



---

## Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: August 25, 2020

Applicant: Robert L. Delaune, Architect

Application Number: H2020-0024

Address: 1108 Pearl Street

### **Description of Work:**

New rear addition, deck and pool. Replacement of three windows. New 6-foot-tall picket fence at street side.

### **Site Facts:**

The principal house under review is a contributing resource to the historic district. The one-story frame vernacular house sits on a corner lot between Pearl and Eliza Streets. Current rear portion of the house, including the sawtooth are not historic. A side addition facing Eliza street was done between 1962 and 1965. An accessory structure is located on the north west side of the lot.

### **Guidelines Cited on Review:**

- Windows (pages 29-30), specifically guideline 3.
- Additions and alterations (pages 37 a- 37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, 26, and 30.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 11, 12, 14, 18, 22, and 23.
- Decks, patios hot tubs and pools (pages 39-40), specifically first paragraph and guidelines 3 and 6.
- Fences and walls (pages 41-42), specifically guidelines 2, 3, 4, and 10.

### **Staff Analysis:**

The Certificate of Appropriateness under review is for the replacement of a rear addition with a one-story sawtooth structure. The proposed addition will be rectangular in footprint, will be lower than the main house with an approximately height of 15' from grade to ridge. The new addition will have wood siding, wood French doors and wood 6 over 6 windows. The gable roof will be finished with 5 v-crimp panels. The plans also include the replacement of two jalousie windows that face Eliza Street with wood 6 over 6 units.

The design includes a small pool behind the house but set back 5 feet from Eliza Street. The pool will be surrounded with a new deck elevated approximately 24" above grade. A new 6-foot-tall wood picket fence is proposed on the property line to complete the existing 4' tall picket fence that faces Eliza Street. This fence will then cross in 90 degree to end at the front elevation of the accessory structure.

### **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed rear addition and the replacement of the two jalousie windows with new wood units meet cited regulations for additions, new construction and windows. The proposed scale, mass and building form for the addition is compatible with the historic house and its surrounding urban context.

Staff finds that the proposed pool/ spa and the 6 feet tall fence facing Eliza Street conflict with the cited regulations. It is staff's opinion that the pool, although small, will be visible from the right-of-way. The installation of a 6-foot-tall on the property line fails guidelines 3 and 10 for fences; this is a corner lot and the required street side setback is 7.5'. To follow guideline 10 for fences the 6' tall fence needs to be at least 7.5 feet setback from the street side property line. Guideline 3 for fences states that on corner lots 4 feet high picket fences should be consistent on both and side elevations, at least to the rear edge of the structure. The Commission must decide as to which will be the rear edge of the structure, the bump out addition facing Eliza Street or the new rear addition?

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE AE-6	ZONING DISTRICT HMDR	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:

1108 PEARL STREET

NAME ON DEED:

JOHN SUNDIN & KATHRYN ADAMS

PHONE NUMBER

(720) 618-4424

OWNER'S MAILING ADDRESS:

1108 PEARL STREET

EMAIL

ZEAZOMBIE@AOL.COM

KEY WEST, FLORIDA 33040

APPLICANT NAME:

ROBERT L DELAUNE ARCHITECT PA

PHONE NUMBER

(305) 304-4842

APPLICANT'S ADDRESS:

619 EATON STREET, SUITE 1

EMAIL

ROBDELAUNE@BELLSOUTH.NET

KEY WEST, FL 33040

APPLICANT'S SIGNATURE:

*Robert L Delaune*

DATE

7/27/2020

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

**DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.**

**GENERAL:** REMOVE EXISTING REAR ADDITION AND DECK AND CONSTRUCT NEW REAR ADDITION, DECK, & POOL; REPLACE 3 WINDOWS

**MAIN BUILDING:** REMOVE EXISTING REAR ADDITION & DECK AND CONSTRUCT NEW REAR ADDITION, DECK, & POOL; REPLACE (3) WINDOWS

**DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):** DEMOLISH EXISTING REAR ADDITION AND DECK

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES: CONSTRUCT NEW 6' HI WD. PICKET FENCES @ POOL & DECK AREA
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): CONSTRUCT 8' SQ. POOL/SPA W/ EQUIP.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
INSTALL NEW A/C UNIT ON CONC. PAD.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #
HMDR	

ADDRESS OF PROPOSED PROJECT:	1108 PEARL STREET
PROPERTY OWNER'S NAME:	JOHN SUNDIN & KATHRYN ADAMS
APPLICANT NAME:	ROBERT L DELAUNE ARCHITECT PA

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review**.

PROPERTY OWNER'S SIGNATURE	<i>JOHN SUNDIN</i>	27 JULY 2020	DATE AND PRINT NAME
----------------------------	--------------------	--------------	---------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION	
DEMOLISH 8' X 8' REAR ADDITION AND ADJACENT 8' X 8' WOOD DECK	

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:	
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);	
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:	
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.	
THE REAR ADDITION IS A NON-HISTORIC ADDITION AT THE REAR VOF THE CONTRIBUTING STRUCTURE	
(2) Or explain how the building or structure meets the criteria below:	
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.	
IT DOES NOT AND IS NOT	

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

**IT IS NOT**

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

**IT HAS NOT AND IS NOT**

(d) Is not the site of a historic event with significant effect upon society.

**IT IS NOT**

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

**IT DOES NOT**

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

**IT DOES NOT**

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

**N/A**

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

**IT DOES NOT**

(i) Has not yielded, and is not likely to yield, information important in history.

**IT HAS NOT AND IS NOT LIKELY TO**

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

**THIS ADDITION IS NOT IMPORTANT IN THIS SENSE**

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

**THIS DEMOLITION DOES NOT DO SO**

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

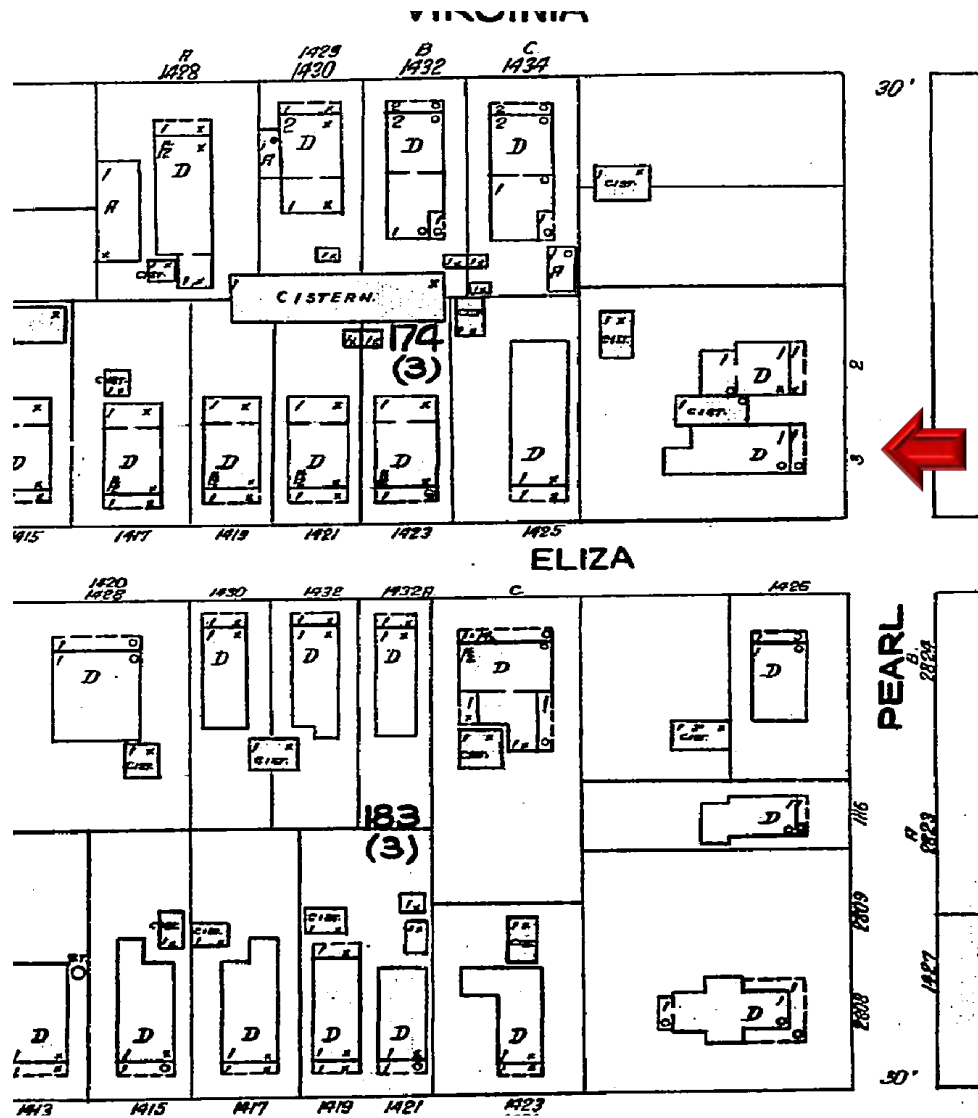
**THIS IS NOT THE CASE**

(4) Removing buildings or structures that would otherwise qualify as contributing.

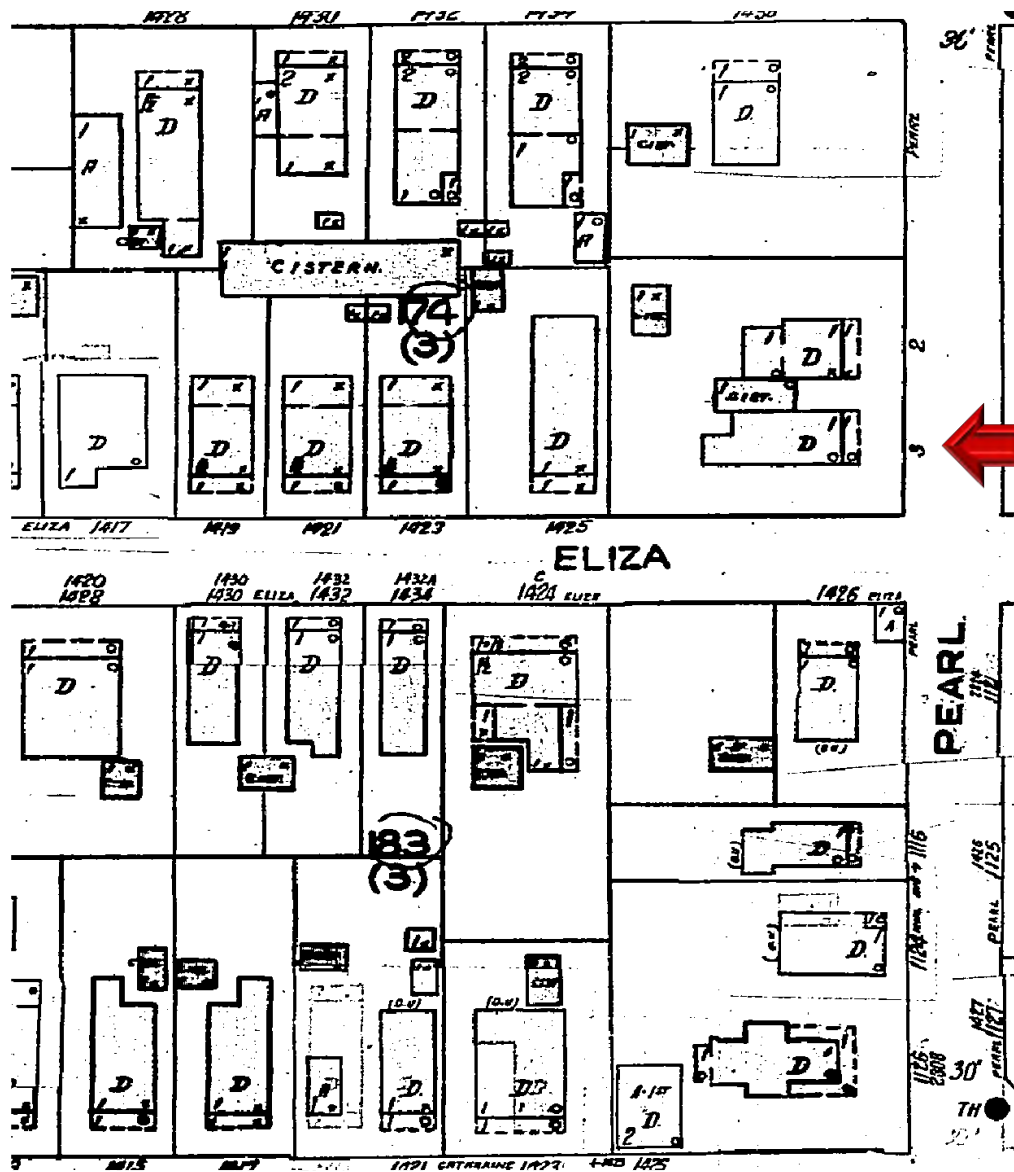
**THIS STRUCTURE WOULD NOT**



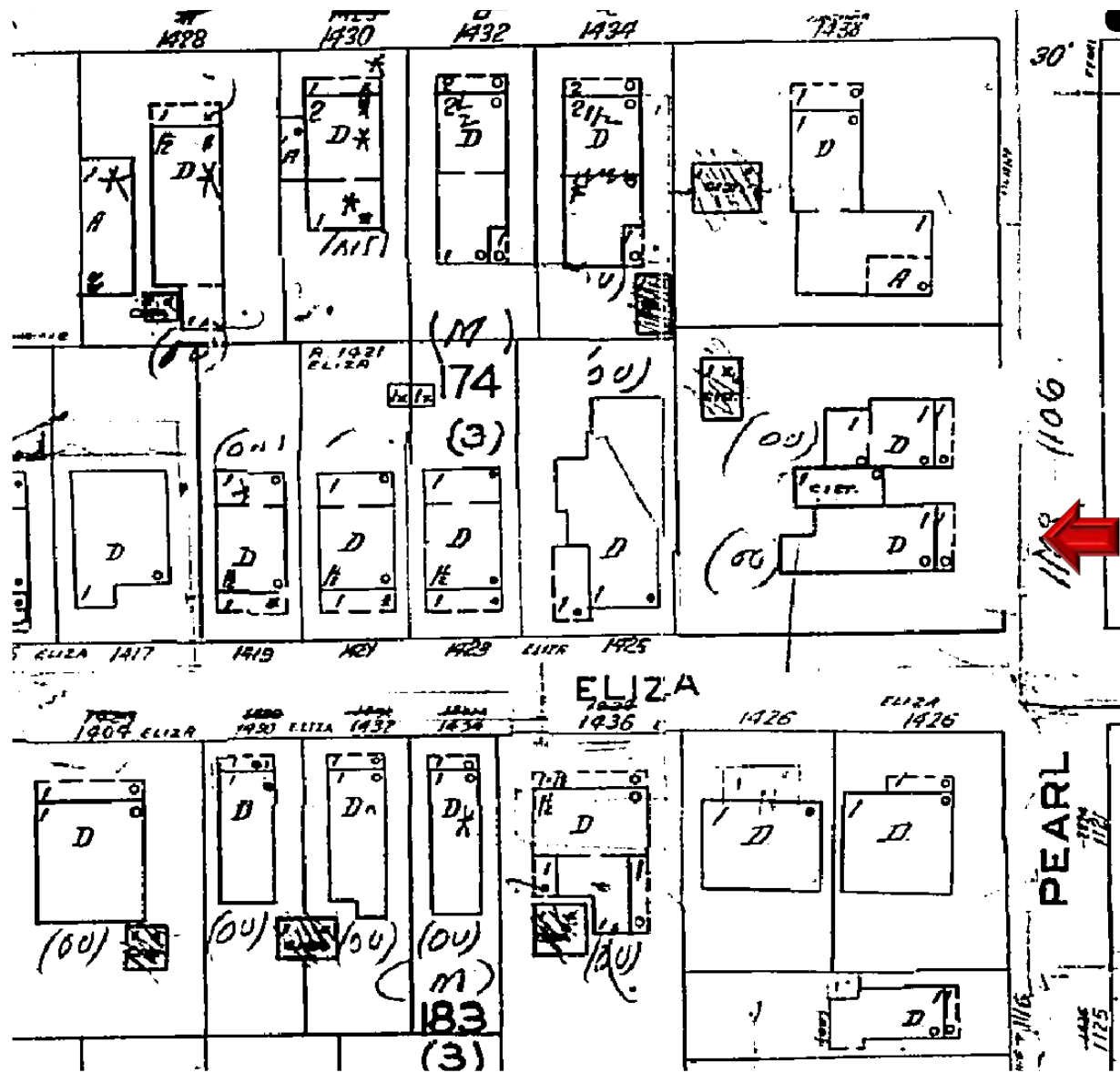
# SANBORN MAPS



1926 Sanborn Map

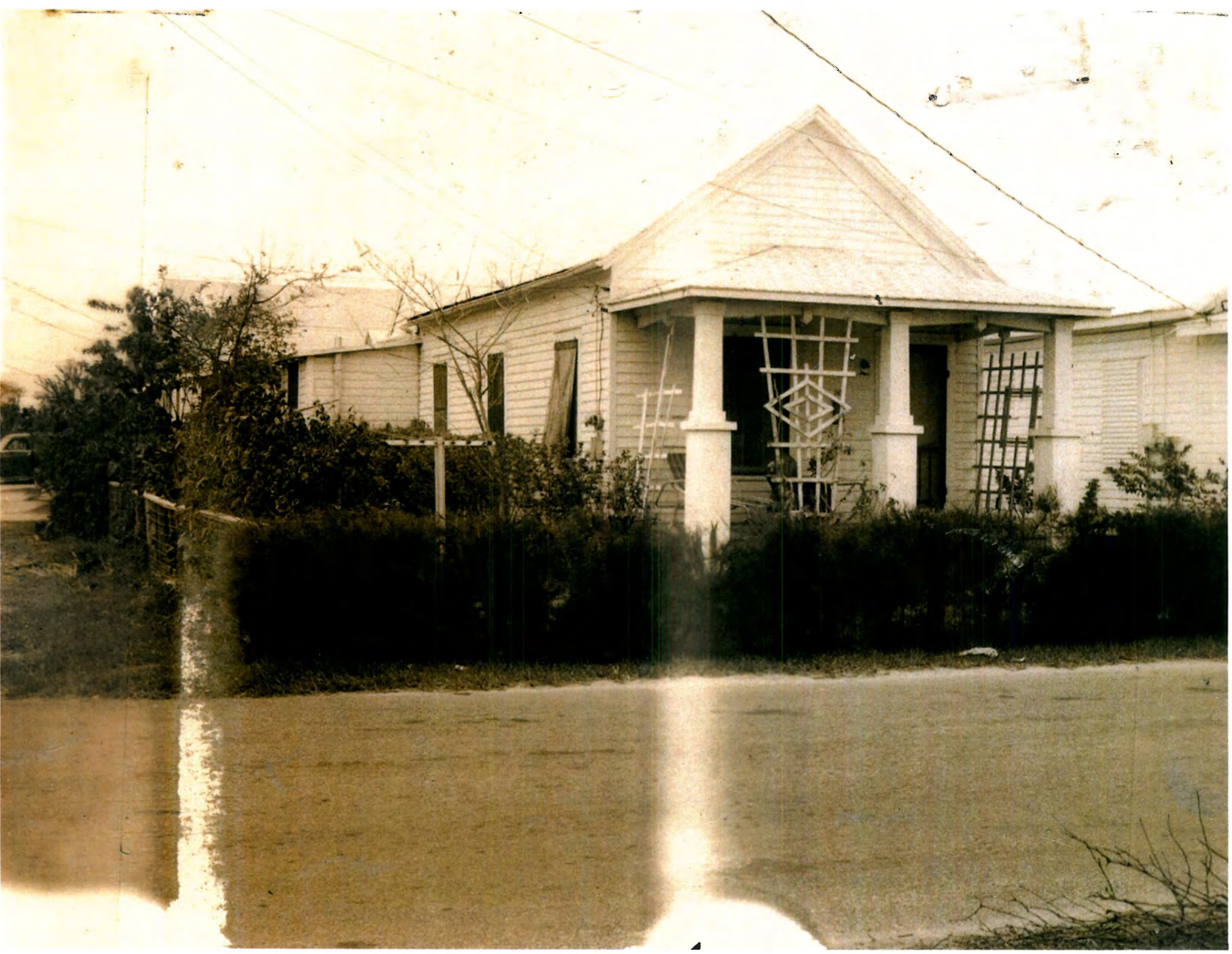


1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





1108











**Front of house.**



**Eliza Street side street view.**



**Eliza Street side street view at rear of house.**



**Eliza Street side street view at rear of house.**

# SURVEY

# MAP OF BOUNDARY SURVEY

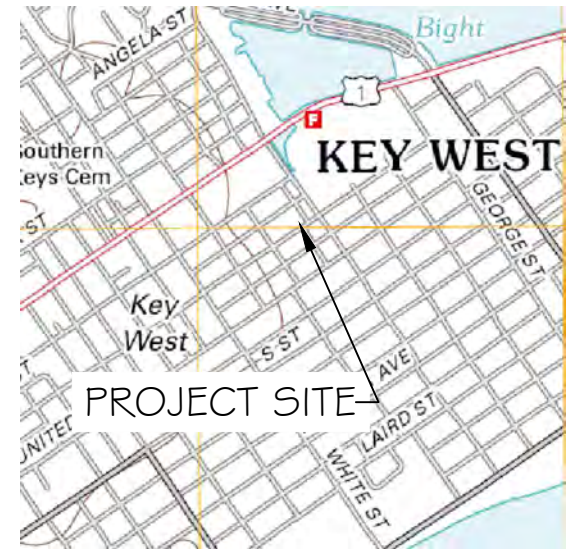
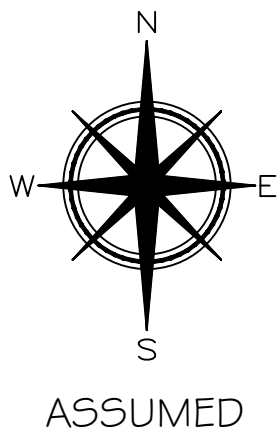
BEARING BASE:  
ALL BEARINGS ARE BASED ON  
S28°32'08"E ASSUMED ALONG  
THE RIGHT OF WAY LINE OF PEARL  
STREET.

ALL ANGLES DEPICTED ARE 90  
DEGREES UNLESS OTHERWISE  
INDICATED

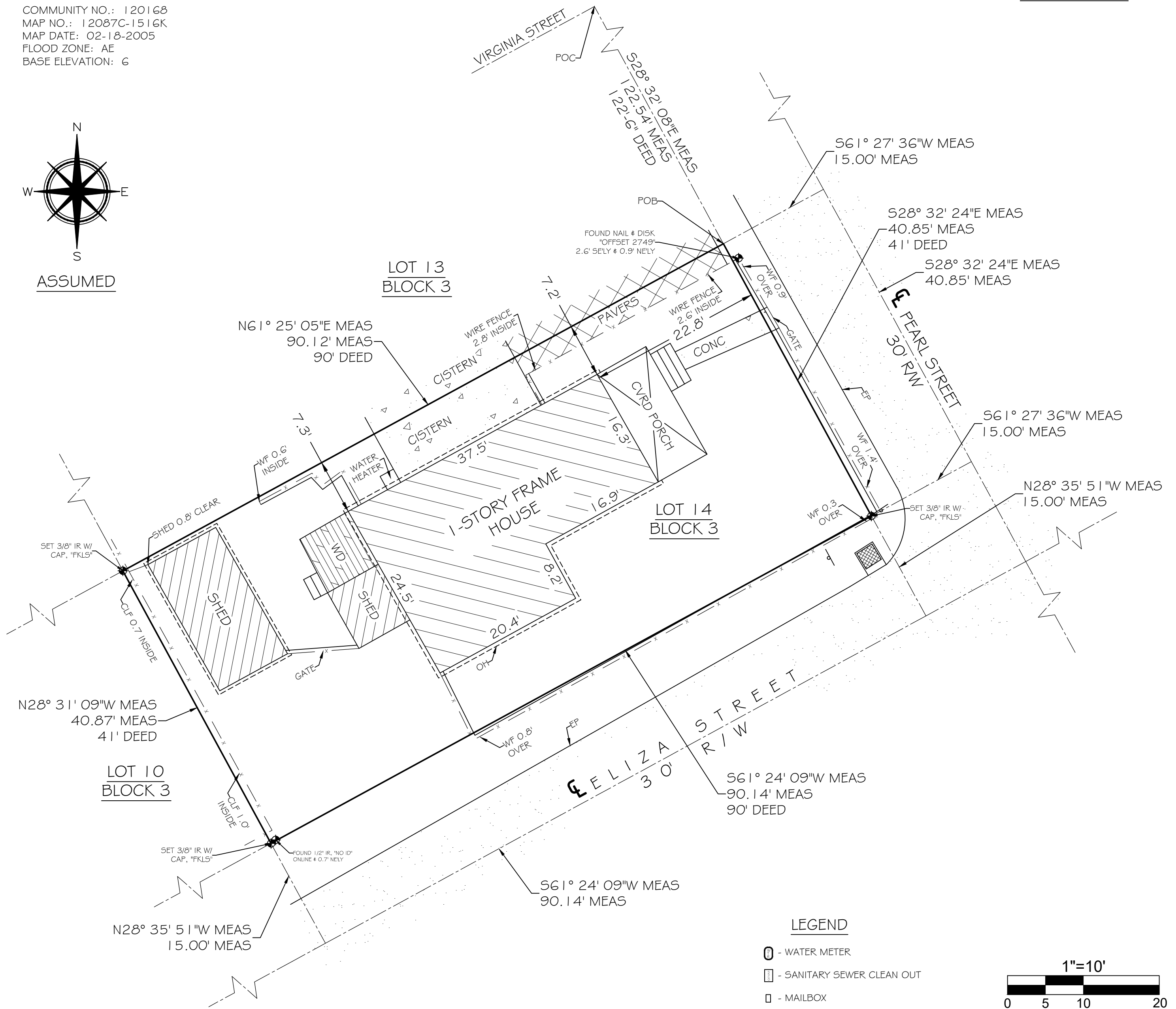
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1108 PEARL STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE  
BASE ELEVATION: 6

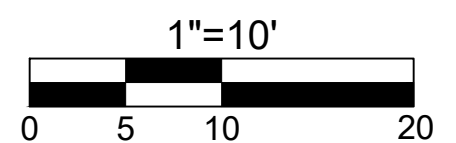


LOCATION MAP - NTS  
SEC. 05-T685-R25E



### LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- SIGN



TOTAL AREA = 3,682.56 SQFT±

CERTIFIED TO -  
John Sundin;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GVY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IR = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	LS = LANDSCAPING	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	MB = MAILBOX	R = RADIUS
CL = CENTERLINE	MEAS = MEASURED	R/W = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MHWL = MEAN HIGH WATER LINE	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	SW = SIDE WALK
CONC = CONCRETE	NTS = NOT TO SCALE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	OH = OVERHEAD WIRE	TOB = TOP OF BANK
CPVD = COVERED	PK = PARKER KALON NAIL	TOS = TOP OF SLOPE
DEASE = DRAINAGE EASEMENT	POB = POINT OF BEGINNING	TYP = TYPICAL
EL = ELEVATION	PI = POINT OF INTERSECTION	UR = UNREADABLE
ENCL = ENCLOSURE	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	POB = POINT OF BEGINNING	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	POB = POINT OF BEGINNING	WF = WOOD FENCE
FH = FIRE HYDRANT	POB = POINT OF BEGINNING	WL = WOOD LANDING
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE	POB = POINT OF BEGINNING	WV = WATER VALVE

### LEGAL DESCRIPTION -

On the Island of Key West, known on William A. Whitehead's map of said Island - delineated in February, 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 Street and Pearl Streets and running thence along said 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.

SCALE:	1" = 10'
FIELD WORK DATE:	02/27/2020
MAP DATE:	03/13/2020
REVISION DATE:	XXXXXX
SHEET:	1 OF 1
DRAWN BY:	KMK
JOB NO.:	20-155

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED: ERIC A. ISAACS, L.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5mail@gmail.com



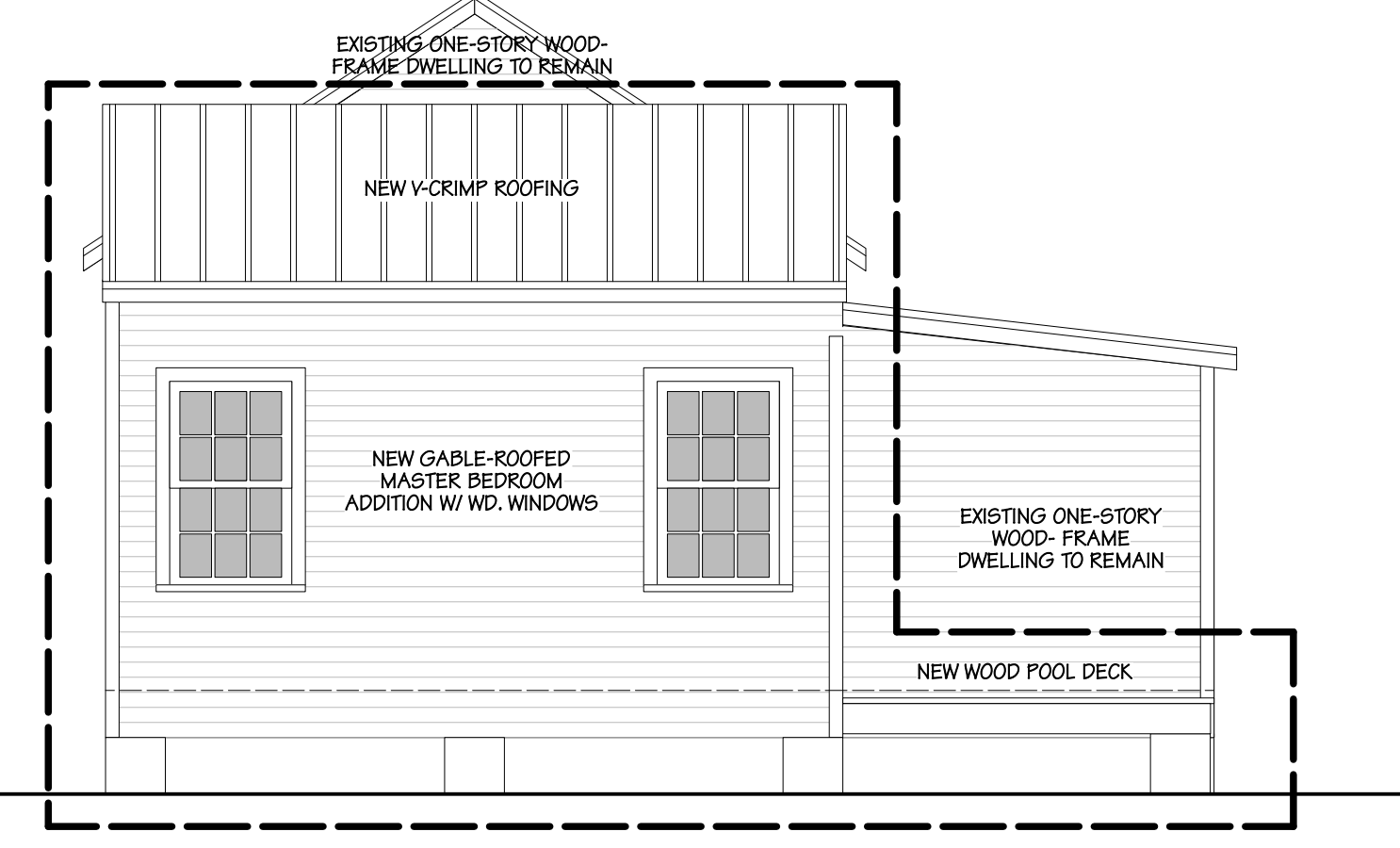
# PROPOSED DESIGN

**renovations and additions to**  
**110 & PEARL STREET**  
**KEY WEST, FLORIDA**

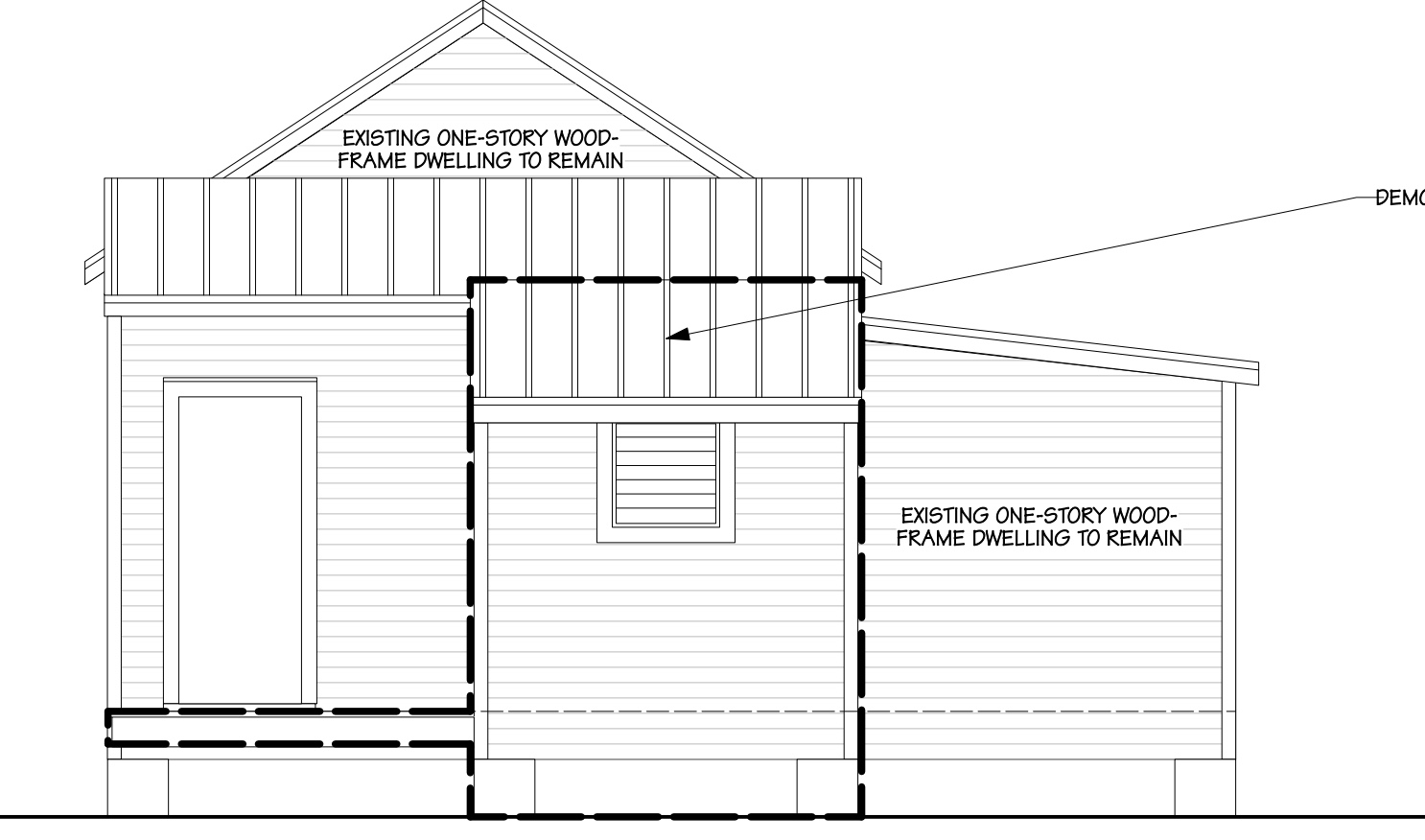
**Robert L. Delaune, Architect, p.a.**  
 619 Eaton Street, Suite 1, Key West, FL 33040  
 ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet  
 1  
 of  
 1

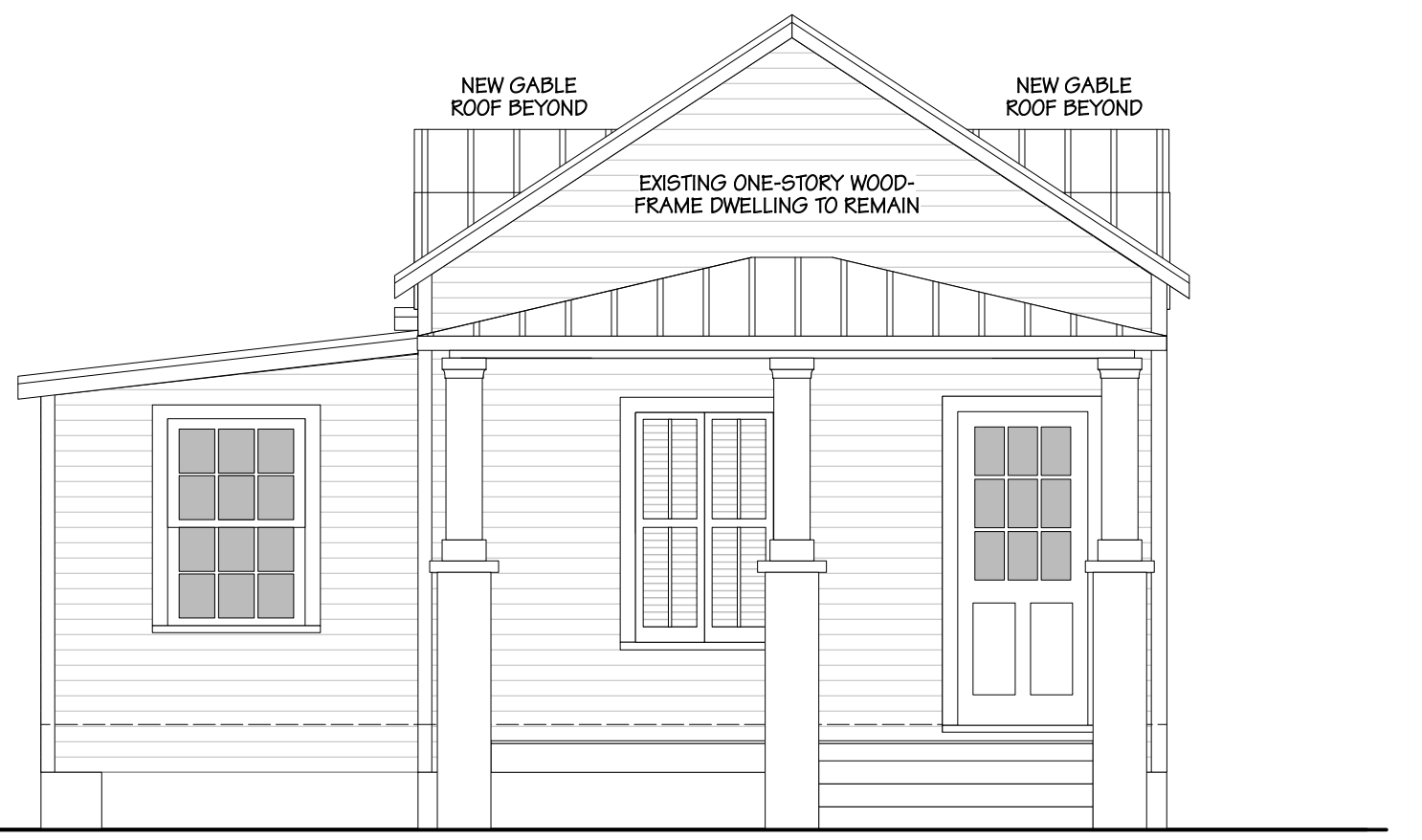
27 JULY 2020



**PROPOSED WEST ELEVATION**  
 scale: 1/4"=1'-0"



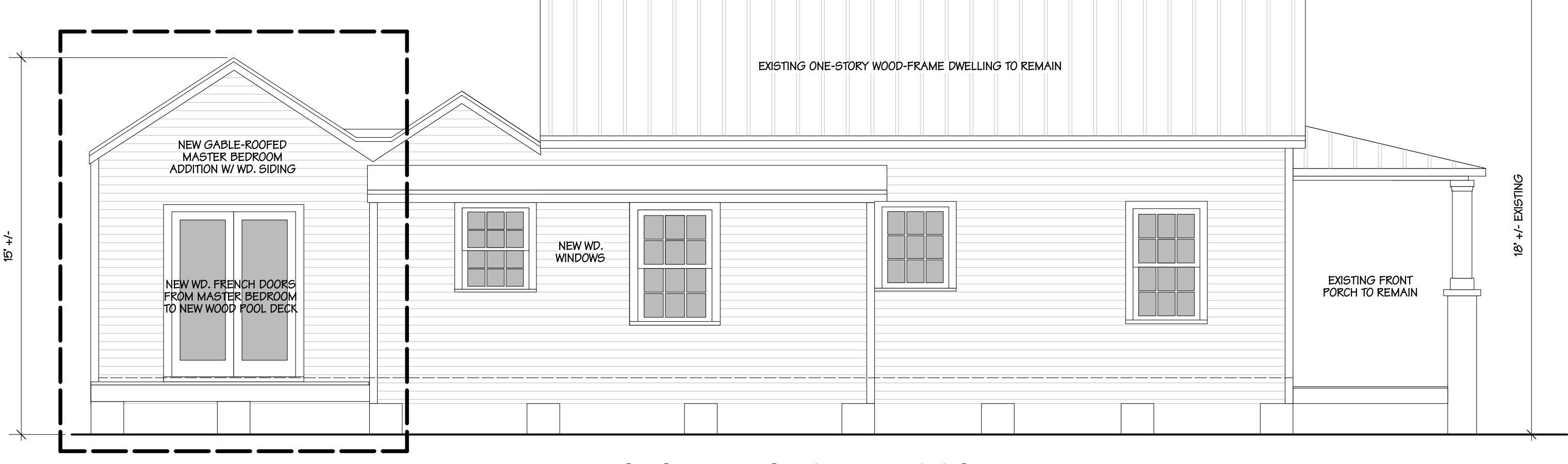
**EXISTING WEST ELEVATION**  
 scale: 1/4"=1'-0"



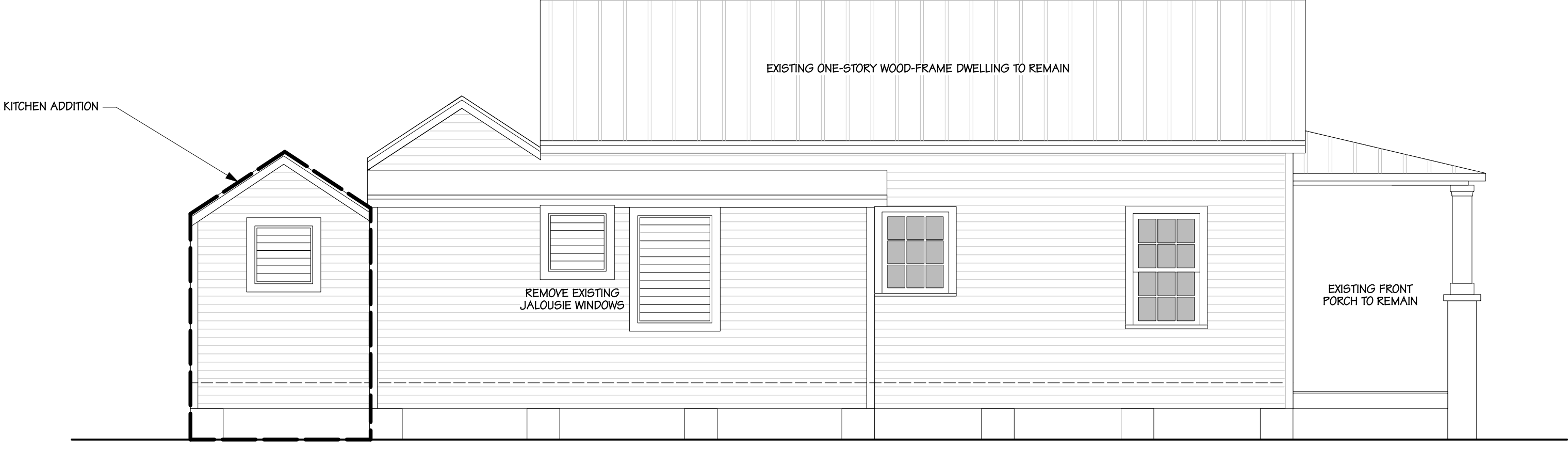
**PROPOSED EAST ELEVATION**  
 scale: 1/4"=1'-0"



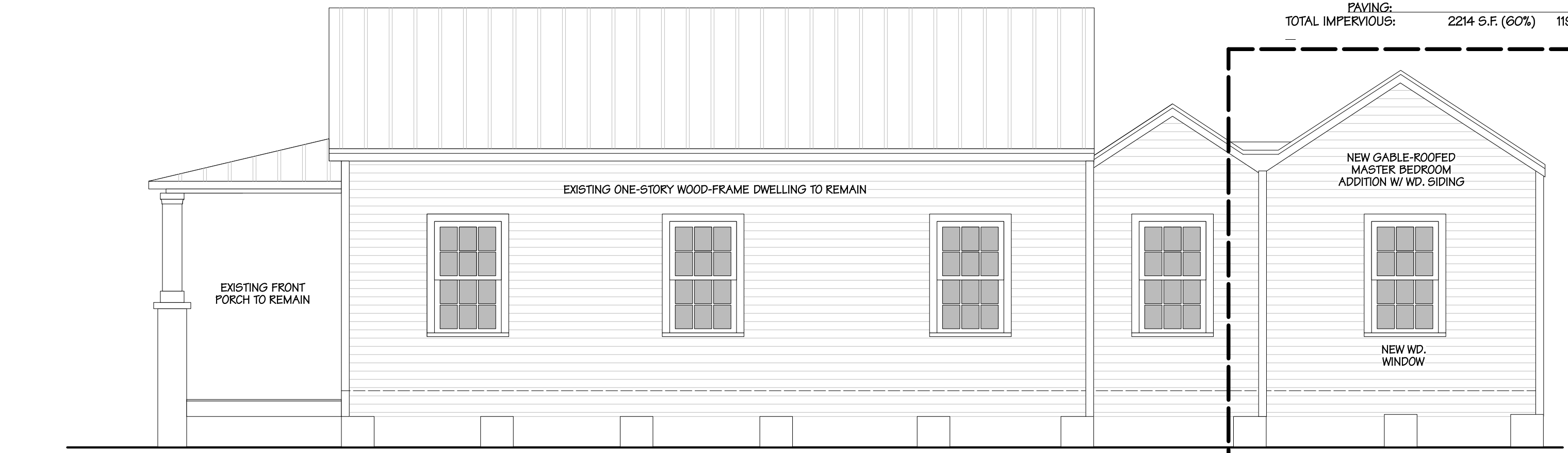
**EXISTING EAST ELEVATION**  
 scale: 1/4"=1'-0"



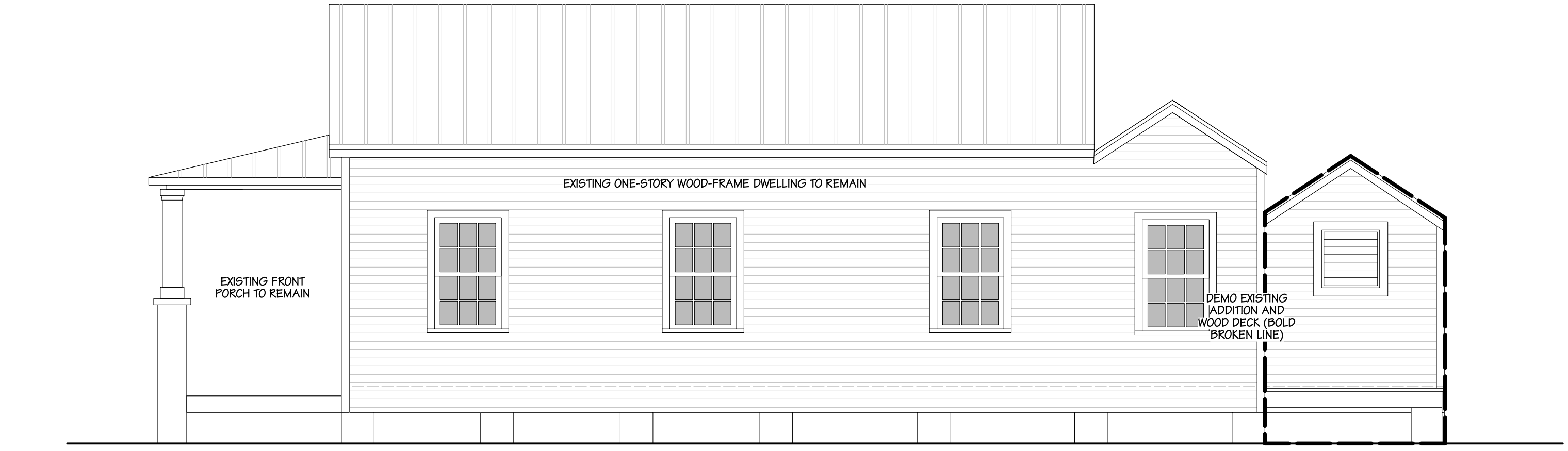
**PROPOSED SOUTH ELEVATION**  
 scale: 1/4"=1'-0"



**EXISTING SOUTH ELEVATION**  
 scale: 1/4"=1'-0"



**PROPOSED NORTH ELEVATION**  
 scale: 1/4"=1'-0"

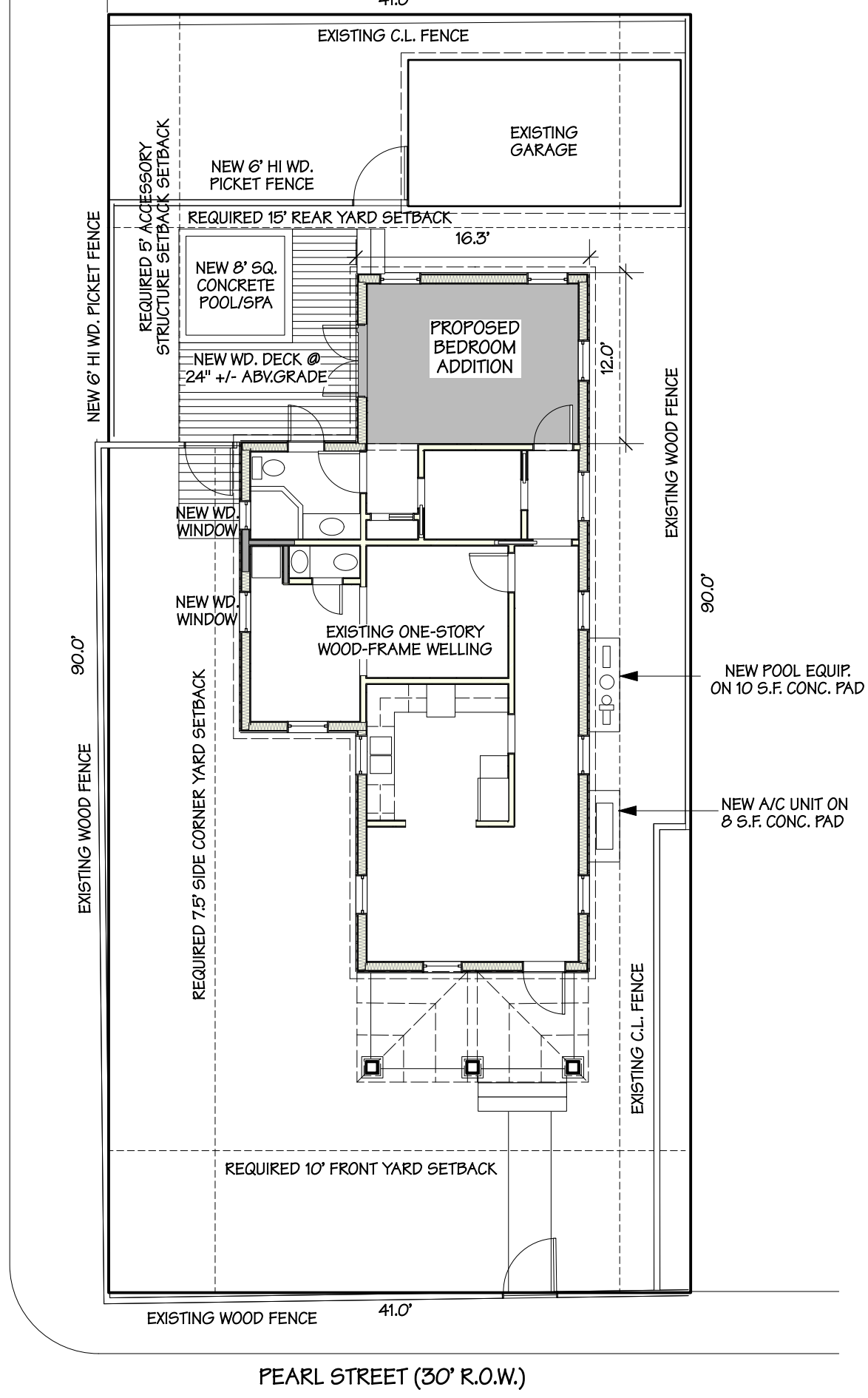


**EXISTING NORTH ELEVATION**  
 scale: 1/4"=1'-0"

**SITE DATA:**

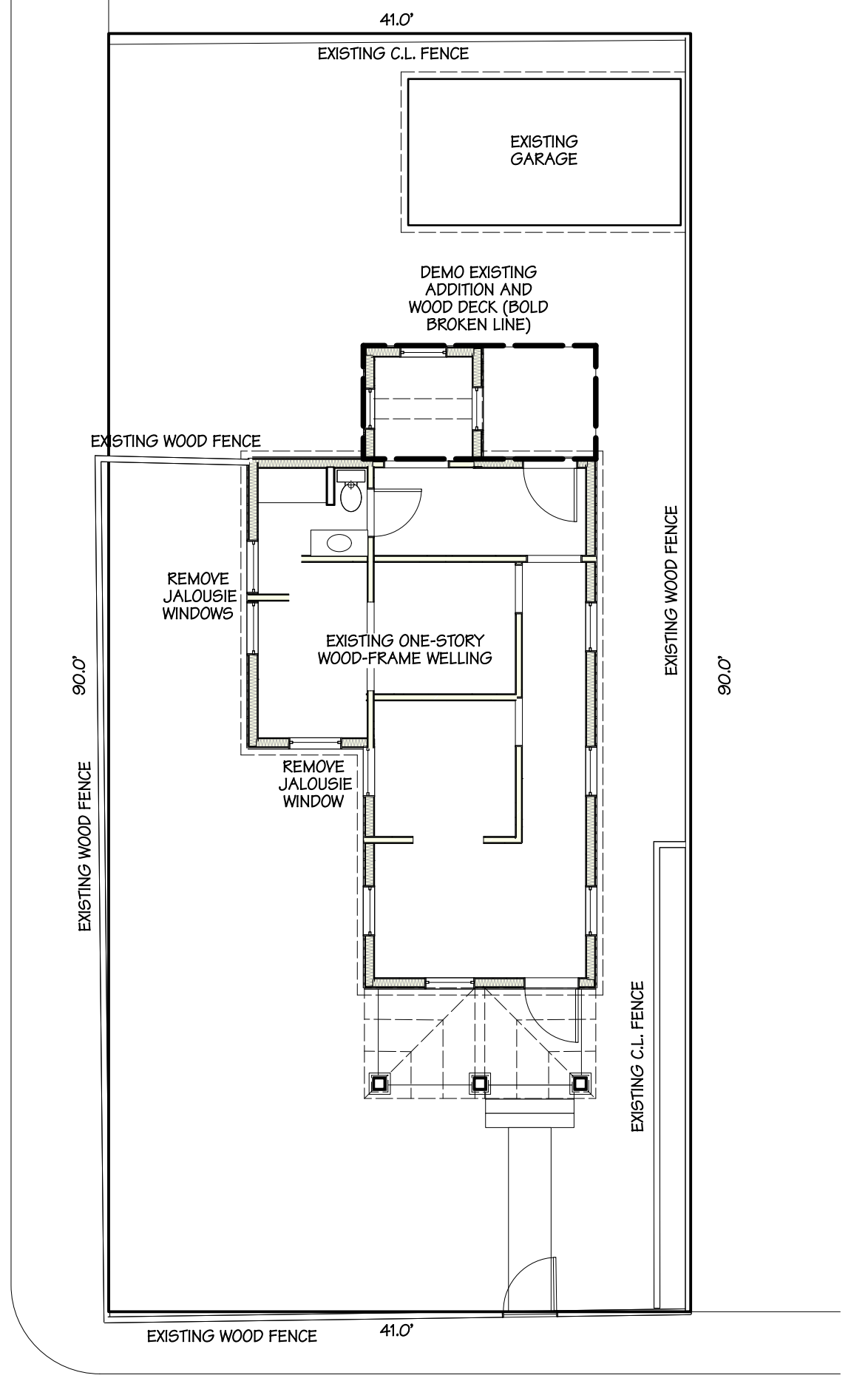
LOT AREA: 3690 S.F.  
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)  
 FEMA FLOOD ZONE: AE-6

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BLDG. COVERAGE:			
HOUSE:		938 S.F.	1134 S.F.
GARAGE:		200	200
TOTAL:		1138 S.F. (30.8%)	1334 S.F. (36.2%)
IMPERVIOUS SURFACE RATIO:			
BLDGs.:		1138 S.F.	1334 S.F.
EQUIP. PADS:		52	18
PAVING:		52	18
TOTAL IMPERVIOUS:		224 S.F. (60%)	1468 S.F. (39.8%)



**PROPOSED SITE AND FLOOR PLAN**  
 scale: 1"=10'

	ALLOWED/REQUIRED	EXISTING	PROPOSED
OPEN SPACE RATIO:			
NON-OPEN SPACE:		1190 S.F.	1468 S.F.
IMPERVIOUS COVERAGE:		64	140
WOOD DECK @ <math>20^{\circ}</math>:		1254 S.F.	1609 S.F.
TOTAL NON-OPEN SPACE:		1254 S.F.	1609 S.F.
OPEN SPACE:		1292 S.F. (35%)	2082 S.F. (56.4%)
HEIGHT:		18' +/-	18' +/-



**EXISTING SITE AND FLOOR PLAN**  
 scale: 1"=10'

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., August 25, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1)

The purpose of the hearing will be to consider a request for:

**NEW REAR ADDITION, DECK AND POOL. REPLACEMENT OF THREE WINDOWS. NEW 6-FOOT PICKET FENCE AT STREET SIDE. DEMOLITION OF NON-HISTORIC REAR ADDITION.**  
**#1108 Pearl Street**

**Applicant – Robert Delaune- Architect    Application #H2020-0024**

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Emid Torregrosa, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
1108 Pearl Street on the 20 day of August, 2020.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on August 25, 2020.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 2020-0024.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

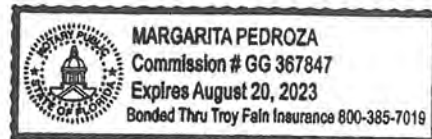
[Signature]  
Date: August 20, 2020  
Address: 1300 Dink Street  
City: Key West  
State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 20<sup>th</sup> day of August, 2020.

By (Print name of Affiant) Emid Torregrosa who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: Margarita Pedroza  
Print Name: Margarita Pedroza  
Notary Public - State of Florida (seal)  
My Commission Expires: 8/20/2023



# PROPERTY APPRAISER INFORMATION



**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.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00034380-000000  
 Account# 1035301  
 Property ID 1035301  
 Millage Group 10KW  
 Location 1108 PEARL St, KEY WEST  
 Address  
 Legal KW ISLAND CITY SUB PB1-26 LOT 14 SQR 3 TR 14 G50-196/197 CO JUDGES  
 Description PROG DOCKET 11-40A OR446-1003/04 OR826-564 OR1851-39/40  
 OR2405-1329/31 OR2680-1216/18 OR3007-0897  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6149  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

SUNDIN JOHN A 1108 Pearl St Key West FL 33040  
 ADAMS KATHRYN L 1108 Pearl St Key West FL 33040

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$91,880	\$77,843	\$79,119	\$80,395
+ Market Misc Value	\$3,832	\$2,972	\$3,060	\$3,148
+ Market Land Value	\$369,000	\$435,420	\$535,050	\$464,940
= Just Market Value	\$464,712	\$516,235	\$617,229	\$548,483
= Total Assessed Value	\$464,712	\$516,235	\$492,540	\$447,764
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$464,712	\$516,235	\$617,229	\$548,483

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,690.00	Square Foot	41	90

**Buildings**

Building ID 2742  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 978  
 Finished Sq Ft 816  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 138  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 28  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls WD FRAME  
 Year Built 1923  
 EffectiveYearBuilt 1999  
 Foundation CONC BLOCK  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	816	816	0
OPU	OP PR UNFIN LL	64	0	0
OPF	OP PRCH FIN LL	98	0	0
TOTAL		978	816	0



### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1949	1950	1	30 SF	1
FENCES	2013	2014	1	600 SF	2
UTILITY BLDG	1949	1950	1	200 SF	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/4/2020	\$530,000	Warranty Deed	2254838	3007	0897	38 - Unqualified	Improved
4/17/2014	\$425,000	Warranty Deed		2680	1216	01 - Qualified	Improved
3/19/2009	\$0	Quit Claim Deed		2405	1329	11 - Unqualified	Improved
2/1/1981	\$42,500	Warranty Deed		826	564	Q - Qualified	Improved

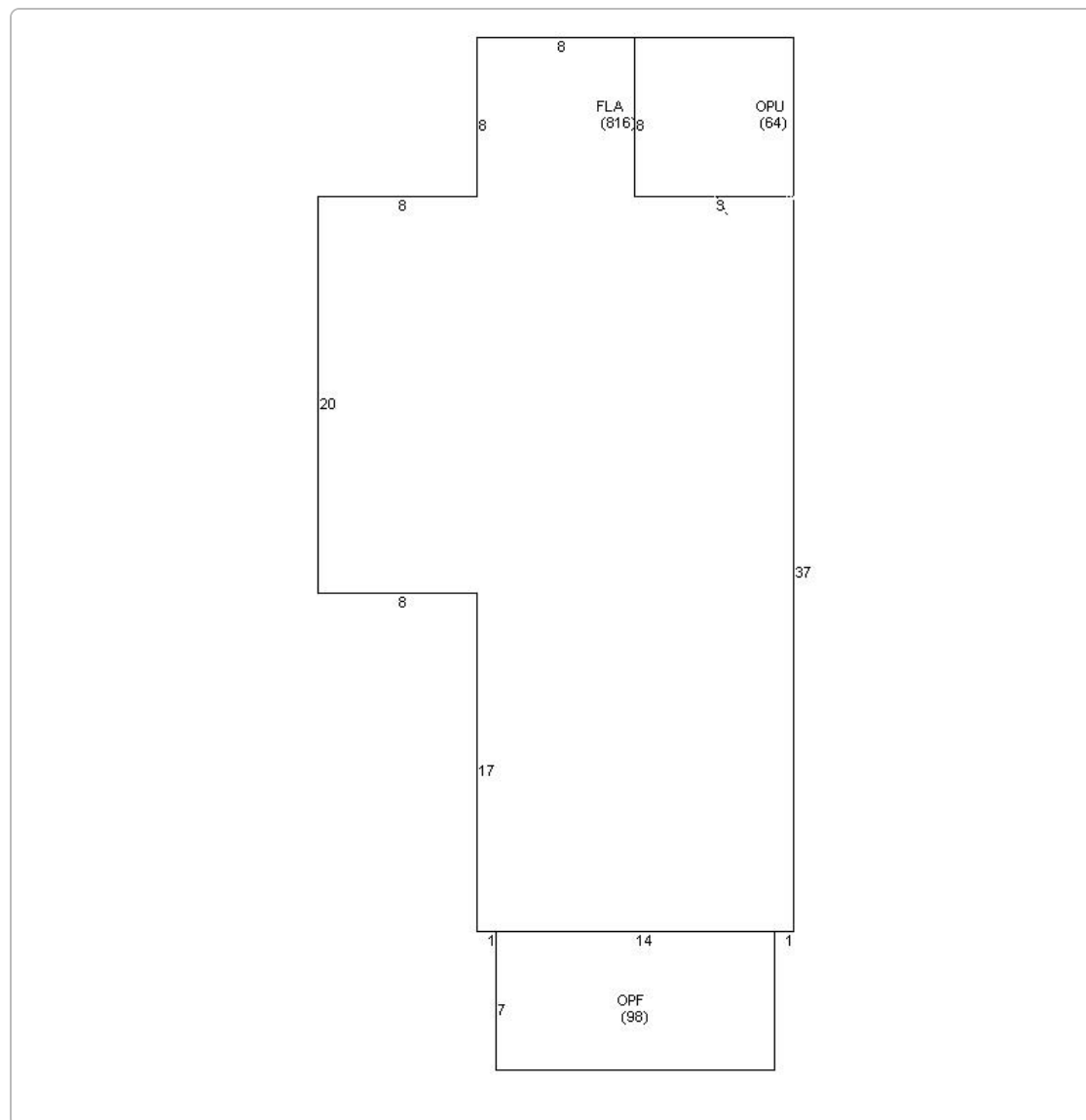
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-01001742	12/13/2013	3/14/2014	\$2,000		WHITE PICKET FENCE. 4'x150'
04-1515	5/7/2004	10/18/2004	\$600		NEW CIRCS FOR RANGE & WATER HEATER
9602091	5/1/1996	10/1/1996	\$2,253		ROOF

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

**2020 Notices Only**

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)

Developed by  
 Schneider  
 GEOSPATIAL

Last Data Upload: [8/20/2020, 2:35:17 PM](#)

[Version 2.3.78](#)