



**Historic Architectural Review Commission
Staff Report for Item 13**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 27, 2017

Applicant: Matthew Stratton, Architect

Application Number: H17-03-0018

Address: #1421 White Street

Description of Work:

New accessory structure and relocation of existing storage shed. New side improvements including side picket fence and gates, off-street parking pavers, modifications to pool deck and raised planter. New emergency generator.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The historic eyebrow house is on the northeast corner of White and Von Phister Streets. Staff believes that this house was relocated to the actual lot, as the 1926 Sanborn map does not portraits any footprint on the site and older Sanborn maps do not covered this particular area of Old Town. The historic windows, the horizontal wooden boards with no lap on the main façade, made us believe that the eyebrow house was not build in or after 1926. According to the historic architectural survey, the structure was built circa 1890. An exposed brick chimney faces Von Phister Street. The Sanborn maps only accounts one accessory structure located towards the northeast side of the lot. The house is actually under interior work, preparation of exterior walls for new white painting and replacement of existing metal shingles with new ones.

**US Secretary of the Interior's Standards and Guidelines for Rehabilitation, HARC
Guidelines and Ordinance for Relocation Cited in Review:**

- USSOIS and Guidelines (pages 16-23), specifically Standard 9 and Guidelines for Building Site (pages 31-33), specifically page 33;
Not Recommended- Introducing a new building or site feature that is out of scale or otherwise inappropriate.
Not Recommended- Introducing new construction onto the building site, which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.
- Decks (pages 39-40), specifically guidelines 1 and 3.
- Outbuildings (pages 40-41), specifically first two paragraphs of page 40, guidelines 1, 4, and 9.
- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 6, 8, 9, 11, 12, 13, 22, and 25.
- Air Conditioning Units, Antennas, Trash Facilities & Satellite Dishes (pages 42-43), specifically guideline 2.
- Fencing (pages 41-41), specifically guidelines 1, 2, 3, 9, and 10.
- Parking and Open Space (page 43), specifically first paragraph and guidelines 1 and 2.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of an accessory structure to be located on the south portion of the lot, with a setback of 7'-6" from Von Phister Street. According to the applicant, the location of the structure is set back towards the east from the original main structure, in order not to obscure the historic eyebrow house.

The proposed structure is rectangular in footprint and will have a gable roof on its main core and a semi flat roof towards the west. The structure will be approximately 26 feet wide by 18'-6" depth and will reach a maximum height of 17'-10 ½" from grade. The structure will have hardi board and natural stone for siding, impact resistant doors and windows, PVC fascia and soffits, and metal v-crimp for the roof.

The plans also includes the creation of a new off-street parking that will be located towards the west side of the proposed accessory structure and approximately 29'-5 ½" from the corner of White and Von Phister Streets. In order to accomplish this, the plan includes the replacement of a 6' tall wood picket fence with a 6' tall wood picket sliding gate. The actual fence on Von Phister Street is on city's right-of-way; staff has researched all available HARC data since 2001 and there is no evidence that the existing fence was reviewed and approved by HARC. The plan includes the proposed parking area to be paved.

The design also includes the relocation of an existing non-historic shed, that is facing Von Phister Street, to be away from the street and towards the east side of the lot.

The plan also includes the modification of an existing pool deck and the creation of a raised planter using an existing waterfall wall. All this changes to the pool area will occur at the rear yard. The design also includes the installation of a new a/c and a new electric generator

on the southeast portion of the lot, next to the existing pool equipment. The plan includes a new 6' tall wood picket fence at the existing driveway with a gate and the relocation of the existing portion of the fence, located towards the east inside of the property.

Consistency with Guidelines

It is staff's opinion that the proposed new accessory structure is inconsistent with the cited SOIS and guidelines and HARC guidelines. The structure is more than double the size in footprint than the original eyebrow house's footprint, making the scale, mass, and proportions of the new design incompatible with the original house. Although the height of the accessory structure will be lower than the eyebrow house, it will still be higher than non-historic attached additions to the house and higher than the end of the eaves of the eyebrow house. Furthermore, the accessory structure will be much higher and massive than the actual accessory structures found in the site. It is staff opinion that rather to be an accessory structure it will compete with the historic structure on the site. Staff finds that the building form, scale, location, and some materials used for the accessory structure (natural stone veneer) are inappropriate for this site, as it is a corner lot and the structure is completely visible from both streets.

Staff also finds that the proposed location of the off-street parking will be detrimental to the site and openness of the corner. An off-street parking on the site will be more appropriate as farther away from the corner, as off street parking on corner residential lots are more sensible behind the house. Another concern is that the proposed parking area will be in front of the exposed chimney. There are mature trees and a palm tree across Von Phister Street.

The installation of a 6' tall picket gate for the off-street parking fails guideline 3 of page 41 for fences, as this is a corner lot and the proposed gate will be in the side of the historic building.

The request for relocation of a non-historic shed complies with the Ordinance for relocation as the structure is not historic, will be relocated on the same site with the same orientation. Nevertheless, its proposed relocation is due to the new accessory structure, which staff opines is an inconsistent design.

Staff finds the proposed changes on the pool area and for mechanical equipment to be appropriate, as they comply with the guidelines and will be done at the rear yard.

In conclusion, staff finds that the design of the proposed accessory structure, the location of the off-street parking and the proposed 6' tall picket gate to be inconsistent with cited with the US Secretary of the Interior's Standards and Guidelines for Rehabilitation as well as the Historic Architectural Guidelines cited on this report.

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		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %	

ADDRESS OF PROPOSED PROJECT:

1421 White Street Key West, FL

OF UNITS 1

RE # OR ALTERNATE KEY:

NAME ON DEED:

Christopher and Traci Wright

PHONE NUMBER (305)906-2022

OWNER'S MAILING ADDRESS:

1421 White Street

EMAIL chris@wconsultinggrp.com

Key West, FL 33040

CONTRACTOR COMPANY NAME:

W Consulting Group, LLC

PHONE NUMBER (305)906-2022

CONTRACTOR'S CONTACT PERSON:

Chris Wright

EMAIL chris@wconsultinggrp.com

ARCHITECT / ENGINEER'S NAME:

Matthew Stratton

PHONE NUMBER 305-923-9670

ARCHITECT / ENGINEER'S ADDRESS:

1901 S. Roosevelt Blvd. #205W

EMAIL Matthew@mstrattonarchitecture.com

Key West, FL 33040

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:

\$ 100,000.00

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 AE6
☐ DEMOLITION ☒ SITE WORK ☐ INTERIOR ☐ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Construct new 446 SF accessory structure. New wood picket fencing and gates to match existing. New paved offstreet parking. Relocate existing 8'x10' storage shed. Renovate/modify existing wood deck around pool. New emergency generator.

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:
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 _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
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 ☒ 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 ☐ 200 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:

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:					
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: 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 ATHORITY, 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 USDEP 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:

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name CHRISTOPHER & TRACI WRIGHT				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1421 WHITE STREET				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #1041785					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N24°33'05.10"</u> Long. <u>W081°47'14.52"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number KEY WEST, CITY OF 120168			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 02/18/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 6
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1421 WHITE STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AA0008 Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.


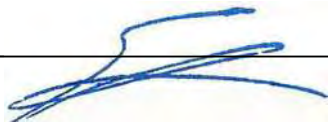
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	7.2	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	17.4	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A.	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A.	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	6.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.4	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	4.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	4.4	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name ERIC ISAACS		License Number PSM 6783	
Title SURVEYOR & MAPPER			
Company Name FLORIDA KEYS LAND SURVEYING			
Address 19960 OVERSEAS HIGHWAY			
City SUGARLOAF KEY	State Florida	ZIP Code 33042	
Signature 	Date 02/24/2017	Telephone (305) 394-3690	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

THE BUILDING IS A TWO STORY STRUCTURE ELEVATED ON COLUMNS. THE LOWEST MACHINERY SERVICING THE BUILDING IS THE A/C CONDENSER. THE BOTTOM OF THE ELECTRIC METER SERVICE BOX IS AT ELEVATION 8.7'. THERE IS A SEPERATE DETACHED GARAGE STRUCTURE LOCATED ON THE PROPERTY THAT IS NOT COVERED UNDER THIS CERTIFICATE. LATTICE IS PERMISSIBLE. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1421 WHITE STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1421 WHITE STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1421 WHITE STREET

City
KEY WEST

State
Florida

ZIP Code
33040

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW - 02/23/2017



Photo Two

Photo Two Caption SIDE VIEW & FOUNDATION - 02/23/2017

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1421 WHITE STREET

Policy Number:

City
KEY WEST

State
Florida

ZIP Code
33040

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

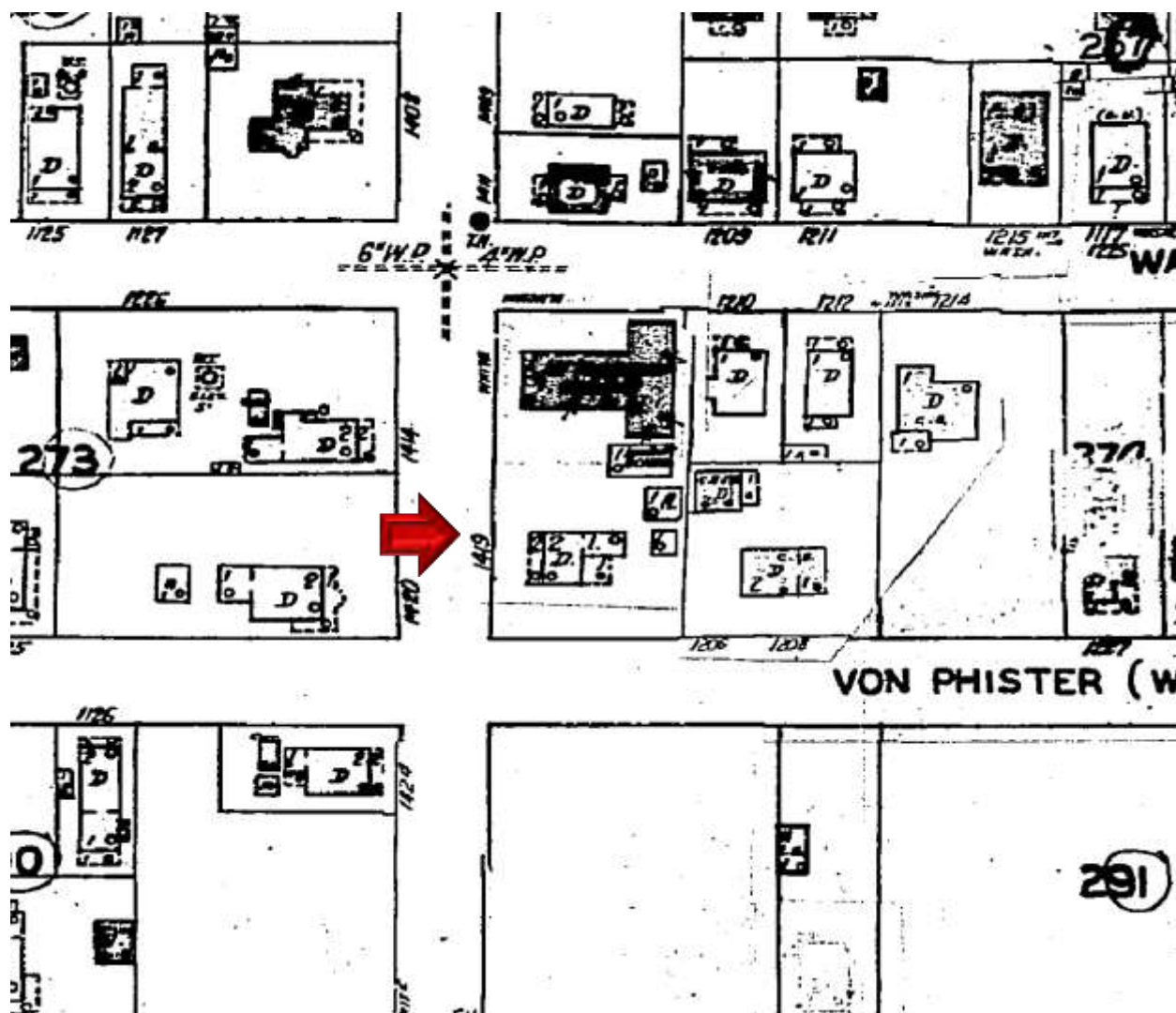
Photo One Caption REAR VIEW - 02/23/2017



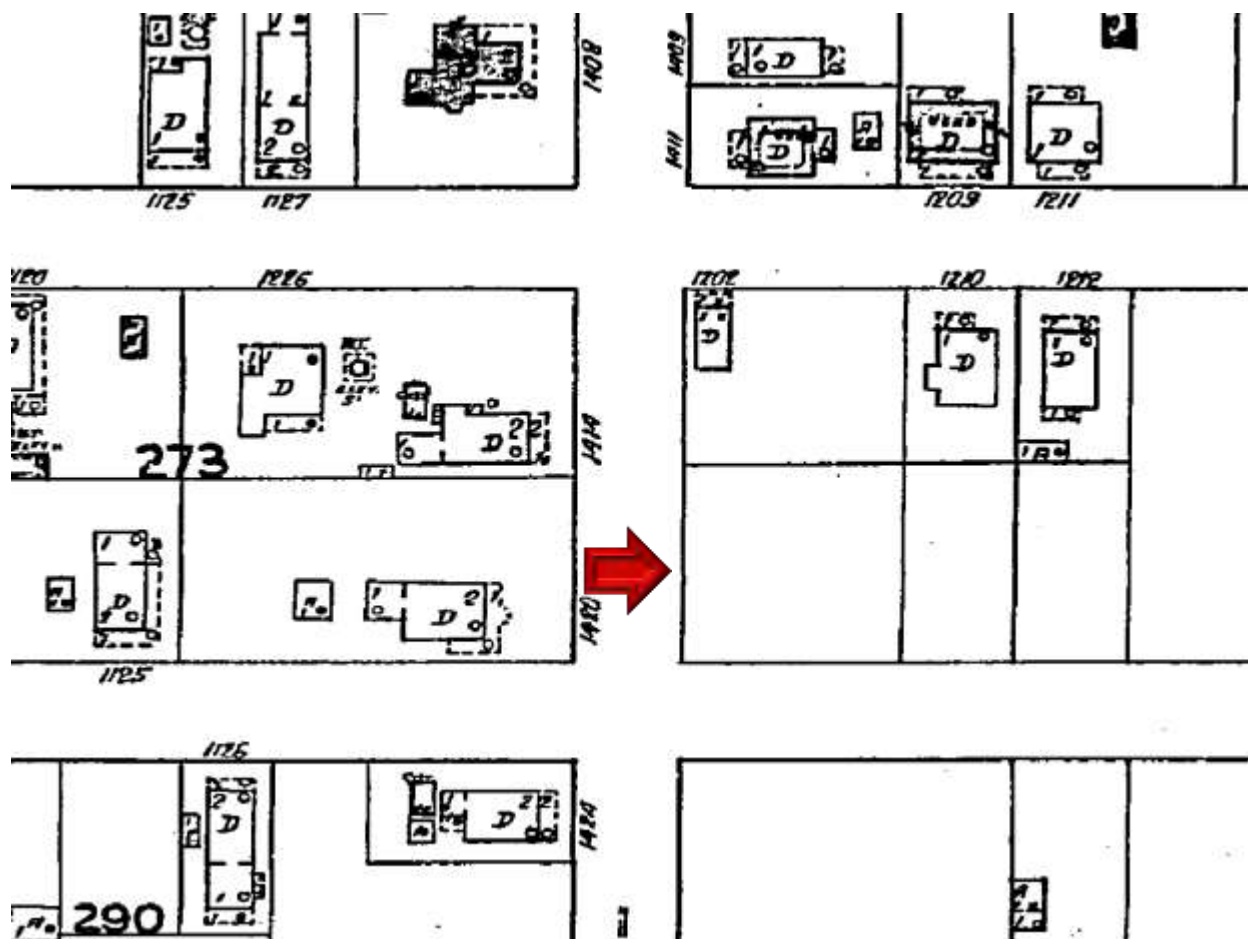
Photo Two

Photo Two Caption FOUNDATION - 02/23/2017

SANBORN MAPS



1948 Sanborn map



1926 Sanborn map

PROJECT PHOTOS









1421 WHITE STREET – VIEW FROM CORNER OF WHITE AND VON PHISTER STREETS



1421 WHITE STREET – SIDE FACING VON PHISTER



NEIGHBOR TO NORTH (CHURCH)
WHITE STREET

1421 WHITE STREET



CHURCH

WHITE STREET

1421 WHITE STREET



VIEW ACROSS WHITE STREET

2-STORY

2 ½ STORY



VIEW ACROSS WHITE STREET

2 ½ STORY

2 ½ STORY

2-STORY



1421 WHITE STREET
EXISTING SHED AND 1-STORY REAR ADDITION

NEIGHBOR TO REAR (VON PHISTER)
2-STORY MAIN HOUSE



1421 WHITE STREET
MAIN HOUSE

NEIGHBOR TO REAR (VON PHISTER)
2-STORY GUEST HOUSE



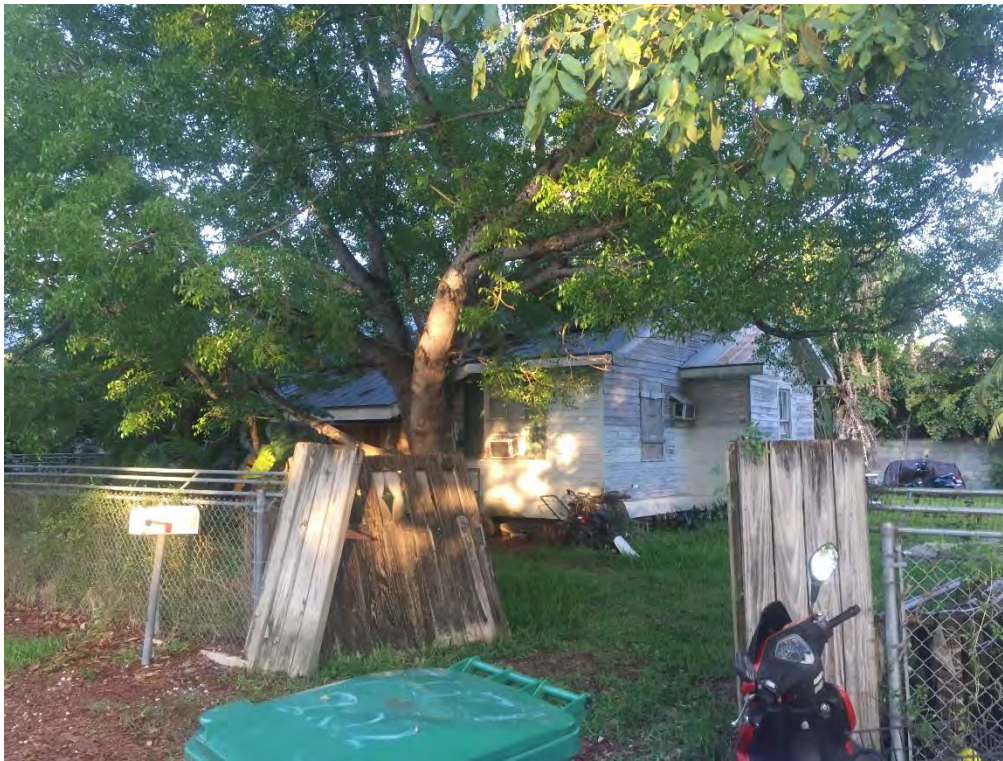
NEIGHBOR TO REAR (VON PHISTER)
2-STORY GUEST HOUSE 2-STORY MAIN HOUSE



NEIGHBOR TO REAR (VON PHISTER)
2-STORY GUEST HOUSE 2-STORY MAIN HOUSE



EMPTY LOT ACROSS VON PHISTER



NEIGHBOR TO SOUTHEAST (ACROSS VON PHISTER)
ADJACENT TO EMPTY LOT

SURVEY

MAP OF BOUNDARY SURVEY

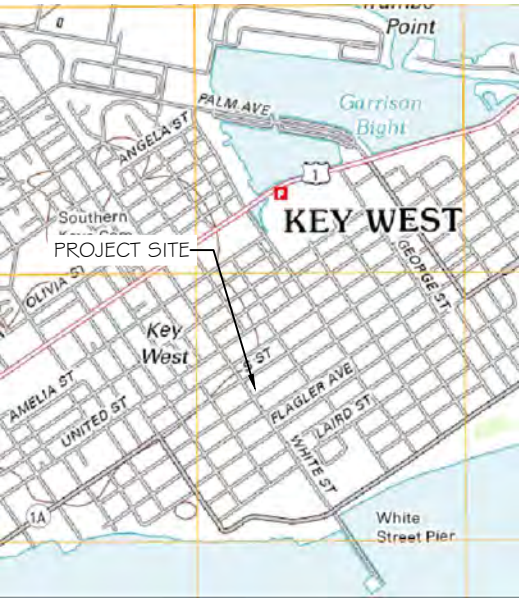
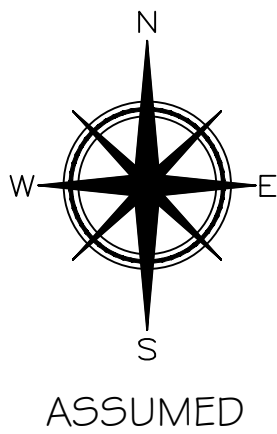
BEARING BASE:
ALL BEARINGS ARE BASED
ON N4°46'39"W ASSUMED
ALONG THE CENTERLINE OF
WHITE STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

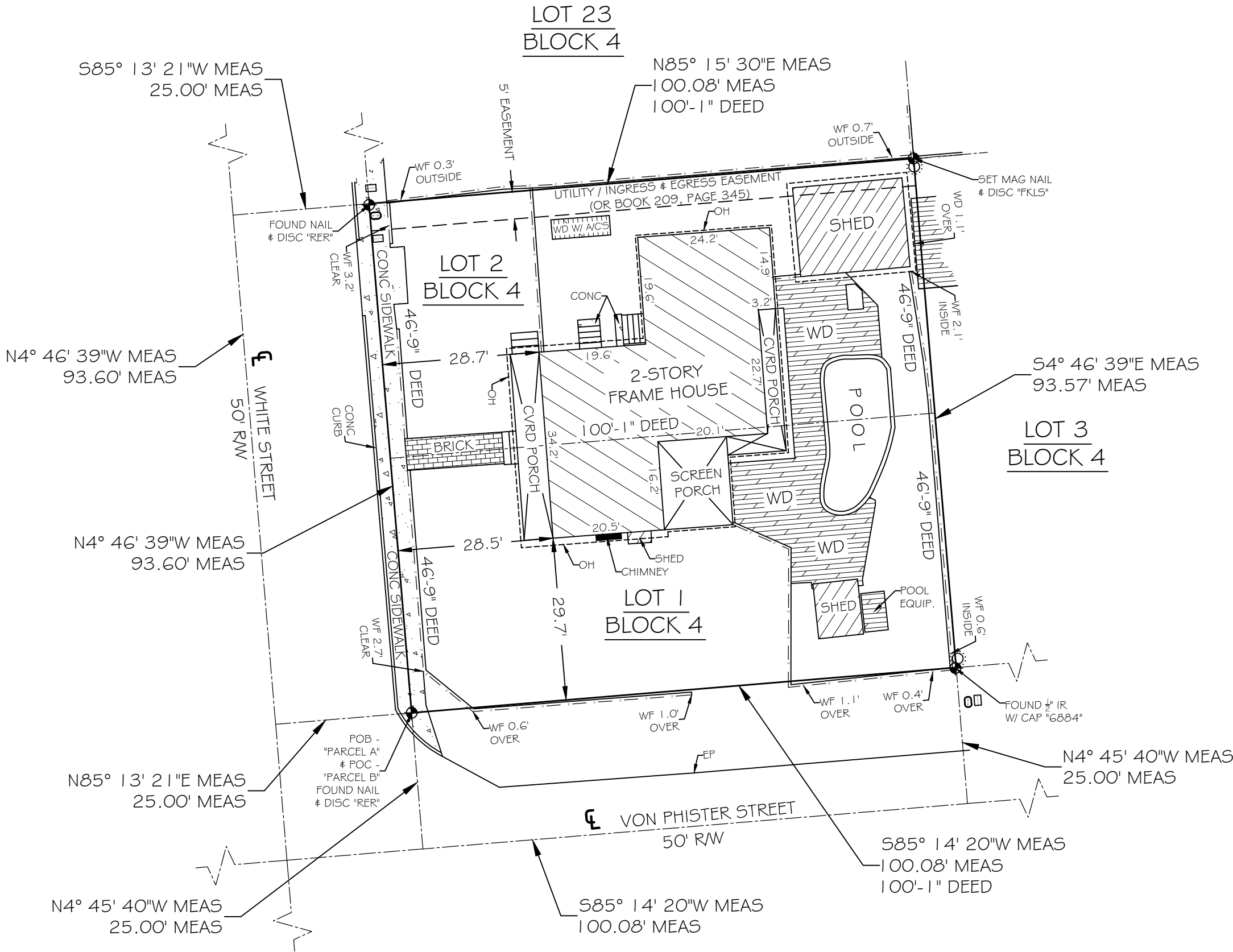
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1421 WHITE STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6

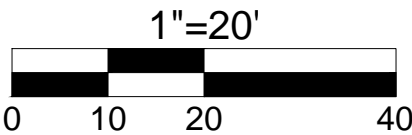


LOCATION MAP - NTS
SEC. 05-T685-R25E



LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- ⊕ - WATER VALVE



TOTAL AREA = 9,366.16 SQFT±

LEGAL DESCRIPTION -

"PARCEL A"
On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February 1829, as a Part of Tract 19, But now better known as Lot 1, Block 4, of said Tract 19, according to W.A. Gwynn's Diagram recorded in Plat Book 1, Page 34, Monroe County, Florida Records; Commencing at a point at the corner of Von Phister and White Streets and running thence along the said White Street in a North Westerly direction 46 feet and 9 inches; thence at right angles in a Northeasterly direction 100 feet and 1 inch; thence at right angles in a South Easterly direction 46 feet and 9 inches; thence at right angles in a Southwesterly direction 100 feet and 1 inch back to the place of beginning.

"PARCEL B"
On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February 1829, as a part of Tract 19, but now better known as Lot 2, of Tract 19, but now better known as Lot 2, Block 4, in Tract 19 according to W.A. Gwynn's Diagram recorded in Plat Book 1, Page 34, Monroe County, Florida Records; Commencing at a point on White Street distant 46 feet and 9 inches from the corner of White and Von Phister Streets running thence along the said White Street in a North Westerly direction 46 feet and 9 inches; thence at right angles in a North Easterly direction 100 feet and 1 inch; thence at right angles in a South Easterly direction 46 feet and 9 inches; thence at right angles in a Southwesterly direction 100 feet and 1 inch back to the place of beginning.

"EASEMENT"
Subject to Easement from Mrs. Lewis E. Pierce, to the City of Key West, Florida, for use of Utility Board of City of Key West, for electric utility over North Westerly 5 feet of Lot 2, Block 4, Tract 19, as recorded in P.B. 1, Page 34, Monroe County, Florida, Public Records, plus right of ingress and egress over said property to maintain utility over subject property. Easement dated 12-21-1960, recorded 2-10-1961, O.R. Book 209, Page 345, Office of the clerk of the Circuit Court, Monroe County, Florida.

CERTIFIED TO - Christopher Wright and Traci White;
Smith Oropeza Hawks;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GB = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	
CBW = CONCRETE BLOCK WALL	LS = LANDSCAPING	
CL = CENTERLINE	MB = MAILBOX	
CLF = CHAINLINK FENCE	MEAS = MEASURED	
CM = CONCRETE MONUMENT	MF = METAL FENCE	
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	
COP = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	
CVRD = COVERED	NTS = NOT TO SCALE	
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	
EL = ELEVATION	OHV = OVERHEAD WIRES	
ENCL = ENCLOSURE	PC = POINT OF CURVE	
EP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	
FF = FINISHED FLOOR ELEVATION	PCF = PERMANENT CONTROL POINT	
FI = FIRE HYDRANT	PK = PARKER KALON NAIL	
FI = FENCE INSIDE	POB = POINT OF BEGINNING	
FND = FOUND	PI = POINT OF INTERSECTION	
FO = FENCE OUTSIDE		
FOL = FENCE ON LINE		

SCALE: 1"=20'
FIELD WORK DATE: 03/16/2017
REVISION DATE: XX/XX/XXXX
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY: EAI
JOB NO.: 17-146

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

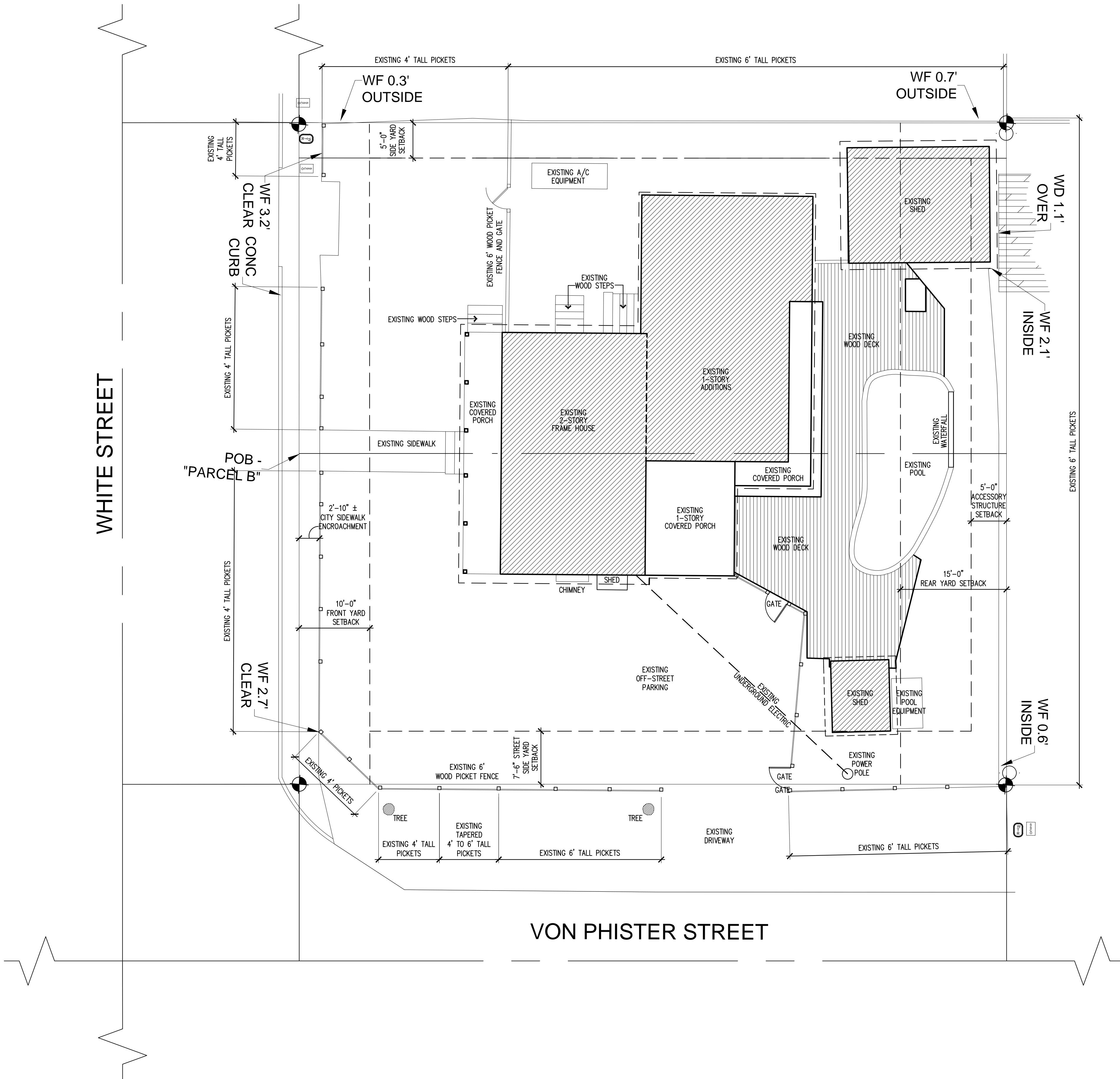
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN



EXISTING SITE PLAN
1/8"=1'-0"

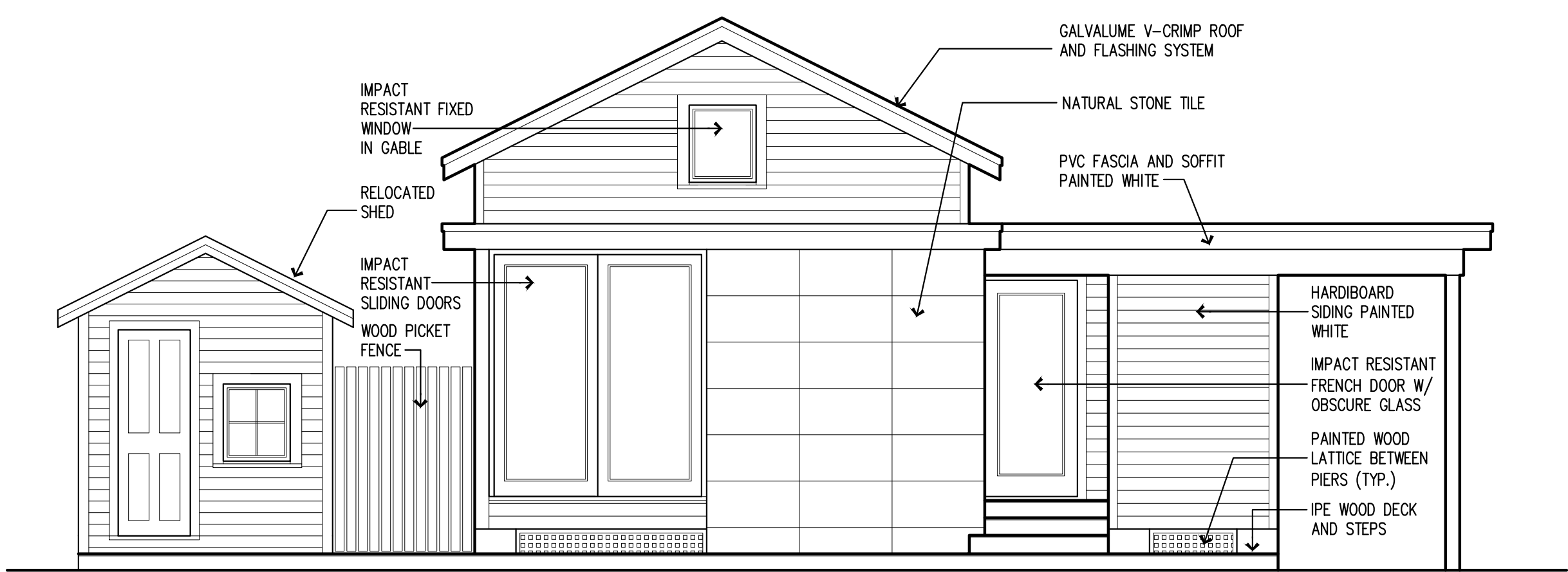
New Accessory Structure and Sitework
1421 WHITE STREET
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

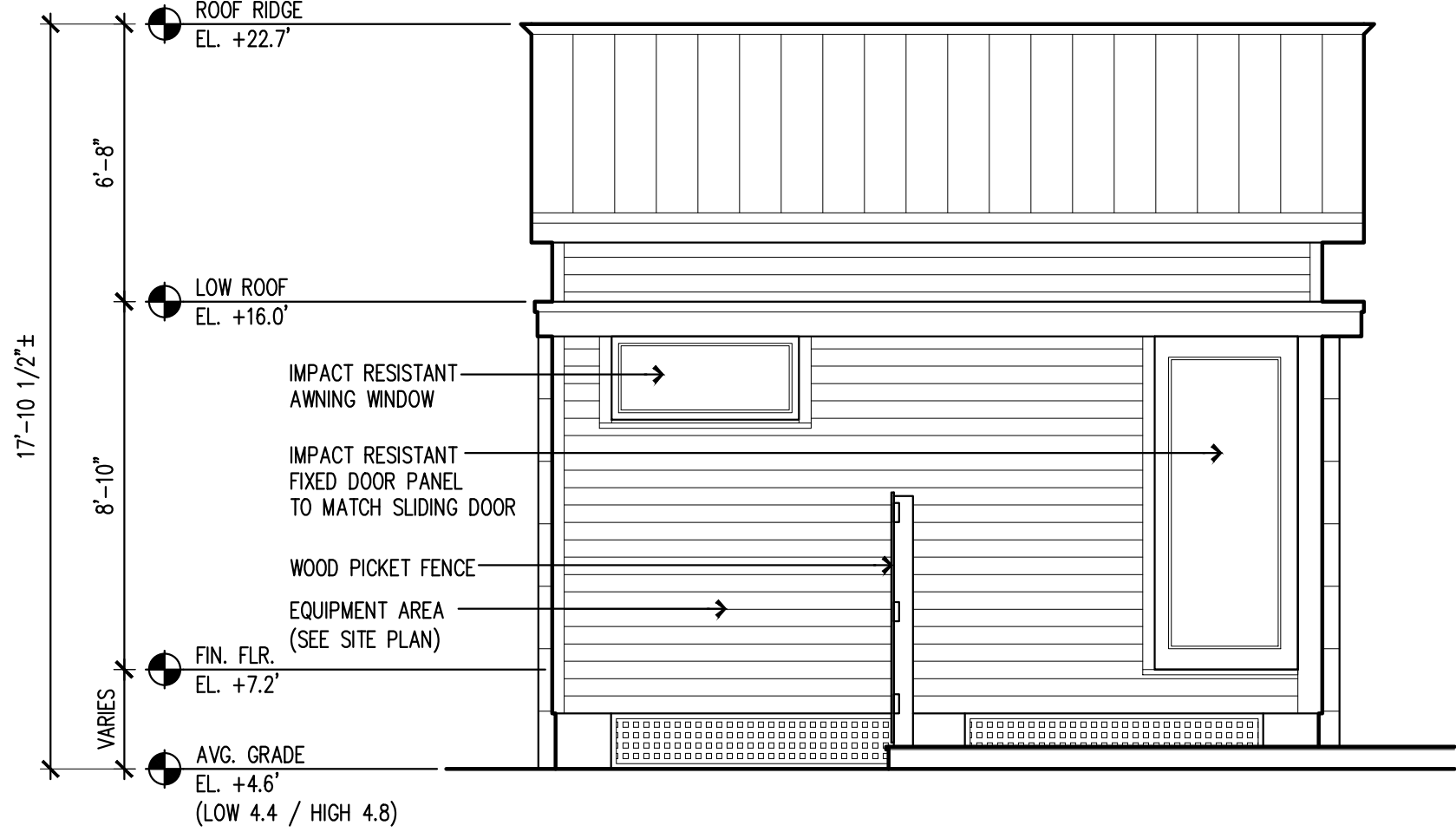


Date 6.20.17
Project #

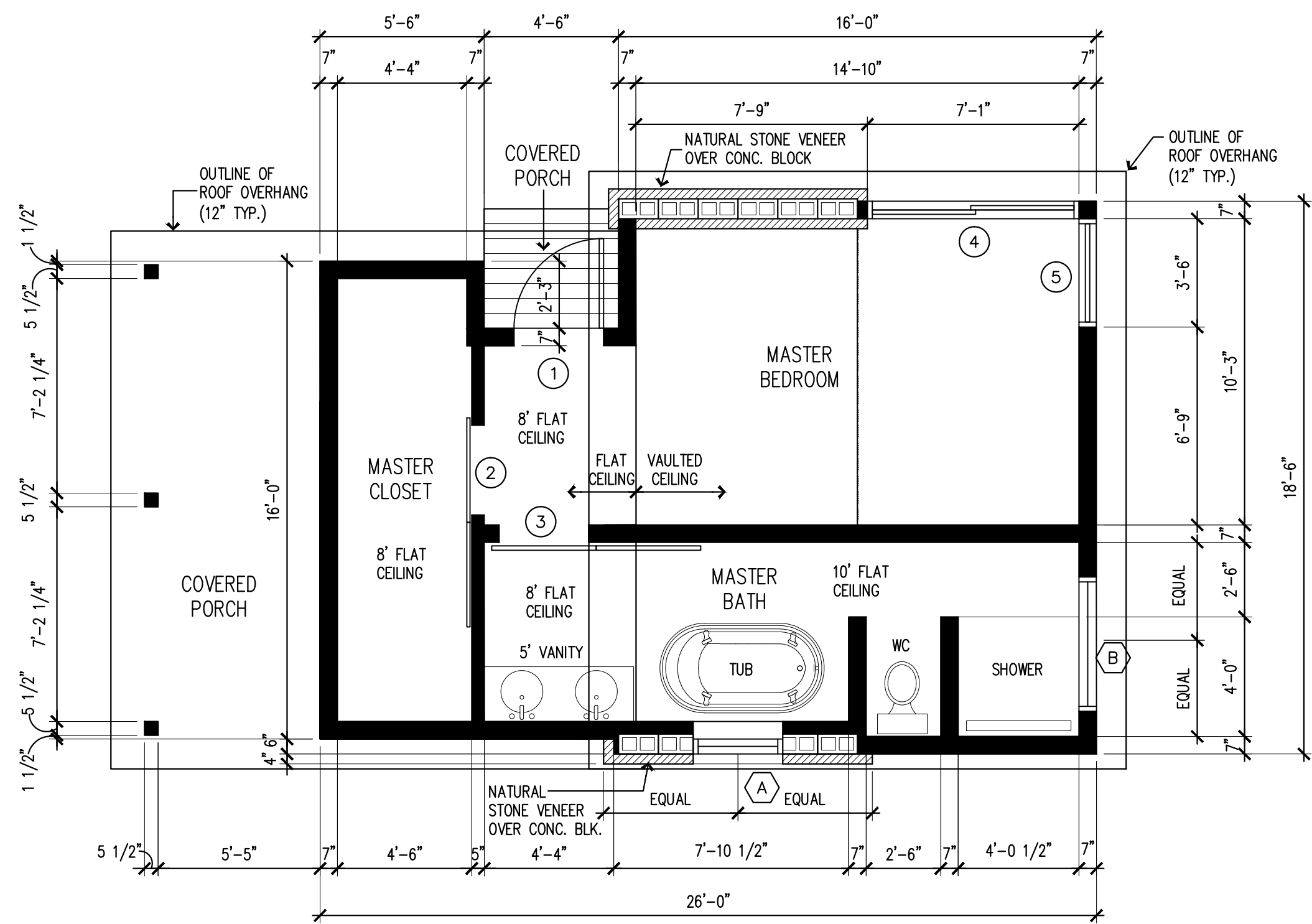
SD-2



PROPOSED ELEVATION FACING POOL (NORTH)
1/4"=1'-0"



PROPOSED ELEVATION FACING REAR (EAST)
1/4"=1'-0"



FLOOR PLAN
1/4"=1'-0"

New Accessory Structure and Sitework
1421 WHITE STREET
Key West, FL 33040

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305.923.9670
Matthew@MStrattonArchitecture.com



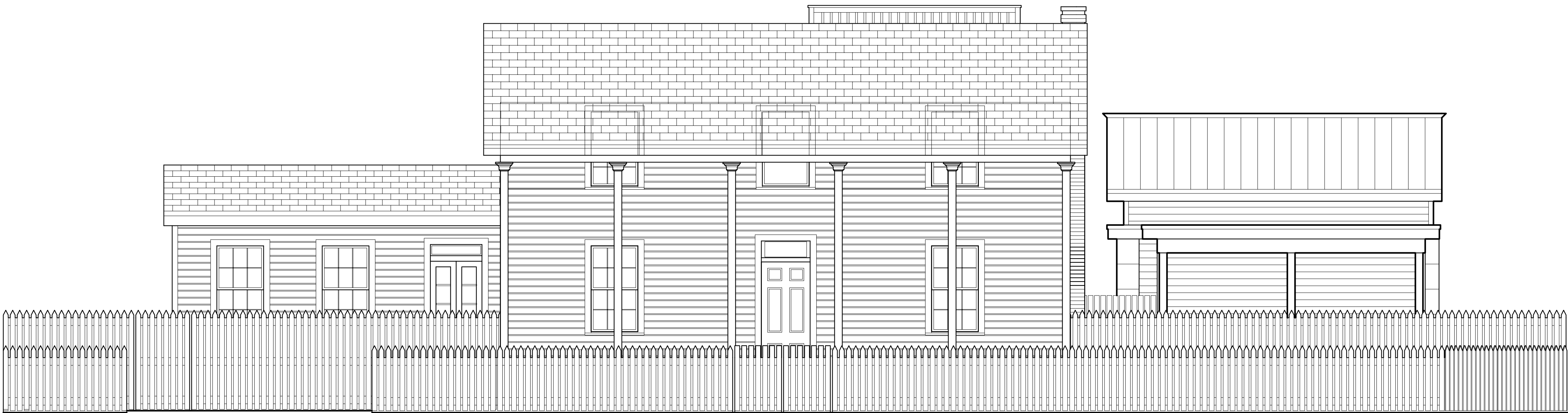
Date 5.24.17
Project #



EXISTING FRONT ELEVATION (WEST)
1/4"=1'-0"

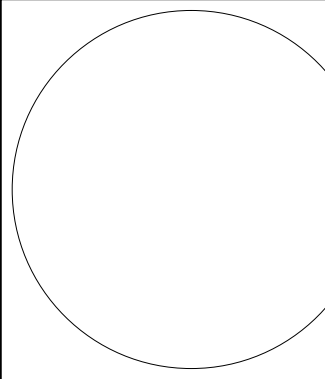


PROPOSED FRONT ELEVATION (WEST)
1/4"=1'-0"



PROPOSED FRONT VIEW FROM WHITE STREET
1/4"=1'-0"

New Accessory Structure and Sitework
1421 WHITE STREET
Key West, FL 33040



1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 5.24.17

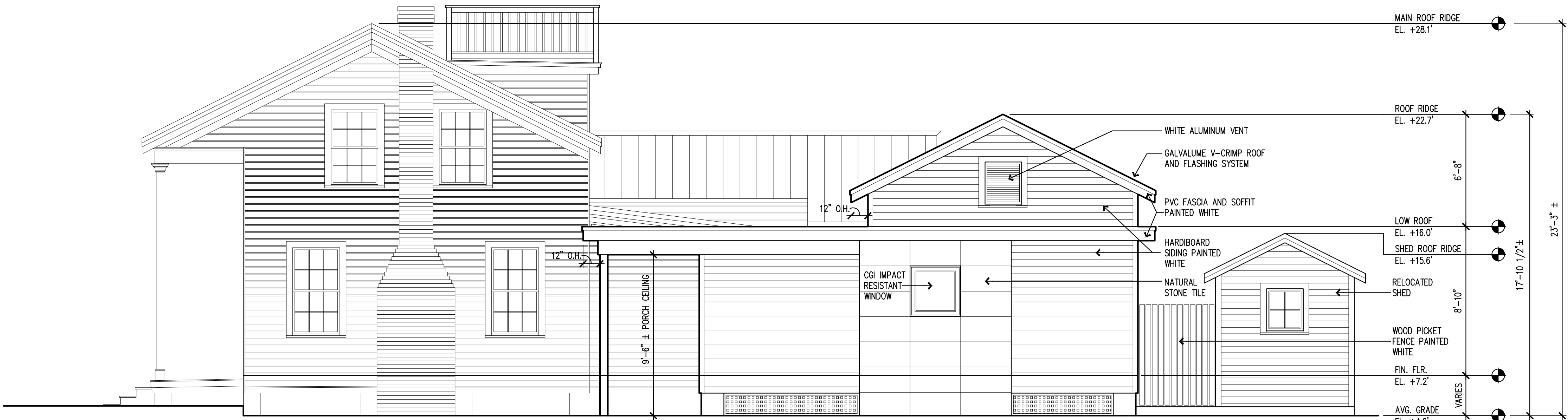
Project #

A-3



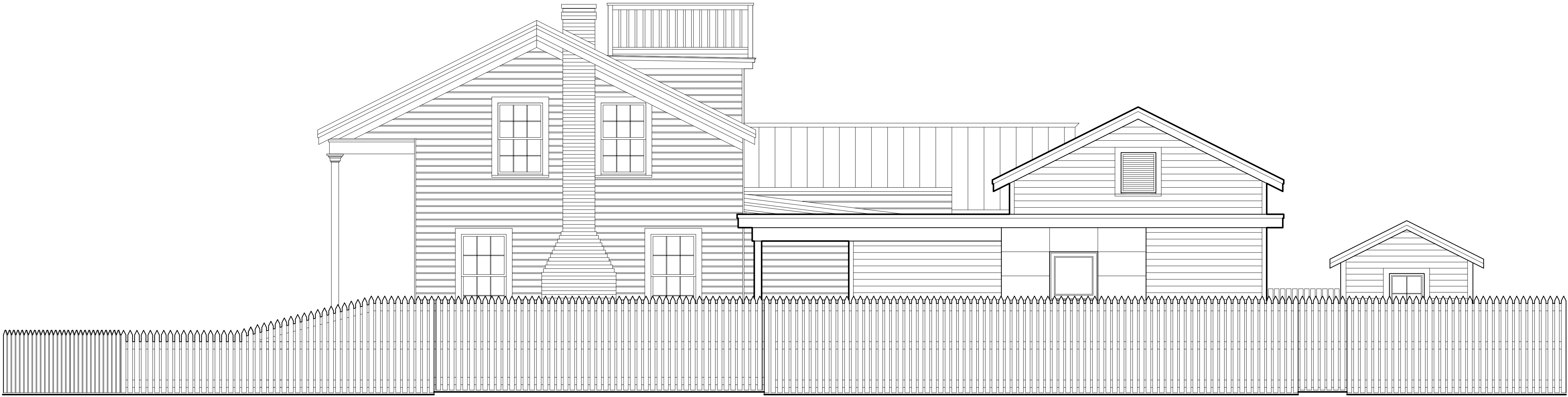
EXISTING STREET SIDE ELEVATION (SOUTH)

1/4"=1'-0"



PROPOSED STREET SIDE ELEVATION (SOUTH)

1/4"=1'-0"



PROPOSED SIDE VIEW FROM VON PHISTER STREET

1/4"=1'-0"

New Accessory Structure and Sitework
1421 WHITE STREET
Key West, FL 33040

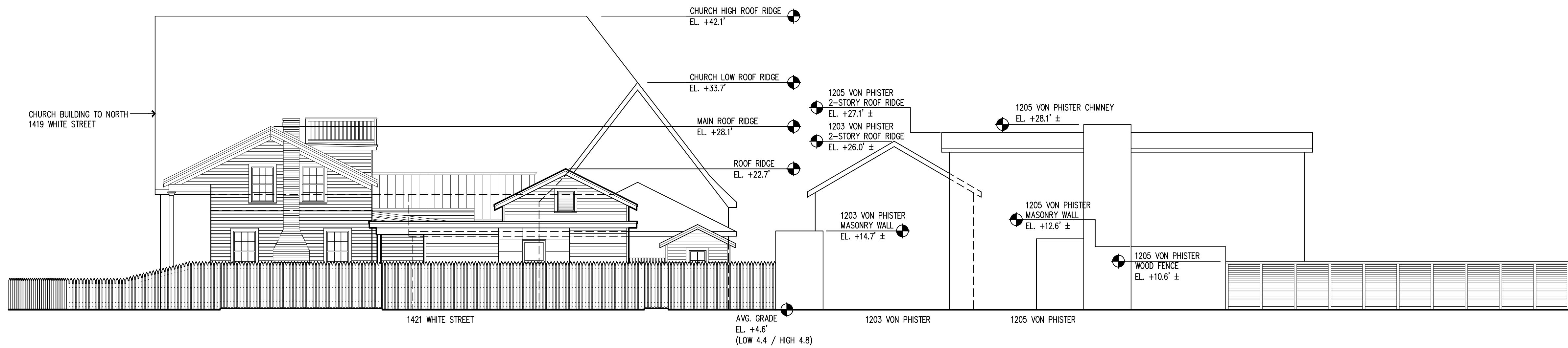
1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

m. stratton
ARCHITECTURE

Date 5.24.17

Project #

A-4



STREETSCAPE ELEVATION – VON PHISTER STREET
1/8"=1'-0"

New Accessory Structure and Sitework
1421 WHITE STREET
Key West, FL 33040

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

Date 6.7.17

Project #

SD-1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., June 27, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE AND RELOCATION OF EXISTING STORAGE SHED. NEW SITE IMPROVEMENTS INCLUDING SIDE PICKET FENCE AND GATES, OFF-STREET PARKING PAVERS, MODIFICATIONS TO POOL DECK AND RAISED PLANTER. NEW EMERGENCY GENERATOR.

1421 WHITE STREET

Applicant – Matthew Stratton, Architect

Application #17-030018

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Traci Wright, 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:

1421 White St Key West, FL 33040 on the 13 day of June, 2017.

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 June 27, 2017.

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 17-030018.

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

Signed Name of Affiant:

Traci Wright

Date:

Address: 1421 White St

City: Key West

State, Zip: FL, 33040

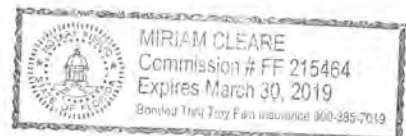
The forgoing instrument was acknowledged before me on this 14 day of June, 2017.

By (Print name of Affiant) Traci Wright who is personally known to me or has produced FL DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Miriam Cleare
Print Name: Miriam Cleare

Notary Public - State of Florida (seal)
My Commission Expires: 03/30/19





NIFFER

1421

Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION



qPublic.net™

Monroe County, FL

Summary

Parcel ID 00041110-000000
Account # 1041785
Property ID 1041785
Millage Group 10KW
Location 1421 WHITE ST, KEY WEST
Address
Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 1 & 2 SQR 4 TR 19 PB1-34
Description G13-165/166/276 OR384-899/900 OR649-44/45 OR1765-320/22P/R
OR1765-323/26 OR1994-437/440 OR1994-441/444 OR2361-2097D/C
OR2848-170/72
(Note: Not to be used on legal documents)
Neighborhood 6131
Property Class SINGLE FAMILY RESID (0100)
Subdivision Tropical Building and Investment Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

WRIGHT CHRISTOPHER
 1421 White ST
 Key West FL 33040

WRIGHT TRACI H/W
 1421 White ST
 Key West FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$328,065	\$329,990	\$320,363	\$323,845
+ Market Misc Value	\$51,818	\$45,928	\$41,542	\$43,128
+ Market Land Value	\$965,020	\$1,066,670	\$907,227	\$840,025
= Just Market Value	\$1,344,903	\$1,442,588	\$1,269,132	\$1,206,998
= Total Assessed Value	\$1,344,903	\$1,281,825	\$1,165,296	\$1,059,360
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,344,903	\$1,442,588	\$1,269,132	\$1,206,998

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	9,357.00	Square Foot	93.5	100

Buildings

Building ID	3215	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1943	
Building Type	S.F.R. - R1 / R1	Foundation	CONC BLOCK	
Gross Sq Ft	2922	Roof Type	GABLE/HIP	
Finished Sq Ft	2205	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	302	Bedrooms	3	
Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	15	Grade	550	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	1	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,205	2,205	0
OUU	OP PR UNFIN UL	240	0	0
OPF	OP PRCH FIN LL	269	0	0
SPF	SC PRCH FIN LL	208	0	0
TOTAL		2,922	2,205	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1964	1965	1	80 SF	3
UTILITY BLDG	1989	1990	1	320 SF	3
WATER FEATURE	2007	2009	1	1 UT	1
WOOD DECK	2007	2009	1	832 SF	2
RES POOL GNIT	2007	2009	1	288 SF	5
PATIO	1985	1986	1	114 SF	4
FENCES	2006	2007	0	1512 SF	2
FENCES	2006	2007	1	448 SF	2

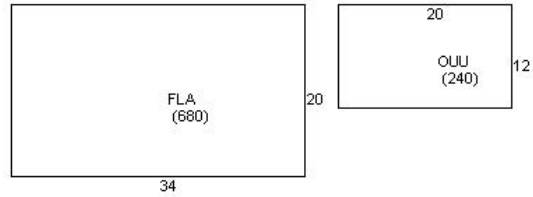
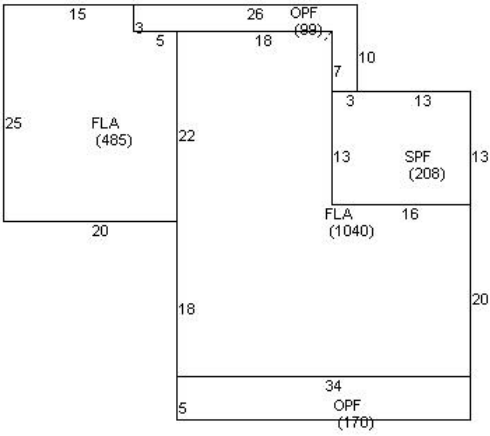
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/30/2017	\$1,450,000	Warranty Deed	2117859	2848	170	02 - Qualified	Improved
3/31/2004	\$1,200,000	Warranty Deed		1994	0437	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-0220	5/9/2006		\$5,000	Residential	ROUGH & SET 20 FIXTURES (3 NEW).
06-0782	2/8/2006		\$1,500	Residential	WIRE & BOND POOL.
06-0706	2/6/2006		\$8,500	Residential	INSTALL A/C
05-4582	12/9/2005		\$15,000	Residential	REWIRE ENTIRE HOUSE AND ADDITION, UPGRADE TO 200 AMP.
05-3549	8/22/2005		\$8,988	Residential	INSTALL V-CRIMP ROOFING 1300SF ON NEW ADDITION
05-0254	1/28/2005		\$195,000	Residential	BUILD ADDITION, DECK, & RENOVATION.
04-3786	12/28/2004		\$2,800	Residential	INSTALL INGROUND GUNITE POOL.
04-0309	2/5/2004	11/18/2004	\$3,554	Residential	ROOFING

Sketches (click to enlarge)



Photos





Map



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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The Schneider
Corporation