



---

**Historic Architectural Review Commission  
Staff Report for Item 7**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Planner II

**Meeting Date:** April 23, 2019

**Applicant:** Allied General Contractors

**Application Number:** 2019-0657

**Address:** #1216 Packer Street

---

**Description of Work:**

Demolition of above ground cistern

**Site Facts:**

1216 Packer Street is listed as a contributing resource in the survey. The building, as well as a rear cistern, first appears on the 1912 Sanborn map. The 1962 Sanborn map indicates that cistern might have been demolished as it was scratched out. It is evident that the existing cistern in the rear yard is historic and is in the same place as the old cistern on the Sanborn maps. Staff believes this is an error on the 1962 Sanborn map.

**Ordinance Cited on Review:**

Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the concrete cistern.

**Staff Analysis**

The plan includes the demolition of a historic above ground cistern. The Sanborn maps from 1912 through 1962, depict a cistern on the rear yard of the property. Even though the 1962 Sanborn map

has the cistern etched out, staff believes this is the same structure, due to the age of the concrete. Therefore, staff will consider this structure to be a historic resource.

It is staff's opinion that the request for the proposed demolition of the above-ground cistern should be reviewed based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

*(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 criteria of section 102-125(1) through (9).*

The structure in question is not irrevocably compromised by extreme deterioration. There are some cracks throughout the structure.

The following is the criteria of section 102-125:

*1. 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;*

Staff opines that the structure has no distinctive characteristics of a type or method of construction. The structure was built for a utilitarian purpose and does not possess any architectural features.

*2. Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff understanding that no significant events have ever happened in the site that has contributed to local, state, or national history.

*3. 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;*

The structure in question has no significant value as part of a development, heritage, or cultural record of the city.

*4. Is not the site of a historic event with a significant effect upon society;*

The site is not associated to any significant event.

*5. Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The structure in question is not an example of any social, cultural, or historic heritage of the city.

6. *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The structure in question is not an example of a distinctive architectural style.

7. *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;*

The structure in question is not part of a park, square or distinctive area in the city.

8. *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; and*

The structure in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features. There are other historic aboveground cisterns that would be considered better remaining examples.

9. *Has not yielded, and is not likely to yield, information important in history.*

The structure in question may yield some information in history, but is not the best example of its kind.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition proposed in the plans as they comply with the criteria for demolition stated under the Land Development Regulations.

If the Commission approves the demolition of the above-grade cistern, a second reading will be required.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE ST.  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER <b>BLD19-0657</b>	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ 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:

AUTHORIZED AGENT'S NAME:

AGENT'S ADDRESS:

1216 Packer St KW Fl. 33040		# OF UNITS
00031970-000000		
David Hsuley		OWNER PHONE NUMBER 843-714-4916
1216 Packer St		OWNER EMAIL
CITY Key West	STATE Fl.	ZIP 33040
Allied General Contractors		CONTR. PHONE NUMBER 305-797-8673
		CONTR. EMAIL valmsda@att.net
Carlos Rojas		A/E PHONE NUMBER 305-292-4870
		A/E EMAIL
FEB 20 2019		AGENT PHONE NUMBER
		AGENT EMAIL

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

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

**\$4,800.00**

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.

**DETAILED, SPECIFIC PROJECT DESCRIPTION...**(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is permitted by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the DESCRIPTION of work shall be controlling.)

Demo concrete slabs above ground structure  
Slabs +/- 300sf structure +/- 16ft x 12ft x 4ft.

Printed name of property owner or agent or licensed contractor. <b>Vincent Almseda</b>	Signature. 	
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.		
		VERONICA CLEARE Commission # GG 088380 Expires January 25, 2021 Bonded Thru Tracy Fain Insurance #00-385-7019
Personally known or produced _____ as identification.	<b>2/20/17</b>	

Official Use Only:

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50

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](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: ~~XXXXXXXXXXXXXXXXXXXX~~ *Demo concrete slabs & structural work*

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 (HARC).

TYPE OF SIGNAGE \_\_\_\_\_ FRONTAGE LINEAL FEET OF FACADE \_\_\_\_\_

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

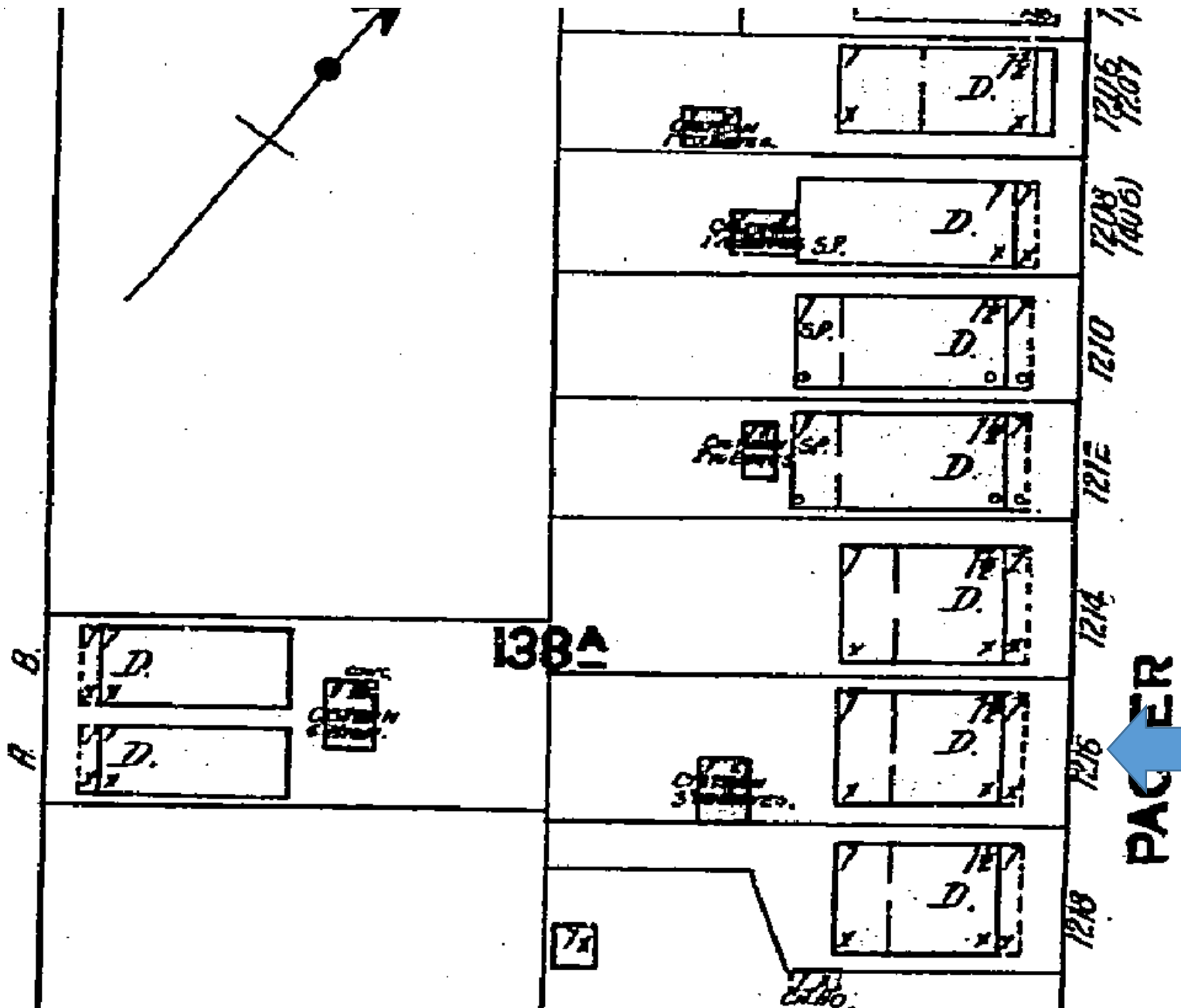
APPROVED  NOT APPROVED  DEFERRED FOR FUTURE CONSIDERATION  TABLED FOR ADD'L. INFO.

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

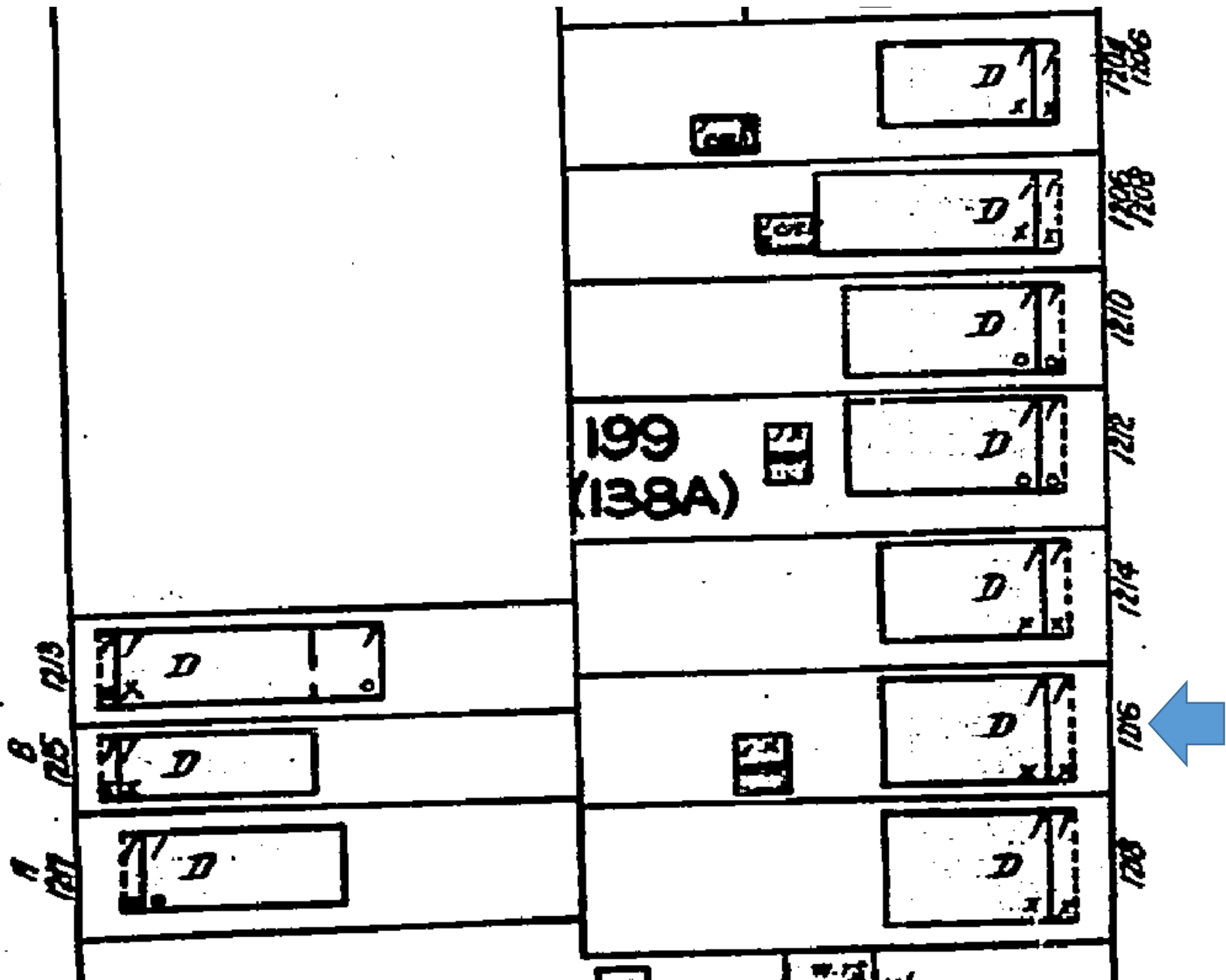
HARC PLANNER SIGNATURE AND DATE: HARC CHAIRPERSON SIGNATURE AND DATE:

# SANBORN MAPS

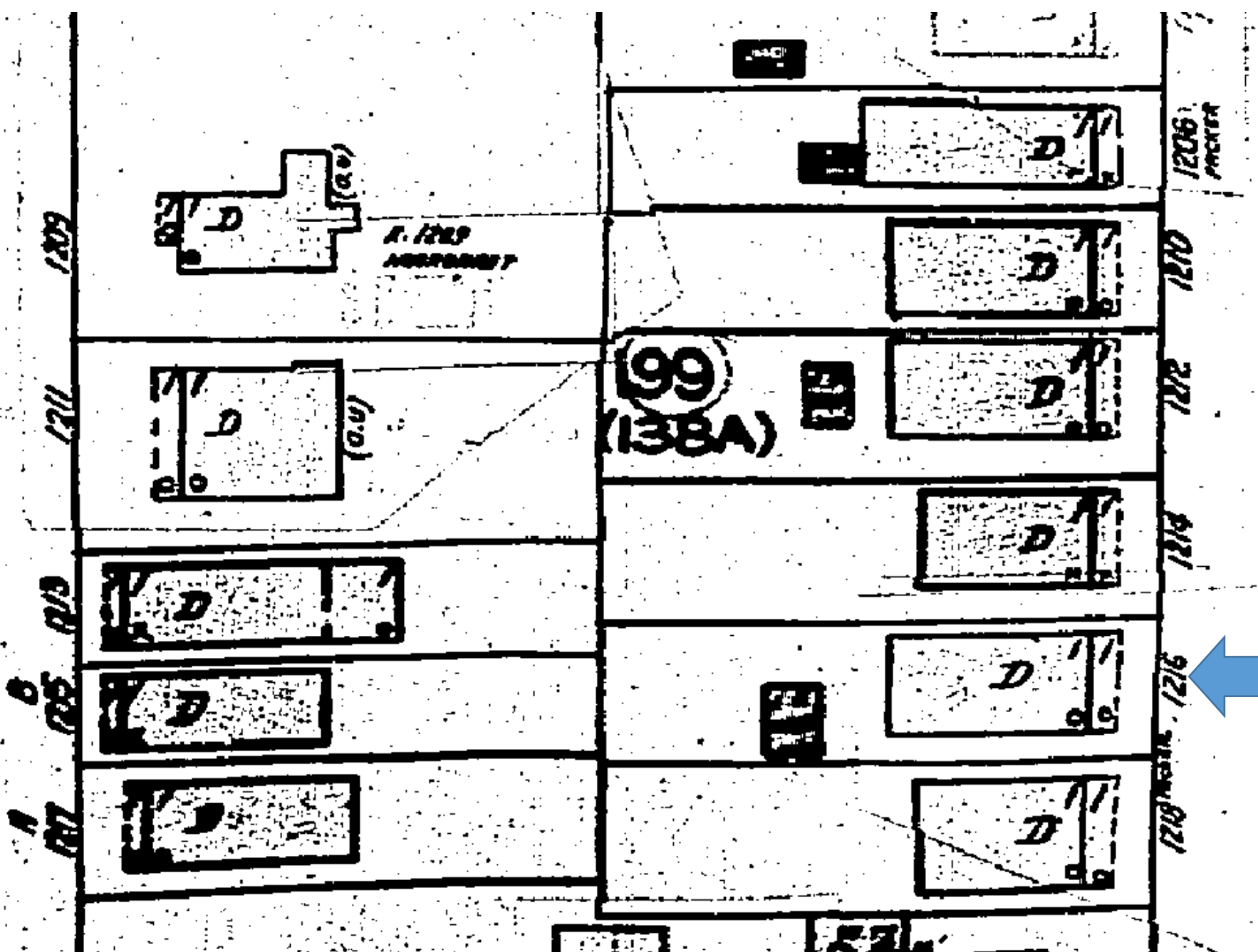


1912 Sanborn Map

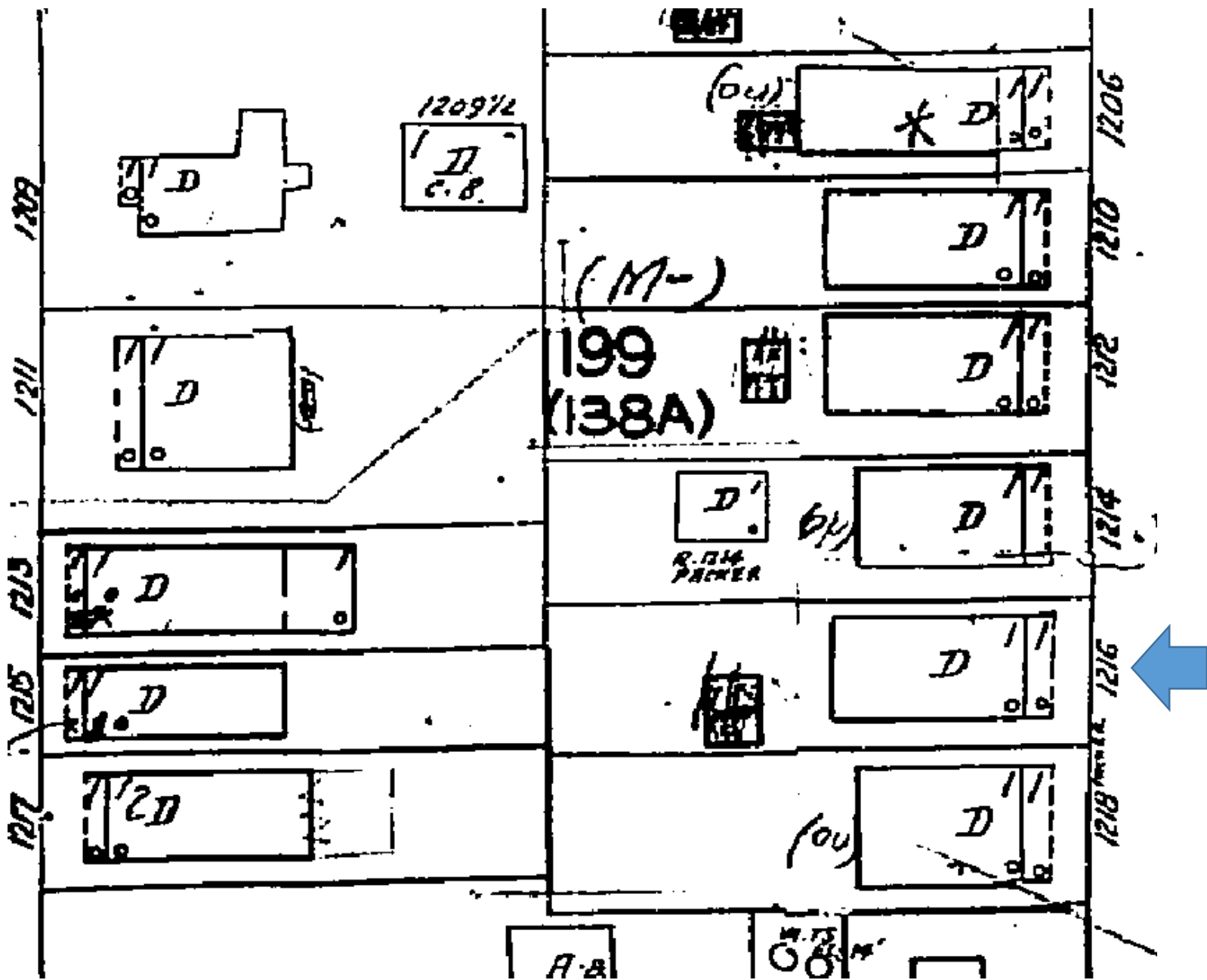




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



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





1216



1216 Packer pool application pixs















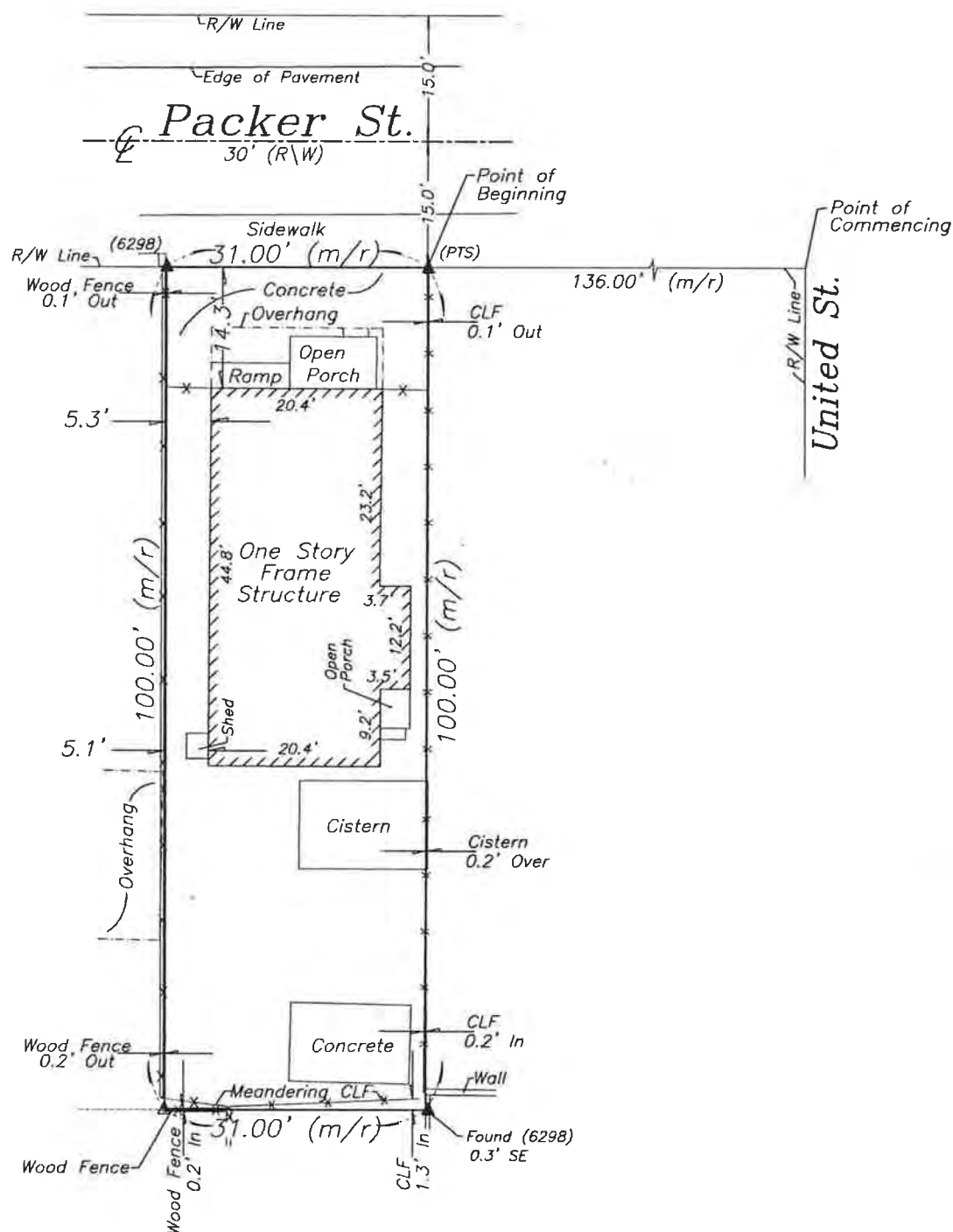
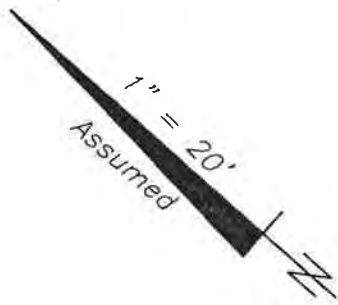






# SURVEY

# Boundary Survey Map of part of Lots 4 & 5, Square 7, Tract 13, Island of Key West



## LEGEND

- ⊙ Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6298)(PTS)
- △ 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

### NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1216 Packer Street, 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. North Arrow is assumed and based on the legal description.
8. Date of field work: November 19, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** That portion of Lots Five (5) and Four (4), Square Seven (7), Tract Thirteen (13) being in Monroe County, Florida, on the Island of Key West and known and described as a portion of Lots Five (5) and Four (4) and Square Seven (7) of Tract Thirteen (13) according to Geo. C. Watson's Subdivision of a part of said Tract Thirteen (13) according to W. A. Whitehead's map or plan of the Island of Key West delineated in February, A. D. 1829. Commencing at a point One Hundred Thirty-Six (136) feet from the Southwesterly corner of United and Packer Streets and running thence along Packer Street in a Northwesterly direction a distance of Thirty-one (31) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Thirty-one (31) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet to the place of beginning

**BOUNDARY SURVEY FOR:** David R. Henley;  
United Wholesale Mortgage;  
Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
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.

J. LYNN O'FLYNN, INC.

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

November 22, 2018

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



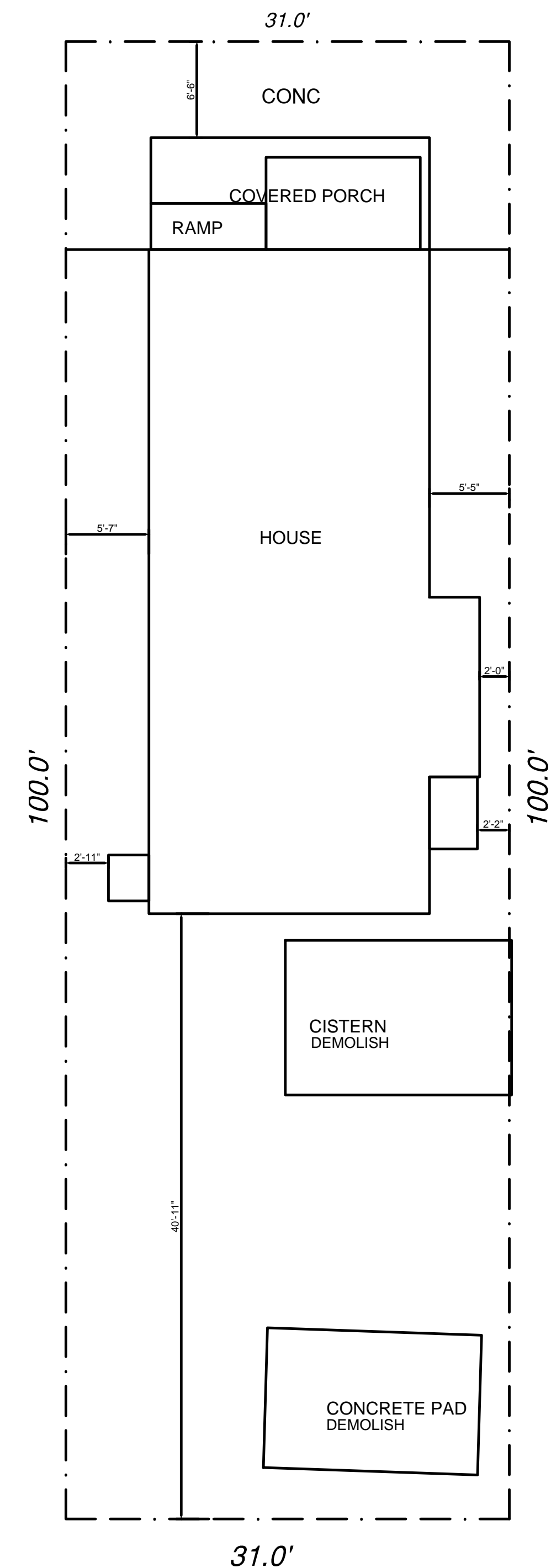
Professional Surveyor & Mapper  
PSM #6298

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

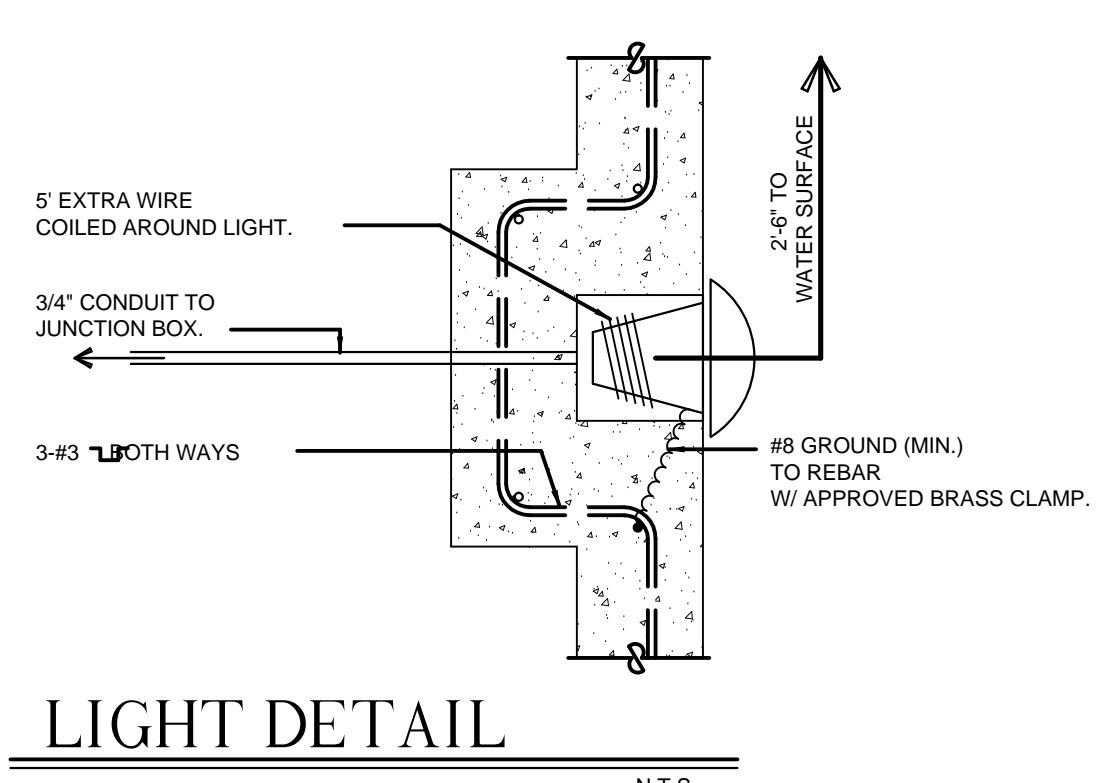
# PROPOSED DESIGN



PACKER STREET



EXISTING SITE PLAN  
1"=10'



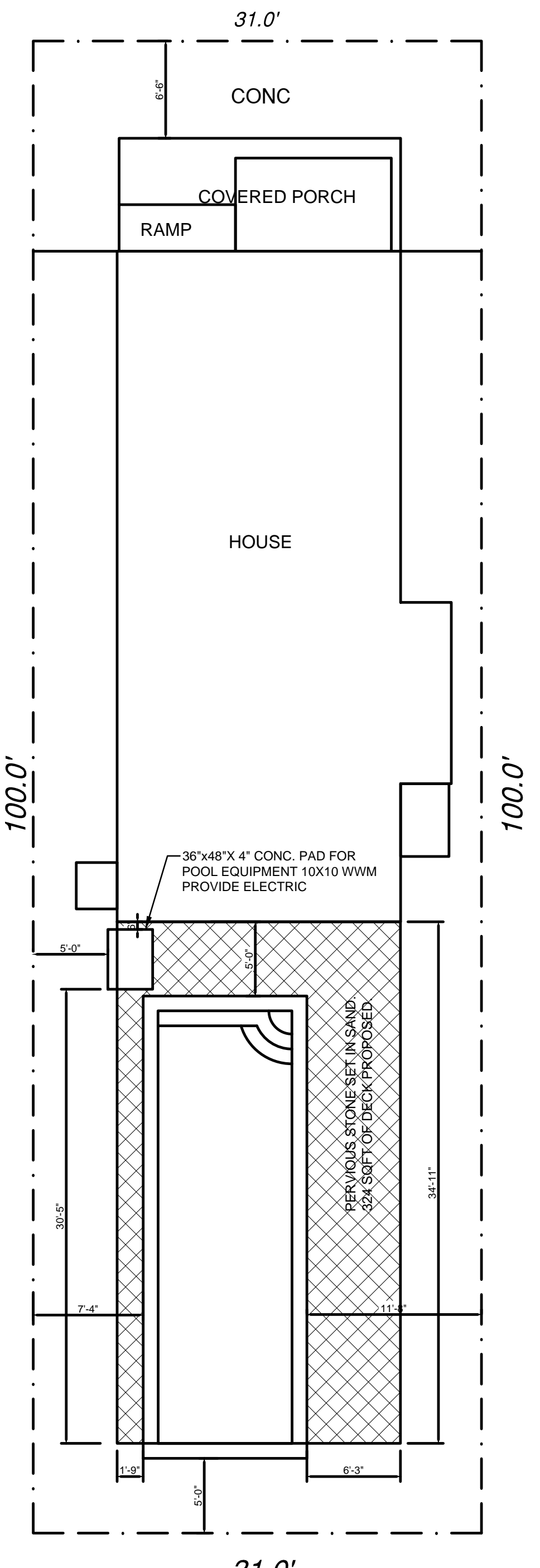
LIGHT DETAIL  
N.T.S.

SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	3100 SF	4000 SF MIN	3100 SF	EXISTING HARDSHIP
BUILDING AREA	1061 SF	1240 SF	1061 SF	IN COMPLIANCE
BUILDING COVERAGE %	34%	40%	34%	IN COMPLIANCE
IMPERVIOUS COVERAGE	1636 SF	1860 SF	1690 SF	IN COMPLIANCE
IMPERVIOUS COVERAGE %	52.7%	60%	54.5%	IN COMPLIANCE
BUILDING HEIGHT	-30'-0"	30'-0"	-30'-0"	IN COMPLIANCE
FRONT SETBACK	6'-6"	10'-0"	6'-6"	NOT EXPANDING IN COMPLIANCE
SIDE SETBACK	2'-11 1/2'-0"	5'-0"	2'-11 1/2'-0"	NOT EXPANDING IN COMPLIANCE
REAR SETBACK	40'-11"	14'-11 1/2" POOL	40'-11"	IN COMPLIANCE

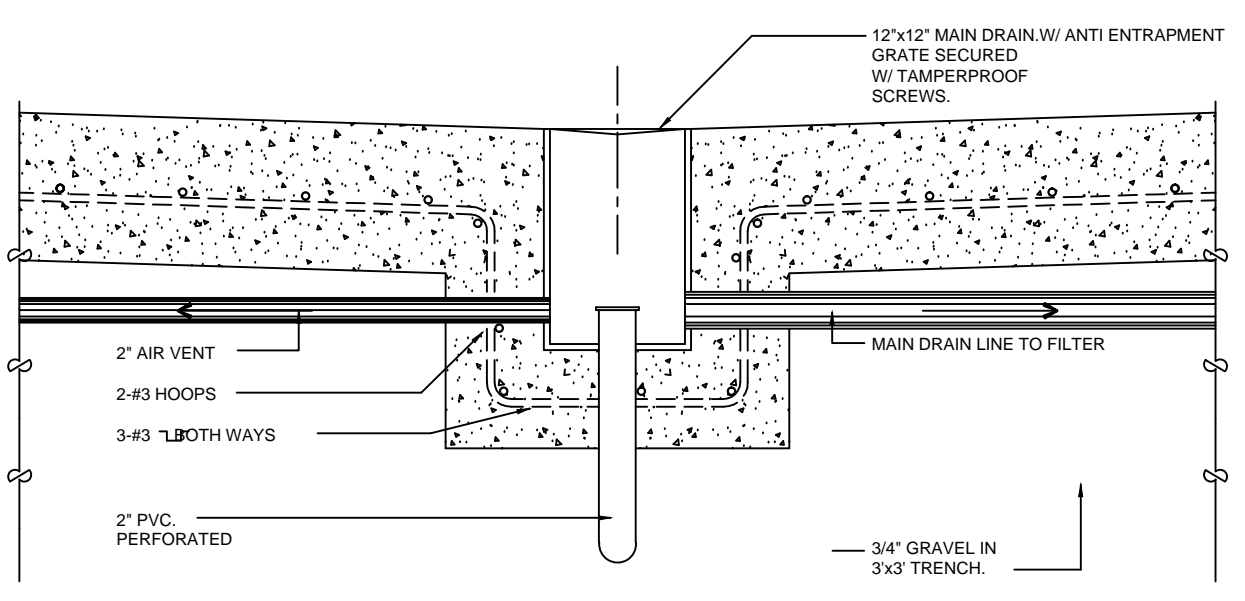
NOTE: SEE POOL SITE PLAN FOR DECK AREA

POOL EQUIPMENT SHALL NOT BE MORE THAN 29.9" HIGH. CONTRACTOR MAY USE "STA-RITE" PLM SERIES CARTRIDGE FILTER OR SIMILAR SO LONG AS IT IS NOT MORE THAN 29.9" HIGH. IT WILL NOT COUNT AS BUILDING COVERAGE  
rev 1 planning 3/6/2019

PACKER STREET

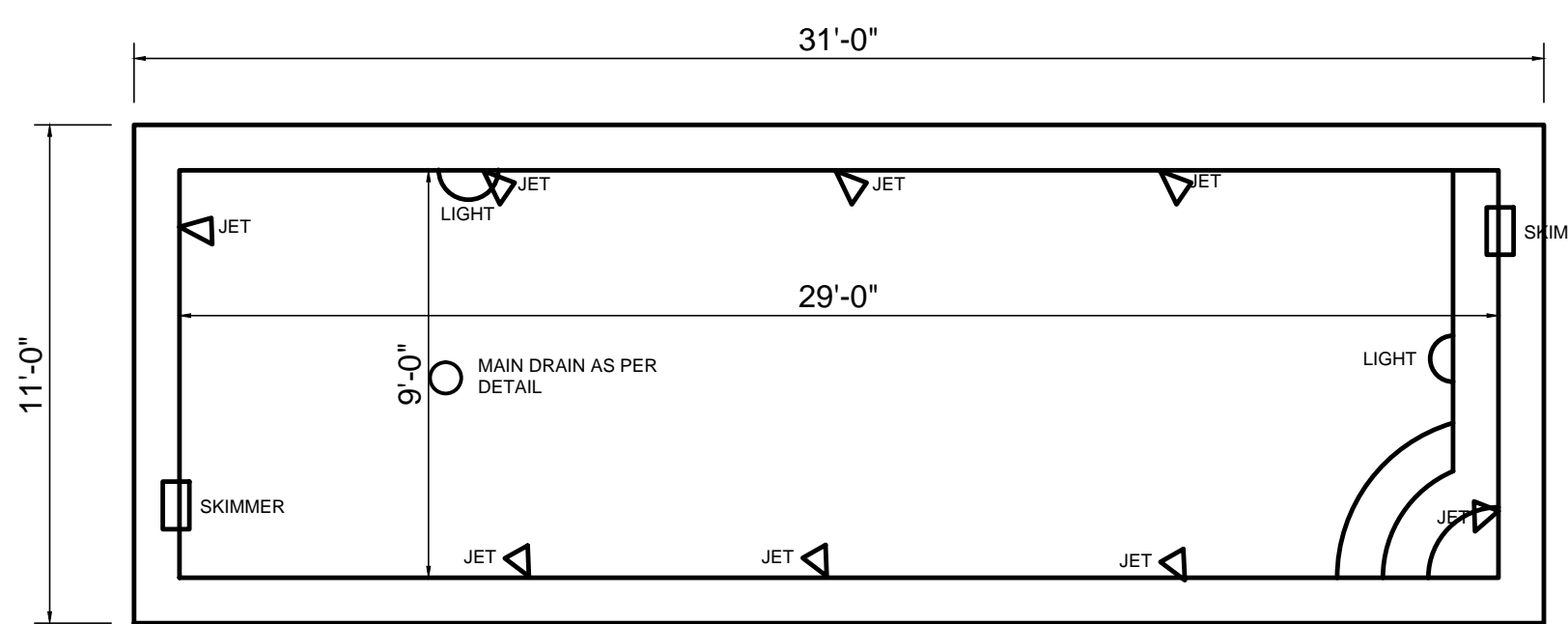


PROPOSED POOL /SITE PLAN  
1"=10'

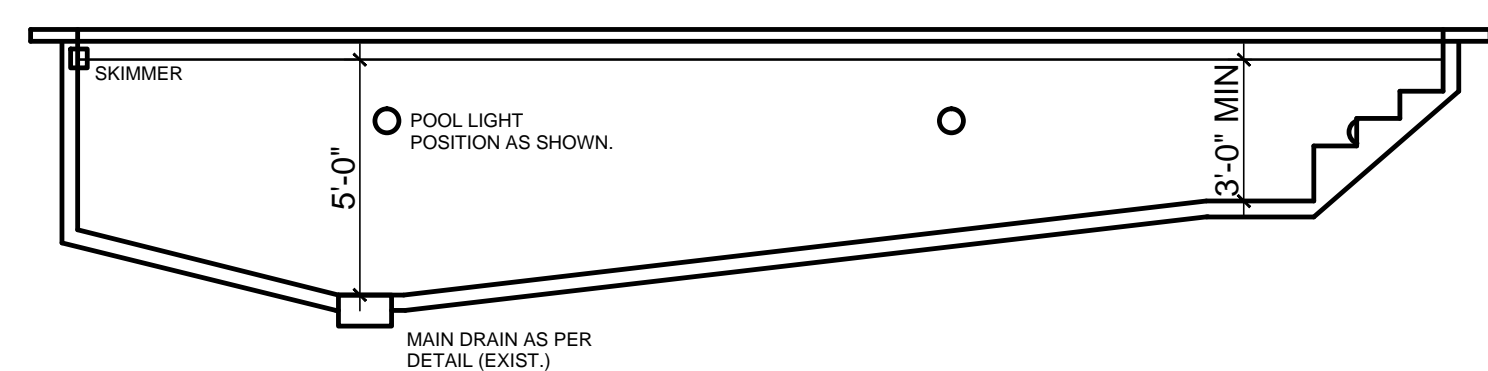


MAIN DRAIN  
N.T.S.

PROVIDE TWO BACKFLOW CHECK VALVES TO PREVENT FLOATING OF POOL DURING A FLOOD EVENT.



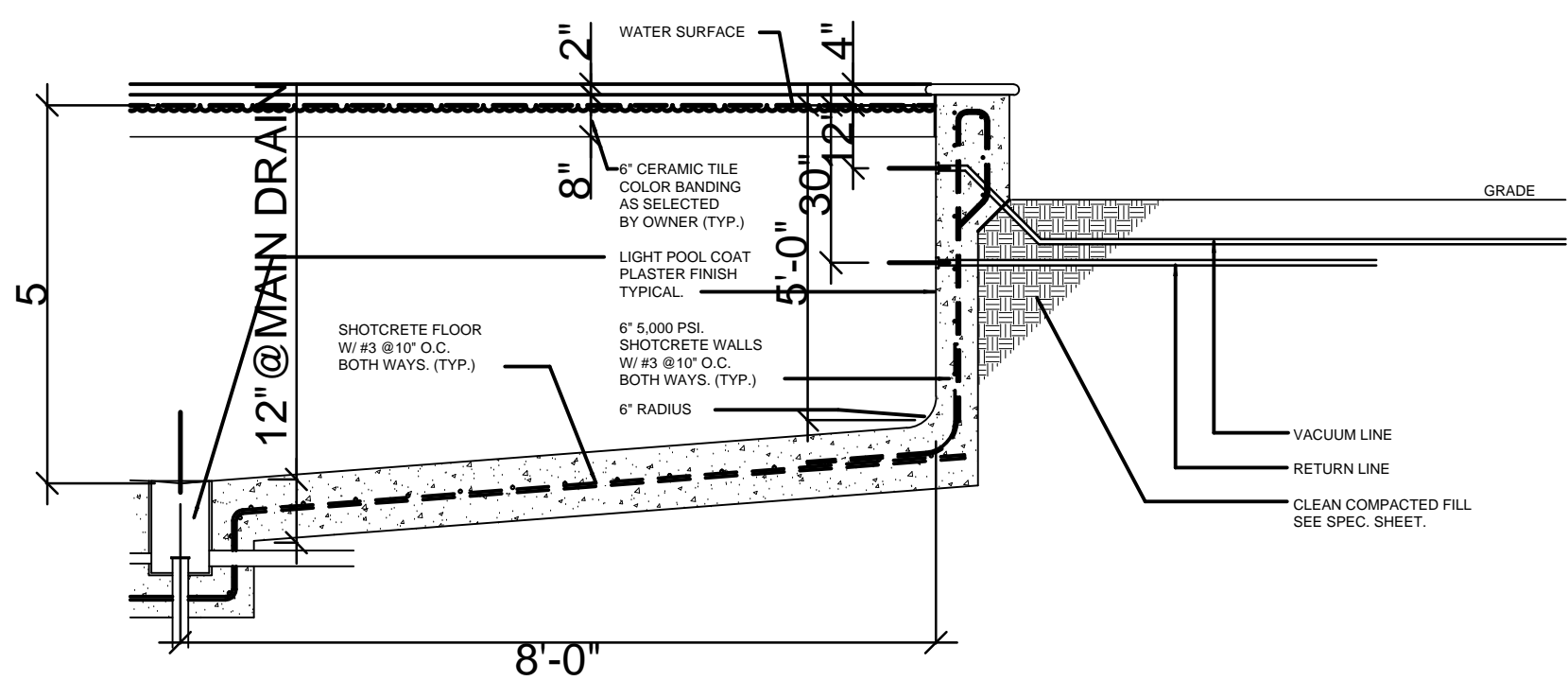
POOL PLAN  
1"=4'-0"



POOL SECTION  
1"=4'-0"

POOL DECK CALCULATIONS:  
ADD 170 SQFT IMPERVIOUS ALLOWABLE  
340 SQFT ALLOWABLE AT 50% COVERAGE  
PERVIOUS STONE SET IN SAND.  
324 SQFT OF DECK PROPOSED.

POOL EQUIPMENT SHALL NOT BE MORE THAN 29.9" HIGH. CONTRACTOR MAY USE "STA-RITE" PLM SERIES CARTRIDGE FILTER OR SIMILAR SO LONG AS IT IS NOT MORE THAN 29.9" HIGH. IT WILL NOT COUNT AS BUILDING COVERAGE



CROSS SECTION  
N.T.S.

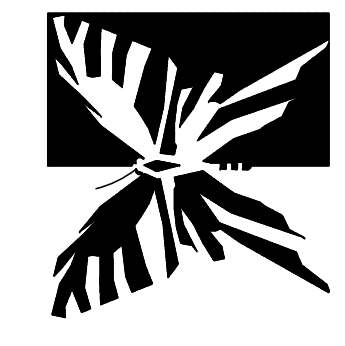
- POOL NOTES:
- SCOPE OF WORK IS TO ADD A SWIMMING POOL AND POOL EQUIPMENT
  - POOL TO BE FITTED WITH A SAFETY NET.
  - OWNER IS RESPONSIBLE FOR DEPLOYING SAFETY NET WHEN NOT IN USE.
  - FILTER/ PUMP SYSTEM TO BE CHEMICAL SALT SYSTEM FITTED WITH INTEGRATED HEATER AND DE FILTER.
  - PUMP SYSTEM TO BE VARIABLE SPEED SUCTION PROOF.
  - CONTRACTOR TO SUBMIT SHOP DRAWINGS, SPECIFICATIONS AND OTHER PERTINENT INFORMATION TO ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
  - POOL TO BE EQUIPPED WITH THREE POOL LIGHTS, ONE SKIMMER ONE MAIN DRAIN SEE PLAN FOR LOCATION.
  - POOL LIGHTS TO BE SWITCHED TO SWITCH PROVIDED ON HOUSE. CONSULT WITH OWNER FOR OPTIONAL DEVICES.
  - COPING TO BE MINIMUM 8" TRAVERTINE OR EQUIVALENT COPING TO BE SELECTED BY OWNER.
  - POOL EDGE SHALL HAVE MINIMUM 6" TILE BAND AT WATERLINE.
  - POOL STEPS TO HAVE BULL NOSE.
  - PITCH POOL STEPS 1" TOWARD BOTTOM.
  - PROVIDE 75 AMP SUB PANEL FOR POOL ELECTRIC.

DESIGN DATA:

- WIND VELOCITY: 180 MPH ASCE 10-05
- VELOCITY PRESSURE: 48.1 P.S.F.
- WIND IMPORTANCE: 1.0
- BUILDING CONDITION: ENCLOSED
- EXPOSURE CATEGORY: 'C'
- WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-05
- SOIL BEARING 2000 PSF (ASSUMED)
- COMPACT & TEST ALL FOOTINGS
- CONC. @ 28 DAYS 2500 PSI
- REINF. STL - ASTM A615 GR 40
- MORTAR TYPE 'S'
- CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)
- GROUT - 3/8" MIN. AGGREGATE 2,000 PSI
- ROOF: LIVE LOAD - 40 PSI  
DEAD LOAD - 25 PSI

ALL WORK DEPICTED IN THESE DRAWINGS SHALL CONFORM TO REQUIREMENTS OF THE FOLLOWING CODES:

- FLORIDA BUILDING CODE 2017
- FLORIDA MECHANICAL CODE 2017
- FLORIDA PLUMBING CODE 2017
- NATIONAL ELECTRICAL CODE 2014
- DESIGNED PER ASCE 7-10



Carlos O. Rojas, AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 292-4870  
(305) 923-5667  
Architect@hmail.com

Revisions

rev 1 planning 3/6/2019
-------------------------

Carlos O. Rojas, AIA  
1216 Packer Street  
Key West, Florida 33040

Project Number  
012018  
Date  
12/15/2018  
Drawn By  
COR

C1





To be completed by KEYS

Date Received: \_\_\_\_\_  
 Drawings Submitted: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Accepted By: \_\_\_\_\_

**METER LOCATION FORM**  
**UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA**  
 Main Phone (305)295-1000 Customer Programs Phone (305) 295-1080 Customer Service Fax (305) 295-1085  
 Customer Service Email: web.accounts@keysenergy.com



**CUSTOMER INFORMATION**

Account # 3222380-11 New Service or Upgrade POOL PLANS

Customer Name DAVID REED HENLEY Phone No. (843)714-4916

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Street Address 1216 PACKER STREET

Subdivision \_\_\_\_\_ Key KEY WEST

Mailing Address \_\_\_\_\_

Email Address \_\_\_\_\_

Electrical Contractor VINCE ALMEDA Phone No. (305) 797-8673

Service Type \_\_\_\_\_ Panel Size \_\_\_\_\_ Voltage 120/240

Single Phase YES Three Phase \_\_\_\_\_

Residential YES Commercial \_\_\_\_\_

Pole No. C49-8 Meter No. 85120 Cycle & Route CYCLE 3 RIT 22

Deposit WAIVED Service Charge NONE

**KEYS ENERGY SERVICES (KEYS) HAS APPROVED METER LOCATION ONLY. THE CUSTOMER NEEDS TO CONTACT KEYS ENGINEERING DEPARTMENT PRIOR TO INSTALLATION, TO VERIFY LOCATION.**

Line Extension Charge \_\_\_\_\_ Contract # \_\_\_\_\_

Notes POOL PLANS. PLEASE STAMP BOTH SETS

Existing Line Extension In Place: Yes  No  If yes, Customer Service to contact customer and process reimbursement \$ \_\_\_\_\_

**Keys Energy Services will not cross private property to connect a service drop. It is the customer's responsibility to locate the weather head accordingly. All work must conform to NEC & NESC.**

**KEYS' ENGINEERING DEPARTMENT**

Is project part of a CBRA area requiring special contract/payment: Yes  No

New Line Extension Needed: Yes  No

Number of Poles \_\_\_\_\_ Dollars for escrow \$ \_\_\_\_\_

Contractor Requirements: Pool Location OKAY

1. \_\_\_\_\_

2. \_\_\_\_\_

Comments: \_\_\_\_\_

Approximate Service Date: \_\_\_\_\_

KEYS Field Representative: Phil K. Date: 01/21/19

Field Contact Signature: \_\_\_\_\_

**KEYS ENERGY SERVICES (KEYS) HAS APPROVED MEIER LOCATION ONLY. THE CUSTOMER NEEDS TO CONTACT KEYS ENGINEERING DEPARTMENT PRIOR TO INSTALLATION, TO VERIFY LOCATION.**

**1. All electrical work must meet all current City and/or County Codes, KEYS' policies and National Electric Safety Code Rules and Regulations.**

**These plans must be resubmitted for KEY to review.**

Pool Location OKAY

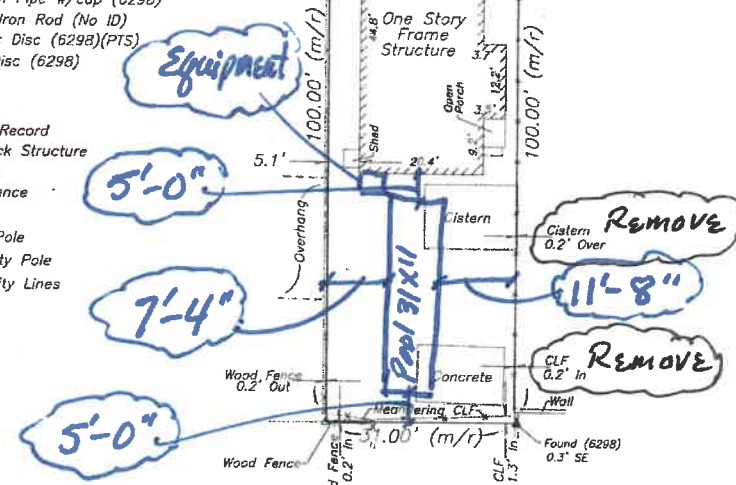
511219

**Boundary Survey Map of part of Lots 4 & 5, Square 7, Tract 13, Island of Key West**

Assumed  
φ = 20°  
Phil

**LEGEND**

- Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6298)(PTS)
- △ 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
- ⊕ Meterline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1216 Packer Street, 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. North Arrow is assumed and based on the legal description.
8. Date of field work: November 19, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.

**BOUNDARY SURVEY OF:** That portion of Lots Five (5) and Four (4), Square Seven (7), Tract Thirteen (13) being in Monroe County, Florida, on the Island of Key West and known and described as a portion of Lots Five (5) and Four (4) and Square Seven (7) of Tract Thirteen (13) according to Geo. C. Watson's Subdivision of a part of said Tract Thirteen (13) according to W. A. Whitehead's map or plan of the Island of Key West delineated in February, A. D. 1829. Commencing at a point One Hundred Thirty-Six (136) feet from the Southwesterly corner of United and Packer Streets and running thence along Packer Street in a Northwesterly direction a distance of Thirty-one (31) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Thirty-one (31) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet to the place of beginning

**BOUNDARY SURVEY FOR:** David R. Henley;  
United Wholesale Mortgage;  
Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
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.

J. LYNN O'FLYNN, INC.

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

November 22, 2018

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 23, 2019 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SWIMMING POOL AND  
CONCRETE DECK. DEMOLITION OF  
ABOVE GROUND CISTERN.**

**FOR #1216 PACKER STREET**

**Applicant – Allied General Contractors**

**Applications #2019-0657 and #2019-0785**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# 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 00031970-000000  
 Account# 1032751  
 Property ID 1032751  
 Millage Group 10KW  
 Location Address 1216 PACKER St, KEY WEST  
 Legal Description KW G G WATSON SUB I-209 PT LOTS 4-5 SQR 7 TR 13 G10-218 OR400-752/53 OR2938-1516D/C OR2938-1524  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

HENLEY DAVID R  
 1216 Packer St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$93,187	\$94,578	\$83,368	\$86,326
+ Market Misc Value	\$850	\$850	\$850	\$739
+ Market Land Value	\$444,075	\$444,075	\$477,686	\$401,233
= Just Market Value	\$538,112	\$539,503	\$561,904	\$488,298
= Total Assessed Value	\$138,219	\$135,377	\$132,593	\$131,671
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$112,719	\$109,877	\$107,093	\$106,171

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,100.00	Square Foot	31	100

**Buildings**

Building ID 2516	Exterior Walls B & B
Style 1 STORY ELEV FOUNDATION	Year Built 1933
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 2004
Gross Sq Ft 1064	Foundation WD CONC PADS
Finished Sq Ft 948	Roof Type GABLE/HIP
Stories 1 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type CONC S/B GRND
Perimeter 138	Heating Type NONE with 0% NONE
Functional Obs 0	Bedrooms 2
Economic Obs 0	Full Bathrooms 1
Depreciation % 16	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 400
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	948	948	138
OPF	OP PRCH FIN LL	116	0	66
<b>TOTAL</b>		<b>1,064</b>	<b>948</b>	<b>204</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1980	1981	1	210 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/28/2018	\$625,000	Warranty Deed	2196570	2938	1524	01 - Qualified	Improved

**Permits**

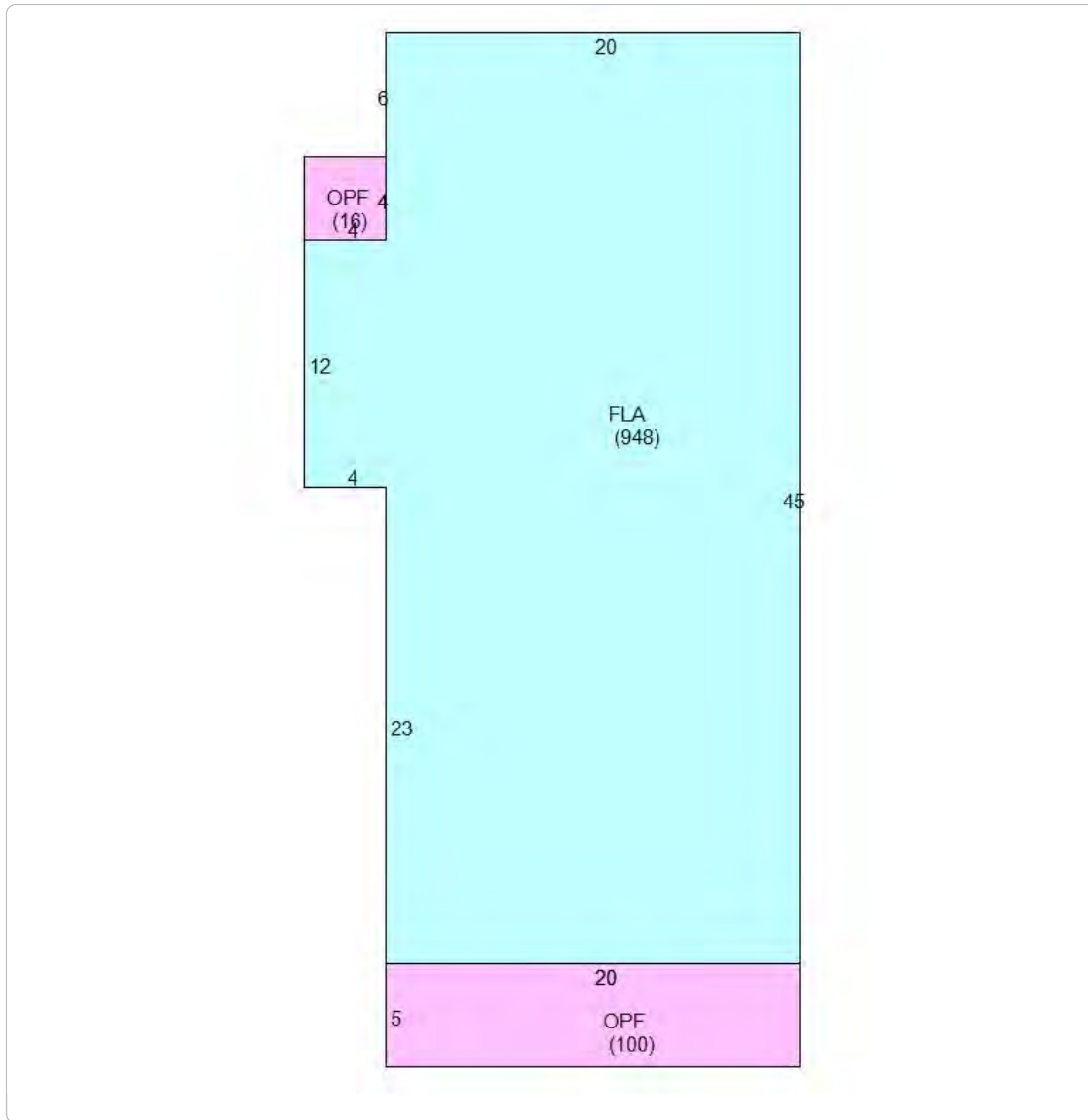
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
09-2488	8/14/2009	7/5/2010	\$2,700		EMERGENCY REMOVAL OF EXISTING WOOD SHED IS FALLING DOWN , CLEAN DEBRIS. SLAB TO REMAIN.
08-0406	2/14/2008	3/18/2008	\$2,300	Residential	UP-GRADE EXISTING SERVICE UP TO 150 AMP
07-4745	10/17/2007	3/18/2008	\$2,400	Residential	REMOVE AND REPLACE DAMAGED SHEATHING,FACIA AND SOFFITS FOR NEW ROOFING SYSTEM
07-4718	10/15/2007	3/18/2008	\$2,225	Residential	INSTALL 200 SF V-CRIMP ROOFING

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Photos





### Map



### TRIM Notice

Trim Notice

2018 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

Developed by  
 Schneider  
GEOSPATIAL

Last Data Upload: 4/17/2019, 5:42:39 AM

Version 2.2.15