



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

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: October 23, 2018

Applicant: T. Seth Neal

Application Number: H2018-0006

Address: #1116 Packer Street

Description of Work:

New one-story rear addition

Site Facts:

The one-story, frame structure located 1116 Packer Street is listed as a contributing resource in the survey and first appears on the 1912 Sanborn map with a long one-story addition on the rear. Sometime after 1962 and before 1965, that rear addition was enlarged to a two-story building, as evidenced by a historic photograph. Another one-story addition was added sometime after 1962. The rear addition has been greatly altered over the years.

This property came to HARC in 2015 for renovations to the entire house.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically standards 9 and 10.

Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, and 19.

Staff Analysis

The Certificate of Appropriateness in review proposes a small addition on the rear of the existing building. The new addition will serve as a gazebo-type structure to create a rear covered porch. The new additions will be approximately 10 feet tall and will be made of wood.

Consistency with Guidelines

The proposed porch addition will be attached to a non-historic portion of the house. The porch addition has an appropriate massing that is much smaller than the massing of the main house. It is staff's opinion that the proposed plan is consistent with the guidelines pertaining to the Additions and Alterations and Secretary of the Interior's Standards.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2018-0006	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1116 PACKER STREET, KEY WEST, FL. 33040

NAME ON DEED:

FRANCES BELZER - REID

PHONE NUMBER

516-526-2572

OWNER'S MAILING ADDRESS:

15 BLUFF POINT RD. NORTHPORT, NY
11768

EMAIL

FRANCESBREID@GMAIL.COM

APPLICANT NAME:

T. SEITH NEAL

PHONE NUMBER

305-340-8857

APPLICANT'S ADDRESS:

2972 OVERSEAS HIGHWAY, CUDJOE KEY
FL. 33042

EMAIL

SEITHNEAL@TSNARCHITECTS.COM

APPLICANT'S SIGNATURE:

T. Seith Neal

DATE

SEPT. 20, 2018

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

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

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

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

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

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

GENERAL: ADDITION OF A REAR, COVERED PORCH.

MAIN BUILDING: TO RECEIVE ADDITION OF REAR COVERED PORCH, (144 sq ft)
WOOD FRAME CONSTRUCTION WITH WOOD POSTS, BEADBOARD CEILINGS,
WITH EXISTING BRICK PAVERS. NEW TRIM TO MATCH EXISTING.
ROOF TO BE 5V CRIMP METAL ROOF.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): NONE

RECEIVED
SEP 24 2018
BY: MCM

ACCESSORY STRUCTURE(S): <i>NONE</i>	
PAVERS: <i>EXISTING</i>	FENCES: <i>NA</i>
DECKS: <i>NONE</i>	PAINTING: <i>MATCH EXISTING</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC.): <i>NA</i>	POOLS (INCLUDING EQUIPMENT): <i>NA</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <i>NA</i>	OTHER: <i>NA</i>

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
 1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
 FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	<u>\$400.00</u>	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 400

Project Address: 1116 Packard

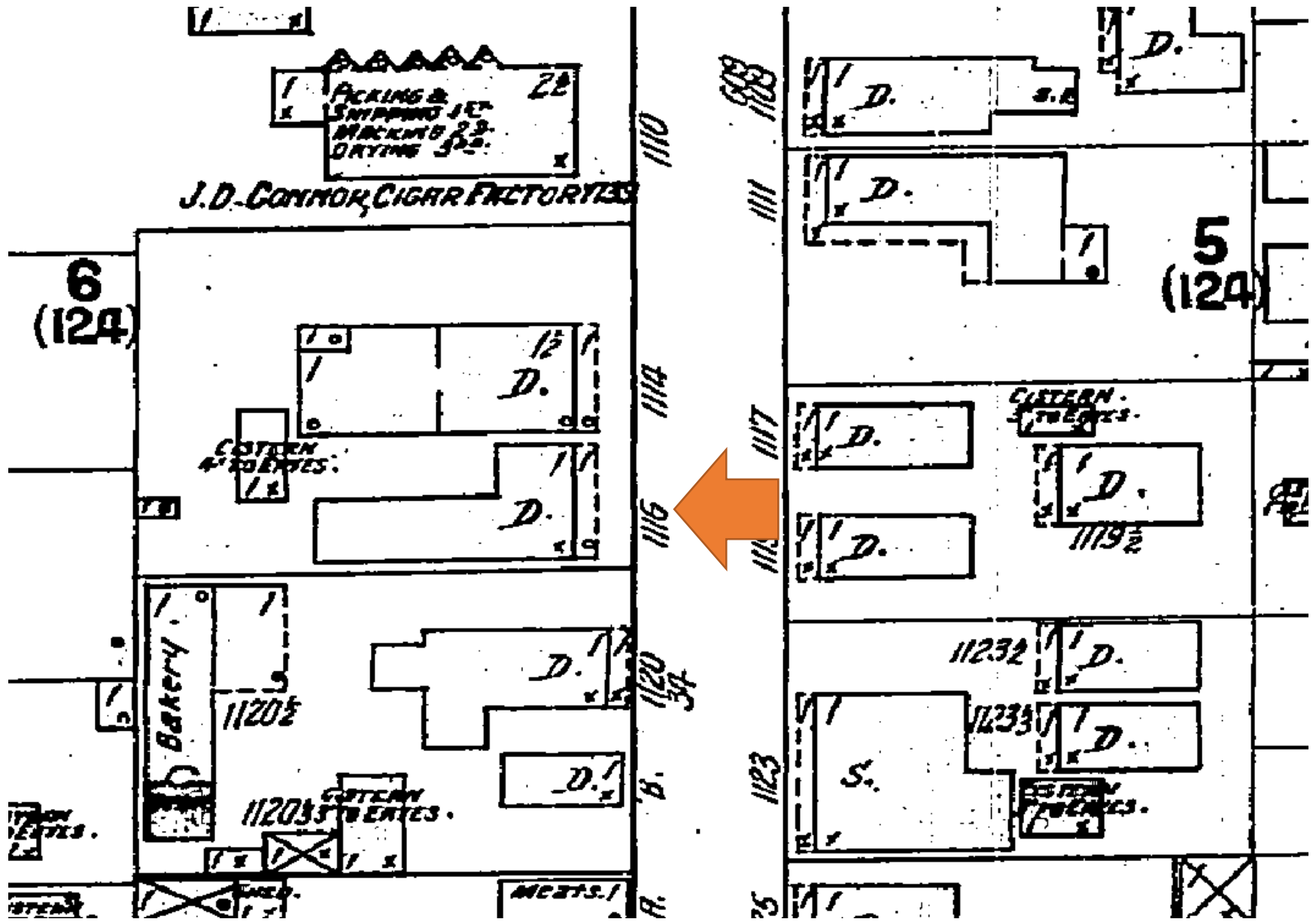
Comments: Complies w/ guidelines

Date of Pre-Application Meeting: _____

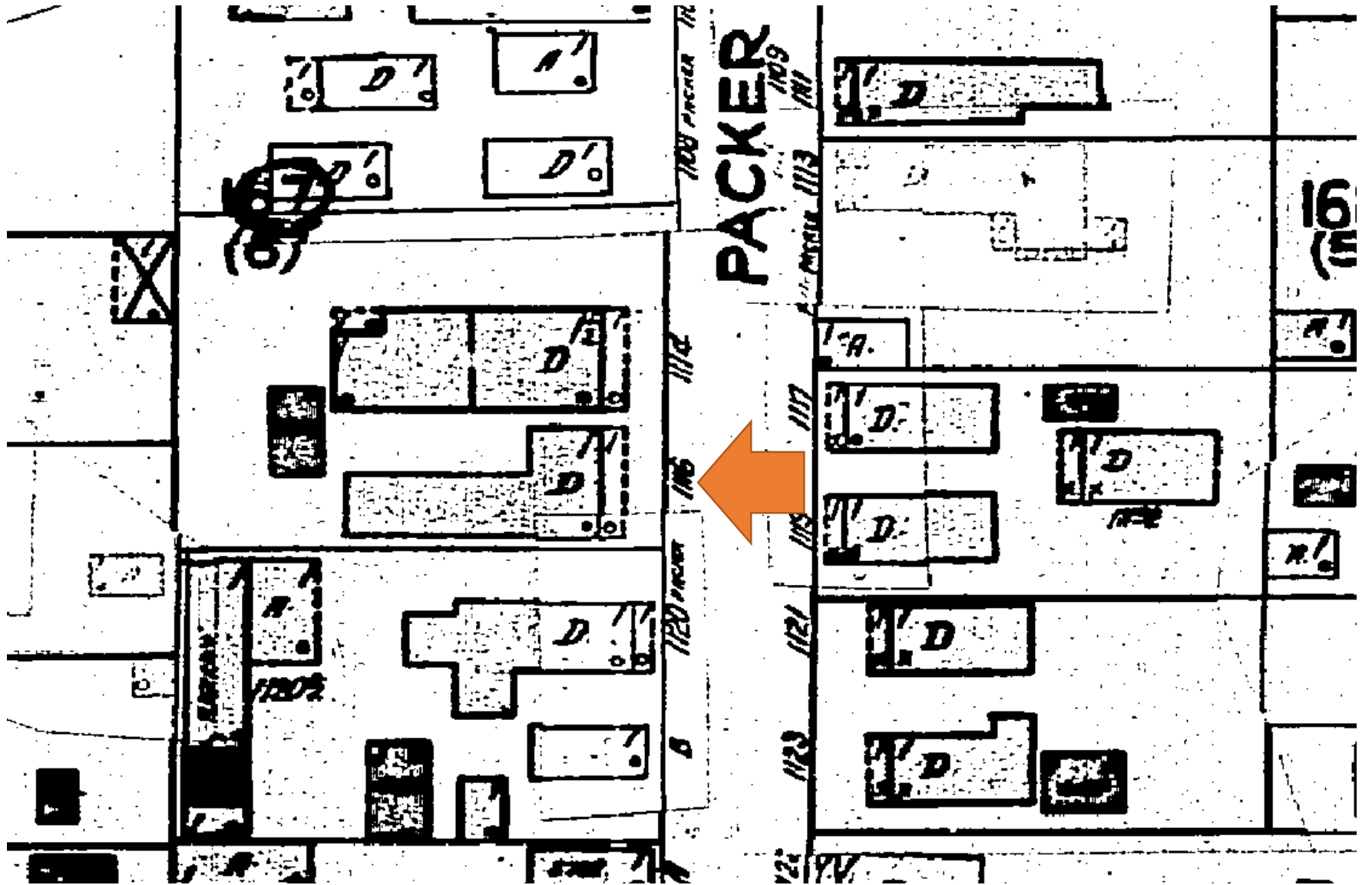
By Staff: Kelly [Signature]

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 SEP 24 2018
 BY: mcm

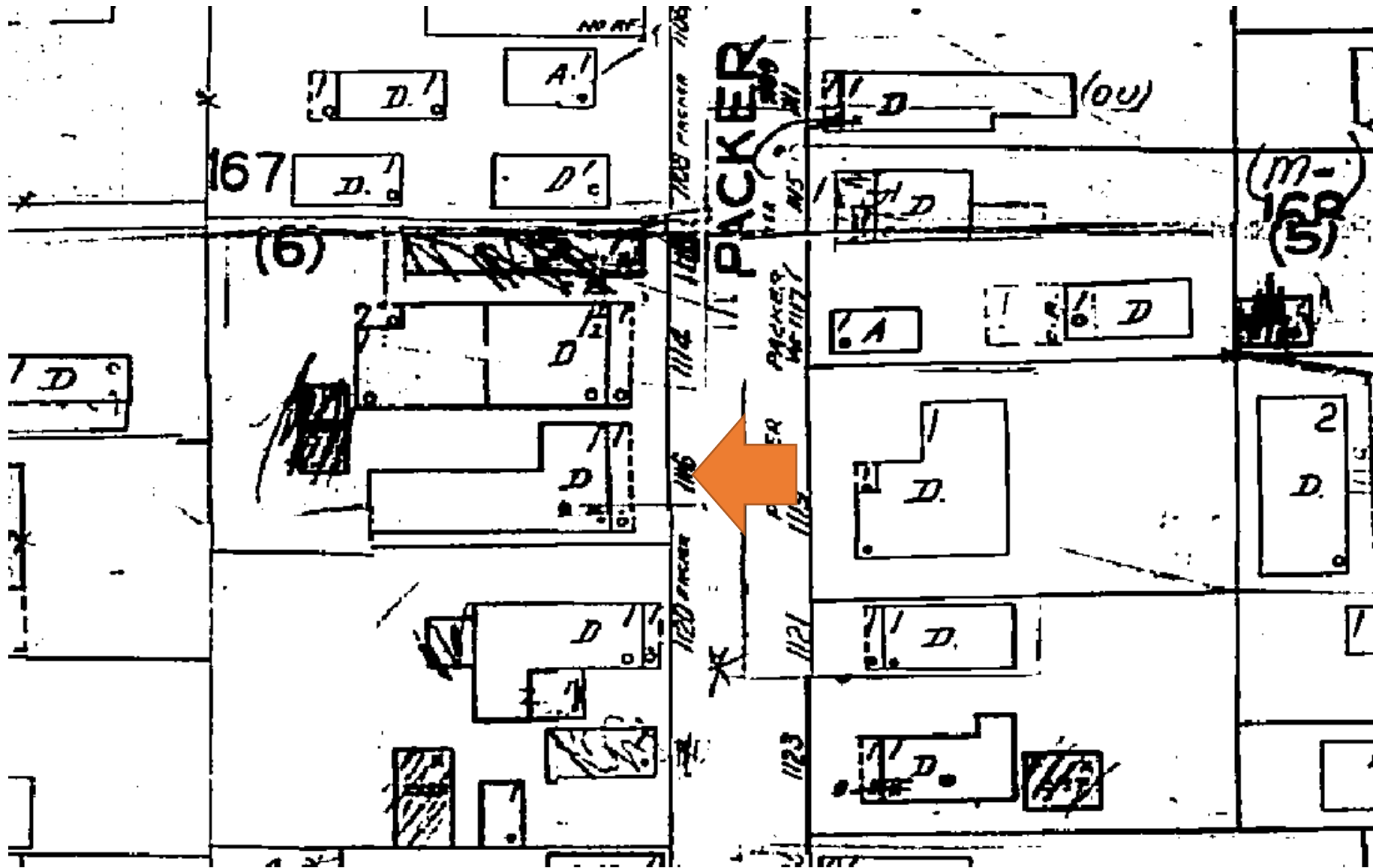
SANBORN MAPS



1912 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

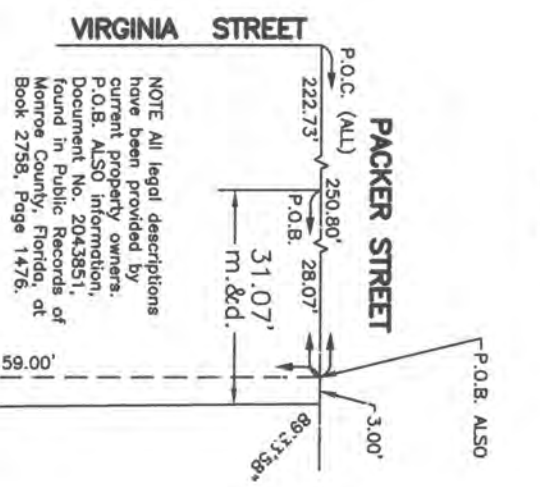
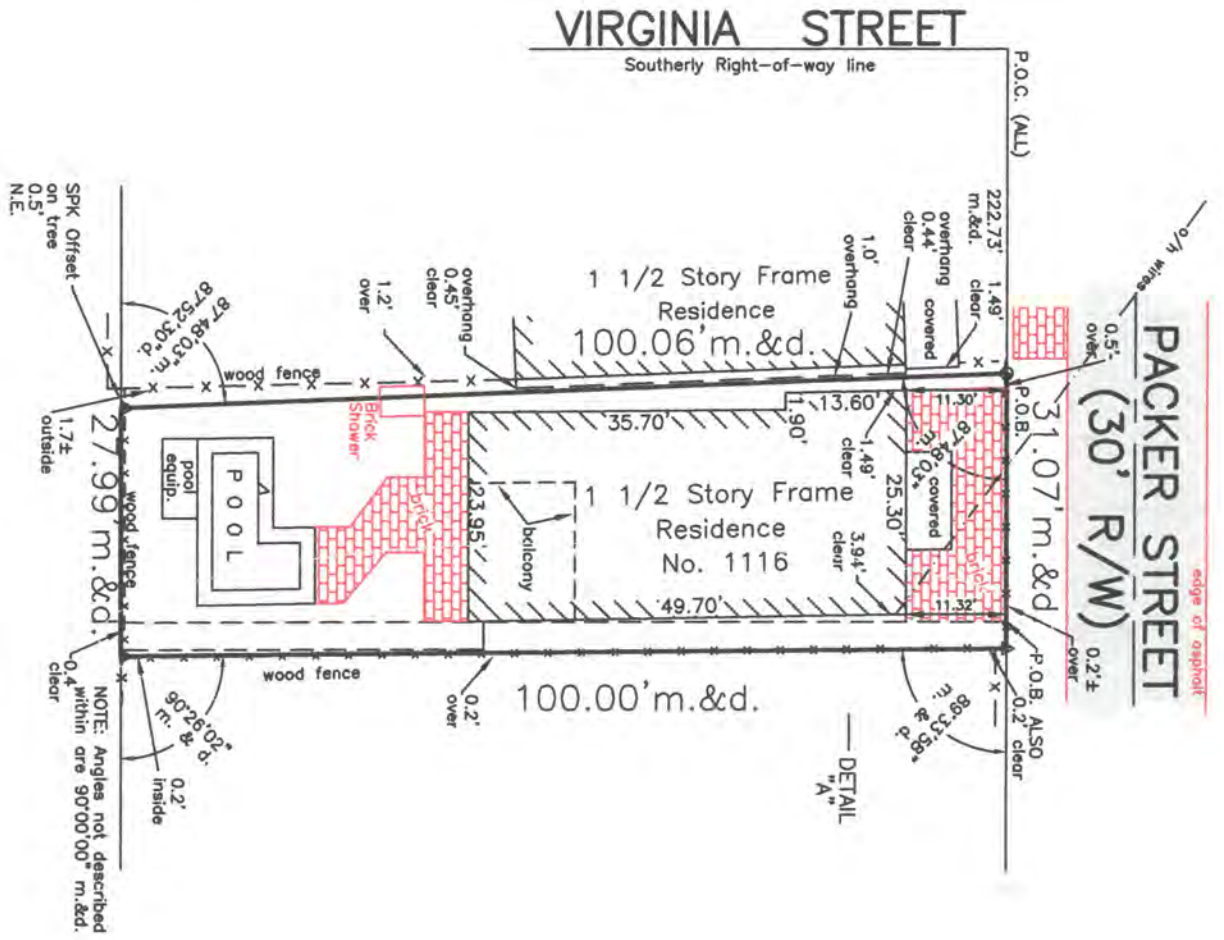


Property Appraiser's Photograph, c. 1965. Monroe County Public Library.





SURVEY



VIRGINIA STREET		GRINNELL STREET	
1	2	3	4
5	6	7	8
9	10	11	12
13	14		
CATHERINE STREET		MARGARET STREET	
1	2	3	4
5	6	7	

LOCATION MAP
Part of Square 4
City of Key West, Fl.



LEGEND	
A/C	Air Conditioner
BAL	Balcony
BM	Bench Mark
CB	Catch Basin
CL	Center Line
CO	Clean Out
CONC	Concrete
C.B.S.	Concrete Block Stucco
CUP	Concrete Utility Pole
COVD	Concrete Covered
D	Dead
ELEV	Elevation
F.F.L.	Finished Floor Elevation
FD	Found
FIB	Found Iron Bar
FPK	Found PK nail
INV	Invert
IRR	Irregular
P.E.	Pool Equipment
LB	Licensed Business
M	Measured
N.T.S.	Not To Scale
O.R.	Official Records
OH	Over Head
P	Plot
PB	Plot Book
P.O.B.	Point Of Beginning
P.O.C.	Point Of Commence
R/W	Right Of Way
SIB	Set Iron Bar
SIP	Set Iron Pipe
SPK	Set Nail And Disc
STY	Story
UP	Utility Pole
WM	Water Meter
WW	Water Valve

CERTIFICATION made to:
Frances Belzer-Reid
Oropeza Stones & Cordenos, PLLC
Chicago Title Insurance Company

LEGAL DESCRIPTION:

The following describe land situate, lying and being in the County of Monroe, State of Florida, to wit: On the Island of Key West, Monroe County, Florida, and known as part of Square Four (4) of Tract Thirteen (13), according to George G. Watson's subdivision of a part of said Tract Thirteen (13) as recorded in Plat Book One (1), Page Two Hundred and Nine (209), Public Records of Monroe County, Florida, and more particularly described as follows: Commencing at the corner of Packer and Virginia Streets and run thence along the Southwesterly side of Packer Street in a Southwesterly direction a distance of 250.80 feet; thence Southwesterly at right angles 59 feet to the Point of Beginning of the parcel herein described; thence continue Southwesterly 41 feet to a fence; thence Southwesterly at right angles along said fence 3.1 feet to a fence corner; thence Northwesterly at right angles along said fence 41 feet to a fence corner; thence Northwesterly along a fence 3.1 feet back to the Point of Beginning.

AND ALSO:
On the Island of Key West, Monroe County, Florida, and known as part of Square Four (4) of Tract Thirteen (13), according to George G. Watson's subdivision of a part of said Tract Thirteen (13) as recorded in Plat Book One (1), Page Two Hundred and Nine (209), Public Records of Monroe County, Florida, and more particularly described as follows: Commencing at the corner of Packer and Virginia Streets and run thence along the Southwesterly side of Packer Street in a Southwesterly direction a distance of 250.80 feet; thence Southwesterly at right angles 59 feet to the Point of Beginning of the parcel herein described; thence continue Southwesterly 41 feet to a fence; thence Southwesterly at right angles along said fence 3.1 feet to a fence corner; thence Northwesterly at right angles along said fence 41 feet to a fence corner; thence Northwesterly along a fence 3.1 feet back to the Point of Beginning.

ALSO: (Public Records of Monroe County, Florida, Plat Book 2758, Page 1476)
A parcel of land on the Island of Key West, Monroe County, Florida, and known as part of Square Four (4) of Tract Thirteen (13), according to George G. Watson's subdivision of a part of said Tract Thirteen (13) as recorded in Plat Book One (1), Page Two Hundred and Nine (209), Public Records of Monroe County, Florida, and more particularly described as follows: Commencing at the intersection of the Southwesterly Right-of-Way line of Packer Street with the Southwesterly Right-of-Way line of Virginia Street and run thence Southwesterly along the Southwesterly Right-of-Way line of the said Packer for a distance of 250.80 feet to the Point of Beginning of the parcel herein described; thence Southwesterly at right angles 59 feet; thence Southwesterly and at right angles for a distance of 41 feet; thence Southwesterly at right angles for a distance of 0.66; thence Northwesterly with a deflection angle of 90°26'02" to the left for a distance of 100 feet to the Southwesterly Right-of-Way line of the said Packer Street; thence Northwesterly with a deflection angle of 89°33'58" to the left and along the said Packer Street for a distance of 3.0 feet back to the Point of Beginning. Containing 211 square feet.

Frances Belzer-Reid 1116 Packer Street, Key West, Fl. 33040	
BOUNDARY SURVEY	Dwn No.: 18-246
Scale: 1"=20'	Ref. 220-58 file
Date: 1/11/16	Flood panel No. 1516 K Flood Zone: X
Dwn. By: F.H.H. Flood Elev. -	
REVISIONS AND/OR ADDITIONS	
04/19/18: COPY, NOT UPDATED	
0-5/23/18: Updated, pool brick, fences, owner, cert	
fred\dwg\keywest\block127\1116packer	

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

SURVEYOR'S NOTES:
North arrow based on assumed median Bearing based on R/W Packer Street 3.4 denotes existing elevation Elevations based on N.G.V.D. 1929 Datum Bench Mark No.: Basic Elevation: 14.324' Title search has not been performed on said or surrounding properties

Field Work performed on: 1/8/16

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. 36810
State of Florida

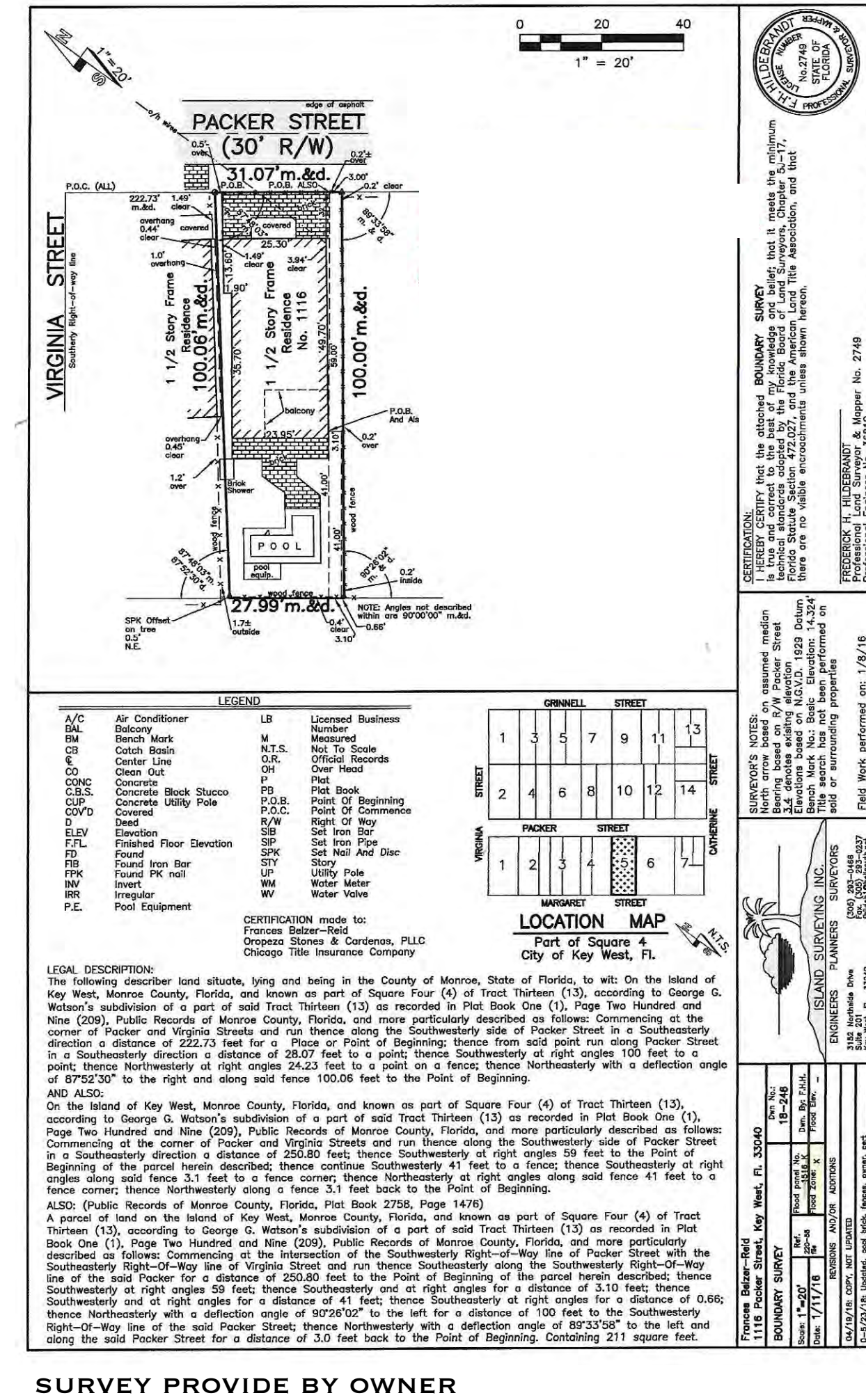
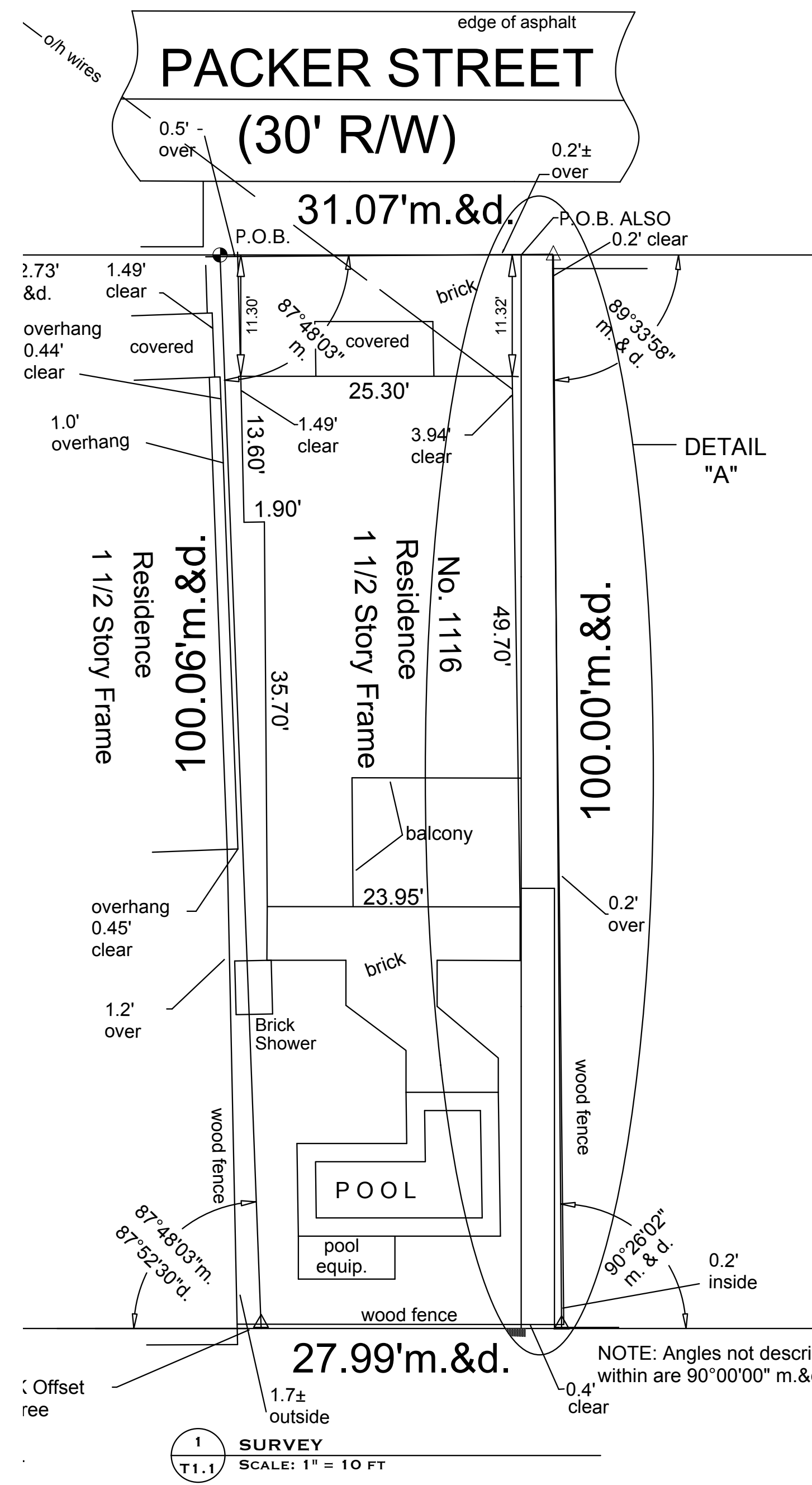
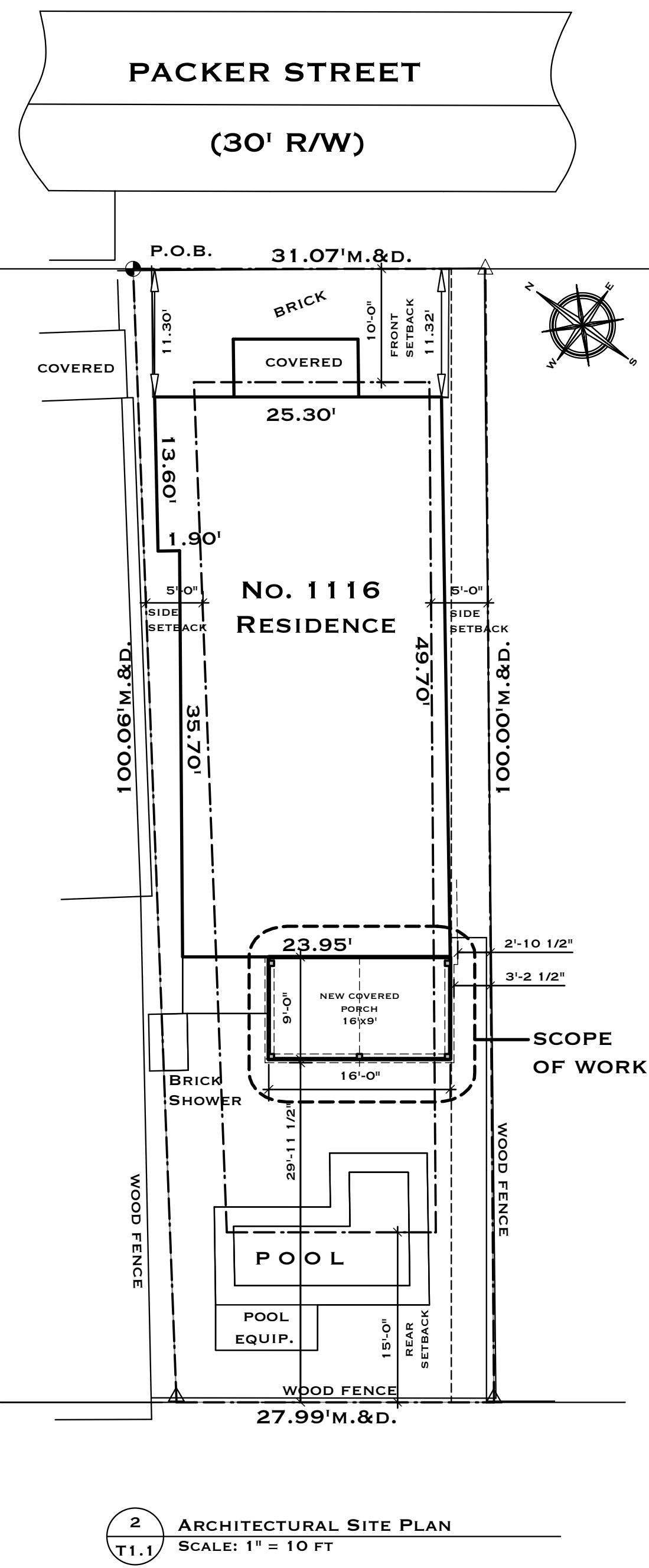
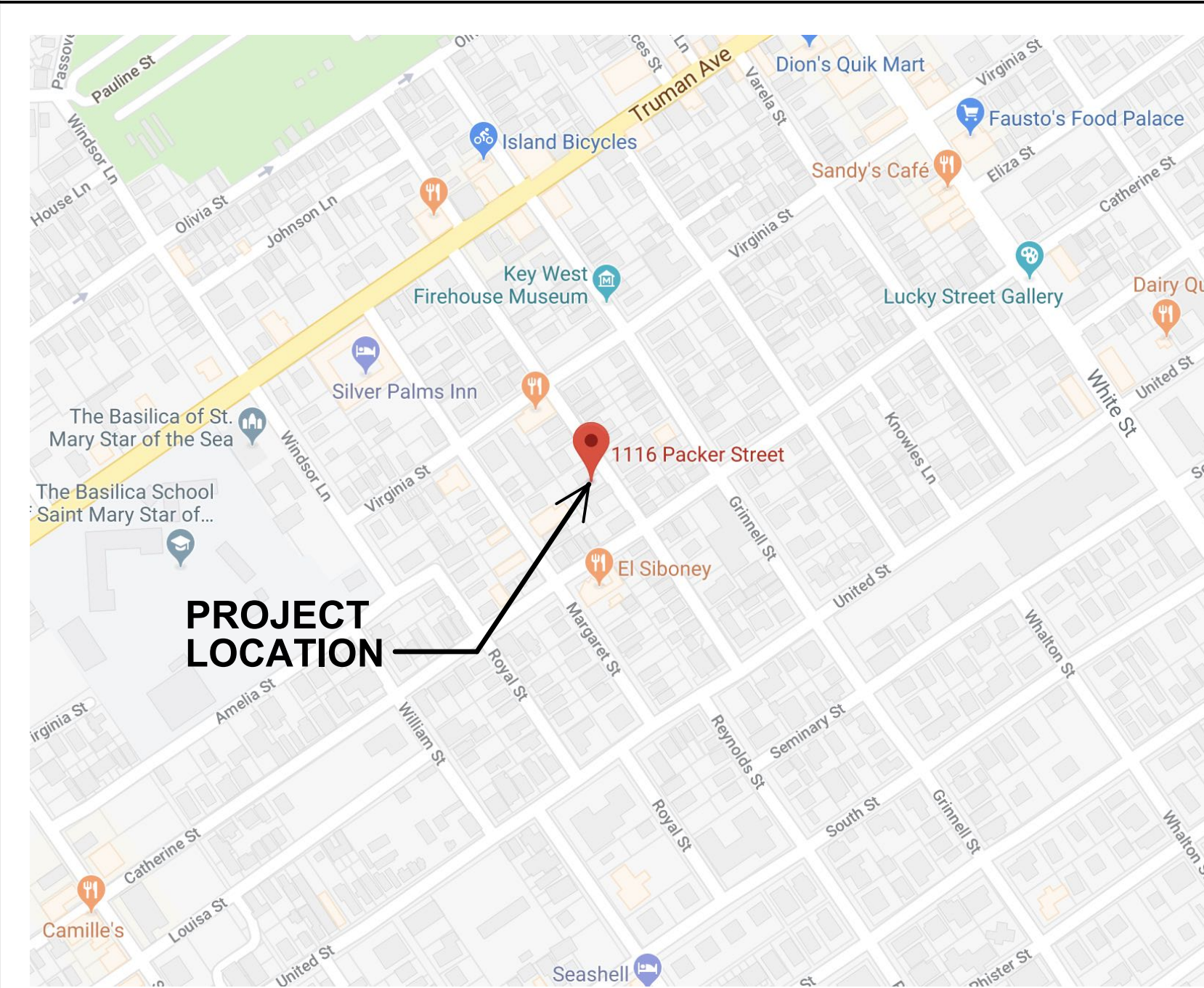
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

PROPOSED DESIGN

SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	2,953 S.F.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	31.07' TO 27.99' X 100'	40' X 90' (MIN)	31.07' TO 27.99' X 100'	EXISTING
IMPERVIOUS	2,020 (68.4%)	1,772 (60% MAX)	1,977 SF (66.9%)	IMPROVEMENT TO EXISTING
OPEN SPACE	934 SF (31.6%)	1,034 SF (35% MIN)	977 SF (33%)	IMPROVEMENT TO EXISTING
BUILDING COV.	1,347 SF (45.6%) ROOF OUTLINE	1,181 (40% MAX)	1,482 SF (50%) ROOF OUTLINE	VARIANCE REQUIRED
ACCESSORY STRUCTURE REAR YARD COV.	157 SF (37%)	(30% MAX COV.) 423 SQ. FT. REAR YARD AREA, 127 SF	157 SF (37%)	NO CHANGE TO EXISTING
FRONT YARD 50% GREEN SPACE COV.	89 SF (29%)	309 SF (50% MIN) 155 SQ. FT.	89 SF (29%)	NO CHANGE TO EXISTING
SETBACKS				
WEST SIDE SETBACK	1.3'	5'	1.3'	NO CHANGE TO EXISTING
EAST SIDE SETBACK	2'-10 1/2"	5'	3'-2 1/2" EXISTING 1'-9 1/2" VARIANCE	VARIANCE REQUIRED
REAR SETBACK	39.325'	15'	29'-11 1/2"	CONFORMING
FRONT SETBACK	6.2'	10'	6.2'	NO CHANGE TO EXISTING
BUILDING HEIGHT	18'-10" +/-	30'	NEW BACK PORCH	NO CHANGE TO EXISTING

SITE LOCATION MAP



FEMA MAP FLOOD ZONE X



GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS. ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DRAWING SCHEDULE:

- T1.1 TITLE, INFORMATION, SURVEY, SITE DATA, & ARCHITECTURAL SITE PLAN
- Ex1.1 EXISTING FLOOR PLANS & ELEVATIONS
- A1.1 PROPOSED FLOOR PLAN AND ELEVATIONS

SCOPE OF WORK:

A NEW COVERED PORCH AT REAR YARD.

T.S. NEAL ARCHITECTS INC.
22972 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

A NEW REAR PORCH ADDITION FOR FRANCES BELZER - REID 1116 PACKER STREET KEY WEST, FL 33040

DRAWING TITLE:
TITLE, INFORMATION, SURVEY, SITE DATA, & ARCHSITE PLAN

DRAWN: TSN
CHECKED: TSN
DATE: 07-25-2018

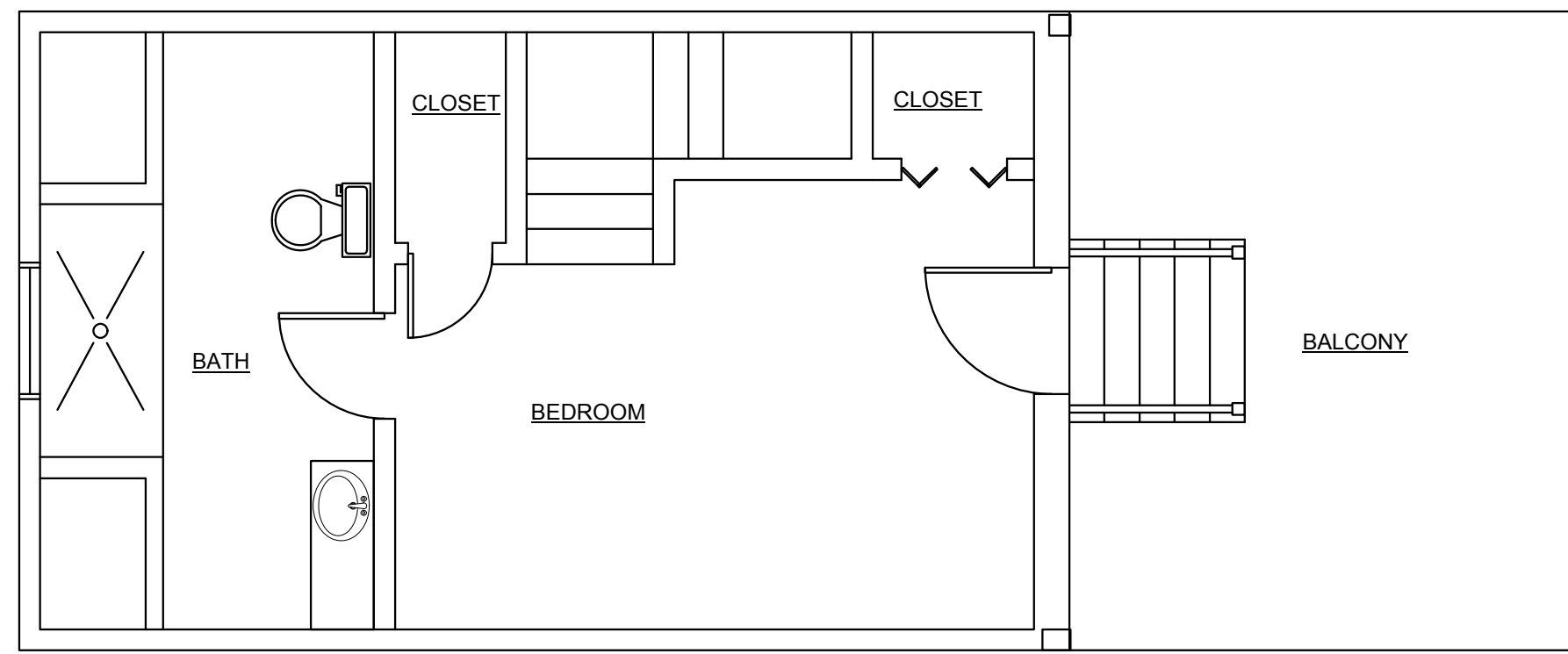
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#2 09-12-2018

REVISION # DATE

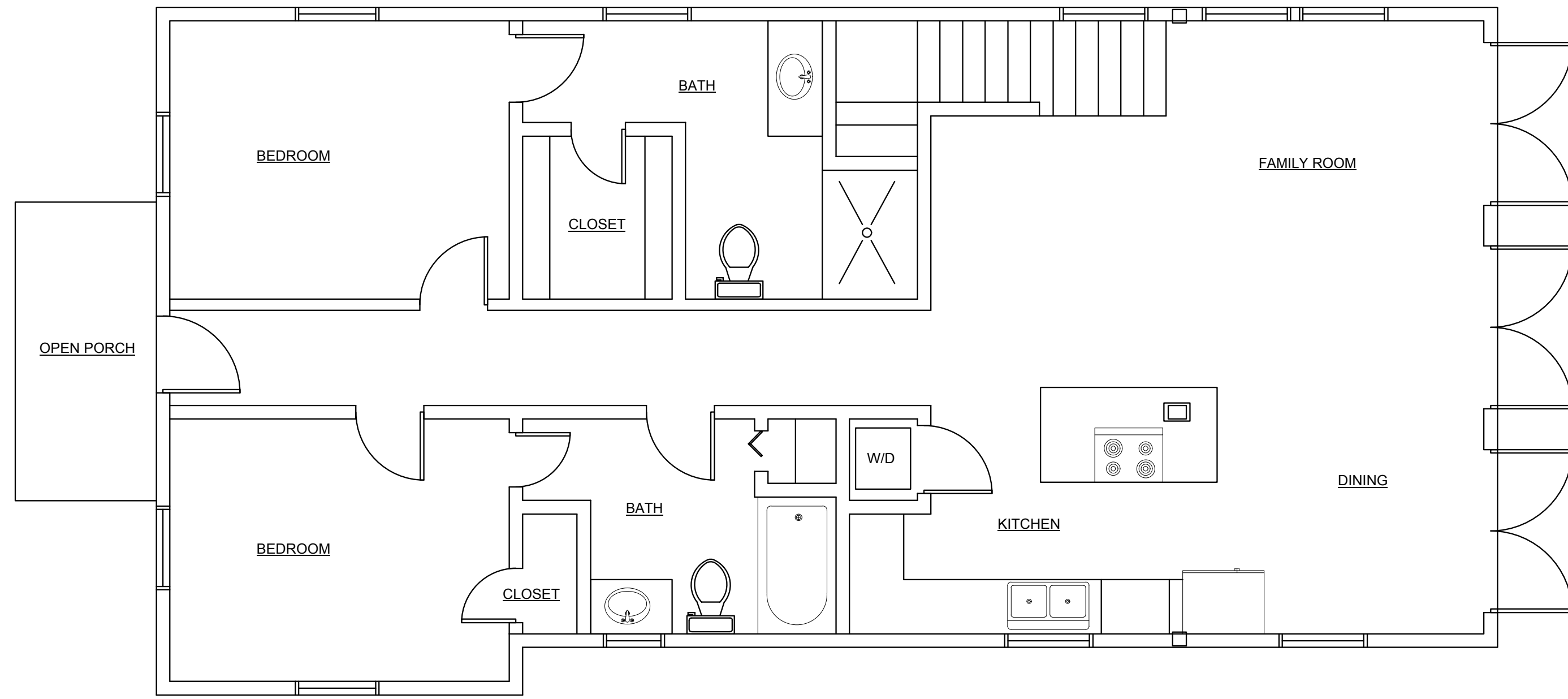
T1.1 SHEET #

T S N
T. S. NEAL ARCHITECTS, INC.

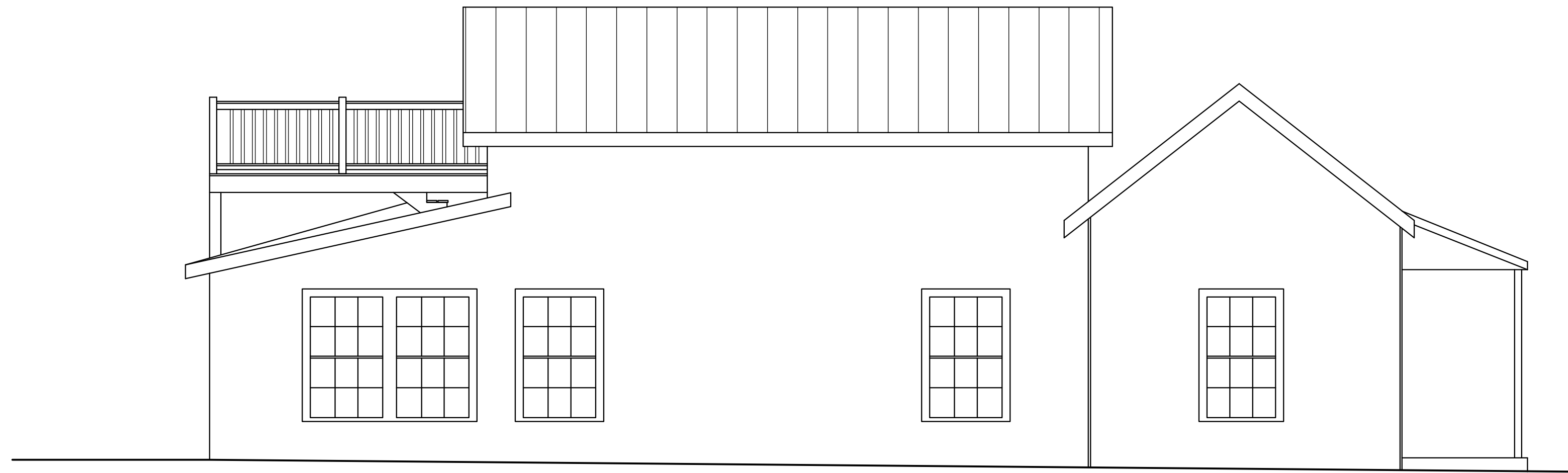
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



2 EXISTING SECOND FLOOR PLAN
 Ex1.1 SCALE: 1/4" = 1'-0"



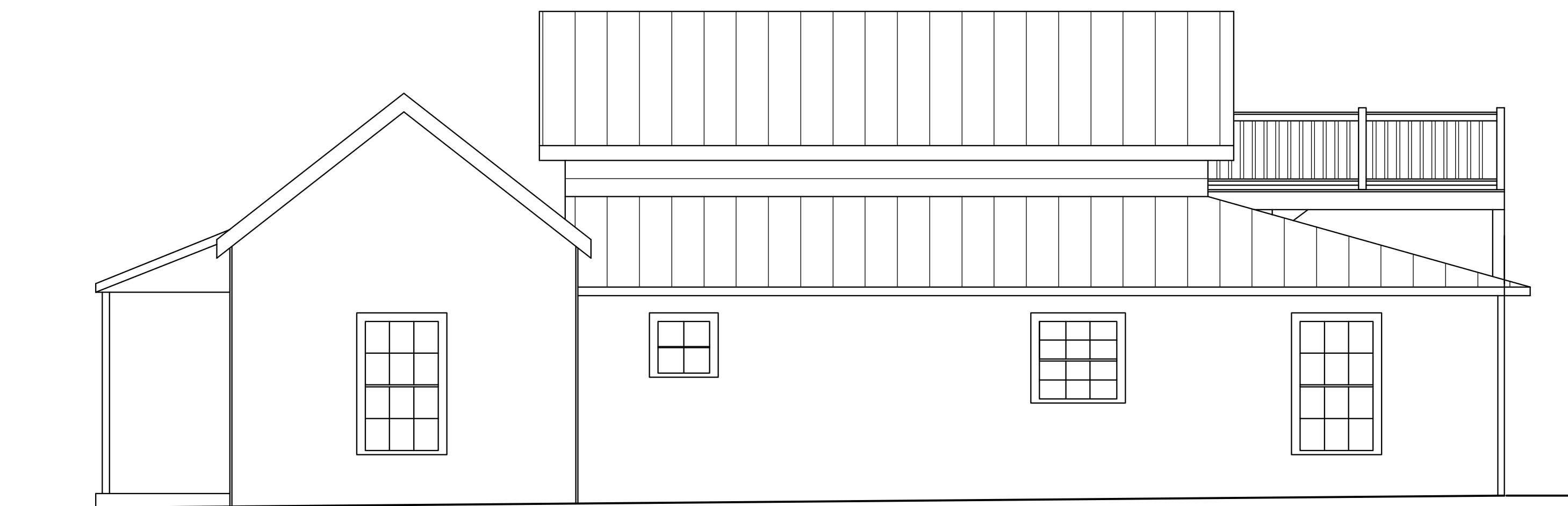
1 EXISTING FIRST FLOOR PLAN
 Ex1.1 SCALE: 1/4" = 1'-0"



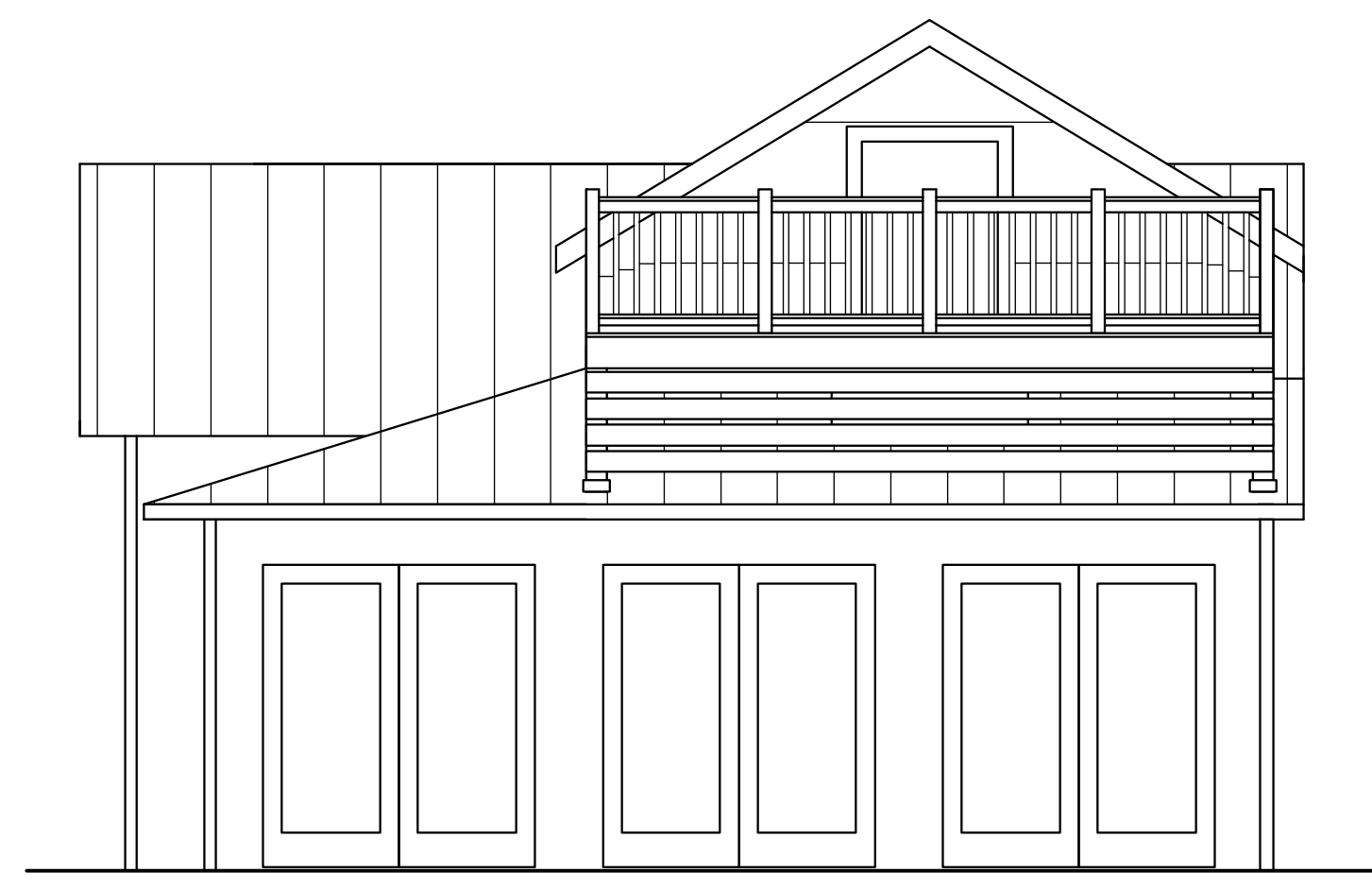
4 EXISTING SIDE ELEVATION
 Ex1.1 SCALE: 1/4" = 1'-0"



3 EXISTING STREET ELEVATION
 Ex1.1 SCALE: 1/4" = 1'-0"



6 EXISTING SIDE ELEVATION
 Ex1.1 SCALE: 1/4" = 1'-0"



5 EXISTING REAR ELEVATION
 Ex1.1 SCALE: 1/4" = 1'-0"

T.S. NEAL ARCHITECTS INC.
 22972 OVERSEAS HWY
 CUDJOE KEY, FL
 33042
 305-340-8857
 251-422-9547

A NEW REAR PORCH ADDITION
 FOR
FRANCES BELZER - REID
 1116 PACKER STREET
 KEY WEST, F L 33040

DRAWING TITLE:
PROPOSED FLOOR PLAN

DRAWN: TSN
 CHECKED: TSN
 DATE: 07-25-2018

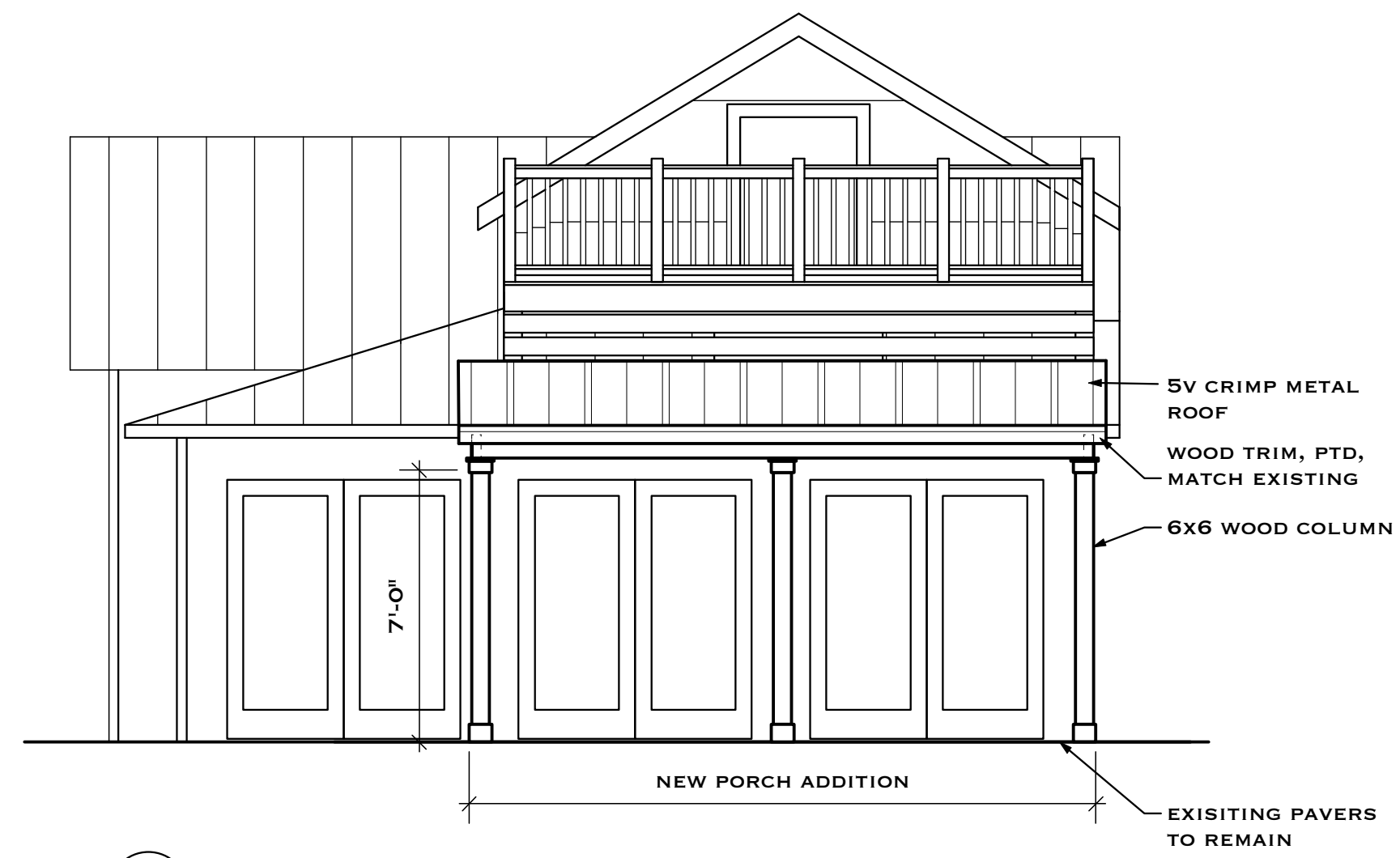
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REVISION #	DATE

Ex1.1
 SHEET #

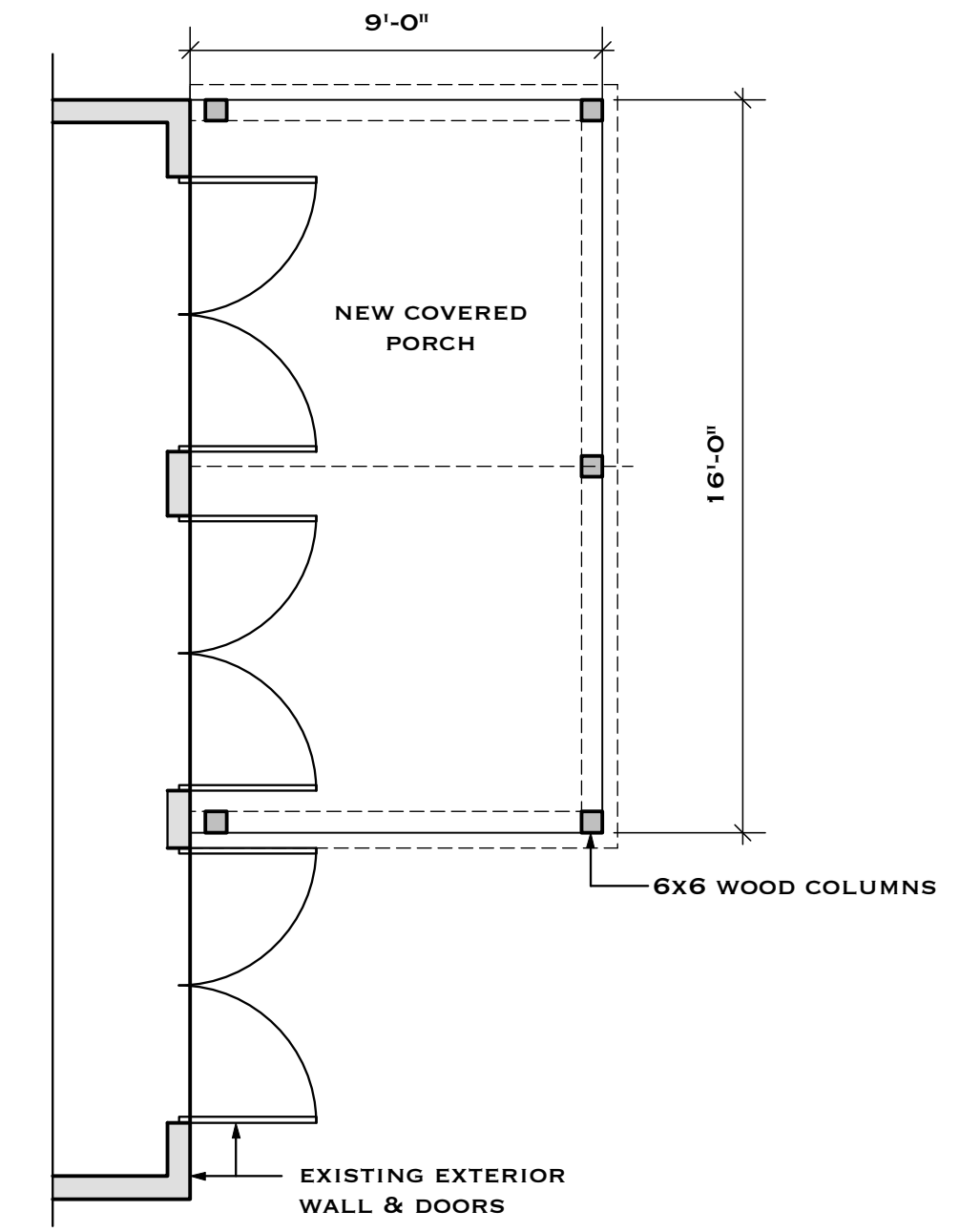
TSN
 T. S. NEAL ARCHITECTS, INC.

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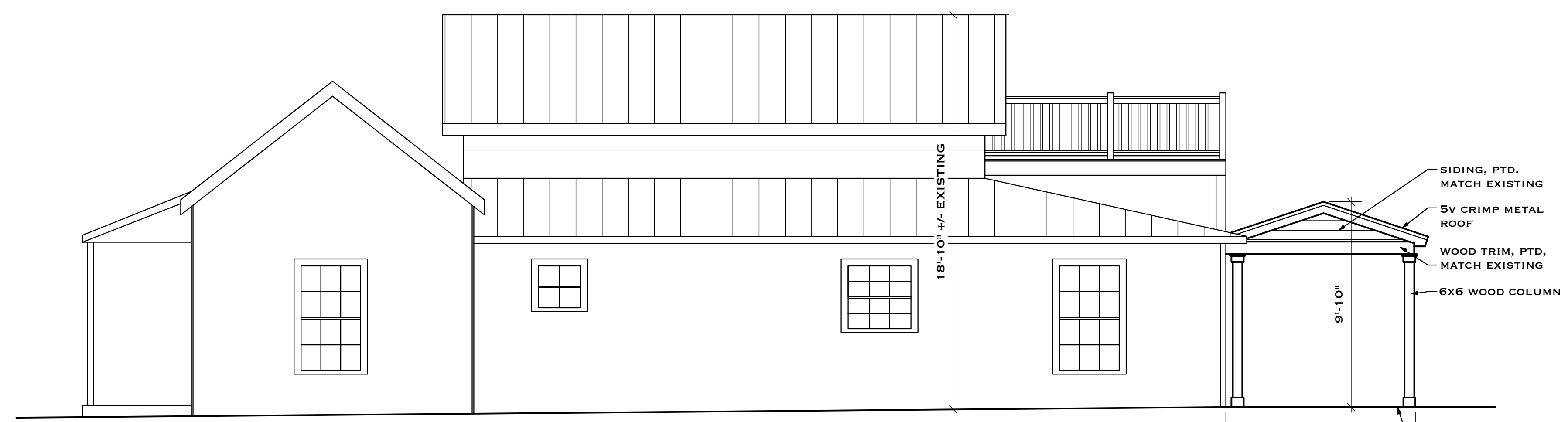
REVISION #	DATE



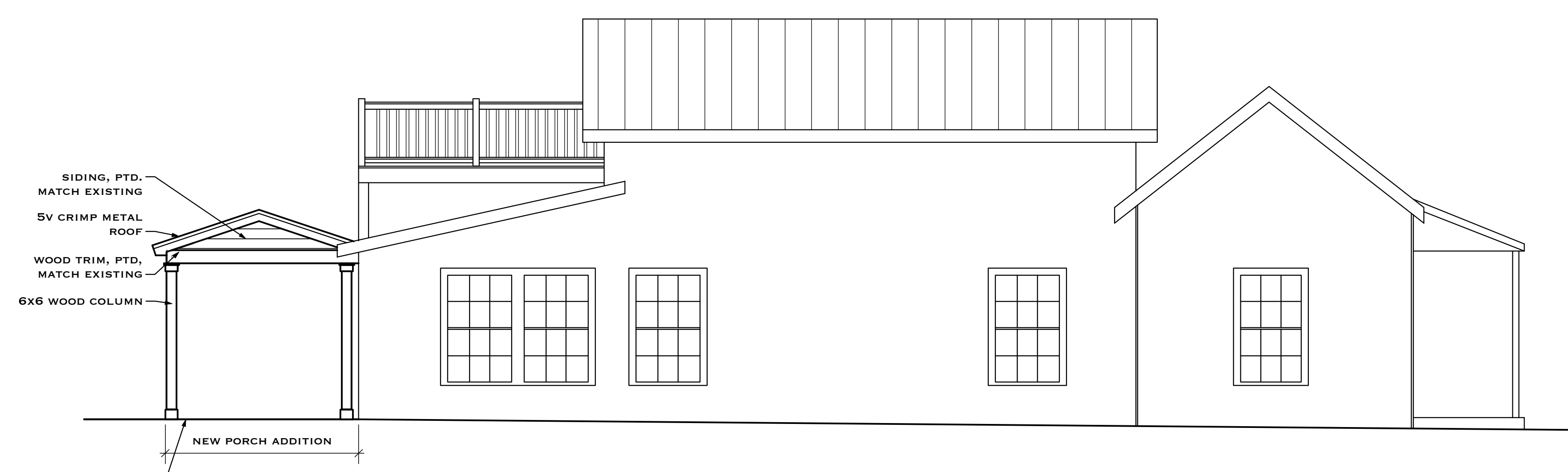
2 BACK ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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

NOTICING

Public Meeting Notice

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

**NEW ONE-STORY REAR
ADDITION.**

FOR #1116 PACKER STREET

Applicant – T. Seth Neal

Application #H2018-0006

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.

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 00031440-000100
 Account # 8613865
 Property ID 8613865
 Millage Group 10KW
 Location 1116 PACKER St , KEY WEST
 Address
 Legal KW G G WATSON SUB I-209 PT SQR 4 TR 13 OR846-1970/71 OR849-1691E
 Description OR864-1873/74 OR864-1877/78 OR1645-961/63R/S OR1700-991
 OR2047-2271/72 OR2655-1947/49C/T OR2740-8/10 OR2758-1472/1473
 OR2758-1474/1476Q/C OR2911-1721/23
 (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

BELZER-REID FRANCES
 15 Bluff Point Rd
 Northport NY 11768

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$506,641	\$58,772	\$56,555	\$131,963
+ Market Misc Value	\$50,615	\$4,767	\$4,989	\$4,436
+ Market Land Value	\$428,739	\$427,247	\$458,446	\$413,213
= Just Market Value	\$985,995	\$490,786	\$519,990	\$549,612
= Total Assessed Value	\$583,255	\$490,786	\$519,990	\$452,221
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$985,995	\$490,786	\$519,990	\$549,612

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,953.00	Square Foot	31	100

Buildings

Building ID 32448
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1728
 Finished Sq Ft 1128
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 206
 Functional Obs 0
 Economic Obs 0
 Depreciation % 1
 Interior Walls DRYWALL
 Exterior Walls CUSTOM
 Year Built 1938
 EffectiveYearBuilt 2017
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	60	0	32
FHS	FINISH HALF ST	345	0	76
FLA	FLOOR LIV AREA	1,128	1,128	148
OUU	OP PR UNFIN UL	195	0	56
TOTAL		1,728	1,128	312

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2017	2018	1	433 SF	2
FENCES	2017	2018	1	496 SF	5
WATER FEATURE	2017	2018	1	1 UT	4
FENCES	2017	2018	1	504 SF	2
RES POOL	2017	2018	1	204 SF	3
FENCES	2017	2018	1	92 SF	2

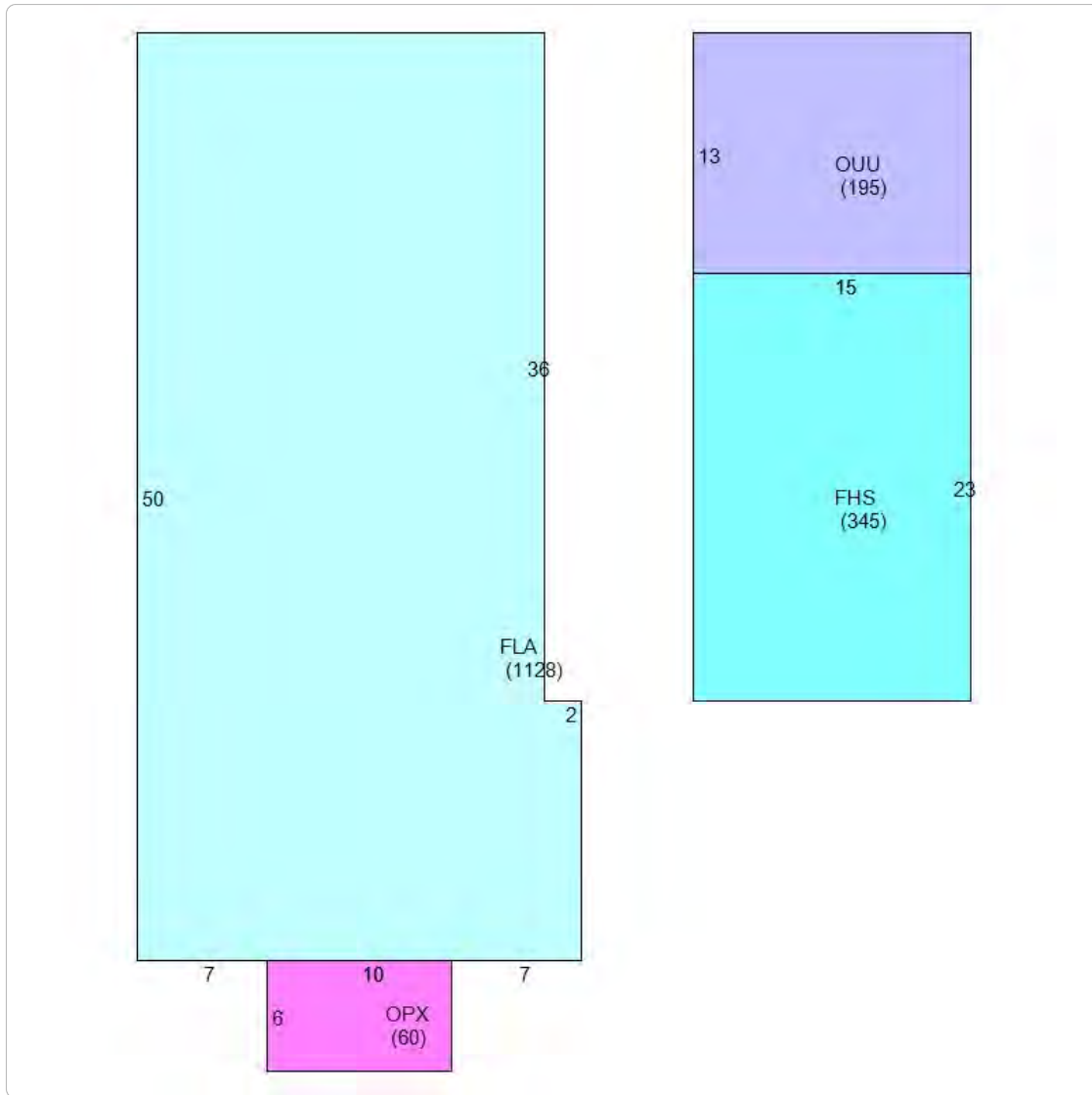
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/31/2018	\$1,575,000	Warranty Deed	2173460	2911	1721	01 - Qualified	Improved
8/26/2015	\$100	Quit Claim Deed		2758	1474	11 - Unqualified	Vacant
8/26/2015	\$522,300	Warranty Deed		2758	1472	37 - Unqualified	Improved
5/4/2015	\$449,700	Warranty Deed		2740	8	12 - Unqualified	Improved
10/23/2013	\$410,000	Certificate of Title		2655	1947	12 - Unqualified	Improved
7/21/2000	\$199,000	Warranty Deed		1645	0961	Q - Qualified	Improved
1/1/1982	\$40,000	Warranty Deed		846	1970	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-899	3/16/2017	4/4/2017	\$3,600	Residential	INSTALL 49LF OF 6'H PICKETT FENCING INSTALL 12' OF 4'H PICKET FENCE
16-4915	3/8/2017	4/4/2017	\$2,500	Residential	INSTALL 64LF OF WOOD PICKET FENCE 6'H
17-451	2/28/2017	4/4/2017	\$2,000	Residential	BRICK PAVERS LOCATED IN FRONT AND RIGHT SIDE OF HOUSE
16-3777	11/28/2016	4/1/2017	\$13,000	Residential	INSTALL TRIZONE MITSU DUCTLESS AC SYSTEM AND ON SINGLE ZONE
16-3486	9/18/2016	4/4/2017	\$2,200	Residential	REMOVE 29' OF WOOD FENCE. REPLACE WITH 6'H STOCKADE WOOD FENCE.
16-3276	8/22/2016	4/4/2017	\$12,000	Residential	ROUGH DRAIN, VENT AND WATER LINES FOR 3 TOILETS, 2 SHOWERS, 3 LAVS, 1 KITCH SINK, 1 WSH MACH
16-2698	7/11/2016	4/4/2017	\$21,000	Residential	RE WIRE HOUSE PER PLANS
16-2414	7/8/2016	4/1/2017	\$55,000	Residential	COMPLETING PREVIOUSLY PERMITTED POOL (16-562)
16-2394	6/16/2016	4/4/2017	\$189,000	Residential	FINISH ONE ROOM FRAMING INSTALL ALL METAL CONNECTIONS INSULATION, TYVEK, SIDING, DRYWALL, WINDOWS, DOORS, FLOORING TRIM AND TILE PER PLANS
16-562	5/3/2016	4/4/2017	\$19,700	Residential	BUILD 17'X12' POOL
16-203	1/29/2016	4/4/2017	\$5,500	Residential	ROUGH IN 3 BATHROOMS, 1 HEATER, 9 FIX
16-204	1/29/2016	4/4/2017	\$8,500	Residential	WIRE UP ENTIRE HOUSE UP TO CODE. WIRE CENTRAL AC STOVE, DRIER WASHER
16-207	1/29/2016	4/4/2017	\$6,500	Residential	INSTALL 2 DUCTLESS AC UNITS. 1 TRIZONE, 1 SINGLE ZONE
16-211	1/29/2016	4/4/2017	\$184,500	Residential	RENOVATION TO EXISTING STRUCTURE, REBUILD INTERIOR FRAME REPLACE WINDOWS, REPALCE ALL SIDING DRYWALL FLOORING TRIM FOUNDATION INSULATION AND ETC...
15-4605	11/10/2015	4/4/2017	\$20,000	Residential	DEMO 2 SHEDS AND INTERIOR WALLS AND FLOORS
03-3570	10/5/2003	12/18/2003	\$800	Residential	200 AMP UPGRADE
9801730	6/2/1998	11/12/1998	\$500	Residential	ELECTRICAL
9800493	3/4/1998	11/12/1998	\$648	Residential	ROOF

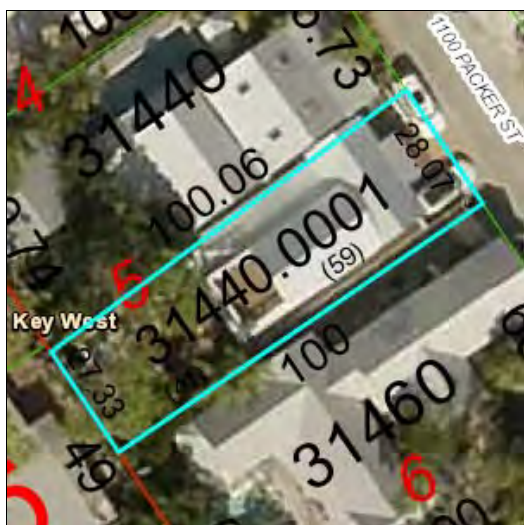
Sketches (click to enlarge)



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

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