Historic Architectural Review Commission
Staff Report for Item 3

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

Description of Work:

New one and a half and two-story wood frame house. New pool cabana, pool, decks, and site improvements.

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. The 900 block of Eaton Street differs from other blocks in the same street, as the historic structures are smaller in scale with less side yards.

In July 2014, the Commission approved a single-family home in the lot, which is expired. The approved was under previous guidelines for new construction. On March 27, 2018, the Commission reviewed a new design application and voted to postpone the item.

Guidelines Cited on Review:

- Guidelines for new construction (pages 38a-38q), specifically guidelines 1, 2, context and compatibility pages 38f-j, 6, 11, 12, 13, 14, 16, 18, 24 and 25.
- Guidelines for Decks, patios, hot tubs and pools (pages 39-40), specifically guidelines 1, 3 and 4.

Staff Analysis

The Certificate of Appropriateness in review is for a new single-family frame structure proposed on a site next to a corner lot, specifically on the northeast block on Eaton and Margaret Streets. The design has a "C" floor plan form. The scheme depicts a front volume, approximately 18' deep and a maximum height of 25'-0", with a one-story bump out on its east side. Behind the front volume, an elongated two-story connector opens to the swimming pool and deck, and connects with the rear portion of the house, which is 4 feet higher than the front. The front portion of the building maximizes the minimum side and front lot setbacks requirements. This element is lower in height that the front and rear portions of the house. The maximum height of the rear portion of the design is 29'while the maximum height of the front volume is 25' and the site is located on the AE-7 flood zone.

The design includes a one-story front porch and is inspired in traditional architecture vocabulary. Nevertheless, the proportions of width vs. height, the scale, and mass are inconsistent with adjacent surrounding houses. In general, the design proposes fiber cement vertical siding. All windows will be 2 over 2 impact rated metal units and all doors will be single glazed impact rated metal ones, with the exception of the front entry door. Roof covering will be metal v-crimp. The proposed front porch will be three bay, and the entrance will be at the central bay. Porch elements will be made of wood.

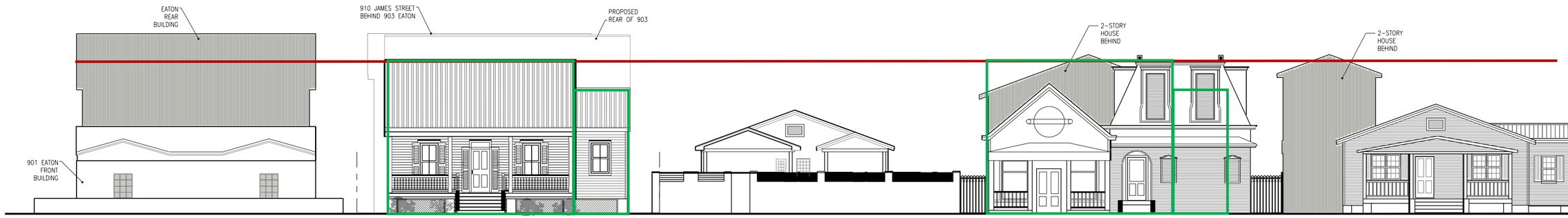
The design also proposes a pool in the middle of the lot, and between the front and rear two-story volumes. A deck is proposed surrounding the pool and the rear of the lot, and a driveway is depicted on the east front side of the lot.

Consistency with Guidelines

It is staff's opinion that the proposed design is inconsistent with many of the cited guidelines. The design of the structure in the site fails, as it is incompatible with the size, scale, proportion, and character of the urban block and surrounding historic properties. The proposed width and height of the new construction is not similar to those buildings of the same land use immediately adjacent to it. As this new building is required to meet current FEMA guidelines, floor-to-floor heights must be reduced in proportion to width reduction, in order to maintain the established height patterns of neighboring structures.

Staff finds that the scale and mass of the structure will overshadow immediately adjacent same land use structures. The large scale and mass will be visible from Margaret Street, as the adjacent corner structure is a one-story building with a two-story structure on its rear. The proportions of the proposed house are not similar to houses located immediately adjacent to the site. Staff opines that the scale of the front portion of the house, which the plan references as a one and a half story, reads as a two-story structure, when comparing it to surrounding same land use structures.

Corner lot with one-story structure on the front part of the site.



Two-story height and proportions comparison.

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

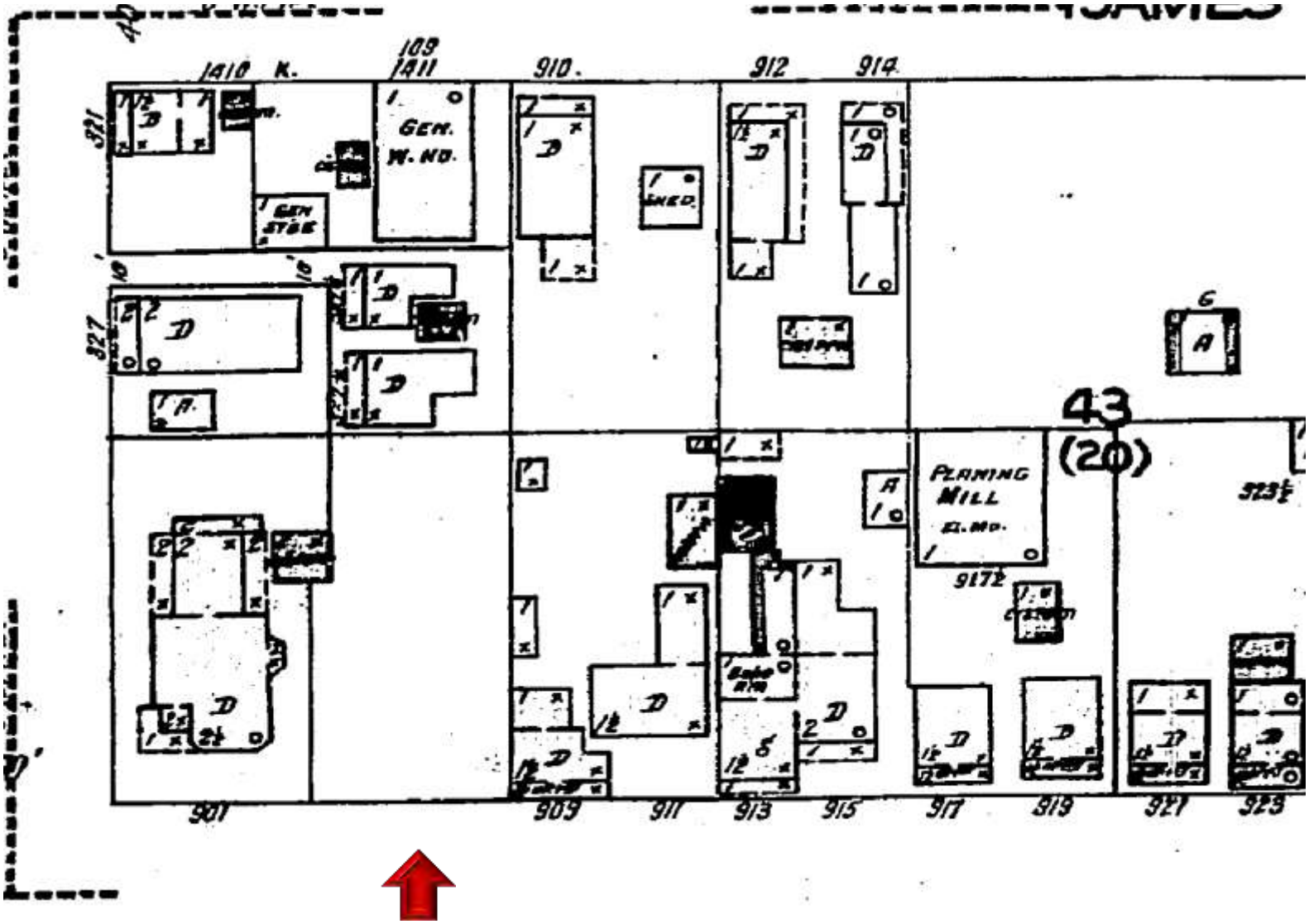
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

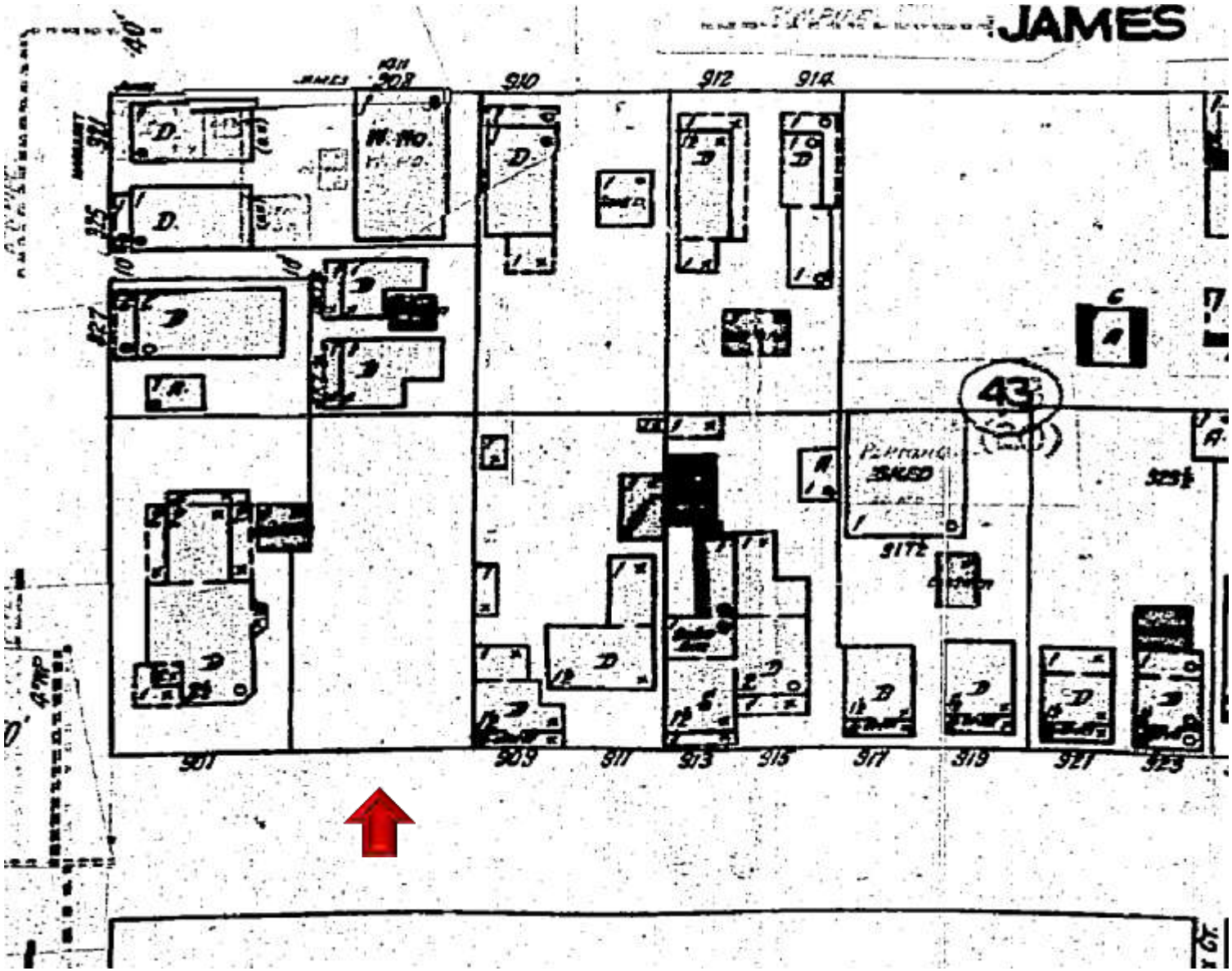
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

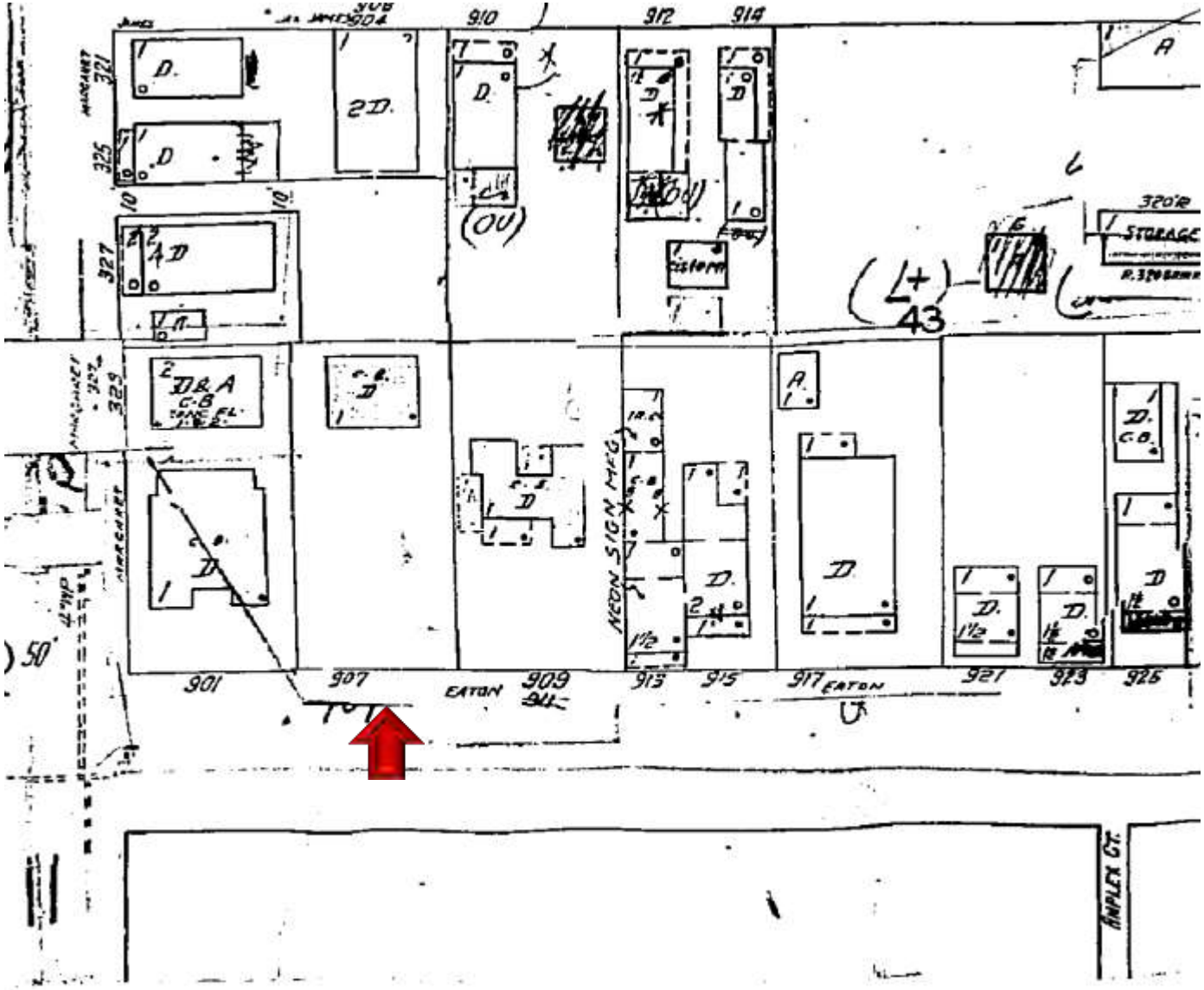
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

WE RECYCLE

#OFRB1

DAIKIN

904

PRIVATE PROPERTY

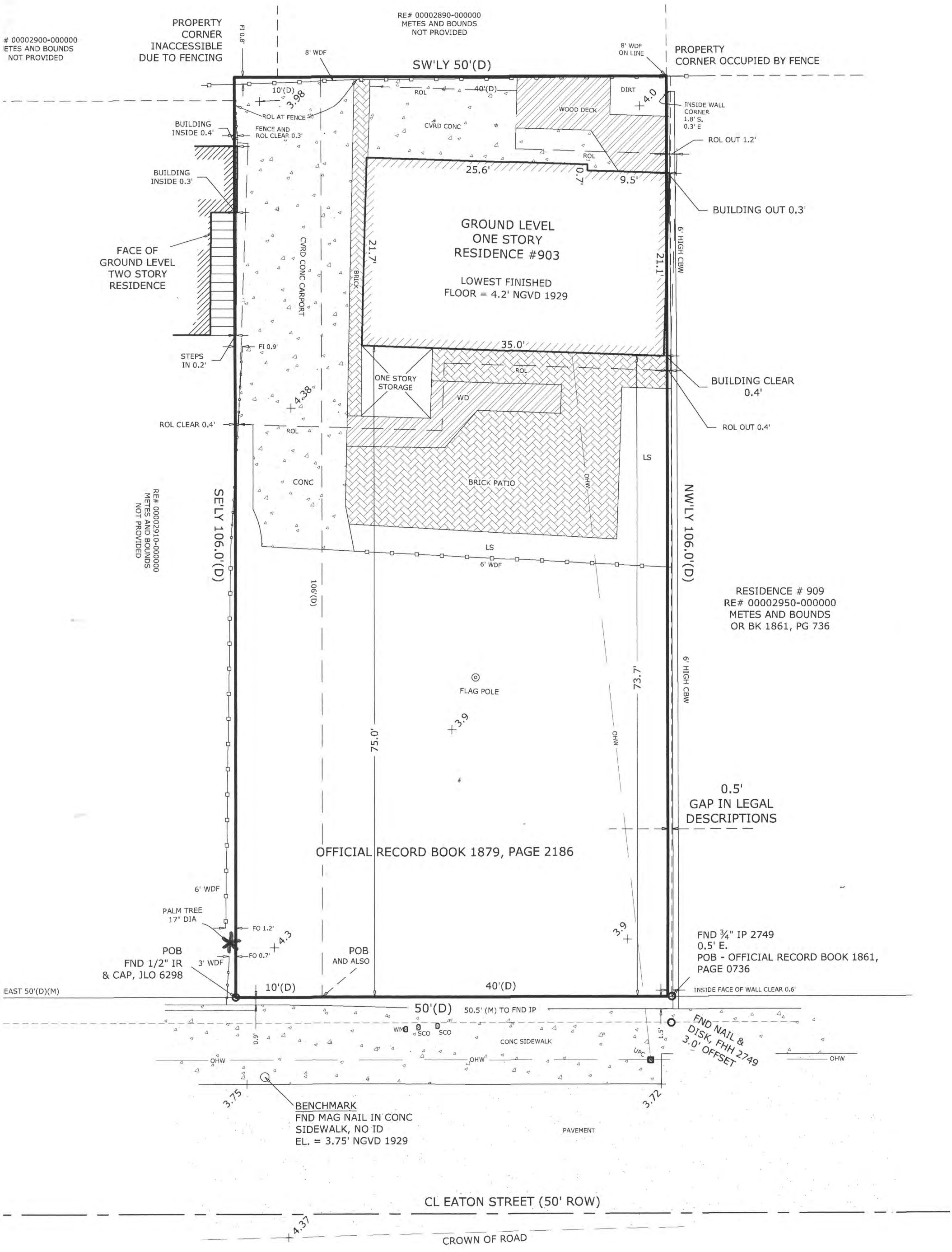
1009

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

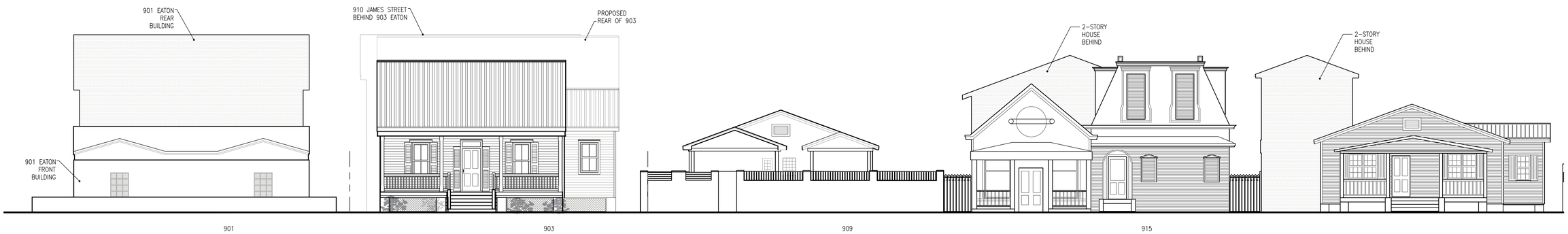
IR = IRON ROD
L = ARC LENGTH
LE = LOWER ENCLOSURE
LS = LANDSCAPING
M = MEASURED
MB = MAILBOX
MHWL = MEAN HIGH WATER LINE
MTLF = METAL FENCE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PK = PARKER KALON NAIL

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

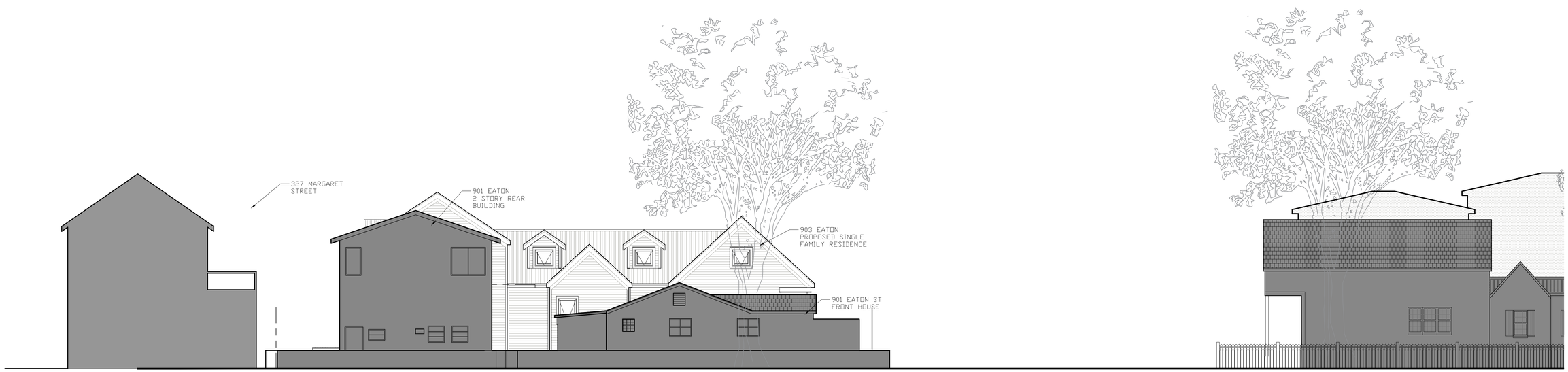
VB = VIDEO BOX
WD = WOOD DECK
WDF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WV = WATER VALVE

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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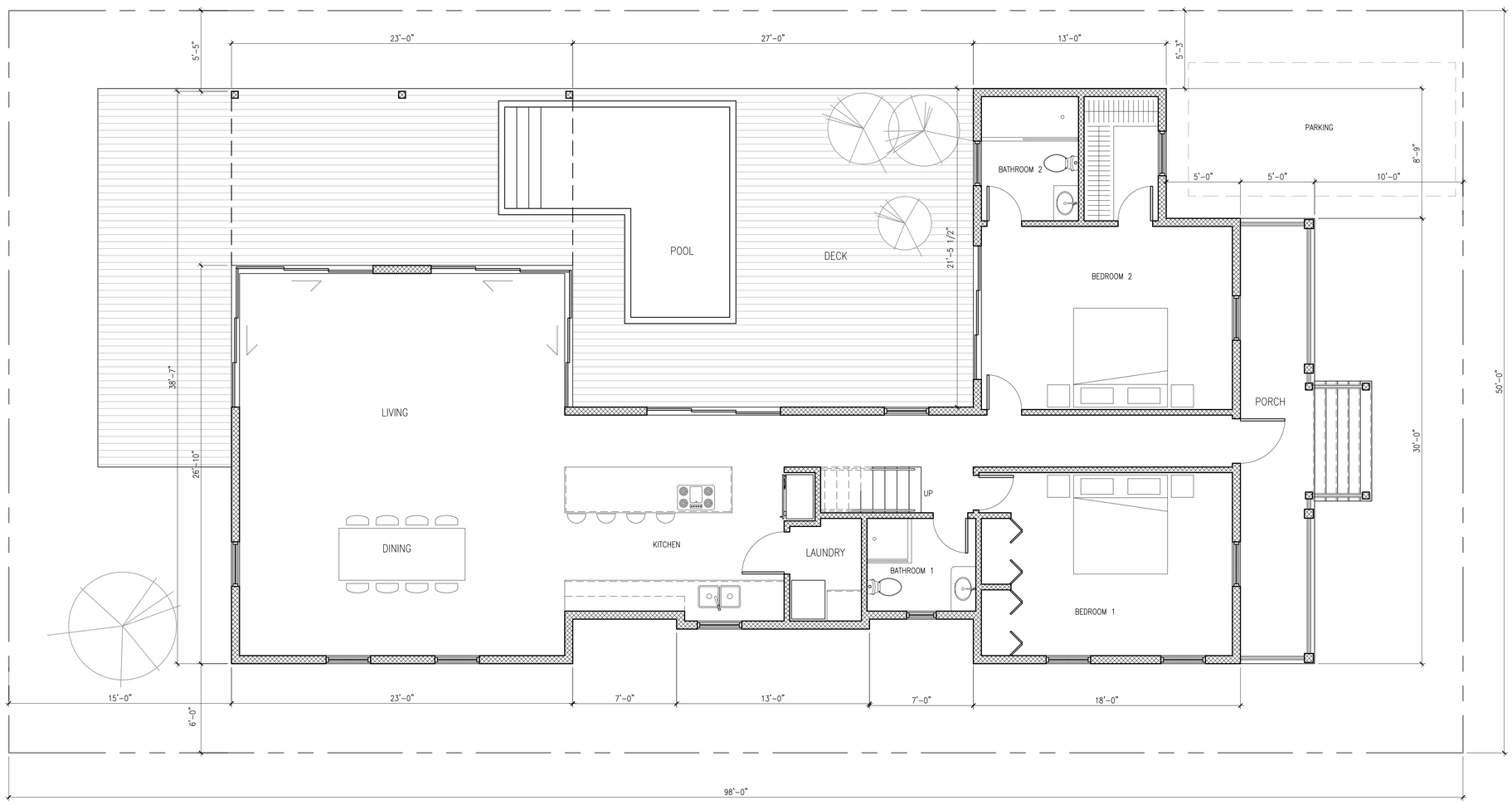
ZONING CALCULATIONS

	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"

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

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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-2.1

Date: - NOVEMBER 11, 2018

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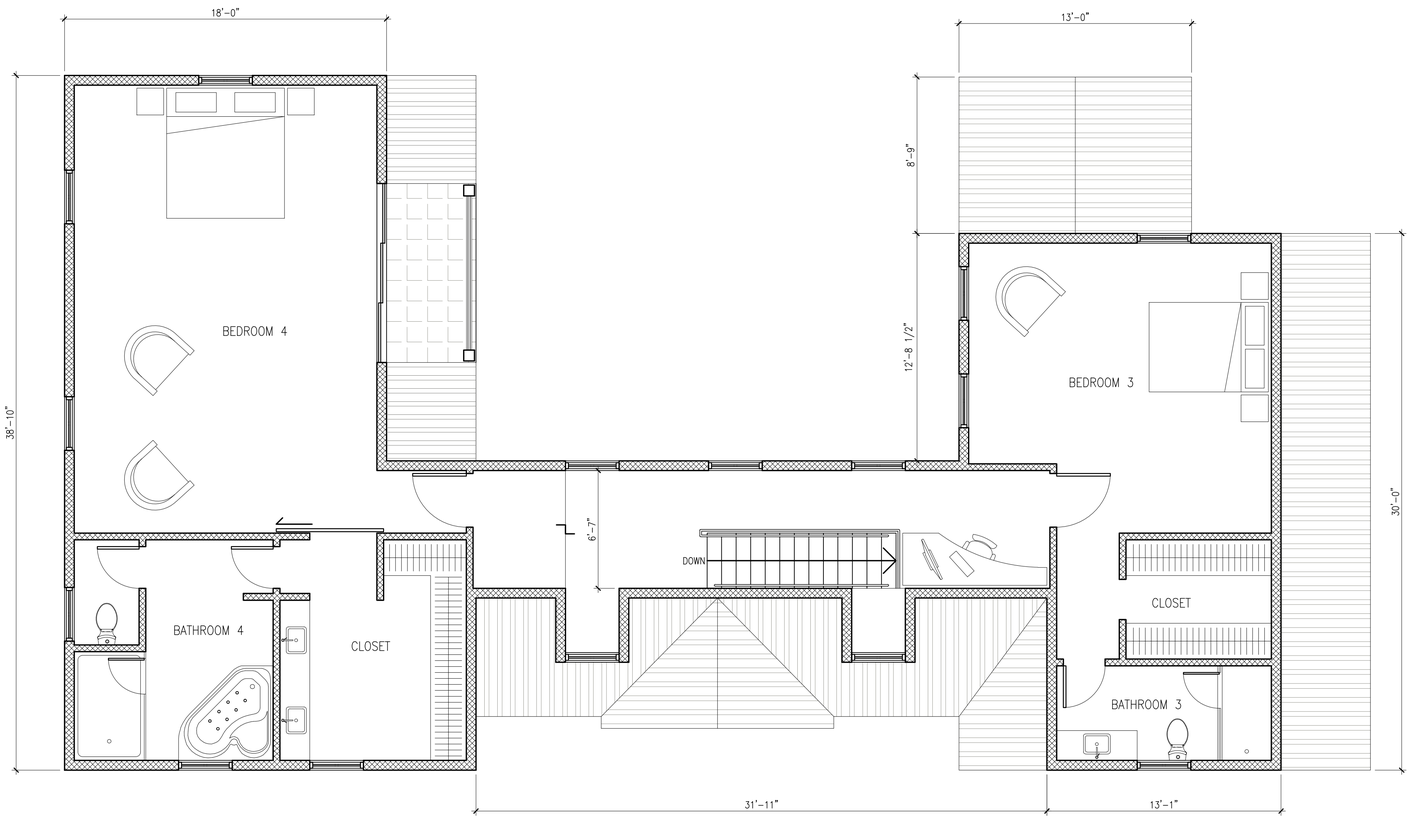

1
A2.2

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
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Meridian Engineering LLC

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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
architecture

903 Eaton Street
Key West, FL 33040

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

Seal:

Consultants:

N
W E
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Submissions / Revisions:

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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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W E
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KEY WEST , FL

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Drawing Size	Project #
24x36	17038

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

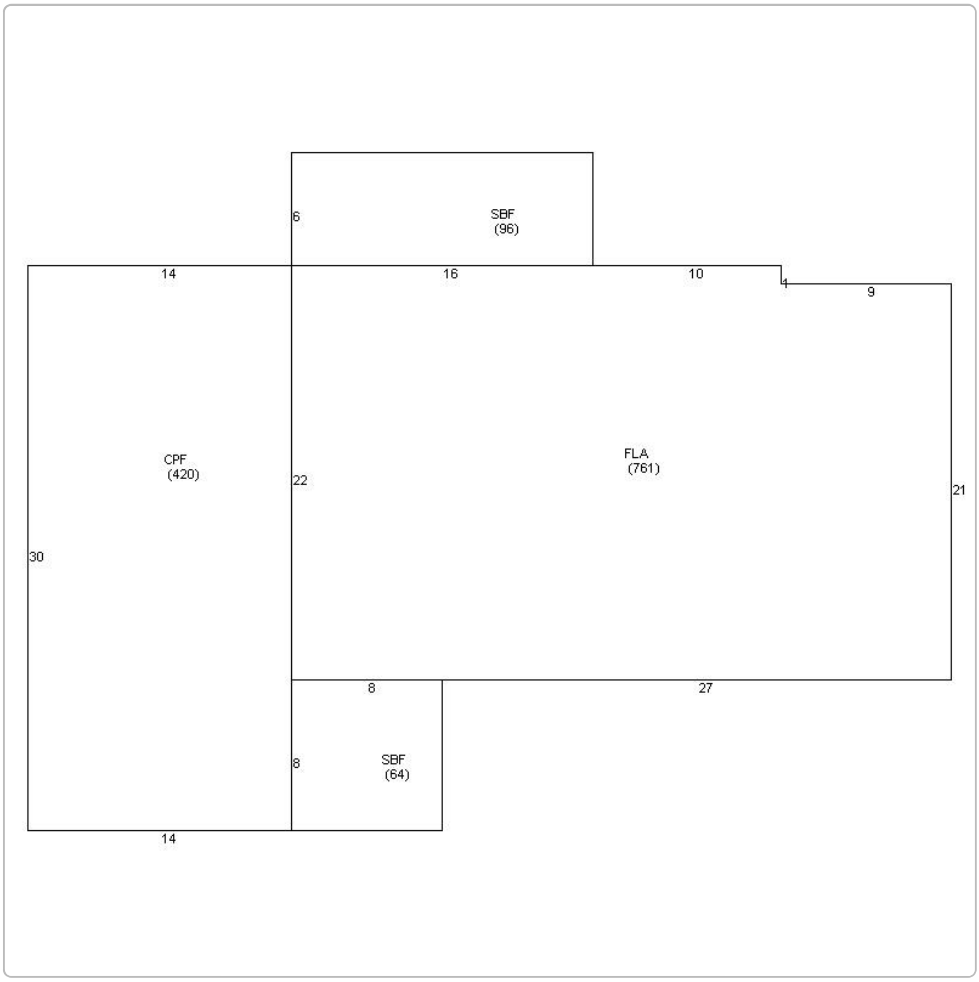
Sales

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.

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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