



Staff Report for Item 12b

To: Chairman Michael Miller and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: May 26, 2015

Applicant: Guillermo Orozco

Application Number: H15-01-0634

Address: #712 Love Lane

Description of Work:

Demolition of carport.

Site Facts:

#712 Love Lane is listed as a contributing resource in the survey and first appears on the 1926 Sanborn map. The one story frame vernacular house was constructed towards the rear of the property, with an addition and front porch added sometime between 1962 and 1965, where it first appears in a historic photograph. Another addition was added to the front of the front porch after 1972. The house has been heavily altered over the years, and no historic window openings remain.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, and Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a carport in the front of the property. The carport is not historic, and is an inappropriate structure to be publicly visible. Staff believes the structures do not meet any of the criteria listed in Sec.102-125, and therefore can be considered for demolition. Only one reading is required for demolition.

APPLICATION

(HARC)

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

City of Key West
3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040
Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-634		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L.F.L.	SUBSTANTIAL IMPROVEMENT YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

712 LOVE LANE # OF UNITS 1

RE # OR ALTERNATE KEY:

NAME ON DEED:

GARETH SHEPHERD & ANDREW FLYING PHONE NUMBER

OWNER'S MAILING ADDRESS:

712 LOVE LANE
KEY WEST, FL 33040
EMAIL: GARETHSHEPHERD@HOO-HA.BIZ

CONTRACTOR COMPANY NAME:

NOT ASSIGNED PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

RESIDENTIAL DESIGNER EMAIL

ARCHITECT / ENGINEER'S NAME:

GUILLELMO OROZCO (305) 292.1694

ARCHITECT / ENGINEER'S ADDRESS:

1517 WASHINGTON ST EMAIL: GAOROZCO@MSN.COM

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: YES NO (SEE PART C FOR HARC APPLICATION.) DON'T KNOW

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT: DON'T KNOW PER

FLORIDA STATUTE 837.09: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE AFTER-THE-FACT
 DEMOLITION SITE WORK INTERIOR EXTERIOR

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., RENOVATION OF 1445
INSIDE AREA, PORCH RENOVATION, NEW PERGOLAS, DECKING, WALKS, FENCES. (SEE PROPOSED PLANS)

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME: representative Guillermo Orozco QUALIFIER PRINT NAME:
 OWNER SIGNATURE: Guillermo Orozco QUALIFIER SIGNATURE:
 Notary Signature as to owner: Notary Signature as to qualifier:
 STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 11 DAY OF May 2015 STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____
 GERZALEY CURRY HILL Commission # FF 097471 Expires May 11, 2018
 Personally known or produced _____ as identification. Personally known or produced _____ as identification.

324 / 7861 DC

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: ___ 4 FT. 6 FT. SOLID ___ 6 FT. / TOP 2 FT. 50% OPEN ALONG SIDES & REAR

POOLS: ___ INGROUND ___ ABOVE GROUND ___ SPA / HOT TUB ___ PRIVATE ___ PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ___ ROOF-OVER ___ TEAR-OFF REPAIR ___ AWNING
 5 V METAL ___ ASPLT. SHGLS. ___ METAL SHGLS. ___ BLT. UP ___ TPO ___ OTHER

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

SIGNAGE: ___ # OF SINGLE FACE ___ # OF DOUBLE FACE ___ REPLACE SKIN ONLY ___ BOULEVARD ZONE
 ___ POLE ___ WALL ___ PROJECTING ___ AWNING ___ HANGING ___ WINDOW
 SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK ___ COMMERCIAL EXH. HOOD ___ INTAKE / EXH. FANS ___ LPG TANKS
 A/C: COMPLETE SYSTEM ___ AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES ___ HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: ___ OVERHEAD ___ UNDERGROUND ___ 1 PHASE ___ 3 PHASE ___ AMPS

PLUMBING: ___ ONE SEWER LATERAL PER BLDG. ___ INGROUND GREASE INTCPTRS. ___ LPG TANKS
 RESTROOMS: ___ MEN'S ___ WOMEN'S ___ UNISEX ___ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: ___ GENERAL ___ DEMOLITION ___ SIGN ___ OTHER:

GENERAL: DESCRIPTION FROM PART B: _____

PROJECT SPECIFICATIONS		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
RENOVATION OF EXIST. STRUCTURE	WOOD FRAME	WOOD/SIDING ^g
REMOVE EXIST. SIDE & REAR FENCES	WOOD	WOOD
REMOVE EXIST. CARPORT & REPLACE	WOOD	WOOD
NEW PERGOLA & WOOD DECKING	WOOD pergola	WOOD OR SYNTHETIC MATERIAL @

OUTSIDE ONLY
DECKING

DEMOLITION: ___ ATTACHED IS HARC APPENDIX FOR PROPOSED DEMOLITION

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

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

BUSINESS LICENSE # _____

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Over: KEYWLD Type: OC Drawer: 1
 Date: 5/01/15 53 Receipt no: 21060
 2015 1000634
 PT * BUILDING PERMITS-NEW
 1.00 \$58.00
 Trans number: 3847979
 VM VISA/MASTERC \$58.00
 Trans date: 5/01/15 Time: 11:19:32

SIGN SPECIFICATIONS

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

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW				
<input type="checkbox"/> APPROVED		<input type="checkbox"/> NOT APPROVED		<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		<input type="checkbox"/> TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

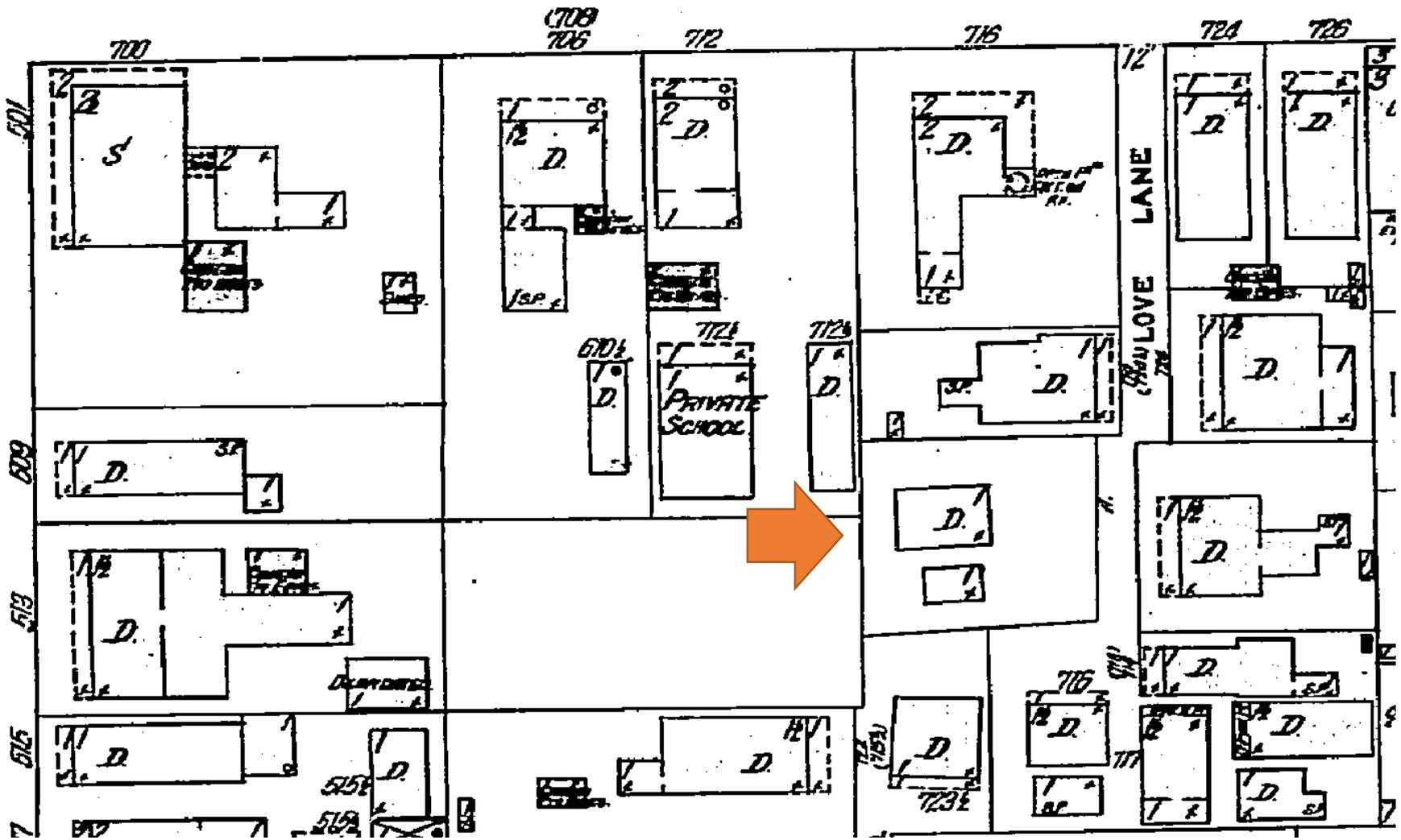
FLORIDA STATUTE 469: ASBESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

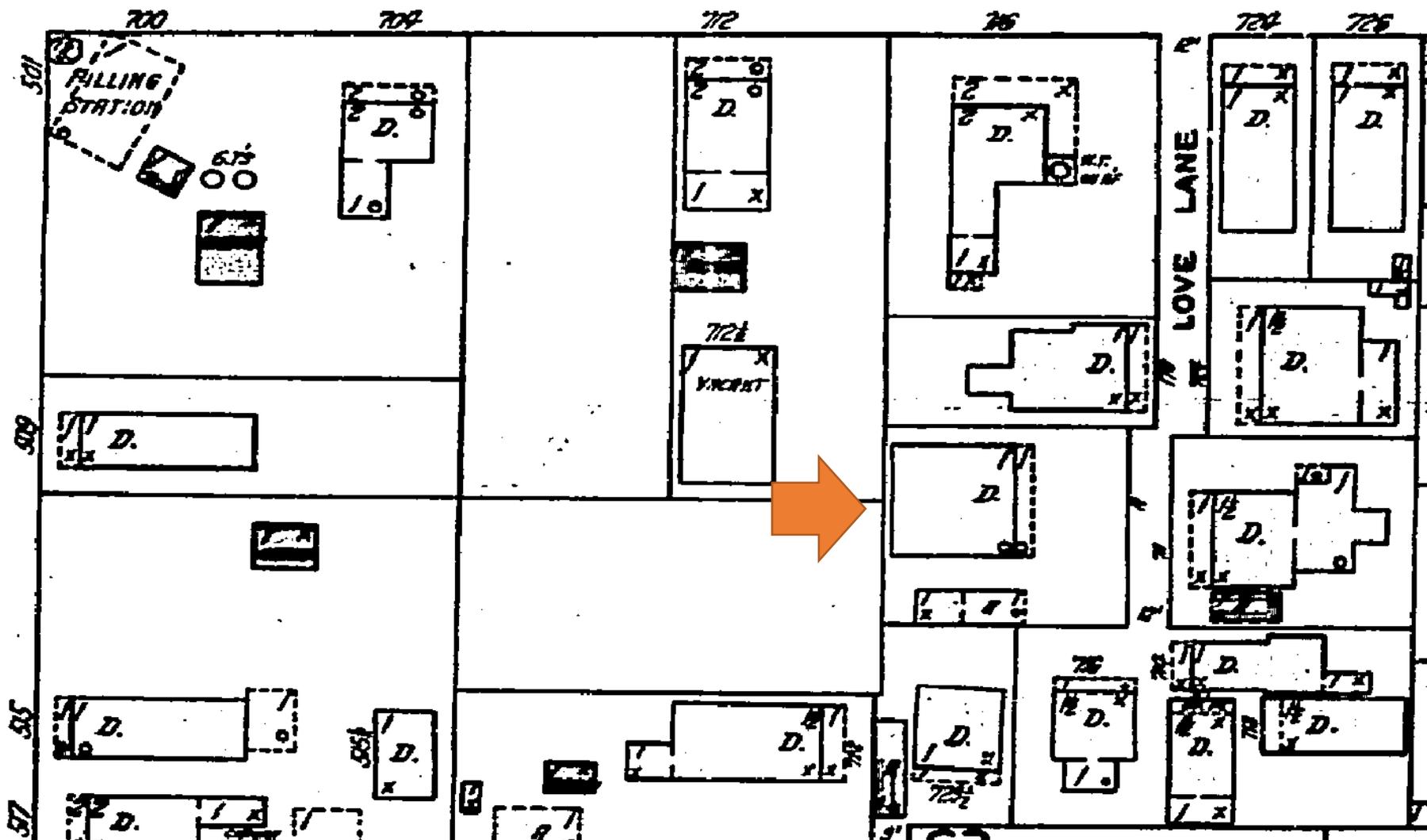
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

SANBORN MAPS

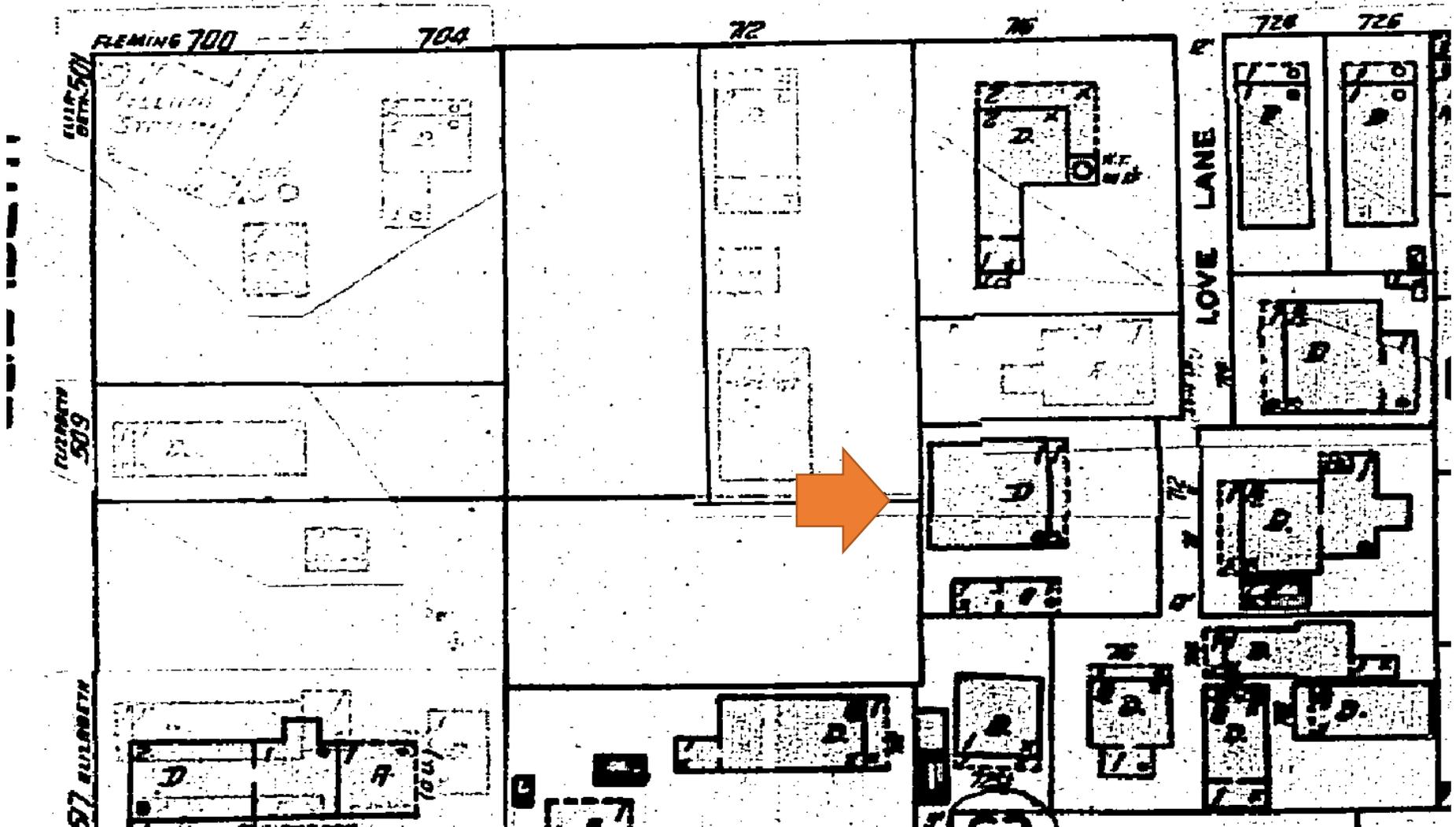
ELIZABETH



1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1972 Aerial Photograph



1994 Aerial Photograph

PROJECT PHOTOS



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



712





Front addition added after 1972.



Existing carport.



Southeast side of house.



Southeast side of house for the next few slides.











Northwest side of house for the next few slides.







Accessory structure.



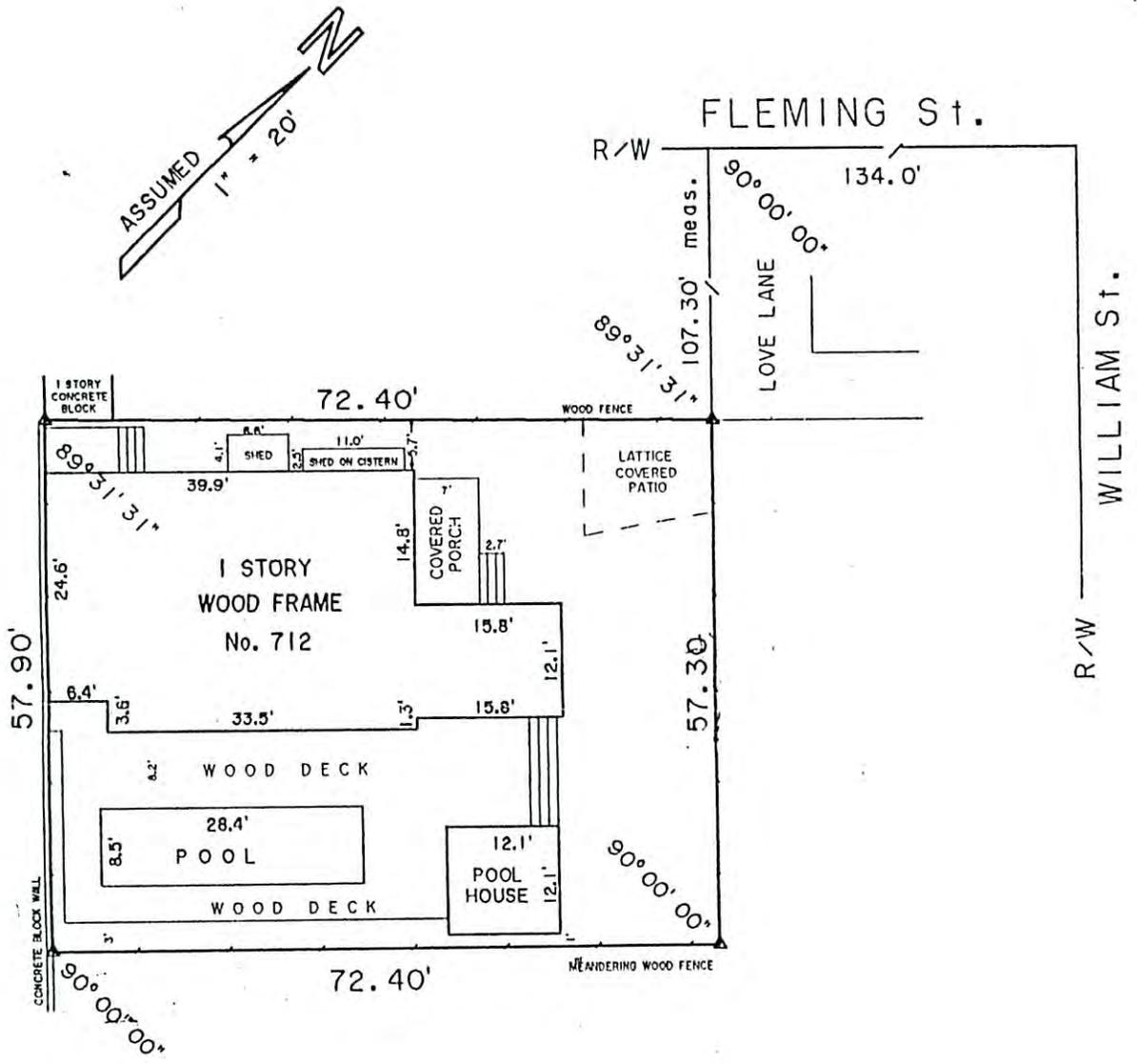


Carport and nonconforming fence from the street.

SURVEY

KEYS SURVEYING, INC.

605-A United Street, Key West, FL. 33040 (305) 295-0088 Fax: (305) 295-0175



R/W - RIGHT OF WAY
 meas - MEASURED
 No - NUMBER
 Δ - PK/DISC " RLS 5224"

KEYS SURVEYING, INC.

605-A United Street, Key West, FL. 33040 (305) 295-0088 Fax: (305) 295-0175

NOTES:

1. Flood Insurance Rate Map Zone: **X**; Community Panel #120168 1716 F dated **November 4, 1992**.
2. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record.
3. The "Land Description" shown hereon was authored by the undersigned.
4. Underground foundations and utilities, trees and ornamental shrubs were not located.
5. Unless otherwise shown all angles are 90 degrees 0 minutes 0 seconds.
6. When deed angles or distances differ from measured or calculated angles or distances the deed angle or distance is shown in ().
7. Date of Field Work: **May 28, 1996**.
8. Address: **712 Love Ln., Key West, Fl.**

"LAND DESCRIPTION:

Part of Lot 2, Square 48, in the City of Key West, according to William Whitehead's map of said City delineated in February, A.D. 1829: COMMENCING at the intersection of the Southwesterly right of way boundary line of William Street with the Southeasterly right-of-way boundary line of Fleming Street; thence run Southwesterly along said Southeasterly right-of-way boundary line a distance of 134.00 feet; thence run at right angles in a Southeasterly direction 107.30 feet to a wooden fence corner, Said fence corner being the Point of Beginning: Thence continue Southeasterly along the previously described course and along an existing wood fence 57.30 feet to the intersection of a Southwesterly running wood fence; thence at right angles in a Southwesterly direction along said wooden fence a distance of 72.40 feet to a Point on a existing concrete block wall; thence at right angles in a Northwesterly direction along said concrete block wall a distance of 57.90 feet to the Southerly corner of an existing concrete block shed; thence along a line angled 89 degrees, 31 minutes, 31 seconds to the left, along an existing wood fence 72.40 feet back to said point of beginning.

BOUNDARY SURVEY FOR:

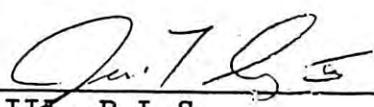
Karl R. & Carol K. Lindquist

CERTIFIED TO:

**Karl R. Lindquist
Carol K. Lindquist
Norwest Mortgage, Inc., its successors and/or assigns.
Attorney's Title Insurance Fund, Co.
Feldman & Koenig, P.A.**

I HEREBY CERTIFY that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and Chapter 61G17-6.003 of the Florida Administrative Code and that there are no encroachments, above ground, other than those shown hereon.

KEYS SURVEYING, INC.


JOSE T. SANCHEZ, III, R.L.S.
Florida Reg. Cert. #5224

Key West, Florida
Signature Date: May 29, 1996

**THIS SURVEY NOT VALID UNLESS
EMBOSSSED WITH A RAISED SEAL**

PROPOSED DESIGN

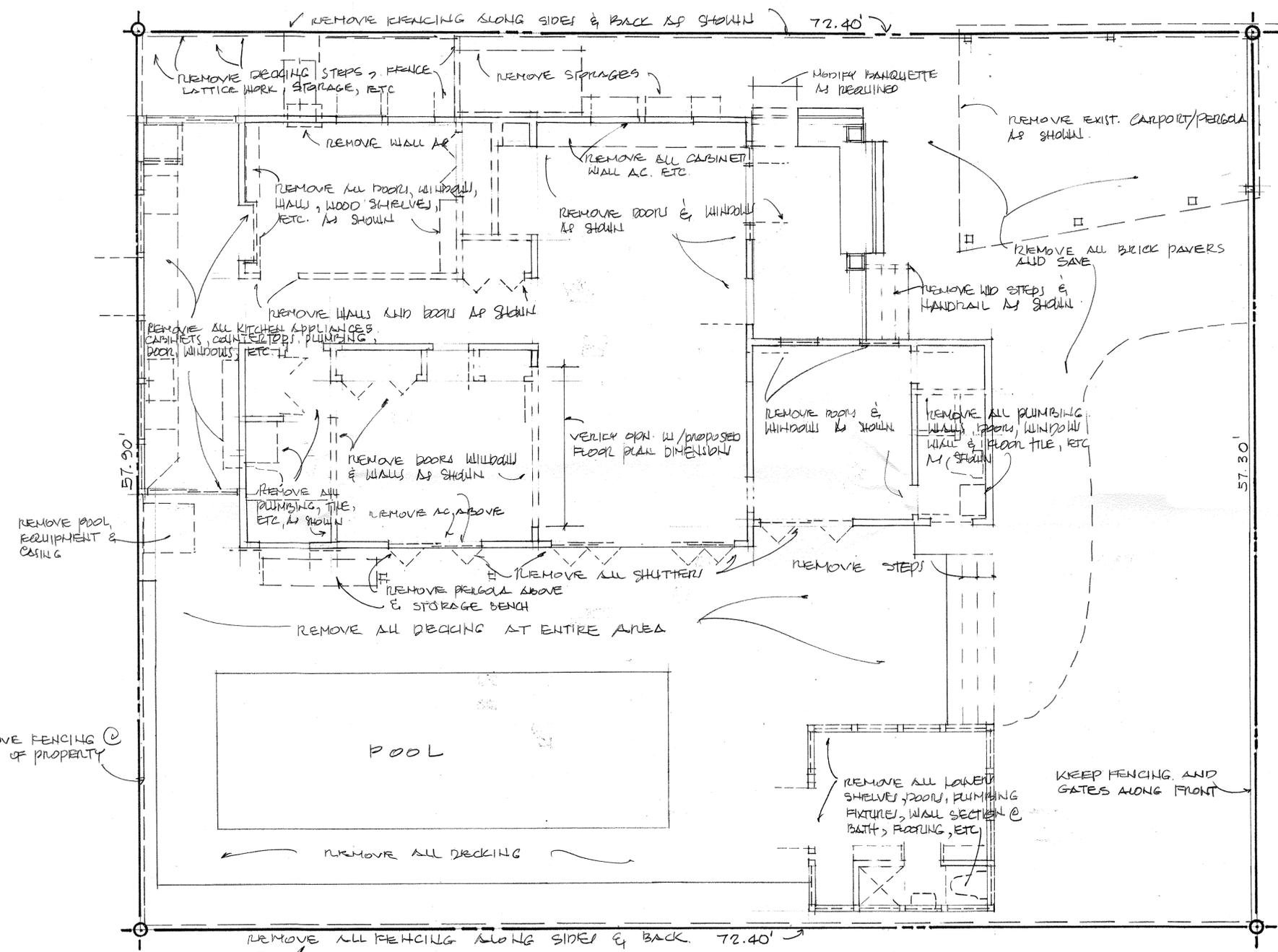
REVISIONS	BY

Renovations to:
712 love lane
 Key West, Florida

Guillermo A. Orozco
 Residential Design
 1517 Washington Street
 Key West, FL 33040
 305-292-1694

Date	4-27-15
Scale	1/4" = 1'-0"
Drawn	G.A.O.
Job	712 LOVE LN
Sheet	4
Of	6 Sheets

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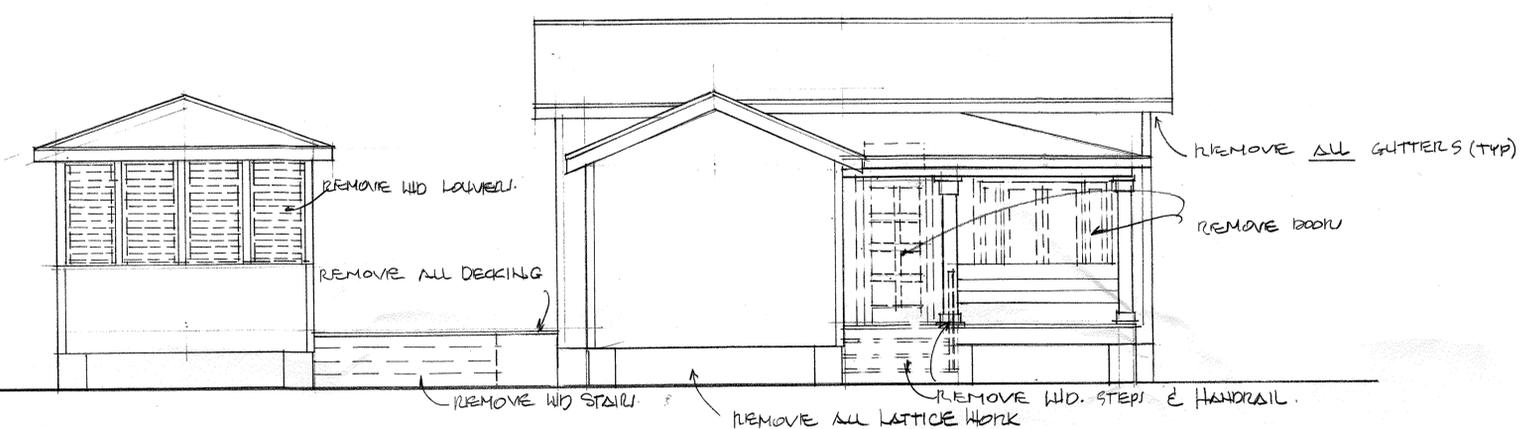


EXISTING / DEMOLITION SITE / FLOOR PLAN -

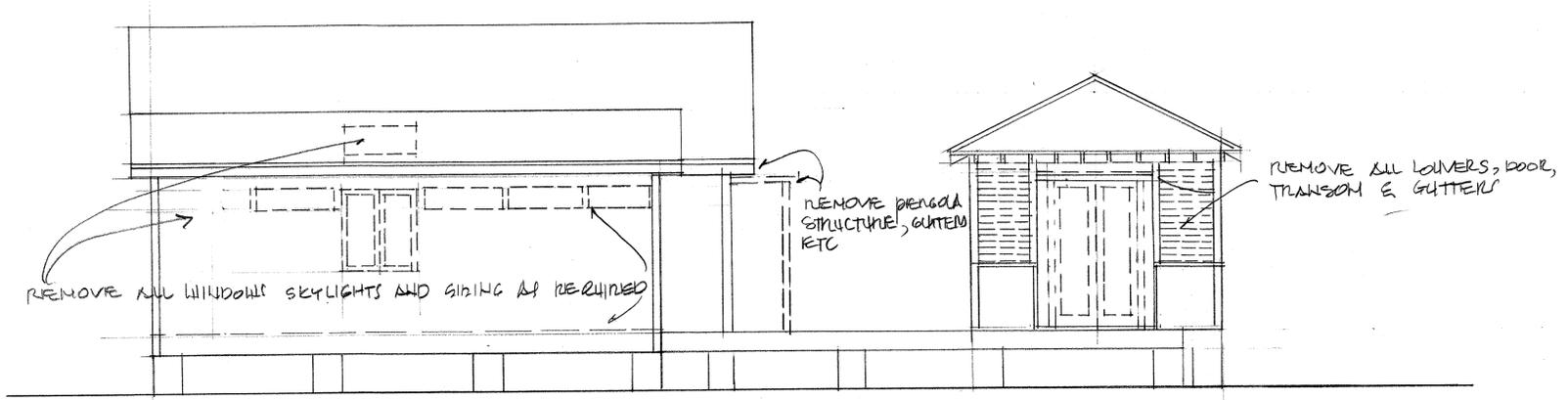
1/4" = 1'-0"

REVISIONS	BY

Renovations to:
712 love lane
 Key West, Florida



EXISTING / DEMOLITION FRONT ELEVATION
 NORTH ELEVATION - 1/4" = 1'-0"



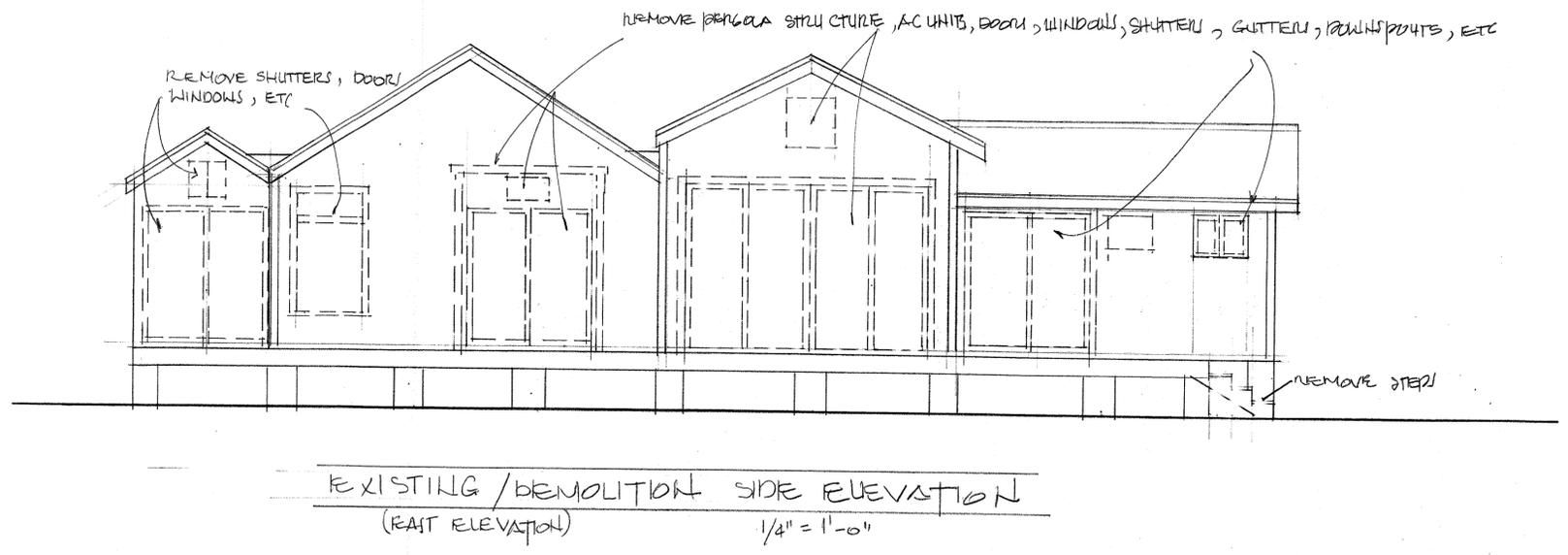
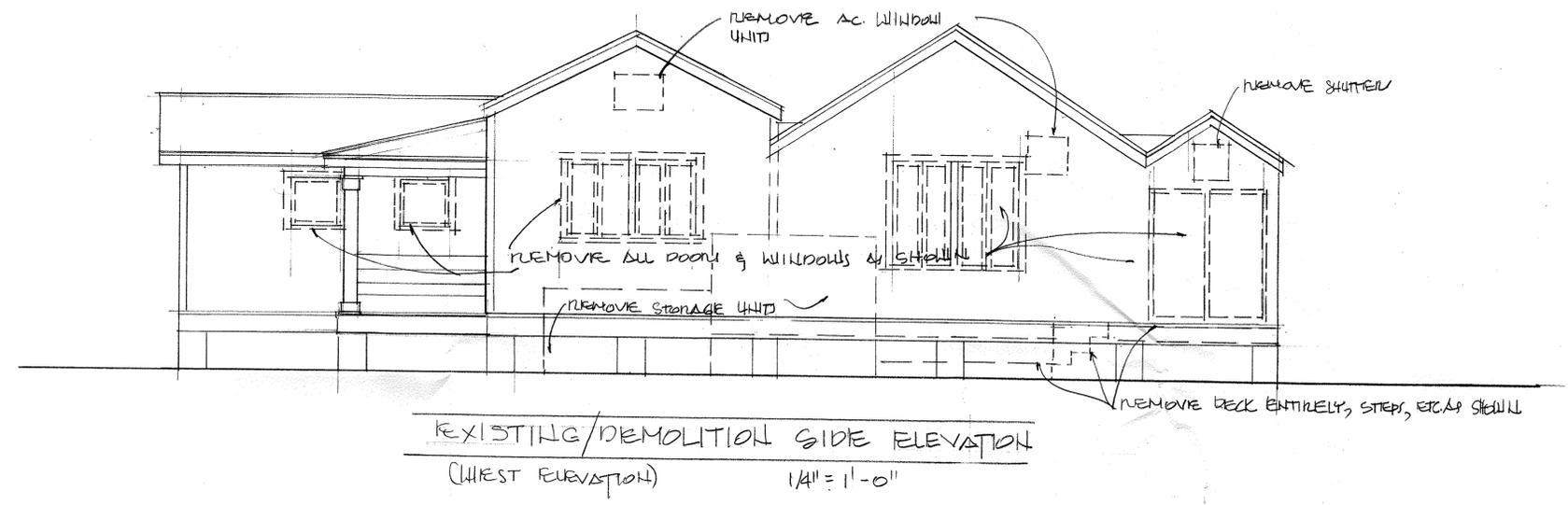
EXISTING / DEMOLITION REAR ELEVATION
 (SOUTH ELEVATION) 1/4" = 1'-0"

Guillermo A. Orozco
 Residential Design
 1517 Washington Street
 Key West, FL 33040
 305-292-1694

Date 4-27-15
 Scale 1/4" = 1'-0"
 Drawn GAO
 Job 712 LOVE LN
 Sheet
 5
 Of 6 Sheets

REVISIONS	BY

Renovations to:
712 love lane
 Key West, Florida



Guillermo A. Orozco
 Residential Design
 1517 Washington Street
 Key West, FL 33040
 305-292-1694

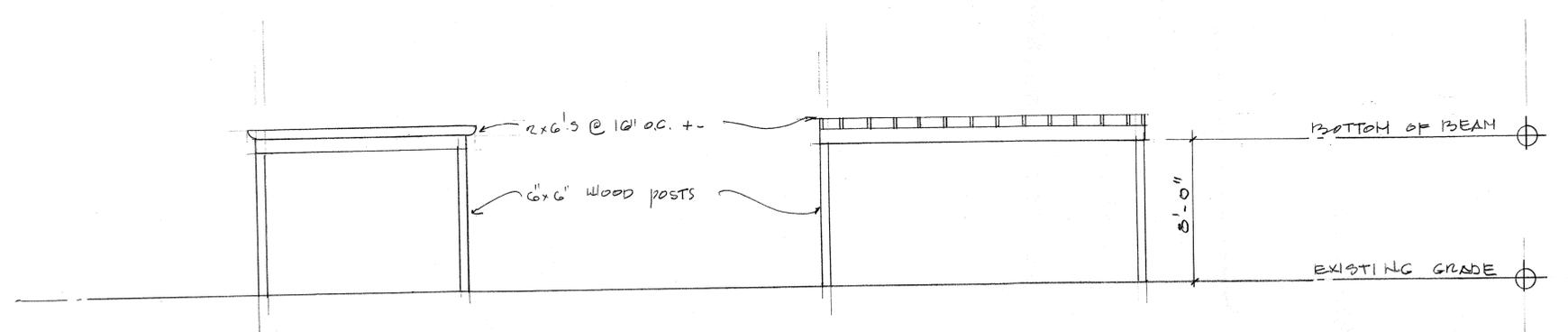
Date 4-27-15
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 Drawn GAO
 Job 712 LOVE LN.
 Sheet 6
 Of 6 Sheets

REVISIONS	BY

Renovations to:
712 love lane
 Key West, Florida

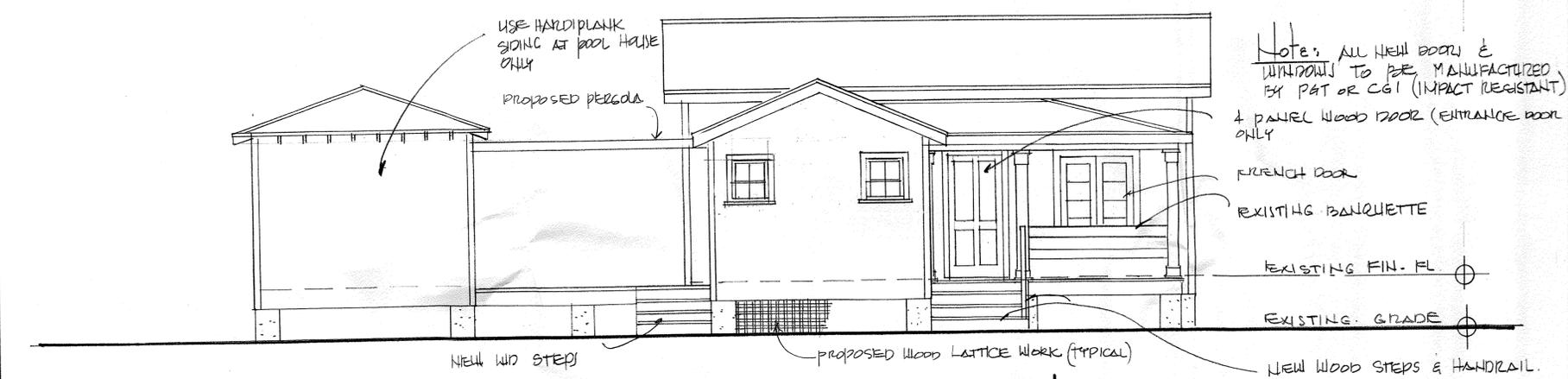
Guillermo A. Orozco
 Residential Design
 1517 Washington Street
 Key West, FL 33040
 305-292-1694

Date 4-27-15
 Scale 1/4" = 1'-0"
 Drawn GAO
 Job 712 LOVE LN
 Sheet 2
 Of 6 Sheets

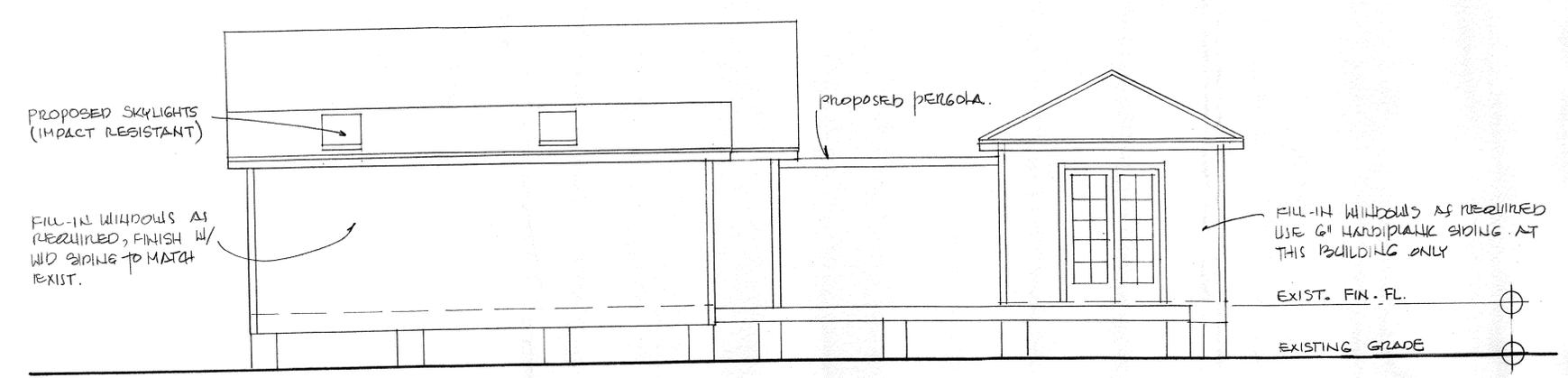


PROPOSED CARPORT
 (FRONT ELEVATION) 1/4" = 1'-0"

PROPOSED CARPORT
 (SIDE ELEVATION) 1/4" = 1'-0"



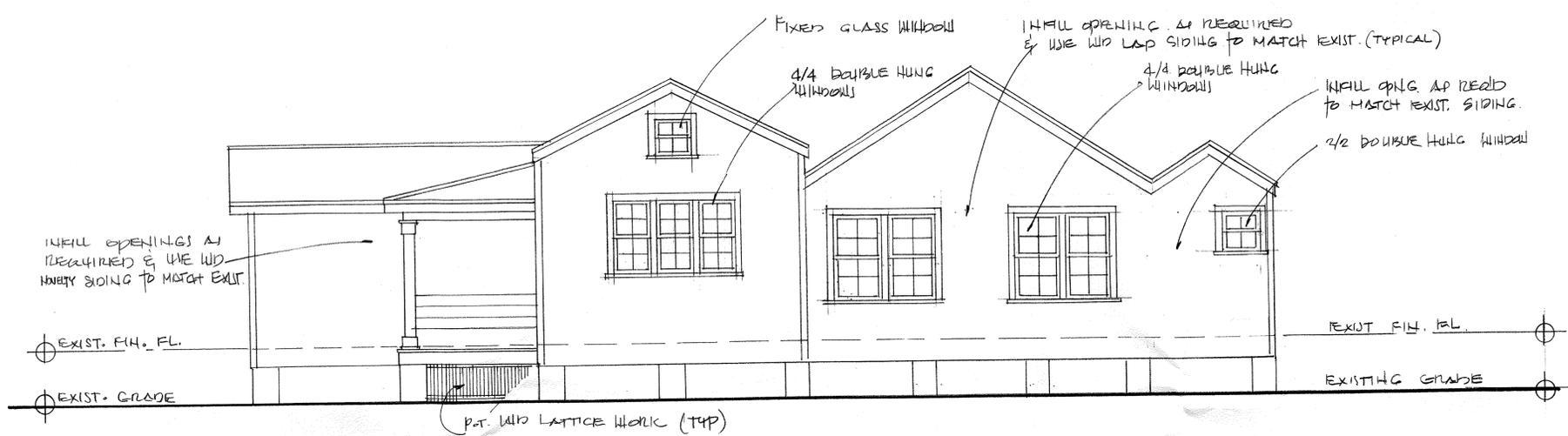
PROPOSED FRONT ELEVATION
 (NORTH ELEVATION) 1/4" = 1'-0"



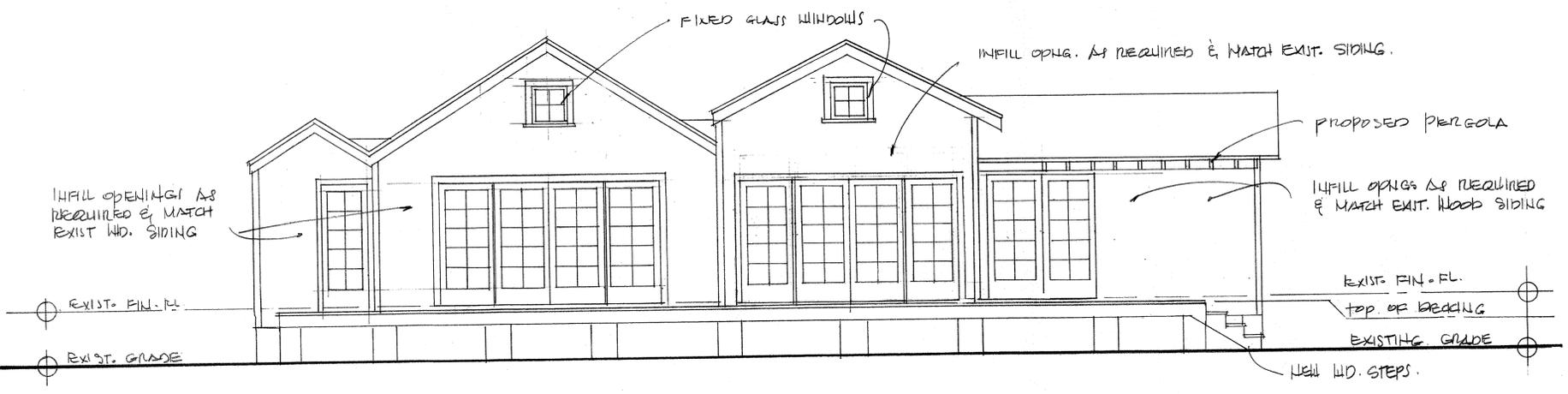
PROPOSED REAR ELEVATION

REVISIONS	BY

Renovations to:
712 love lane
 Key West, Florida



PROPOSED SIDE ELEVATION
 (EAST ELEVATION) - 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
 (WEST ELEVATION) 1/4" = 1'-0"

Guillermo A. Orozco
 Residential Design
 1517 Washington Street
 Key West, FL 33040
 305-292-1694

Date 4-27-15
 Scale 1/4" = 1'-0"
 Drawn GAO
 Job 712 LOVE LN
 Sheet 3
 Of 6 Sheets

MISCELLANEOUS INFORMATION

06-16342-96 **807 Catherine Street, Elizabeth Chamberlain**
Caulk and sand where needed--paint siding sail cloth, trim and fence white,
and under porch roof with blue gauze

APPROVED X DISAPPROVED DEFERRED

06-16343-96 **805 Catherine Street, Elizabeth Chamberlain**
Caulk and sand where needed--paint siding sail cloth, trim and fence white,
and under porch roof with blue gauze

APPROVED X DISAPPROVED DEFERRED

06-16344-96 **308 Peacon Lane, Safari Construction**
Repair window frame and 80 lf of siding; paint white

Ms. Gedmin stated that materials should be replaced with like materials. Ms. Armstrong confirmed that she would put this on the application as a condition of approval.

APPROVED X DISAPPROVED DEFERRED

06-16350-96 **524 Elizabeth Street, Kevin McChesney**
Install 6 panel wood door and paint white

APPROVED X DISAPPROVED DEFERRED

06-16356-96 **712 Love Lane, Karl and Carol Lindquist**
Install 6' high wood picket fence on SW property line

In front of the front facade of the building, the fence must be 4' in height or lower.

APPROVED X DISAPPROVED DEFERRED

06-16358-96 **325 Peacon Lane, South Wind Pools**
Install 10' x 16' pool in rear yard

Ms. Gedmin requested a photograph for the file and confirmed that the application does not include a fence or decking.

APPROVED X DISAPPROVED DEFERRED

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO CONTRIBUTING HOUSE AND ACCESSORY
STRUCTURE. SITEWORK AND NEW CARPORT.
DEMOLITION OF CARPORT.**

FOR- #712 LOVE LANE

Applicant – Guillermo Orozco

Application # H15-01-0634

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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



712

Public Meeting Notice

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

The Offices of the Property Appraiser will be closed Monday the 25th for Memorial Day.

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

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

Alternate Key: 1008982 Parcel ID: 00008720-000000

Ownership Details

Mailing Address:

FLEMING ANDREW J
23 GUNTER GROVE
CHELSEA, SW10OUN
ENGLAND

All Owners:

FLEMING ANDREW J, SHEPHERD GARY D R/S

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

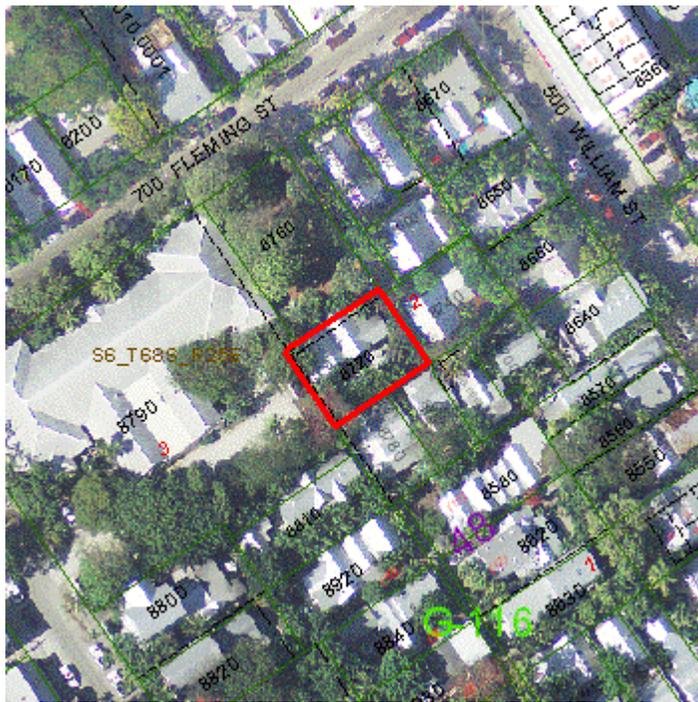
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 712 LOVE LN KEY WEST

Legal Description: KW PT LOTS 2 AND 3 SQR 48 OR280-164/65 OR760-345D/C OR760-348 OR1035-2417 OR1401-205/07 OR2638-698/704 OR2644-2149/55C OR2725-2490/93

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	0	0	4,165.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1319
 Year Built: 1933

Building 1 Details

Building Type R1
Effective Age 11
Year Built 1933
Functional Obs 0

Condition G
Perimeter 196
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 10
Grnd Floor Area 1,319

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

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

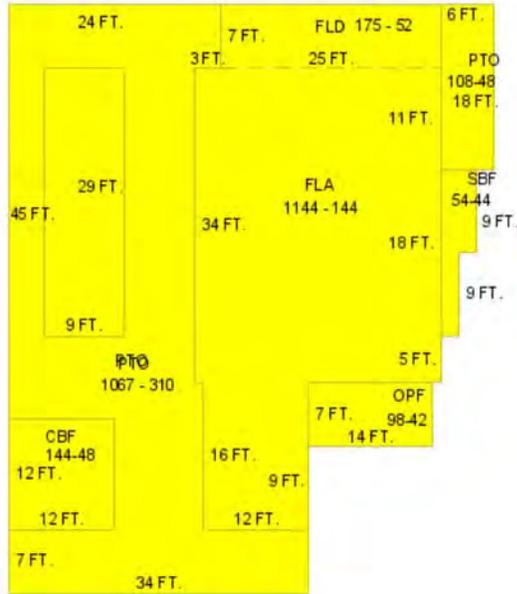
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 1
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 1
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	10:HARDIE BD	1	1987	N	N	0.00	0.00	1,144
2	OPF	10:HARDIE BD	1	1987	N	N	0.00	0.00	98
3	FLD	10:HARDIE BD	1	1987	N	N	0.00	0.00	175
4	PTO		1	1978	N	N	0.00	0.00	108
5	SBF		1	1987	N	N	0.00	0.00	54
6	PTO		1	1976	N	N	0.00	0.00	1,067
7	CBF		1	2003	N	N	0.00	0.00	144

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	261 SF	29	9	1978	1979	4	50
3	FN2:FENCES	750 SF	125	6	1978	1979	2	30
5	TK2:TIKI	144 SF	12	12	1990	1991	5	40
6	AC2:WALL AIR COND	2 UT	0	0	1986	1987	1	20

Appraiser Notes

*****HURRICANE WILMA REPAIRS*****

OR2638-698 TRANSFER OF A PORTION OF ADJACENT PARCELS (AKS 1009059 AND 1009024) INCREASED THE SQ FT OF LOT TO 4,165 - TOTAL ADDED 399 SQ FT

2003-05-15- ASKING \$625,000 AS OF 02-01-00. ADDED POOL HOUSE & OPF TO FLD. WMC 3/96 SALE OR1401-205/207Q/C \$3,000 IS FOR A SMALL 343 SQ FT STRIP OF LAND WHICH WAS ACQUIRED FOR CLEARING TITLE 7/96LG

2013-11-21 MLS \$1,400,000 4/3 ONE OF THE ISLAND'S BEST KEPT SECRETS. THIS 4 BEDROOM, 3 BATH ALL-ON-ONE-LEVEL TRIPLE SAW TOOTH SHOTGUN PROVED INSPIRATIONAL TO MANY. HARRY ROBERTS WAS THE MODEL FOR HARRY MORGAN IN HEMINGWAY'S KEY WEST NOVEL TO HAVE AND HAVE NOT". BILL WRIGHT, RUSSELL BAKER, AND DAVID HALBERSTRAM HAVE ALL BEEN INSPIRED BY THIS GEM, SECLUDED BEHIND THE LIBRARY PALM GARDEN. JUDITH KAZANTZIS IMMORTALIZED THE HOME IN HER POEM, LOVE LANE, KEY WEST". THE MAIN HOME AND SEPARATE GUEST COTTAGE WITH BATH OPEN TO THE PRIVATE DECK AND 9 FOOT DEEP HEATED LAP POOL WITH OUTDOOR SHOWER. CYPRESS SHUTTERS AND CYPRESS CABINETS WITH TRAVERTINE TOPS IN THE KITCHEN AND DINING AREA. OFF FLEMING STREET AT THE END OF LOVE LANE WITH OFF-STREET PARKING. UNFURNISHED.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	9604679	12/01/1996	11/01/1997	200 Residential	FENCE
2	05-5233	11/21/2005	08/18/2006	500 Residential	*****HURRICANE WILMA REPAIRS***** ROOFING FOR GUEST ROOM ONLY
	05-5724	12/14/2005	08/18/2006	500	REPLACE SHEETROCK IN 12X16 GUEST ROOM

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
2014	191,470	11,460	458,479	661,409	661,409	0	661,409
2013	193,551	11,503	555,295	760,349	289,764	25,000	264,764
2012	195,632	11,568	433,646	640,846	284,920	25,000	259,920
2011	195,632	11,611	399,497	606,740	276,621	25,000	251,621
2010	197,713	11,676	422,471	631,860	272,533	25,000	247,533
2009	219,554	11,719	500,706	731,979	265,368	25,000	240,368
2008	201,674	12,242	523,560	737,476	265,103	25,000	240,103
2007	295,090	10,131	502,844	808,065	257,382	25,000	232,382
2006	456,266	10,535	357,829	824,630	237,042	25,000	212,042

2005	455,498	10,917	286,263	752,678	243,790	25,000	218,790
2004	249,534	11,322	267,430	528,286	236,689	25,000	211,689
2003	341,215	11,704	143,132	496,051	232,276	25,000	207,276
2002	387,590	16,045	128,065	531,700	226,833	25,000	201,833
2001	337,578	16,614	128,065	482,257	223,261	25,000	198,261
2000	340,767	18,703	76,274	435,744	216,759	25,000	191,759
1999	236,839	18,238	76,274	331,351	211,061	25,000	186,061
1998	185,756	14,836	76,274	276,866	207,738	25,000	182,738
1997	167,180	13,757	77,198	258,136	204,266	25,000	179,266
1996	125,385	10,716	77,198	213,300	198,317	25,000	173,317
1995	114,240	10,087	70,920	195,247	187,356	25,000	162,356
1994	102,166	9,346	70,920	182,431	182,431	25,000	157,431
1993	80,446	9,625	70,920	160,991	160,991	25,000	135,991
1992	80,446	9,962	70,920	161,328	161,328	25,000	136,328
1991	80,446	8,910	70,920	160,276	160,276	25,000	135,276
1990	95,418	9,194	59,262	163,874	163,874	25,000	138,874
1989	86,744	8,597	58,290	153,631	153,631	25,000	128,631
1988	81,994	6,706	58,290	146,990	146,990	25,000	121,990
1987	30,494	6,638	35,946	73,078	73,078	25,000	48,078
1986	30,666	6,839	34,974	72,479	72,479	25,000	47,479
1985	22,354	6,787	15,816	44,957	44,957	25,000	19,957
1984	20,822	6,787	15,816	43,425	43,425	0	43,425
1983	20,822	6,787	15,816	43,425	43,425	0	43,425
1982	21,253	6,787	13,912	41,952	41,952	0	41,952

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
2/19/2015	2725 / 2490	885,000	WD	01
7/2/2013	2644 / 2149	0	QC	11
7/2/2013	2638 / 698	100	QC	11
3/1/1996	1401 / 0205	3,000	QC	O
12/1/1987	1035 / 2417	210,000	WD	Q
5/1/1978	760 / 348	37,500	00	Q

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