

# HPC

## Monroe County Historic Preservation Commission AGENDA

Monday October 3, 2016 2:00 pm

Tavernier Fire House, 151 Marine Ave., Tavernier



Call to Order.

Roll Call.

Adoption of Minutes from the September 6, 2016 meeting.

Changes to the Agenda.

### Applications for Special Certificate of Appropriateness:

1. **David Boerner** is proposing to replace the wood framed windows with aluminum impact windows at his house at 124 Tavern Drive. The subject property is legally described as part of Lot 31, Block A, Tavernier 2, according to the plat thereof, as recorded in Plat Book 2 at Page 8 of the Public Records of Monroe County, Florida. and being more particularly described as follows: Beginning at the SE corner of Lot 31 and running 10 feet in a Southwesterly direction, thence 75 feet in a Northwesterly direction, thence 10 feet in a Northeasterly direction, thence 75 feet in a Southeasterly direction to the Point of Beginning. Also all of Lot 32, Block A, TAVERNIER 2, according to the plat thereof, as recorded in Plat Book 2 at Page 8 of the Public Records of Monroe County, Florida. Together with the southerly 5.00 feet of a 100 foot alley vacated in Official Record Book 405 at Page 1100, having Real Estate Number: 00555880-000000 (continued from the August 1, 2016, meeting).

Applicant presentation of additional information

Public testimony

Staff response

Applicant response

Monroe County Historic Preservation Commission  
AGENDA  
Monday October 3, 2016 2:00 pm  
Tavernier Fire House

Board discussion

Motion

**2. Valerie Bell** is proposing to remove an existing structure and spa in the backyard and install an in-ground pool, spa, and pool equipment at 157 Lowe Street. The subject property is legally described as: A parcel of land in Tavernier, Key Largo, Monroe County, Florida, said parcel being hereinafter referred to as Parcel B 10, said parcel B 10 being a portion of Lot 10 of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1, at Page 80 of the Public Records on Monroe County, Florida, said PARCEL B 10 being more particularly described as follows:

Commencing at the Southwest Corner of Lot 9, Sunny Haven, according to the plat thereof recorded in Plat Book 1 at Page 185 of the said Public Records, run N 86° 22' 09" W along the Northerly side of a 15.00 feet wide street according to deed description recorded in Deed Book G-13 at Page 137 of the said Public Records for 95.00 feet to the Point of Beginning of the hereindescribed PARCEL B 10. From the said Point of Beginning continue N 86° 22' 09" W along the previously mentioned course for 42.86 feet; thence run N 47° 30' 35" W along the Northeasterly side of Lowe Street and along the Southwesterly side of the said Lot 10, of "PLAT OF THE AMOS LOWE HOMESTEAD" for 72.41 feet; thence run N 42° 29' 25" E for 100.00 feet; thence run S 47° 30' 35" E along a line parallel with the said Northwesterly side of Lowe Street for 37.14 feet; thence run S 86° 22' 09" E along a line parallel with the Northerly side of the aforementioned 15.00 feet wide street for 7.59 feet; thence run S 3° 37' 51" W for 100.00 feet to the Point of Beginning of the hereindescribed PARCEL B 10, containing 8000 square feet.

Bearings hereinmentioned are description bearings contained in deed description recorded in Monroe County, Florida Official Records Book 922 at Pages 907 and 908.

Description is a new description written based on field survey and instruments of records, (Plat Book 1, Page 80, Plat Book 1, Page 185, Deed Book G-13, Page 137, and Official Records Book 922, Page 907 and 908), having Real Estate Number: 0009020270-000000

Staff presentation and recommendation

Monroe County Historic Preservation Commission  
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Tavernier Fire House

Applicant presentation

Public testimony

Staff response

Applicant response

Board discussion

Motion

3. **Monroe County Board of County Commissioners** is proposing to remove and replace the roofing on the Section Gang Quarters building at Pigeon Key with new modified bitumen rolled roofing over 5/8" sheathing, re-secure the window overhangs as required, replace rotted roof sheathing and asphalt shingles on the overhangs and rotted fascia, and siding, as per approved plans. The subject property is physically located at 44800 Overseas Highway and is legally described as All of Pigeon Key, an island approximately 5.31 acres located at Mile Marker 45, along the Old Seven Mile Bridge, Lot 1, Section 13, Township 66 South, Range 31 East, Tallahassee Meridian, and deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railway Company by Deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55, and thereafter deeded to Monroe County by Warranty Deed, recorded at OR-15, pages 374 to 376, having Real Estate Number: 00106120-000000.

Staff presentation and recommendation

Applicant presentation

Monroe County Historic Preservation Commission  
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Public testimony

Staff response

Applicant response

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Motion

**Other Business:**

**Adjournment.**

*ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".*

# HPC

**Historic Preservation Commission  
Monroe County  
Application for Special Certificate of Appropriateness  
August 1, 2016**

## **Staff Report**

124 Tavern Drive

### *History and Architecture of the Building*

This 1933 home was probably built by H.S. McKenzie. It is a one story, wood-frame, vernacular-style building. In the booklet "Discovering Tavernier p. 60" it is described as "Modest though it might appear, it is a significant part of the vernacular style architectural fabric of the Tavernier Historic District."

### *Description of the Proposal*

DAVID BOERNER is proposing to replace the asphalt shingle roof with v-crimp roofing; replace the wood framed windows with aluminum impact windows; re-work the front door frame; and add a storm panel system for gable vents and doors at his house at 124 Tavern Drive. The subject property is legally described as part of Lot 31, Block A Tavernier 2, according to the plat thereof, as recorded in Plat Book 2 at Page 8 of the Public Records of Monroe County, Florida. Together with the southerly 5.00 feet of a 100 foot alley vacated in Official Record Book 405 at Page 1100, having Real Estate Number: 00555880-000000.

This structure is listed as a contributing building in the Tavernier Historic District, designated in 2005.

### ***Relevant Standards and Guidelines***

From the *Tavernier Historic District Preservation Guidelines*:

#### **"Roofing (p. 24)**

*Contributing Structures*: "Historic materials still in use should be retained and maintained if that doesn't compromise practicality and safety...Roofing materials include standing seam, v-crimp, stamped metal and composition tile." (p. 24)

**Windows (p. 26)**

“The intent is to have windows that are compatible with the character of the district.”

*Contributing Structures:* “Windows should be maintained and repaired before considering replacement. If a historic window needs to be replaced, the new window should be built to match the original one and should be installed with matching head, sill and jamb details... Window types can be casement, single hung or double hung. Jalousie or awning windows may be acceptable in appropriate historic buildings if they are original... Window glazing should be clear and non-reflective... Aluminum windows are not allowed.”

**Shutters (p. 27)**

“The intent is to maintain the character of the district by allowing typical shutter types.”

*Contributing Structures:* “Removable hurricane shutters are allowed when they are used only during storm events and their rail mounting or application is not conspicuous.”

From the *Secretary of the Interior's Standards* (p.9)

Standard 9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

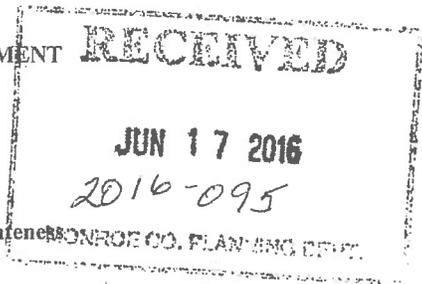
Standard 10: “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

*Analysis:*

Aluminum framed windows are not allowed. Wood framed windows with removable storm shutters or Jeld-Wen wood framed impact windows are recommended. The remaining scope of work appears to follow the preservation guidelines.

Diane E. Silvia, Historic Florida Keys Foundation

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Historic Preservation Committee Special Certificate of Appropriateness  
Fee: \$200.00

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review by the Historic Preservation Committee

Date of Submittal: 6 16 16  
Month Day Year

Applicant/Property Owner:

DAVID BOERNER  
Property Owner (Name/Entity) Contact Person (If Different Than Property Owner)

136 PLANTATION DR, TAVERNIER 33070  
Mailing Address (Street, City, State and Zip Code)

305-852-5674 DAVE@BOERNER-ARCHITECT.COM  
Daytime Phone Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

A 32+10' or 31 TAVERNIER #2 KEY LARGO  
Block Lot Subdivision Key (Island)

00555880-000000  
Real Estate (RE) Number

124 TAVERNIER DR, TAVERNIER, FL 33070  
Street Address (Street, City, State and Zip Code)

All of the following must be submitted in order to have a complete application submittal:

- Correct fee (check or money order to Monroe County Planning & Environmental Resources Dept.)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Photograph of property and building from roadway
- Photographs of adjacent properties
- Written summary of the scope of work to be carried out or copy of building permit application
- Site plan and Exterior building elevations
- Illustrations of manufactured products to be used, such as roofing, shutters, doors and windows

If applicable, the following must be submitted in order to have a complete application submittal:

Notarized Agent Authorization Letter

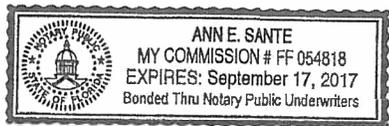
If deemed necessary, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Property Owner Signature: [Signature] Date: 6-16-16

Printed Name of Owner: DAVID BOERNER

Sworn before me this 16<sup>th</sup> day of June, 2016



[Signature]  
Notary Public  
My Commission Expires

**Application for Special Certificate of Appropriateness  
124 Tavern Drive, Tavernier**



The residence at 124 Tavern Drive was constructed in 1933 according to the Monroe County Tax Appraiser's records and is a 2 bedroom, 1 bath single family wood frame home of 880 SF on a pier and beam foundation. The residence was purchased from foreclosure on June 10, 2016 by David Boerner, a Tavernier architect, and his daughter Jennifer Boerner, in Joint Tenancy for her home.

This will be the fourth restoration/remodeling projects and new buildings exhibiting a historical character undertaken by the owner, Dave Boerner, in the Historical District. The previous projects are the Lowe House at 91770 Overseas Highway for the Barbara Eades Realty offices, the Staffin residence remodel at 137 Sunrise Drive and Froggy's Gymnasium at 91812 Overseas Hwy.

Differing from the traditional vernacular of the Tavernier Historical District as described in the *Tavernier Historical District Preservation Guidelines* (Pgs 5-6) the construction does not exhibit the traditional features of rectilinear plan with low pitched hip roof, deep overhangs and wood siding using locally available materials of the time. Instead the construction is more typical of

tract homes built during this time in the North and Midwest states having a fairly steep multi-gable roof with minimal overhangs to shed snow and prevent ice dams, asbestos shingle siding, an "L" shaped floor plan and most notable, a brick fireplace in the living room.

The residence is in very poor condition exhibiting many years of neglect and deferred maintenance during the drawn out foreclosure process. There is considerable water damage from the leaking roof and extensive interior and exterior wood rot and termite damage. Fortunately the wood structural frame still appears sound. This residence survived the 1935 Labor Day Hurricane.

This application is for the Rehabilitation of this home to return it to a habitable residence meeting Florida and Monroe County Code requirements while preserving the historic character of the residence. The proposed work involves repairs to the roof, windows, doors, trim, fascia and soffits as described below without any changes to the existing building footprint.

Roof:

The existing asphalt shingle roof was installed in 1991 and is in horrible condition with numerous leaks throughout the residence of both small and major proportions. Some evidence of temporary patching with roofing mastic is evident but generally it appears that very little was done to repair or protect the roof in the last several years. Valley flashing is deteriorated and the wood soffits and fascia are both rotted and termite eaten in numerous locations. Interior damage is significant from the roof leaks and the attic exhibits extensive mold growth from the water sodden environment. Large sections of the wood flooring are also rotten from extensive water soaking which were covered over with plywood sheets and vinyl flooring tiles.

A complete tear off and replacement of the roof is proposed with a new code compliant "5-V Crimp" metal panel roof in traditional galvalume finish. This is in keeping with the character of the adjacent homes in this neighborhood and the recommendations of the *Tavernier Historical District Preservation Guidelines* (pg 12). This is also in keeping with the guidelines for code compliance in the hurricane prone Keys as the use of asphalt composition shingles is not compliant with the Florida Building Code for the 180 MPH, Zone D classification for this location. There is also evidence that the original roof may have been a metal roof in viewing from the attic the original open plank roof stripping under the existing solid roof deck. This stripping is typical of metal roof construction of that time.

Damaged roof decking will also be replaced at the same time to provide a solid and structural sound roof base, as well as replacement of rotten and termite damaged wood fascia and soffits which will be replaced with like material and finished in a like manner as the existing fascia and soffits.

A contract with Keys Roofing for the roof replacement is in place pending the approval of this Special Certification of Appropriateness. The NOAs for the new roof are attached at the end of this document.

### Exterior Wood Trim:

The existing asbestos shingle siding will not be touched during this rehabilitation; however rotten or termite damaged wood corner boards and trim will be removed and replaced with like materials and shapes to match the original so as to not change the appearance of the residence.

### Windows:

The existing windows are the original double hung sash weight balanced wood windows and consist of nine (9) 34" wide by 52" high windows with a 6 over 2 muntin pattern in the main rooms and three (3) 28" wide by 37" high windows without muntins in the kitchen and bathroom. None of the windows remain operable in violation of the Florida Building Code. All are also showing extensive damage and deterioration with rotten wood in the sashes and multiple broken glass panes. The window sashes will be removed, preserving the wood frame and trim, and new code compliant aluminum frame impact glass windows will be installed in the openings in the same white color as the existing. Where the existing trim and frame is damaged and not reusable it will be repaired and components replaced with like materials and shapes to match the original. In addition the existing 6 over 2 muntin pattern of the nine larger windows will be retained in the applied muntins on the new windows to preserve the original appearance. This procedure has been effectively used in the historical districts of Key West as well as elsewhere in the Tavernier Historical District to maintain the historical appearance of the residence while meeting the requirements of the Florida Building Code for this location.

A contract with Keys Tropical windows of Tavernier for the window replacement is in place pending the approval of this Special Certification of Appropriateness. The NOAs for the new windows are attached at the end of this document.

### Doors

The existing front door shows evidence that it has been replaced at some point but fortunately seems to match the style and glazing pattern typical and expected from the original door. The back door appears to be the original glazed wood door. The frame for the front door, which is taller than the existing door and patched together with nailed on boards, will be trimmed to properly match the existing door and the trim rebuilt to match the original. To preserve the original appearance of the residence while also meeting the impact protection requirements of the Florida Building Code removable aluminum panel storm shutters will be provided for the openings. Only the head and sill tracks will be evident in lieu of the more obtrusive accordion style shutters typical of storm shutter installation on newer residences.

A contract with Keys Tropical windows of Tavernier for the removable panel shutters is in place pending the approval of this Special Certification of Appropriateness. The NOAs for the new shutters are attached at the end of this document.

### Gable Vents

The three large gable vents will be fitted with removable aluminum panel storm shutters meeting the impact and pressure requirements of the Florida Building Code of a similar nature

as those proposed for the doors. The existing wooden gable shutters at the side gable will be retained aesthetically and only the attachment points and tracks will be evident for the new shutters and these will be blended into the residence .

A contract with Keys Tropical windows of Tavernier for the removable panel shutters is in place pending the approval of this Special Certification of Appropriateness. The NOAs for the new shutters are attached at the end of this document.

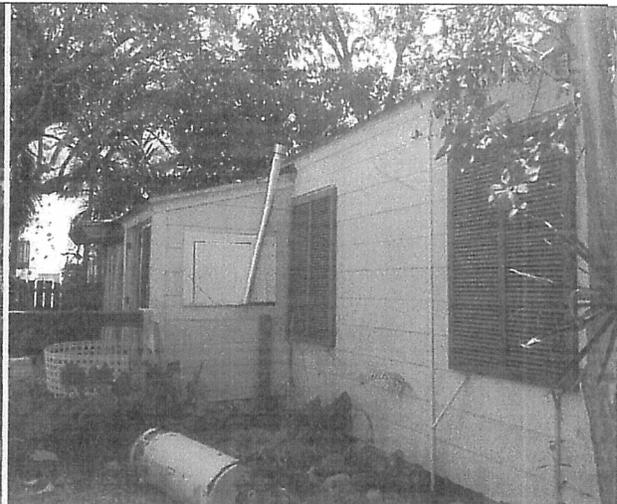
Existing Bahamas Shutters:

Although no longer code compliant for current wind loads, the existing Bahamian shutters will be retained.

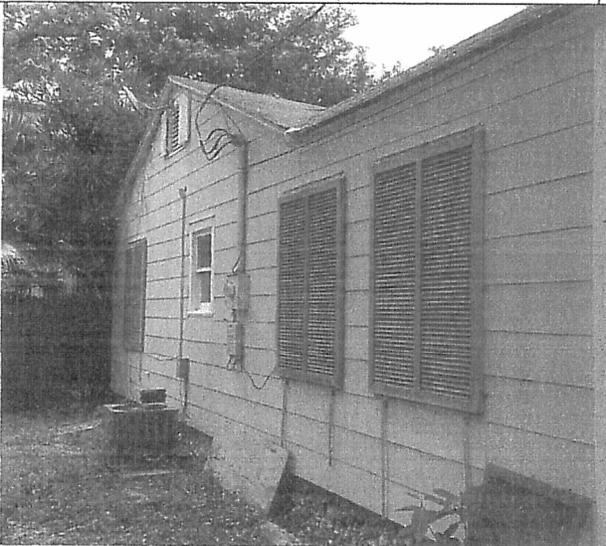
Photographs:



Front (Street) Face



Back



(Southwest) Face



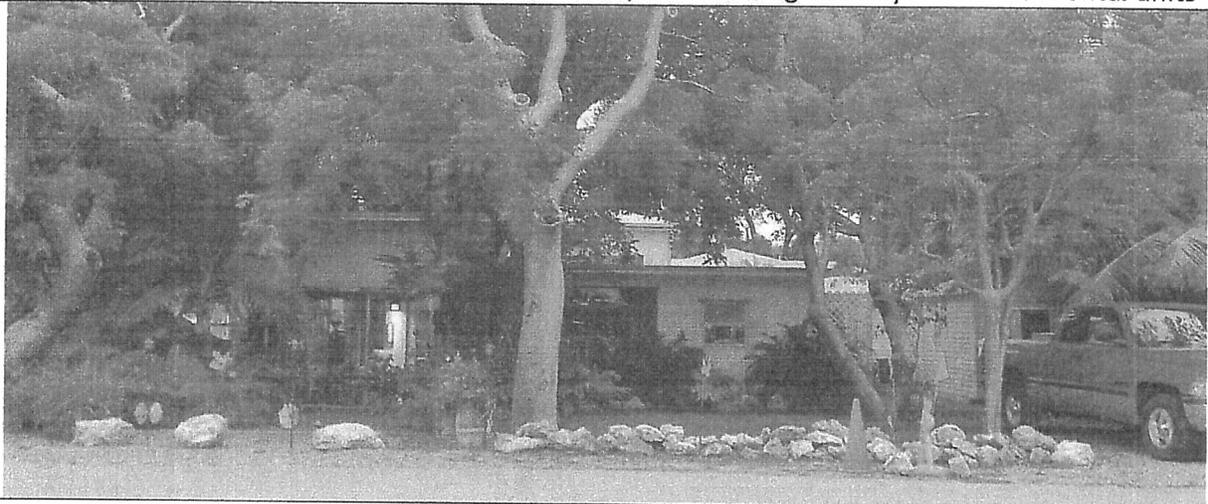
Right (Northeast) Face



128 Tavern Drive (to the left of 124 Tavern Drive) Currently used as a rental duplex



120 Tavern Drive (to the right of 124 Tavern Drive) Nicholls single family home with rental units



123 Tavern Drive (across Taven Drive) Lynda Gargano single family residence

This Instrument Prepared by and Return to:  
Christine Squier  
Absolute First Title, LLC  
101925 Overseas Highway  
Key Largo, FL 33037  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. A.K. Numbers:  
00555880-000000 / 1682217  
File No.: 2016282

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, Made the 10 day of June, 2016, by Stewart Title Guaranty Company, a Texas corporation, having its place of business at: 1980 Post Oak Blvd, Suite 800, Houston, TX 77056, hereinafter called the "Grantor", to David M. Boerner, a single man and Jennifer M. Boerner, a single woman, as Joint Tenants with Rights of Survivorship, whose post office address is: 198 Post Oak Blvd, Suite 800, Houston, TX 77056, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Monroe County, Florida, to wit:

Part of Lot 31, Block A, TAVERNIER 2, according to the plat thereof, as recorded in Plat Book 2 at Page 8 of the Public Records of Monroe County, Florida, and being more particularly described as follows: Beginning at the SE corner of Lot 31 and running 10 feet in a Southwesterly direction, thence 75 feet in a Northwesterly direction, thence 10 feet in a Northeasterly direction, thence 75 feet in a Southeasterly direction to the Point of Beginning. Also all of Lot 32, Block A, TAVERNIER 2, according to the plat thereof, as recorded in Plat Book 2 at Page 8 of the Public Records of Monroe County, Florida.

Together with the Southerly 5.00 feet of a 10 foot alley vacated in Official Record Book 405 at Page 1100 adjacent to the Northwest portion of Lot 32 and the Northeasterly 10 feet of Lot 31, Block A, Tavernier 2, according to the plat thereof, as recorded in Plat Book 2 at Page 8 of the Public Records of Monroe County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
To Have and to Hold, the same in fee simple forever.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise. (Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

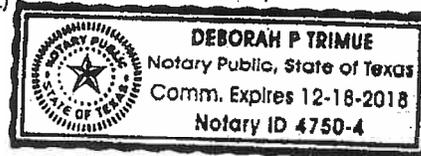
Witness Signature: [Signature] STEWART TITLE GUARANTY COMPANY  
Printed Name: Scott McBee  
Witness Signature: [Signature]  
Printed Name: MEENA RAHMANI  
Scott McBee  
Vice President  
S.I. V.P., 5766

State of TEXAS  
County of HARRIS

The foregoing instrument was acknowledged before me this 8 day of June, 2016 by Scott McBee as Vice President of Stewart Title Guaranty Company, a Texas corporation, on behalf of the corporation. He is personally known to me or has produced personally known as identification.

[Signature]  
Notary Public Signature  
Printed Name: DEBORAH P TRIMUE

My Commission Expires: 12/18/2018  
(SEAL)





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

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

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

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

Alternate Key: 1682217 Parcel ID: 00555880-000000

**Ownership Details**

Mailing Address:  
 STEWART TITLE GUARANTY COMPANY  
 1980 POST OAK BLVD STE 800  
 HOUSTON, TX 77056-3826

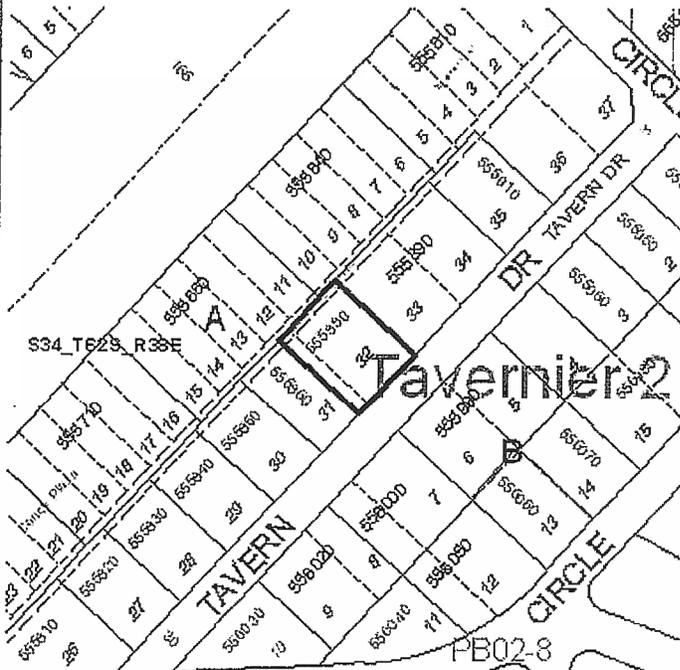
DAVID M BOERNER  
 JENNIFER A BOERNER  
 JOINT TENANCY

**Property Details**

PC Code: 01 - SINGLE FAMILY  
 Millage Group: 500P  
 Affordable Housing: No  
 Section-  
 Township- 34-62-38  
 Range:  
 Property Location: 124 TAVERN DR KEY LARGO  
 Subdivision: TAVERNIER NO 2  
 Legal BK A LT 32 AND NE 10 FT OF LT 31 AND PT VACATED ALLEY TAVERNIER NO 2 PB2-8 KEY LARGO RES  
 Description: NO 11-1968 D3-469 E2-146 OR405-1100 OR461-228/229 OR461-230/231 OR461-233 OR461-234 OR708-463  
 OR708-465 OR729-528 OR752-1749/1750 OR752-1753 OR756-922/923 OR756-924 OR757-1897/1902 OR803-  
 698 OR1139-504Q/C OR1194-1999/AFF OR1194-2002 OR1197-757C OR2303-1515 OR2412-1490/1492F/J  
 OR2776-380/81C/T

136 PLANTATION DR  
 TAVERNIER, FL 33070

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			4,800.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 880  
Year Built: 1934

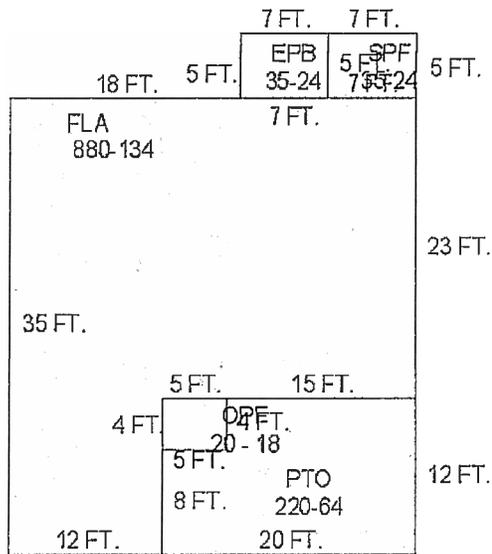
### Building 1 Details

Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade <u>450</u>
Effective Age <u>65</u>	Perimeter <u>134</u>	Depreciation % <u>58</u>
Year Built <u>1934</u>	Special Arch <u>0</u>	Grnd Floor Area <u>880</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.  
 Roof Type GABLE/HIP      Roof Cover ASPHALT SHINGL      Foundation CONCR FTR  
 Heat 1 NONE      Heat 2 NONE      Bedrooms 2  
 Heat Src 1 NONE      Heat Src 2 NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	1
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1933	N	Y	0.00	0.00	880
2	EPB	1:WD FRAME	1	1933	N	N	0.00	0.00	35
3	PTO		1	1933	N	N	0.00	0.00	220
4	SPF	1:WD FRAME	1	1933	N	N	0.00	0.00	35
5	OPF		1	1933					20

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	240 SF	40	6	1997	1998	2	30
2	UB2:UTILITY BLDG	144 SF	0	0	1981	1982	3	50
3	CL2:CH LINK FENCE	200 SF	50	4	1976	2008	1	30

## Appraiser Notes

TPP 9031463 - ISLAMORADA JUNIOR SAILFISH TOURNAMENT & DON GURGIOLO SAILFISH CLASSIC

RE 555870 COMBINED PER OWNERS REQUEST 9-19-1984

FINAL JUDGMENT RECORDED 5/13/2009 IN OR2412-1490/1492 VOIDS THE DEED RECORDED IN OR2303-1515. PER THIS FINAL JUDGMENT TITLE IS NOW REFLECTED UNDER THE OWNERSHIP OF TAMMIE J GURGIOLO AND RALF AND JENNIFER KUEHN HAVE NO RIGHT, TITLE AND INTEREST IN THIS PROPERTY.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9802395	08/26/1998		400	Residential	FENCE & PRIVACY WALL

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	53,419	1,818	75,728	130,965	124,841	0	130,965
2014	47,940	1,687	82,115	131,742	113,492	0	131,742
2013	49,079	1,712	62,363	113,154	103,175	0	113,154
2012	50,119	1,737	41,940	93,796	93,796	0	93,796
2011	48,444	1,829	60,751	111,024	111,024	0	111,024
2010	51,209	1,911	115,200	168,320	168,320	0	168,320
2009	91,195	1,994	86,400	179,589	179,589	0	179,589
2008	90,607	2,085	168,000	260,692	260,692	0	260,692
2007	103,228	1,520	240,000	344,748	71,589	25,000	46,589
2006	79,141	1,581	192,000	272,722	69,843	25,000	44,843
2005	68,819	1,648	192,000	262,467	67,809	25,000	42,809
2004	83,295	1,710	73,201	158,206	65,834	25,000	40,834
2003	70,519	1,772	49,201	121,492	64,607	25,000	39,607
2002	58,379	1,839	22,801	83,019	63,093	25,000	38,093
2001	49,398	1,901	10,801	62,100	62,100	25,000	37,100
2000	49,398	1,416	10,801	61,614	60,682	25,000	35,682
1999	49,398	1,275	10,801	61,474	59,087	25,000	34,087
1998	47,152	204	10,801	58,157	58,157	25,000	33,157

1997	47,152	204	10,801	58,157	58,157	25,000	33,157
1996	47,152	204	10,801	58,157	58,157	25,000	33,157
1995	47,152	204	10,801	58,157	58,157	25,000	33,157
1994	44,907	194	9,600	54,701	54,701	0	54,701
1993	44,907	194	9,600	54,701	54,701	0	54,701
1992	44,907	194	9,000	54,101	54,101	0	54,101
1991	12,879	194	10,126	23,199	23,199	23,199	0
1990	12,879	194	6,750	19,823	19,823	19,823	0
1989	13,023	194	6,300	19,517	19,517	19,517	0
1988	9,407	194	6,300	15,901	15,901	15,901	0
1987	9,288	194	6,300	15,782	15,782	15,782	0
1986	9,340	194	6,300	15,834	15,834	15,834	0
1985	9,052	194	6,300	15,546	15,546	15,546	0
1984	8,431	194	6,300	14,925	14,925	14,925	0
1983	8,431	194	4,378	13,003	13,003	13,003	0
1982	8,607	194	4,378	13,179	13,179	5,000	8,179

### Parcel Sales History

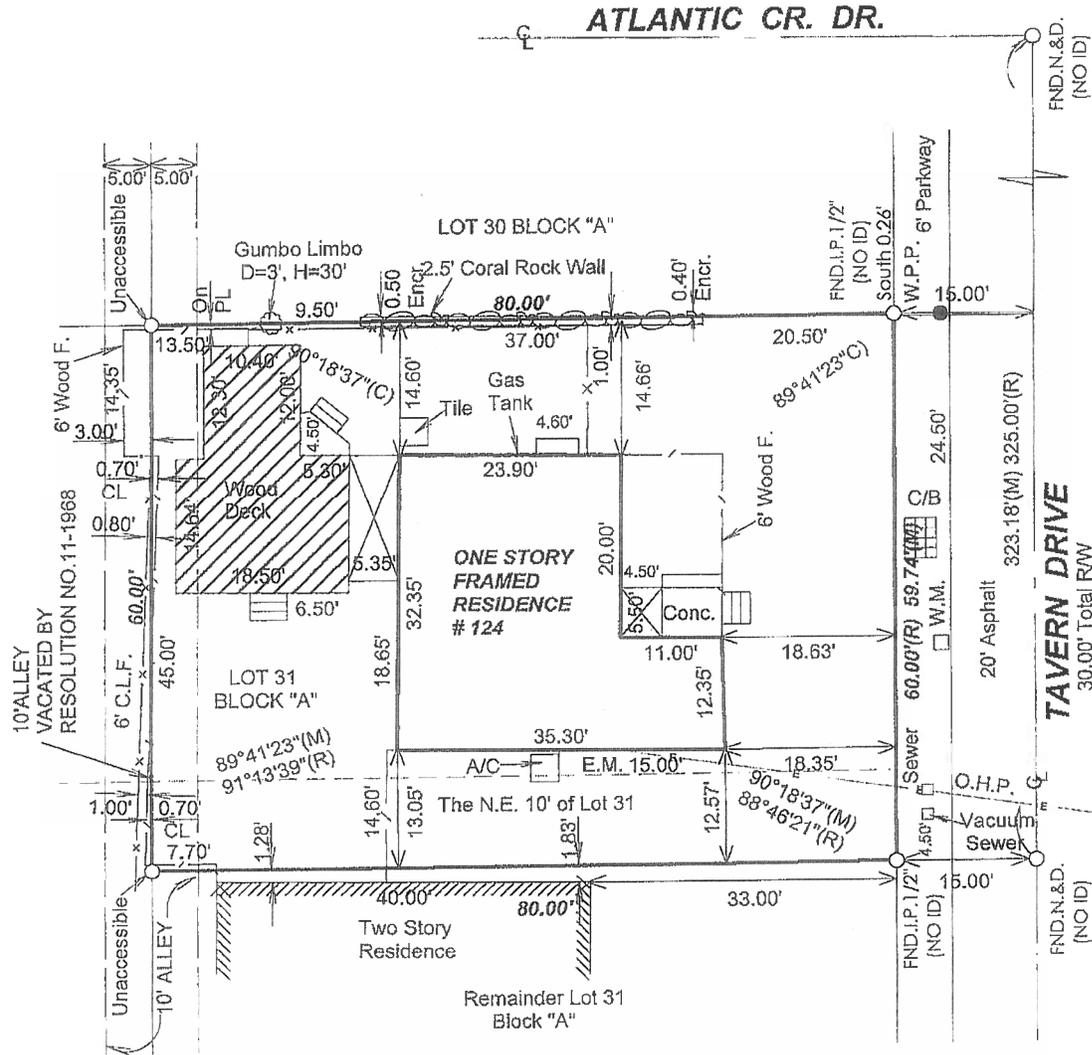
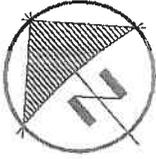
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/29/2015	2776 / 380	100	<u>CT</u>	<u>12</u>
6/15/2007	2303 / 1515	396,600	<u>WD</u>	<u>Q</u>
12/1/1991	1194 / 2003	67,000	<u>WD</u>	<u>Q</u>

This page has been visited 141,300 times.

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

Part of Lot 31, Block A, Tavernier 2, according to the plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, and being more particularly described as follows: Beginning at the SE corner of Lot 31 and running 10 feet in a Southwesterly direction; thence 75 feet in a Northwesterly direction; thence 10 feet in a Southeasterly direction to the Point of Beginning. Also all of Lot 32, Block A, Tavernier 2, according to the plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida.



ATLANTIC CR. DR.

FND. N.&D. (NO ID)

TAVERNIER DRIVE  
323.18'(M) 325.00'(R)  
20' Asphalt  
30.00' Total R/W

**CERTIFIED TO:**

DAVID M. BOERNER & JENNIFER M. BOERNER  
ABSOLUTE FIRST TITLE  
STEWART TITLE GUARANTY COMPANY

**SURVEYOR'S NOTES:**

- 1.) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
- 2.) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ARE THE SAME AS PLAT VALUES.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SKETCH.
- 4.) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENT WERE NOT LOCATED.
- 5.) FENCES TIES ARE TO THE CENTER LINE OF THE SAME.
- 6.) WALL TIES TO THE FACE OF THE SAME.
- 7.) ELEVATION WHEN SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929) UNLESS OTHERWISE NOTED.
- 8.) THERE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.
- 9.) THIS SURVEY IS FOR MORTGAGE PURPOSES ONLY, NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**ABBREVIATIONS:**

SWK= Sidewalk, CBS= Concrete Block Structure, CLF= Chain Link Fence, PL= Property Line, DUE= Drainage Utility Easement, IP= Iron Pipe, A/C= Air Conditioner Pad, P/C= Property Corner, D/H= Drilled Hole, W/F= Wood Fence, RES= Residence, CL= Clear, IR= Iron Rebar, UE= Utility Easement, CONC= Conc. Slab, R/W= Right of Way, DE= Drainage Easement, C/L= Center Line, O= Diameter, TYP= Typical, M= Measured, R= Recorded, ENCR= Encroachment, COMP= Computer, ASPH= Asphalt, N/D= Nail & Disc., S= Set, FFE= Finish Floor Elevation, O/S= Offset, P/P= Power Pole, OHP= Overhead Powerline, WM= Water Meter, WPP= Wood Power Pole, E.M.= Electric Meter, M.F.= Metal Fence, P.F.= Plastic Fence, D.M.E.= Drainage Maintenance Easement, C.M.E.= Canal Maintenance Easement, L.M.E.= Lake Maintenance Easement, M.E.= Maintenance Easement, B.C.= Block Corner, P.C.= Point of Curvature, FND= Found, NO ID= No Identification.

**(FLOOD ZONE INFORMATION)**

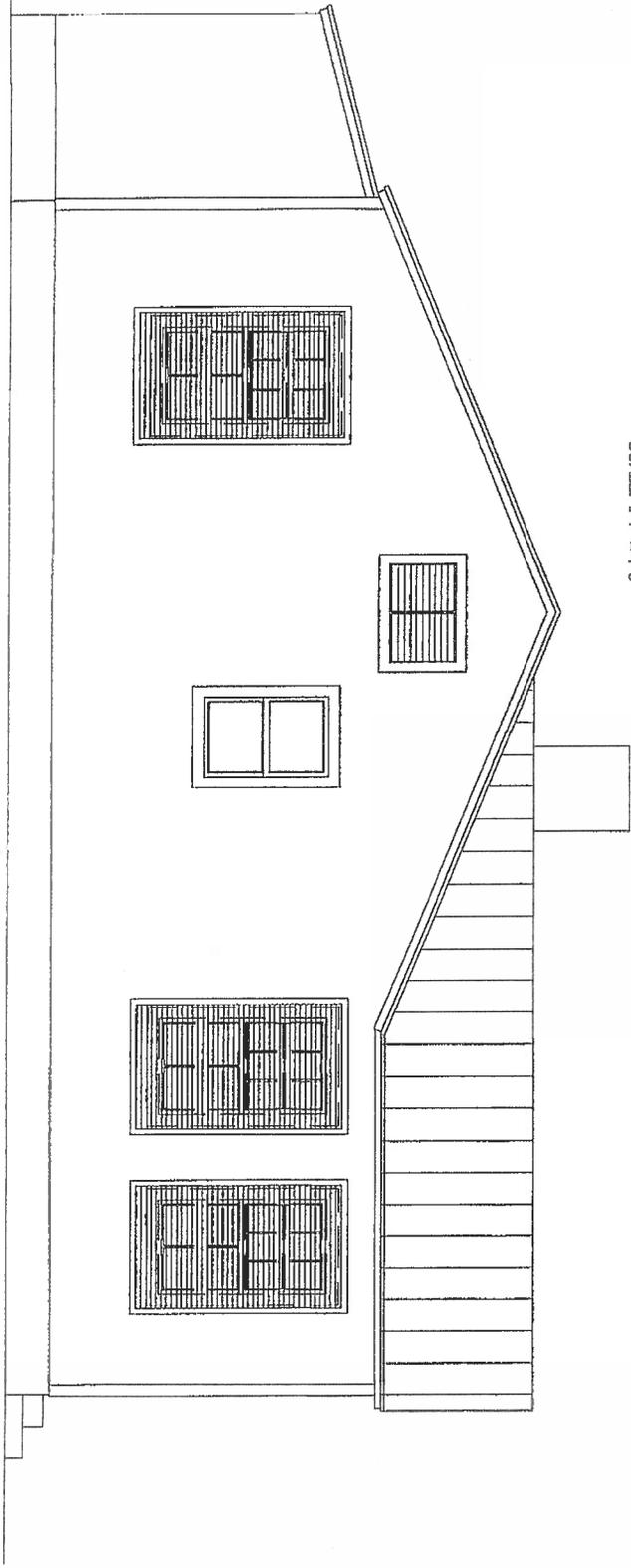
ZONE: AE COMM. 125129 PANEL: 12087C0919 SUFFIX: K DATE: 2-18-2005 BASE: 10.00'

**I HEREBY CERTIFY:**

That the attached "BOUNDARY SURVEY" of the lands shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers as contained in Chapter 6J-17, Florida

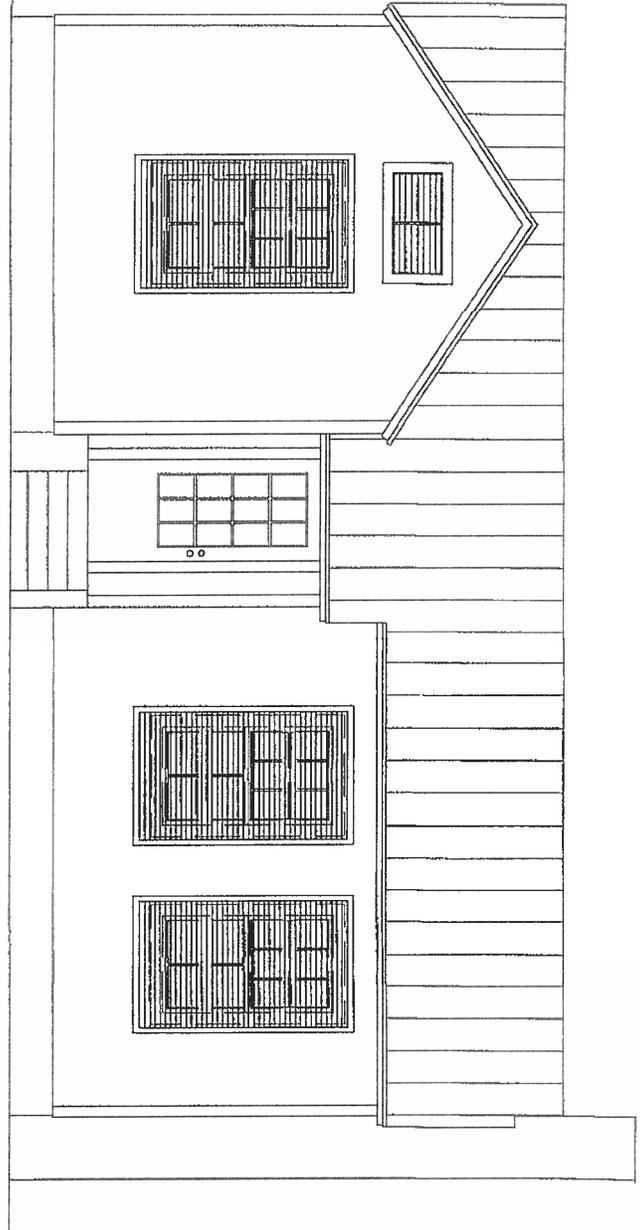
② SOUTHWEST (SIDE) ELEVATION

SCALE 1/4" = 1'-0"



① SOUTHEAST (STREET) ELEVATION

SCALE 1/4" = 1'-0"



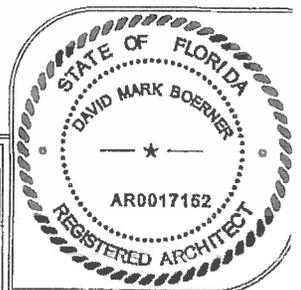
COPYRIGHT 2014 DAVE BOERNER, ARCHITECT, P.A. AA-0003415

A-2  
OF 3

DATE:  
5-24-16  
PROJECT:  
0516-10

Renovate Residence  
124 Tavern Dr., Tavernier, FL

DAVE BOERNER  
ARCHITECT, P.A.  
ISLAMORADA, FL (305) 852-5674





DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)  
BOARD AND CODE ADMINISTRATION DIVISION

**NOTICE OF ACCEPTANCE (NOA)**

MIAMI-DADE COUNTY  
PRODUCT CONTROL SECTION  
11805 SW 26 Street, Room 208  
T (786) 315-2590 F (786) 315-2599

[www.miamidade.gov/economy](http://www.miamidade.gov/economy)

Eco Window Systems, LLC  
9114 NW 106 Street  
Medley, FL 33178

**SCOPE:**

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER-Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/ or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

**DESCRIPTION:** Series "Eco-Guard 100" Aluminum Single Hung Window - L.M.I.

**APPROVAL DOCUMENT:** Drawing No. W09-08, titled "Eco-Guard Series-100 Alum. S.H. Wdw. (L.M.I.)", sheets 1 through 6 of 6, dated 02/12/09, with revision E dated 06/23/15, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

**MISSILE IMPACT RATING:** Large and Small Missile Impact Resistant

**LABELING:** Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises NOA No. 14-0317.02 and consists of this page 1 and evidence pages E-1 and E-2, as well as approval document mentioned above.

The submitted documentation was reviewed by Manuel Perez, P.E.



*MP*  
*6/26/15*

NOA No. 15-0406.12  
Expiration Date: April 08, 2019  
Approval Date: July 02, 2015  
Page 1

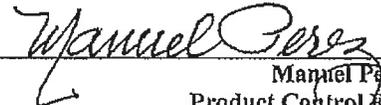
NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**A. DRAWINGS**

1. Manufacturer's die drawings and sections.  
*(Submitted under NOA No. 09-0224.07 and previous NOA No.14-0317.02)*
2. Drawing No. W09-08, titled "Eco-Guard Series-100 Alum. S.H. Wdw. (L.M.I.)", sheets 1 through 6 of 6, dated 02/12/09, with revision E dated 06/23/15, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

**B. TESTS**

1. Test reports on: 1) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94  
2) Large Missile Impact Test per FBC, TAS 201-94  
3) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
4) Forced Entry Test, per FBC 2411.3.2.1, and TAS 202-94  
along with marked-up drawings and installation diagram of an aluminum single hung window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-7635**, dated 12/09/14, signed and sealed by Marlin D. Brinson, P.E.  
*(Submitted under NOA No. 14-0317.02)*
2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94  
2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94  
3) Water Resistance Test, per FBC, TAS 202-94  
4) Forced Entry Test, per FBC 2411 3.2.1 and TAS 202-94  
along with installation diagram of a 106- $\frac{1}{2}$ " wide x 76" high ECO-Guard Series-100 aluminum single hung window, prepared by Hurricane Engineering & Testing Inc. Test Report No. **HETI-08-2166A**, dated 12/15/09, signed and sealed by Candido F. Font, P.E.  
*(Submitted under NOA No. 09-0224.07)*
3. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94  
2) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
along with installation diagram of a 106- $\frac{1}{2}$ " wide x 76" high ECO-Guard Series-100 aluminum single hung window, prepared by Hurricane Engineering & Testing Inc. Test Report No. **HETI-08-2166C**, dated 12/ 15/09, signed and sealed by Candido F. Font, P.E.  
*(Submitted under NOA No. 09-0224.07)*
4. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94  
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94  
3) Water Resistance Test, per FBC, TAS 202-94  
4) Forced Entry Test, per FBC 2411 3.2.1 and TAS 202-94  
along with installation diagram of a 53- $\frac{1}{4}$ " wide x 76" high ECO-Guard Series-100 aluminum single hung window, prepared by Hurricane Engineering & Testing Inc. Test Report No. **HETI-08-2168**, dated 12/15/09, signed and sealed by Candido F. Font, P.E.  
*(Submitted under NOA No. 09-0224.07)*

  
Manuel Perez, P.E.  
Product Control Examiner  
NOA No. 15-0406.12  
Expiration Date: April 08, 2019  
Approval Date: July 02, 2015

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**B. TESTS (CONTINUED)**

5. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94  
2) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
along with installation diagram of a 53-<sup>1</sup>/<sub>4</sub>" wide x 76-<sup>1</sup>/<sub>4</sub>" high ECO-Guard Series-100 aluminum single hung window, prepared by Hurricane Engineering & Testing Inc. Test Report No. **HETI-08-2170**, dated 12/15/09, signed and sealed by Candido F. Font, P.E. *(Submitted under NOA No. 09-0224.07)*

**C. CALCULATIONS**

1. Anchor verification calculations and structural analysis, complying with **FBC 5<sup>th</sup> Edition (2014)**, dated 03/27/15 and 06/23/15, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.
2. Glazing complies with **ASTM E1300-09**

**D. QUALITY ASSURANCE**

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

**E. MATERIAL CERTIFICATIONS**

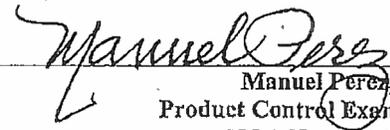
1. Notice of Acceptance No. **14-0916.10** issued to **Kuraray America, Inc.** for their "Kuraray Butacite® PVB Glass Interlayer" dated 04/25/15, expiring on 12/11/16.

**F. STATEMENTS**

1. Statement letter of conformance, complying with **FBC-5<sup>th</sup> Edition (2014)**, and of no financial interest, dated March 17, 2015, issued by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.
2. Laboratory compliance letters for Test Report No. **FTL-7635**, issued by Fenestration Testing Laboratory, Inc., dated 12/09/14, signed and sealed by Marlin D. Brinson, P.E. *(Submitted under previous NOA No. 14-0317.02)*
3. Proposal issued by the Product Control Section, dated 03/25/13, signed by Jaime Gascon, P.E., Product Control Section Supervisor. *(Submitted under previous NOA No. 14-0317.02)*
4. Laboratory compliance letters for Test Reports No. **HETI-08-2166A**, **HETI-08-2166C**, **HETI-08-2168** and **HETI-08-2170**, all issued by Hurricane Engineering and Testing, Inc., dated 12/29/10, signed and sealed by Candido F. Font, P.E. *(Submitted under NOA No. 09-0224.07)*

**G. OTHERS**

1. Notice of Acceptance No. **14-0317.02**, issued to Eco Window Systems, LLC for their Series "Eco-Guard 100" Aluminum Single Hung Window - L.M.I., approved on 04/10/14 and expiring on 04/08/19.

  
Manuel Perez, P.E.  
Product Control Examiner  
NOA No. 15-0406.12  
Expiration Date: April 08, 2019  
Approval Date: July 02, 2015

**ECO-GUARD SERIES-100  
ALUMINUM SINGLE HUNG WINDOW**

DESIGN LOAD RATINGS FOR THESE WINDOWS TO BE AS PER CHARTS SHOWN ON SHEETS 2.

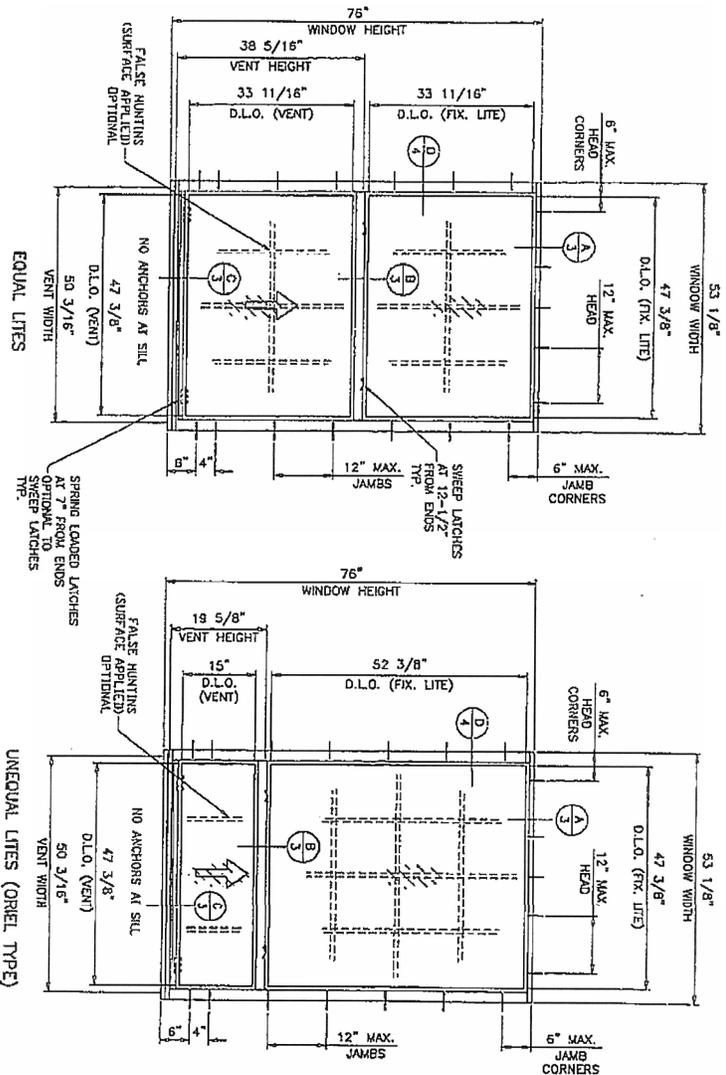
APPROVAL APPLIES TO SINGLE UNITS OR SIDE BY SIDE COMBINATIONS OF S.H./S.H. OR SINGLE HUNG WITH OTHER WINDOW TYPES IN MODULES OF TWO OR MORE WINDOWS USING MIAMI-DADE COUNTY APPROVED MULLIONS IN BETWEEN. LOWER DESIGN PRESSURE FROM WINDOWS OR MULLION APPROVAL WILL APPLY TO ENTIRE SYSTEM.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.

ANCHORS SHALL BE AS LISTED, SPACED AS SHOWN ON DETAILS. ANCHORS EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. ANCHORING OR LANDING CONDITIONS NOT SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL.

A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY. MATERIALS INCLUDING BUT NOT LIMITED TO STEEL, METAL, SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIPABLE MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.



THESE WINDOWS ARE RATED FOR LARGE & SMALL MISSILE IMPACT. SHUTTERS ARE NOT REQUIRED.

PRODUCT REVISED as complying with the Florida Building Code 15-0406-12 Approved by *[Signature]* 06/28/2012  
 By *[Signature]* Miami Dade Product Control

Eng'r JAWAD HAWAD  
 P.E. No. 76892  
 C.A.N. 538  
 JUN 28 2013

date:	02-12-09
scale:	1/2"=1'-0"
dr. by:	HAWAD
chk. by:	
drawing no.	W09-08
sheet 1 of 6	

no	date	by	description
A	02.15.12		UPDATED TO 2010 FBC
B	01.11.13		MANUF. ADDRESS REV.
C	02.05.14		GLASS & LATCH OPTION ADDED
D	03.18.15		UPDATED TO 2014 FBC
E	06.23.15		REV. PER RSR COMMENTS

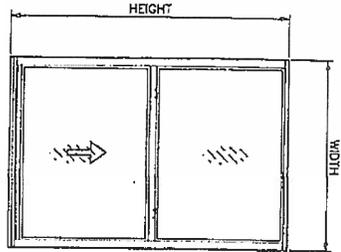
ECO-GUARD SERIES-100 ALUM S.H. WDW. (L.M.I.)  
**ECO WINDOW SYSTEMS, LLC.**  
 9114 N.W. 106 STREET  
 MEDLEY, FL. 33178  
 TEL (305) 885-5299 FAX (305) 885-5902

**AL-FAROOQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1235 S.W. 87 AVE  
 MIAMI, FLORIDA 33174  
 TEL (305) 264-8100 FAX (305) 263-6978

COMP-ANL\_W09-08ECO

EQUAL LITES WINDOWS			
DESIGN LOAD CAPACITY - PSF			
FLANGE DIMS.	GLASS TYPES	"A", "B" & "C"	
WIDTH	HEIGHT	EXT(+)	INT(-)
19-1/8"	24"	75.0	90.0
24"	24"	75.0	90.0
26-1/2"	24"	75.0	90.0
32"	24"	75.0	90.0
37"	24"	75.0	90.0
40"	24"	75.0	90.0
48"	24"	75.0	90.0
53-1/8"	24"	75.0	90.0
19-1/8"	32"	75.0	90.0
24"	32"	75.0	90.0
26-1/2"	32"	75.0	90.0
32"	32"	75.0	90.0
37"	32"	75.0	90.0
40"	32"	75.0	90.0
48"	32"	75.0	90.0
53-1/8"	32"	75.0	90.0
19-1/8"	40"	75.0	90.0
24"	40"	75.0	90.0
26-1/2"	40"	75.0	90.0
32"	40"	75.0	90.0
37"	40"	75.0	90.0
40"	40"	75.0	90.0
48"	40"	75.0	90.0
53-1/8"	40"	75.0	90.0
19-1/8"	48"	75.0	90.0
24"	48"	75.0	90.0
26-1/2"	48"	75.0	90.0
32"	48"	75.0	90.0
37"	48"	75.0	90.0
40"	48"	75.0	90.0
48"	48"	75.0	90.0
53-1/8"	48"	75.0	90.0

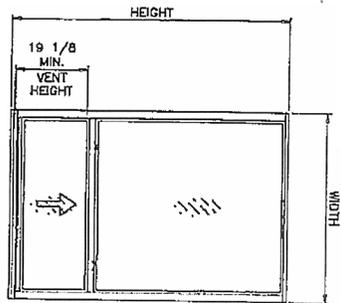
\* NO. IN PARENTHESIS INDICATE NO. OF ANCHORS PER JAMB.



EQUAL LITES

UNEQUAL LITES WINDOWS			
DESIGN LOAD CAPACITY - PSF			
FLANGE DIMS.	GLASS TYPES	"A", "B" & "C"	
WIDTH	HEIGHT	EXT(+)	INT(-)
19-1/8"	24"	75.0	90.0
24"	24"	75.0	90.0
26-1/2"	24"	75.0	90.0
32"	24"	75.0	90.0
37"	24"	75.0	90.0
40"	24"	75.0	90.0
48"	24"	75.0	90.0
53-1/8"	24"	75.0	90.0
19-1/8"	32"	75.0	90.0
24"	32"	75.0	90.0
26-1/2"	32"	75.0	90.0
32"	32"	75.0	90.0
37"	32"	75.0	90.0
40"	32"	75.0	90.0
48"	32"	75.0	90.0
53-1/8"	32"	75.0	90.0
19-1/8"	40"	75.0	90.0
24"	40"	75.0	90.0
26-1/2"	40"	75.0	90.0
32"	40"	75.0	90.0
37"	40"	75.0	90.0
40"	40"	75.0	90.0
48"	40"	75.0	90.0
53-1/8"	40"	75.0	90.0
19-1/8"	48"	75.0	90.0
24"	48"	75.0	90.0
26-1/2"	48"	75.0	90.0
32"	48"	75.0	90.0
37"	48"	75.0	90.0
40"	48"	75.0	90.0
48"	48"	75.0	90.0
53-1/8"	48"	75.0	90.0

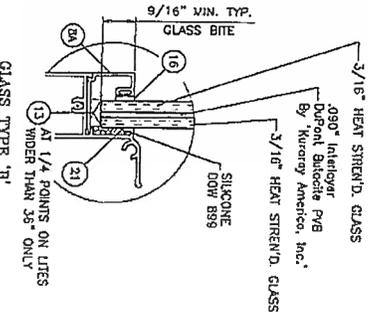
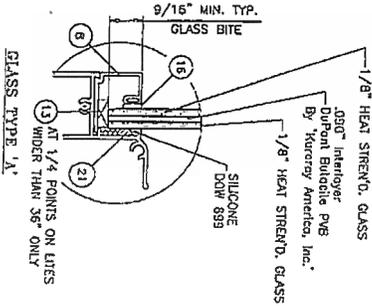
\* NO. IN PARENTHESIS INDICATE NO. OF ANCHORS PER JAMB.



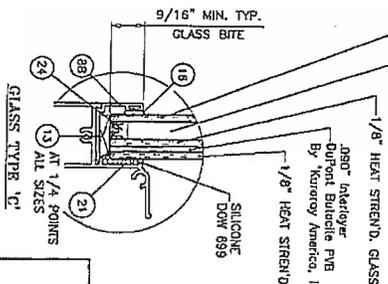
UNEQUAL LITES (ORIEL TYPE)

TO QUALIFY FOR SMALL MISSILE IMPACT RATING  
EXTERIOR PLY OF GLASS TYPE 'C' MUST BE TEMPERED.

NOTE:  
CLASS CAPACITIES ON THIS SHEET ARE  
BASED ON ASTM E1300-09 (3 SEC. GUSTS)  
AND FLORIDA BUILDING COMMISSION  
DECLARATORY STATEMENT DCA05-DEC-219



GLAZING OPTIONS



Eng. JAWAD AHMAD  
F.L.A. P.E. # 20592  
CALIF. 3535  
Date: 02/18/2015

SETTING BLOCKS AT  
LATE GLASS AND INSUL. LATE GLASS  
LATCH BOLTING BEHIND LEO TO CLEAR BLOCKS

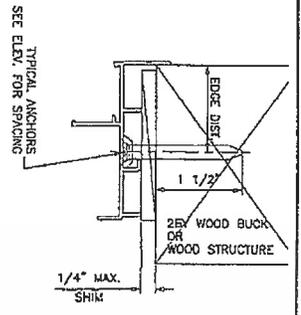
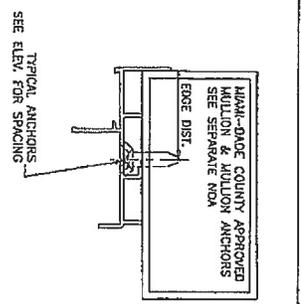
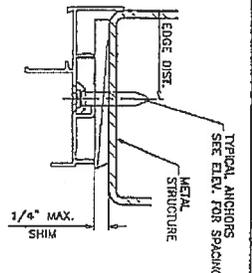
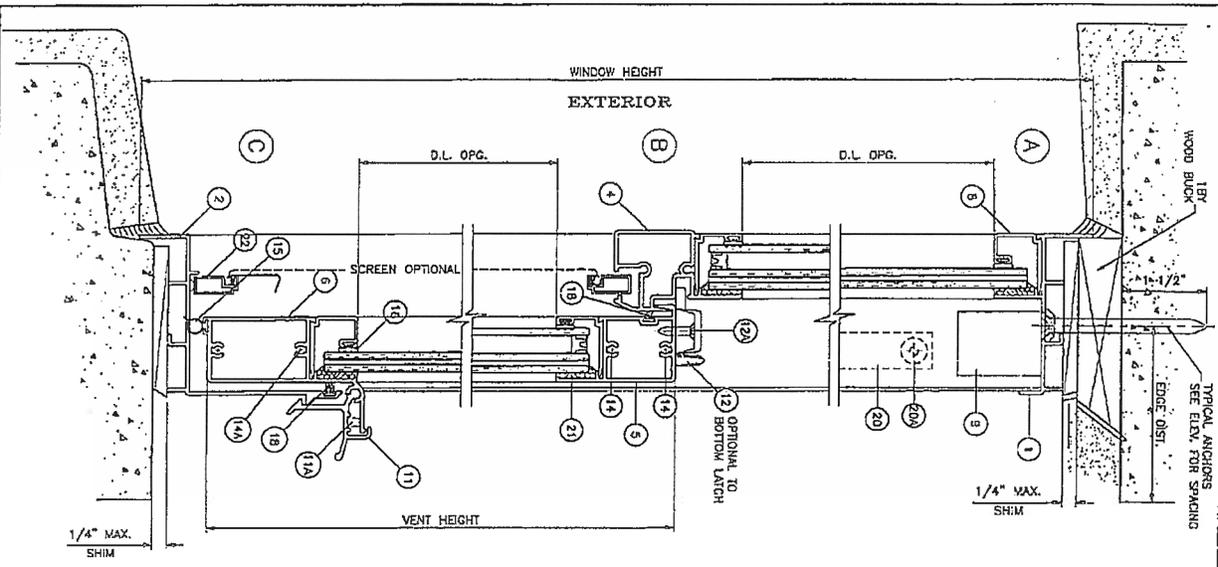
PRODUCT REVISED  
AS COMPYING WITH Florida  
Building Code 15-0406.12  
Revision Date: 02/18/2015  
By: *[Signature]*  
Mansour Bahar Product Control

date:	02-12-09
scale:	1/2" = 1"
dr. by:	HAMD
chk. by:	
drawing no.:	W09-08
sheet:	2 of 5

no.	date	by	description
A	02.15.12		NO CHANGE THIS SHEET
B	01.11.13		HANUF. ADDRESS REV.
C	02.06.14		GLASS & LATCH OPTION ADDED
D	03.16.15		UPDATED TO 2014 FBC
E	06.23.16		REV. PER RER COMMENTS

ECO-GUARD SERIES-100 ALUM S.H. WDW. (L.M.I.)  
ECO WINDOW SYSTEMS, LLC.  
9114 N.W. 106 STREET  
MEDLEY, FL 33178  
TEL (305) 885-5299 FAX (305) 885-5902

**AL-FAROOQ CORPORATION**  
ENGINEERS & PRODUCT DEVELOPMENT  
1235 S.W. 87 AVE  
MIAMI, FLORIDA 33174  
TEL (305) 264-8100 FAX (305) 262-6978  
COMP-ANLW09-OBECO



WOOD BUCKS AND METAL STRUCTURE NOT BY ECO WDW. MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.

**TYPICAL ANCHORS:** SEE ELEV. FOR SPACING  
 1/4" DIA. ULTRACON BY ECOL (F<sub>u</sub>=177 KSI, F<sub>y</sub>=155 KSI)  
 INTO 2BY WOOD BUCKS OR WOOD STRUCTURES  
 1-1/2" MIN. PENETRATION INTO WOOD (HEAD/JAMBS)  
 THRU 1BY BUCKS INTO CONC. OR MASONRY  
 1-1/4" MIN. EMBED INTO CONCRETE (HEAD)  
 1-1/4" MIN. EMBED INTO CONC. OR MASONRY (JAMBS)  
 DIRECTLY INTO CONC. OR MASONRY  
 1-1/2" MIN. EMBED INTO CONCRETE (HEAD)  
 1-1/4" MIN. EMBED INTO CONC. OR MASONRY (JAMBS)  
 #14 SWS. OR SILE DRILLING SCREWS (GRADE 2 ORS)  
 INTO MIAMI-DADE COUNTY APPROVED MULLIONS (MIN. THK. = 1/8")  
 INTO METAL STRUCTURES  
 STEEL : 1/8" GA. MIN. (F<sub>y</sub> = 36 KSI MIN.)  
 ALUMINUM : 1/8" THK. MIN. (6063-T5 MIN.)  
 (STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

**TYPICAL EDGE DISTANCE**  
 INTO CONCRETE AND MASONRY = 2-1/2" MIN.  
 INTO WOOD STRUCTURE = 1" MIN.  
 INTO METAL STRUCTURE = 3/4" MIN.  
 WOOD AT HEAD, SILL OR JAMBS SG = 0.55 MIN.  
 CONCRETE AT HEAD, SILL OR JAMBS F<sub>c</sub> = 3000 PSI MIN.  
 C-90 HOLLOW/FILLED NORMAL WEIGHT CMU AT JAMBS F<sub>m</sub> = 2000 PSI MIN.

PRODUCT REVISED  
 in compliance with the Florida  
 Building Code 15-0406.12  
 Acceptance No. 21702/2019  
 Expiration Date 02/28/2029  
 By *Hamid*  
 Miami Dade Product Control  
 SEALANT  
 ALL JOINTS AND FRAME CONNECTIONS SEALED WITH  
 JOINT SEALER.

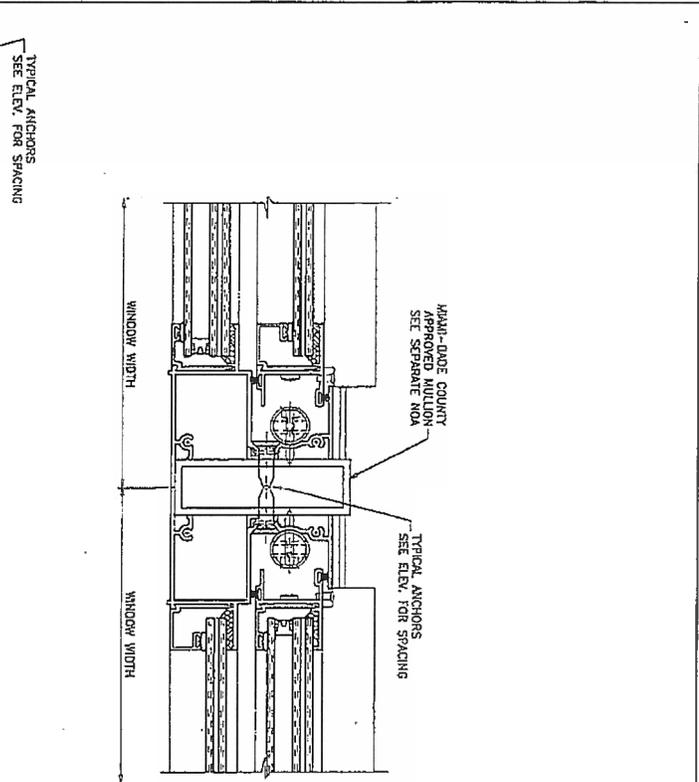
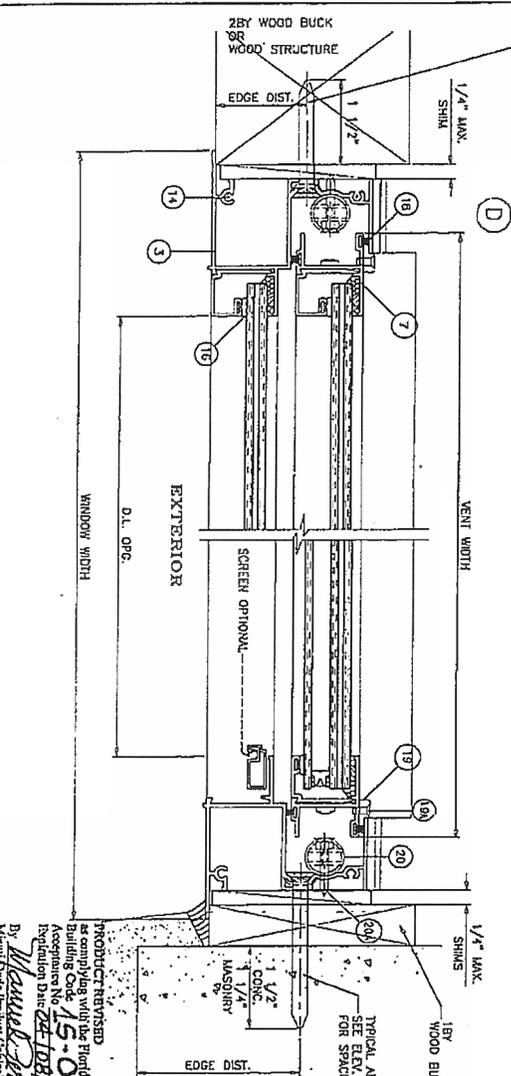
Eng: JAVD AHMED  
 FLA. REG. NO. 70592  
 C.A.N. 559  
 11/19/2015

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B	01.11.13		MANUF. ADDRESS REV.
C	02.08.14		CLASS & LATCH OPTION ADDED
D	03.18.15		UPDATED TO 2014 FBC
E	06.23.15		REV. PER RER COMMENTS

ECO-GUARD SERIES-100 ALUM S.H. WDW. (L.M.I.)  
**ECO WINDOW SYSTEMS, LLC.**  
 9114 N.W. 106 STREET  
 MEDLEY, FL. 33178  
 TEL (305) 885-5299 FAX (305) 885-5802

**AL-FAROOQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1235 S.W. 87 AVE  
 MIAMI, FLORIDA 33174  
 TEL (305) 264-8100 FAX (305) 202-6978  
 COMP-ANL\W09-08ECO

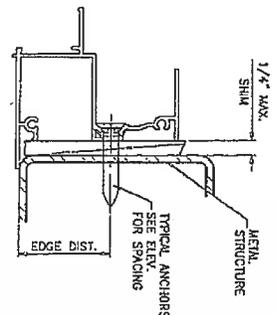
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 W09-08  
 Drawing No.



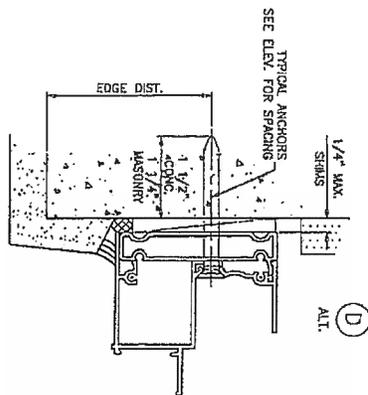
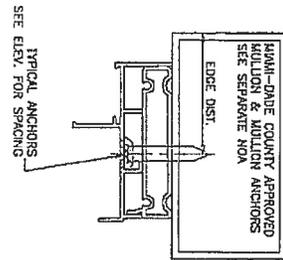
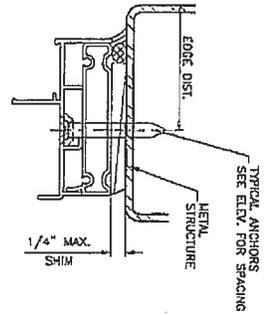
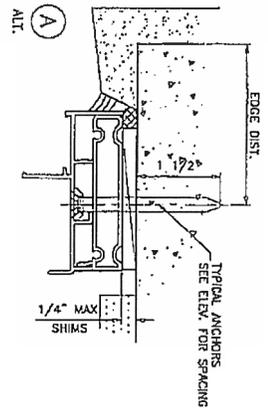
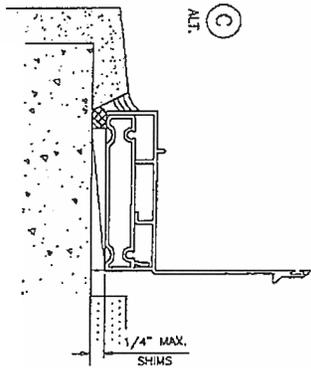
ITEM #	PART #	REQD.	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
1	FT101	1	FRAME HEAD	6063-T6	
2	FT115	1	FRAME SILL	6063-T6	
3	FT103	2	FRAME JAMB	6063-T6	
4	FT104	1	FIXED MFG. RAIL	6063-T6	
5	FT105	1	VENT TOP RAIL	6063-T6	
6	FT114	1	VENT BOTTOM RAIL	6063-T6	
7	FT107	2	VENT SIDE RAIL	6063-T6	
8	FT108	AS R.O.D.	GLAZING BEAD (5/16" LAM. GLASS)	6063-T6	
8A	FT109	AS R.O.D.	GLAZING BEAD (7/16" LAM. GLASS)	6063-T6	
8B	FT110	AS R.O.D.	GLAZING BEAD (INSUL. LAM. GLASS)	6063-T6	
9	FT116	2/VENT	SASH STOP	6063-T6	
11	FT113	2/VENT	SPRING LOADED LATCH AT 7" FROM ENDS	6063-T6	
11A	-	1/ LATCH	LATCH SPRING	ST. STEEL	
12	SL203P	2/VENT	SWEEP LATCH AT 12-1/2" FROM ENDS	ZALUK	SULLIVAN & ASSOC. FH SMS
12A	-	AS R.O.D.	SETTING BLOCK	EPDM	DISCOUNTER 8045 SHORE A
13	-	AS R.O.D.	FRAME & VENT ASSEMBLY SCREWS	CRS	PH SMS
14	1/8 x 1"	AS R.O.D.	BOTTOM RAIL ASSEMBLY SCREWS	CRS	PH SMS
14A	1/8 x 3/8"	AS R.O.D.	VENT TOP RAIL ASSEMBLY SCREWS	CRS	PH SMS
15	E207	AS R.O.D.	VENT TOP RAIL SEAL - SERIES 101	NEOPRENE	ULTRAVAG
16	E203	AS R.O.D.	GLAZING BEAD BULB	ULTRAVAG	
18	W21181	AS R.O.D.	FIN SEAL, W/STRIPPING	SYNTHETIC	
19	FT117	4/VENT	SASH GUIDE	CELCON	MAX PLASTICS
19A	1/8 x 3/8"	1/ GUIDE	SASH GUIDE INST. SCREW	CRS	OH SHS TYPE B
20	FT10	2/VENT	SASH BALANCE	-	SUPERBOOST BY ISI
20A	1/8 x 5/8"	1/ BALANCE	BALANCE INST. SCREW	-	FRANK LOWE
21	-	AS R.O.D.	GLASS SPACER	SILICONE	OPTIONAL
22	-	1	5/16" BOX SCREW	6063-T6	OPTIONAL
23	FT120	-	FLUSH FRAME ADAPTER	-	OPTIONAL
24	-	-	INSUL. GLASS EDGE SPACER	ST. STEEL	CARDINAL XL

PRODUCT REVISIONS  
 Building Code 15-0406-12  
 Regulation Date 02/15/2019  
 By: *Manuel Rodriguez*  
 Miami Style Product Control

Engr. AMAD AHMAD  
 P.L.A. REG. 70592  
 C.A.N. 5589  
 DATE 02/15/2019



date: 02-12-09 scale: 1/2" = 1" dr. by: HAMID chg. by:	revisions: no. date by description A 02.15.12 NO CHANGE THIS SHEET B 01.11.13 MANUF. ADDRESS REV. C 02.09.14 CLASS & LATCH OPTION ADDED D 03.18.15 UPDATED TO 2014 FBC E 06.23.15 REV. PER RER COMMENTS	ECO-GUARD SERIES-100 ALUM S.H. WDW. (L.M.1.) <b>ECO WINDOW SYSTEMS, LLC.</b> 9114 N.W. 106 STREET MEDLEY, FL. 33178 TEL. (305) 885-5299 FAX (305) 885-5902	<b>AL-FAROQ CORPORATION</b> ENGINEERS & PRODUCT DEVELOPMENT 1235 S.W. 87 AVE MIAMI, FLORIDA 33174 TEL (305) 264-8100 FAX (305) 282-6978 COMP-ANL W09-08CCO
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INSTALLATION DETAILS WITH FLUSH FRAME ADAPTER

PRODUCT REVISED  
 as complying with the Florida  
 Building Code 15-0406.12  
 Exception Date 07/08/2019  
 By *Aluminum*  
 Miami/Trade Product Center

ENGR. JAVAD AHMAD  
 P.E., F.A.S.  
 FLS. REG. 70592  
 C.A.N.T. 5359  
 JUN 23 2015

date:	02-12-05
scale:	1/2" = 1"
dr. by:	HANID
chk. by:	
drawing no.	W09-08
sheet of	6

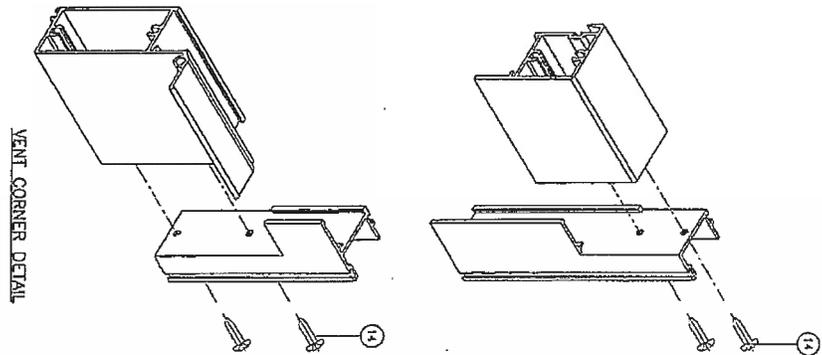
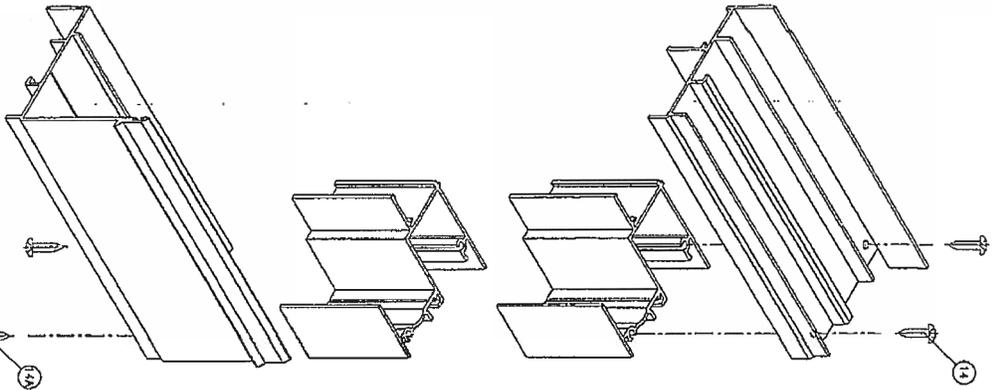
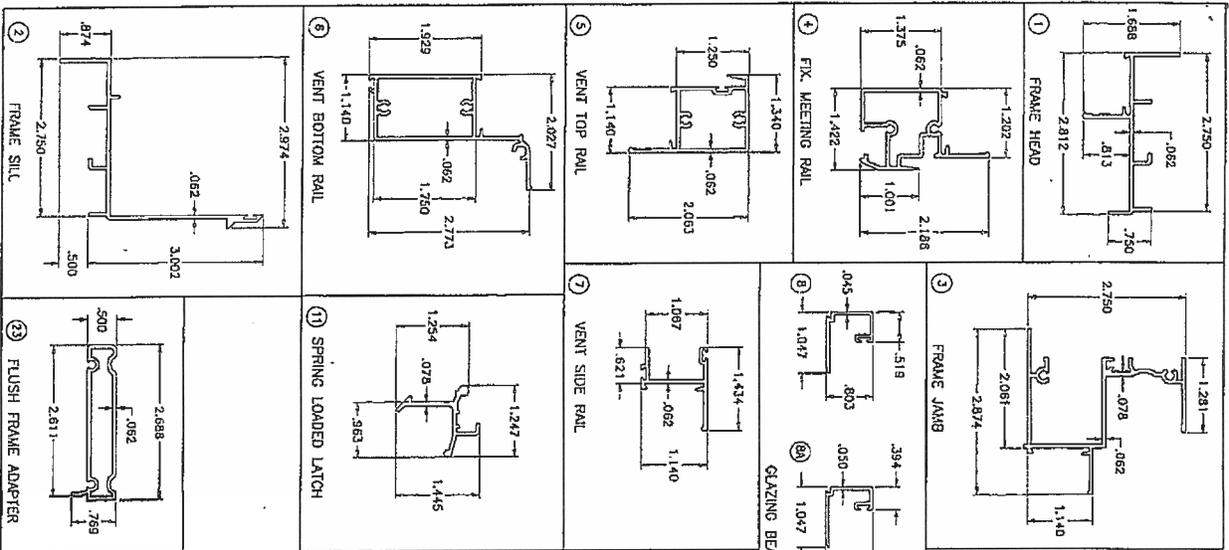
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B	01.11.13 MANUF. ADDRESS REV.
C	02.06.14 NO CHANGE THIS SHEET
D	03.18.15 UPDATED TO 2014 FBC
E	06.23.15 NO CHANGE THIS SHEET

ECO-GUARD SERIES-100 ALUM S.H. WDW. (L.M.I.)  
**ECO WINDOW SYSTEMS, LLC.**  
 9114 N.W. 106 STREET  
 MEDLEY, FL. 33178  
 TEL (305) 885-5299 FAX (305) 885-5902

**AL-FAROOQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1235 S.W. 87 AVE  
 MIAMI, FLORIDA 33174  
 TEL (305) 264-8100 FAX (305) 262-6978



COMP-ANL\W09-08ECO



PRODUCT REVISED  
 as completed in Florida  
 45-0406-12  
 Approved by  
 Expiration Date 08/20/19  
 By *W. Williams*  
 Miami Data Product Control

Eng: JAVAD AHUAD  
 FLA. REG. NO. 70592  
 C.A.N. 5538  
 JUN 28 2015

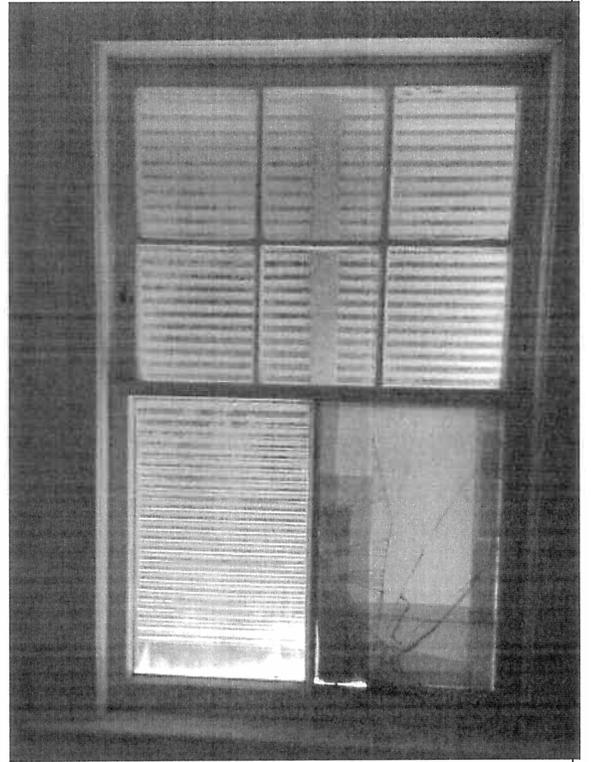
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C	02.05.14		CLASS & LATCH OPTION ADDED
D	03.10.15		UPDATED TO 2014 FBC
E	06.23.15		NO CHANGE THIS SHEET

ECO-GUARD SERIES-100 ALUM S.H. WDW. (L.M.I.)  
 ECO WINDOW SYSTEMS, LLC.  
 9114 N.W. 106 STREET  
 MEDLEY, FL 33178  
 TEL. (305) 885-5299 FAX (305) 885-5902

**AL-FAROQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1235 S.W. 87 AVE  
 MIAMI, FLORIDA 33174  
 TEL. (305) 264-8100 FAX. (305) 262-6978  
 COMP-ANL\W09-0BECO



drawing no.  
 W09-08  
 Sheet 6 of 6



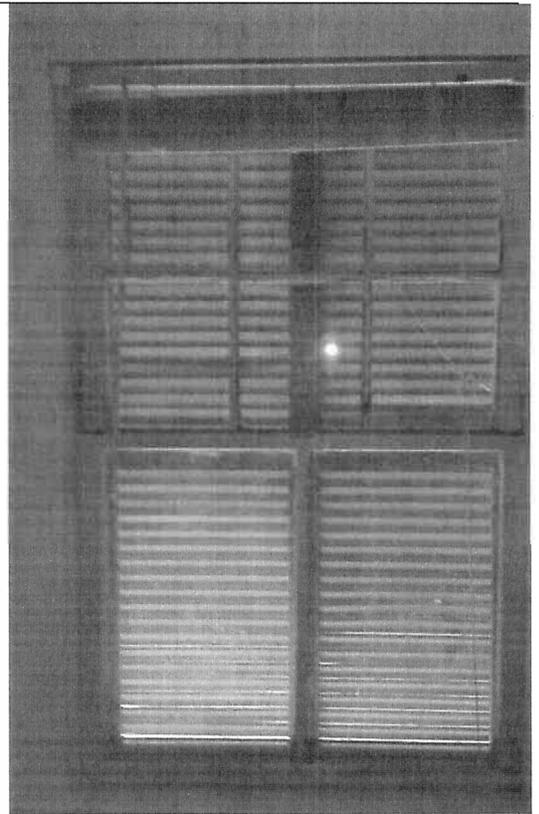
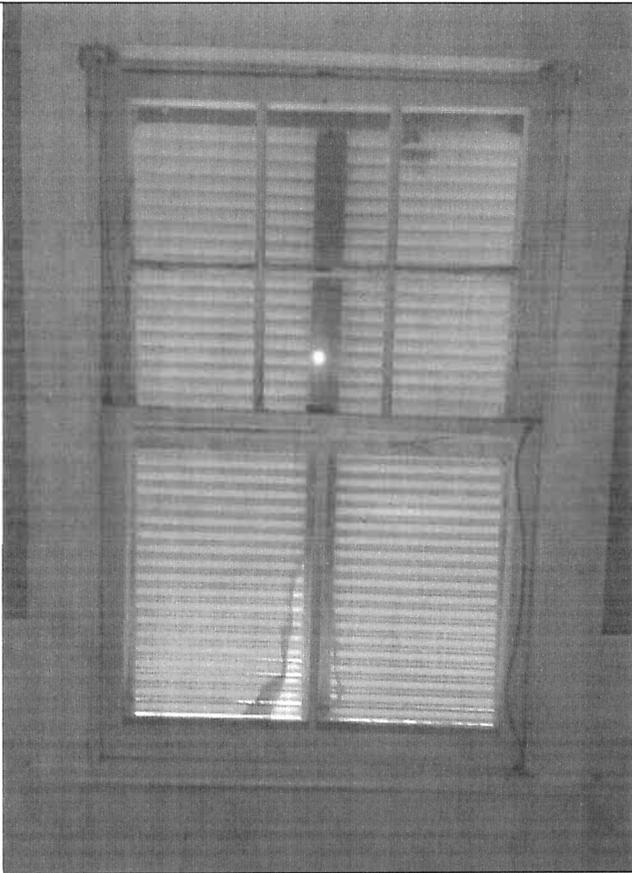
Living Room Windows



Northeast Front Bedroom Window to Courtyard



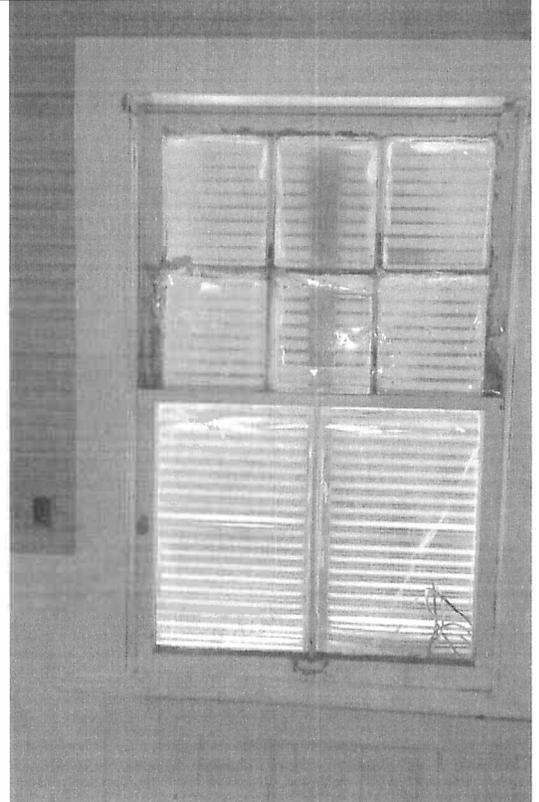
Southeast Bedroom Window to Street



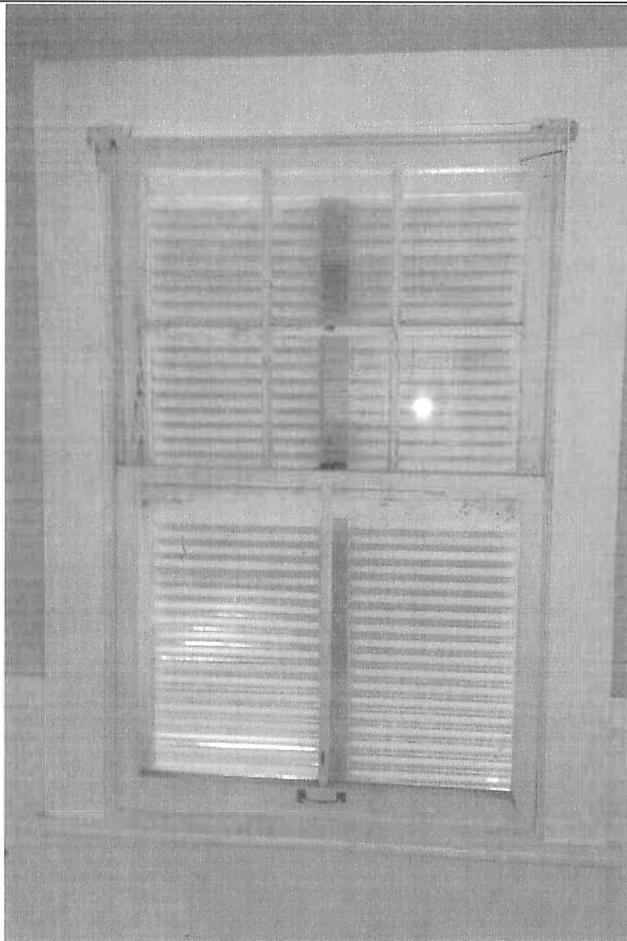
Southwest front bedroom windows to sideyard



Bathroom Window



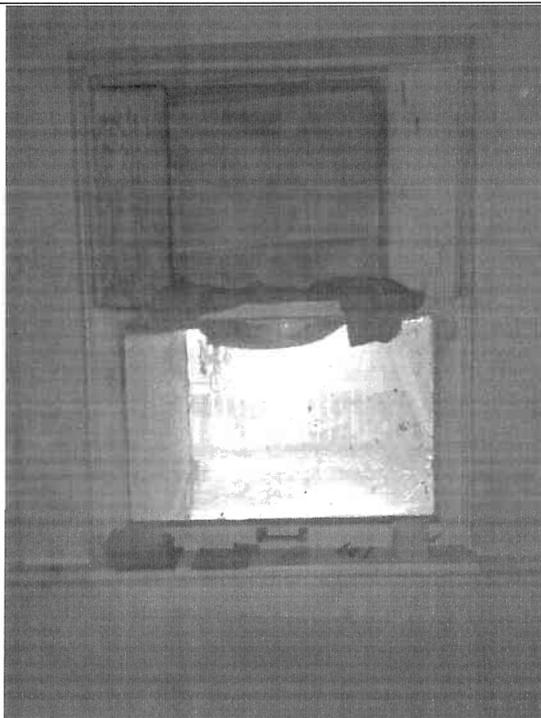
Southwest Back Bedroom Window



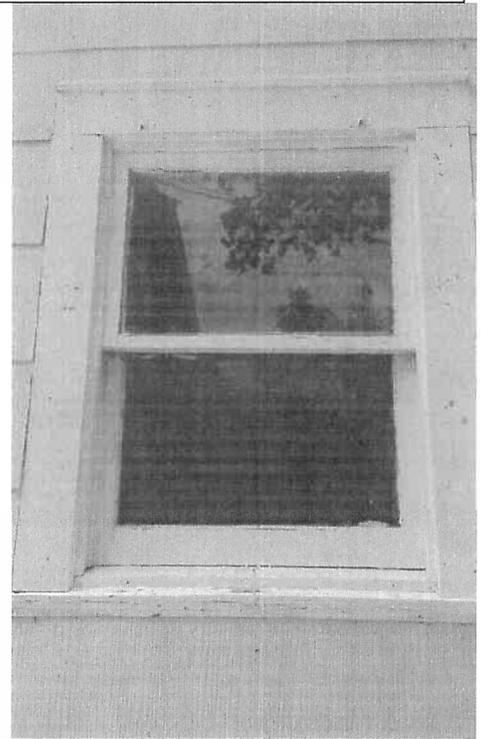
Northwest Back Bedroom Window



Dining Room Window



Northwest Kitchen Window



Northeast Kitchen Window

# NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Monday October 3, 2016**, the Monroe County Historic Preservation Commission will hold a Public Hearing at the Tavernier Fire House, 151 Marine Ave., Tavernier, Monroe County, Florida, approximate MM 92, beginning at 2:00 PM, to consider the items listed below. The HPC is a government agency with authority to review and recommend to the Director of Planning on properties located within the Tavernier Historic District, all historically designated properties within Monroe County, and potential properties requesting to receive historic designation by Monroe County. Further, pursuant to Section 286.0105 Florida Statutes, notice is given that if a person decides to appeal any decision made by the Commission with respect to any matter considered at such hearing or meeting, that person will need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based. Pursuant to the Board of County Commissioners' Resolution #131-1992, if a person decides to appeal any decision of the Historic Preservation Commission he or she shall provide a transcript of the hearing before the Historic Preservation Commission, prepared by a court reporter at the appellant's expense, which transcript shall be filed as a part of the on appeal within the time provided in Section 102.85, the Monroe County Code, amended.

The public is further advised that some or all of the members of the Monroe County Board of County Commissioners, the Monroe County Planning Commission, the Commission/Council members and/or their appointed representatives of the incorporated cities of Marathon, Key Colony Beach, Layton, and the Village of Islamorada, may attend the meeting and discuss items that may come before their respective commissions, councils, or advisory boards.

ADA Assistance: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305)292-4441, between the hours of 8:30 a.m. – 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

## **2:00 PM Regular Meeting:**

1. **David Boerner** is proposing to replace the asphalt shingle roof with v-crimp roofing; replace the wood framed windows with aluminum impact windows; re-work the front door frame; and add a storm panel system for gable vents and doors at his house at 124 Tavern Drive. The subject property is legally described as part of Lot 31, Block A, Tavernier 2, according to the plat thereof, as recorded in Plat Book 2 at Page 8 of the Public Records of Monroe County, Florida. and being more particularly described as follows: Beginning at the SE corner of Lot 31 and running 10 feet in a Southwesterly direction, thence 75 feet in a Northwesterly direction, thence 10 feet in a Northeasterly direction, thence 75 feet in a Southeasterly direction to the Point of Beginning. Also all of Lot 32, Block A, TAVERNIER 2, according to the plat thereof, as recorded in Plat Book 2 at Page 8 of the Public Records of Monroe County, Florida. Together with the southerly 5.00 feet of a 100 foot alley vacated in Official Record Book 405 at Page 1100, having Real Estate Number: 00555880-000000 (continued from the August 1, 2016, meeting).

2. **Valerie Bell** is proposing to remove an existing structure and spa in the backyard and install an in-ground pool, spa, and pool equipment at 157 Lowe Street. The subject property is legally described as: A parcel of land in Tavernier, Key Largo, Monroe County, Florida, said parcel being hereinafter referred to as Parcel B 10, said parcel B 10 being a portion of Lot 10 of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1, at Page 80 of the Public Records on Monroe County, Florida, said PARCEL B 10 being more particularly

described as follows:

Commencing at the Southwest Corner of Lot 9, Sunny Haven, according to the plat thereof recorded in Plat Book 1 at Page 185 of the said Public Records, run N 86° 22' 09" W along the Northerly side of a 15.00 feet wide street according to deed description recorded in Deed Book G-13 at Page 137 of the said Public Records for 95.00 feet to the Point of Beginning of the hereindescribed PARCEL B 10. From the said Point of Beginning continue N 86° 22' 09" W along the previously mentioned course for 42.86 feet; thence run N 47° 30' 35" W along the Northeasterly side of Lowe Street and along the Southwesterly side of the said Lot 10, of "PLAT OF THE AMOS LOWE HOMESTEAD" for 72.41 feet; thence run N 42° 29' 25" E for 100.00 feet; thence run S 47° 30' 35" E along a line parallel with the said Northwesterly side of Lowe Street for 37.14 feet; thence run S 86° 22' 09" E along a line parallel with the Northerly side of the aforementioned 15.00 feet wide street for 7.59 feet; thence run S 3° 37' 51" W for 100.00 feet to the Point of Beginning of the hereindescribed PARCEL B 10, containing 8000 square feet.

Bearings hereinmentioned are description bearings contained in deed description recorded in Monroe County, Florida Official Records Book 922 at Pages 907 and 908.

Description is a new description written based on field survey and instruments of records, (Plat Book 1, Page 80, Plat Book 1, Page 185, Deed Book G-13, Page 137, and Official Records Book 922, Page 907 and 908), having Real Estate Number: 0009020270-000000

3. ~~The Pigeon Key Foundation~~ **Monroe County Board of County Commissioners** is proposing to remove and replace the roofing on the Section Gang Quarters building at Pigeon Key with new modified bitumen rolled roofing over 5/8" sheathing, re-secure the window overhangs as required, replace rotted roof sheathing and asphalt shingles on the overhangs and rotted fascia, and siding, as per approved plans. The subject property is physically located at 44800 Overseas Highway and is legally described as ~~The subject property is physically located at 44800 Overseas Highway and is legally described as~~ All of Pigeon Key, an island approximately 5.31 acres located at Mile Marker 45, along the Old Seven Mile Bridge, Lot 1, Section 13, Township 66 South, Range 31 East, Tallahassee Meridian, and deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railroadway Company by Deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55, and thereafter deeded to Monroe County by Warranty Deed, recorded at OR-15, pages 374 to 376, having Real Estate Number: 00106120-000000.

**Other Business:**

**HEADING TO BE PRINTED IN 18-POINT TYPE, TO BE PUBLISHED ONE (1) TIME ONLY.**

The Key West Citizen (#867)

Publish Saturday, September 15, 2016

# HPC

**Historic Preservation Commission  
Monroe County  
Application for Special Certificate of Appropriateness  
October 3, 2016**

## **Staff Report**

### **157 Lowe Street**

Valerie Bell is proposing to remove an existing structure and spa in the backyard and install an in-ground pool, spa, and pool equipment at 157 Lowe Street. The subject property is legally described as: A parcel of land in Tavernier, Key Largo, Monroe County, Florida, said parcel being hereinafter referred to as Parcel B 10, said parcel B 10 being a portion of Lot 10 of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1, at Page 80 of the Public Records on Monroe County, Florida, said PARCEL B 10 being more particularly described as follows:

Commencing at the Southwest Corner of Lot 9, Sunny Haven, according to the plat thereof recorded in Plat Book 1 at Page 185 of the said Public Records, run N 86° 22' 09" W along the Northerly side of a 15.00 feet wide street according to deed description recorded in Deed Book G-13 at Page 137 of the said Public Records for 95.00 feet to the Point of Beginning of the hereindescribed PARCEL B 10. From the said Point of Beginning continue N 86° 22' 09" W along the previously mentioned course for 42.86 feet; thence run N 47° 30' 35" W along the Northeasterly side of Lowe Street and along the Southwesterly side of the said Lot 10, of "PLAT OF THE AMOS LOWE HOMESTEAD" for 72.41 feet; thence run N 42° 29' 25" E for 100.00 feet; thence run S 47° 30' 35" E along a line parallel with the said Northwesterly side of Lowe Street for 37.14 feet; thence run S 86° 22' 09" E along a line parallel with the Northerly side of the aforementioned 15.00 feet wide street for 7.59 feet; thence run S 3° 37' 51" W for 100.00 feet to the Point of Beginning of the hereindescribed PARCEL B 10, containing 8000 square feet.

Bearings hereinmentioned are description bearings contained in deed description recorded in Monroe County, Florida Official Records Book 922 at Pages 907 and 908.

Description is a new description written based on field survey and instruments of records, (Plat Book 1, Page 80, Plat Book 1, Page 185, Deed Book G-13, Page 137, and Official Records Book 922, Page 907 and 908), having Real Estate Number: 0009020270-000000

Monroe County Historic Preservation Commission  
Application for Special Certificate of Appropriateness  
Staff Report  
157 Lowe Street

**Property Description**

This is a frame vernacular structure, built in 1935 according to the Property Appraiser's records. It is considered a contributing structure in the Tavernier Historic District. The booklet "Discovering Tavernier" p. 36 states that Jack London owned the property from 1984-1995 and may have moved the home to this location during that time. The age and origin of the accessory structure to be demolished is unknown.

**From the *Secretary of the Interior's Standards* (p.9)**

Standard 9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Standard 10: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

*Analysis:*

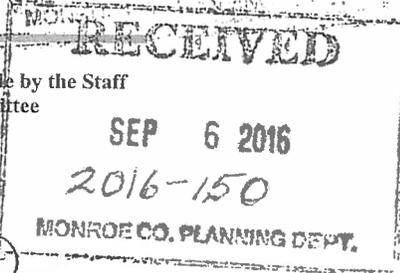
The proposed pool, spa, and pool equipment are to be located in the rear yard and will have no negative impact on the integrity of the Historic District.

Diane E. Silvia, Historic Florida Keys Foundation

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Historic Preservation Committee Special Certificate of Appropriateness  
Fee: \$200.00



An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review by the Historic Preservation Committee

Date of Submittal: 8 / 31 / 16  
Month Day Year

Applicant/Property Owner:

Valerie Bell

Property Owner (Name/Entity)

Krissy Lynn (agent)

Contact Person (If Different Than Property Owner)

157 Lowe St Tavernier, FL 33070

Mailing Address (Street, City, State and Zip Code)

305-393-1059

Daytime Phone

kbohnste@bellsouth.net

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

Pt of Lot 10 Island of Key Largo Key Largo

Block

Lot

Subdivision

Key (Island)

00090270-000200

Real Estate (RE) Number

157 Lowe St. Tavernier, FL 33070

Street Address (Street, City, State and Zip Code)

All of the following must be submitted in order to have a complete application submittal:

- Correct fee (check or money order to Monroe County Planning & Environmental Resources Dept.)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Photograph of property and building from roadway
- Photographs of adjacent properties
- Written summary of the scope of work to be carried out or copy of building permit application
- Site plan and Exterior building elevations
- Illustrations of manufactured products to be used, such as roofing, shutters, doors and windows n/a

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter

If deemed necessary, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Property Owner Signature: Krissy Lynn

Date: 8/31/16

Printed Name of Owner: Krissy Lynn

Sworn before me this 31 day of August 2016

Ashlie Brannen  
Notary Public

My Commission Expires Aug 18 18



ASHLIE BRANNEN  
MY COMMISSION # FF 151844  
EXPIRES: August 18, 2018  
Bonded Thru Budget Notary Services

\_\_\_\_\_  
(Date)

I hereby authorize Krissy Lynn be listed as authorized agent  
(Name of Agent)

for Valerie Bell for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: Pt of 10, Block \_\_\_\_\_,  
Subdivision: Island of Key Largo, Key (island): Key Largo  
and Real Estate number: 00090270 - 000200.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

**Note:** Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Valerie M Bell  
Property Owner(s) Signature

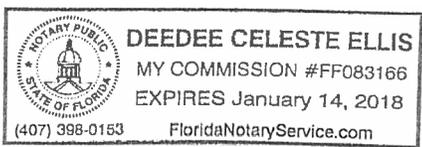
Valerie M Bell  
Printed Name of Owner(s)

**NOTARY:**  
**STATE OF FLORIDA**  
**COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 31 day of August, 2016.  
Valerie M Bell is  personally known \_\_\_\_\_ produced identification

\_\_\_\_\_  
(Type of Identification), did / did not take an oath.

Dee Dee Ellis  
Notary



157 Lowe Street

Scope of Work:

Remove existing structure in backyard along w/ existing spa.

Install an in ground pool + spa w/ pool equipment.



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

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

**Property Record Card -**

**Maps are now launching the new map application version**

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

Alternate Key: 1102229 Parcel ID: 00090270-000200

**Ownership Details**

**Mailing Address:**  
BELL VALERIE M  
157 LOWE ST  
TAVERNIER, FL 33070-2536

**Property Details**

PC Code: 01 - SINGLE FAMILY  
Millage Group: 500P  
Affordable Housing: No  
Section-Township-Range: 34-62-38  
Property Location: 157 LOWE ST KEY LARGO  
Legal Description: 34 62 38 ISLAND OF KEY LARGO PT LOT 10 OR784-119/21 OR922-907/08 OR1363-2177/78  
OR1490-416/17

Click Map Image to open interactive viewer



### Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

--

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	8,000.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 630  
 Year Built: 1935

## Building 1 Details

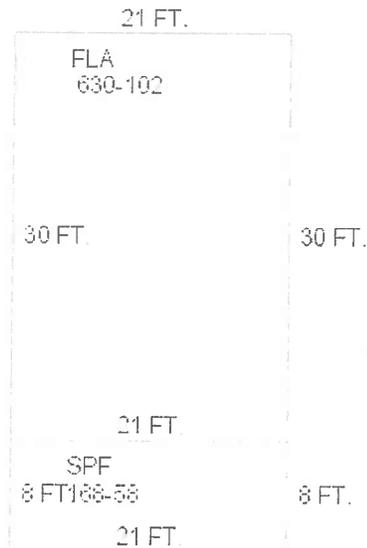
Building Type R1	Condition A	Quality Grade 450
Effective Age 35	Perimeter 102	Depreciation % 37
Year Built 1935	Special Arch 0	Grnd Floor Area 630
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:



1997	45,637	749	9,800	56,186	56,186	25,000	31,186
1996	45,637	771	9,800	56,208	56,208	25,000	31,208
1995	37,523	341	4,500	42,364	42,364	0	42,364
1994	35,736	325	11,500	47,561	47,561	0	47,561
1993	35,736	325	11,500	47,561	47,561	0	47,561
1992	35,736	325	11,500	47,561	47,561	0	47,561
1991	35,736	325	11,500	47,561	47,561	0	47,561
1990	35,736	325	11,500	47,561	47,561	0	47,561
1989	35,736	325	11,500	47,561	47,561	0	47,561
1988	30,470	325	11,500	42,295	42,295	0	42,295
1987	30,089	325	11,500	41,914	41,914	0	41,914
1986	30,253	325	5,648	36,226	36,226	0	36,226
1985	31,061	325	5,648	37,034	37,034	0	37,034
1984	9,164	325	5,648	15,137	15,137	15,137	0
1983	9,173	325	5,648	15,146	15,146	15,146	0
1982	9,356	325	5,648	15,329	15,329	15,329	0

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/1/1997	1490 / 0416	150,000	WD	U
7/1/1995	1363 / 2177	92,500	WD	U
9/1/1984	922 / 907	28,000	WD	Q
2/1/1979	784 / 119	9,500	00	Q

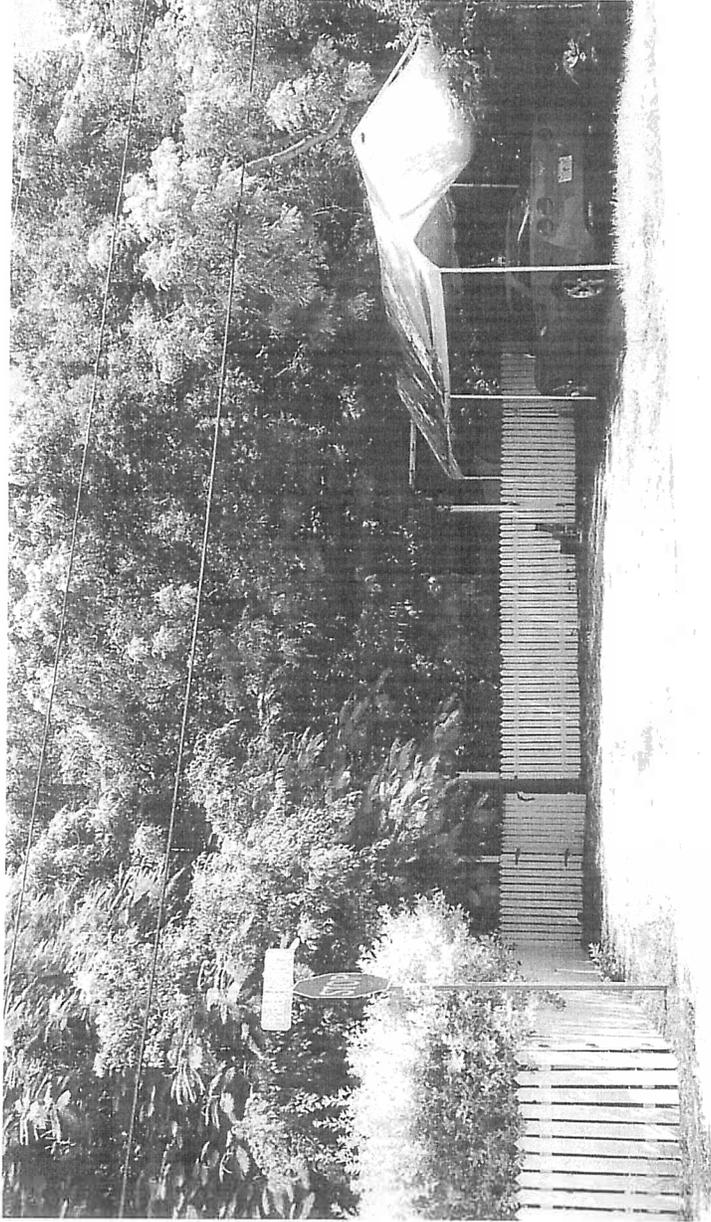
This page has been visited 234,239 times.

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

1577 Lowe St.



157 Lowe St / Beach Rd

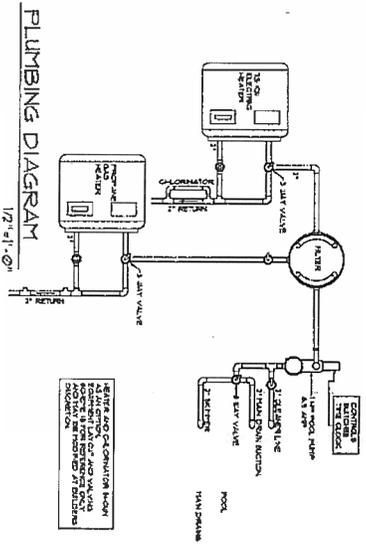
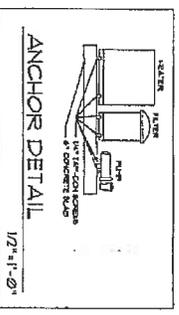


Adjacent Property to the left on Lowe St.



**NOTES:**  
 1. ALL PIPING SHALL BE INSTALLED PER THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL PLUMBING CODE (N.P.C.).  
 2. ALL PIPING SHALL BE INSTALLED PER THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL PLUMBING CODE (N.P.C.).  
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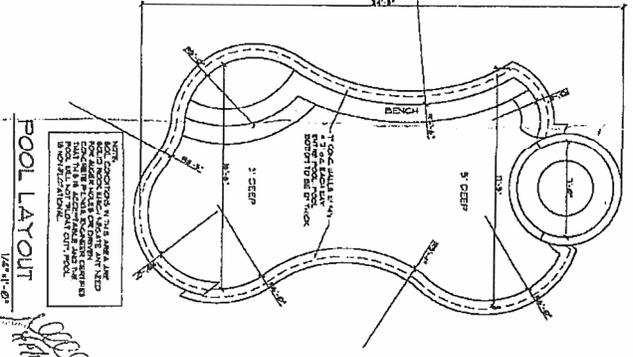
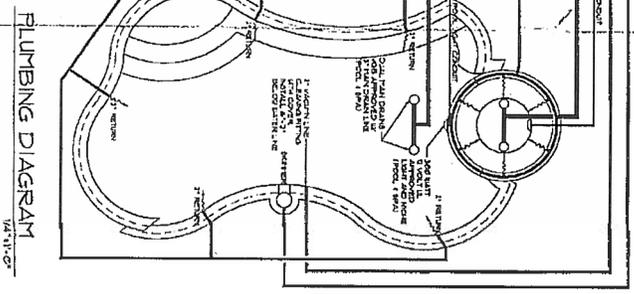
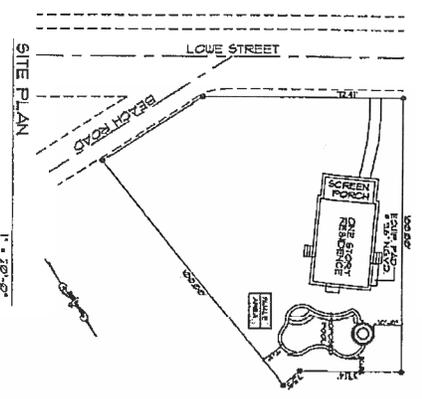


**LEGAL DESCRIPTION:**  
 1571 LOWE STREET, TAVERNIER, FLORIDA

**DESIGN NOTE:**  
 THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION.

**NOTE:**  
 THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION.

**SCALE: ELECTRICAL**



<b>KEYS ENGINEERING</b> DARTLE L. OSBORN P.E. No. FL 71218 8700 STATE ROAD 90, SUITE 400, TALLAHASSEE, FLORIDA 32309 • TEL: (904) 882-0141	<b>TITLE:</b> SWIMMING POOL PLANS	437 8 208 2016-150
	<b>PROJECT NAME:</b> BELL-JONES RESIDENCE 157 LOWE STREET TAVERNIER, FLORIDA	<b>DATE:</b> 08/15/16
<b>DESIGNER:</b> DARTLE L. OSBORN	<b>CHECKED BY:</b> [Signature]	<b>DATE:</b> 08/15/16
<b>PROJECT NO.:</b> 2016-150	<b>CLIENT:</b> BELL-JONES RESIDENCE	<b>LOCATION:</b> 157 LOWE STREET, TAVERNIER, FLORIDA
<b>PROJECT NO.:</b> 2016-150	<b>PROJECT NO.:</b> 2016-150	<b>PROJECT NO.:</b> 2016-150

**ELECTRICAL CODES**

AS PER THE LOCAL BUILDING CODE, THE POOL AND SPA SHALL BE INSTALLED TO THE SAME ELECTRICAL STANDARDS AS ANY OTHER ELECTRICAL SYSTEMS IN THE BUILDING. THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

1. THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE LOCAL ELECTRICAL CODES.
2. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE LOCAL ELECTRICAL CODES.
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**GENERAL NOTES**

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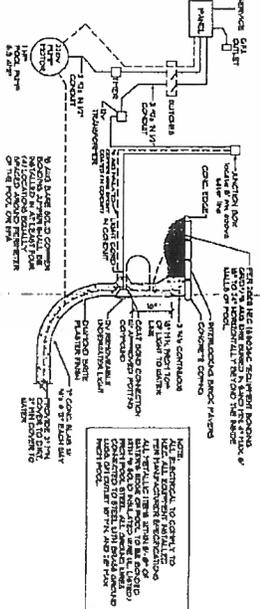
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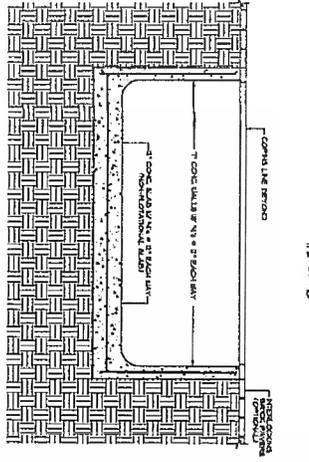
**POOL ELECTRICAL DETAIL**

1/2" = 1'-0"



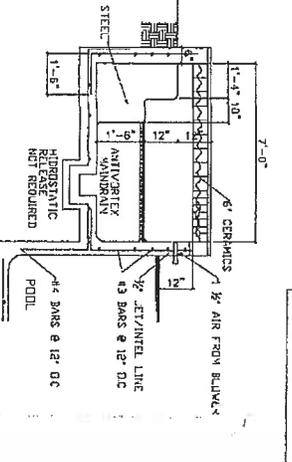
**DRAIN DETAIL**

1/2" = 1'-0"



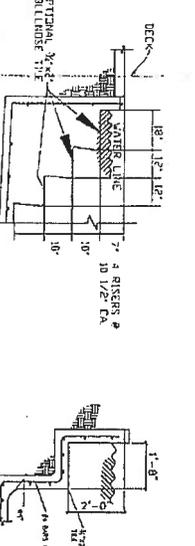
**POOL SECTION**

1/2" = 1'-0"



**TYPICAL SPA SECTION**

1/2" = 1'-0"



**TYPICAL STEP SECTION**

1/2" = 1'-0"

**TYPICAL SWIMOUT SECTION**

1/2" = 1'-0"



*[Handwritten signature]*

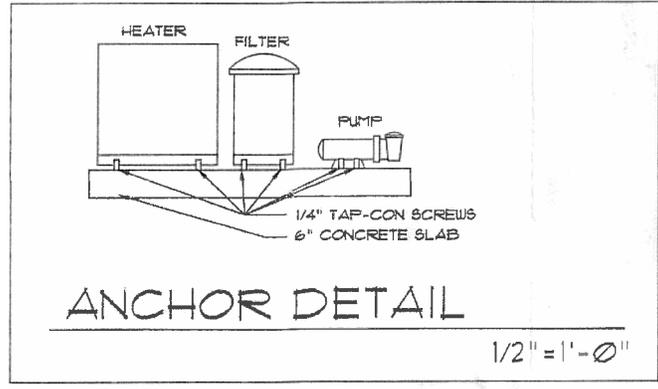
NO.	DATE	BY	DESCRIPTION
1	SEP 8 2016	SP	2016/150

**SWIMMING POOL PLANS**  
**BELL-JONES RESIDENCE**  
 151 LOWE STREET  
 KEY LARGO FLORIDA

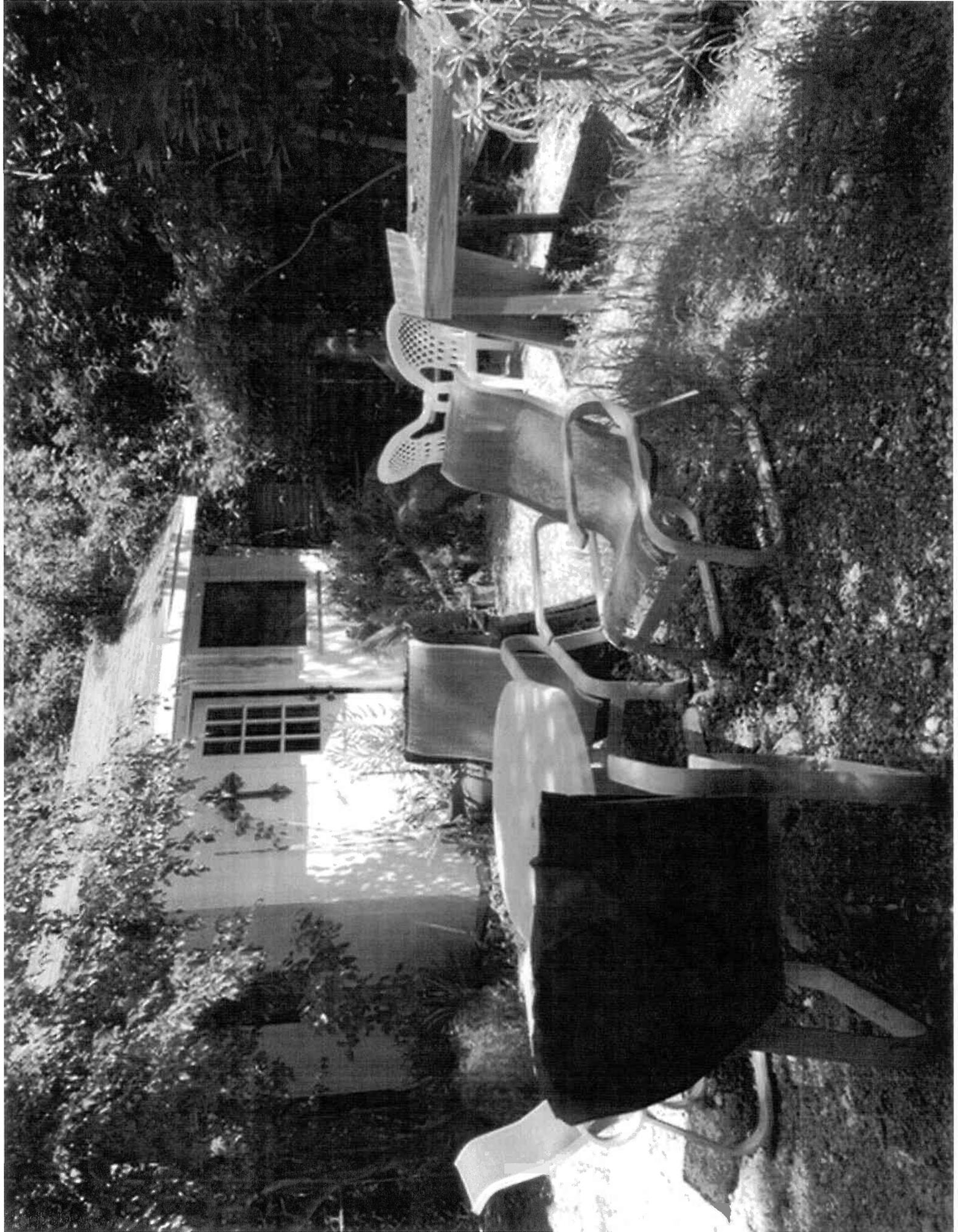
**KEYS ENGINEERING**  
 DARYLE L. OSBORN  
 P.E. No. 16, 2163  
 5100 STATE ROAD 90, SUITE 100  
 TAMPA, FLORIDA 33619-3607

**POOL NOTE:**  
THE POOL SHALL BE ISOLATED PER F.S. 51529 BY FENCE OR NET MEETING ASTM F1346-91 (LATEST EDITION) ALL EXTERIOR DOORS TO POOL AREA TO HAVE AUDIBLE ALARM.  
WORKMANSHIP AND MATERIALS TO CONFORM TO ASCE 7-10 AND 2010 FLORIDA BUILDING CODE.

**NOTES:**  
ALL METALLIC ITEMS WITHIN 5'-0" OF WATER'S EDGE TO BE BONDED WITH #8 SOLID INSULATED WIRE (ul. listed) FROM POOL STEEL.  
ALL GROUND WIRES CONNECTED TO STEEL WITH BRASS GROUND LUGS.  
G.F.I. OUTLET 10' MIN AND 20' MAX FROM POOL.  
STEEL OVERLAP TO BE 48 TIMES BAR DIAMETER.  
PIPING TO BE PYC SCHEDULE 40 MINIMUM AND ALL PRESSURE PIPING AND MAIN DRAIN PIPING MUST BE PRESSURE TESTED PRIOR TO GUNITE (CONCRETE).  
THIS IS NOT A DIVING POOL.  
SWIMMING POOL FILL HOSE TO BE EQUIPPED WITH VACUUM BREAKER.



CONTROLS  
SWITCHES  
TIME CLOCK





# HPC

Historic Preservation Commission

Monroe County

Application for Special Certificate of Appropriateness

October 3, 2016

## Staff Report

### Pigeon Key –Section Gang Quarters Building

Monroe County Board of County Commissioners is proposing to remove and replace the roofing on the Section Gang Quarters building at Pigeon Key with new modified bitumen rolled roofing over 5/8" sheathing, re-secure the window overhangs as required, replace rotted roof sheathing and asphalt shingles on the overhangs and rotted fascia, and siding, as per approved plans. The subject property is physically located at 44800 Overseas Highway and is legally described as All of Pigeon Key, an island approximately 5.31 acres located at Mile Marker 45, along the Old Seven Mile Bridge, Lot 1, Section 13, Township 66 South, Range 31 East, Tallahassee Meridian, and deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railway Company by Deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55, and thereafter deeded to Monroe County by Warranty Deed, recorded at OR-15, pages 374 to 376, having Real Estate Number: 00106120-000000.

#### **From the *Florida Building Code Appendix B***

**Recommended for roof replacement:** "Replacing in kind and entire feature of the roof that is too deteriorated to not repair...If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered."

#### **From the *Secretary of the Interior's Standards (p.9)***

Standard 9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Standard 10: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

#### *Analysis:*

The proposed scope of work has been approved by the State of Florida, Division of Historical Resources and will have no negative impact on the integrity of the Pigeon Key Historic District.

Diane E. Silvia, Historic Florida Keys Foundation

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



SEP 9 2016

2016-154

Historic Preservation Committee Special Certificate of Appropriateness

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review by the Historic Preservation Committee

Historic Preservation Committee Special Certificate of Appropriateness Fee: \$200.00

Date of Application: 09 / 07 / 2016  
Month Day Year

~~Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)~~

~~Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application  
Mailing Address (Street, City, State and Zip Code)  
Work Phone Home Phone Cell Phone Email Address~~

Property Owner / Petitioner: (Business/Corp must include documents showing who has legal authorized to sign.)

Monroe County Johnnie Yongue  
(Name/Entity) Contact Person

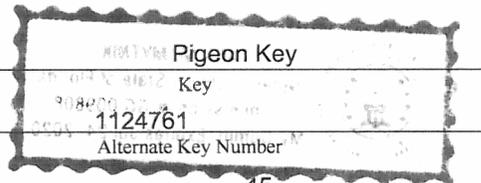
1100 Simonton St Suite 2-216 Key West Fl 33040  
Mailing Address (Street, City, State and Zip Code)

305-292-4429 305-504-4148 yongue-johnnie@monroecounty-fl.gov  
Work Phone Home Phone Cell Phone Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

Block 1 Subdivision \_\_\_\_\_  
Lot \_\_\_\_\_  
Real Estate (RE) Number 00106120-000000  
Street Address (Street, City, State & Zip Code) 44800 Overseas Hwy Marathon Fl 33050  
Approximate Mile Marker 45



All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Photograph of property and building from roadway
- Photographs of adjacent properties
- Written summary of the scope of work to be carried out or copy of building permit application
- Site plan and Exterior building elevations
- Illustrations of manufactured products to be used, such as roofing, shutters, doors and windows

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Notarized Agent Authorization Letter

APPLICATION

Is there a pending code enforcement proceeding involving all or a portion of this parcel?

Yes  No Code Case file # \_\_\_\_\_ Describe the enforcement proceedings and if this application is being submitted to correct the violation: \_\_\_\_\_

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

\* \* \* \* \*

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

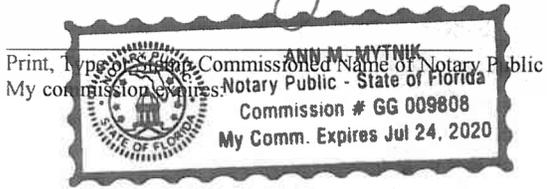
I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Signature] Date: 9/7/2016  
STATE OF FLORIDA  
COUNTY OF MONROE

Sworn to and subscribed before me this 7<sup>th</sup> day of SEPTEMBER, 20 16,  
by Johnnie YONGUE, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)

na as identification.  
(TYPE OF ID PRODUCED)

[Signature]  
Signature of Notary Public



Send complete application package to:

Monroe County Planning & Environmental Resources Department  
Marathon Government Center  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

Permit Number	15101577	RE	0010612000000
Permit Type	93	Balance Due	\$0.00
Property Address	44800 OVERSEAS HIGHWAY	Status	Open

Permit | Plan Reviews | Inspections | Fees | Contractors | All

PERMIT

**PERMIT INFORMATION**

Application Date	03-27-2015	Operator	dowlsuz
Issued Date	05-02-2016	Operator	ramireze
Master Number		Project Number	
C.O. Number		Operator	
C.O. Issued		Usage Class	COM
C-404 Type		Units	0
Applied Value	65000	Contractor ID	10074
Calculated Value	0		

**PROPERTY ON PERMIT**

RE	0010612000000
Unit	
Address	44800 OVERSEAS HIGHWAY
City/State/Zip	MARATHON, FL 33050

**OWNER ON PERMIT**

Name	MONROE COUNTY
Address	500 WHITEHEAD ST
City/State/Zip	KEY WEST, FL 33040
Type	Private

**APPLICANT**

No Applicant Information on file for this permit

**MISCELLANEOUS INFORMATION / NOTES**

44800 OVERSEAS HWY PIGEON KEY LOT MONROE COUNTY  
 RE-ROOF - COMMERCIAL - HISTORIC DESIGNATION  
 \*\*\*  
 NOTICE OF COMMENCEMENT NOT REQUIRED  
 \*\*\*\*\*  
 PERMIT APPROVAL TO REMOVE AND REPLACE 3375 SQ FT  
 OF EXISTING ROOF MATERIAL REPLACING WITH NEW METAL  
 SHINGLE ROOFING, OVER 5/8 " SHEATHING.  
 REMOVE AND REPLACE EXISTING ASPHALT SHINGLE  
 ROOFING AT WINDOW OVERHANGS. RE-SECURE EXISTING  
 HISTORIC WINDOW OVERHANGS AS REQUIRED. REMOVE AND  
 REPLACE ROTTED ROOF SHEATHING, FASCIA AND SIDING  
 AS REQUIRED, AS PER APPROVED PLANS.  
 FLOODPLAIN MANAGMENT APPROVAL:LOCATED IN SFHA ZONE  
 AE 9  
 THIS IS A HISTORICAL BUILDING AND THIS PERMIT WAS  
 APPROVED  
 BY THE PLANNING DEPT AS APPROPRIATE  
 NO FLOOD CONDITIONS REQUIRED-MW  
 \*\*\*\*\*

PLANNING APPROVED PER:

PLANNING REVIEW

04/08/2015

PLANNING APPROVAL TO REMOVE AND REPLACE METAL SHINGLE ROOFING, ROTTED ROOF SHEATHING, FASCIA AND SIDING AS REQUIRED ACCORDING TO SUBMITTED PLANS. THE DIRECTOR OF PLANNING AND ENVIRONMENTAL RESOURCES ISSUED A REGULAR CERTIFICATE OF APPROPRIATENESS ON 4/8/2015.

SUBJECT TO FOLLOWING CONDITIONS:

- 1. ANY DEVIATIONS SHALL REQUIRE PRIOR PLANNING APPROVAL.
- 2. NO OTHER WORK ON THIS PERMIT.

MC

\*\*\*\*\*

WORK NOT TO EXCEED EXISTING FOOTPRINT. FOR EXEMPT- BLDG VALUE BELOW \$300K) EXEMPT FROM ROOF TO WALL CONNECTION PROVISION PER FS 553.884 SEC 101.

MUST COMPLY WITH FASTENING & SECONDARY WATER BARRIER PROVISIONS. (FOR NON EXEMPT- BLDG VALUE 300K & ABOVE) PER FS 553.884 SEC 101, AN INSPECTION AFFIDAVIT IS REQUIRED PRIOR TO FINAL ROOF INSPECTION.

\*\*\*\*\*

ALL DEBRIS TO BE REMOVED TO A LEGAL DUMPSITE. INSPECTIONS REQUIRED PER PERMIT CARD. NO PLAN DEVIATION ALLOWED WITHOUT A REVISED PERMIT. NO OTHER WORK THIS PERMIT. DEEMED NON-DEVELOPMENT. DEO EXEMPT.

\*\*\*\*\*

\*\*CLARIFICATION 8-8-16 ER\*\*

CLARIFICATION FOR ROOFING MATERIAL: CHANGE FROM VICTORIAN METAL SHINGLES WITH NEW CORTAINATED MODIFIED BITUMAN ROLLED ROOFING PER POLANS IN FILE.

NO CHANGE IN COST OF JOB.

CLARIFICATION APPROVED:

\*\*CLARIFICATION ISSUED:

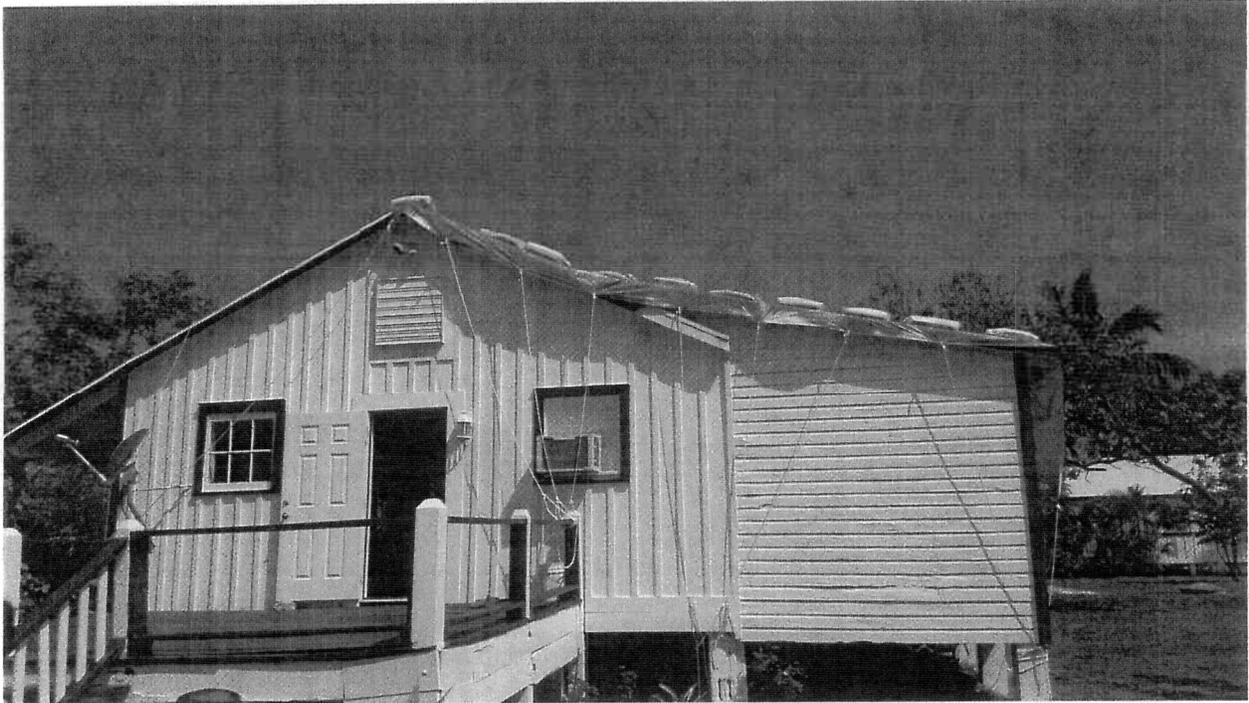
\*\*\*\*\*

Pigeon Key ReRoofing Revised Scope of Work Permit #15101577

REMOVE AND REPLACE 3375 SQ FT OF EXISTING ROOF MATERIAL REPLACING WITH NEW CERTAINTED MODIFIED BIUMEN ROOLED ROOFING, OVER 5/8 " SHEATHING.

REMOVE AND REPLACE EXISTING ASPHALT SHINGLE ROOFING AT WINDOW OVERHANGS. RE-SECURE EXISTING HISTORIC WINDOW OVERHANGS AS REQUIRED. REMOVE AND REPLACE ROTTED ROOF SHEATHING, FASCIA AND SIDING AS REQUIRED, AS PER APPROVED PLANS.

Elevations of Existing Building



South Face Of Building



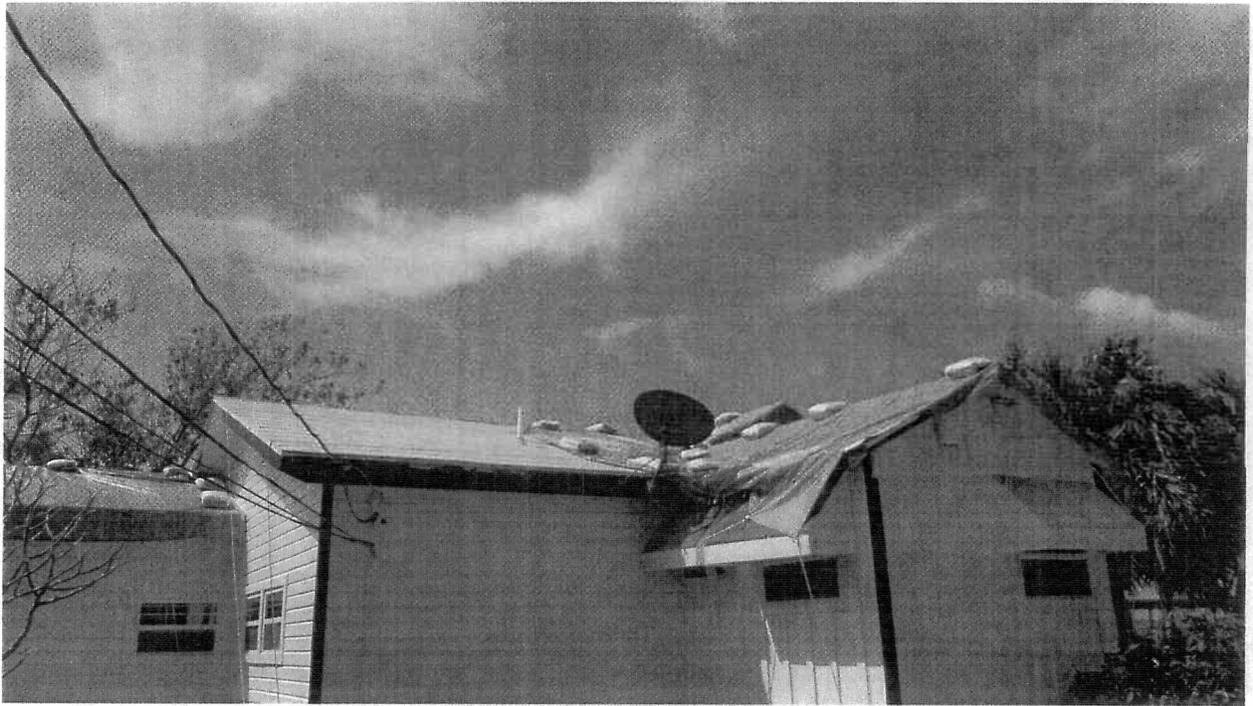
South East Face of Building



Mid East Face Of building



North East Face of Building



North Face of Building



West Face of Building



Close-up West Face of Building

View From US1



Photo of Nearest Adjacent Property (Marathon 2 Miles away)





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

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

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

Alternate Key: 1124761 Parcel ID: 00106120-000000

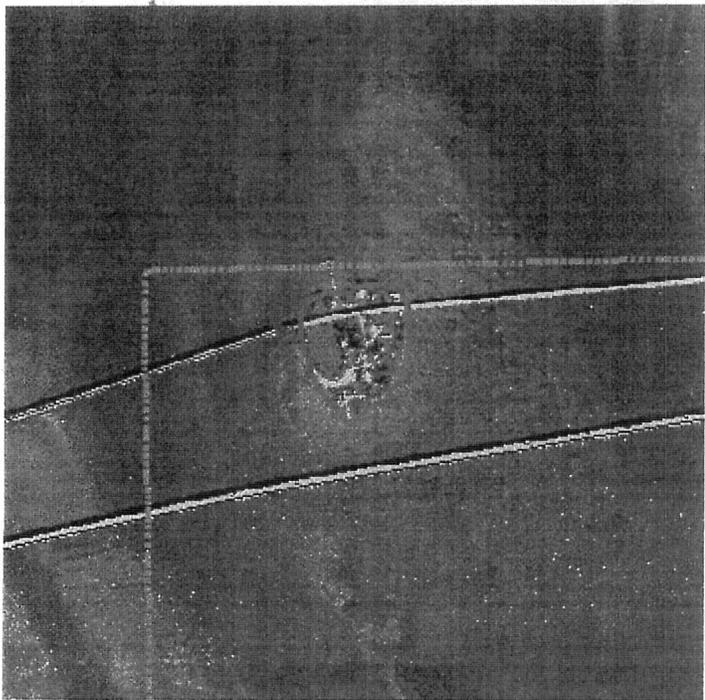
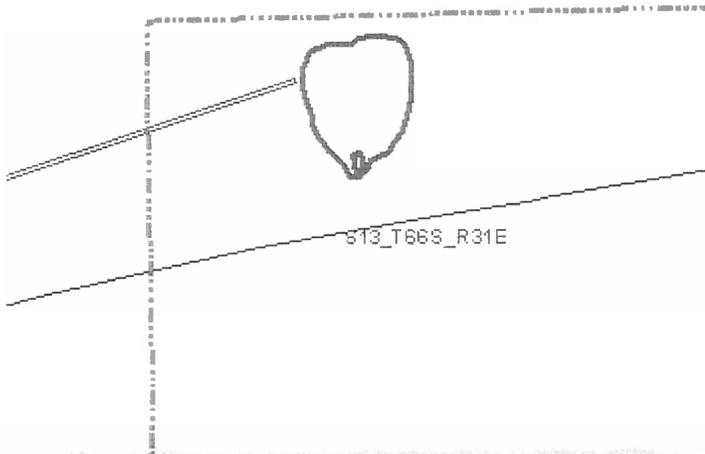
**Ownership Details**

**Mailing Address:**  
MONROE COUNTY FLA  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581

**Property Details**

**PC Code:** 86 - COUNTIES OTHER THAN (PC/LIST)  
**Millage Group:** 100H  
**Affordable Housing:** No  
**Section-Township-Range:** 13-66-31  
**Property Location:** 44800 OVERSEAS HWY MARATHON  
**Legal Description:** 13 66 31 LOT 1 (PIGEON KEY) Z-76 (US PATENT 304053) G6-46/55 OR15-374/376 OR1541-420/424(REST COV) OR1604-541/45REST/COV

**Click Map Image to open interactive viewer**



**Exemptions**

Exemption	Amount
14 - COUNTYLANDS	729,636.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
8600 - COUNTY	0	0	5.00 AC

**Building Summary**

Number of Buildings: 11  
 Number of Commercial Buildings: 11

Total Living Area: 10285  
Year Built: 1909

## Building 1 Details

Building Type  
Effective Age 52  
Year Built 1909  
Functional Obs 0

Condition A  
Perimeter 350  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 60  
Grnd Floor Area 2,751

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

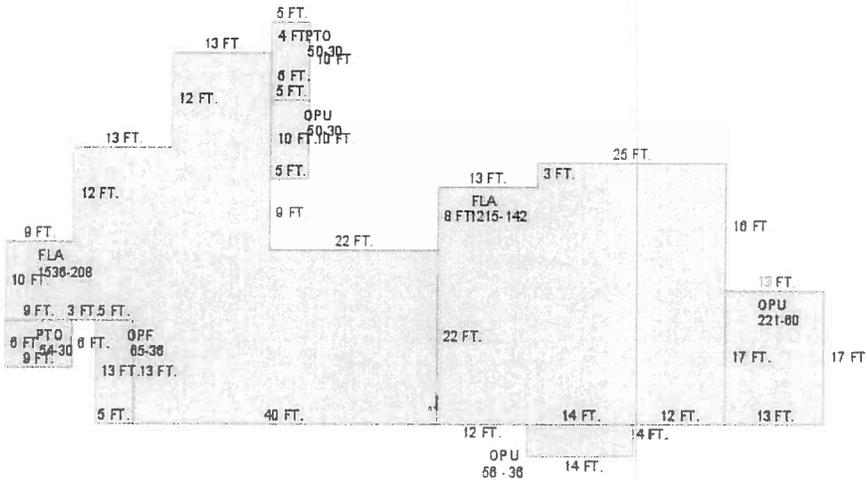
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 10

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1967					1,215
2	OPU		1	1967					221
3	FLA		1	1967					1,536
4	OPF		1	1967					65
5	PTO		1	1967					54
6	OPU		1	1967					50
7	PTO		1	1967					50
8	OPU		1	1967					56

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	8952	TOURIST ATTRAC-D-	100	N	Y
	8953	TOURIST ATTRAC-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
2849	MIN WOOD SIDING	100

### Building 2 Details

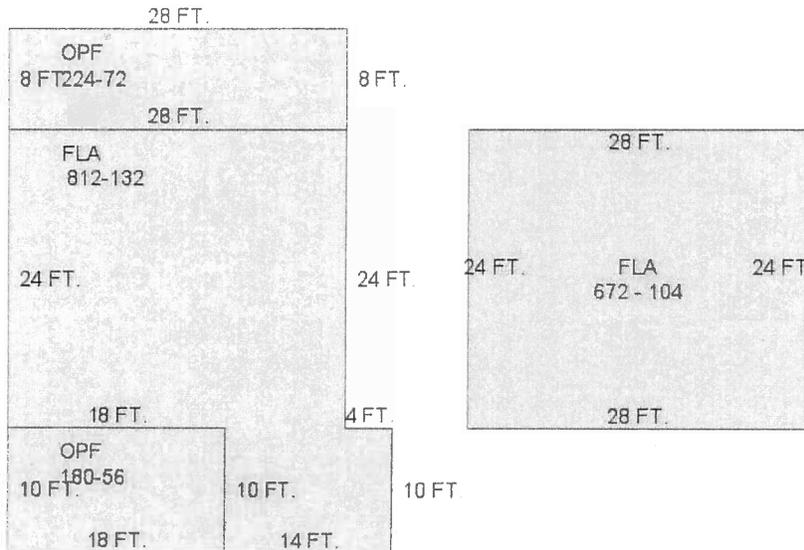
<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade 250</b>
<b>Effective Age 87</b>	<b>Perimeter 236</b>	<b>Depreciation % 60</b>
<b>Year Built 1917</b>	<b>Special Arch 0</b>	<b>Grnd Floor Area 1,484</b>
<b>Functional Obs 0</b>	<b>Economic Obs 0</b>	

Inclusions:

<b>Roof Type GABLE/HIP</b>	<b>Roof Cover METAL</b>	<b>Foundation CONC BLOCK</b>
<b>Heat 1 NONE</b>	<b>Heat 2 NONE</b>	<b>Bedrooms 2</b>
<b>Heat Src 1 NONE</b>	<b>Heat Src 2 NONE</b>	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 3	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1917				812

2	OPF	1	1917	224
3	OPF	1	1917	180
4	FLA	1	1917	672

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	TOURIST ATTRAC-D-	100	N	N
	1	TOURIST ATTRAC-D-	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1	MIN WOOD SIDING	100

### Building 3 Details

Building Type  
Effective Age 52  
Year Built 1909  
Functional Obs 0

Condition A  
Perimeter 136  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 60  
Grnd Floor Area 906

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

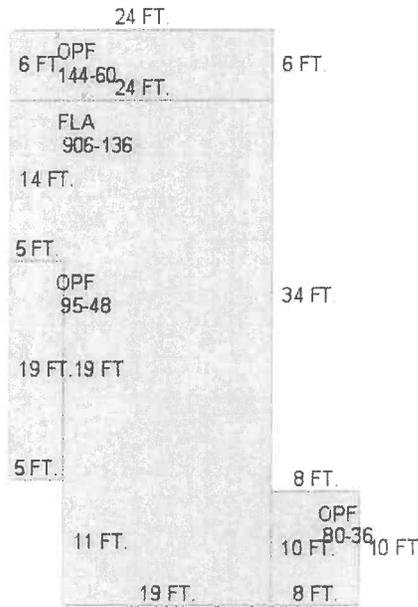
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1909				906
2	OPF		1	1909				144
3	OPF		1	1909				80
4	OPF		1	1909				95

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	8954	TOURIST ATTRAC-D-	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
2850	MIN WOOD SIDING	100

### Building 4 Details

Building Type	Condition A	Quality Grade 250
Effective Age 77	Perimeter 94	Depreciation % 60
Year Built 1912	Special Arch 0	Grnd Floor Area 510
Functional Obs 0	Economic Obs 0	

Inclusions:

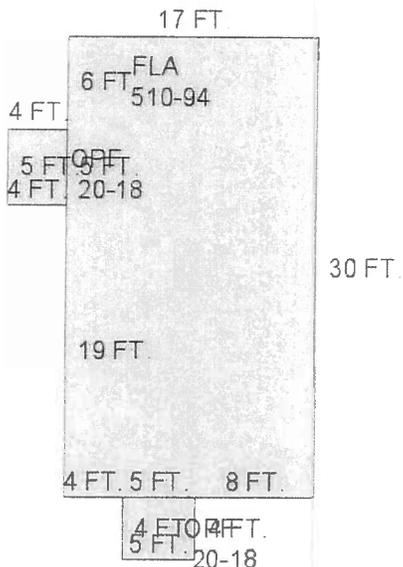
Roof Type GABLE/HIP	Roof Cover METAL	Foundation WOOD PIERS
Heat 1 NONE	Heat 2 NONE	Bedrooms 0
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0

6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Intercom 0  
 Fireplaces 0  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1912				510
2	OPF		1	1912				20
3	OPF		1	1912				20

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	CAMP BLDG-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	MIN WOOD SIDING	100

Building 5 Details

Building Type  
 Effective Age 77  
 Year Built 1912  
 Functional Obs 0

Condition A  
 Perimeter 100  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 60  
 Grnd Floor Area 343

Inclusions:

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

Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation CONC BLOCK  
 Bedrooms 0

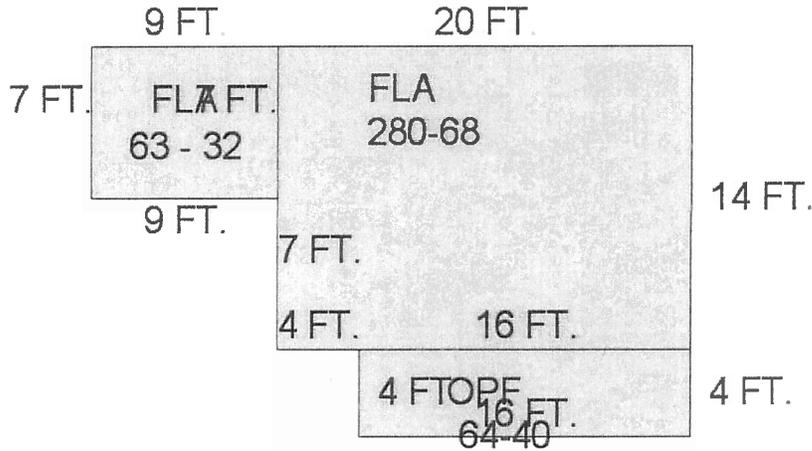
Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0

Vacuum 0  
 Garbage Disposal 0

4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 4

Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1912					280
2	OPF		1	1912					64
3	FLA		1	1990					63

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	APTS-D	100	N	N
	1	APTS-D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	MIN WOOD SIDING	100

Building 6 Details

Building Type  
 Effective Age 77  
 Year Built 1912  
 Functional Obs 0

Condition A  
 Perimeter 134  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 60  
 Grnd Floor Area 1,012

Inclusions:

Roof Type GABLE/HIP  
 Heat 1 NONE

Roof Cover METAL  
 Heat 2 NONE

Foundation WOOD PIERS  
 Bedrooms 0

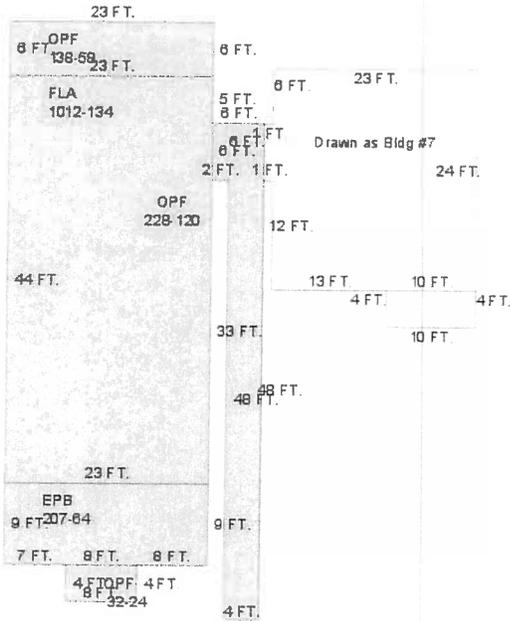
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 7

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1912					1,012
2	OPF		1	1912					138
3	OPF		1	1912					228
4	EPB		1	1912					207
5	OPF		1	1912					32

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	CAMP BLDG-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	MIN WOOD SIDING	100

Building 7 Details

Building Type  
 Effective Age 77

Condition A  
 Perimeter 92

Quality Grade 250  
 Depreciation % 60

Year Built 1912  
Functional Obs 0

Special Arch 0  
Economic Obs 0

Grnd Floor Area 529

**Inclusions:**

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

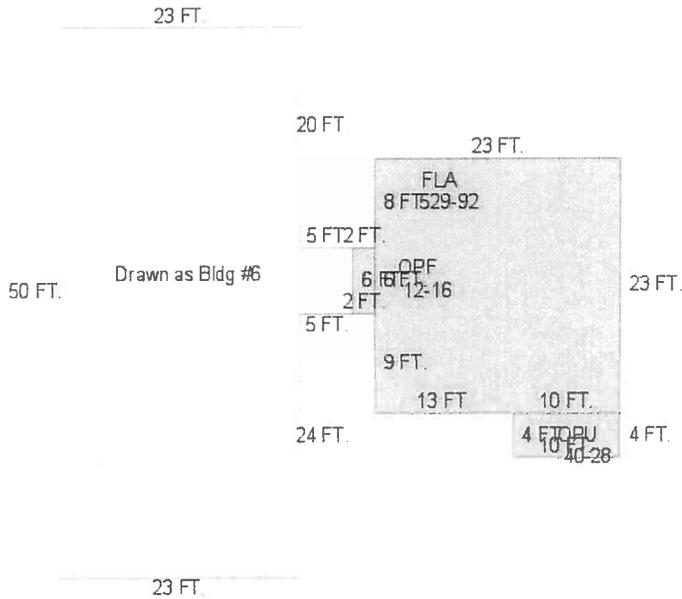
Roof Cover ROLLED COMPOS  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WOOD PIERS  
Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 3

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1912					529
2	OPF		1	1912					12
3	OPU		1	1912					40

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	CAMP BLDG-D-	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1	MIN WOOD SIDING	100

**Building 8 Details**

Building Type  
 Effective Age 87  
 Year Built 1916  
 Functional Obs 0

Condition A  
 Perimeter 120  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 60  
 Grnd Floor Area 844

**Inclusions:**

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

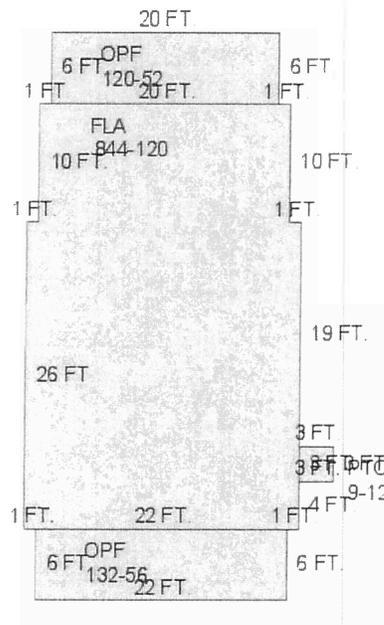
Roof Cover ASPHALT SHINGL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation CONC BLOCK  
 Bedrooms 2

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 7

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1916					844
2	OPF		1	1916					120
3	PTO		1	1916					9
4	OPF		1	1916					132

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	TOURIST ATTRAC-D-	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1	MIN WOOD SIDING	100

# Building 9 Details

Building Type  
 Effective Age 42  
 Year Built 1950  
 Functional Obs 0

Condition A  
 Perimeter 112  
 Special Arch 0  
 Economic Obs 0

Quality Grade 300  
 Depreciation % 53  
 Grnd Floor Area 784

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

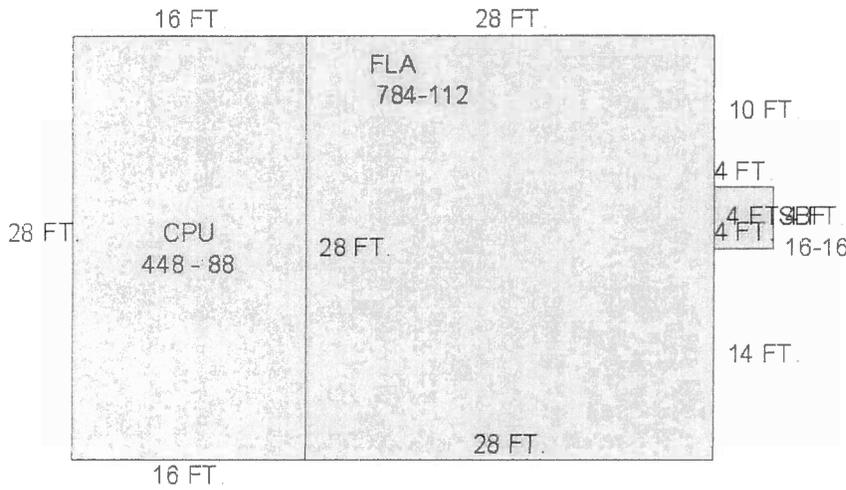
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 4

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1950					784
2	SBF		1	1994					16
3	CPU		1	1990					448

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	8955	CAMP BLDG	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1	CONC BLOCK	60

### Building 10 Details

Building Type  
Effective Age 77  
Year Built 1920  
Functional Obs 0

Condition A  
Perimeter 118  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 60  
Grnd Floor Area 630

**Inclusions:**

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

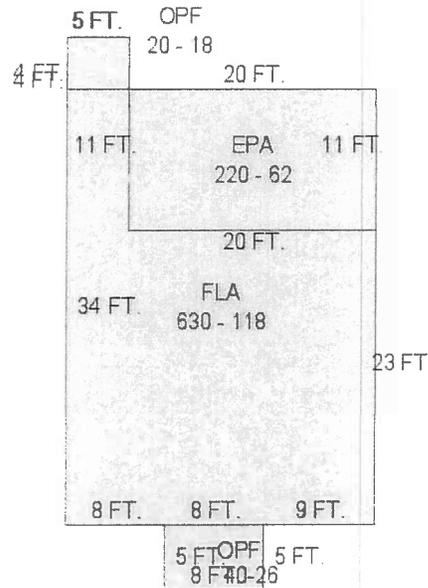
Roof Cover ROLLED COMPOS  
Heat 2 NONE  
Heat Src 2 NONE

Foundation CONC BLOCK  
Bedrooms 2

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 4

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	1920				20
2	OPF		1	1995				40
3	FLA		1	1920				630
4	EPA		1	1920				220

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	APTS-D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	MIN WOOD SIDING	100

Building 11 Details

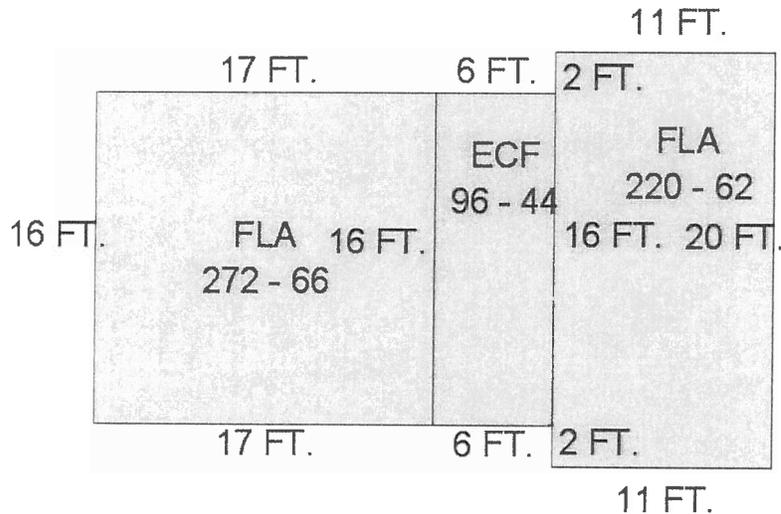
Building Type	Condition A	Quality Grade 300
Effective Age 39	Perimeter 128	Depreciation % 50
Year Built 1950	Special Arch 0	Grnd Floor Area 492
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	4:CONC BLOCK	1	1950				272
2	FLA		1	1950				220
3	ECF		1	1968				96

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	ELEC/TELEPHONE ETC D	100	N	N
	1	ELEC/TELEPHONE ETC D	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
2851	CONC BLOCK	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	870 SF	290	3	1950	1951	2	50
2	PT3:PATIO	1,143 SF	381	3	1950	1951	2	50
3	PT3:PATIO	310 SF	62	5	1989	1990	2	50
4	PT3:PATIO	348 SF	116	3	1950	1951	2	50
5	PT3:PATIO	174 SF	58	3	1950	1951	2	50
6	PT3:PATIO	892 SF	223	4	1950	1951	2	50
7	PT3:PATIO	264 SF	88	3	1950	1951	2	50
10	PT3:PATIO	1,026 SF	342	3	1950	1951	2	50
11	PT3:PATIO	51 SF	17	3	1950	1951	2	50
12	PT3:PATIO	180 SF	0	0	1950	1951	2	50
13	PT3:PATIO	600 SF	0	0	1980	1981	2	50
20	DK4:WOOD DOCKS	1,782 SF	162	11	2006	2007	5	40
21	TK2:TIKI	165 SF	15	11	2006	2007	1	40
22	DK4:WOOD DOCKS	638 SF	58	11	2006	2007	5	40
25	WD2:WOOD DECK	288 SF	24	12	2011	2012	3	40
26	UB2:UTILITY BLDG	280 SF	20	14	1950	1951	4	50
30	DK3:CONCRETE DOCK	490 SF	98	5	1950	1951	4	60
31	DK3:CONCRETE DOCK	464 SF	58	8	1950	1951	4	60
32	SW2:SEAWALL	1,096 SF	274	4	1950	1951	4	60
33	DK3:CONCRETE DOCK	435 SF	87	5	1950	1951	4	60

**Appraiser Notes**

9/10/12 BEN. FIVE YEAR REVIEW

2000-05-17 BLDG 1 = ORIGINAL SECTION GANG'S QUARTERS NOW A DORMITORY AND EDUCATION CENTER BLDG #2 = ORIGINAL BRIDGE TNNDR'S HOUSE WOOD STAIRS = 45 SQ FT WOOD STAIRS = 45 SQ FT BLDG #3 = NOW MUSEUM WOOD STAIRS = 35 SQ FT WOOD STAIRS = 30 SQ FT WOOD STAIRS = 28 SQ FT BLDG #4 = BLDG #5 = ORIGINAL PAINT FORMAN'S HOUSE BLDG #6 = BATH HOUSE TOILETS & REFRIGERATOR BLDG #7 = ORIGINAL N QUARTERS/VIP HOUSE BLDG #8 = ORIGINAL BRIDGE FORMAN'S HOUSE CONCRETE STAIRS = 16 SQ FT WOOD STAIRS = 12 SQ FT BLDG #9 = GARAGE BY WATER BLDG #10 = ORIGINAL ASSISTANT PAINT FORMAN'S HOUSE WOOD STAIRS = 16 SQ FT CONCRETE STAIRS = 12 SQ FT BLDG #11 = GENERATOR IN THIS BLDG BLDG #12 = GENERATOREQUIPMENT

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
07200877	02/26/2007	02/20/2013	200		FIRE RATE CEILING
04200118	02/11/2004	02/20/2013	6,000		RE-ROOF
07202186	05/14/2007	02/20/2013	3,050		REPL A/C

09204396	11/16/2009	02/20/2013	150,000		ATF PERMIT TO REPAIR DOCK AFTER WILMA
08101994	06/25/2008	02/20/2013	20,000		SPALLING REPAIRS ON STORAGE BLDG
12201559	05/10/2012	02/20/2013	200		DEMO BUILDING
12202473	10/01/2012	02/20/2013	300		DEMO PICNIC PAVILLIONS - CONCRETE SLABS TO REMAIN
12204350	10/15/2012	02/20/2013	0		REMOVE 5 COCONUT PALMS & PLANT 12 NEW NATIVE PALMS
12202267	06/22/2012	02/20/2013	95,000		INSTALL SOLAR PANEL
14200901	05/30/2014	05/08/2014	1,200		REMOVABLE WEED GATE AT OPENING OF EXISTING SALT WATER POOL
14204117	09/25/2014	09/29/2014	14,000		INSTALL SOLAR WATER HEATING SYSTEM / TO REPLACE EXISTING WATER HEATER IN BLD 7279 IN KITCHEN AND ADD 110 V OUTLET FOR CONTROL SYSTEM
16200647	03/15/2016		10,300		REMODEL BTH
15101577	05/02/2016		65,000	Commercial	RE-ROOF - REMOVE / REPLACE WITH NEW METAL SHINGLE ROOFING - HISTORICAL BLDG
962727	10/21/1996	01/01/1999	273,000		COM. MISC.
9621184	11/04/1996	01/01/1999	1,000		ELEC MISC.
962369	05/03/1996	01/01/1999	95,000		COMM. REMODEL
952193	06/29/1995	01/01/1999	34,000		COMM. REMODEL
962727	06/19/1997	01/01/1999	2,500		COMM. MISC.
972792	08/20/1997	01/01/1999	148,000		COMM. MISC.
962268	03/19/1996	01/01/1999	1,200		ELEC.MISC.
962523	05/24/1996	01/01/1999	1,300		AIR CONDITIONING
962611	06/10/1996	01/01/1999	300		ELECTRICAL MISC.
9621151	10/29/1996	01/01/1999	750		COMM.. ROOFING
962727	09/18/1997	01/01/1999	1,800		COMM. MISC.
97271	02/05/1997	01/01/1999	2,500		ELEC. MISC.
952193	04/27/1995	01/01/1999	29,000		COMM. REMODEL
9511161	11/08/1995	01/01/1999	8,900		ELEVATOR
952193	09/12/1995	01/01/1999	1,500		COMM. REMODEL
942805	11/29/1994	01/01/1999	8,000		DOCKS
9201646	11/17/2000	02/20/2013	120,000		BLDG 5-RESTORE & ADDITION
1201647	07/05/2001	02/20/2013	120,000		BLDG 8- RESTOR, ELC & PLM

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	500,482	186,654	42,500	729,636	729,636	729,636	0
2015	500,482	159,166	42,500	702,148	702,148	702,148	0
2014	504,185	147,705	42,500	694,390	694,390	694,390	0
2013	505,962	149,793	42,500	698,255	698,255	698,255	0
2012	321,989	88,890	3,500,000	3,910,879	3,910,879	3,910,879	0
2011	326,950	90,332	3,500,000	3,917,282	3,585,128	3,917,282	0
2010	343,938	91,414	3,875,000	4,310,352	3,259,208	4,310,352	0
2009	360,570	92,953	4,250,000	4,703,523	2,962,917	4,703,523	0
2008	349,526	94,035	2,250,000	2,693,561	2,693,561	2,693,561	0

2007	304,380	86,041	2,250,000	2,640,421	2,640,421	2,640,421	0
2006	304,921	74,151	2,250,000	2,629,072	2,629,072	2,629,072	0
2005	305,322	75,443	2,250,000	2,630,765	2,630,765	2,630,765	0
2004	312,367	76,362	2,250,000	2,638,729	2,638,729	2,638,729	0
2003	312,367	77,654	2,250,000	2,640,021	2,640,021	2,640,021	0
2002	293,032	78,573	2,250,000	2,621,605	2,621,605	2,621,605	0
2001	293,032	79,866	2,250,000	2,622,898	2,622,898	2,622,898	0
2000	292,270	36,375	2,250,000	2,578,645	2,578,645	2,578,645	0
1999	708,093	63,929	2,250,000	3,022,022	3,022,022	3,022,022	0
1998	473,164	64,156	2,250,000	2,787,320	2,787,320	2,787,320	0
1997	473,164	66,962	2,250,000	2,790,126	2,790,126	2,790,126	0
1996	430,150	69,654	2,250,000	2,749,804	2,749,804	2,749,804	0
1995	430,150	72,461	2,250,000	2,752,611	2,752,611	2,752,611	0
1994	430,150	75,268	2,250,000	2,755,418	2,755,418	2,755,418	0
1993	430,150	77,960	2,250,000	2,758,110	2,758,110	2,758,110	0
1992	379,631	80,766	475,000	935,397	935,397	935,397	0
1991	379,631	84,091	475,000	938,722	938,722	938,722	0
1990	379,631	87,128	250,000	716,759	716,759	716,759	0
1989	379,631	90,452	250,000	720,083	720,083	720,083	0
1988	300,610	74,766	250,000	625,376	625,376	625,376	0
1987	295,286	77,300	175,015	547,601	547,601	547,601	0
1986	296,489	79,810	175,015	551,314	551,314	551,314	0
1985	290,607	82,436	175,015	548,058	548,058	548,058	0
1984	0	85,283	175,015	260,298	260,298	260,298	0
1983	0	85,283	175,015	260,298	260,298	260,298	0
1982	0	85,283	175,015	260,298	260,298	260,298	0

## Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 90,477 times.

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



**BUILDING FLOODPLAIN - DEVELOPMENTAL PERMIT APPLICATION**  
 MONROE COUNTY GROWTH MANAGEMENT DIVISION

Effective 10/1/14

INTERNAL USE ONLY	DATE: 8/8/14	Rec'd by: [Signature]	PERMIT # 15101577
	<input type="checkbox"/> Emergency <input type="checkbox"/> Fast Track <input type="checkbox"/> Over Counter <input type="checkbox"/> DEMO ( <input type="checkbox"/> Asbestos ) <input type="checkbox"/> Revision ( A - B - C - D )		Property Appraiser: _____ YEAR BUILT: _____ BLD Value: _____

**JOB SITE INFORMATION:**

RE# (Parcel id#) 00106120-000000	Job Address: 44800 Overseas Hwy
Legal Description Lot Block/Unit 1	Location Key: Pigeon Key MM 45
	Information: Subdiv

**OWNER INFORMATION: Preferred Method of Contact:**  Phone  Email  Mail

Name Mailing Address City, State, Zip	MONROE COUNTY 500 Whitehead St Key West FL	Phone: (305) 292-4429
Fee Simple Titleholder's (if applicable - other than owner), Address, City, State, Zip		Phone: ( )
Mortgage Lender's Name and Address		

**Email Address:**

**CONTRACTOR INFORMATION: Preferred Method of Contact:**  Phone  Email

**OWNER BUILDER** ALL OWNER BUILDERS MUST APPEAR IN PERSON - F.S.489.103(7) Check if Owner Builder >>>

<input type="checkbox"/> Contractor Requests Information Update (Qualifier/Contractor/Address Change Form)	
Contractor Business Name	A-1 Property Services
Qualifier	
License #	CCC 1328326
Mailing Address	890 SW 69th Ave Miami FL 33144
Drawings by Name Architect / Engineer/Contractor	Bender & Associates
Mailing Address	410 Angola St Key West FL 33040
Agent Name	
Mailing Address	
Email	

Debris Removed by  Applicant  Specialty Contractor - Contractor Name:

Bonding Co Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_

Private Provider \_\_\_\_\_  
 Mailing Address \_\_\_\_\_

Type of Service  Plan Review & Inspections  Plan Review only  Inspections only

**SUB CONTRACTOR(s)(if applicable): Provide Sub Contractor Authorization for each.**


**SUBMITTED WITH APPLICATION:**

- TWO (2) SETS of PLANS \***  **Environmental (Page 4)**  **ATF ( Page 5)**  
 **Contract Statement displaying legitimate total cost**  **Residential Site Plan Checklist**

\* All plans prepared shall have the preparer's signature, printed name, date and contact information printed on them.  
 Acceptable preparers: architects, engineers, qualifier for contractor business or owner if owner builder permit.

**JOB DETAILS:**

Please be advised that for work not indicated, that is later determined by examination of plans or onsite, required fees related to that discipline will be charged following the "Work Commencing Before Permit Issuance" penalty fee policy. (Fee Resolution Section G; MC Code Ch 6).

**TOTAL COST FOR WORK:** \$ 0.00 - Revision *Please Note:*  
Job value provided may be audited using ICC Building Valuation Data methodology

**Estimated Total Sq Ft:**

TYPE:	CHANGE IN OCCUPANCY/USE:	LOCATION ON PROPERTY:	WILL NEW GROUND BE DISTURBED W/ DEVELOPMENT?	CONSTRUCTION:
<input type="checkbox"/> Residential/Duplex/MH <input type="checkbox"/> Commercial / MultiFam	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input type="checkbox"/> BOTH	(Change in footprint): <input type="checkbox"/> Yes (ENVIR) <input type="checkbox"/> No	<input type="checkbox"/> New <input type="checkbox"/> Repair/Renov.

<b>SUBs - Work Acknowledgment</b>	<b>ELECTRIC:</b> <input type="checkbox"/> No <input type="checkbox"/> Yes	<b>MECH/FUEL/GAS:</b> <input type="checkbox"/> No <input type="checkbox"/> Yes Elevator: <input type="checkbox"/> Yes	<b>PLUMBING:</b> <input type="checkbox"/> No <input type="checkbox"/> Yes
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<b>Plumbing Sewer Lateral Tie In</b>	<input type="checkbox"/> Grinder Pump <input type="checkbox"/> Lift Station <input type="checkbox"/> Gravity	<input type="checkbox"/> Residential/Duplex/MH <input type="checkbox"/> Commercial / MultiFam	<b>Electric Permit Associated w/ Plumbing Sewer Lateral Tie In</b>	<input type="checkbox"/> Grinder Pump <input type="checkbox"/> Lift Station
--------------------------------------	--	--	--	--

<b>AC REPLACEMENT</b>	Same Location (inside footprint): <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Condenser Only <input type="checkbox"/> Air Handler & Condenser (Calcs reqd) <input type="checkbox"/> Package Unit	<b>TONNAGE:</b> Current: _____ Proposed: _____	<b>SEER:</b> Current: _____ Proposed: _____
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DEMO	RECONNECT/ SAFETY ELECTRICAL	FENCE	ROOF	SIGN	SOLAR UNIT	SPA
<input type="checkbox"/> Full / All of Structure <input type="checkbox"/> Partial (Detail below)(PLAN)	<input type="checkbox"/> YES	<b>LOCATION:</b> Under House <input type="checkbox"/> YES <input type="checkbox"/> NO  <b>FENCE TYPE:</b> <input type="checkbox"/> Concrete <input type="checkbox"/> With Electric <input type="checkbox"/> Chain/Iron/Wood/PVC	<input type="checkbox"/> New <input type="checkbox"/> Re-Roof <input type="checkbox"/> Re-Cover	<input type="checkbox"/> Change of Face/ Copy Only (NoEXAM)  <input type="checkbox"/> Construction Change	<input type="checkbox"/> Photo-voltaic (No PLUMB)	<input type="checkbox"/> Portable <input type="checkbox"/> Inside footprint (No ENVIR)

**DETAIL SCOPE OF WORK:**

Revised Drawings to replace Victorian metal shingles with Corning FTD Modified Bitumen Rolled Roofing.

**JOBS INVOLVING ENVIRONMENTAL COMPONENTS**

**MUST submit PAGE 4 of Application**

(Boat Davits-Lifts, Docking Facility, Dock/Seawall Repair, Seawall (w/o Dock), Retaining Wall, Clearing/Grubbing, Dredging, Excavation, Fill, Riprap, Hazardous Tree, Invasive Exotics, Tree Rem/Trim, Landscaping, and Zoning Permit for Chickees by Miccosukee or Seminole Indians )

**WORK COMMENCING WITHOUT PERMIT (ATF)**

**MUST submit PAGE 5 of Application**

15101577

Floodplain Information can be found online FEMA Flood Map Service Center (<https://msc.fema.gov/portal>)

**WARNING TO OWNER**

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING NOTICE OF COMMENCEMENT.  
(FL Building Code 105.8)

A certified copy of the recorded Notice of Commencement or a notarized statement from the owner of the property or the owner's authorized agent (including any contractor that has been authorized below) stating that a Notice of Commencement has been filed for recording to the Monroe County Clerk's Office for recording along with a copy of the Notice of Commencement submitted for recording, must be submitted to Building Department and posted on the job site before the first inspection. (FS 713.13(1)(a), 713.13(1)(d))

**ASBESTOS AGREEMENT: (Initial If Applicable: \_\_\_\_\_)**

As owner/contractor/agent of record for the construction applied for in this application, I agree that I will comply with the provisions of the Florida Statute 469.003 and to notify the DEP of my intent to demolish/remove a structure at the above address and remove asbestos, when applicable, in accordance with state and federal law.

**SOLID WASTE ASSESSMENT:**

Upon completion of the project for which I have made application for a Building Permit, I must pay the pro-rated residential solid waste assessment, or show proof of commercial service with a franchised commercial collector prior to issued Certificate of Occupancy.

**OUTSIDE LOCAL, STATE and FEDERAL AGENCIES:**

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies."

**OWNER'S AFFIDAVIT:**

- Application is hereby made to obtain a permit to do the work and installations as indicated.
- I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction.
- I understand that a separate permit (sub on a permit) must be secured for Electrical, Plumbing, Signs, A/C, etc. as appropriate.
- I hereby certify that all of the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Owner (print): \_\_\_\_\_

Qualifier (print): Yosdany Madruga

Signature: \_\_\_\_\_

Signature: [Handwritten Signature]

Date: \_\_\_\_\_

Date: 08/02/16

NOTARY Signature as to Owner: \_\_\_\_\_

NOTARY Signature as to Qualifier: Josher Ortega

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, he/she is personally known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

This 2 day of August, 2016, he/she is personally known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

My Commission Expires on:

My Commission Expires on July 14, 2020





**From:** Hilburn, Richard L. [<mailto:Richard.Hilburn@dos.myflorida.com>]  
**Sent:** Tuesday, May 24, 2016 4:40 PM  
**To:** David Salay  
**Cc:** Bert Bender; 'Yongue-Johnnie'  
**Subject:** RE: Pigeon Key Section Gang Quarters reroofing

Bert, David,

I agree with what you are proposing. The modified bitumen roll roofing system would be an adequate solution as to replicating the original roofing system and would not pose an adverse effect to the building. Let me know if you need a formalized letter to this effect.

Thanks,  
Rick

Richard Hilburn, RA

Senior Architect, Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6363 | 1.800.847.7278 | Fax: 850.245.6439 | [Richard.Hilburn@DOS.MyFlorida.com](mailto:Richard.Hilburn@DOS.MyFlorida.com) | [www.dos.myflorida.com/historical](http://www.dos.myflorida.com/historical)



**From:** David Salay [<mailto:dsalay@benderarchitects.com>]  
**Sent:** Thursday, May 19, 2016 1:48 PM  
**To:** Hilburn, Richard L. <[Richard.Hilburn@dos.myflorida.com](mailto:Richard.Hilburn@dos.myflorida.com)>  
**Cc:** Bert Bender <[bbender@benderarchitects.com](mailto:bbender@benderarchitects.com)>; 'Yongue-Johnnie' <[Yongue-Johnnie@MonroeCounty-FL.Gov](mailto:Yongue-Johnnie@MonroeCounty-FL.Gov)>  
**Subject:** Pigeon Key Section Gang Quarters reroofing

Rick:

Bender & Associates is doing a reroofing on the Historic Section Gang Quarters at Pigeon Key, here in the Florida Keys. The building was constructed circa 1912 to serve workers constructing the Seven Mile Bridge. The building was originally roofed with dark-colored Flintkote roll roofing (see historic photos). The building was reroofed in the early 1950's with metal shingles. Bender & Associates completed an Historic Structures Report on the buildings at Pigeon Key in the early 1990's, and established a historic period of concern at 1912 to 1940. I am enclosing a few historic photos of the building, two showing the original roll roofing, and one from the 1950's showing the later metal shingle roofing. I am also enclosing a few modern photos.

The building is owned by Monroe County, Florida. The County requires a warranty on the roof. When we started the project, we were directed by the Owner to simply replace the existing metal shingle roofing on the building. However, just before construction began in April, we were notified by the Contractor that Berridge, the only manufacturer of

metal shingle roofing with a Miami-Dade NOA, will not honor their warranty because the building is too close to the ocean.

Because of this, we are proposing to install a modified bitumen roll roofing system that closely matches the original black-colored Flintkote roofing that was on the building until around 1950. (the original Flintkote roofing contained asbestos, and the company folded in the 1970's) This roofing would also match the configuration of the building during its historic period of concern of 1912-1940. There is no grant funding being used on the project, but Bert and I wanted to run this by you to ensure that the State DHR is comfortable with this approach.

Please take a look at the photos and let us know if you are comfortable with installing roll roofing back onto this building.

Thanks,

David Salay, Architect, LEED AP

**Address:** 410 Angela Street, Key West FL 33040

**Phone:** 305-296-1347 Fax: 305-296-2727

**Email:** [dsalay@benderarchitects.com](mailto:dsalay@benderarchitects.com)

**Website:** [www.benderarchitects.com](http://www.benderarchitects.com)



The Department of State is committed to excellence.  
Please take our [Customer Satisfaction Survey](#).

Mytnik-Ann

**From:** Yongue-Johnnie  
**Sent:** Thursday, September 08, 2016 12:39 PM  
**To:** Mytnik-Ann  
**Subject:** FW: Building Permit Application #15101577 Revision – Real Estate No. 00106120.000000  
**Attachments:** Historic Special Certificate of Appropriateness Application\_201608191353206988.pdf

**From:** rains-devin  
**Sent:** Wednesday, September 07, 2016 11:10 AM  
**To:** 'Vanessa@A1PropertyServices.net'  
**Cc:** Yongue-Johnnie; Bond-Kevin  
**Subject:** Building Permit Application #15101577 Revision – Real Estate No. 00106120.000000

**County of Monroe**  
The Florida Keys



**BOARD OF COUNTY COMMISSIONERS**  
Mayor Heather Carruthers, District 3  
Mayor Pro Tem George Neugent, District 2  
Danny L. Kollhage, District 1  
David Rice, District 4  
Sylvia J. Murphy, District 5

September 7, 2016

A-1 Property Services ([Vanessa@A1PropertyServices.net](mailto:Vanessa@A1PropertyServices.net))  
890 SW 69<sup>th</sup> Ave  
Miami, FL 33144

RE: Building Permit Application #15101577 Revision – Real Estate No. 00106120.000000

The Planning & Environmental Resources Department is in receipt of your building permit application revision for the reroofing of the Historic Section Gangs Quarters building, Pigeon Key, FL.

Please be advised that the following issues were identified when performing a plans review:

The original application was to “remove and replace existing metal shingle roofing”. The revised plans are to “remove existing metal shingle roofing. Install new modified bitumen roofing.”

Pursuant to the Monroe County Land Development Code, Chapter 134 Miscellaneous Restrictions, Article III Archaeological, Historical or Cultural Landmarks, (c) “a special certificate of appropriateness shall be required prior to the issuance of a building permit and shall be issued for any work involving the substantial improvement, relocation, or new construction that will result in a change to the original appearance of a designated historic property.” You can find the complete Ch 134 Article III at: [https://www.municode.com/library/fl/monroe\\_county/codes/land\\_development\\_code?nodeId=CH134MIRE\\_ARTIIIARHICULA](https://www.municode.com/library/fl/monroe_county/codes/land_development_code?nodeId=CH134MIRE_ARTIIIARHICULA)

Sec. 134-53. - Definitions.

*Certificate of appropriateness* means an authorization for work to be done to a designated historic property. A certificate of appropriateness is not a building permit. A county building permit shall be issued prior to the commencement of work on an historic structure. There are two types of certificates:

- (1) Regular certificate of appropriateness issued by the planning director for ordinary repairs or maintenance to a designated historic property; and
- (2) Special certificate of appropriateness issued directly by the historic preservation commission for the renovation, rehabilitation, restoration, or demolition of a designated historic property, or for permission to dig in the case of an archeological landmark. All renovation, rehabilitation, restoration, or demolition of historic public property shall also be approved by the board of county commissioners, following recommendation by the historic preservation commission.

The proposed revised renovation work requires a Special Certificate of Appropriateness. The Historic Special Certificate of Appropriateness application form can be found at: <http://www.monroecounty-fl.gov/index.aspx?nid=189>

The Planning & Environmental Resources Department has failed the revised building permit application #15101577. As discussed above, in order to have the building permit approved by the Department, you must apply for and receive the Special Certificate of Appropriateness.

You may appeal decisions made in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

If you have any questions regarding the contents of this letter or if we may further assist you, please feel free to contact me.

Sincerely,

**Devin L. Rains**

*Principal Planner*

Monroe County Planning and Environmental Resources Department  
2798 Overseas Highway, Suite 410 | Marathon, Florida 33050-4277  
P: 305-289-2532

[www.monroecounty-fl.gov](http://www.monroecounty-fl.gov)

Consult CertainTeed General Recommendations for noted section references.

## SYSTEM DESCRIPTION:

Base sheet, one interply sheet and an SA modified cap sheet.

## SUBSTRATE:

- Nailable (mechanically attached, Sec. 3.0)
- Re-cover (Sec. 5.0)

**MAXIMUM SLOPE:** Up to 6" : 12" (Sec. 15.3)

## ROOF ASSEMBLY:

Base sheet mechanically attached to approved substrate (Sec. 15.0).

Interply sheet self-adhered (Sec. 10.0).

Flintlastic SA modified cap sheet self-adhered (Sec. 10.0).

## FINAL SURFACING:

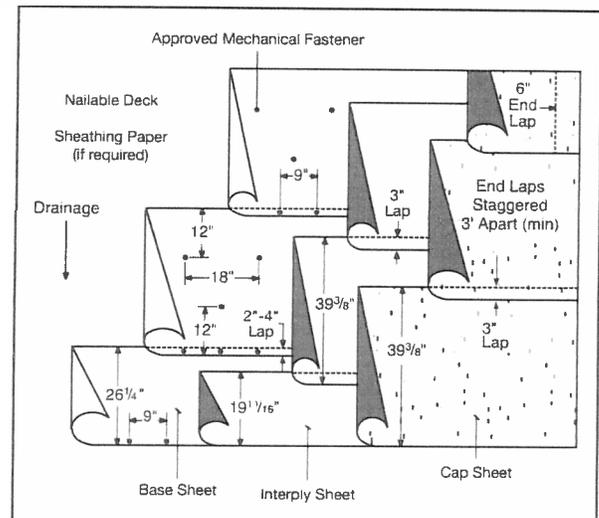
For optional surfacing, see Section 14.0.

## FLASHING ASSEMBLY:

- **Standard.** Over a base sheet or bonded to a primed substrate. One-ply of Flintlastic modified cap sheet, per CT detail.
- **Premium.** Over a base sheet or bonded to a primed substrate. One smooth and one granulated modified membrane flashing, per CT detail.
- **Premium alternate.** Over a base sheet or bonded to a primed substrate. One smooth modified membrane and CT SmartFlash, per CT detail.

## SUMMARY OF MATERIALS:

Base sheet (1 ply)  
Interply sheet (1 ply)  
Cap sheet (1 ply)



SEE WARRANTY SELECTION CHART

## BASE SHEETS:

- (one of the following)
- SA NailBase

## INTERPLY SHEETS:

- (one of the following)
- SA PlyBase
  - SA MidPly

## CAP SHEETS:

- (one of the following)
- Flintlastic SA Cap\*
  - Flintlastic SA Cap FR\*

USE THIS.

USE THIS. color:  
Moire Black

\* Available with CoolStar reflective granules

**Cants:** In angles of roof deck and vertical surfaces, the roofing contractor shall furnish and install an approved cant strip with a minimum 3" face.

**Membrane Type:** SBS MODIFIED, SELF-ADHERING  
**Deck Type 1:** Wood, Non-Insulated  
**Deck Description:** **Deck 1:** Min.  $1\frac{9}{32}$ " thick plywood attached using approved #8 wood screws spaced 6" o.c. at wood joists spaced max. 24" o.c.  
**Deck 2:** Minimum  $1\frac{9}{32}$ " thick plywood attached using approved nails spaced 4" o.c. at wood joists spaced maximum 24" o. c  
**System Type E(1):** Base sheet mechanically fastened

All General and System Limitations apply.

**Separation Sheet: (Optional)** One or more layers of Glasbase Base Sheet, loose laid.  
**Anchor/Base Sheet:** One or more layers of Flintlastic SA NailBase, mechanically attached as described below.  
**Fastening:** Anchor sheet shall be fastened with FBC HVHZ nails and tin caps spaced 8" o.c. at the 4" lap and 8" o.c. in three, equally spaced center rows.  
**Ply Sheet: (Optional)** One or more layers of Flintlastic SA PlyBase or Flintlastic SA Mid Ply, self-adhered.  
**Membrane:** One layer of Flintlastic SA Cap, Flintlastic SA Cap CoolStar, Flintlastic SA Cap FR, Flintlastic SA Cap FR CoolStar self-adhered.  
**Surfacing: (Optional)** Any of the approved surfacing/coating options listed in Table 4.  
**Maximum Design Pressure:** **For Deck 1:** -52.5 psf (See General Limitation #7.)  
**For Deck 2:** -60.0 psf (See General Limitation #7.)



**Membrane Type:** SBS MODIFIED, SELF-ADHERING

**Deck Type 1:** Wood, Non-insulated

**Deck Description:** Minimum  $1\frac{9}{32}$ " thick plywood attached using 8d ring shank nails spaced 6" o.c. at wood joists spaced maximum 24" o.c.

**System Type E(2):** Base sheet mechanically fastened.

**All General and System Limitations apply.**

**Separation Sheet:  
(Optional)** One ply of GlasBase Base Sheet, loose laid.

**Base Sheet:** One or more layers of Flintlastic SA NailBase, mechanically attached as described below.

**Fastening:** Fastened with FBC HVHZ nails and tin caps spaced 6" o.c. at the 3" lap and 6" o.c. in four equally spaced staggered center rows.

**Ply Sheet:  
(Optional)** One or more layers of Flintlastic SA PlyBase or Flintlastic SA Mid Ply, self-adhered.

**Membrane:** One layer of Flintlastic SA Cap, Flintlastic SA Cap CoolStar, Flintlastic SA Cap FR or Flintlastic SA Cap FR CoolStar, self-adhered.

**Surfacing:  
(Optional)** Any of the approved surfacing/coating options listed in Table 4.

**Maximum Design  
Pressure:** -52.5 psf (See General Limitation #7.)



**Membrane Type:** SBS MODIFIED, SELF-ADHERING  
**Deck Type 1:** Wood, Non-Insulated  
**Deck Description:** Min 1<sup>9</sup>/<sub>32</sub>" thick plywood at max 24" spans attached 6" o.c. using #8 wood screws.  
**System Type E(3):** Base sheet mechanically fastened

**All General and System Limitations apply.**

**Anchor/Base Sheet:** One or more layers of Flintlastic SA NailBase, mechanically attached as described below.

**Fastening:** Anchor sheet shall be fastened with FBC HVHZ nails and tin caps spaced 6" o.c. at the 3" lap and 6" o.c. in three, equally spaced center rows.

**Ply Sheet:** One or more layers of Flintlastic SA PlyBase or Flintlastic SA Mid Ply, self-adhered.

**Membrane:** One layer of Flintlastic SA Cap, Flintlastic SA Cap FR, Flintlastic SA Cap FR CoolStar, Flintlastic SA Cap CoolStar self-adhered.

**Surfacing:  
(Optional)** Any of the approved surfacing/coating options listed in Table 4.

**Maximum Design  
Pressure:** - 75 psf (See General Limitation #7.)



**Membrane Type:** SBS MODIFIED, SELF-ADHERING  
**Deck Type 1:** Wood, Non-Insulated  
**Deck Description:** Min <sup>19</sup>/<sub>32</sub>" thick plywood at max 24" spans attached 6" o.c. using #8 wood screws.  
**System Type E(4):** Base sheet mechanically fastened

**All General and System Limitations apply.**

**Anchor/Base Sheet:** One or more layers of Flintlastic SA NailBase, mechanically attached as described below.  
**Fastening:** Anchor sheet shall be fastened with OMG #12 Standard Roofgrip with OMG 3 in. Round Metal Plates spaced 8" o.c. at the 3" lap and 8 o.c. in two, equally spaced center rows.  
**Primer:** Apply ASTM D41 primer to stress plates.  
**Ply Sheet:  
(Optional)** One or more layers of Flintlastic SA PlyBase or Flintlastic SA Mid Ply, self-adhered.  
**Membrane:** One layer of Flintlastic SA Cap, Flintlastic SA Cap FR, Flintlastic SA Cap FR CoolStar, Flintlastic SA Cap CoolStar self-adhered.  
**Surfacing:  
(Optional)** Any of the approved surfacing/coating options listed in Table 4.  
**Maximum Design  
Pressure:** - 82.5 psf (See General Limitation #7.)



**Membrane Type:** SBS MODIFIED, SELF-ADHERING  
**Deck Type 1:** Wood, Non-insulated  
**Deck Description:** Minimum <sup>19</sup>/<sub>32</sub>" thick plywood attached using #10 wood screws spaced 6" o.c. at wood joists spaced maximum 24" o.c.  
**System Type E(5):** Base sheet mechanically fastened.

**All General and System Limitations apply.**

**Separation Sheet:** One ply of GlasBase Base Sheet, loose laid.  
**(Optional)**

**Base Sheet:** One or more layers of Flintlastic SA NailBase, mechanically attached as described below.

**Fastening:** OMG 3 in. Round Metal Plates with OMG #14 Heavy Duty fasteners or TruFast 3" Metal Insulation Plate with TruFast #12 DP or TruFast #14 HD Fasteners or FlintFast 3" Insulation Plates with FlintFast #12 or FlintFast #14 Fasteners spaced 6" o.c. at the 4" lap and 6" o.c. in three, equally spaced staggered center rows.

**Ply Sheet:** One or more layers of Flintlastic SA PlyBase or Flintlastic SA Mid Ply, self-adhered.  
**(Optional)**

**Membrane:** One layer of Flintlastic SA Cap, Flintlastic SA Cap CoolStar, Flintlastic SA Cap FR or Flintlastic SA Cap FR CoolStar, self-adhered.

**Surfacing:** Any of the approved surfacing/coating options listed in Table 4.  
**(Optional)**

**Maximum Design Pressure:** -97.5 psf. (See General Limitation #7)



**Membrane Type:** SBS MODIFIED, SELF-ADHERING  
**Deck Type 1:** Wood, Non-Insulated  
**Deck Description:** Min <sup>19</sup>/<sub>32</sub>" thick plywood at max 24" spans attached 6" o.c. using #8 wood screws.  
**System Type E(6):** Base sheet mechanically fastened

**All General and System Limitations apply.**

**Anchor/Base Sheet:** One or more layers of Flintlastic SA NailBase, mechanically attached as described below.

**Fastening:** Anchor sheet shall be fastened with FBC HVHZ nails and tin caps spaced 4" o.c. at the 3" lap and 4" o.c. in four, equally spaced center rows for a total of five rows.

**Ply Sheet:** One or more layers of Flintlastic SA PlyBase or Flintlastic SA Mid Ply, self-adhered.

**Membrane:** One layer of Flintlastic SA Cap, Flintlastic SA Cap FR, Flintlastic SA Cap FR CoolStar, Flintlastic SA Cap CoolStar self-adhered.

**Surfacing:  
(Optional)** Any of the approved surfacing/coating options listed in Table 4.

**Maximum Design  
Pressure:** - 105 psf (See General Limitation #7.)



**Membrane Type:** SBS MODIFIED, SELF-ADHERING  
**Deck Type 1:** Wood, Non-insulated  
**Deck Description:** Minimum 1<sup>9</sup>/<sub>32</sub>" thick plywood attached using #10 wood screws spaced 4" o.c. at wood joists spaced maximum 24" o.c.  
**System Type E(7):** Base sheet mechanically fastened.

**All General and System Limitations apply.**

**Separation Sheet:** One ply of Glasbase Base Sheet, loose laid.  
**(Optional)**

**Base Sheet:** One or more layers of Flintlastic SA NailBase, mechanically attached as described below.

**Fastening:** ~~OMG 3 in. Round Metal Plates with OMG #14 Heavy Duty fasteners or TruFast 3" Metal Insulation Plate with TruFast #12 DP or TruFast #14 HD Fasteners or FlintFast 3" Insulation Plates with FlintFast #12 or #14 Fasteners spaced 6" o.c. at the 4" lap and 6" o.c. in four, equally spaced staggered center rows.~~

**Ply Sheet:** One or more layers of Flintlastic SA PlyBase or Flintlastic SA Mid Ply, self-adhered.  
**(Optional)**

**Membrane:** One layer of Flintlastic SA Cap, Flintlastic SA Cap CoolStar, Flintlastic SA Cap FR or Flintlastic SA Cap FR CoolStar, self-adhered.

**Surfacing:** Any of the approved surfacing/coating options listed in Table 4.  
**(Optional)**

**Maximum Design Pressure:** -127.5 psf. (See General Limitation #7)

NOTE: IN ORDER TO AVOID FASTENERS BEING VISIBLE FROM UNDERSIDE OF ROOF, USE FLINTFAST 3" INSULATION PLATES WITH 1 1/2" LONG FLINTFAST #14 FASTENERS SPACED 6" O.C. AT THE 4" LAP AND 6" O.C. IN FOUR EQUALLY SPACED STAGGERED CENTER ROWS.

USE THIS SPECIFICATION.



## WOOD DECK SYSTEM LIMITATIONS:

1. A slip sheet is required with Ply 4 and Ply 6 when used as a mechanically fastened base or anchor sheet.

## GENERAL LIMITATIONS:

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. Insulation may be installed in multiple layers. The first layer shall be attached in compliance with Product Control Approval guidelines. All other layers shall be adhered in a full mopping of approved asphalt applied within the EVT range and at a rate of 20-40 lbs./sq., or mechanically attached using the fastening pattern of the top layer
3. All standard panel sizes are acceptable for mechanical attachment. When applied in approved asphalt, panel size shall be 4' x 4' maximum.
4. An overlay and/or recovery board insulation panel is required on all applications over closed cell foam insulations when the base sheet is fully mopped. If no recovery board is used the base sheet shall be applied using spot mopping with approved asphalt, 12" diameter circles, 24" o.c.; or strip mopped 8" ribbons in three rows, one at each sidelap and one down the center of the sheet allowing a continuous area of ventilation. Encircling of the strips is not acceptable. A 6" break shall be placed every 12' in each ribbon to allow cross ventilation. Asphalt application of either system shall be at a minimum rate of 12 lbs./sq.
5. Fastener spacing for insulation attachment is based on a Minimum Characteristic Force (F') value of 275 lbf., as tested in compliance with Testing Application Standard TAS 105. If the fastener value, as field-tested, are below 275 lbf. insulation attachment shall not be acceptable.
6. Fastener spacing for mechanical attachment of anchor/base sheet or membrane attachment is based on a minimum fastener resistance value in conjunction with the maximum design value listed within a specific system. Should the fastener resistance be less than that required, as determined by the Building Official, a revised fastener spacing, prepared, signed and sealed by a Florida registered Professional Engineer, Registered Architect, or Registered Roof Consultant may be submitted. Said revised fastener spacing shall utilize the withdrawal resistance value taken from Testing Application Standards TAS 105 and calculations in compliance with Roofing Application Standard RAS 117.
7. Perimeter and corner areas shall comply with the enhanced uplift pressure requirements of these areas. Fastener densities shall be increased for both insulation and base sheet as calculated in compliance with Roofing Application Standard RAS 117. Calculations prepared, signed and sealed by a Florida registered Professional Engineer, Registered Architect, or Registered Roof Consultant **(When this limitation is specifically referred within this NOA, General Limitation #9 will not be applicable.)**
8. All attachment and sizing of perimeter nailers, metal profile, and/or flashing termination designs shall conform with Roofing Application Standard RAS 111 and applicable wind load requirements.
9. The maximum designed pressure limitation listed shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners). **(When this limitation is specifically referred within this NOA, General Limitation #7 will not be applicable.)**
10. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

**END OF THIS ACCEPTANCE**



NOA No.: 15-0622.21  
Expiration Date: 04/13/20  
Approval Date: 08/20/15  
Page 19 of 19









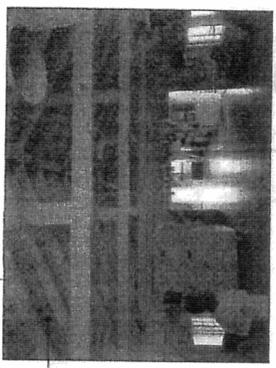
**PIGEON KEY  
HISTORIC SECTION GANGS QUARTERS  
REEROOFING  
PIGEON KEY, FL 33050**



**Bender & Associates  
ARCHITECTS**  
P.A.  
410 Anglin Street  
Tampa, Florida 33602  
Telephone: (813) 281-1177  
Facsimile: (813) 281-1177  
Florida License #14522

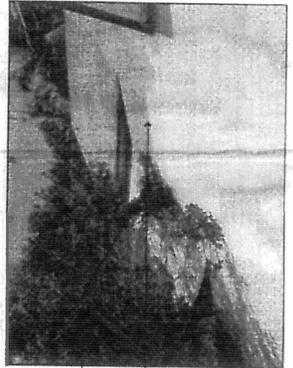
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Date \_\_\_\_\_  
Scale \_\_\_\_\_  
Sheet No. \_\_\_\_\_

**A5**  
6 OF 7



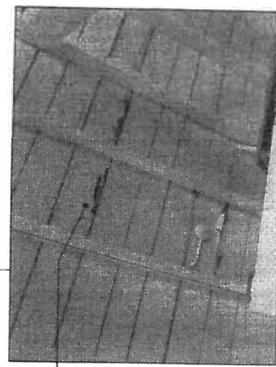
**12** GENERAL VIEW OF INTERIOR CEILING  
AS SCALE: N.T.S.

EXISTING INTERIOR CEILING CONSISTS OF GYPSED  
X BRACING OVER BATTING AT 24" O.C.  
REMOVE AND REPLACE ALL ROTTEN BRACING,  
HYDRON BRACING IN EXPOSED  
MATCHING SIZE AND PAINT FINISH OF FLOOR.



**10** GENERAL VIEW OF ROOF, LOOKING SOUTH  
AS SCALE: N.T.S.

REMOVE EXISTING METAL SINGLE ROOFING.  
REINSTALL NON HOODED BUTYER ROLL ROOFING.



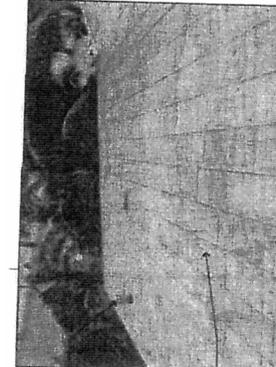
**11** GENERAL VIEW OF INTERIOR CEILING  
AS SCALE: N.T.S.

REMOVE EXISTING USE ANTENNA RETURN TO  
PIGEON KEY DIRECTOR.



**7** GENERAL VIEW, EAST SIDE OF BUILDING  
AS SCALE: N.T.S.

REPLACE ALL ROTTEN VERTICAL PAINTED WOOD  
SHEATHING AT CORNER. ALL WOOD SHEATHING IS STILL  
GOOD SHALL BE PATCHED AND PAINTED.  
REPLACE EXISTING METAL SINGLE ROOFING.  
REINSTALL NON HOODED BUTYER ROLL ROOFING.



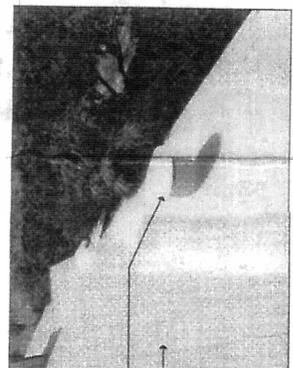
**10** GENERAL VIEW OF ROOF, LOOKING SOUTH  
AS SCALE: N.T.S.

EXISTING BRACING WITH THE LEAD WIRE HAS  
BEEN CRACKED BUT IS NOT TO BE REMOVED.  
REMOVE EXISTING ROOFING.



**7** GENERAL VIEW, EAST SIDE OF BUILDING  
AS SCALE: N.T.S.

REMOVE EXISTING METAL SINGLE ROOFING.  
REINSTALL NON HOODED BUTYER ROLL ROOFING.



**9** GENERAL VIEW, LOOKING SOUTHEAST  
AS SCALE: N.T.S.

REMOVE ALL LANSKIPPING WELL AHEAD FROM  
ROOF.



**6** HISTORIC ROOF VENTILATOR  
AS SCALE: N.T.S.

EXISTING ROOF VENTILATOR TO  
REPAIR.  
NON HOODED BUTYER ROOFING.



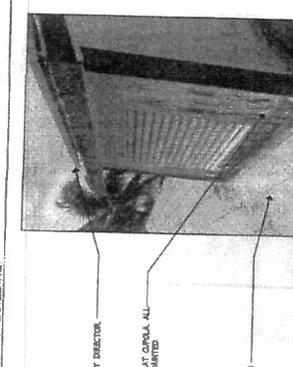
**8** GENERAL ROOF VIEW, LOOKING NORTH  
AS SCALE: N.T.S.

REPLACE ALL ROTTEN METAL SINGLE ROOFING.  
REINSTALL NON HOODED BUTYER ROLL ROOFING.



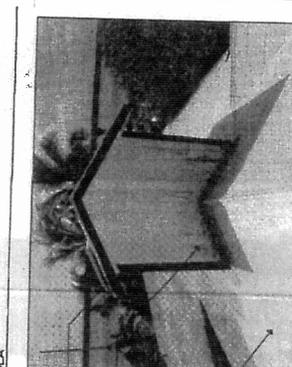
**5** TYPICAL ROOF FASCIA  
AS SCALE: N.T.S.

NOTE: FASCIA DIMENSIONS VARY AROUND THE  
BUILDING.



**7** GENERAL VIEW, EAST SIDE OF BUILDING  
AS SCALE: N.T.S.

REMOVE EXISTING SOLAR PANEL RETURN TO PIGEON KEY DIRECTOR.



**1** EXISTING PHOTO AT CUPOLA  
AS SCALE: N.T.S.

REMOVE EXISTING METAL SINGLE ROOFING.  
REINSTALL NON HOODED BUTYER ROLL ROOFING.

**3** EXISTING PHOTO AT ROTTED FASCIA  
AS SCALE: N.T.S.

EXISTING ROOF VENTILATOR TO  
REPAIR.  
NON HOODED BUTYER ROOFING.

**2** EXISTING PHOTO AT WINDOW OVERHANG  
AS SCALE: N.T.S.

NOTE: THIS WINDOW OVERHANG HAS  
BULGED AWAY FROM BUILDING.  
OVERHANG SHOULD BE REPAIRED. PLACE OVERHANG  
MATCHING EXISTING INTERNAL SIZE AND  
SPECIES.  
REINSTALL METAL FLASHING AT OVERHANG.

**1** EXISTING PHOTO AT CUPOLA  
AS SCALE: N.T.S.

REMOVE EXISTING METAL SINGLE ROOFING.  
REINSTALL NON HOODED BUTYER ROLL ROOFING.



APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Historic Preservation Committee Special Certificate of Appropriateness

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review by the Historic Preservation Committee

Historic Preservation Committee Special Certificate of Appropriateness Fee: \$200.00

Date of Application: 09 / 07 / 2016  
Month Day Year

~~Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)~~

~~Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application~~

~~Mailing Address (Street, City, State and Zip Code)~~

~~Work Phone Home Phone Cell Phone Email Address~~

Property Owner / Petitioner: (Business/Corp must include documents showing who has legal authorized to sign.)

Monroe County Johnnie Yongue  
(Name/Entity) Contact Person

1100 Simonton St Suite 2-216 Key West Fl 33040  
Mailing Address (Street, City, State and Zip Code)

305-292-4429 305-504-4148 yongue-johnnie@monroecounty-fl.gov  
Work Phone Home Phone Cell Phone Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

1 Pigeon Key  
Block Lot Subdivision Key  
00106120-000000 1124761  
Real Estate (RE) Number Alternate Key Number  
44800 Overseas Hwy Marathon Fl 33050 45  
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Photograph of property and building from roadway
- Photographs of adjacent properties
- Written summary of the scope of work to be carried out or copy of building permit application
- Site plan and Exterior building elevations
- Illustrations of manufactured products to be used, such as roofing, shutters, doors and windows

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Notarized Agent Authorization Letter

APPLICATION

Is there a pending code enforcement proceeding involving all or a portion of this parcel?

Yes  No Code Case file # \_\_\_\_\_ Describe the enforcement proceedings and if this application is being submitted to correct the violation: \_\_\_\_\_

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

\* \* \* \* \*

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

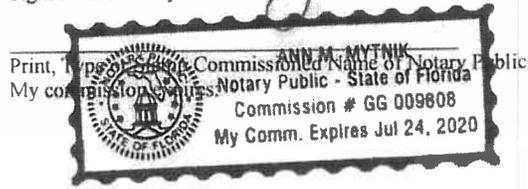
I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Signature] Date: 9/7/2016  
STATE OF FLORIDA  
COUNTY OF MONROE

Sworn to and subscribed before me this 7<sup>th</sup> day of SEPTEMBER, 20 16.  
by JOHNNIE YONGUE, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)

na as identification.  
(TYPE OF ID PRODUCED)

[Signature]  
Signature of Notary Public



Send complete application package to:

Monroe County Planning & Environmental Resources Department  
Marathon Government Center  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050