



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: February 24, 2021

Applicant: Ray Pritchett

Address: #1311 Eliza Street

Description of Work:

Renovations to historic house. New 288 square foot addition.

Site Facts:

The site under review is located at 1311 Eliza Street. According to our survey, the primary structure at 1311 Eliza is historic and contributing to the historic district, with a year built circa 1906. There is an existing, historic sawtooth addition, as well as an existing, non-historic shed roof addition at the rear of the structure. There is also a non-historic shed structure in the rear yard of the property, which has been staff-approved for demolition.

Guidelines Cited on Review:

- Guidelines for Windows (pages 29-30), specifically guideline 3.
- Guidelines for Additions and Alterations to Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 2, 4, 5, 29, 30, 32 and 33.
- Guidelines for Decks, Patios, Hot Tubs and Pools (pages 39-40).

Staff Analysis:

The Certificate of Appropriateness under review proposes renovations and a new rear addition to the historic house at 1311 Eliza Street. A pool, wood deck and site improvements are also part of this application.

Renovations to the historic house include replacement of all existing jalousie windows with single-hung wood impact windows. Renovations to the front porch of the historic house are also included, as the existing enclosed front porch is proposed to be returned to an open front porch.

A new addition is proposed at the rear of the historic structure, where there is currently a historic sawtooth addition and a non-historic shed roof addition. Both structures are labeled in the application as “non-contributing,” but because the historic sawtooth is present on Sanborn maps dating back to 1912, that particular addition would be considered part of the contributing structure. To accommodate the new addition, both the existing historic sawtooth and the non-historic shed roof addition would need to be demolished. The newly proposed addition would be 288 square-feet and would reach a maximum height of approximately 19 feet 7 inches from grade, which is a foot below the ridgeline of the main historic structure. The roof of the new addition would be a gable that would utilize 5 v-crimp roofing, and siding and framing is proposed to be wood.

This application also includes a 96 square-foot pool and a wood deck at the rear of the property. Site improvements include fencing and paving.

Consistency with Cited Guidelines:

Staff finds the proposed renovations the historic house to be consistent with the cited guidelines; however, the proposed addition, which requires the demolition of a historic structure, is inconsistent with cited guidelines 1, 2, 4, 5, 29 and 30 for additions and alterations.

The proposed replacement of all existing jalousie windows with wood impact units is consistent with guideline 3 for windows. The proposed renovations to the front porch are consistent with guidelines 32 and 33 for additions and alterations, as the proposed renovations restore the look of the front porch to the historic layout shown in the 1965 photo.

The proposed rear addition meets certain HARC guidelines in terms of the size, scale, forms, massing, proportions and materials; however, the proposal to accommodate the new addition through demolition of an existing historic rear addition goes against six of the cited guidelines for additions and alterations. Guidelines 1 and 2 for additions and alterations state that new additions should not require alteration or removal of character-defining features or historic elements. Guidelines 4 and 5 for additions and alterations make it clear that historically significant additions and the integrity of historic building forms should be unimpaired by the design of new additions. Finally, guidelines 29 and 30 under additions and alterations state that the demolition of historic elements in order to accommodate an addition must be minimized and new additions should ideally be attached to non-historic additions of a contributing building.

The proposed pool and wood deck at the rear of the property meet the guidelines for deck, patios, hot tubs and pools.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS
 \$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020ET



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA # 2021-0002	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

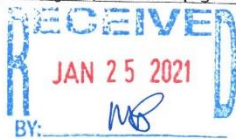
1311 Eliza Street	
Bob + Celina Family, LLC	PHONE NUMBER 225-235-7049
P.O. Box 52129	EMAIL haynie and associates.com
Ray Pritchett	
3005 Flagler Ave.	PHONE NUMBER 305-747-3955
Key West, FL 33040	EMAIL ray.pritchett1970@gmail.com
Ray P	DATE 1-23-2021

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
<p>GENERAL: Restore + update a wood frame historic house. Install HARC approved windows (currently has Jalice). Constructing a 288 sq.foot addition (18' wide x 16'3") with a 18' wide x 7'9" covered porch. The addition will be constructed of wood framing + siding as per plans + will rest on piers with footers at same elevation as original house.</p> <p>MAIN BUILDING: New addition will have Vcrimp Tin roof</p> <p>This 555 sq.foot structure is a historic wood framed house with wood siding + Vcrimp tin roof. Dade county pine walls.</p>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demo Plan is attached for the removal of enclosed walls e front porch



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

and 2 Non contributing structures in rear of house	
ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
a 3' wide paver path in front of house not to exceed 50% of front yard	Marc Approved pocket fence 4' tall in front with gate + 6' on sides + rear
DECKS:	PAINTING:
	Marc Approved colors + bd
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Fill will be added to cover up tree roots + new plants will be Marc approved plants to hide equipment	8X12 pool with heater + pump a water feature
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
2 ton A/C unit, pool Heater + pump all electric	None

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
FIRST READING FOR DEMO:			SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1311 Eliza Street

PROPERTY OWNER'S NAME:

Bob & Celina Family, LLC

APPLICANT NAME:

Randy Haynie & Ray Pritchett

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

PROPERTY OWNER'S SIGNATURE	Randy Haynie 1/21/2021 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demo of enclosed walls & front porch (original roof & porch post to remain)
 Demo of two non contributing structures at rear of house. These structures are later additions & are not historic nor structurally sound.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

The two rear additions have structural damage due to roof leaks and are non contributing

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

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

The areas described above have non historic siding & materials not of historic value. Framing in area to be removed is newer & has water damage

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

The rear structure has plywood sides + TPO flat roof,
Siding on porch enclosure has different siding + Framing

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

N/A

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

N/A

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

N/A

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

The original structure I feel embodies that wooden
conch house which we want to restore. I wish to
only remove the non contributing structures.

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

These structures are made with newer materials no
from time of original house

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

N/A

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

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

These structures have no distinctive characteristics of neighborhood. In my opinion it hinders what the house originally looked like.

(i) Has not yielded, and is not likely to yield, information important in history.

no

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

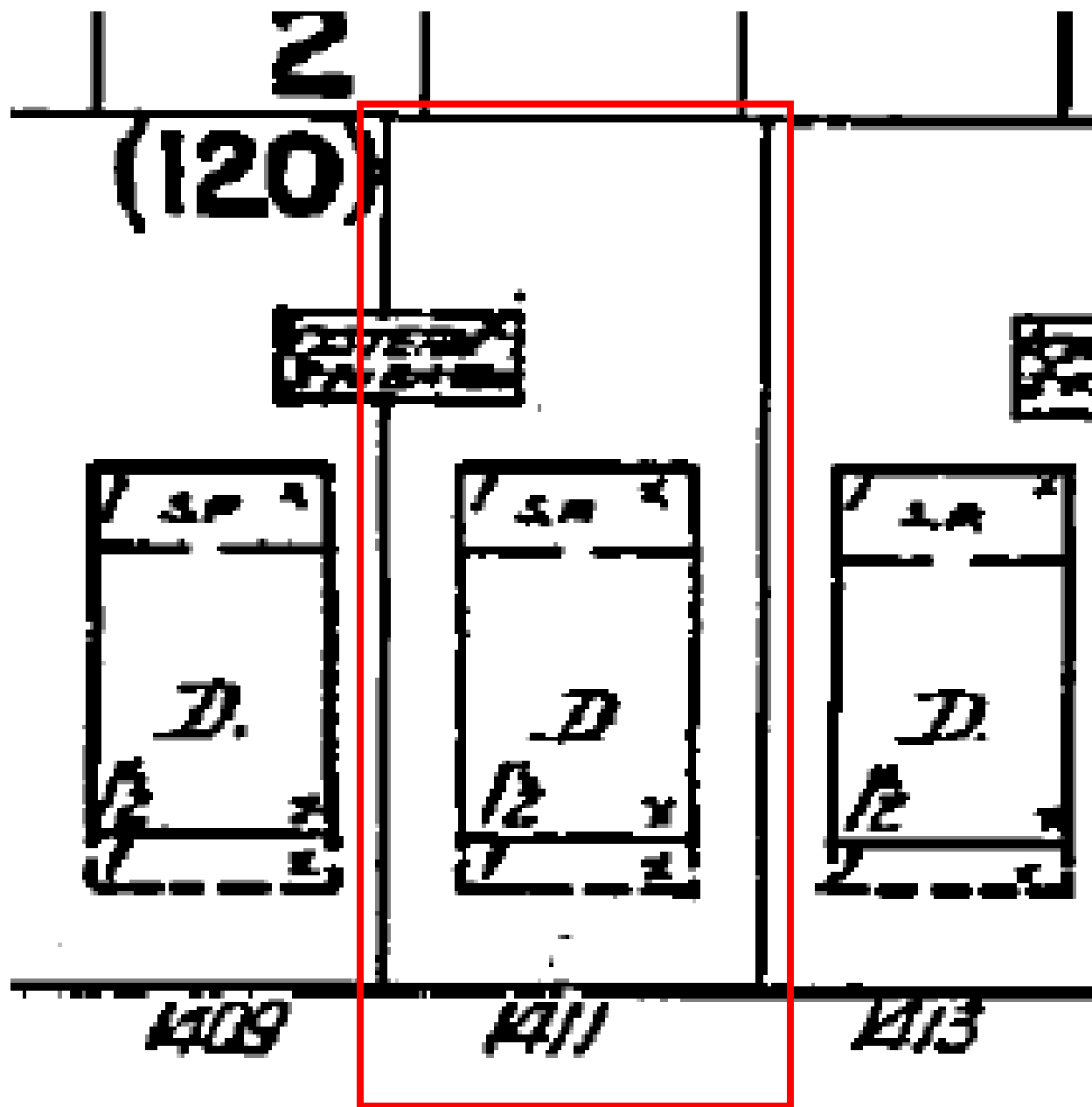
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

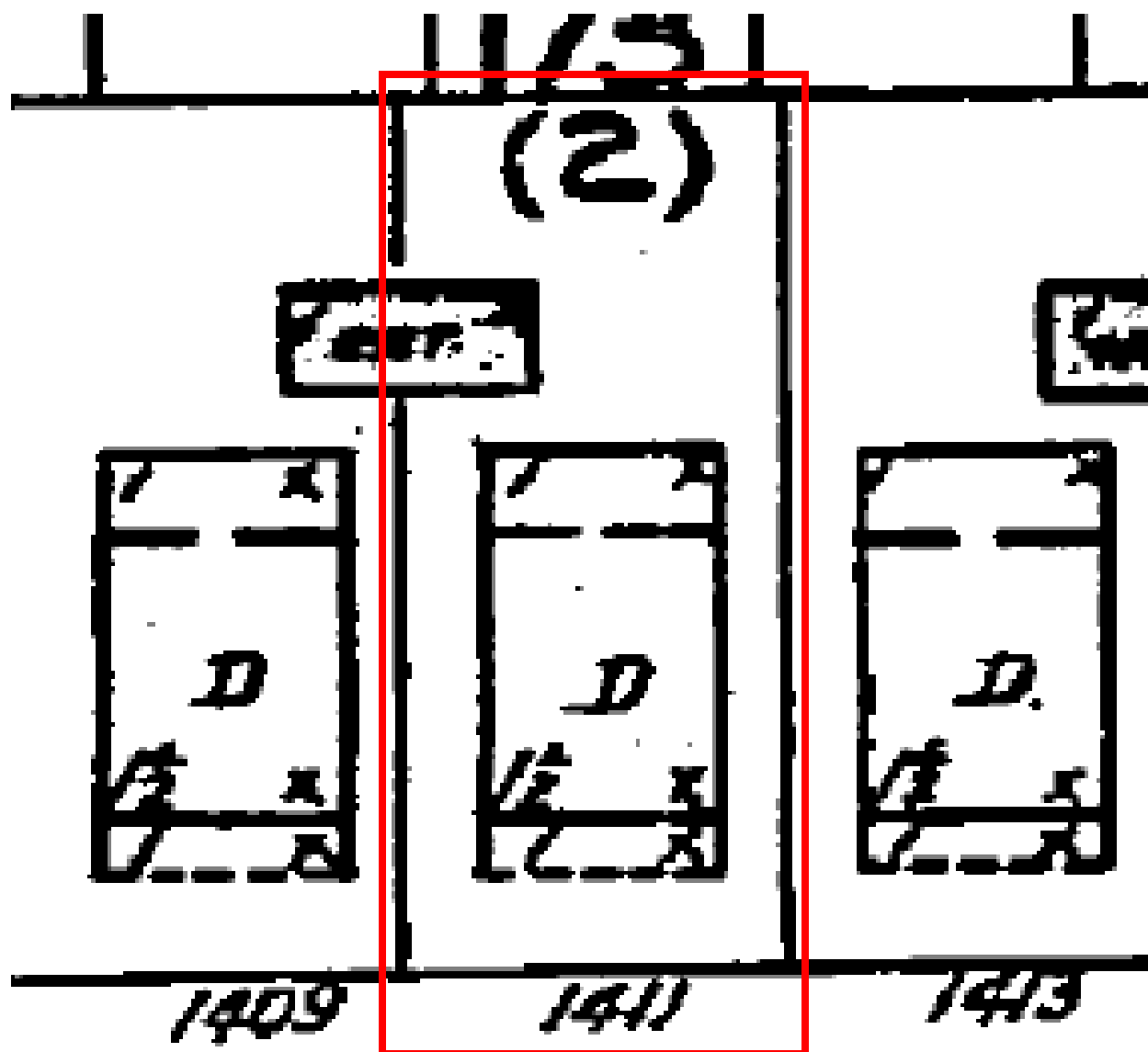
(4) Removing buildings or structures that would otherwise qualify as contributing.

These structures are not contributing

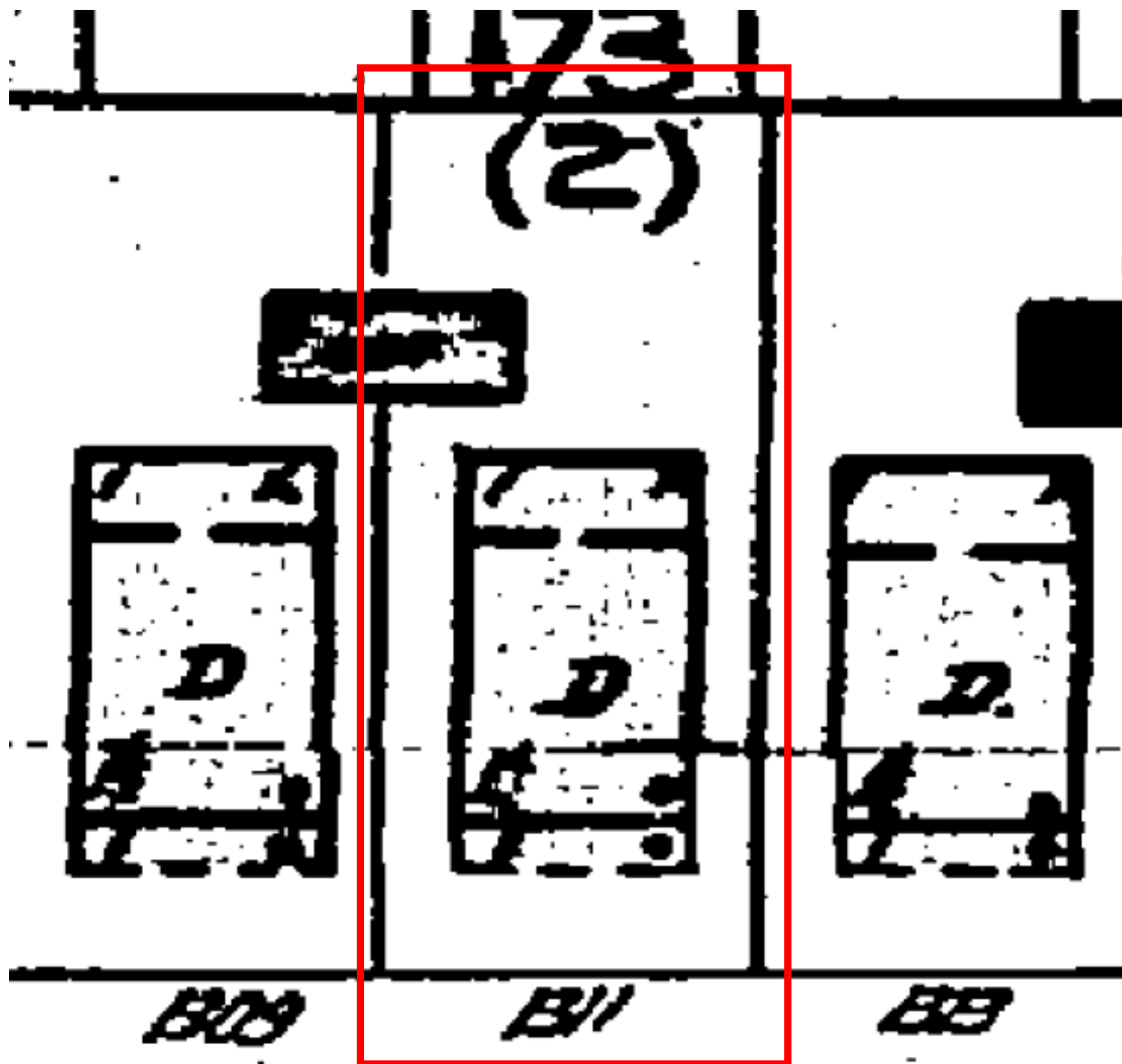
SANBORN MAPS



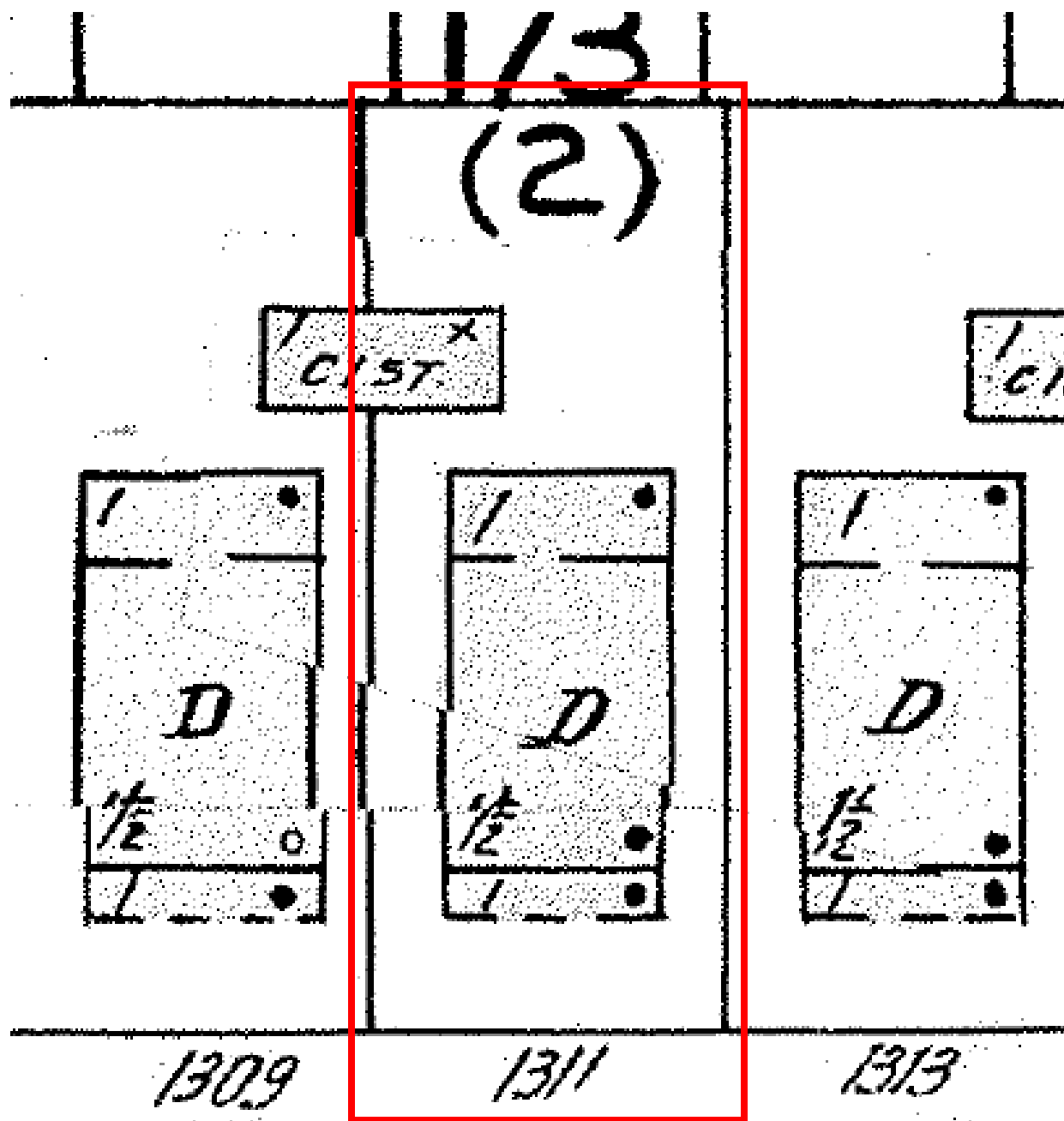
1912 Sanborn with the property at 1311 (1411) Eliza Street indicated in red.



1926 Sanborn with the property at 1311 (1411) Eliza Street indicated in red.



1948 Sanborn with the property at 1311 Eliza Street indicated in red.



1962 Sanborn with the property at 1311 Eliza Street indicated in red.

PROJECT PHOTOS



Historic photo of 1311 Eliza Street from 1965.



Photo of 1311 Eliza Street. Front View.



Photo of 1311 Eliza Street. Front West Side View.



Photo of 1311 Eliza Street. Front East Side View.



Photo of 1311 Eliza Street. East Side View.



Photo of 1311 Eliza Street. Back West Side View.



Photo of 1311 Eliza Street. Back Addition.

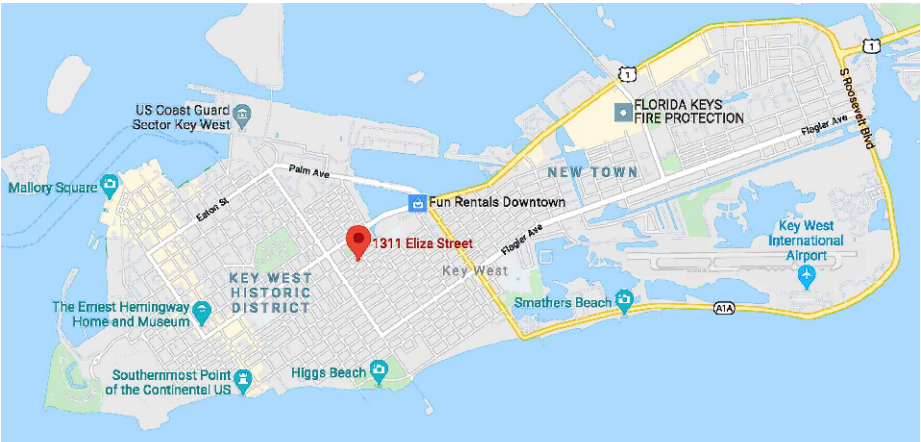


Photo of 1311 Eliza Street. Rear View.

PROPOSED DESIGN

HOUSE ADDITION

1311 ELIZA STREET



LOCATION MAP

NTS



DRAWING INDEX:

C-0	COVER SHEET
C-1	SITE PLAN
A-1	FLOOR PLANS
A-2	BUILDING CROSS SECTIONS
A-3	ELEVATIONS
S-1	FOUNDATION PLAN
S-2	1ST FLOOR FRAMING PLAN
S-3	2ND FLOOR FRAMING PLAN
S-4	ROOF FRAMING PLAN
S-5	STRUCTURAL NOTES AND DETAILS
S-6	NORTH WALL FRAMING PLAN
MPE-1	HVAC PLAN
E-1	ELECTRICAL PLAN

PROJECT DATA:	HOUSE ADDITION 1311 ELIZA STREET			
	PROPOSED	EXISTING	REQUIRED	VARIANCE
RE NO:	00034150-000000			REQUESTED
ZONING	HMDR, SF			
SETBACKS				
FRONT	15.8'	15.8'	10'	NO
STREET SIDE	NA	NA	7.5'	NO
SIDE	5.5'/6.5'	5.5'/6.5'	5'	NO
REAR	20.0'	20.33'	15'	NO
LOT SIZE	NO CHANGE	2,534 SF	4,000 SF	NO
BUILDING COVERAGE	994 SF - 39%	940 SF - 37%	40% MAX	NO
FLOOR AREA	1,151 SF - 45%	940 SF - 37%	1.0	NO
BUILDING HEIGHT	20.6'	20.6'	30' MAX	NO
IMPERVIOUS AREA	1,006 SF - 40%	1,968 SF - 78%	60% MAX	NO
OPEN SPACE	1,540 SF - 61%	1,594 SF - 63%	NA	NO



NOTES:

- DESIGN IS PER 2017 FBC & ASCE-7-10 FOR 180 MPH WIND, EXP C.
- DESIGN LOADS:

ATTICS	20 PSF
BEDROOMS	30 PSF
ALL OTHER ROOMS	50 PSF
GARAGE	50 PSF
ROOF	20 PSF
SOIL LOAD BEARING	2,000 PSF

WIND LOADS	A=3'	
ROOFING	ZONE 1	+39.6/-43.3 PSF
ROOFING	ZONE 2	+39.6/-50.6 PSF
ROOFING	ZONE 3	+39.6/-50.6 PSF
ROOFING OVERHANG	ZONE 2	+39.6/-76.1 PSF
ROOFING OVERHANG	ZONE 3	+39.6/-76.1 PSF
STUCCO, DOORS, WINDOWS	ZONE 4	+43.3/-47.0 PSF
STUCCO, DOORS, WINDOWS	ZONE 5	+43.3/-58.0 PSF

FLOOD ZONE	AEG
LOWEST FLOOR ELEV	8.60' NGVD

- ALL TRASH AND DEMOLITION MATERIALS SHALL BE REMOVED TO AN APPROVED SITE.
- ALL ELECTRICAL AND PLUMBING WORK SHALL BE PER 2017 FBC.
- ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED FROM WIND BORNE DEBRIS PER THE 2017 FBC.
- ALL WORK MEETS THE REQUIREMENTS OF ASCE 24-05.
- USE FLOOD-RESISTANT MATERIALS AT ALL NEW CONSTRUCTION BELOW THE BASE FLOOD ELEVATION.
- ALL CONCRETE SHALL BE MINIMUM 3,000 PSI.
- REBAR SHALL BE GRADE 60.
- LAP ALL REBAR MINIMUM 30 BAR DIAMETERS.
- MINIMUM CONCRETE COVER ON REBAR - 3" CAST AGAINST EARTH, 2" FOR FORMED CONCRETE.
- TREAT SOIL FOR TERMITES UNDER ALL CONCRETE SLABS ON GRADE.
- ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
- ALL LUMBER SHALL BE PT NO 2 SP OR BETTER.
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND COORDINATION.
- NOTIFY ENGINEER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN.

PROJECT DESCRIPTION:

THE PROJECT INVOLVES AN ADDITION TO AN EXISTING WOOD FRAME HOUSE.

THE GENERAL SCOPE OF WORK INCLUDES:

- DEMOLITION OF OLD EXTERIOR STRUCTURES AND ADDITIONS BACK TO ORIGINAL.
- DEMOLITION OF EXISTING INTERIOR WALLS AND CEILINGS AS SHOWN.
- INSTALL NEW FOOTINGS AND PIERS TO SUPPORT NEW ADDITION.
- FRAME NEW ONE STORY ADDITION AND PORCH AT REAR OF EXISTING HOME WITH SIDING AND 5V METAL ROOF TO MATCH EXISTING.
- FRAME NEW SECOND FLOOR BED AND BATH AS SHOWN IN EXISTING ATTIC SPACE.
- INSTALL NEW BATHROOMS ON FIRST FLOOR AS SHOWN.
- REPLACE EXISTING WINDOWS WITH NEW HARC APPROVED WOOD IMPACT WINDOWS.
- INSULATE EXISTING WALLS, NEW WALLS AND ROOF STRUCTURE WITH CLOSED CELL SPRAY FOAM INSULATION.
- REPAIR OR REPLACE EXISTING SIDING AS NECESSARY AND PAINT.
- INSTALL NEW CENTRAL HVAC SYSTEM AS SHOWN.
- INSTALL NEW ELECTRICAL AS SHOWN.
- SEE FOLLOWING DRAWINGS FOR COMPLETE DETAILS.

SITE DATA	8/14/20
RE NUMBER	00034150-000000
ACCT NUMBER	1035068
OWNER	BOB AND CELINA FAMILY LLC
LOCATION	1309 ELIZA STREET KEY WEST, FL 33040
MAILING ADDRESS	BOB AND CELINA FAMILY LLC PO BOX 521219 LAFAYETTE, LA 70505
LEGAL DESCRIPTION	KW ISLAND CITY SUB PB1-26 PT LOTS 8-10 SQR 2 TR 14 H3-155 OR774-315L/E OR1480-492 OR2833-1293/94 6149
NEIGHBORHOOD	SINGLE FAMILY RESIDENCE (0100)
PROPERTY	HMDR
ZONING	05/68/25
SEC/TWP/RNG	NO
AFFORDABLE	

BUSH SNEED, PE

12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

NEW PICKET FENCE
1311 ELIZA STREET

COVER SHEET

DRAWN BY:
RBS

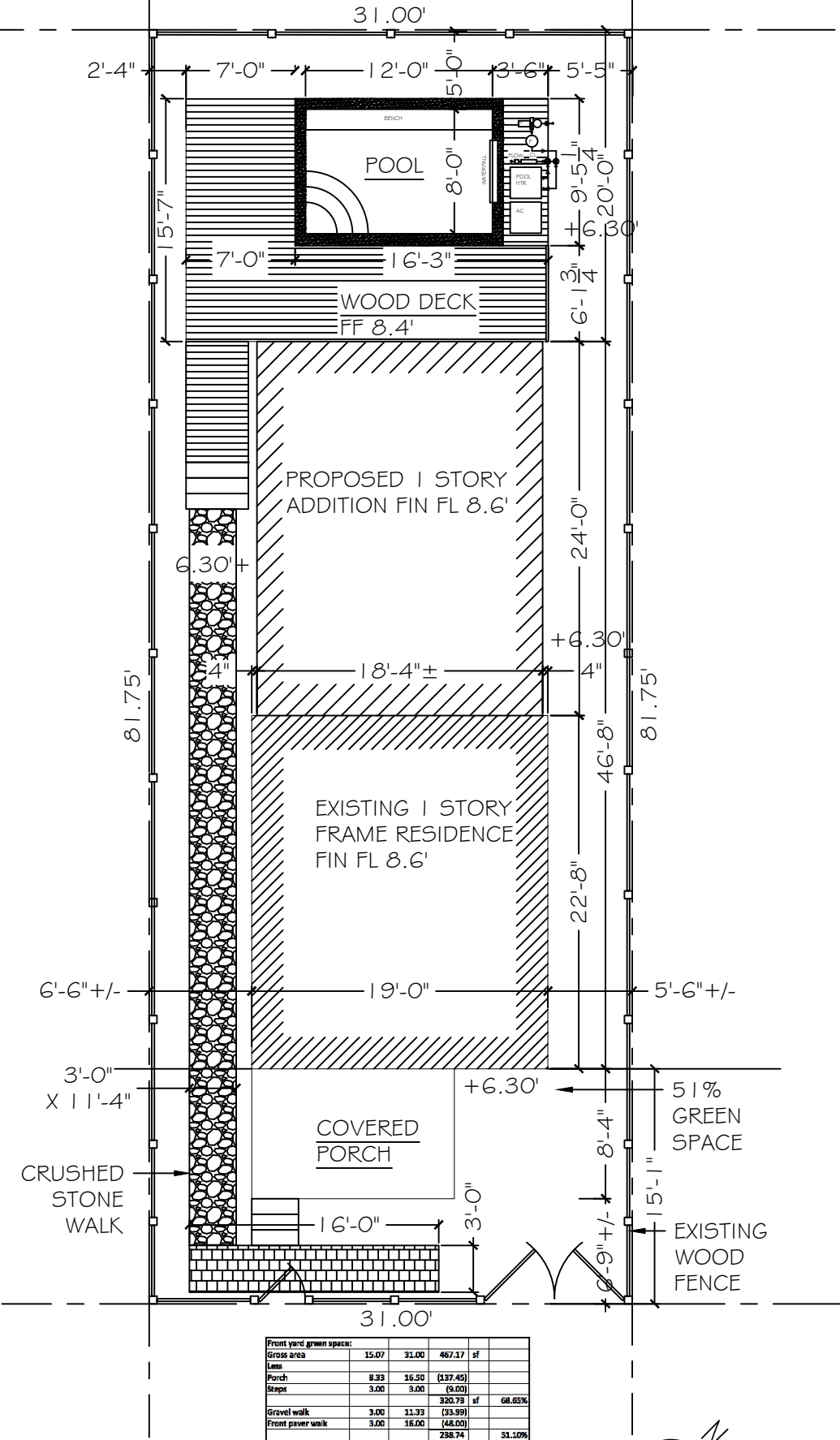
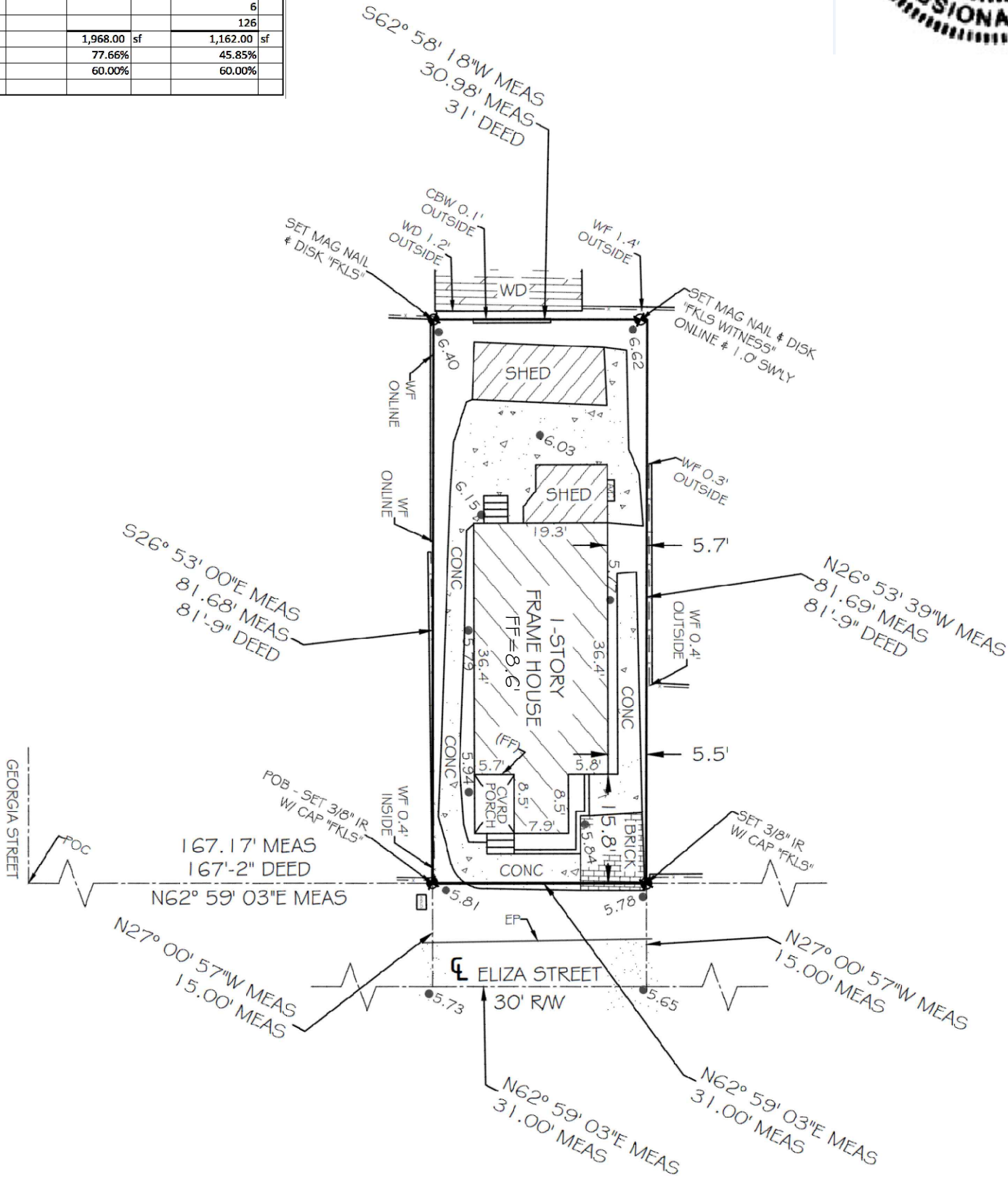
DATE:
REV 1-24-21

SCALE:
AS NOTED

SHEET NUMBER:

C-0

Impervious Calculations 1311 Eliza St Addition:				12/22/20	
Original Impervious area:					
Lot	31.00	81.75	2,534.25	sf	
			Existing	After Addition	
Orig House			844.00	sf	539 sf
Addition, house & porch			455		
Shed at house			96.00		
Shed in yard			163.00		
W concrete walk			226.00		
E concrete walk			136.00		
Rear steps			14.00		
N concrete walk			378.00		
Brick pavers			99.00		156
Front steps			12.00		12
Propane tank pad					6
Pool					126
Total exist impervious			1,968.00	sf	1,162.00 sf
Percentage exist impervious			77.66%		45.85%
Max impervious allowed			60.00%		60.00%



Front yard green space:			
Gross area	15.07	31.00	467.17
Less:			
Porch	8.33	16.50	(137.45)
Steps	3.00	3.00	(9.00)
			320.73
Gravel walk	3.00	11.33	(33.99)
Front paver walk	3.00	16.00	(48.00)
			238.74
			51.00%

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

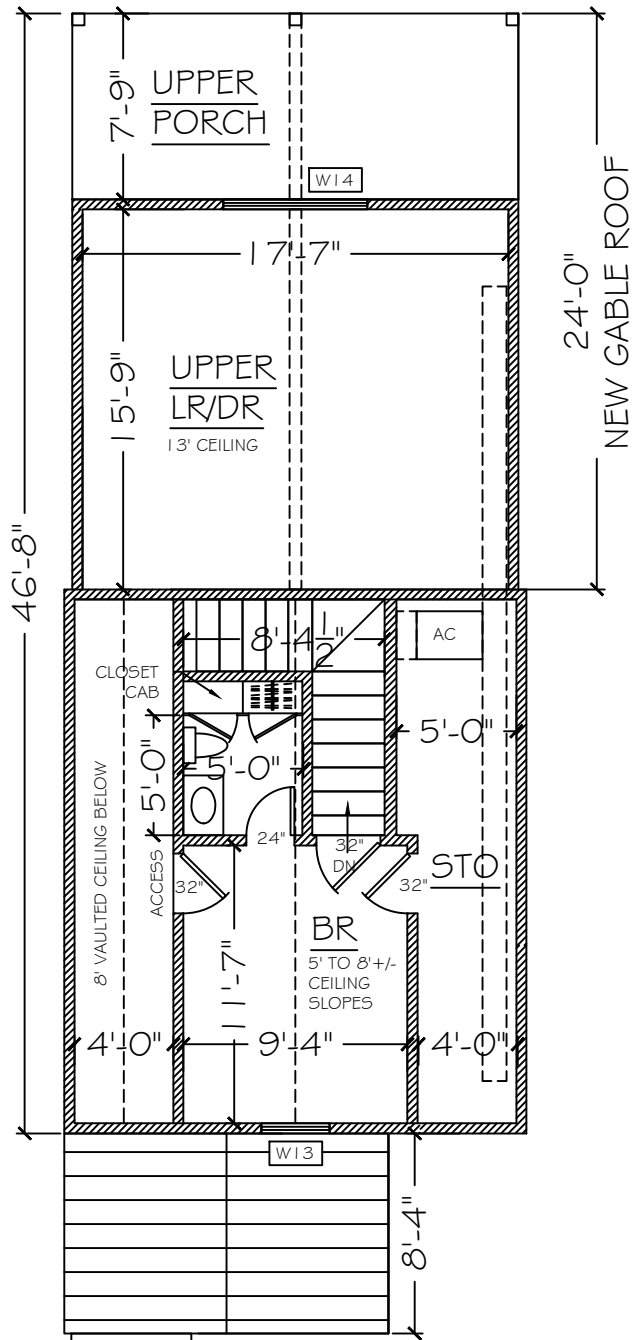


BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

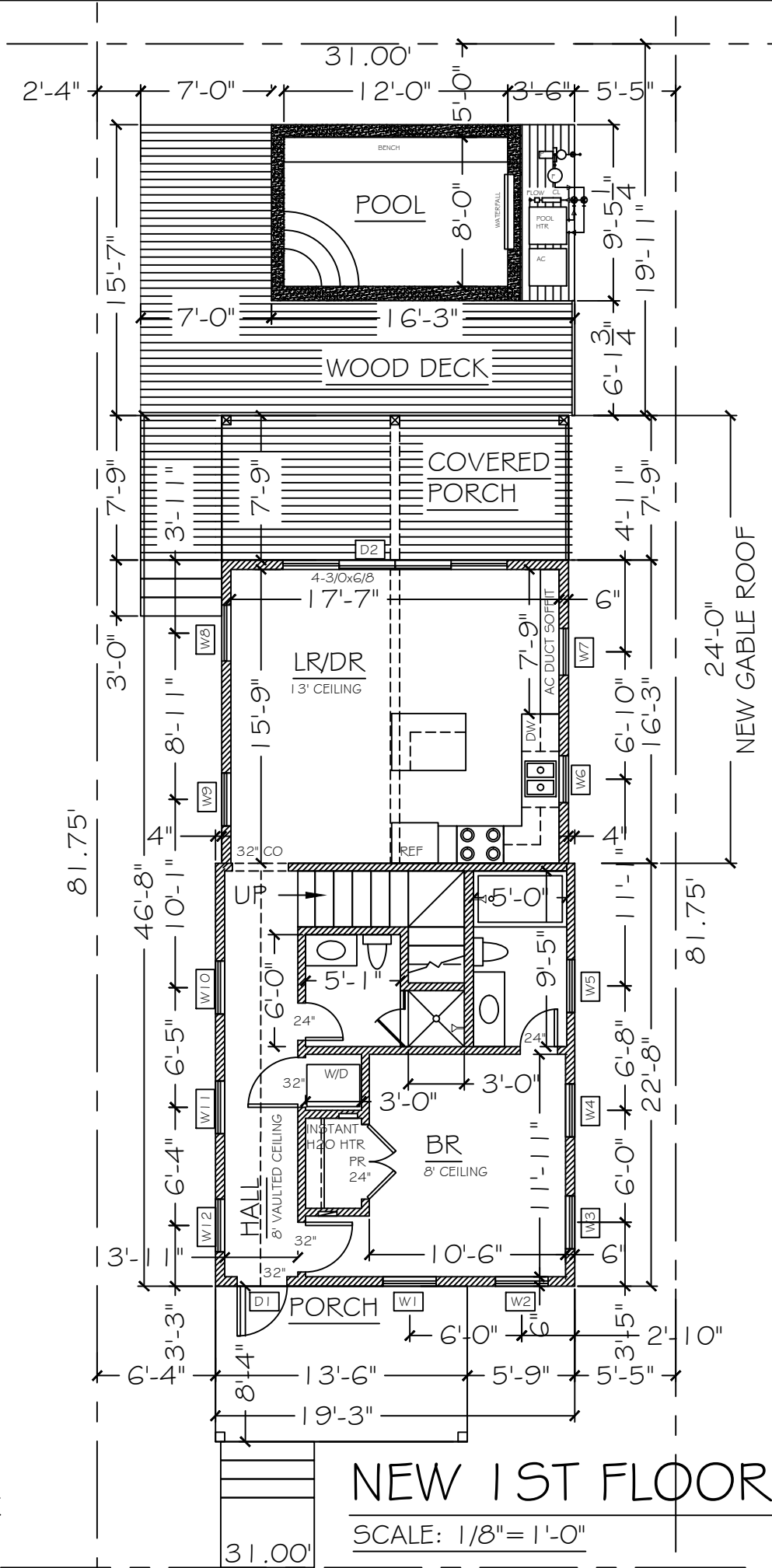
NEW PICKET FENCE
1311 ELIZA STREET

SURVEY AND NEW SITE PLAN

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED
SHEET NUMBER:
C-1

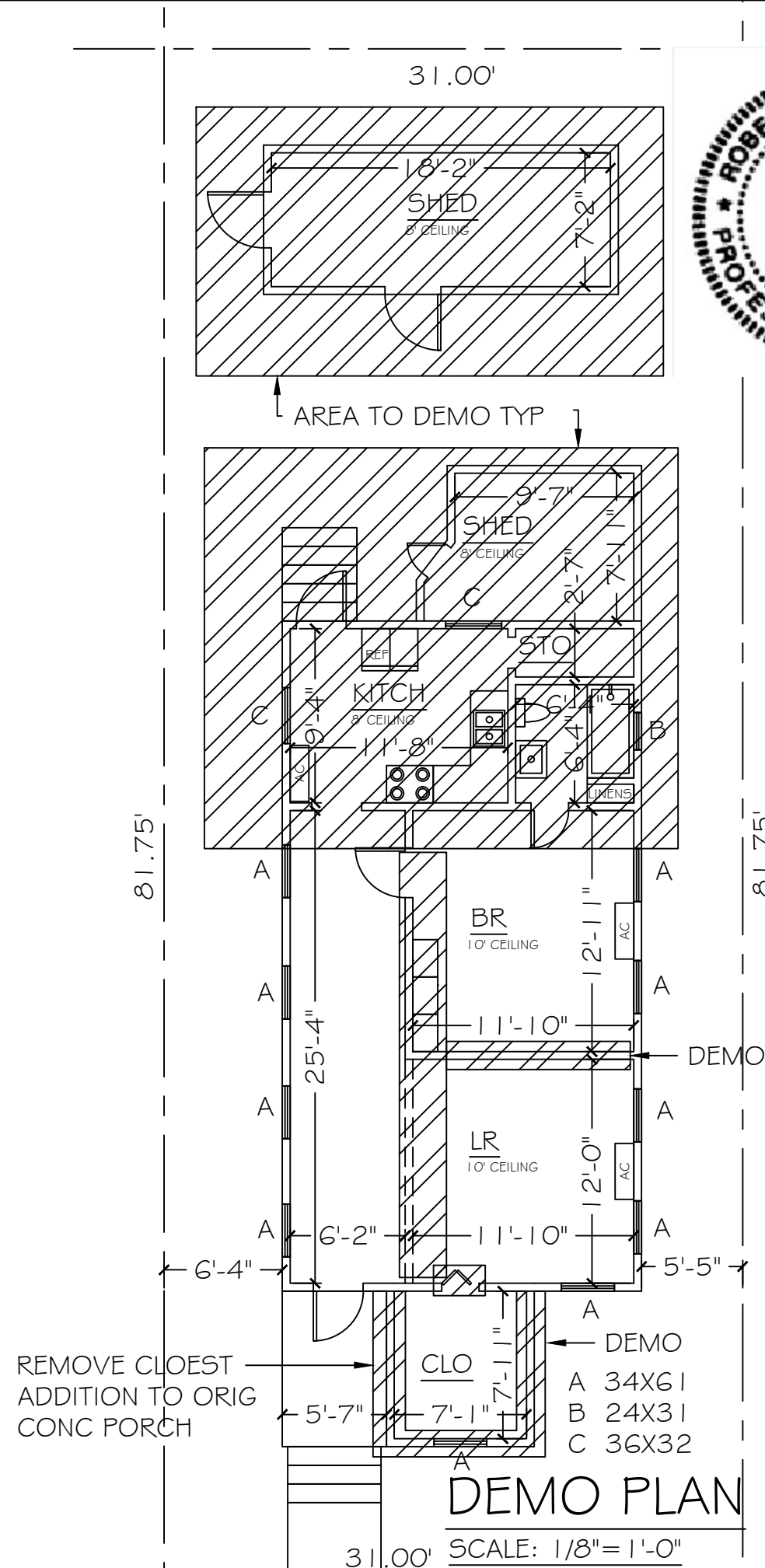


NEW 2ND FL
SCALE: 1/8" = 1'-0"



NEW 1ST FLOOR
SCALE: 1/8" = 1'-0"

REMOVE CLOEST
ADDITION TO ORIG
CONC PORCH



DEMO PLAN
SCALE: 1/8" = 1'-0"



BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION
1311 ELIZA STREET

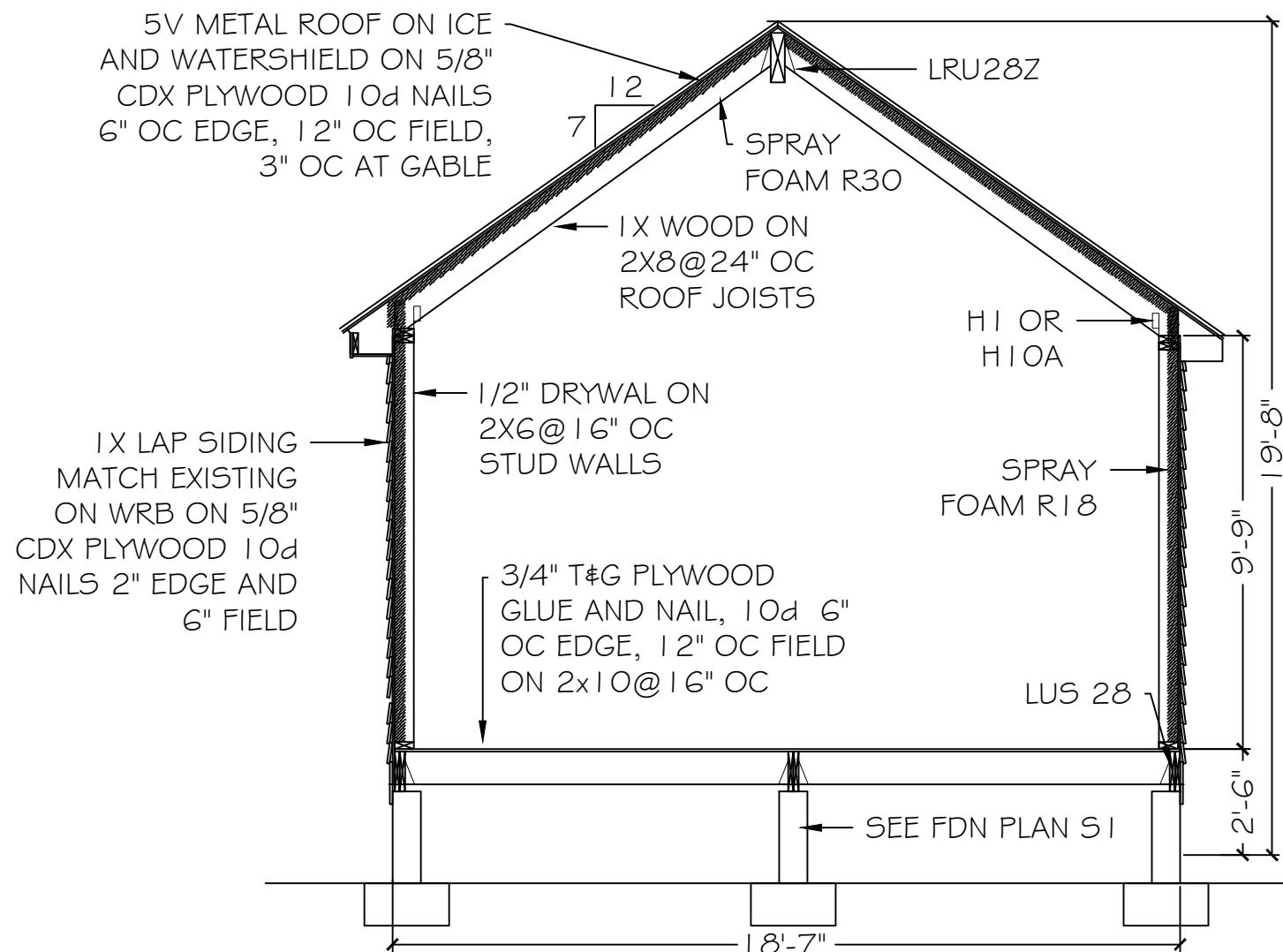
EXISTING AND NEW FLOOR PLAN

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED

SHEET NUMBER:

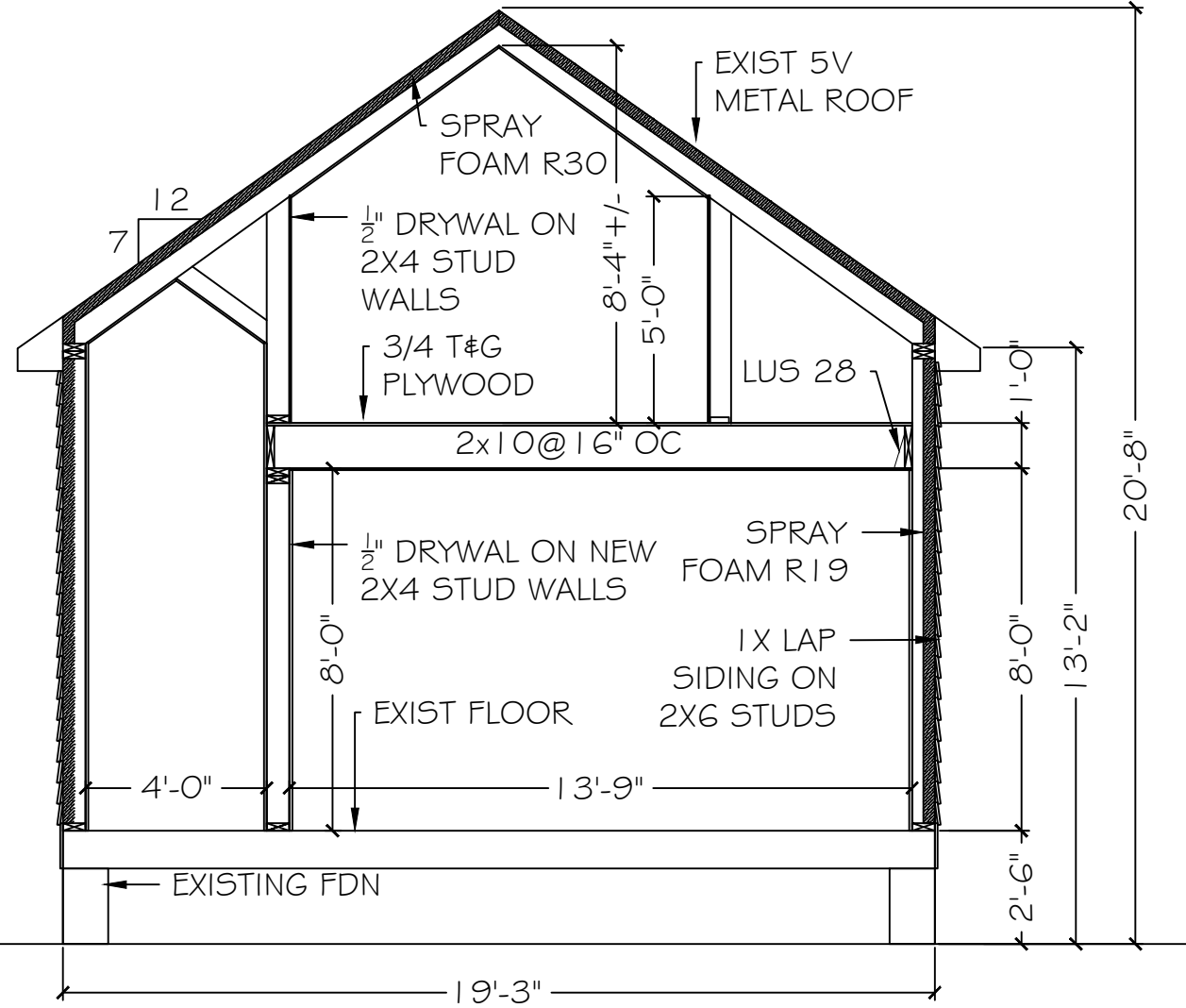
A-1

REVISIONS:	
REV	DATE
1	1/21/20
2	ADD TRANSOM & PRT WINDOW
3	



ADDITION BLDG SECTION

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

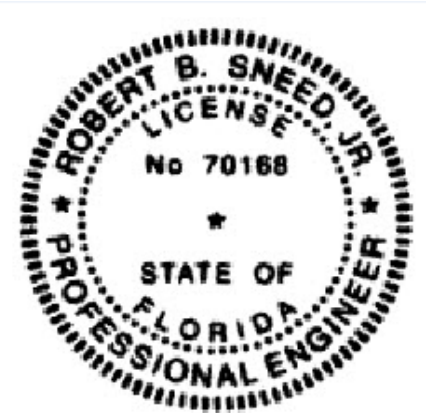


EXIST BLDG SECTION

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

DOOR AND WINDOW SCHEDULE

Item	Opening	Zone		Product Type	Impact Approved	NOA Approval Number	Product Design Pressure Rating		Opening Design Pressure Required		Size Inches		Notes
		4 Field	5 Corner				+ psf	-psf	+ psf	-psf	Width	Height	
1	W1	4		Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	36	60	Jeld-Wen wood clad
2	W2		5	Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-58.0	36	60	Jeld-Wen wood clad
3	W3		5	Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-58.0	36	60	Jeld-Wen wood clad
4	W4	4		Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	36	60	Jeld-Wen wood clad
5	W5	4		Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	36	60	Jeld-Wen wood clad
6	W6	4		Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	36	36	Jeld-Wen wood clad
7	W7	4		Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	36	60	Jeld-Wen wood clad
8	W8		5	Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-58.0	36	60	Jeld-Wen wood clad
9	W9	4		Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	36	60	Jeld-Wen wood clad
10	W10	4		Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	36	60	Jeld-Wen wood clad
11	W11			Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	36	60	Jeld-Wen wood clad
12	W12		5	Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-58.0	36	60	Jeld-Wen wood clad
13	W13	4		Single Hung	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	36	36	Jeld-Wen wood clad
14	W14	4		Fixed Arch	Yes	FL 14888-R5	+50	-65	+43.3	-47.0	72	24	Jeld-Wen wood clad
15	D1		5	Entry door	Yes	18-012217	70	-70	+43.3	-58.0	32	80	Exclusive Wood Doors
16	D2	4		Sliding Door	Yes	17-0729.06	+80	-80	+43.3	-47.0	144	80	CGI Sentinel SGD Series 150
Design is per Florida Building Code 2017 and ASCE 7-10, 180 mph, Exp C. A = 3.0' All openings shall be impact approved.													
Use manufactures as noted or approved equal. Windows and doors to be HARC approved.													

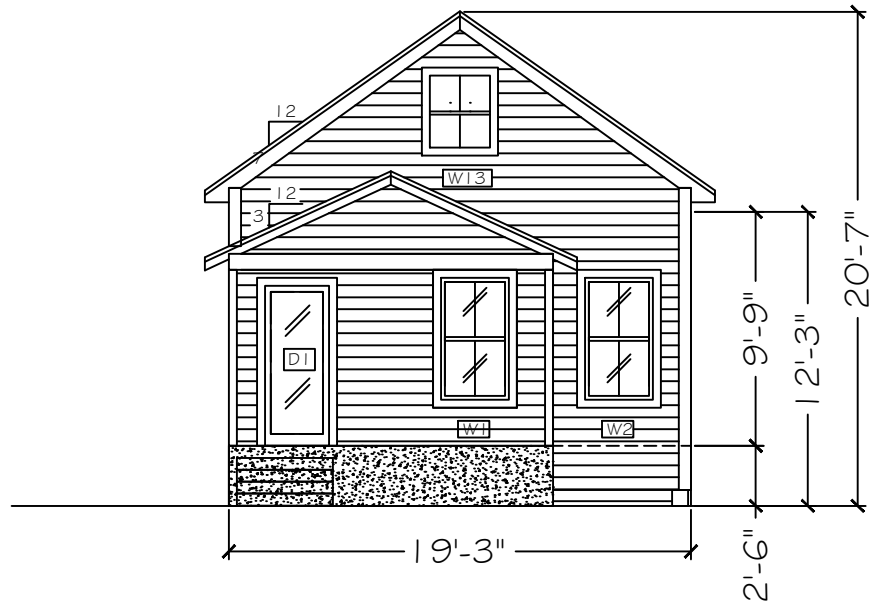


BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION 131 ELIZA STREET

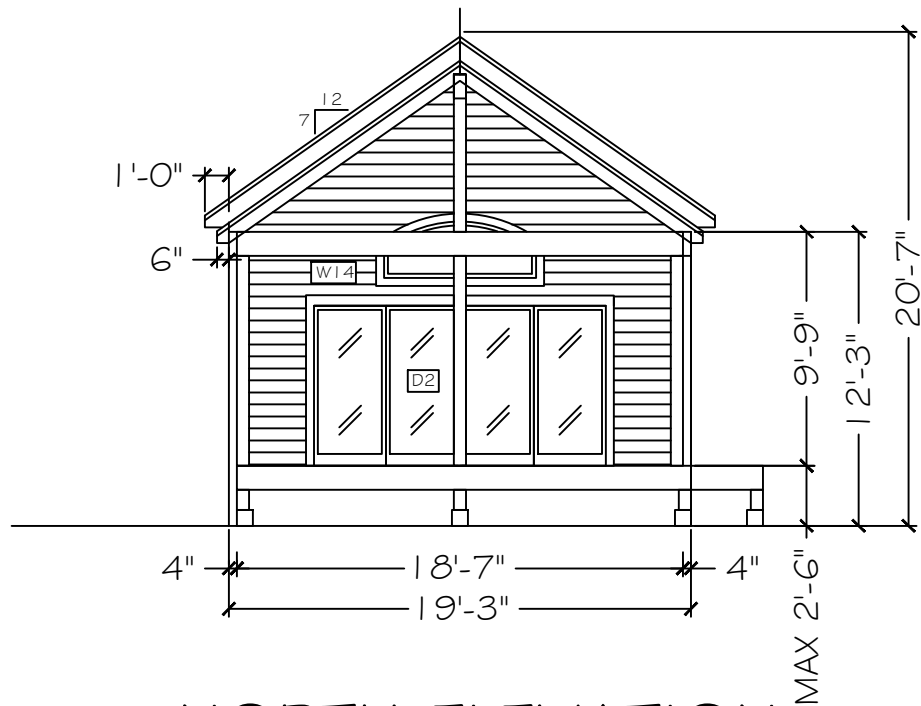
BUILDING CROSS SECTIONS

DRAWN BY: RBS
DATE: REV 1-24-21
SCALE: AS NOTED
SHEET NUMBER: A-2



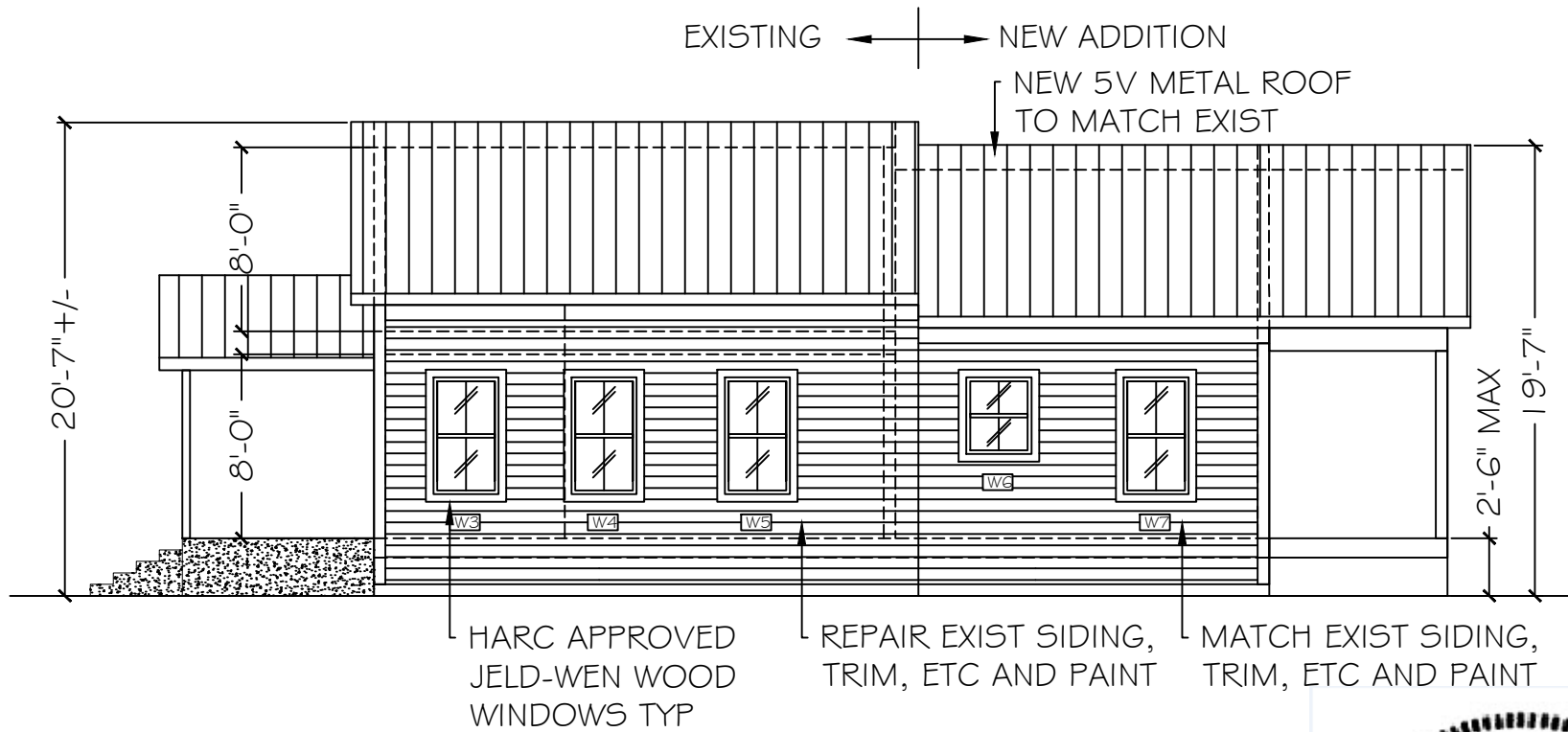
SOUTH ELEVATION

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



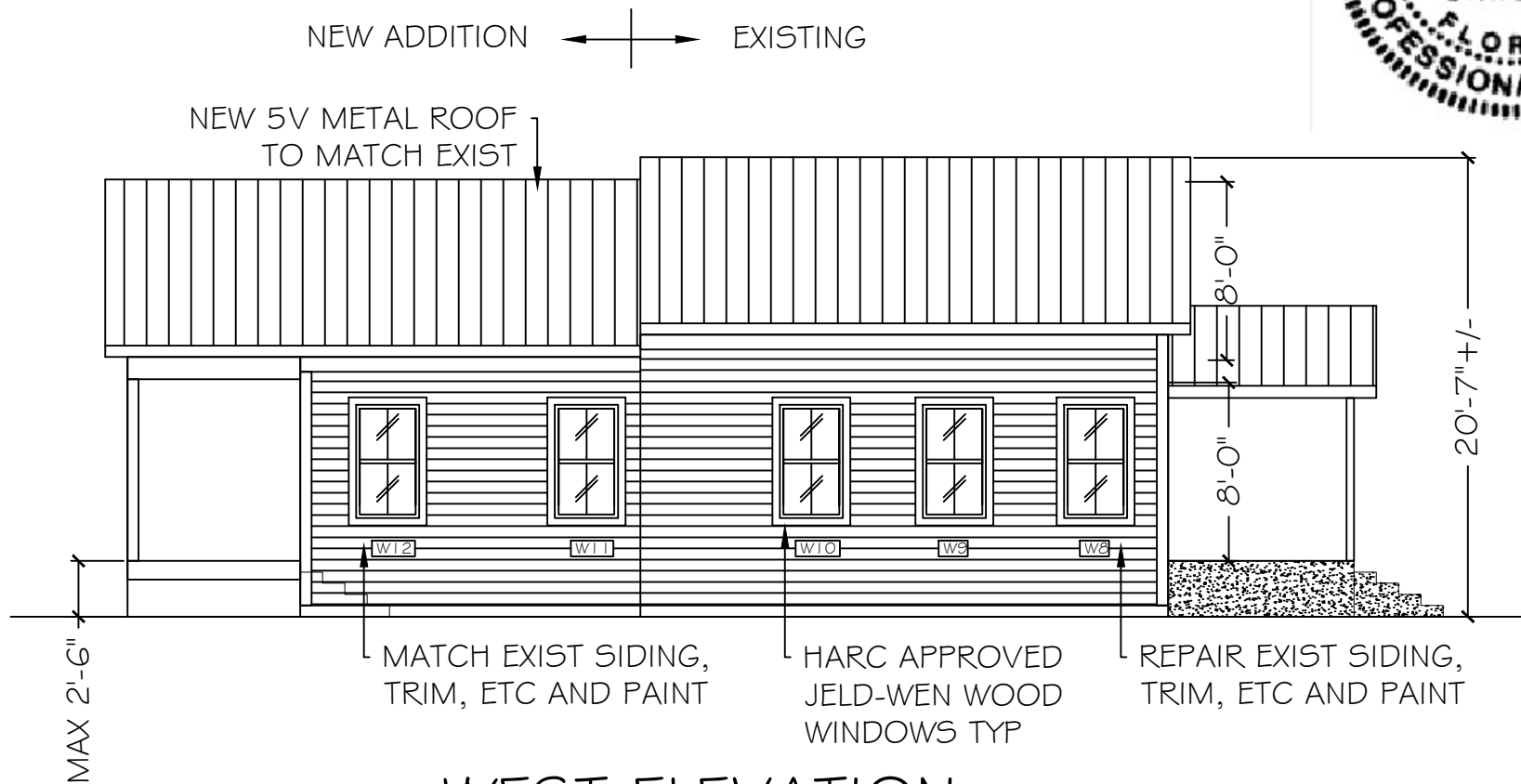
NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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



BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION
1311 ELIZA STREET

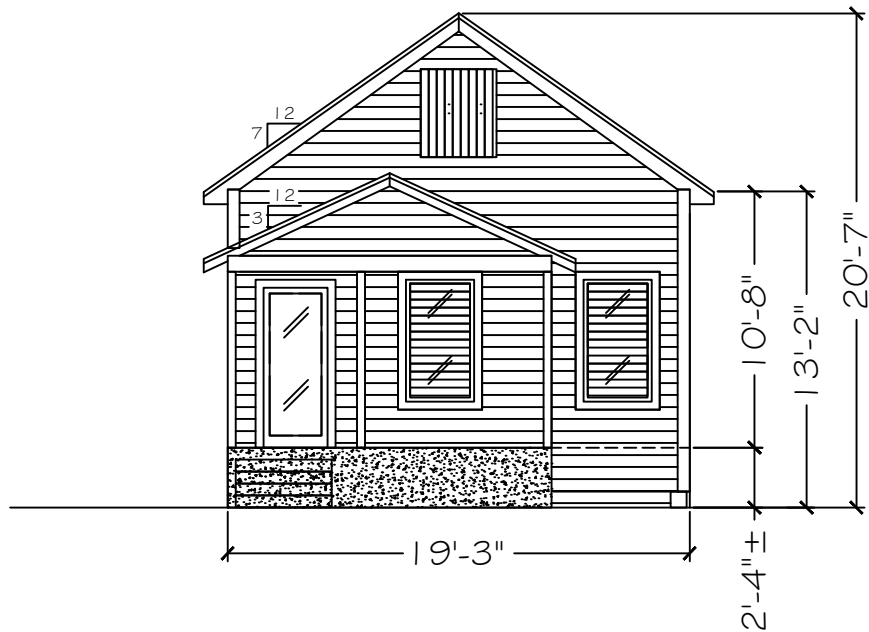
ELEVATIONS

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED

SHEET NUMBER:

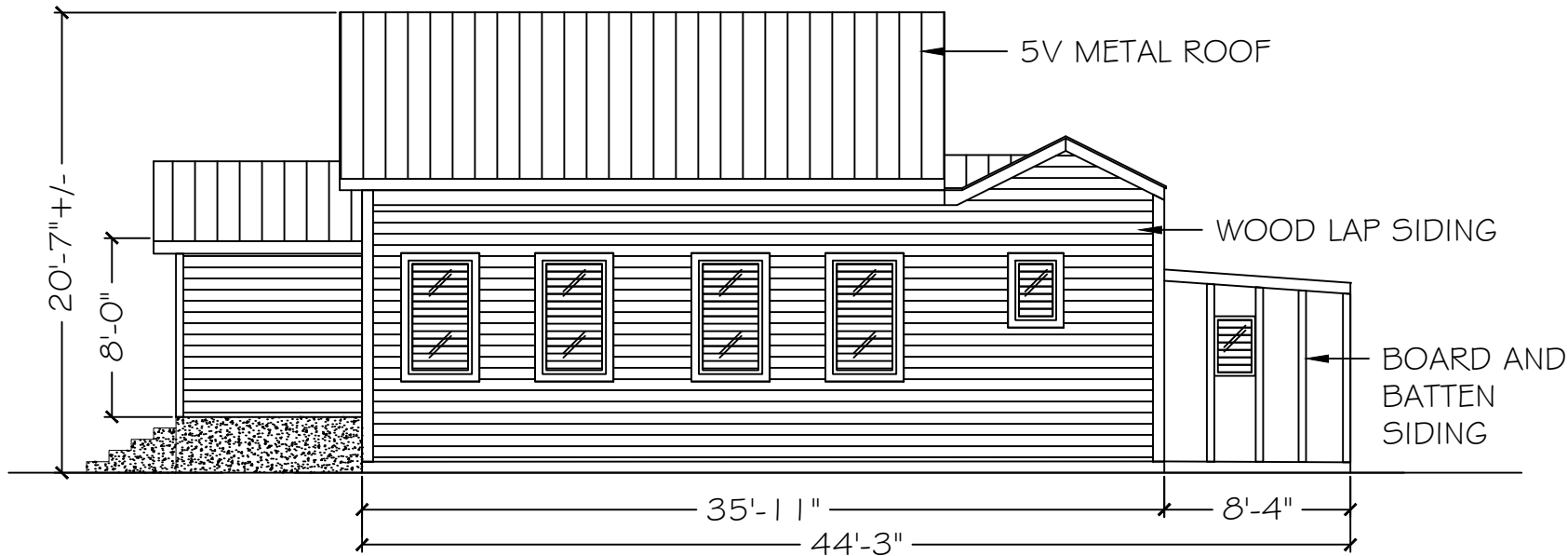
A-3

REVISIONS:		
REV	DATE	REVISION
1	1/21/20	ADD TRANSOM & PRT WINDOW
3		



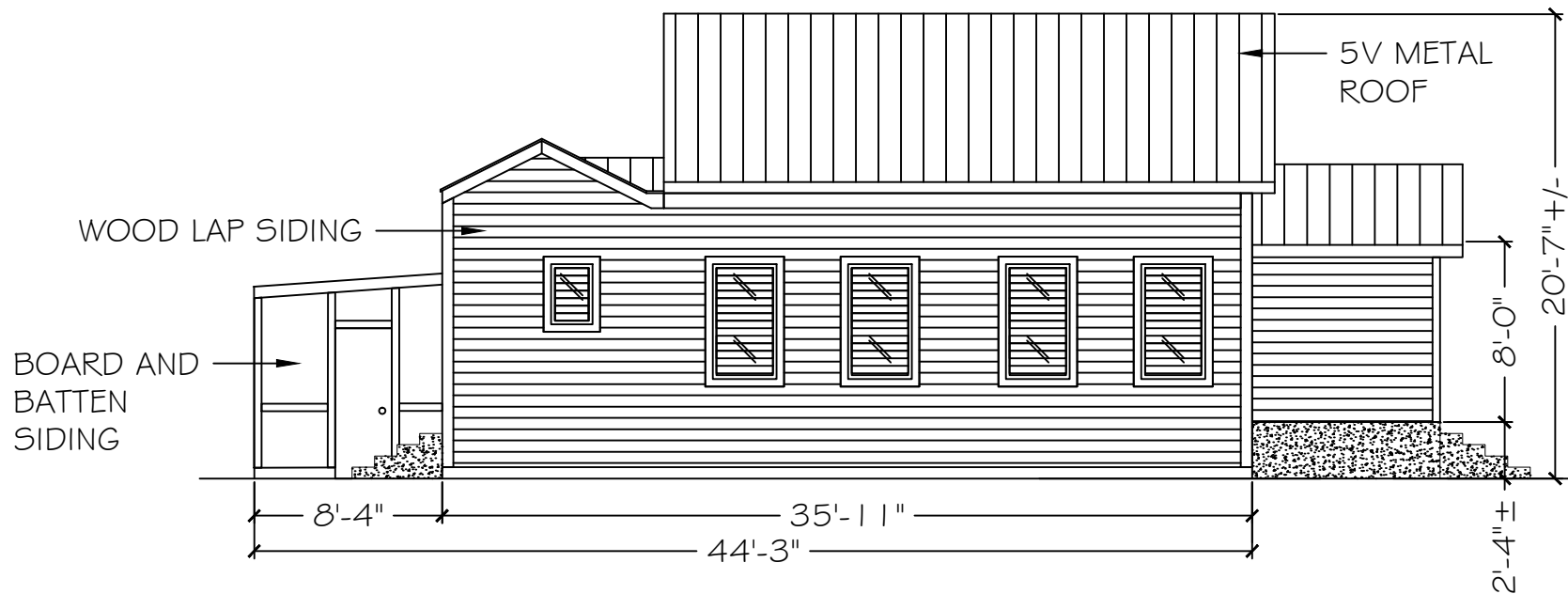
ORIGINAL SOUTH
ELEVATION

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



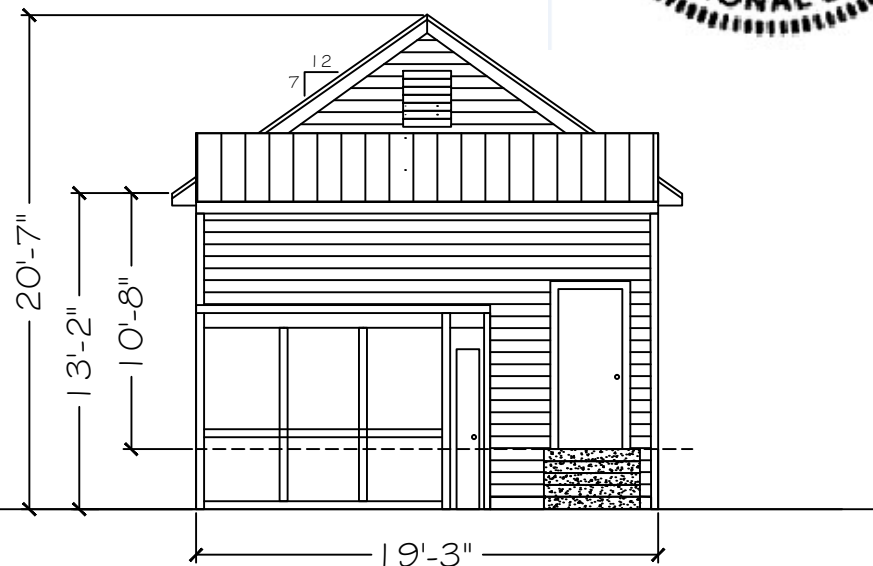
ORIGINAL EAST
ELEVATION

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



ORIGINAL WEST
ELEVATION

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



ORIGINAL NORTH
ELEVATION

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

REVISIONS:		
REV.	DATE	REVISION
1	1/21/20	ADD TRANSOM & PRT WINDOW
2	1/24/21	HAFC CHANGES
3		

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

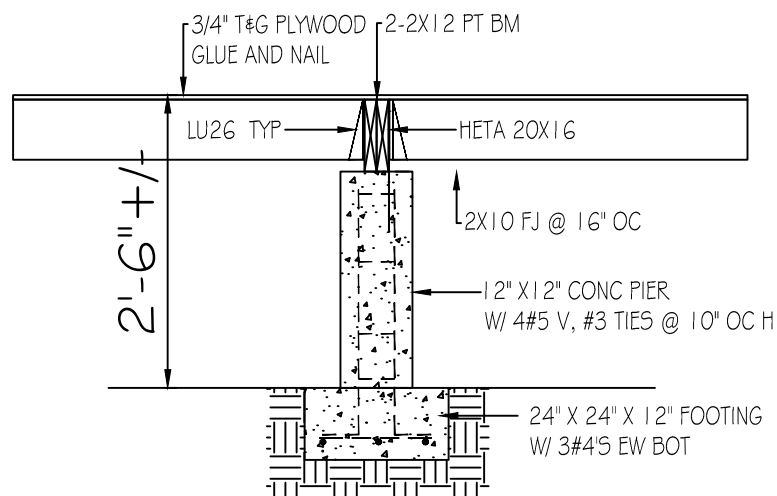
HOME ADDITION
1311 ELIZA STREET

ORIGINAL ELEVATIONS

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED

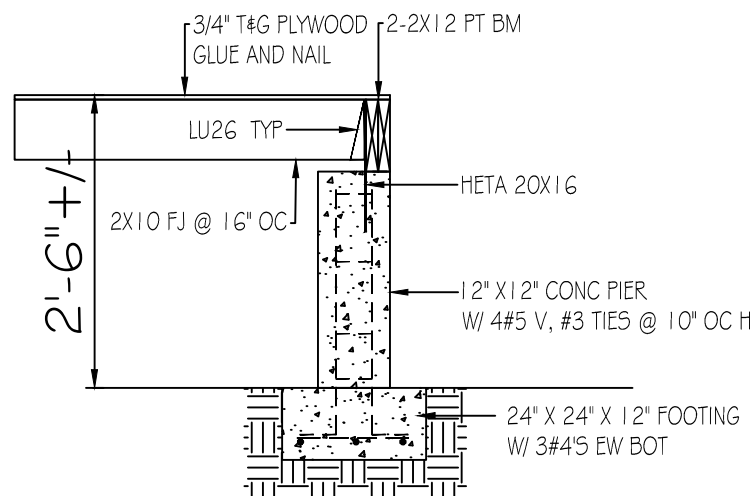
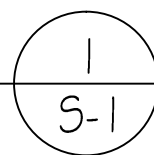
SHEET NUMBER:

A-4



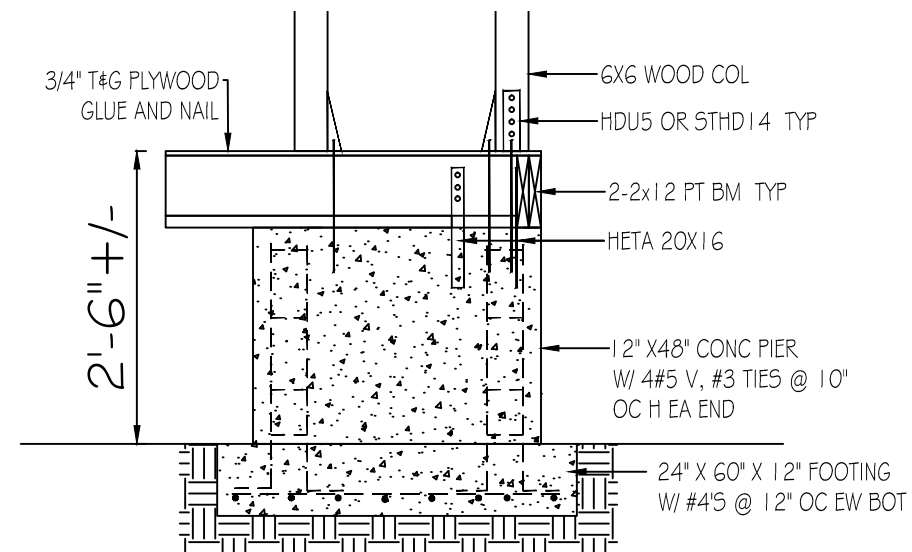
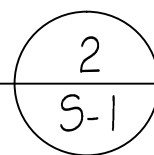
TYP COLUMN FOOTING

SCALE: 3/16" = 1'-0"



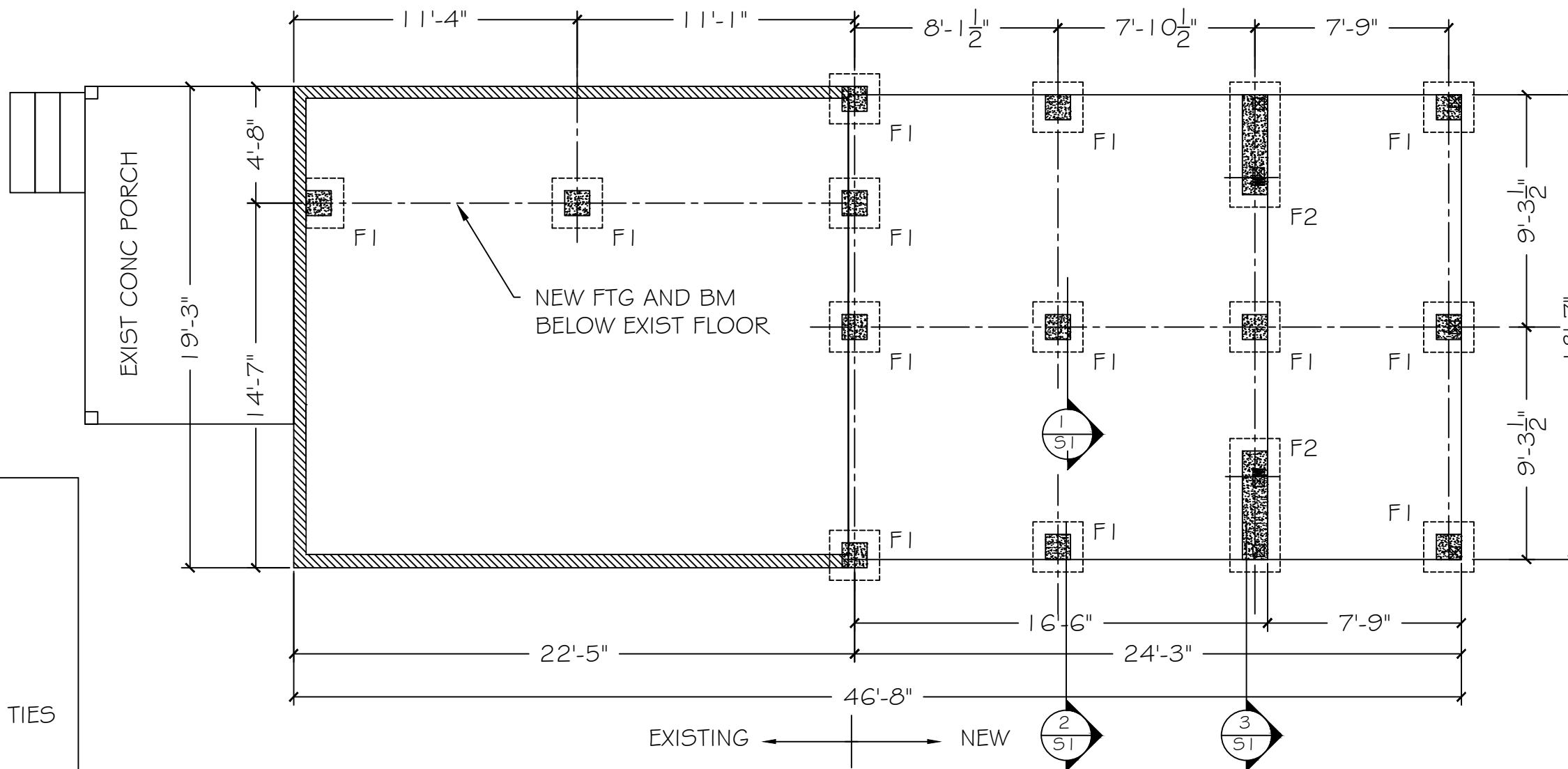
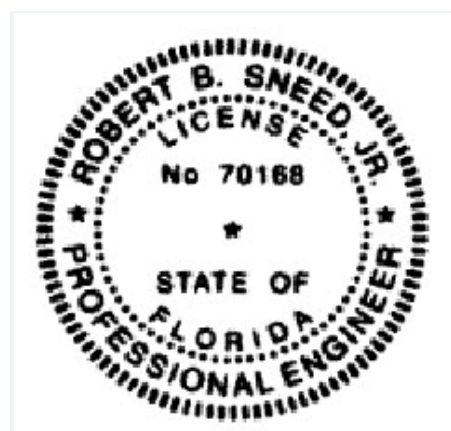
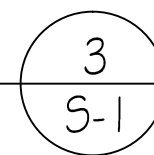
TYP COLUMN FOOTING

SCALE: 3/16" = 1'-0"



SHEARWALL FOOTING

SCALE: 3/16" = 1'-0"



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

F1 TYP
12"x12" CONC PIER
W/ 4#5 V & #3 TIES @ 10" OC
ON 24"x24"x12" CONC FTG
W/ 3#4 EW BOT TYPICAL

F2 TYP
12"x48" CONC PIER W/ 4#5 V & #3 TIES
@ 10" OC EA END
ON 60"x24"x12" CONC FTG
W/ #4 @ 12 OC EW BOT TYPICAL

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION
1311 ELIZA STREET

FOUNDATION PLAN

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED

SHEET NUMBER:

S-1



BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

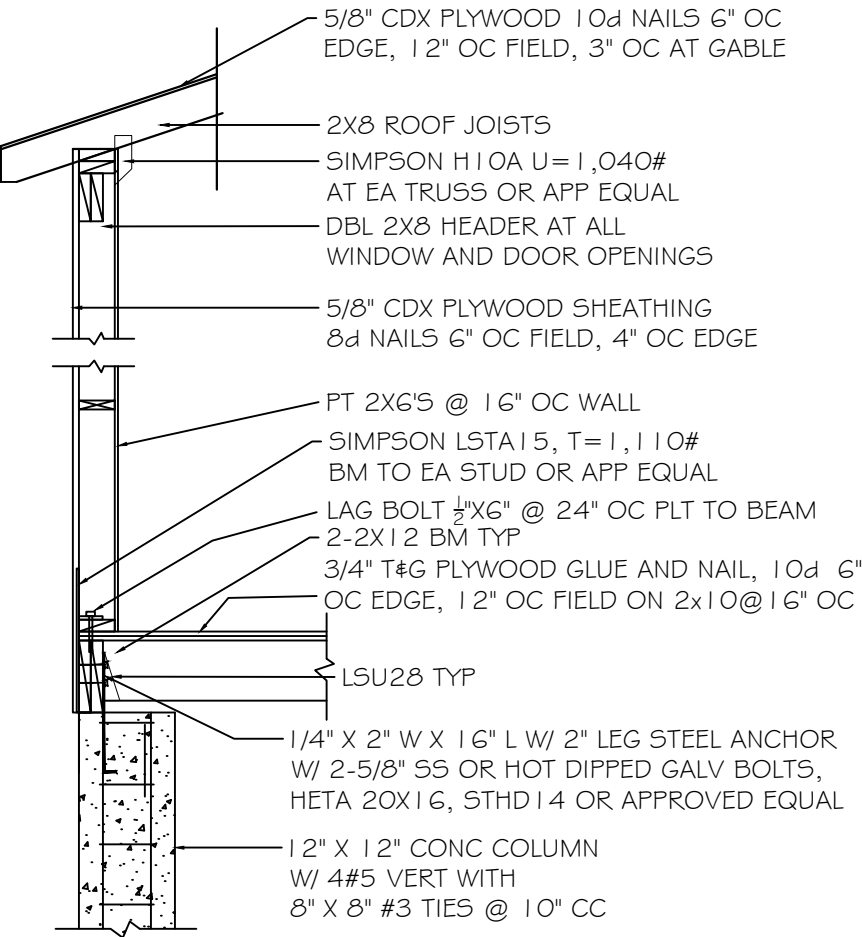
HOME ADDITION
1311 ELIZA STREET

2ND FLOOR FRAMING PLAN

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED

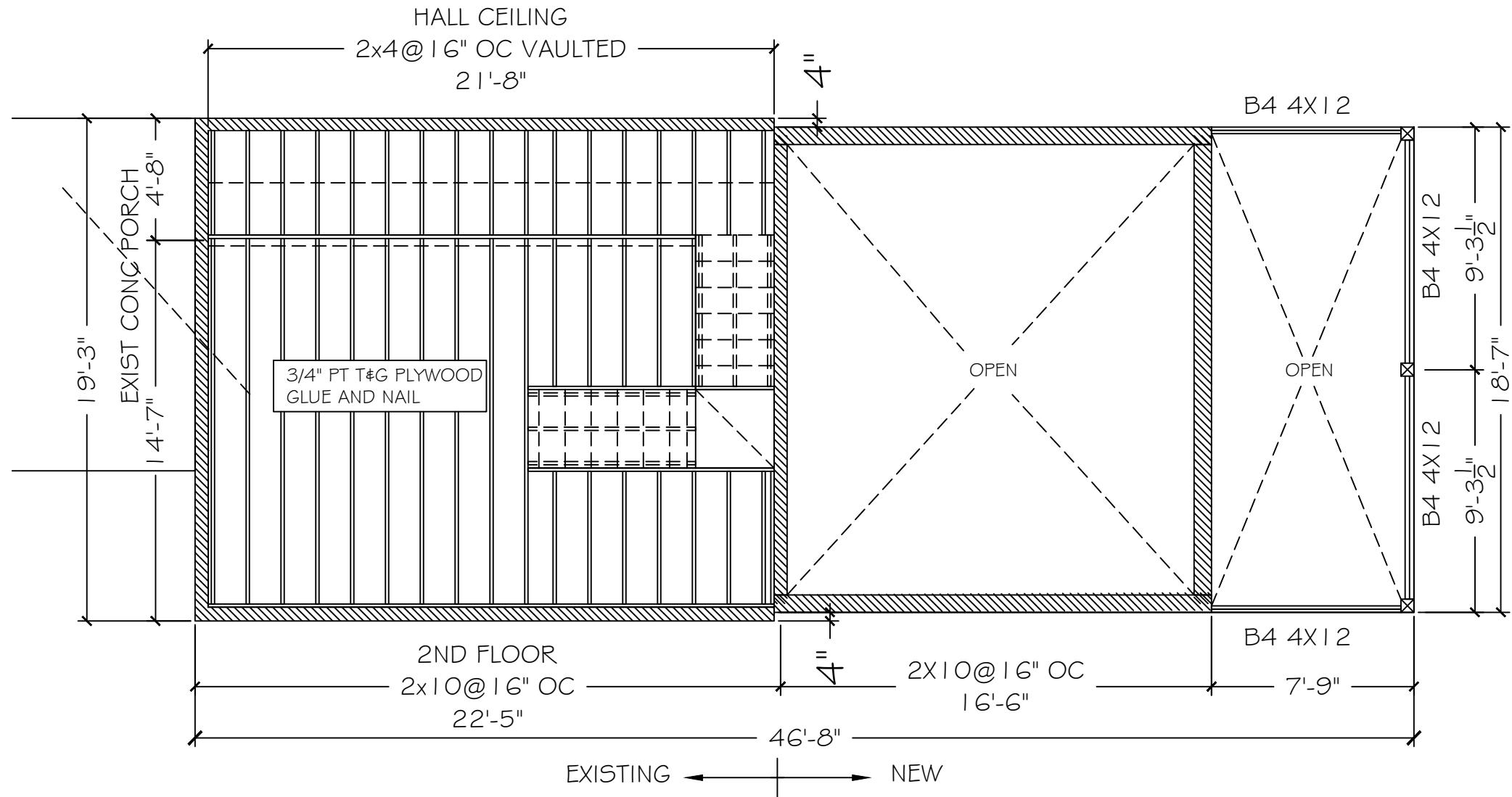
SHEET NUMBER:

5-3



TYP EXTERIOR WALL SECTION

SCALE: 1"= 1'-0"



2ND FL FRAMING PLAN

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



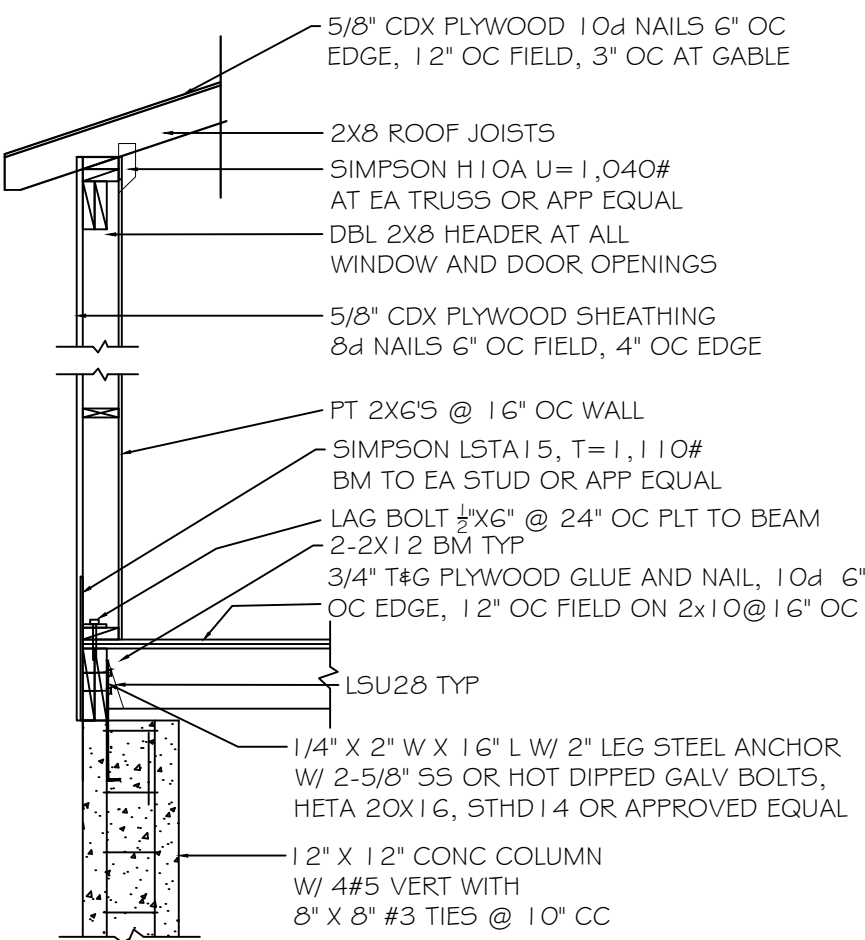
BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION
1311 ELIZA STREET

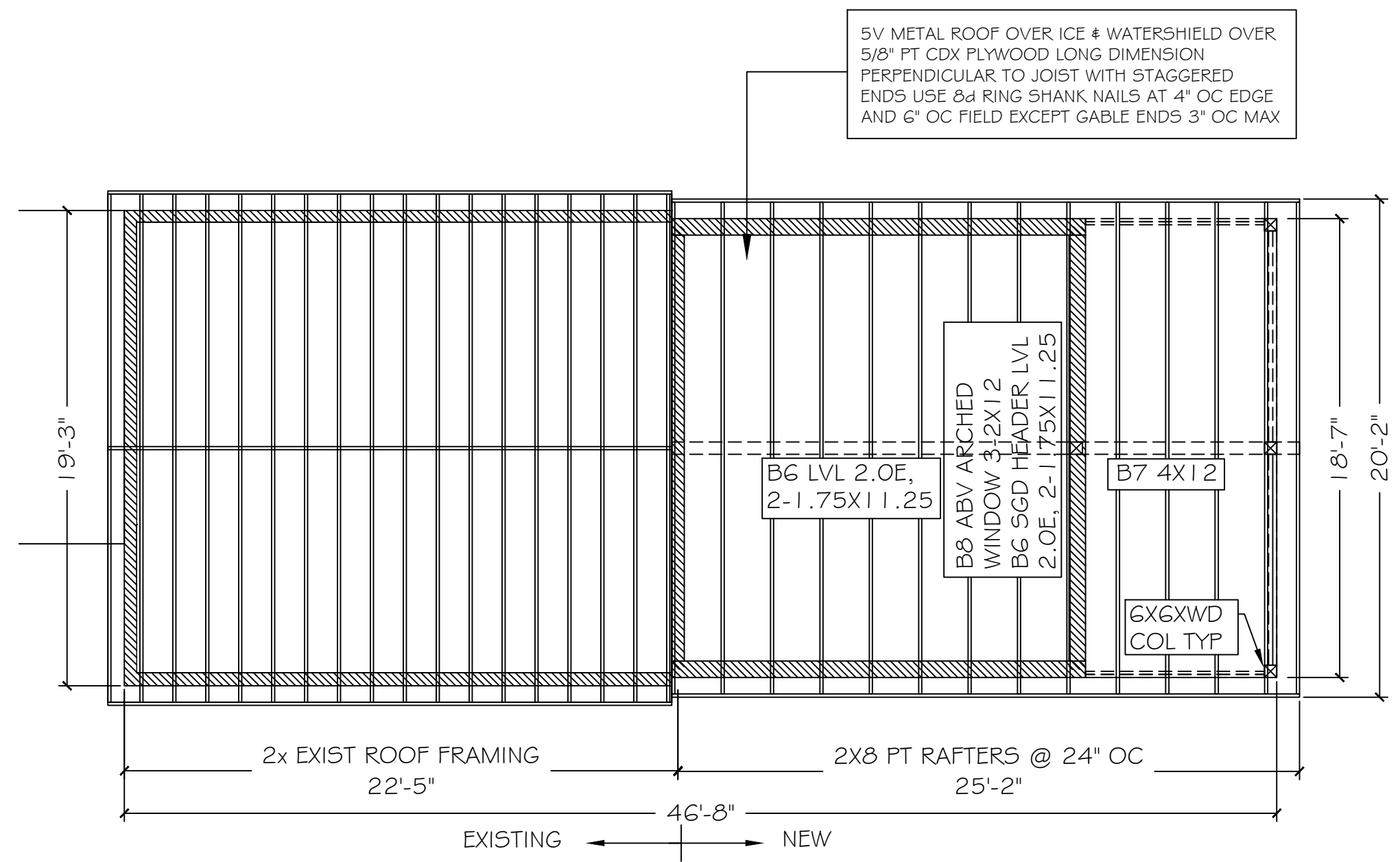
ROOF FRAMING PLAN

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED
SHEET NUMBER:

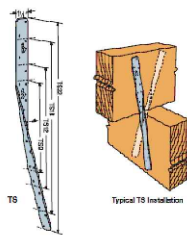
5-4



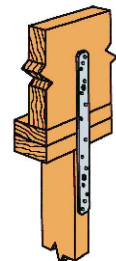
TYP EXTERIOR WALL SECTION
SCALE: 1"= 1'-0"



ROOF FRAMING PLAN
SCALE: 1/8"= 1'-0"

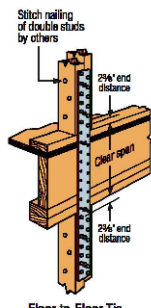


27



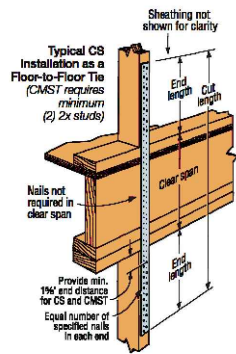
Typical LSTA18 Installation

28

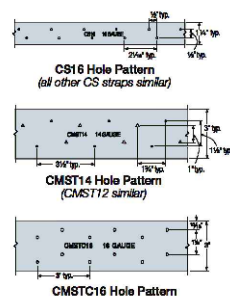


Floor-to-Floor Tie Installation Showing a Clear Span

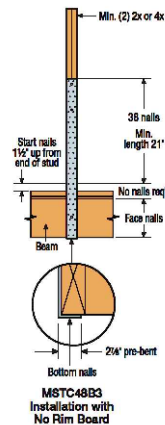
29



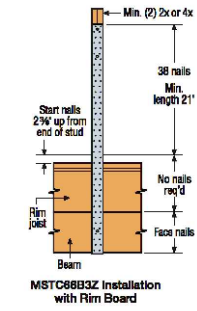
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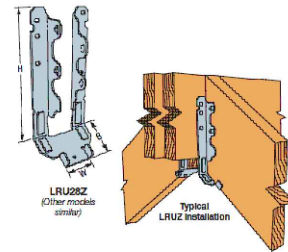
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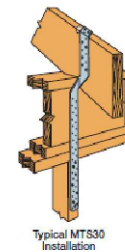
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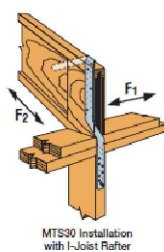
33



34



35



36



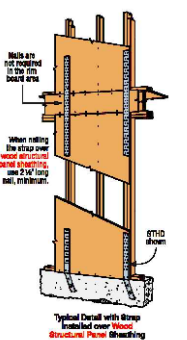
BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION
1311 ELIZA STREET

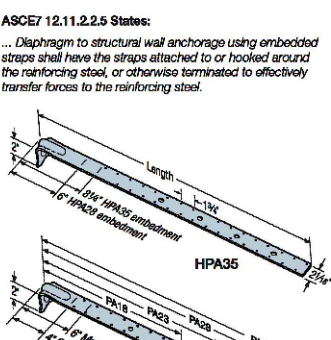
HURRICANE STRAPS AND HANGERS

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED
SHEET NUMBER:

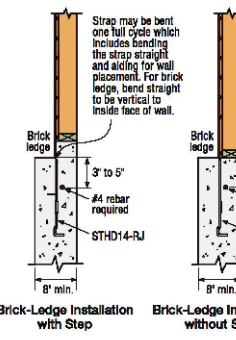
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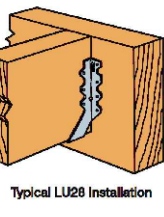
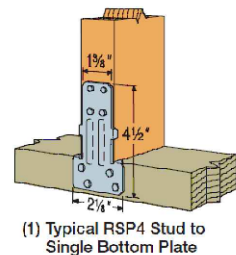
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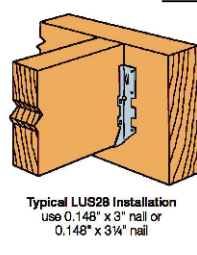
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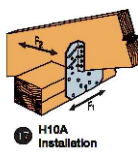
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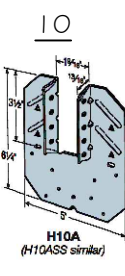
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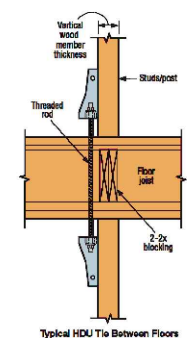
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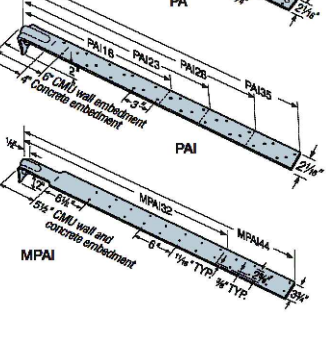
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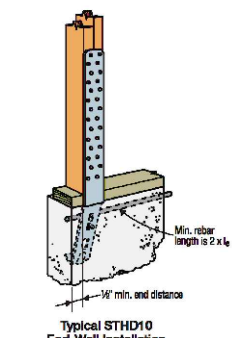
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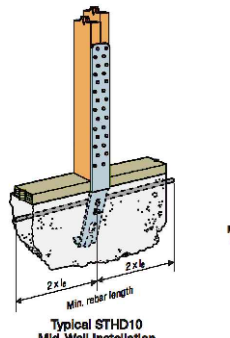
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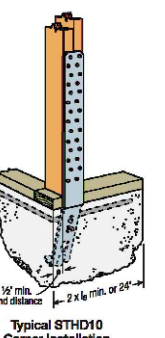
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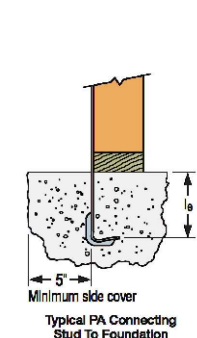
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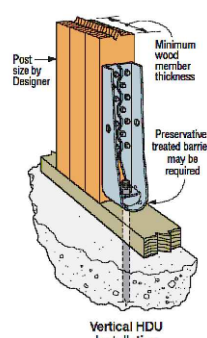
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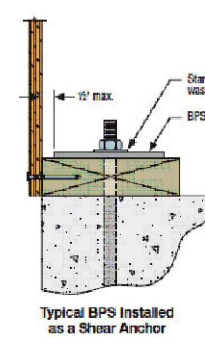
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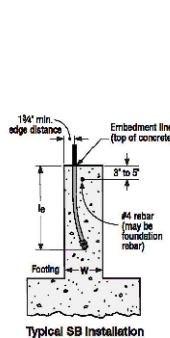
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16



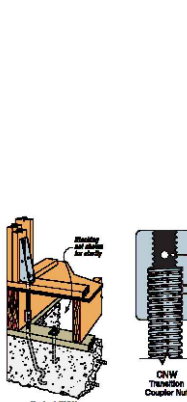
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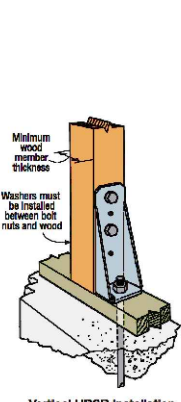
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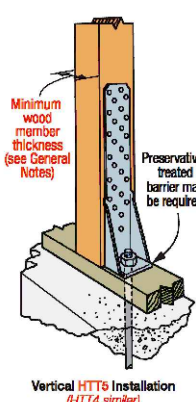
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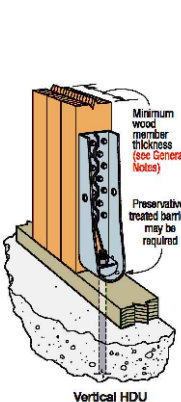
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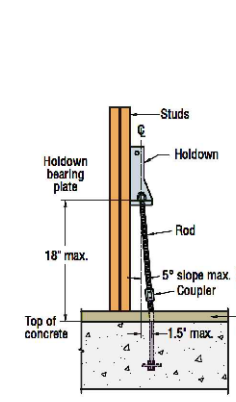
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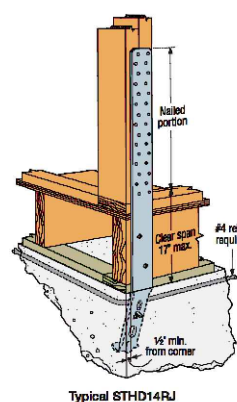
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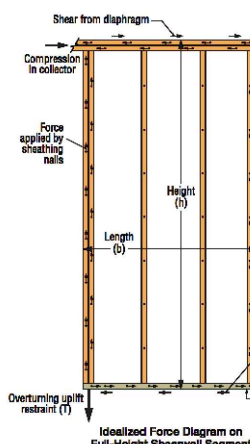
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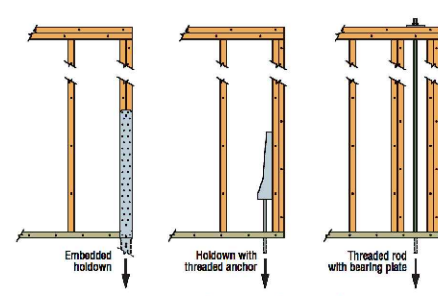
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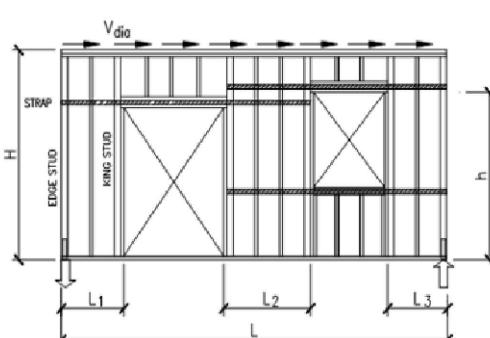
6



7



8



9

SIMPSON DETAILS ARE FOR REFERENCE ONLY. THIS PROJECT MAY NOT INCLUDE SOME DETAILS SHOWN.



BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

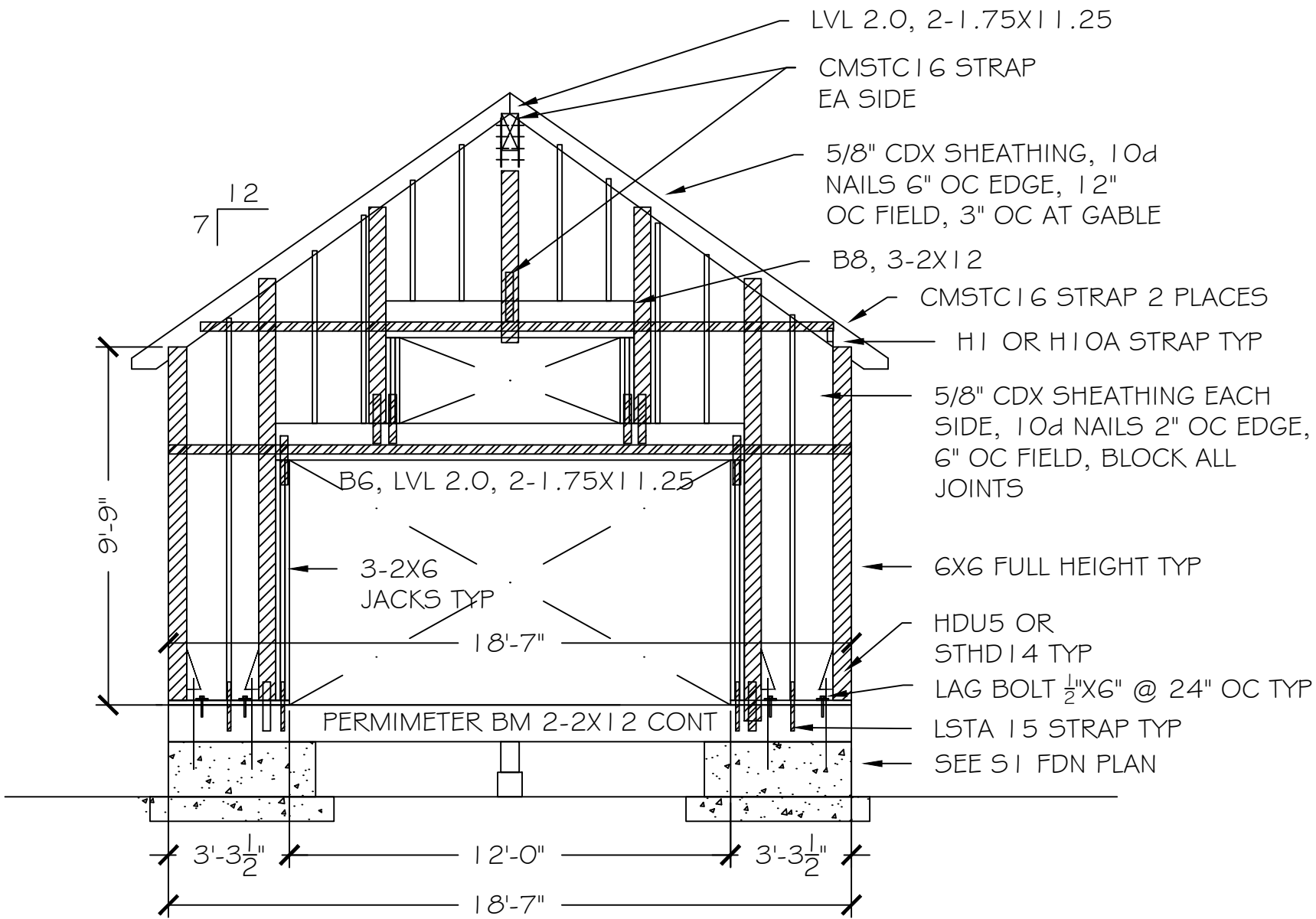
HOME ADDITION
1311 ELIZA STREET

NORTH WALL FRAMING PLAN

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED

SHEET NUMBER:

5-6



NORTH WALL FRAMING

SCALE: 1/2" = 1'-0"



InfoProject DataGlassSkylightsDoors & WallsCeilingsFloorsForm J1

Prepared By: Bush Sneed, PE

Date: 12/28/2020

MJ8-Calc (Residential Load Calculations)

Project: AC, 1311 Eliza St, Key West, FL 33040

Cooling Season: Mid-Summer (July)

Winter Des.: 58

Summer Des.: 90

Heat db: 70

HDD/CDD %: 0.01

Cool db: 75

Cool RH: 50%

St. City: Florida, Key West IAP

Construction Number & Description	Description of Components	HTM Heat Loss	HTM Heat Gain	Net Area or Length	Btuh Heating	Btuh S-Cooling
Construction #1 thru #7	Summary of East Facing Windows & Glass doors			63	431	3929
Windows & Glass Doors	Summary of West Facing Windows & Glass doors			75	513	4677
	Summary of North Facing Windows & Glass doors			92	705	2172
	Summary of South Facing Windows & Glass doors			69	501	2145
	Summary of Northeast & Northwest Facing Windows & Glass doors			0	0	0
	Summary of Southeast & Southwest Facing Windows & Glass doors			0	0	0
Construction #8 & #9	Summary of Directional Skylights			0	0	0
Skylights	Summary of Horizontal Skylights			0	0	0
Const. #11 Wood	Wood panel	6.5	16.2	0	0	0
and Metal Doors	Metal polystyrene core	4.2	10.5	0	0	0
Construction #12 Above	Frame, Wood Studs, Wood Sheathing, Brick, R-19 Cavity	0.8	1.1	1364	1113	1484
Grade Frame Walls				0	0	0
Const. #12 Partition Walls	Wood Studs, Drywall, R-13 Cavity	5.0	4.1	0	0	0
Construction #13 Above	Block, Wood Studs, No Sheathing, Open Core, R-13 Cavity, Finished	1.0	1.3	0	0	0
Grade Block Walls				0	0	0
Const. #13 Partition Walls	Block, Wood Studs, No Sheathing, Open Core, R-13 Cavity, Finished	4.6	3.7	0	0	0
Const. #14 Alternative Walls				0	0	0
Construction #15 Below	8" Block, Wood Studs, R-13, No Sheathing, 8 Ft. Below Grade, Open	0.7		0	0	
Grade Walls				0	0	
Construction #16 Ceilings	Vented Attic (130 °F), No Radiant Barrier, R-30 Insulation	0.4	1.7	0	0	0
Under Attic or Attic Knee Wall				0	0	0
Const. #16 Partition Ceilings	Drywall plus R-30 Insulation	1.8	1.4	0	0	0
Construction #16 Ceilings	Drywall plus R-21 Insulation	0.2	0.2	0	0	0
Under Encapsulated Attic				0	0	0
Const. #17 Ceilings on Exposed Beams	Ceiling on Beams, Dark Roof, 1.5" wood, R-15 Insulation	3.4	18.7	0	0	0
Const. #18 Ceilings Below Roof Joists	Ceiling Below Joists, Light Roof, 1.5" wood, R-21 Insulation	0.6	1.2	1364	769	1803
Const. #19 Passive Floors over Enclosed	R-0 Wall Insulation, Sealed Space, R-0 Floor Insulation	NaN	24	0	NaN	0
Crawl Space or Basement				0	0	0
Const. #19 Passive Partition Floors	R-0 Wall Insulation, Sealed Space, R-0 Floor Insulation	16.2	5.9	0	0	0
Const. #19 Radiant Floors over Enclosed	R-0 Wall Insulation, Sealed Space, R-19 blanket Floor Insulation	NaN	0.4	0	NaN	0
Crawl Space or Basement				0	0	0
Const. #19 Radiant Partition Floors	R-0 Wall Insulation, Sealed Space, R-19 blanket Floor Insulation	2.9	16.2	0	0	0
Const. #20 Passive Floors over Open	Passive, R-0 Floor Insulation	6.3	2.6	751	4895	1956
Crawl Space or Garage				0	0	0
Const. #20 Radiant Floors over Open	Radiant, R-19 Blanket Insulation	7.2	1.3	0	0	0
Crawl Space or Garage				0	0	0
Const. #21 Basement Floor	Basement Floor, No Insulation Under Slab	0.2		0	0	
Const. #22 Concrete Slab on Grade	Slab on Grade, R5 Vertical Insulation, Heavy Dry/Light Wet Soil	5.4		0	0	
Const. #22 Radiant - Concrete Slab	Slab on Grade, R5 Vertical Insulation, Heavy Dry/Light Wet Soil	16.6		0	0	
Latent	Occupants: 800	Internal Gains - Occupants & Appliances:				3320
Loads:	Appliances: 0	Infiltration - Air Changes Per Hour: 0.45 0.23				1251 799
	Ducts: 0	Sub-Totals:				NaN 22085
	Ventilation: 0	Ducts - EHLF ESGF: NaN 0.00				NaN 0
	Infiltration: 2273	Ventilation CFM Exhaust CFM: 0.0 0.0				0 0
	Plants: 0	Blower Heat Gain:				1707
Total Latent Load:	3073	Total Heat Loss Total Sensible Gain:				NaN 23792

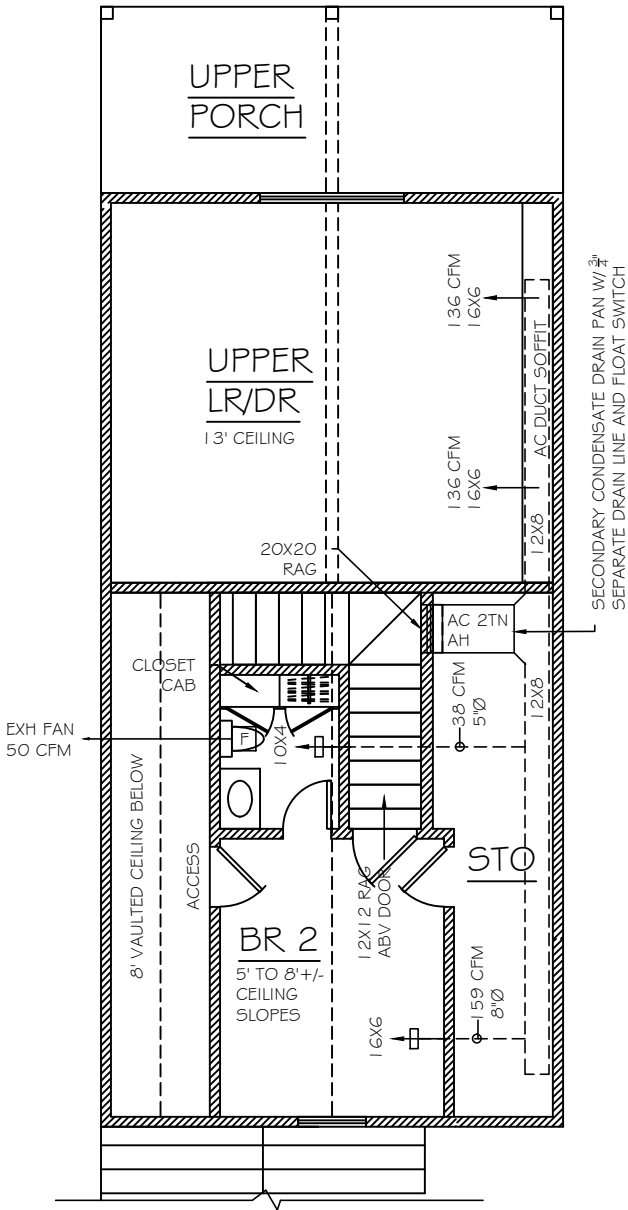
Powered by

ACCA

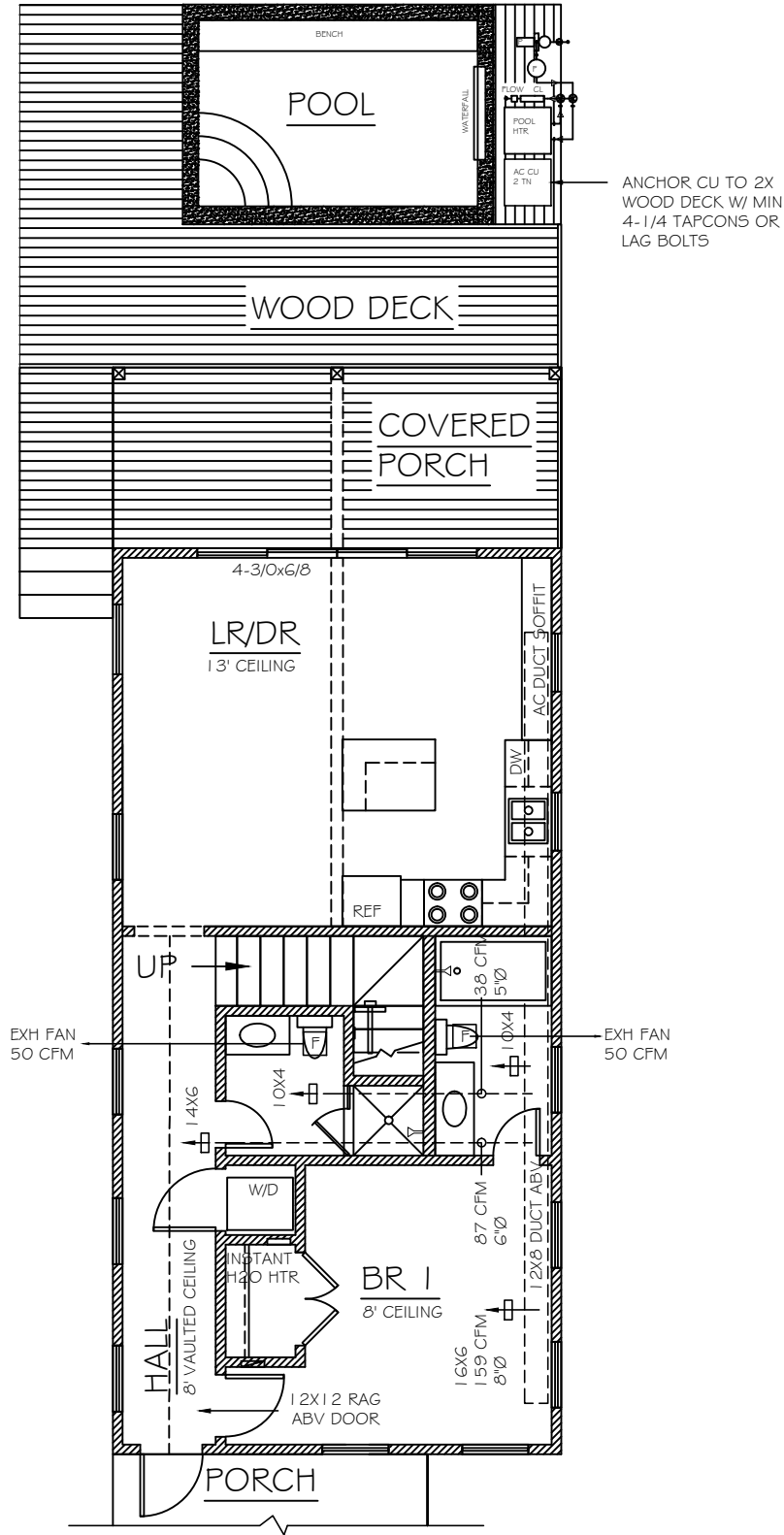
MANUAL J

Use 2 TN, 24,000 BTU cooling
split AC unit, minimum 5 KW
electric heat

- HVAC NOTES:
- DESIGN IS PER 2017 FBC # ASCE-7-10 FOR 180 MPH WIND, EXP C.
 - ALL ELECTRICAL, HVAC AND PLUMBING WORK SHALL BE PER 2017 FBC.
 - VERIFY ELECTRICAL REQUIREMENTS OF AIR CONDITIONING SYSTEM, AHU AND CONDENSERS AND PROVIDE ACCORDINGLY. PROVIDE DEDICATED CIRCUITS FOR EACH UNIT, DISCONNECT SWITCHES AND CONVENIENCE OUTLETS PER CODE REQUIREMENTS.
 - DESIGN SHALL BE BY MANUALS J FOR LOADS, S FOR EQUIPMENT AND D FOR DUCTWORK.
 - TRUNK DUCTS SHALL BE MIN 1.5" FG DUCT BOARD WITH UL RATED SEALER AT ALL JOINTS.
 - TAKEOFFS SHALL BE INSULATED MIN R4 FLEX DUCT, BLACK EXTERIOR RATED.
 - ALL DUCTWORK SHALL BE MIN 6" ABOVE GRADE.
 - ALL DUCTWORK SHALL MEET THE REQUIREMENTS OF UL 181 AND ASTM C 1338.
 - ALL DUCTWORK SHALL BE INSTALLED PER NAIMA AND SMACNA INDUSTRY STANDARDS.
 - AT ATTIC AC, PROVIDE SECONDARY CONDENSATE DRAIN PAN WITH $\frac{3}{4}$ " SEPARATE LINE AND FLOAT SWITCH.
 - PROVIDE BATH EXHAUST FANS WITH A MINIMUM OF 50 CFM OR 8 ACH, WHICH EVER IS GREATER. FURNISH SMART SWITCH WITH TIMER AND DUCT TO OUTSIDE.
 - ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
 - ALL LUMBER SHALL BE PT NO 2 SP OR BETTER.
 - ALL TRASH AND DEMOLITION MATERIALS SHALL BE REMOVED TO AN APPROVED SITE.
 - CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND COORDINATION.
 - NOTIFY ENGINEER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN.



HVAC 2ND FL
SCALE: 1/8"= 1'-0"



HVAC 1ST FL
SCALE: 1/8"= 1'-0"

BUSH SNEED, PE

12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION
1311 ELIZA STREET

HVAC PLAN

DRAWN BY:
RBS

DATE:
REV 1-24-21

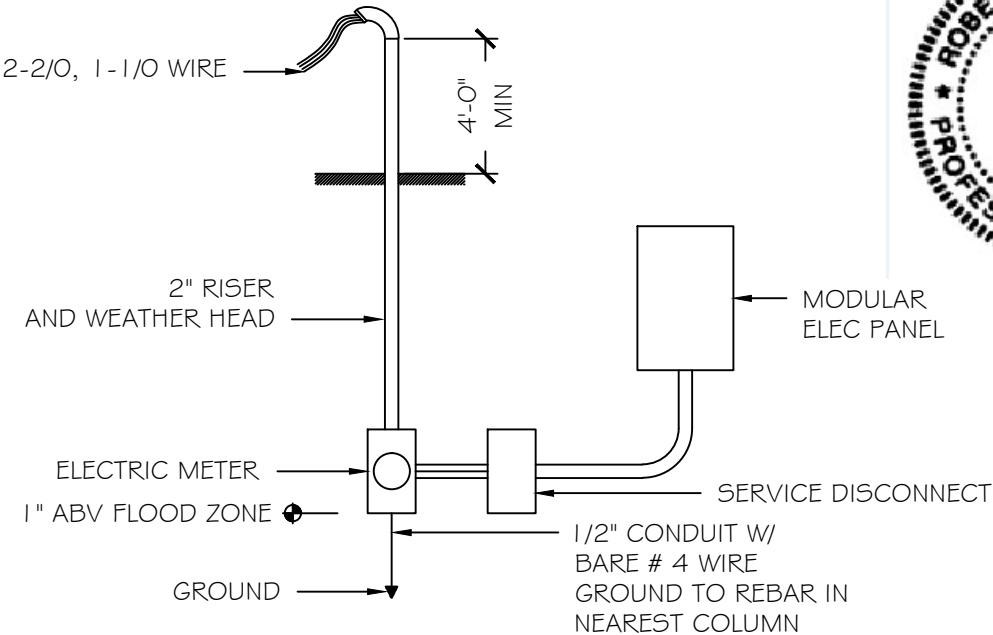
SCALE:
AS NOTED

SHEET NUMBER:

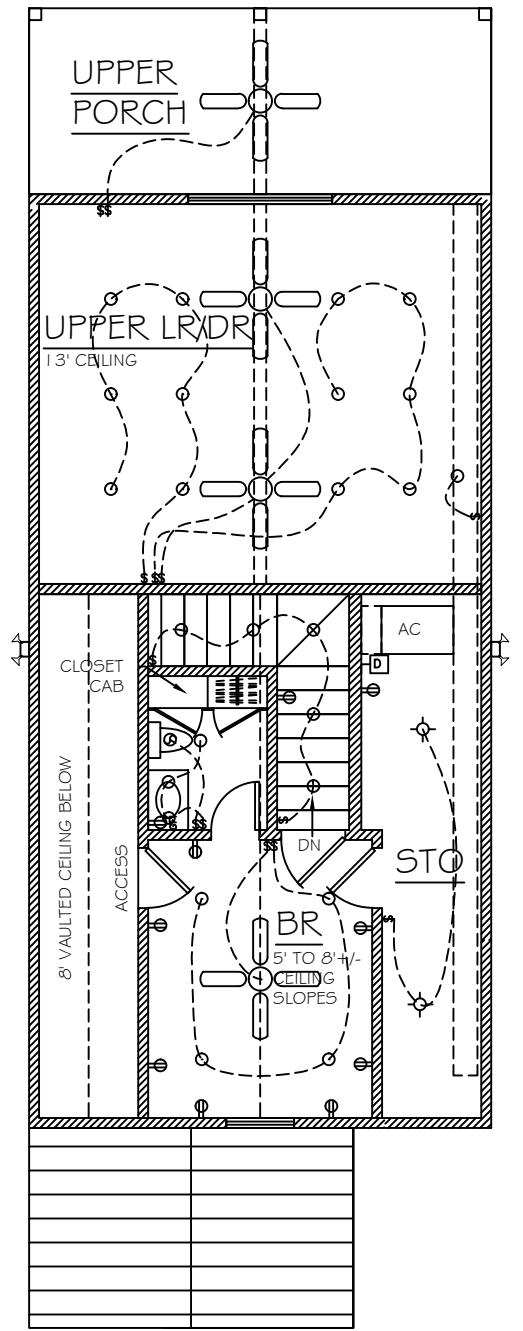
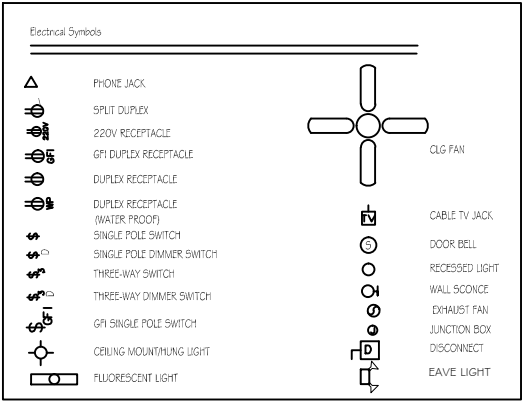
M-1

ALL ELECTRICAL WORK SHALL BE PER 2017 FBC.

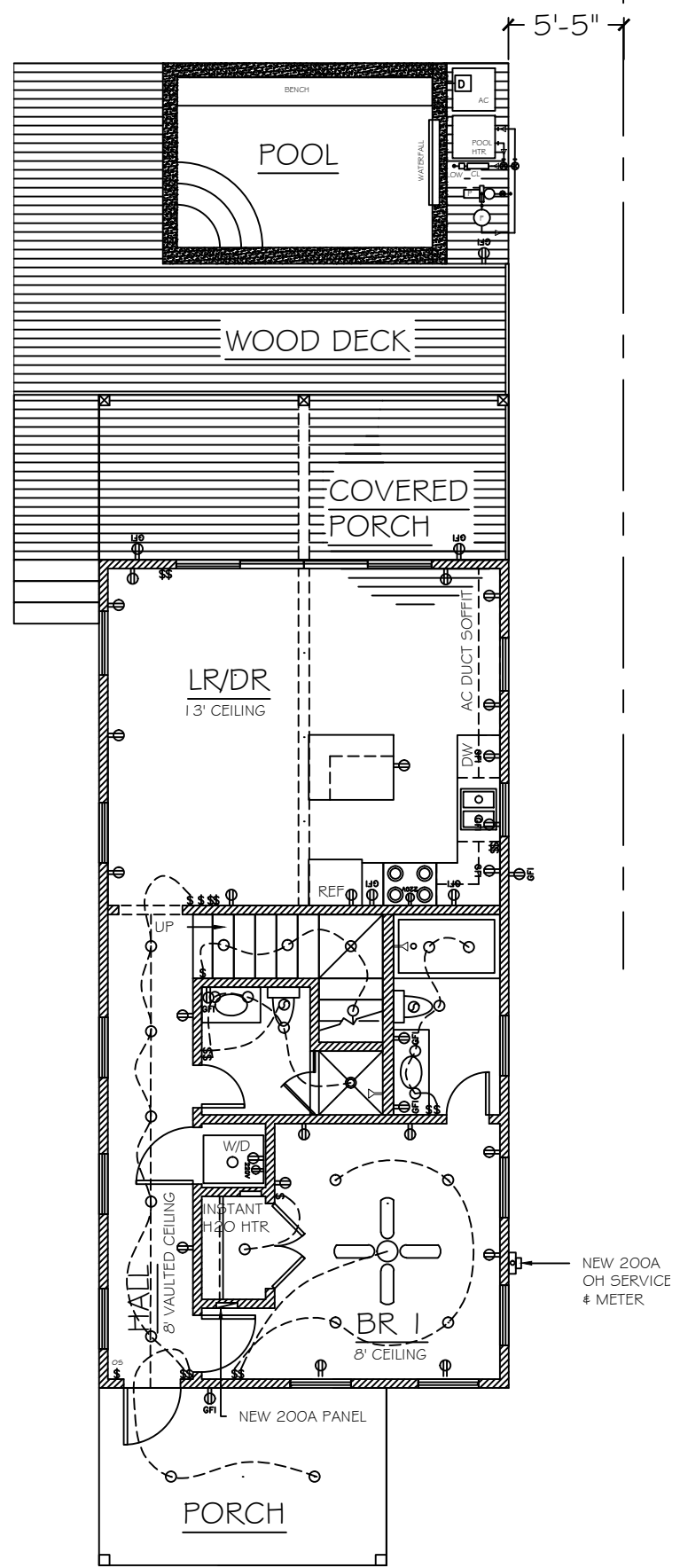
ELECTRICAL LOAD CALCULATIONS:							
Addition 1311 Eliza Street							
PANEL A EXISTING HOUSE							
FIN AREA		972 SF @ 3W=	2,916	WATTS	USE 3,000 WATTS		
ITEM	DESCRIPTION	WATTS	CIRCUITS	VOLTS	BREAKER	WIRE & CONDUIT	NOTES
1	GEN PURPOSE	3,000	2	120	20A-1P	2#12-1/2" C	972 SF @ 3WA
2	RANGE (12 KW)	*	1	240	60A-2P	3#6-1" C	
3	REFRIGERATOR	3,000	2	120	20A-1P	2#12-1/2" C	
4	DISHWASHER	1,500	1	120	20A-1P	2#12-1/2" C	
5	SMALL APPLIANCES	4,500	3	120	20A-2P	2#12-1/2" C	
6	HW HEATER	18,000	3	240	40A-2P	3#8-3/4" C	
7	POOL EQ & HEATER	12,000	1	240	50A-2P	3#6-1" C	
8	WASHING MACHINE	1,500	1	120	20A-1P	2#12-1/2" C	
9	DRYER (4KW)	*	1	240	20A-2P	3#12-1/2" C	
12	LANDSCAPING	1,500	1	120	20A-1P	2#12-1/2" C	
14	A/C SYSTEM (7KW)	*	2	240	30A-2P	3#10-1/2" C	
15							
16		45,000	WATTS EXCLUDING * ITEMS				
17							
18	DEMAND FACTOR						
19	FIRST 10 KW	10,000	@ 100%=	10,000			
20	BALANCE	35,000	@ 35% =	12,250			
21	* A/C, RANGE, DRYER	23,000	@ 100% =	23,000			
22							
23		68,000		45,250	WATTS		
24		DIVIDED BY		240	VOLTS		
25	TOTAL DEMAND			189	AMPS		
26	SELECT	200 AMP PANEL					
27		2#00, 1#0 MCM WIRE IN 2" CONDUIT					



ELECTRICAL RISER
SCALE: NTS



ELECTRICAL 2ND FL
SCALE: 1/8"= 1'-0"



ELECTRICAL 1ST FL
SCALE: 1/8"= 1'-0"

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION
1311 ELIZA STREET

ELECTRICAL PLAN

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE. NEW 288 SQUARE FOOT ADDITION. REMOVAL OF FRONT PORCH ENCLOSURE. DEMOLITION OF TWO NON-CONTRIBUTING STRUCTURES AT THE REAR.

#1311 ELIZA STREET

Applicant – Ray Pritchett Application #H2021-0002

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1311 Eliza Street on the 17th day of February, 2021.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 24th, 2021.

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

The Certificate of Appropriateness number for this legal notice is _____.

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

Signed Name of Affiant:

Ray P
Date: 2-17-2021
Address: 3005 Flagler Ave.
City: Key West
State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 17th day of Feb, 2021.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Tina Garcia

Notary Public - State of Florida (seal)

My Commission Expires: Oct 24, 2021





Impact
windows and doors

Kitchens, baths, decks
Removals and Additions

Pritchett Construction LLC
"We Nail anything"

Licensed and Insured

305-747-3955

Public Meeting Notice

Pritchett Construction LLC

DB

Impact
windows and doors

Kitchens, baths, decks
Remodels and Additions



Pritchett Construction LLC
"We Nail anything"

Licensed and Insured

305-747-3955

DOCK

Pritchett Const

Public Meeting Notice

PERM

OB

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 00034150-000000
Account# 1035068
Property ID 1035068
Millage Group 10KW
Location 1311 ELIZA ST, KEY WEST
Address
Legal KW ISLAND CITY SUB PB1-26 PT LOTS 8-10 SQR 2 TR 14 H3-155 OR774-315/E
Description OR1480-492 OR2833-1293/94
(Note: Not to be used on legal documents.)
Neighborhood 6149
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

BOB AND CELINA FAMILY LLC
 PO Box 52129
 Lafayette LA 70505

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$90,703	\$86,924	\$88,184	\$88,184
+ Market Misc Value	\$3,588	\$3,588	\$3,588	\$3,595
+ Market Land Value	\$271,138	\$319,943	\$393,150	\$341,634
= Just Market Value	\$365,429	\$410,455	\$484,922	\$433,413
= Total Assessed Value	\$365,429	\$410,455	\$476,754	\$433,413
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$365,429	\$410,455	\$484,922	\$433,413

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	2,534.00	Square Foot	0	0

Buildings

Building ID	2719	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	Effective Year Built	1999
Gross Sq Ft	876	Foundation	WD CONC PADS
Finished Sq Ft	740	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	126	Heating Type	NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	30	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	740	740	0
OPF	OP PRCH FIN LL	48	0	0
SBU	UTIL UNFIN BLK	88	0	0
TOTAL		876	740	0

2/17/2021

qPublic.net - Monroe County, FL - Report: 00034150-000000

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1949	1950	1	152 SF	1
CONC PATIO	1949	1950	1	550 SF	1
BRICK PATIO	1959	1960	1	72 SF	4
CH LINK FENCE	1964	1965	1	984 SF	1
FENCES	2000	2001	1	48 SF	2

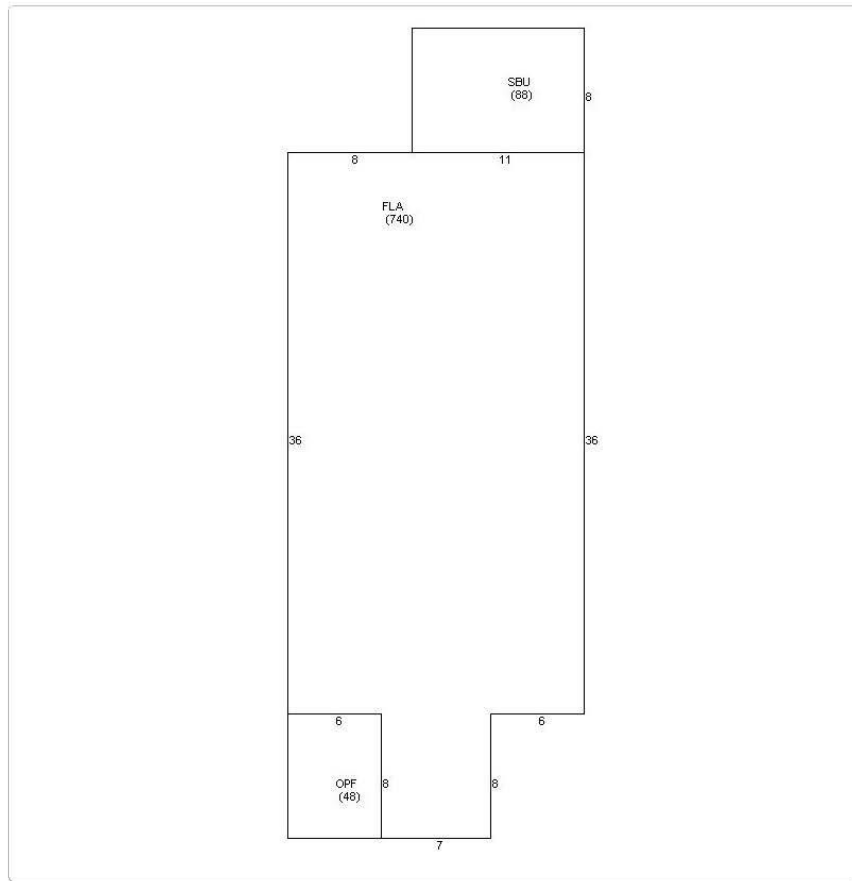
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/26/2016	\$100	Warranty Deed	2105452	2833	1293	11 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-2509	1/14/2021		\$0	Residential	Demo Shed in backyard approx. 152 Sq.Ft.Demo Approx. 80 LF of Concrete walkway , Demo Approx. 400 Sq. Ft. rear concrete patio. **
20-2533	1/14/2021		\$0	Residential	Remove existing Fence on three sides of property front, rear and eastside. Construct a HARC approved picket fence asper drawings with 6x6 posts and 2x6 runners with 1x4 pickets . 6x6 posts will be laid out to not be within 2ft of tree root base no tree canopy will be damaged. fence will be 4ft in height and remain this height 10ft back from front . fence will then be 6ft in height on side and rear of property . Fence will be Painted White
21-0087	1/14/2021		\$0	Residential	Install a 2 Ton split A/C system with ductwork & bath exhaust (
14-5140	11/17/2014	12/10/2014	\$5,686	Residential	INSTALL A 2 TON AC MINI SPLIT SYSTEM W/3 A/H CONDENSER ON ALUMINUM BRACKET
9700286	2/1/1997	8/1/1997	\$650	Residential	REMODELING
9700041	1/1/1997	8/1/1997	\$4,000	Residential	PAINTING

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

**Photos**

Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)**2020 Notices Only**

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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[Version 2.3.106](#)

Developed by
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GEOSPATIAL