



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

**City of Key West
Planning Department**



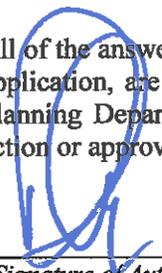
Verification Form
(Where Authorized Representative is an individual)

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

**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

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	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.			ID:	

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).

1 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						
200 Items payable in connection with loan				Buyer POC	Seller POC		
01	Loan origination fee	% to					
02	Loan discount	% to					
03	Appraisal fee	to					
04	Credit report	to					
05	Lender's inspection fee	to					
06	Mortgage insurance application fee	to					
07	Assumption Fee	to					
08		to					
09		to					
10		to					
11		to					
300 Items required by lender to be paid in advance				Buyer POC	Seller POC		
01	Interest from	to	@ /day				
02	Mortgage insurance premium for	months to					
03	Hazard insurance premium for	years to					
04	Flood insurance premium for	years to					
05		years to					
400 Reserves deposited with lender				Buyer POC	Seller POC		
001	Hazard insurance	months @	per month				
002	Mortgage insurance	months @	per month				
003	City property taxes	months @	per month				
004	County property taxes	months @	per month				
005	Annual assessments	months @	per month				
006	Flood insurance	months @	per month				
007		months @	per month				
008		months @	per month				
009	Aggregate accounting adjustment						
500 Title charges				Buyer POC	Seller POC		
101	Settlement or closing fee	to	Spottswood, Spottswood & Spottswood				550.00
102	Abstract or title search	to	Spottswood, Spottswood & Spottswood				175.00
103	Title examination	to					
104	Title insurance binder	to					
105	Document preparation	to					
106	Notary fees	to					
107	Attorney's Fees	to	Spottswood, Spottswood & Spottswood			750.00	
(includes above item numbers)							
108	Title insurance	to	Chicago Title Insurance Company/Spottswood, Spottswood			25.00	2,200.00
(includes above item numbers)							
109	Lender's coverage (Premium):	\$250,000.00 (\$25.00)					
110	Owner's coverage (Premium):	\$425,000.00 (\$2,200.00)					
111	Endorsee						
112		to					
113		to					
600 Government recording and transfer charges							
201	Recording fees	Deed \$18.50 Mortgage(s) \$52.50 Releases				71.00	
202	City/county tax/stamps	Deed Mortgage(s) \$500.00				500.00	
203	State tax/stamps	Deed \$2,975.00 Mortgage(s) \$875.00				875.00	2,975.00
204	Record Trust Cert	to Clerk of Court					27.00
205		to					
700 Additional settlement charges				Buyer POC	Seller POC		
301		to					
302	Pest Inspection	to					
303		to					
304	Reimburse for closed permits	to	Robin Van Mater				554.40
305		to					
306		to					
307		to					
308		to					
309		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.

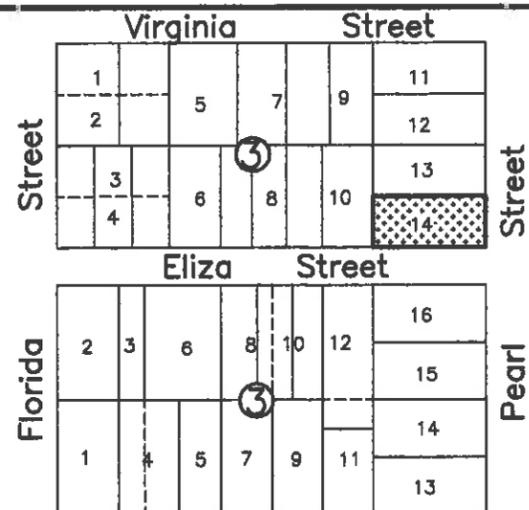
Buyer:

Peter M. Pike

Seller:

James M. Roberts, Trustee

Judythe Roberts, Trustee



LOCATION MAP

SQ. 3, Tr. 14. City of Key West

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R.W Eliza Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: D-121 Elevation: 3.914

Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Bar
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail

CERTIFICATION made to:

Peter Pike;
 Brian McHendry;
 Spottswood, Spottswood & Spottswood;
 Chicago Title Insurance Company

LEGAL DESCRIPTION:

On the Island of Key West, known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Tract Fourteen (14), but 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 drawn by Thomas J. Ashe, County Surveyor, and duly recorded in Plat Book One (1), Page Twenty-six (26) Monroe County, Florida Records.

Commencing at a point on Pearl Street distance 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 to the Point of Beginning.

Abbreviations:

- | | | |
|-----------------------|---------------------------------|-----------------------------|
| Sty. = Story | o/h = Overhead | P.O.C. = Point of Commence |
| R/W = Right-of-Way | u/g = Underground | P.O.B. = Point of Beginning |
| fd. = Found | F.F.L. = Finish Floor Elevation | P.B. = Plat Book |
| p. = Plat | conc. = concrete | pg. = page |
| m. = Measured | I.P. = Iron Pipe | wd. = Wood |
| d. = Deed | I.B. = Iron Bar | Bal. = Balcony |
| N.T.S. = Not to Scale | C.B. = Catch Basin | Pl. = Planter |
| ⊙ = Centerline | C.B.S. = Concrete Block Stucco | A/C = Air Conditioner |
| Elev. = Elevation | cov'd. = Covered | ☒ = Concrete Utility Pole |
| B.M. = Bench Mark | | |

Field Work performed on: 4/4/14

CERTIFICATION:

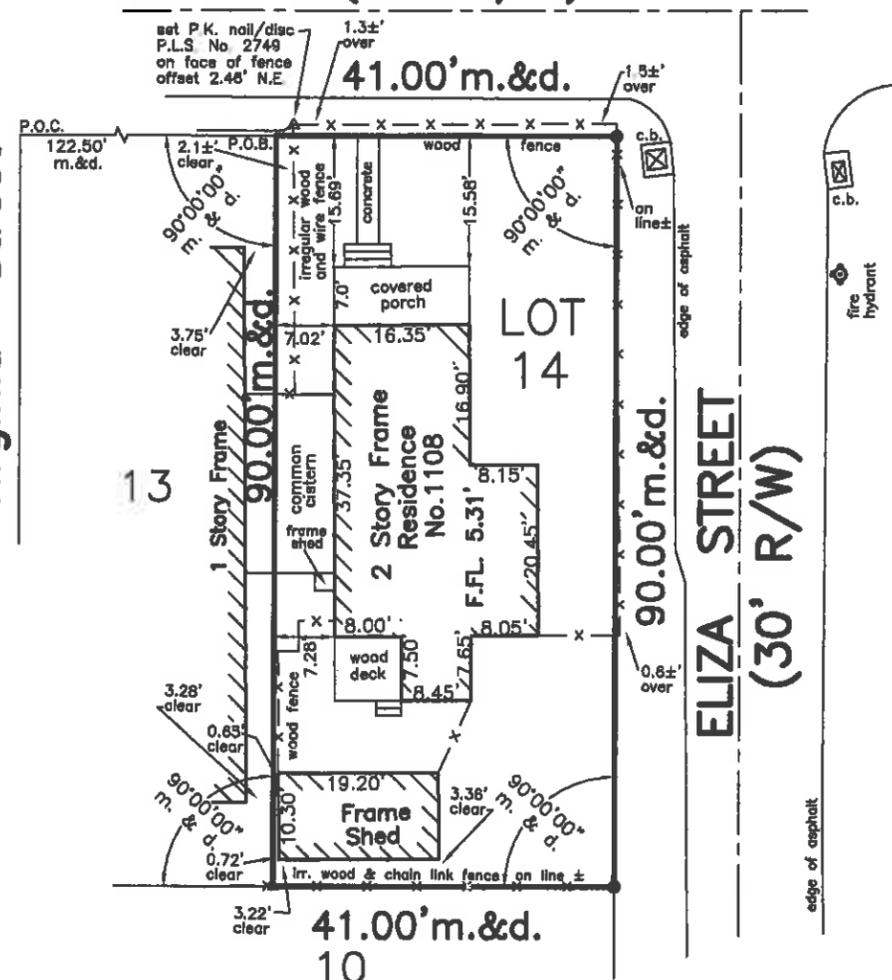
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

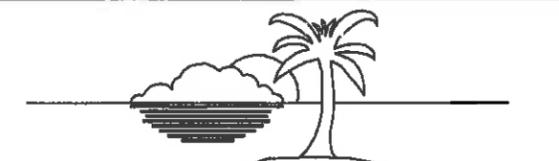
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Virginia Street

**PEARL STREET
(30' R/W)**



Peter Pike 1108 Pearl Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 14-164	
Scale: 1"=20'	Ref. 214-31	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 4/7/14		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
fred\drawings\keywest\block142\1108pearl			



ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

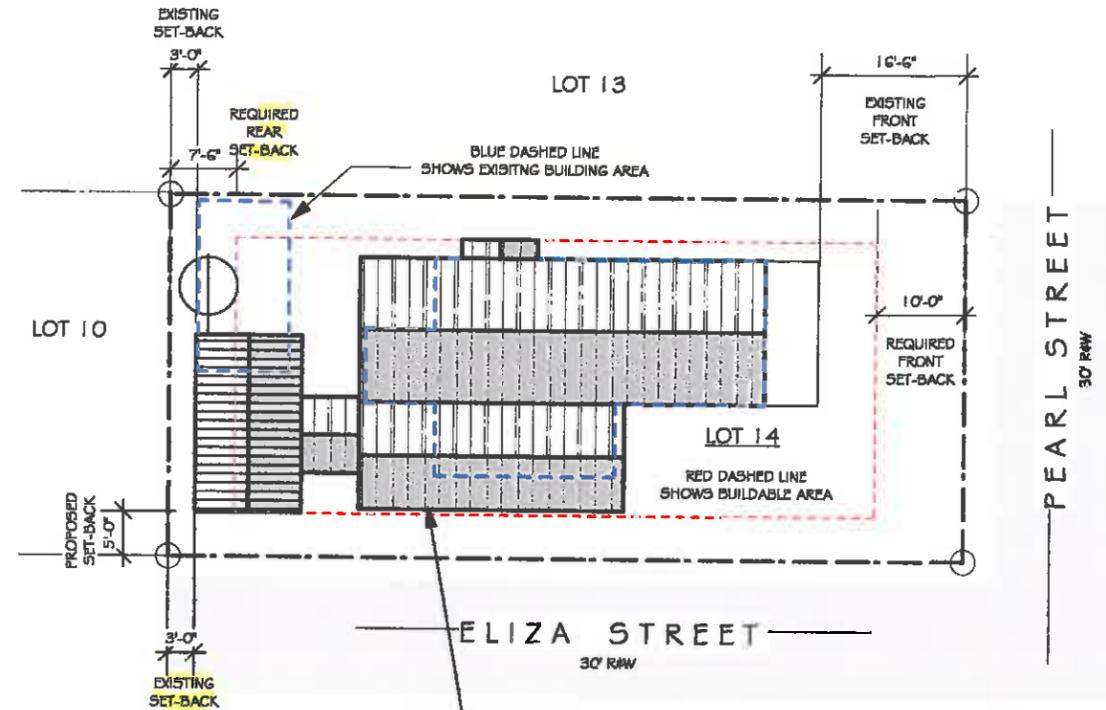
3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

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.	NM	30'	UNCHANGED	CONFORMING
PARKING			UNCHANGED	N.A.

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



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



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

SEE SHEET A-2 FOR ENLARGED SITE PLAN

FLOOD ZONE
"X & AEG"

REV.	DESCRIPTION	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

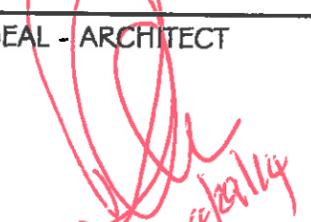
PROJECT NUMBER:
1425
DRAWN: PMP
CHECKED:
DATE: 04-29-14

SHEET #
A-1

PROJECT INFORMATION	DRAWINGS FOR:
<p>PIKE RESIDENCE 1108 PEARL STREET, KEY WEST, FLORIDA</p>	<p>LEGAL DESCRIPTION: SEE SURVEY</p>
<p>SURVEYOR: SITE PLAN IS BASED ON SURVEY BY: ISLAND SURVEYING INC. DATED 4-7-14</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>

DESIGN NOTES:
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"

SEAL - ARCHITECT



DRAWING SCHEDULE:
A-1 SITE PLAN
A-2 ENLARGED SITE PLAN
A-3 FLOOR PLANSCHEDULES
A-4 ELEVATIONS

REVISIONS:	DATE



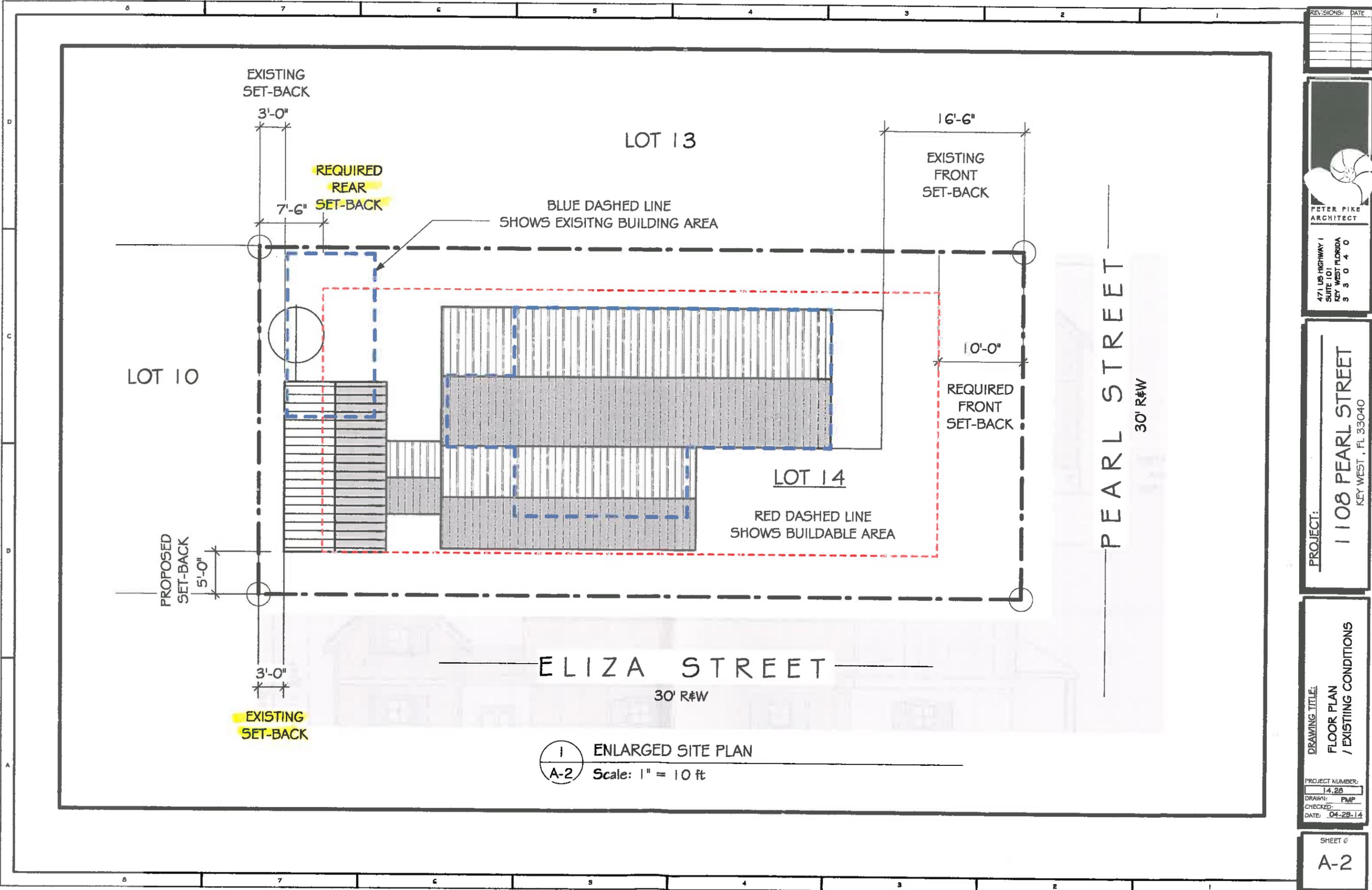
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

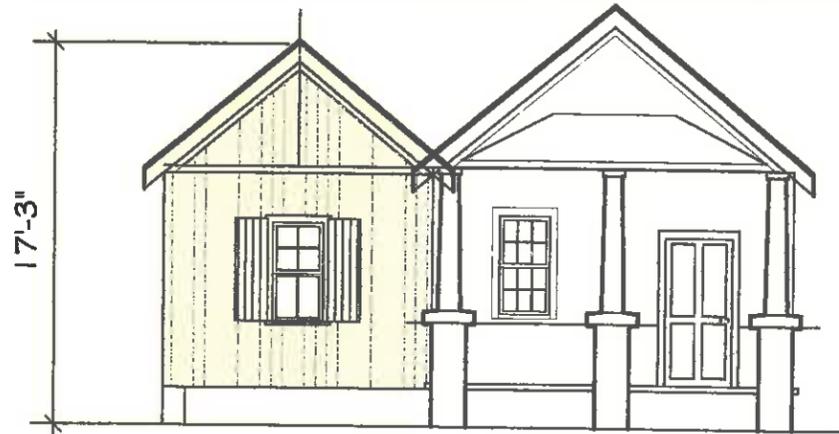
DRAWING TITLE:
FLOOR PLAN / EXISTING CONDITIONS

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

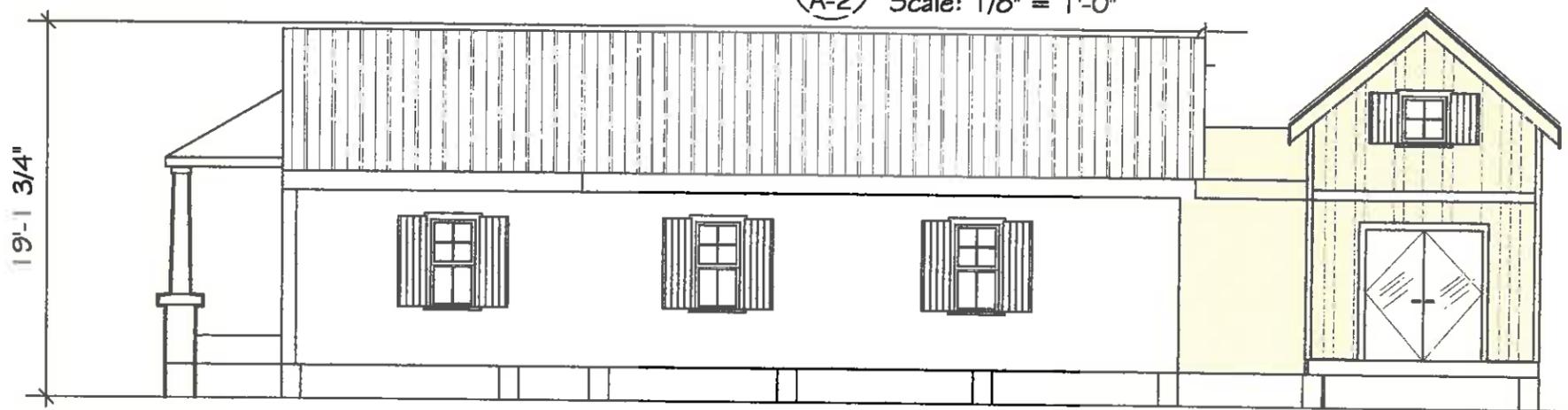
SHEET #
A-2



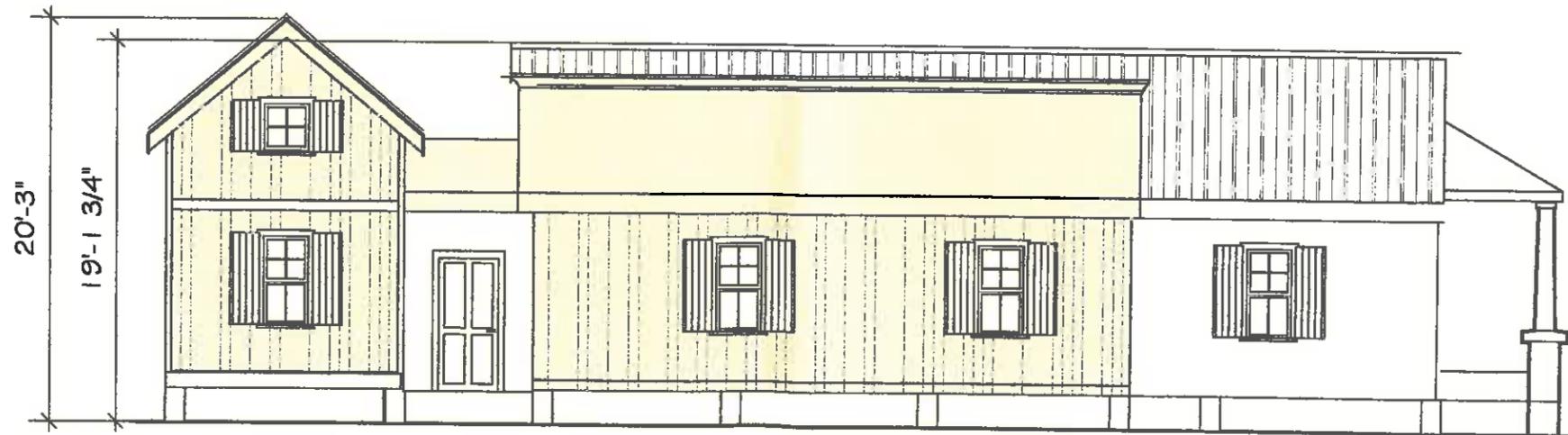
1 ENLARGED SITE PLAN
A-2 Scale: 1" = 10 ft



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



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



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.

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

REVISIONS	DATE



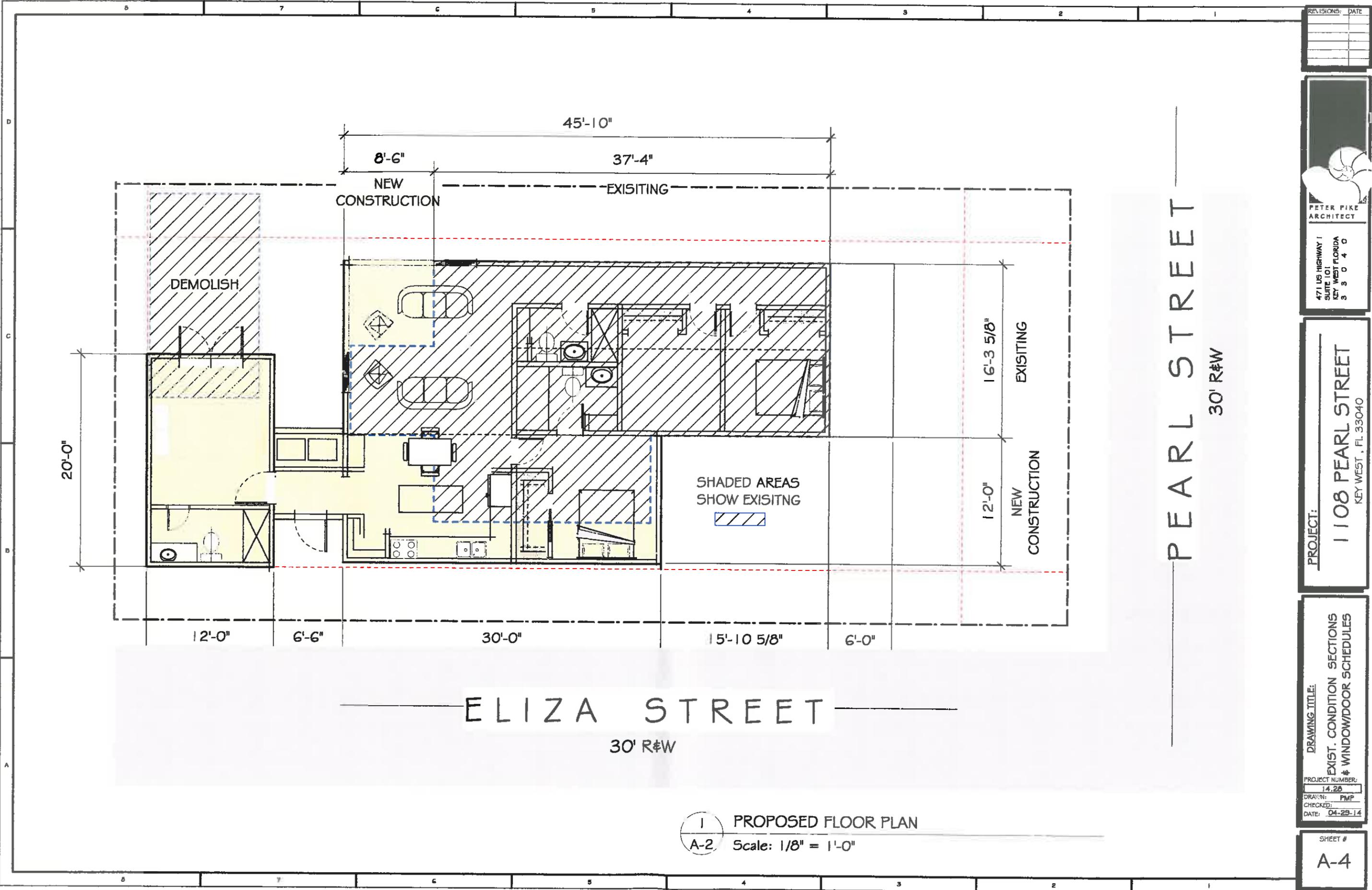
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
1108 PEARL STREET
KEY WEST, FL 33040

DRAWING TITLE:
**PARTIAL ELECTRICAL
& HVAC PLAN**

PROJECT NUMBER:
1425
DRAWN: PMP
CHECKED:
DATE: 04-29-14

SHEET #
A-3



REVISIONS:	DATE


PETER PIKE
 ARCHITECT

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

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"



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:

ROBERTS 1995 REV TRUST 8/8/2008
C/O ROBERTS JAMES M TRUSTEE
2545 LORING ST
SAN DIEGO, CA 92109

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 OR446-1003/1004 OR826-564 OR1851-39/40Q/C OR2405-1329/31

[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
Effective Age 32
Year Built 1923
Functional Obs 0

Condition A
Perimeter 138
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 35
Grnd Floor Area 816

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

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

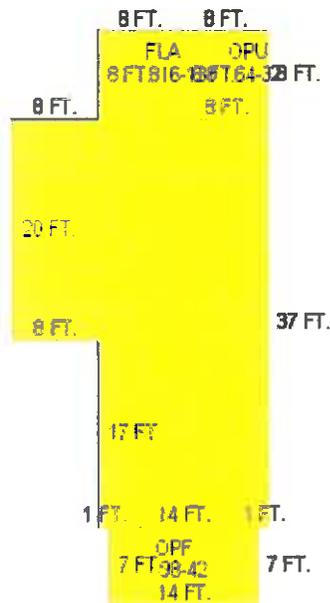
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 2

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	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
3/19/2009	2405 / 1329	0	QC	11
2/1/1981	826 / 564	42,500	WD	Q

This page has been visited 176,852 times.

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