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**Historic Architectural Review Commission  
Staff Report for Item 9**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** January 23, 2018

**Applicant:** Rob Delaune, Architect

**Application Number:** H17-01-0036

**Address:** #306 Peacon Lane

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**Description of Work**

Installation of brick pavers in front yard.

\*Proposed bricks in the city's right-of-way are not part of this application.\*

**Site Facts**

The building in review is a one-story house listed as a contributing resource. The frame vernacular house, built circa 1906, preserves its original "L" shape front wrap porch that extends to the south side of the house. The house exhibits many architectural features that are character-defining elements such as carved columns and railings, exposed rafter tails, and gingerbread details in the front porch. Pavers at some point covered the right-of-way but they are no longer in place.

In July 20, 2017, the Planning Board approved variances for impervious surface and open space ratio for this proposal.

**Guidelines Cited on Review**

- Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically Standards 1, and 2. Secretary of the Interior's Guidelines for Rehabilitation-Building site (pages 31-33) specific:

*Not Recommended- “Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.”*

*Recommended- “Designing new onsite parking, loading docks, or ramps when the required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.”*

- Decks, Patios, Hot Tubs & Pools (pages 39-40), specifically first and last sentence of first paragraph, and guideline 1.
- Parking Areas, Landscaping, & Open Space Environment (page 43), specifically first paragraph, guidelines 1, 2, 4, 5, 6, and 7.

### **Staff Analysis**

In November 28, 2017, the Commission made a motion to approve the submitted plans with two conditions, that 10 percent of the front yard be dedicated to green area and that the historic preservation planner approve the location of the green area. The applicant submitted revised site plan depicting 22 square feet grassed open area, which is 10 percent of the proposed paved area, as requested in the November condition. Staff finds that the location of the proposed green area, which was the second condition of the approval, is not appropriate, as it is proposed towards the front property line. Although staff opines that the design does not meet cited guidelines and the SOIS and Guidelines, the location of a required green area shall be located closer to the house as a buffer. The proposed green area will be under a car, as the front yard will be used as such.

Staff wants to clarify that the proposal does not create an off-street parking, as the front yard of the lot under review is only 6’-6” while the minimum width requirement for an off-street parking is 9 feet. The 6’-6” depth measurement is taken from the edge of the front porch to the front property line. Peacon Lane is 21 feet wide... As the applicant stated for the record, off-street parking is required in the LDR’s only for new houses. Peacon Lane has seventeen properties, some of them have front yard covered with concrete or pavers, and still, other properties have at least 50% or more of green space in their front yard.

Staff met with the applicant and explained our concerns of the location of the green area; still the applicant requested to staff to move forward with the latest location as creating the green area next to the house will not work for his client. As staff cannot deny a Certificate of Appropriateness, this project is back as an agenda item.

### **Consistency with Guidelines**

It is staff’s opinion that the proposed cover of the front yard with brick pavers is inconsistent with many of the cited guidelines as well as the SOIS and Guidelines for Rehabilitation. The proposed location of approximately 10 square feet of green area closer to the city’s right-of-way is not appropriate; first, the paved area will be parking space and

cars will be constantly covering the area. This is contrary to many of the SOIS and Guidelines for Rehabilitation under Buildings Site. Secondly, there will be no buffer and protection to the historic house as the functions of a parking area- parking and maneuvering a car, and opening doors- may put the resource at risk, as there is no protection provided. This is contrary to many of the SOIS and Guidelines for Rehabilitation under District/ Neighborhood.

If the Commission still finds that the proposed paved yard with 10% of green area is appropriate for the site, staff recommends that the green area be used as a buffer, transition, and protective measurement for the historic house and that it be located adjacent to the front porch.

Pictorial evidence, dated from the 1930's and 1970's depicts Peacon Lane as a traditional residential corridor in Old Town where vegetation is common in front yards. Even the lane used to have sidewalks on both side of the road. Inappropriate use of front yards and other historically significant areas detract from the appearance and integrity of the historic district. There may be other properties in the lane with front yards covered with bricks; still existing inappropriate designs **should not be use as a justification** to approve a proposal that is contrary to the SOIS and Guidelines and cited guidelines in this report.



**February 14, 1937. Peacon Lane from Eaton Street**



**Peacon Lane circa 1970 looking towards Caroline St.**

## Enid Torregrosa

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**From:** Enid Torregrosa  
**Sent:** Monday, July 31, 2017 10:28 AM  
**To:** 'robdelaune'  
**Cc:** Patrick Wright; Gary Volenec  
**Subject:** FW: 306 Peacon Lane - ROW Permit

Dear Rob:

Good morning! Hope all is well. I am forwarding an email from city Engineer Gary Volenec regarding the ROW permit for 306 Peacon Lane. As I expressed to you when you first submitted to HARC an application for brick paves and relocation of entry steps on the front porch I explained to you that management was not going to sign the application as it included pavers over City's ROW.

Please do not hesitate to contact us shall you have any questions.

Take care;

Enid

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*Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076*

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**From:** Patrick Wright  
**Sent:** Monday, July 31, 2017 10:11 AM  
**To:** Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>  
**Subject:** FW: 306 Peacon Lane - ROW Permit

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**From:** Gary Volenec  
**Sent:** Monday, July 31, 2017 9:31 AM  
**To:** Patrick Wright <[pwright@cityofkeywest-fl.gov](mailto:pwright@cityofkeywest-fl.gov)>  
**Cc:** Steven P. McAlearney <[smcalearney@cityofkeywest-fl.gov](mailto:smcalearney@cityofkeywest-fl.gov)>; Terrence Justice <[tjustice@cityofkeywest-fl.gov](mailto:tjustice@cityofkeywest-fl.gov)>; Ron Wampler <[rwampler@cityofkeywest-fl.gov](mailto:rwampler@cityofkeywest-fl.gov)>; James Bouquet <[jbouquet@cityofkeywest-fl.gov](mailto:jbouquet@cityofkeywest-fl.gov)>; Janet Muccino <[jmuccino@cityofkeywest-fl.gov](mailto:jmuccino@cityofkeywest-fl.gov)>  
**Subject:** 306 Peacon Lane - ROW Permit

Patrick,

As discussed this morning, the Engineering Department does not allow brick pavers in the right-of-way. Isolated installations somehow are allowed every now and then based on extenuating circumstances, but it has been our general policy to not approve them. Regarding the ROW Permit 17 000 02784-000-000 ROW 00 that was issued allowing pavers in the ROW, this must have been issued accidentally as this is not the policy. If they need a hard surface to park on they can install gravel as the City does.

I do know that there was some attempt to draft language that might allow the use of pavers, but any change would need to go through legal as there were several liability issues that would need to become the

responsibility of the applicant. Not sure if that would be enforceable if there was a trip and fall in the ROW due to pavers becoming uneven.

Thanks,  
Gary

**Gary J. Volenec, P.E.**  
City Engineer  
City of Key West  
305 809-3967



# APPLICATION



**COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC**

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**  
 1300 WHITE STREET  
 KEY WEST, FLORIDA 33040  
 Phone: 305.809.3956  
**BLDG@CITYOFKEYWEST-FL.GOV**

HARC PERMIT NUMBER <b>17-003-00036</b>		BUILDING PERMIT NUMBER <b>17-003-00036</b>		INITIAL & DATE <b>[Signature]</b>
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %	

ADDRESS OF PROPOSED PROJECT:	306 PEACON LANE		# OF UNITS <b>1</b>
RE # OR ALTERNATE KEY:	00003620-000000		
NAME ON DEED:	JENNIFER STEPHENS	PHONE NUMBER	954 803 1820
OWNER'S MAILING ADDRESS:	P.O. BOX 454	EMAIL	PHOTOOFHEARTS@AOL.COM
	KEY WEST, FL 33041		
CONTRACTOR COMPANY NAME:	<b>T. BIRD</b>	PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
ARCHITECT / ENGINEER'S NAME:	ROBERT L DELAUNE ARCH P.A.	PHONE NUMBER	305 304 4842
ARCHITECT / ENGINEER'S ADDRESS:	619 EATON STREET, SUITE 1	EMAIL	SEE BELOW
	ROBDELAUNE@BELLSOUTH.NET		

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.

**DETAILED Project Description...**(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered 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 aforementioned description of work shall be controlling.)

**INSTALL APPROX. 220 S.F. BRICK PAVING @ FRONT YARD**

Printed name of property owner or licensed contractor. <b>JENNIFER STEPHENS</b>	Signature.
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced _____ as identification.	

Official Use Only:

Oper: KEYWGRC Type: BP Drawer: 1  
 Date: 7/28/17 58 Receipt no: 24130  
 2017 300036  
 PT \* BUILDING PERMITS-NEW 1.00 \$100.00  
 Trans number: 3111099  
 VM VISA/MASTERC \$100.00  
 Trans date: 7/28/17 Time: 14:02:14

28116/7171 OK

**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@cityofknoxwest-fl.gov](mailto:harc@cityofknoxwest-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:
FRONT YARD GROUND SURFACE	SOIL	BRICK

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 checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE: 08/22/2017	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
APPROVED SUBJECT TO INCORPORATION 10% AREA TO BE PLANTED			
Area - LOCATION TO BE APPROVED BY HARC STAFF			
STAFF REVIEW COMMENTS:			
House is listed as contributing. Guidelines for parking areas, decks & patios, SOLS & Guidelines Standards 1 & 2, Guidelines for Building site. (p.31-33).			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE: <i>Buchanan</i> 11/28/2017	

#### 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.

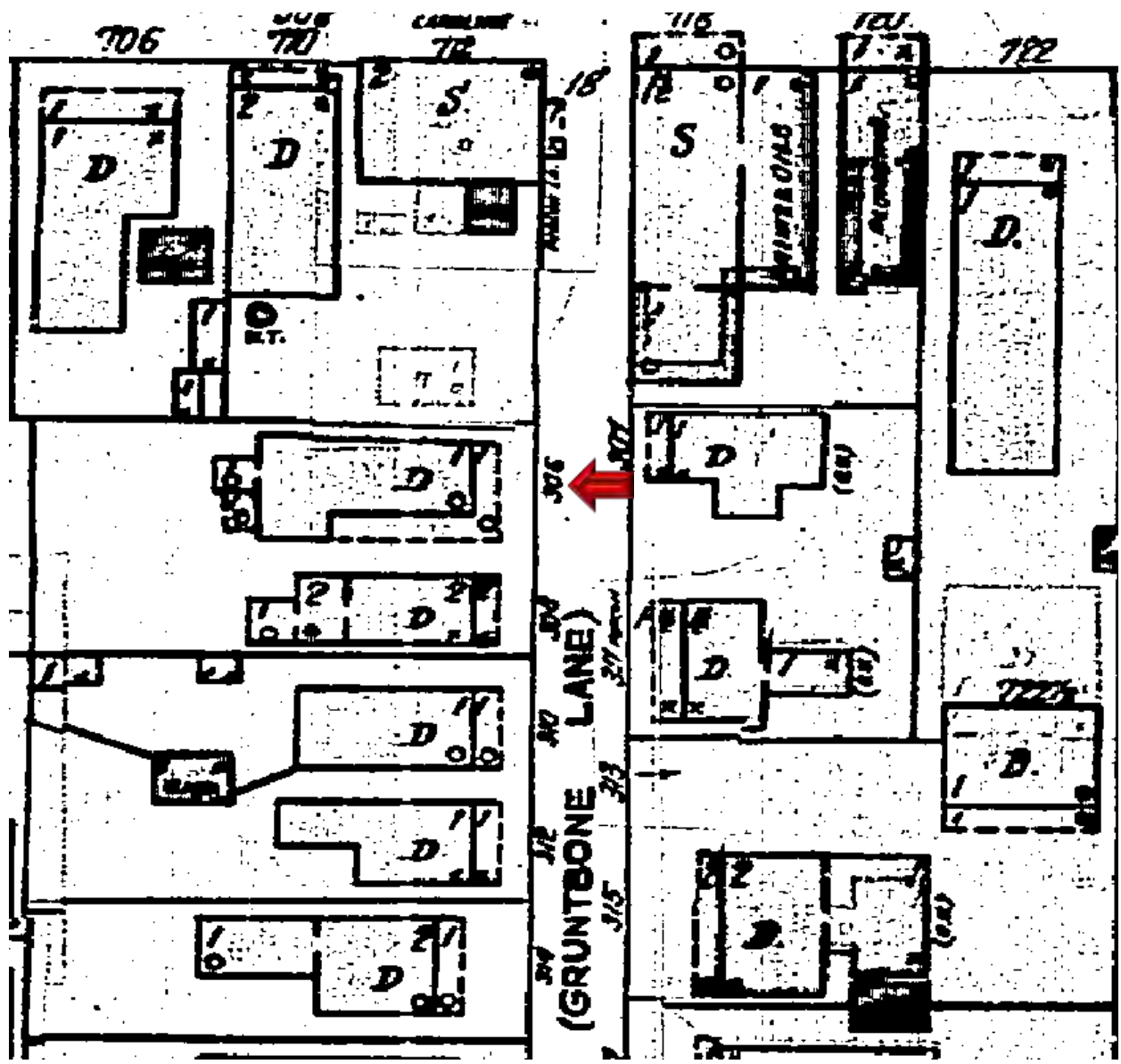
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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 AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

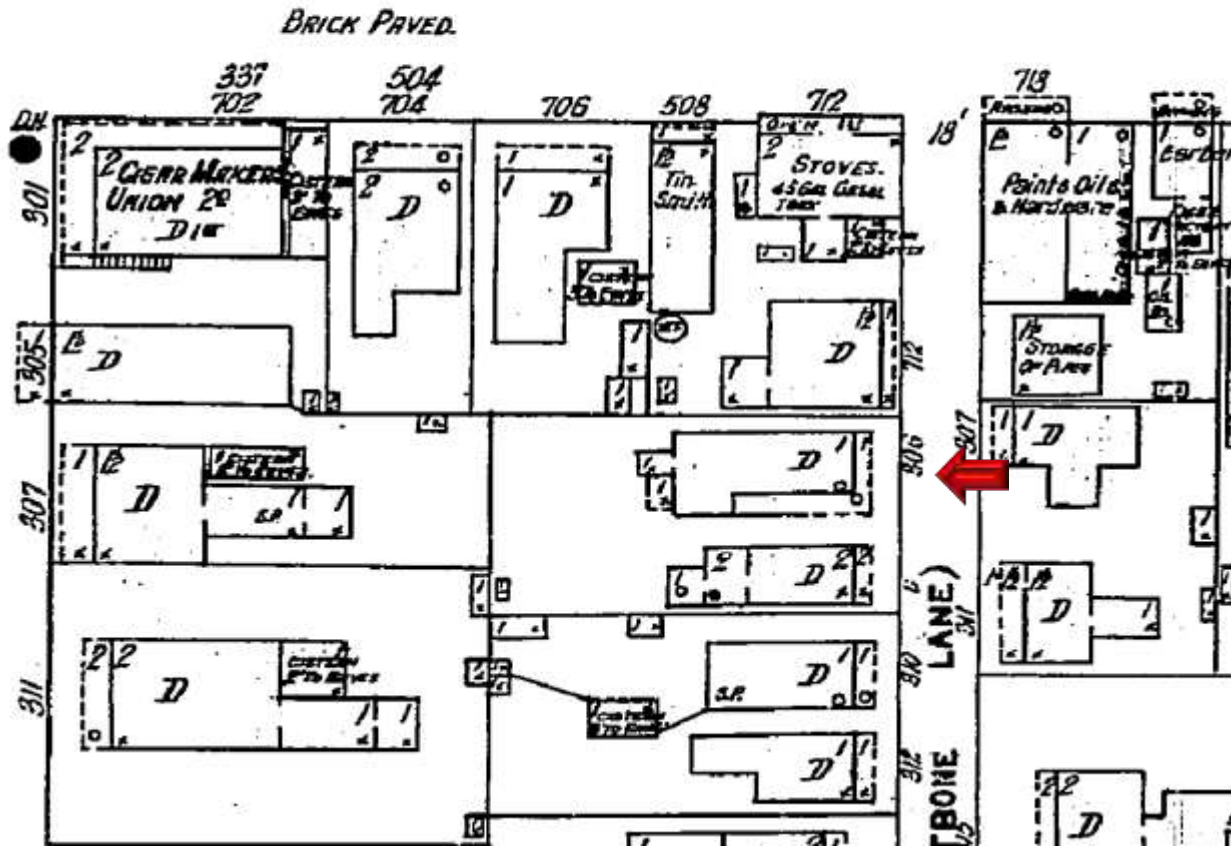
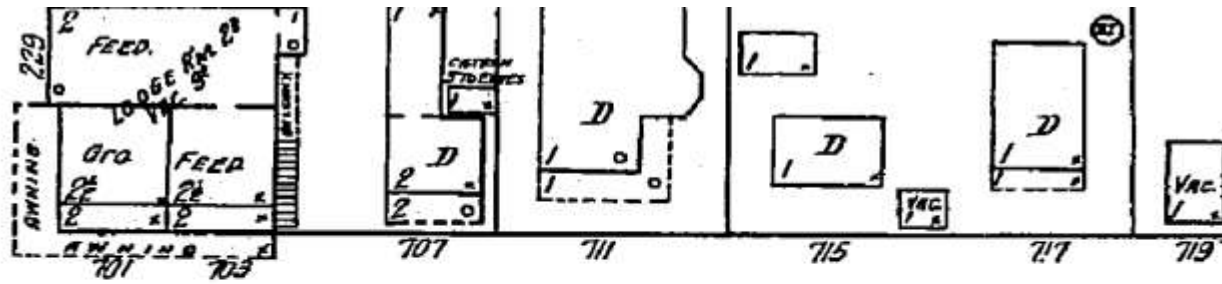
# SANBORN MAPS





Sanborn Map 1948





Sanborn Map 1912



# PROJECT PHOTOS



**306 Peacon Lane circa 1965. Monroe County Library.**



Google Earth



Imagery Date 3/2011

PLANS REVIEWED BY AN ENGINEER  
 THEREBY AGREE TO COMPLY WITH ALL  
 ORDINANCES OF THE CITY OF KEY WEST  
 AND ALL OTHER AS APPLICABLE AND TO  
 COMPLY WITH THE PROVISIONS OF THE  
 OWNERSHIP OF THE PROPERTY

OFFICE COPY  
 15-3637

**LEGAL DESCRIPTION** O.R. 1979, Pg. 423

Subdivided property of the island of Key West, Monroe County, Florida and known as William A. Whitford's Map or Plan of said island delineated in February, A.D. 1929 as part of Lot 3, Square 22 and being more particularly described by metes and bounds as follows:

Commence at a point of intersection of the southerly right of way boundary line of Caroline Street and the westerly right of way boundary line of Peacon Lane in a southeasterly direction a distance of 70.00 feet to the Point of Beginning of the parcel of land here being described;

thence continue along said right-of-way line of Peacon Lane a distance of 30.77 feet to a point;

thence at right angles in a southeasterly direction a distance of 30.33 feet to a point;

thence at right angles in a southeasterly direction a distance of 30.33 feet to a point;

thence at right angles in a southeasterly direction a distance of 30.33 feet to a point on the east right-of-way line of Peacon Lane and the Point of Beginning.

ANB 41.561 7'

On the island of Key West, Monroe County, Florida and known as William A. Whitford's Map or Plan of said island delineated in February, A.D. 1929 as part of Lot 3, Square 22 and being more particularly described by metes and bounds as follows: COMMENCE at the point of intersection of the southerly right of way boundary line of Caroline Street and the westerly right of way boundary line of Peacon Lane in a southeasterly direction a distance of 103.33 feet;

thence at right angles in a southeasterly direction a distance of 45.88 feet to the Point of Beginning of the parcel of land here being described;

thence continue southeasterly along the previously described course a distance of 47.15 feet;

thence run at right angles in a southeasterly direction a distance of 8.1 feet;

thence run northwesterly along a line deflected 80 degrees 20 minutes 00 seconds left a distance of 47.15 feet;

thence run northwesterly along a line deflected 80 degrees 20 minutes 00 seconds left a distance of 8.1 feet back to the Point of Beginning.

ANB 41.561 7'

On the island of Key West, Monroe County, Florida and known as William A. Whitford's Map or Plan of said island delineated in February, A.D. 1929 as part of Lot 3, Square 22 and being more particularly described by metes and bounds as follows: COMMENCE at the point of intersection of the southerly right of way boundary line of Caroline Street and the westerly right of way boundary line of Peacon Lane in a southeasterly direction a distance of 70.00 feet;

thence continue along said right of way line of Peacon Lane in a southeasterly direction a distance of 30.77 feet;

thence at right angles in a southeasterly direction a distance of 30.33 feet to the Point of Beginning;

thence continue southeasterly along the previously described course 1.2 feet;

thence run at right angles in a southeasterly direction 1.2 feet;

thence run at right angles in a southeasterly direction 32.33 feet back to the Point of Beginning.

LEAS AND EXCEPT

On the island of Key West, Monroe County, Florida and known as William A. Whitford's Map or Plan of said island delineated in February, A.D. 1929 as part of Lot 3, Square 22 and being more particularly described by metes and bounds as follows: COMMENCE at the Point of Intersection of the southerly right of way boundary line of Caroline Street and the westerly right of way boundary line of Peacon Lane in a southeasterly direction a distance of 103.33 feet;

thence at right angles in a southeasterly direction a distance of 45.88 feet to the Point of Beginning of the parcel of land here being described;

thence continue southeasterly along said boundary line of Peacon Lane a distance of 1.34 feet;

thence run in a southeasterly direction a distance of 45.88 feet;

thence run northwesterly along a line deflected 118 degrees 00 minutes 00 seconds left a distance of 45.88 feet back to the Point of Beginning.

**SURVEYOR'S NOTES:**  
 North arrow based on assumed median Reference Bearing Peacon Lane  
 3.4 denotes existing elevation  
 Elevations based on N.E.V.D. 1929 Datum Bench Mark No. D-121 Elevation 3.914  
 Survey performed without benefit of this search for said or surrounding property's.

**MONUMENTATION:**  
 o = set 1/2" Iron Pipe, P.L.S. No. 2749  
 = Found 1/2" Iron Bar  
 a = Set P.C. Nail, P.L.S. No. 2748  
 \* = Found P.K. Nail

**Abbreviations:**  
 Stry = Story  
 R/W = Right-of-Way  
 fd = Found  
 p = Post  
 m = Measured  
 J = Joint  
 N.T.S. = Not to Scale  
 C = Centerline  
 Elev. = Elevation

F.F.L. = Finish Floor Elevation  
 conc. = concrete  
 I.P. = Iron Pipe  
 I.B. = Iron Bar  
 C.B. = catch basin  
 C.B.S. = Concrete Block Shuco  
 cov'd = Covered  
 P.O.C. = Point of Commence  
 P.O.B. = Point of Beginning  
 P.B. = Post Book  
 PS = Sign  
 wd = Wood  
 Bal. = Balcony  
 Pl. = Plaster  
 o/h = Overhead  
 C = Concrete Utility Pole

Field Work performed on: 11/26/13

**NOTE:**  
 All angles are 90° unless noted

**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 & Mapper No. 2749  
 Professional Engineer No. 30810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Tami Lynch 308 Peacon Lane, Key West, Florida, 33040		(Date Recd.) 13-443	
BOUNDARY SURVEY	Scale: 1"=30'	Plot Date: 11/30/13	Plot Time: AC
REVISIONS AND/OR ADDITIONS			
4/29/18 COPY, not signed, error request			
1/6/2018/2018/210/2018			

**ISLAND SURVEYING INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2122 Northside Drive  
 Suite 201  
 Key West, FL 33040  
 (305) 293-0448  
 Fax: (305) 293-0257  
 Lic. No. 7122

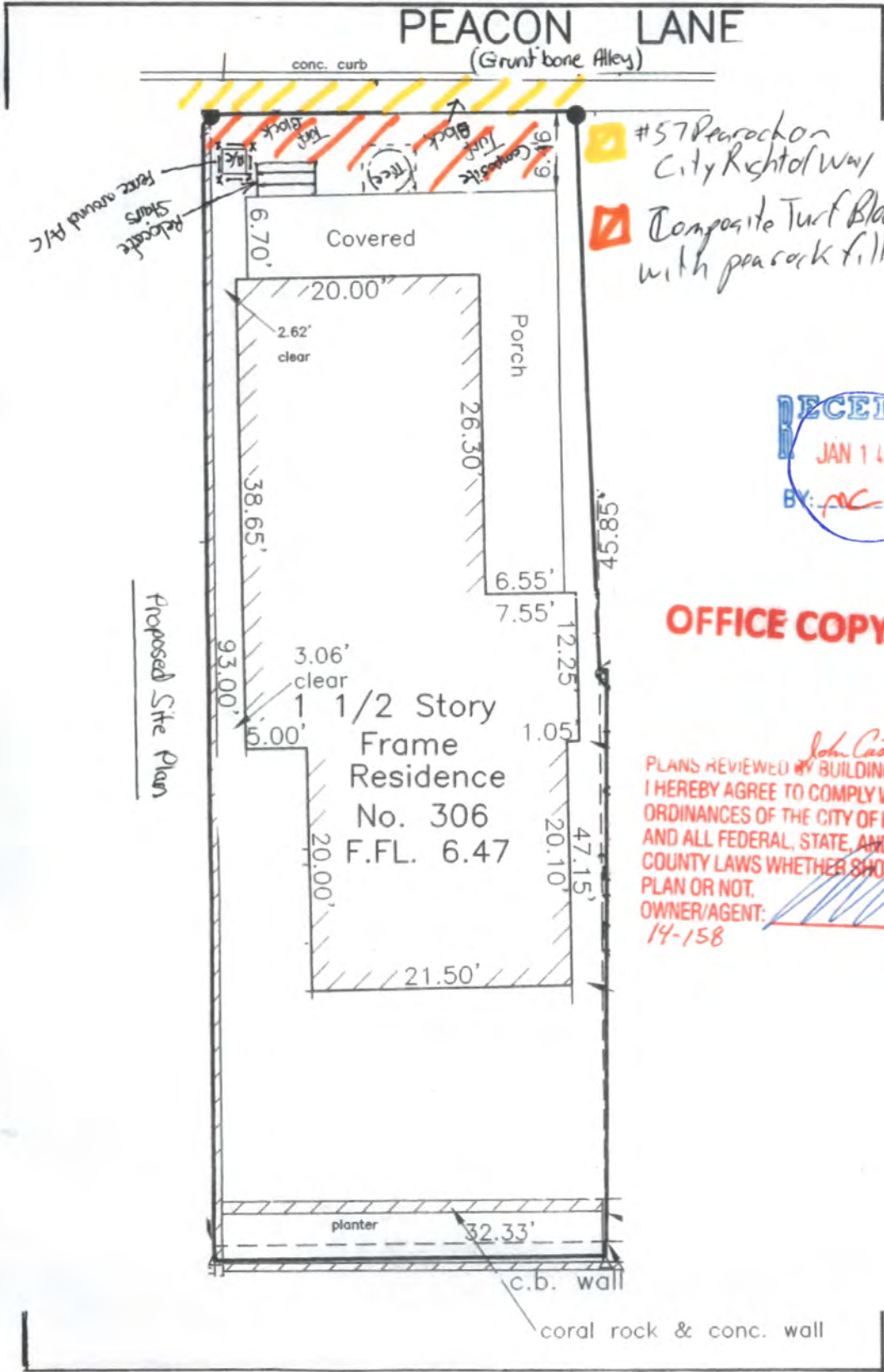
2013

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

306 Peacon Completed  
 $\frac{1}{4}'' = 2.5'$

PEACON LANE

(Grunt bone Alley)



Proposed Site Plan

- #57 Peacon City Right of Way
- Composite Turf Block with pea rock fill

RECEIVED  
 JAN 16 2014  
 BY: *AC* 10:15

2014

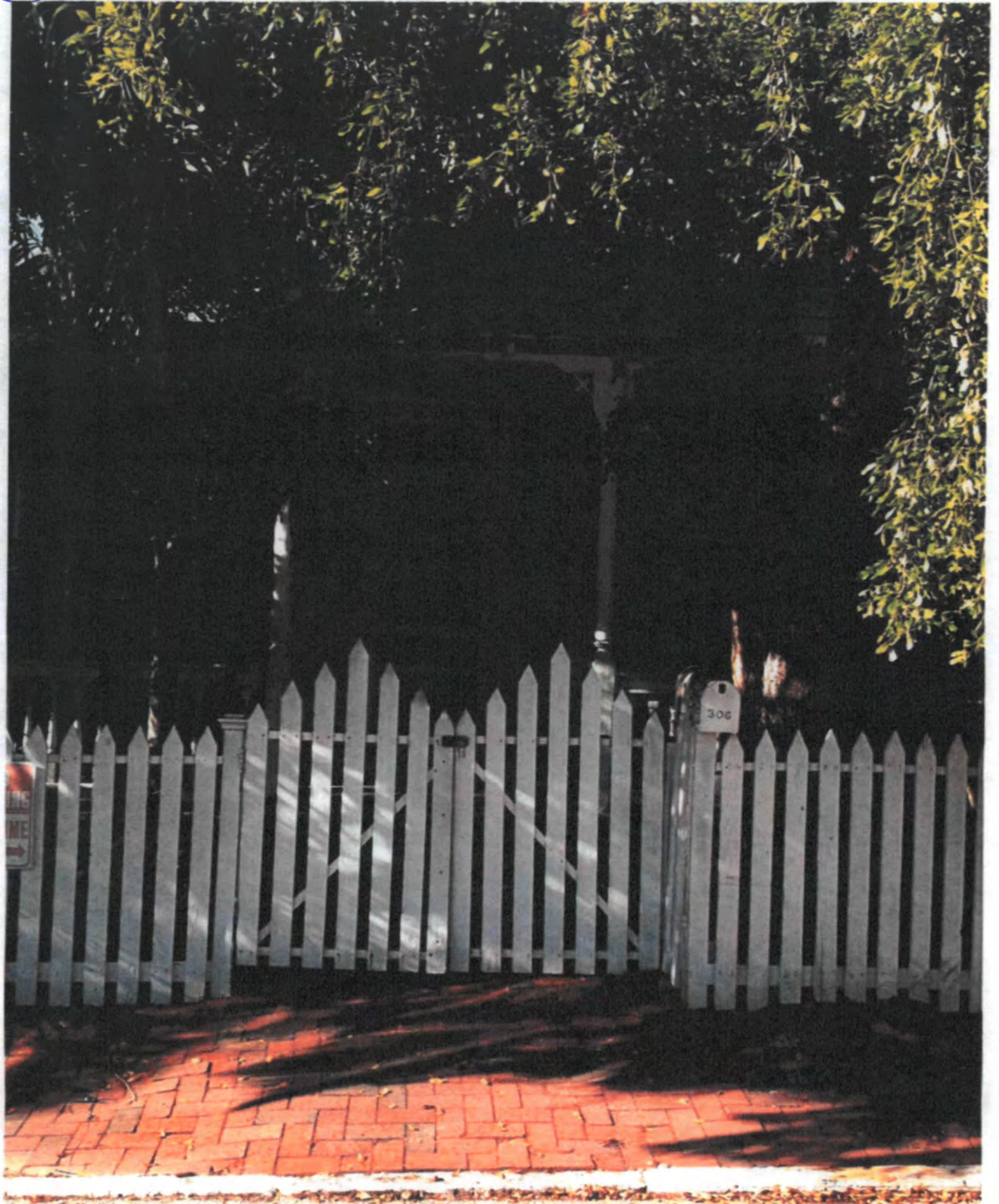
OFFICE COPY

*John Castro*  
 PLANS REVIEWED BY BUILDING / 1/26/14  
 I HEREBY AGREE TO COMPLY WITH ALL  
 ORDINANCES OF THE CITY OF KEY WEST  
 AND ALL FEDERAL, STATE, AND MONROE  
 COUNTY LAWS WHETHER SHOWN ON THIS  
 PLAN OR NOT.  
 OWNER/AGENT:  
 14-158

1/14/14

photo 2.JPG

2014

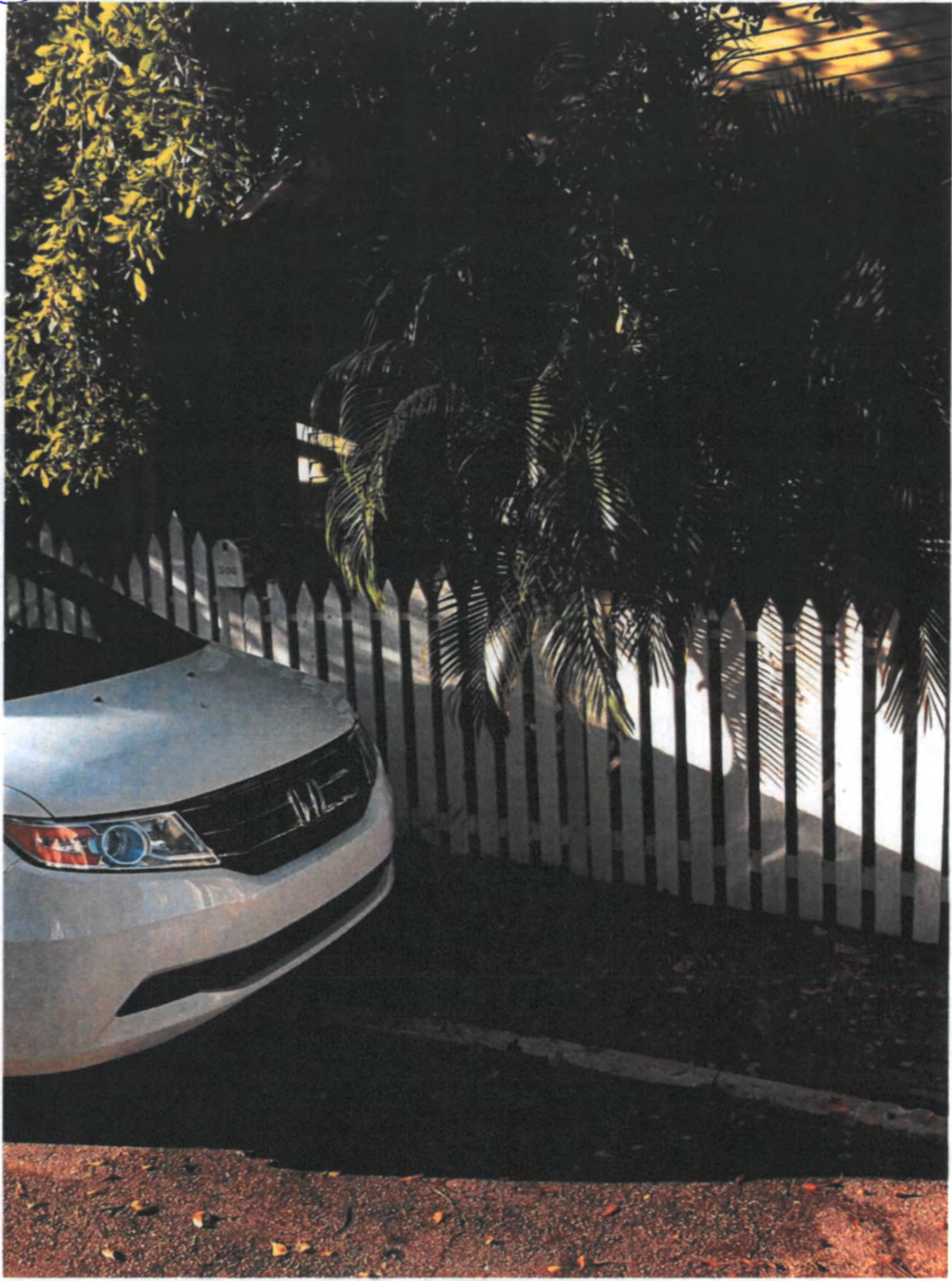


306 Peacock

1/14/14

photo 1.JPG

306 Peacon 2014









WM  
WASTE MANAGEMENT

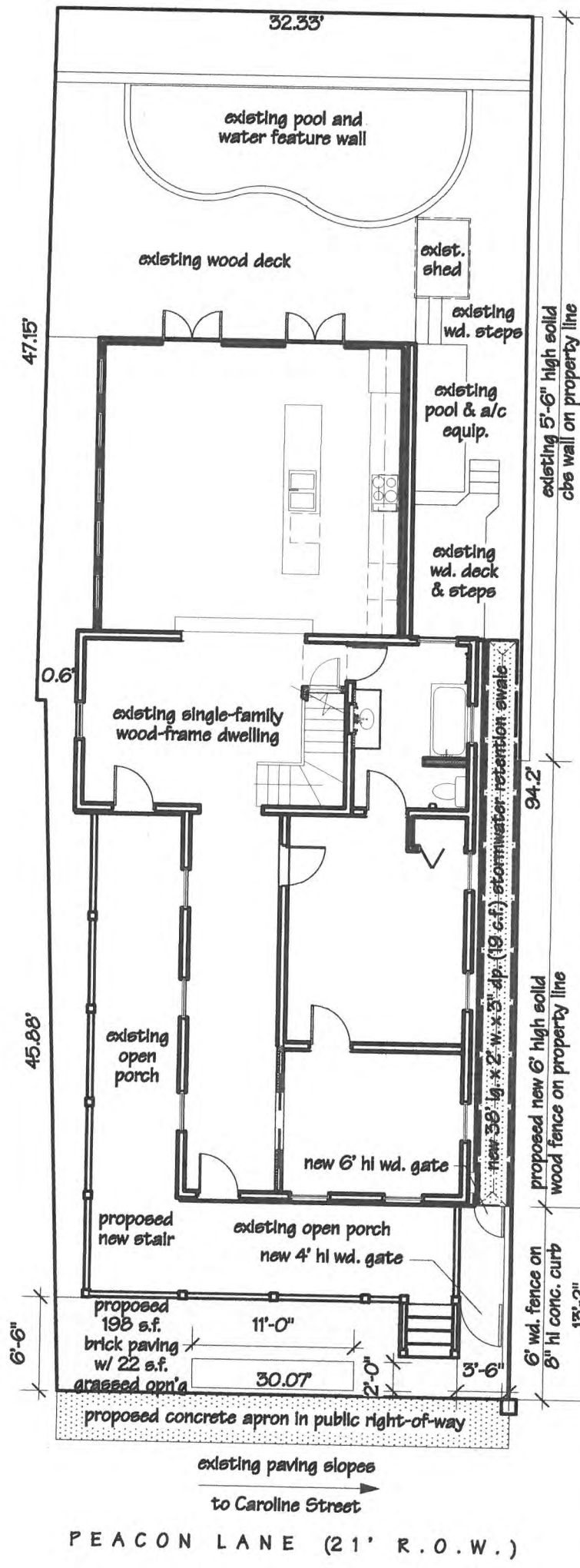
55R 002238  
RECYCLING

55R 002238  
RECYCLING

2017



# REVISED DESIGN



PEACON LANE (21' R.O.W.)

**SITE PLAN**  
 scale: 1"=10'



**SITE DATA:**  
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)  
 LOT SIZE: 3023 S.F.  
 SETBACKS:

	REQ'D/ALLOWED	EXISTING	PROPOSED
FRONT:	10'	6.46'	NO CHANGE
R. SIDE:	5'	2.62'	NO CHANGE
L. SIDE:	5'	1.64'	NO CHANGE
REAR:	15'	22.4'	NO CHANGE

**LOT COVERAGE:**

BLDGs:	EXISTING	PROPOSED
ENCLOSED:	1280 S.F.	NO CHANGE
PORCH:	344 S.F.	NO CHANGE
SHED:	21 S.F.	NO CHANGE
<b>TOTAL:</b>	<b>1209 S.F. (40%)</b>	<b>1645 S.F. (54%)</b>

**IMPERVIOUS:**

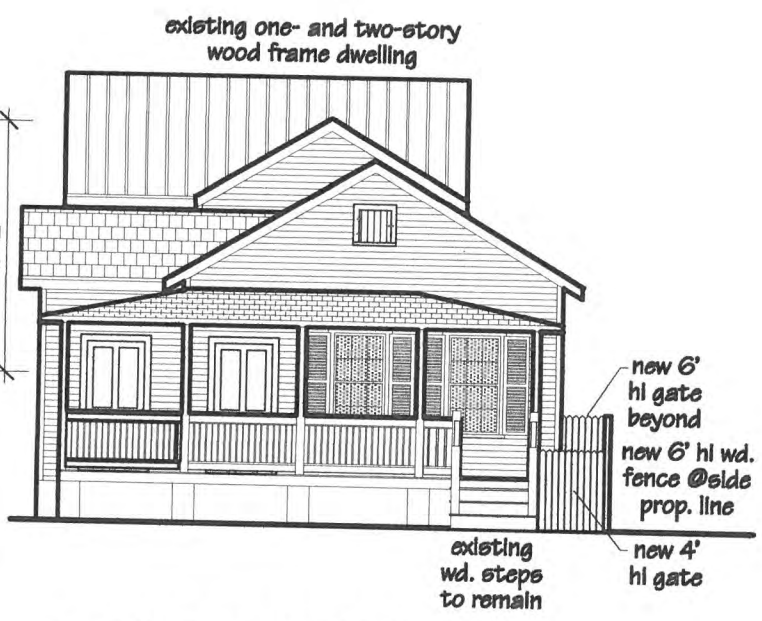
BLDGs:	EXISTING	PROPOSED
BLDGs:	1645 S.F.	NO CHANGE
POOL:	132 S.F.	NO CHANGE
PAVING:	ZERO	220 S.F.
<b>TOTAL:</b>	<b>1814 S.F. (60%)</b>	<b>1777 S.F. (58.8%)</b>

**OPEN SPACE:**

IMPERVIOUS:	EXISTING	PROPOSED
IMPERVIOUS:	1777 S.F.	1997 S.F.
OPEN DECK:	293 S.F.	293 S.F.
<b>TOTAL (NON-OPEN):</b>	<b>2070 S.F.</b>	<b>2290 S.F.</b>
<b>TOTAL OPEN:</b>	<b>1058 S.F. (35%)</b>	<b>953 S.F. (32%)</b>
		<b>733 S.F. (24%)</b>

**HEIGHT:** 30'    25' +/-    NO CHANGE  
**FLOOD ZONE:** AE-6    6.47    NO CHANGE

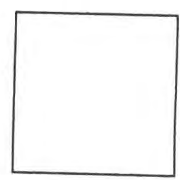
**STORMWATER DRAINAGE CALCULATIONS:**  
 INCREASE IN IMPERVIOUS COVERAGE = 220 S.F.  
 220 S.F. x 1st 1" OF RAINFALL = (220/12) = 18.33 S.F.  
 PROVIDE 38' LG. X 2' WIDE X 3" DP. (19 C.F.) SWALE AS INDICATED



**EAST ELEVATION**  
 scale: 1"=10'

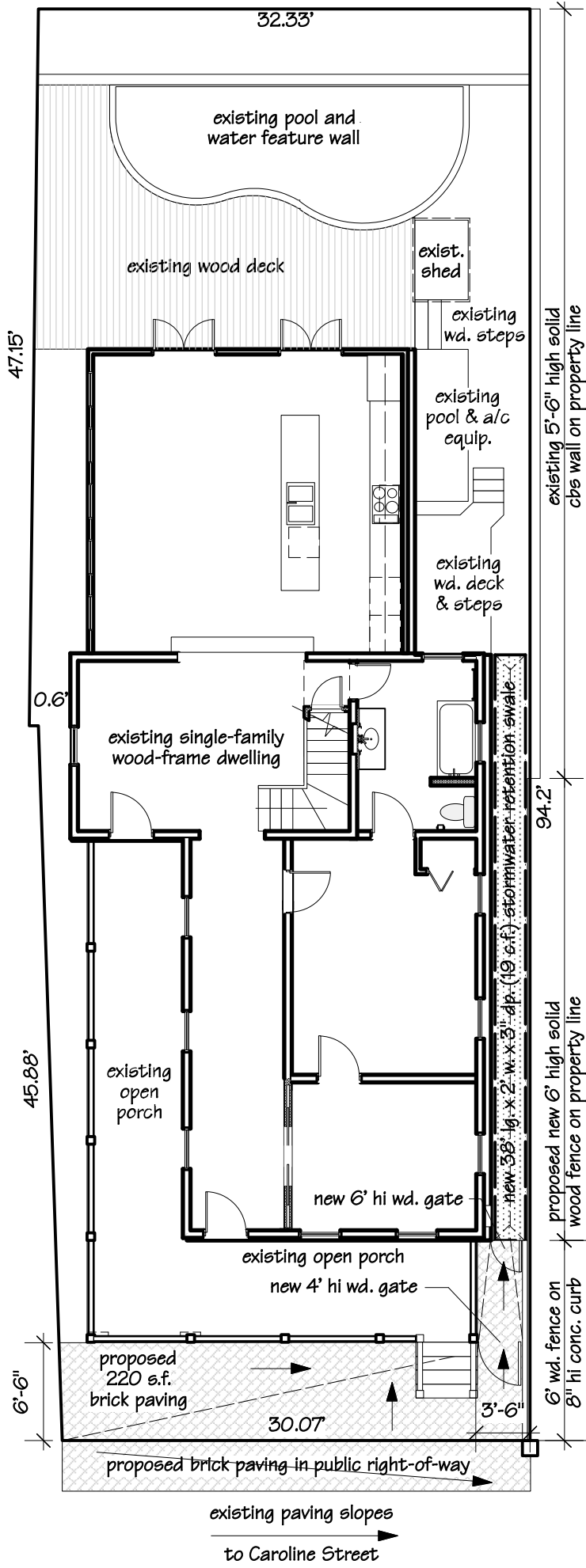
## NEW FRONT YARD BRICK PAVING @ 306 PEACON LANE, KEY WEST, FLORIDA

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



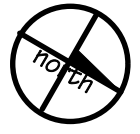
SHEET 1 OF 1  
 5 DECEMBER 2017

APPROVED DESIGN



PEACON LANE (21' R.O.W.)

**SITE PLAN**  
 scale: 1"=10'



NOTE: ARROWS → INDICATE DIRECTION OF SLOPES  
 BROKEN LINES - - - - - INDICATE CONTOURS

**SITE DATA:**  
 LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)  
 LOT SIZE: 3023 S.F.  
 SETBACKS:

	REQ'D/ALLOWED	EXISTING	PROPOSED
FRONT:	10'	6.46'	NO CHANGE
R. SIDE:	5'	2.62'	NO CHANGE
L. SIDE:	5'	1.64'	NO CHANGE
REAR:	15'	22.4'	NO CHANGE

**LOT COVERAGE:**

BLDGS:			
ENCLOSED:		1280 S.F.	NO CHANGE
PORCH:		344 S.F.	NO CHANGE
SHED:		21 S.F.	NO CHANGE
<b>TOTAL:</b>	<b>1209 S.F. (40%)</b>	<b>1645 S.F. (54%)</b>	<b>NO CHANGE</b>

**IMPERVIOUS:**

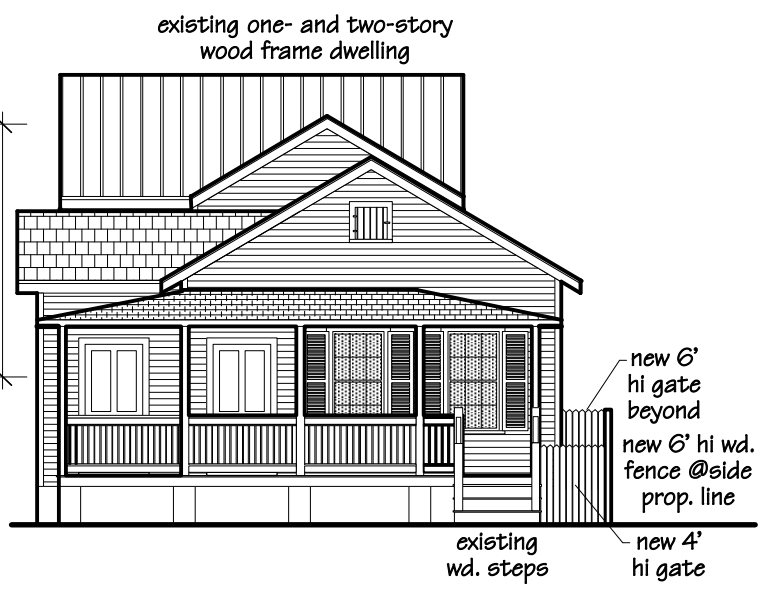
BLDGS:			
BLDGS:		1645 S.F.	NO CHANGE
POOL:		132 S.F.	NO CHANGE
PAVING:		ZERO	220 S.F.
<b>TOTAL:</b>	<b>1814 S.F. (60%)</b>	<b>1777 S.F. (58.8%)</b>	<b>1997 S.F. (66%)</b>

**OPEN SPACE:**

IMPERVIOUS:			
IMPERVIOUS:		1777 S.F.	1997 S.F.
OPEN DECK:		293 S.F.	293 S.F.
<b>TOTAL (NON-OPEN):</b>	<b>2070 S.F.</b>	<b>2290 S.F.</b>	
<b>TOTAL OPEN:</b>	<b>1058 S.F. (35%)</b>	<b>953 S.F. (32%)</b>	<b>733 S.F. (24%)</b>

**HEIGHT:** 30' 25' +/- NO CHANGE  
**FLOOD ZONE:** AE-6 6.47' NO CHANGE

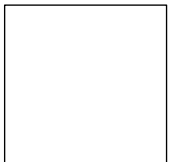
**STORMWATER DRAINAGE CALCULATIONS:**  
 INCREASE IN IMPERVIOUS COVERAGE = 220 S.F.  
 220 S.F. x 1st 1" OF RAINFALL = (220/12) = 18.33 S.F.  
 PROVIDE 38' LG. X 2' WIDE X 3" DP. (19 C.F.) SWALE AS INDICATED



**EAST ELEVATION**  
 scale: 1"=10'

# NEW FRONT YARD BRICK PAVING @ 306 PEACON LANE, KEY WEST, FLORIDA

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



SHEET 1 OF 1  
 27 JULY 2017  
 revised 8/15/17

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., January 23, 2018 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **INSTALLATION OF BRICK PAVERS IN FRONT YARD.**

### **#306 PEACON LANE**

**Applicant – Robert Delaune, Architect    Application #17-03-0036**

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 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

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



# 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** 00003620-000000  
**Account #** 1003786  
**Property ID** 1003786  
**Millage Group** 10KW  
**Location** 306 PEACON LN , KEY WEST  
**Address**  
**Legal** KW PT LOT 3 SQR 22 VV-113 CO JUDGES DOCKET 79-101 OR849-3/16  
**Description** OR1275-1731/33 OR1275-1734/35 OR1275-1736/38 OR1316-1561  
 OR1316-1562/64 OR1316-1565 OR1775-2094/95 OR1976-422/23  
 OR2749-1260/62  
 (Note: Not to be used on legal documents)  
**Neighborhood** 6108  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



**Owner**

STEPHENS JENNIFER  
 PO Box 454  
 Key West FL 33041

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$552,655	\$244,472	\$191,021	\$194,965
+ Market Misc Value	\$15,165	\$15,863	\$13,631	\$12,696
+ Market Land Value	\$544,545	\$809,690	\$483,362	\$402,801
= Just Market Value	\$1,112,365	\$1,070,025	\$688,014	\$610,462
= Total Assessed Value	\$1,080,825	\$1,058,595	\$615,346	\$610,462
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,055,825	\$1,033,595	\$590,346	\$585,462

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,987.00	Square Foot	31	93

**Buildings**

<b>Building ID</b>	208	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1918
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2005
<b>Gross Sq Ft</b>	2333	<b>Foundation</b>	CONC PILINGS
<b>Finished Sq Ft</b>	1676	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	3 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	GOOD	<b>Flooring Type</b>	CONC S/B GRND
<b>Perimeter</b>	250	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	3
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Depreciation %</b>	12	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	550
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	364	0	0
FLA	FLOOR LIV AREA	1,676	1,676	0
OPU	OP PR UNFIN LL	293	0	0
<b>TOTAL</b>		<b>2,333</b>	<b>1,676</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1975	1976	1	128 SF	2
RES POOL	2004	2005	1	132 SF	5
RW2	2004	2005	1	100 SF	5

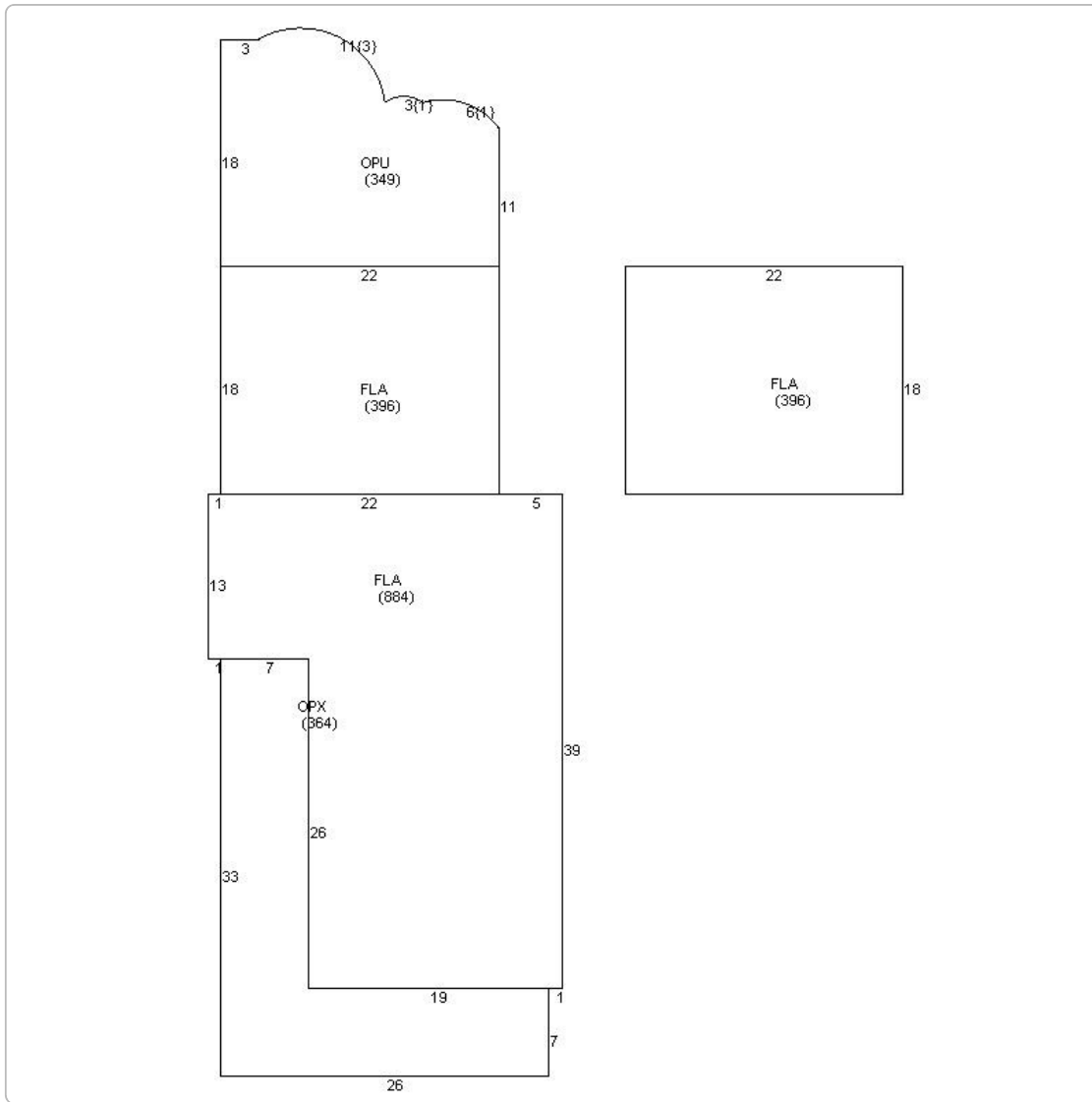
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/1/2015	\$1,150,000	Warranty Deed		2749	1260	Q - Qualified	Improved
4/10/2002	\$494,000	Warranty Deed		1775	2094	Q - Qualified	Improved
7/1/1994	\$179,000	Warranty Deed		1316	1562	Q - Qualified	Improved
10/1/1993	\$150,000	Warranty Deed		1275	1736	Q - Qualified	Improved
1/1/1982	\$45	Warranty Deed		849	316	U - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-2236	6/4/2015	4/19/2016	\$4,345		INSTALL NEW METAL PORCH FLASHING. THEN MAINTENANCE AND PAINT THE 900 SQ/FT (9 SQS) METAL SHINGLE ROOF. NEW METAL ROOF TO MATCH EXISTING.
09-4065	12/10/2009	2/25/2011	\$5,000		REPLACING 3 BATHROOM FIXTURES, ONE SINK, ONE TOILET REPLACE SHOWER WITH TUB
04-3750	12/9/2004	12/17/2004	\$2,300		MOVE FIXTURES / REMOVE DOWNSTAIRS KITCHEN
04-3669	11/30/2004	12/17/2004	\$2,400		AWNING
04-2210	10/5/2004	12/17/2004	\$106,396		600-SFADDITION
02-2664	10/2/2002	12/17/2004	\$1,200		REMOVE FENCE
02-2372	9/5/2002	12/17/2004	\$2,500		ROOFING
02-0958	8/29/2002	12/17/2004	\$100		REMOVE PICKET FENCE
02-2260	8/29/2002	12/17/2004	\$1,800		UPGRADE ELECTRIC
02-1069	4/30/2002	12/17/2004	\$3,000		RED TAGGED JOB
B942424	7/1/1994	12/1/1994	\$500		REPAIRS

Sketches (click to enlarge)



**Photos**



Map



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

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