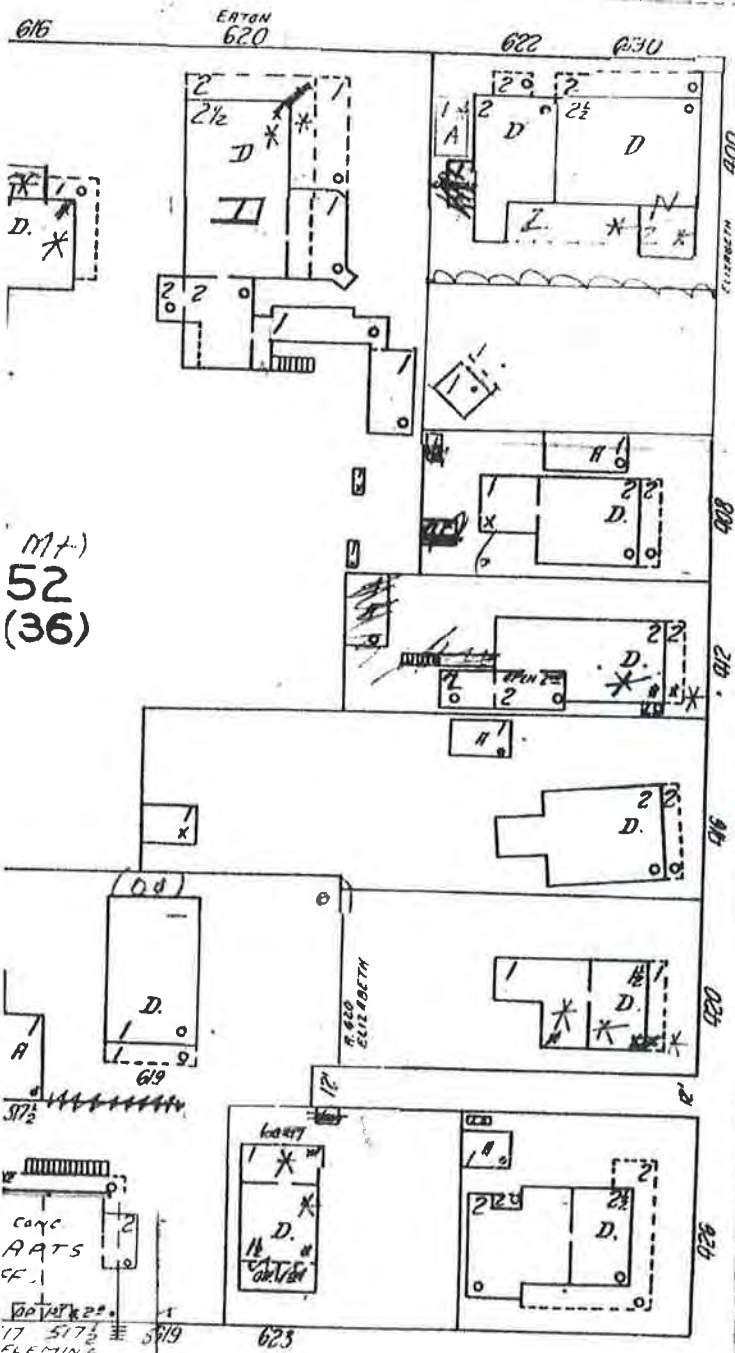


1948 SANBORN

5

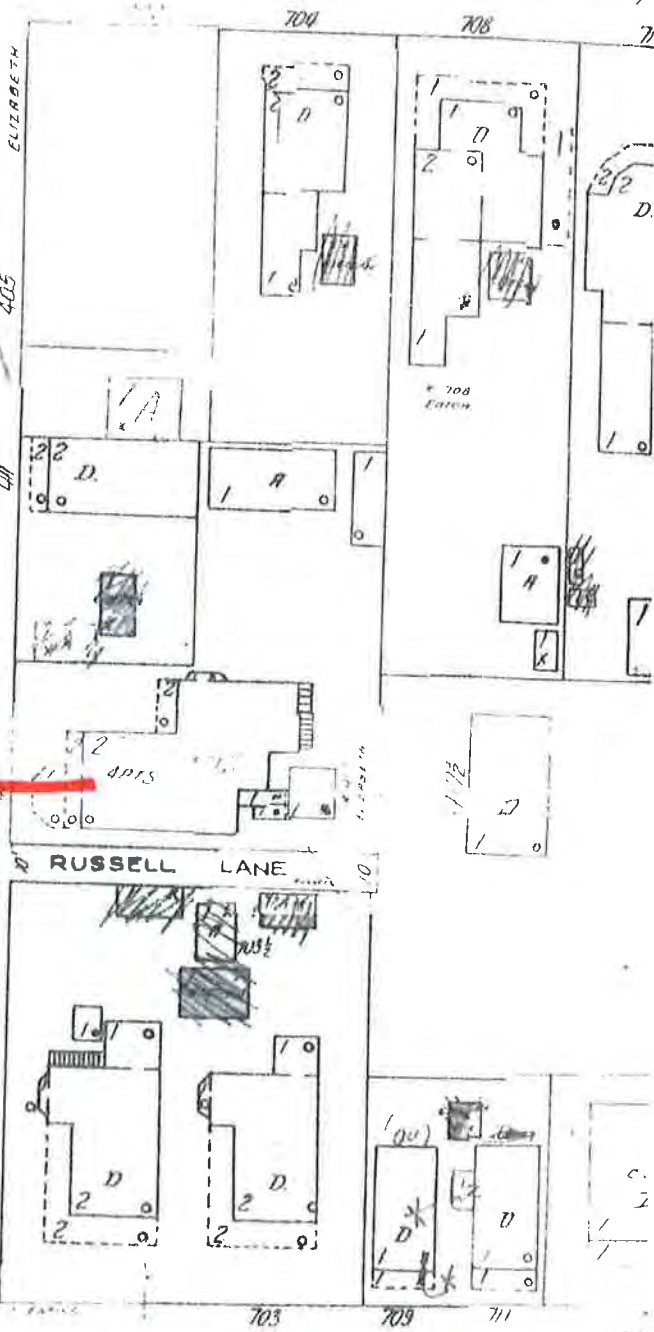
1962 SANBORN

EATON

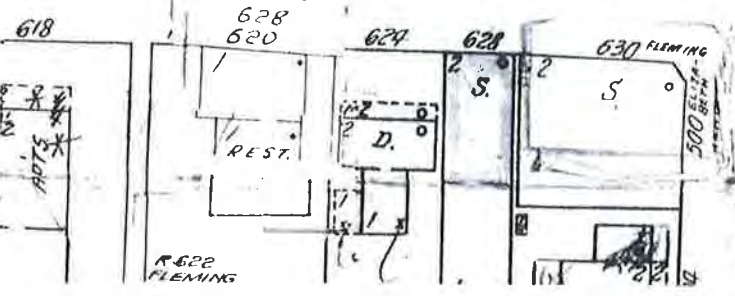


M+ 52 (36)

cage AATS CF.



FLEMING



1962 SANBORN

PUBLIC LIBRARY

ELIZABETH

PROJECT PHOTOS



1968 Aerial Photograph



1972 Aerial Photograph



1994 Aerial Photograph



620 Eaton Street, c.1900. Monroe County Library Collection.
Small section of 616 Eaton Street visible on right.



Property Appraiser's Photo, c.1965. Monroe County Public Library.

PROPOSED DESIGN

416 ELIZABETH / 616 EATON STREET

Key West, Florida 33040

<p>SITE MAP - KEY WEST</p> <p>SITE LOCATION: 416 ELIZABETH STREET 616 EATON STREET KEY WEST, FL 33040</p> <p style="text-align: center;">Not to Scale</p>	<p>PROJECT DIRECTORY</p> <p>PROJECT: 416 ELIZABETH / 616 EATON STREET ARCHITECT'S PROJECT No.: 1714</p> <p>CONTACT: DANA & STAN DAY Address: 416 ELIZABETH STREET KEY WEST, FLORIDA, 33040</p> <p>Tel:</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: bbender@bellsouth.net Principi: Bert L. Bender (Principal-in-Charge) Architect: Haven Burkee</p> <p>ENGINEERING CONSULTANT: STRUCTURAL: H.W. KEISTER ASSOCIATES Address: 2027 University Boulevard, North, Jacksonville, FL 32211 Tel: (904) 748-4633 Fax: (904) 744-6985 Representative: Mark J. Keister, P.E.,</p> <p>DESCRIPTION OF WORK: RELOCATING EXISTING POOL HOUSE LOCATED AT 416 ELIZABETH STREET TO 616 EATON STREET IN THE REAR YARD. ADDING (3) ONE STORY STRUCTURES (OPEN PAVILION, COTTAGE AND STUDIO) IN THE REAR YARD OF 416 ELIZABETH STREET.</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2014 EDITION FLORIDA BUILDING CODE - Existing 2014 EDITION FLORIDA BUILDING CODE - Residential 2014 EDITION FLORIDA BUILDING CODE - Plumbing 2014 EDITION FLORIDA BUILDING CODE - Fuel Gas 2014 EDITION FLORIDA BUILDING CODE - Mechanical 2014 EDITION NATIONAL ELECTRICAL CODE 2008 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts). Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. <p>FLORIDA ADMINISTRATIVE CODE</p> <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.205, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>																																																																																																																																																																											
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A8 INDICATES # OF ELEVATION</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN) FIRST # INDICATES FLOOR 206</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME) NUMBERS (23) LETTERS (A)</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY) LETTERS (E)</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p>	<p>MATERIAL DESIGNATIONS</p> <ul style="list-style-type: none"> CONCRETE MASONRY UNITS IN PLAN CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. 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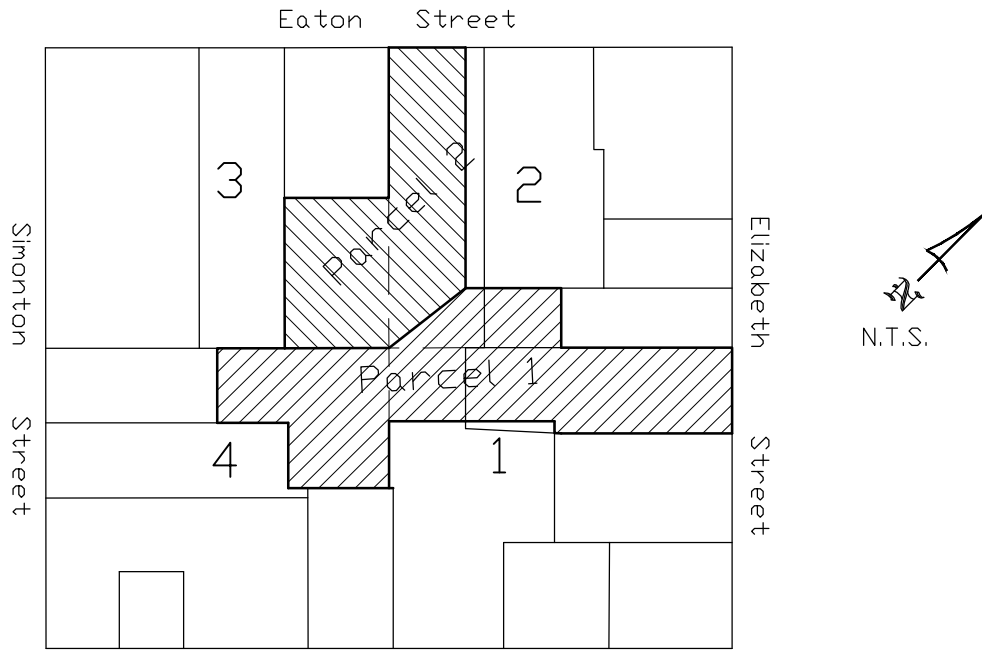
416 ELIZABETH / 616 EATON STREET
KEY WEST, FLORIDA

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Bender & Associates
ARCHITECTS
p.a.

Project No.: 1714
Date: 07/31/2017

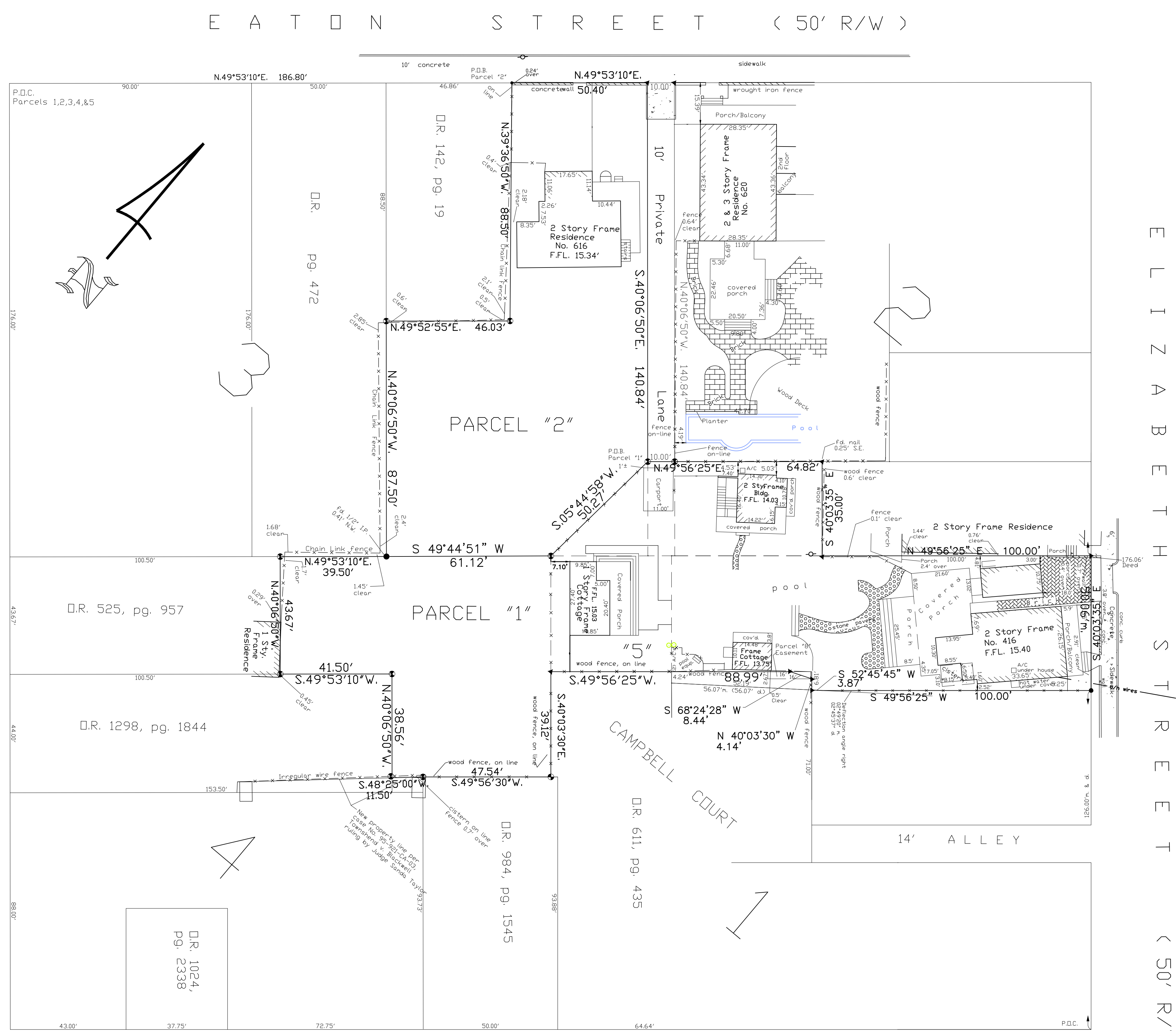
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LOCATION MAP
Square 31, City of Key West

LEGAL DESCRIPTION (Parcel '1'): Prepared by undersigned: A portion of land located on the island of Key West, Monroe County, Florida and being a portions of Lots 1, 2, & 4, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 Feet; thence S 40°06'50" E for a distance of 140.84 Feet to the Point of Beginning of Parcel 1; thence N 49°56'25" E for a distance of 64.82 Feet; thence S 40°03'35" E for a distance of 35.00 Feet; thence N 49°56'25" E for a distance of 100.00 Feet to the Southwestly Right-of-Way Line of Elizabeth Street; thence S 40°03'35" E along the said Southwestly Right-of-Way Line of Elizabeth Street for a distance of 50.06 Feet; thence S 49°56'25" W for a distance of 100.00 Feet; thence S 52°45'45" W for a distance of 3.87 Feet; thence N 40°03'30" W for a distance of 4.14 Feet; thence S 68°24'28" W for a distance of 8.44 Feet; thence S 49°56'25" W for a distance of 88.99 Feet; thence S 40°03'30" E for a distance of 39.12 Feet; thence S 49°56'30" W for a distance of 47.54 Feet; thence S 48°25'00" W for a distance of 11.50 Feet; thence N 40°06'50" W for a distance of 38.56 Feet; thence S 49°53'10" W for a distance of 41.50 Feet; thence N 40°06'50" W for a distance of 43.67 Feet; thence N 49°53'10" E for a distance of 39.50 Feet to the Point of Beginning.

LEGAL DESCRIPTION (Parcel '2'): Prepared by undersigned: A portion of land located on the island of Key West, Monroe County, Florida and being a portions of Lots 2 & 3, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 Feet to the Point of Beginning; thence continue N49°53'10"E, and along the said Southeastly Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S 40°06'50"E, and leaving the said Southeastly Right-of-Way line of Eaton Street a distance of 140.84 Feet; thence S 05°44'58" W a distance of 50.27 Feet; thence S 49°44'51" W a distance of 61.12 Feet; thence N 40°06'50" W a distance of 87.50 Feet; thence N49°52'55"E, a distance of 46.03 Feet; thence N39°36'50"W, a distance of 88.50 Feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.



S I M O N T O N S T R E E T (5 0 ' R / W)

E L I Z A B E T H S T R E E T (5 0 ' R / W)

E A T O N S T R E E T (5 0 ' R / W)

F L E M I N G S T R E E T (5 0 ' R / W)

4 1 6 E L I Z A B E T H /
6 1 6 E A T O N S T R E E T
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

Project No: 1714

Date: 07/31/2017

A0.1

SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W Eaton Street, assumed
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No. Basic Elevation 4.324

Monumentation:
● = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Pipe
● = Found 1/2" Iron Bar
▲ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:
Sty. = Stony
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
D.R. = Official Records
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
B.M. = Bench Mark
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
p. = Plat
P.D.C. = Point of Commence
P.D.B. = Point of Beginning
P.B. = Plat Book
pg. = page
Elec. = Electric
Tel. = Telephone
Ench. = Encroachment
D.L. = On Line
C.L.F. = Chain Link Fence
A/C = Air Conditioner
Irr. = Irregular
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
E. = Baseline
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd = Covered
P.I. = Point of Intersection
wd. = Wood
= Denotes grade, taken on 12/1/15

7/31/17: Re-divide property			
Dana Day 416 Elizabeth Street, Key West, Florida 33040		Dwn. No: 17-301	
Specific Purpose Survey Re-Divide Property			
Scale: 1"=20'	Ref. File	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 1/6/05	130-12	Flood Zone: X	Flood Elev.:
REVISIONS AND/OR ADDITIONS			
7/24/12: Updated, owner, new legal descriptions			
2/5/13: Updated, new legal descriptions			
12/1/15: Partial update, fence elevations			
F:\data\Fred\dwg\keywest\block31\416eaton			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
Phone: (305) 293-0237
L.B. No. 7700

CERTIFICATION:
I HEREBY CERTIFY that the attached Specific Purpose Survey, Re-divide property is true and correct to the best of my knowledge and belief, that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter SJ-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

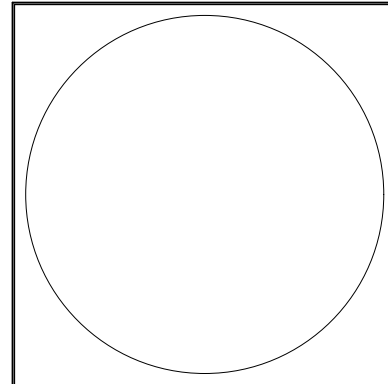


1 SITE MAP PHOTO
EX1

SCALE: N.T.S.



416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA

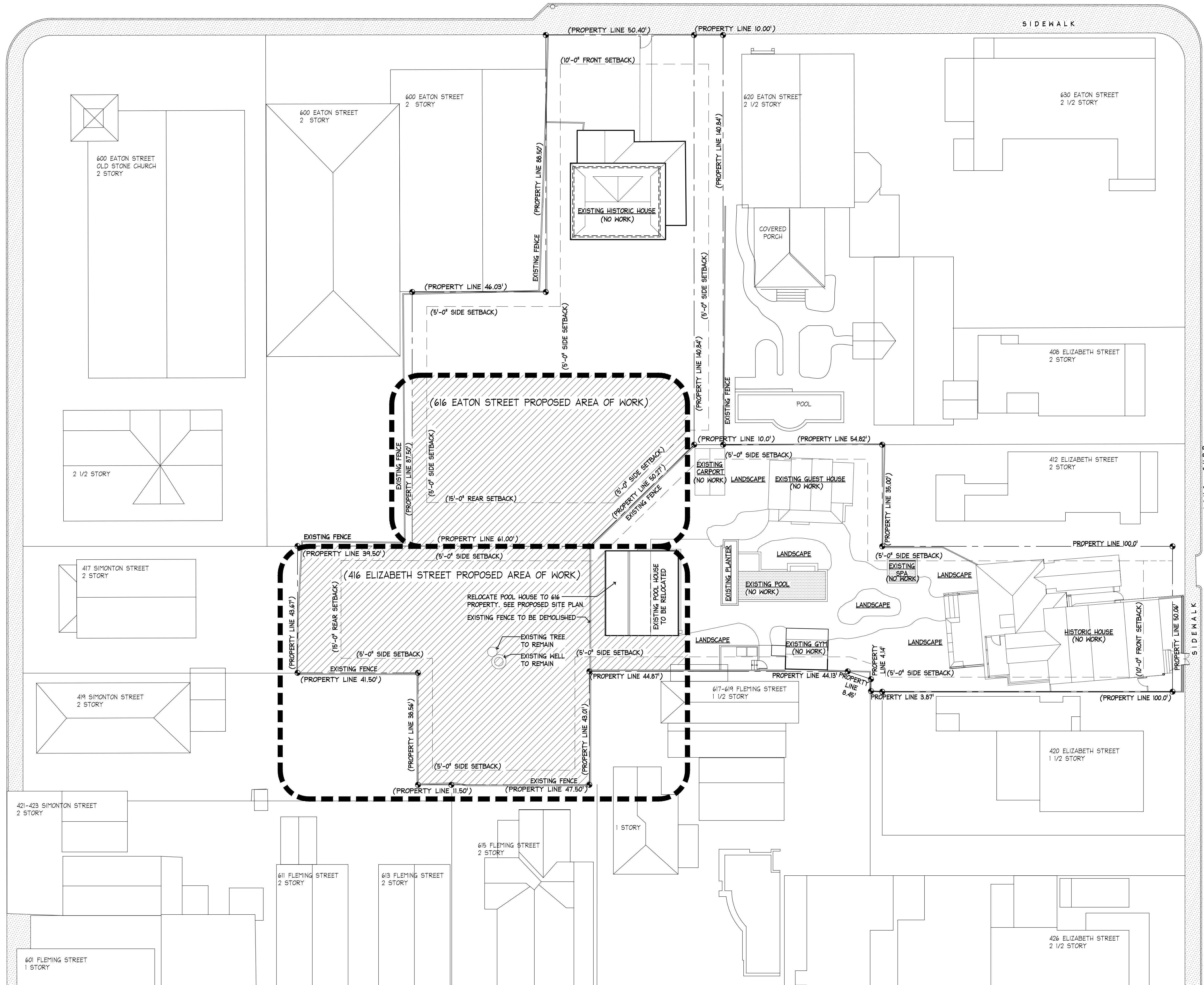


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Facsimile (305) 296-2727
Florida License AAC002022

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p.a.

Project No: 1714
Date: 07/31/2017

EX1



1 EX2 EXISTING SITE PLAN (616 EATON STREET & 416 ELIZABETH STREET)

SCALE: 1/16"=1'-0"



ELIZABETH STREET

416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA

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p.a.

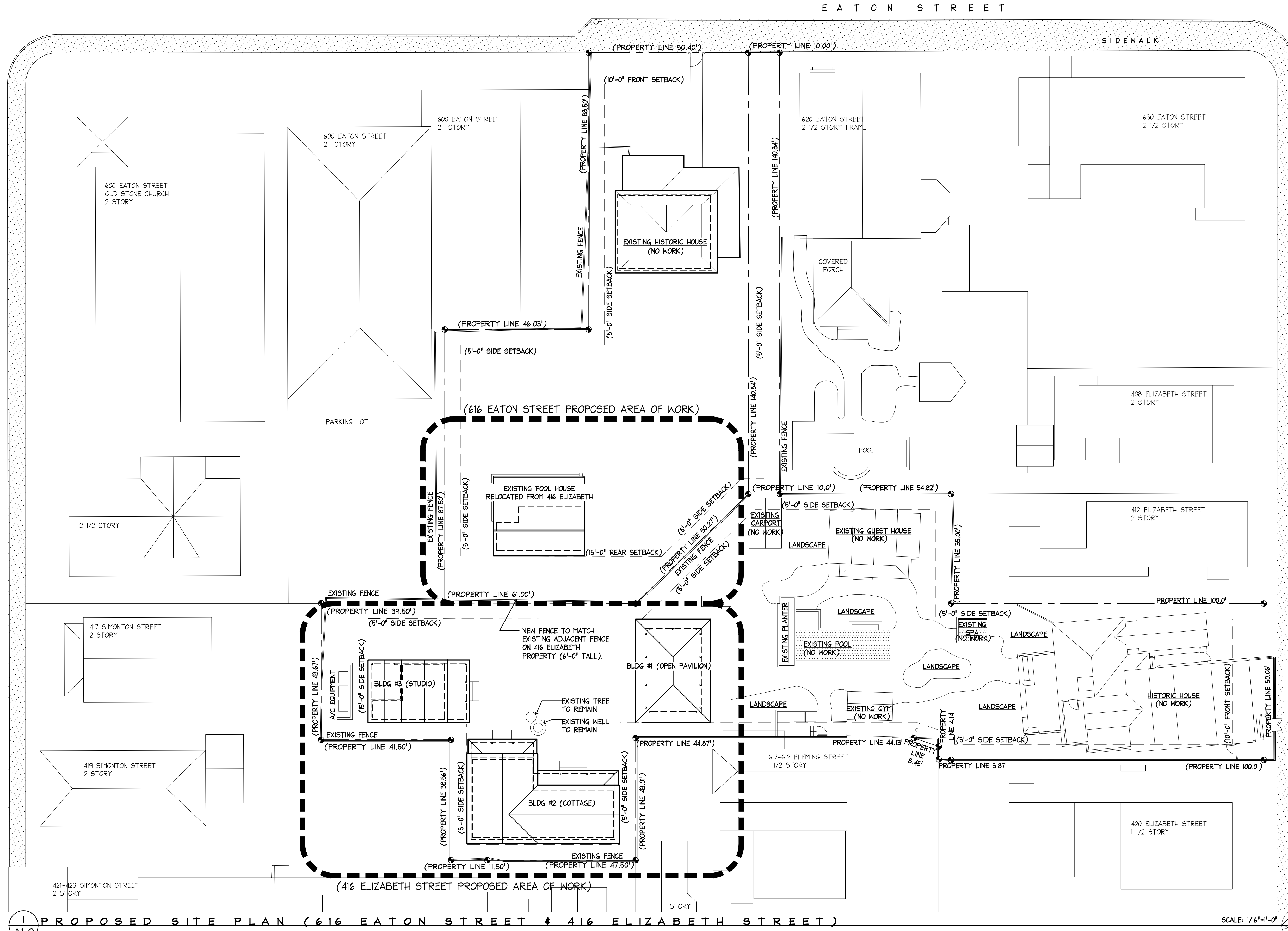
Project No: 1714

Date: 07/31/2017

EX2

PROJECT STATISTICS 616 EATON STREET, KEY WEST, FLORIDA 33040			
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	12,345 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	4,958 S.F. MAX.	1,363 S.F.	2,137 S.F.
12,345 S.F. X 40%			
BUILDING HEIGHT	30'-0" MAX.	33'-8" (MAIN HOUSE)	33'-8" (MAIN HOUSE, NO CHANGE)
IMPERVIOUS SURFACE	7,437 S.F. MAX.	1,511 S.F.	2,285 S.F.
12,345 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	32'-10"	32'-10" (MAIN HOUSE NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	2'-9" (MAIN HOUSE)	2'-9" (MAIN HOUSE, NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	8'-6" (MAIN HOUSE)	8'-6" (MAIN HOUSE, NO CHANGE)
REAR SETBACK	15'-0" MIN.	105'-8" (MAIN HOUSE)	15'-0" (POOL HOUSE)
OPEN SPACE (35%)	4,338 S.F. MIN.	10,884 S.F. (87.81%)	10,110 S.F. (81.57%)

PROJECT STATISTICS 416 ELIZABETH STREET, KEY WEST, FLORIDA 33040			
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	20,365 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	8,146 S.F. MAX.	4,665 S.F.	6,781 S.F.
20,365 S.F. X 40%			
BUILDING HEIGHT	30'-0" MAX.	30'-8" (MAIN HOUSE)	30'-8" (MAIN HOUSE)
IMPERVIOUS SURFACE	12,219 S.F. MAX.	7,283 S.F.	9,399 S.F.
20,365 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	2'-8" (MAIN HOUSE)	2'-8" (NO CHANGE)
SIDE SETBACK (NORTH)	5'-0" MIN.	3'-0" (MAIN HOUSE)	3'-0" (MAIN HOUSE, NO CHANGE) 5'-0" (PAVILION & COTTAGE)
SIDE SETBACK (SOUTH)	5'-0" MIN.	2'-3" (MAIN HOUSE)	2'-3" (MAIN HOUSE, NO CHANGE) 5'-0" (PAVILION & COTTAGE)
REAR SETBACK	15'-0" MIN.	105'-10" (POOL HOUSE)	15'-0" (STUDIO)
OPEN SPACE (35%)	7,128 S.F. MIN.	13,082 S.F. (64.24%)	10,966 S.F. (53.85%)



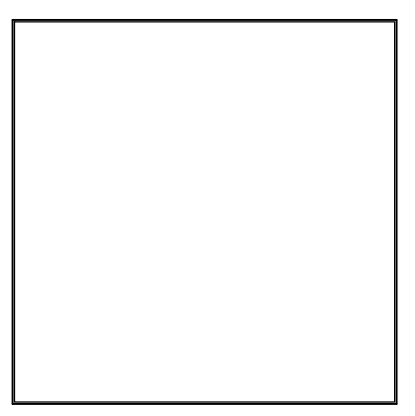
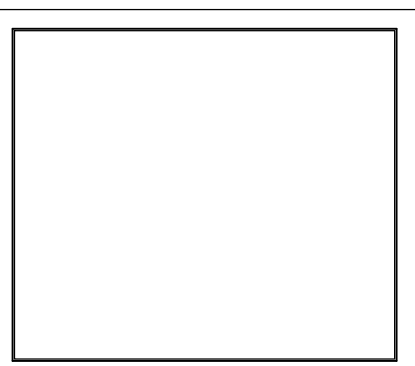
416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA

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Facsimile (305) 296-2727
Florida License AAC002022

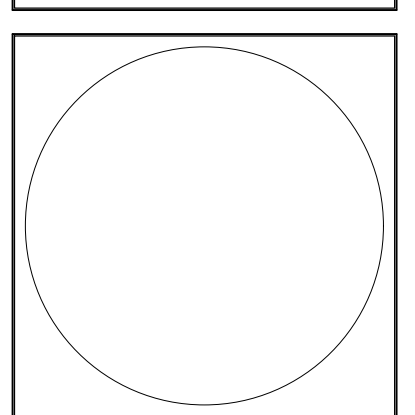
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ARCHITECTS
p.a.

Project No: 1714
Date: 07/31/2017

A1.0



416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA

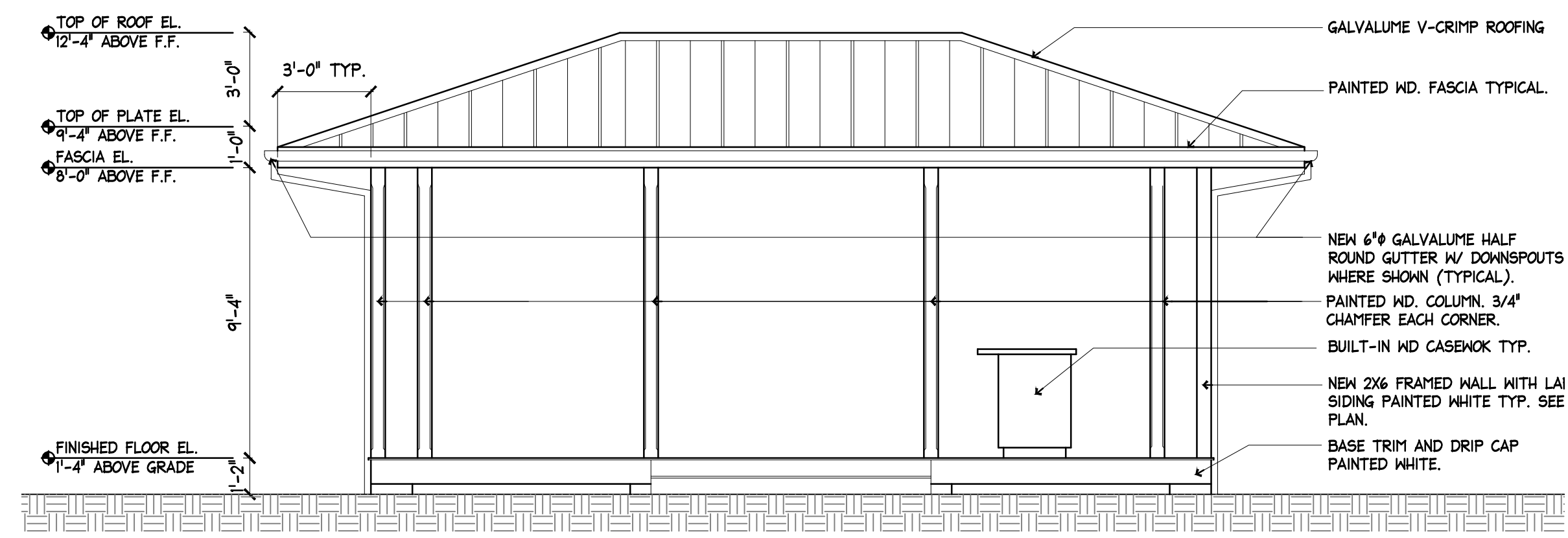


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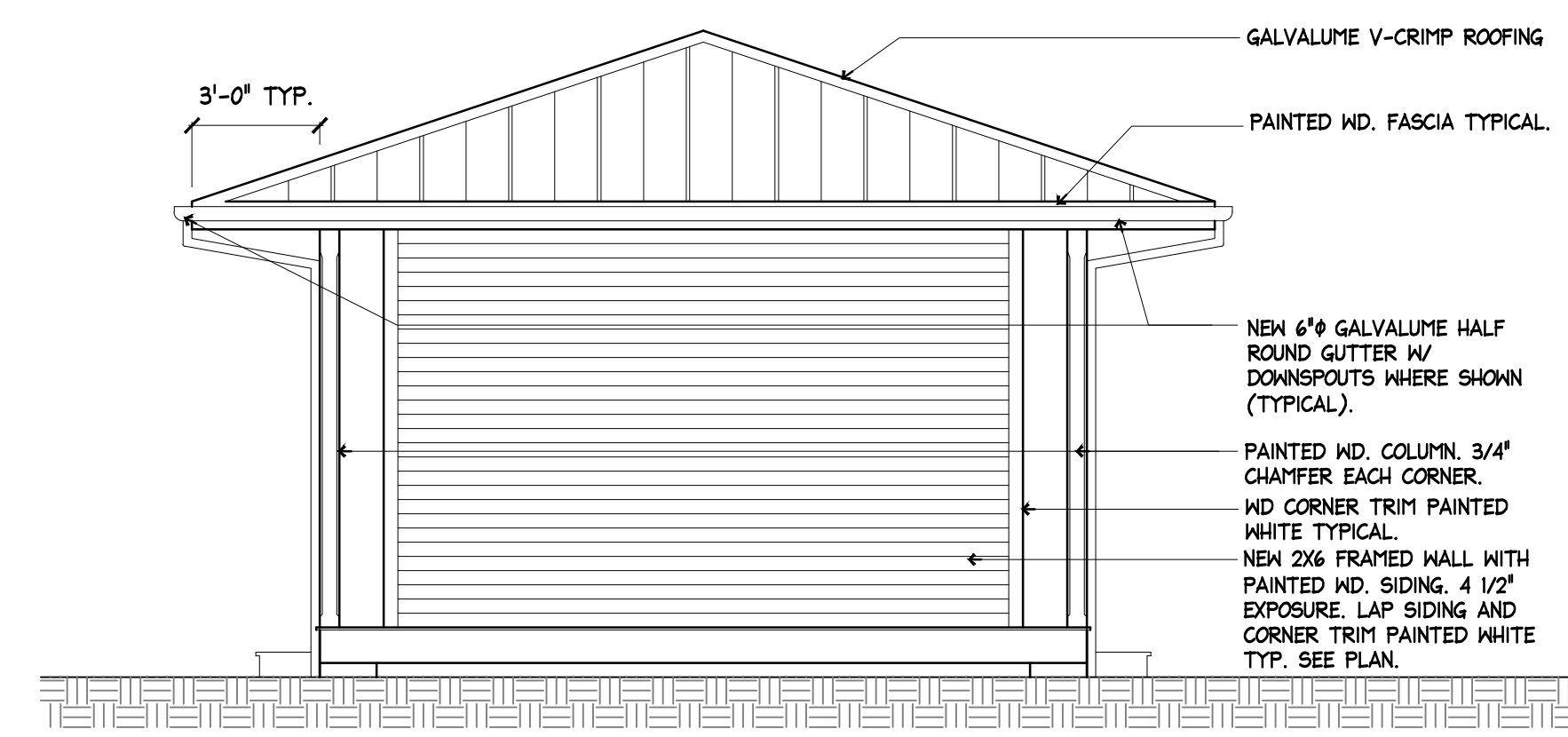
Bender & Associates
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p.a.

Project No: 1714
Date: 07/31/2017

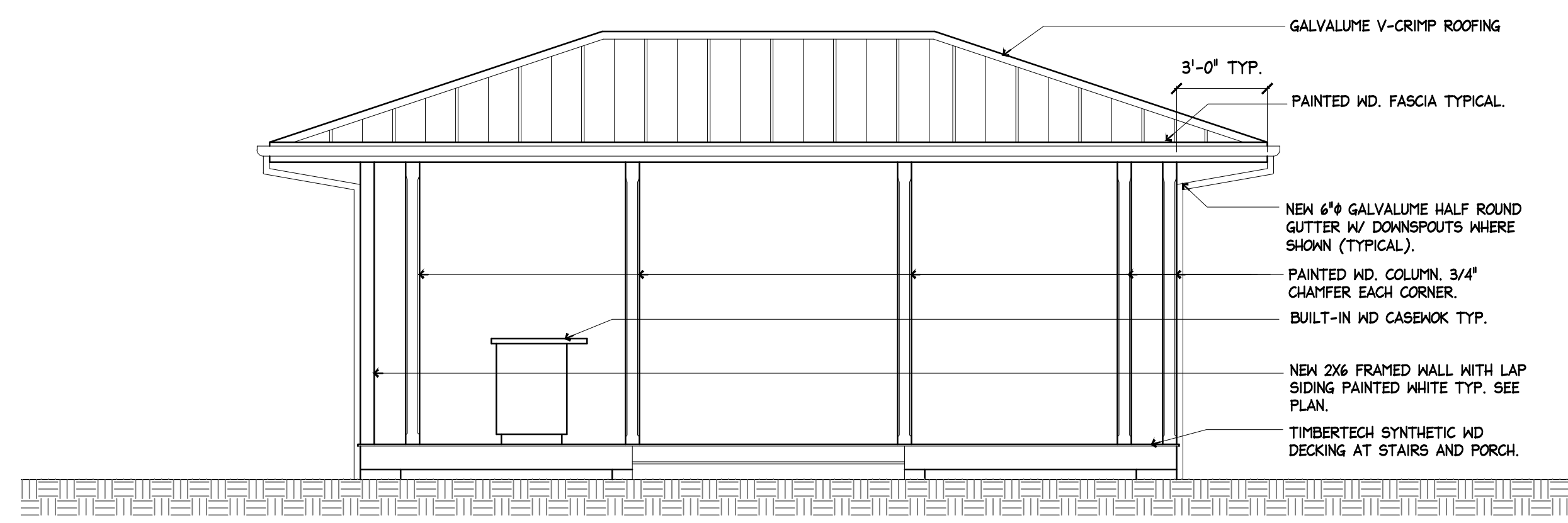
A2.0



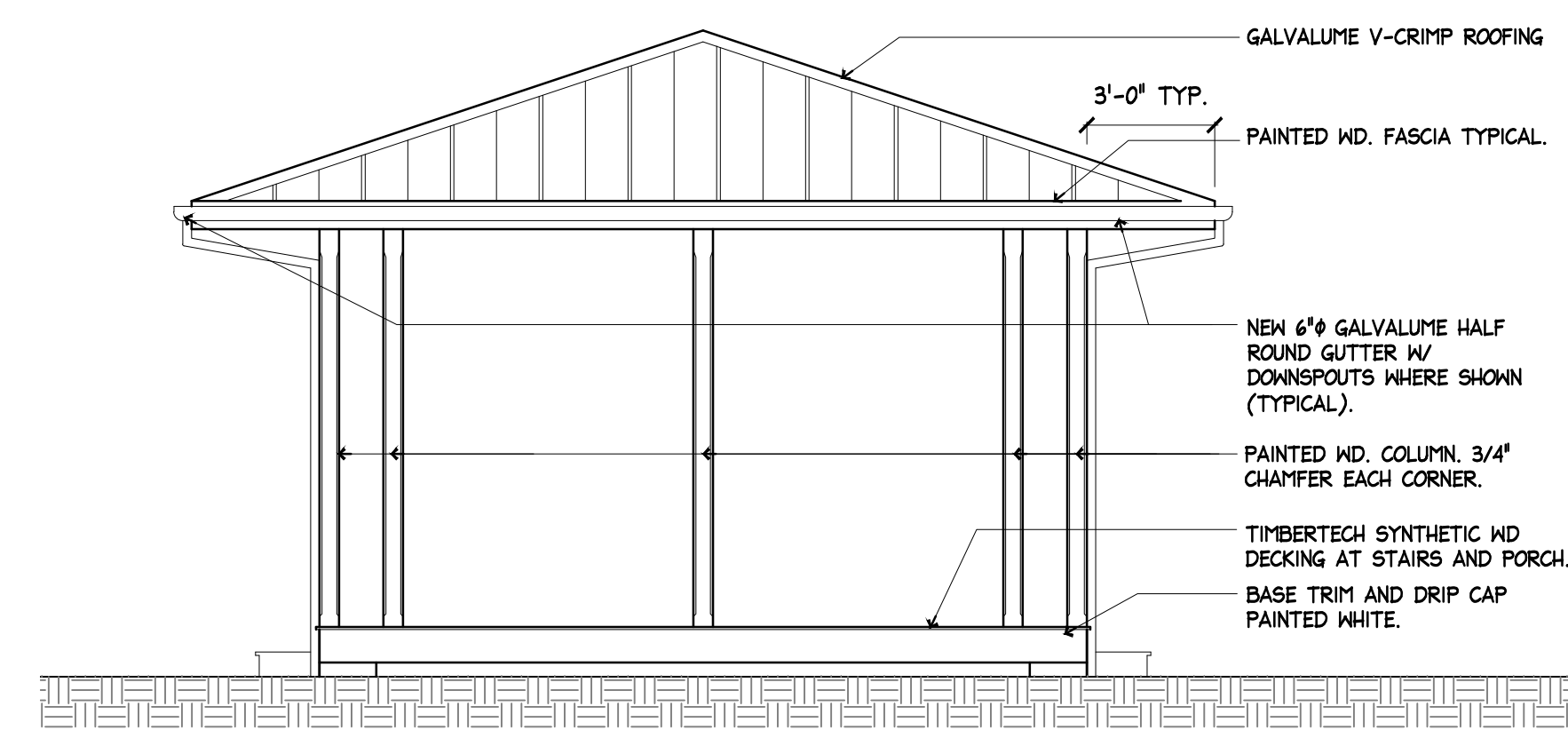
3 BUILDING #1 (OPEN PAVILION) WEST ELEVATION SCALE: 1/4"=1'-0"



4 BUILDING #1 (OPEN PAVILION) SOUTH ELEVATION SCALE: 1/4"=1'-0"

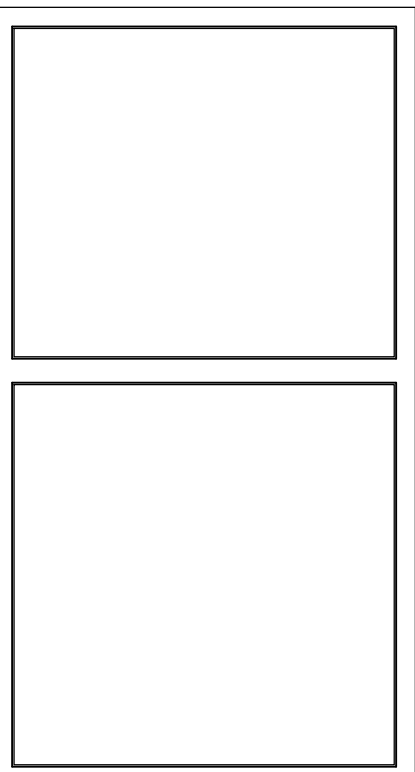


1 BUILDING #1 (OPEN PAVILION) EAST ELEVATION SCALE: 1/4"=1'-0"

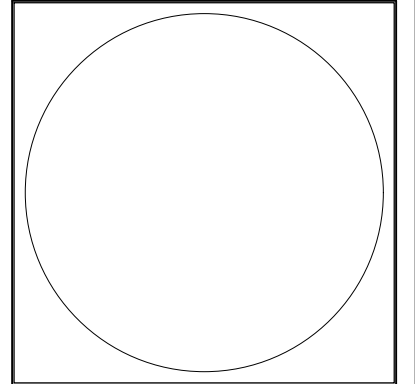


2 BUILDING #1 (OPEN PAVILION) NORTH ELEVATION SCALE: 1/4"=1'-0"

- GENERAL ELEVATION NOTES
1. ALL ROOFING IS TO BE GALVALUME V-CRIMP.
 2. ALL EXTERIOR SIDING, SHUTTERS, FASCIA, PORCH COLUMNS, WINDOW TRIM, DOOR TRIM, AND CORNER TRIM IS TO BE PAINTED WHITE.
 3. ALL WINDOWS ARE TO BE JELDWEN CUSTOM WOOD WINDOWS (IMPACT & DESIGN PRESSURE RATED WINDOWS).
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, OR WOOD GLAD, PAINTED WHITE.



416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA



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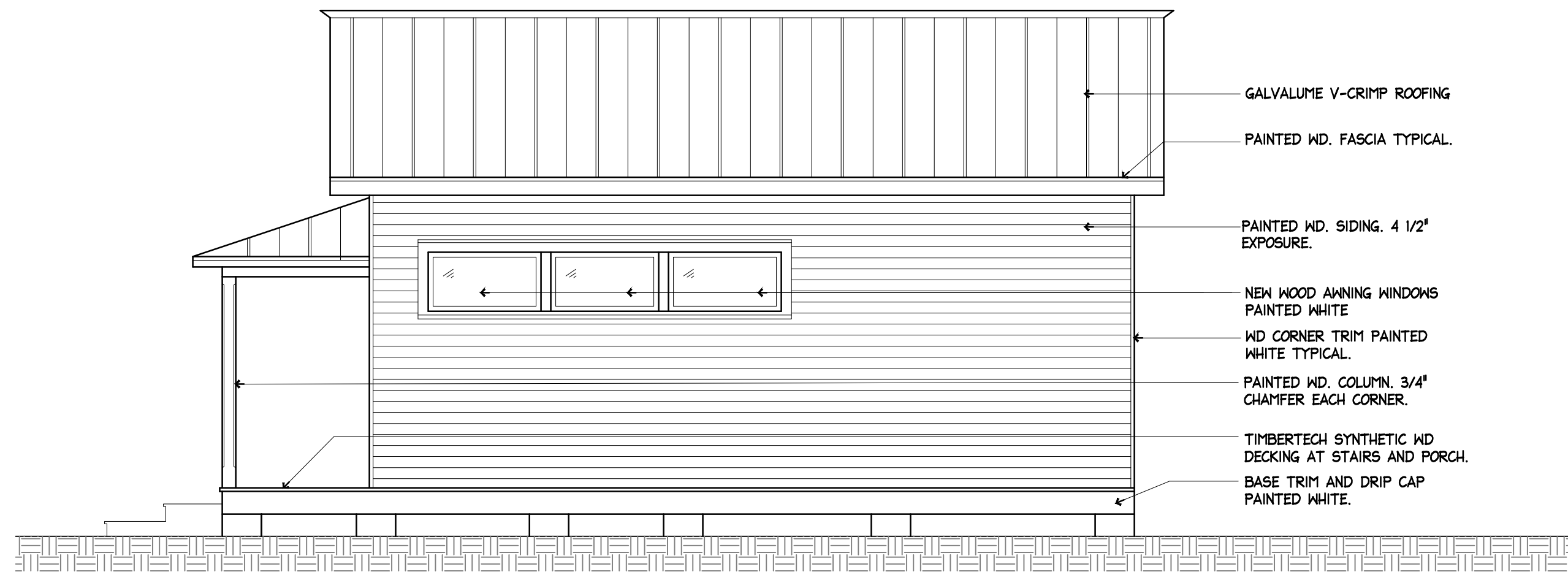
Project No: 1714



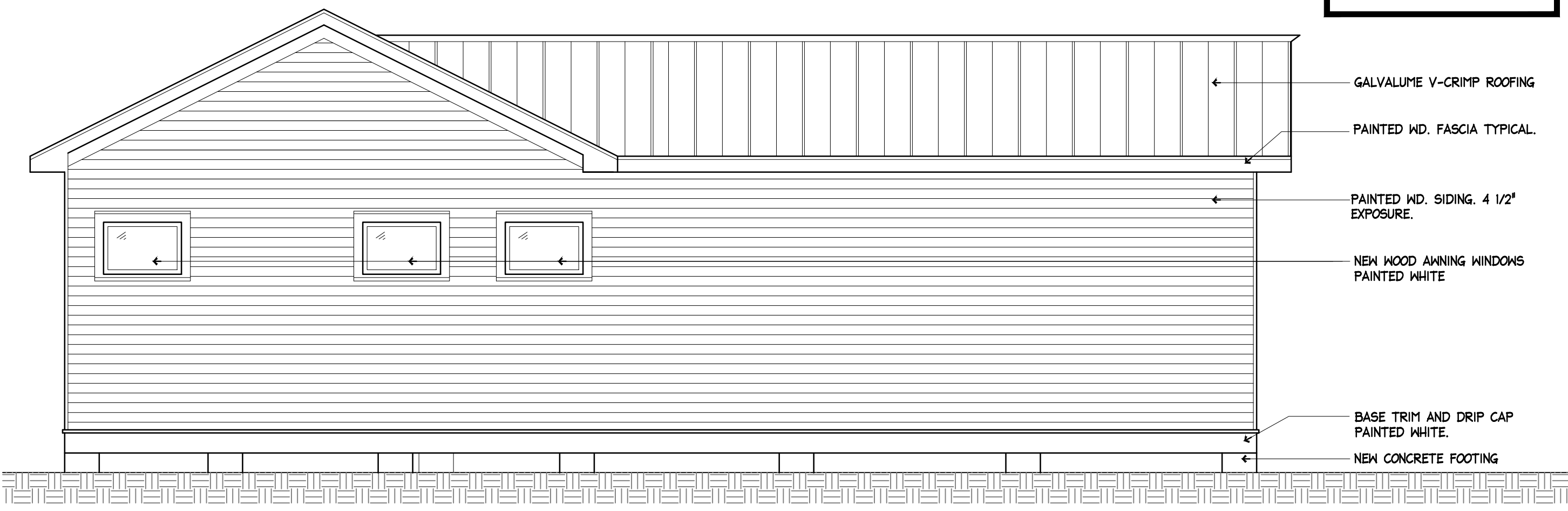
Date: 07/31/2017

A2.1

- GENERAL ELEVATION NOTES**
1. ALL ROOFING IS TO BE GALVALUME V-CRIMP.
 2. ALL EXTERIOR SIDING, SHUTTERS, FASCIA, PORCH COLUMNS, WINDOW TRIM, DOOR TRIM, AND CORNER TRIM IS TO BE PAINTED WHITE.
 3. ALL WINDOWS ARE TO BE JELDHEN CUSTOM WOOD WINDOWS (IMPACT & DESIGN PRESSURE RATED WINDOWS).
 7. ALL NEW WINDOWS AND DOORS ARE TO BE PAINTED WHITE.
 8. ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, OR WOOD CLAD, PAINTED WHITE.



3 BUILDING #2 (COTTAGE) WEST ELEVATION SCALE: 1/4"=1'-0"



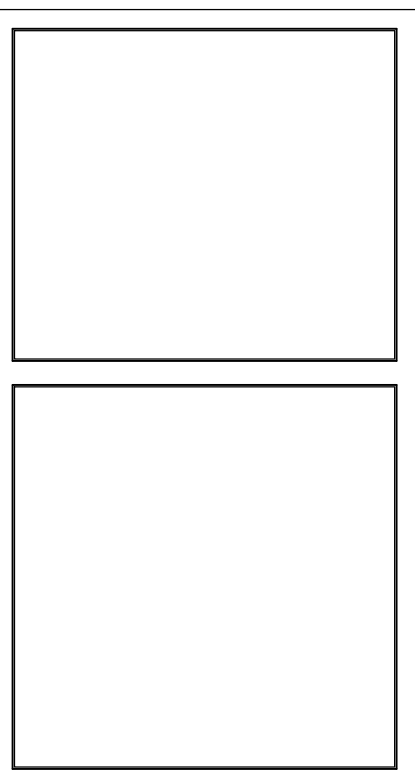
4 BUILDING #2 (COTTAGE) SOUTH ELEVATION SCALE: 1/4"=1'-0"



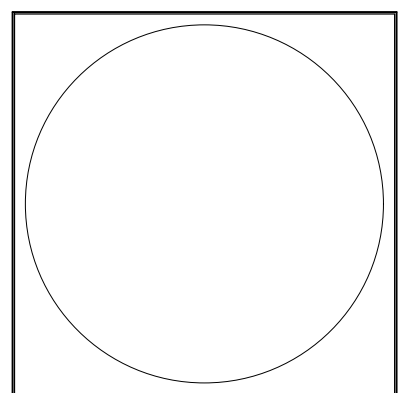
1 BUILDING #2 (COTTAGE) EAST ELEVATION SCALE: 1/4"=1'-0"



2 BUILDING #2 (COTTAGE) NORTH ELEVATION SCALE: 1/4"=1'-0"



416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA

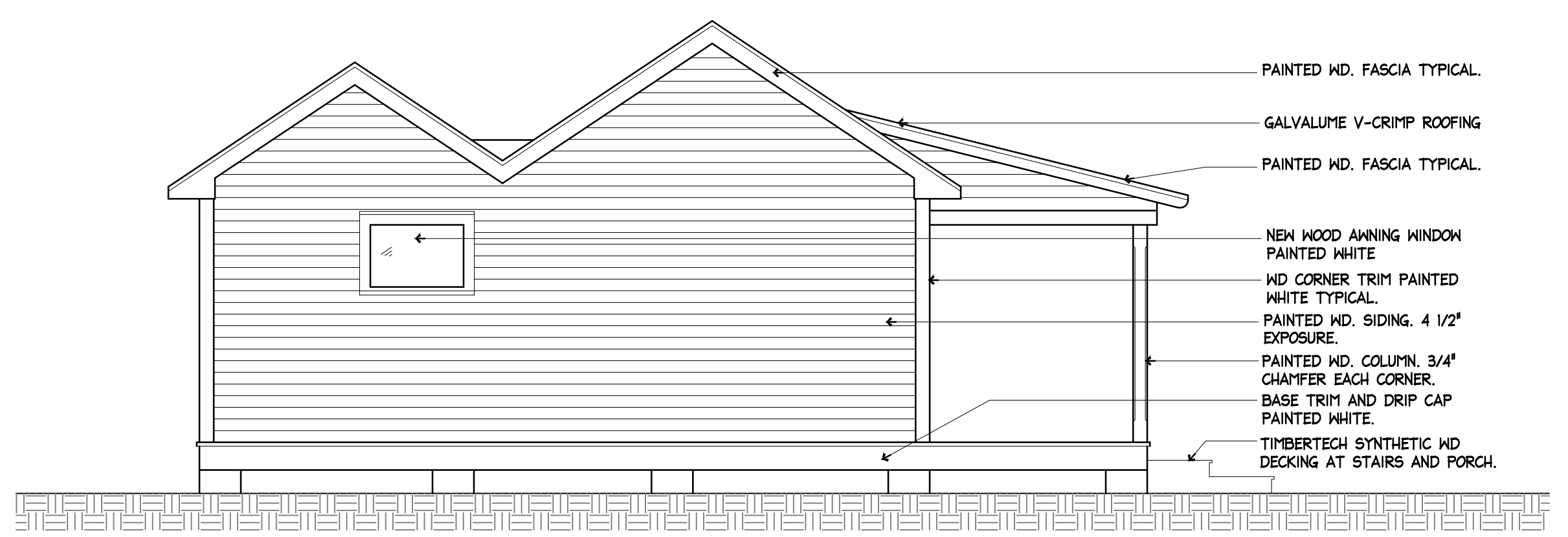


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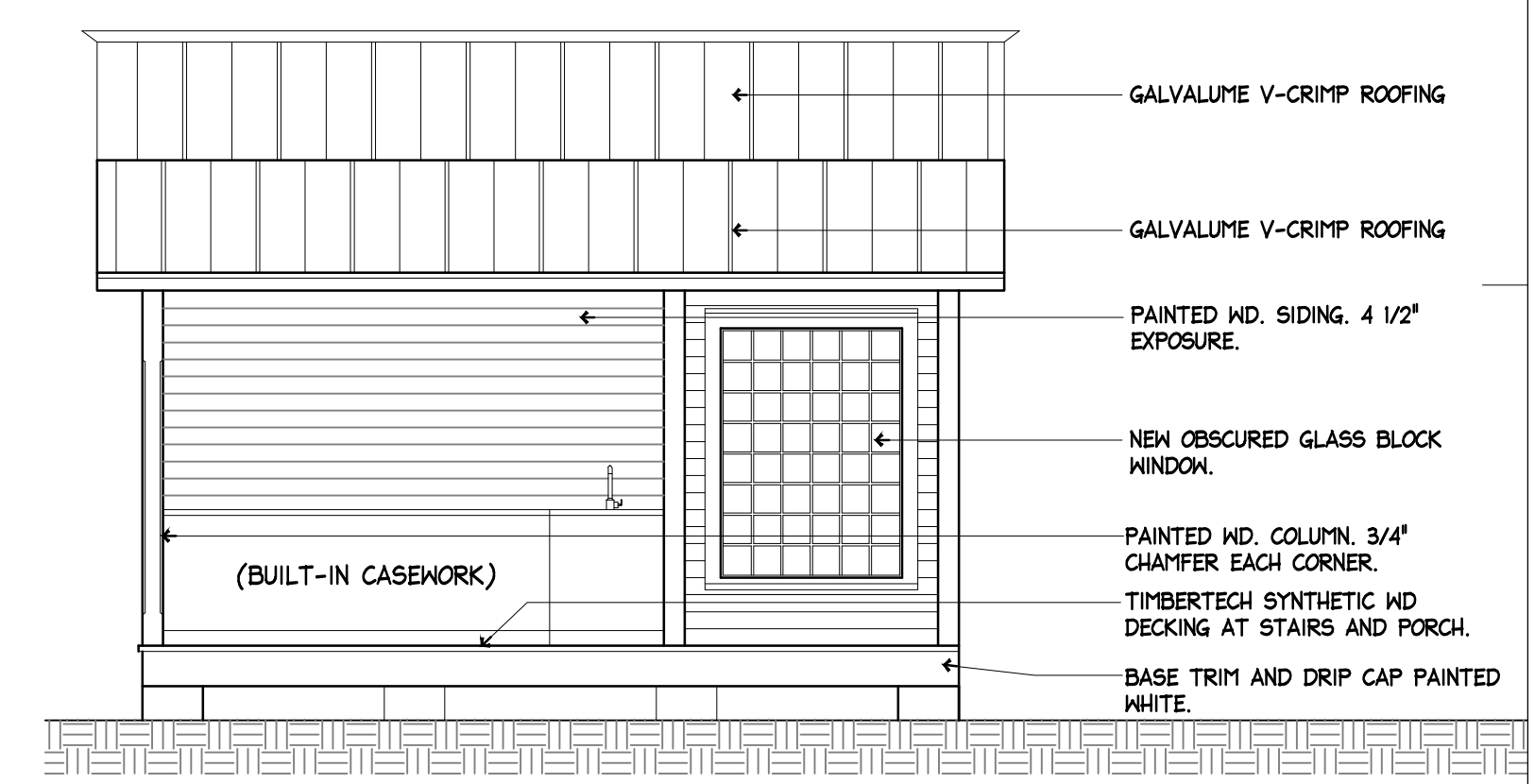
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ARCHITECTS
p.a.

Project No: 1714
Date: 07/31/2017

A2.2



3 BUILDING #3 (STUDIO) SOUTH ELEVATION SCALE: 1/4"=1'-0"

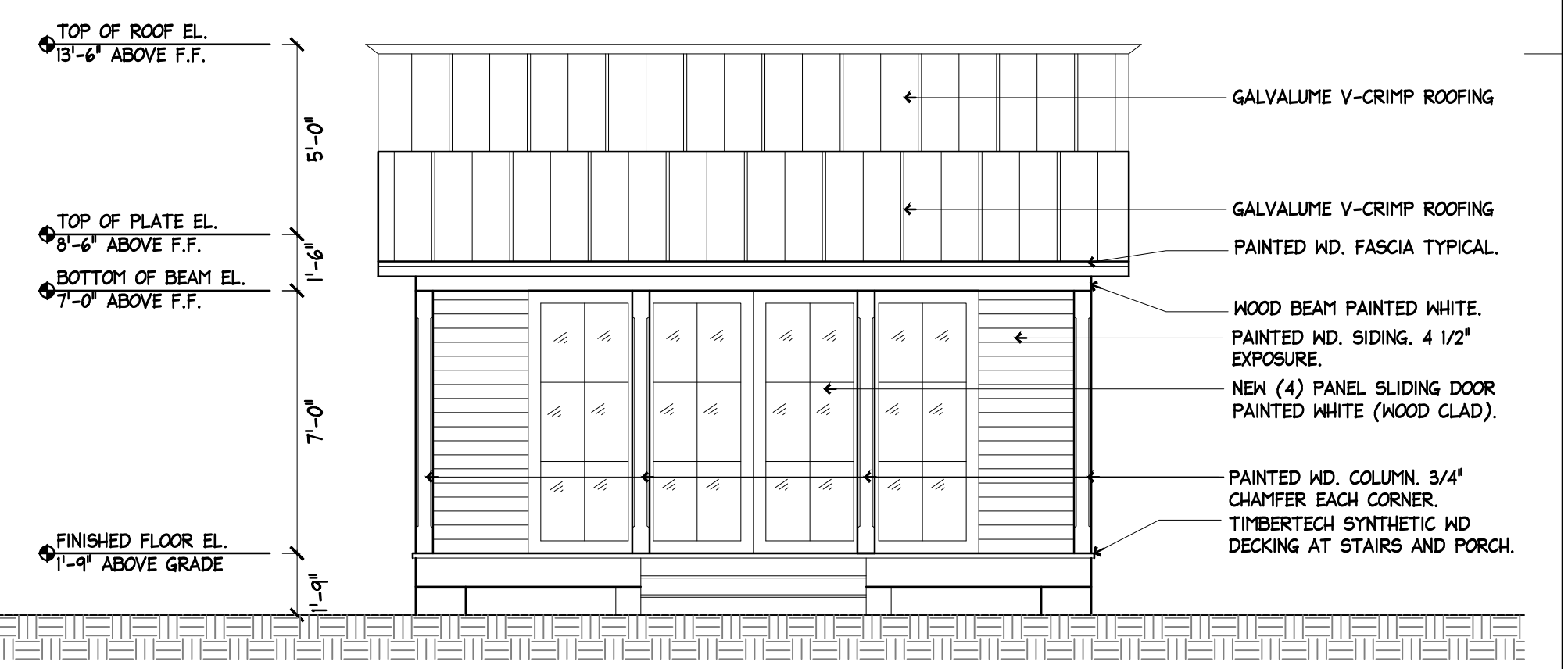


4 BUILDING #3 (STUDIO) WEST ELEVATION SCALE: 1/4"=1'-0"

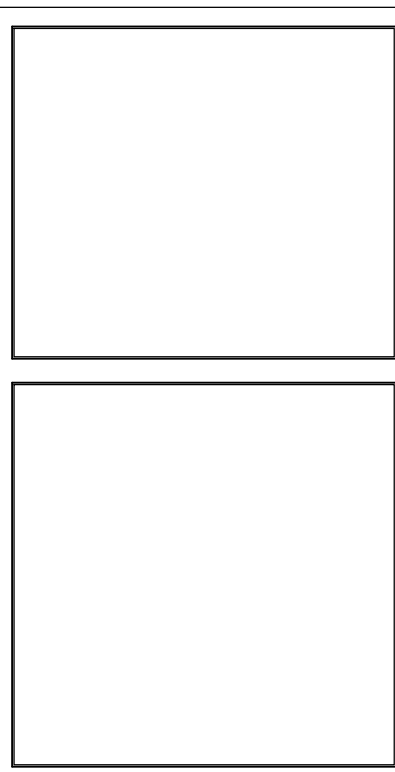
- GENERAL ELEVATION NOTES
1. ALL ROOFING IS TO BE GALVALUME V-CRIMP.
 2. ALL EXTERIOR SIDING, SHUTTERS, FASCIA, PORCH COLUMNS, WINDOW TRIM, DOOR TRIM, AND CORNER TRIM IS TO BE PAINTED WHITE.
 3. ALL WINDOWS ARE TO BE JELDWEN CUSTOM WOOD WINDOWS (IMPACT & DESIGN PRESSURE RATED WINDOWS).
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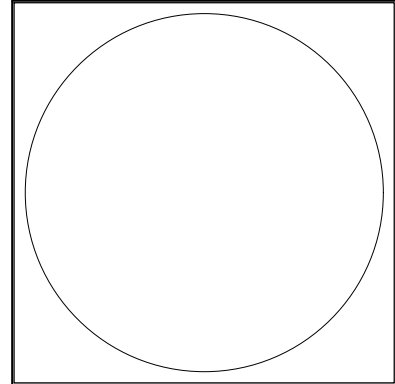
1 BUILDING #3 (STUDIO) NORTH ELEVATION SCALE: 1/4"=1'-0"



2 BUILDING #3 (STUDIO) EAST ELEVATION SCALE: 1/4"=1'-0"



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Project No: 1714
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A2.3
SCALE: N.T.S.



2 PHOTO DETAIL 1 - REAR YARD (416 ELIZABETH)
A2.3

3 PHOTO DETAIL 2 - REAR YARD (416 ELIZABETH)
A2.3



1 NORTH ELEVATION (OPEN PAVILION, COTTAGE & STUDIO)
A2.3

SCALE: N.T.S.



3 PHOTO DETAIL 1 (LOOKING NORTH AT 616 EATON HISTORIC HOUSE)
A2.4

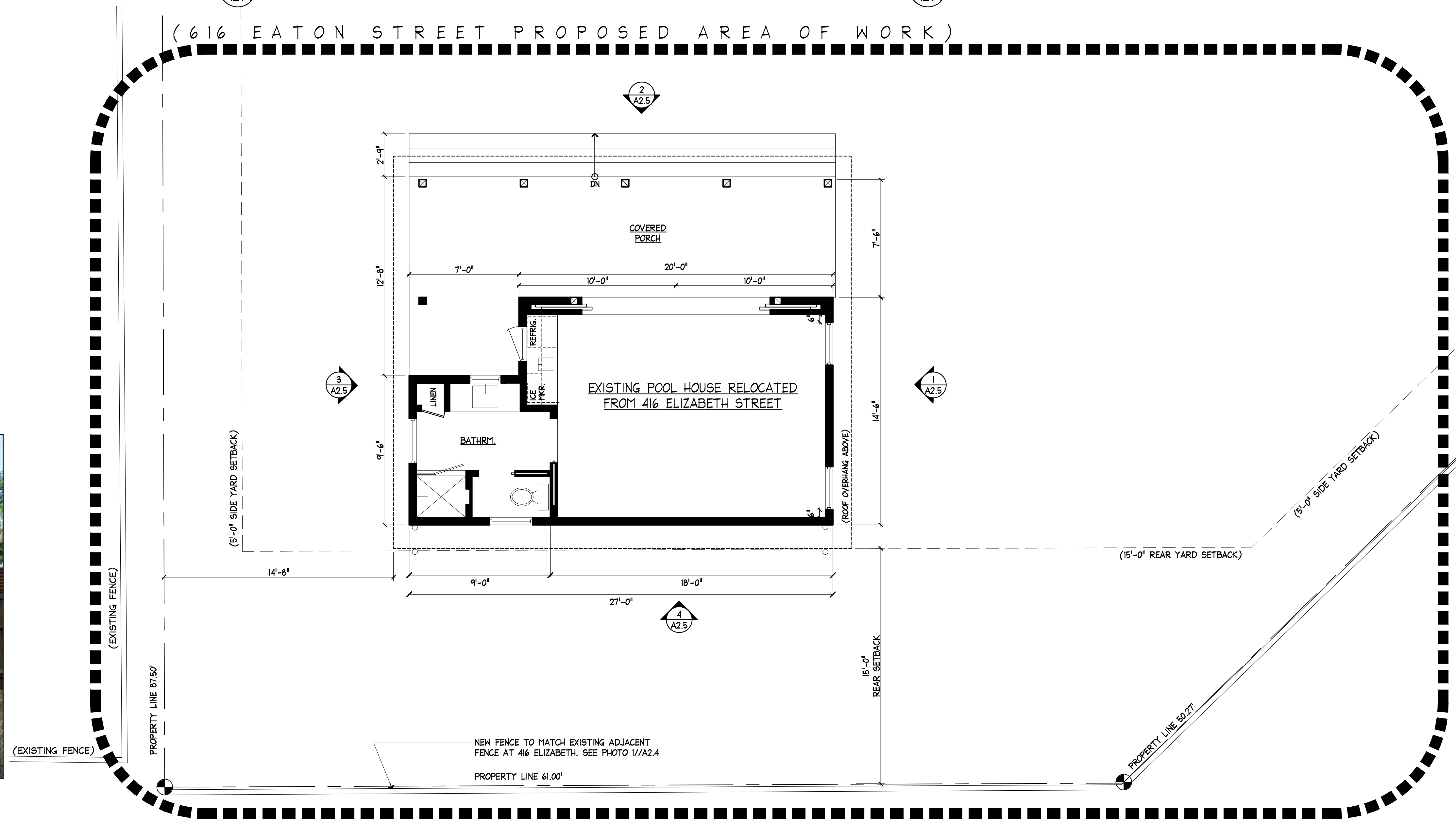


4 PHOTO DETAIL 2 (LOOKING AT 616 EATON HISTORIC HOUSE FROM EATON STREET)
A2.4



5 PHOTO DETAIL 3 (616 EATON REAR YARD AREA)
A2.4

(616 EATON STREET PROPOSED AREA OF WORK)



1 PHOTO DETAIL 4 - EXISTING FENCE AT 416 ELIZABETH
A2.4

2 PROPOSED SITE PLAN / FLOOR PLAN (616 EATON STREET)
A2.4

SCALE: 1/4"=1'-0"



416 ELIZABETH /
616 EATON STREET
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A2.4



5 PHOTO DETAIL 1 (EXISTING POOL HOUSE)
A2.5



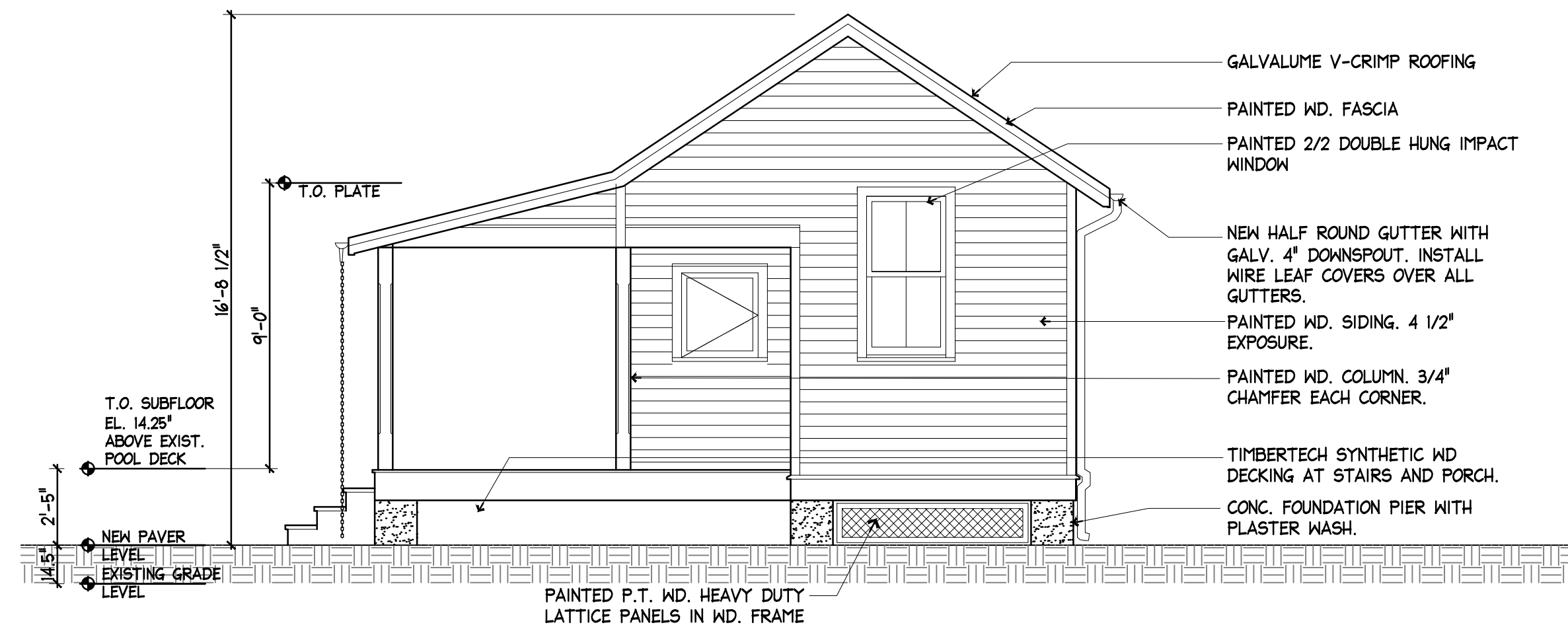
6 PHOTO DETAIL 2 (EXISTING POOL HOUSE)
A2.5



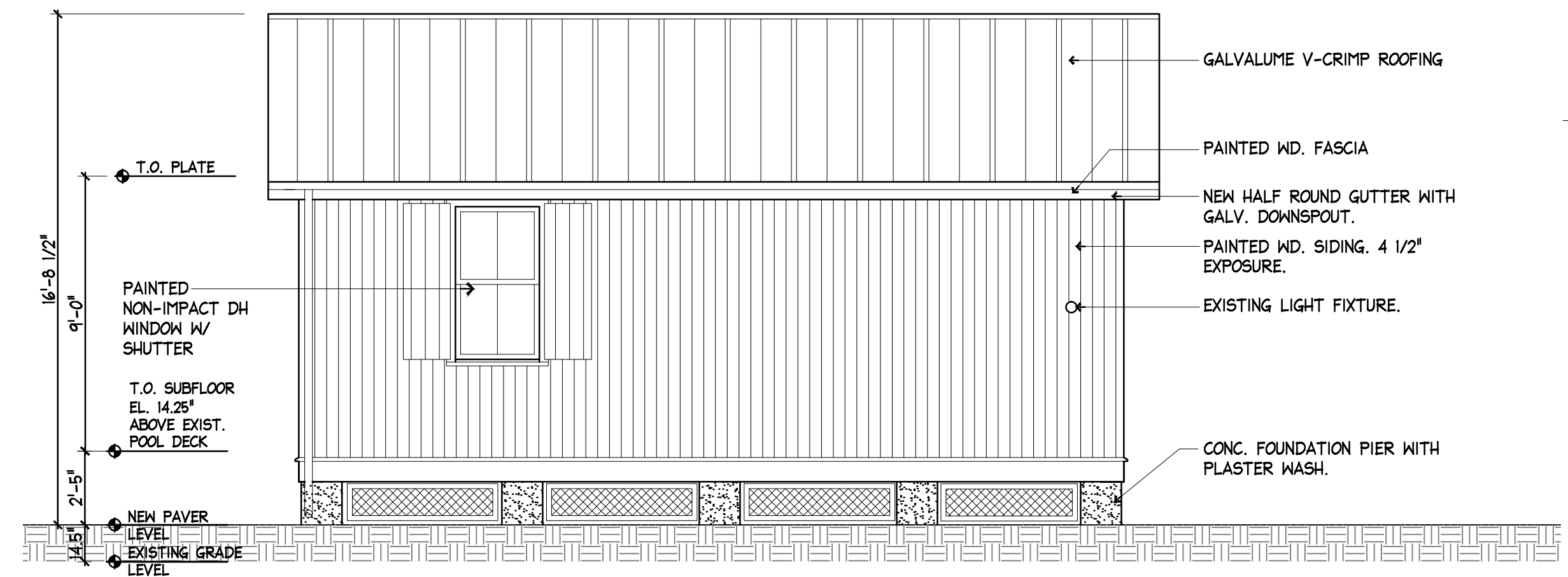
7 PHOTO DETAIL 3 (EXISTING POOL HOUSE)
A2.5



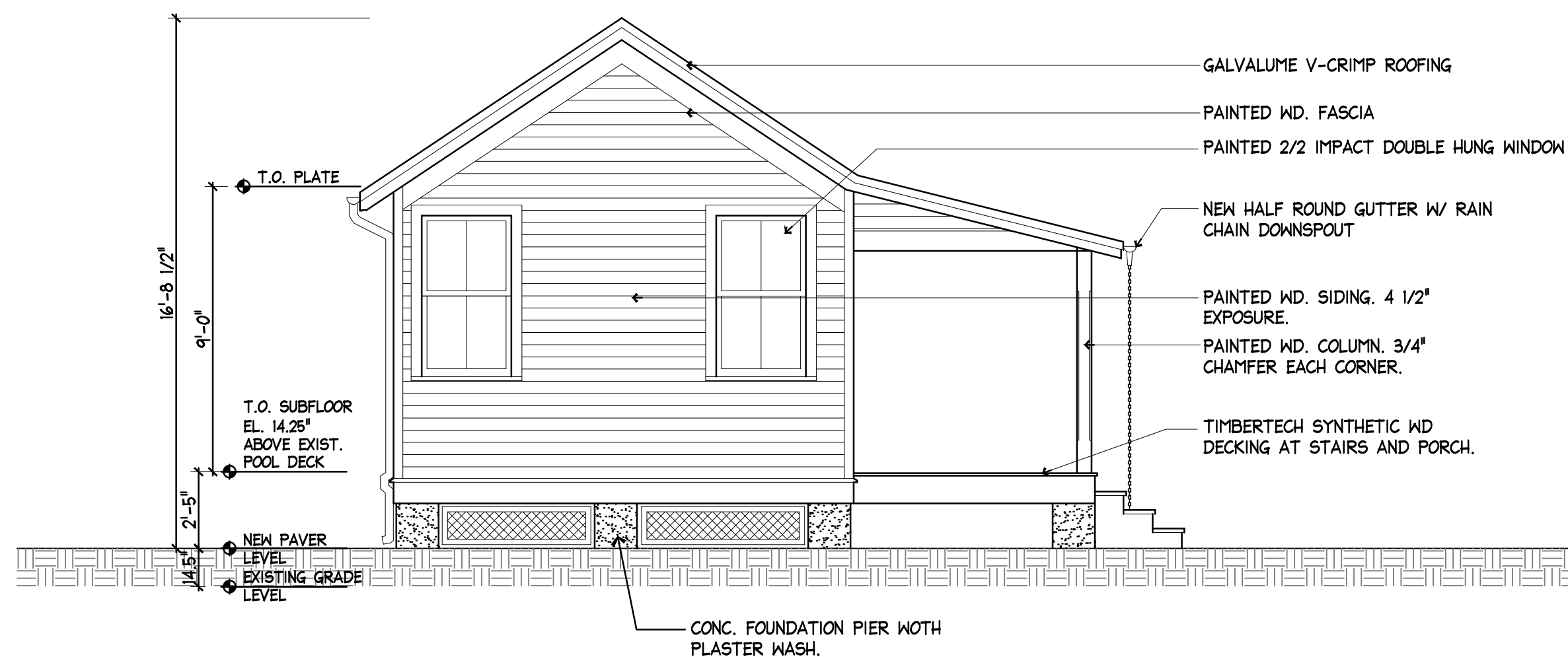
8 PHOTO DETAIL 4 (EXISTING POOL HOUSE)
A2.5



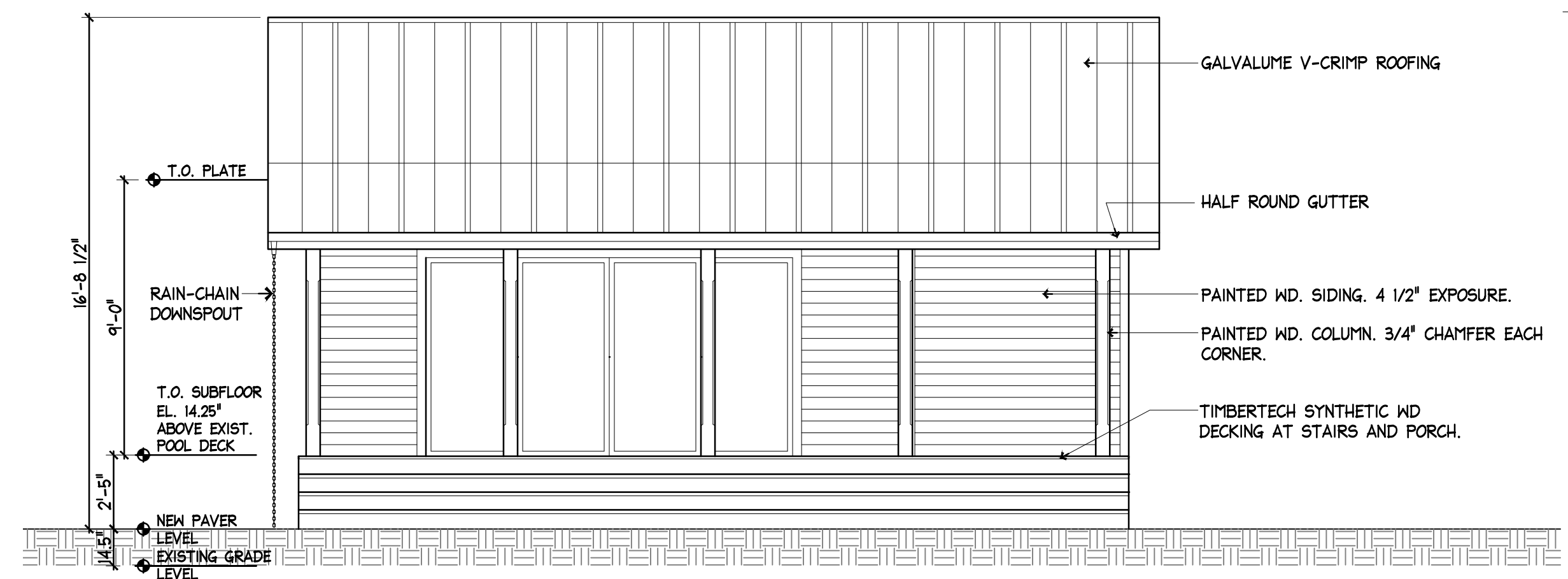
3 WEST ELEVATION OF RELOCATED POOL HOUSE SCALE: 1/4"=1'-0"
A2.5



4 SOUTH ELEVATION OF RELOCATED POOL HOUSE SCALE: 1/4"=1'-0"
A2.5



1 EAST ELEVATION OF RELOCATED POOL HOUSE SCALE: 1/4"=1'-0"
A2.5



2 NORTH ELEVATION OF RELOCATED POOL HOUSE SCALE: 1/4"=1'-0"
A2.5

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A2.5



5 PHOTO DETAIL 5 (600 EATON STREET)
A8.0



6 PHOTO DETAIL 6 (620 EATON STREET)
A8.0



8 PHOTO DETAIL 8 (EATON STREET)
A8.0



7 PHOTO DETAIL 7 (616 EATON STREET)
A8.0



1 PHOTO DETAIL 1 (ELIZABETH STREET)
A8.0



2 PHOTO DETAIL 2 (412 ELIZABETH STREET)
A8.0



3 PHOTO DETAIL 3 (420 ELIZABETH STREET)
A8.0



4 PHOTO DETAIL 4 (416 ELIZABETH STREET)
A8.0

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Project No: 1714
Date: 07/31/2017

A8.0

MISCELLANEOUS INFORMATION



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

November 15, 2017

Richard J. McChesney
Spottswood, Spottswood, Spottswood & Sterling
500 Fleming Street
Key West, Florida 33040

**RE: 616 Eaton Street (Real Estate Number 00006210—000000), and
416 Elizabeth Street (Real Estate Number 00006240—000000)
Lot Split/Boundary Adjustment letter**

Dear Mr. McChesney,

In accordance with Section 118-169 of the City of Key West Land Development Regulations, the Planning Department has reviewed your August 4, 2017 request for a lot split/boundary adjustment for the above-referenced address. A lot split is defined in Section 118-3 of the Land Development Regulations as "any change in the lot lines or boundaries defining land configurations which does not increase the number of lots and requires no extension of off-site improvements."

According to the information submitted to the Planning Department, 616 Eaton Street and 416 Elizabeth Street requested to change the rear boundary between the two parcels which would enlarge the 416 Elizabeth property and reduce the size of the 616 Easton Street property. The attached survey reflects the old boundary line and the proposed new boundary line. Both properties are located in the Historic Medium Density Residential (HMDR) zoning district.

The Development Review Committee (DRC) found that the proposed lot split/boundary adjustment maintains the existing number of lots or parcels, does not create new nonconformities, and the resulting parcels meet the minimum lot size requirements of Code Sections 122-31(b) and 122-600(5). This letter shall serve as notice that on October 26, 2017 the DRC approved the proposed lot split/boundary adjustment for the properties located at 616 Eaton Street and 416 Elizabeth Street.

Please do not hesitate to call me with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Ginny Haller".

Ginny Haller,
Planner II
305-809-3722

Cc: Patrick Wright, Planning Director
George Wallace, Assistant City Attorney
Peg Corbett, Licensing Official



1 SITE MAP PHOTO
EX1

SCALE: N.T.S.

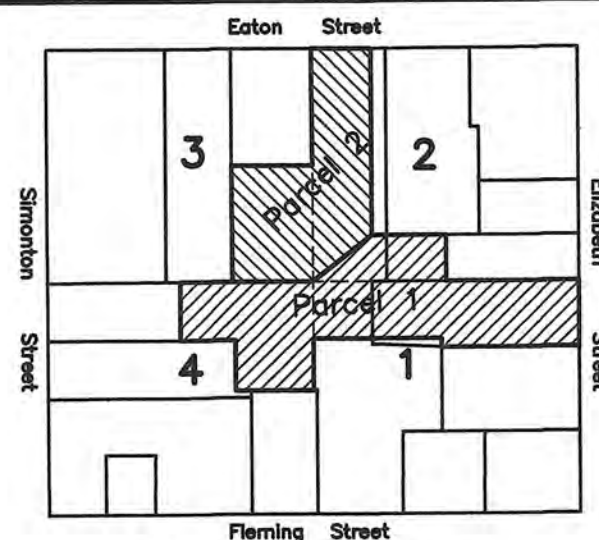
416 ELIZABETH /
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Project No. 1714
Date 07/13/2017

EX1



LOCATION MAP
Square 31, City of Key West

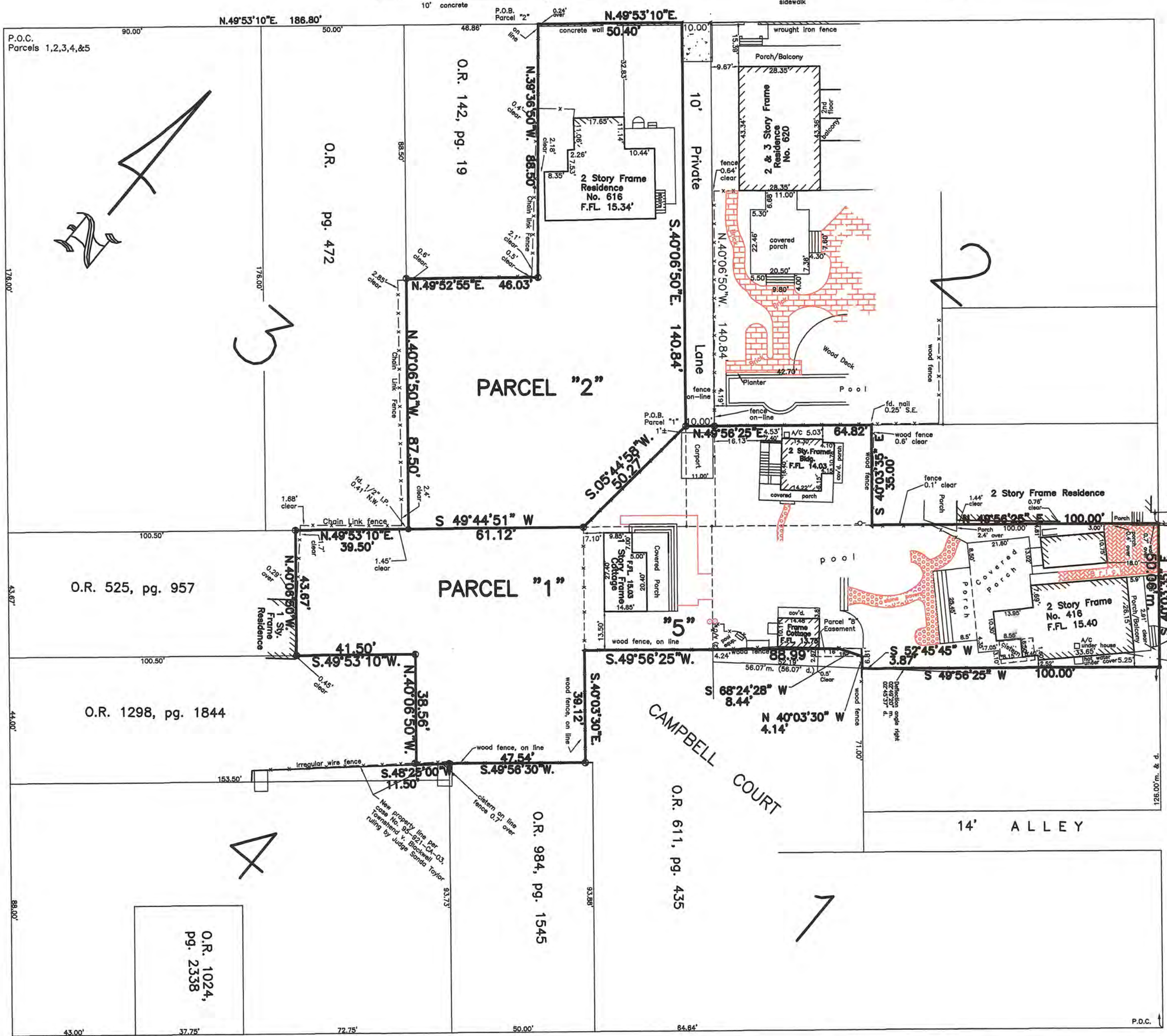
LEGAL DESCRIPTION (Parcel "1"): Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 1, 2, & 4, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E for a distance of 140.84 feet to the Point of Beginning of Parcel 1; thence N 49°56'25" E for a distance of 64.82 feet; thence S 40°03'35" E for a distance of 35.00 feet; thence N 49°56'25" E for a distance of 100.00 feet to the Southwesterly Right-of-Way Line of Elizabeth Street; thence S 40°03'35" E along the said Southwesterly Right-of-Way Line of Elizabeth Street for a distance of 50.06 feet; thence S 49°56'25" W for a distance of 100.00 feet; thence S 52°45'45" W for a distance of 3.87 feet; thence N 40°03'30" W for a distance of 4.14 feet; thence S 68°24'28" W for a distance of 8.44 feet; thence S 49°56'25" W for a distance of 88.99 feet; thence S 40°03'30" E for a distance of 39.12 feet; thence S 49°56'30" W for a distance of 47.54 feet; thence S 48°25'00" W for a distance of 11.50 feet; thence N 40°06'50" W for a distance of 38.56 feet; thence S 49°53'10" W for a distance of 41.50 feet; thence N 40°06'50" W for a distance of 43.67 feet; thence N 49°53'10" E for a distance of 39.50 feet; thence N 49°44'51" E for a distance of 61.12 feet to the Point of Beginning. Containing 13,234.56 square feet, more or less.

LEGAL DESCRIPTION (Parcel "2"): Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 2 & 3, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence continue N.49°53'10"E, and along the said Southeastly Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S.40°06'50"E, and leaving the said Southeastly Right-of-Way line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S 49°44'51" W a distance of 61.12 feet; thence N 40°06'50" W a distance of 87.50 feet; thence N.49°52'55"E, a distance of 46.03 feet; thence N.39°36'50"W, a distance of 88.50 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.

E A T O N S T R E E T (5 0 ' R / W)

S I M O N T O N S T R E E T (5 0 ' R / W)

E L I Z A B E T H S T R E E T (5 0 ' R / W)



F L E M I N G S T R E E T (5 0 ' R / W)

CERTIFICATION:
I HEREBY CERTIFY that the attached Specific Purpose Survey, Re-divide property is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Eaton Street, assumed
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324.

Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- ⊙ = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- O.R. = Official Records
- N.T.S. = Not to Scale
- ⊙ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page
- Elec. = Electric
- Tel. = Telephone
- Ench. = Encroachment
- O.L. = On Line
- C.L.F. = Chain Link Fence
- A/C = Air Conditioner
- Irr. = Irregular
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- CB. = Baseline
- C.B. = Concrete Block
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- P.I. = Point of Intersection
- wd. = Wood
- = Denotes grade, taken on 12/1/15

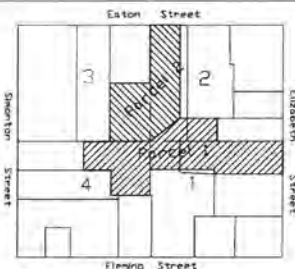
7/31/17: Re-divide property

Dana Day 416 Elizabeth Street, Key West, Florida 33040		Dwn No.: 17-301
Specific Purpose Survey Re-Divide Property		Dwn. By: F.H.H.
Scale: 1"=20'	Ref. 130-12	Flood Zone: x
Date: 1/6/05	File	Flood Elev. -
REVISIONS AND/OR ADDITIONS 7/24/12: Updated, owner, new legal descriptions 2/5/13: Updated, new legal descriptions 12/11/15: Partial update, fence elevations f/datfred/dwg/keywest/block31/416eaton		

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

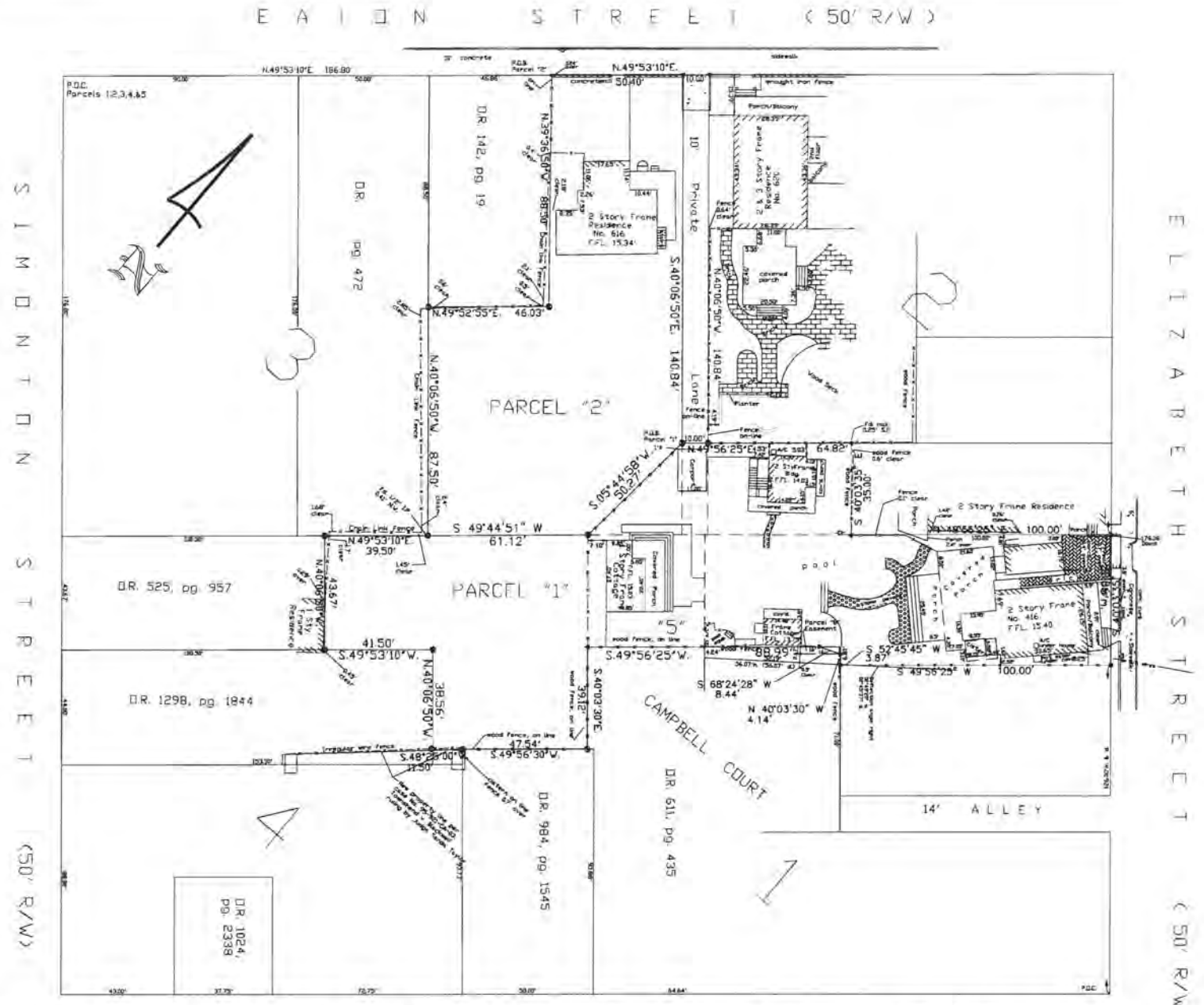
(305) 293-0466
Fax: (305) 293-0237
fhilde@islandsurveying.com
L.B. No. 7700



LOCATION MAP
Square 31, City of Key West

LEGAL DESCRIPTION (Parcel 1) Prepared by undersigned
A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 2, 3 & 4 in Square 36 of Wilson A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Stanton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 Feet; thence S 40°18'50" E for a distance of 149.04 Feet to the Point of Beginning of Parcel 1; thence N 47°56'35" E for a distance of 64.80 Feet; thence S 40°18'50" E for a distance of 35.00 Feet; thence N 49°53'10" E for a distance of 100.00 Feet to the Southeastly Right-of-Way Line of Elizabeth Street; thence S 40°18'50" E along the said Southeastly Right-of-Way Line of Elizabeth Street for a distance of 50.06 Feet; thence S 49°56'25" W for a distance of 100.00 Feet; thence S 52°45'45" W for a distance of 137 Feet; thence N 40°32'31" W for a distance of 414 Feet; thence S 58°24'28" W for a distance of 84.4 Feet; thence S 49°56'25" W for a distance of 88.95 Feet; thence S 40°18'50" E for a distance of 39.12 Feet; thence S 49°56'31" W for a distance of 47.54 Feet; thence S 40°18'50" E for a distance of 11.50 Feet; thence N 40°06'30" W for a distance of 39.50 Feet; thence S 49°53'10" W for a distance of 39.50 Feet; thence S 49°53'10" W for a distance of 41.50 Feet; thence N 49°53'10" E for a distance of 61.12 Feet to the Point of Beginning. Containing 12,331.56 square feet, more or less.

LEGAL DESCRIPTION (Parcel 2) Prepared by undersigned
A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lots 2 & 3 in Square 36 of Wilson A. Whitehead's Map of the City of Key West, delineated in February 1929 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Stanton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 Feet to the Point of Beginning; thence continue N 49°53'10" E, and along the said Southeastly Right-of-Way Line of Eaton Street a distance of 32.40 Feet; thence S 40°18'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 140.84 Feet; thence S 52°45'45" W a distance of 102.27 Feet; thence S 49°44'51" W a distance of 61.12 Feet; thence N 40°26'50" W a distance of 87.50 Feet; thence N 49°52'55" E a distance of 46.03 Feet; thence N 39°36'20" W a distance of 89.50 Feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.



SURVEYOR'S NOTES
North arrow based on assumed meridian
Reference Bearing N/W Eaton Street, assumed
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No. 2043c Elevation 4.324

- Abbreviations**
- Sty = Story
 - R/W = Right-of-Way
 - Fd = Found
 - P = Plat
 - M = Measured
 - DR = Official Records
 - N.T.S. = Not to Scale
 - C = Centerline
 - Elev = Elevation
 - BM = Bench Mark
 - wh = Water Meter
 - bal = Balcony
 - Pl = Planter
 - o/h = Overhead
 - u/g = Underground
 - F.F.L. = Finish Floor Elevation
 - P.O.B. = Point of Beginning
 - P.B. = Plat Book
 - pg = page
 - Elec = Electric
 - tel = Telephone
 - Ench = Encroachment
 - bl = On Line
 - CLF = Chain Link Fence
 - bal = Air Conditioner
 - Field Work performed 08/1/15
 - irr = Irregular
 - conc = concrete
 - IP = Iron Pipe
 - IR = Iron Bar
 - B = Baseline
 - CB = Concrete Block
 - CBS = Concrete Block Stucco
 - cov = Covered
 - P.I. = Point of Intersection
 - wd = Wood
 - = Denotes grade, taken on 12/1/15

CERTIFICATION
I HEREBY CERTIFY that the attached Specific Purpose Survey, Re-divide property is true and correct to the best of my knowledge and belief, that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 3J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No 2749
Professional Engineer No 36803
State of Florida

7/31/17, Re-divide property

Done Day	1/6 Elizabeth Street, Key West, Florida 33040
Specific Purpose Survey	Re-divide Property
Scale 1/2" = 1'	17-301
Date 1/6/05	File
REVISIONS AND/OR ADDITIONS	
7/24/12 Updated, owner, new legal descriptions	
8/5/13 Updated, new legal descriptions	
12/1/15 Partial update, fence elevations	
F:\data\fred\wp\keywest\block31\416eaton	

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northshore Drive
Suite 201
Key West, FL 33041

US20 292-0466
Fax: US20 292-3537
Mobile: 305-894-1197
L.S. No. 7700

416 ELIZABETH /
616 EATON STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License #LC1002022

Bender & Associates
ARCHITECTS
P.A.

Project # 174
Date: 7/3/2017

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 28, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RELOCATION OF EXISTING POOL HOUSE LOCATED AT #416 ELIZABETH STREET IN THE REAR OF LOT.

FOR- #616 EATON STREET

Applicant – Bender & Associates

Application #H17-03-0038

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Disclaimer

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

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

Summary

Parcel ID 00006240-000000
 Account # 1006467
 Property ID 1006467
 Millage Group All
 Location 416 ELIZABETH ST , KEY WEST
 Address
 Legal KW PT LOTS 1 AND 2 SQR 36 G1-165 OR401-599/602 OR609-552 OR671-306
 Description OR1179-2136/41FJ OR1192-1012/13 OR1501-83/85 OR1501-92/93
 OR2515-412/14 OR2738-1869/70
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

FAR NIENTE LLC
 1920 N CLARK ST
 CHICAGO IL 60614

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$2,191,437	\$1,392,786	\$1,371,930	\$960,198
+ Market Misc Value	\$92,500	\$98,263	\$86,313	\$38,576
+ Market Land Value	\$1,152,132	\$1,704,810	\$1,346,646	\$1,352,881
= Just Market Value	\$3,436,069	\$3,195,859	\$2,804,889	\$2,351,655
= Total Assessed Value	\$3,393,914	\$3,085,377	\$2,804,889	\$2,351,655
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,436,069	\$3,195,859	\$2,804,889	\$2,351,655

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	12,275.00	Square Foot	0	0

Buildings

Building ID 410
 Style 3 STORY ON GRADE
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 5260
 Finished Sq Ft 2718
 Stories 5 Floor
 Condition GOOD
 Perimeter 494
 Functional Obs 0
 Economic Obs 0
 Depreciation % 15
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 EffectiveYearBuilt 2004
 Foundation WD CONC PADS
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 6
 Full Bathrooms 3
 Half Bathrooms 1
 Grade 650
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,104	0	0
FAT	FINISHED ATTIC	550	0	0
FLA	FLOOR LIV AREA	2,718	2,718	0
GBF	GAR FIN BLOCK	389	0	0
OPU	OP PR UNFIN LL	225	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
OUU	OP PR UNFIN UL	218	0	0
OPF	OP PRCH FIN LL	56	0	0
TOTAL		5,260	2,718	0

Building ID	3519	Exterior Walls	HARDIE BD
Style	2 STORY ON GRADE	Year Built	2001
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2001
Gross Sq Ft	900	Foundation	
Finished Sq Ft	646	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	
Perimeter	200	Heating Type	FCD/AIR NON-DC
Functional Obs	0	Bedrooms	5
Economic Obs	0	Full Bathrooms	5
Depreciation %	22	Half Bathrooms	1
Interior Walls		Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	254	0	0
FLA	FLOOR LIV AREA	646	646	0
TOTAL		900	646	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1949	1950	1	44 SF	2
FENCES	2001	2002	1	210 SF	2
FENCES	2001	2002	1	296 SF	2
RES POOL	2001	2002	1	360 SF	3
FENCES	2001	2002	1	492 SF	2
BRICK PATIO	2001	2002	1	299 SF	2
PATIO	2012	2013	1	1000 SF	4
HOT TUB	2012	2013	1	1 UT	3
WATER FEATURE	2012	2013	1	1 UT	3
RES POOL	2012	2013	1	200 SF	3
CARPORT	2014	2015	1	120 SF	3
FENCES	2014	2015	1	127.5 SF	5
BRICK PATIO	2014	2015	1	312 SF	2
FENCES	2014	2015	1	816 SF	2

Sales

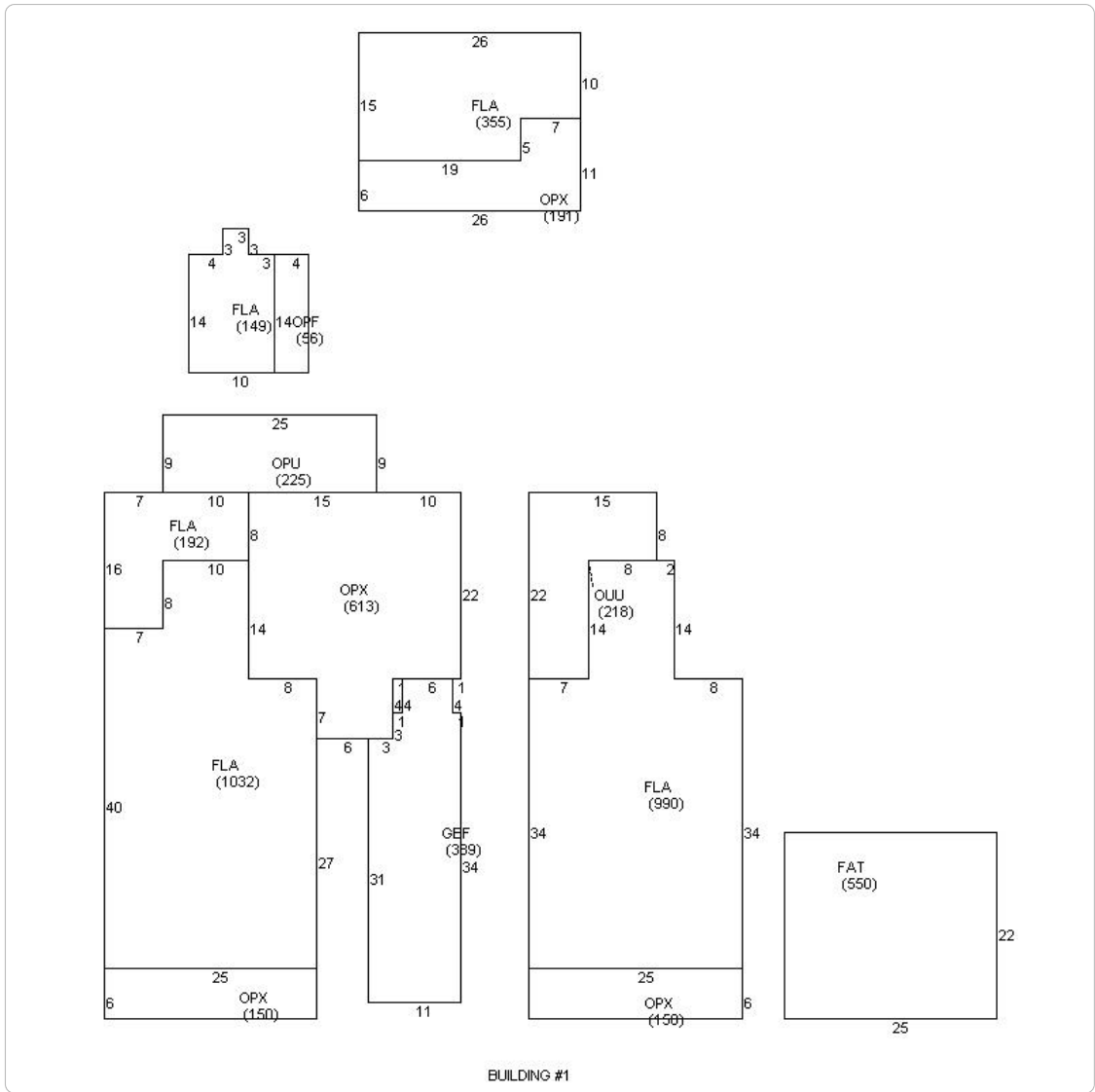
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/20/2011	\$2,100,000	Warranty Deed		2515	412	O2 - Qualified	Improved
2/1/1998	\$449,500	Warranty Deed		1501	0092	Q - Qualified	Improved
2/1/1976	\$70,000	Conversion Code		671	306	Q - Qualified	Improved

Permits

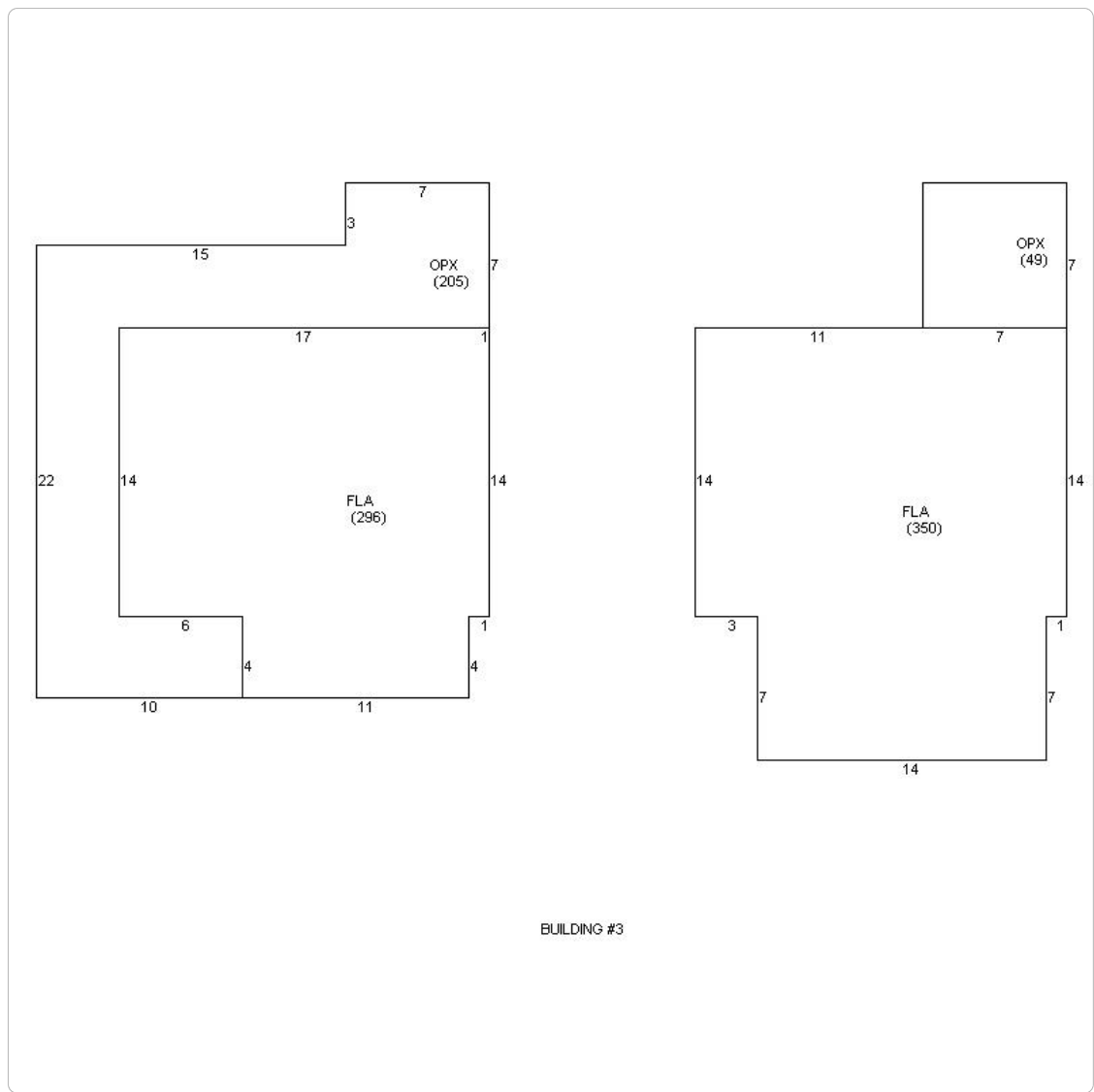
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-5248	12/13/2014	7/1/2014	\$5,500		ROUGH AND SET 1 TOILET, LAV, SHOWER, BAR SINK
13-1428	3/18/2014	7/1/2014	\$152,000		REVISION #3 BUILD 51LF OF CONCRETE RETAINING WALL 32" H RIGHT SIDE
13-1428	2/21/2014	7/1/2014	\$145,000		NEW CARPORT WITH 4 LIGHT FIXTURES 112 SF
13-1428	1/17/2014	7/1/2014	\$131,000		CONSTRUCTION OF NEW POOL HOUSE APPROX 350SF
13-5469	1/3/2014	7/1/2014	\$2,400		NEW CONSTRUCTION DRYIN,EAVES,DRIP FLASHING VCRIMP RIDGE CAP
13-5302	12/20/2013	7/1/2014	\$4,900		INSTALL MINI SPLIT SYSTEM DUCTING AND ONE BATHROOM
13-1428	9/30/2013	7/1/2014	\$125,000		CONSTRUCTION OF NEW POOL HOUSE APPROX 350SF
12-3538	9/27/2012	9/26/2012	\$1,500	Residential	INSTALL SIX (6) SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ON ALARM SYSTEM TO CODE EXISTING SYSTEM.
12-3241	9/6/2012	9/26/2012	\$3,500	Residential	PRE-WIRE ZONES FOR CAB6, TELE, INTERNET AUDIO TO ONE MAIN HOME RUN, STRAP & LABEL WIRES FOR FUTURE INSTALATION. INSTALL A/VIDEO EQUIPMENT FOR HOME OWNER DRAWINGS
12-2375	7/6/2012	9/26/2012	\$28,900		INSTALL 2 CENTRAL AC SYSTEMS, WILL REPLACE EXISTING
12-2292	7/5/2012	9/26/2012	\$10,500		COMPLETE WIRING PER PLANS
12-2238	6/21/2012	9/26/2012	\$17,000		ROUGH & SET 3 TOILETS,2 KITCH SINKS,4 LAVS, 2 SHOWERS, 1 W/H
11-2808	6/6/2012	9/26/2012	\$124,000		RENOVATION 3 BATHROOMS, KITCHEN & FRONT PORCH
11-2808	3/7/2012	9/26/2012	\$124,000		INSTALL 1000SF OF CORAL STONE PAVERS DEMO DRYWALL,CEILINGS IN DOWNSTAIRS FRONT HOUSE, EXPLORATORY. INSALLATION OF 930SF NEW FLOORING IN 1ST FLR FRONT HOUSE

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-2808	3/7/2012	9/26/2012	\$124,000		INSTALL OF 1000SF OF CO9RAL STONE PAVERS, DEMO OF DRYWALL CEILINGS IN DOWNSTAIRS FRONT HOUSE, EXPLORATORY INSTALLOF 930SF OF NEW 1X4 T&G FLOORING FRONT OF HOUSE
12-0323	1/27/2012	9/26/2012	\$1,100		INSTALL DEDUCT METER
11-4482	12/14/2011	9/26/2012	\$75,000		NEW SWIMMING POOL WITH WATER FALL & PLANTER ATTACHED TO POOL. ALSO HOT SPA /POOL
11-4483	12/14/2011	9/26/2012	\$3,250		COMPLETE WIRING OF POOL EQUIP
11-2808	11/30/2011	9/26/2012	\$112,000		REMOVE STEPS & CONVERT INTO DECK AREA. RENOVATION OF OUTDOOR BAR AREA. REPLACE DECK AREA W NEW TREX DECKING 430SF DEMO REMOVAL POOL
11-2808	8/15/2011	9/26/2012	\$50,000		INSTALL NEW ROOF OVERHANG ON REAR GUEST HOUSE. INSTALL NEW WOOD SHUTTERS ON ALL 3 HOUSES,NEW DOORS ON UPPER PORCH DECK, NEW SLIDER ON REAR COTTAGE
11-2809	8/15/2011	9/26/2012	\$3,000	Residential	COMPLETE WIRING OF POOL HOUSE, RE-WIRE BATHROOM IN REAR HOUSE, HOOK UP ONE MINI SPLIT A/C UNIT
11-2810	8/15/2011	9/26/2012	\$7,000		ROUGH & SET 2 TOILETS, ONE SHOWER, ONE CLOTH WASHER,ON OUTDOOR SHOWER TIE INTO EXISTING
08-4595	12/30/2008	8/6/2010	\$8,331		INSTALL 800SF OF V-METAL SHINGLES AND 29SF OF SINGLE PLY VALLEY
0101351	3/26/2001	11/9/2001	\$75,000	Residential	POOL HOUSE
0100789	2/21/2001	11/9/2001	\$28,300		POOL
0002620	8/31/2000	11/9/2001	\$1,200		ALARM SYSTEM
0001735	6/27/2000	11/9/2001	\$2,800		REPAIR COLUMNS
9901500	4/3/2000	11/9/2001	\$193,000		RENOVATIONS/NEW PORCHES
9801093	4/21/1998	11/9/2001	\$7,000		FENCING
9801105	4/6/1998	11/9/2001	\$600		REPLACE FUSE PANEL
B940168	1/1/1994	10/1/1994	\$1,800		REPLACE POCH DECK & PAINT

Sketches (click to enlarge)



BUILDING #1



Photos



