

Staff Report

- 11a Reconstruction of irreparable deteriorated wall and roof on #814 Baptist Lane building and new addition. New two story structure. Construct picket fence in front but behind parking and 6' height picket fence around garbage and recycle cans- **#812-814 Baptist Lane/ #812-814 Patone Street- Ty Symorski (H11-01-1521)**

This Certificate of Appropriateness review is for the reconstruction of a wall and rehabilitation of #814 Baptist Lane, a new second floor front porch and extension of existing walls for a higher new roof. The plans also include a new two story structure where an existing one story shed is located and new staircase. A new one story structure with a roof porch will be constructed between the existing building and the new proposed two story structure. None of the buildings in the site are listed in the surveys. By reviewing the footprint of the 1962 Sanborn map of #812 Rear Baptist Lane, it is clear that the structure has been altered through time. The 1962 Sanborn map shows a two story front porch that is no longer in existence. The buildings in question has been abandoned and neglected.

The proposed plans include a new two story wood frame building, rectangular in footprint. The building will have a hip roof that will extend approximately 18'-8" height with v-crimp metal roof panels. For the proposed rehabilitation of the existing two story house the plans include the extension of the exterior walls in order to have a higher roof. The new proposed roof will be a gable one and will extend 18'-8" on its highest point. The design includes wood clap board siding and new wood custom windows and doors. The plans also include a 3'-8" height wood picket fence recessed from the front property line.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38a);

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*

(5) Additions should be attached to less publicly visible secondary elevations of an historic structure.

(7) No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.

Staff also understands that the guidelines for New Construction (pages 36-38a) are applicable for the review of the proposed new two story structure. Under page 37 of the Historic Architectural Guidelines, last paragraph states the following:

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

1. **Siting** - New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.

According to the submitted plans the proposed design will not conform to actual setbacks for HMDR historic zone district;

Front yard- 10 ft
Street side- 7.5 ft
Side- 5 ft
Rear- 13 ft
Maximum height 30 ft

The existing building is a non conforming structure. If approved, the new proposed two story building and the proposed rehabilitation and additions will require setback variances.

2. **Elevation of finished floor above grade** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties

in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.

This will not be the case. The site is located on a FEMA X zone.

3. **Height** – *must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.*

The proposed new structure will be a two story building. The principal building on the site, #812 Baptist Lane is a large two story structure. The buildings to the back are two stories.

4. **Proportion, scale and mass** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

Staff understands that the existing lot for this house is large in size. The existing two story building located on #814 Baptist Lane is very small if compare it to the two story main structure on the lot. The proposed new additions and construction will be in scale with the surrounding properties and its massing and proportions will be sensitive to the urban fabric.

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed design incorporates traditional forms and configurations found in historic frame vernacular buildings.

6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of*

historic buildings but should have features that are compatible with the lines of historic architecture.

The new proposed design incorporates similar elements found in the historic district.

7. ***Relationship of materials*** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new construction materials for the new structure as well as the proposed materials for the rehabilitation of the existing house are compatible with existing materials found in the historic district.

It is staff's belief that the proposed design is consistent with many of the guidelines for additions, alterations and new construction. The new design will be sensible to the urban fabric and to the adjacent structures.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION #11 - 1001521**

OWNER'S NAME: Baptist St. Enterprises DATE:

OWNER'S ADDRESS: 6810 Front St. Key West, FL 33040-6040 PHONE #: 305-797-4733

APPLICANT'S NAME: Ty Symroski PHONE #: 305-395-9363

APPLICANT'S ADDRESS: 2328 Staples Ave, Key West, FL 33040

ADDRESS OF CONSTRUCTION: 812/814 Baptist Ln AKA Patone St. # OF UNITS: 6

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: A. Reconstruction of irreparably deteriorated 814 Baptist Lane. B. Demolish shed & replace w/ addition to 814 Baptist Ln. C. Construct picket fence in front of building but behind parking & 6' picket around garbage & recycle cans

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11/14/11

Applicant's Signature: Ty Symroski

Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION



HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Main house nor 84 Baptist lane are listed in the survey.
Ordinance for demolition
Guidelines for additions, alterations and
new construction. (pages 36-38a)*

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission





Verification

I, Ty Symroski, being duly sworn, depose and say that I am
Print Name of Applicant
the owner 812/814 Baptist Lane /legal representative of the property, which is the subject
matter of this application. All of the answers to the above questions, sketches
and attached data that make up this application, are true and correct to the best
of my knowledge and belief.

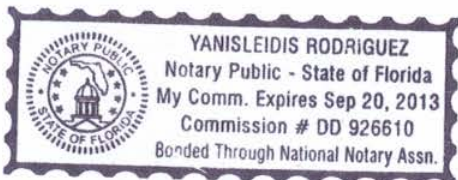
Ty Symroski
Signature of Applicant

Subscribes and sworn to (or affirmed) before me on November 14 2011
(date)

by Ty Symroski (name of affiant, deponent or other signer).

He/She is personally known to me or has presented 2 FL DA 556252552200-0
as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped Yanisleidis Rodriguez

Commission Number, if any DD 926610

*original with variance application
copies with HARC Application & Petition for
Vacation of City Property.*



City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Walter S. Crumbley Jr as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Baptist Street Enterprises, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Ty Symroski
Please Print Name of Representative

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

x Walter Crumbley
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this NOV. 14, 2011 by
date

Walter Sidney Crumbley
Name of Authorized Representative

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

Nicole Laboy
Notary's Signature and Seal

Nicole Laboy
Name of Acknowledger typed, printed or stamped



DD 990994
Commission Number, if any



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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Entity Name Search

No Events

No Name History

Detail by Entity Name

Florida Limited Liability Company

BAPTIST STREET ENTERPRISES, LLC

Filing Information

Document Number L11000104167
FEI/EIN Number NONE
Date Filed 09/12/2011
State FL
Status ACTIVE

Principal Address

6810 FRONT STREET
KEY WEST FL 33040

Mailing Address

6810 FRONT STREET
KEY WEST FL 33040

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK, INC.
11380 PROSPERITY FARMS ROAD #221E
PALM BEACH GARDENS FL 33410 US

Manager/Member Detail

Name & Address

Title MGR

CRUMBLEY, WALTER
6810 FRONT STREET
KEY WEST FL 33040

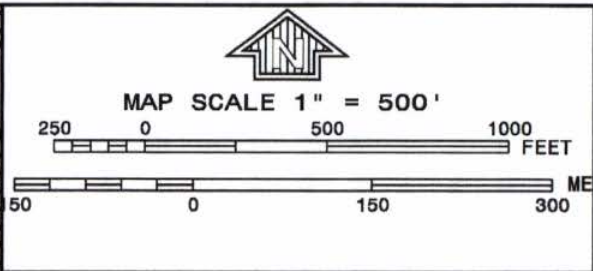
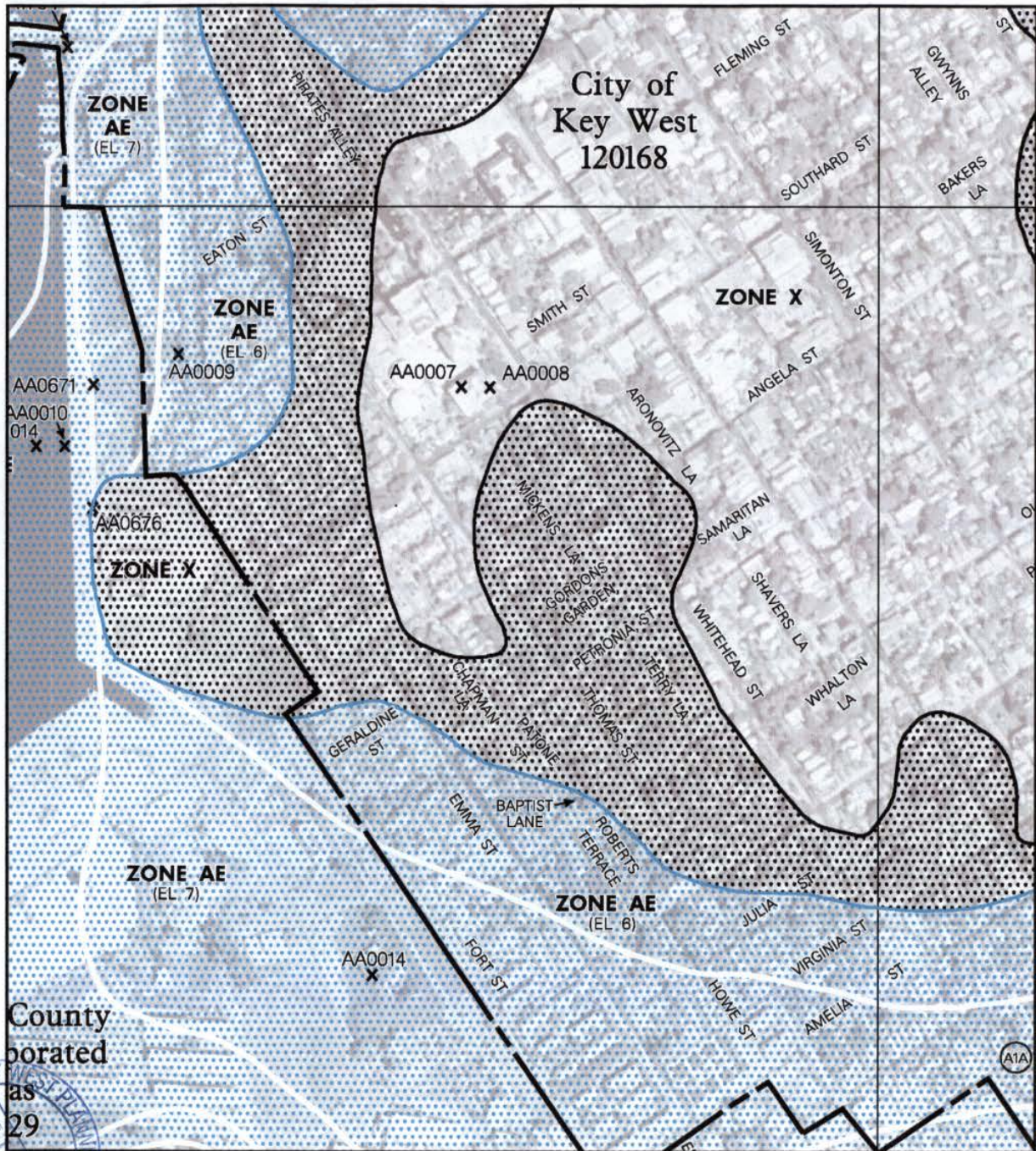
Title MGR

WARNER, LENA
6810 FRONT STREET
KEY WEST FL 33040

Annual Reports

No Annual Reports Filed





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1516K

**FIRM
FLOOD INSURANCE RATE MAP
MONROE COUNTY,
FLORIDA
AND INCORPORATED AREAS**

PANEL 1516 OF 1585

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
KEY WEST, CITY OF	120168	1516	K
MONROE COUNTY	126129	1516	K

-NOTE-
THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF COASTAL BARRIER RESOURCES SYSTEM UNITS AND/OR OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE COASTAL BARRIER IMPROVEMENT ACT OF 1990 (PL 101-501).

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER
12087C1516K**

**MAP REVISED
FEBRUARY 18, 2005**

Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

\$1150,000.00

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 11-376-EJ

Doc# 1852116 09/21/2011 1:14PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE
09/21/2011 1:14PM
DEED DOC STAMP CL: MT \$3,150.00

Doc# 1852116
Bk# 2534 Pg# 2400

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Warranty Deed

This Warranty Deed made this 20th day of September, 2011 between Barroso Real Estate Development, LLC, a Florida limited liability company whose post office address is 1014 White Street, Key West, FL 33040, grantor, and Baptist Street Enterprises, LLC, a Florida limited liability company whose post office address is 6810 Front Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Parcels C and E of Patone's Subdivision, a subdivision of the City of Key West, Monroe County, Florida, according to a Plat by M.B. Garris, C.E., recorded in Plat Book 2, Page 27, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00014520-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2011 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: ERICA N. HUGHES-STERLING

[Signature]
Witness Name: Jenny M. Sterling

[Signature]
Witness Name: ERICA N. HUGHES-STERLING

[Signature]
Witness Name: Jenny M. Sterling

BARROSO REAL ESTATE DEVELOPMENT, LLC, a Florida limited liability company

By: *[Signature]*
Barry Barroso, Jr., Managing Member

By: *[Signature]*
Jason Barroso, Managing Member

DoubleTimes



Project Photos



Photo taken by the Property Appraiser's office c1965; 812 Baptist Lane aka 812 Patone St.; built c1938; Monroe County Library

RSubject Building, 814 Baptist Lane



The bottom photo is looking towards the subject building across the yard of the adjacent property



9/17/2009 Roof of shed in in background behind trailer.





These photos highlight the importance to elevate the floor of the subject building and gain ceiling clearance on the first floor. The subject property (814 Baptist Lane) is on the back corner of the the same parcel as 812 Baptist Lane.



Roots of the Sapodilla Tree immediately in front of subject building.





The photo to the side is of the parking area directly across from the subject building



Looking across the street and to the South down Baptist Lane where it narrows to a pedestrian path.





KEY WEST PLANNING DEPT.
NOV 14 2011
MIAMI DADE COUNTY



WEST VIRGINIA
COUNTY
DEPARTMENT



POSTED

NO
TRESPASSING
VIOLATORS WILL
BE PROSECUTED

NEW WEST
MAY 1 1901



No
TRESPASSING
KILLBUCK HILL
BY PROSECUTOR



KEY WEST PLANNING DEPT.
NOV 14 2011
MONROE COUNTY



KEY WEST PLANNING DEPT
NOV 14 2011
MONROE CO



KEY WEST
NOV 14 2011
MONROE COUNTY



KEY WEST PLANNING DEPT.
NOV 14 2011
MONROE COUNTY



KEY WEST PLANNING DEPT.
NOV 14 2011
MONROE COUNTY



KEY WEST FLA
NOV 14 2011
MONROE COUNTY



KEY WEST PLANNING
NOV 14 2011
MONROE COUNTY



KEY WEST PLANNING DEPT.
NOV 14 2011
MONROE COUNTY



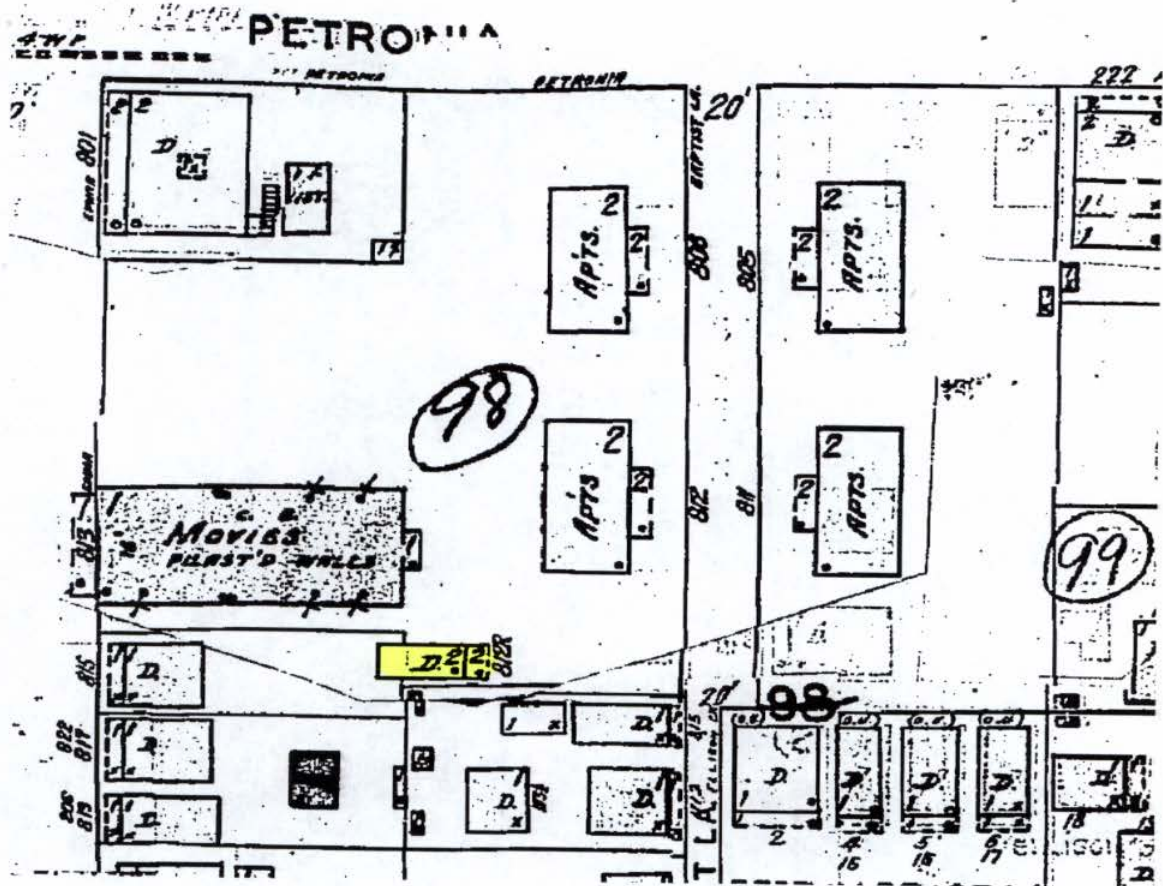
WEST FLORIDA DEPT.
NOV 14 2011
MONROE COUNTY

S/S White
↓



KEY WEST PLANNING DEPT
NOV 14 2011
KEY WEST, FLORIDA

Sanborn Maps



#812 Baptist Lane 1948 Sanborn map

17

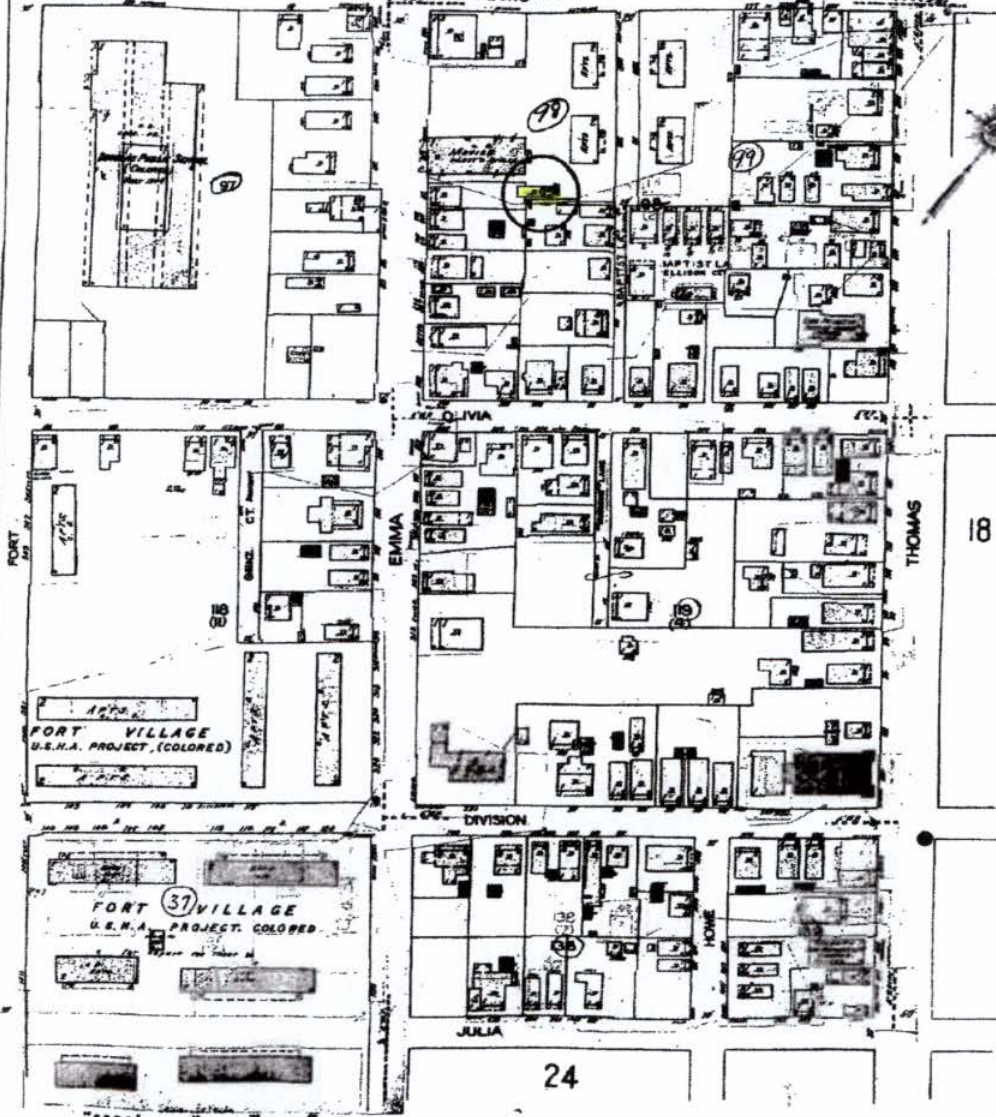
FLA 42506

PA. 002
KEY WEST
FLA.

27
17

13

PETRO



FORT VILLAGE
U.S.N.A. PROJECT, COLORED

FORT 37 VILLAGE
U.S.N.A. PROJECT, COLORED

24



The Sanborn Library, LLC

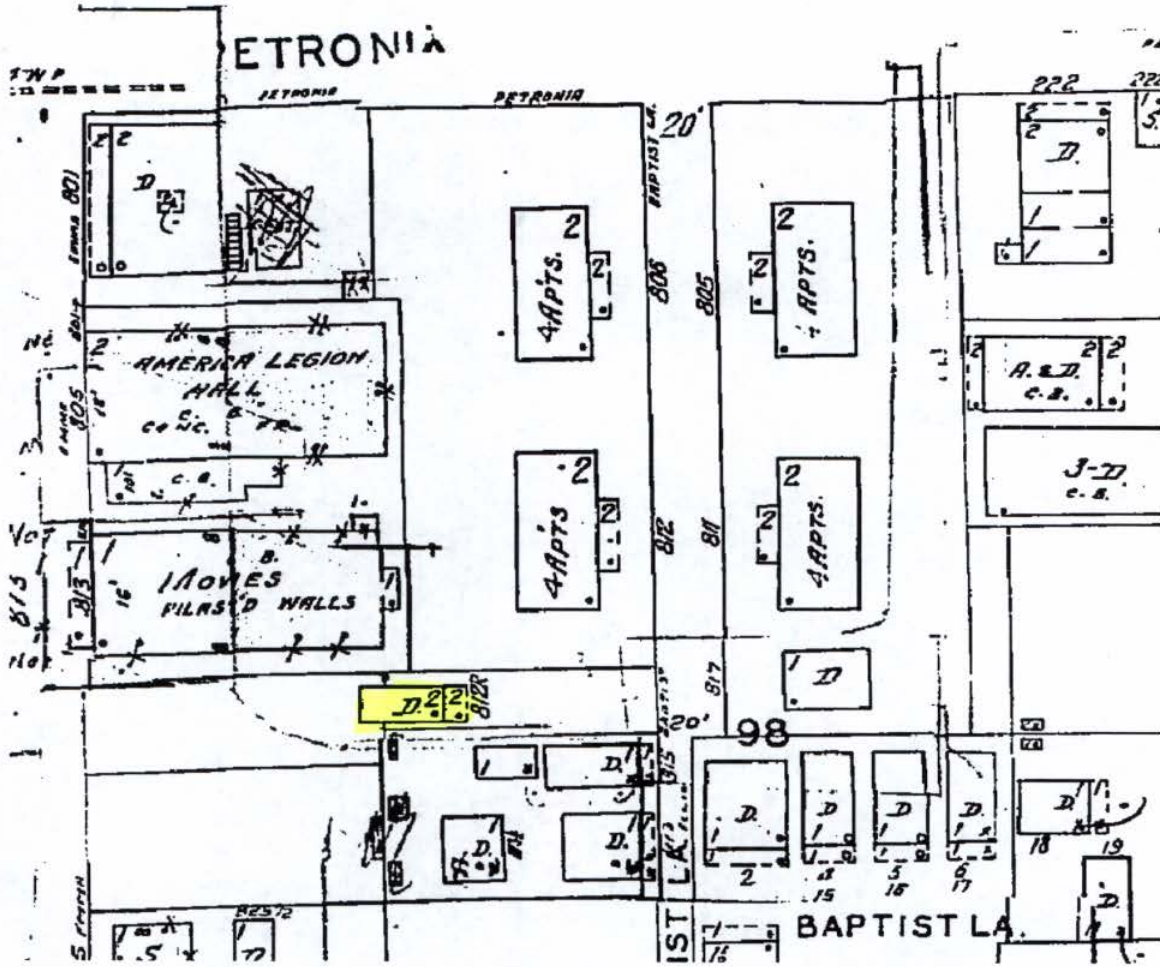
This Sanborn Map is a certified copy produced by
Comprehensive Data Resources, Inc. under a license with
The Sanborn Library, LLC. Information on this Sanborn Map
is derived from Sanborn field surveys conducted as

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1948

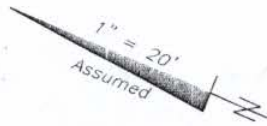




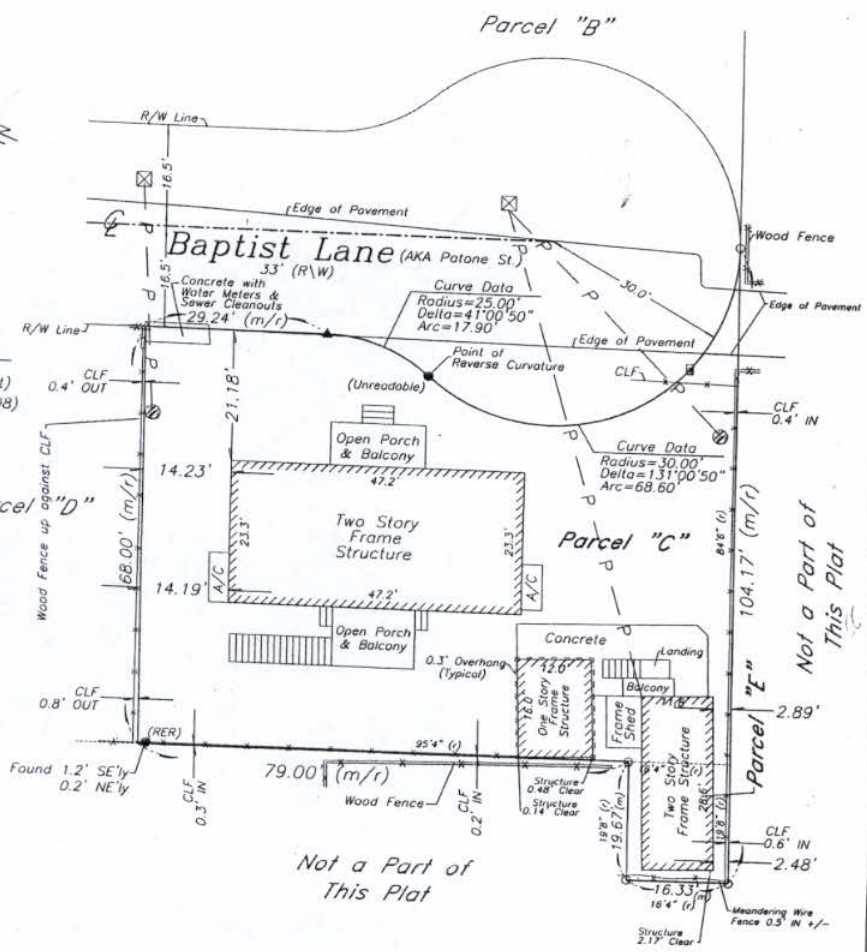
#812-814 Baptist Lane 1962 Sanborn map

Survey

Boundary Survey Map of Parcels "C" & "E" Patone's Subdivision



- ### LEGEND
- ⊙ Found 2" Iron Pipe (Fence Post)
 - Set 3/4" Iron Pipe w/cap (6298)
 - Found 1/2" Iron Rod
 - ▲ Found Nail & Disc (RER)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R\W Right of Way
 - CLF Chain Link Fence
 - ⊖ Centerline
 - ⊙ Wood Utility Pole
 - ⊠ Concrete Utility Pole
 - P- Overhead Utility Lines
 - Water Meter



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 812 Baptist Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 15, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Parcels C and E of Patone's Subdivision, a subdivision of the City of Key West, Monroe County, Florida, according to a Plat by M.B. Garriss, C.E., recorded in Plat Book 2, Page 27, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Baptist Street Enterprise, LLC;
Spottswood, Spottswood, & Spottswood;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.
[Signature]
J. Lynn O'Flynn, PSM
Florida Reg. #6298
September 16, 2011

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Correspondence



Enid Torregrosa <etorregr@keywestcity.com>

812 814 Baptist Lane

2 messages

unclety <unclety@bellsouth.net>

Thu, Nov 17, 2011 at 3:58 PM

To: etorregr@keywestcity.com

Cc: chris Liddle <cliddlekw@yahoo.com>, Walter Crumbly <galtarus@mac.com>

I will be out of town for the HARC meeting on Nov. 23, 2011. Please let Chris Liddle, project architect, speak and represent the project in front of HARC and other meetings I am unable to attend.

Thank you very much.

Ty

Ty Symroski Land Use Planning, LLC
2328 Staples Avenue
Key West, FL 33040

cell [\(305\) 395-9363](tel:3053959363)
home [\(305\) 294-1815](tel:3052941815)

Enid Torregrosa <etorregr@keywestcity.com>

Thu, Nov 17, 2011 at 4:29 PM

Draft To: unclety <unclety@bellsouth.net>

Dear Ty:

Thank you so much for your email. I will include it under correspondence in the project's packet. I found a copy of the survey, therefore you do not need to send it to me.

Happy Holidays!

Enid

[Quoted text hidden]

Site Plans

10/6/11
11/6/11
11/14/11
11/15/11

812-814 BAPTIST LANE
KEY WEST FLORIDA 33040

KEY WEST ARCHITECT.COM
CHRIS LIDDLE ARCHITECT
BUILDING GREEN IN THE FLORIDA KEYS
(305) 797-4162

SCALE
AS SHOWN
DRAWN - DATE -
CKD. BY - DATE -
PROJECT NO. -

S1
S1
S1

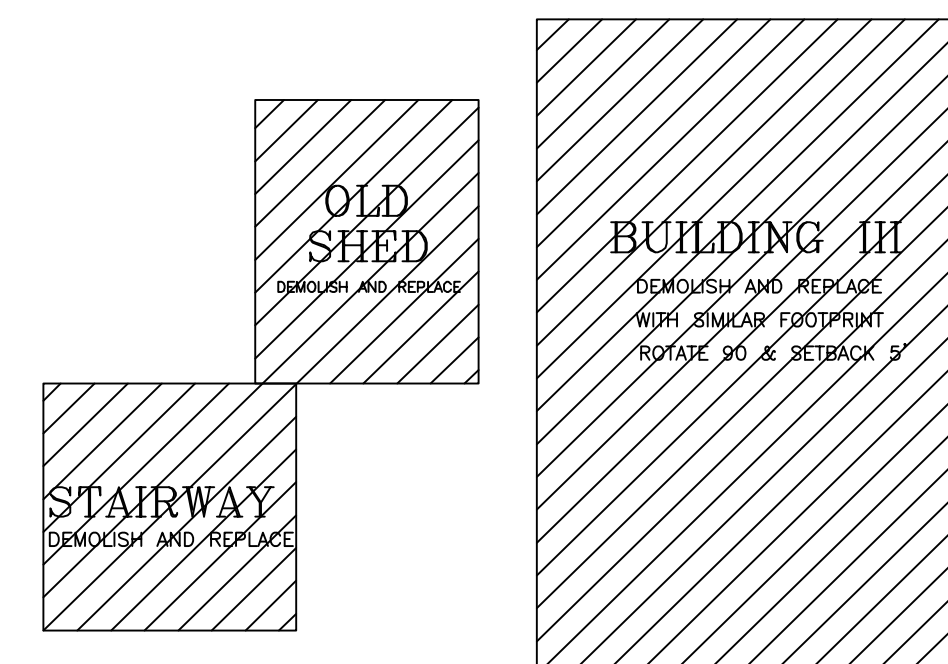
SITE AREAS & FEATURES

EXISTING

PARCEL D: 6482SF
PARCEL E: 324SF
SITE AREA TOTAL 6806SF

SITE BLDG. AREA TOTAL 2096SF
SITE PARKING AREA 2578SF
17SF 871SF 876SF 474SF 340SF
WALKS/ PATIOS @570SF
IMPERVIOUS SITE AREA 5244SF
UNDEVELOPED SITE AREA 1562SF

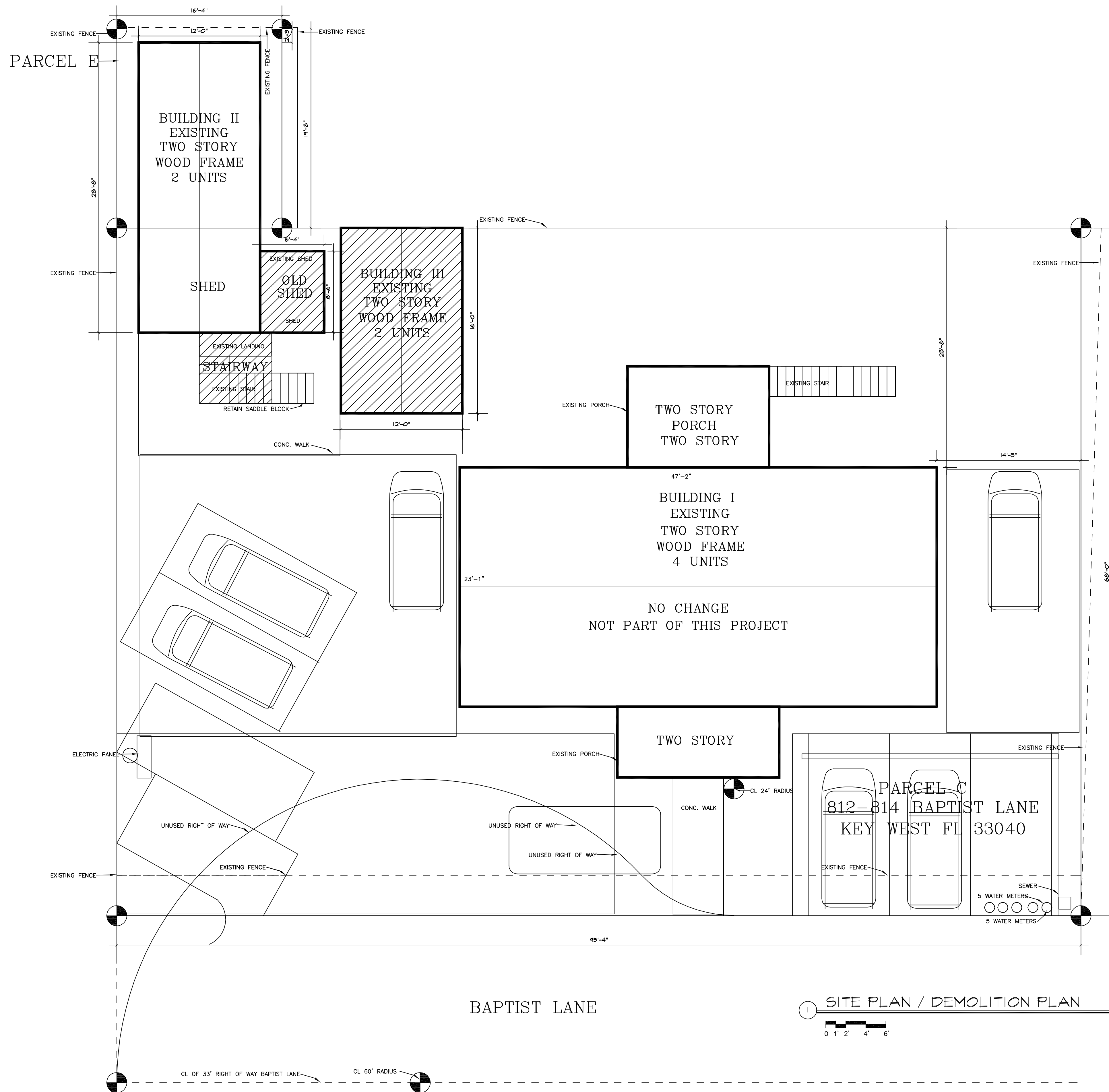
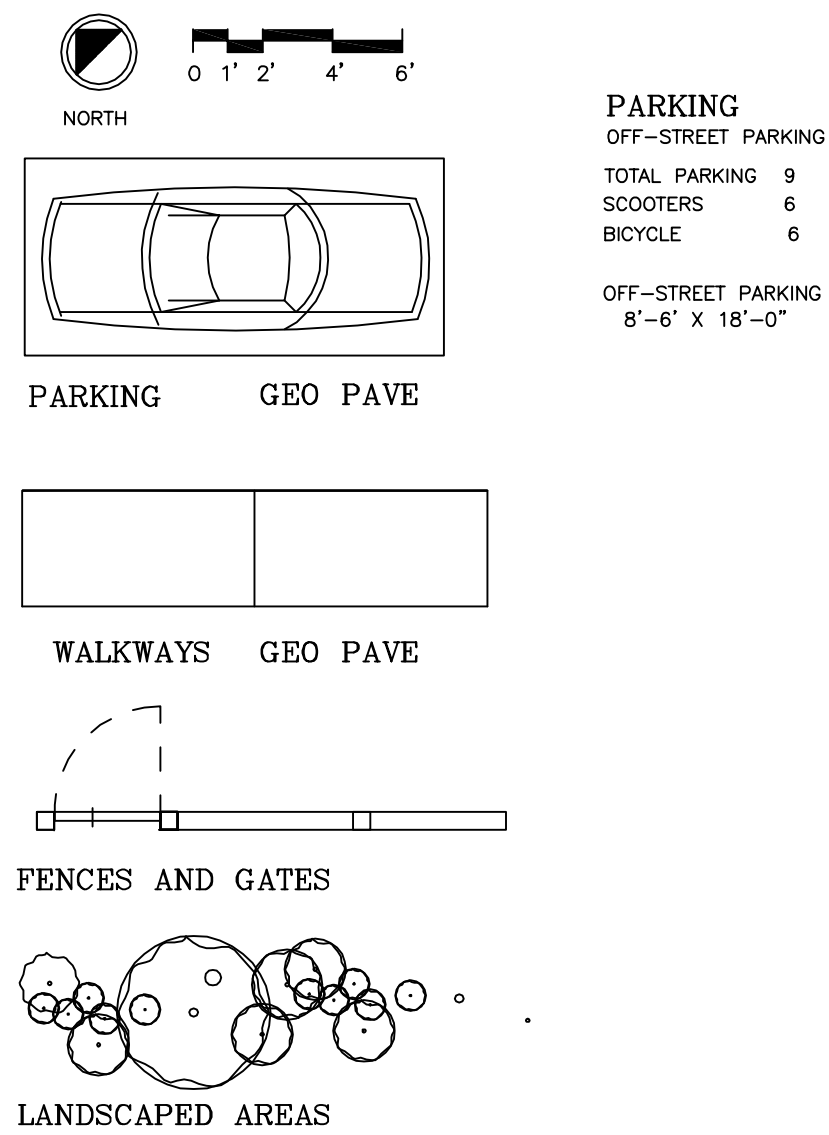
DEMOLITION ADVISED



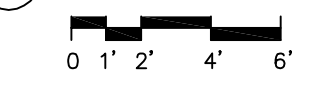
PRESERVATION NOTES

BUILDING I NOT INVOLVED IN PROJECT
BUILDING II: PRESERVE: SELECTIVE DEMOLITION
BUILDING III: EXISTING NON CONTRIBUTING
OLD SHED: UNSAFE/BEYOND REPAIR
OLD STAIR/LANDINGS: UNSAFE/BEYOND REPAIR

KEY: SITE SYMBOLS



1 SITE PLAN / DEMOLITION PLAN



10/6/11
11/6/11
11/14/11

812-814 BAPTIST LANE
KEY WEST FLORIDA 33040

KEY WEST ARCHITECT.COM
CHRIS LIDDLE ARCHITECT
BUILDING GREEN IN THE FLORIDA KEYS
(305) 797-4162

SCALE AS SHOWN
DRAWN _____ DATE _____
CKD. BY _____ DATE _____
PROJECT NO. _____

S100
S1
S1

SITE AREAS & FEATURES

EXISTING

PARCEL D: 6482SF
PARCEL E: 324SF
SITE AREA TOTAL 6806SF

SITE BLDG. AREA TOTAL 2096SF
SITE PARKING AREA 2578SF
17SF 871SF 876SF 474SF 340SF

WALKS/ PATIOS @570SF
IMPERVIOUS SITE AREA 5244SF

UNDEVELOPED SITE AREA 1562SF

KEY: SITE SYMBOLS

NORTH 0 1' 2' 4' 6'

PARKING

OFF-STREET PARKING
TOTAL PARKING 9
SCOOTERS 6
BICYCLE 6
OFF-STREET PARKING
8'-6" X 18'-0"

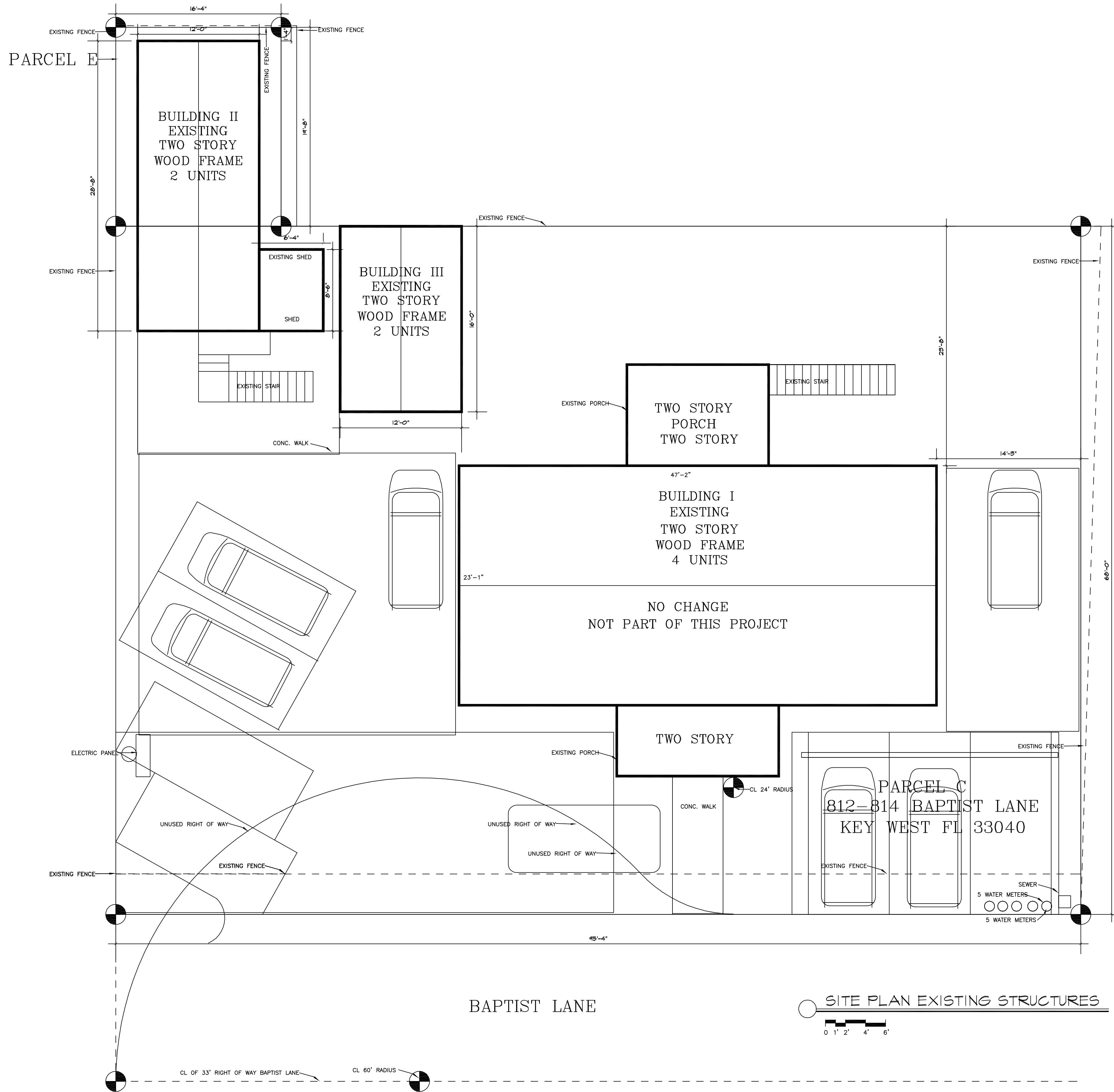
PARKING GEO PAVE

WALKWAYS

WALKWAYS GEO PAVE

FENCES AND GATES

LANDSCAPED AREAS



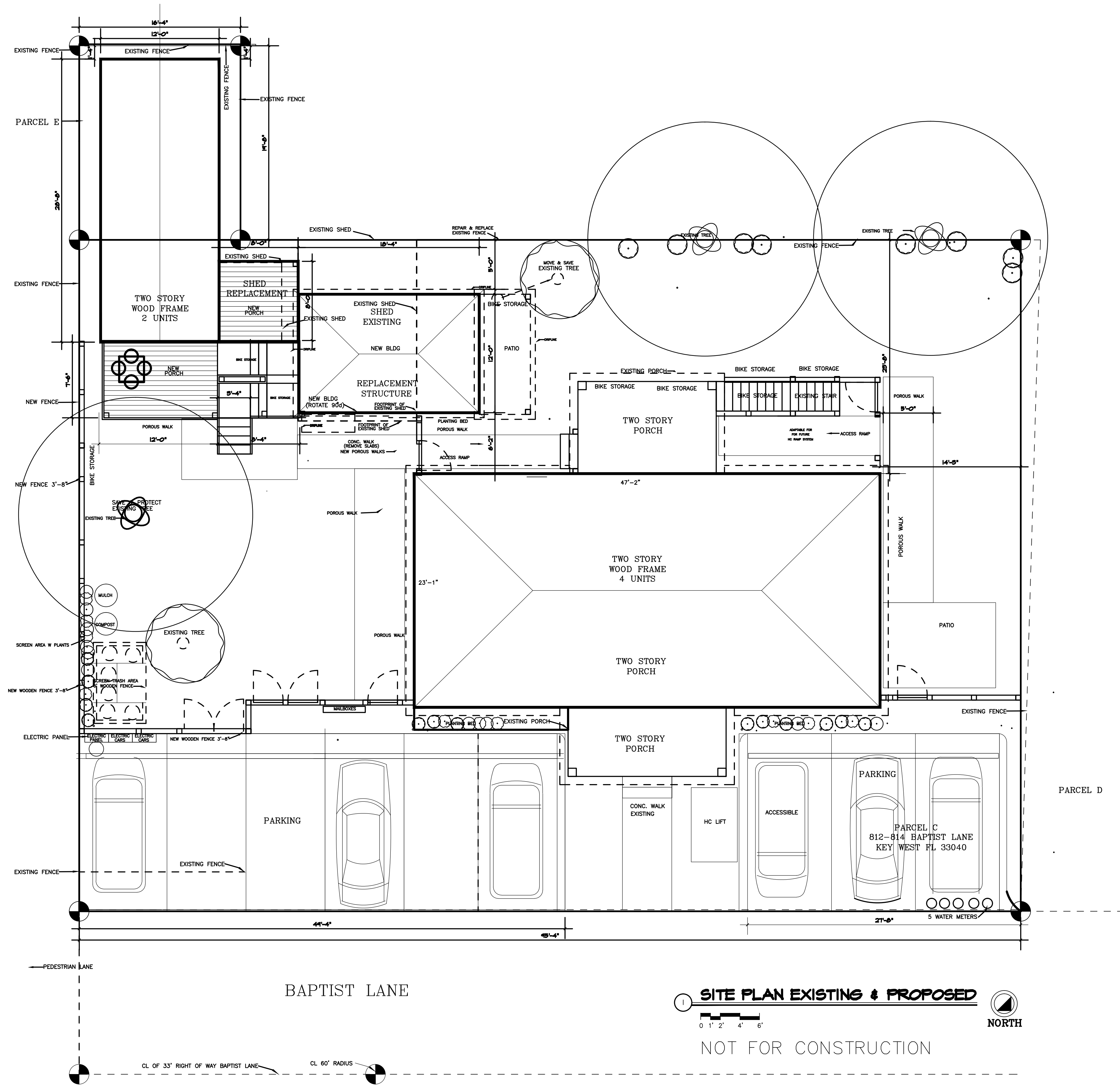
PARCEL D

SITE AREAS & FEATURES

PARCEL D: 6482SF	
PARCEL E: 324SF	
SITE AREA TOTAL	6806SF
BUILDING I: 23'x47' 1116SF	
BLDG. II: 12'x28'-8" 344SF	
BLDG III: 12'x18'-4" 220SF	
OLD SHED: 76SF	
BLDG. AREA TOTAL	1756SF
EXIST PORCHES/DECKS 352SF	
130SF 112SF 110SF	
SITE COVER DRIPLINE:	@3405SF
SITE BLDG. AREA TOTAL	2096SF
NEW PORCHES 251SF	
88SF 63SF STAIR 80SF	
NEW BLDG. AREA: 48SF	
NEW BLDG. COVERAGE 299SF	
SITE COVER DRIPLINE:	@220SF
SITE PARKING AREA	1350SF
876SF 474SF	
WALKS/ PATIOS	@540SF
72SF 71SF 118SF 98SF 115SF 65SF	
SITE BLDG. AREA TOTAL	2096SF
NEW BLDG. COVERAGE	299SF
SITE PARKING AREA	1350SF
WALKS/ PATIOS	@540SF
IMPERVIOUS SITE AREA	4285SF
UNDEVELOPED SITE AREA	2521SF
EXISTING	
SITE AREA TOTAL	6806SF
SITE BLDG. AREA TOTAL	2096SF
SITE PARKING AREA	2578SF
17SF 871SF 876SF 474SF 340SF	
WALKS/ PATIOS	@570SF
IMPERVIOUS SITE AREA	5244SF
UNDEVELOPED SITE AREA	1562SF

KEY: SITE SYMBOLS

	NORTH
	0 1' 2' 4' 6'
	PARKING
	GEO PAVE
	WALKWAYS
	FENCES AND GATES
	LANDSCAPED AREAS
	OFF-STREET PARKING
	SHADED PARKING 4
	OTHER PARKING 4
	ACCESSIBLE 1
	TOTAL PARKING 9
	SCOOTERS 6
	BICYCLE 6
	OFF-STREET PARKING 8'-6" X 18'-0"



SITE PLAN EXISTING & PROPOSED

0 1' 2' 4' 6'



NOT FOR CONSTRUCTION

10/6/11
10/23/11
10/26/11
10/31/11
11/6/11

812-814 BAPTIST LANE
KEY WEST FLORIDA 33040

KEY WEST ARCHITECT.COM
CHRIS LIDDLE ARCHITECT
BUILDING GREEN IN THE FLORIDA KEYS
Tel. (305) 797-4162

SCALE
1/4"

DRAWN CL DATE 10/26/06

CKD. BY CL DATE

PROJECT NO. 0511

A100
PLOT
PLANS

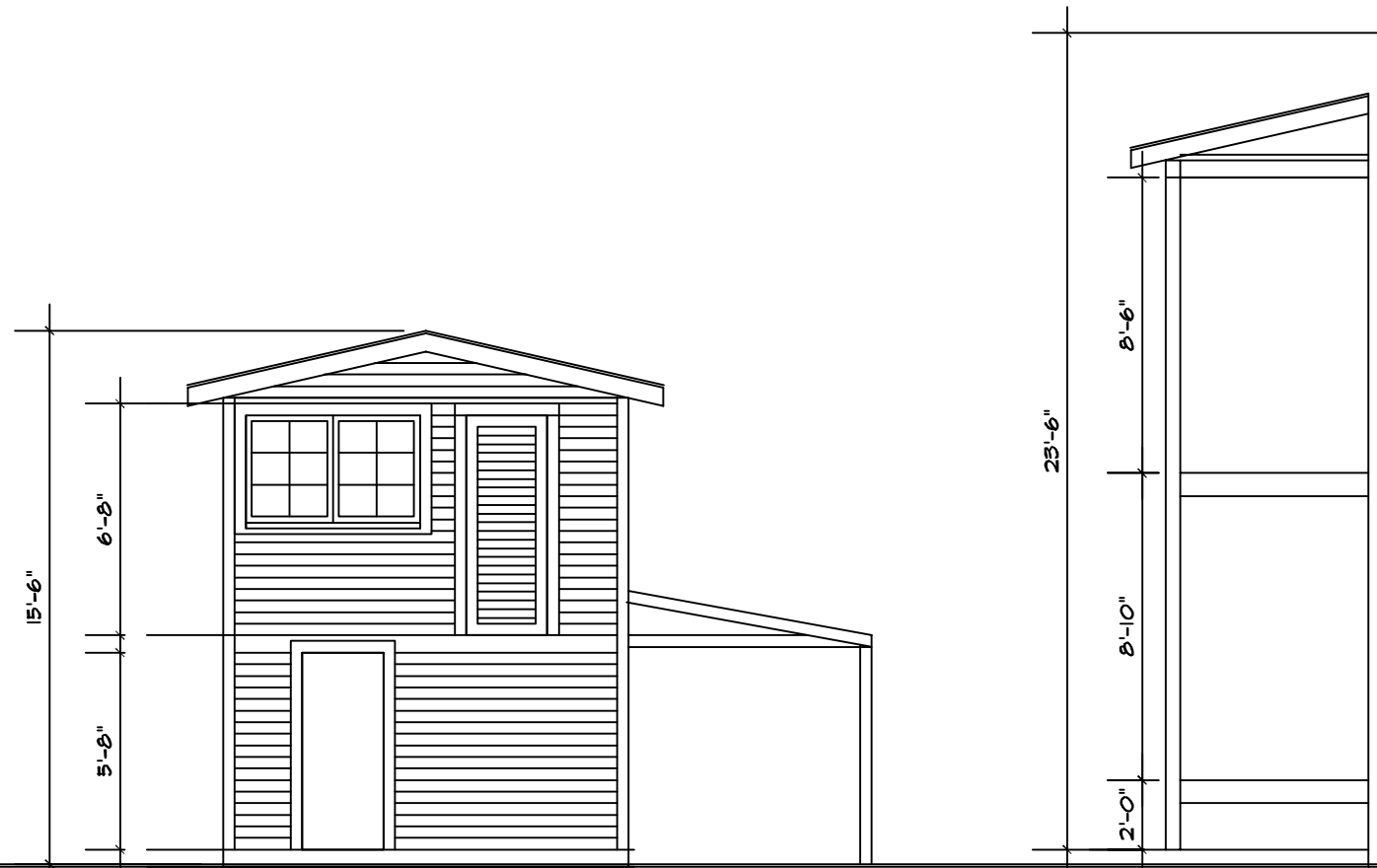
10/16/11
10/23/11
10/26/11
10/31/11
11/6/11
11/14/11

812-814 BAPTIST LANE
KEY WEST FLORIDA 33040

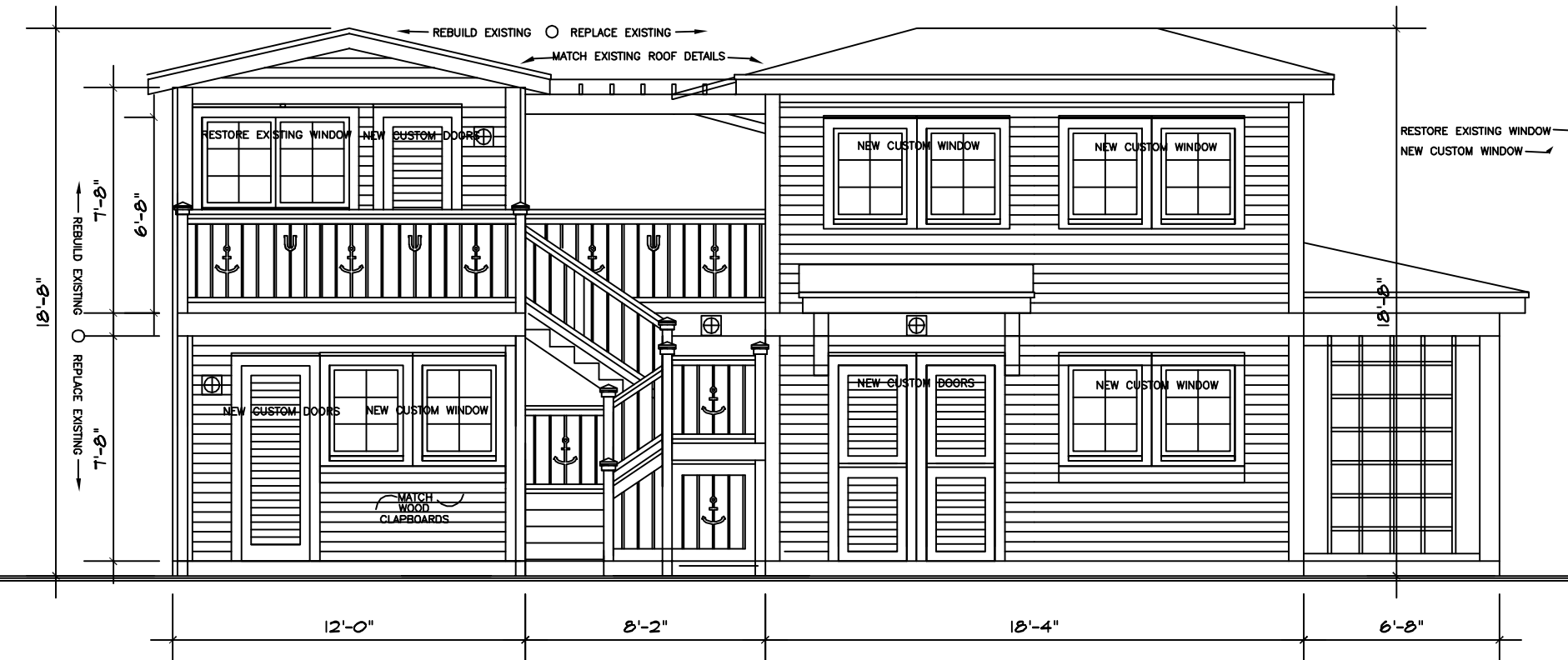
KEY WEST ARCHITECT.COM
CHRIS LIDDLE ARCHITECT
BUILDING GREEN IN THE FLORIDA KEYS
Tel. (305) 797-4162

SCALE 1/4"	
DRAWN CL	DATE 02/26/10
CKD. BY CL	DATE
PROJECT NO. 0511	

A101
PRELIM
PLANS



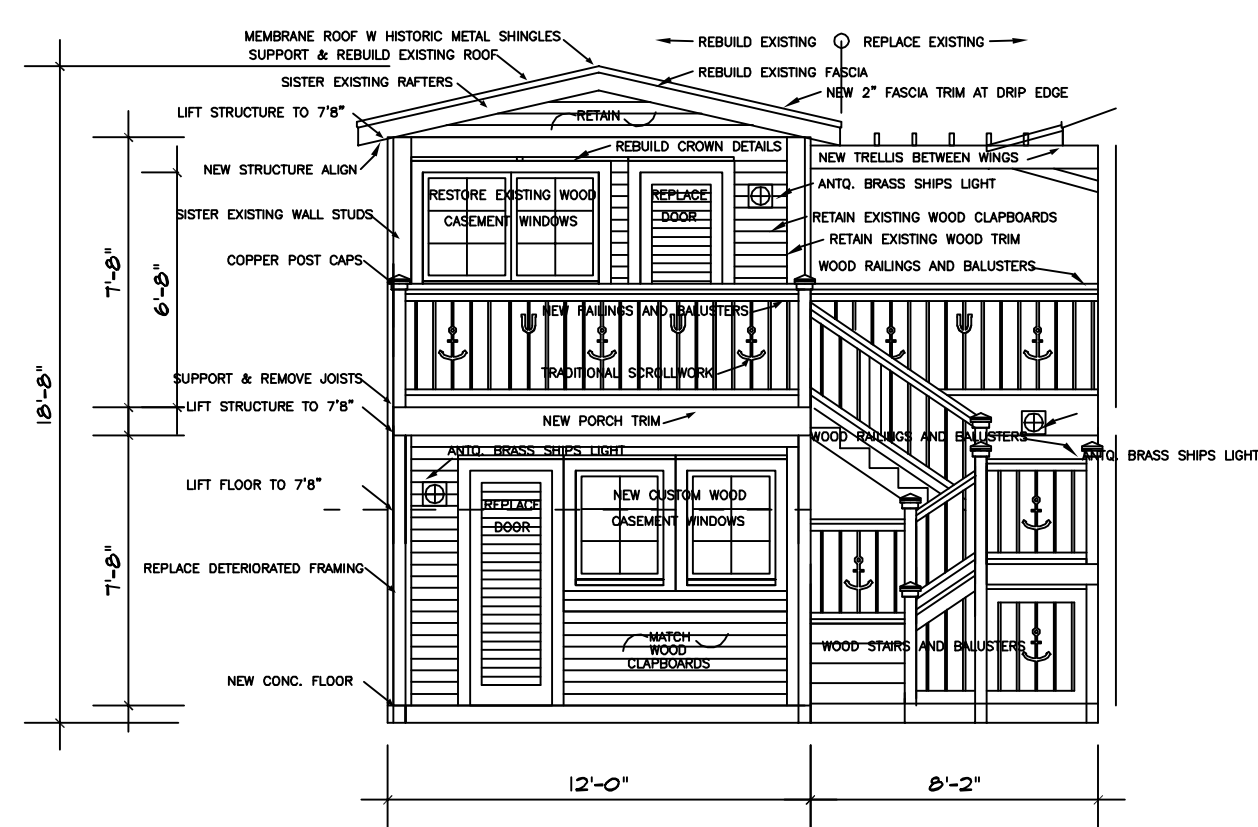
9 EXISTING ELEVATION 0 1' 2' 4' 6'



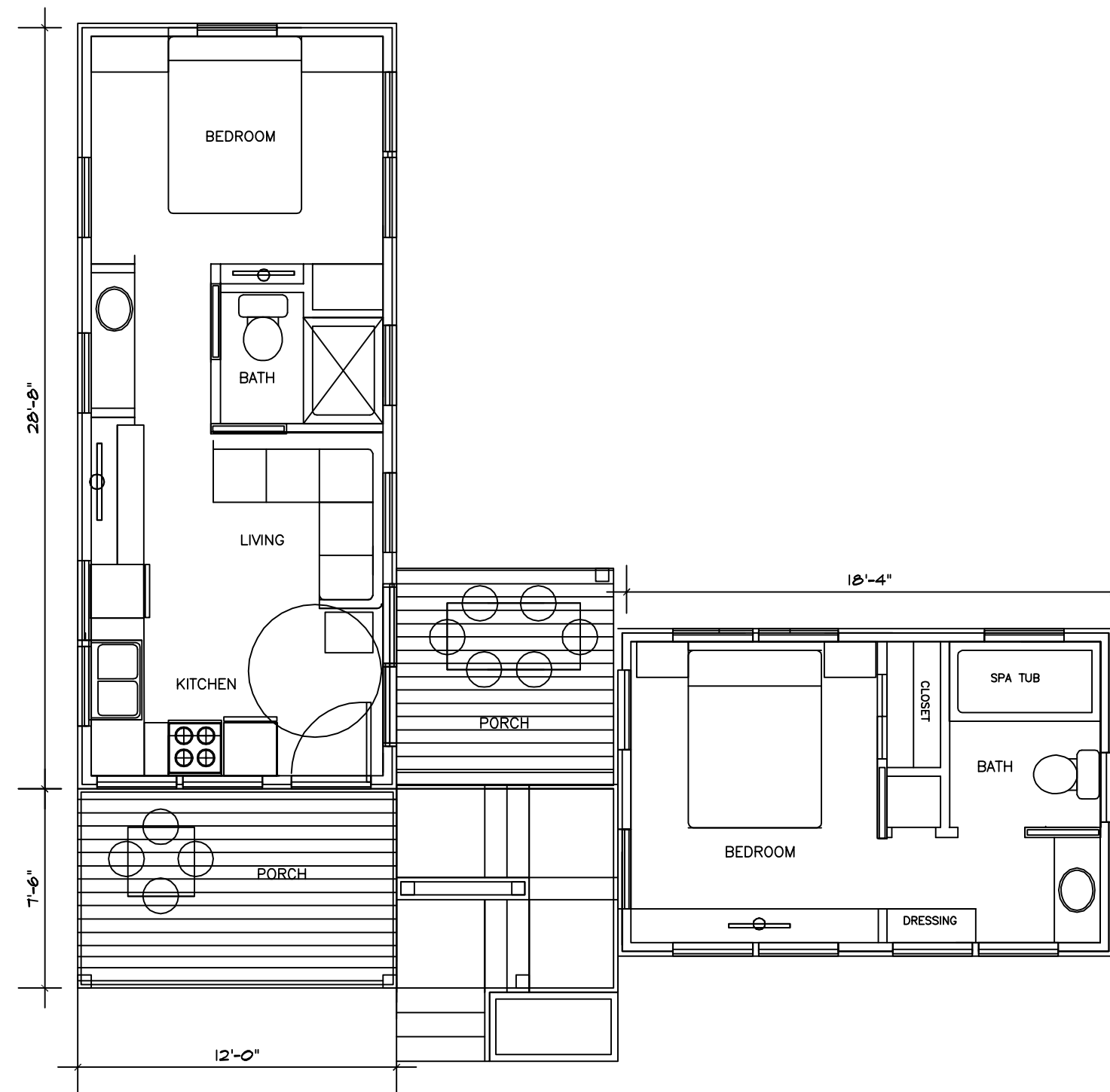
2 PROPOSED ELEVATION 0 1' 2' 4' 6'



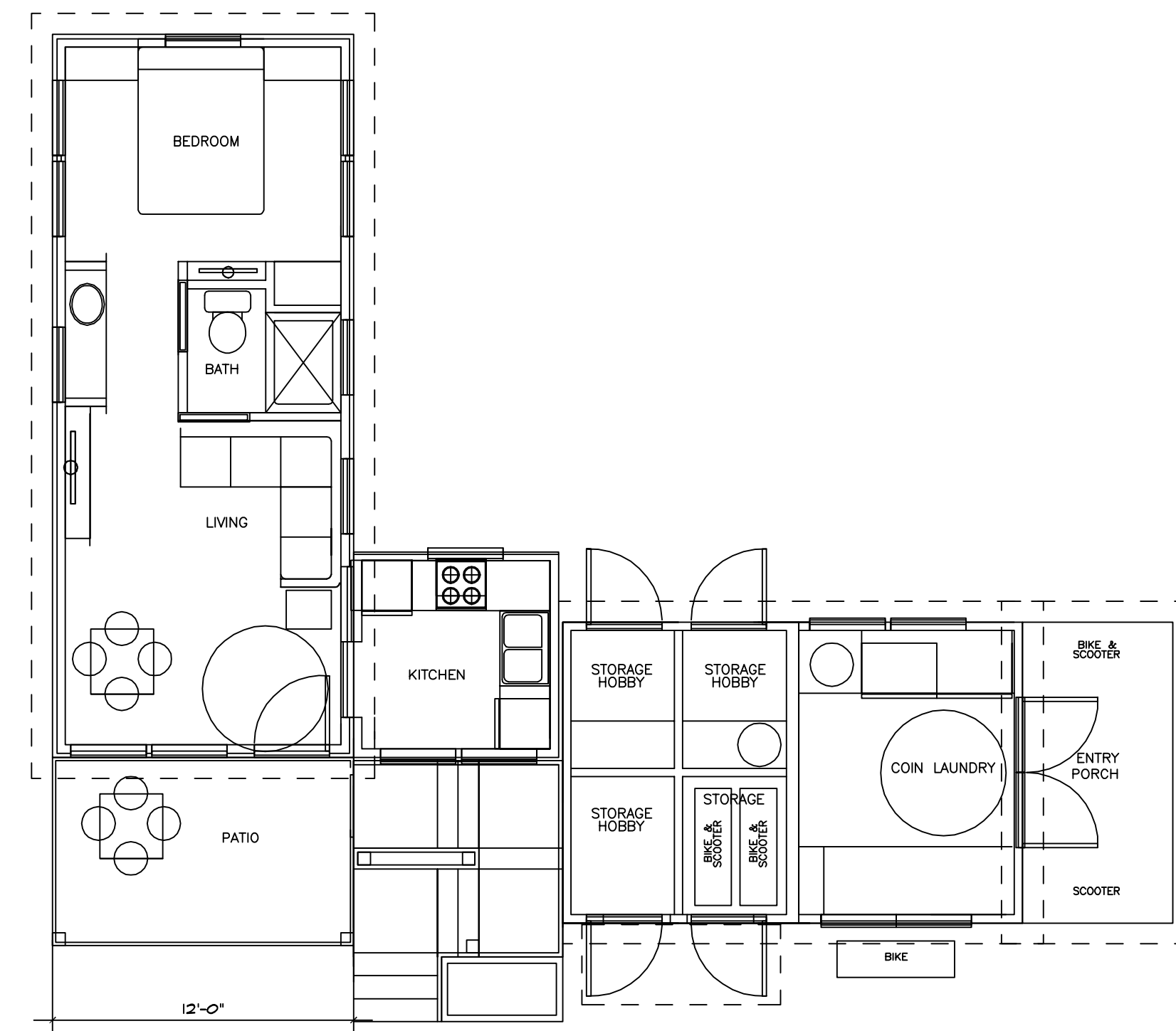
1 REAR ELEVATION 0 1' 2' 4' 6'



3 HISTORIC PRESERVATION NOTES 0 1' 2' 4' 6'



2 NEW 2ND FLOOR PLAN 0 1' 2' 4' 6'



1 NEW 1ST FLOOR PLAN 0 1' 2' 4' 6'

812-814 BAPTIST LANE KEY WEST FLORIDA OWNER: BAPTIST LANE PROPERTIES	CONTRACTOR: NOT FOR CONSTRUCTION	SCALE: AS SHOWN	PRELIM PLANS A103
CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. #21-198 KEY WEST FLORIDA 33040 305-797-4162 FL LIC. APR3660		DRAWN CL. DATE 11/14/11 CKD. BY REV. 02/26/10 PROJECT NO. 0511	

812-814 BAPTIST LANE KEY WEST FLORIDA OWNER: BAPTIST LANE PROPERTIES	CONTRACTOR: NOT FOR CONSTRUCTION	SCALE: AS SHOWN	PRELIM PLANS A102
CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. #21-198 KEY WEST FLORIDA 33040 305-797-4162 FL LIC. APR3660		DRAWN CL. DATE 10/21/11 CKD. BY REV. 02/20/10 PROJECT NO. 0511	

812-814 BAPTIST LANE KEY WEST FLORIDA OWNER: BAPTIST LANE PROPERTIES	CONTRACTOR: NOT FOR CONSTRUCTION	SCALE: AS SHOWN	PRELIM PLANS A101
CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. #21-198 KEY WEST FLORIDA 33040 305-797-4162 FL LIC. APR3660		DRAWN CL. DATE 10/21/11 CKD. BY REV. 02/20/10 PROJECT NO. 0511	

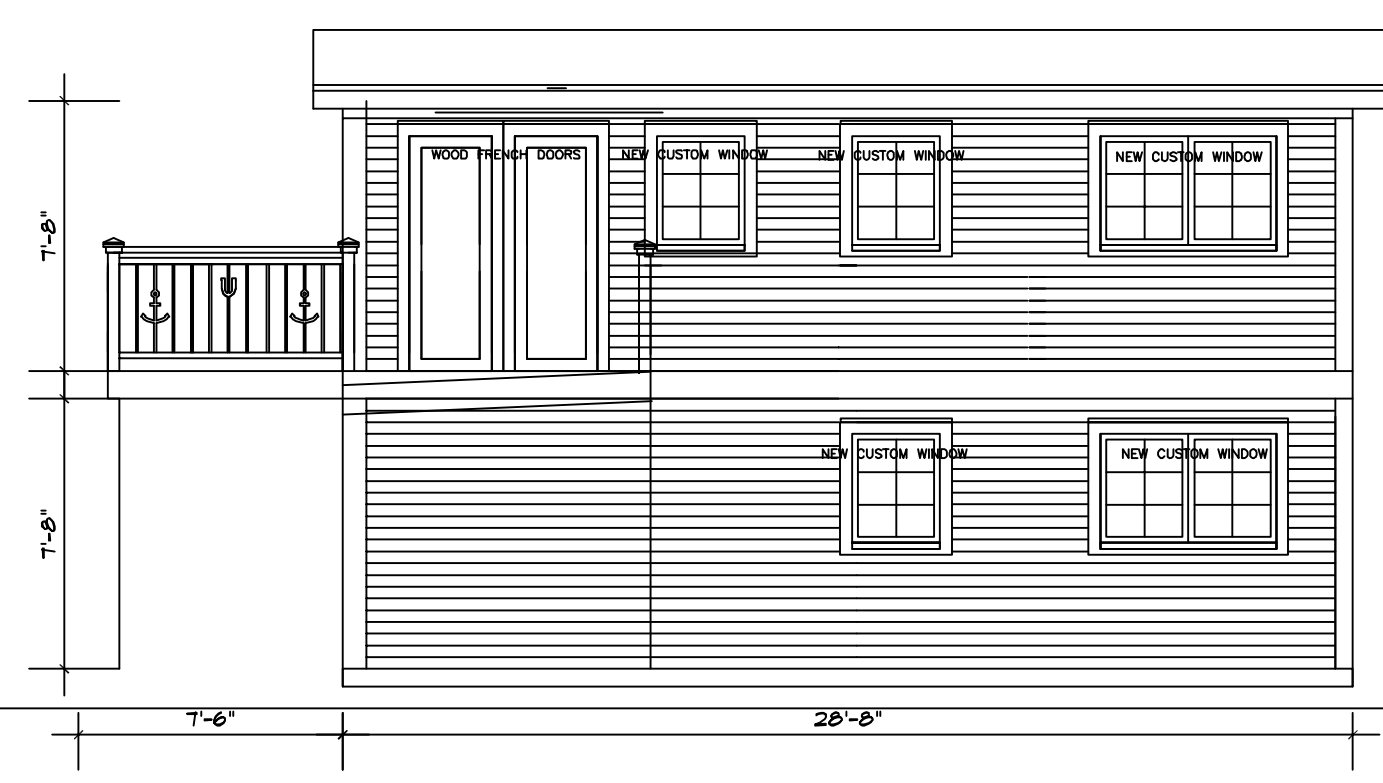
10/6/11
10/23/11
10/26/11
10/31/11
11/6/11

812-814 BAPTIST LANE
KEY WEST FLORIDA 33040

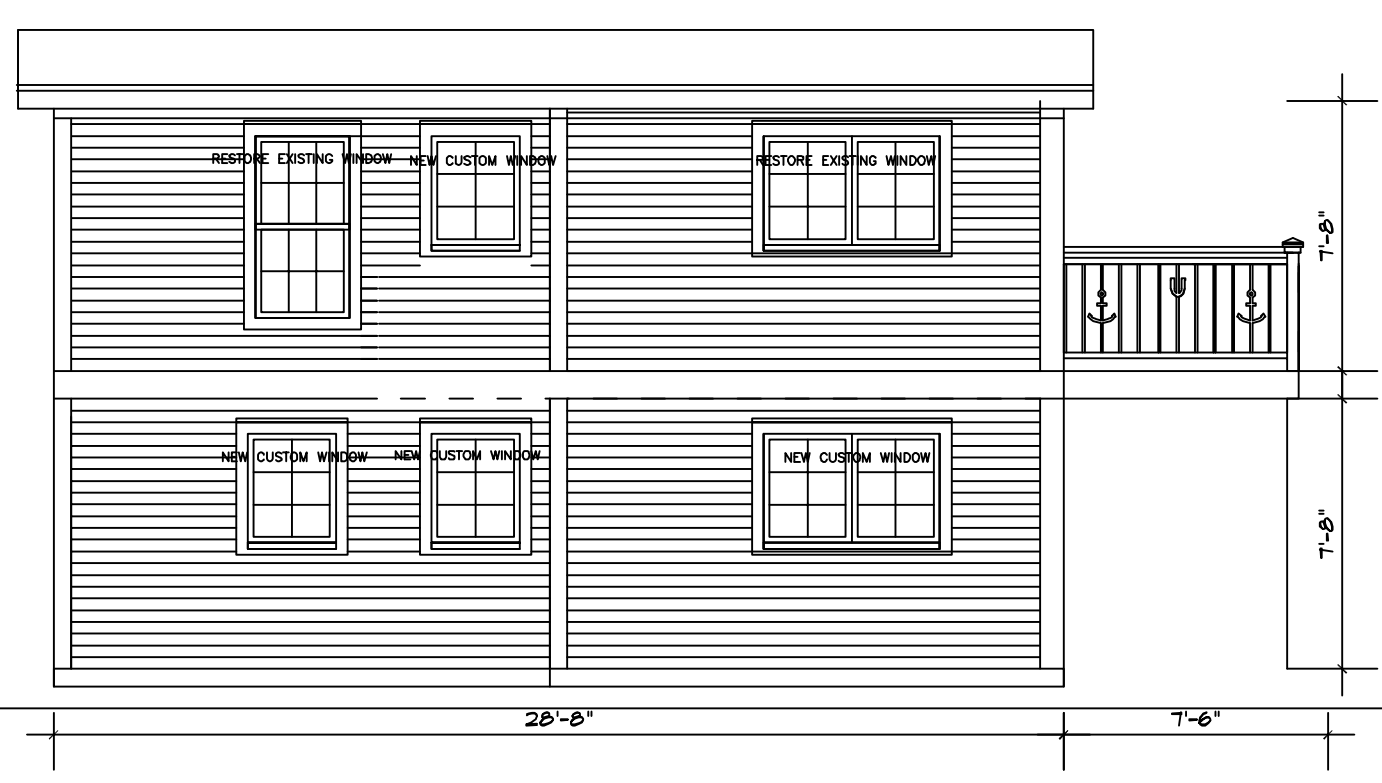
KEY WEST ARCHITECT.COM
CHRIS LIDDLE ARCHITECT
BUILDING GREEN IN THE FLORIDA KEYS
Tel. (305) 797-4162

SCALE
1/4"
DRAWN CL DATE 10/26/06
CKD. BY CL DATE
PROJECT NO. 0511

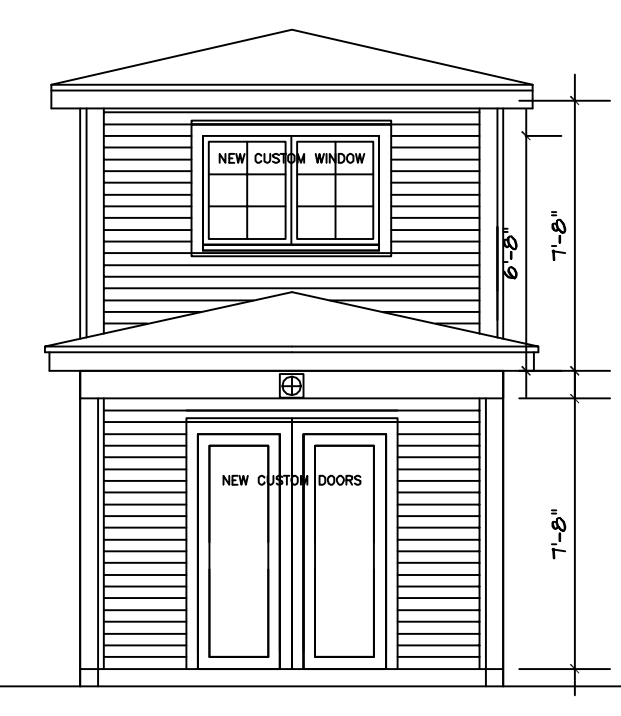
A104
PRELIM PLANS



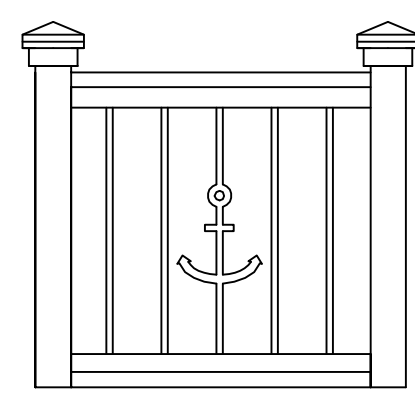
2 PROPOSED SIDE ELEVATION



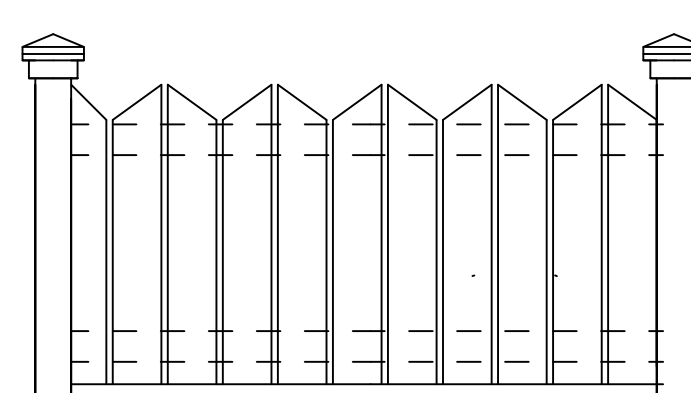
3 PROPOSED ELEVATION



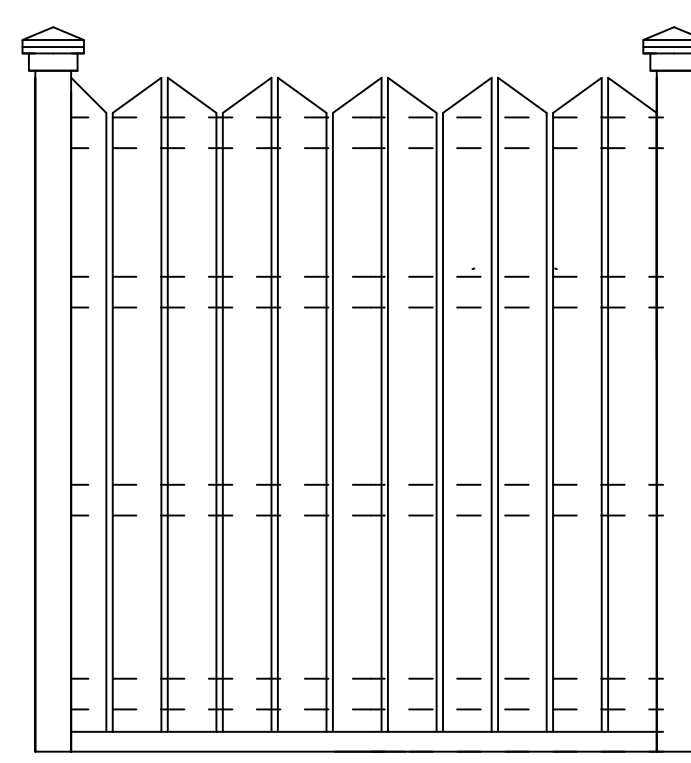
1 PROPOSED SIDE ELEVATION



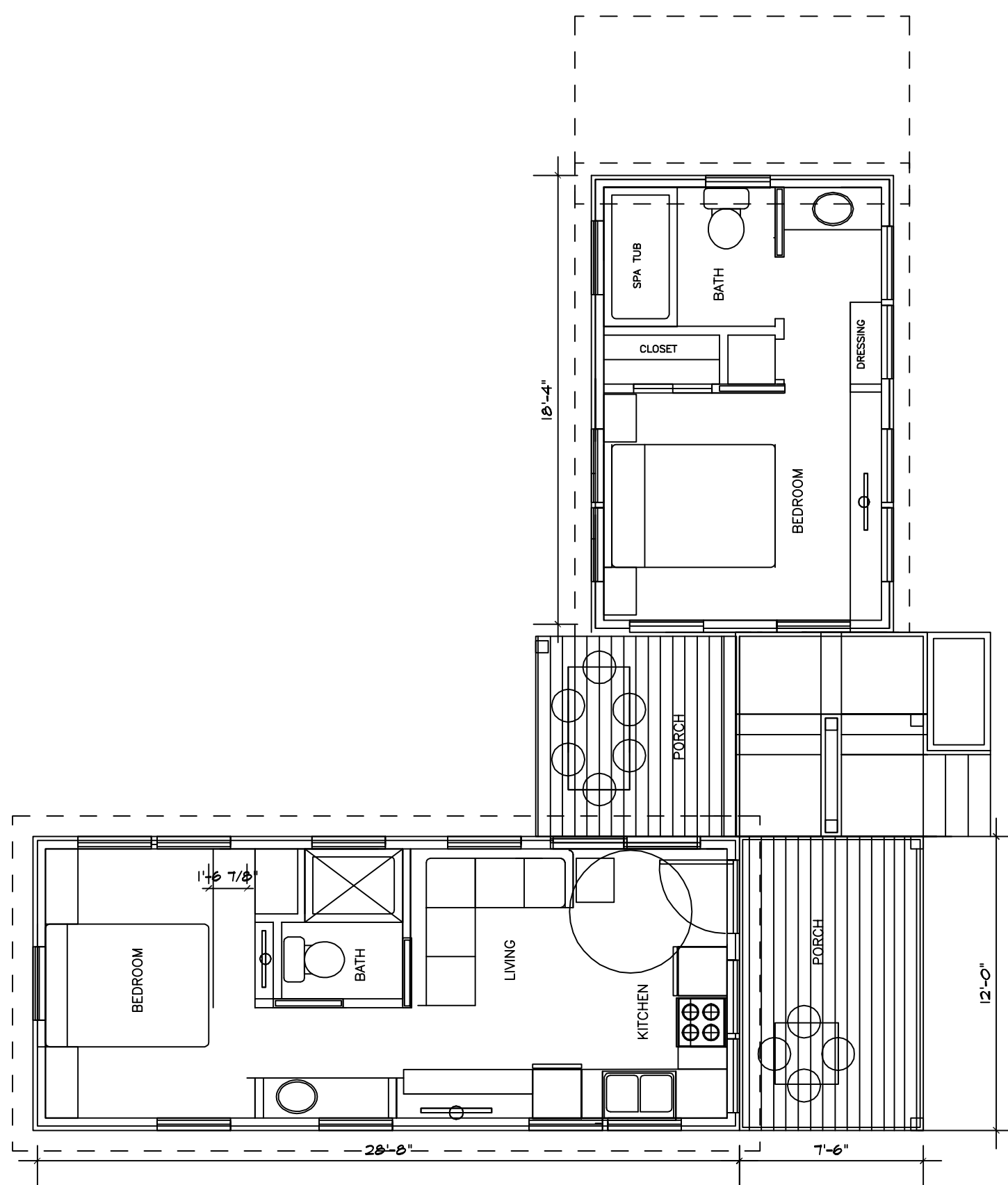
4 PORCH RAILING DETAIL



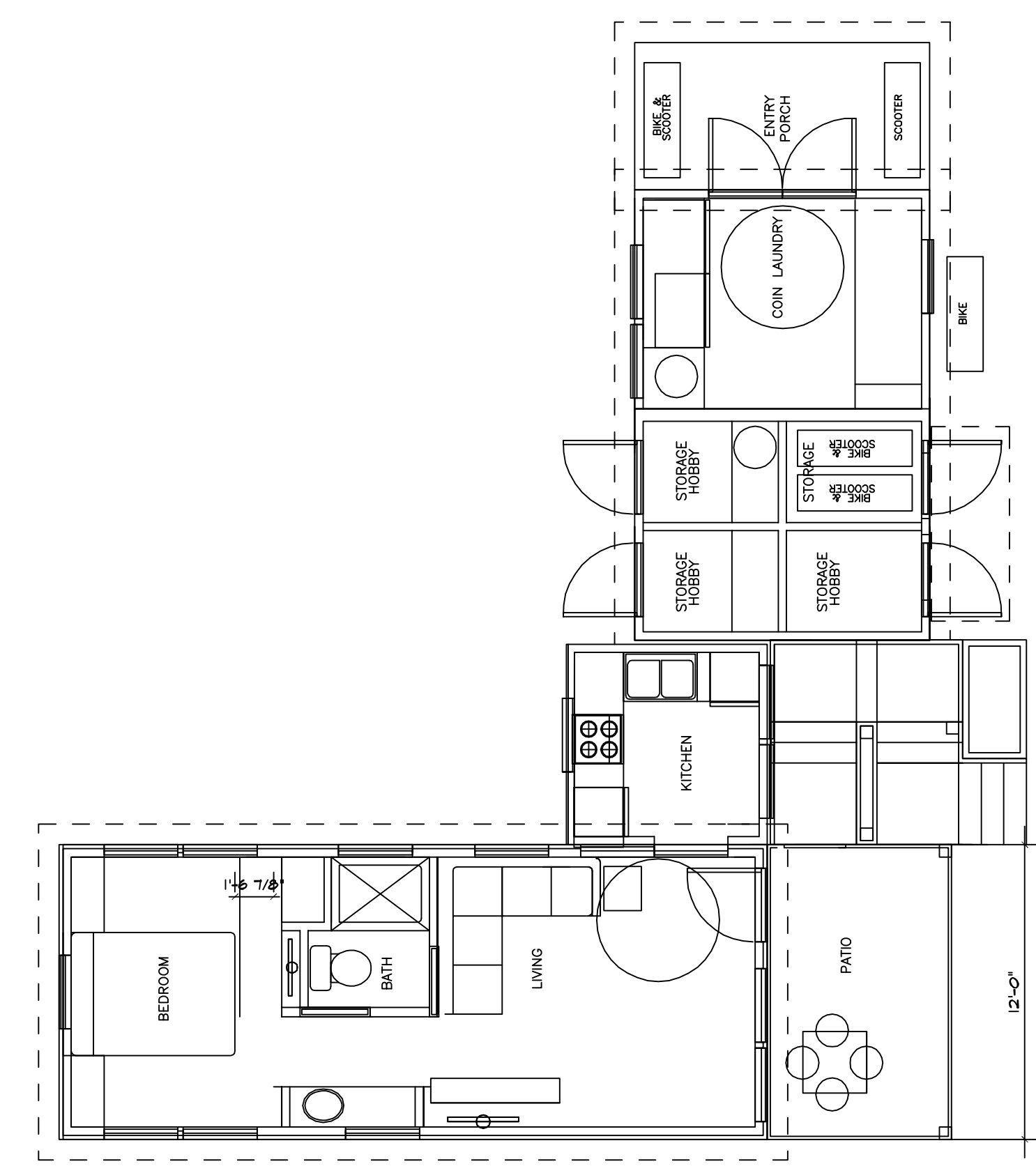
5 PORCH RAILING DETAIL



6 TRASH & REC FENCE



2 NEW 2ND FLOOR PLAN



1 NEW 1ST FLOOR PLAN

812-814 BAPTIST LANE KEY WEST FLORIDA OWNER: BAPTIST LANE PROPERTIES	SCALE AS DRAWN CL DATE 10/21/11	PRELIM PLANS
CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. C21-188 KEY WEST FLORIDA 33040 305-797-4162 FL LIC. APR3960	NOT FOR CONSTRUCTION	A105

812-814 BAPTIST LANE KEY WEST FLORIDA OWNER: BAPTIST LANE PROPERTIES	SCALE AS DRAWN CL DATE 10/21/11	PRELIM PLANS
CHRIS LIDDLE ARCHITECT 1075 DUVAL ST. C21-188 KEY WEST FLORIDA 33040 305-797-4162 FL LIC. APR3960	NOT FOR CONSTRUCTION	A104

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 23, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RECONSTRUCTION OF IRREPARABLE DETERIORATED WALL AND ROOF ON #814 BAPTIST LANE BUILDING AND NEW ADDITION. CONSTRUCT PICKET FENCE IN FRONT BUT BEHIND PARKING AND 6' HIGH PICKET FENCE AROUND GARABAGE AND RECYCLE CANS. DEMOLITION OF A WALL AND ROOF ON #814 BAPTIST LANE BUILDING, SHEDS AND EXTERIOR STAIRCASE

#812-#814 BAPTIST LANE/ #812-#814 PATONE STREET

Applicant- Ty Symorski- Application Number H11-01-1521

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 809-3973 or visit our website at www.keywestcity.com .

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1014915 Parcel ID: 00014520-000000

Ownership Details

Mailing Address:
BAPTIST STREET ENTERPRISES LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 814 BAPTIST LN KEY WEST
812 BAPTIST LN KEY WEST
Legal Description: KW PT LOT 1 SQR 2 TR 3 PARCEL C AND PARCEL E PB2-27 G58-464/65 OR994-2195 OR1623-916D/C
OR1626-841/42ORD OR1757-681/84WILL OR1812-1337/39 OR1812-1340/42 OR2534-2400/01

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	68	95	6,182.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0

Total Living Area: 2832
 Year Built: 1938

Building 1 Details

Building Type R4
 Effective Age 11
 Year Built 1938
 Functional Obs 0

Condition G
 Perimeter 284
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 12
 Grnd Floor Area 2,208

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type GABLE/HIP
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC

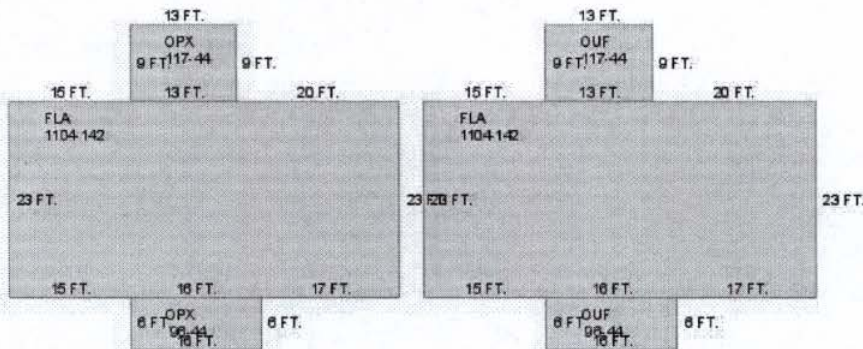
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 4

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 -9

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



Sections:

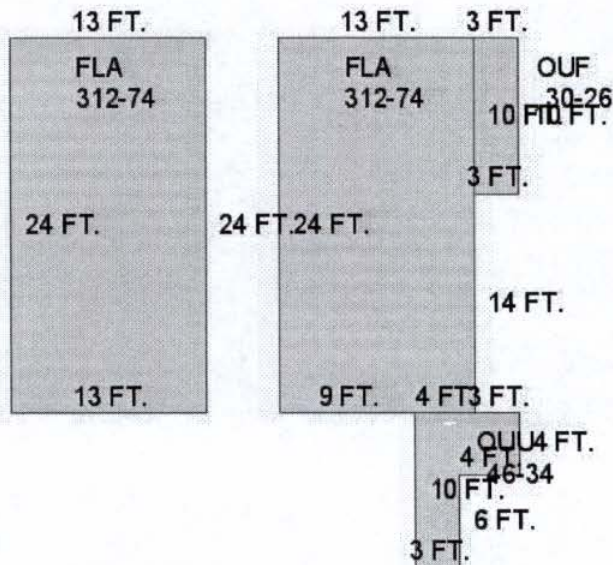
Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	2:B & B	1	1993	N	Y	0.00	0.00	1,104
2	OPX		1	1993	N	N	0.00	0.00	117
3	OPX		1	1993	N	N	0.00	0.00	96
4	FLA	2:B & B	1	1993	N	Y	0.00	0.00	1,104
5	OUF		1	1993	N	N	0.00	0.00	96
6	OUF		1	1993	N	N	0.00	0.00	117

Building 2 Details

Building Type R1 **Condition** P **Quality Grade** 450
Effective Age 37 **Perimeter** 148 **Depreciation %** 39
Year Built 1946 **Special Arch** 0 **Grnd Floor Area** 624
Functional Obs 0 **Economic Obs** 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** MIN/PAINT CONC **Foundation** CONCRETE SLAB
Heat 1 NONE **Heat 2** NONE **Bedrooms** 1
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:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1993	N	Y	0.00	0.00	312
2	FLA	1:WD FRAME	1	1993	N	Y	0.00	0.00	312
3	OUF		1	1993	N	N	0.00	0.00	30
4	OJU		1	1993	N	N	0.00	0.00	46

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	UB2:UTILITY BLDG	132 SF	0	0	1975	1976	1	50

Appraiser Notes

2003-13-3 - TOTAL RENOVATION GUTTED.(041)

FOR THE 1973 TAX ROLL PARCEL E (F/K/A RE 00014540-000000) WAS COMBINED WITH THIS PARCEL. I RESEARCHED THIS COMBINATION PER PROPERTY OWNER'S REQUEST.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-4213	01/14/2008	07/28/2009	2,150		REPAIR EXSTNG ROOF/REPLACE 2X4 ROTTEN BOARDS ON SHED-INSTALL NEW DOOR+PAINT EXTERIOR SHED+ REPLACE ROTTEN EXTERIOR SIDING
1 9803289	10/26/1998	12/10/1998	100	Residential	REPAIR/REPL PICKET FENCE
02/2487	09/11/2002	05/03/2003	5,000		REPLACE SIDING
02/2466	09/17/2002	05/03/2003	3,500		ELECTRIC
02/2435	09/18/2002	05/03/2003	10,001		INSTALL 4 A/C
02/2860	10/22/2002	05/03/2003	7,680		REPLACE SODING
02-3135	11/25/2002	05/03/2003	7,600		REPLACE WINDOWS
02-2466	01/28/2003	05/03/2003	3,500		NEW TEMP ELECT
03-0410	02/13/2003	07/21/2003	14,500		PAINT INSIDE
02-2152	09/06/2002	05/12/2003	8,000		SEWER WORK
02-2487	09/10/2002	05/12/2003	5,000		SIDING WK.
02-3135	11/25/2002	05/12/2003	7,500		RENOVATE

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
2011	325,189	897	217,630	543,716	543,716	0	543,716
2010	331,248	897	189,515	521,660	521,660	0	521,660

2009	370,667	1,563	336,390	708,620	708,620	0	708,620
2008	340,892	1,563	562,562	905,017	905,017	0	905,017
2007	398,650	1,509	618,200	1,018,359	1,018,359	0	1,018,359
2006	462,873	1,509	446,650	841,601	841,601	0	841,601
2005	364,336	1,529	432,740	756,098	756,098	0	756,098
2004	388,845	1,549	262,735	653,129	653,129	0	653,129
2003	197,424	2,008	148,368	347,800	347,800	0	347,800
2002	178,185	2,028	108,185	288,398	288,398	288,398	0
2001	162,300	2,048	108,185	272,533	272,533	272,533	0
2000	162,300	2,557	74,184	239,041	239,041	239,041	0
1999	129,434	2,107	74,184	205,725	205,725	205,725	0
1998	105,440	1,695	74,184	181,319	181,319	181,319	0
1997	94,896	1,554	61,820	158,269	158,269	158,269	0
1996	83,961	1,442	61,820	147,223	147,223	147,223	0
1995	83,961	1,133	61,820	146,914	146,914	25,000	121,914
1994	100,205	1,037	61,820	163,062	163,062	25,000	138,062
1993	60,863	3,154	61,820	125,837	125,837	25,000	100,837
1992	74,252	3,154	61,820	139,226	139,226	25,000	114,226
1991	74,252	3,154	64,911	142,317	142,317	25,000	117,317
1990	57,311	3,154	49,456	109,921	109,921	25,000	84,921
1989	47,365	2,867	47,911	98,143	98,143	25,000	73,143
1988	41,764	2,867	35,547	80,178	80,178	25,000	55,178
1987	40,510	2,867	20,092	63,469	63,469	25,000	38,469
1986	40,718	2,867	18,546	62,131	62,131	25,500	36,631
1985	39,468	2,867	19,374	61,709	61,709	25,500	36,209
1984	36,054	2,867	19,374	58,295	58,295	25,500	32,795
1983	36,054	2,867	19,374	58,295	58,295	25,500	32,795
1982	37,674	2,867	15,111	55,652	55,652	25,500	30,152

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
9/20/2011	2534 / 2400	450,000	WD	02
8/29/2002	1812 / 1337	410,000	WD	Q

This page has been visited 56,980 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176

