



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Acting Chairman Richard McChesney and Historic
Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 23, 2016

Applicant: Affiliated Design and Construction, Agent

Application Number: H16-03-0051

Address: #1116 Varela Street

Description of Work:

Partial demolition of rear of house. Demolition of dilapidated accessory structure. **Second reading.**

Site Facts:

The house in review is a contributing resource to the historic district. The one-story frame vernacular structure was build circa 1906. The actual font porch was altered more than 50 years ago by the removal of wood elements and installation of concrete floor and metal supports. Currently the building has asbestos siding and metal jalousie windows. The southwest portion of the house is a non-historic addition. A non-historic metal shed is located on the rear south side of the lot.

**Ordinance Cited on
Review:**

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

Staff Analysis

On July 27, 2016, the Commission approved the proposed design and first reading for demolition of the rear addition to the house with the condition that a consent letter for demolition from owners of 1033 Catherine Street was submitted by the first week of

August. On July 29, staff received the consent letter. The Certificate of Appropriateness proposes the demolition of a historic rear attached addition. The rear portion of the house has unstable floors and due to the roof's height, the interior space is sub-standard. The existing roof and walls are in good condition.

It is staff's opinion that the request for this demolition of the historic sub-standard rear portion of the house should be reviewed based by the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

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

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

The rear portion of the house is not irrevocable compromised by extreme deterioration. The floors are unstable but can be fixed.

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 rear portion of the house has no distinctive characteristics of a type or method of construction and is not a significant portion of the historic house. The structure is sub-standard, as the ceilings under the existing beams are too low for habitation.

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

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

- 3 Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*

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

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

The site is not associated to any significant event.

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

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

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

The portion of the house in question is not an example of a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

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

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The portion of the house in question does not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

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

The portion of the house in question does not yield important information in history.

In conclusion, it is staff's opinion that the request for demolition of the rear portion of the house can be considered by the Commission for its second reading as it complies with the criteria for demolition stated under the Land Development Regulations. The applicant submitted the requested consent document from the owners of 1033 Catherine Street, which was a condition to the approved design and first reading for demolition.

Sellers: Stuart Schippereit / Janet Van Tuyl
Purchasers: Malcolm S. Sanders / Lee Ann Sanders
1033 Catherine St.
Key West, FL 33040

July 26, 2016


City of Key West, Planning Dept., Building Dept., HARC
Cc: Shawn & Donna Harman, Affiliated Design & Construction Managers LLC

Regarding: 1116 Varela St. shed that encroaches on 1033 Catherine St.

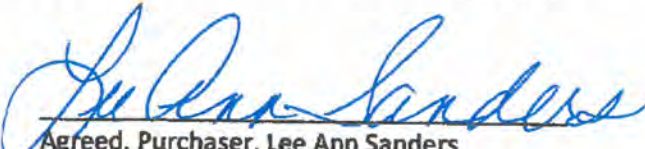
To whom it may concern,

This letter is to confirm that Stuart Schippereit and Janet Van Tuyl are the sellers and Malcolm S. Sanders and Lee Ann Sanders are the purchasers of 1033 Catherine St. and do give approval for the removal of the shed from 1116 Varela St. that encroaches on said property (approx. 50 sq. ft.).

We also approve the installation of a 6' high solid wood fence on the 1116 Varela side of the property lines.


Agreed, Purchaser, Malcolm S. Sanders

7/29/16
Date:


Agreed, Purchaser, Lee Ann Sanders

7/29/16
Date:


Agreed, Seller, Stuart Schippereit

7-28-16
Date:


Agreed, Seller, Janet Van Tuyl

7-28-16
Date:

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER H11603000-51		BUILDING PERMIT NUMBER		INITIAL & DATE H116 R116
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

1116 VAPELA ST		# OF UNITS	1
1038768			
L SHAWN HARMAN & DONNA L. HARMAN		PHONE NUMBER	(443) 497 0986
10257 GOLF COURSE RD.		EMAIL	Shawn@bahia marina.com
OCEAN CITY, MD 21842			
AFFILIATED DESIGN & CONSTRUCTION MANAGERS LLC		PHONE NUMBER	(305) 797-1085
DAR CASTILLO		EMAIL	darcastillo@att.net
JAMES C. REYNOLDS		PHONE NUMBER	(305) 394-5987
22972 OVERSEAS HWY.		EMAIL	jlm@reynolds engineering services.com
CUDJOE KEY, FL 33042			

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.

PROJECT TYPE: ☒ ONE OR TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☒ NEW ☒ REMODEL
☐ CHANGE OF USE / OCCUPANCY ☐ ADDITION ☐ SIGNAGE ☐ WITHIN FLOOD ZONE
☒ DEMOLITION ☐ SITE WORK ☒ INTERIOR ☒ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

RENOVATE EXISTING HOME, REMOVE EXT'G. NON-HISTORIC KITCHEN PORTION OF HOME & METAL OUTBUILDING, CONSTRUCT A (1) STORY ADDITION TO HOUSE & DETACHED ACCESSORY STRUCTURE POOL HOUSE

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: DAR CASTILLO
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 1ST DAY OF JULY, 2016	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 1ST DAY OF JULY, 2016
Personally known or produced as identification.	Personally known or produced as identification.



TERI JOHNSTON
MY COMMISSION # FF189173
EXPIRES: March 08, 2019

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@cityofkeywest-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:
JALOUSIE WINDOW REPLACED	ALUMINUM	
ASBESTOS SIDING	ASBESTOS	WOOD
WINDOW & DOOR TRIM	MIXED	WOOD

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

Order: NEWBLD Date: 7/01/15 50
 2015 00051
 BUILDING PERMITS-HOW
 Trans number: 1.00 \$100.00
 OK CHECK 20143 \$100.00
 Trans date: 7/01/15 Time: 14:55:11

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 type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS: <i>SUBJECT TO CONSENT TO DEMOLISH PROPERTY ON 1033 CAMDEN ST.</i>			
STAFF REVIEW COMMENTS: <i>Main house is listed as a contributing resource. Guidelines for additions, alterations, new construction Ordinance for demolition / historic & non-historic structures.</i>			
HARC PLANNER SIGNATURE AND DATE:		<i>Kurtin C. Green 07/26/2016</i> HARC CHAIRPERSON SIGNATURE AND DATE:	

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 USEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- H-16-03-0051



1116 VAPELA

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

THE WALLS DO NOT HAVE WOOD SIDING UNDER ASBESTOS LIKE THE REMAINDER OF THE HOUSE. THE FLOOR SYSTEM IS SUPPORTED BY PAINT CANS

OR THAT THE BUILDING OR STRUCTURE;

- (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.

- KITCHEN PORTION OF HOUSE IS AN ADDITION THAT DOES NOT HAVE LEGAL CEILING HT (6'-7 3/4")
- THE OUT BUILDING WAS CONSTRUCTED AFTER 1962

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

NOT TO MY KNOWLEDGE

- (c) 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.

NOT TO MY KNOWLEDGE OR RESEARCH

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

NOT TO MY KNOWLEDGE OR RESEARCH

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

NOT TO MY KNOWLEDGE OR RESEARCH

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

IS NOT THE ORIGINAL CONFIGURATION, HAS BEEN RECONSTRUCTED ACROSS REAR

- THE OUT BUILDING WAS NOT THERE IN 1962

- (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.

No

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

No

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

X Yes Number of pages and date on plans 9
____ No Reason _____

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.

No

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

No

AND

(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.

No

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

No

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.

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 there will be a final inspection 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

SHAWN HARMAN
Donna Harman
DATE AND PRINT NAME

7/1/16

OFFICE USE ONLY

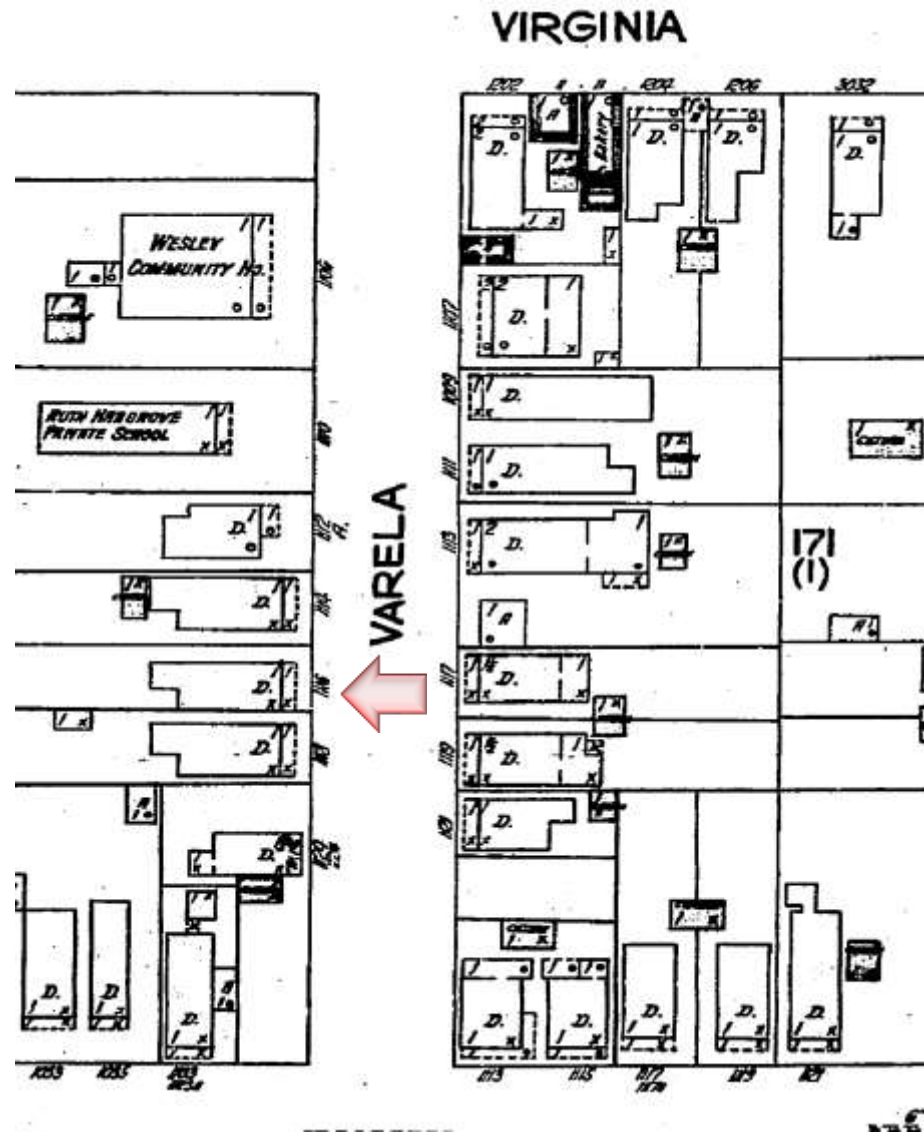
BUILDING DESCRIPTION:

☒ Contributing Year built 1926 Style COTTAGE Listed in the NRHP _____ Year _____
Not listed Year built _____ Comments _____

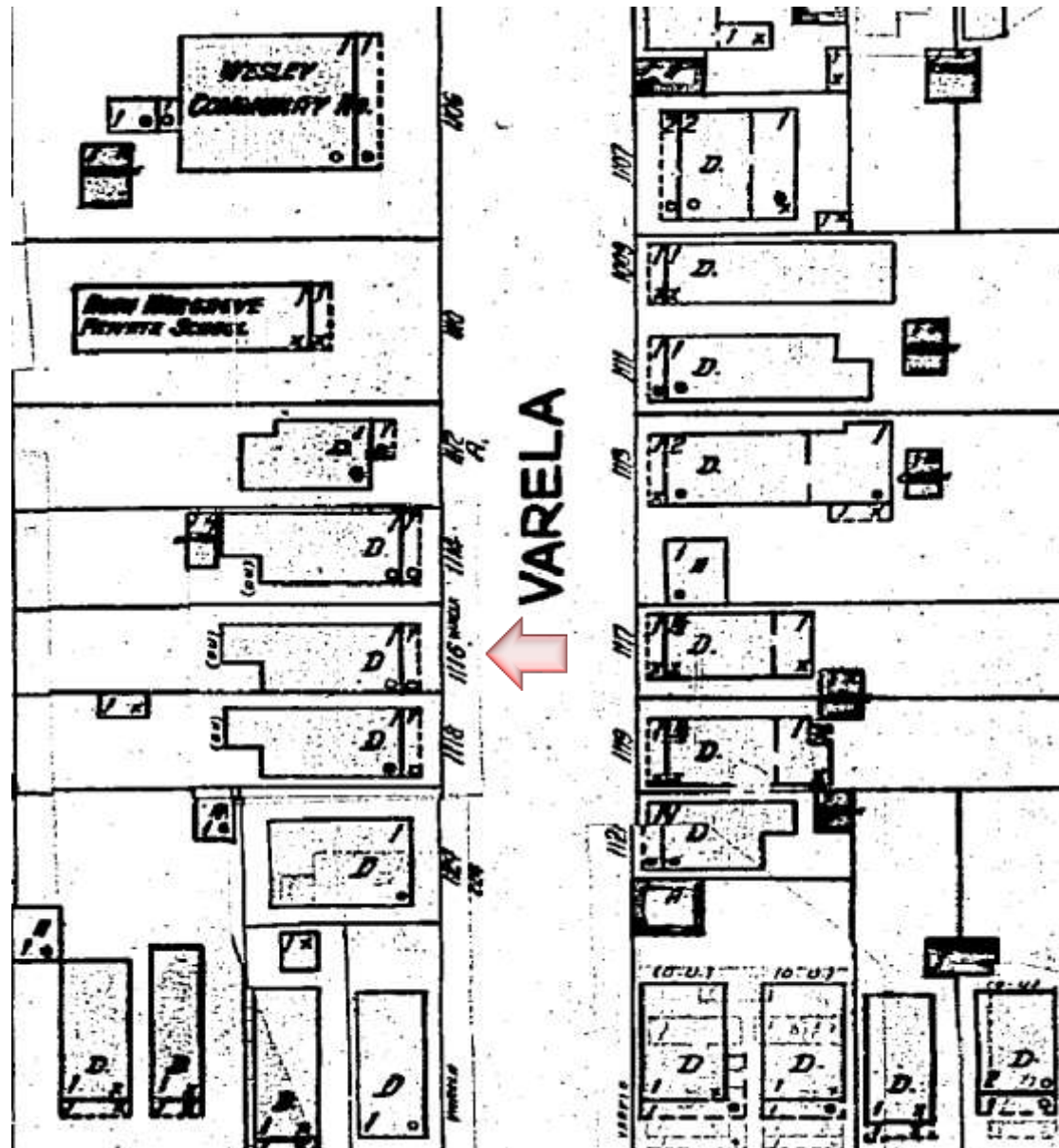
____ Reviewed by Staff on _____
____ Notice of hearing posted _____
First reading meeting date _____
Second Reading meeting date _____
TWO YEAR EXPIRATION DATE _____

Staff Comments

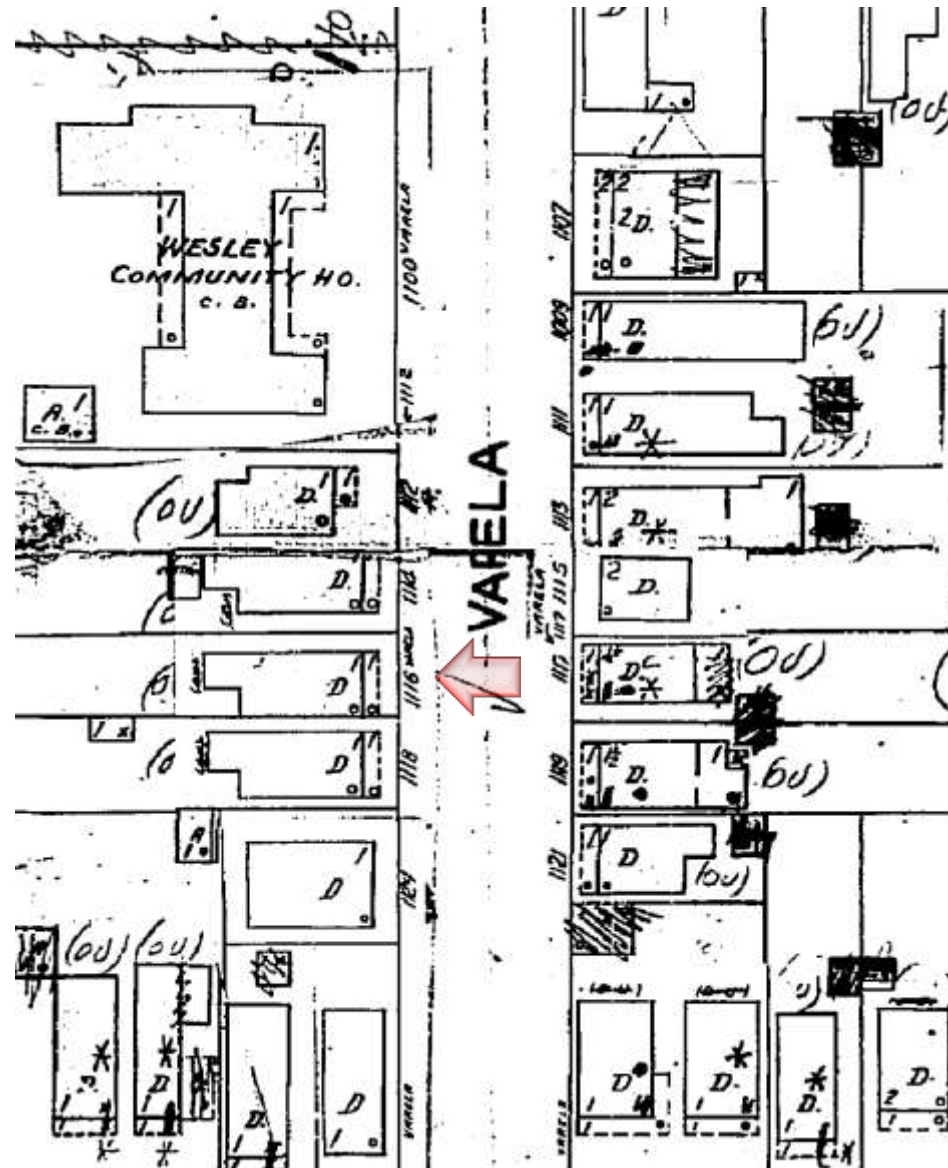
SANBORN MAPS



1926 Sanborn map



1948 Sanborn map

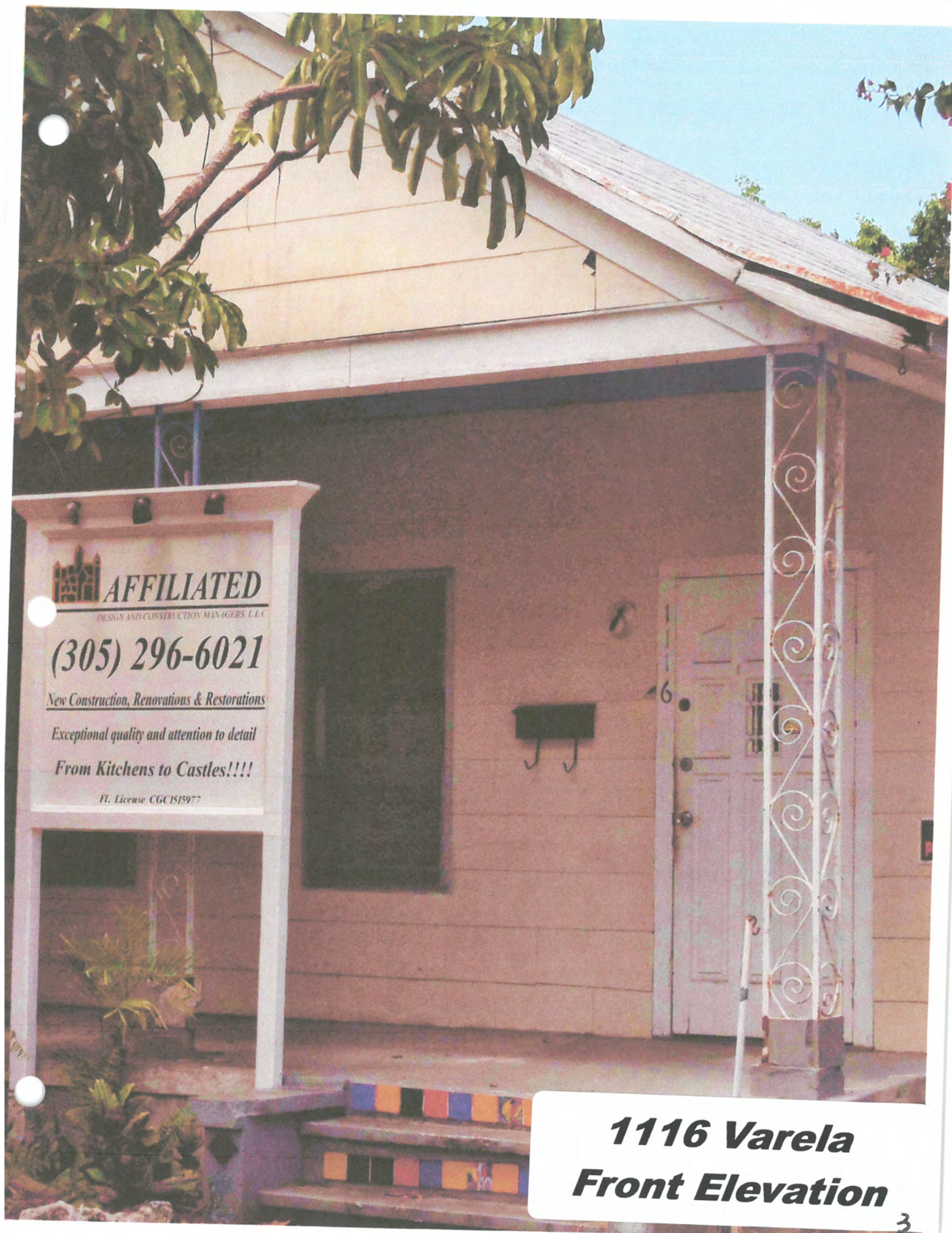


1962 Sanborn map

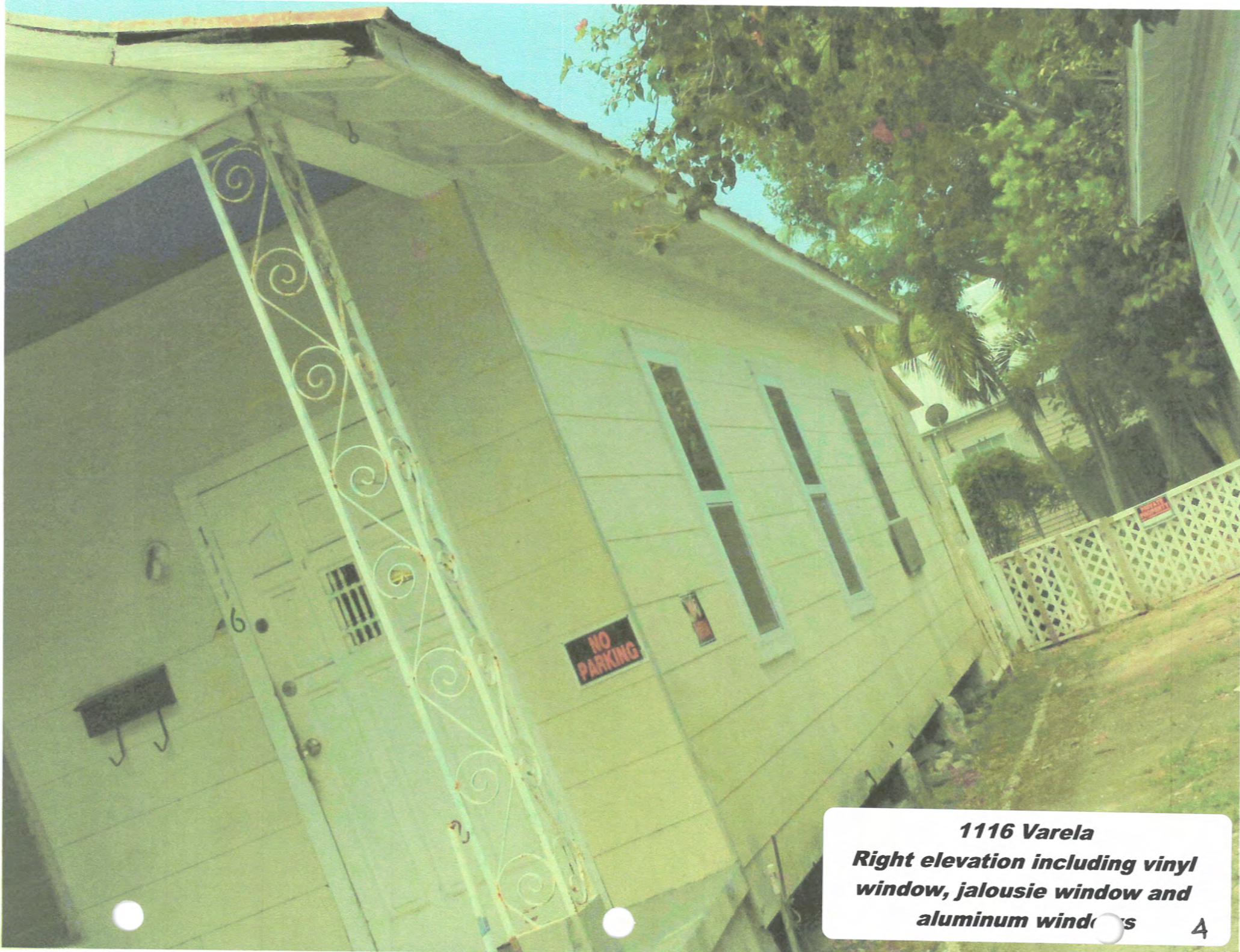
PROJECT PHOTOS



1116 Varela Street circa 1965. Monroe County Library



**1116 Varela
Front Elevation**



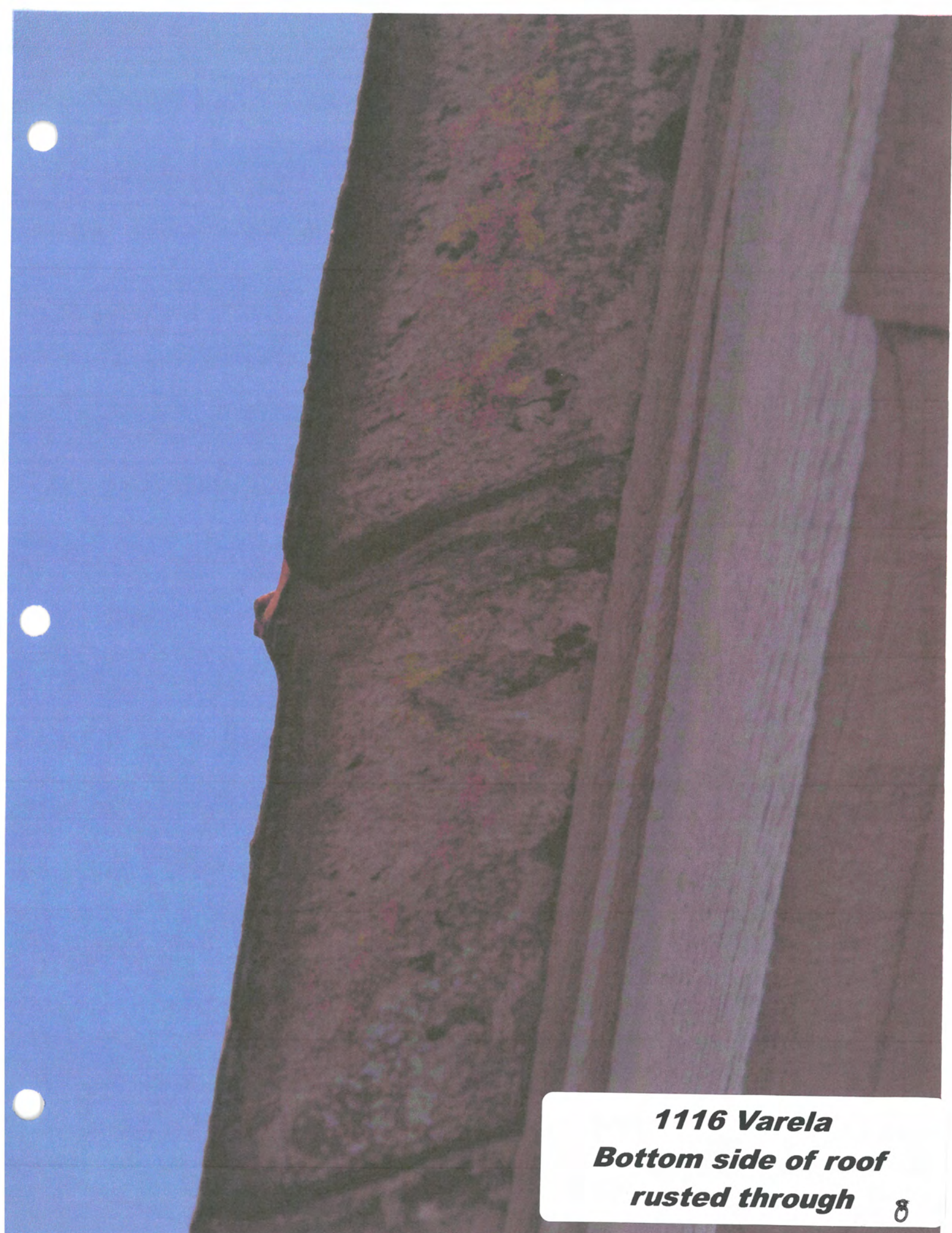
1116 Varela
Right elevation including vinyl
window, jalousie window and
aluminum windows



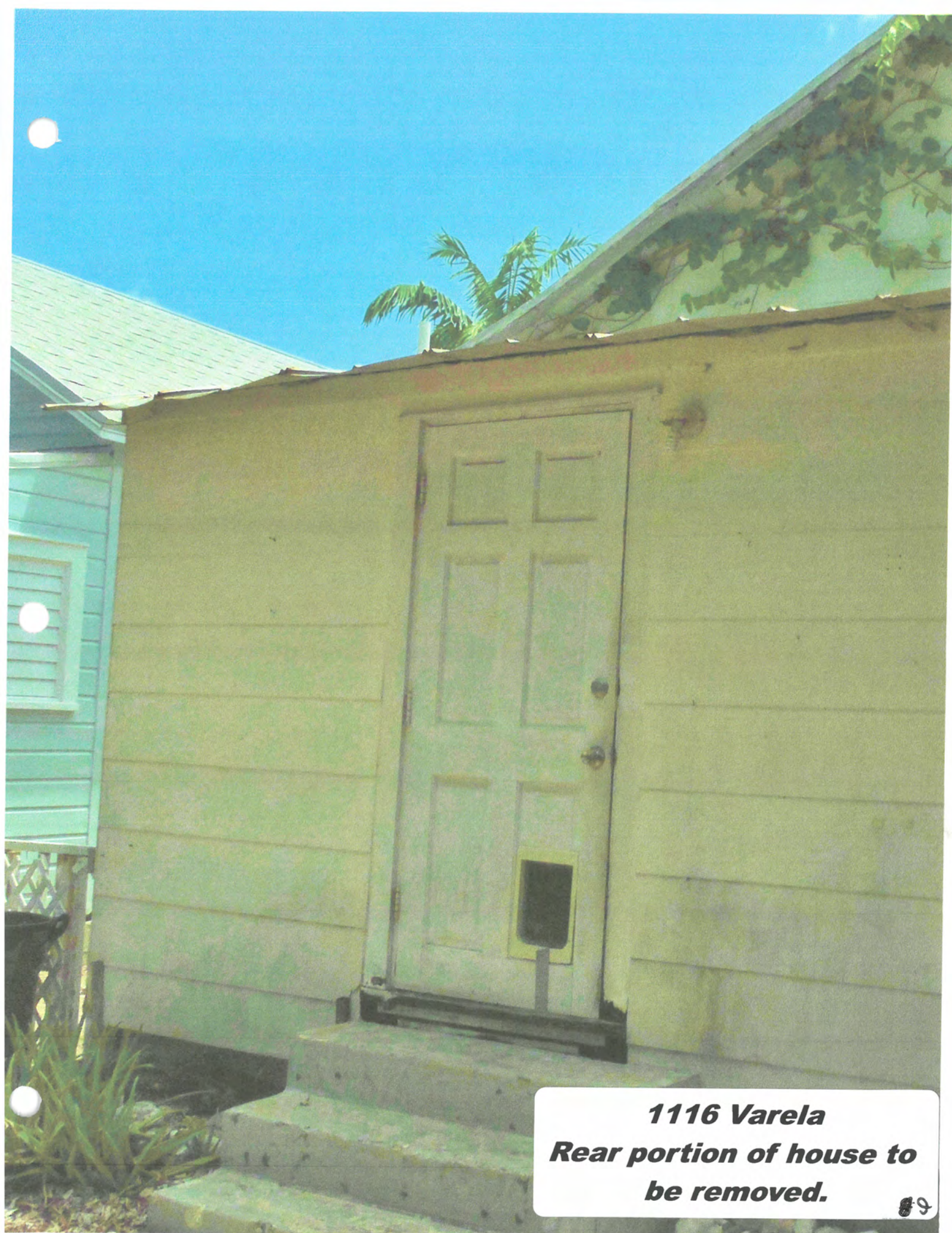
1116 Varela
***Conch shingles rusted through
and covered with layers of white
house paint***



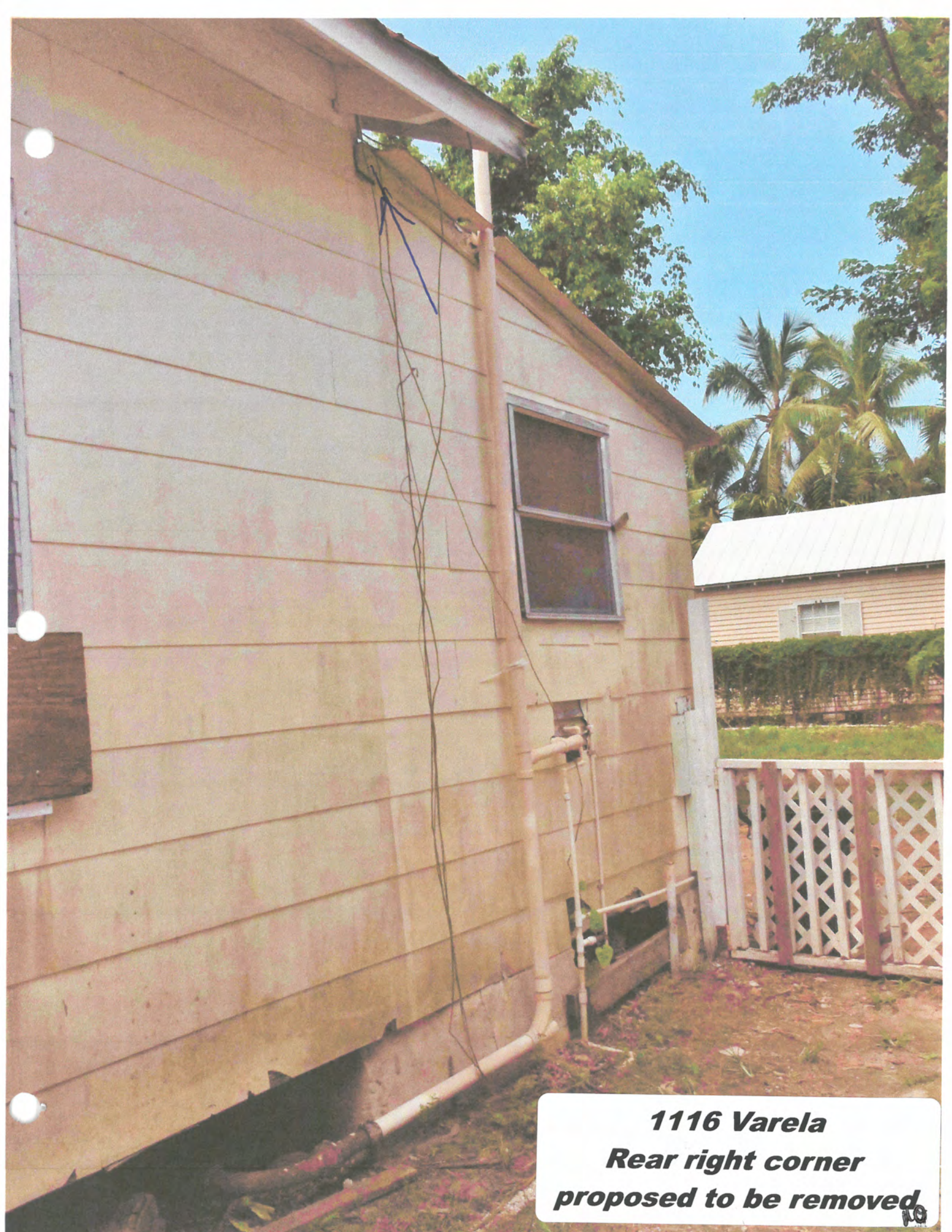
1116 Varela
***Left elevation of house. Remove
asbestos siding and expose
wood.***



1116 Varela
Bottom side of roof
rusted through



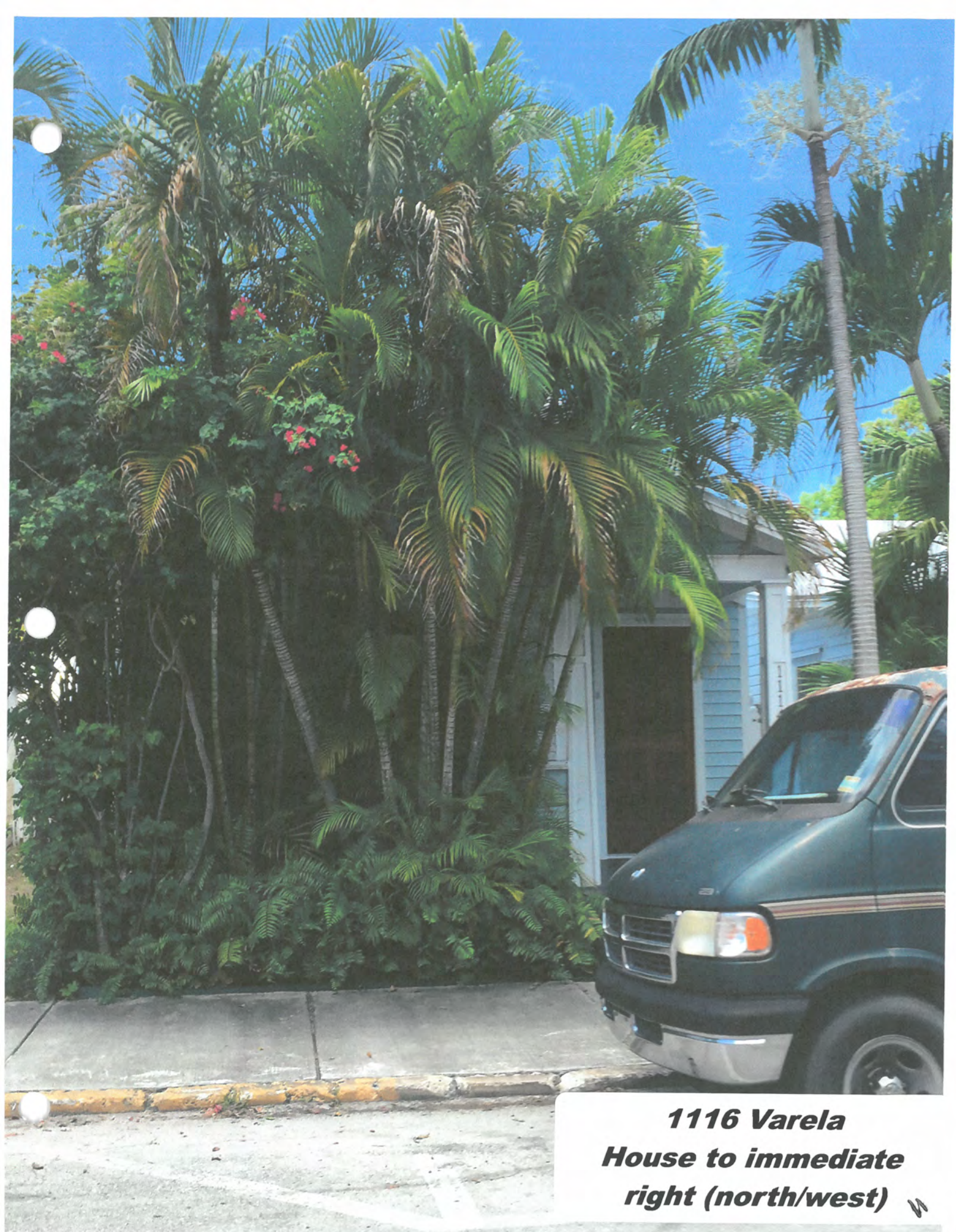
1116 Varela
***Rear portion of house to
be removed.***




1116 Varela
Rear right corner
proposed to be removed



1116 Varela
***Out building to be removed. Two
story building directly behind it.***





1116 Varela
House to immediate
right (north/west) 



1116 Varela
House to immediate left
(south/east)

12



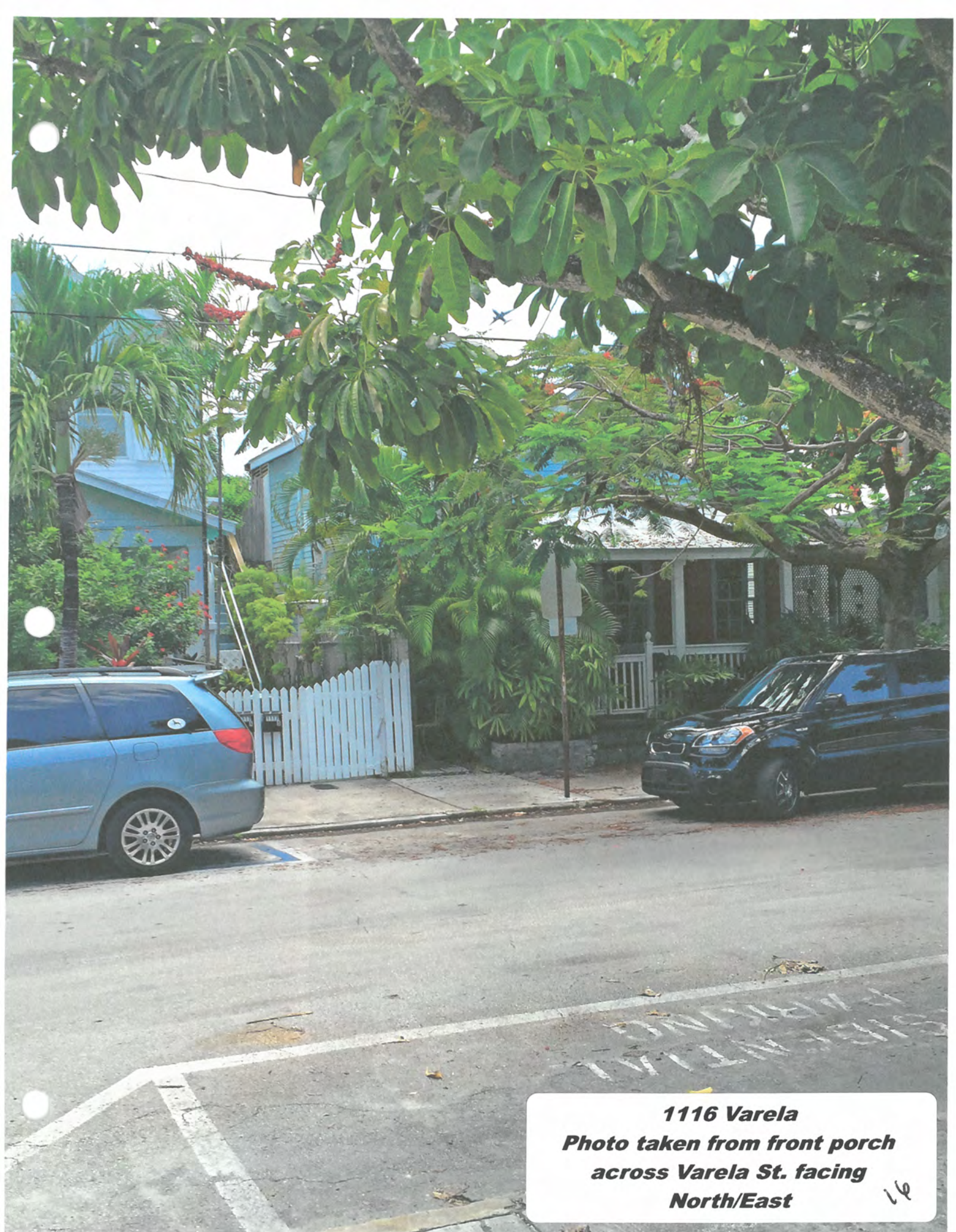
1116 Varela
Rear yard view of house
to rear  



1116 Varela
Rear yard view of
accessory structure to right



1116 Varela
Photo taken from front porch
across Varela St. facing
North/West ↙



1116 Varela
Photo taken from front porch
across Varela St. facing
North/East

SURVEY

LEGAL DESCRIPTION:

Parcel 1:

COMMENCING at a point on Varela Street 208, 7 inches from the corner of Virginia and Varela Streets, and running thence in a Southeasterly direction along Varela Street 28 feet, 3 inches; thence at right to Varela Street in a Southwesterly direction 88 feet; thence at right angles in a Southeasterly direction 25 feet; thence at right angles in a Southwesterly direction 22 feet, 8 inches; thence at right angles in a Northwesterly direction 53 feet, 3 inches; thence at right angles in a Northeasterly direction 110 feet, 8 inches to the Point of Beginning on Varela Street.

Parcel 2:

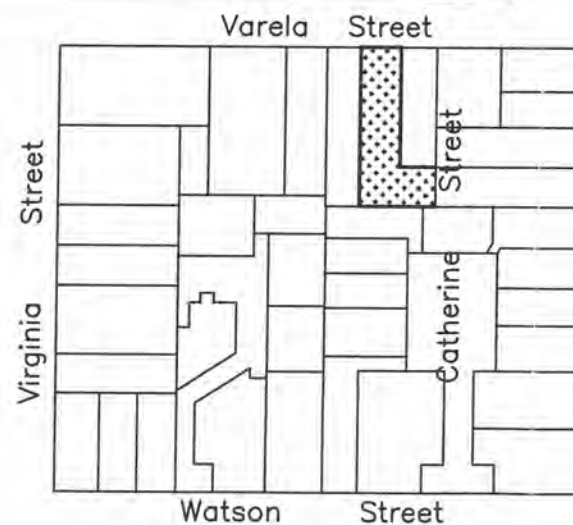
On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot Nineteen (19), in Square Two (2) of said Tract Thirteen (13), according to a Plat or Subdivision of One-third of said Tract Thirteen (13), drawn by W. A. Gwynn, County Surveyor, and recorded in Book "O", Page 195, of the Public Records of Monroe County, Florida. COMMENCING at the intersection of the Southwesterly Right-of-Way Line of Varela Street and the Southeasterly Right-of-Way Line of Virginia Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Varela Street for a distance of 236.84 feet; thence at a right angle and in a Southwesterly direction along the Southeasterly property line of 1116 Varela for a distance of 9.94 feet to the face of an existing one story frame residence, and the Point of Beginning; thence continue in a Southwesterly direction and along the said property line and thru the one story building for a distance of 43.01 feet to the face of the said one story frame building; thence at a deflection angle to the left of 91°05'22" and in a Southeasterly direction and along the face of the said one story frame residence for a distance of 2.40 feet; thence at a right angle and in a Northeasterly direction and along the said face of the one story frame residence for a distance of 8.95 feet; thence at a right angle and in a Southeasterly direction and along the face of the said one story frame residence for a distance of 0.85 feet; thence at a right angle and in a Northeasterly direction and along the said face of a one story frame residence for a distance of 34.05 feet; thence at a right angle and in a Northwesterly direction, and along the face of a one story frame residence for a distance of 2.43 feet to the Point of Beginning. Containing 114.4 square feet, more or less.

LEGEND

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

SYMBOLS

	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter



LOCATION MAP

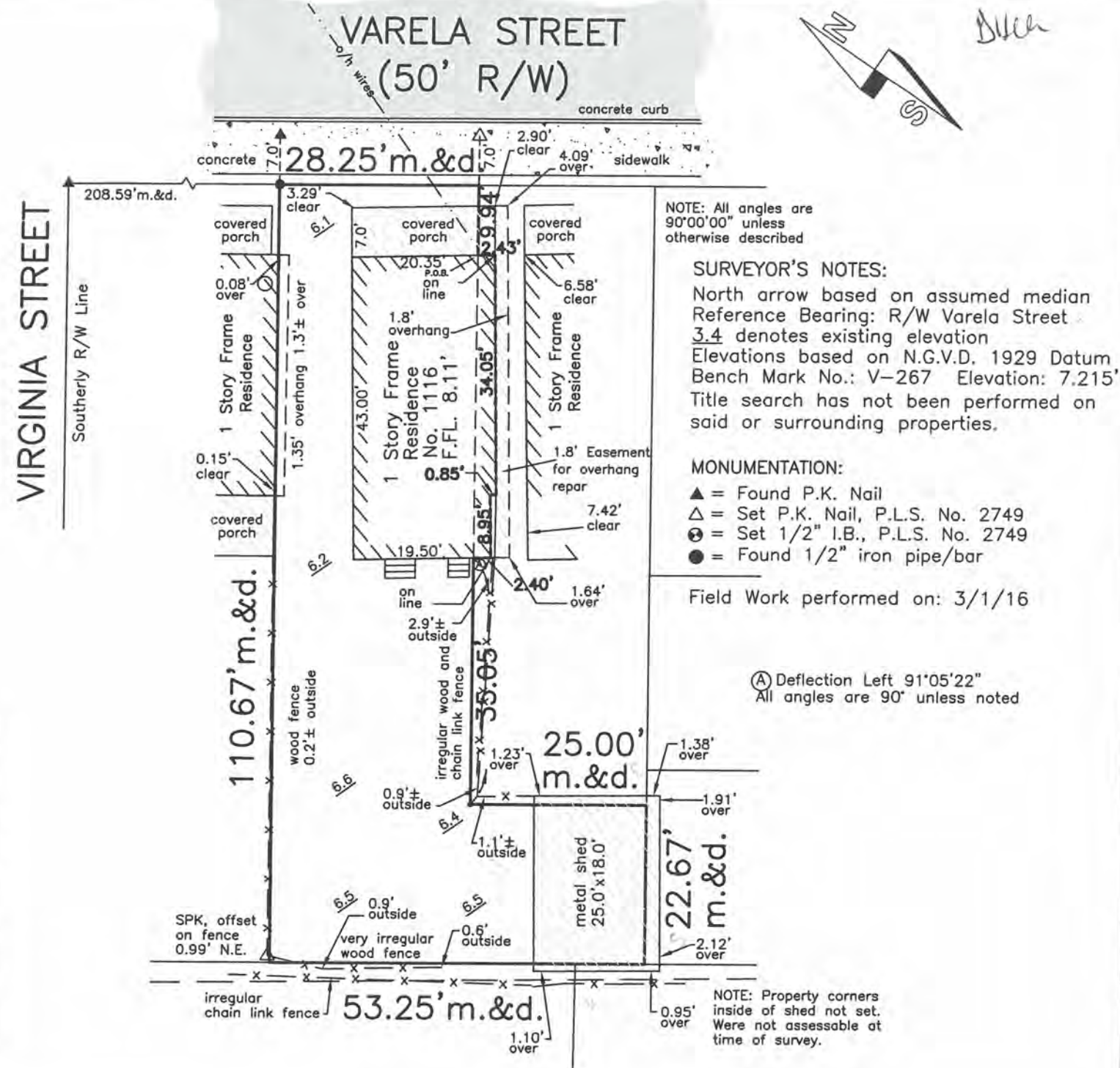
Square 2, Tract 13
Part of Lot 18
City of Key West

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



Shawn Harman and Donna Harman
1116 Varela Street, Key West, Fl. 33040

BOUNDARY SURVEY

Scale 1" = 20'	Ref. 221-36 File	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 3/1/16		Flood Zone X	Flood Elev. -

REVISIONS AND/OR ADDITIONS

6/6/16: Added portion of house

fred\drawings\keywest\block134\1116varela

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

PROPOSED DESIGN

PROPOSED BUILDING USE: RESIDENTIAL
ZONING: HISTORIC MEDIUM DENSITY RESIDENTIAL(HMDR)

TOTAL LOT SIZE 3,812.76 SQ. FT.
BUILDING COVERAGE ALLOWED 1,525.10 SQ. FT. (40%)
EXISTING BUILDING COVERAGE 1,506.5 SQ.FT. (39.5%)
PROPOSED BUILDING COVERAGE 1,518.5 SQ. FT (39.8%)

TOTAL LOT SIZE 3,812.76 SQ. FT.
MAX. IMPER. COV. ALLOWED 2,287.65 SQ. FT. (60%)
EXISTING IMPER. COVERAGE 1,519.5 SQ. FT. (39.8%)
PROPOSED IMPER. COVERAGE 1,816.55 SQ. FT. (47.6%)
SWALE REQUIRED 297 SQ. FT. X 1"= 24.75 CF.
PROPOSED SWALE 25CF
INCLUDES: FRONT WALK, POOL, EQUIP. SLABS, EAVES

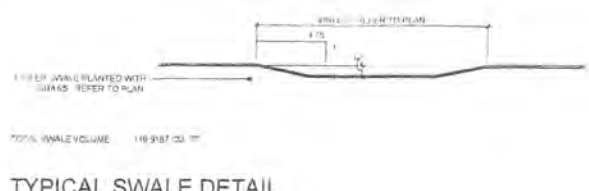
MIN. OPEN SPACE ALLOWED 1,334.46 SQ. FT. (35%)
PROPOSED OPEN SPACE 1,345.88 SQ. FT. (35.30%)
(INCLUDES ONE OFF STREET PARKING SPOT 9' x 18')

FRONT- ALLOWED 10'- EXISTING 3.29' - PROPOSED 3.29'
LEFT SIDE- ALLOWED 5'- EXISTING 0'-PROPOSED 0'
RIGHT SIDE-ALLOWED 5'- EXISTING 10.33'- PROPOSED 5.08'
REAR- ALLOWED 15'- EXISTING 57'- PROPOSED 44.5'

ALLOWED 30'
EXISTING 18.16'
PROPOSED 18.16 (FROM CROWN OF ROAD)

FLOOD ZONE X
BASE FLOOD ELEVATION X ZONE
EXISTING FINISHED FLOOR 8.11'
PROPOSED FINISHED FLOOR 8.11'

THESE PLANS ARE DESIGNED IN ACCORDANCE W/ ASCE 24, WHICH EXCEEDS THE MIN. REQUIREMENTS FOR: BUILDING PERFORMANCE; USING FLOOD RESISTANT MATERIALS; ALL UTILITIES AND MECHANICAL EQUIP. ARE LOCATED 1.0' ABOVE BASE FLOOD EL.



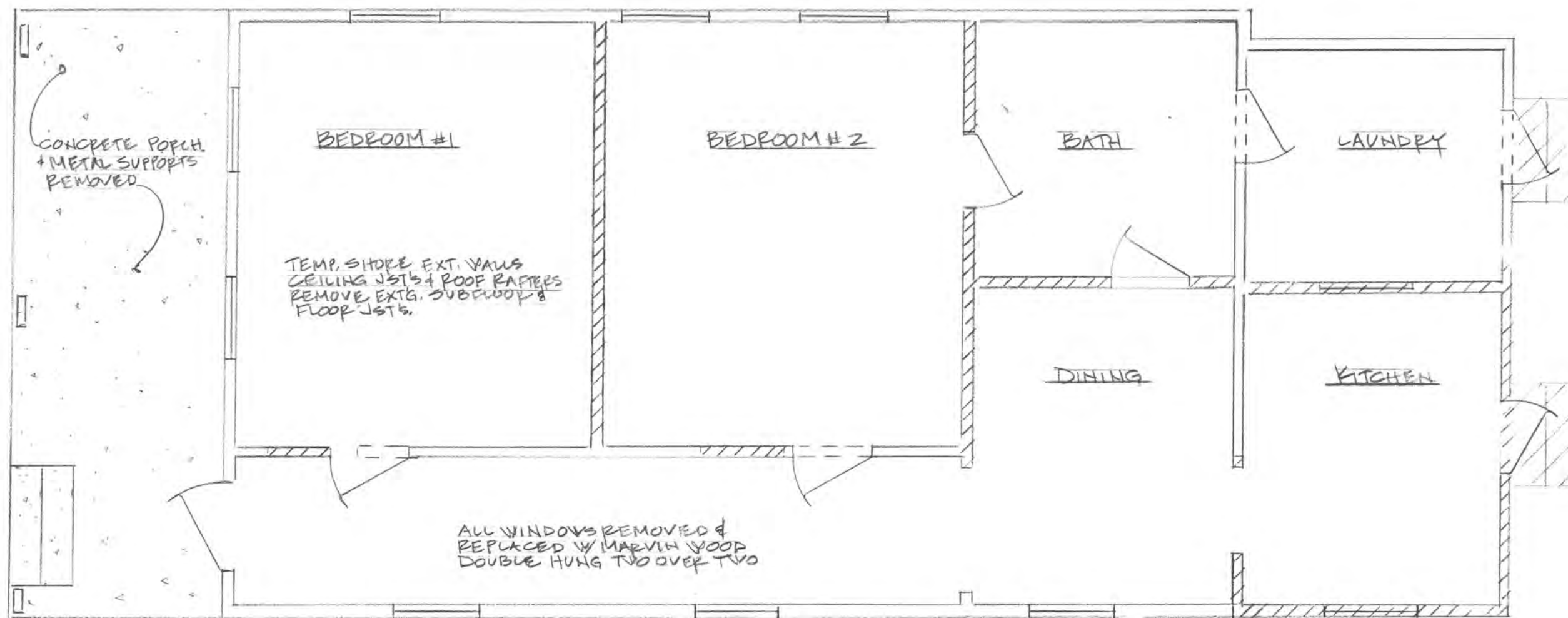
TYPICAL SWALE DETAIL

PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"

Parcel 1:
COMMENCING at a point on Varela Street 208, 7 inches from the corner of Virginia and Varela Streets, and running thence in a Southeasterly direction along Varela Street 28 feet, 3 inches; thence at right to Varela Street in a Southwesterly direction 88 feet; thence at right angles in a Southeasterly direction 25 feet; thence at right angles in a Southwesterly direction 22 feet, 8 inches; thence at right angles in a Northwesterly direction 53 feet, 3 inches; thence at right angles in a Northeasterly direction 110 feet, 8 inches to the Point of Beginning on Varela Street.

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot Nineteen (19), in Square Two (2) of said Tract Thirteen (13), according to a Plat or Subdivision of One-third of said Tract Thirteen (13), drawn by W. A. Gwynn, County Surveyor, and recorded in Book "O", Page 195, of the Public Records of Monroe County, Florida. COMMENCING at the intersection of the Southwesterly Right-of-Way Line of Varela Street and the Southeasterly Right-of-Way Line of Virginia Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Varela Street for a distance of 236.84 feet; thence at a right angle and in a Southwesterly direction along the Southeasterly property line of 1116 Varela for a distance of 9.94 feet to the face of an existing one story frame residence, and the Point of Beginning; thence continue in a Southwesterly direction and along the said property line and thru the one story building for a distance of 43.01 feet to the face of the said one story frame building; thence at a deflection angle to the left of 91°05'22" and in a Southeasterly direction and along the face of the said one story frame residence for a distance of 2.40 feet; thence at a right angle and in a Northeasterly direction and along the said face of the one story frame residence for a distance of 8.95 feet; thence at a right angle and in a Southeasterly direction and along the face of the said one story frame residence for a distance of 0.85 feet; thence at a right angle and in a Northeasterly direction and along the said face of a one story frame residence for a distance of 34.05 feet; thence at a right angle and in a Northwesterly direction, and along the face of a one story frame residence for a distance of 2.43 feet to the Point of Beginning. Containing 114.4 square feet, more or less.

Page: HARC
2 OF 11



[Hatched Box] REMOVE
 [Dashed Box] INFILL

EXISTING FLOOR PLAN/DEMO PLAN
 SCALE: 1/4" = 1'-0"

AFFILIATED
 DESIGN & CONSTRUCTION MANAGERS, LLC
 1401 SW 58th Ave, Suite 100, Fort Lauderdale, FL 33309
 Office: (954) 296-6021 Fax: (954) 296-6027
 www.reynoldsen.com Jim's Cell: (954) 397-1005
 Florida General Contractors License #CGC151517
 Florida State Qualifier #0005613

Reynolds Engineering Services, Inc.
 Fl. C.A. No. 26597
 22972 Overseas Hwy, Cudjoe Key, FL 33042
 305-394-5987
 Jim@Reynoldsenengineering.com

Reynolds
 Engineering
 Services, Inc.

James C. Reynolds, PE
 Fl. License No. 46685

Title:

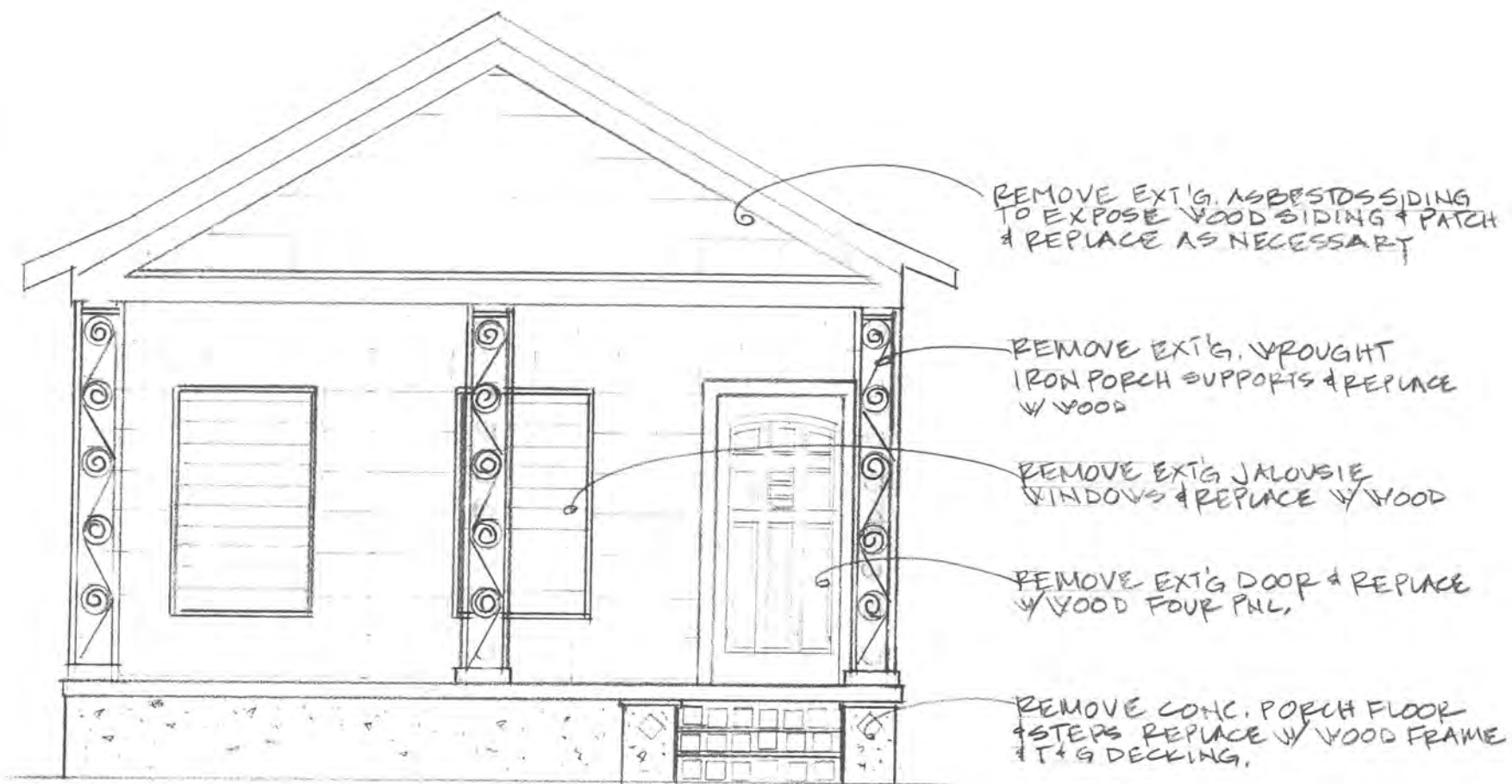
SHAWN & DONNA HARMAN RESIDENCE
 RESIDENTIAL RENOVATION & ADDITION
 1116 VARELA ST., KEY WEST, FL 33040

Date:

06/29/16

Page:

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 30F11



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

AFFILIATED
DESIGN & CONSTRUCTION MANAGERS, LLC
1401 Hwy 100, Suite 100, Key West, FL 33401
Office: (305) 296-6021 Fax: (305) 296-4021
JCR/JP/PL/SLD Day's City: (305) 296-1048
Florida General Contractors License: CFC151811
Florida State Qualifier: Q1015413

Reynolds Engineering Services, Inc.
Fl. C.A. No. 26597
22972 Overseas Hwy, Cudjoe Key, FL 33042
305-394-5987
Jim@Reynoldsengeering.com

Reynolds
Engineering
Services, Inc.

James C. Reynolds, PE
Fl. License No. 46685

Title:

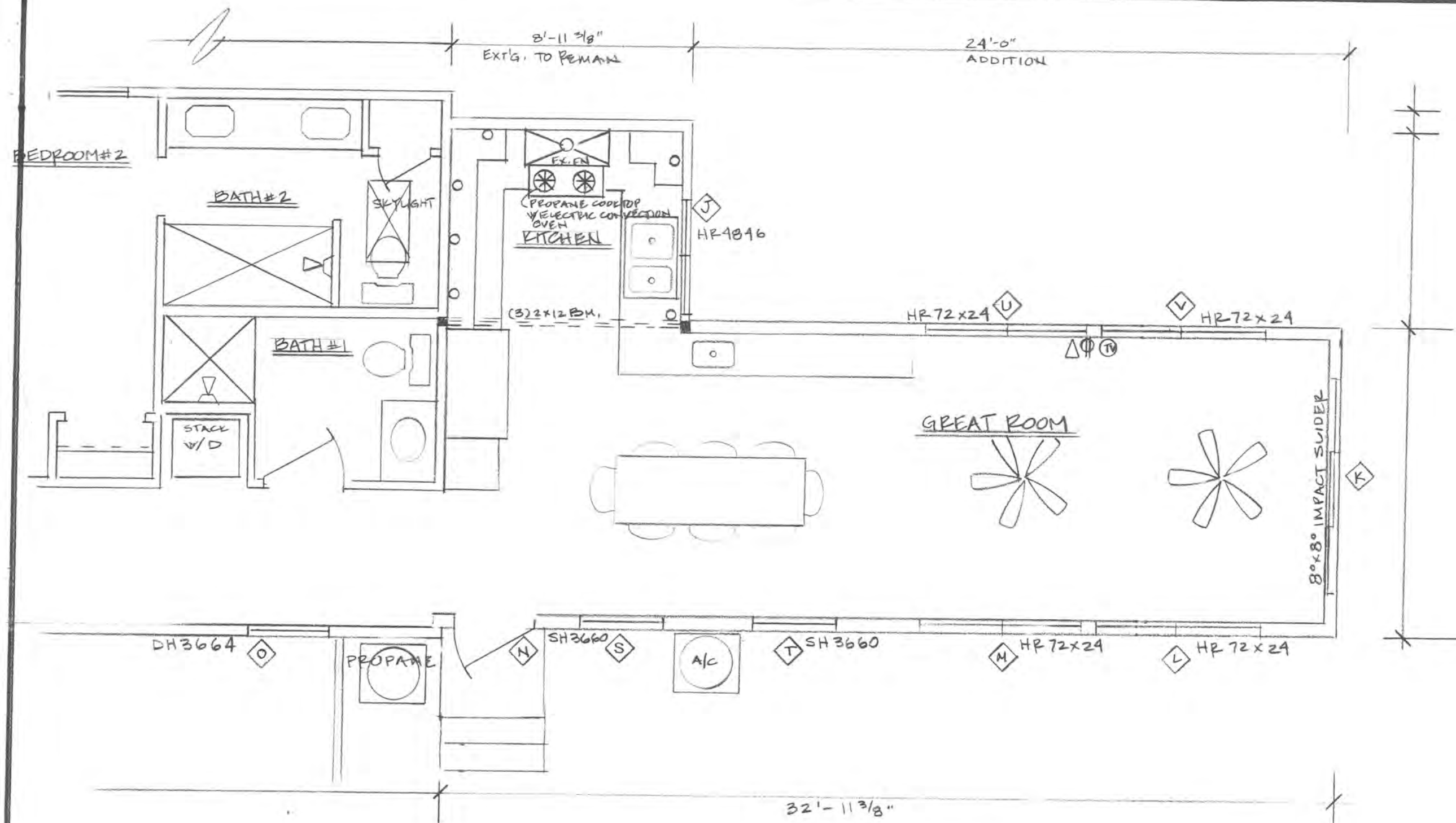
SHAWN & DONNA HARMAN RESIDENCE
RESIDENTIAL RENOVATION & ADDITION
1116 VARELA ST., KEY WEST, FL 33040

Date:

06/29/16

Page:

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40F11



PROPOSED FLOOR PLAN REAR PORTION HSE.
 SCALE: 1/4" = 1'-0"

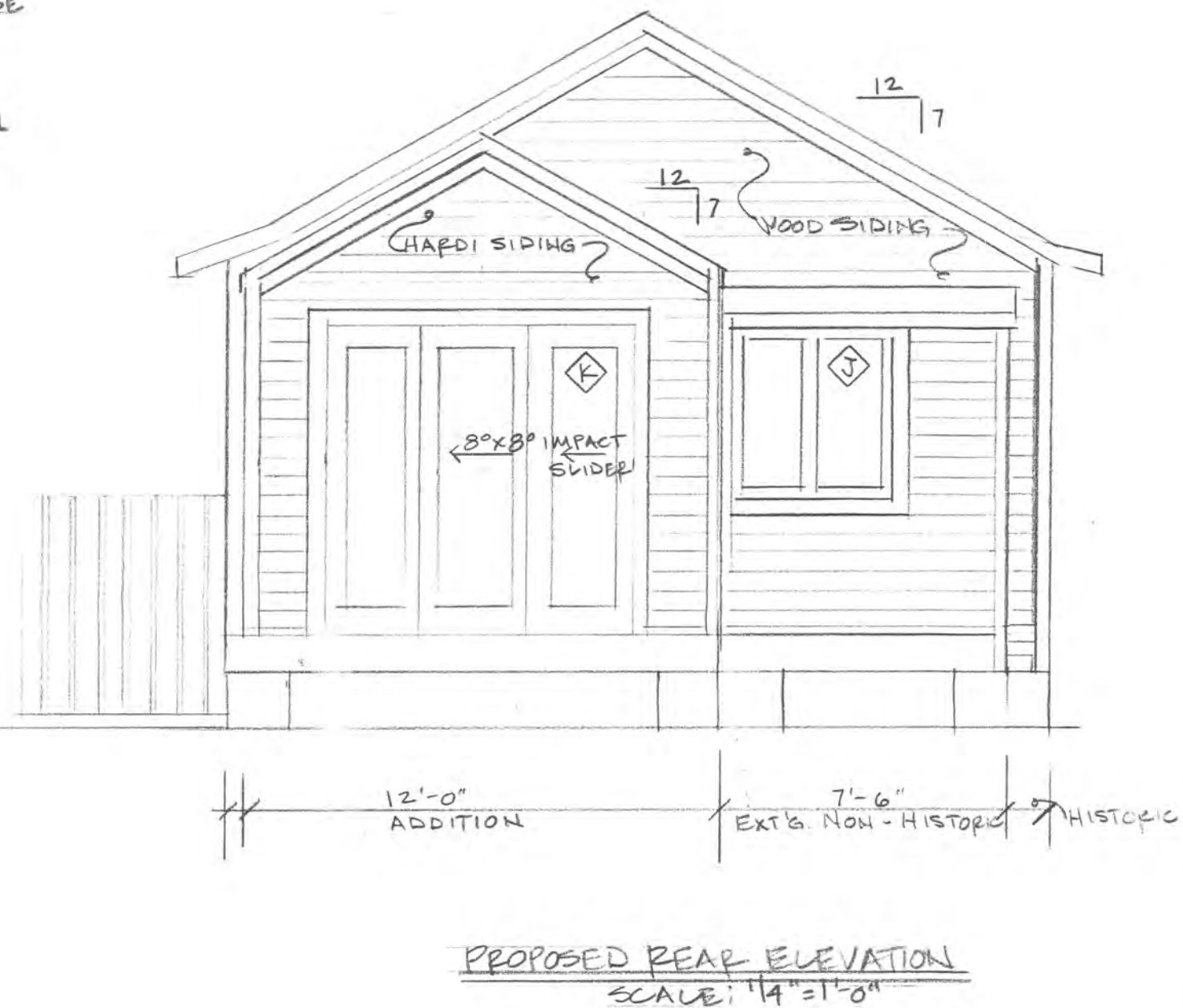
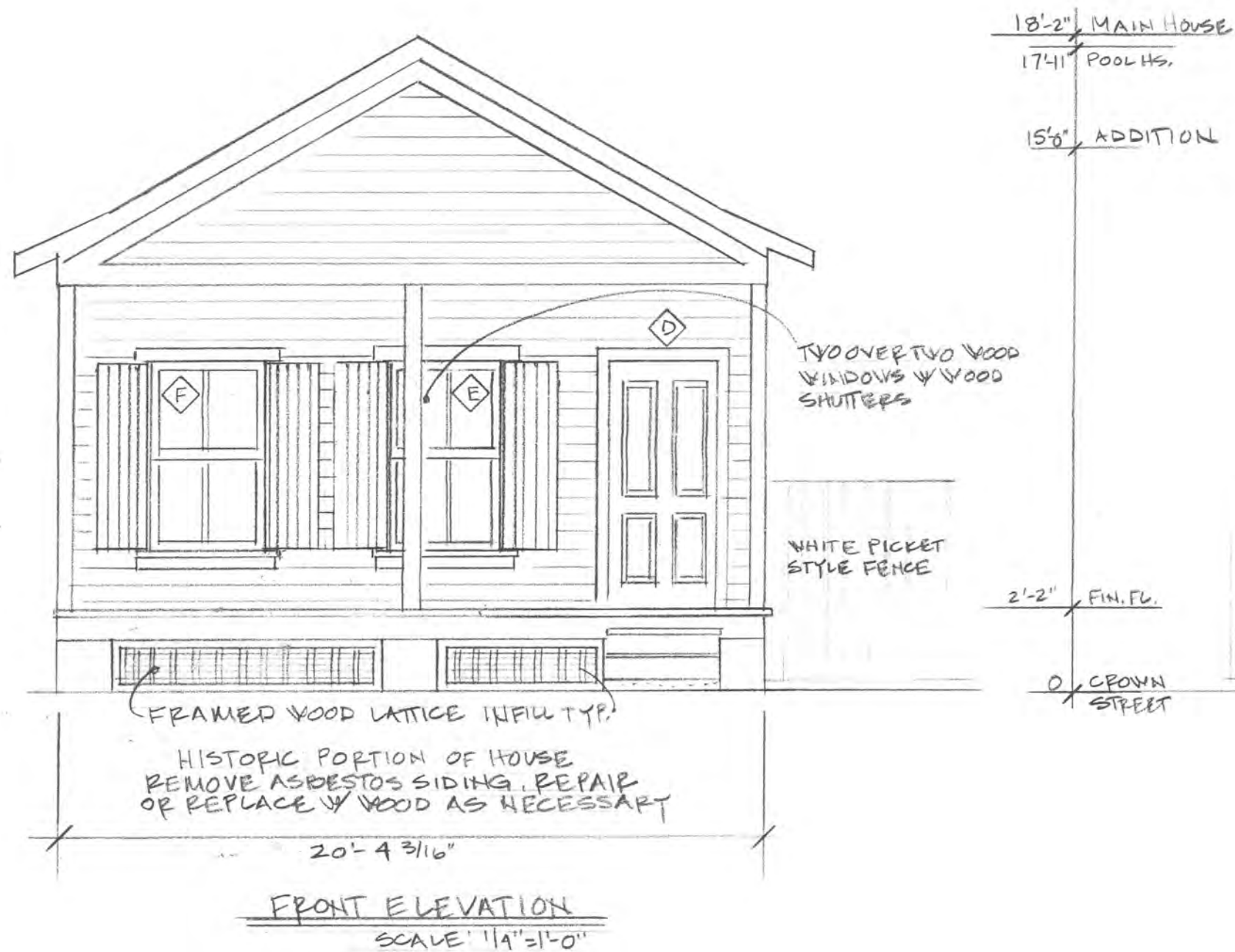
AFFILIATED
 DESIGN & CONSTRUCTION MANAGERS, LLC
 P.O. Box 5882, Key West, FL 33040
 Office: (305) 249-6821 Fax: (305) 249-6857
 www.dcmllc.com
 Florida General Contractors License C00351577
 Florida State Qualifier # 0102610

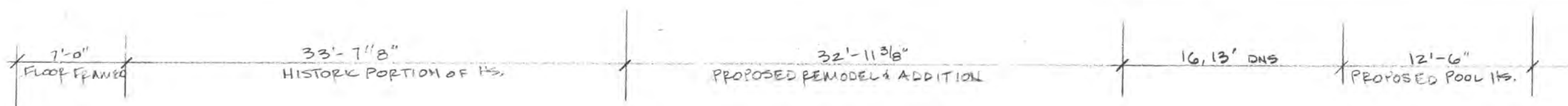
Reynolds Engineering Services, Inc.
 Fl. C.A. No. 26597
 22972 Overseas Hwy, Cudjoe Key, FL 33042
 305-394-5987
 Jim@Reynoldsengeering.com

Reynolds
 Engineering
 Services, Inc.

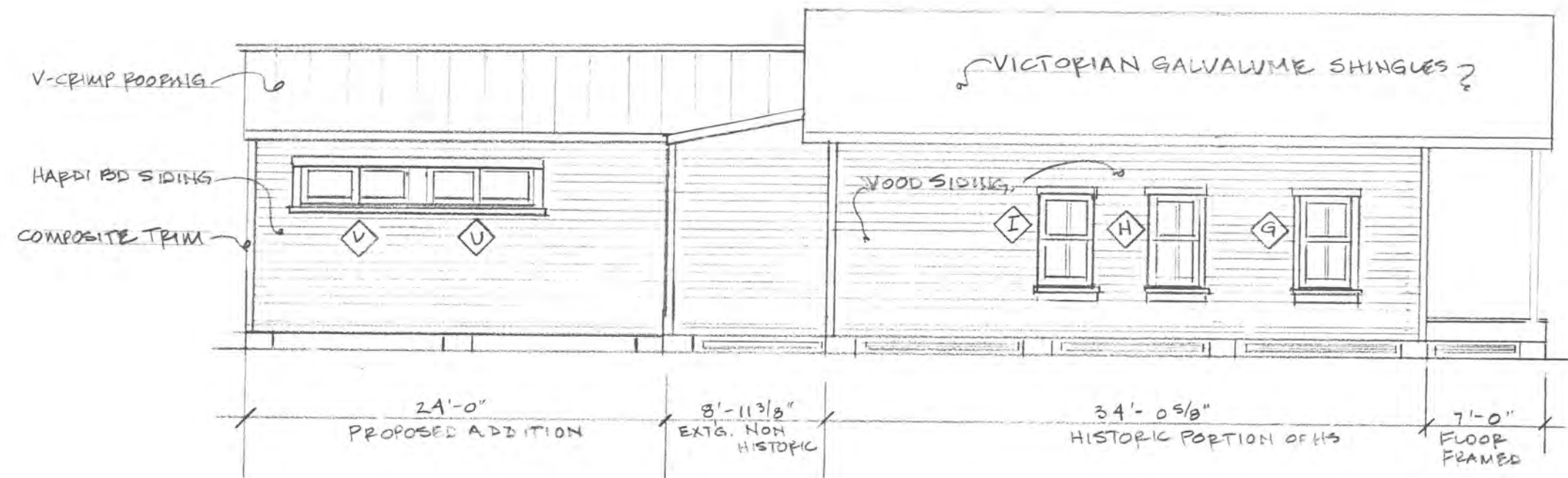
James C. Reynolds, PE
 Fl. License No. 46685

Title: SHAWN & DONNA HARMAN RESIDENCE RESIDENTIAL RENOVATION & ADDITION 1116 VARELA ST., KEY WEST, FL 33040	Date: 06/29/16
	Page: HARC 6 OF 11

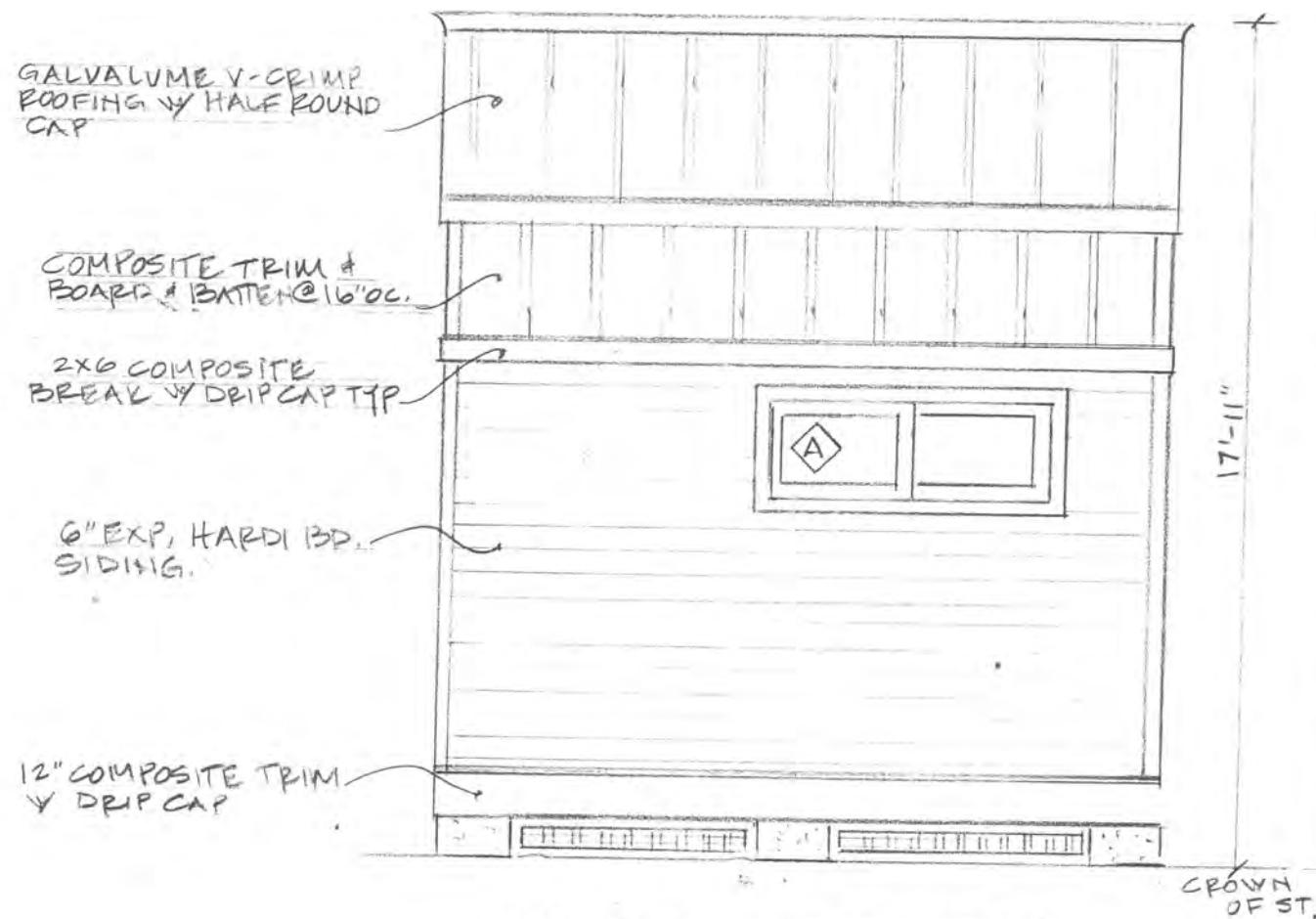




PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



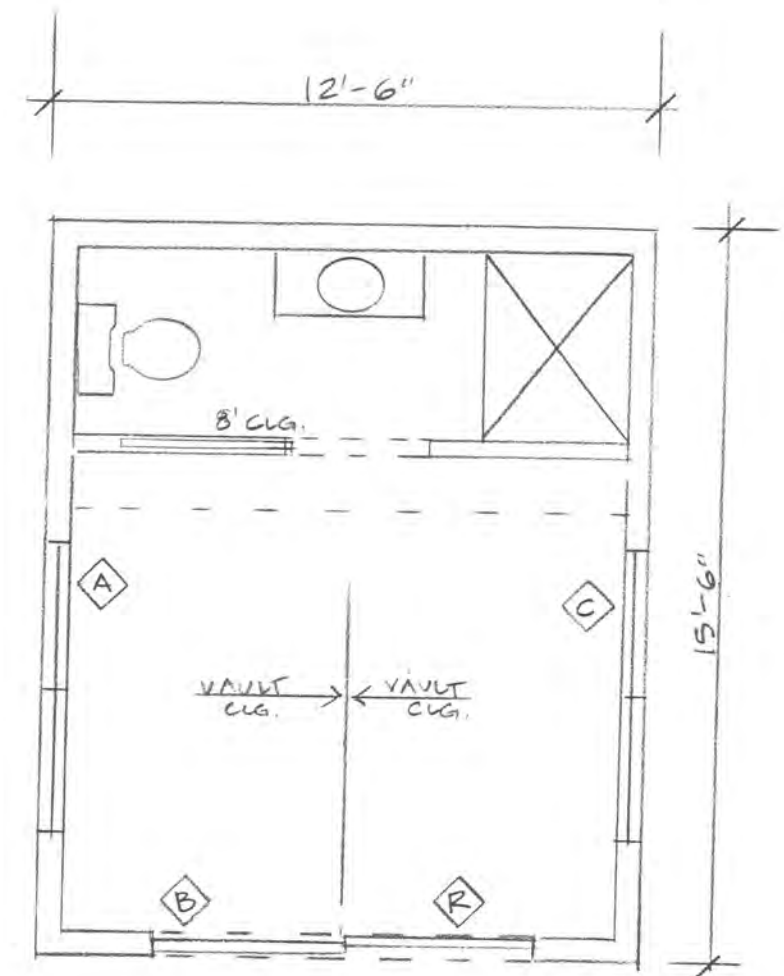
PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



POOL HOUSE LEFT ELEV. (EAST)
SCALE: 1/4" = 1'-0"



POOL HOUSE FRONT ELEV. (NORTH)
SCALE: 1/4" = 1'-0"



POOL HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

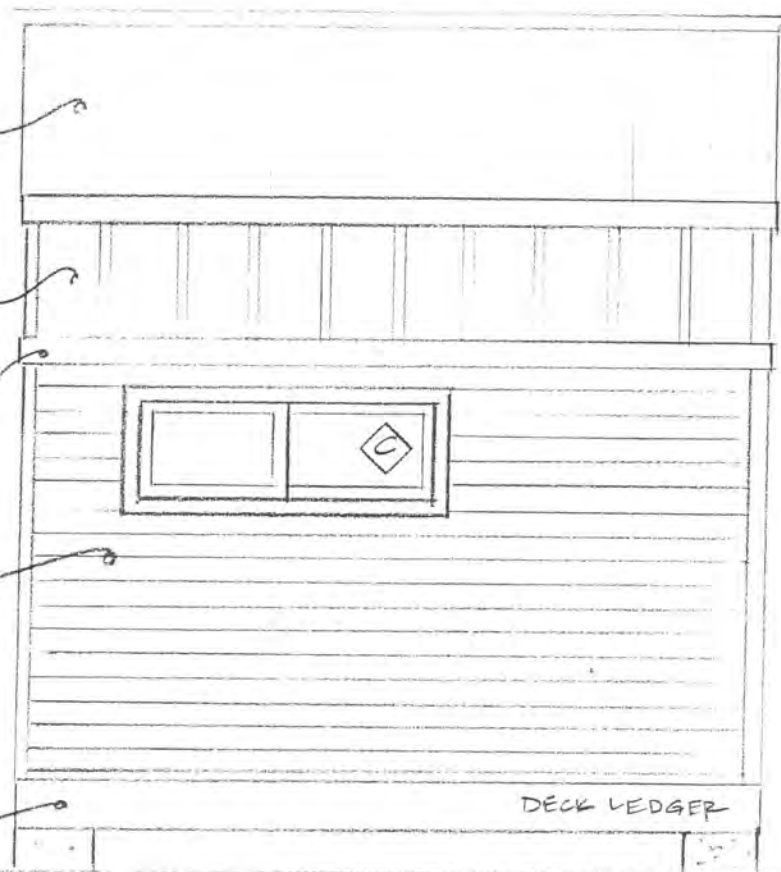
GALVALUME V-CRIMP
ROOFING w/ HALF ROUND
CAP TYP.

COMPOSITE TRIM &
BOARD & BATTEN @ 16" OC.

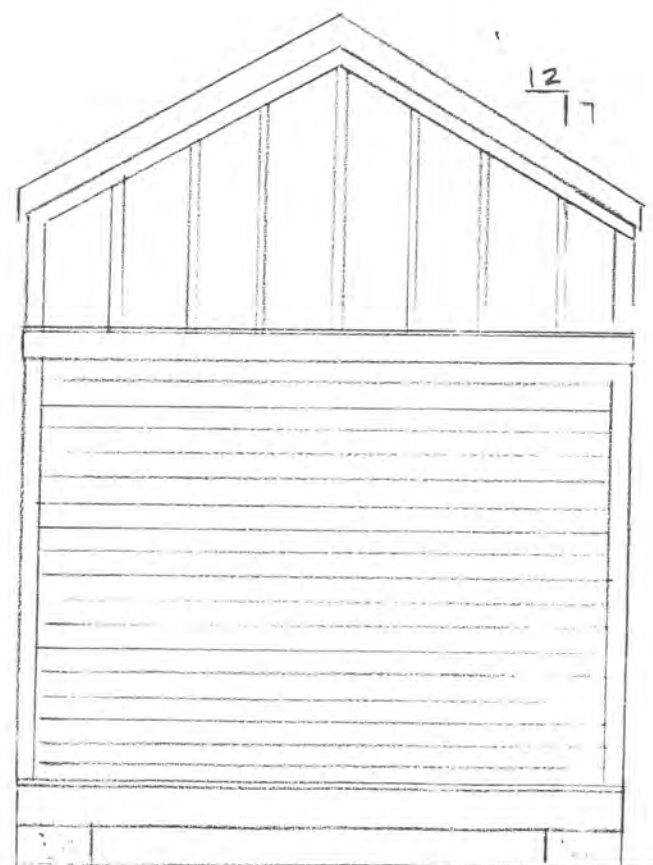
2x6 COMPOSITE
BREAK w/ DRIP CAP.

6" EXP. HARD BD
SIDING

12" COMPOSITE TRIM
w/ DRIP CAP



POOL HOUSE RIGHT ELEV. (WEST)
SCALE: 1/4" = 1'-0"



POOL HOUSE REAR ELEV. (SOUTH)
SCALE: 1/4" = 1'-0"

Handwritten signature and date: 6/29/16

AFFILIATED
DESIGN & CONSTRUCTION MANAGERS, LLC
P.O. Box 5042, Key West, FL 33040
Office: (305) 296-6021 Fax: (305) 296-6022
James C. Reynolds, PE, No. 46685
Florida General Contractors License C.C. 119157
Florida State Qualifier # 0110263

Reynolds Engineering Services, Inc.
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305-394-5987
Jim@Reynoldsengeering.com

Reynolds
Engineering
Services, Inc.

James C. Reynolds, PE
Fl. License No. 46685

Title:

SHAWN & DONNA HARMAN RESIDENCE
RESIDENTIAL RENOVATION & ADDITION
1116 VARELA ST., KEY WEST, FL 33040

Date:
06/29/16

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110F11

1116 VARELA



BOARD & BATTEN STYLE SHUTTERS ON ALL WOOD
WINDOWS ON HISTORIC PORTION OF HOUSE

1116 Varela St.

Historical Architectural Review Selections

Meeting July 26, 2016

All Siding: Powder Pink

Powder Pink
82RR 76/111

R31

All Trim & Windows : Ultra Pure White

Note: All Impact Windows and Doors will be white

ULTRA PURE WHITE®

Front Door: Stained Chestnut



Chestnut

Front Porch Ceiling: Ice Blue

ice blue

Shutters: MQ5-7



MQ5-7

Front Porch Floor: Stonehedge



Rear decking: Azek Slate Gray



Slate Gray

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE INCLUDING FRONT PORCH AND REMOVAL OF ASBESTOS SIDING. NEW REAR ADDITION. NEW POOL HOUSE, POOL AND DECK. PARTIAL DEMOLITION OF REAR OF HOUSE. DEMOLITION OF DILAPIDATED ACCESSORY STRUCTURE.

FOR- #1116 VARELA STREET

Applicant – Affiliated Design & Construction Application #H16-03-0051

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared, **Dar Castillo**, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1116 Varela Street on the **20th day** of **July, 2016**.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on **July 26, 2016**.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is **H16-03-0051**.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Date: 07/20/16

Address: 1503 Washington Street

City: Key West

State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 20th day of July, 2016.

By (Print name of Affiant) Dar Castillo, who is personally known to me or has produced _____ as identification and who did take an oath.

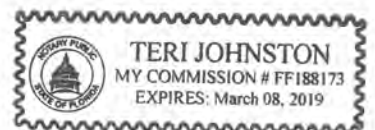
NOTARY PUBLIC

Sign Name: _____

Print Name: TERI JOHNSTON

Notary Public - State of Florida (seal)

My Commission Expires: 03/08/19





Public Meeting Notice

The Historic Preservation Review Commission will hold a public meeting at 6:30 p.m. on May 20, 2024 at the

Carroll County Courthouse, 100 West Franklin, The entrance to the building will be on the east side of the

RENOVATIONS TO HISTORIC HOUSE INCLUDING FRONT PORCH AND REMOVAL OF ASBESTOS SIDING, NEW REAR

ADDITION, NEW POOL HOUSE, POOL AND FENCE, PARTIAL DEMOLITION OF REAR OF HOUSE, DEMOLITION OF

DILAPIDATED ACCESSORY STRUCTURE

1000 WEST FRANKLIN STREET

Applicant: Colonial Design & Construction Application #2024-01-0001

If you wish to view the application or have any questions, you may visit the Planning Department during regular

office hours at 1000 Taylor Avenue, call 202-486-8777 or visit our website at <https://www.carrollcountymd.gov>

<https://www.carrollcountymd.gov/planning/development/development-services/development-services>

and <https://www.carrollcountymd.gov/planning/development/development-services/development-services>

For more information, please contact the Planning Department at 202-486-8777 or visit our website at <https://www.carrollcountymd.gov>

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Home	Departments	Exemptions	Save Our Homes	Portability	Homestead Fraud	Contact Us
Property Search	Tax Estimator	GIS/Maps	Millages/Taxroll Info	Appeals/VAB	Forms	Office Requirements

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1033707 Parcel ID: 00032940-000000** [Next Record](#)

Ownership Details

Mailing Address:
HARMAN K SHAWN AND DONNA L
10257 GOLF COURSE RD
OCEAN CITY, MD 21842-9795

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1116 VARELA ST KEY WEST
Legal Description: KW GWYNN SUB 0-195 PT LOTS 18 AND 19 SQR 2 TR 13 OR69-265/68 OR70-350/351 OR328-13/14 CO JUDGES DOCKET 73-1-190 OR550-706 OR1437-1680/81R/S OR1606-940D/C OR1747-1296/1302-E OR2007-1586/88 OR2801-675/676 OR2801-677/679Q/C

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

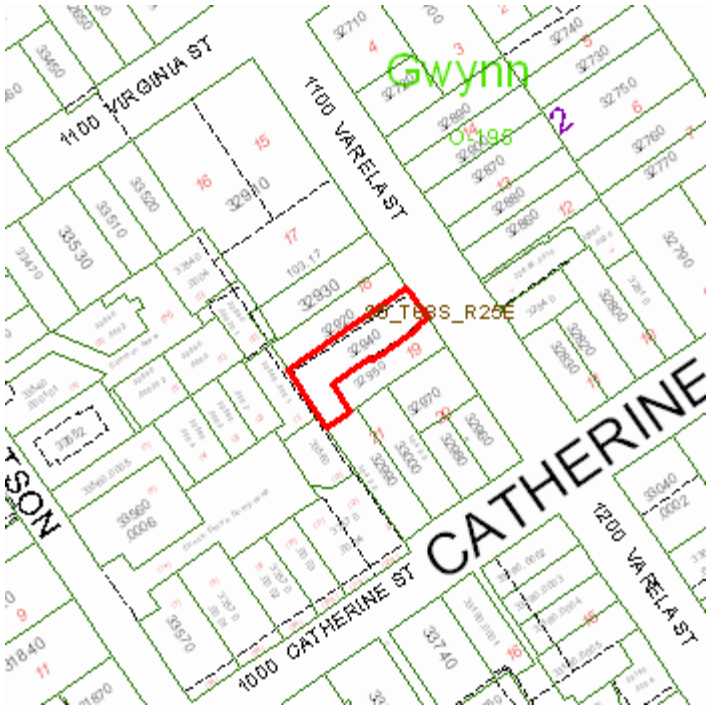
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,807.40 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 779
Year Built: 1943

Building 1 Details

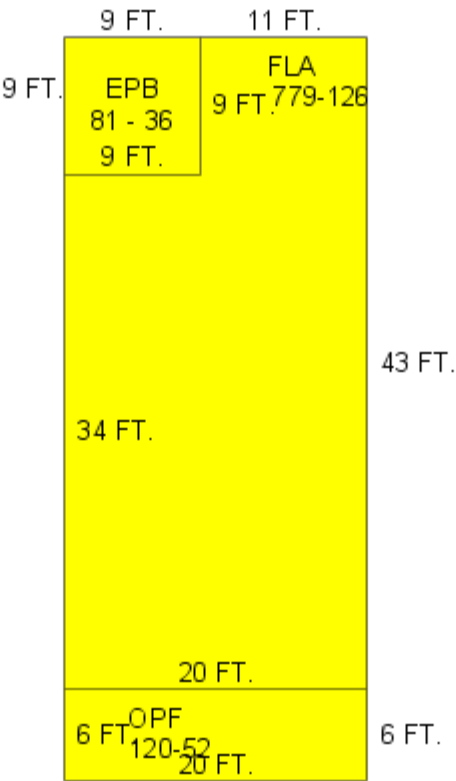
Building Type	R1	Condition	G	Q
Effective Age	72	Perimeter	126	Dep
Year Built	1943	Special Arch	0	Grnd
Functional Obs	0	Economic Obs	0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	GABLE/HIP	Roof Cover	METAL
Heat 1	NONE	Heat 2	NONE
Heat Src 1	NONE	Heat Src 2	NONE

Extra Features:

2 Fix Bath	0
3 Fix Bath	0
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	EPB	1:WD FRAME	1	1999			
1	FLA	1:WD FRAME	1	1942	N	N	0.00

2	OPF	1:WD FRAME	1	1942	N	N	0.00
---	-----	------------	---	------	---	---	------

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	80 SF	0	0	1973	1974	3	50
2	PT3:PATIO	9 SF	0	0	1942	1943	2	50

Appraiser Notes

PER OR2801-677/679 ACQUIRED 114.4 SQUARE FEET OF LAND FROM NEIGHBOR (RE 00032950-000000 AK 1033715) LAND SIZE HAS INCREASED FOR THE 2016 TAX ROLL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 99-0886	03/12/1999	08/17/1999	1,200	Residential	REWIRE ELECTRICAL
07-0206	01/18/2007	07/25/2007	1,150	Residential	EXCAVATE TO REPLACE 28'OF 4" CASTIRON PIPING
07-0181	01/17/2007	07/25/2007	850		EXCAVATE TO REPLACE 2' OF CAST IRON PIPING & ONE WYE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	72,111	736	430,316	503,163	401,523	0	503,163
2014	65,831	669	298,521	365,021	365,021	0	365,021
2013	66,785	669	348,295	415,749	337,255	0	415,749
2012	66,785	669	239,142	306,596	306,596	0	306,596
2011	67,739	669	257,848	326,256	318,508	0	326,256
2010	68,693	669	220,191	289,553	289,553	0	289,553
2009	76,536	669	281,783	358,988	358,988	0	358,988
2008	72,199	669	410,643	483,511	483,511	0	483,511
2007	137,607	541	384,072	522,220	522,220	0	522,220
2006	214,452	541	295,440	510,433	510,433	0	510,433
2005	166,262	541	313,905	480,708	480,708	0	480,708
2004	131,243	541	228,966	360,750	360,750	0	360,750

2003	123,523	567	85,974	210,064	210,064	0	210,064
2002	88,777	592	85,974	175,343	175,343	0	175,343
2001	75,235	618	85,974	161,827	161,827	0	161,827
2000	76,138	1,189	63,546	140,873	140,873	0	140,873
1999	73,128	1,166	63,546	137,841	137,841	0	137,841
1998	60,188	998	63,546	124,732	124,732	0	124,732
1997	54,169	932	56,070	111,172	111,172	0	111,172
1996	39,122	699	56,070	95,892	95,892	0	95,892
1995	37,016	685	56,070	93,771	93,771	0	93,771
1994	33,103	634	56,070	89,807	89,807	0	89,807
1993	33,103	349	56,070	89,522	89,522	0	89,522
1992	33,103	349	56,070	89,522	89,522	0	89,522
1991	33,103	349	56,070	89,522	89,522	0	89,522
1990	27,768	349	38,315	66,432	66,432	0	66,432
1989	21,058	317	37,380	58,755	58,755	0	58,755
1988	18,419	317	29,904	48,640	48,640	0	48,640
1987	18,202	317	20,185	38,704	38,704	0	38,704
1986	18,298	317	20,185	38,800	38,800	0	38,800
1985	17,773	317	13,658	31,748	31,748	0	31,748
1984	16,628	317	13,658	30,603	30,603	0	30,603
1983	16,628	317	13,658	30,603	30,603	0	30,603
1982	16,934	317	11,799	29,050	29,050	0	29,050

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/6/2016	2801 / 675	475,000	WD	02

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Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176