


**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members
From: Carlene Smith, LEED Green Associate, Planner Analyst
Through: Donald Leland Craig, AICP, Planning Director 
Meeting Date: July 24, 2014

Agenda Item: **Variance – 1108 Pearl Street (RE # 00034380-000000; AK # 1035301)**
– A request for variances to rear-yard and street side-yard setback requirements in order to renovate an existing residence and construct a room addition on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, and 122-600(6)c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is doing an interior renovation to an existing structure and constructing a room addition.

Applicant/Owner: Peter Pike

Location: 1108 Pearl Street (RE # 00034380-000000; AK # 1035301)

Zoning: Historic Medium Density Residential (HMDR) Zoning District

Background:

The existing single-family residence is a contributing structure. The main structure is conforming to front, side, and rear yard setbacks, and to building coverage and impervious surface requirements as permitted in the HMDR zoning district. The rear structure is located within the rear and side yard setbacks. The applicant proposes to demolish the rear structure and construct a room addition maintaining the non-conforming rear setback and requesting a street-side yard setback variance. The room addition would then be connected to the main structure through a new utility room.



Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum density	16 dwelling units per acre	1 unit	1 unit	No change
Maximum floor area ratio	1.00	.28	.38	No Variance Required
Maximum height	30 feet	20'3" feet	20'3" feet	No change
Maximum building coverage	40%	28.1%	37.8%	No Variance Required
Maximum impervious surface	60%	30.4%	40.3%	No Variance Required
Minimum lot size	4,000 SF	3,690 SF	3,690 SF	No change
Main Structure				
Minimum front setback	10 feet	16.5 feet	16.5 feet	No change
Minimum side setback	5 feet	6.95 feet	6.95 feet	No Variance Required
Minimum street side setback	7.5 feet	9.4 feet	5 feet	Variance Required
Minimum rear setback	15 feet	21.5 feet	3 feet	Variance Required
Rear Structure				
Minimum side setback	5 feet	0.78 feet	n/a	No Variance Required
Minimum street side setback	7.5 feet	9.4 feet	5 feet	Variance Required
Minimum rear setback	15 feet	3 feet	3 feet	Variance Required

Process:

Development Review Committee Meeting:

June 5, 2014

Planning Board Meeting:

July 24, 2014

HARC:

TBD

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

The existing rear structure is legally nonconforming to rear yard setback requirements. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

2. **Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

The nonconforming rear yard setback is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, the request for the variances is generated from specific actions initiated by the applicant since the applicant is proposing demolishing the rear structure and constructing a room addition while maintaining the non-conforming rear yard setback and creating the need for a street-side yard setback variance.

3. **Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.**

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, expanding into the street-side yard setback would confer special privileges upon the applicant.

4. **Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

The applicant currently has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would deprive the Applicant of rights commonly enjoyed by other properties in the HMDR Zoning District.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has not received any public comment for the variance request as of the date of this report.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated April 29, 2014.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Condition to be completed prior to the issuance of certificate of occupancy:

4. A fire sprinkler system shall be installed and maintained throughout the entire structure as approved by the City Fire Marshall. If a reconfiguration of the development creates a five foot rear setback, a fire sprinkler system will not be required.
5. Roof gutter downspouts shall be directed back onto property.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM REAR AND STREET SIDE-YARD SETBACKS ON PROPERTY LOCATED AT 1108 PEARL STREET (RE # 00034380-000000; AK # 1035301) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-600 (6)C.&D. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to demolish the rear structure and construct a room addition maintaining the non-conforming rear setback and requesting a street-side yard setback variance on property located at 1108 Pearl Street (RE # 00034380-000000; AK # 1035301); and

WHEREAS, the existing single-family residence is a contributing structure and conforming to front, side, and rear yard setbacks, and to building coverage and impervious surface requirements as permitted in the HMDR zoning district; and

WHEREAS, the rear structure is located within the rear and side yard setbacks; and

WHEREAS, Section 122-600 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum rear yard setback is 15 feet and minimum street side yard setback is 7.5 feet; and

WHEREAS, the proposed rear yard setback is 3 feet and proposed street side yard setback is 5 feet; and

WHEREAS, the applicant requests variances to the minimum rear and street side setbacks;

and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 24, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands,

structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for variances to allow the interior renovation and construction of a room addition per the attached plans signed and sealed on April 29, 2014 by Peter Pike, Registered Architect, on property located at 1108 Pearl Street (RE # 00034380-000000; AK # 1035301) in the HMDR Zoning District pursuant to Sections 90-395 and 122-600(6)c&d of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated April 29, 2014.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Condition to be completed prior to the issuance of building permits:

4. A fire sprinkler system shall be installed and maintained throughout the entire structure as approved by the City Fire Marshall. If a reconfiguration of the

development creates a five foot rear setback, a fire sprinkler system will not be required.

5. Roof gutter downspouts shall be directed back onto property.

Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not

effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 24th day of July 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director;

Richard Klitenick, Planning Board Chairman Date

Attest:

Donald Leland Craig, AICP, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

_____ Chairman
_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1108 PEARL STREET

Zoning District: HMOR

Real Estate (RE) #: _____

Property located within the Historic District?

Yes

No

APPLICANT:

Owner

Authorized Representative

Name: PETER PIKE

Mailing Address: 471 US HIGHWAY #1 SUITE 101

City: KEY WEST

State: FLA.

Zip: 33040

Home/Mobile Phone: 797-4230

Office: 296-1692

Fax: 296-4106

Email: PPARCHKW@AOL.COM

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: RENOVATION OF EXISTING STRUCTURE. PROVIDE NEW ADDITION FOR MASTER BEDROOM & BATH -

List and describe the specific variance(s) being requested:

EXISTING SETBACK IS 3.0' ADD AN ADDITION TO THIS STRUCTURE. APPLICANT WOULD LIKE TO HAVE EXISTING SETBACK NON CONFORMITY RECOGNIZED

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

SITE DATA 1108 Pearl Street HMDR Historic Medium Density Residential				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR		HMDR	
SITE AREA	3690 SQ FT	6000 SQ FT	3690 SQ FT	UNCHANGED
BUILDING COV.	28.1% (1039)	40%	37.8% (1399)	CONFORMING
IMPERV. RATIO	30.4% (1123)	60%	40.3% (1489)	CONFORMING
F.A.R.	N.A.	N.A.	N.A.	N.A.
SETBACKS	HOME		HOME + ADDITION	
FRONT	22.9'	10'	22.9'	UNCHANGED
REAR	6.5'	7.5'	6.5'	VARIANCE REQUIRED
SIDE PL	6.95'	5.0'	6.95'	CONFORMING
SIDE PR	5.0'	5.0'	5.0'	CONFORMING
BUILDING HT.	N/M	30'	UNCHANGED	CONFORMING
PARKING			UNCHANGED	N.A.
FLOOD INSURANCE RATE MAP ZONE: ZONE " AEG " MAP ZONE # - 120871716h				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

THE EXISTING STRUCTURE TO BE RENOVATED HAS AN EXISTING SETBACK NON-CONFORMITY.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

SET BACKS ARE EXISTING.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

NO SPECIAL PRIVILEGES EXIST. REAR SETBACKS NON CONFORMITIES EXIST.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

PROPERTY IS A CORNER LOT. SETBACK RESTRICTIONS PROVIDE FOR A HARDSHIP.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

THE MINIMUM SETBACK MAKES REASONABLE USE OF LAND.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

THIS VARIANCE IF GRANTED PROVIDES NO
CONDITION THAT COULD BE INJURIOUS TO
THE PUBLIC WELFARE.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

NO OTHER CONDITIONS EXIST FOR GROUNDS OF
ISSUANCE.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification

**City of Key West
Planning Department**



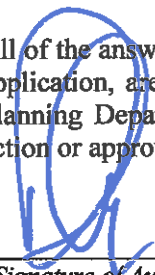
Verification Form
(Where Authorized Representative is an individual)

I, PETER PIKE, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1108 PEARL STREET

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.



Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Apr 30/14 by

date

PETER PIKE

Name of Authorized Representative

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



Notary's Signature and Seal



**E. STENNING
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF012833
Expires 4/29/2017**

E. Stenning

Name of Acknowledger typed, printed or stamped

FF012833

Commission Number, if any

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, PETER M. PIKE authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

PETER PIKE
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this Apr 30/14 by
date

Peter Pike
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



**E. STENNING
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF012833
Expires 4/29/2017**

E. Stenning
Name of Acknowledger typed, printed or stamped

FF012833
Commission Number, if any

Deed

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: 14-087-JM
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of April, 2014 between James M. Roberts and Judythe Roberts, Individually and as Trustee(s) of the 1995 Roberts Revocable Trust of August 8, 2008 whose post office address is 2545 Loring Street, San Diego, CA 92109, grantor, and Peter M. Pike, a married man whose post office address is 1108 Pearl Street, Key West, FL, 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:

See Exhibit "A" Attached Hereto

Parcel Identification Number: 00034380-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

Grantors herein state subject property is not their homestead.

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, 2013.

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

EXHIBIT "A"

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract Fourteen (14), but now better known and described as Lot Fourteen (14) of Block Three (3) of said Tract Fourteen (14) according to a diagram of one-third of said Tract Fourteen (14) drawn by Thomas J. Ashe County Surveyor, and duly recorded in Plat Book 1, Page 26, Monroe County, Florida Records.

COMMENCING at a point on Pearl Street, distant 122 feet, 6 inches from the corner of Virginia and Pearl Streets, and running thence along Pearl Street in a Southeasterly direction 41 feet; thence at right angles in a Southwesterly direction 90 feet; thence at right angles in a Northwesterly direction 41 feet; thence at right angles in a Northeasterly direction 90 feet to the Point of Beginning.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: LARRY PERIS

[Signature]
Witness Name: VICTOR IBARRA

[Signature]
James M. Roberts, Individually and as Trustee

[Signature]
Judythe Roberts, Individually and as Trustee

State of CA
County of San Diego

The foregoing instrument was acknowledged before me this 17 day of April, 2014 by James M. Roberts, Trustee and Judythe Roberts, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Isabella Sharo

My Commission Expires: Sep 6, 2017

Buyer/Seller
Settlement Statement

1. Settlement Statement

2. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins	6. File Number 14-087-JM	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

3. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

1. NAME OF BUYER:	Peter M. Pike, a married man	
Address of Buyer:	1108 Pearl Street, Key West, Florida	
2. NAME OF SELLER:	James M. Roberts and Judyth Roberts as Trustee(s) of the 1995 Roberts Revocable Trust of August 8, 2008	
Address of Seller:	2545 Loring Street, San Diego, California 92109	TIN:
3. NAME OF LENDER:	Brian McKendry	
Address of Lender:		
4. PROPERTY LOCATION:	1108 Pearl Street, Key West, Florida 33040	
5. SETTLEMENT AGENT:	Spottswood, Spottswood & Spottswood	TIN: 59-2268800
Place of Settlement:	500 Fleming Street, Key West, Florida 33040	Phone: 305-294-9556
SETTLEMENT DATE:	4/18/14	DISBURSEMENT DATE: 4/18/14

J. Summary of buyer's transaction		K. Summary of seller's transaction	
100. Gross amount due from buyer:		400. Gross amount due to seller:	
101. Contract sales price	425,000.00	401. Contract sales price	425,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	2,221.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Storm Water and Waste from 04/18/14 to 09/30/14	188.23	408. Storm Water and Waste from 04/18/14 to 09/30/14	188.23
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	427,409.23	420. Gross amount due to seller:	425,188.23
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	250,000.00	502. Settlement charges to seller (line 1400)	29,856.62
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/14 to 04/18/14	1,026.22	511. County taxes from 01/01/14 to 04/18/14	1,026.22
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	261,026.22	520. Total reductions in amount due seller:	30,882.62
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	427,409.23	601. Gross amount due to seller (line 420)	425,188.23
302. Less amount paid by/for the buyer (line 220)	(261,026.22)	602. Less total reductions in amount due seller (line 520)	(30,882.62)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Buyer:	166,383.01	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	394,305.61

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

Settlement charges				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
00. Total Sales/Brokers Com based on price	\$425,000.00 @	5.5000 % =	23,375.00				
01.	10,625.00	2.5000 % to	AT HOME IN KEY WEST, INC				
02	12,750.00	3.0000 % to	Prudential Knight & Gardner Realty				
03	Commission paid at settlement (\$23,375.00 less deposit held \$10,000.00 = \$13,375.00)						23,375.00
04.	to						
Items payable in connection with loan				Buyer POC	Seller POC		
101.	Loan origination fee	% to					
102.	Loan discount	% to					
103.	Appraisal fee	to					
104.	Credit report	to					
105.	Lender's inspection fee	to					
106.	Mortgage insurance application fee	to					
107.	Assumption Fee	to					
108.	to						
109.	to						
110.	to						
111.	to						
Items required by lender to be paid in advance				Buyer POC	Seller POC		
101.	Interest from	to	@ /day				
102.	Mortgage insurance premium for	months to					
103.	Hazard insurance premium for	years to					
104.	Flood insurance premium for	years to					
105.	years to						
Reserves deposited with lender				Buyer POC	Seller POC		
1001.	Hazard insurance	months @	per month				
1002.	Mortgage insurance	months @	per month				
1003.	City property taxes	months @	per month				
1004.	County property taxes	months @	per month				
1005.	Annual assessments	months @	per month				
1006.	Flood insurance	months @	per month				
1007.		months @	per month				
1008.		months @	per month				
1009.	Aggregate accounting adjustment						
Title charges				Buyer POC	Seller POC		
1101.	Settlement or closing fee	to	Spottswood, Spottswood & Spottswood				550.00
1102.	Abstract or title search	to	Spottswood, Spottswood & Spottswood				175.00
1103.	Title examination	to					
1104.	Title insurance binder	to					
1105.	Document preparation	to					
1106.	Notary fees	to					
1107.	Attorney's Fees	to	Spottswood, Spottswood & Spottswood			750.00	
(includes above item numbers)							
1108.	Title insurance	to	Chicago Title Insurance Company/Spottswood, Spottswood			25.00	2,200.00
(includes above item numbers)							
1109.	Lender's coverage (Premium):	\$250,000.00 (\$25.00)					
1110.	Owner's coverage (Premium):	\$425,000.00 (\$2,200.00)					
1111.	Endorsee						
1112.	to						
1113.	to						
Government recording and transfer charges				Buyer POC	Seller POC		
1201.	Recording fees	Deed \$18.50 Mortgage(s) \$52.50 Releases				71.00	
1202.	City/county tax/stamps	Deed Mortgage(s) \$500.00				500.00	
1203.	State tax/stamps	Deed \$2,975.00 Mortgage(s) \$875.00				875.00	2,975.00
1204.	Record Trust Cert	to Clerk of Court					27.00
1205.	to						
Additional settlement charges				Buyer POC	Seller POC		
1301.	to						
1302.	Pest Inspection	to					
1303.	to						
1304.	Reimburse for closed permits	to Robin Van Mater					554.40
1305.	to						
1306.	to						
1307.	to						
1308.	to						
1309.	to						
1400.	Total settlement charges					2,221.00	29,856.40

I have carefully reviewed this Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account only by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

_____ Buyer
 Peter M. Pike
 _____ Seller
 James M Roberts, Trustee
 _____ Seller
 Judythe Roberts, Trustee

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

Spottswood, Spottswood & Spottswood
 By: _____ Date _____
 As Its Authorized Representative

Closing Statement Addendum

Seller: James M. Roberts and Judythe Roberts as Trustee(s) of the 1995 Roberts Revocable Trust of August 8, 2008
Buyer: Peter M. Pike, a married man
Property: 1108 Pearl Street, Key West, FL 33040
Closing Agent: Spottswood, Spottswood & Spottswood
Closing Date: April 18, 2014
File Number: 14-087-JM

TAX RE-PRORATION AGREEMENT: If the most recent property tax bill issued does not cover through the closing date, then the tax prorations set forth on the settlement statement are based upon an estimate. The basis of proration as set forth on the settlement statement is hereby accepted by the parties to this transaction. It is hereby understood and agreed that the actual taxes, if different, will be adjusted between the parties upon demand. Closing Agent is not liable or responsible for adjustment or re-proration of taxes. Closing Agent is not responsible or liable for additional taxes, other charges or tax refunds, if any, and shall not be liable should any of the parties to this transaction fail or refuse to re-prorate the taxes.

AGREEMENT TO COOPERATE: If requested by Lender (if any), Closing Agent, Title Agent or Title Underwriter, the parties agree to fully cooperate and adjust for clerical errors, including the execution or re-execution of any reasonable documentation and/or the remittance of any additional sums.

HOMEOWNER'S/CONDOMINIUM ASSOCIATIONS: The Buyer(s) acknowledge(s) the existence of any homeowner's and/or condominium association(s) and is aware that monthly, quarterly or annual maintenance assessments may be due to said association(s). Said association(s) may also have the authority to regulate and enforce community covenants and restrictions. The Buyer hereby acknowledges receipt of a copy of any association estoppel letters for the subject transaction.

MISCELLANEOUS: Closing Agent does not make any representations or warranties nor assumes any liability with respect to the physical condition of the property, or any repairs to the property. Buyer has been advised and encouraged to secure hazard insurance coverage prior to completion of closing. If a survey was prepared for the subject transaction, then the Buyer hereby acknowledges receipt of a copy thereof. The buyer has reviewed said survey and accepts title subject to the matters set forth thereon. Buyer has received and reviewed the proposed deed and is satisfied with and approves the manner which title is being held.

DISBURSEMENT AUTHORIZATION, ETC.: Closing Agent does not adjust or assume liability for charges for water, rents, gas, electricity, taxes on personal property, garbage taxes or fees, license fees or taxes, service/maintenance contracts (pest control, appliance maintenance, pool care, lawn care, alarm systems, etc.), association assessments or dues, or estoppel information furnished by mortgagees or others. The settlement statement has been reviewed and approved and Closing Agent is irrevocably authorized and directed to complete the closing of the transaction and make disbursement in accordance therewith. In the event of mortgage assumption, if Seller has received a credit for the escrow account balance, then Seller hereby assigns all right, title and interest in said account to Buyer. Seller, Buyer, and Borrower are used for singular or plural, as the context so requires or admits. This Agreement is being provided as an inducement for Closing Agent to serve as the closing agent and for Title Agent and Title Underwriter to issue title insurance on the subject transaction.

Buyer:

Peter M. Pike

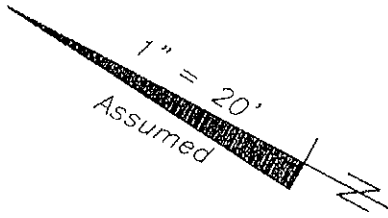
Seller:

James M. Roberts, Trustee

Judythe Roberts, Trustee

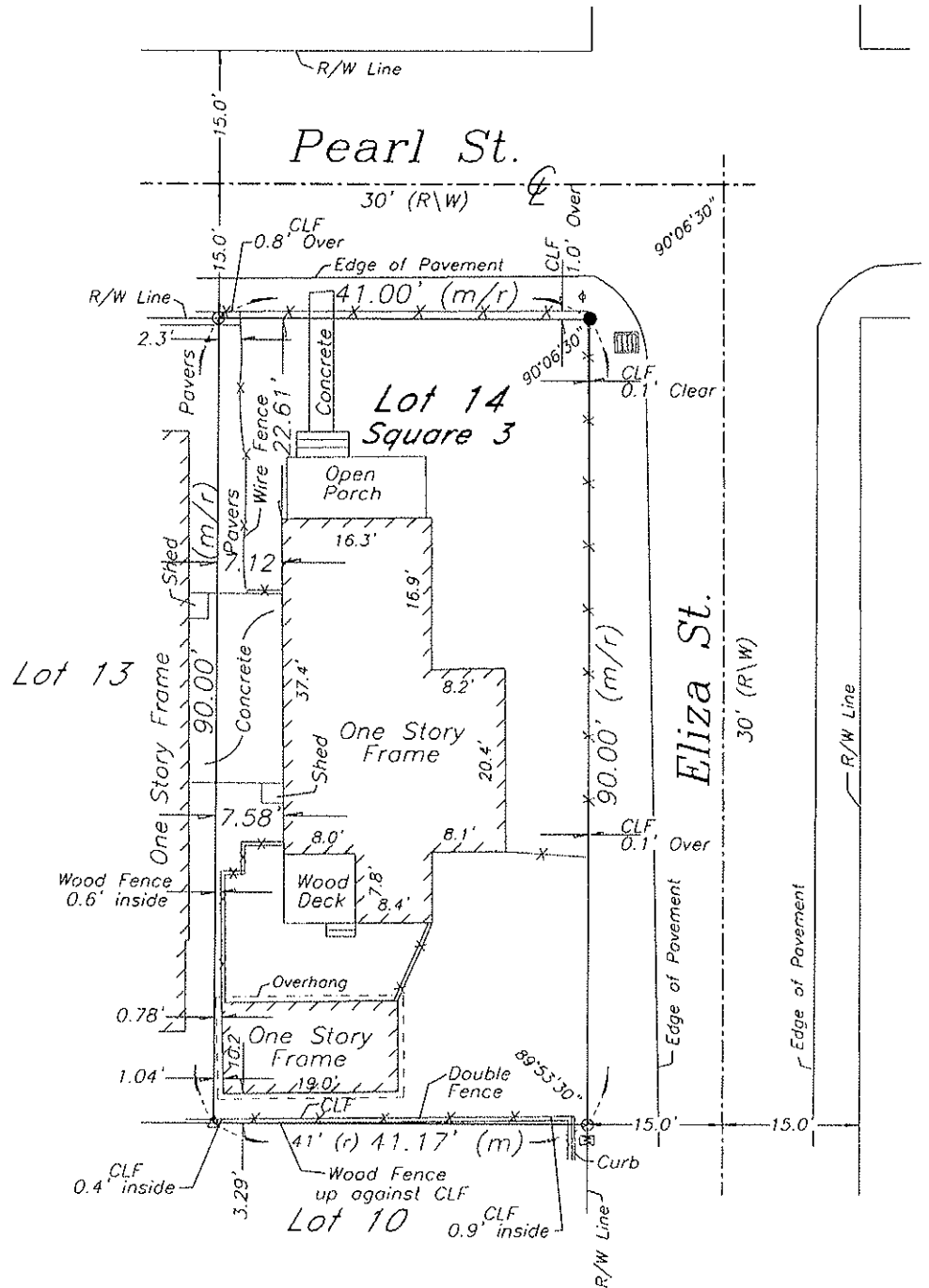
Survey

Boundary Survey Map of Lot 14, Square 3, Island City Land Co. of part of Tract 14



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- M) Measured
- R) Record
- /R) Measured & Record
- C.S. Concrete Block Structure
- \W Right of Way
- LF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊕ Sewer Cleanout
- ⊕ Water Meter



NOTES:

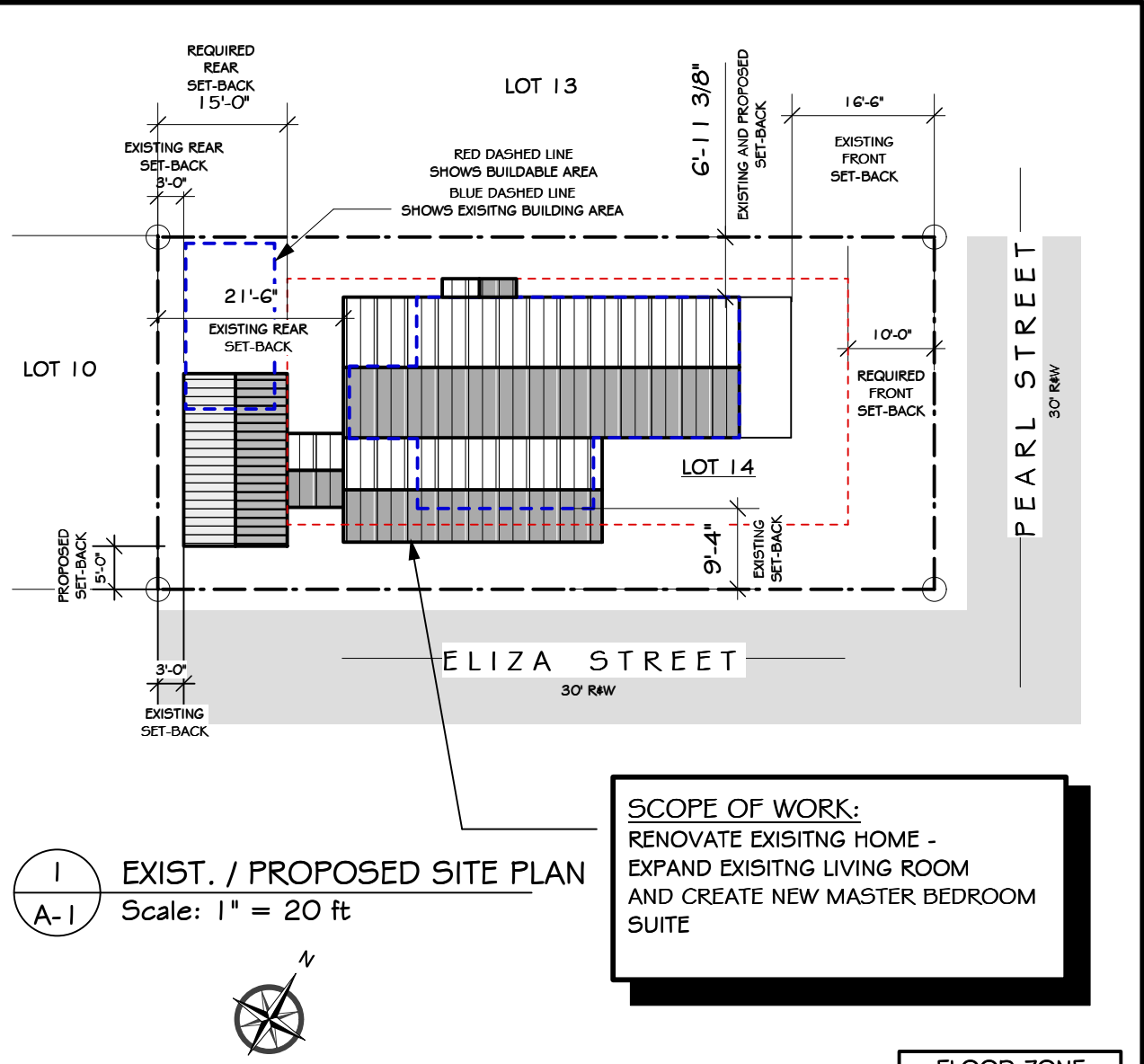
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1108 Pearl Street, Key West, FL.
5. This survey is not valid without the signature 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.

Site Plans

SITE DATA 1108 Pearl Street
HMDR Historic Medium Density Residential

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR		HMDR	
SITE AREA	3690 SQ FT	6000 SQ FT	3690 SQ FT	UNCHANGED
BUILDING COV.	28.1% (1039)	40%	37.8% (1399)	CONFORMING
IMPERV. RATIO	30.4% (1123)	60%	40.3% (1489)	CONFORMING
F.A.R.	.28	1.0	.38	CONFORMING
SETBACKS				
MAIN STRUCTURE				
SIDE	6.95'	5.0'	6.95'	CONFORMING
SIDE STREET	9.4'	7.5'	5.0'	VARIANCE REQUIRED
REAR	21.5'	15'	3.0'	VARIANCE REQUIRED
FRONT	16.5'	10'	16.5'	CONFORMING
REAR STRUCTURE				
SIDE	.78'	5.0'	NA	CONFORMING
SIDE STREET	9.4'	7.5'	5.0'	VARIANCE REQUIRED
REAR	3.0'	15'	3.0'	VARIANCE REQUIRED
BUILDING HT.				
	N/M	30'	UNCHANGED	CONFORMING
PARKING				
			UNCHANGED	N.A.

FLOOD INSURANCE RATE MAP ZONE: ZONE "AEG" MAP ZONE # - 120871716h



SCOPE OF WORK:
RENOVATE EXISTING HOME -
EXPAND EXISTING LIVING ROOM
AND CREATE NEW MASTER BEDROOM
SUITE

1 EXIST. / PROPOSED SITE PLAN
A-1 Scale: 1" = 20 ft

FLOOD ZONE
"X & AEG"

SEE SHEET A-2 FOR ENLARGED SITE PLAN

PROJECT INFORMATION	DRAWINGS FOR:	DESIGN NOTES:	DRAWING SCHEDULE:
<p>PIKE RESIDENCE 1108 PEARL STREET, KEY WEST, FLORIDA</p>		<p>THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2010 A.S.C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. * *PER FBC 07/ASCE 07-10 EXPOSURE "D"</p>	<p>A-1 SITE PLAN A-2 ENLARGED SITE PLAN A-3 FLOOR PLANSCHEDULES A-4 ELEVATIONS</p>
SURVEYOR:	LEGAL DESCRIPTION:		
<p>SITE PLAN IS BASED ON SURVEY BY: ISLAND SURVEYING INC. DATED 4-7-14</p>	<p>SEE SURVEY</p>	<p>ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S /ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER</p>	<p>SEAL - ARCHITECT</p>

REVISIONS: DATE

PETER PIKE ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING SITE PLAN
SITE DATA PLAN

PROJECT NUMBER:
14.28

DRAWN: PMP

CHECKED:

DATE: 04-29-14

SHEET #
A-1



471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
3 3 0 4 0

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:
FLOOR PLAN
/ EXISTING CONDITIONS

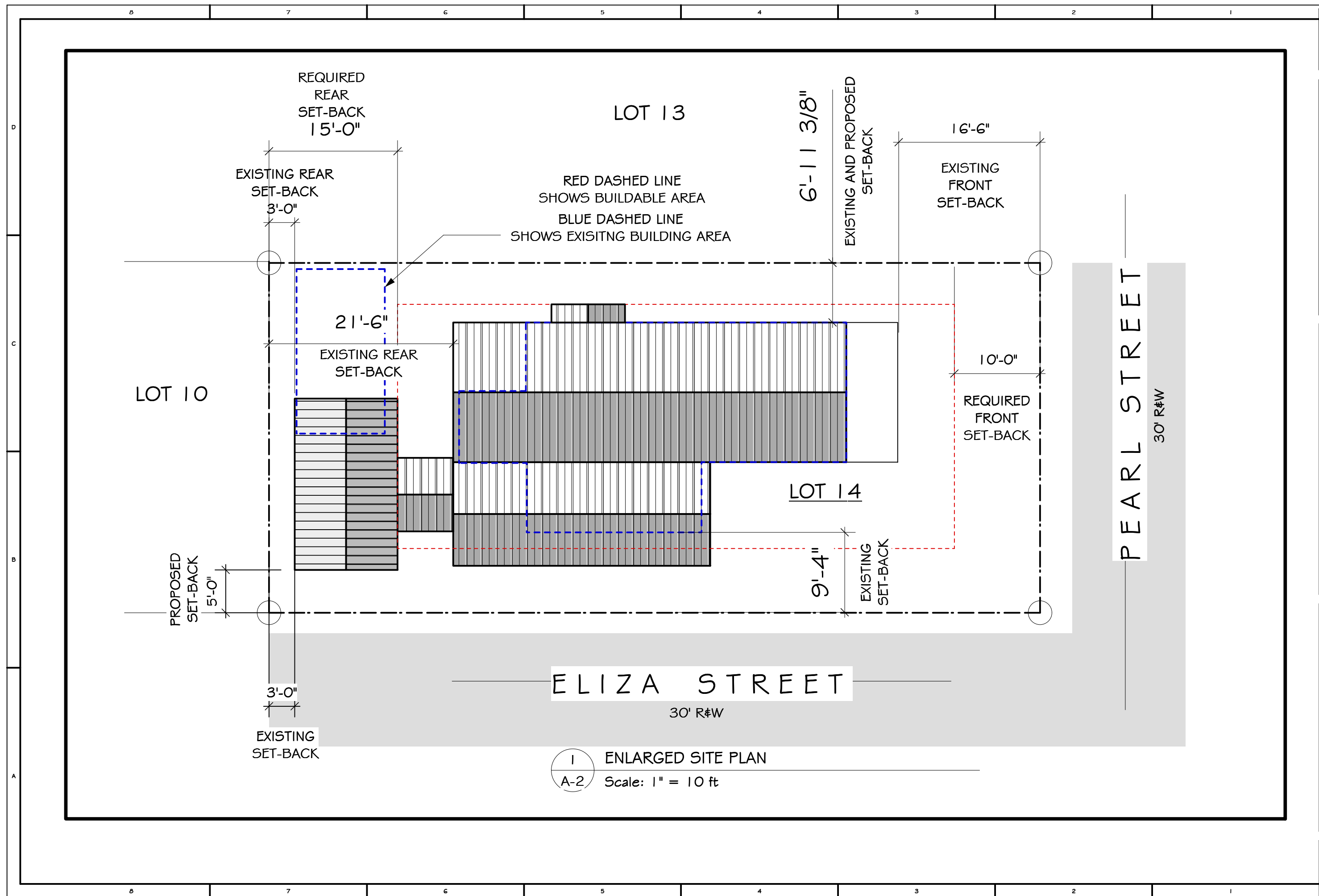
PROJECT NUMBER:
14.28

DRAWN: **PMP**

CHECKED:

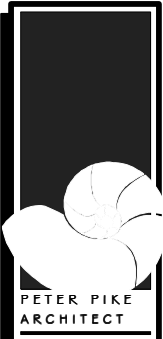
DATE: **04-29-14**

SHEET #
A-2



1 ENLARGED SITE PLAN
A-2 Scale: 1" = 10 ft

REVISIONS:	DATE



471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
330040

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXIST. CONDITION SECTIONS
& WINDOW/DOOR SCHEDULES

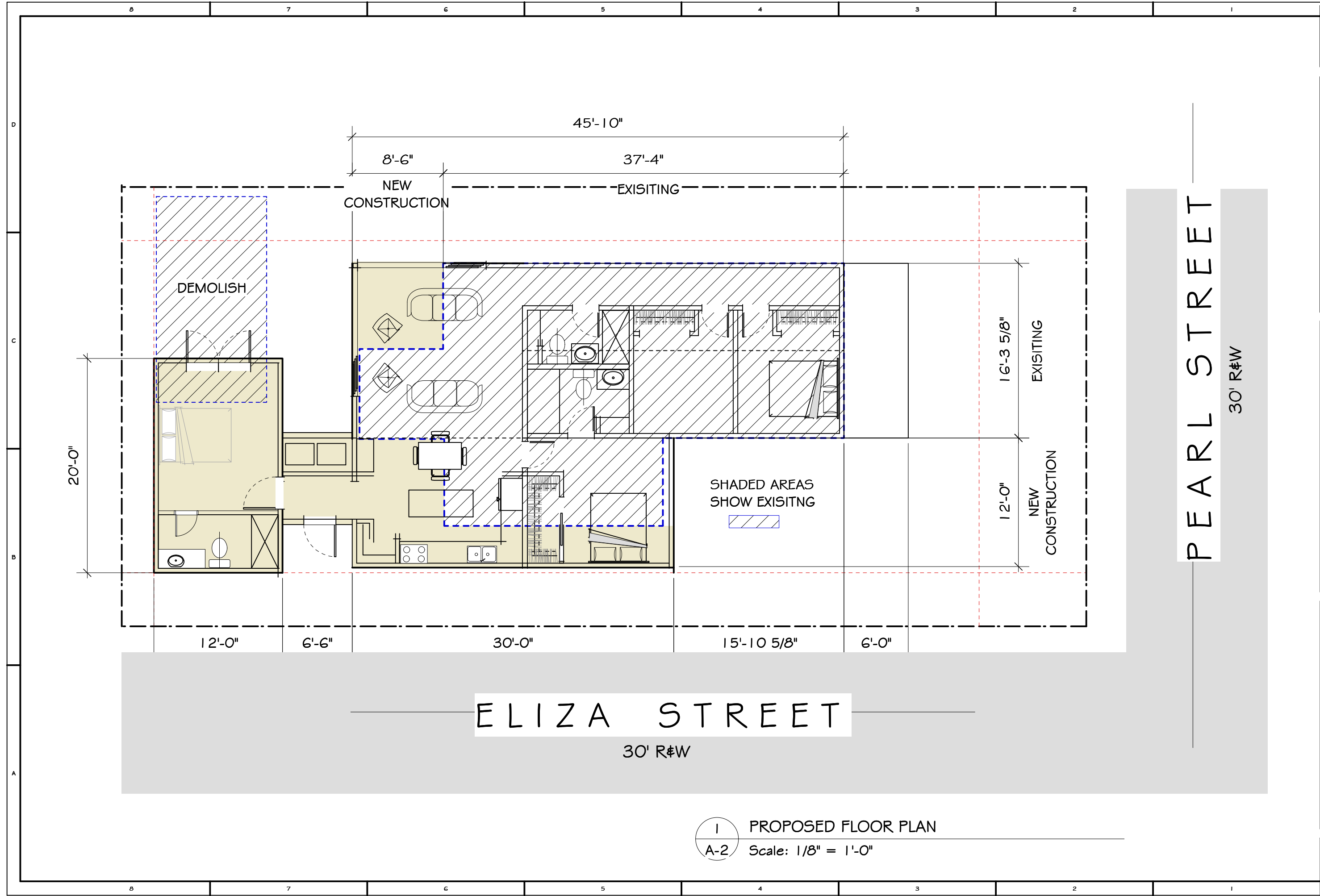
PROJECT NUMBER:
14.28

DRAWN: PMP

CHECKED:

DATE: 04-29-14

SHEET #
A-4



1 PROPOSED FLOOR PLAN
A-2 Scale: 1/8" = 1'-0"

REVISIONS:	DATE



PETER PIKE
ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
330040

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

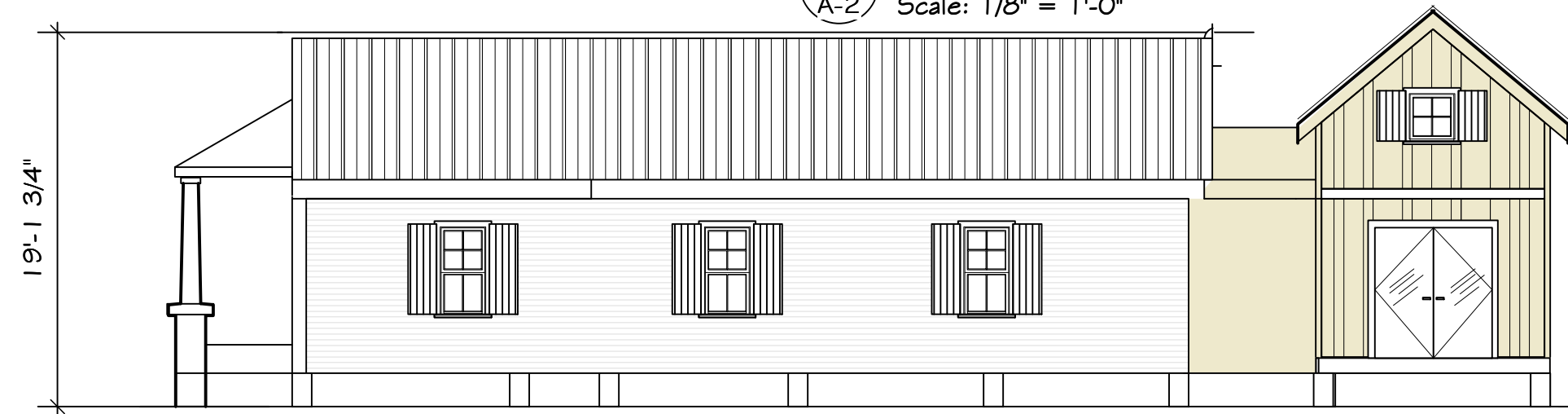
DRAWING TITLE:
PARTIAL ELECTRICAL
& HVAC PLAN

PROJECT NUMBER:
14.28
DRAWN: PMP
CHECKED:
DATE: 04-29-14

SHEET #
A-3

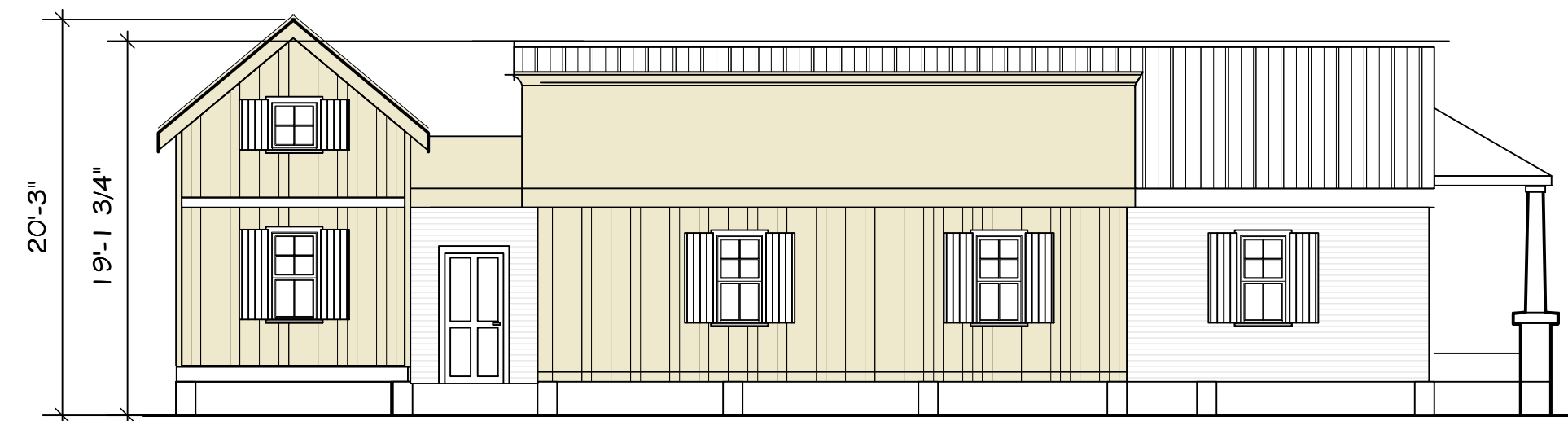


1 PEARL STREET ELEVATION
A-2 Scale: 1/8" = 1'-0"



1 SIDE YARD ELEVATION
A-2 Scale: 1/8" = 1'-0"

EXIST FLOOR @ 5.4 M.S.L. ●
FLOOD ZONE "AE 6" ●
EXIST GRADE @ 3.4 M.S.L. ●
0.0 M.S.L. ●



1 ELIZA STREET ELEVATION
A-2 Scale: 1/8" = 1'-0"

EXIST FLOOR @ 5.4 M.S.L. ●
FLOOD ZONE "AE 6" ●
EXIST GRADE @ 3.4 M.S.L. ●
0.0 M.S.L. ●

Site Photos





DRC
Minutes & Comments

901 Pearl Street (1430 Albury Street)

Administrative (Front Yard Setback) Variance

Please provide a site plan showing the off-street parking space plan, including length and width dimensions, distance from the structure and fence, and curb cut details.

Direct roof gutter downspouts into stormwater retention swale.

732 Poorhouse Lane

Impervious Surface and Side Yard Setback Variance

Site plan shows proposed buried propane tank in off-street parking space. Propane tank for underground service shall be ASME container, constructed, listed and labeled, designed for installation below parking areas. Installation shall be in accordance with NFPA 58, International Fire Code, Chapter 61, and Florida Building Code, Fuel Gas. Carbon Monoxide Protection shall be provided, in accordance with Florida Building Code, Building, Section 916.

Please provide dimensions for the off-street parking space, including width length, and distance from structure, mechanical equipment and trash storage fence.

Please provide Drainage Plan that provides stormwater treatment within new landscape areas. Direct roof gutter downspouts into swale and landscape areas.

For abandonment or retention of the cistern, please complete an application and submit to the Building Department.

Please indicate if well water is in use for purposes that are connected to the sanitary sewer.

760 Washington Street

Side-yard Setback Variance

No comments.

618 Petronia Street

Side-yard Setback Variance

Direct roof gutter downspouts back onto property.

1019 Varela Street

Impervious Surface and Side Yard Setback Variance

No comments.

1108 Pearl Street

Impervious Surface and Side Yard Setback Variance

Survey shows common cistern. For abandonment or retention of the cistern, please complete an application and submit to the Building Department.

Direct roof gutter downspouts back onto property.

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

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

Alternate Key: 1035301 Parcel ID: 00034380-000000

Ownership Details

Mailing Address:
PIKE PETER M
1108 PEARL ST
KEY WEST, FL 33040-3436

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1108 PEARL ST KEY WEST
Legal Description: KW ISLAND CITY SUB PB1-26 LOT 14 SQR 3 TR 14 G50-196/197 CO JUDGES PROG DOCKET 11-40A OR446-1003/04 OR826-564 OR1851-39/40 OR2405-1329/31 OR2680-1216/18

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	41	90	3,690.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 816
Year Built: 1923

Building 1 Details

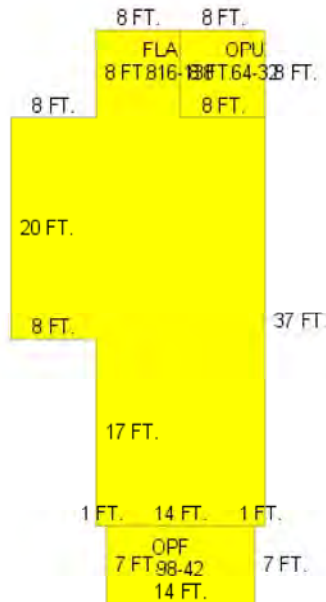
Building Type R1	Condition A	Quality Grade 450
Effective Age 32	Perimeter 138	Depreciation % 35
Year Built 1923	Special Arch 0	Grnd Floor Area 816
Functional Obs 0	Economic Obs 0	

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 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:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	816
2	OPF		1	1993		0.00	0.00	98
3	OPU		1	1993		0.00	0.00	64

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	200 SF	20	10	1949	1950	1	50
2	FN2:FENCES	600 SF	150	4	2013	2014	2	30
3	PT3:PATIO	30 SF	10	3	1949	1950	1	50

Appraiser Notes

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Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13-01001742	12/13/2013	03/14/2014	2,000		WHITE PICKET FENCE. 4'x150'
	9602091	05/01/1996	10/01/1996	2,253		ROOF
	04-1515	05/07/2004	10/18/2004	600		NEW CIRCS FOR RANGE & WATER HEATER

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
2013	73,204	1,154	325,369	399,727	296,088	0	399,727
2012	73,204	1,154	295,790	370,148	269,171	0	370,148
2011	73,204	1,154	192,264	266,622	244,701	0	266,622
2010	74,331	1,154	146,971	222,456	222,456	0	222,456
2009	82,920	1,154	293,942	378,016	378,016	0	378,016
2008	78,802	1,154	398,520	478,476	478,476	0	478,476
2007	85,347	1,101	425,088	511,536	511,536	0	511,536
2006	155,751	1,101	350,550	476,252	476,252	0	476,252
2005	170,403	1,101	295,200	466,704	466,704	0	466,704
2004	130,830	1,101	202,950	334,881	334,881	0	334,881
2003	122,108	1,101	88,560	211,769	211,769	0	211,769
2002	89,460	1,101	83,025	173,586	173,586	0	173,586
2001	80,872	1,101	77,490	159,463	159,463	0	159,463
2000	80,872	1,374	51,660	133,906	133,906	0	133,906
1999	67,990	1,155	51,660	120,805	120,805	0	120,805
1998	69,779	1,186	51,660	122,624	122,624	0	122,624
1997	62,622	1,064	44,280	107,966	107,966	0	107,966
1996	44,014	716	44,280	89,010	89,010	0	89,010
1995	44,014	394	44,280	88,688	88,688	0	88,688
1994	39,507	0	44,280	83,787	83,787	0	83,787

1993	39,507	0	44,280	83,787	83,787	0	83,787
1992	39,507	0	44,280	83,787	83,787	0	83,787
1991	39,507	0	44,280	83,787	83,787	0	83,787
1990	50,193	0	34,133	84,326	84,326	0	84,326
1989	37,258	459	33,210	70,927	70,927	0	70,927
1988	23,337	464	26,753	50,554	50,554	0	50,554
1987	23,076	469	20,756	44,301	44,301	0	44,301
1986	23,204	474	19,926	43,604	43,604	0	43,604
1985	22,578	479	13,284	36,341	36,341	0	36,341
1984	21,090	484	13,284	34,858	34,858	0	34,858
1983	21,090	489	13,284	34,863	34,863	0	34,863
1982	21,505	494	10,443	32,442	32,442	0	32,442

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
4/17/2014	2680 / 1216	425,000	WD	01
3/19/2009	2405 / 1329	0	QC	11
2/1/1981	826 / 564	42,500	WD	Q

This page has been visited 60,526 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., July 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 1108 Pearl Street (RE # 00034380-000000; AK # 1035301) – A request for variances to rear-yard and street side-yard setback requirements in order to renovate an existing residence and construct a room addition on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, and 122-600(6)c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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 809-3720 or visit our website at www.keywestcity.com.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance – 1108 Pearl Street (RE # 00034380-000000; AK # 1035301) – A request for variances to rear-yard and street side-yard setback requirements in order to renovate an existing residence and construct a room addition on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, and 122-600(6)c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Peter Pike **Owner:** Peter Pike

Locations: 1108 Pearl Street **Date of Hearing:** July 24, 2014 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: Carlene Smith, Planner Analyst

E-mail: cesmith@keywestcity.com; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may 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.

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 305-809-1000 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.

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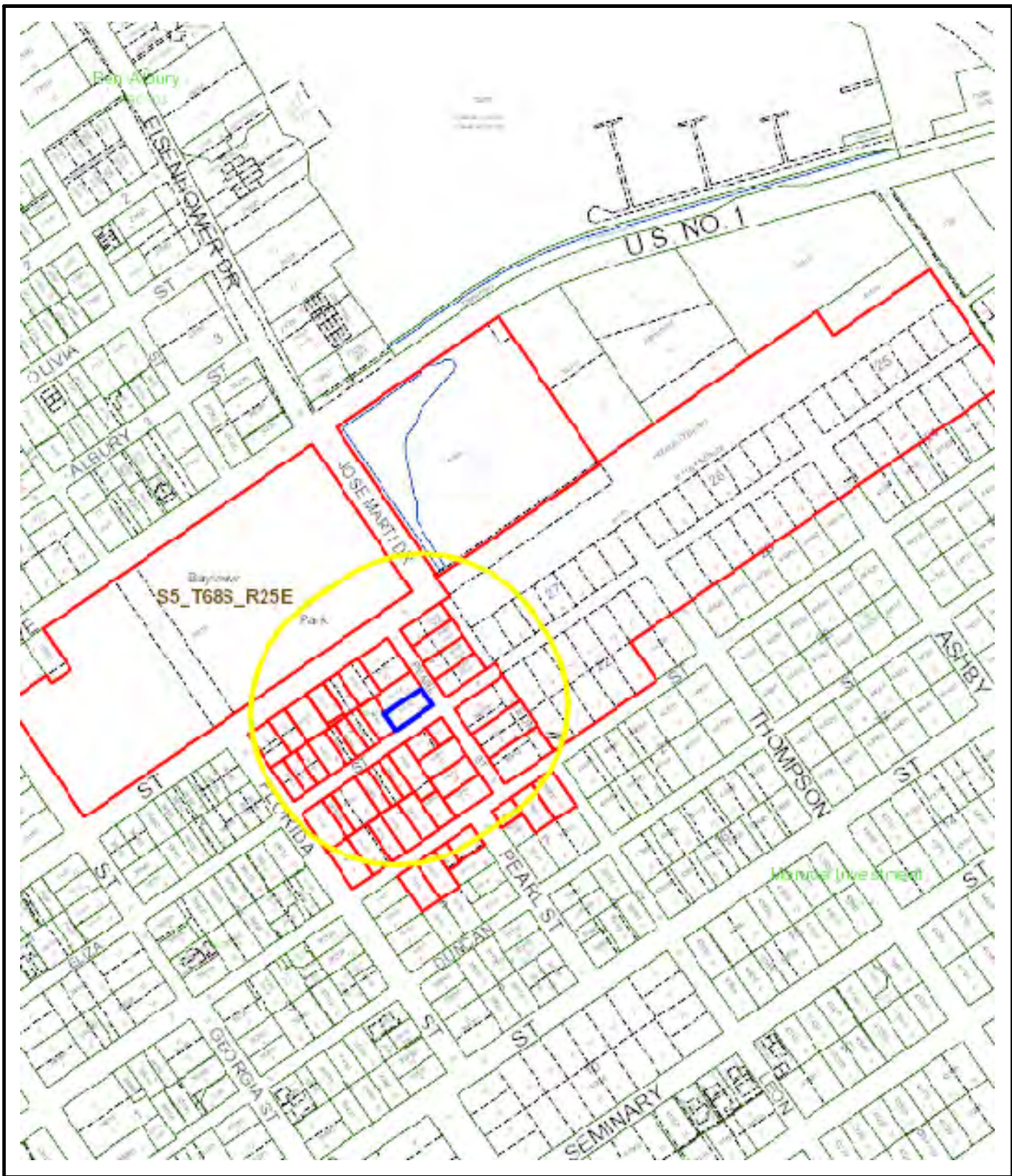
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Monroe County, Florida

MCPA GIS Public Portal

Printed: Jul 09, 2014

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



Owner Name	Address2	City	State	Zip	Country
ALPERT KELLIE D	1075 DUVAL ST STE C21	KEY WEST	FL	33040-3188	
BARRETT HAROLD ARTHUR AND GRACE	PO BOX 413	ISLAMORADA	FL	33036-0413	
BEAVER LARRY T AND PAMELA K	1706 PATRICIA ST	KEY WEST	FL	33040-5318	
BOARD OF PUBLIC INSTRUCTION MONR	241 TRUMBO RD	KEY WEST	FL		33040
CARTER STEPHEN B ESTATE	12179 HUNTERGREEN DR	CINCINNATI	OH	45251-1242	
CERVANTES CARLOS C	1415 CATHERINE ST	KEY WEST	FL		33040
CLIFFORD JUDITH A	1418 CATHERINE ST	KEY WEST	FL		33040
COGNATO RICHARD A AND MARY	1200 MARGARET ST	KEY WEST	FL		33040
CORNS BARBARA P 2012 RESIDENTIAL T	1431 DUNCAN ST	KEY WEST	FL	33040-3472	
DAVIS LINDA P	1204 LEON ST	KEY WEST	FL		33040
DOERR LARRY E AND PATRICIA J	1402 VIRGINIA ST	KEY WEST	FL	33040-3442	
DONNELLY BRENDA J	1421 CATHERINE ST	KEY WEST	FL		33040
GARCIA JAVIER	5750 CAMINO DEL SOL A	BOCA RATON	FL	33433-6583	
GRIFFIN GEORGE E ESTATE	1413 CATHERINE ST	KEY WEST	FL	33040-3419	
GRIZZLE CORALIE S DEC TRUST 1/30/200	1017 WASHINGTON ST	KEY WEST	FL	33040-4847	
HAMILTON DANIEL H	22 EVERGREEN TERR	KEY WEST	FL		33040
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HOLLAND GRETCHEN K REV TR 2/27/199	84 SEAGATE BLVD	KEY LARGO	FL	33037-4323	
KENYON THOMAS W	1432 VIRGINIA ST	KEY WEST	FL	33040-3442	
LEVER PATRICK T	282 N PARK ST	DALLASTOWN	PA	17313-1915	
LOCKABY DANIEL W	1434 VIRGINIA ST	KEY WEST	FL	33040-3442	
MARCUS JOELNA 2011 REVOCABLE TRU	1434 ELIZA ST	KEY WEST	FL	33040-3426	
MARSHALL FRANKLIN GARFIELD JR DEC	1436 ELIZA ST	KEY WEST	FL		33040
MARTIN CRAIG	1116 PEARL ST	KEY WEST	FL		33040
MCKENZIE JOHN	1400 VIRGINIA ST	KEY WEST	FL		33040
MCPETERS WARREN DOUGLAS AND JOY	1278 RIVERSIDE AVE	BALTIMORE	MD	21230-4324	
OVERTON PAUL F JR AND SUSAN	1430 ELIZA ST	KEY WEST	FL	33040-3426	
PEREZ JENNIE	19483 SEMINOLE ST	SUMMERLAND KEY	FL	33042-3145	
PIKE PETER M	1108 PEARL ST	KEY WEST	FL	33040-3436	
SCHONECK RAY ALLEN JR	4 AZALEA DR	KEY WEST	FL	33040-6206	
SCHOOL DISTRICT OF MONROE COUNTY	242 WHITE ST	KEY WEST	FL		33040
SIMONET LINDA J	1425 ELIZA ST	KEY WEST	FL	33040-3425	
SPELIOS LOUIS G REVOCABLE TRUST 1/1	1417 CATHERINE ST	KEY WEST	FL	33040-3419	

THE BOARD OF PUBLIC INSTRUCTION OF	241 TRUMBO RD	KEY WEST	FL		33040
THOMPSON PEGGY LEE L/E	1426 ELIZA ST	KEY WEST	FL	33040-3426	
TIFFANY SHIRLEY J	1119 FLORIDA ST	KEY WEST	FL		33040
TODHUNTER LINDA E	1424 CATHERINE ST	KEY WEST	FL		33040
WARMOUTH MARK D	1118 PEARL ST	KEY WEST	FL	33040-3463	
WISCHERTH STEPHAN	1411 ELIZA ST	KEY WEST	FL	33041-4415	
WOLFE ROBERT NASH	1423 ELIZA ST	KEY WEST	FL		33040
WOOD CYNTHIA M	3015 E BAYSHORE RD SPC	REDWOOD CITY	CA	94063-4115	
WRIGHT CHRISTOPHER J AND TRACI L	PO BOX 7950	COLUMBUS	MS	39705-0006	
WRIGHT THERALD AND ANGELA	22711 69TH AVE	OAKLAND GARDENS	NY	11364-2758	
ZELINSKE DAVID AND KAREN WELLS	1422 CATHERINE ST	KEY WEST	FL	33040-3420	