



Staff Report for Item 11a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: February 23, 2016

Applicant: Thomas E. Pope

Application Number: H16-03-0004

Address: #6 Pinder Lane

Description of Work:

Renovations to existing house including new foundations as needed. New small enclosure on existing porch with roof extension. New dormers over contributing house.

Site Facts:

#6 Pinder Lane listed as a contributing resource and was constructed c.1923 according to the survey. The two-story, frame vernacular house is situated on a large interior lot off of William Street and has been heavily altered over the years.

Guidelines Cited in Review:

Roofing (page 26), specifically guidelines 4 and 5.

Dormers (page 27), specifically guidelines 1, 2, and 3.

Entrances, Porches, and Doors (pages 32-33), specifically guideline 2.

Additions and Alterations (pages 36-37), specifically guideline 1 through 8.

Staff Analysis

This Certificate of Appropriateness proposes constructing a new wall in the front porch, only 1 foot, 6 inches in front of the existing wall. This will lead to a small enclosure of the side porch. The new enclosure will have wood lap siding and wood doors to match existing. The porch that is being enclosed is not historic and does not show up on any Sanborn map or historic photographs. The existing front and side porches are not historic.

The application also includes two new dormers on the roof of the contributing part of the house. The roof of the main house is probably the only section of the house that has not been completely altered. The dormers will be 11 feet, 6 inches wide and are almost half the size of the main roof.

Consistency with the Guidelines

1. The guidelines state that dormers may be installed when they can be substantiated by documentation. Dormer design must be compatible. The house never had dormers, and the proposed dormers are typical for that style of building. Also, the dormers will be out of proportion to the building and its roof.
2. The guidelines also state that the form and configuration of a roof must not be altered in pitch, design, and shape unless the changes would return the roof to an appropriate historical form. The proposed changes to the roof are not an appropriate historical form.
3. The proposed enclosure is on a non-publicly visible elevation, and there will be no demolition of any historic fabric, as the wall for the main house will remain. The enclosure is small and will not destroy any character-defining spaces.

This house has been altered in almost every way, even the rear half of the house's roof has been altered with the addition of shed dormers and a turret. The only part of the house that has not been severely altered is that front section of the roof, where the dormers are proposed to be located. While staff feels that the proposed enclosure is consistent with the guidelines, the proposed dormers are inconsistent with the guidelines in regards to the dormers and roofing sections.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

31 40 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
			<input type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

	# OF UNITS
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:



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.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input type="checkbox"/> REMODEL <input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT
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DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	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 _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

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 BD. OF 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

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE 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 _____

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.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW					
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ 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: ABESTOS 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 ATHORITY, 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:	

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

Requesting removal of minimal area of roof in order to accommodate new dormers. The wall being removed is non-historic.

OR THAT THE BUILDING OR STRUCTURE;

- (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.

The structure embodies none of the above.

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

None have occurred.

- (c) Has no significant character, interest, or value as part of 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.

None have occurred.

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

None have occurred.

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

This does not exemplify any of the any of the above.

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

Does not portray any of the above.

- (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.

None exist.

- (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.

None exist.

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

None exist.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

No Reason Will be provided with Building Permit.

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 will not diminish neighborhood character.

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

None of the above will be destroyed.

AND

(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.


None of the above will be destroyed.

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

Requesting minimal demolition to accommodate dormers.

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.

*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 there will be a final inspection 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	1/29/2016 William Marraccini DATE AND PRINT NAME
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1/29/16 William Marraccini

OFFICE USE ONLY

BUILDING DESCRIPTION:

<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

William J. Marraccini
6 Pinder Lane
Key West, FL 33041
732-213-0939

To The Harc Chairman & Committee Members:

Thank you for your consideration of my request regarding 6 Pinder Lane.

I am fully aware this is an ask and as such you deserve an understanding of the reasoning behind my request.

I assure you that I have a deep appreciation for historical architecture and detailing which I developed in my 20's working as a craftsmen and stone mason on 16th, 17th and 18th century homes for the predecessor to Island Housewrights who is consulting with the restoration of 6 Pinder. By way of background and sensibilities I am an antique collector with a focus on automatons (mechanical figurine music boxes). I also have a small collection of older British cars including the first car I owned.

Later in life I had the pleasure of working with Island Housewrights to restore a 1910 Italianate residence in Locust New Jersey, this was a genuine restoration. Island Housewrights along with Anderson and Campanella subsequently worked with me to redeem a 1927 architecturally nondescript home that most likely would have been torn down. The 17 acre property helped justify the extensive effort more of a renovation then a restoration. However, I am pleased to say through the talents of Anderson and Campanella and the skill and sensibility of Island Housewrights this home now stands with a solid foundation of historical colonial architecture and a federal interior with extensive true detailing.

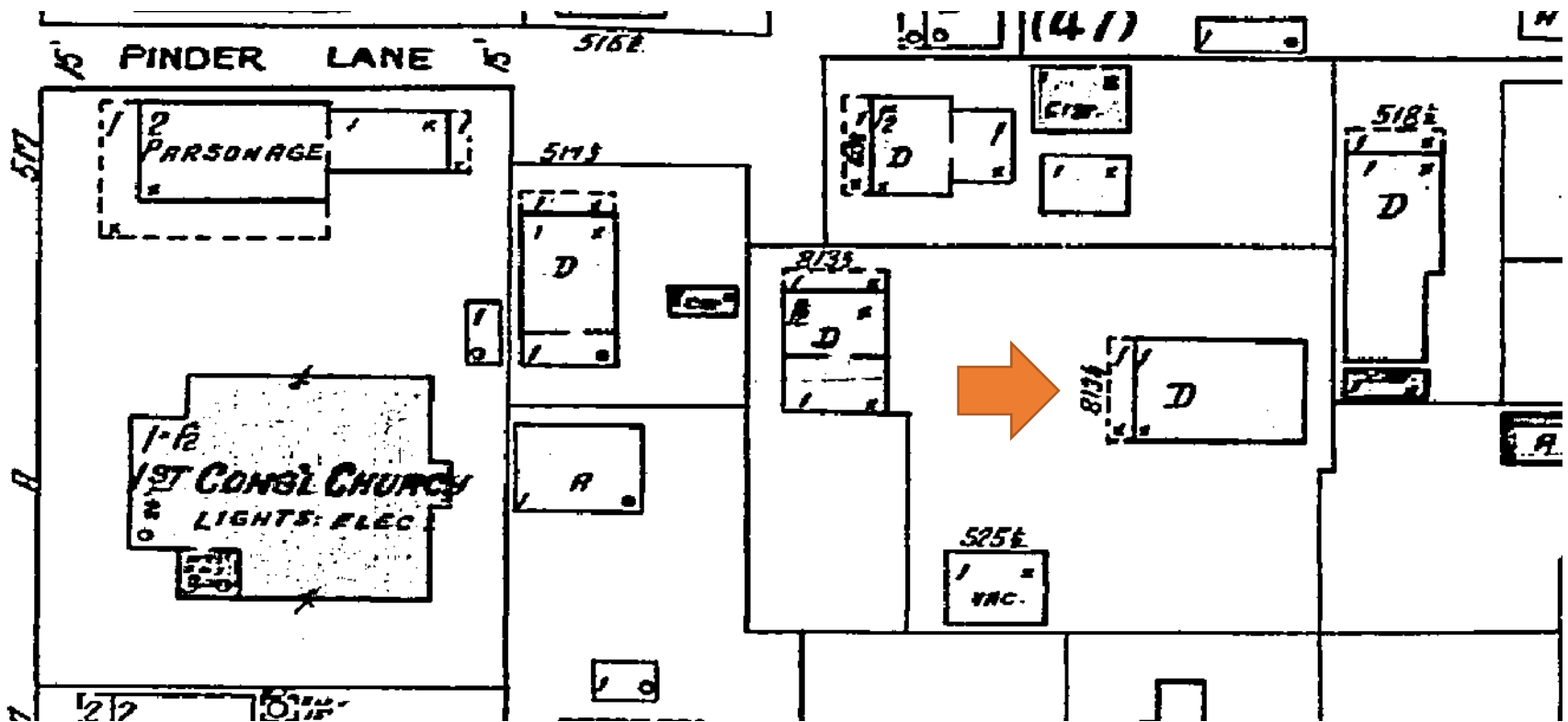
I hope my past history of being truly committed to restoring and maintaining historic structures helps demonstrate that I would only consider the addition of gables in a situation where their existence in no way detracts from the historical elements of the home. In truth they facilitate a bedroom that provides a financial justification for the type of restoration that we are trying to accomplish with this application.

We all live with financial tradeoffs, but in some cases these are not tradeoffs at all but facilitators. I believe that is the case in this application where a non-visible element helps justify the cost of the quality restoration we seek.

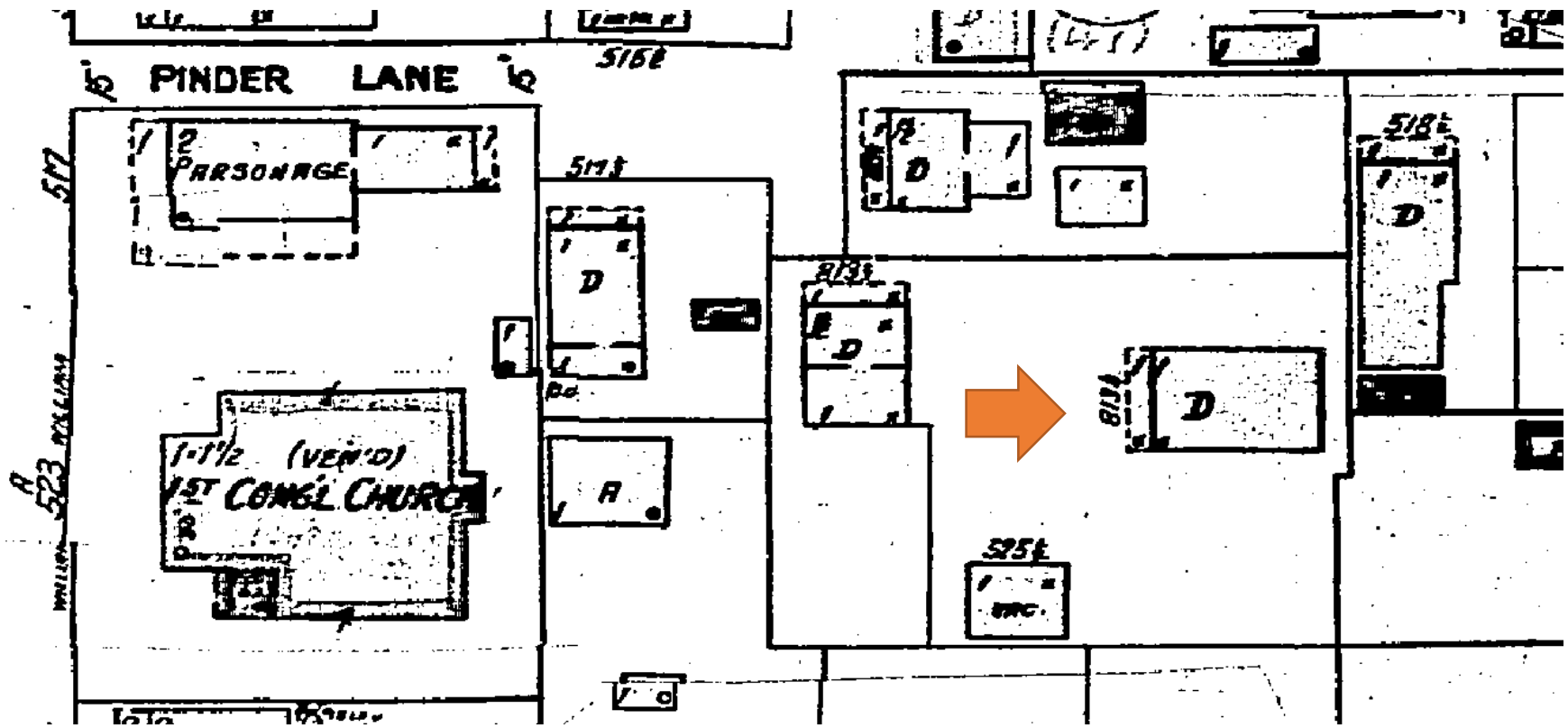
Thank you for your consideration in my application.

Sincerely,
Bill Marraccini

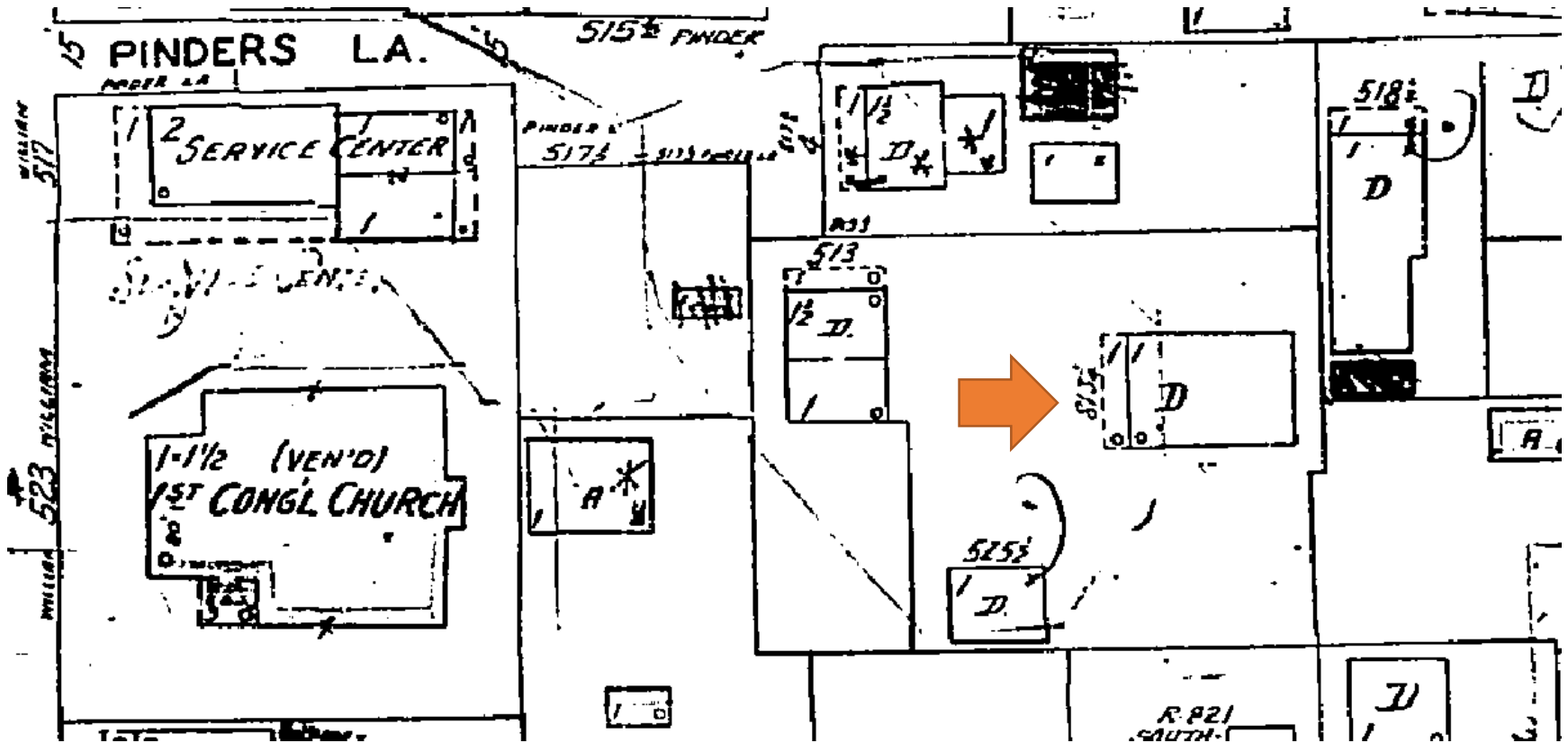
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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

























SURVEY

Boundary Survey Map of part of Lots 1 & 4, Square 47, Island of Key West

William St.

Margaret St.

LEGEND

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

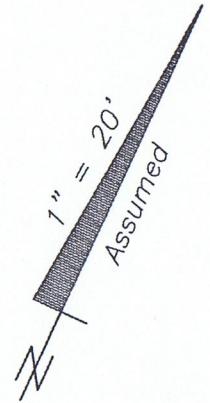
NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

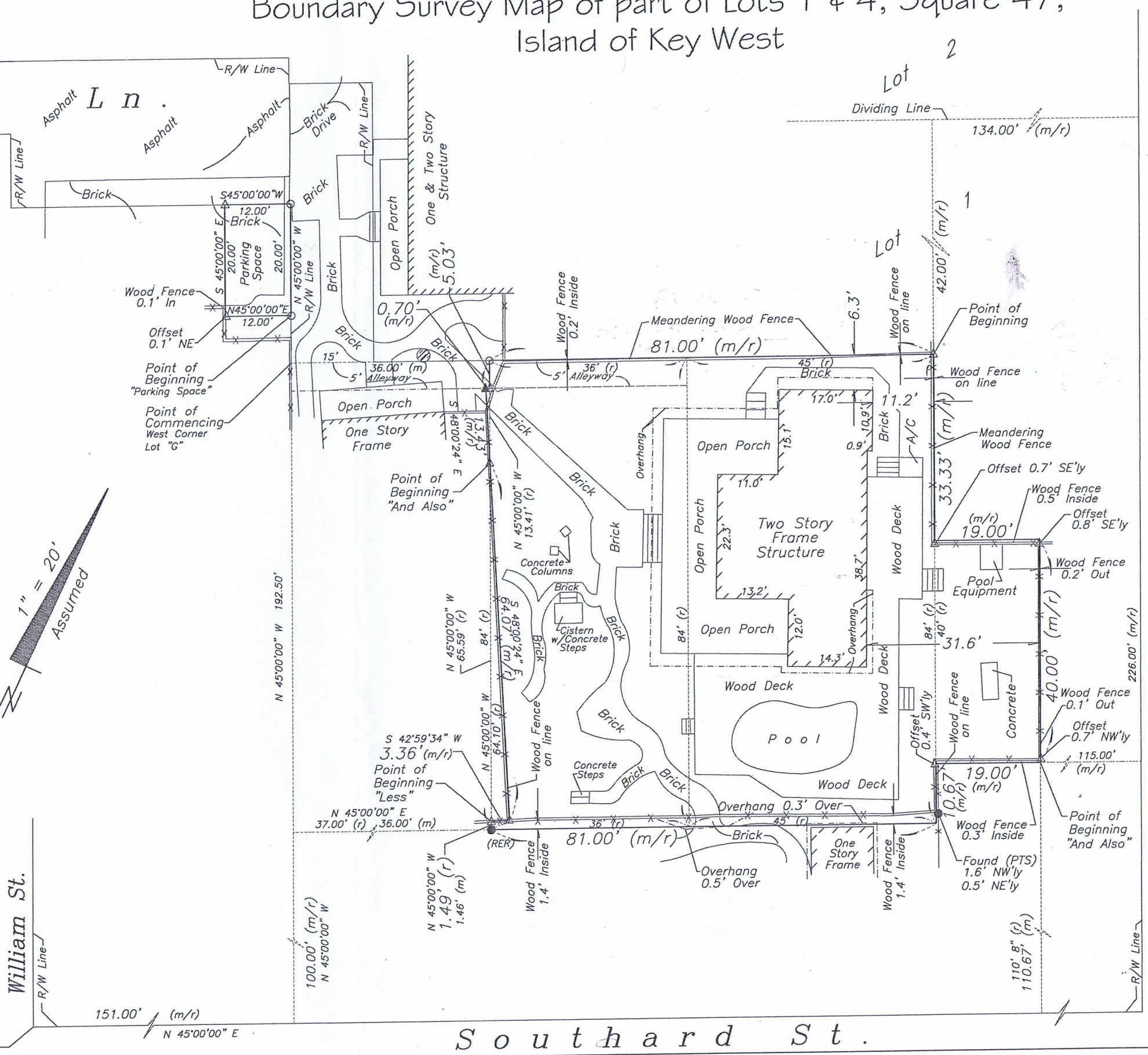
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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



Point of Commencing



Southard St.

Boundary Survey Report of part of Lots 1 & 4, Square 47, Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 6 Pinder Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the NW'ly R/W line of Southard St., as N 45°00'00" E.
8. Date of field work: March 7, 2015 and June 12, 2015.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot One in Square Forty-Seven and particularly described by metes and bounds as follows: COMMENCING at a point in said Lot One, distant One Hundred and Thirty-four (134) feet from Margaret Street and Forty-two (42) feet from the dividing line between Lots One and Two in said Square Forty-seven, and from said starting point run thence in a Southeasterly direction, and parallel with Margaret Street a distance of Eighty-four (84) feet; thence run at right angles in a Southwesterly direction a distance of Forty-five (45) feet; thence run at right angles in a Northwesterly direction a distance of Eighty-four (84) feet; thence run at right angles in a Northeasterly direction a distance of Forty-five (45) feet to the Point of Beginning together with the right of way over an alley way five (5) feet wide affording a passageway out to William Street.

ALSO: On the Island of Key West, part of Lots One and Four (1 & 4) of Square numbered Forty-seven (47) according to W.A. Whitehead's Map of said City but better known and described according to C.W. Tift's Map of Key West as a part of Lot in said Square Forty-seven (47) marked "G" and commencing at a point on North West line or boundary of said Lot Thirty-five (35) feet from the West corner of said Lot (being the corner nearest the alleyway leading in from William Street) and running along North West boundary line of said Lot "G" in a North East direction Thirty-six (36) feet; thence in a South East direction Eighty-four (84) feet; thence in a South West direction Thirty-six (36) feet; thence in a North West direction Eighty-four (84) feet to the Point of Beginning; subject to an alleyway of five feet wide and extending along the entire Northwest line or front of said Lot "G" which is reserved and dedicated as a right of way for the use and benefit of the said party of the second and other owners and occupants of said Lot "G" or any part thereof.

LESS AND EXCEPT;

On the Island of Key West, Part of Lot 4, Square 47, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829: COMMENCING at the intersection of the Northeasterly right-of-way line of William Street and the Northwesterly right-of-way line of Southard Street and running thence on the said Northwesterly right-of-way line of the said Southard Street on an assumed bearing of N 45°00'00" E a distance of 151.00 feet; thence bear N 45°00'00" W a distance of 100.00 feet to a point; thence bear N 45°00'00" E a distance of 37.00 feet; thence N 45°00'00" W for a distance of 1.49 feet to the Point of Beginning; thence continue N 45°00'00" W for a distance of 64.10 feet; thence S 48°00'24" E for a distance of 64.07 feet; thence S 42°59'34" W for a distance of 3.36 feet back to the Point of Beginning, containing 108 square feet, more or less.

AND ALSO;

On the Island of Key West, Part of Lot 4, Square 47, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829: COMMENCING at the intersection of the Northeasterly right-of-way line of William Street and the Northwesterly right-of-way line of Southard Street and running thence on the said Northwesterly right-of-way line of the said Southard Street on an assumed bearing of N 45°00'00" E a distance of 151.00 feet; thence bear N 45°00'00" W a distance of 100.00 feet to a point; thence bear N 45°00'00" E a distance of 37.00 feet; thence N 45°00'00" W for a distance of 65.59 feet to the Point of Beginning; thence continue N 45°00'00" W for a distance of 13.41 feet; thence S 45°00'00" W for a distance of 0.70 feet; thence S 48°00'24" E for a distance of 13.43 feet back to the Point of Beginning, containing 5 square feet, more or less.

AND ALSO;

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot 1 in Square 47: COMMENCING at a point in said Lot 1 distant 115 feet from Margaret Street and 110 feet and 8 inches from Southard Street; thence in a Northwesterly direction and parallel to Margaret Street 40 feet; thence at right angles in a Southwesterly direction 19 feet; thence at right angles in a Southeasterly direction 40 feet; thence at right angles in a Northeasterly direction 19 feet back to the Place of Beginning.

PROPOSED 6 PINDER LANE PARKING SPACE: (Authored by the undersigned)

On the Island of Key West, Part of Lot 4, Square 47, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829: COMMENCING at the intersection of the Northeasterly right-of-way line of William Street and the Northwesterly right-of-way line of Southard Street and running thence on the said Northwesterly right-of-way line of the said Southard Street on an assumed bearing of N 45°00'00" E a distance of 151.00 feet; thence bear N 45°00'00" W a distance of 192.50 feet to the Point of Beginning; thence continue N 45°00'00" W for a distance of 20.00 feet; thence S 45°00'00" W for a distance of 12.00 feet; thence S 45°00'00" E for a distance of 20.00 feet; thence N 45°00'00" E for a distance of 12.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: William J. Marraccini;
Stones & Cardenas;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

J. LYNN O'FLYNN, INC.

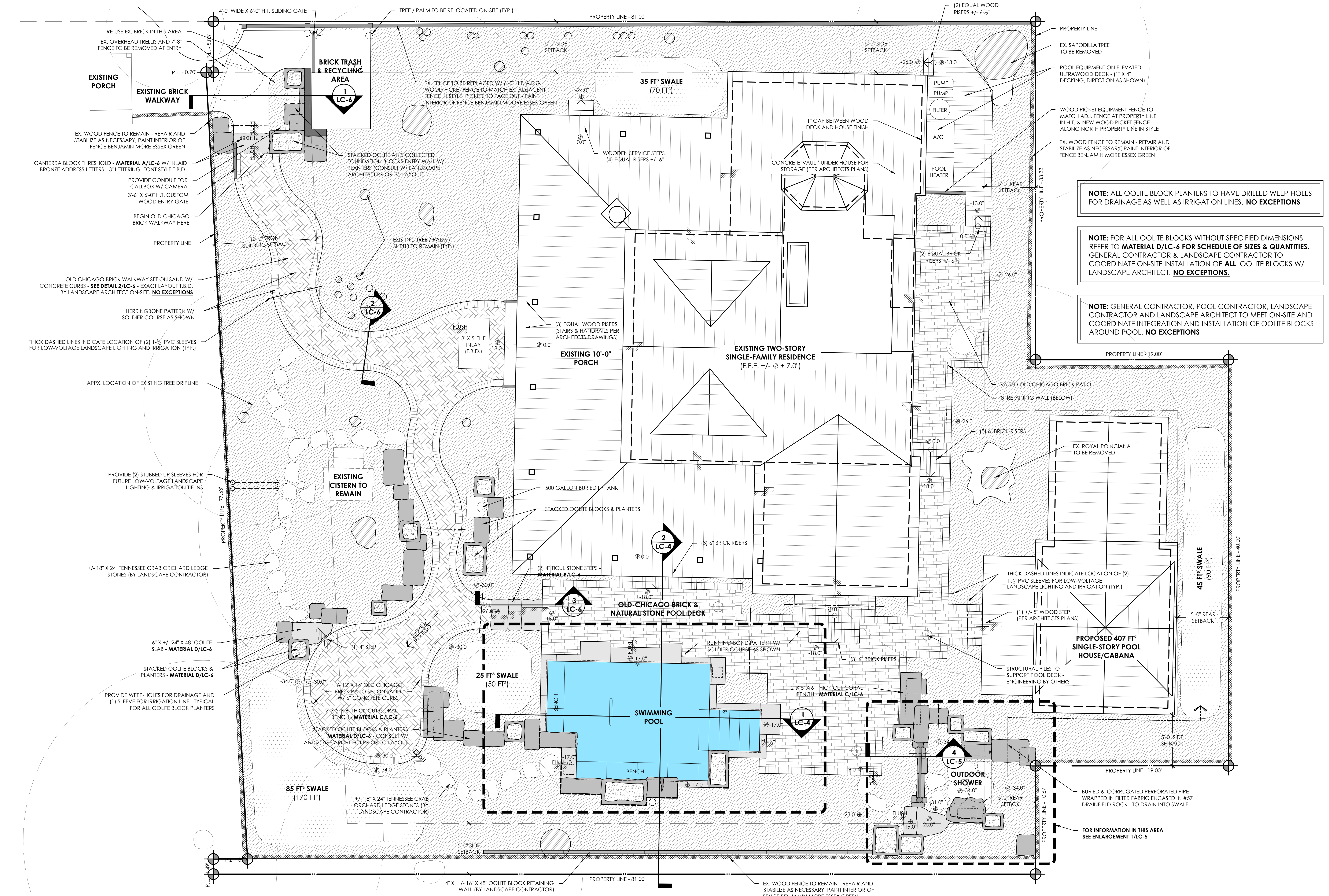
J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 25, 2015

Updated to show bricking/overhangs 6/15/15

THIS SURVEY
IS NOT
ASSIGNABLE

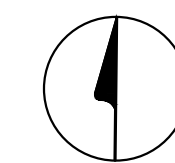
PROPOSED DESIGN

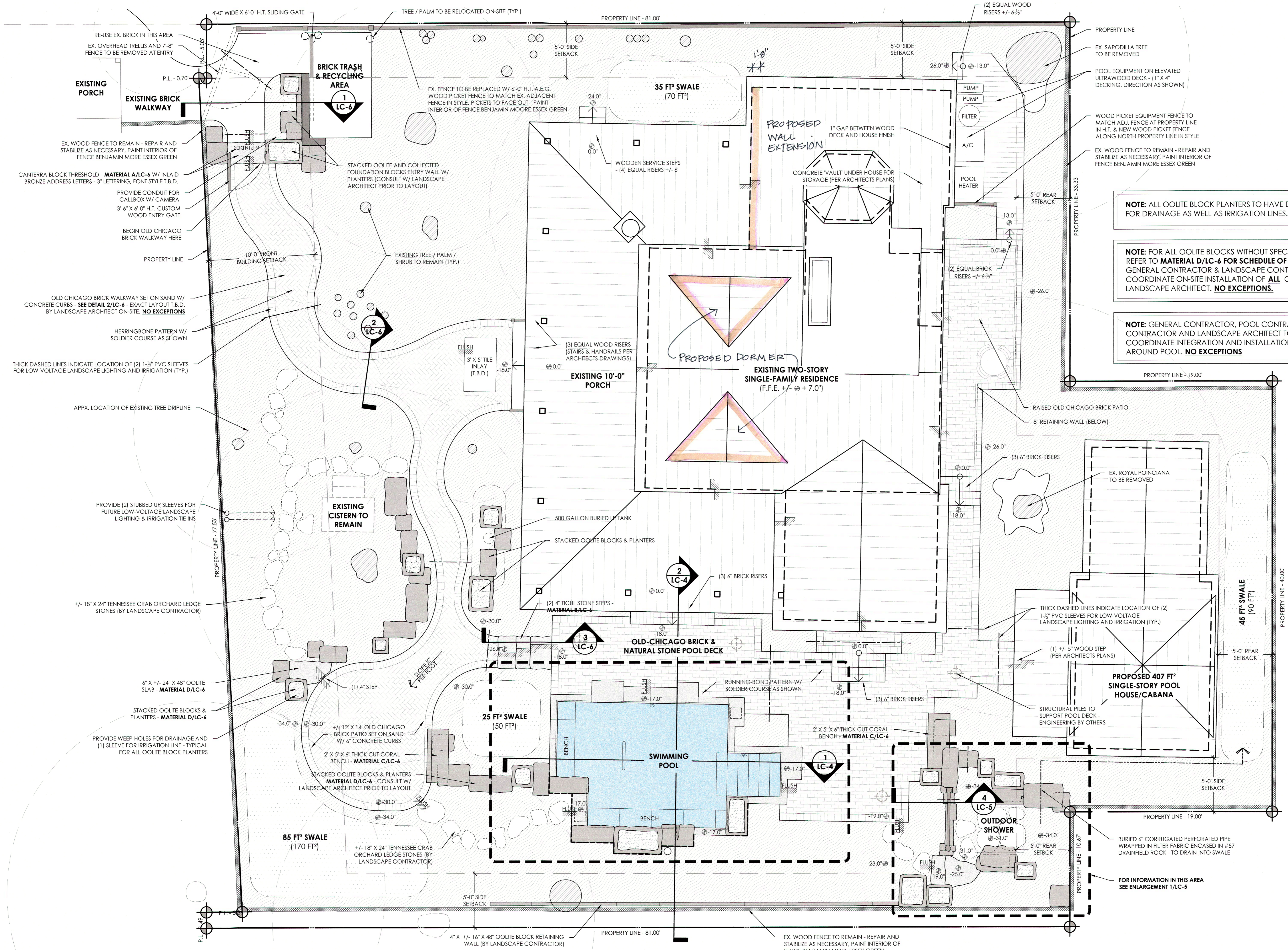


NOTE: ALL OOLITE BLOCK PLANTERS TO HAVE DRILLED WEEP-HOLES FOR DRAINAGE AS WELL AS IRRIGATION LINES. **NO EXCEPTIONS**

NOTE: FOR ALL OOLITE BLOCKS WITHOUT SPECIFIED DIMENSIONS REFER TO **MATERIAL D/LC-6 FOR SCHEDULE OF SIZES & QUANTITIES**. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR TO COORDINATE ON-SITE INSTALLATION OF ALL OOLITE BLOCKS W/ LANDSCAPE ARCHITECT. **NO EXCEPTIONS.**

NOTE: GENERAL CONTRACTOR, POOL CONTRACTOR, LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT TO MEET ON-SITE AND COORDINATE INTEGRATION AND INSTALLATION OF OOLITE BLOCKS AROUND POOL. **NO EXCEPTIONS**

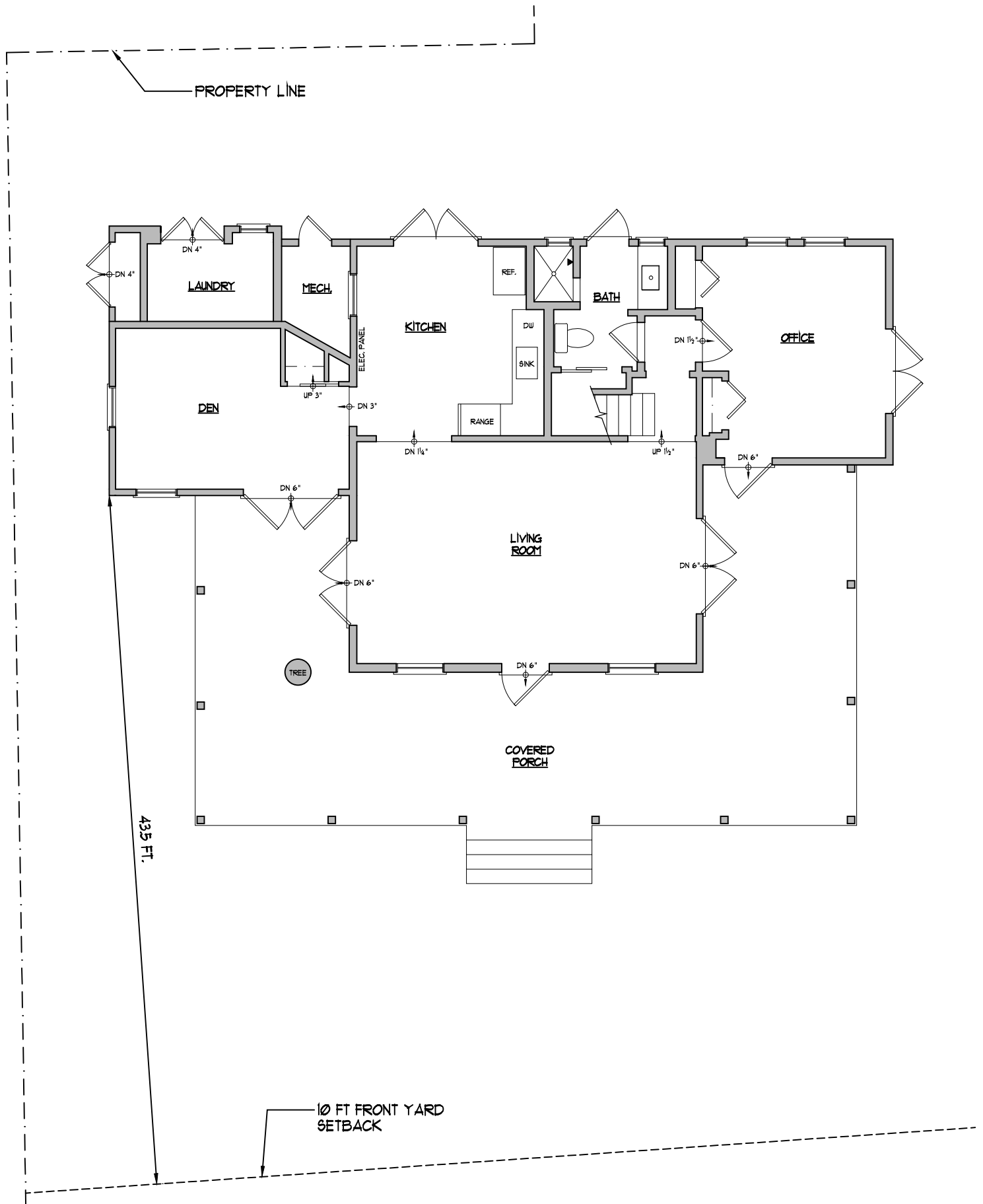




NOTE: ALL OOLITE BLOCK PLANTERS TO HAVE DRILLED WEEP-HOLES FOR DRAINAGE AS WELL AS IRRIGATION LINES. NO EXCEPTIONS

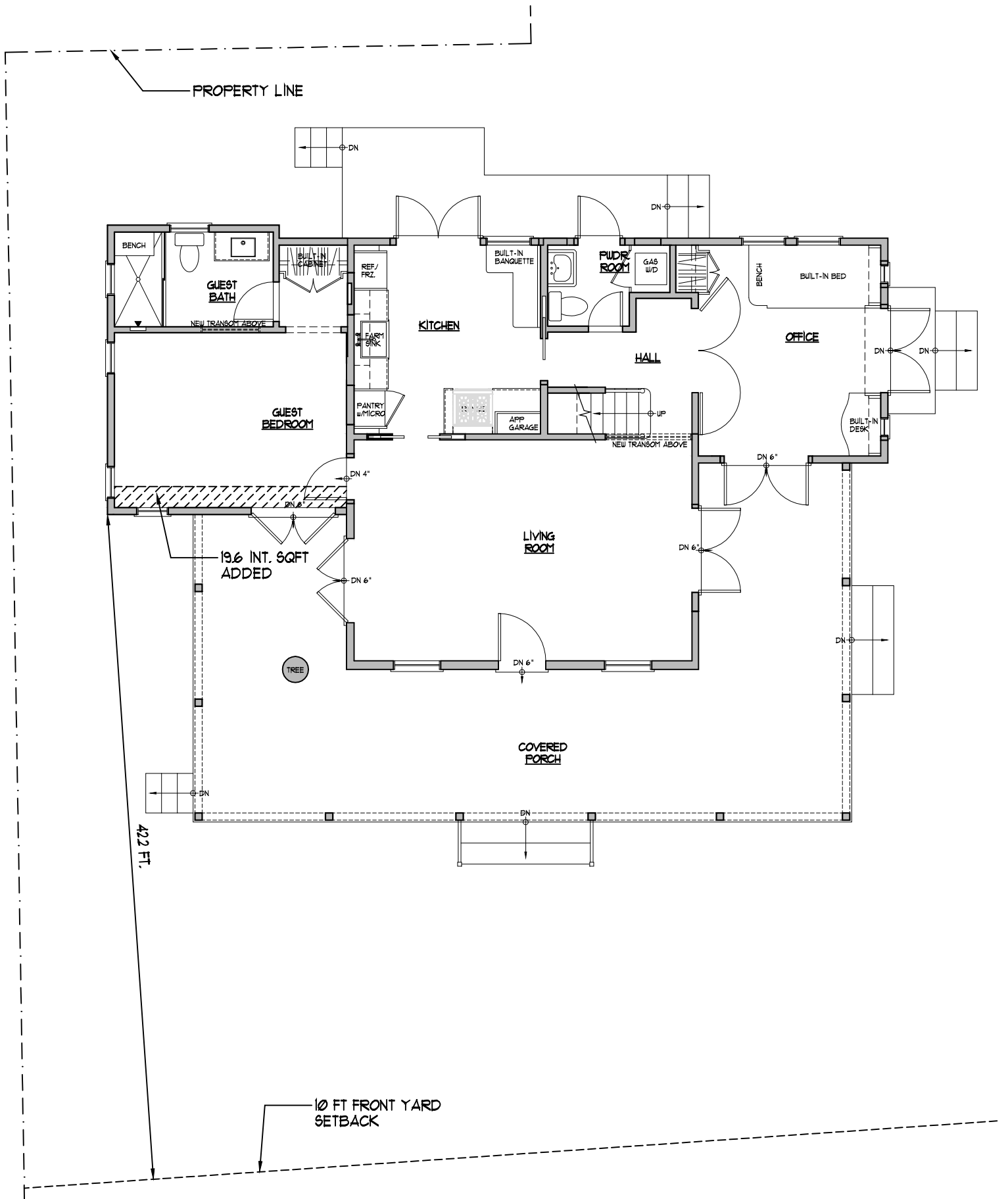
NOTE: FOR ALL OOLITE BLOCKS WITHOUT SPECIFIED DIMENSIONS REFER TO MATERIAL D/LC-6 FOR SCHEDULE OF SIZES & QUANTITIES. GENERAL CONTRACTOR & LANDSCAPE CONTRACTOR TO COORDINATE ON-SITE INSTALLATION OF ALL OOLITE BLOCKS W/ LANDSCAPE ARCHITECT. NO EXCEPTIONS.

NOTE: GENERAL CONTRACTOR, POOL CONTRACTOR, LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT TO MEET ON-SITE AND COORDINATE INTEGRATION AND INSTALLATION OF OOLITE BLOCKS AROUND POOL. NO EXCEPTIONS



EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

6 PINDER LANE
 KEY WEST, FL



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

6 PINDER LANE
KEY WEST, FL



3 EXISTING REAR ELEVATION
 AB201 SCALE: 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION
 AB201 SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION
 AB201 SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
 AB201 SCALE: 1/4" = 1'-0"

PRELIMINARY BID 9/22/15

NO.	REVISIONS / ISSUES	DATE

ANDERSON
 CAMPANELLA
 AC
 120 EAST
 RIVER ROAD
 RUMSON NJ
 07760
 TEL: 732-219-0014
 FAX: 732-219-0106

JAMES C. ANDERSON
 N.J. LIC. AI 11931
 FELICIA J. CAMPANELLA
 N.J. LIC. AI 11797

PROJECT:
MARRACCINI RESIDENCE
6 PINDER LANE
KEY WEST, FLORIDA

SHEET TITLE:
EXISTING
EXTERIOR ELEVATIONS

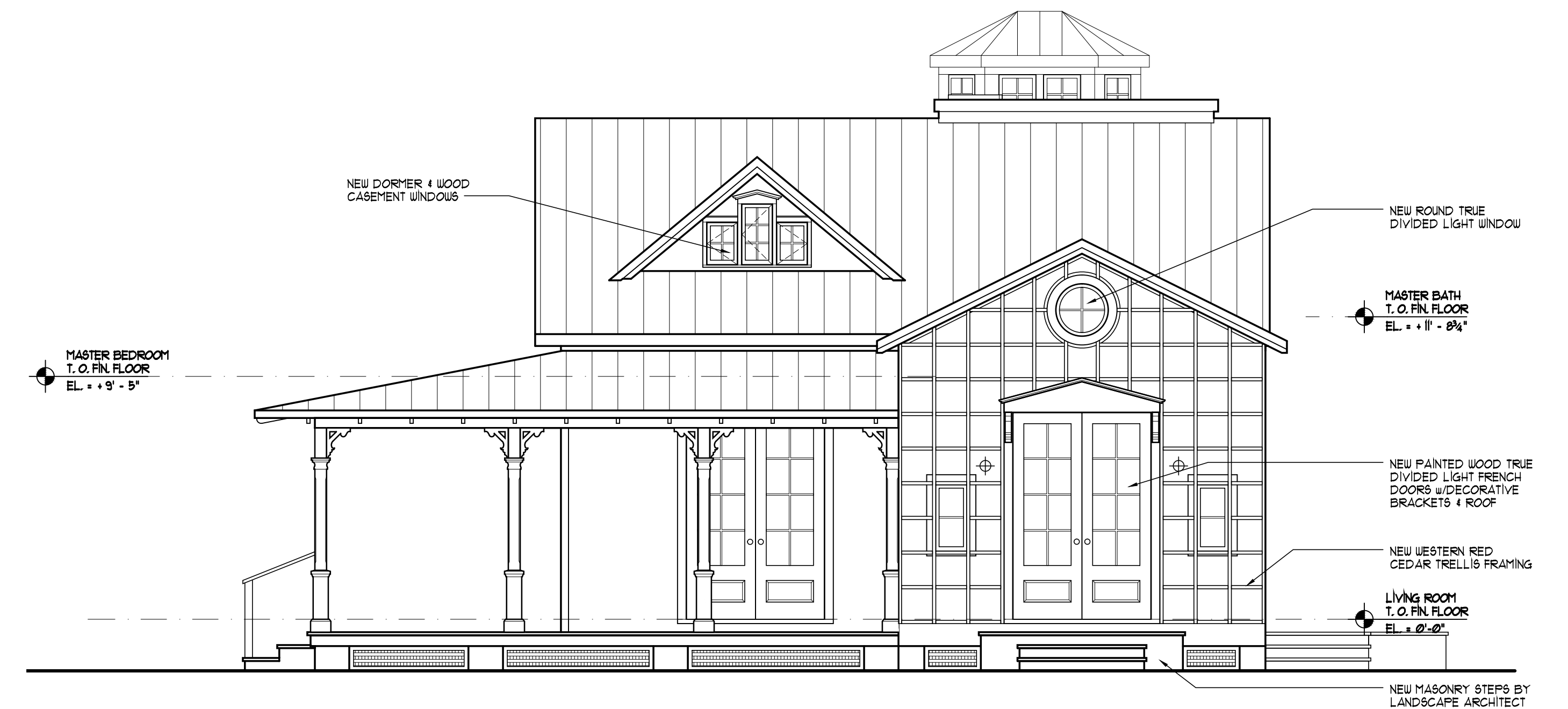
SCALE: JOB NO.:
As NOTED 1514

DRAWN: SHEET NO.:
KMW

CHKD: **AB201**



REAR ELEVATION (NORTHEAST)
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (NORTHWEST)
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (SOUTHEAST)
SCALE: 1/4" = 1'-0"



FRONT ELEV (SOUTHWEST)
SCALE: 1/4" = 1'-0"



Harold J Weinberg, MD
NYU NEUROLOGY CONSULTANTS OF NY
650 First Avenue
4th Floor
New York NY 10016-3240
Phone: 212-889-1931
Fax: 212-779-9699

December 4, 2015

Patient: **Mr. WILLIAM Marracini**
Date of Birth: **7/27/1953**
Date of Visit: **12/4/2015**

To Whom it May Concern:

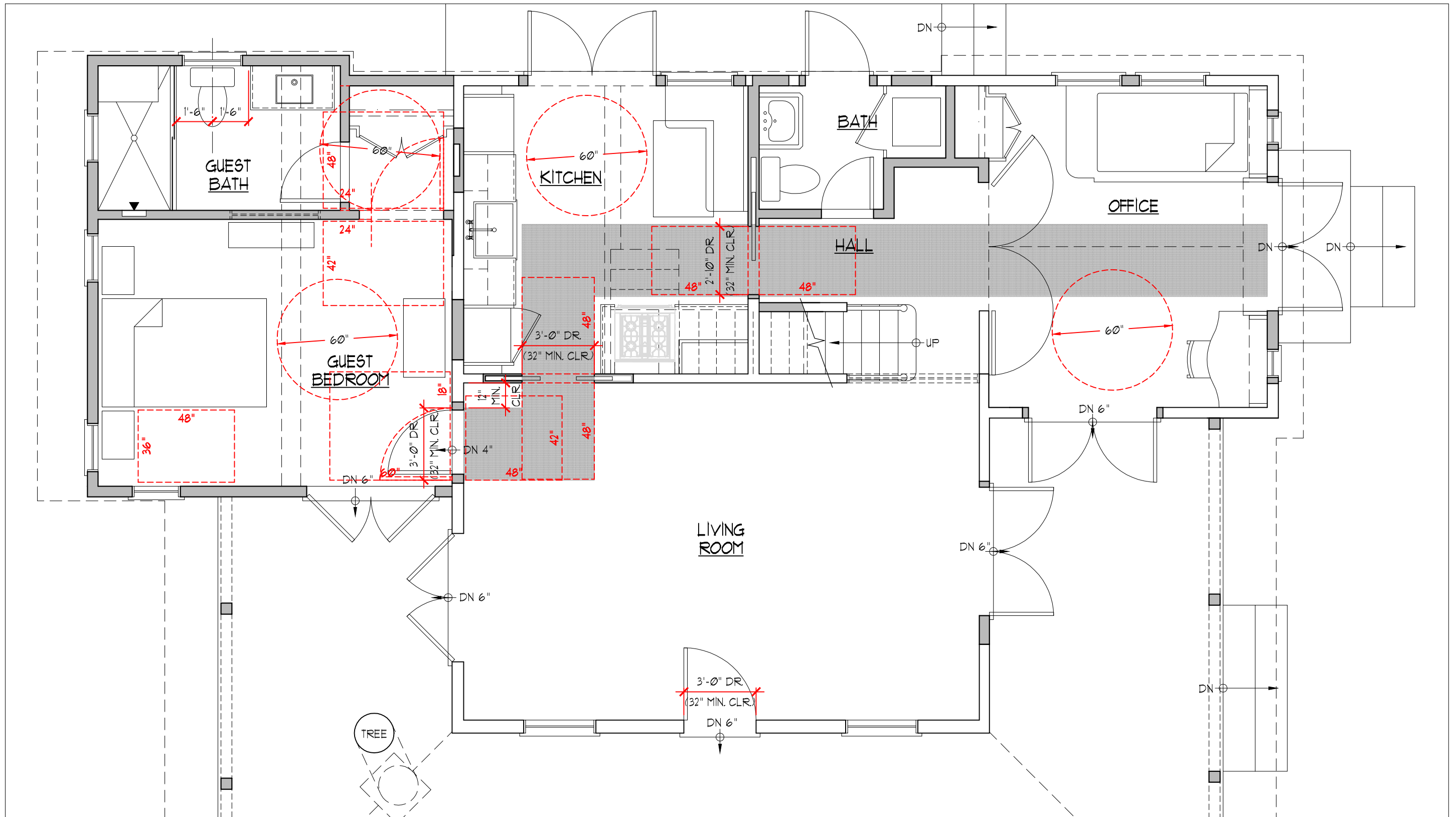
Mr. William Marracini has been a patient of mine for over 15 years. He has been diagnosed with Multiple Sclerosis. We have been treating his disease with Avonex Betaseron an intra-muscular injection self-administered weekly. We monitor the continued effectiveness of the medication through annual MRI.

As I am sure you are aware MS is a progressive disease and the medications slow the process, but does not provide a cure.

Sincerely,

A handwritten signature in black ink, appearing to read "HJW", written over a horizontal line.

Harold J Weinberg, MD



FIRST FLOOR PLAN - ADA OVERLAY
 SCALE: 1/4" = 1'-0"

Jan 24th 2016 - Before



Jan 29th 2016 - After



1



Jan 24th 2016 - Before



Jan 29th 2016 - After



2



Jan 24th 2016 - Before



Jan 29th 2016 - After



3



4

Jan 24th 2016 - Before



Jan 29th 2016 - After



Jan 24th 2016 - Before

5



Jan 29th 2016 - After



Jan 24th 2016 - Before



Jan 29th 2016 - After



6



Jan 24th 2016 - Before



Jan 29th 2016 - After



7



Jan 24th 2016 - Before



Jan 29th 2016 - After

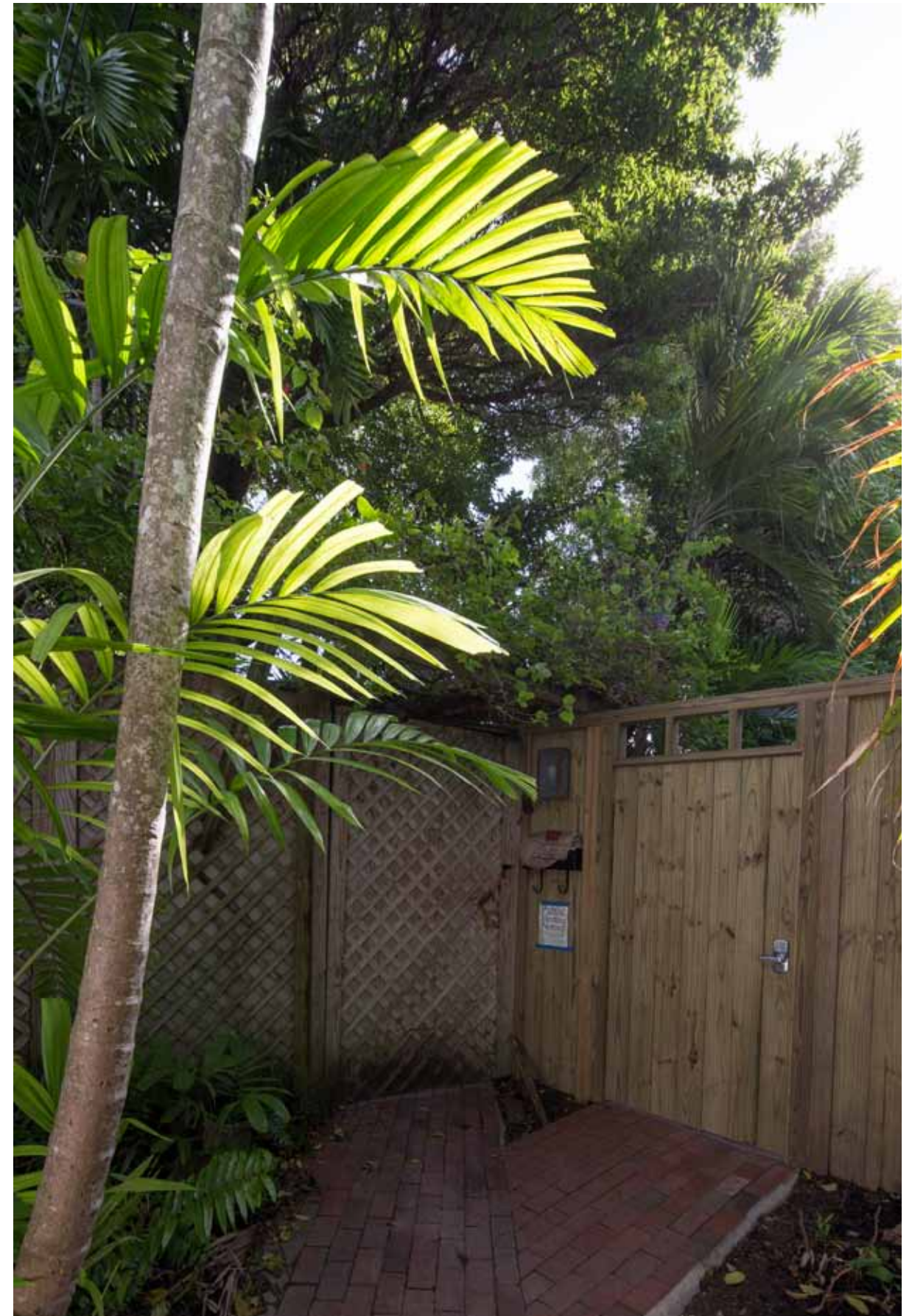


9

Jan 24th 2016 - Before



Jan 29th 2016 - After



10

Jan 24th 2016 - Before



Jan 29th 2016 - After



11

Jan 24th 2016 - Before



Jan 29th 2016 - After



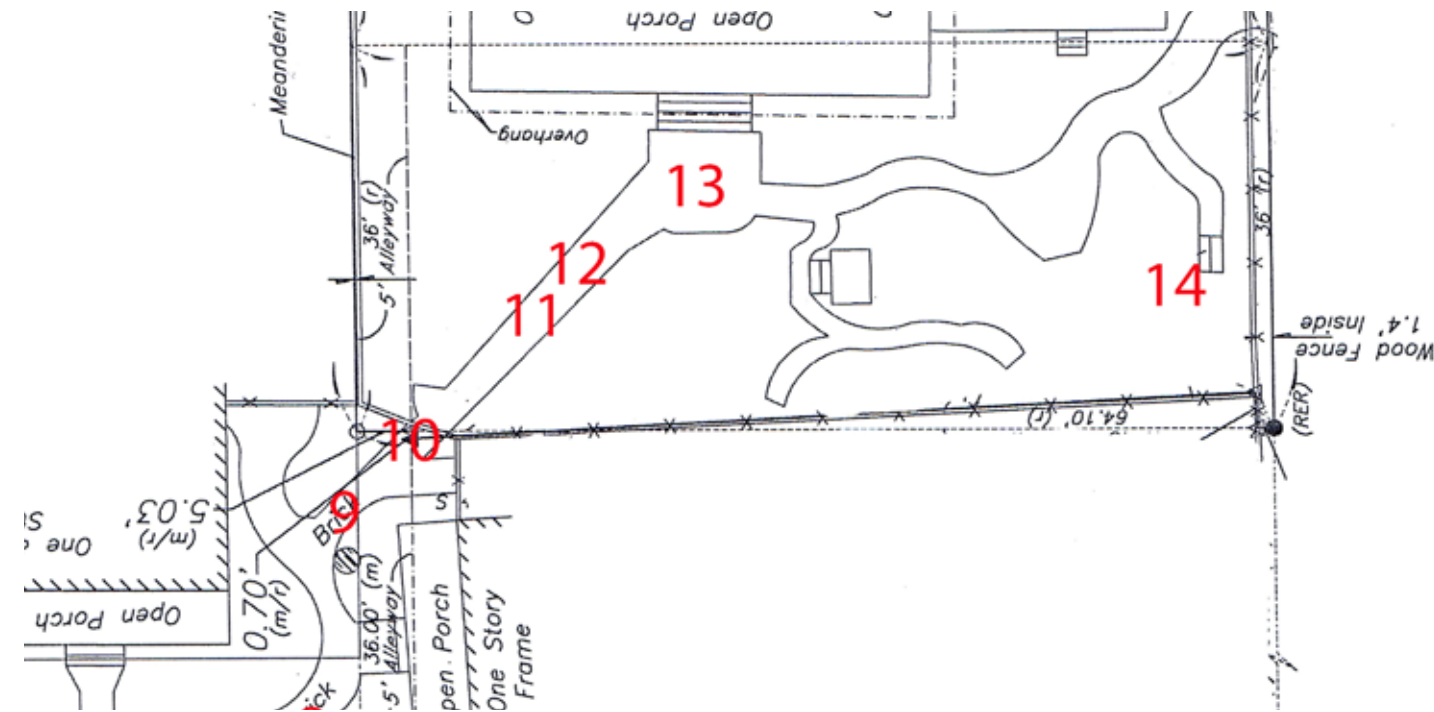
Jan 24th 2016 - Before



Jan 29th 2016 - After



12



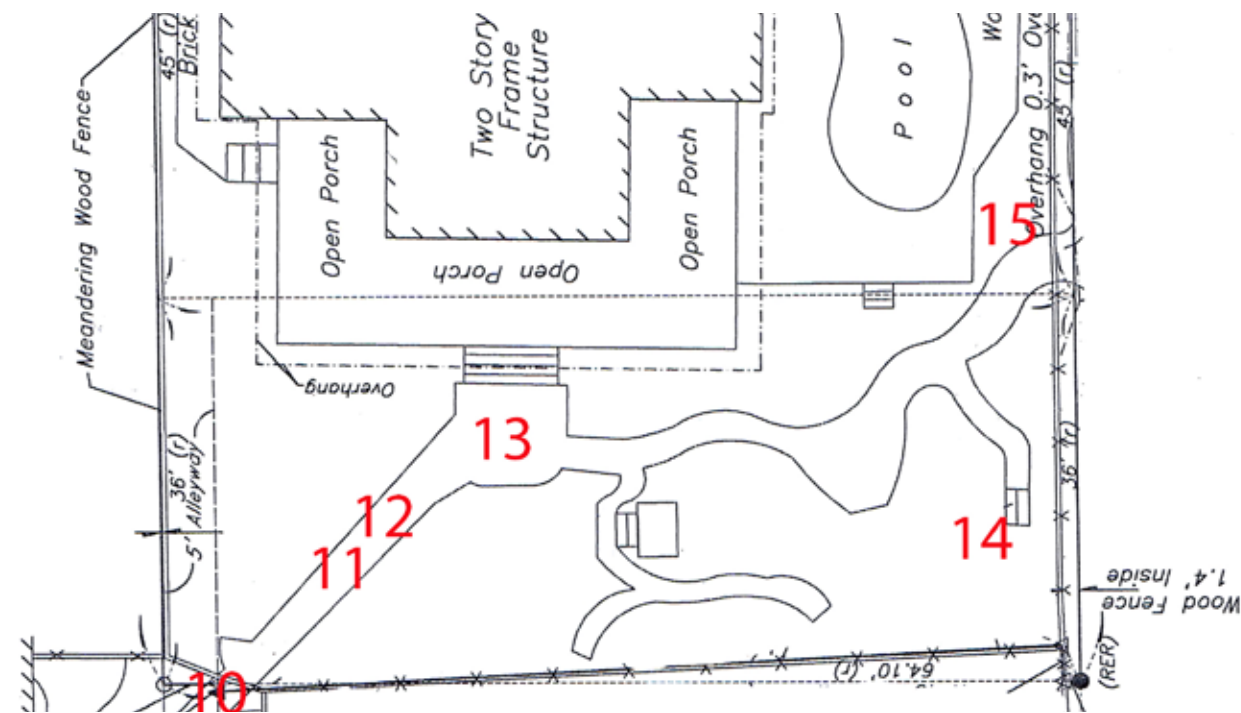
Jan 24th 2016 - Before



Jan 29th 2016 - After



13



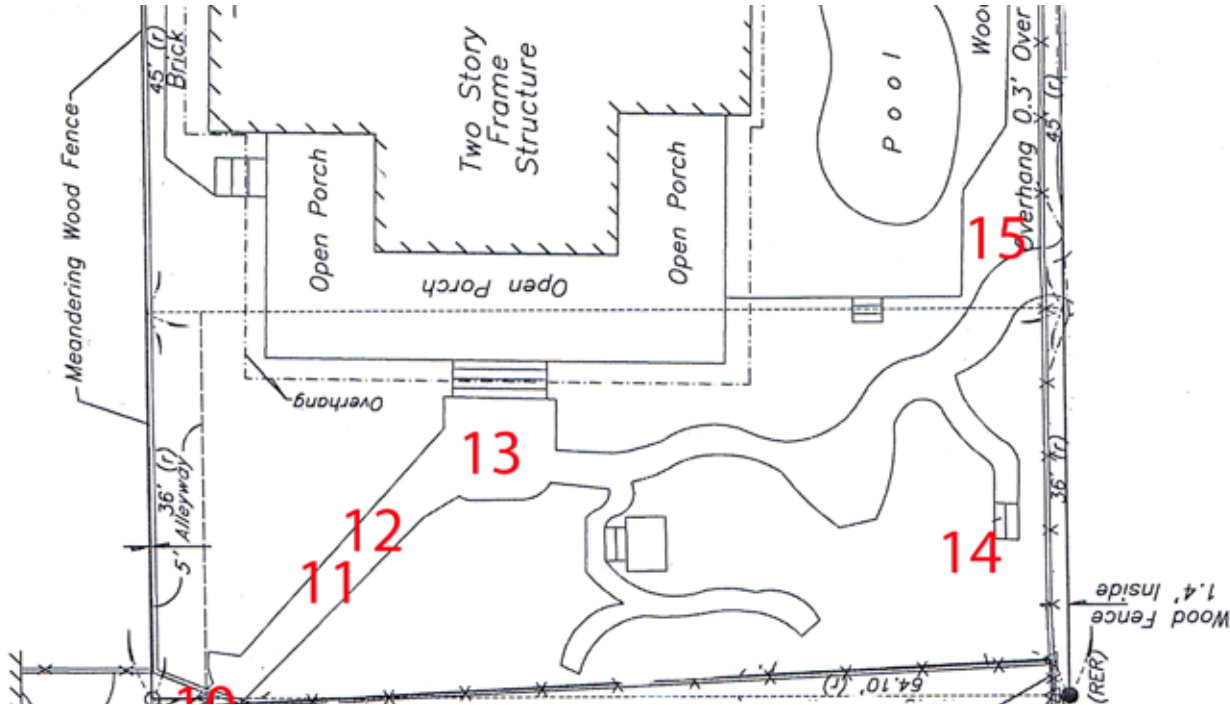
Jan 24th 2016 - Before



Jan 29th 2016 - After



14



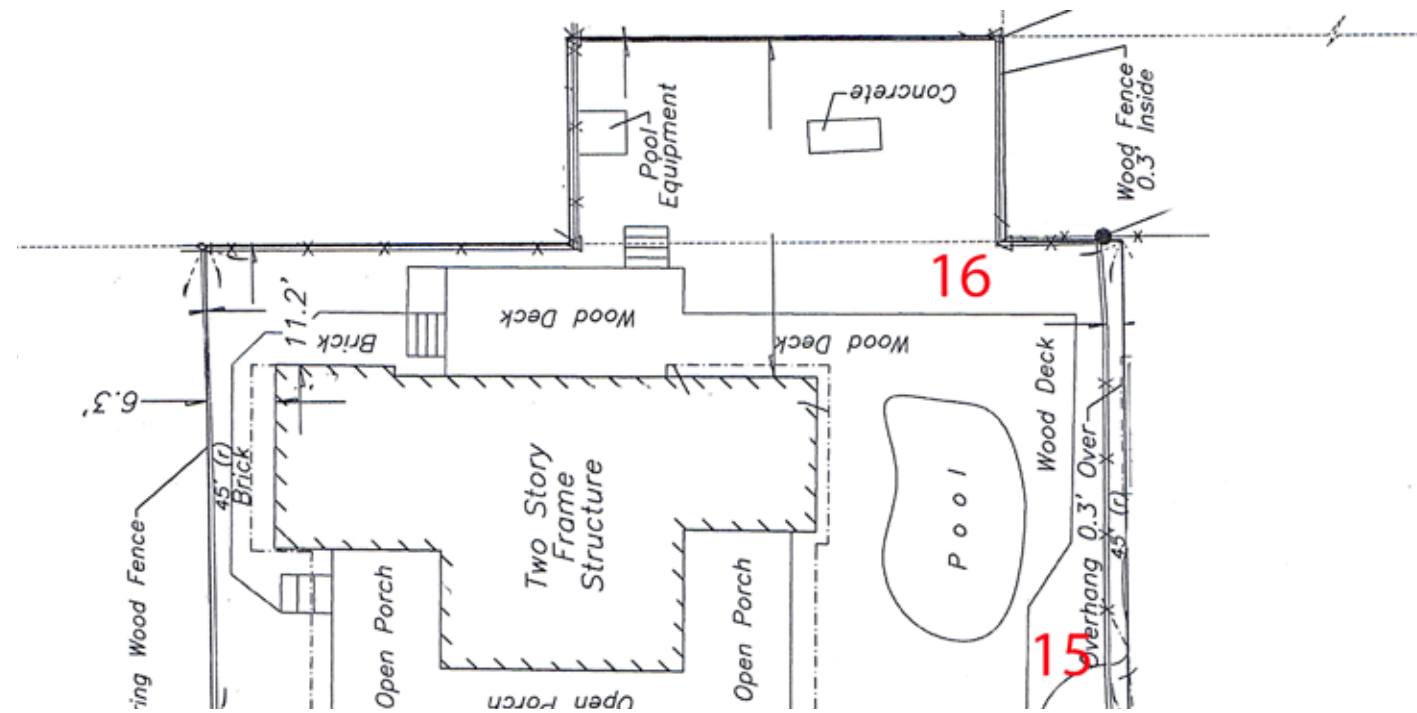
Jan 24th 2016 - Before



Jan 29th 2016 - After



15



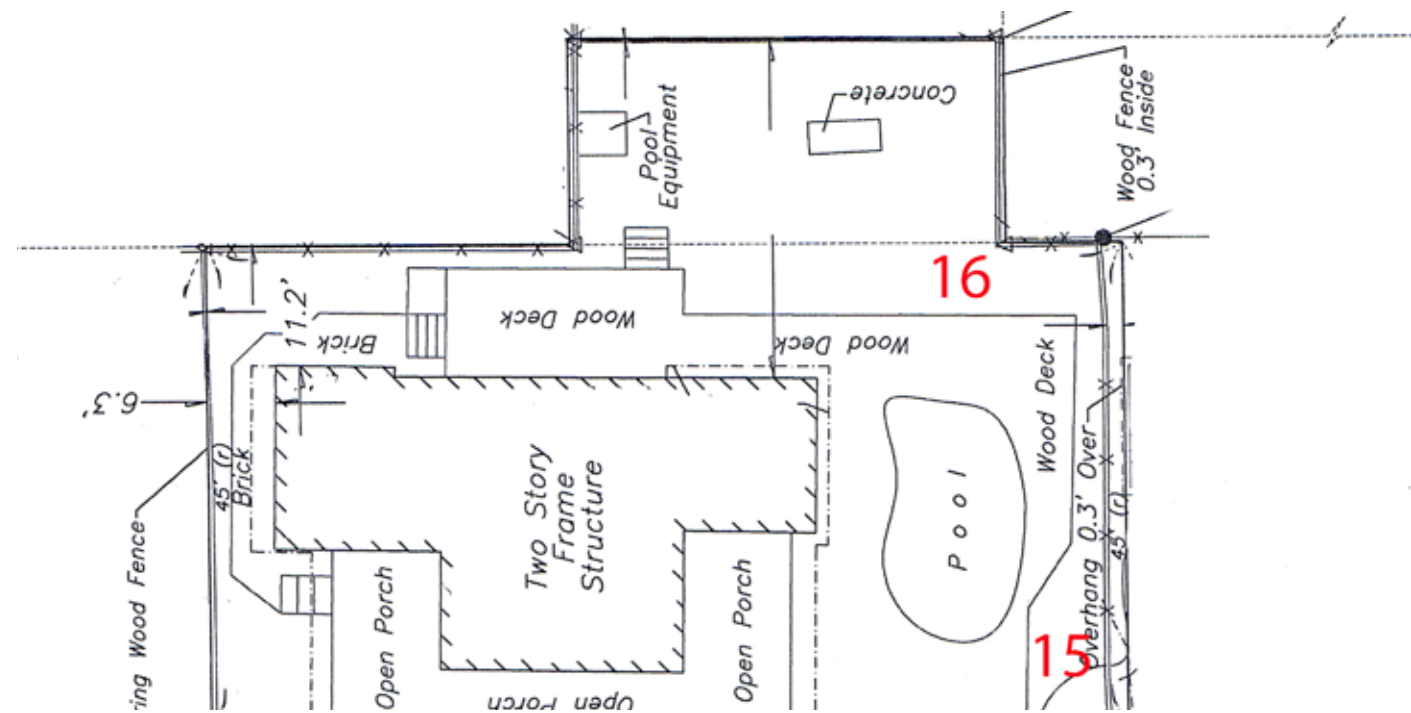
Jan 24th 2016 - Before



Jan 29th 2016 - After



16



Jan 24th 2016 - Before



Jan 29th 2016 - After



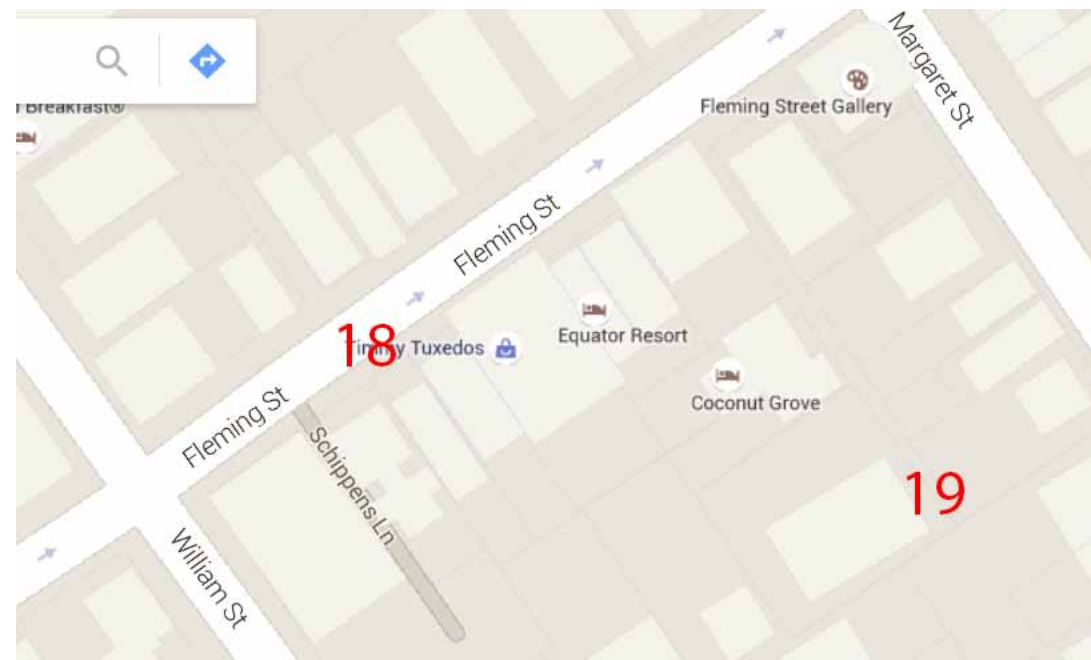
Jan 24th 2016 - Before



Jan 29th 2016 - After



18



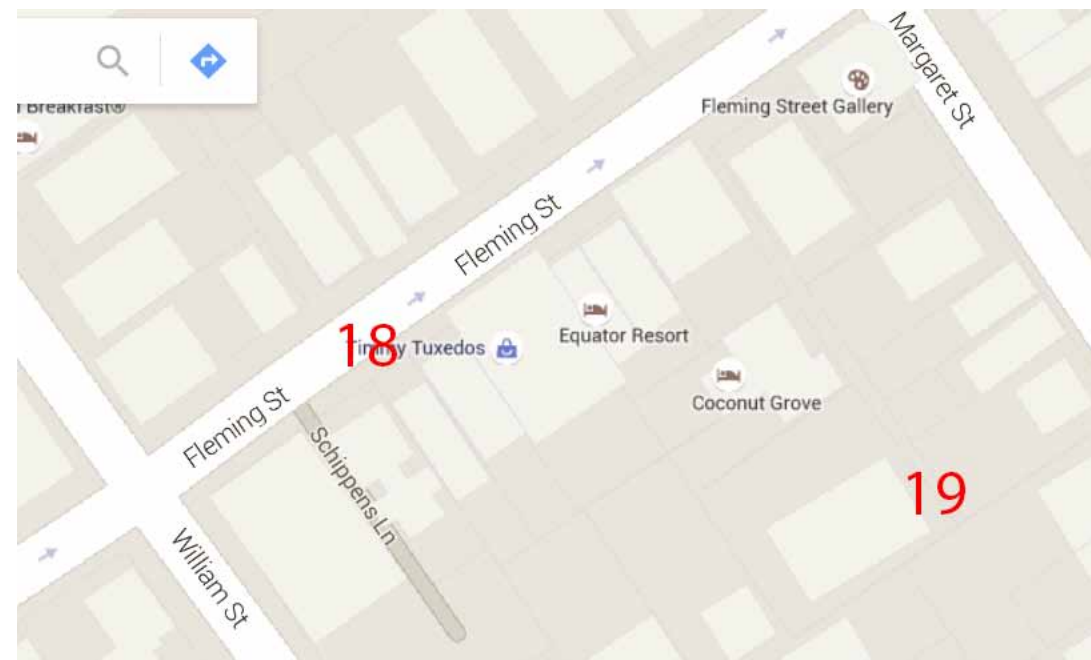
Jan 24th 2016 - Before



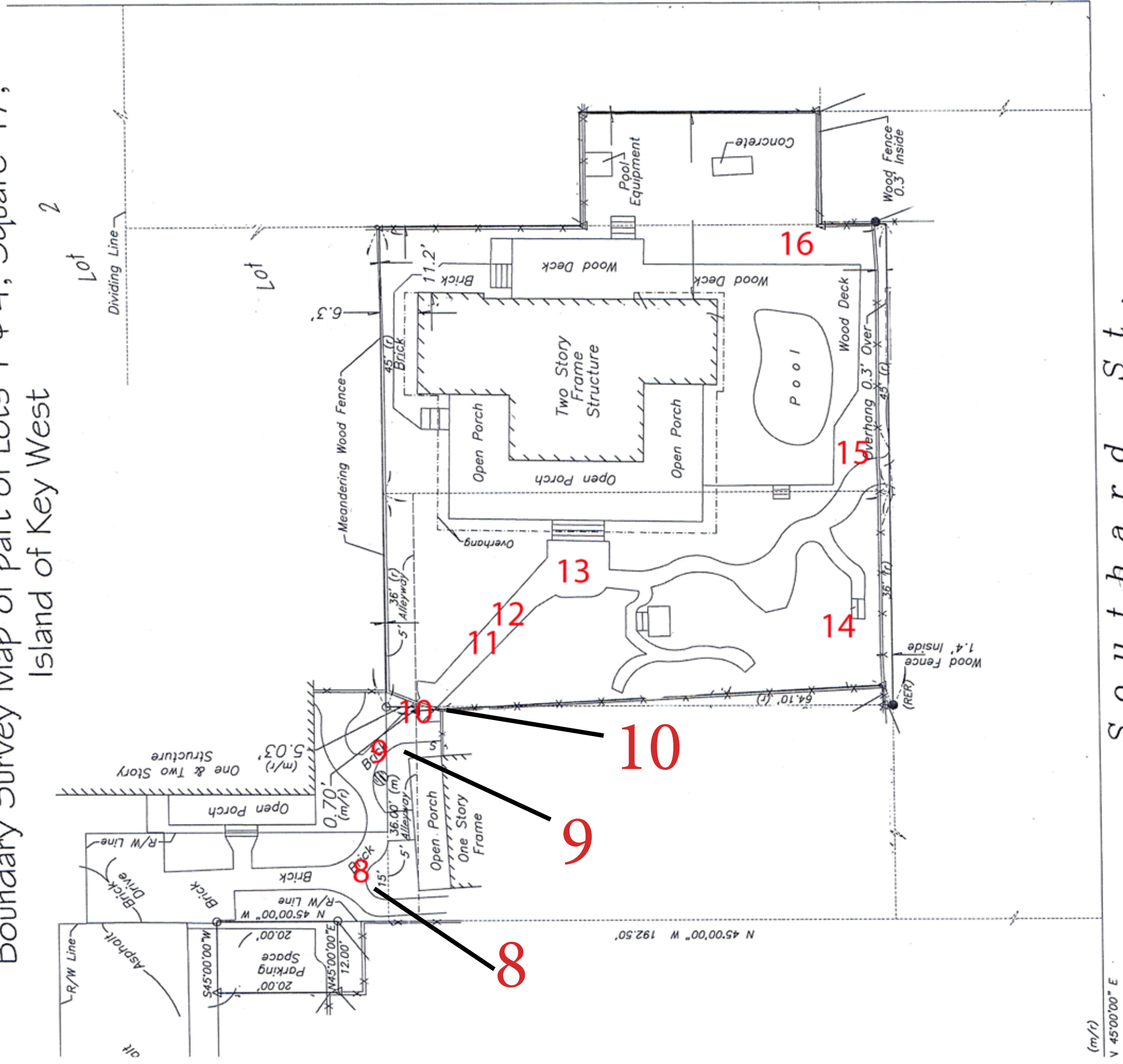
Jan 29th 2016 - After



19



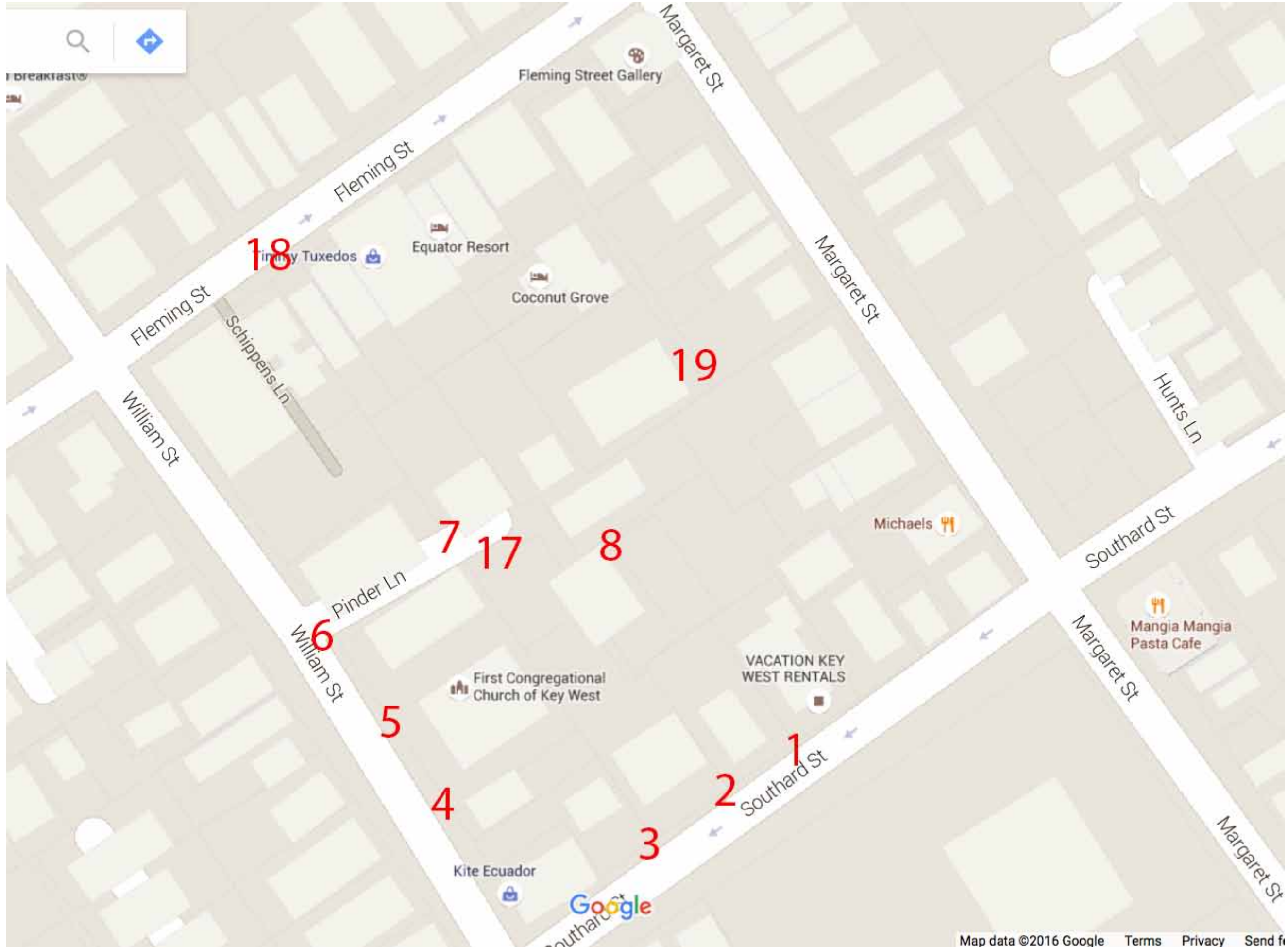
Boundary Survey Map of part of Lots 1 & 4, Square 47,
Island of Key West

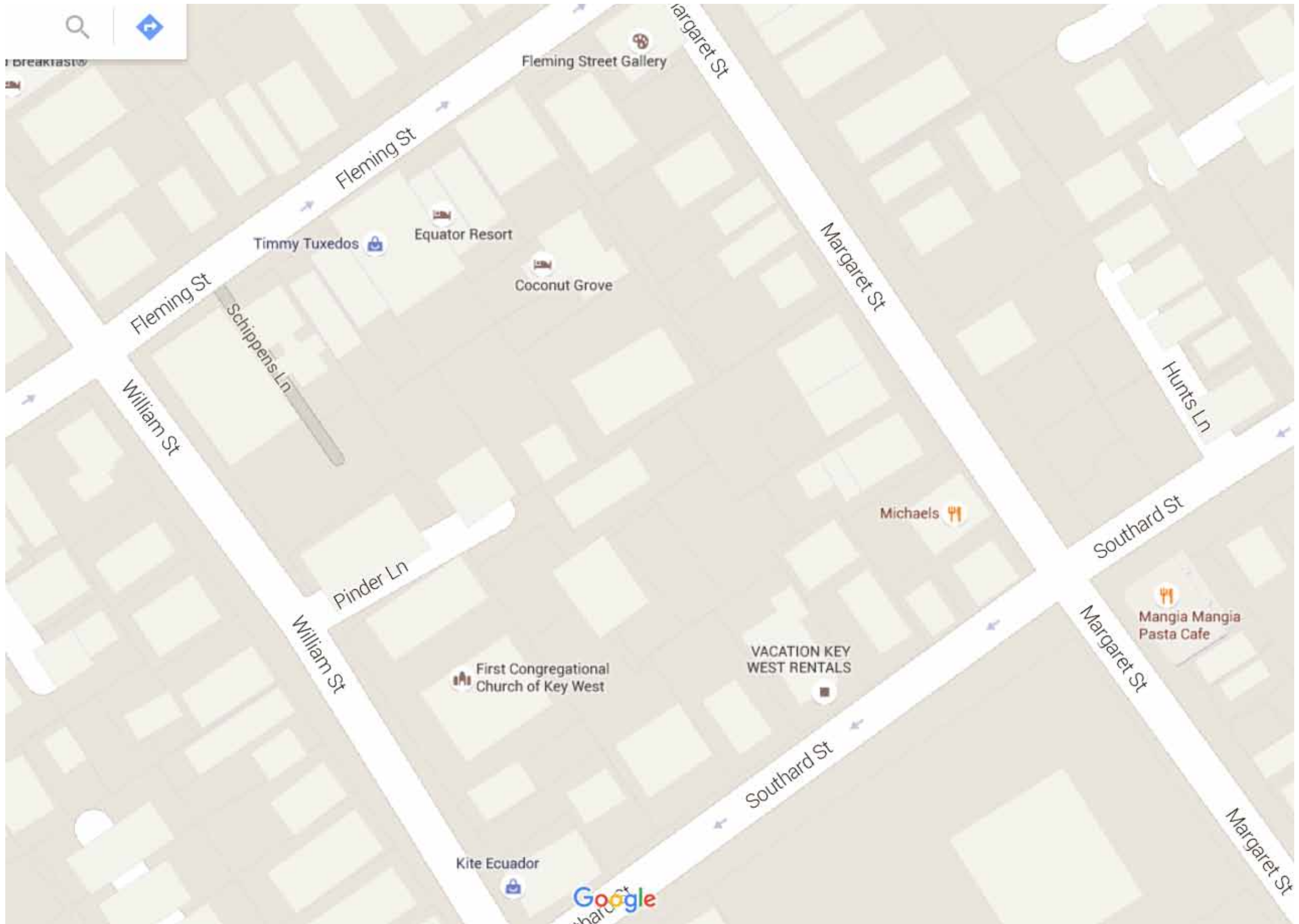


M a r g a r e t
S t .

S o u t h a r d S t .

(m/r)
V 45°00'00" E





Breakfast

Fleming Street Gallery

Timmy Tuxedos

Equator Resort

Coconut Grove

Michaels

Mangia Mangia Pasta Cafe

VACATION KEY WEST RENTALS

First Congregational Church of Key West

Kite Ecuador

Google

PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2016-2**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO A MINIMUM SIDE YARD SETBACK ON PROPERTY LOCATED AT 6 PINDER LANE (RE # 00008180-000000; AK # 1008443) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-630(6) b., OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to enclose an existing side porch to a one story single family residence within the side yard setback on the property located at 6 Pinder Lane (RE # 00008180-000000; AK # 1008443); and

WHEREAS, the structure has an existing non-conformity to the side yard setback requirements as permitted in the HHDR zoning district; and


WHEREAS, Section 122-630 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum side yard setback is 8.5 feet; and


WHEREAS, the proposed rear yard setback is 6 feet; and

WHEREAS, the applicant requests a variance to the side yard setback; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 21, 2016; and

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



Chairman


Planning Director

structures or buildings in the same district; and

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

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

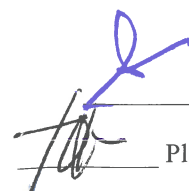
WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on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

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

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

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

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



Chairman

Planning Director

WHEREAS, the Planning Board finds that the granting of the variance does not permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district; and

WHEREAS, the Planning Board finds that the granting of the variance does not increase or have the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or the LDRs.


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

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


Section 2. An approval by Resolution of the Key West Planning Board for a variance to allow the enclosure of the existing porch to an one story single family residence at the front side of the property per the attached plan stamped on November 12, 2015 by Thomas E. Pope, Professional Architect, on property located at 6 Pinder Lane (RE # 00008180-000000; AK # 1008443) in the HHDR Zoning District pursuant to Section 90-395, Sections 122-630(6)b, of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans stamped on November 12, 2015 by Thomas E. Pope, Professional Architect. No approval granted for any other work or improvements shown on the plans other than the enclosure of the existing porch to a one story single family residence at the front side of the property.



Chairman



Planning Director

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

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

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45)



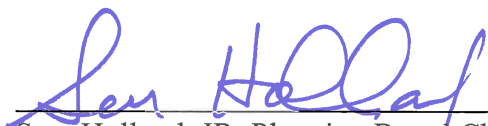
Chairman

Planning Director

day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of January 2016.


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



Sam Holland, JR, Planning Board Chairman
1/26/16

Date

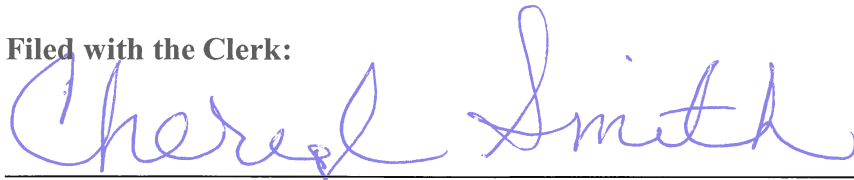
Attest:



Thaddeus Cohen, Planning Director
1/27/16

Date

Filed with the Clerk:



Cheryl Smith, City Clerk
1-26-16

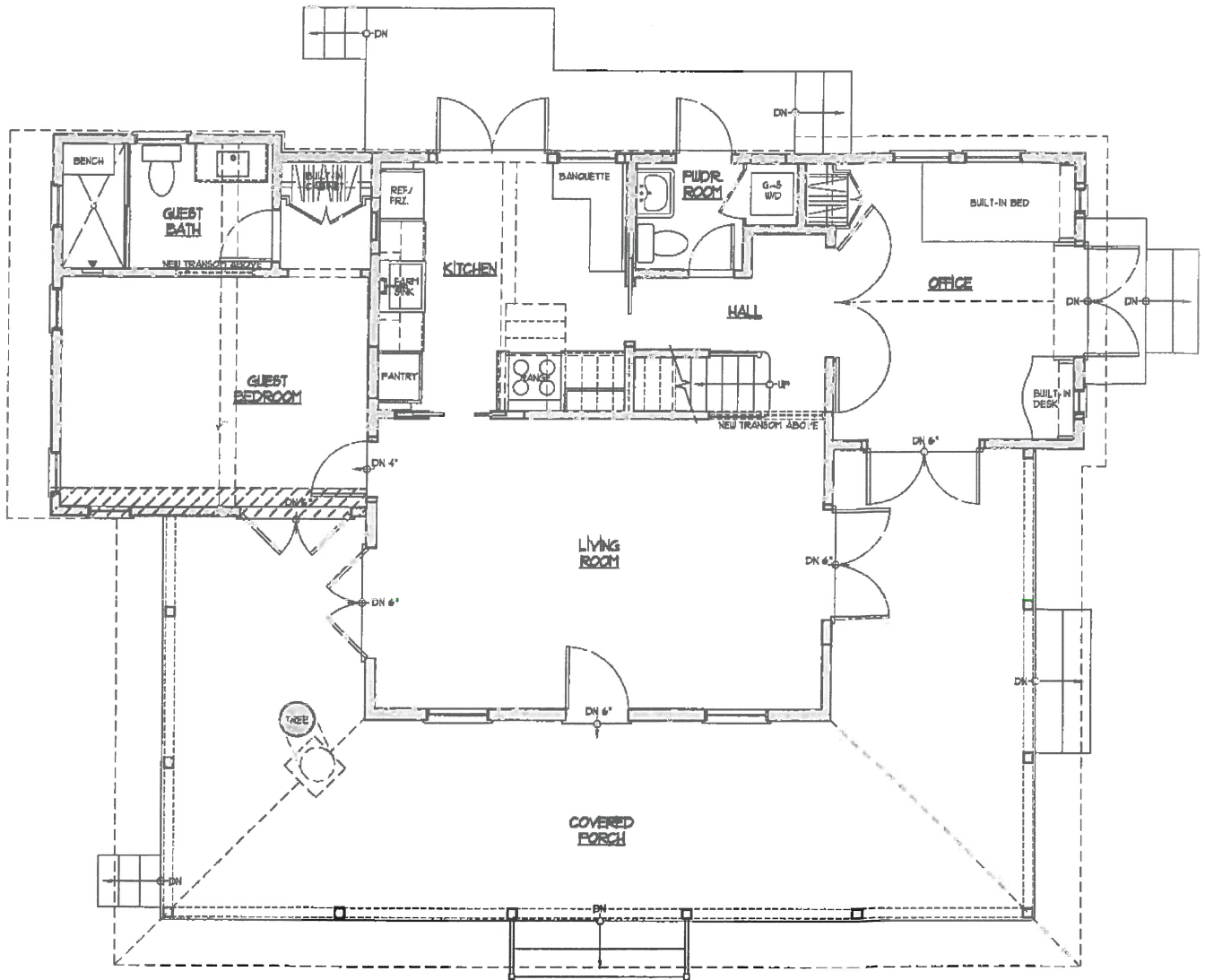
Date

 _____ Chairman
 _____ Planning Director

RECEIVED

NOV 12 2015

CITY OF KEY WEST
PLANNING DEPT.



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

WJ 1/20/14
fd 1/27/16
6 PINDER LANE
KEY WEST, FL

Handwritten initials: CRP

VEHICULAR PARKING
 N/A - NO STREET FRONTAGE OR ACCESS
 (1) OFF-STREET PARKING SPACE LOCATED ON PINDER LANE DEEDED TO 6 PINDER

OPEN SPACE CALCULATIONS

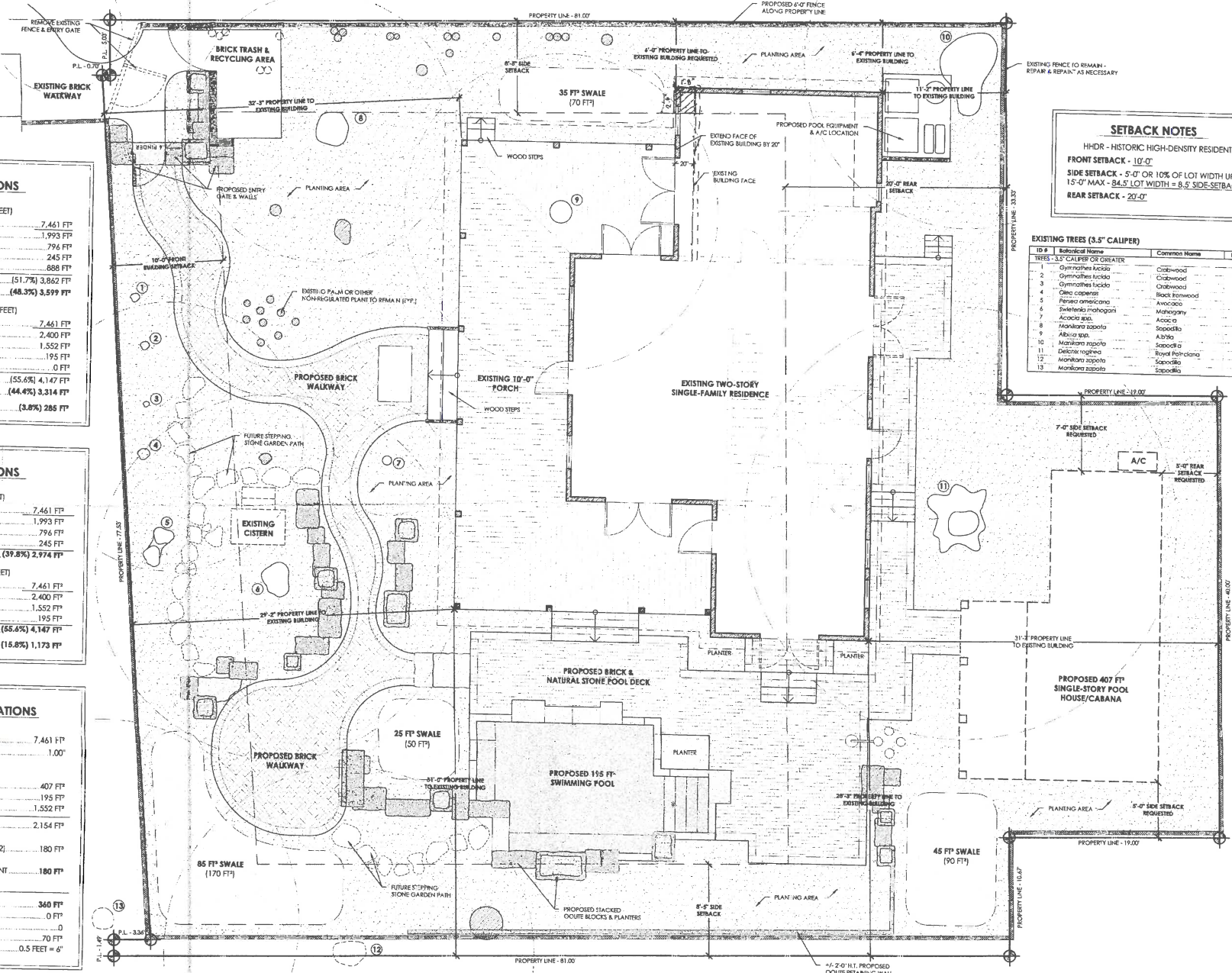
EXISTING OPEN SPACE AREA BREAKDOWN (IN SQUARE FEET)	
LOT AREA	7,461 FT ²
BUILDINGS & STRUCTURES	1,993 FT ²
HARDSCAPE (CONC. SLABS, PAVING, ETC.)	796 FT ²
POOL & SPA	245 FT ²
WOOD DECKING	888 FT ²
NON OPEN SPACE (TOTAL)	(51.7%) 3,862 FT ²
EXISTING OPEN SPACE (TOTAL - 35% MIN)	(48.3%) 3,599 FT²
PROPOSED OPEN SPACE AREA BREAKDOWN (IN SQUARE FEET)	
LOT AREA	7,461 FT ²
BUILDINGS & STRUCTURES	2,400 FT ²
HARDSCAPE (CONC. SLABS, PAVING, ETC.)	1,552 FT ²
POOL	195 FT ²
WOOD DECKING	0 FT ²
NON OPEN SPACE (TOTAL)	(55.6%) 4,147 FT ²
PROPOSED OPEN SPACE (TOTAL - 35% MIN)	(44.4%) 3,314 FT²
NET REDUCTION	(3.8%) 285 FT²

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA BREAKDOWN (IN SQUARE FEET)	
LOT AREA	7,461 FT ²
BUILDINGS & STRUCTURES	1,993 FT ²
HARDSCAPE (CONC. SLABS, PAVING, ETC.)	796 FT ²
POOL & SPA	245 FT ²
EXISTING IMPERVIOUS AREA (TOTAL - 60% MAX)	(37.8%) 2,974 FT²
PROPOSED IMPERVIOUS AREA BREAKDOWN (IN SQUARE FEET)	
LOT AREA	7,461 FT ²
BUILDINGS & STRUCTURES	2,400 FT ²
HARDSCAPE (CONC. SLABS, PAVING, ETC.)	1,552 FT ²
POOL	195 FT ²
PROPOSED IMPERVIOUS AREA (TOTAL - 60% MAX)	(55.6%) 4,147 FT²
NET ADDITION	(15.8%) 1,173 FT²

STORMWATER RETENTION CALCULATIONS

LOT AREA	7,461 FT ²
RAINFALL	1.00"
NEW IMPERVIOUS AREA BREAKDOWN (IN SQUARE FEET)	
BUILDINGS & STRUCTURES	407 FT ²
POOL	195 FT ²
HARDSCAPE (CONC. PADS, PAVING, ETC.)	1,552 FT ²
TOTAL NEW IMPERVIOUS AREA	2,154 FT ²
CUBIC FEET REQUIRED = ((IMPERVIOUS AREA X RAINFALL)/12)	180 FT ³
CUBIC FEET SUPPLIED = (FT ³ RETENTION - LAND DISPLACEMENT X AVG DEPTH IN FEET)	180 FT ³
GROSS SQUARE FEET OF RETENTION AREA	
DISPLACEMENT OF TREE AND PALM TRUNKS	0 FT ²
DISPLACEMENT OF SHRUBS AND GROUNDCOVERS	0
NET SQUARE FEET OF RETENTION AREA	70 FT ²
AVERAGE DEPTH OF RETENTION AREA	0.5 FEET = 6"



SETBACK NOTES
 HHDR - HISTORIC HIGH-DENSITY RESIDENTIAL
FRONT SETBACK - 10'-0"
SIDE SETBACK - 5'-0" OR 10% OF LOT WIDTH UP TO 15'-0" MAX - 84.5' LOT WIDTH = 8.5' SIDE-SETBACK
REAR SETBACK - 20'-0"

EXISTING TREES (3.5" CALIPER)

ID #	Botanical Name	Common Name	Disposition
1	Gymnocladia dioica	Catawba	Remove
2	Gymnocladia dioica	Catawba	Remove
3	Gymnocladia dioica	Catawba	Remove
4	Celastrus coccineus	Red Dogwood	Remove
5	Rhus glabra	Avocado	Remove
6	Schinus molle	Alamo	Remove
7	Acacia saligna	Sopockita	Remove
8	Mankania zapota	Alamo	Remove
9	Albizia julibrissin	Sapavilla	Remove
10	Mankania zapota	Sapavilla	Remove
11	Delonix reginae	Royal Palmetto	Remove
12	Mankania zapota	Sapavilla	Remove
13	Mankania zapota	Sapavilla	Remove

6 PINDER LANE MARRADDINI RESIDENCE

PROPOSED SITE PLAN

SCALE: 1/2" = 1'-0"
 SHEET: LC-1 DATE: 07/29/15

CRAIG REYNOLDS
 landscape architecture
 craigreynolds.net 305.292.7243
 317 Oval Street, Suite 204 Cov. Wash. 98009 53040

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE INCLUDING NEW FOUNDATIONS AS NEEDED. NEW SMALL ENCLOSURE ON EXISTING PORCH WITH ROOF EXTENSION. NEW DORMERS OVER CONTRIBUTING HOUSE. PARTIAL DEMOLITION OF ROOF OF CONTRIBUTING HOUSE. DEMOLITION OF NON-HISTORIC WALL.

FOR- #6 PINDER LANE

Applicant – Thomas E. Pope

Application #H16-03-0004

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 305-809-3975 or visit our website at 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1008443 Parcel ID: 00008180-000000

Ownership Details

Mailing Address:

MARRACCINI WILLIAM J
111 BOWNE RD
RUMSON, NJ 07760-2364

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

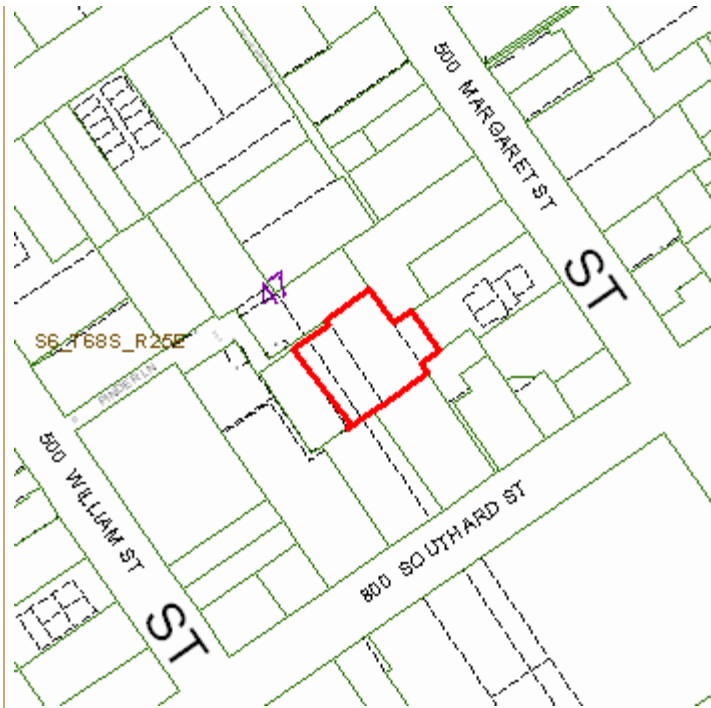
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 6 PINDER LN KEY WEST

Legal Description: KW PT LTS 1 AND 4 SQR 47 OR477-423 OR477-424 OR944-1043/44 OR975-1695 OR1101-1471/73 OR1109-6/7 OR1123-2463/64 OR1123-2465/68 OR2393-1229 OR2393-1234/35 OR2521-1502/04 OR2609-283/85 OR2741-419/21

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	7,281.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1444
 Year Built: 1930

Building 1 Details

Building Type R1
Effective Age 14
Year Built 1930
Functional Obs 0

Condition A
Perimeter 272
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 15
Grnd Floor Area 1,444

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

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

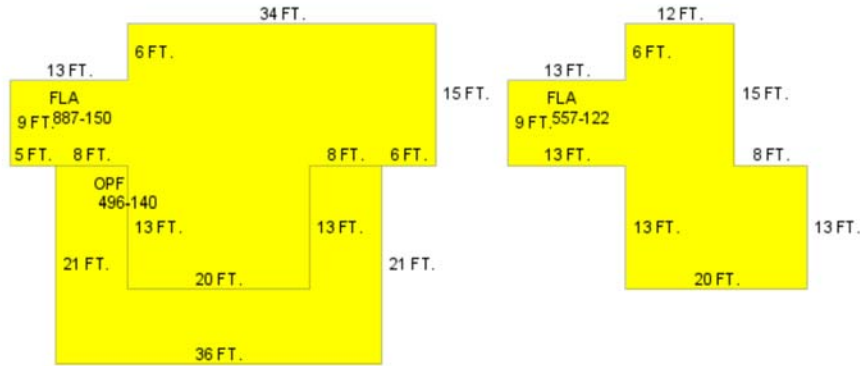
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
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	1985	N Y	0.00	0.00	887
2	OPF	12:ABOVE AVERAGE WOOD	1	1985	N Y	0.00	0.00	496
3	FLA	12:ABOVE AVERAGE WOOD	1	1985	N Y	0.00	0.00	557

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	HT2:HOT TUB	1 UT	0	0	1984	1985	1	50
2	PO4:RES POOL	280 SF	0	0	1984	1985	4	50
3	WD2:WOOD DECK	96 SF	0	0	1984	1985	2	40
4	PT2:BRICK PATIO	280 SF	0	0	1979	1980	2	50

Appraiser Notes

2011-03-23 MLS \$2,900,000 8/6 THIS IS A REMARKABLE PRIME OLD TOWN PROPERTY WITH OVER 21,000 SQUARE FEET OF LAND FOUR LARGE LOTS AND THREE HOMES. 6 PINDER LANE IS A 1500 SQUARE FOOT THREE BEDROOM, TWO BATH HOME WITH WRAP-AROUND PORCH, POOL AND EXPANSIVE GARDENS SECLUDED IN THE MIDDLE OF THE BLOCK AT THE END OF A LANE. 0 PINDER LANE IS A VACANT 3350 SQUARE FOOT LOT IDEAL FOR PARKING. 821 SOUTHARD STREET IS A LOVELY 1500 SQUARE FOOT, THREE BEDROOM, TWO BATH HOME WITH SITTING PORCH IN THE FRONT AND LARGE REAR DECK WITH LUSH GARDENS. 815 SOUTHARD STREET IS A DUPLEX CONSISTING OF TWO, ONE BEDROOM, ONE BATH APARTMENTS ON A HUGE LOT WITH MATURE TREES. PURCHASE ALL TOGETHER OR ONLY A PORTION - YOUR CHOICE

LOFT UNDER FLA03 602 SQUARE FEET #6 PINDER LANE

AK1008770 (RE 00008510-000000) HAS BEEN COMBINED WITH THIS PARCEL DONE FOR ASSESSMENT PURPOSES FOR THE 2011 TAX ROLL (3/28/2011 SCJ).

2011-12-27 MLS \$1.5M 3/2 THIS ENCHANTING PROPERTY IS LOCATED IN THE HEART OF OLD TOWN IN THE MIDDLE OF A VERY DESIRABLE BLOCK ADJACENT TO WILLIAM AND SOUTHARD STREETS. THE ONE AND A HALF STORY HOME IS VERY PRIVATE AND HAS THREE BEDROOMS AND TWO BATHS INCLUDING A TREETOP MASTER SUITE. THE HOME HAS MANY SETS OF FRENCH DOORS, LOTS OF WINDOWS, WOOD FLOORS, HIGH CEILINGS AND A HUGE WRAP-A-ROUND PORCH. THE OVERSIZED LOT, 7564 SQUARE FEET, IS A MAGICAL SETTING WITH MEANDERING PATHS AND AN IN-GROUND POOL AND SPA. OFF-STREET PARKING IS INCLUDED. THIS IS A VERY SPECIAL AND UNIQUE PROPERTY REMINISCENT OF OLD KEY WEST AND HAS INCREDIBLE POTENTIAL.

OR2741-422 EASEMENT AGREEMENT BETWEEN GRANTOR AK 1008729 (811 SOUTHARD ST) AND GRANTEE AK 1008443 (6 PINDER LANE) - GRANTS AN EASEMENT FOR VEHICLE PARKING AND LOADING AND UNLOADING PURPOSES

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
2015	208,007	14,308	969,095	1,191,410	1,191,410	0	1,191,410
2014	209,091	13,590	973,582	1,196,263	1,196,263	0	1,196,263
2013	213,843	14,174	812,166	1,040,183	1,040,183	0	1,040,183
2012	218,595	14,757	753,940	987,292	987,292	0	987,292
2011	209,537	15,341	838,327	1,063,205	1,022,841	0	1,063,205
2010	212,061	15,924	457,187	685,172	685,172	0	685,172
2009	238,583	16,549	541,851	796,983	796,983	0	796,983
2008	219,416	17,213	631,060	867,689	867,689	0	867,689
2007	355,100	14,296	794,500	1,163,896	1,163,896	0	1,163,896
2006	492,594	14,831	431,300	938,725	938,725	0	938,725
2005	492,594	15,354	345,040	852,988	852,988	0	852,988
2004	289,132	15,889	322,340	627,361	627,361	0	627,361
2003	278,424	16,412	172,520	467,356	467,356	0	467,356

2002	239,472	16,948	158,900	415,320	415,320	0	415,320
2001	198,412	17,471	132,300	348,183	348,183	0	348,183
2000	200,102	17,892	76,545	294,539	294,539	0	294,539
1999	190,532	17,531	76,545	284,608	284,608	0	284,608
1998	160,952	15,231	76,545	252,728	252,728	0	252,728
1997	147,902	14,379	68,985	231,265	231,265	0	231,265
1996	117,451	11,726	68,985	198,162	198,162	0	198,162
1995	113,101	11,586	68,985	193,672	193,672	0	193,672
1994	95,701	10,055	68,985	174,741	174,741	0	174,741
1993	90,503	9,777	68,985	169,264	169,264	0	169,264
1992	90,503	10,016	68,985	169,503	169,503	0	169,503
1991	90,503	10,248	68,985	169,735	169,735	0	169,735
1990	58,957	10,485	57,645	127,087	127,087	0	127,087
1989	53,597	9,745	56,700	120,042	120,042	25,000	95,042
1988	47,094	7,703	56,700	111,497	111,497	25,000	86,497
1987	46,542	7,867	28,161	82,570	82,570	25,000	57,570
1986	46,806	8,035	27,216	82,057	82,057	25,000	57,057
1985	18,660	2,000	11,282	31,942	31,942	25,000	6,942
1984	17,634	2,000	11,282	30,916	30,916	25,000	5,916
1983	17,634	2,000	11,282	30,916	30,916	25,000	5,916
1982	17,913	2,000	9,924	29,837	29,837	25,000	4,837

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/3/2015	2741 / 419	1,549,000	<u>WD</u>	<u>01</u>
1/4/2013	2609 / 283	100	<u>WD</u>	<u>11</u>
5/24/2011	2521 / 1502	950,000	<u>WD</u>	<u>05</u>
3/1/1990	1123 / 2463	275,000	<u>WD</u>	<u>M</u>
10/1/1989	1109 / 6	240,000	<u>WD</u>	<u>M</u>
2/1/1969	477 / 423	2,500	00	<u>Q</u>

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Monroe County Property Appraiser
 Scott P. Russell, CFA
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