



**Historic Architectural Review Commission
Staff Report for Item 10a**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 23, 2015

Applicant: Thomas E. Pope, Architect

Application Number: H15-01-0829

Address: #805 Shavers Lane

Description of Work:

Renovations to contributing house, including siding replacement, porch restoration, and elevating the house 40". New rear addition and site work.

Site Facts:

The house located at #805 Shavers Lane is a contributing resource to the historic district. The one-story frame vernacular house was built circa 1926 with two sawtooth attached on the back. Between 1962 and 1965, an attached shed addition was built on the rear of the house. The building has a concrete floor front porch with decorative metal supports. The north-west side of the structure is visible from Petronia Street, as a parking lot sits on the corner. For FEMA regulation purposes, the house is located on an x- zone. The house has glass jalousie windows, a mix of lap and novelty wood siding, and metal v-crimp roofs.

Guidelines Cited in Review:

- Additions and alterations/ New construction (pages 36-38a); specifically guidelines for additions and alterations and guidelines 2 and 4 of new construction (pages 38-38a)
- Foundations (page 34).
- Windows (pages 29-30), specifically guideline 3.

Staff Analysis

The Certificate of Appropriateness in review proposes a new two-story frame addition to a historic one story-house. The proposed addition will be wider than the historic house and approximately nine feet taller. The new design proposes the addition to be rectangular in footprint with a side gable roof. For the new addition, all windows will be aluminum casement and doors will be aluminum. Siding will be hardi-board horizontally installed on the first floor and vertically, on a board and batten pattern, on the second floor. The new roof will have metal v-crimp.

The plan includes the renovation of the historic house by building a new three bay wooden front porch. All siding will be removed and new wood lap siding is proposed to replace existing. New true divided 6 over 6 wood windows will replace all existing jalousie units. The plan also includes the elevation of the historic house by the construction of new piers. The house will be 2'-4" high from grade, instead of the actual +12 inches. The plan also includes a swimming pool on the back portion of the lot and a front four feet tall wood picket fence that will replace a chain link one.

Consistency with Cited Guidelines

The current proposal includes the construction of a new two-story addition that is much larger in scale and mass than the existing historic house. The new addition, although located on the back of the house, will be visible from Petronia Street and Shavers Lane. In addition, the new proposed design will alter the balance and symmetry of the historic house. At this time, the house sits on low piers, having not much crawling space for ventilation. The proposed new height for the foundations will be similar to other historic houses within the lane.

It is staff's opinion that the proposed design fails to meet many of the guidelines, particularly the relationship of mass, height, and scale with the original historic house and the loss of balance and symmetry by the introduction of a large size addition.

APPLICATION

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 15-01-0829		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:	805 Shavers Lane	# OF UNITS
RE # OR ALTERNATE KEY:	00017000-000000	
NAME ON DEED:	Michael Marino	PHONE NUMBER 239-910-2132
OWNER'S MAILING ADDRESS:	PO Box 1706	EMAIL
	Key West, FL 33041	
CONTRACTOR COMPANY NAME:		PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:		EMAIL
ARCHITECT / ENGINEER'S NAME:	Thomas E. Pope	PHONE NUMBER
ARCHITECT / ENGINEER'S ADDRESS:	610 White Street	EMAIL
	Key West, FL 33040	

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 checked="" 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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Existing Rear Bath to be demolished
Elevate house FF 40" above grade (X Zone). Complete Renovation, new addition at rear. Replace wood siding with new.
Aluminum impact windows & doors at addition. New 'V' crimp metal roofing. 4'0" picket fence at front.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT 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.

1286-9015-01c

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 200 AMP

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	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Home is listed as contributing</i>			
<i>Guidelines for additions/alterations/new construction</i>			
<i>Guidelines for windows, siding.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

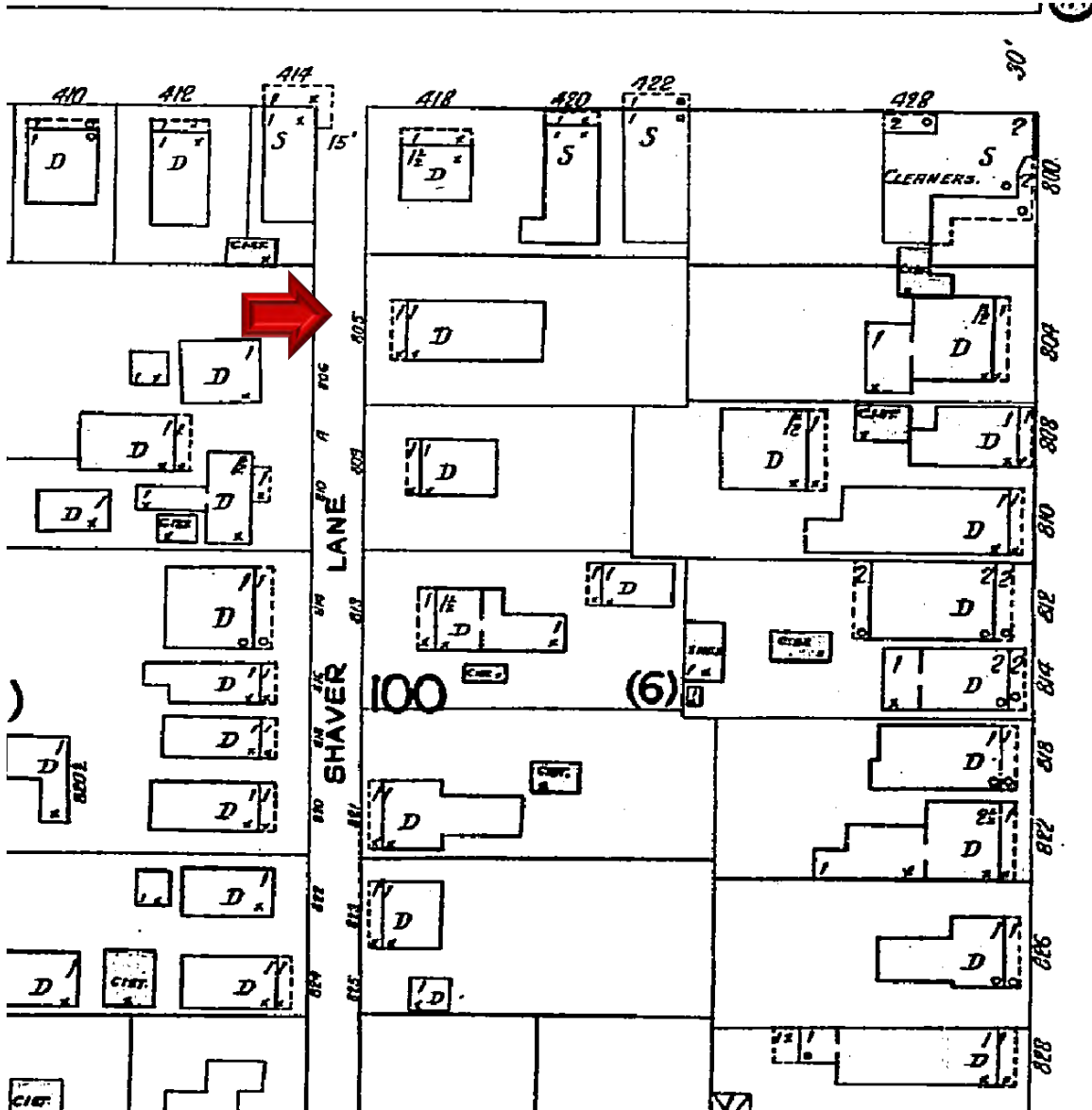
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

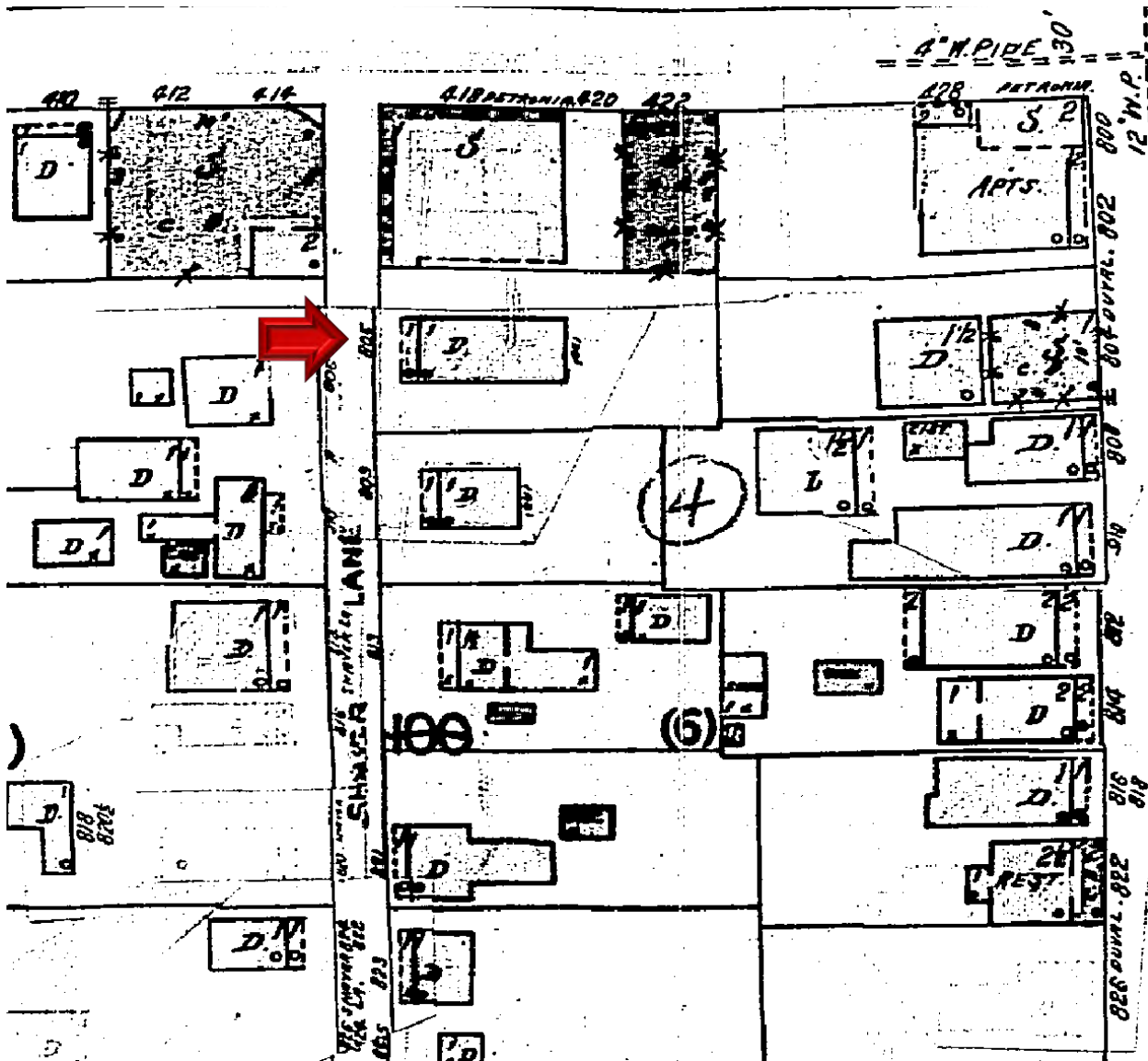
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

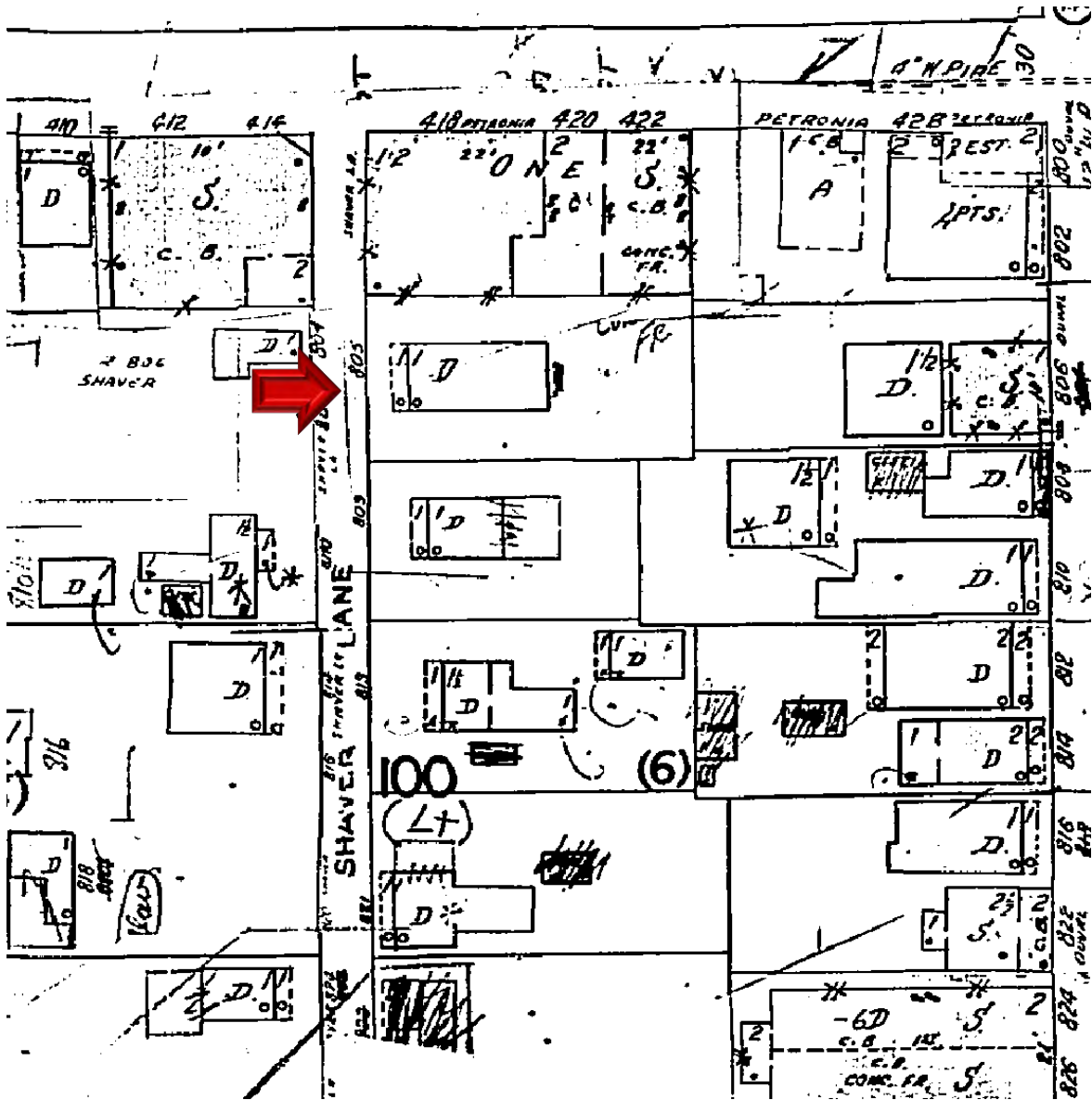
SANBORN MAPS



#805 Shavers Lane Sanborn map 1926



#805 Shavers Lane Sanborn map 1948



#805 Shavers Lane Sanborn map 1962

PROJECT PHOTOS



#805 Shavers Lane circa 1965. Monroe County Library



805













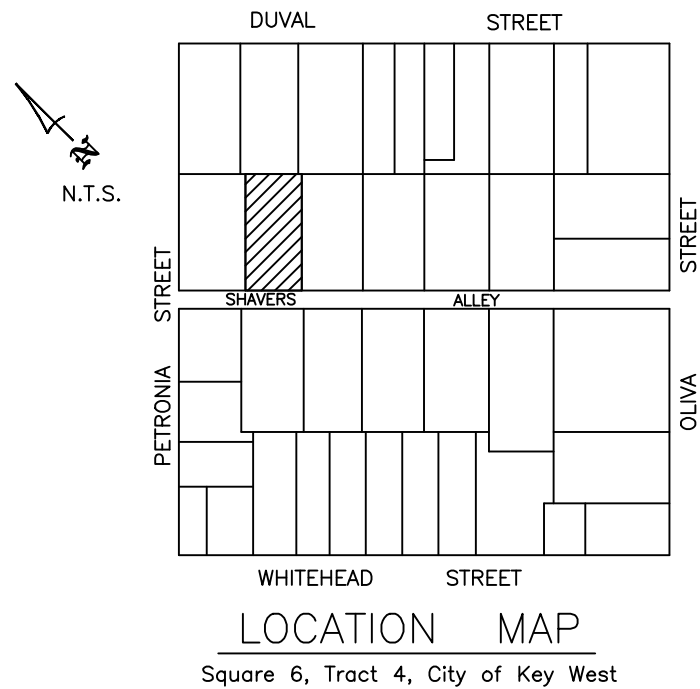
806



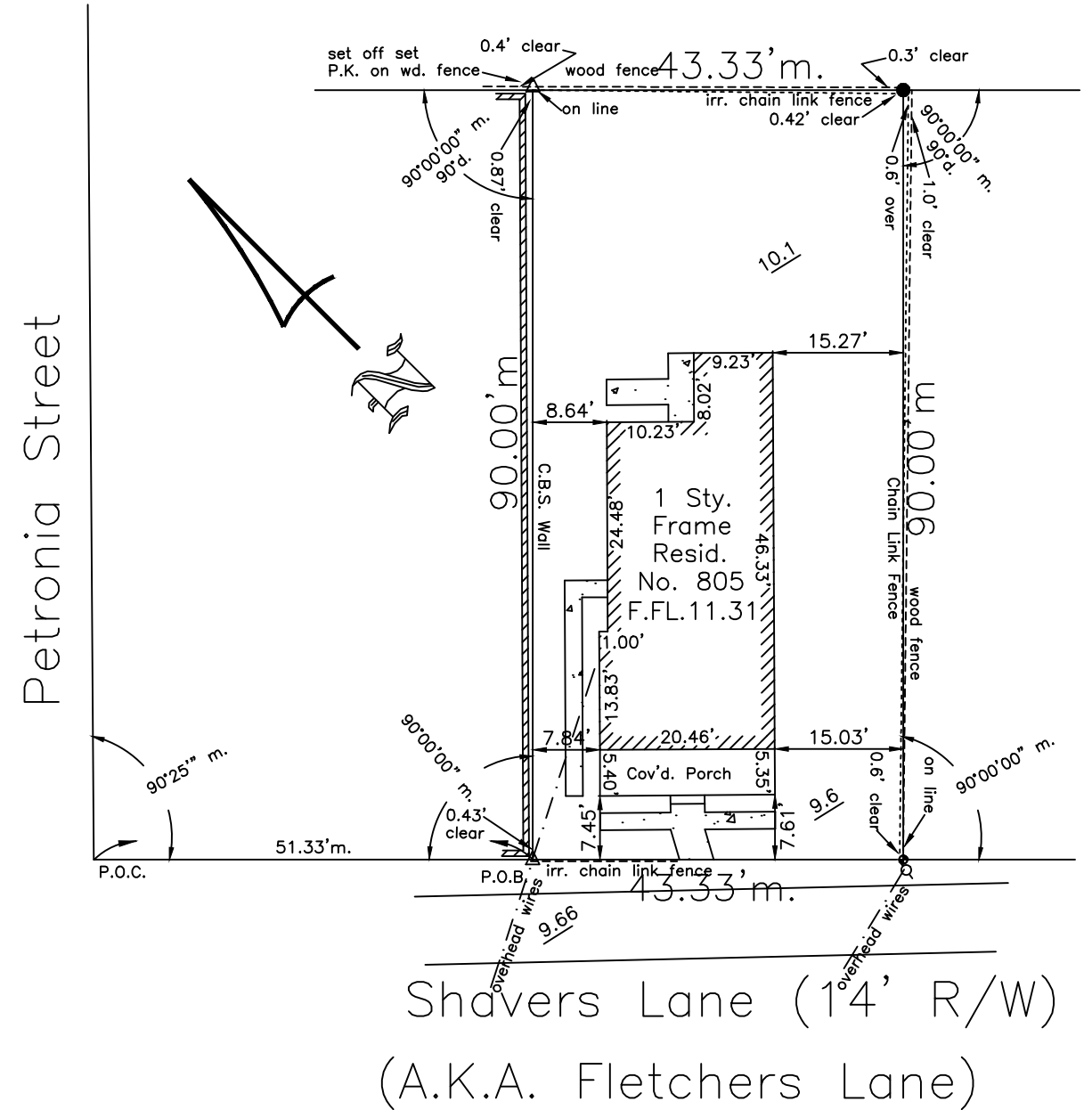




SURVEY



LEGEND			
A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		
SYMBOLS			
	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter



LEGAL DESCRIPTION:By underwriter, Org. Legal incorrect

On the Island of Key West, Monroe County, Florida and being known as part of Lot 1, Square 6, Tract 4 of Simonton's and Walls addition to the Island of Key West, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly Right-of-Way line of Petronia Street and the Northeasterly Right-f-Way line of Shavers Lane (also known as Fletchers Lane); thence in a Southeasterly direction along the said Northeasterly Right-of-Way line of Shavers Lane for 51.33 feet to the Point of Beginning; thence continue along the said Northeasterly Right-of-Way line of Shavers Lane for 43.33 feet; thence at a right angle and in a Northeasterly direction 90.00 feet; thence at a right angle and in a Northwesterly direction for 43.33 feet; thence at a right angle and in a Southwesterly direction for 90.00 feet to the said Northeasterly Right-of-Way line of Shavers Lane and the Point of Beginning.
Containing 3,889.70 square feet.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Shavers Lane
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Survey performed without benefit of title search for said or surrounding property's.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

Field Work performed on: 4/10/15

CERTIFICATION:

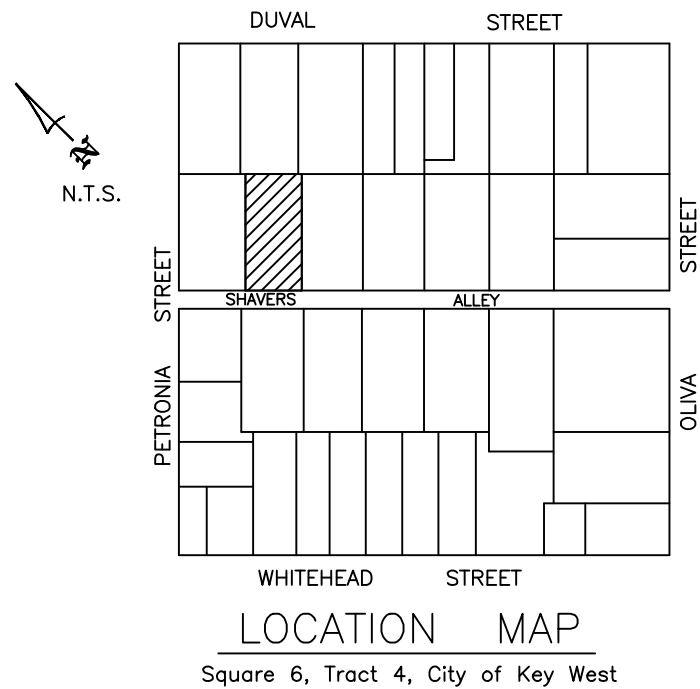
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that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

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810

State of Florida NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Michael Marino 805 Shavers Lane, Key West, Fl. 33040				 ISLAND SURVEYING INC. ENGINEERS PLANNERS SURVEYORS
BOUNDARY SURVEY		Dwn No.: 15-207		
Scale: 1"=20'	Ref. 74-48 file	Flood panel No. 1516 K	Dwn. By: F.H.H.	
Date: 10/15/90		Flood Zone: X	Flood Elev. -	
REVISIONS AND/OR ADDITIONS				
4/10/15: Updated, wall, reset corners				
f/datafred/dwg/keywest/block 73/805 Shavers				
3152 Northside Drive Suite 201 Key West, Fl. 33040		(305) 293-0466 Fax. (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700		

PROPOSED DESIGN

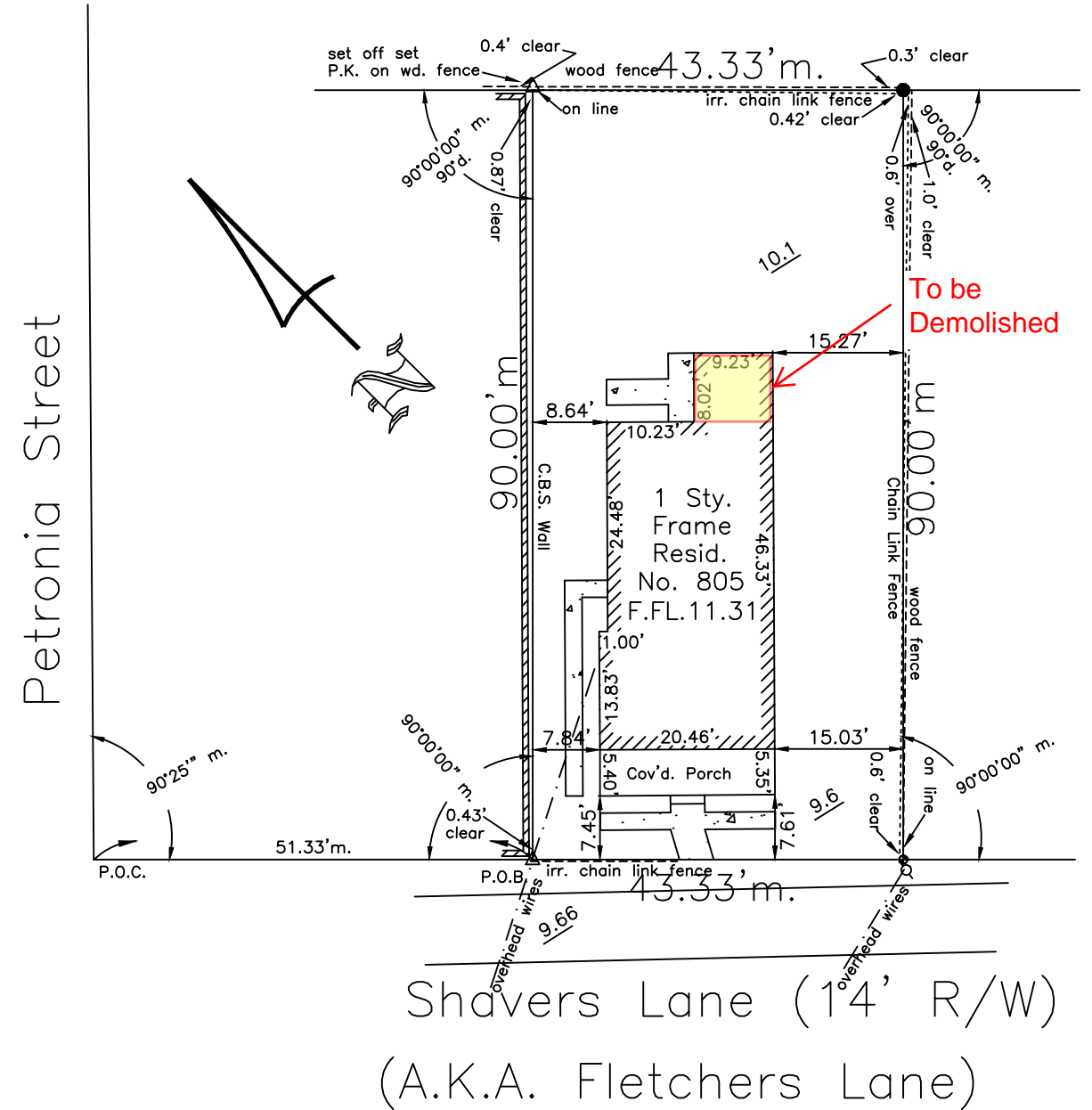


LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
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COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
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FD	Found	STY	Story
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INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

☒	Concrete Utility Pole	☀	Street Light
⊕	Fire Hydrant	⊕	Wood Utility Pole
⊕	Sanitary Sewer Clean Out	⊕	Water Meter



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North arrow based on assumed median
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 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324
 Survey performed without benefit of title search for said or surrounding property's.

MONUMENTATION:

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Field Work performed on: 4/10/15

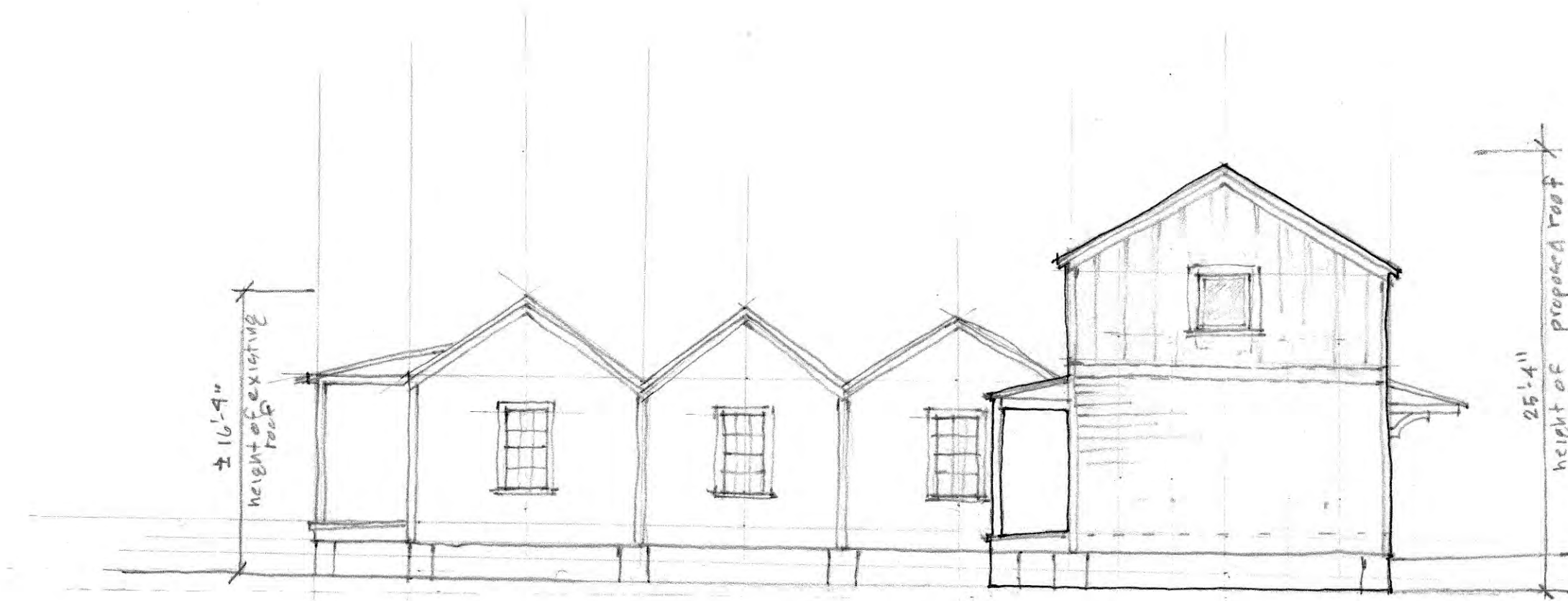
CERTIFICATION:

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

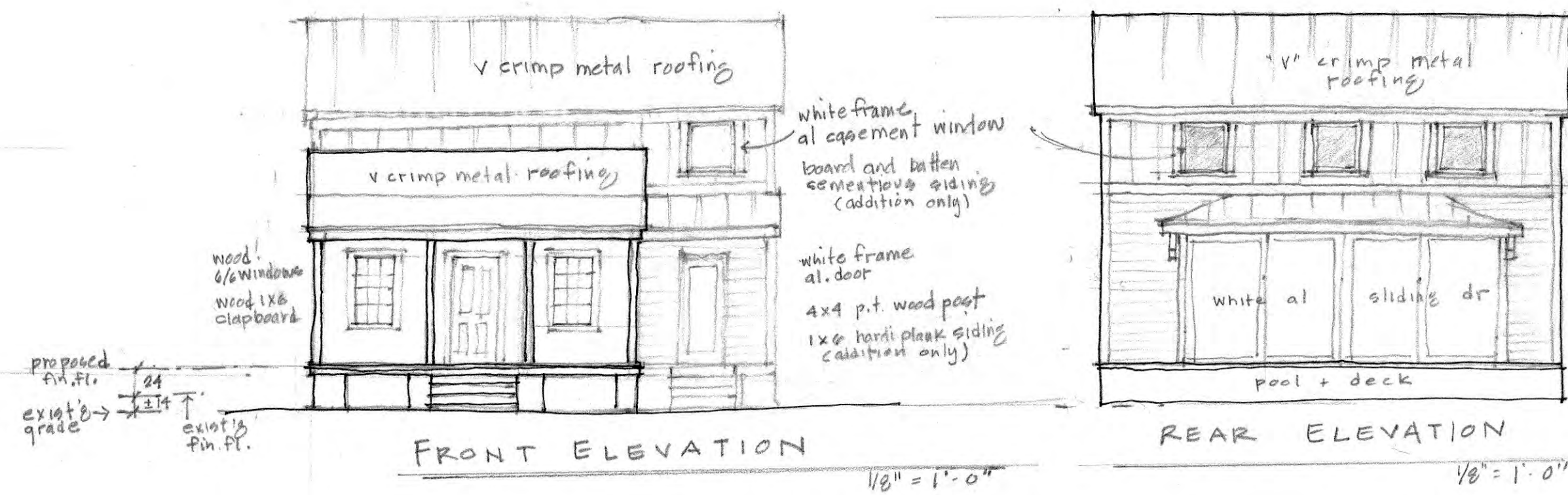
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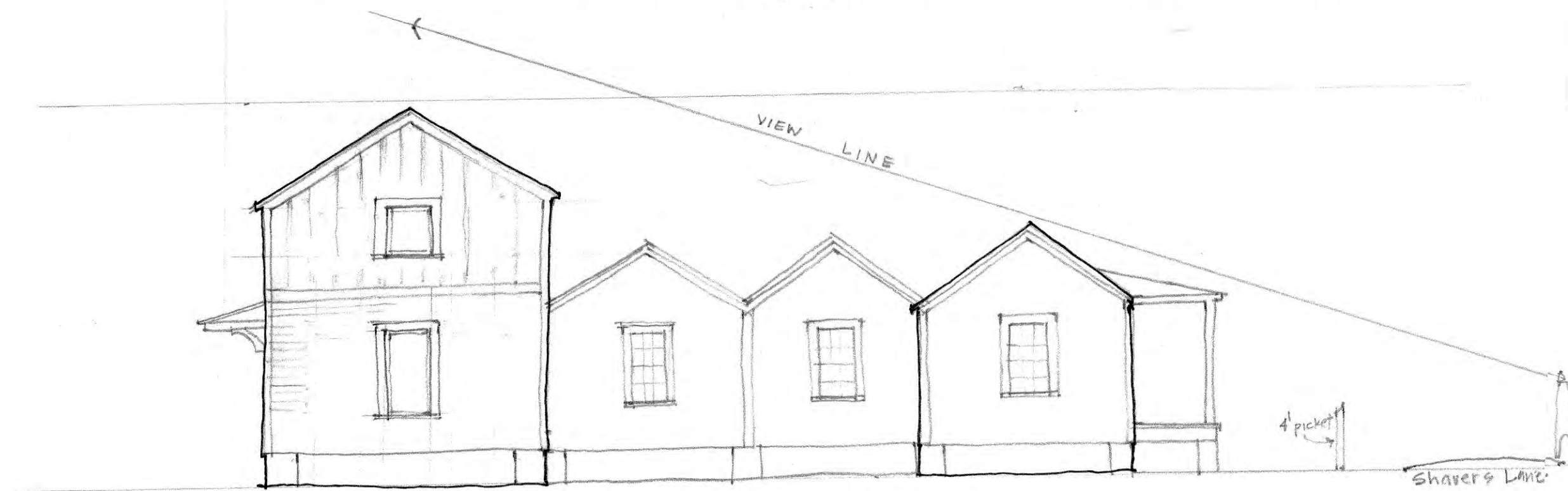
ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive Suite 201 Key West, Fl. 33040
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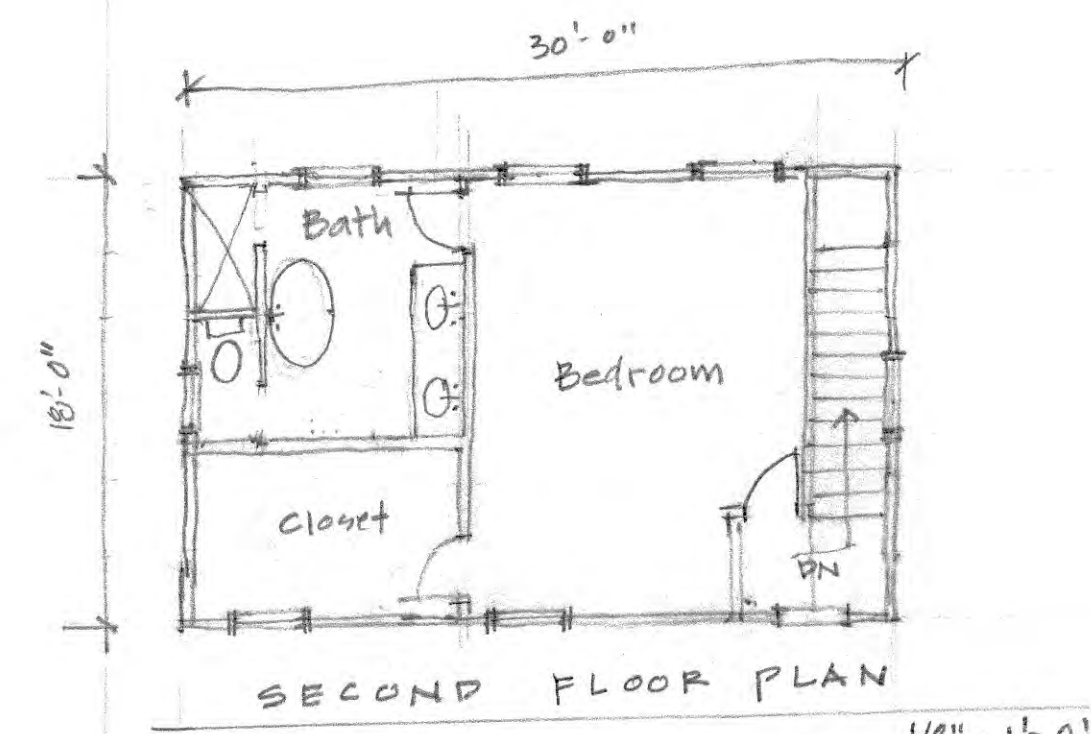
RIGHT SIDE ELEVATION
1/8" = 1'-0"



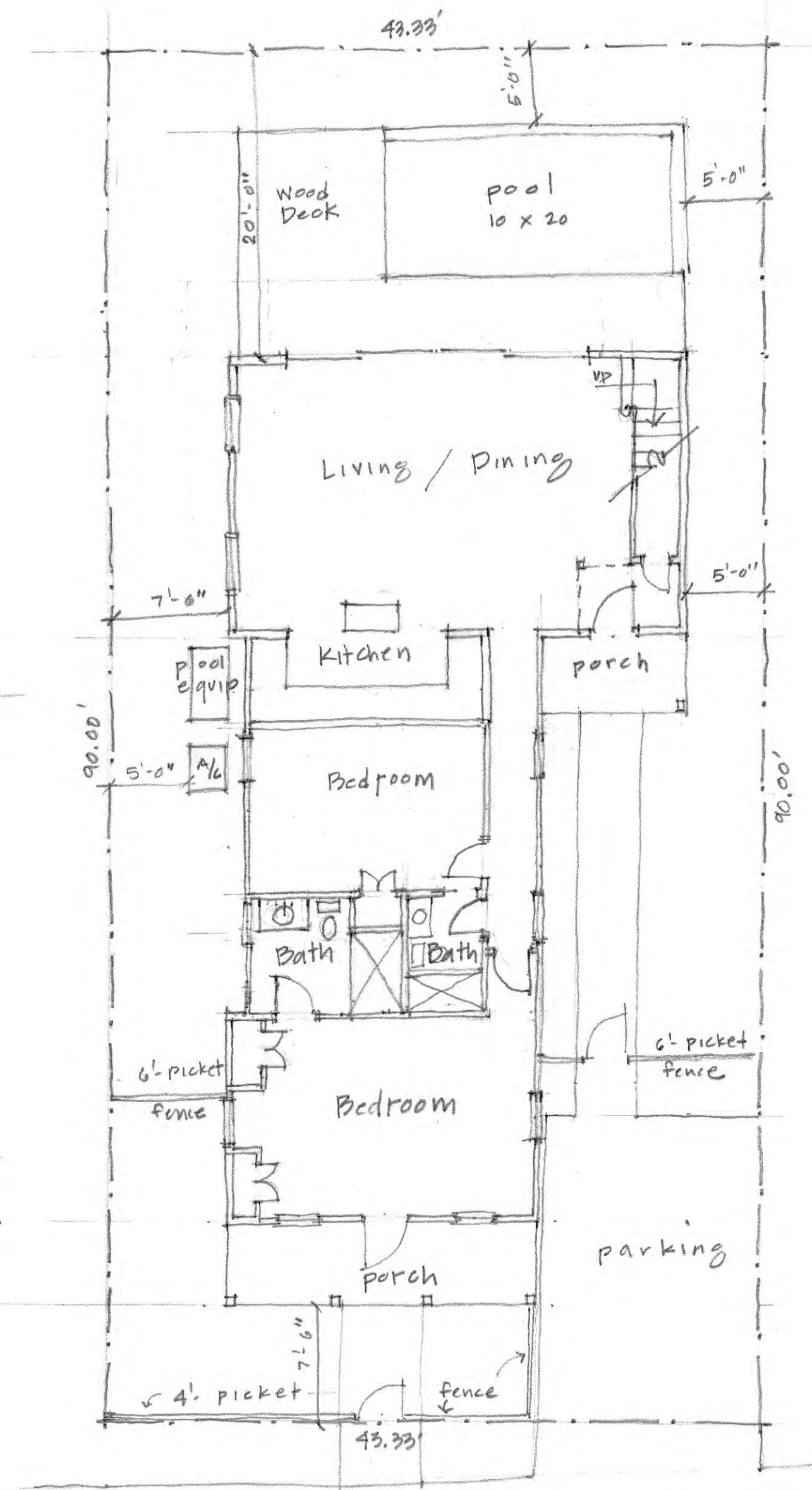
FRONT ELEVATION 1/8" = 1'-0" REAR ELEVATION 1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



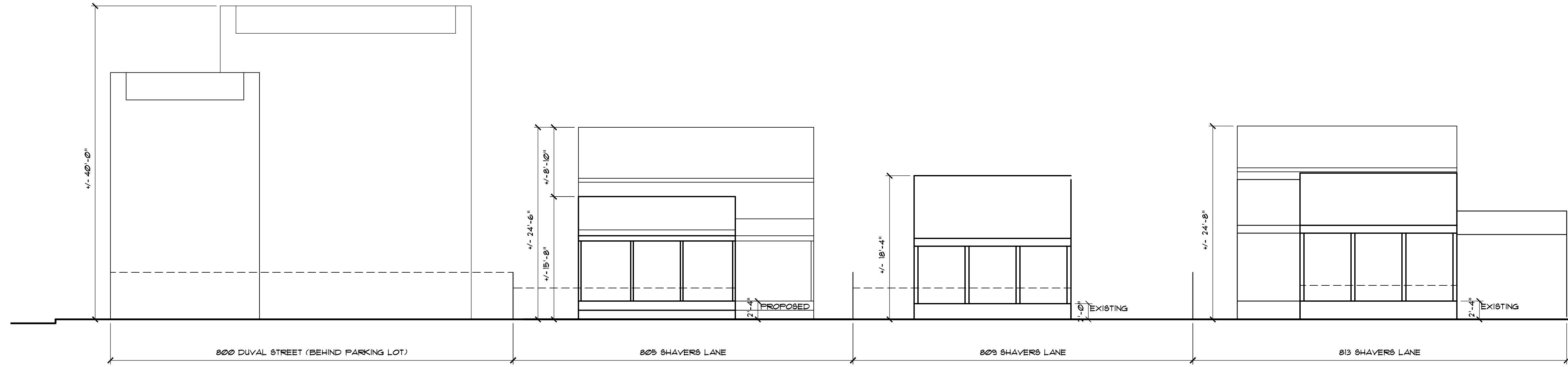
SECOND FLOOR PLAN
1/8" = 1'-0"



SITE PLAN / FLOOR PLAN
1/8" = 1'-0"

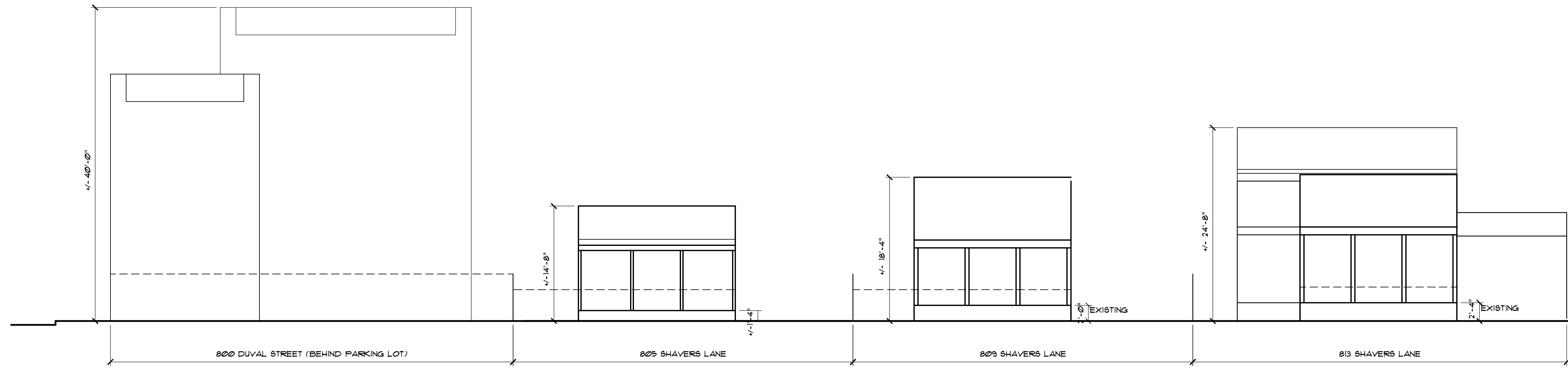
SITE ANALYSIS

ZONING	HRCC-3
SITE AREA	3899.7 sq. ft.
FLOOD ZONE	X
MAX LOT COVERAGE	50%
PROPOSED LOT COVERAGE	48%
MAX HEIGHT	35'
SETBACKS	
FRONT	5'
REAR	15'
SIDE	5'
MAX IMPERVIOUS AREA	60%
PROPOSED IMPERVIOUS AREA	57%
OPEN SPACE PROPOSED	37%



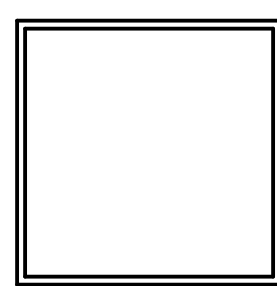
**Proposed
Shaver Lane Streetscape**

1/8" = 1' - 0"



**Existing
Shaver Lane Streetscape**

1/8" = 1' - 0"



Marino Residence
805 Shavers Lane Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
TEPopePA@aol.com
(305) 296 3611

date:
6/4/15
revision:

sheet:
A2.1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 23, 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, INCLUDING SIDING REPLACEMENT, PORCH RESTORATION, AND ELEVATING THE HOUSE 40". NEW REAR ADDITION AND SITE WORK. DEMOLITION OF REAR ADDITION.
FOR- #805 SHAVERS LANE

Applicant- Thomas E. Pope, Architect

Application # H15-01-0829

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1017418 Parcel ID: 00017000-000000** Next Record

Ownership Details

Mailing Address:

MARINO MICHAEL J
PO BOX 1706
KEY WEST, FL 33041-1706

All Owners:

MARINO MICHAEL J, SANIBEL GLASS & MIRROR
INC

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 805 SHAVERS LN KEY WEST

Legal Description: KW PT LT 1 SQR 6 TR 4 Y-83 G46-271/72 OR301-2 OR381-809D/C OR1740-109/110P/R OR2546-2466 OR2736-837/38

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,893.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 827
 Year Built: 1928

Building 1 Details

Building Type R1 Condition F Quality Grade 450

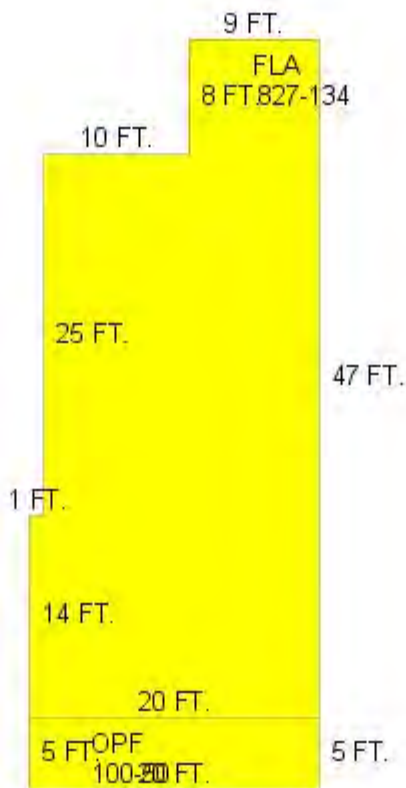
Effective Age	39	Perimeter	134	Depreciation %	39
Year Built	1928	Special Arch	0	Grnd Floor Area	827
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	MIN/PAINT CONC	Foundation	CONC BLOCK
Heat 1	NONE	Heat 2	NONE	Bedrooms	2
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area

1	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	827
2	OPF	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1984	1985	2	20
2	AC2:WALL AIR COND	2 UT	0	0	1983	1984	1	20

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	71,502	520	194,196	266,218	262,867	0	266,218
2013	72,620	520	231,186	304,326	238,970	0	304,326
2012	72,620	520	144,106	217,246	217,246	0	217,246
2011	71,502	520	146,288	218,310	218,310	0	218,310
2010	72,620	520	161,462	234,602	234,602	0	234,602
2009	81,029	520	215,283	296,832	296,832	0	296,832
2008	74,779	520	541,127	616,426	616,426	0	616,426
2007	112,886	520	681,275	794,681	794,681	0	794,681
2006	216,515	520	369,835	586,870	586,870	0	586,870
2005	190,705	520	291,975	483,200	483,200	0	483,200
2004	149,154	520	272,510	422,184	422,184	0	422,184
2003	149,154	520	105,111	254,785	254,785	0	254,785
2002	94,562	520	101,218	196,300	196,300	0	196,300
2001	91,512	520	101,218	193,250	193,250	0	193,250
2000	96,088	1,638	50,609	148,335	148,335	0	148,335
1999	65,889	1,123	50,609	117,621	117,621	0	117,621
1998	59,483	1,014	50,609	111,106	111,106	0	111,106
1997	54,907	936	42,823	98,666	98,666	0	98,666
1996	37,520	670	42,823	81,013	81,013	0	81,013
1995	37,520	750	42,823	81,093	79,202	25,500	53,702
1994	33,554	743	42,823	77,120	77,120	25,500	51,620
1993	33,554	814	42,823	77,191	77,191	25,500	51,691
1992	33,554	886	42,823	77,263	77,263	25,500	51,763
1991	34,617	0	42,823	77,440	77,440	25,500	51,940
1990	14,694	0	32,117	46,811	46,811	25,500	21,311
1989	12,957	0	31,144	44,101	44,101	25,500	18,601
1988	10,664	0	31,144	41,808	41,808	25,500	16,308

1987	10,531	0	14,599	25,130	25,130	25,130	0
1986	10,590	0	14,015	24,605	24,605	24,605	0
1985	10,267	0	18,720	28,987	28,987	25,500	3,487
1984	9,584	0	18,720	28,304	28,304	25,500	2,804
1983	9,584	0	10,101	19,685	19,685	19,685	0
1982	9,774	0	10,101	19,875	19,875	19,875	0

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
4/20/2015	2736 / 837	530,000	WD	02
12/14/2011	2546 / 2466	100	QC	11

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