



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Architectural Preservationist

Meeting Date: August 26, 2025

Applicant: Gary the Carpenter

Application Number: C2025-0075

Address: 510 Fleming Street

Description of Work:

Reconfiguration of front portion of roof. Conversion from gable to hip roof and addition of upper gable end window.

Site Facts:

The building under review is a historic and contributing structure within the historic district, constructed 1994 according to Tax Appraiser's data. The site includes the main two-story structure.

Currently the house sits on piers and is located within an X flood zone.



Photo of property under review.



Photo of Property Under Review Front (North) Elevation.



Photo of Property Under Review Front (North) Elevation.

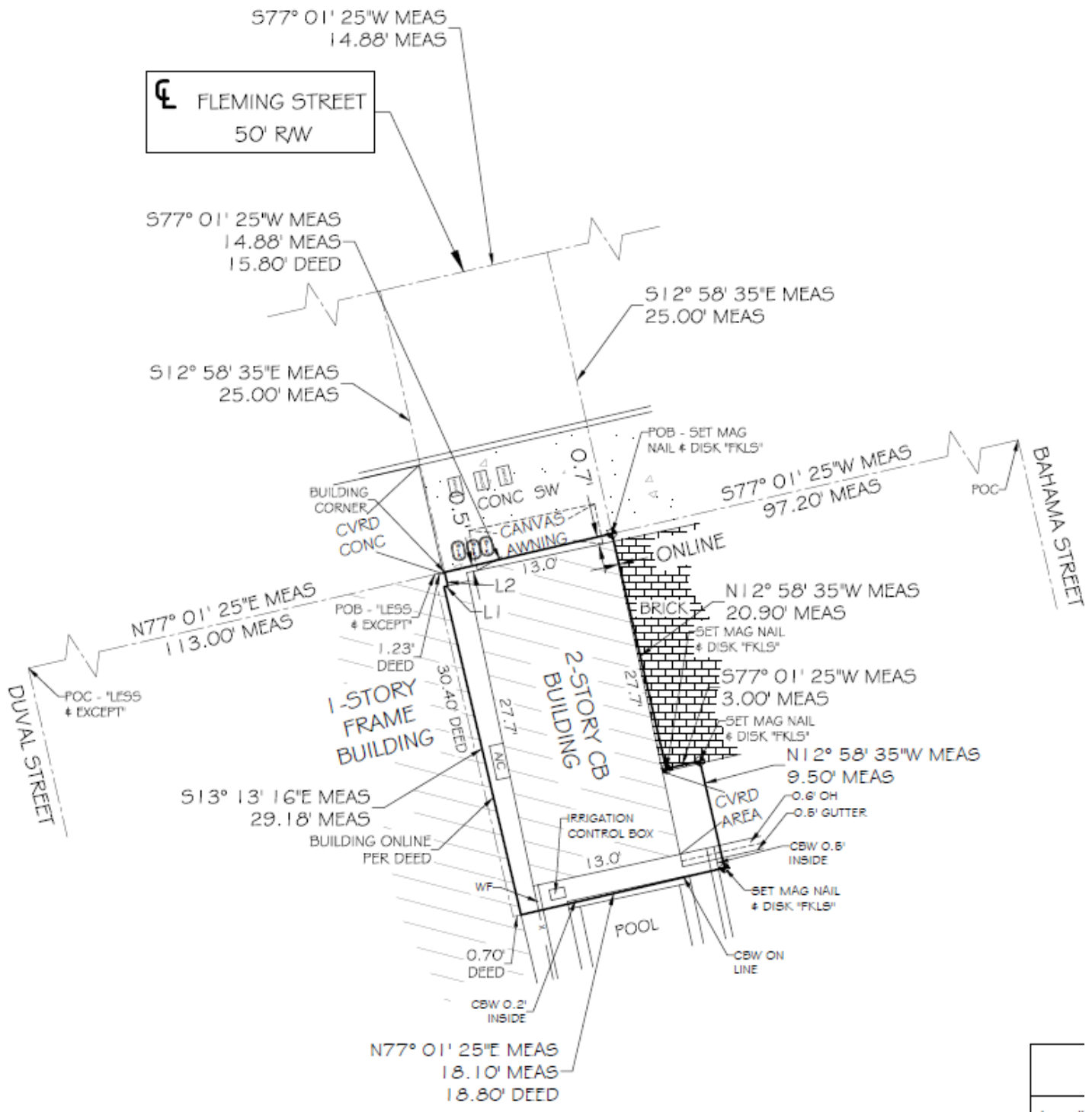


Photo of Property Under Review Front (North) Elevation.



2024 Google Earth Aerial Imagery.

Current Survey.

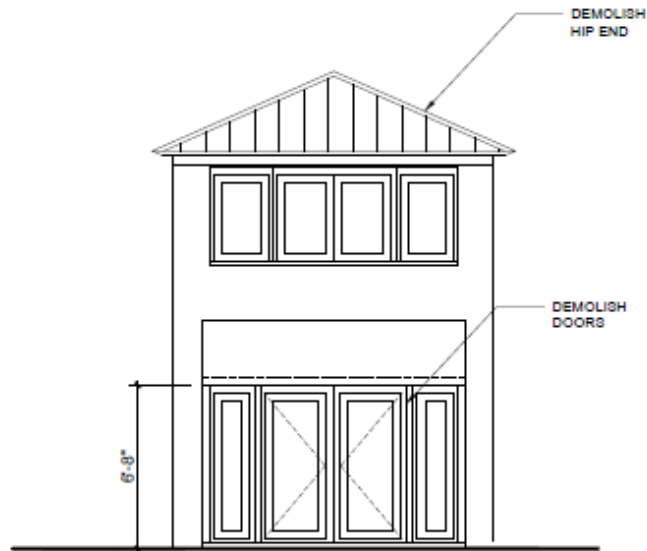


Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically Guidelines 2 and 3.
- Guidelines for Windows, Storefronts, Shutters and Window Protection (pages 29j), specifically Guideline 4.

Staff Analysis:

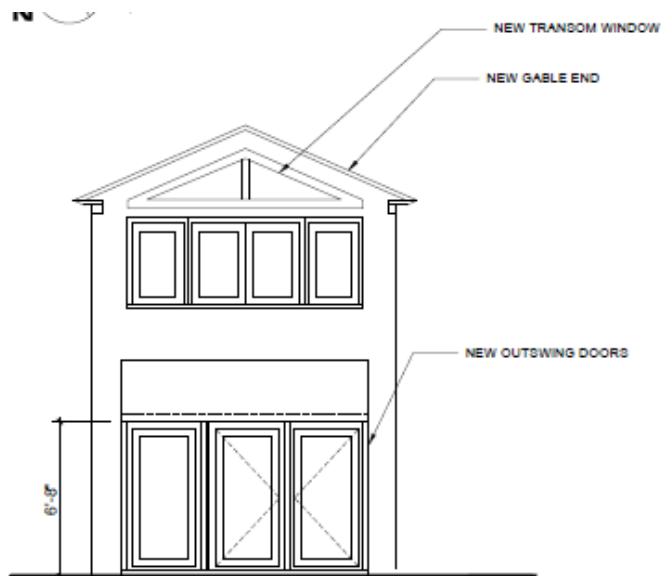
A Certificate of Appropriateness is currently under review for the reconfiguration of the front portion of the 5v-crimp metal roof. The front portion of the roof will be converted from a hip to a gable. Triangular windows will be added to the new gable above the existing windows. The new proposed outswing doors are not a part of this application.



EXISTING ELEVATION

1/4"=1'-0"

Proposed Front Elevation.



PROPOSED ELEVATION

1/4"=1'-0"

Existing Front Elevation.

Consistency with Cited Guidelines:

Staff find the proposed design incompatible with the existing structure and its surrounding context. The roof complies with Guideline 2 of Roofing, as no changes in roofing materials are proposed. However, it does not meet Guideline 3, which states that “roofing materials and forms used in new construction must be visually compatible with the existing historical and architectural context of the streetscape and neighborhood.” The proposed combination of a hip and gable roof form is not found within the surrounding streetscape. Similarly, the proposed triangular windows do not comply with Guideline 4 of Windows, which states that “changes in window fenestrations on non-contributing or non-historic buildings shall be made in a manner that will be harmonious to the building and surrounding built environment.” No triangular windows are present on buildings within the surrounding area. However, it is important to note that the subject property is a non-historic building. As such, review of the proposed alterations focuses on their compatibility with the historic and architectural character of the surrounding district.

APPLICATION

HARC MINOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

The filing of this application does not ensure approval as submitted. Certain proposed work may require Commission review. I hereby certify that the proposed work is authorized by 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 a Building Permit may also be required PRIOR to commencing the work outlined above and that there will be a **HARC FINAL inspection** required under this Certificate.

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

510 FLEMING	PHONE NUMBER:
MARYANN FENICATO	(305) 395-9065
510 FLEMING	EMAIL:
KEY WEST FL 33040	MAFENICATO@HOTMAIL.COM
JOE CLEMENTS	PHONE NUMBER:
	(305) 304-0841
	EMAIL:
800 SIMONTON KW FL 33040	JOE@GARYTHECARPENTER.COM
	DATE
	6/27/25

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT DESCRIPTION: Use this space to describe in detail the changes you plan to make to the property. Required information includes any changes in size or shape to the existing structure(s), any changes to exterior materials, changes to size, number, or type of windows and doors, etc. Please attach any photographs, surveys, manufacturer's specifications, and drawings that will help describe your project.

Work to be done will affect: (Please select all applicable)

Main Building ☒ Secondary Structure ☐ Site ☐ Mechanical Equipment ☐ Fence ☐

FRONT PORTION OF ROOF

APPROX 13 X 8

U CRIMP HIP ROOF TO BECOME U CRIMP GABLE
PLEASE SEE ENGINEERED DRAWINGS

ARCHITECTURAL FEATURES IN SCOPE OF WORK AND MATERIALS

FEATURES

ORIGINAL MATERIAL

PROPOSED MATERIAL

Awnings

Decks

Doors / Windows

Electrical (Raisers, Solar Panels, Generators, etc.)

Fences and walls

Gas Tanks

Mechanical Hood

Mechanical HVAC or Cooling Systems

Pavers or hard ground finish

Pool and Spas/ Equipment

Roofing (Gutters, Downspouts, Skylights, etc.)

Shutters and Storm Protection

Siding / Masonry Walls

Site Work

Utilities

Others

APPLICATIONS FOR PAINTING OR REPAINTING

ELEMENT TO BE PAINTED

CURRENT COLOR

PROPOSED COLOR

APPLICATIONS FOR SIGNAGE

SIGN COPY:

PROPOSED MATERIALS:

SIGNS WITH ILLUMINATION:

Type of Light:

Color and Lumens:

BUSINESS LINEAL FOOTAGE:

Light Lineal Footage:

HARC PLANNER DECISION:

Approved _____ Conditions _____ Requires Commission Approval _____

HARC PLANNER SIGNATURE AND DATE

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

510 FLEMING ST
MARYANN FENICATO
JOE CLEMENTS

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

	Maryann Fenicato	7/24/25
PROPERTY OWNER'S SIGNATURE		DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

*

DEMO OF FRONT PORTION OF ROOF AREA
TO BE REBUILT AS GABLE & TRIANGLE
WINDOWS

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

N/A

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

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

N/A

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

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

N/A

(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.

N/A

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

N/A

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

N/A

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

N/A

(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.

N/A

(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.

N/A

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

N/A

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

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

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

N/A

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

N/A

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

N/A

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

N/A

PROJECT PHOTOS



Photo of property under review.



Photo of Property Under Review Front (North) Elevation.



Photo of Property Under Review Front (North) Elevation.



Photo of Property Under Review Front (North) Elevation.

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S77°01'25"W ASSUMED
ALONG THE CENTERLINE OF
FLEMING STREET.

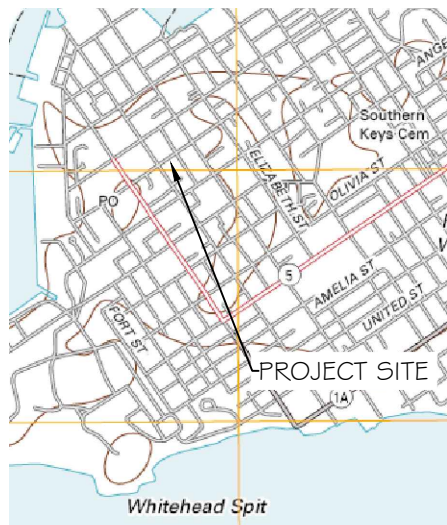
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

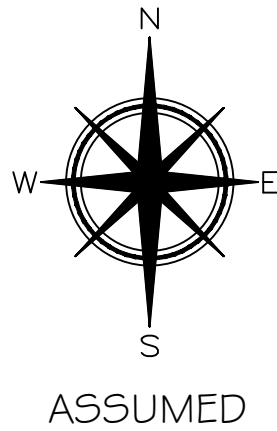
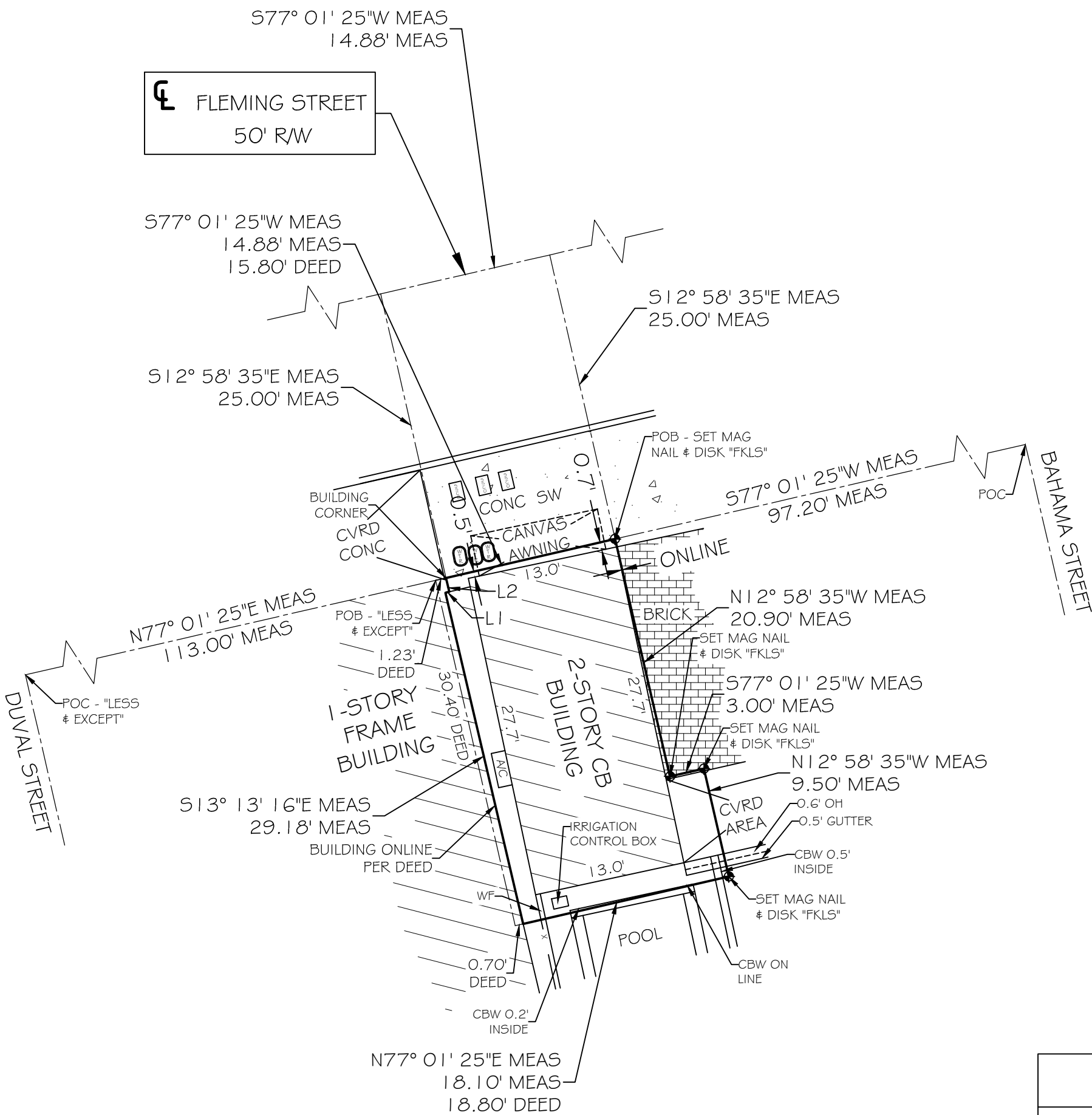
ADDRESS:
510 FLEMING STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

MAP OF BOUNDARY SURVEY

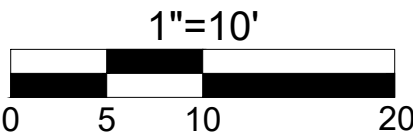


LOCATION MAP - NTS
SEC. 06-T685-R25E



Parcel Line Table

Line #	Length	Direction
L1	0.35' MEAS	N76° 46' 44"E MEAS
L2	1.23' MEAS	N13° 13' 16"W MEAS



TOTAL AREA = 489.09 SQFT ±

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- - CONCRETE POWER POLE

NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- THE WESTERLY BOUNDARY LINE IS MONUMENTED BY THE NEIGHBORING BUILDING.

CERTIFIED TO -

MARYANN FENICATO;

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	GUY = 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	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	R/W = RIGHT-OF-WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CVRD = COVERED	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
DEASE = DRAINAGE EASEMENT	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
EL = ELEVATION	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
ENCL = ENCLOSURE	OH = ROOF OVERHANG	TYP = TYPICAL
EP = EDGE OF PAVEMENT	OHV = OVERHEAD WIRES	UE = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WD = WOOD DECK
FI = FIRE HYDRANT	PM = PARKING METER	WF = WOOD FENCE
FI = FENCE INSIDE	PCC = POINT OF COMPOUND CURVE	WL = WOOD LANDING
FND = FOUND	PCF = PERMANENT CONTROL POINT	WM = WATER METER
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

LEGAL DESCRIPTION -

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, of Square 50, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Southeasterly Right-of-Way line of Fleming Street with the Southwesterly Right-of-Way line of Bahama Street and run thence Southwesterly along the Southeasterly Right-of-Way line of Fleming Street for a distance of 97.20 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly Right-of-Way line of said Fleming Street for a distance of 15.80 feet; thence Southeasterly and at right angles for a distance of 30.40 feet; thence Northeasterly and at right angles for a distance of 18.80 feet; thence Northwesterly and at right angles for a distance of 9.50 feet; thence Southwesterly and at right angles for a distance of 3.00 feet; thence Northwesterly and at right angles for a distance of 20.90 feet back to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, of Square 50, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said being more particularly described by metes and bounds as follows:
Commencing at the intersection of the SEly Right-of-Way line of Fleming Street with the NEly Right-of-Way line of Duval Street and run thence NEly along the SEly Right-of-Way line of said Fleming Street for a distance of 113.00 feet to the Point of Beginning; thence SEly at right angles for a distance of 30.40 feet to a point; thence NEly and at right angles for a distance of 0.70 feet to the face of an existing frame structure; thence NWly with a deflection angle of 90 degrees 17' 07" to the left and along the NEly face of said structure for a distance of 29.18 feet to a point; thence NEly and at right angles along said structure for a distance of 0.35 feet; thence NWly and at right angles along said structure for a distance of 1.23 feet to the SEly Right-of-Way line of the said Fleming Street; thence SWly and along the said Fleming Street for a distance of 0.92 feet back to the Point of Beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=10'

FIELD WORK DATE: 06/04/2021

MAP DATE: 06/14/2024

REVISION DATE: XXXXXXXX

SHEET 1 OF 1

DRAWN BY: IDG

JOB NO.: 24-141

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, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

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

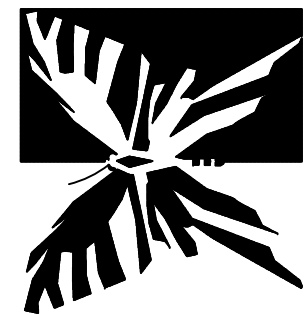
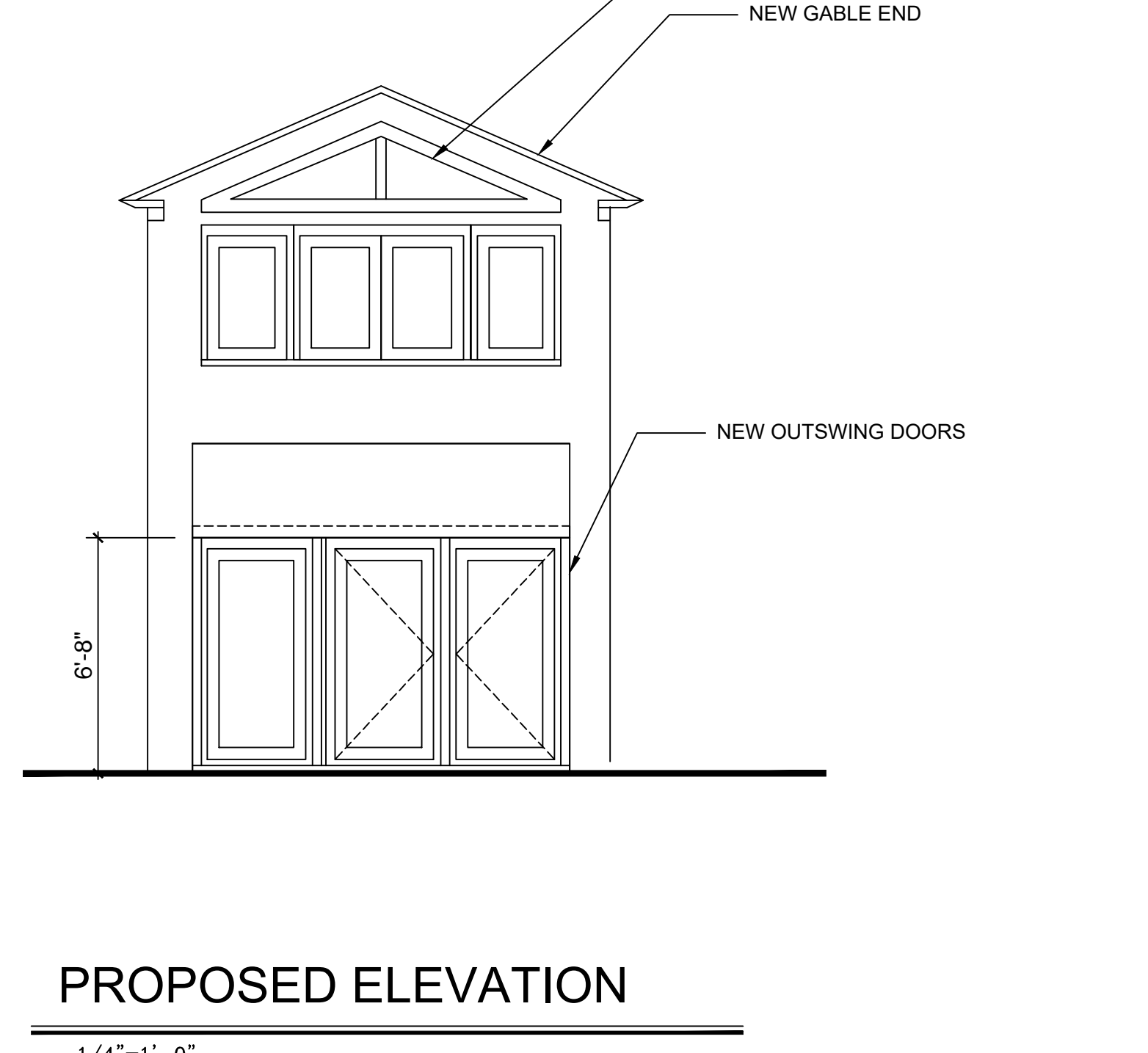
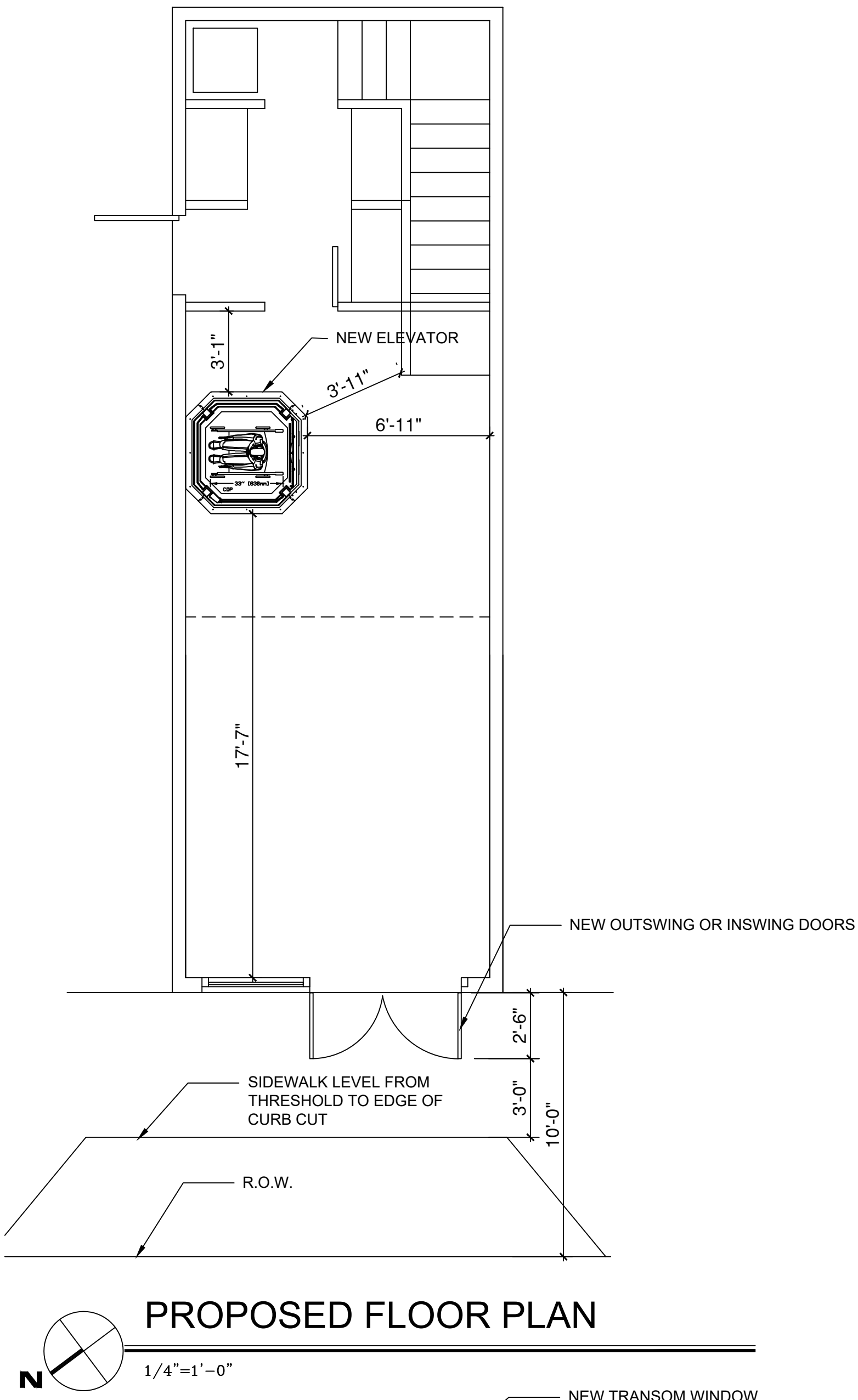
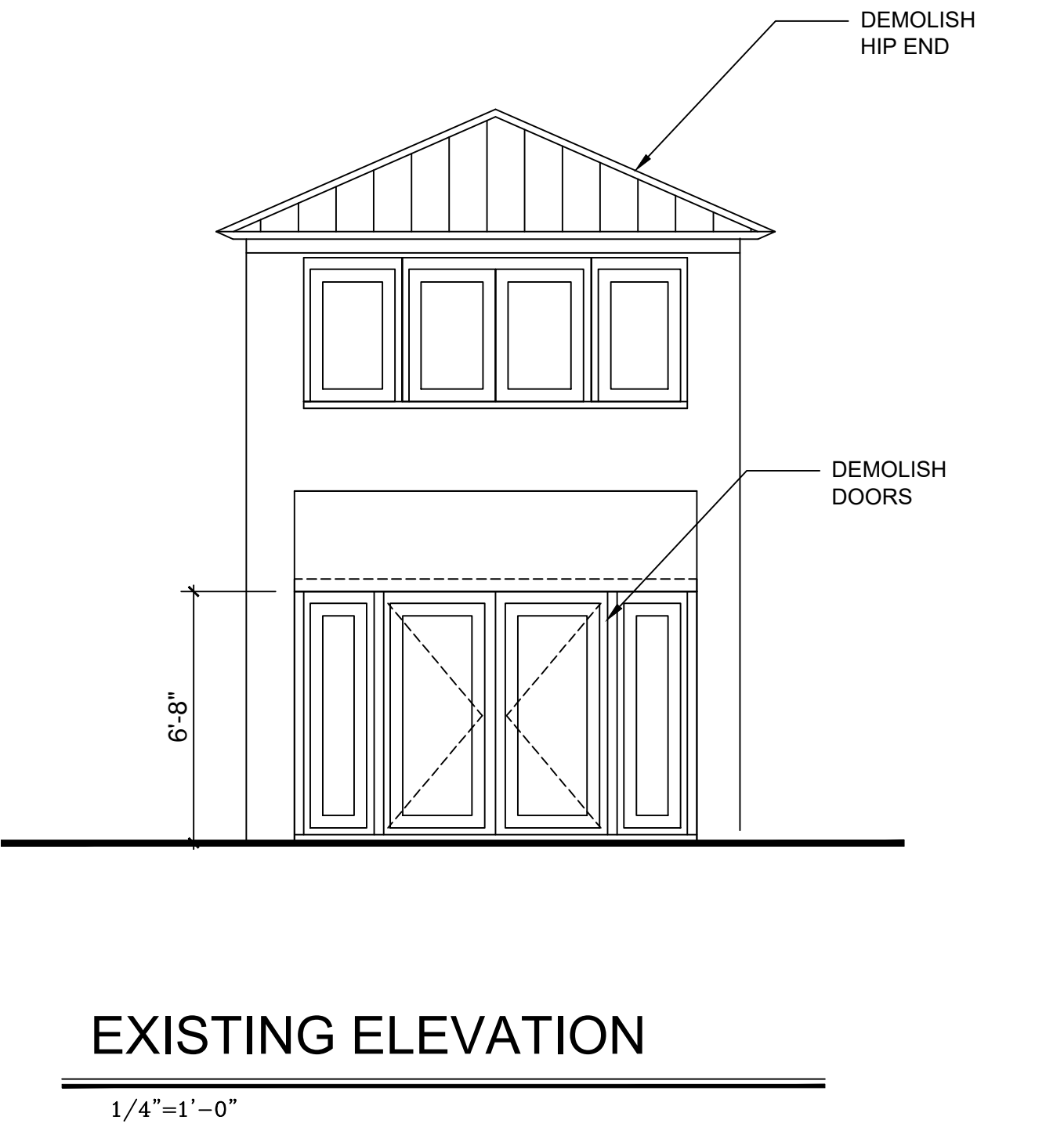
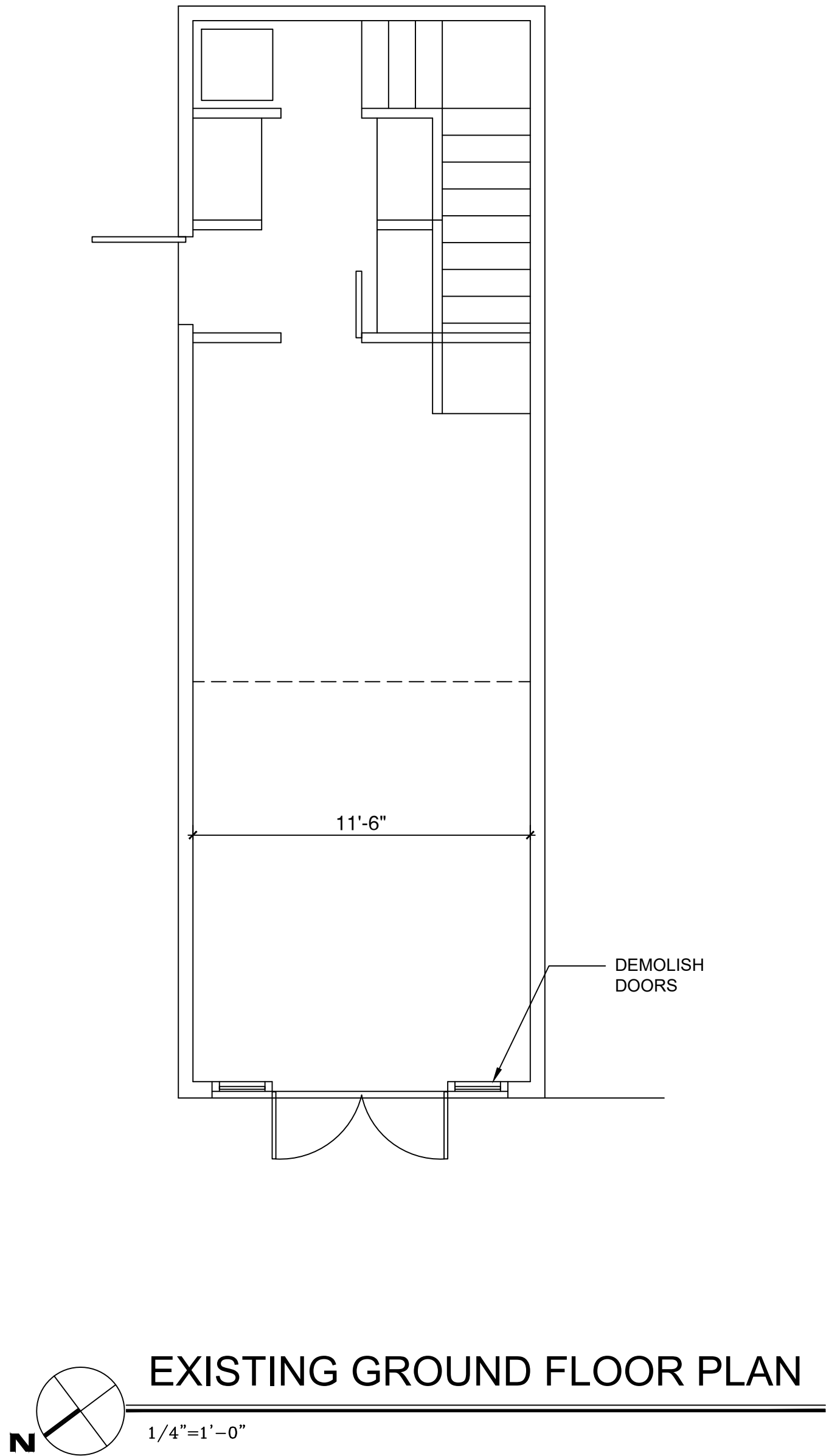
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS
LAND SURVEYING

21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

PROPOSED DESIGN



Carlos O. Rojas, AIA
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 292-4870
Architectw@Hotmail.com

Revisions

Carlos O. Rojas, AIA
510 Fleming Street
Key West, Florida 33040

Project Number
071024
Date
7/10/2024
Drawn By
COR

H1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. August 26, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RECONFIGURATION OF FRONT PORTION OF ROOF.
CONVERSION FROM GABLE TO HIP ROOF AND ADDITION OF
UPPER GABLE END WINDOW. PARTIAL DEMOLITION OF FRONT
PORTION OF ROOF.

#510 FLEMING STREET

Applicant – Gary the Carpenter Application #C2025-0075

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 Gary Burchfield, 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:

510 Flemming on the 19 day of August, 2025.

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 Aug 26th, 2025.

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 COAC2025-0025

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

Signed Name of Affiant:

Gary Burchfield
Date: 8/19/2025
Address: 800 Sumner St
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19th day of August, 2025.

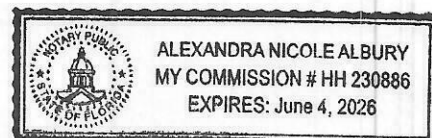
By (Print name of Affiant) Gary Burchfield who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Alexandra Albury
Print Name: Alexandra Albury

Notary Public - State of Florida (seal)

My Commission Expires: July 4, 2026







5
1
0



5
1
0



ALTERATIONS • FIT or FIX

CONCLUSIONS: FIT or FIX
You bring the CLOTHING, made elsewhere - I do NOT make anything!
Everyday is Elegant - Gorgeous Gowns, Handmade Suits, & BRIDAL!
So I am Cinderella's fairy godmother.

Everyday is Elegant - Corporate Gowns, Wedding Gowns, & Bridesmaids
 No I am Pregnant!

She is Cinderella's fairy godmother - come on, and let us see her!

LAST same or next day service - TOURS/23 come, don't wait!

Contact Maryann: 305-395-9065



PROPERTY APPRAISER INFORMATION

Monroe County, FL

****PROPERTY RECORD CARD******Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00009540-000300
 Account# 8843925
 Property ID 8843925
 Millage Group 10KW
 Location 510 FLEMING St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 50 (A/K/A PT PARCEL B) OR638-496 OR762-1435 OR1291-1878(RES NO 93-591) OR1742-1461
 Description OR2472-1626 OR2939-2395 OR2966-1772 OR3196-1095 OR3215-2455 OR3268-1427 OR3272-1182
 (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

FENICATO MARYANN
 510 Fleming St
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$167,162	\$117,369	\$115,237	\$105,583
+ Market Misc Value	\$304	\$304	\$304	\$304
+ Market Land Value	\$960,152	\$804,283	\$804,283	\$662,351
= Just Market Value	\$1,127,618	\$921,956	\$919,824	\$768,238
= Total Assessed Value	\$1,127,618	\$921,956	\$919,824	\$426,068
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$1,102,618	\$921,956	\$919,824	\$768,238

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$804,283	\$117,369	\$304	\$921,956	\$921,956	\$0	\$921,956	\$0
2023	\$804,283	\$115,237	\$304	\$919,824	\$919,824	\$0	\$919,824	\$0
2022	\$662,351	\$105,583	\$304	\$768,238	\$426,068	\$0	\$768,238	\$0
2021	\$520,418	\$105,583	\$304	\$626,305	\$387,335	\$0	\$626,305	\$0
2020	\$231,297	\$120,522	\$304	\$352,123	\$352,123	\$0	\$352,123	\$0
2019	\$199,757	\$126,783	\$304	\$326,844	\$326,844	\$0	\$326,844	\$0
2018	\$195,111	\$117,465	\$304	\$312,880	\$312,880	\$0	\$312,880	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	489.00	Square Foot	16	30

Buildings

Building ID	44315	Exterior Walls	C.B.S.	
Style	2 STORY ON GRADE	Year Built	1994	
Building Type	COM/RES C / 12C	EffectiveYearBuilt	2015	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	810	Roof Type	GABLE/HIP	
Finished Sq Ft	810	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CERM/CLAY TILE	
Condition	EXCELLENT	Heating Type		
Perimeter	178	Bedrooms	0	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	13	Grade	400	
Interior Walls	with 0% DRYWALL	Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	810	810	0
TOTAL		810	810	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1993	1994	0 x 0	1	1 UT	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/16/2024	\$0		2459044	3272	1182	11 - Unqualified	Improved		
3/28/2024	\$1,400,000	Warranty Deed	2455998	3268	1427	01 - Qualified	Improved		
2/28/2023	\$100	Quit Claim Deed	2410323	3215	2455	11 - Unqualified	Improved		
9/21/2022	\$1,200,000	Warranty Deed	2393356	3196	1095	01 - Qualified	Improved		
5/22/2019	\$710,000	Warranty Deed	2222146	2966	1772	19 - Unqualified	Improved		

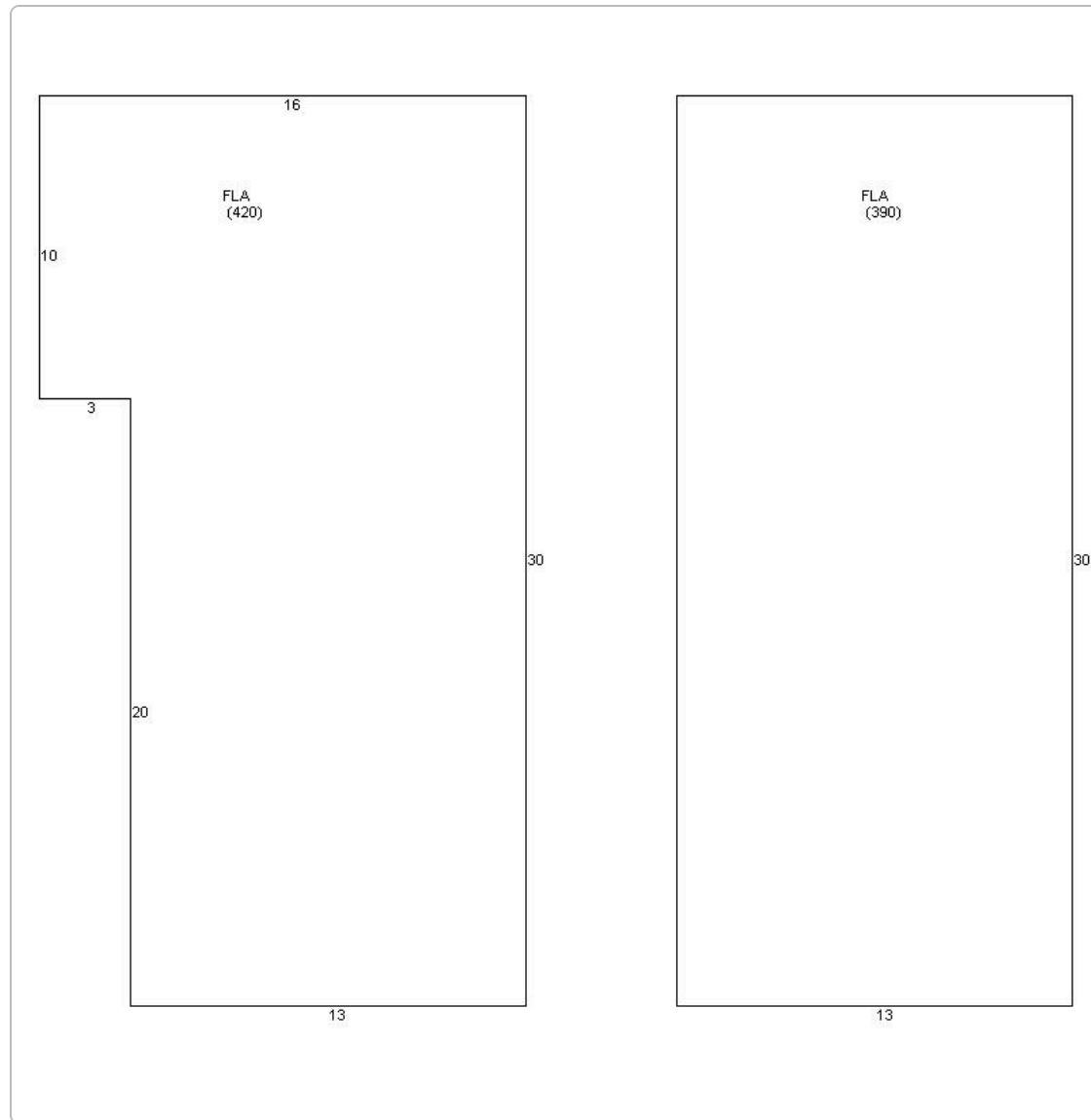
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-3122	12/30/2024	Active	\$3,500		tucco front and sides of building
BLD2024-1908	09/03/2024	Completed	\$70,000	Commercial	Modify doors on front lower and modify windows on front upper. Doors downstairs will be increased height and open in. Windows upstairs will become horizontal rollers
BLD2022-0779	03/25/2022	Completed	\$17,000	Commercial	REPLACE THE EXISTING METAL FRONT DOOR WITH NEW. REPLACE THE EXISTING METAL WINDOWS ON THE FRONT OF THE BUILDING AND THE SIDE BETWEEN 508 & 510 FLEMING WITH NEW. ***WINDOW FRAMES AND GRID TO BE WHITE TO MATCH EXISTING. GRID TO BE 7/8" OR 5/8" WIDE. ET*** NOC REQUIRED HARC REQUIRED
0101188	05/03/2001	Completed	\$8,000		CONVERT GBF TO FLA
0101508	04/05/2001	Completed	\$800		INSTALL AWNINGS ON FRONT
B933459	12/01/1993	Completed	\$3,800	Commercial	2ND STORY ADD TO GARAGE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



2024 TRIM Notice (PDF)

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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