



Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: October 25, 2016

Applicant: Michael Lepine

Application Number: H16-03-0055

Address: #908 Packer Street

Description of Work:

New roof deck on rear side of house.

Site Facts:

Located at the corner of Johnson Lane and Packer Street, the house at 908 Packer Street is a contributing resource according to the survey. The one and a half story, frame vernacular structure first appears on the 1912 Sanborn map. A photograph dated c.1965 shows that the structure is mostly unchanged on the front. The house has a one story addition in the rear with a flat roof that is not historic.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 9, and 10.

Widow's Walks and Roof Decks (page 28a), specifically the introduction and guidelines 1 and 2.

Additions and Alterations/New Construction (pages 36-38a); specifically guidelines for Additions and Alterations and guideline 4 of New Construction (pages 38-38a).

Staff Analysis

The Certificate of Appropriateness in review proposes adding a second story roof deck on the rear non-historic addition of a contributing structure. The house currently has two small balconies on

the rear of the contributing structure that are located on a flat roof. The plan is to extend the one balcony so that a deck with railings will encompass most of the rear flat roof. The new wood railings will match the existing railings.

Consistency with Cited Guidelines

1. The guidelines state that roof decks were not typical on 1 or 1 ½ story primary structures, and they “may or may not” be appropriate for two-story buildings. Roof decks must be compatible in scale and design with the existing structure. The size and square footage of the new roof deck is not compatible with the house, especially since it’s located on a corner. The guidelines also state that additions and alterations should be constructed with a scale, height, and mass that is appropriate to the original building and its neighbors and should be compatible with the original structure, neighboring buildings, and streetscapes. The proposed roof deck will be most visible from Johnson Lane, a small lane with mostly one story houses. Roof decks are atypical to this streetscape. Also, the roof deck will also help to increase the massing of the house, creating more of an imbalance on Johnson Lane.

It is staff’s opinion that the proposed design fails to meet the guidelines in regards to roof decks, additions and alterations, and new construction.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3740 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3936

HARC PERMIT NUMBER 16-00300055		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

906 / ACRES		# OF UNITS	
TRAVEL COOK / ELIZABETH FULLER		PHONE NUMBER	
17 W 101ST AVE UNIT 1F		EMAIL	
NEW YORK N.Y. 10033 6258			
Lepine Builders Inc		PHONE NUMBER 516-304-0202	
Michael Lepine		EMAIL LEPINEBUIL@4u@aol.com	
ALTBUS DESIGN		PHONE NUMBER	
		EMAIL	

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

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

\$18,000

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

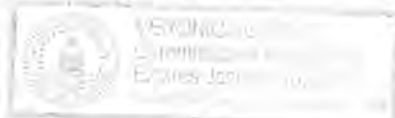
PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

ADD APP 350 SF

DECK w/ 66 LF HANDRAILS TO SECOND FLOOR - ATTACHED DRAWINGS
By ALTBUS DESIGN

I HAVE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: Michael Lepine
OWNER SIGNATURE:	QUALIFIER SIGNATURE: [Signature]
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND Scribed BEFORE ME THIS _____ DAY OF _____ 20____	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND Scribed BEFORE ME THIS _____ DAY OF _____ 20____
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



37822-2751-0/c

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 8 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE SD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE SD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ SLT. UP ☐ TPO ☐ OTHER

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

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

☐ SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMP'S

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

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

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

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

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

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

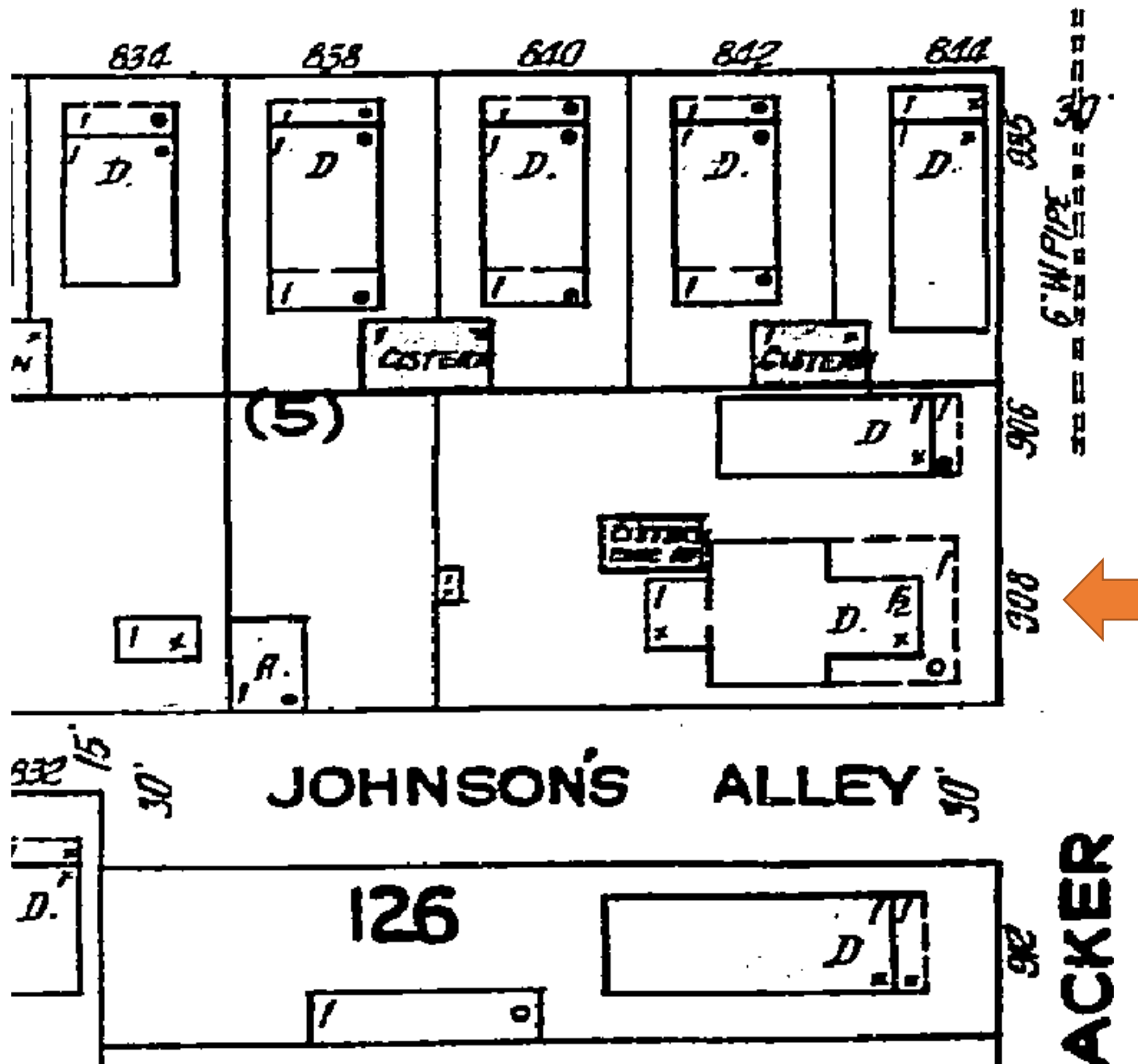
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

FLORIDA STATUTE 409: ASBESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F.S. 409.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CSO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

SANBORN MAPS



1926 Sanborn Map

PROJECT PHOTOS



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









YARD WASTE

YARD WASTE
96 19952

YARD WASTE
ONLY

EXISTING CONDITIONS



FIGURE 1
VIEW FROM JOHNSON LN



FIGURE 2
VIEW FROM JOHNSON LN



FIGURE 3
VIEW FROM REAR OF HOUSE



FIGURE 4
VIEW FROM RIGHT SIDE OF HOUSE

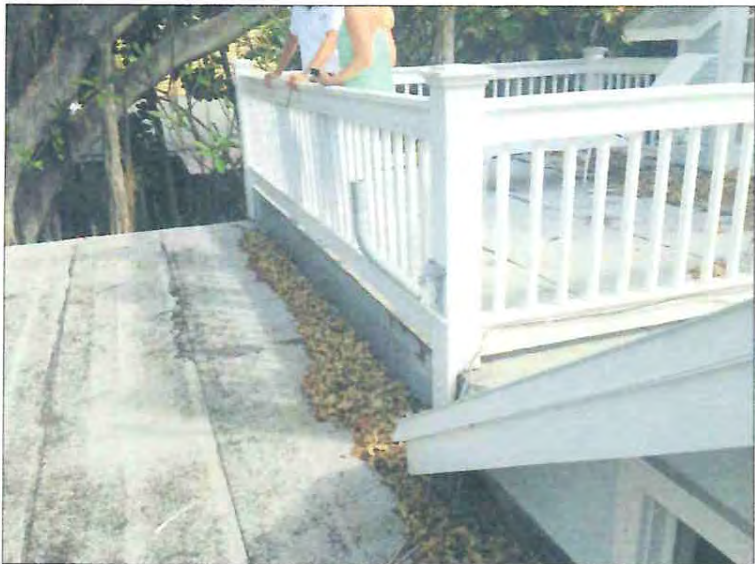


FIGURE 5
PROPOSED AREA OF STEP AND RAILING STYLE



FIGURE 6
AREA OF DECK

PROPOSED DESIGN

CONSTRUCTION PLANS FOR 908 PACKER ST



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
908 PACKER ST
KEY WEST, FL 33040

OWNER:
TREVOR COOK
27 W 67TH ST UNIT 1-F
NEW YORK, NY 10023

**NOTE: NOT FOR CONSTRUCTION
FOR HARC AND PLANNING
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:	MICHAEL GALLAGHER LAPINE BUILDERS INC. 1107 KEY PLAZA #207 KEY WEST, FL 33040
PROJECT:	908 PACKER ST

SITE:	908 PACKER ST KEY WEST, FL 33040
TITLE:	COVER

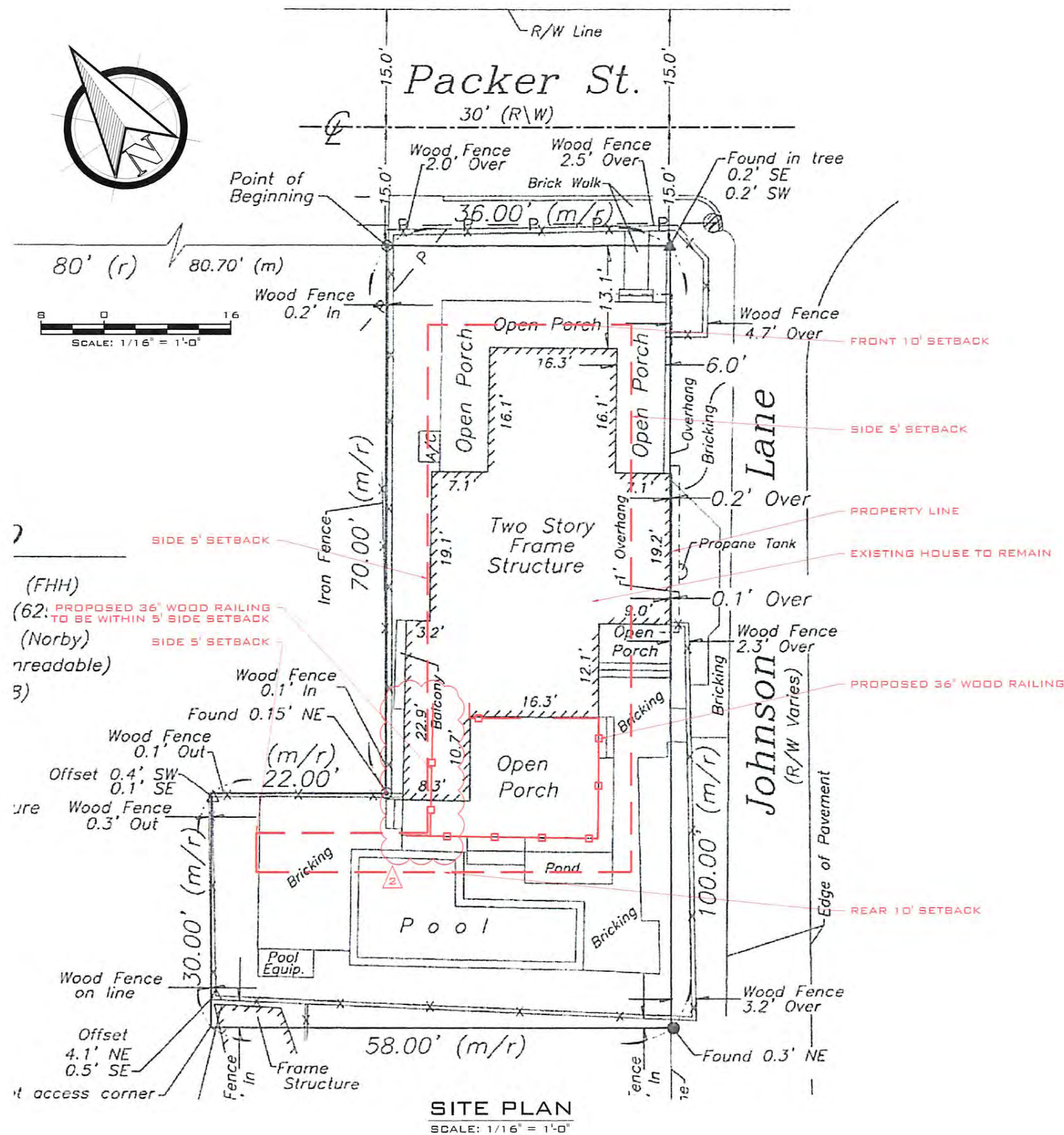
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AS SHOWN	07/25/16	8DB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	G-100	1	

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71400



SITE DATA:

TOTAL SITE AREA: ±4,260.00 SQ.FT

LAND USE: HHDR

FLOOD ZONE: X .2%

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (2,566.00 SQ.FT)
EXISTING: NA
PROPOSED: NA

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50% (2,130.00 SQ.FT)
EXISTING: NA
PROPOSED: NA

OPEN SPACE MINIMUM:

REQUIRED: 35% (1,491.00 SQ.FT)
EXISTING: NA
PROPOSED: NA

SETBACKS

FRONT:
REQUIRED: 10 FT
EXISTING: ±13'-1" (TO HOUSE)
PROPOSED: ±13'-1" (TO HOUSE)
NO CHANGE

SIDE:
REQUIRED: 5 FT
EXISTING: 0'-4" (OVER LINE)(TO HOUSE)
PROPOSED: 0'-4" (OVER LINE)(TO HOUSE)
NO CHANGE

SIDE:
REQUIRED: 5 FT
EXISTING: ±1'-1" (TO HOUSE)
PROPOSED: ±1'-1" (TO HOUSE)
NO CHANGE

REAR:
REQUIRED: 20 FT
EXISTING: ±22'-4" (TO OVERHANG)
PROPOSED: ±22'-2" (TO OVERHANG)
NO CHANGE

MAXIMUM HEIGHT:
EXISTING: 30 FT
PROPOSED: NA
NA

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REV.	DESCRIPTION	BY	DATE
2	RAILING REVISION	BS	08/11/16
1	FINAL	BS	08/11/16

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ENGINEERING AND PLANNING

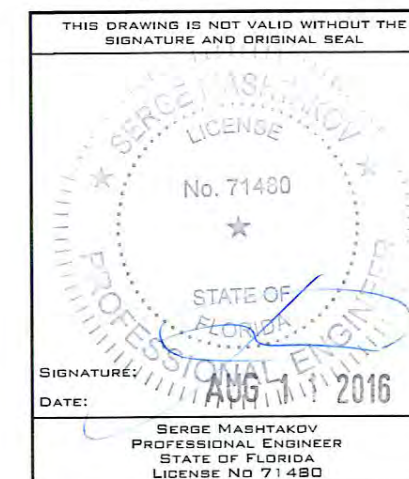
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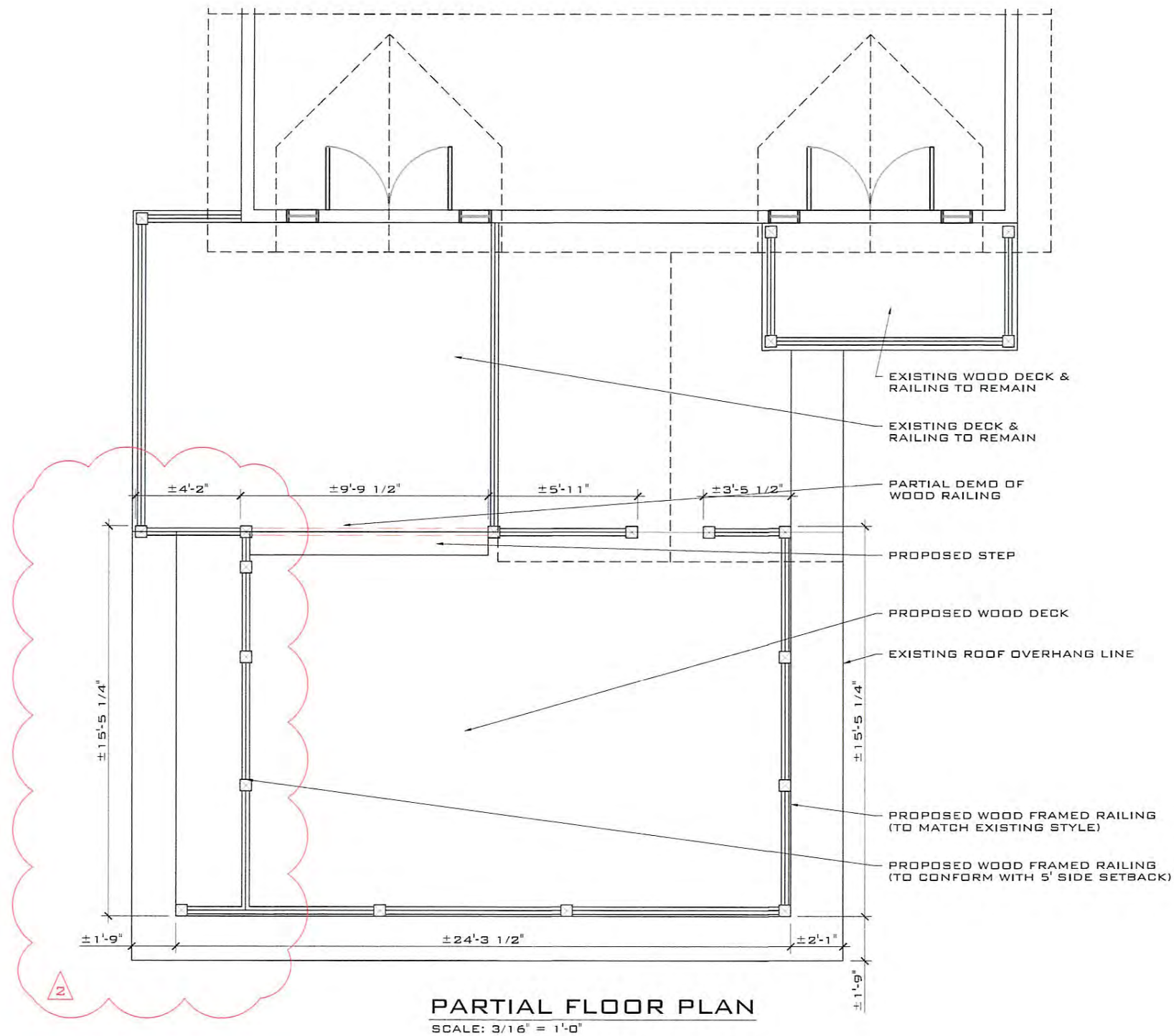
CLIENT: MICHAEL GALLAGHER
LAPINE BUILDERS INC.
1107 KEY PLAZA #207
KEY WEST, FL 33040
PROJECT: 908 PACKER ST

SITE: 908 PACKER ST
KEY WEST, FL 33040

TITLE: SITE PLAN

SCALE	DATE	DRAWN	CHECKED
AS SHOWN	07/25/16	BDB	SAM
PROJECT NO.	DRAWING NO.	REVISION	
1607-08	C-101	1	





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2	RAILING REVISION	BB	08/11/16
REV:	DESCRIPTION:	BY:	DATE:
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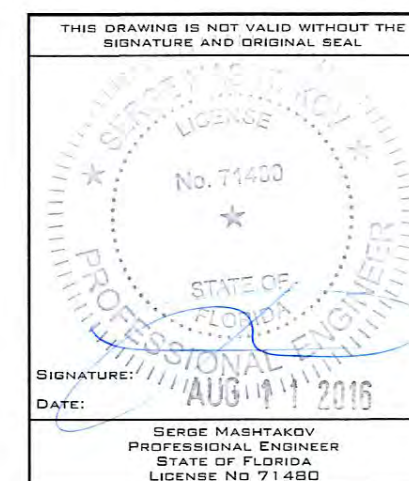
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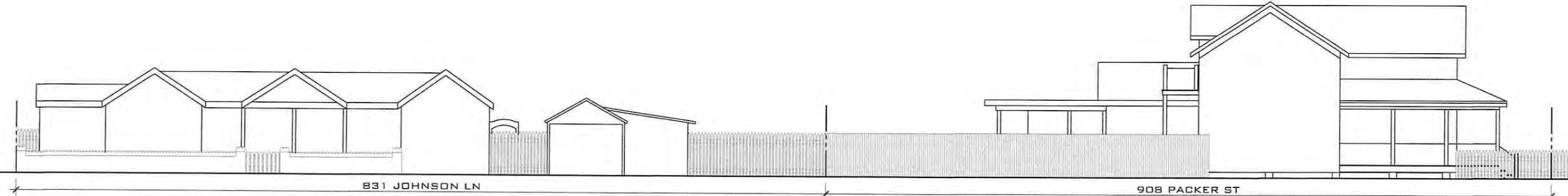
PROJECT: 908 PACKER ST

SITE: 908 PACKER ST
KEY WEST, FL 33040

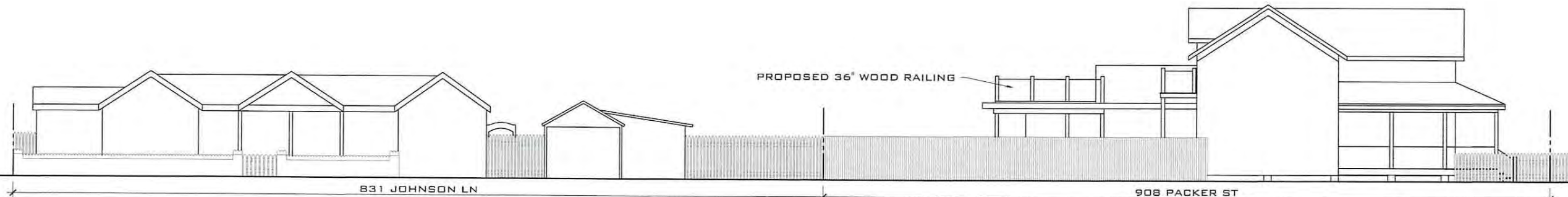
TITLE: PARTIAL FLOOR PLAN

SCALE AT 1/16"	DATE: 07/25/16	DRAWN: BOB	CHECKED: SAM
PROJECT NO: 1607-08	DRAWING NO: A-101	REVISION: 1	





EXISTING STREET SCAPE
SCALE: 1/16" = 1'-0"



PROPOSED STREET SCAPE
SCALE: 1/16" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION
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APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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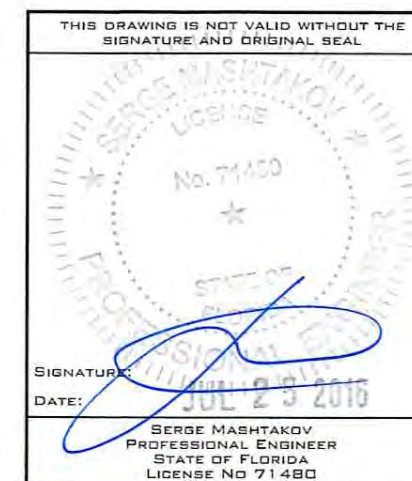
CLIENT: MICHAEL GALLAGHER
LAPINE BUILDERS INC.
1107 KEY PLAZA #207
KEY WEST, FL 33040

PROJECT: 908 PACKER ST

SITE: 908 PACKER ST
KEY WEST, FL 33040

TITLE: STREET SCAPE

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/25/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	A-102	1	





**EXISTING LEFT SIDE ELEVATION
(JOHNSON LN)**
SCALE: 1/8" = 1'-0"



**PROPOSED LEFT SIDE ELEVATION
(JOHNSON LN)**
SCALE: 1/8" = 1'-0"

**NOTE: NOT FOR CONSTRUCTION
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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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1107 KEY PLAZA #207
KEY WEST, FL 33040
PROJECT: 908 PACKER ST

SITE: 908 PACKER ST
KEY WEST, FL 33040
TITLE: ELEVATIONS

SCALE AT 1/8"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/25/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	A-103	1	





EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

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2	RAILING REVISION	BB	08/11/16
REV:	DESCRIPTION:	BY:	DATE:
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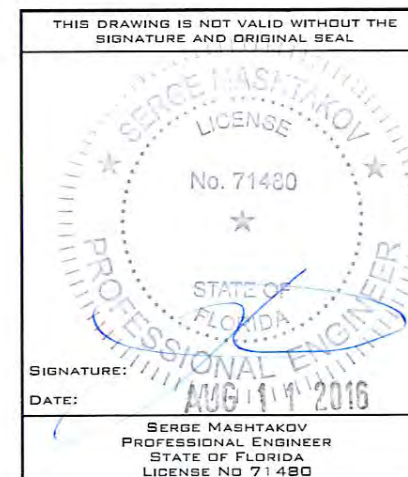
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LAPINE BUILDERS INC.
1107 KEY PLAZA #207
KEY WEST, FL 33040

PROJECT: 908 PACKER ST

SITE: 908 PACKER ST
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 1/8"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/25/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1607-08	A-104	1	





EXISTING RIGHT SIDE ELEVATION

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



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PROPOSED RIGHT SIDE ELEVATION

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

REV.	DESCRIPTION	BY	DATE
STATUS:	FINAL		

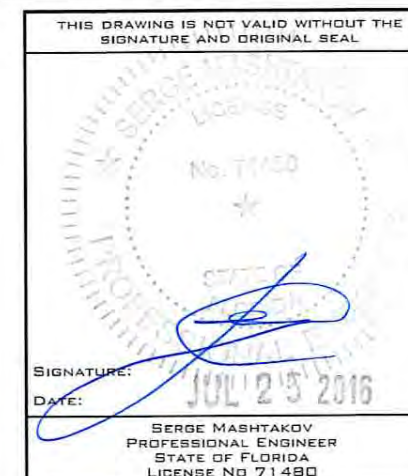


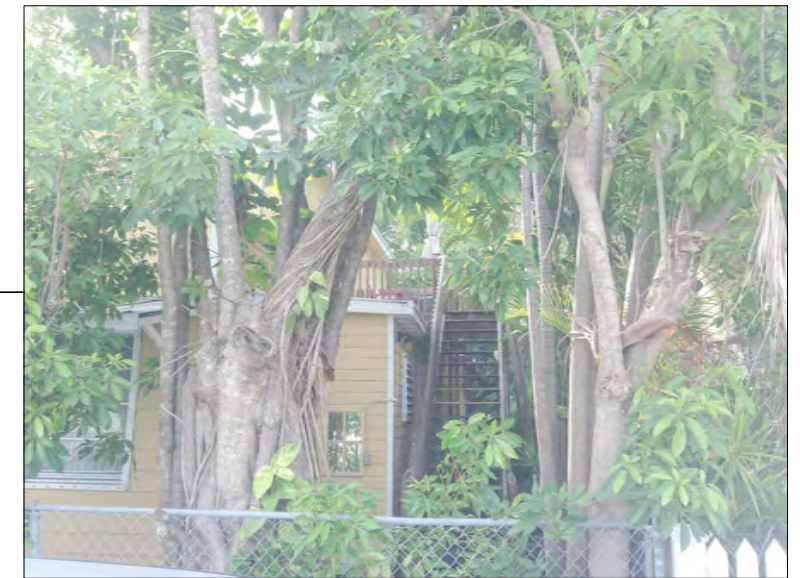
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1107 KEY PLAZA #207
KEY WEST, FL 33040
PROJECT: 908 PACKER ST

SITE: 908 PACKER ST
KEY WEST, FL 33040
TITLE: ELEVATIONS

SCALE AT 1/8" = 1'-0"	DATE	DRAWN	CHECKED
AS SHOWN	07/25/16	BDB	SAM
PROJECT NO.	DRAWING NO.	REVISION	
1607-08	A-105	1	





NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ROOF DECK ON REAR SIDE OF HOUSE.

FOR- #908 PACKER STREET

Applicant – Michael Lepine

Application #H16-03-0055

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

PROPERTY APPRAISER INFORMATION



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: 1022292 Parcel ID: 00021550-000000

Ownership Details

Mailing Address:

COOK TREVOR
27 W 67TH ST UNIT 1-F
NEW YORK, NY 10023-6258

All Owners:

COOK TREVOR, FULLER ELIZABETH H/W

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range:
06-68-25

Property Location: 908 PACKER ST KEY WEST

Legal Description: KW PT LOT 4 SQR 4 TR 6 OR607-78 OR681-334 OR825-2213/14 OR1021-1900/01 OR1021-1902/03 OR1100-227 OR1356-916/18 OR1625-1835/37 OR2276-319/20 OR2798-1104/06

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	36	100	4,260.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1784
 Year Built: 1943

Building 1 Details

Building Type R1
 Effective Age 12
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 266
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 12
 Grnd Floor Area 1,784

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 4

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 3
 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



Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C		Basement %	Finished Basement %	Area
1	<u>OPX</u>		1	1943			0.00	0.00	360
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1943	N	Y	0.00	0.00	1,126
4	<u>OPF</u>		1	1943					45
5	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	2001	N	Y	0.00	0.00	88
7	<u>OPX</u>		1	2001			0.00	0.00	312
8	<u>PTO</u>		1	2001			0.00	0.00	701
9	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1943	N	Y	0.00	0.00	570
10	<u>OUU</u>		1	2001			0.00	0.00	45
11	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	2001	N	Y	0.00	0.00	256

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	112 SF	0	0	1983	1984	4	50
2	FN2:FENCES	180 SF	45	4	2008	2009	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1984	1985	3	20
4	FN2:FENCES	270 SF	45	6	2007	2008	5	30
5	PO4:RES POOL	364 SF	13	28	2001	2002	3	50

Appraiser Notes

2006-02-18 LISTED FOR \$1,525,000. HAS MASTER SUITE AND HEATED POOL . SKI

2016-05-10 MLS \$1,475,000 3/3 WONDERFUL CASUAL INDOOR/OUTDOOR LIVING IN THIS HISTORIC CONCH HOME ON THE CORNER OF TWO QUIET STREETS IN OLD TOWN. THE HOME COMPLETELY OPENS UP TO COVERED PORCHES TO RELAX BY YOUR HEATED POOL. FEATURES INCLUDE DADE COUNTY WALLS, HARDWOOD FLOORS, A DOWNSTAIRS MASTER & THE RAREST OF RARE A BASEMENT. DELIGHTFUL FRONT PORCH & ON THE SECOND FLOOR THERE IS A BACK BALCONY OVERLOOKING THE NEIGHBORHOOD TO LOUNGE ON. STAINLESS STEEL APPLIANCES, GAS RANGE, POCKET BAR BEHIND A DUTCH DOOR, OFF ST PARKING AND SO MUCH MORE THAT YOU HAVE TO CHECK IT OUT TO BELIEVE! THIS HOME IS AMAZING & IN THE X FLOOD ZONE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
98-4061	01/08/1999	11/15/1999	4,000	Residential	RENOVATIONS
00-1414	05/23/2000	01/03/2001	4,800	Residential	ROOFING
00-2898	09/28/2000	01/03/2001	2,000	Residential	REPLACE SHUTTERS
00-3692	11/01/2000	01/03/2001	3,900	Residential	INSTALL OAK FLOORS
06-6407	11/29/2006	12/13/2006	1,500	Residential	REPLACE SEWER FROM HOUSE TO CLEANOUT 20FEET
07-2483	05/25/2007	09/26/2008	1,000	Residential	BUILD A WHITE PICKET FENCE 45'x6'

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	249,579	26,022	755,856	1,031,457	855,692	0	1,031,457
2014	250,982	24,307	529,460	804,749	777,902	0	804,749
2013	256,830	27,362	422,992	707,184	707,184	0	707,184
2012	259,782	28,238	572,667	860,687	773,617	0	860,687
2011	259,782	29,087	647,897	936,766	703,289	0	936,766
2010	262,734	29,941	346,679	639,354	639,354	0	639,354
2009	295,207	30,818	526,952	852,977	852,977	0	852,977
2008	266,702	30,970	592,140	889,812	889,812	0	889,812
2007	431,311	25,298	745,500	1,202,109	505,464	25,000	480,464
2006	554,864	26,103	404,700	985,667	493,136	25,000	468,136
2005	554,864	26,974	319,500	901,338	478,773	25,000	453,773
2004	303,967	27,780	298,200	629,947	464,828	25,000	439,828
2003	337,742	28,584	92,868	459,194	456,161	25,000	431,161
2002	323,146	29,456	92,868	445,470	445,470	25,000	420,470
2001	276,949	6,754	74,294	357,997	357,997	25,000	332,997
2000	276,949	7,216	72,420	356,586	356,586	0	356,586
1999	284,564	6,254	72,420	363,238	363,238	25,000	338,238
1998	287,696	6,169	72,420	366,285	366,285	25,000	341,285
1997	302,210	5,936	63,900	372,046	372,046	0	372,046

1996	203,992	4,292	63,900	272,183	272,183	25,000	247,183
1995	117,395	4,149	63,900	185,444	177,477	25,000	152,477
1994	104,987	3,925	63,900	172,812	172,812	25,000	147,812
1993	104,987	4,157	63,900	173,044	173,044	25,000	148,044
1992	104,987	4,370	63,900	173,258	173,258	25,000	148,258
1991	104,987	4,585	63,900	173,472	173,472	25,000	148,472
1990	139,107	4,817	45,795	189,719	189,719	25,000	164,719
1989	89,399	3,519	44,730	137,648	137,648	25,000	112,648
1988	85,530	2,793	35,145	123,468	123,468	25,000	98,468
1987	37,493	0	23,004	60,497	60,497	0	60,497
1986	37,631	0	23,004	60,635	60,635	0	60,635
1985	37,027	0	15,336	52,363	52,363	0	52,363
1984	35,322	0	15,336	50,658	50,658	0	50,658
1983	35,322	0	15,336	50,658	50,658	0	50,658
1982	35,789	0	12,397	48,186	48,186	0	48,186

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
5/15/2016	2798 / 1104	1,325,000	<u>WD</u>	<u>01</u>
2/16/2007	2276 / 319	1,325,000	<u>WD</u>	<u>Q</u>
3/16/2000	1625 / 1835	360,000	<u>WD</u>	<u>Q</u>
6/1/1995	1356 / 0916	355,000	<u>WD</u>	<u>Q</u>
7/1/1989	1100 / 227	252,500	<u>WD</u>	<u>Q</u>
7/1/1987	1021 / 1900	162,000	<u>WD</u>	<u>Q</u>
2/1/1975	681 / 334	30,000	00	<u>Q</u>

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