



Historic Architectural Review Commission
Staff Report for Item 19

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

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 23, 2016

Applicant: Evan Bell/ Richard Milelli

Application Number: H16-03-0063

Address: #1021 Washington Street

Description of Work:

New swimming pool and spa on side yard.

Site Facts:

The main house located at #1021 Washington Street is listed as a contributing resource to the historic district. The house was originally built circa 1926 and the Sanborn maps are clear evidence of how the house floorplan has changed historically. The house was built by Mrs. Shirley Wood's (actual owner) father, 14 terms Florida Representative Bernie C. Papy. In March 24, 2015, the Commission denied a proposal to relocate the historic house towards the west side of the lot. The house is under rehabilitation process as plans were approved by the Commission in December 2015.

Guidelines Cited in Review:

- Guidelines for hot tubs and pools (pages 39-40) specifically guidelines 3, 4, and 6.

Staff Analysis

The Certificate of Appropriateness proposes the construction of an in ground pool 32' long by 12' wide and a spa, 8' by 8', both to be located on the south east side of the lot. According to the guidelines pools need to be located on the rear half of the side yard. The

pool will be built approximately 33' setback from the front property line, and that portion of the site measures 122' from front to rear property lines. The site plan includes fences and landscape to be installed in order to screen the pool. A permit was recently submitted for the installation of fences on the property.

APPLICATION

Fema Building is contributing

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

BY:

City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3936

| | | |
|----------------------------------|------------------------|-----------------------------------|
| HARC PERMIT NUMBER H03-000-63 | BUILDING PERMIT NUMBER | INITIAL & DATE 8/11/16 Bike |
| FLOODPLAIN PERMIT | REVISION # | |
| FLOOD ZONE | PANEL # | ELEV. L. FL. |
| SUBSTANTIAL IMPROVEMENT | | YES NO |

ADDRESS OF PROPOSED PROJECT:

1021 Washington Street

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

Evan Bell

PHONE NUMBER

305.797.0633

OWNER'S MAILING ADDRESS:

1120 Seminary Street
Key West

EMAIL

keysecoscapes@gmail.com

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

MBI & Rickman

ARCHITECT / ENGINEER'S ADDRESS:

1001 Whitehead #101

PHONE NUMBER

EMAIL

PHONE NUMBER

305.320.0211

EMAIL

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:

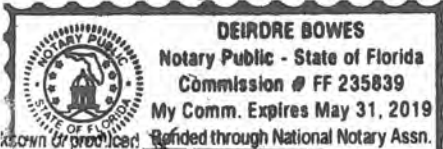
30,006.00

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 | |
| | DENOLITION | SITE WORK | INTERIOR | EXTERIOR | AFTER-THE-FACT |

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

proposing pool 12x32' & spa 8x8' on back yard

| | |
|--|--|
| I HAVE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT. | |
| OWNER PRINT NAME: Evan Bell | QUALIFIER PRINT NAME: |
| OWNER SIGNATURE: [Signature] | QUALIFIER SIGNATURE: |
| Notary Signature as to owner: Deirdre Bowes # FF 235839 | Notary Signature as to qualifier: |
| STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND Scribed BEFORE ME THIS 1st DAY OF August 2016 | STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND Scribed BEFORE ME THIS _____ DAY OF _____ 20____ |
| <div><p>DEIRDRE BOWES Notary Public - State of Florida Commission # FF 235839 My Comm. Expires May 31, 2019</p></div> | |
| Personally known or produced as identification. | Personally known or produced as identification. |

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 ☐ 1 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE SD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE SD. 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. ☐ SLT. 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 *pool*

ADDITIONAL INFORMATION: *Seeking HARC approval for sign on pool.*

| PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA | | |
|--|--------------------|--------------------|
| ARCHITECTURAL FEATURES TO BE ALTERED: | ORIGINAL MATERIAL: | PROPOSED MATERIAL: |
| | | |
| | | |
| | | |
| | | |
| | | |

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

| SIGN SPECIFICATIONS | | |
|--|---------------------|--------------------------|
| SIGN COPY: | PROPOSED MATERIALS: | SIGNS WITH ILLUMINATION: |
| | | TYPE OF LTG.: |
| | | LTG. LINEAL FTG.: |
| MAX. HGT. OF FONTS: | | COLOR AND TOTAL LUMENS: |
| IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS. | | |

| | | | |
|---|--------------------|--------------------------------------|--|
| OFFICIAL USE ONLY: | | HARC STAFF OR COMMISSION REVIEW | |
| <input 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: | | | |
| | | | |
| STAFF REVIEW COMMENTS: | | | |
| <i>Main house is listed as contributing</i> <i>Guidelines for pools, spas.</i> | | | |
| HARC PLANNER SIGNATURE AND DATE: | | 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.

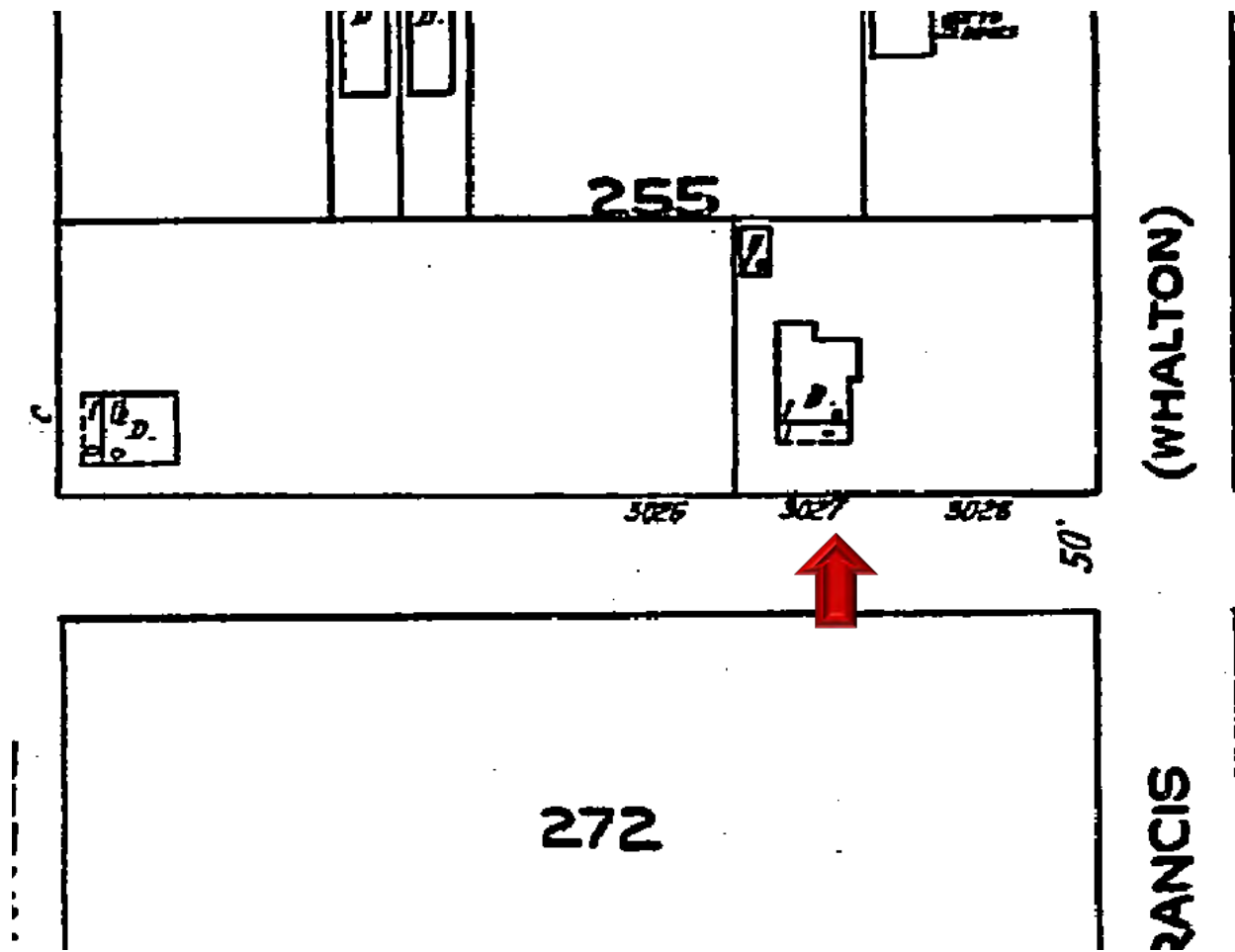
FLORIDA STATUTE 469: ASBESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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.

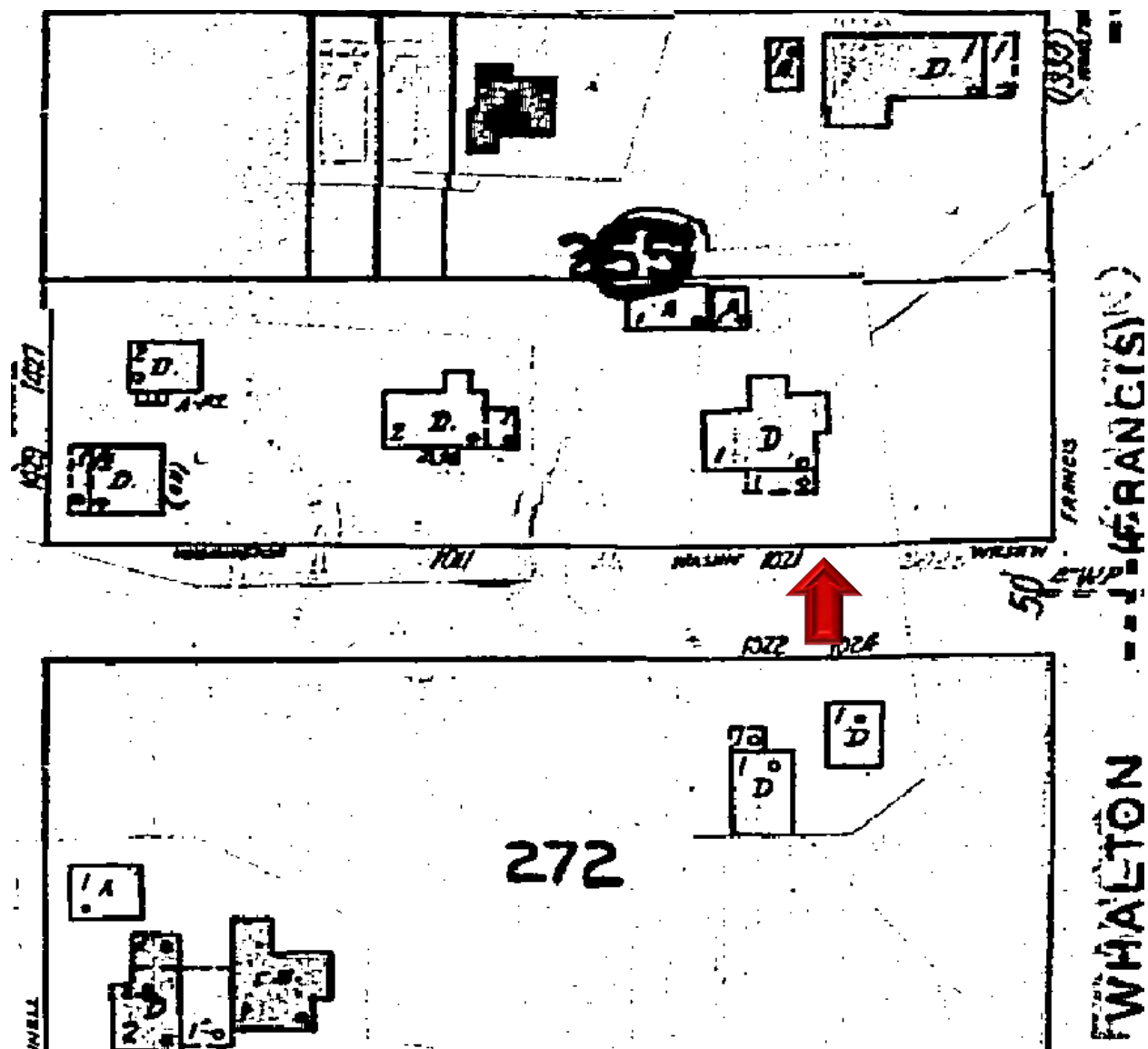
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEPA ON STRUCTURES BUILT PRIOR TO 1978.

| OFFICIAL USE ONLY BY PLANNING EXAMINER OR CHIEF BUILDING OFFICIAL: | | | | |
|--|-------------|-------------------|--------------|----------------------------|
| HARC FEES: | BLDG. FEES: | FIRE MARSHAL FEE: | IMPACT FEES: | CEO OR PL. EXAM. APPROVAL: |
| | | | | DATE: |

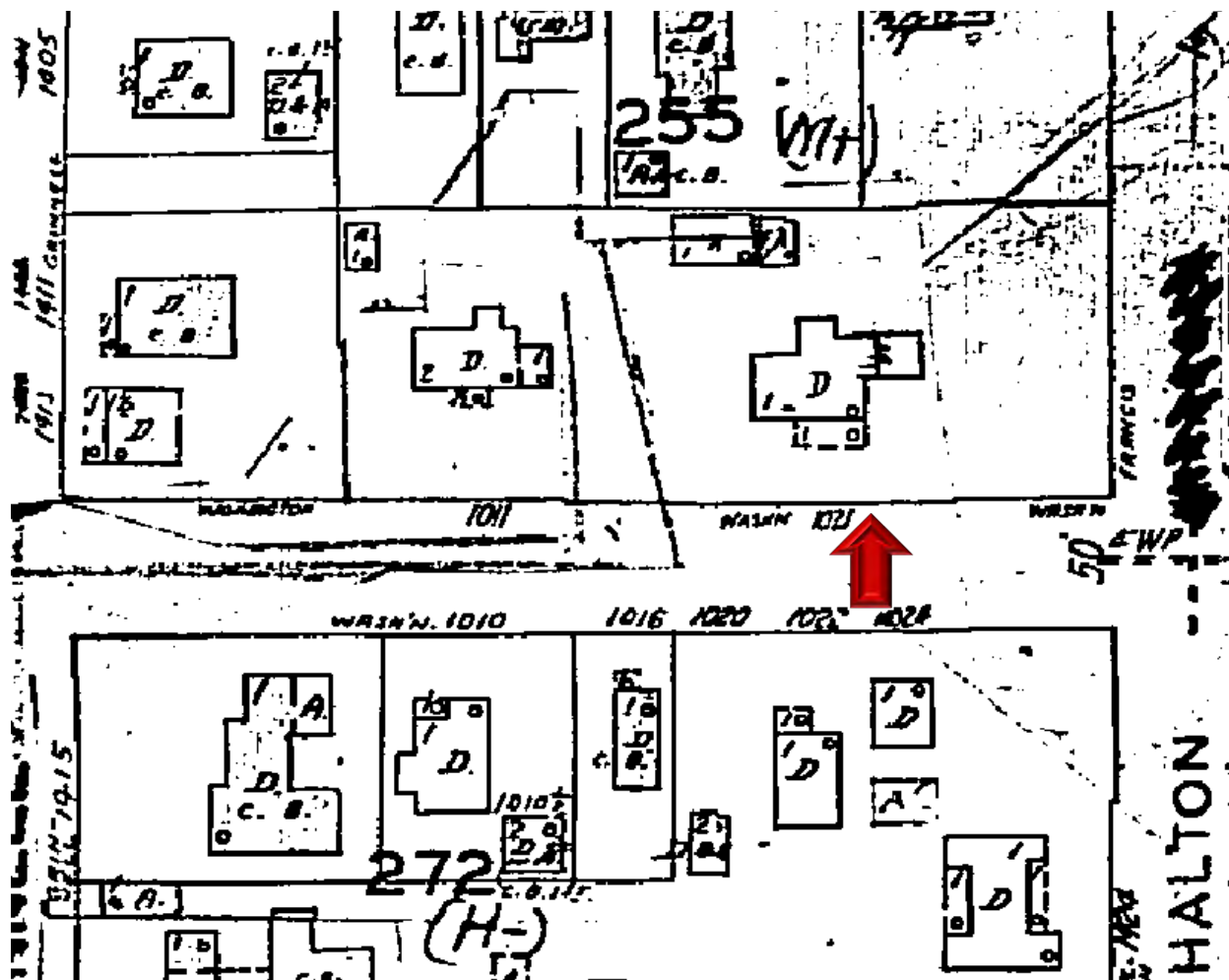
SANBORN MAPS



#1021 Washington Street Sanborn map 1926



#1021 Washington Street Sanborn map 1948



#1021 Washington Street Sanborn map 1962

PROJECT PHOTOS



#1021 Washington Street main house circa 1965. Monroe County Library



#1021 Washington Street garage circa 1965. Monroe County Library





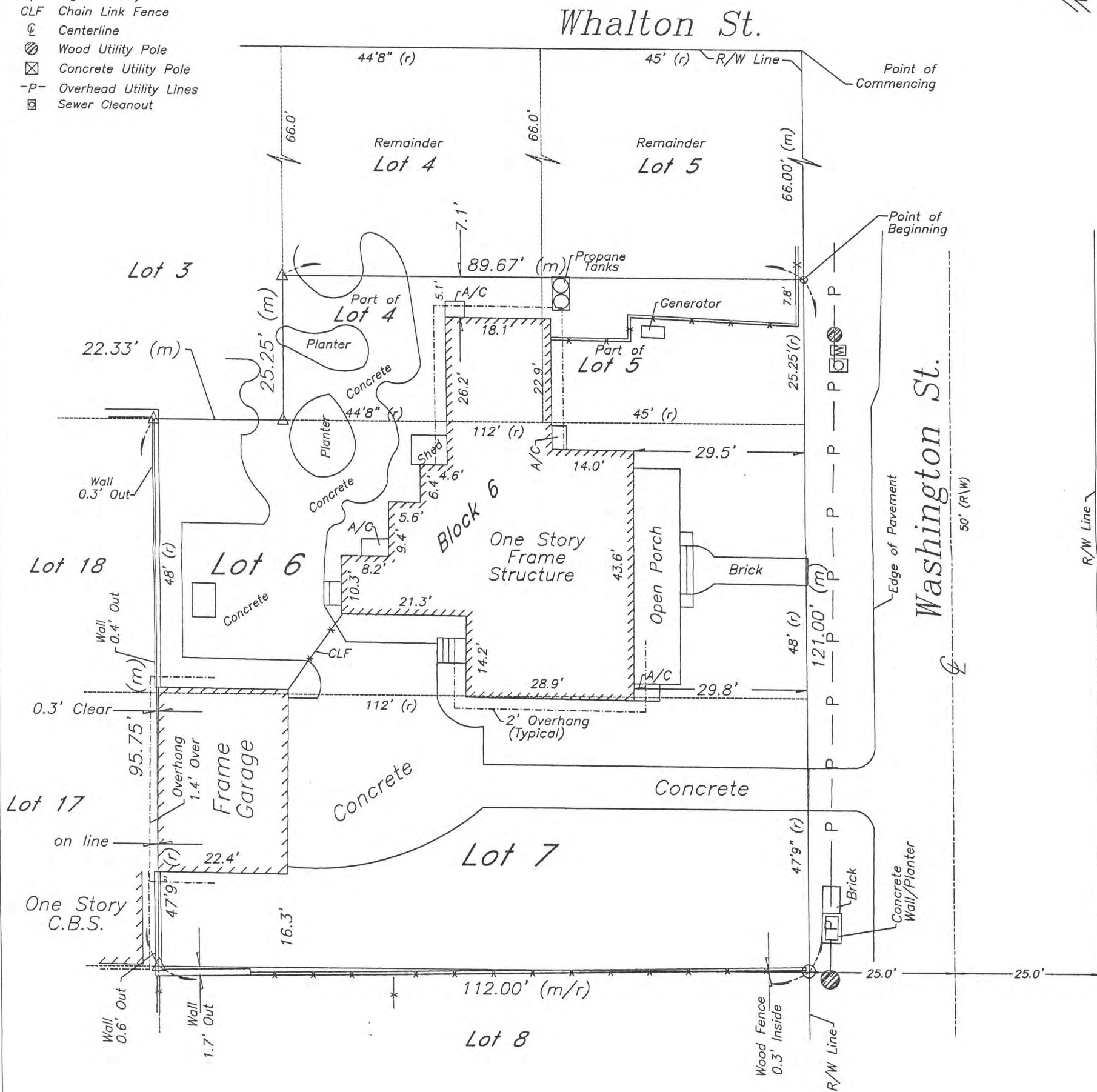
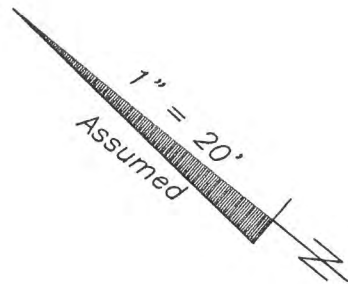


SURVEY

Boundary Survey Map of part of Lots 4 & 5, all Lots 6 & 7, Block 6,
KEY WEST WEBB REALTY COMPANY'S SUBDIVISION

LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊙ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊞ Sewer Cleanout



Sheet One of Two Sheets

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lots 4 & 5, all Lots 6 & 7, Block 6, KEY WEST WEBB REALTY COMPANY'S SUBDIVISION

NOTES:


1. The legal description shown hereon was authored by the undersigned.
This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1021 Washington Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 26, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A parcel of land 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 Tract Eighteen (18), and is now more particularly known and described as part of Lots Four (4) and Five (5), all of Lots Six (6) and Seven (7) of Block Six (6) of said Tract Eighteen (18), made by the Webb Realty Company and recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: **COMMENCE** at the intersection of the Northwestern right of way line of Washington Street with the Southwesterly right of way line of the said Washington Street and run thence Southwesterly along the Northwestern right of way line of the said Washington Street for a distance of 66.00 feet to the Point of Beginning; thence continue Southwesterly along the Northwestern right of way line of the said Washington Street for a distance of 121.00 feet to the Southerly corner of the said Lot 7; thence Northwesternly and at right angles along the Southwesterly boundary line of the said Lot 7 for a distance of 112.00 feet to the Westerly corner of the said Lot 7; thence Northeasterly and at right angles along the Northwesternly boundary line of the said Lots 6 and 7, for a distance of 95.75 feet to the Northerly corner of the said Lot 6; thence Southeasterly and at right angles for a distance of 22.33 feet to the Westerly corner of the said Lot 4; thence Northeasterly and at right angles along the Northwesternly boundary line of the said Lot 4 for a distance of 25.25 feet; thence Southeasterly and at right angles for a distance of 89.67 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Evan Bell;
Wells Fargo;
Sanchez & Ashby, P.A.;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.


J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

August 26, 2015
Recertified November 18, 2015

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



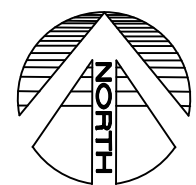
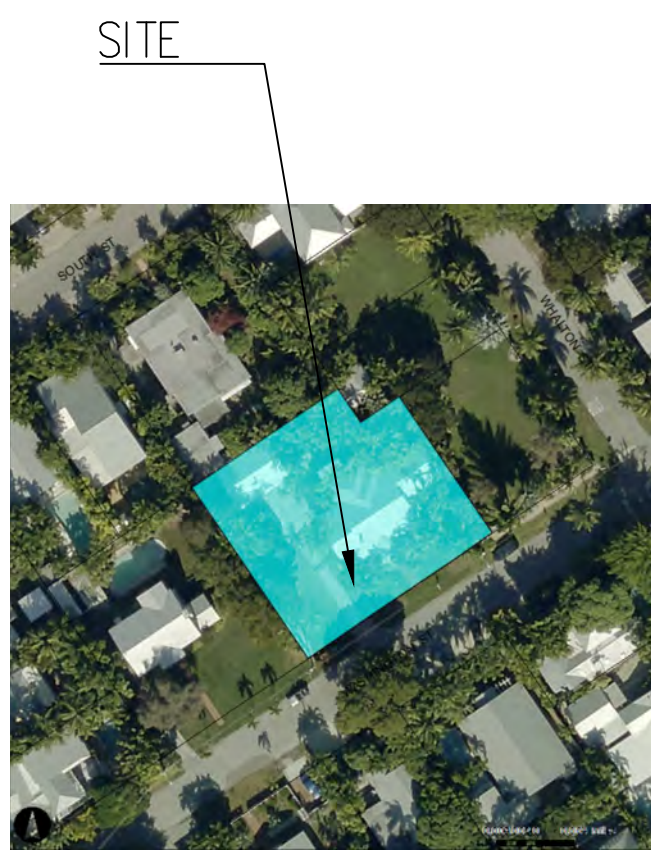
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

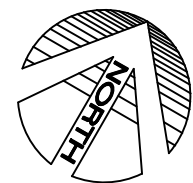
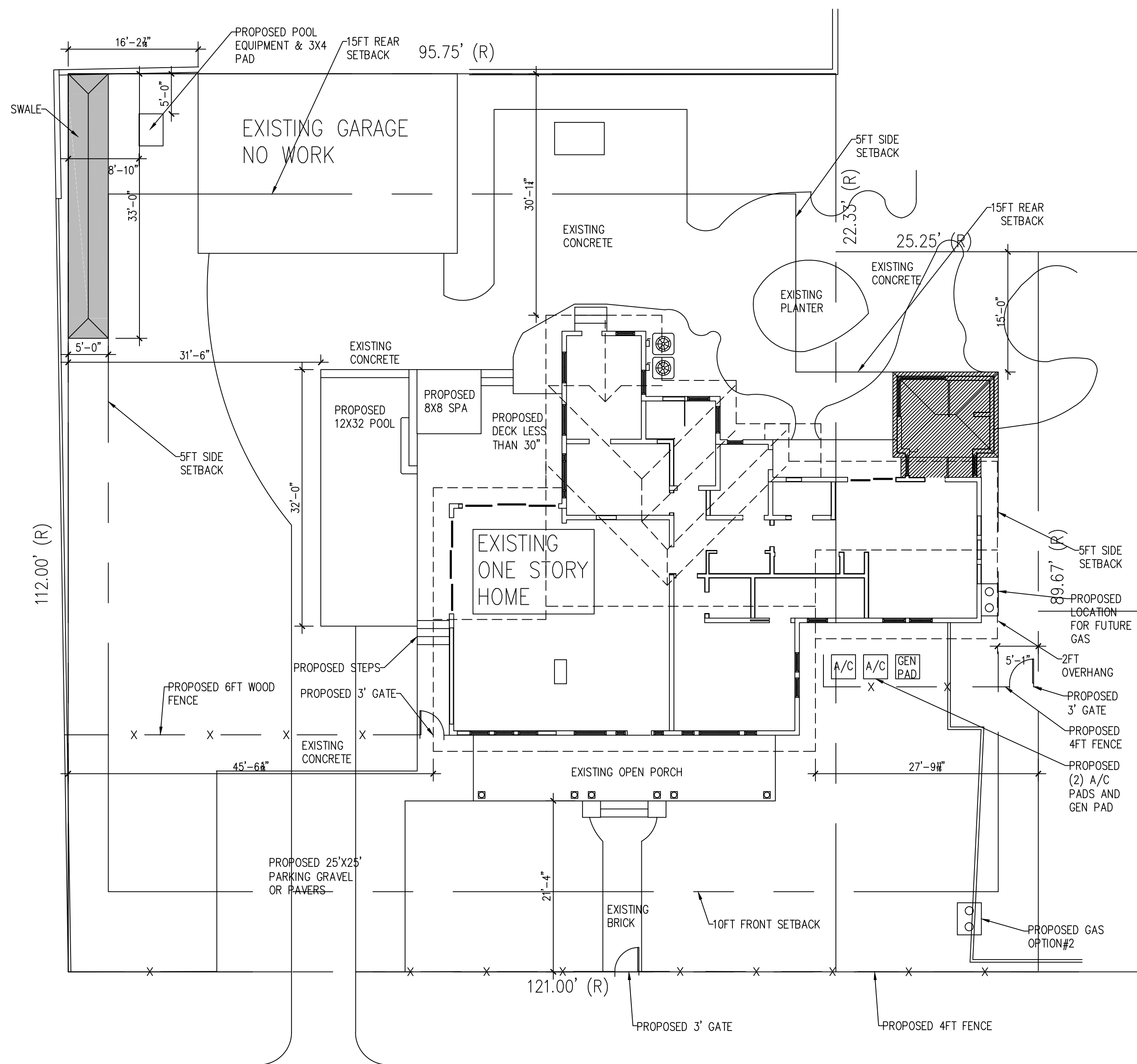
RESIDENTIAL RENOVATION

1021 WASHINGTON STREET
KEY WEST, FLORIDA 33040



3
CS-1

LOCATION MAP
SCALE: NOT TO SCALE



2
CS-1

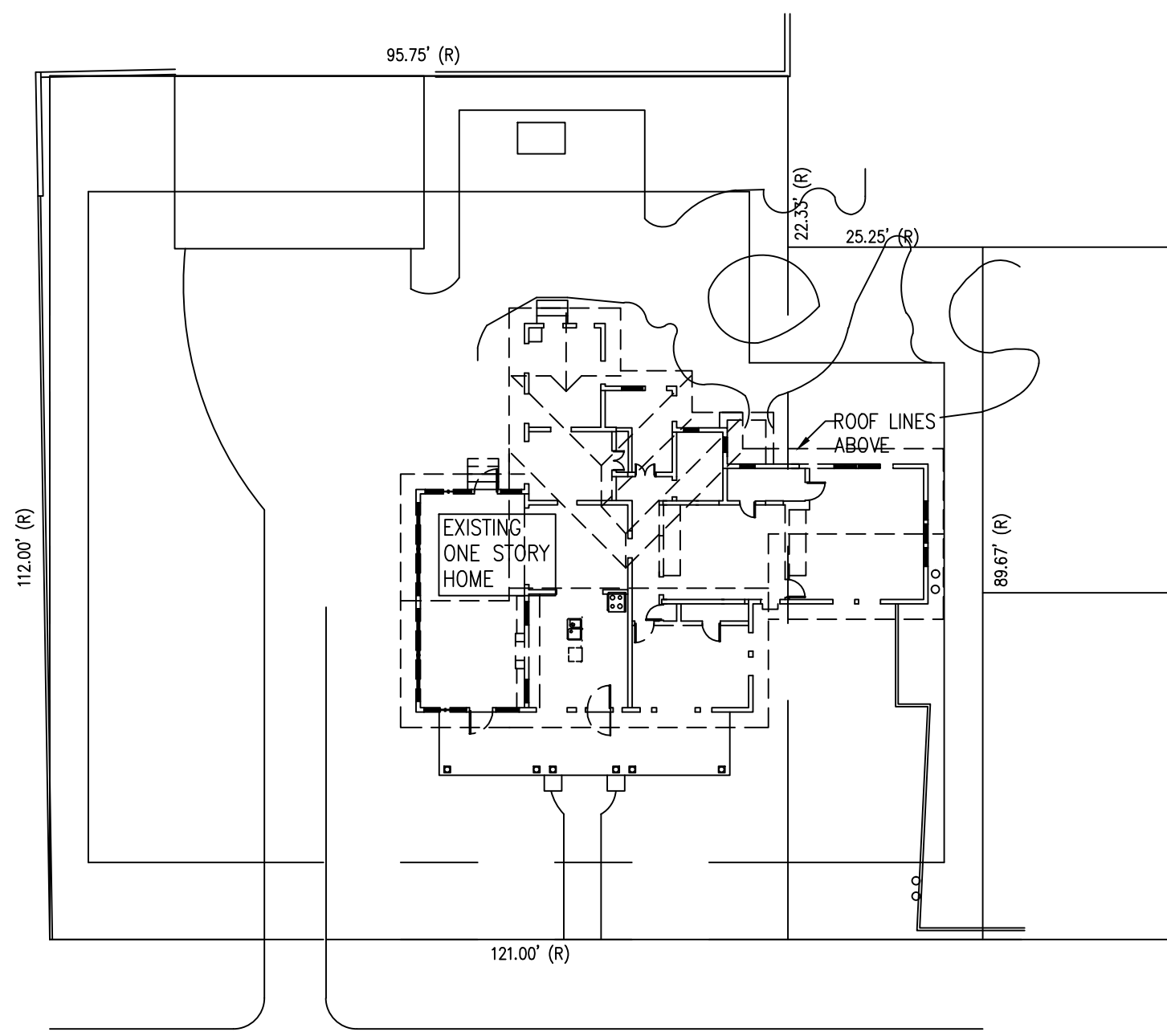
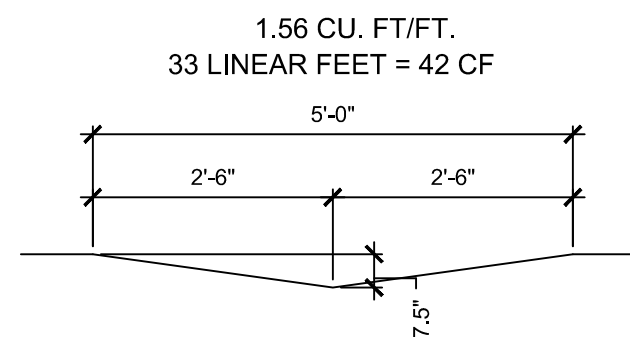
PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

| PROJECT DATA | | | | | | |
|-------------------|-----------------|-----|----------------|------|-------------|--------------------|
| | PROPOSED | | EXISTING | | REQUIRED | VARIANCE REQUESTED |
| RE NO. | 00039160-000000 | | | | | |
| SETBACKS: | | | | | | |
| FRONT | 21'-4" | | 21'-4" | | 10' | NONE |
| STREET SIDE | N/A | | N/A | | 7.5' | NONE |
| SIDE | 5'-1" | | 5'-1" | | 5' | NONE |
| REAR | 15'-0" | | 30'-1 1/4" | | 15' | NONE |
| LOT SIZE | NO CHANGE | | 12,992 SQ. FT. | | 4000 SQ.FT. | NONE |
| BUILDING COVERAGE | 2,732 SQ. FT. | 21% | 2,587 SQ. FT. | 19% | 40% MAX | NONE |
| FLOOR AREA | 2,732 SQ. FT. | 21% | 2,587 SQ. FT. | 0.19 | 1.0 | NONE |
| BUILDING HEIGHT | 20'-8 3/4" | | 20'-8 3/4" | | 30' MAX | NONE |
| IMPERVIOUS AREA | 6,339 SQ. FT. | 48% | 6,077 SQ. FT. | 46% | 60% MAX | NONE |
| OPEN SPACE | 5,817 SQ. FT. | 44% | 6,079 SQ. FT. | 46% | 35% MIN | NONE |

SITE DRAINAGE CALCULATIONS

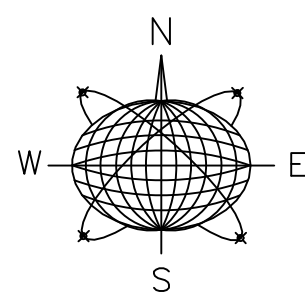
TOTAL LOT SIZE.....12,992 SQ. FT.
NEW IMPERVIOUS COVERAGE:
BUILDING AREA, STAIRS, PORCHES
.....607 SF
CUBIC FT. REQUIRED = 51 CF

CUBIC FT. PROVIDED.....51.48 CF



1
CS-1

EXISTING SITE PLAN
SCALE: 1" = 20'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

BELL
RESIDENCE
1021 WASHINGTON STREET
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No. AS NOTED
AutoCad File No.

Revisions:

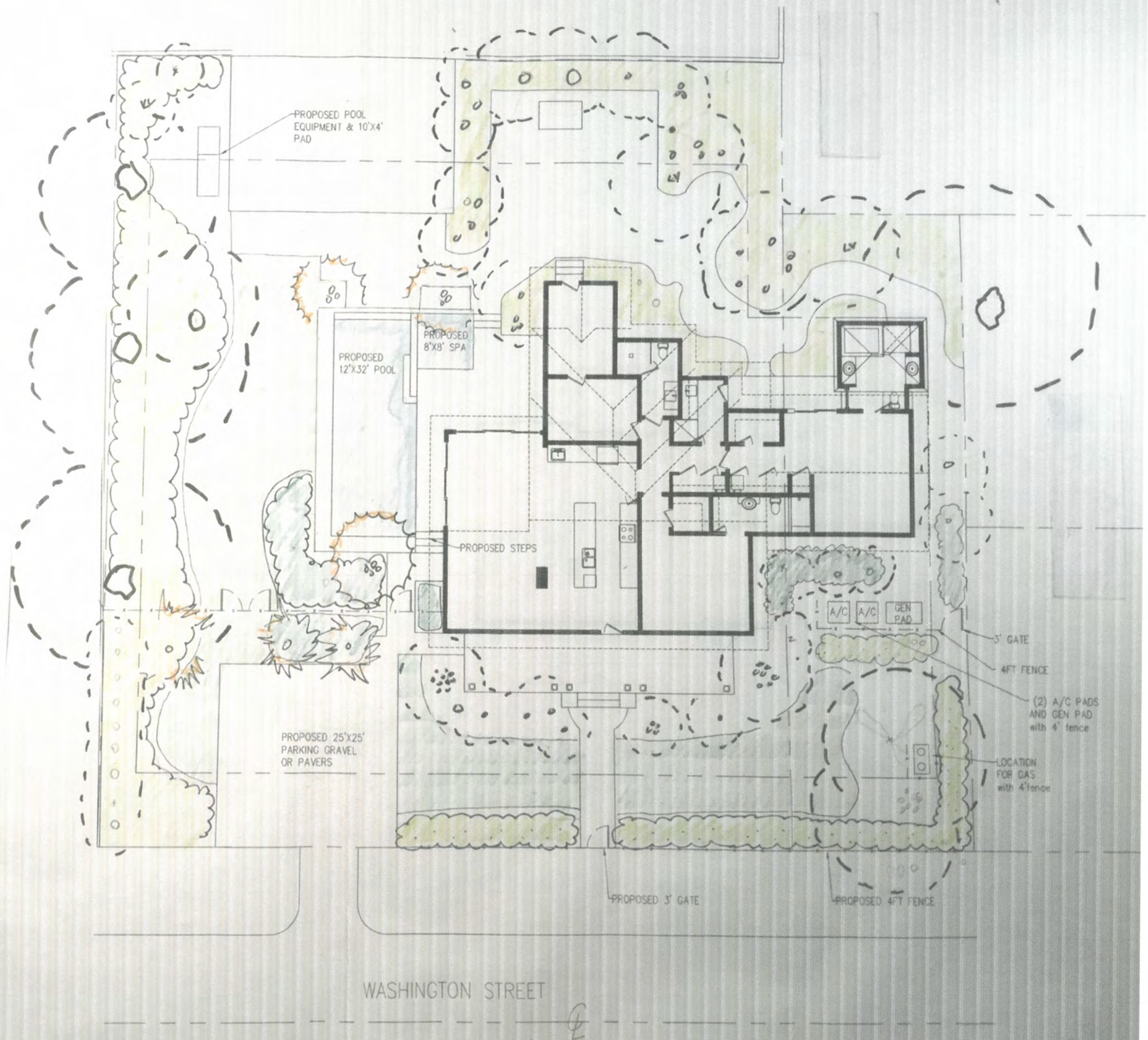
Title:
COVER SHEET
AND SITE PLANS

Sheet Number:
CS-1
Date: MARCH 1, 2016

Pool and Landscape Concept Plan

1021 WASHINGTON STREET
KEY WEST, FLORIDA 33040

July 31, 2016



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SWIMMING POOL AND SPA ON SIDE YARD. FOR- #1021 WASHINGTON STREET

Applicant – Evan Bell/ Richard Milelli

Application #H16-03-0063

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.

Public
Meeting
Notice

skylimitconstruction.com
licensed and insured cgc 1516320

sky limit construction llc
from rough to finish

certified general contractor
305/304 9358



Public Notice

sky limit construction llc
certified general contractor
305.874.9150

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: 1039900 Parcel ID: 00039160-000000** [Next Record](#)

Ownership Details

Mailing Address:
BELL EVAN A
1120 SEMINARY ST
KEY WEST, FL 33040-4804

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1021 WASHINGTON ST KEY WEST
Subdivision: The Webb Realty Co
Legal KW WEBB REALTY CO SUB PB1-42 PT LOTS 4 AND 5 AND ALL LOTS 6 AND 7
Description: SQR 6 TR 18 OR145-472/74 OR2290-1990/1992E OR2743-1523/25 OR2770-1963-65

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)

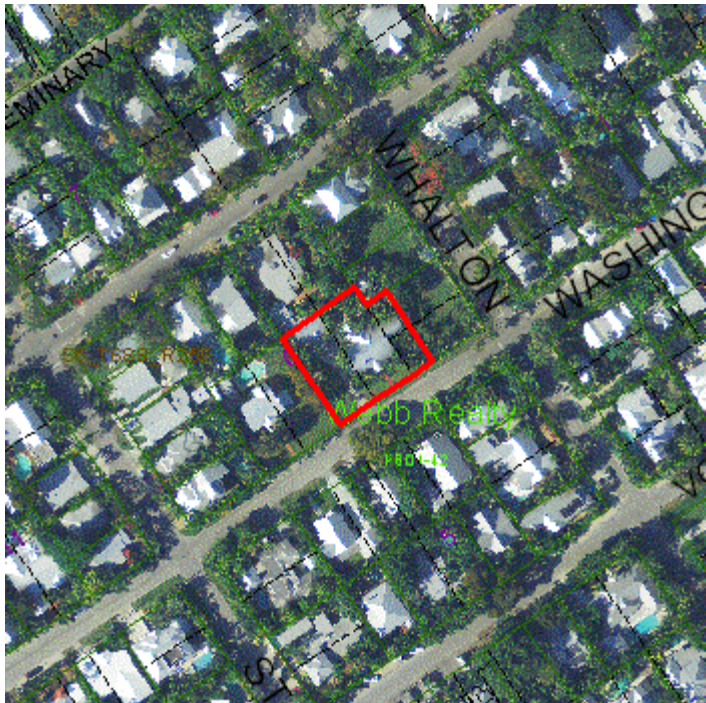
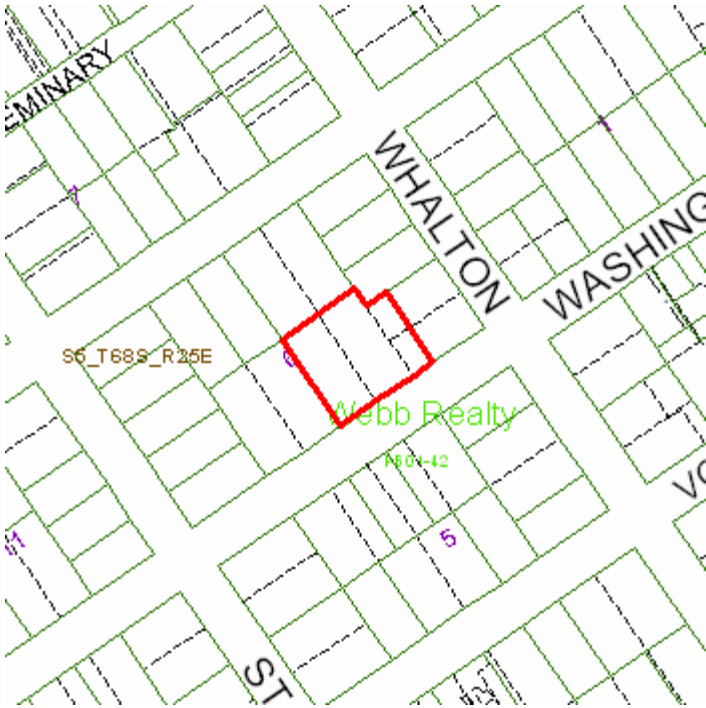
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

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 |
|-------------------------|----------|-------|--------------|
| 01SD - RES SUPERIOR DRY | | | 12,987.00 SF |

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2007
Year Built: 1953

Building 1 Details

Building Type R1
Effective Age 22
Year Built 1953
Functional Obs 0

Condition G
Perimeter 232
Special Arch 0
Economic Obs 0

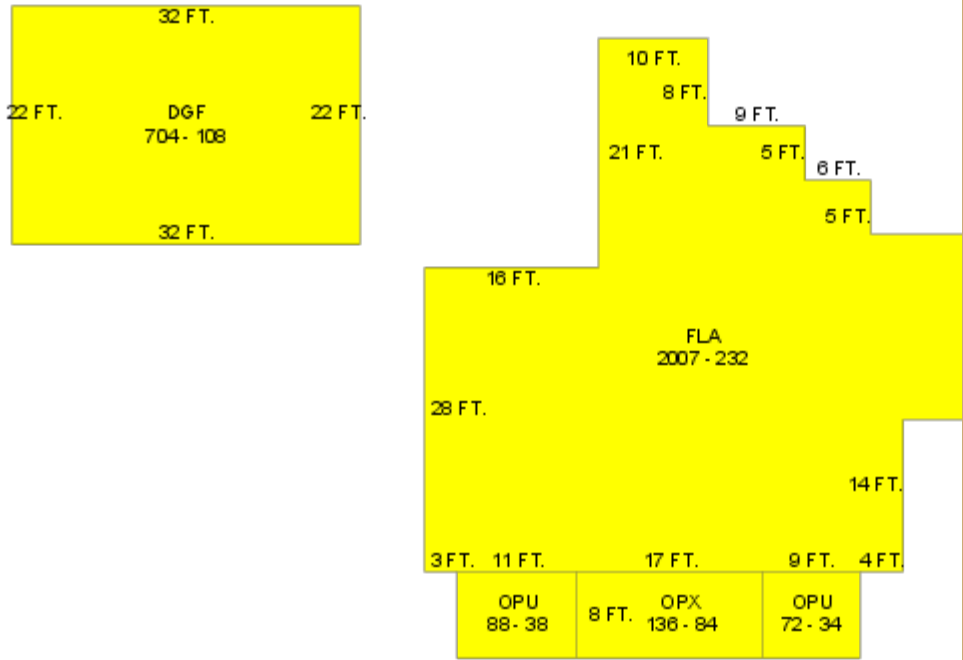
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
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 | OPU | | 1 | 1998 | | | |
| 0 | OPU | | 1 | 1998 | | | |

| | | | | | | | |
|---|-----|-----------------------|---|------|---|---|------|
| 0 | DGF | | 1 | 1952 | | | |
| 1 | FLA | 12:ABOVE AVERAGE WOOD | 1 | 1952 | N | Y | 0.00 |
| 2 | OPX | | 1 | 1952 | N | Y | 0.00 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-----------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | PT3:PATIO | 1,571 SF | 0 | 0 | 1975 | 1976 | 2 | 50 |
| 5 | FN2:FENCES | 2,100 SF | 350 | 6 | 1952 | 1953 | 5 | 30 |
| 6 | PT2:BRICK PATIO | 100 SF | 20 | 5 | 1998 | 1999 | 3 | 50 |

Appraiser Notes

| |
|---|
| 2012-03-26 MLS \$3,300,000 3/3 REMARKABLE CASA MARINA ESTATE LIKE NO OTHER! STATELY HISTORIC RESIDENCE SITUATED ON A MASSIVE 27,000 + SQ. FT. OF LAND, ONE OF THE LARGEST RESIDENTIAL ESTATES IN KEY WEST, ON THE CORNER OF WASHINGTON STREET AND WHALTON STREET. BEAUTIFULLY MAINTAINED AND LOVINGLY CARED FOR OVER THE COURSE OF 74 YEARS BY THE SAME FAMILY. TOTALING 6 LOTS LAID OUT IN AN L SHAPE WITH 4 CONSECUTIVE VACANT LOTS FACING WHALTON STREET THAT CAN BE DIVIDED. 3 STRUCTURES IN TOTAL WHICH INCLUDE THE MAIN HISTORIC HOME, GUEST HOUSE AND 3-CAR GARAGE. GORGEOUS MEANDERING GARDENS AND LUSH LANDSCAPE MANICURED TO PERFECTION AND IRRIGATED BY 6 WELLS. RARE OPPORTUNITY WITH MANY POSSIBILITIES FOR DEVELOPMENT OR SUBDIVISION |
| PER PROPERTY OWNERS REQUEST LOT 2 HAS BEEN SPLIT OUT OF THIS PARCEL. SEE NEW ADD FOR LOT 2 ASSESSED UNDER RE 00039160-000200 AK 9102866. PER PROPERTY OWNERS REQUEST LOT 3 HAS BEEN SPLIT OUT OF THIS PARCEL. SEE NEW ADD FOR LOT 3 ASSESSED UNDER RE 00039160-000300 AK 9103482. |
| PER PROPERTY OWNERS REQUEST PT LOTS 4 AND 5 HAVE BEEN SPLIT OUT OF THIS PARCEL. SEE NEW ADD FOR PT LOTS 4 AND 5 ASSESSED UNDER RE 00039160-000400 AK 9103596. |
| 2014-03-10 MLS \$2,900,000 3/3 RARE COMBINATION LOCATED IN THE CASA MARINA DISTICT, ON A 27,000 SQ FT SITE THAT ALLOWS THE BUYER TO BUILD UP TO 2 ADDITIONAL HOMES. ALREADY APPROVED BY THE CITY OF KEY WEST. MUST BUY THE EXISTING HOME COMES WITH A COTTAGE AND 3 CAR GARAGE ON APPROXIMATELY 13,500 SQ FT LOT. PROPERTY HAS ALREADY BEEN SURVEYED. IF YOU BUY THE HOME, COTTAGE, AND GARAGE YOU HAVE THE RIGHT TO BUY ONE OR BOTH VACANT LOTS. IDEAL FOR A FAMILY COMPOUND. GREAT LANDSCAPING INCLUDING MANY MATURE PALMS, IRRIGATED BY 6 WELLS. ALL FOR \$2,900,000. |

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|--|
| 15-2542 | 06/24/2015 | 07/10/2015 | 6,000 | | DEMOLITION OF SINGLE-FAMILY RESIDENTIAL UNIT (COTTAGE)0 RESERVING ITS BPAS EXEMPTION FOR NEW SINGLE FAMILY RESIDENCE ON LOT 3. |
| 1 97-2167 | 07/01/1997 | 12/01/1997 | 5,400 | Residential | AWNINGS |
| 2 97-3066 | 09/01/1997 | 12/01/1997 | 3,000 | Residential | REPAINT HOUSE |

| | | | | | | |
|----|---------|------------|------------|--------|-------------|--|
| 3 | 98-0752 | 03/17/1998 | 12/12/1998 | 5,000 | Residential | REPLACE TILE ON PORCH |
| 4 | 98-1931 | 08/24/1998 | 12/12/1998 | 1,000 | Residential | HURRICANE SHUTTERS |
| 5 | 01-2253 | 06/14/2001 | 10/31/2001 | 2,500 | Residential | REPLACE GUTTERS/DOWNSPOUT |
| 6 | 01-3244 | 09/27/2001 | 10/31/2001 | 2,300 | Residential | FENCE REPAIRS |
| 7 | 02-1174 | 05/07/2002 | 10/09/2002 | 3,000 | Residential | REPAIR TERMITE DAMAGE |
| 8 | 02-2023 | 07/26/2002 | 10/09/2002 | 2,500 | Residential | REPAINT ALL BUILDINGS |
| 9 | 03-0217 | 01/27/2003 | 11/16/2004 | 6,000 | Residential | REPAINT GUEST HOUSE |
| 10 | 03-0586 | 03/07/2003 | 11/16/2004 | 6,000 | Residential | REPLACE FENCE |
| 11 | 03-3703 | 10/24/2003 | 11/16/2004 | 4,900 | Residential | ELECTRICAL |
| 12 | 03-3719 | 10/24/2003 | 11/16/2004 | 3,000 | Residential | PLUMBING |
| 13 | 03-3730 | 11/10/2003 | 11/16/2004 | 42,626 | Residential | FOUNDATION & ADDITION |
| 14 | 07-1153 | 03/07/2007 | 07/31/2007 | 10,620 | Residential | INSTALL STAND BY 16KW GENERATOR TO BE ABOVE FLOOD PAIAIN |
| | 07-1467 | 03/27/2007 | 07/31/2007 | 3,260 | | R & R EAST GABLE END FASCIA |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2016 | 213,216 | 17,778 | 1,434,367 | 1,665,361 | 1,665,361 | 0 | 1,665,361 |
| 2015 | 285,018 | 18,133 | 1,497,378 | 1,449,262 | 262,499 | 25,000 | 237,499 |
| 2014 | 268,522 | 16,604 | 1,743,302 | 2,028,428 | 929,865 | 25,000 | 904,865 |
| 2013 | 272,200 | 16,724 | 1,614,169 | 1,903,093 | 916,123 | 25,000 | 891,123 |
| 2012 | 279,557 | 16,877 | 1,136,375 | 1,432,809 | 900,809 | 25,000 | 875,809 |
| 2011 | 289,774 | 16,997 | 710,234 | 1,017,005 | 874,572 | 25,000 | 849,572 |
| 2010 | 304,827 | 17,117 | 1,180,464 | 1,502,408 | 861,647 | 25,000 | 836,647 |
| 2009 | 343,245 | 17,270 | 1,600,184 | 1,960,699 | 838,994 | 25,000 | 813,994 |
| 2008 | 315,801 | 17,390 | 2,570,225 | 2,903,416 | 838,156 | 25,000 | 813,156 |
| 2007 | 420,316 | 17,510 | 2,232,038 | 2,669,864 | 813,744 | 25,000 | 788,744 |
| 2006 | 642,797 | 16,637 | 2,434,950 | 3,094,384 | 761,837 | 25,000 | 736,837 |
| 2005 | 668,133 | 8,395 | 1,758,575 | 2,435,103 | 739,648 | 25,000 | 714,648 |
| 2004 | 444,236 | 5,519 | 268,800 | 718,555 | 286,062 | 25,000 | 261,062 |

| | | | | | | | |
|------|---------|-------|---------|---------|---------|--------|---------|
| 2003 | 466,305 | 5,762 | 138,432 | 610,499 | 280,729 | 25,000 | 255,729 |
| 2002 | 454,882 | 5,746 | 138,432 | 599,060 | 274,150 | 25,000 | 249,150 |
| 2001 | 356,102 | 5,730 | 138,432 | 500,264 | 269,833 | 25,000 | 244,833 |
| 2000 | 372,025 | 4,922 | 100,800 | 477,747 | 261,974 | 25,000 | 236,974 |
| 1999 | 267,003 | 4,310 | 100,800 | 372,113 | 255,087 | 25,000 | 230,087 |
| 1998 | 227,630 | 3,805 | 100,800 | 332,235 | 251,070 | 25,000 | 226,070 |
| 1997 | 196,869 | 3,029 | 90,048 | 289,946 | 246,874 | 25,000 | 221,874 |
| 1996 | 166,108 | 2,643 | 90,048 | 258,799 | 239,684 | 25,000 | 214,684 |
| 1995 | 151,343 | 2,488 | 90,048 | 243,879 | 233,839 | 25,000 | 208,839 |
| 1994 | 135,347 | 2,297 | 90,048 | 227,692 | 227,692 | 25,000 | 202,692 |
| 1993 | 131,110 | 1,185 | 90,048 | 222,343 | 222,343 | 25,000 | 197,343 |
| 1992 | 131,110 | 1,185 | 90,048 | 222,343 | 222,343 | 25,000 | 197,343 |
| 1991 | 131,110 | 1,185 | 90,048 | 222,343 | 222,343 | 25,000 | 197,343 |
| 1990 | 124,830 | 1,185 | 71,232 | 197,247 | 197,247 | 25,000 | 172,247 |
| 1989 | 113,482 | 1,077 | 67,200 | 181,759 | 181,759 | 25,000 | 156,759 |
| 1988 | 77,675 | 1,077 | 55,104 | 133,856 | 133,856 | 25,000 | 108,856 |
| 1987 | 76,886 | 1,077 | 36,826 | 114,789 | 114,789 | 25,000 | 89,789 |
| 1986 | 77,212 | 1,077 | 35,482 | 113,771 | 113,771 | 25,000 | 88,771 |
| 1985 | 75,254 | 1,077 | 23,224 | 99,555 | 99,555 | 25,000 | 74,555 |
| 1984 | 52,234 | 1,077 | 23,224 | 76,535 | 76,535 | 25,000 | 51,535 |
| 1983 | 52,234 | 1,077 | 23,224 | 76,535 | 76,535 | 25,000 | 51,535 |
| 1982 | 53,119 | 1,077 | 21,827 | 76,023 | 76,023 | 25,000 | 51,023 |

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 |
|------------|----------------------------|-----------|------------|---------------|
| 11/19/2015 | 2770 / 1963 | 1,400,000 | WD | 37 |
| 5/29/2015 | 2743 / 1523 | 2,500,000 | WD | 05 |

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