**Historic Architectural Review Commission**
**Staff Report for Item 4**

| | |
|---|---|
| **To:** | Chairman Bryan Green and Historic Architectural Review Commission Members |
| **From:** | Enid Torregrosa, MSHP<br>Historic Preservation Planner |
| **Meeting Date:** | November 27, 2018 |
| **Applicant:** | William Shepler, Architect |
| **Application Number:** | H18-03-0014 |
| **Address:** | #903 Eaton Street |

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## Description of Work:

Demolition of one-story cbs house, carport, stairs, decks, and porches.

## Site Facts:

The site in question has a one-story cmu building that is significantly set back from the front property line. The main building in the site is a non-contributing structure. The 1962 Sanborn map depicts a similar footprint of what exists today in the lot. According to the Property Appraiser's records, the house has a construction date of 1954.

In August 2014, the Commission approved a single-family home in the lot, which is expired. The design was approved under previous guidelines for new construction.

## Ordinance Cited on Review:

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

## Staff Analysis

The Certificate of Appropriateness proposes the demolition of the existing main house and accessory structures to it. The main house has a distinctive front yard that is atypical to the urban streetscape. The existing main building is structurally sound.

It is staff's opinion that the review of the demolition request be establish by the criteria under 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 structures in question do not present any evidence that they are irrevocable compromised by extreme deterioration.

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 structures in question have no distinctive characteristics of a type or method of construction and are not significant to the overall historic character of the urban block.
>
> *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 structure 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 structures in question have no significant value as part of a development, heritage, or cultural record of the city. The large front yard creates a void in the well-defined urban block façade.
>
> *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 structures in question are 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 structures in question are 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 structures in question are 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*

Although the spacious front yard is a significant visual feature in the site, as it is different to the streetscape found in the urban block, staff opines that this unique feature does not contribute to the significance and traditional urban patterns found in the district.

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

The structures in question do not yield important information in history.

Although the proposed removal of structures meets the cited criteria for demolition, staff cannot recommend to the Commission the approval of such request, as we find the design for the proposed site inconsistent with many of the current guidelines for new construction.

If the Commission finds the design submitted as part of this requested demolition appropriate to the site, and finds the demolition in compliance with the LDR's regulations, this will be the first of two required readings.

# 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 # | REVISION # | INITIAL & DATE |
|---|---|---|
| 18-00300014 | | |
| **FLOOD ZONE** | **ZONING DISTRICT** | **BLDG PERMIT #** |
| | | |

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

| | | |
|---|---|---|
| **ADDRESS OF PROPOSED PROJECT:** | 903 EATON ST., KEY WEST FL | |
| **NAME ON DEED:** | J & K ESTATES LLC | PHONE NUMBER |
| **OWNER'S MAILING ADDRESS:** | 618 WHITEHEAD ST. KEY WEST, FL 33040 | EMAIL SENGUPTAJ@AOL.COM |
| **APPLICANT NAME:** | WILLIAM SHEPLER | PHONE NUMBER 305-890-6191 |
| **APPLICANT'S ADDRESS:** | 201 FRONT ST., SUITE 203 | EMAIL WILL@WSHEPLER.COM |
| **APPLICANT'S SIGNATURE:** | | DATE 2/26/18 |

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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.

52732 - 7069 - OK

**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:** NEW 1½-2 STORY WOOD FRAME HOUSE, HOUSE = 2,005 S.F., ~~[illegible]~~, NEW POOL 19' x 10.5', HOUSE TO HAVE F.C. SIDING, ALUM. & GLASS IMPACT WINDS.

**MAIN BUILDING:**

**DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):**

Oper: KEYUWXC Type: RP Drawer: 1
Date: 7/27/18 50 Receipt no: 9866
2018 300014
PT * BUILDING PERMITS-NEW
1.00 $600.00
Trans number: 3123509
CK CHECK 1917 $600.00
Trans date: 7/27/18 Time: 11:06:34

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): 115 S.F. OPEN CABANA BY POOL

PAVERS: 9'x18' PARKING SPACE

FENCES: WOOD PICKET FENCES – 6' AT REAR & SIDES, 4' @ FRONT

DECKS: REAR DECK & DECK AT COURTYARD

PAINTING:

SITE (INCLUDING GRADING, FILL, TREES, ETC): 6" FILL AT FRONT

POOLS (INCLUDING EQUIPMENT): 19'x10'.5 POOL AT REAR

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): A/C UNIT

OTHER:

| OFFICIAL USE ONLY: | HARC COMMISSION REVIEW | EXPIRES ON: |
|---|---|---|
| MEETING DATE: 03/27/2018 | ___ APPROVED ___ NOT APPROVED ✓ DEFERRED FOR FUTURE CONSIDERATION | INITIAL: KG |
| MEETING DATE: | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS: Building historic but not contributing. Guidelines for new construction, pools, decks, fences. Ordinance for demolition of historic structures.

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 Certificate of Appropriatness: Demolition Appendix

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

| HARC COA # | INITIAL & DATE |
|---|---|
| 18-03-14 | |
| ZONING DISTRICT | BLDG PERMIT # |
| | |

| | |
|---|---|
| ADDRESS OF PROPOSED PROJECT: | 903 EATON ST., KEY WEST FL 33040 |
| PROPERTY OWNER'S NAME: | J & K ESTATES LLC |
| APPLICANT NAME: | WILLIAM SHEPLER, ARCHITECT |

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval* ***PRIOR to proceeding with the work outlined above*** *and that a final inspection is required under this application. I also understand that* ***any changes to an approved Certificate of Appropriateness must be submitted for review****.*

| | |
|---|---|
| PROPERTY OWNER'S SIGNATURE Pallab Sengupta | PALLAB SENGOOTA 01/29/18 DATE AND PRINT NAME |

**DETAILED PROJECT DESCRIPTION OF DEMOLITION**

DEMOLISH DILAPIDATED ONE STORY C.B.S. HOUSE AND ATTACHED CARPORT. & ANY ASSOCIATED STAIRS, DECKS, PORCHES ETC.

**CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:**

**Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);**

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

YES- IT WOULD BE TECHNICALLY INFEASIBLE TO RAISE THE STRUCTURE TO BE COMPLIANT WITH FEMA REGULATIONS

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

IT IS AN INSIGNIFICANT BUILDING WITH NO ARCHITECTURAL OR DESIGN FEATURES WHICH WOULD MAKE IT DISTINCTIVE

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

NO IT IS NOT.

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

NO DOES NOT.

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

NO IT IS NOT.

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

NO.

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

NO.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

NO.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

NO IT DOES NOT.

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

NO.

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

**The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);**

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished. N/A

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

N/A

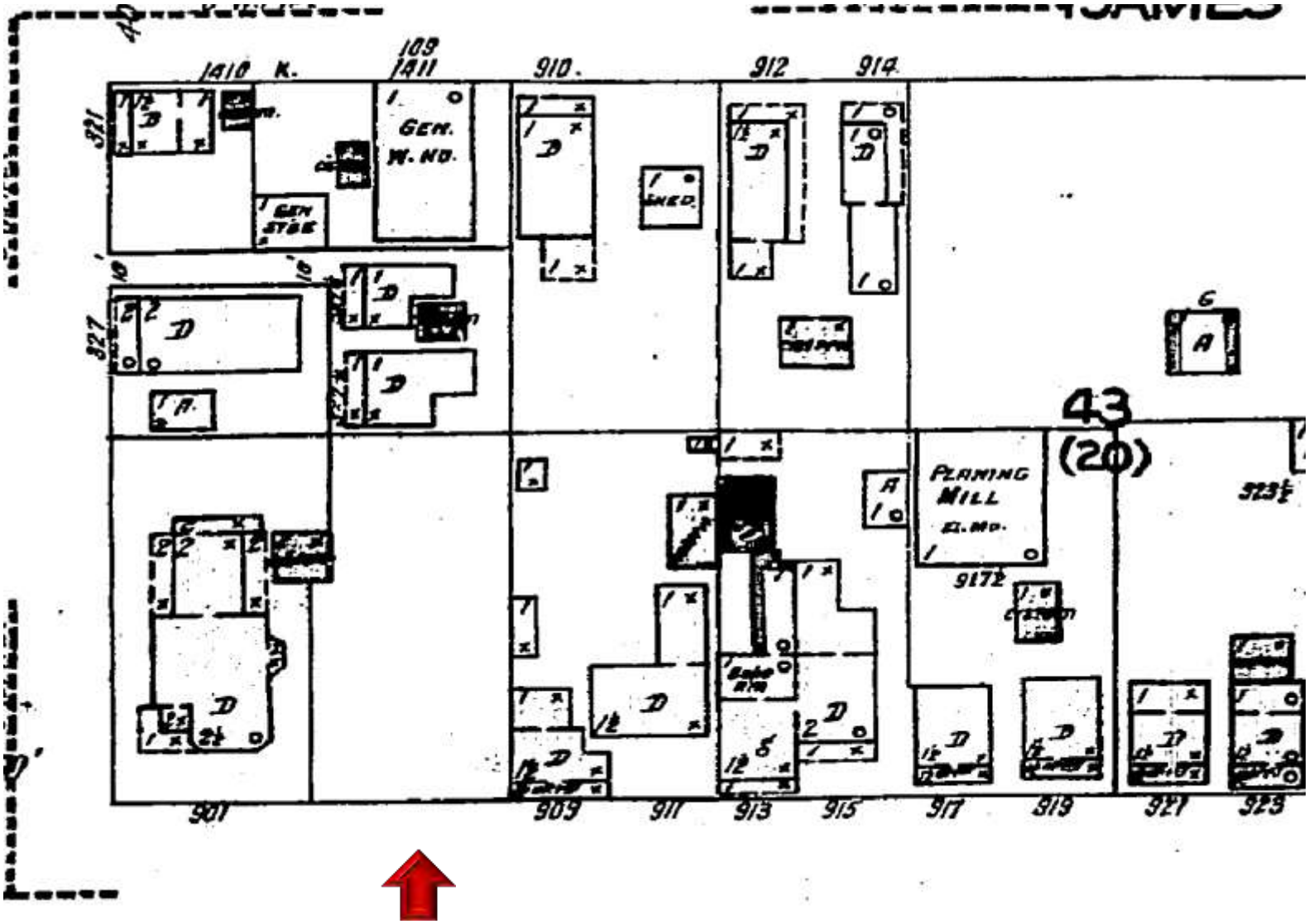
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

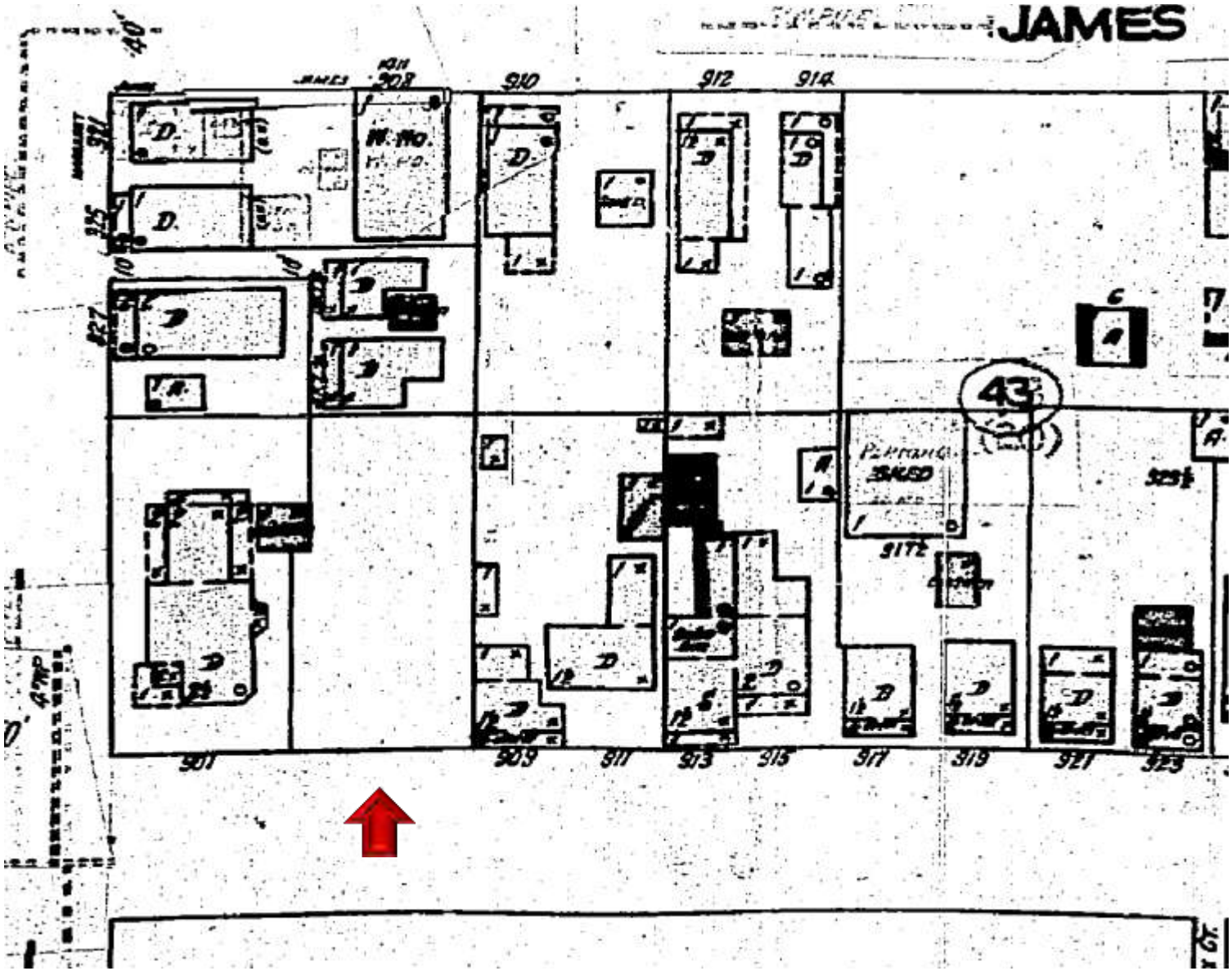
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

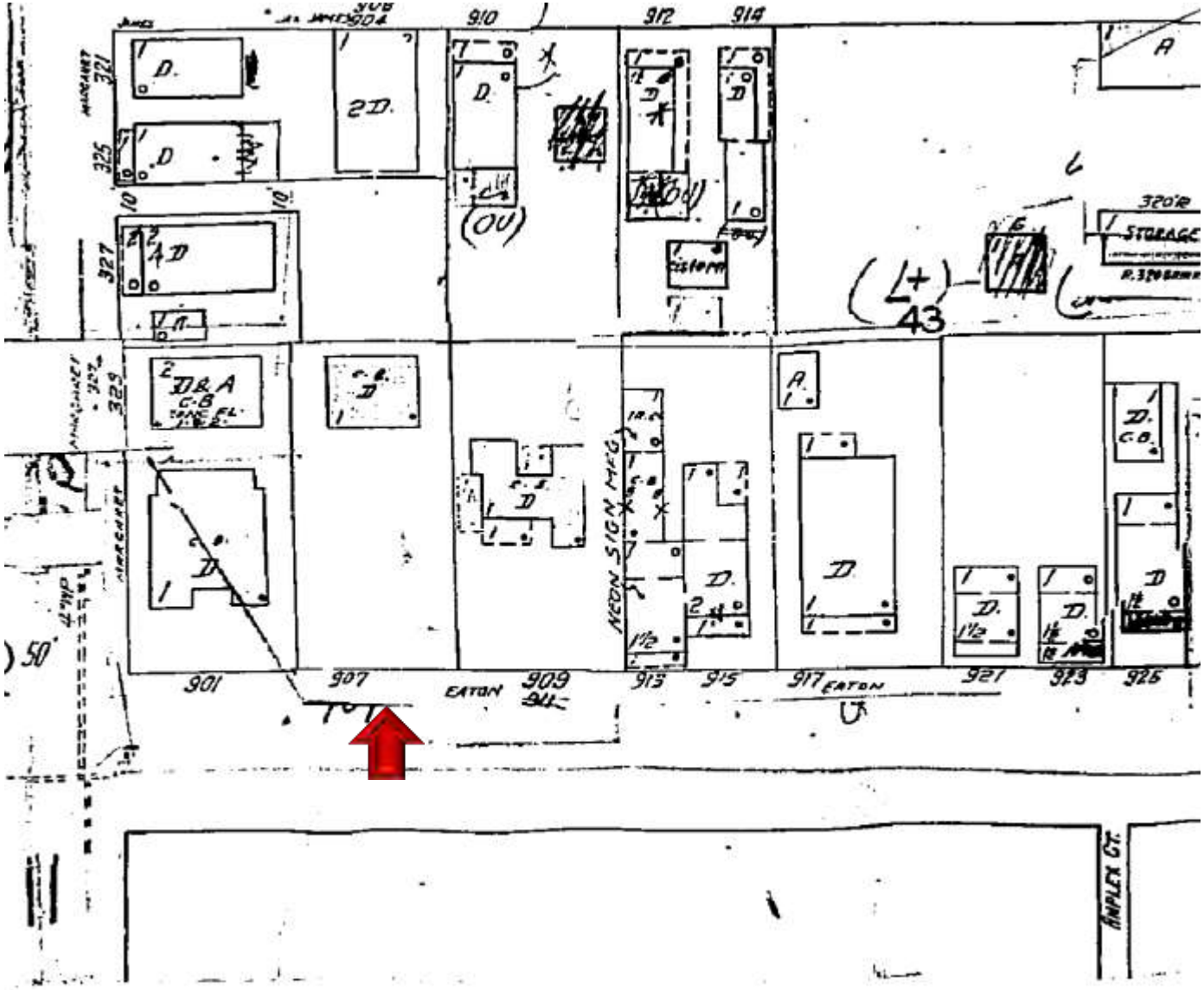
# SANBORN MAPS




**1926 Sanborn Map**




**1948 Sanborn Map**




**1962 Sanborn Map**

# PROJECT PHOTOS

WE RECYCLE

#OFRB1

DAIKIN

904

PRIVATE PROPERTY

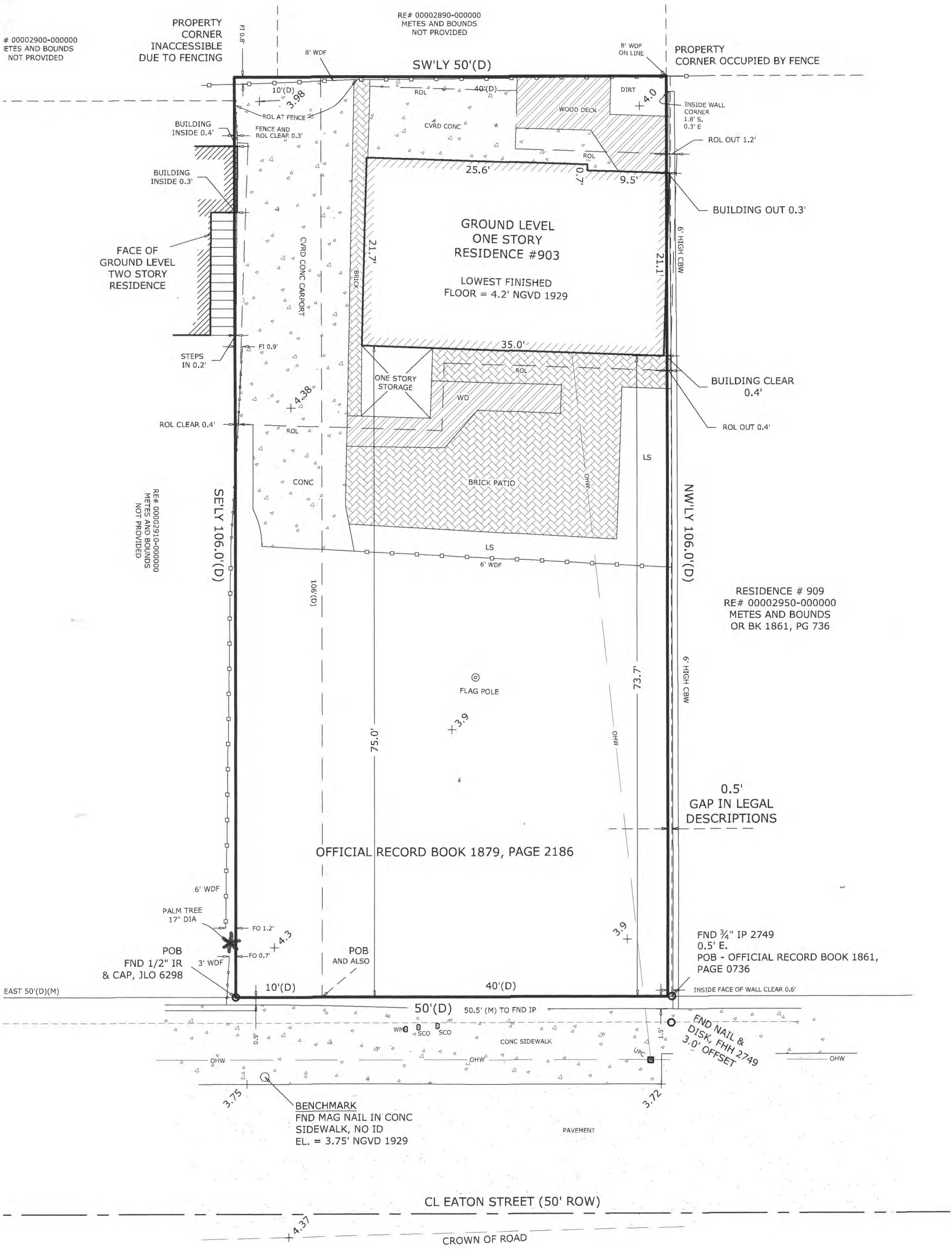
1009

PRIVATE PROPERTY
BEWARE of DOG
La Cala

902

Old Sponge
Warehouse
Circa 1925
NO PARKING

SURVEY




OLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BACK-FLOW PREVENTER
LOW OUT
LCULATED
2' CONCRETE CURB & GUTTER
ONCRETE BLOCK
CONCRETE BLOCK WALL
= CONCRETE BLOCK RETAINING WALL
JRB INLET
ENTERLINE
CHAINLINK FENCE
CONCRETE MONUMENT

CONC = CONCRETE
CVRD = COVERED
D = DEED
DEASE = DRAINAGE EASEMENT
DMH = DRAINAGE MANHOLE
EB = ELECTRIC BOX
EL = ELEVATION
ELEV = ELEVATED
EM = ELECTRIC METER
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT

FI = FENCE INSIDE
FND = FOUND
FN&D = FOUND NAIL & DISK (#XXXX)
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GB = GRADE BREAK
GI = GRATE INLET
GL = GROUND LEVEL
GW = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE

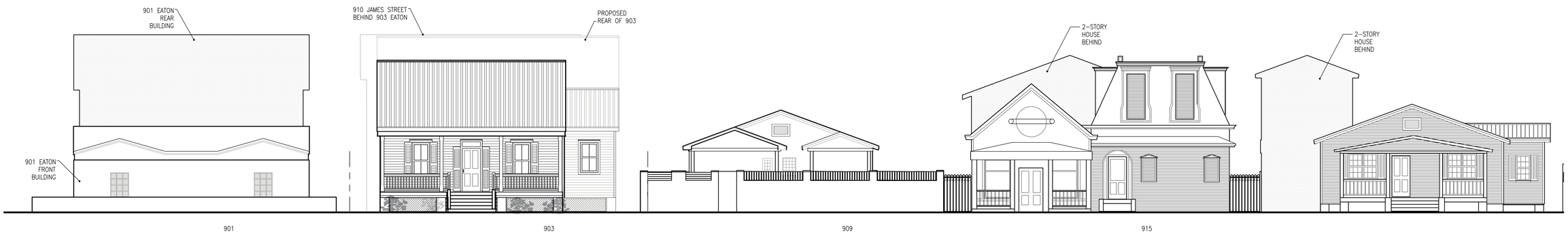
IR = IRON ROD
L = ARC LENGTH
LE = LOWER ENCLOSURE
LS = LANDSCAPING
M = MEASURED
MB = MAILBOX
MHWL = MEAN HIGH WATER LINE
MTLF = METAL FENCE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PK = PARKER KALON NAIL

PM = PARKING METER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
ROWL = RIGHT OF WAY LINE
R/W = RIGHT OF WAY
SCO = SANITARY CLEAN-OUT
SN&D = SET NAIL & DISK LB 7846
SIR = SET IRON ROD ½" LB 7846

SMH = SANITARY MANHOLE
SPV = SPRINKLER CONTROL VALVE
SV = SEWER VALVE
TB = TELEPHONE BOX
TBM = TIDAL BENCHMARK
TMH = TELEPHONE MANHOLE
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPM = METAL UTILITY POLE
UPW = WOOD UTILITY POLE

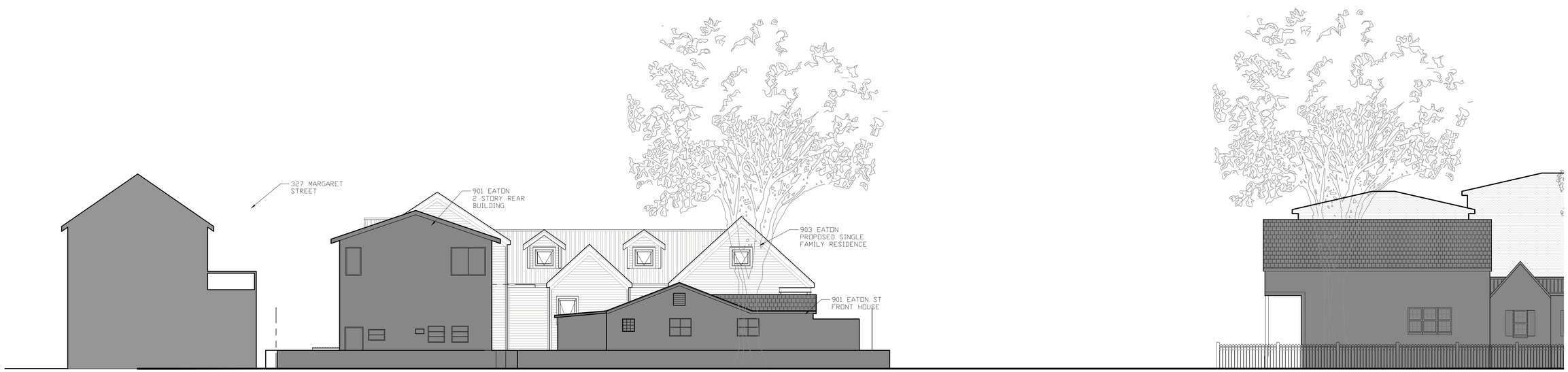
VB = VIDEO BOX
WD = WOOD DECK
WDF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WV = WATER VALVE

# REVISED DESIGN




3 / A1.1 EATON STREETSCAPE

SCALE: 1/8"=1'-0"




1 / A1.1 MARGARET STREETSCAPE ELEVATION

SCALE: 1/8"=1'-0"

william shepler & associates
architecture

903 Eaton Street
Key West, FL 33040

Tel: 305-735-3131
Email: info@wshepler.com

Seal:

Consultants:

N
W E
S

**Meridian Engineering LLC**

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:

H.A.R.C. SUBMISSION: 1.29.2018
H.A.R.C. REV. 1: 9.26.2018

# 903 EATON STREET

KEY WEST , FL

**NEW SINGLE FAMILY RESIDENCE**

| Drawing Size | Project # |
|---|---|
| 24x36 | 17038 |

Title:

STREET-SCAPES

SCALE: 1/4" = 1'-0"

Sheet Number:

**A-1.1**

Date: - NOVEMBER 11, 2018

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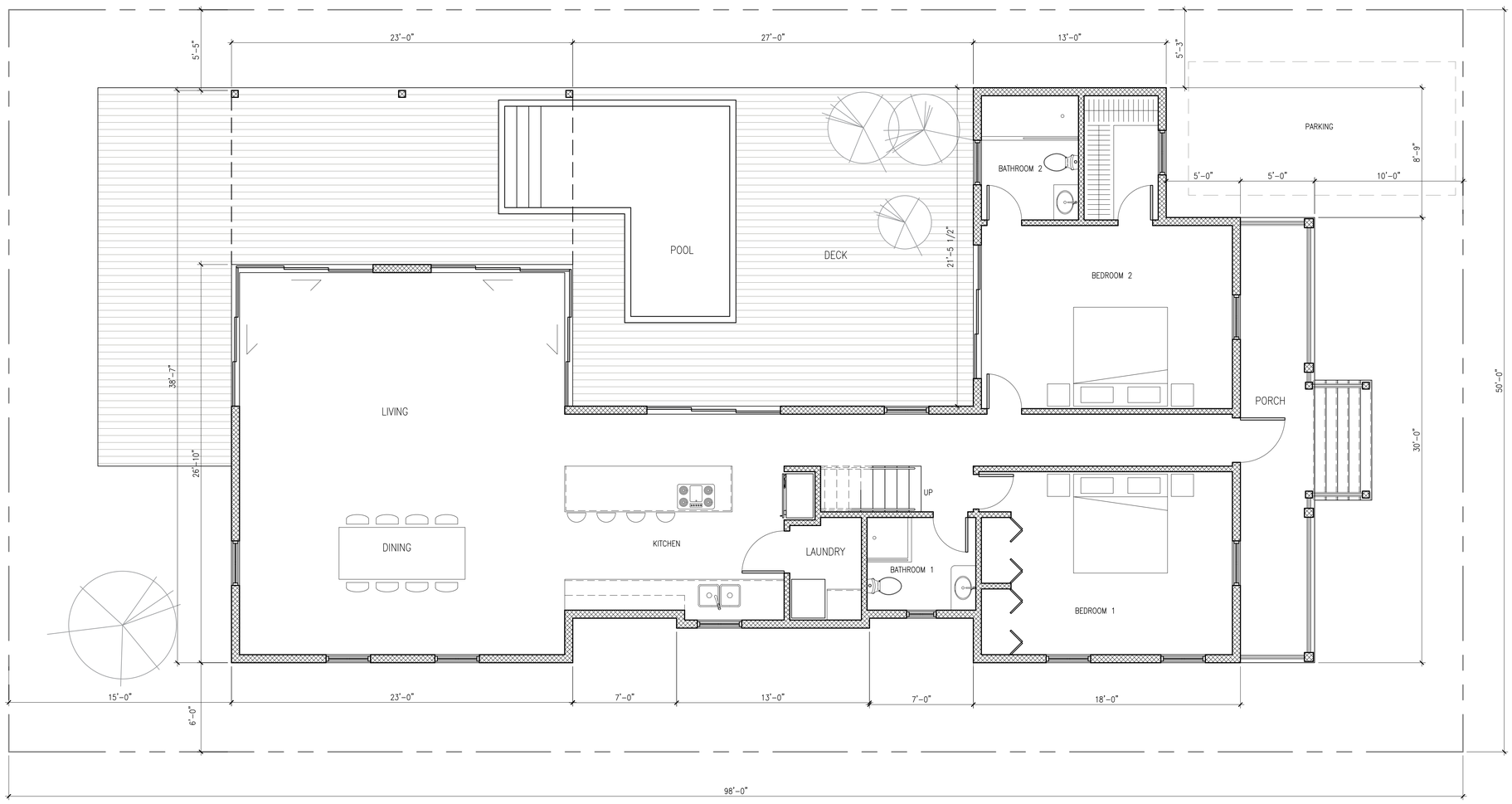
## ZONING CALCULATIONS

| | ALLOWED | EXISTING | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
| HEIGHT | 30' | N/A | 29' | Yes |
| BUILDING COVERAGE | 40% | 1,247 s.f. (23%) | 2,085 s.f. (39%) | Yes |
| IMPERVIOUS SURFACE RATIO | 60% | N/A | 2,282 s.f.( 43%) | Yes |
| LOT SIZE | Min. 4,000 s.f. | 5,300 s.f. | N/A | Yes |
| LOT WIDTH | Min. 40' | 50' | N/A | Yes |
| LOT DEPTH | Min. 90' | 106' | N/A | Yes |
| FRONT SETBACK | Min. 10' | 73' | 10' | Yes |
| SIDE SETBACK (EAST) | Min. 5' | 0'* | 5'-3" | Yes |
| SIDE SETBACK (WEST) | Min. 5' | 14'-8" | 6'4' | Yes |
| REAR SETBACK | Min. 15' | 9'-5" | 15' | Yes |
| OPEN SPACE | Min. 35% | 4,053 s.f. (43%) | 3,180s.f. (60%) | Yes |




1 / A2.1 FIRST FLOOR PLAN - SITE PLAN

SCALE: 1/4"=1'-0"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Key West, FL 33040

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Seal:

Consultants:

N W E S

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KEY WEST , FL
**NEW SINGLE FAMILY RESIDENCE**

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|---|---|
| 24x36 | 17038 |

Title:

FLOOR PLAN

Sheet Number:

**A-2.1**

Date: - NOVEMBER 11, 2018

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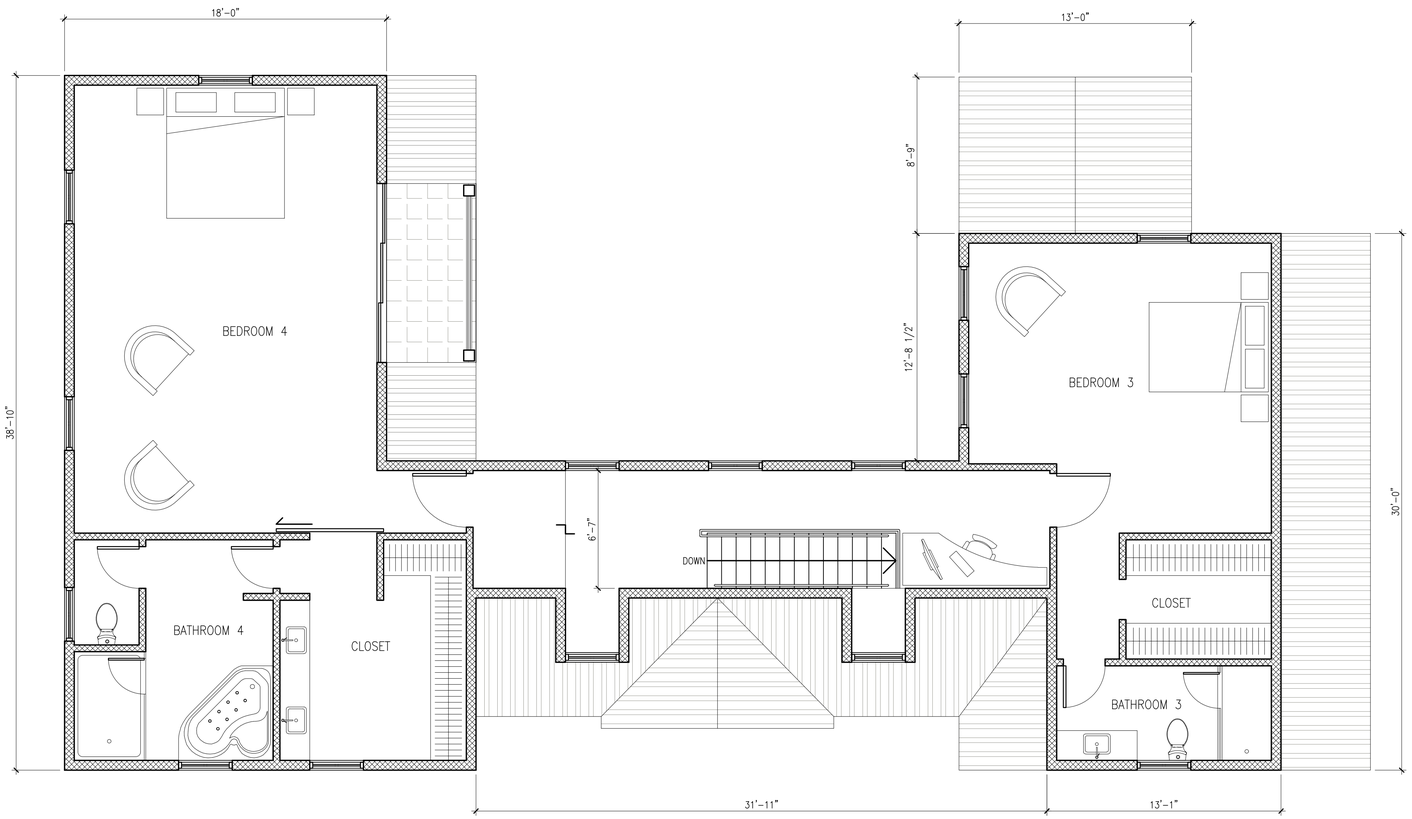


1
A2.2

## SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"


william shepler & associates
architecture

903 Eaton Street
Key West, FL 33040

Tel: 305-735-3131
Email: info@wshepler.com


Seal:

Consultants:

N
W E
S

**Meridian Engineering LLC**

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:

H.A.R.C. SUBMISSION: 1.29.2018
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# 903 EATON STREET

KEY WEST , FL

**NEW SINGLE FAMILY RESIDENCE**

| Drawing Size | Project # |
|---|---|
| 24x36 | 17038 |

Title:

FLOOR PLAN

Sheet Number:

**A-2.2**

Date: - NOVEMBER 11, 2018

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2 / A3.1 SOUTH ELEVATION

SCALE: 1/4"=1'-0"

1 / A3.1 WEST ELEVATION

SCALE: 1/4"=1'-0"


wsa
william shepler & associates
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903 Eaton Street
Key West, FL 33040

Tel: 305-735-3131
Email: info@wshepler.com


Seal:

Consultants:

N
W E
S

**Meridian Engineering LLC**

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:

H.A.R.C. SUBMISSION: 1.29.2018
H.A.R.C. REV. 1: 9.26.2018

# 903 EATON STREET
KEY WEST , FL
NEW SINGLE FAMILY RESIDENCE

| Drawing Size | Project # |
|---|---|
| 24x36 | 17038 |

Title:

EXTERIOR ELEVATIONS

Sheet Number:

**A-3.1**

Date: - NOVEMBER 11, 2018

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2
A3.2

## EAST ELEVATION

SCALE: 1/4"=1'-0"

1
A3.2

## NORTH ELEVATION

SCALE: 1/4"=1'-0"


william shepler & associates
architecture

903 Eaton Street
Key West, FL 33040

Tel: 305-735-3131
Email: info@wshepler.com


Seal:

Consultants:

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**Meridian Engineering LLC**

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

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# 903 EATON STREET

KEY WEST , FL

**NEW SINGLE FAMILY RESIDENCE**

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|---|---|
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Title:

EXTERIOR ELEVATIONS

Sheet Number:

**A-3.2**

Date: - NOVEMBER 11, 2018

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NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., November 27, 2018 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE AND A HALF AND TWO-STORY WOOD FRAME HOUSE. NEW POOL CABANA, POOL, DECKS, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING ONE-STORY CBS HOUSE, CARPORT, STAIRS, DECKS, AND PORCHES.**

**#903 Eaton Street**

**Applicant – William Shepler, Architects  Application #H2018-0014**

**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.**

**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

# qPublic.net™ Monroe County, FL

## 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** | 00002930-000000 |
| **Account #** | 1003026 |
| **Property ID** | 1003026 |
| **Millage Group** | PT of Key West |
| **Location Address** | 903 EATON St , KEY WEST |
| **Legal Description** | KW PT LT 4 SQR 20 G68-209 G37-263/264 OR22-427/28 OR107-328/29 OR539-967/69 OR795-1654 OR593-967 OR665-696 OR1160-517/18 OR1879-2186/87C OR2488-130/31ORD OR2602-159ORD OR2621-2393ORDOR2643-2194/96 OR2643-2201/03B OR2878-2242/43 (Note: Not to be used on legal documents) |
| **Neighborhood** | 6108 |
| **Property Class** | SINGLE FAMILY RESID (0100) |
| **Subdivision** | |
| **Sec/Twp/Rng** | 06/68/25 |
| **Affordable Housing** | No |

## Owner

J AND K ESTATES LLC
BUNZON 44 PLA DEL BOU SAGUNTO
VALENCIA OC 46500-OC

## Valuation

| | | 2018 | 2017 | 2016 | 2015 |
|---|---|---|---|---|---|
| + | Market Improvement Value | $53,972 | $78,916 | $72,561 | $74,062 |
| + | Market Misc Value | $1,957 | $1,957 | $2,017 | $1,808 |
| + | Market Land Value | $573,990 | $573,990 | $508,042 | $512,083 |
| = | **Just Market Value** | **$629,919** | **$654,863** | **$582,620** | **$587,953** |
| = | **Total Assessed Value** | **$629,919** | **$640,094** | **$582,620** | **$587,953** |
| - | School Exempt Value | $0 | $0 | $0 | $0 |
| = | **School Taxable Value** | **$629,919** | **$654,863** | **$582,620** | **$587,953** |

## Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|---|---|---|---|---|
| RESIDENTIAL DRY (010D) | 5,300.00 | Square Foot | 50 | 106 |

## Buildings

| | | | |
|---|---|---|---|
| **Building ID** | 140 | **Exterior Walls** | WD FR STUCCO |
| **Style** | GROUND LEVEL | **Year Built** | 1954 |
| **Building Type** | S.F.R. - R1 / R1 | **EffectiveYearBuilt** | 1979 |
| **Gross Sq Ft** | 1341 | **Foundation** | CONCRETE SLAB |
| **Finished Sq Ft** | 761 | **Roof Type** | FLAT OR SHED |
| **Stories** | 1 Floor | **Roof Coverage** | ASPHALT SHINGL |
| **Condition** | AVERAGE | **Flooring Type** | CONC ABOVE GRD |
| **Perimeter** | 114 | **Heating Type** | FCD/AIR NON-DC |
| **Functional Obs** | 0 | **Bedrooms** | 2 |
| **Economic Obs** | 0 | **Full Bathrooms** | 1 |
| **Depreciation %** | 39 | **Half Bathrooms** | 0 |
| **Interior Walls** | WD PANL/CUSTOM | **Grade** | 400 |
| | | **Number of Fire Pl** | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|---|---|---|---|---|
| CPF | CARPORT FIN | 420 | 0 | 0 |
| FLA | FLOOR LIV AREA | 761 | 761 | 0 |
| SBF | UTIL FIN BLK | 160 | 0 | 0 |
| **TOTAL** | | **1,341** | **761** | **0** |

## Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---|---|---|---|---|---|
| BRICK PATIO | 1986 | 1987 | 1 | 120 SF | 1 |
| CONC PATIO | 1986 | 1987 | 1 | 195 SF | 2 |
| FENCES | 1986 | 1987 | 1 | 438 SF | 2 |

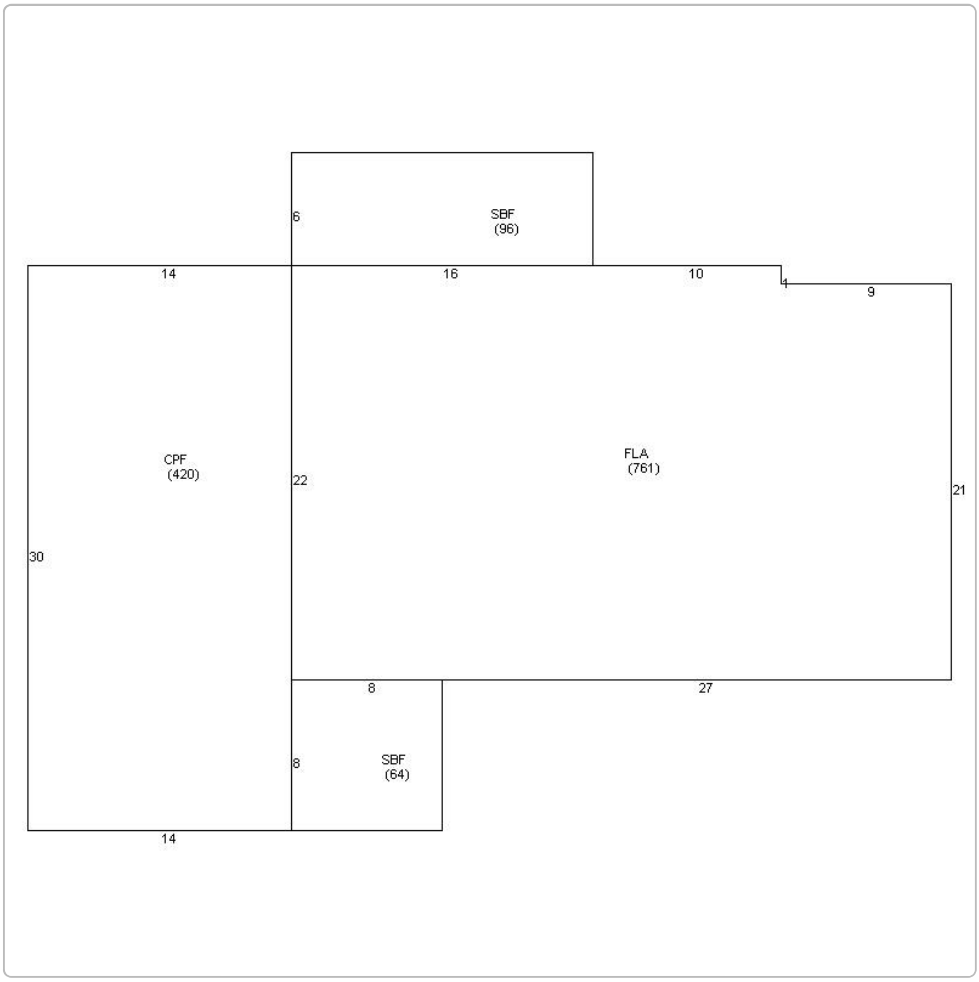
## Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|---|---|---|---|---|---|---|---|
| 11/10/2017 | $700,000 | Warranty Deed | 2143322 | 2878 | 2242 | 02 - Qualified | Improved |
| 8/2/2013 | $400,000 | Warranty Deed | | 2643 | 2201 | 19 - Unqualified | Improved |
| 8/2/2013 | $100 | Warranty Deed | | 2643 | 2194 | 11 - Unqualified | Improved |
| 9/27/2012 | $0 | Order (to be used for Order Det. Heirs, Probate in | | 2621 | 2393 | 11 - Unqualified | Improved |
| 10/15/2010 | $0 | Order (to be used for Order Det. Heirs, Probate in | | 2488 | 130 | 11 - Unqualified | Improved |

## Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---|---|---|---|---|---|
| 06-2059 | 3/28/2006 | 8/8/2006 | $2,500 | Residential | ROOFING WITH DORMERS 9/12 PITCH C-CRIMP |
| 06-2060 | 3/28/2006 | 8/8/2006 | $35,000 | Residential | RE4PLACE OLD ROOF WITH V-CRIMP METAL |
| 03-2635 | 7/29/2004 | 9/8/2004 | $800 | Residential | PLUMBLING |

## 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.

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