

Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review

Commission Members

From: Daniela Salume, MFA

Historic Preservation Manager

Meeting Date: September 23, 2025

Applicant: Sandbar Design Studio, Inc

Application Number: C2025-0077

Address: 309 William Street

Description of Work:

Demolition of existing contributing single-family residence and rear sheds.

Site Facts:

The building under review is a historic and contributing structure within the historic district, constructed circa 1885. This two-story house is located at the corner of William Street and Sawyers Lane. The site includes the primary wood-frame structure along with one-story rear additions.

Currently the house sits on piers and is located within an AE-7 flood zone.



Photo of property under review circa 1965. Monroe County Library.



Photo of property under review June 2008. Monroe County Library.



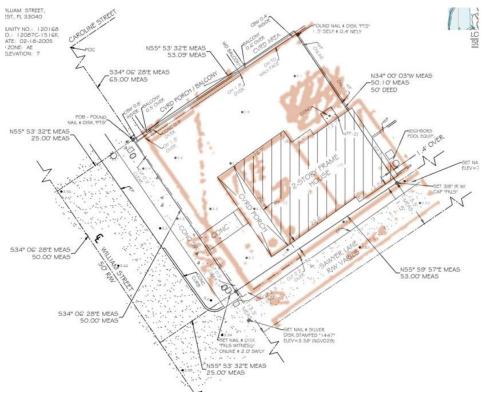
Photo of property under review.

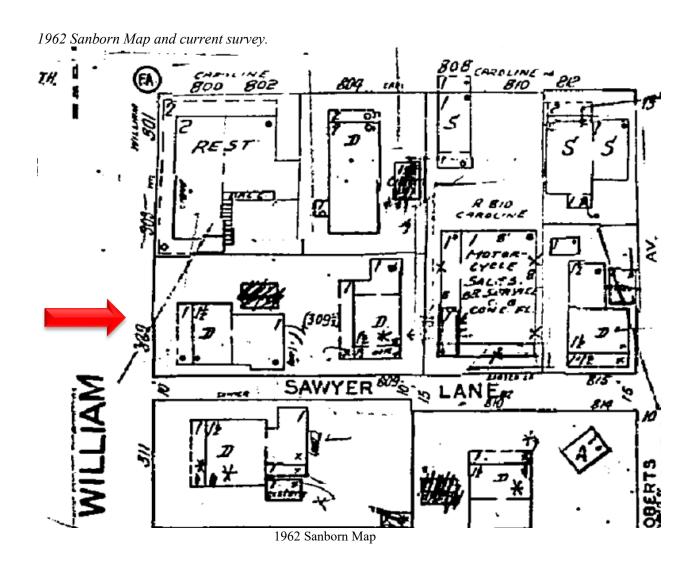


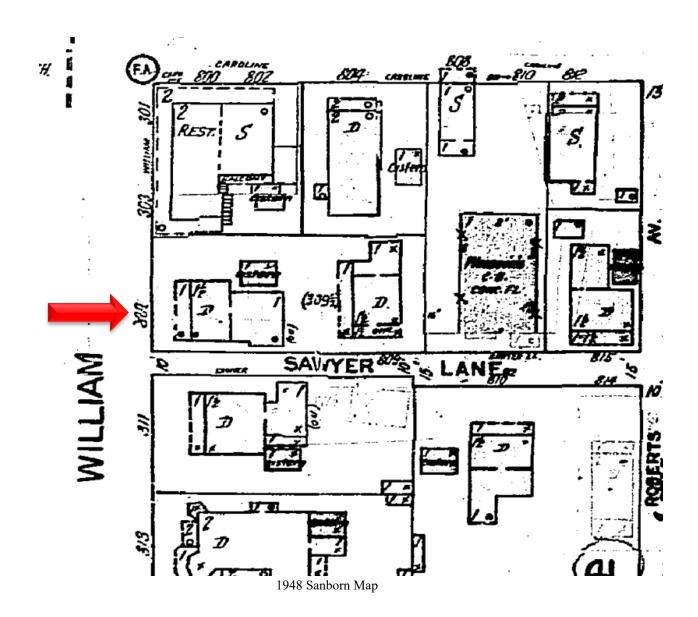
Photo of property under review.

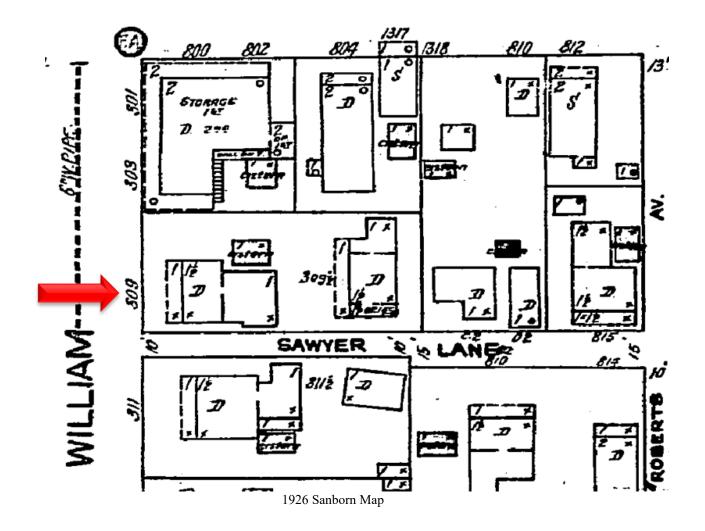


Photo of property under review.

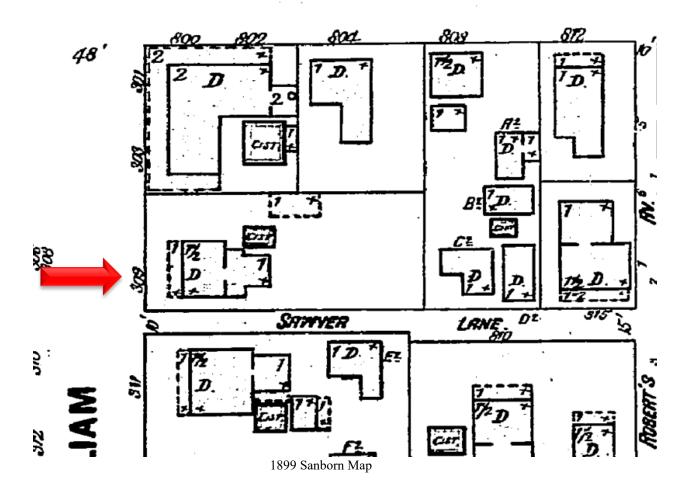




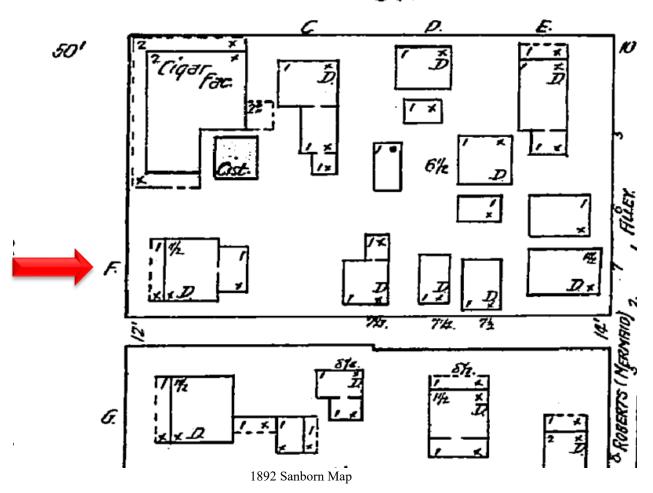




CAROLINE



GAROLINE

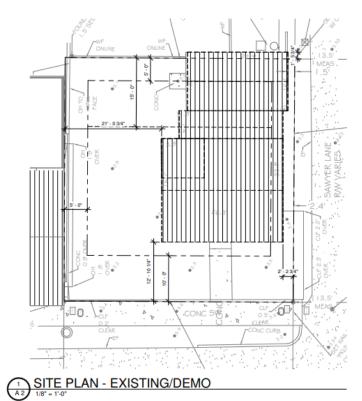


Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

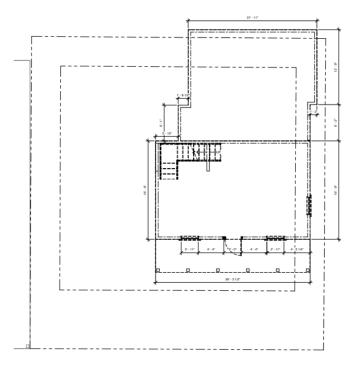
A Certificate of Appropriateness is currently under review for the demolition of the historic and contributing single-family residence and rear attached sheds. A non-historic chain link fence and front entry concrete walkway.



Existing Site Plan/Demo.

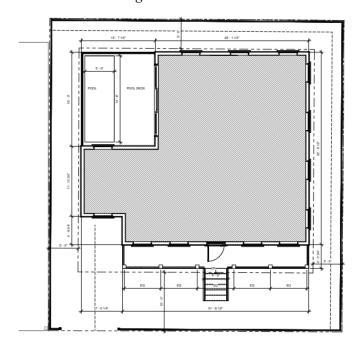
Proposed Site Plan.

SITE PLAN - PROPOSED



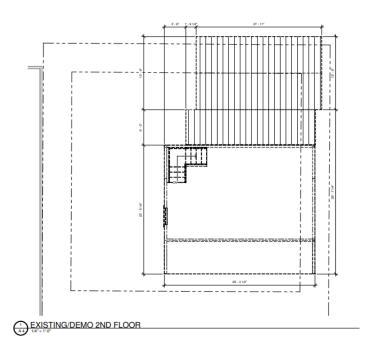
EXISTING/DEMO 1ST FLOOR

Existing Floor Plan/Demo.

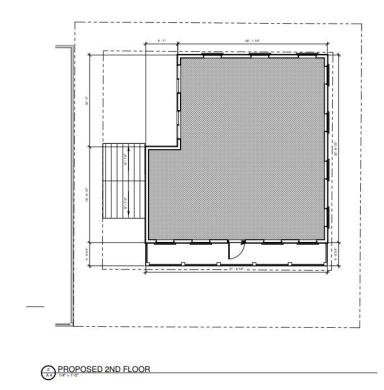


PROPOSED 1ST FLOOR

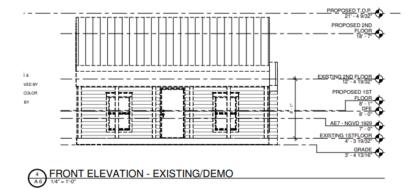
Proposed First Floor Plan.



Existing Second Floor Plan.



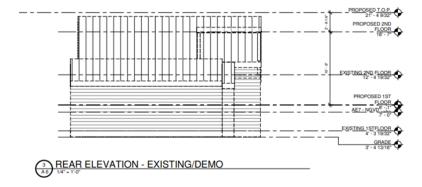
Proposed Second Floor Plan.



Existing Front Elevation.



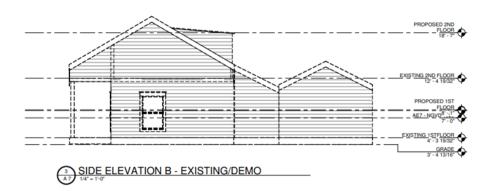
Proposed Front Elevation.



Existing Rear Elevation.



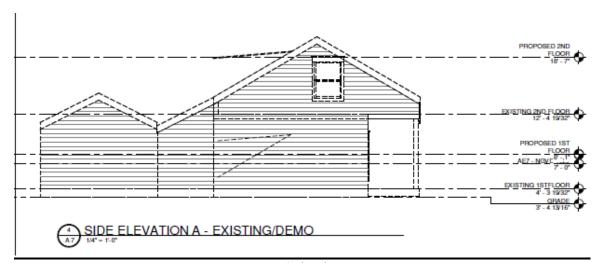
Proposed Rear Elevation.



Existing Side Elevation.



Proposed Side Elevation.



Existing Side Elevation.



Proposed Side Elevation.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

- (a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:
 - (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).

The structure proposed for demolition is a historic and contributing residence. A structural engineer's report has been submitted stating that the condition of the building is compromised. Staff acknowledges the report but recommends that the commission determine whether the findings demonstrate deterioration sufficient to warrant demolition.

The following is the criteria of section 102-125:

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

Staff opines that while the main structure is modest in design, it does reflect elements of late 19th-century Key West vernacular architecture. Its scale, roof form, and porch design are consistent with other contributing houses in Old Town.

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

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

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

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

4 Is not the site of a historic event with a significant effect upon society.

It is staff's understanding that the site is not associated with any significant event.

5 Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

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

Staff believes that the existing building does not portray an era of history characterized by a distinctive architectural style.

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

This is not the case.

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

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the building dates back to c. 1885.

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

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

It is staff's opinion that the request for demolition does not meet the criteria for demolition but it can be considered, provided that the commission finds the engineer's report demonstrates deterioration sufficient to warrant demolition of a contributing structure. While the building is historic and contributes to the character of the district, the submitted documentation suggests the structure is compromised. Staff recommends that the commission review the engineering report and determine whether it meets the threshold for demolition. If the commission finds the engineering report insufficient, additional documentation may be required for demolition such as a written confirmation from the CBO. If approved, the demolition will require two readings, as required for contributing structures within the historic district.



29183 Camellia Lane Big Pine Key, FL 33043 Phone: 847. 903.5854

E-Mail: info@sandbardesignstudio.com

Structural Report

Single Family Residence 309 William Street Key West, FL 33040

Prepared By:

Erica Poole, RA
AR98525
Sandbar Design Studio, Inc.
29183 Camellia Lanea
Big Pine Key, FL 33043
847.903.5854
info@sandbardesignstudio.com

Consulting Engineer:

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5582 1st Ave Unit 102
Key West, FL 33040
305.395.0521
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September 1, 2025

Background

This report was commissioned by the client & contractor to evaluate the condition of the existing wood frame residence at 309 William Street. This home is on limerock columns, brick, and wood piles. The residence is approximately 1,432 SF with a 130 SF covered front porch.

Procedure

A site visit was conducted on August 26th where visual observations were noted and photographs were taken.

Observations

The contractor, Gulf Southern Construction Company, performed exploratory demo in order to expose specific elements associated with wall framing, floor framing, and foundation. Within steps of entering, two persons, myself included, fell through the floor.

The wall framing is in a deteriorated state in all exposed locations. Duct tape was found to be holding one corner together. No strapping or sheathing was present in any exposed location. Daylight is visible through the siding. Wracking of the structure is visually evident. The ceiling and roof structure show visible signs of significant water damage, termite damage, and rot.

The floor framing is in a deteriorated state in all exposed locations. The floor sheathing/flooring material is soft and unstable for walking. Exposed locations indicate no structural attachment to the sill beams, and floor framing is resting on the ground below. A series of photos depict a significant slope in the floor, indicating failure of the floor framing and/or foundation settling. The lower diaphragm is completely compromised and in full need of replacement.

The siding is unsalvageable and in very poor condition due to a variety of factors including water damage, termite damage, and rot/decay. There is no sheathing present in the exposed areas.

The foundation has been determined to be either non-existent, sunken into the ground, or deteriorated. It consists of limestone columns, bricks, and wood piles in varied locations with no indications of tie downs between the foundation and structure.

Conclusion

In my opinion as a Registered Architect in the State of Florida, the structure and foundation pose a significant safety hazard and should be demolished. The conditions pose an unsafe working environment for any involved. In the event of a hurricane, a debris field would

likely be generated impacting the surrounding the historic structures. This is an unsafe structure and not a candidate for renovation/repair.



FRONT OF RESIDENCE



NORTH SIDE OF RESIDENCE



NORTH SIDE OF RESIDENCE



SOUTH SIDE OF RESIDENCE



SOUTH SIDE OF RESIDENCE



REAR OF RESIDENCE (REMAINDER NOT VISIBLE)



DETERIORATED EXTERIOR SIDING W/ NO SHEATHING







DETERIORATED FLOOR FRAMING & SHEATHING



DETERIORATED WALL CONDITION (SEPARATION)





FLOOR FRAMING ON GRADE



UNLEVEL FLOOR (SUNKEN FOUNDATION & FRAMING)







UNLEVEL FLOOR (SUNKEN FOUNDATION & FRAMING)



CONDITION OF EXTERIOR SIDING



CONDITION OF EXTERIOR SIDING







FOUNDATION ELEMENTS



DETERIORATED RIM JOIST





½ STORY WATER DAMAGE



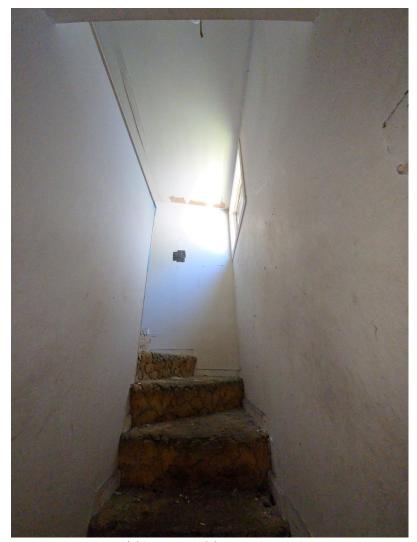


½ STORY WATER DAMAGE

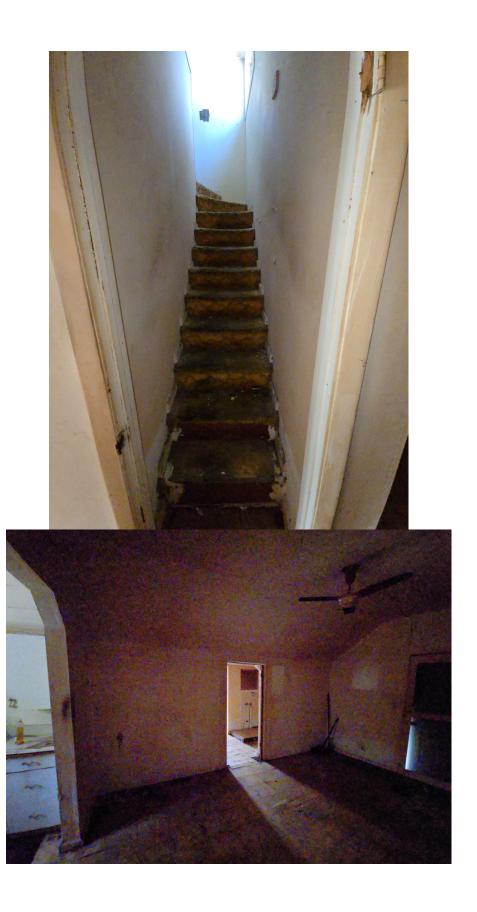




1/2 STORY WATER DAMAGE



1/2 STORY WATER DAMAGE















SEPARATED ROOF FRAMING

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



ADDRESS OF PROPOSED PROJECT:

HARC COA#	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT#
AE7	HMDR	

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

309 William Street

NAME ON DEED:	Craig A Schmitz Trust	PHONE NUMBER 314-565-4148
OWNER'S MAILING ADDRESS:	23 Windcastle Drive	EMAIL craig@craigschmitz.com
	St. Charles, MO 63304	
APPLICANT NAME:	Sandbar Design Studio, Inc	PHONE NUMBER 847-903-5854
APPLICANT'S ADDRESS:	29183 Camellia Lane	EMAIL INFO@SANDBARDESIGNSTUDIO.COM
	Big Pine Key, FL 33043	
APPLICANT'S SIGNATURE:	Trica Pools	DATE 8/25/2025
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 INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES_X NO INVOLVES A HISTORIC STRUCTURE: YES_X_ NO PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO_X_ DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC. GENERAL: DEMO OF AN EXISTING SFR, REPLACE WITH NEW SFR, POOL, FENCING, AND DRIVEWAY PER DRAWINGS		
MAIN BUILDING:		
DEMOLITION (PLEASE FILL OUT AND A	TTACH DEMOLITION APPENDIX):	
DEMO OF EXISTING SFR AND RE	EAR SHEDS PER PLAN. SEE DEMO APPEND	X.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE	E(S):		
FUTURE POOL PE	R PLAN		
PAVERS:		FENCES:	
		4' PICKET FENCE & 10' WIDE GATE PER PLAN	
DECKS:		PAINTING:	
WOOD FRAME DECKS PER PLAN, FRONT & REAR		PAINT COLOR TBD, WITH HARC AIDURING CONSTRUCTION	PPROVAL,
SITE (INCLUDING GRADING, FILL, TREES, ETC):		POOLS (INCLUDING EQUIPMENT):	
	-1 1 -1	NEW POOL PER PLAN (CONCEALED FROM STREETS)	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):		OTHER:	
	· · · · · · · · · · · · · · · · · · ·		
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	APPROVED NOT APPROVED	_ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	APPROVEDNOT APPROVEDDEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND D	DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



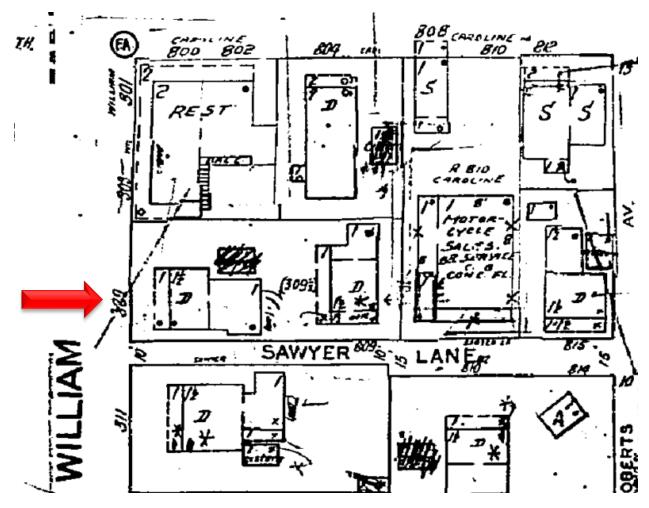
HARC COA#	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT#

ADDRESS OF PROPOSED PROJECT:	309 William Street
PROPERTY OWNER'S NAME:	Craig A Schmitz Trust
APPLICANT NAME:	Sandbar Design Studio, Inc
Appropriateness, I realize that this project w	and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of vill require a Building Permit approval PRIOR to proceeding with the work outlined above and that a cation. I also understand that any changes to an approved Certificate of Appropriateness must be
PROPERTY OWNER'S SIGNATURE	CRAIG Swiiz B-25-25 DATE AND PRINT NAME
	DETAILED PROJECT DESCRIPTION OF DEMOLITION
DEMO OF EXISTING STRUCTUR	ALLY DETERIORATED SFR & REAR SHED ADDITIONS.
	*
CDITEDIA FO	OR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
must find that the following requirement	ess may be issued for a demolition request, the Historic Architectural Review Commission nts are met (please review and comment on each criterion that applies):
 If the subject of the application is a cor irrevocably compromised by extreme d 	ntributing or historic building or structure, then it should not be demolished unless its condition is leterioration 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.
	ENCE IS IRREVOCABLY COMPROMISED. DETERIORATED OR NON-EXISTENT WALLS, DETERIORATED FLOOR FRAMING THROUGHOUT. REFER TO REPORT
(2) Or explain how the building or structure	e meets the criteria below:
	racteristics of a type, period, or method of construction of aesthetic or historic significance in the and distinguishable building entity whose components may lack individual distinction.
	DISTINCTIVE CHARACTERISTS OF A TYPE, PERIOD, OR METHOD OF
CONSTRUCTION OR AESTHETIC	OR HISTORIC SIGNIFICANCE.

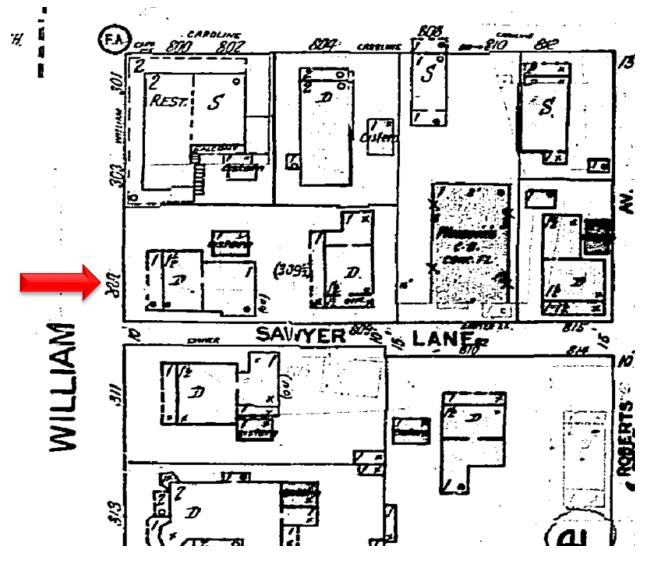
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
THE RESIDENCE IS NOT ASSOCIATED WITH HISTORIC EVENTS.
(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.
THE RESIDENCE HAS BEEN MODIFIED THROUGHOUT THE YEARS AND DOES NOT HAVE SIGNIFICANT
CHARACTER, INTEREST, OR VALUE.
(d) Is not the site of a historic event with significant effect upon society.
THE RESIDENCE IS NOT THE SITE OF A HISTORIC EVENT.
THE RESIDENCE IS NOT THE SITE OF A HISTORIC EVENT.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
THE RESIDENCE DOES NOT EXEMLIFY CULTURAL, POLITICAL, ECONOMIC, SOCIAL, OR HISTORIC
HERITAGE OF THE CITY.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
THE RESIDENCE DOES NOT PORTRAY THE ENVIRONMENT IN AN ERA OF HISTORY CHARACTERIZED BY
A DISTINCTIVE STYLE.
(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.
THE RESIDENCE IS NOT PART OF A SQUARE, PARK, OR OTHER DISTINCTIVE AREA.
(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.
THE RESIDENCE DOES NOT HAVE A UNIQUE LOCATION OR SINGULAR PHYSICAL CHARACTERISTIC
WHICH REPRESENTS AN ESTABLISHED/FAMILIAR VISUAL FEATURE OF ITS NEIGHBORHOOD. IT DOES NOT
EXEMPLIFY THE BEST REMAINING ARCHITECTURAL TYPE IN A NEIGHBORHOOD.

(i) Has not yielded, and is not likely to yield, information important in history,
THE RESIDENCE HAS NOT YIELDED IMPORTANT INFORMATION IN HISTORY.
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.
\
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(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.
(4) Removing buildings or structures that would otherwise qualify as contributing.

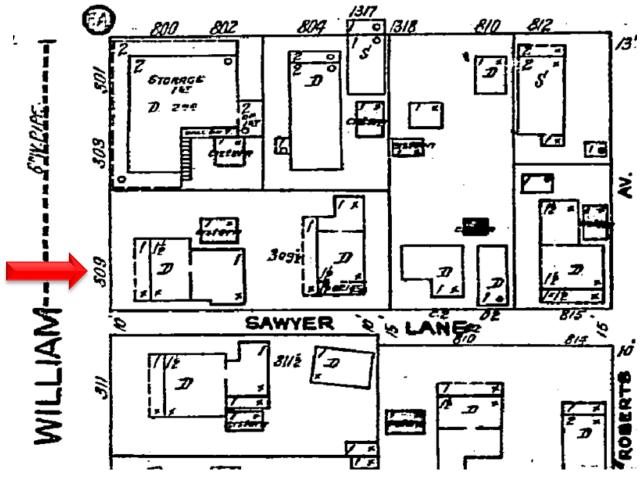
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1962 Sanborn Map

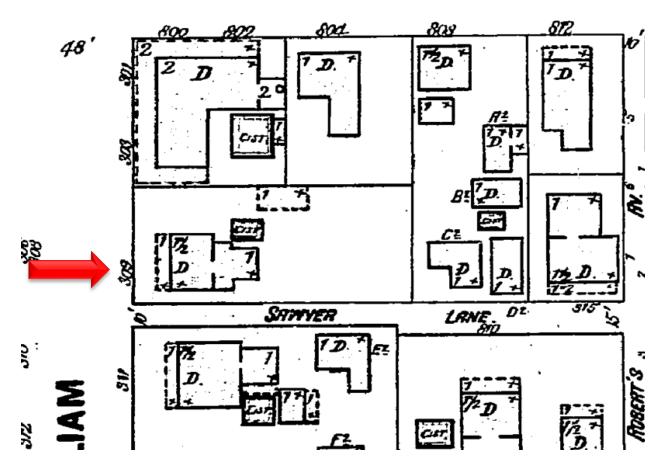


1948 Sanborn Map



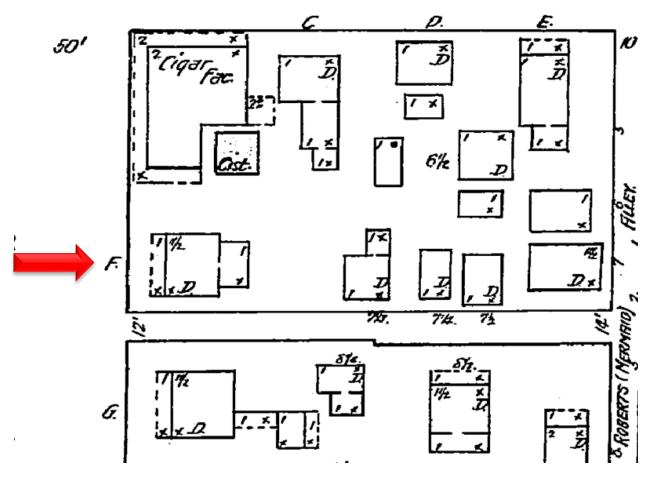
1926 Sanborn Map

CAROLINE



1899 Sanborn Map

GAROLINE



1892 Sanborn Map

PROJECT PHOTOS



29183 Camellia Lane Big Pine Key, FL 33043 Phone: 847. 903.5854

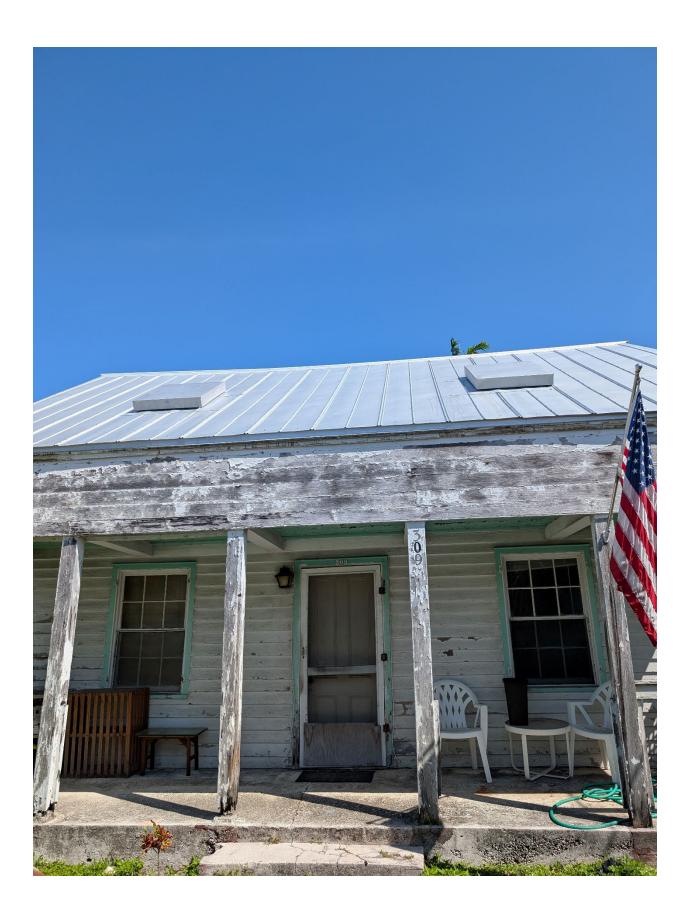
E-Mail: info@sandbardesignstudio.com

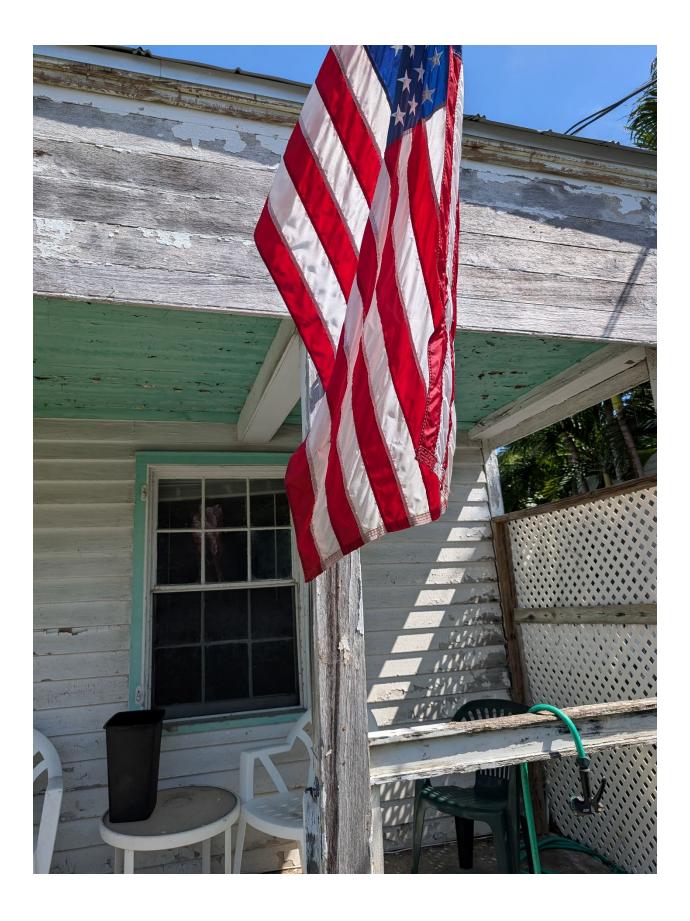
SANBORN MAP APRIL 1899

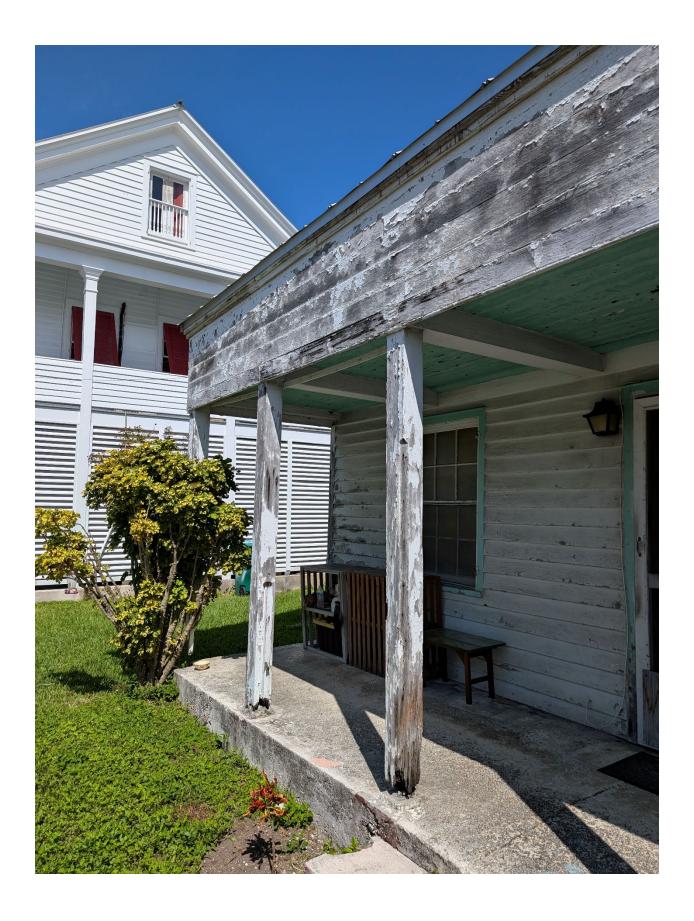


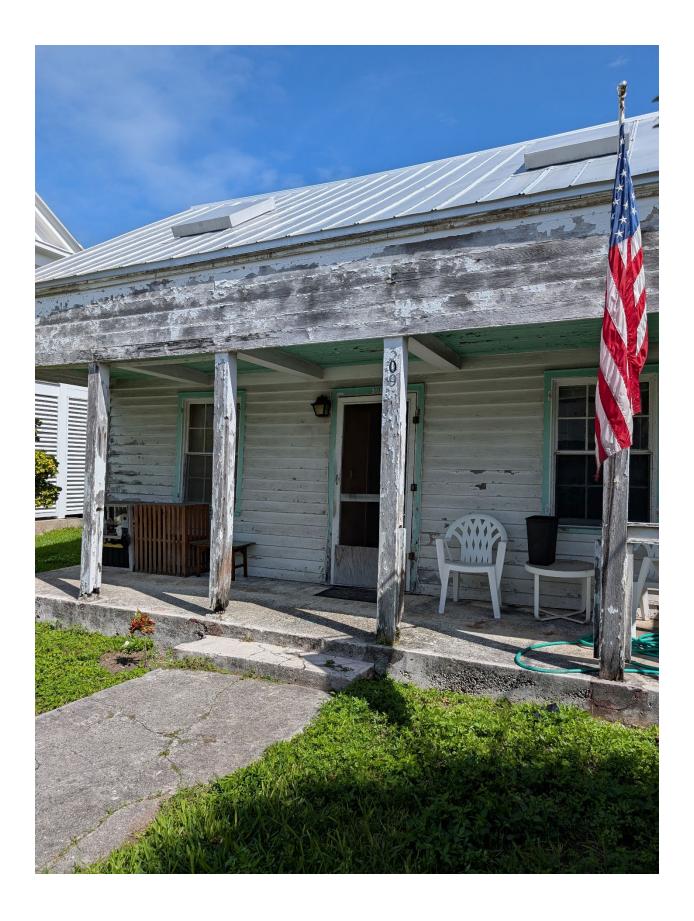
PHOTOS OF RESIDENCE

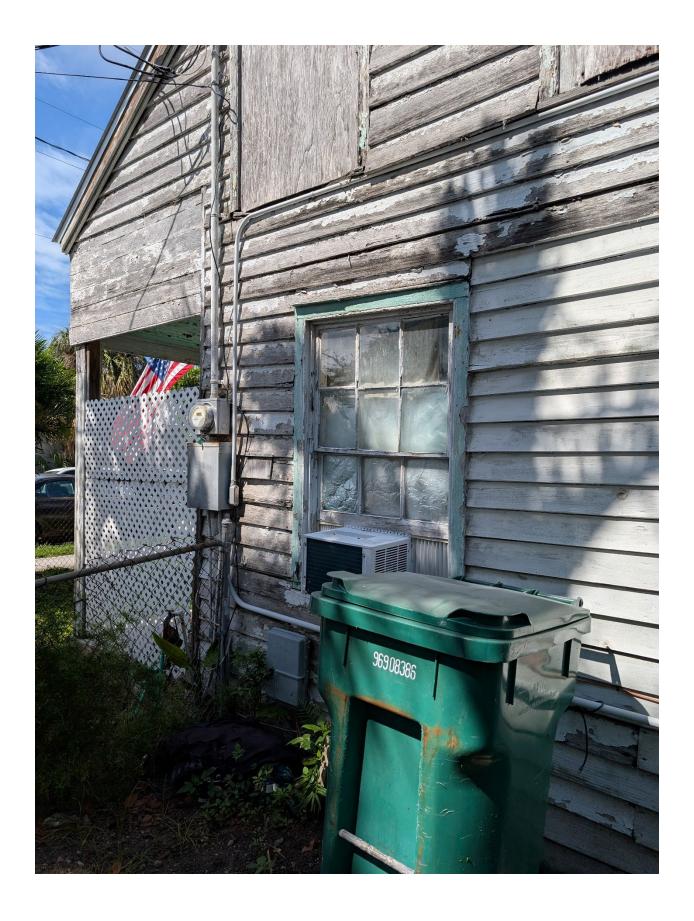


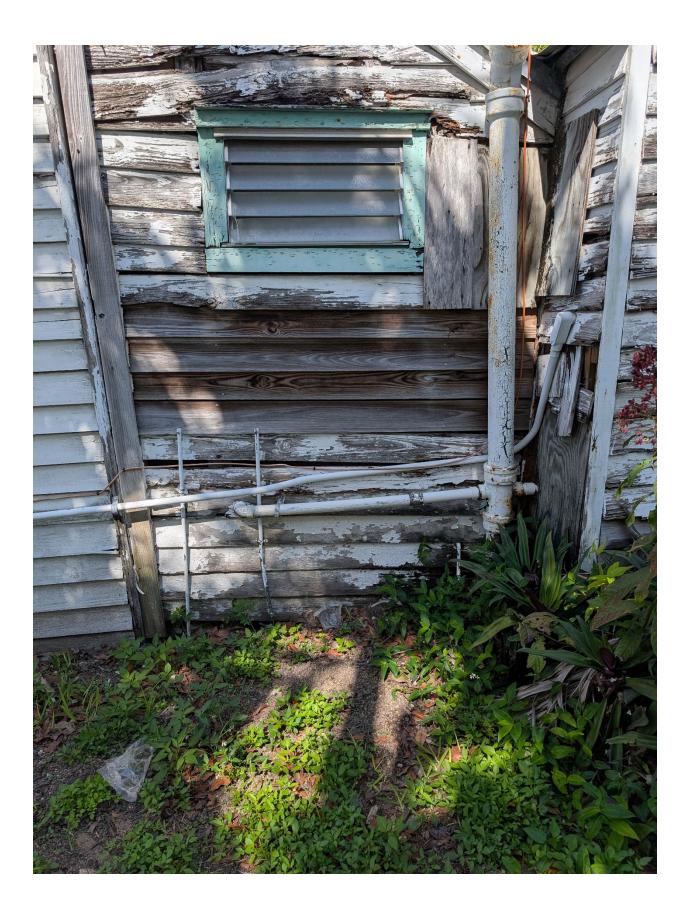


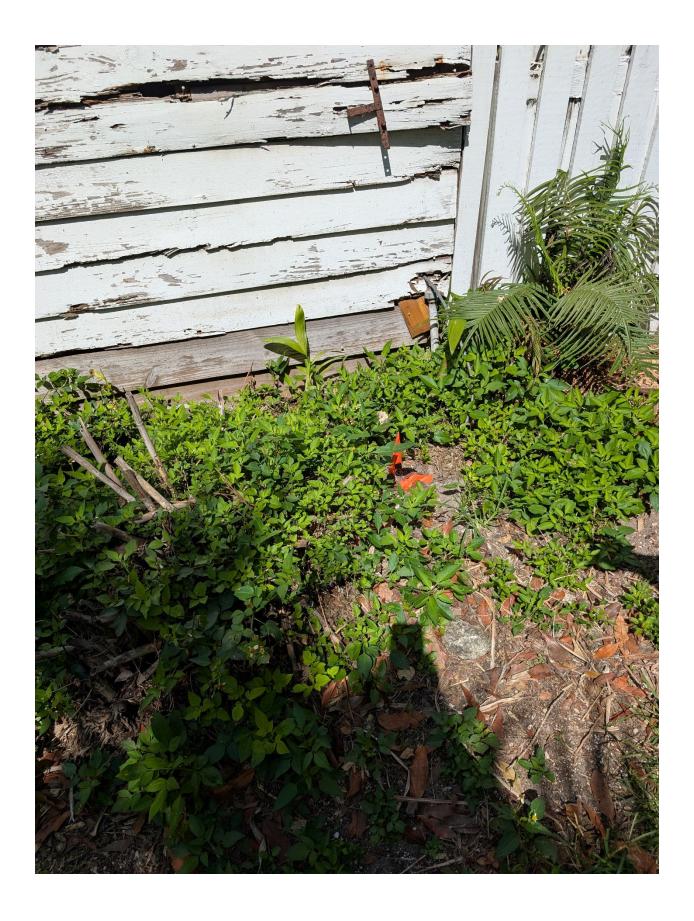


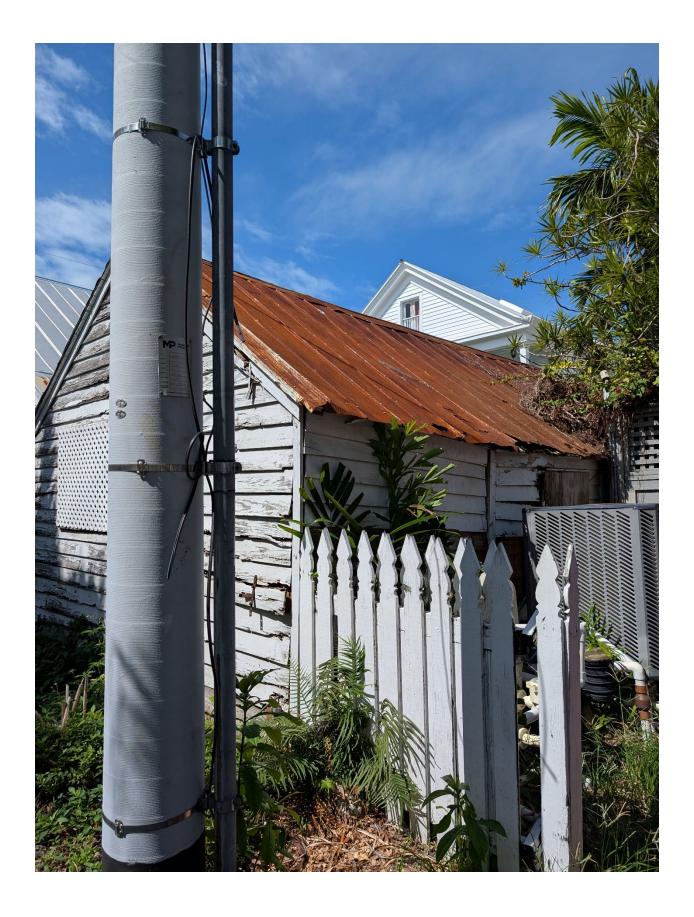


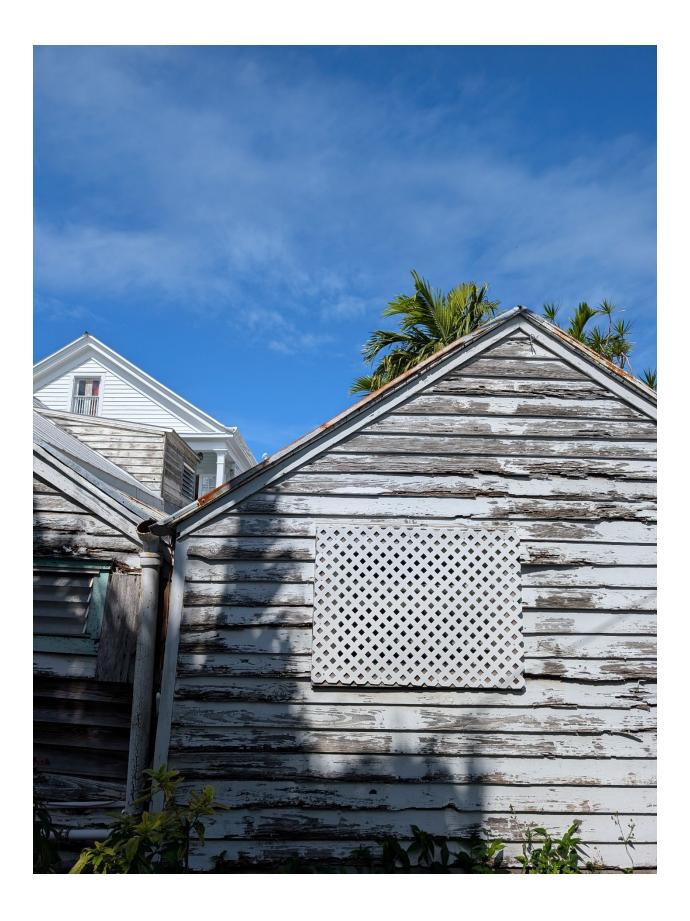




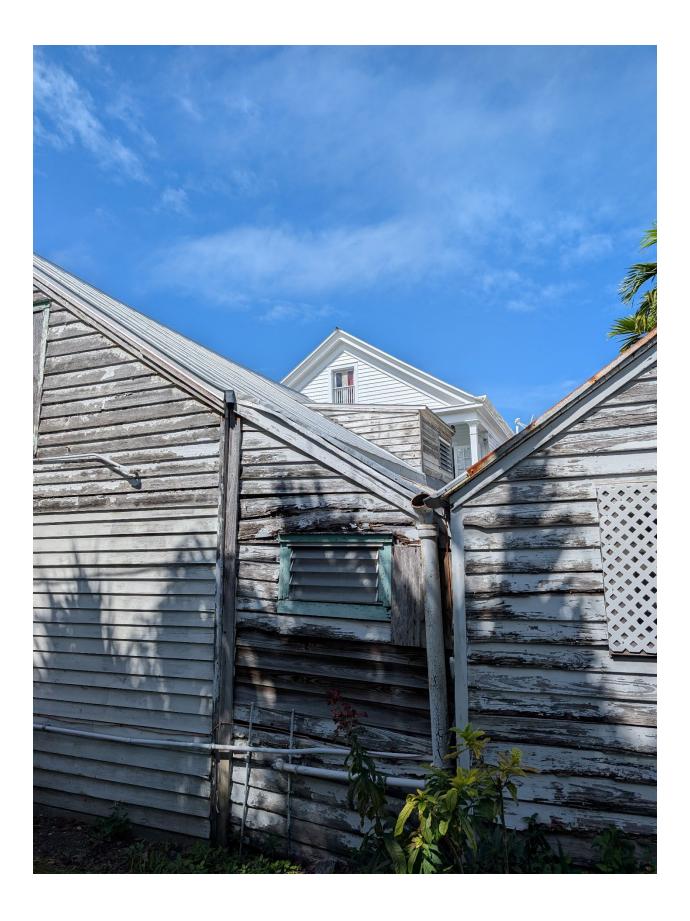


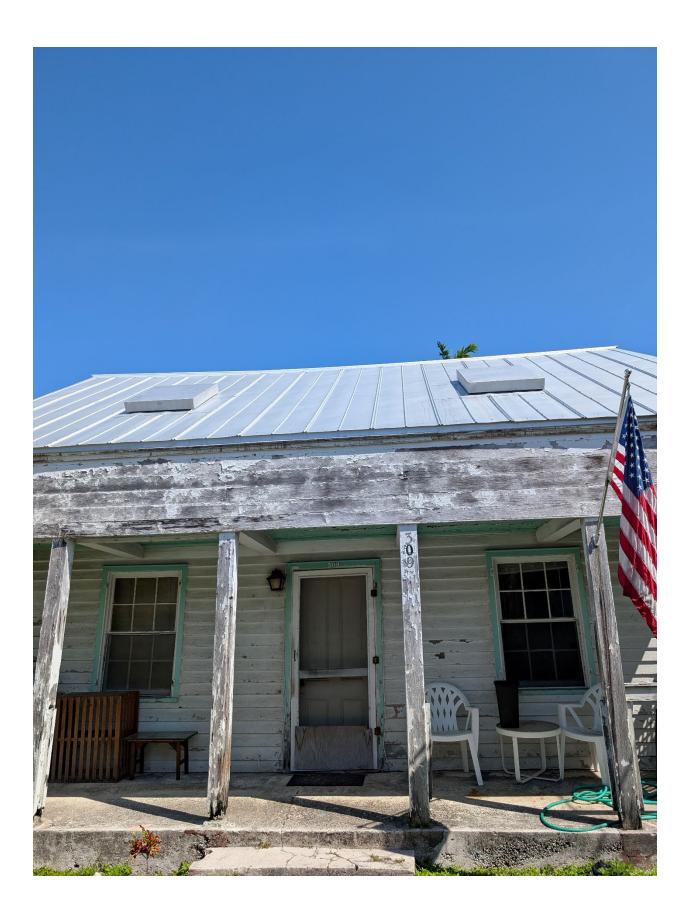








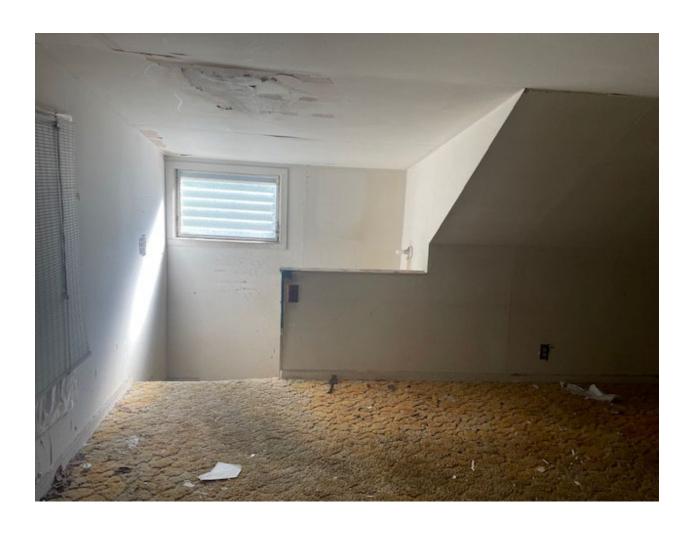






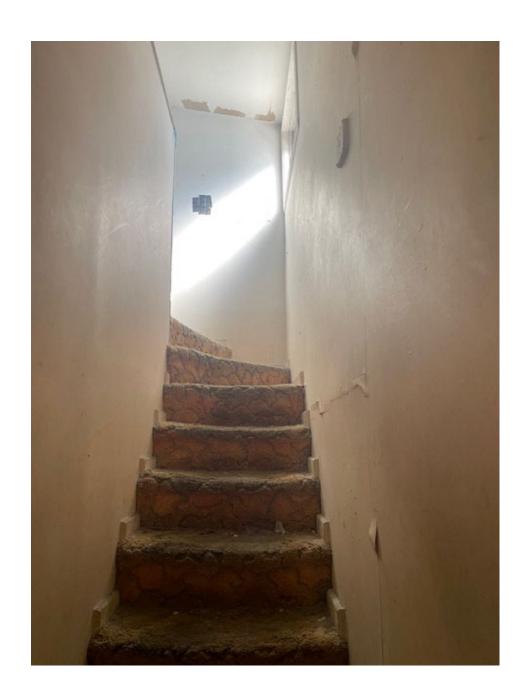


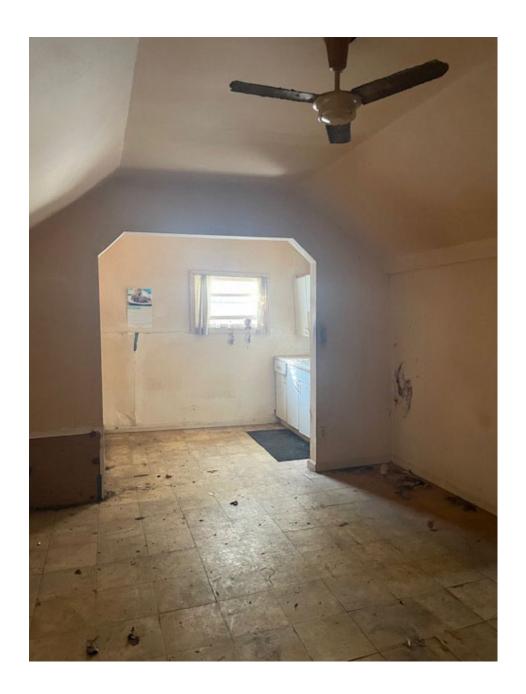




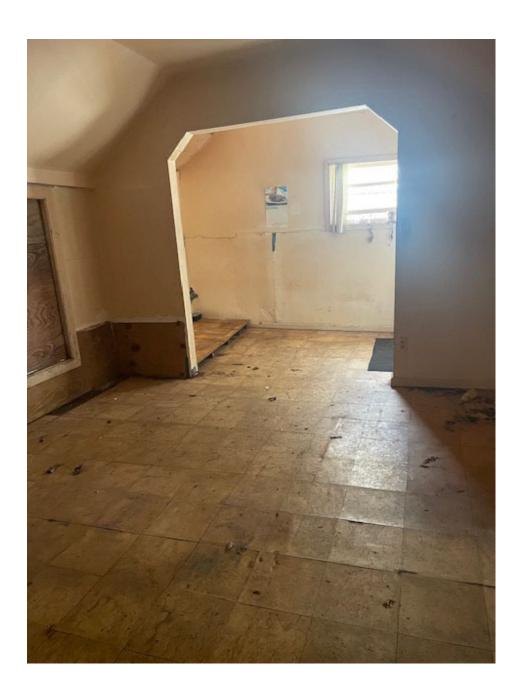


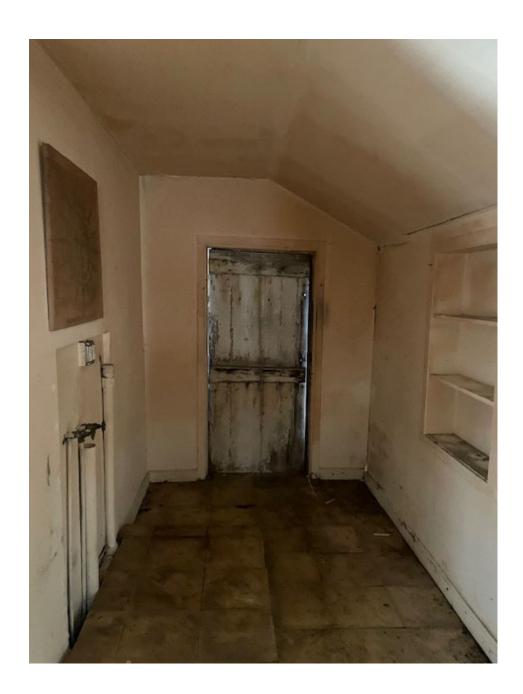




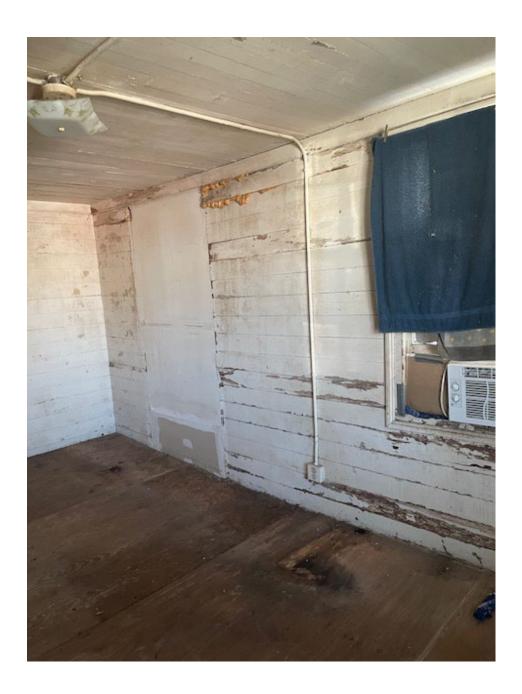




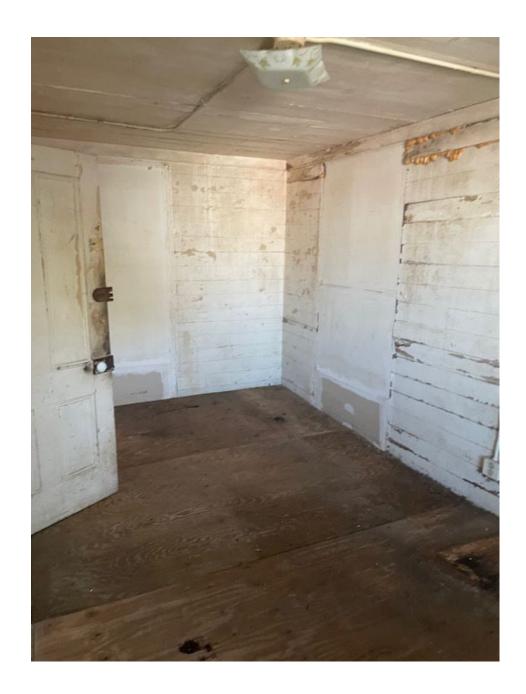


















BEARING BASE: isteria Island ALL BEARINGS ARE BASED MAP OF BOUNDARY SURVEY ON 534°061'28"E ASSUMED ALONG THE CENTERLINE OF WILLIAM STREET . ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED ALL UNITS ARE SHOWN IN U.S. SURVEY FEET ADDRESS: 309 WILLIAM STREET, KEY WEST, FL 33040 -FOUND NAIL & DISK "PTS" COMMUNITY NO.: 120168 1.5' SE'LY \$ 0.4' NE'LY LOCATION MAP - NTS MAP NO.: 12087C-1516K MAP DATE: 02-18-2005 SEC. 06-T68S-R25E FLOOD ZONE: AE N55° 53' 32"E MEAS BASE ELEVATION: 7 53.09' MEAS 534° 06' 28"E MEAS N34° 00' 03"W MEAS 65.00' MEAS -50.10' MEAS 50' DEED POB - FOUND NAIL & DISK "PTS" N55° 53' 32"E MEAS **ASSUMED** POOL EQUIP. 25.00' MEAS SET NAIL - NO ID ELEV=7.00' (NGVD29) SET 3/8" IR W/ CAP "FKLS" 7 0 · 3.53 ●3.3 534° 06' 28"E MEAS 50.00' MEAS N55° 59' 57"E MEAS 53.00' MEAS 534° 06' 28"E MEAS 50.00' MEAS SET NAIL & SILVER DISK STAMPED "1447" ESET NAIL & DISK ELEV=3.58' (NGVD29) "FKLS WITNESS" ONLINE \$ 2.0' SW'LY N55° 53' 32"E MEAS 25.00' MEAS **LEGEND** SURVEYOR NOTES: - WATER METER ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'. - SANITARY SEWER CLEAN OUT BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AA0020), ELEVATION = 3.91' (NGVD 1929). THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. - MAILBOX (FF-1)=4.3' (NGVD 1929)(FF-2)=3.6' (NGVD 1929)·O:- WOOD POWER POLE 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 - CONCRETE POWER POLE UNDERSIGNED SURVEYOR & MAPPER. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. 1"=10' 10 TOTAL AREA = 2,654.97 SQFT \pm

CERTIFIED TO -

CRAIG SCHMITZ;

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
BO = BLOW OUT
C \$ G = 2' CONCRETE CURB \$ GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE
CPP = CONCRETE
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE BFP = BACK-FLOW PREVENTER

MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NTS = NOT TO 9CALE
OH = ROOF OVERHANG
OHW = OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FO = FENCE ON LINE

ND ON THIS SHEET.

POC = POINT OF COMMENCEMENT
PRC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TSM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UFILLITY EASEMENT
W/D = WOOD DECK
W/F = WOOD FENCE
W/L = WOOD LANDING GUY = GUY WIRE GUY = GUY WIRE

HB = HOSE BIB

IP = IRON PIPE

IR = IRON ROD

L = ARC LENGTH

LS = LANDSCAPING

MB = MAILBOX

WL = WOOD LANDING WM = WATER METER WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

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 SURVEYORS 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: | " = | O'FIELD WORK O 1/29/2025 MAP DATE 02/07/202 REVISION DATE XX/XX/XXXX OF SHEET DRAWN BY: IDG IOB NO.: 25-013

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.





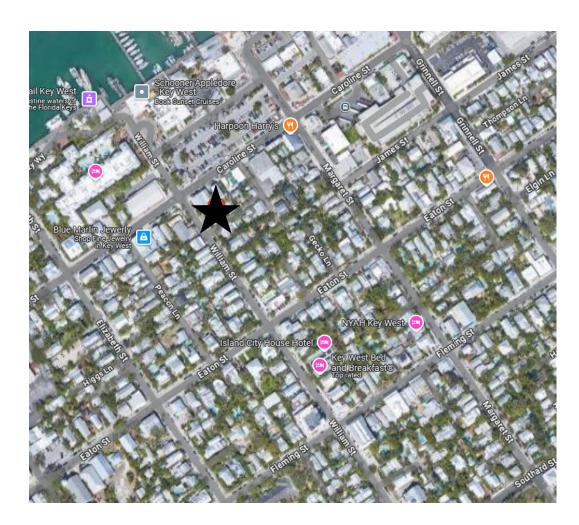
LEGAL DESCRIPTION -

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map delineated in February 1829, as Part Lot Three (3), Square, Twenty-one (21), more particularly described by metes and bounds as follows:

Situate on the Northeasterly side of William Street beginning at a point on William Street Sixty-Five (65) feet from the point where the Southeasterly line of Caroline Street intersects said William Street; thence running Southeasterly along William Street Fifty (50) feet; thence Northeasterly at right angles with said William Street Fifty-Three (53) feet; thence Northwesterly and parallel with William Street Fifty (50) feet; thence Southwesterly and parallel with Caroline Street Fifty-Three (53) feet to the point of beginning on William Street.

PROPOSED DESIGN

LOCATION MAP



BUILDING DATA

SCHMITZ CRAIG A TRUST 02/04/2016 23 WINDCASTLE DR SAINT CHARLES MO 63304

CONTRACTOR GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES. - WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6 WALL R-VALUE (CAVITY) = 13 ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SITE DATA: ZONING

IS - IMPROVED SUBDIVISION

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map delineated in February 1829, as Part Lot Three (3), Square, Twenty-one (21), more particularly described by metes and bounds as follows:

Situate on the Northeasterly side of William Street beginning at a point on William Street Sixty-Five (65) feet from the point where the Southeasterly line of Caroline Street intersects said William Street; thence running Southeasterly along William Street Fifty (50) feet; thence Northeasterly at right angles with said William Street Fifty-Three (53) feet; thence Northwesterly and parallel with William Street Fifty (50) feet; thence Southwesterly and parallel with Caroline Street Fifty-Three (53) feet to the point of beginning on William Street.

RE #: 00003170-000000

SEC/TWP/RNG: 06/68/25

MAX BUILDING HEIGHT = 30' FROM COR OR LAG, WHICHEVER IS LOWER.

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

FLOOD DESIGN CRITERIA: ASCE12-24

COMMUNITY NUMBER: 120168 MAP NUMBER: 12087C-1516K MAP DATE: 02-18-2005 FLOOD ZONE: AE 7 **DESIGN FLOOD ELEVATION: AE 8**

SCOPE OF WORK:

NEW RESIDENCE, POOL, PICKET FENCE, PICKET GATE, AND DRIVEWAY PER PLAN

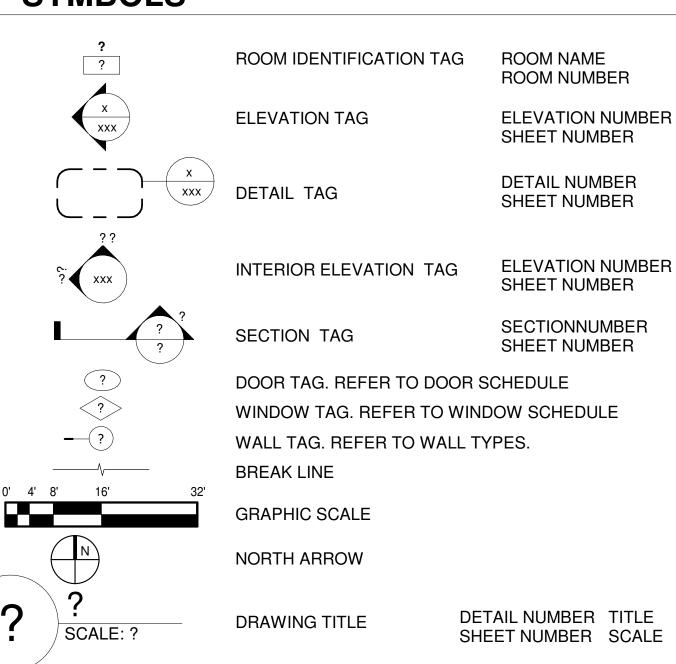
GENERAL NOTES

- 1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO
- 2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN
- 3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT
- 4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- 5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE. 8TH EDITION, LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
- REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
- 7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
- 9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.

10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.

- 11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA
- 12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
- 13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
- 14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR
- 15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
- 16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- 17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
- 18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

SYMBOLS



CODE INFORMATION

BUILDING CODE MECHANICAL CODE: PLUMBING CODE ELECTRICAL CODE: **FUEL GAS CODE ENERGY CODE:** STANDARD LOAD DESIGN CRITERIA

LOCAL BUILDING REQUIREMENTS: **FEMA REQUIREMENTS: DESIGN FLOOD ELEVATION: CURRENT ZONING** MAX BUILDING HEIGHT: **USE GROUP:**

ABBREVIATIONS

AHU

CONC

GWB

HVAC

MEP

RCP

REQ'D

STL THK

TO TOP

TOW

U.N.O.

VTR

ABOVE FINISHED FLOOR

CONCRETE MASONRY UNIT

AIR HANDLING UNIT AUDIO VISUAL

BOTTOM OF

CENTERLINE

CLEAN OUT

CONCRETE

DRYER DIAMETER

DETAILS

GAUGE

GALLON

MAXIMUM

MINIMUM

NOT IN CONTRACT

PRESSURE TREATED

NOT TO SCALE

ON CENTER

REFERENCE REFRIGERATOR

REQUIRED

TOP OF PILE

TYPICAL

WASHER

WOOD

TOP OF WALL

VENT TO ROOF

WATER CLOSET

WASHER/DRYER

WATER HEATER

WATERPROOF

STEEL THICK

TOP OF

ROUGH OPENING

DISHWASHER

ELECTRICAL METER

FLORIDA BUILDING CODE FIRE EXTINGUISHER CABINET

GROUND FLOOR IMPACT

LOWEST HORIZONTAL MEMBER

POUNDS PER SQUARE INCH

REFLECTED CEILING PLAN

UNLESS OTHERWISE NOTES

MECHANICAL, ELECTRICAL, PLUMBING

HEATING, VENTILATION, & AIR CONDITIONING

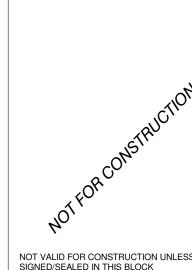
GYPSUM WALL BOARD

2023 FLORIDA BUILDING CODE, 8TH EDITION 2023 FLORIDA MECHANICAL CODE 2023 FLORIDA PLUMBING CODE 2020 NATIONAL ELECTRIC CODE (NEC) NFPA 2023 FLORIDA FUEL GAS CODE 2023 FLORIDA ENERGY CONSERVATION CODE **ASCE 7-22**

CITY OF KEY WEST CODES AND ORDINANCES FLOOD ZONE: AE7 NGVD 1929 FLOOD ZONE: AE8 NGVD 1929 HMDR 30' FROM COR/LAG

DRAWING INDEX

Resid Family 09 William



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ERICA HELEN POOLE - ARCHITECT

DESIGN STUDIO SANDBAR DESIGN STUDIO 29183 CAMELLIA LANE BIG PINE KEY, FL 33043

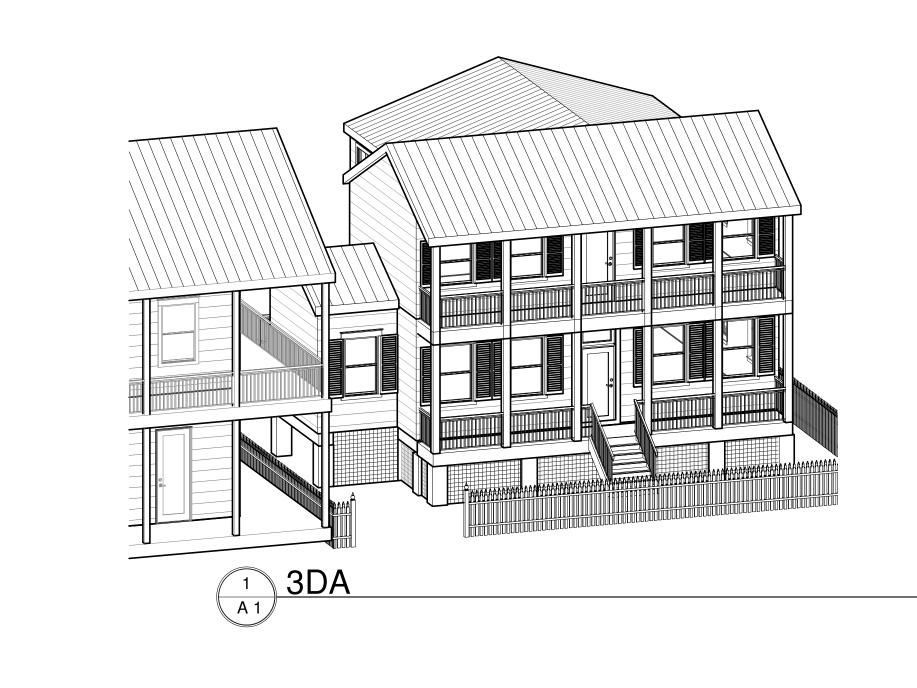
WWW.SANDBARDESIGNSTUDIO.COM 847/903/5854

COVER SHEET



PROJECT NO. DRAWN BY: Author SCH2025 APPROVED BY: Checker

6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A 8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT



HARC NOTES:

-EXTERIOR SIDING TO BE HARDI BOARD. -EXTERIOR SOFFITS TO BE HARDI BOARD. -EXTERIOR WINDOW/DOOR TRIM TO BE 1X4 HARDI. -ROOFING DRIP EDGE TO MATCH FINISH OF METAL ROOF. -EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
-CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR -EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.



311 WILLIAM STREET





315 WILLIAM STREET



317 WILLIAM

STREET

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Single Family Residence 309 William Street Key West, FL 33040

ERICA HELEN POOLE - ARCHITECT



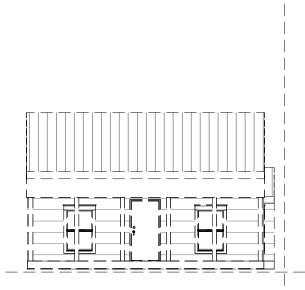
STREET ELEVATIONS

PROJECT NO. DRAWN BY: Author SCH2025 APPROVED BY: Checker

5 STREET ELEVATION - PROPOSED
A 1 3/32" = 1'-0"



309 WILLIAM STREET





311 WILLIAM STREET

313 WILLIAM STREET



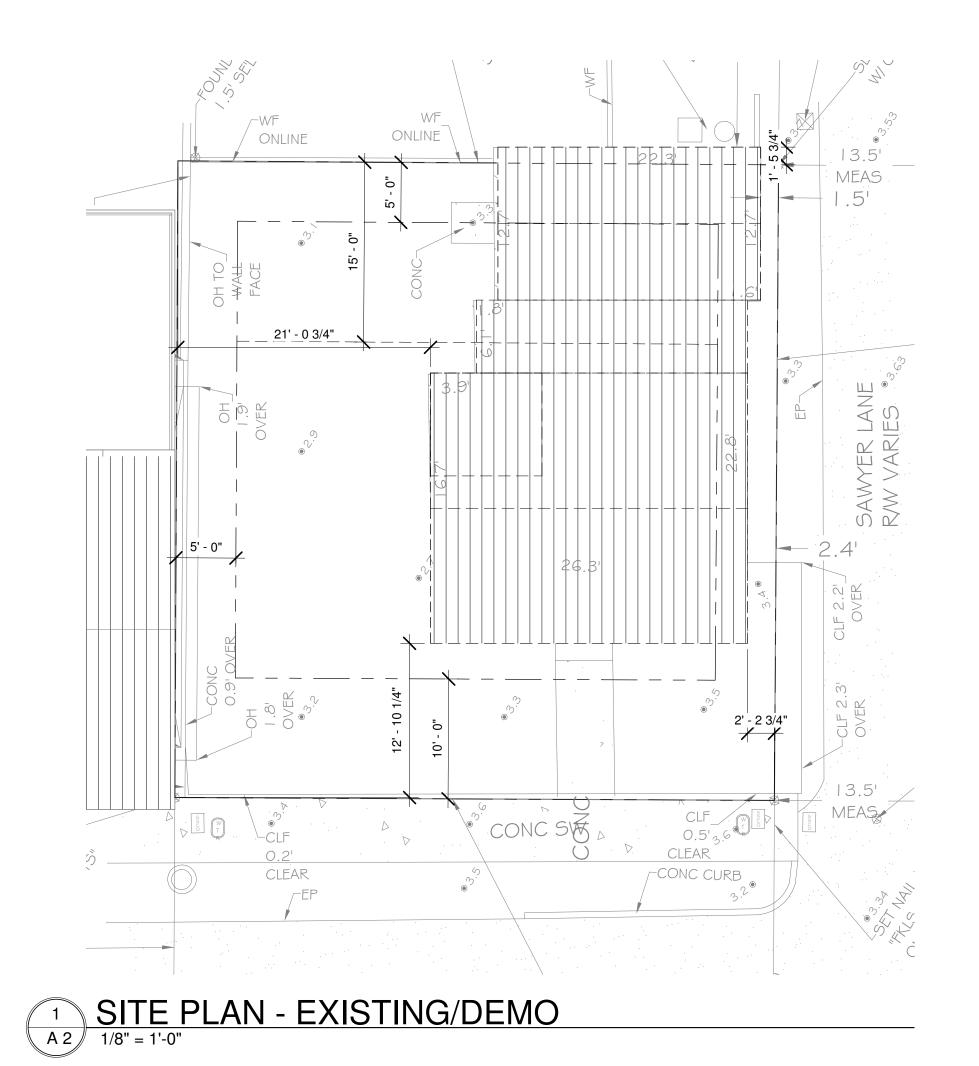


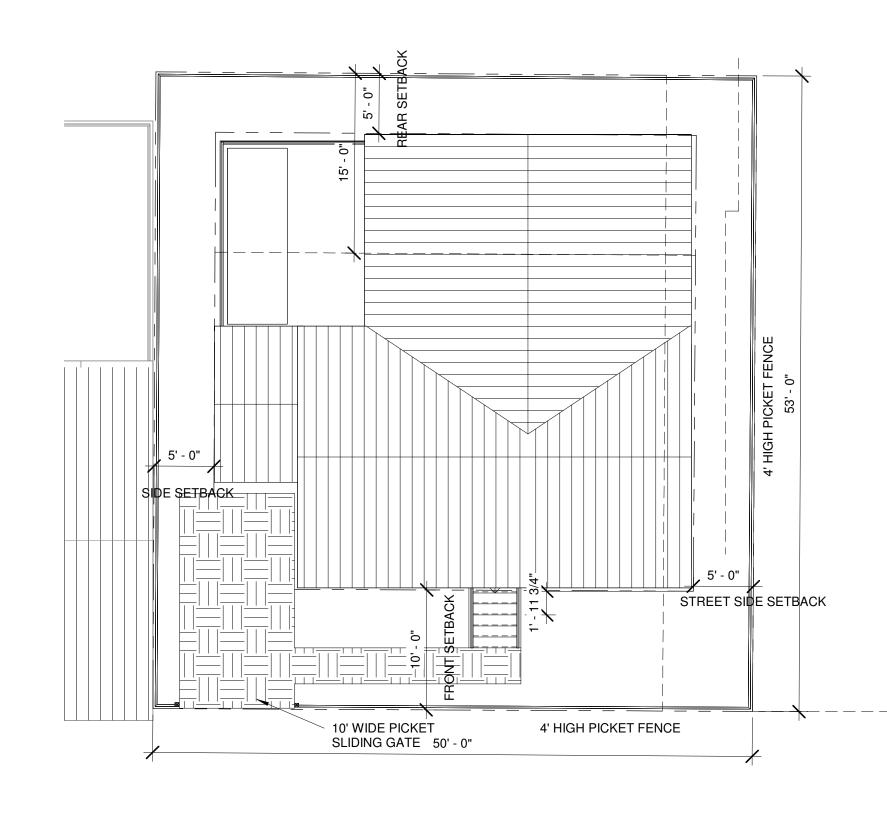


4 STREET ELEVATION - EXISTING/DEMO
A 1 3/32" = 1'-0"

317 WILLIAM

STREET



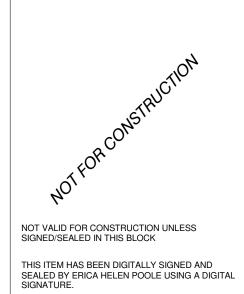


2	SITE PLAN - PROPOSED
A 2	1/8" = 1'-0"

	CODE REQUIREMENT	EVICTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR	HMDR	HMDR	N/A
Flood Zone	AE-7	AE-7	AE-7	
Size of Site				N/A
	2,655	2,650	2,650	N/A
Minimum Lot Size	4,000	2,650	2,650	N/A
Height Seathank	30'-0"	16'-3.25"	24'-10"	N/A
Front Setback	10'-0"	12'-10.25"	10'-0"	FOR STAIRS (1'-11.75", 4' WIDE
Side Setback A	5'-0"	6.8'	5'-0"	N/A
Street Side Setback	7'-6"	2'-2.75"	5'-0"	YES (2.5')
Rear Setback	15'-0"	NEG. 1.6'	5'-0"	YES (10')
Density	1 DU/ACRE	N/A	N/A	N/A
Building Coverage	40%	38%	52%	YES (12% OR 306.5 SF)
Impervious Surface	60%	40%	11%	N/A
Open Space	35%	60%	37%	N/A
Breakdowns (SF)				
Lot Area	2,655			
Existing Co	overages		EXISTING	
Impervious Surface	1,069.06		Front Walkway	60.06
Imperious Surface (%)	40%		Existing House	1009.00
Building Coverage	1009.00			
Building Coverage (%)	38%			
Open Space	1,585.94			
Open Space (%)	60%			
Proposed Dev	velopments		PROPOSED	
Impervious Surface	301.00		SFR	1040.00
Imperious Surface (%)	11%		Front Porch	127.50
Building Coverage	1,368.50		Pool	72.00
Building Coverage (%)	52%		Pool Deck	129.00
Open Space	985.50		Driveway & Path	229.00
Open Space (%)	37%			

SITE DATA TABLE

Single Family Residence 309 William Street Key West, FL 33040



ERICA HELEN POOLE - ARCHITECT #AR98525

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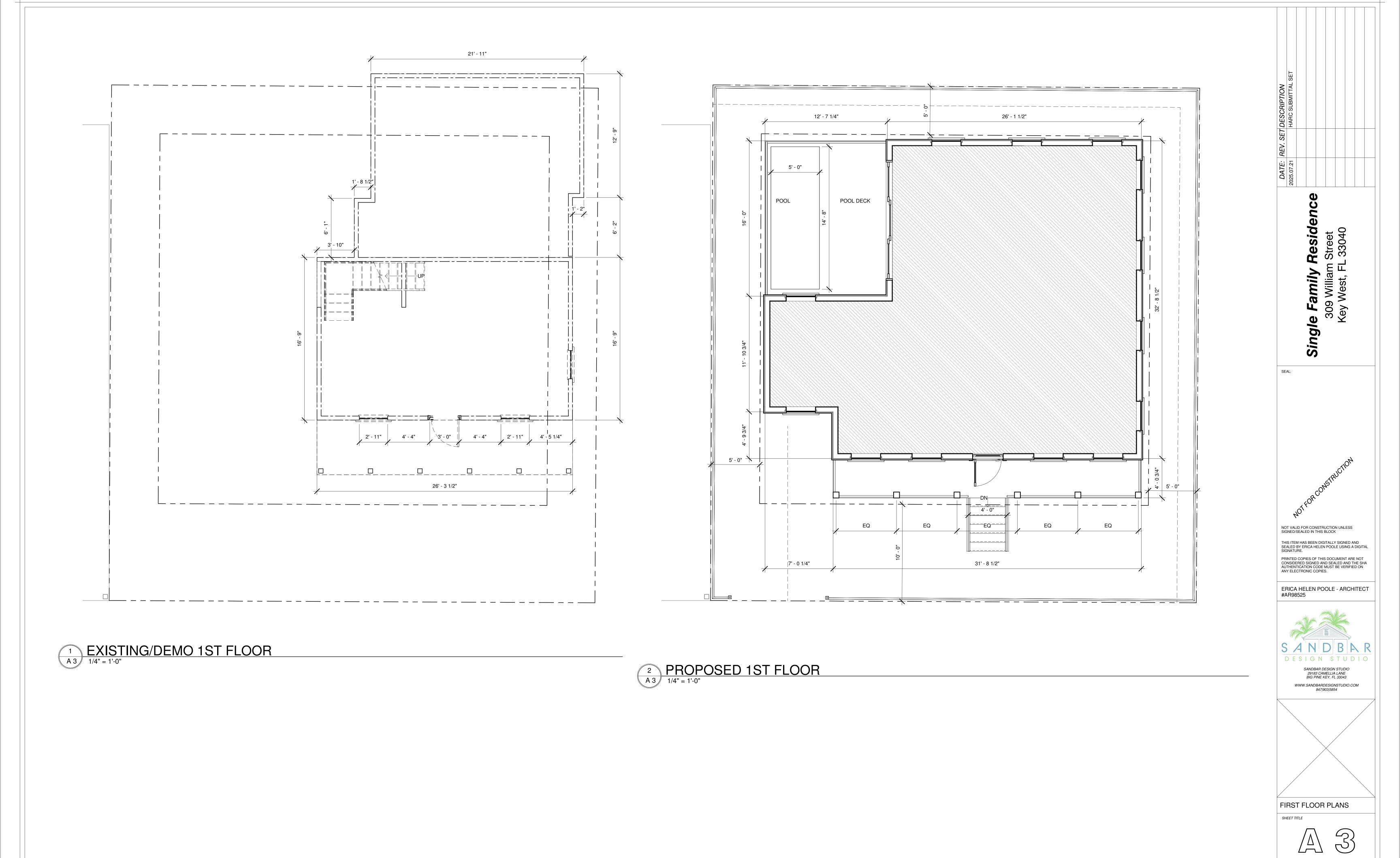


SITE PLAN SHEET TITLE

PROJECT NO.
SCH2025

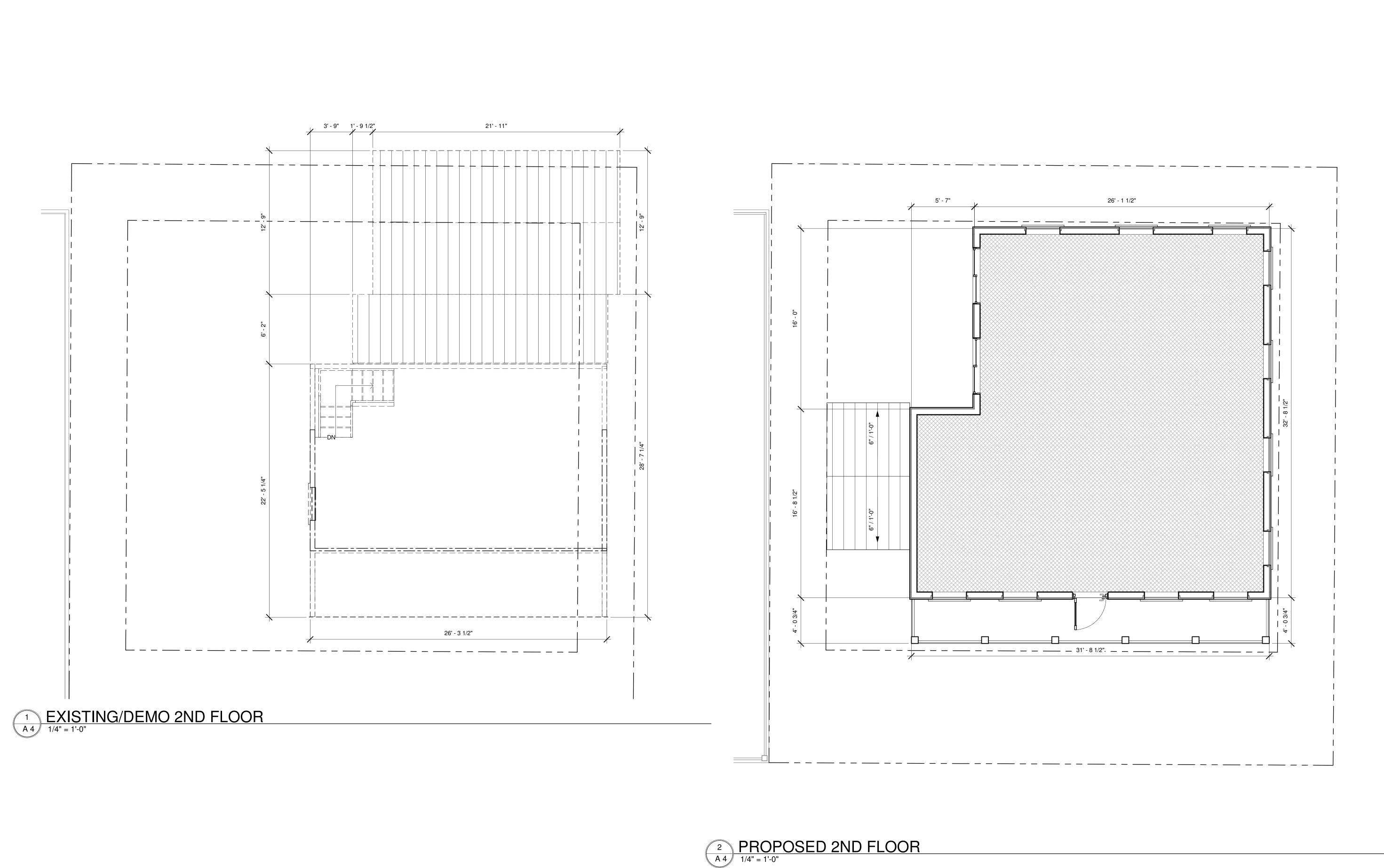
DRAWN BY: EHP

APPROVED BY: EHP



PROJECT NO. DRAWN BY: EHP SCH2025

APPROVED BY: EHP

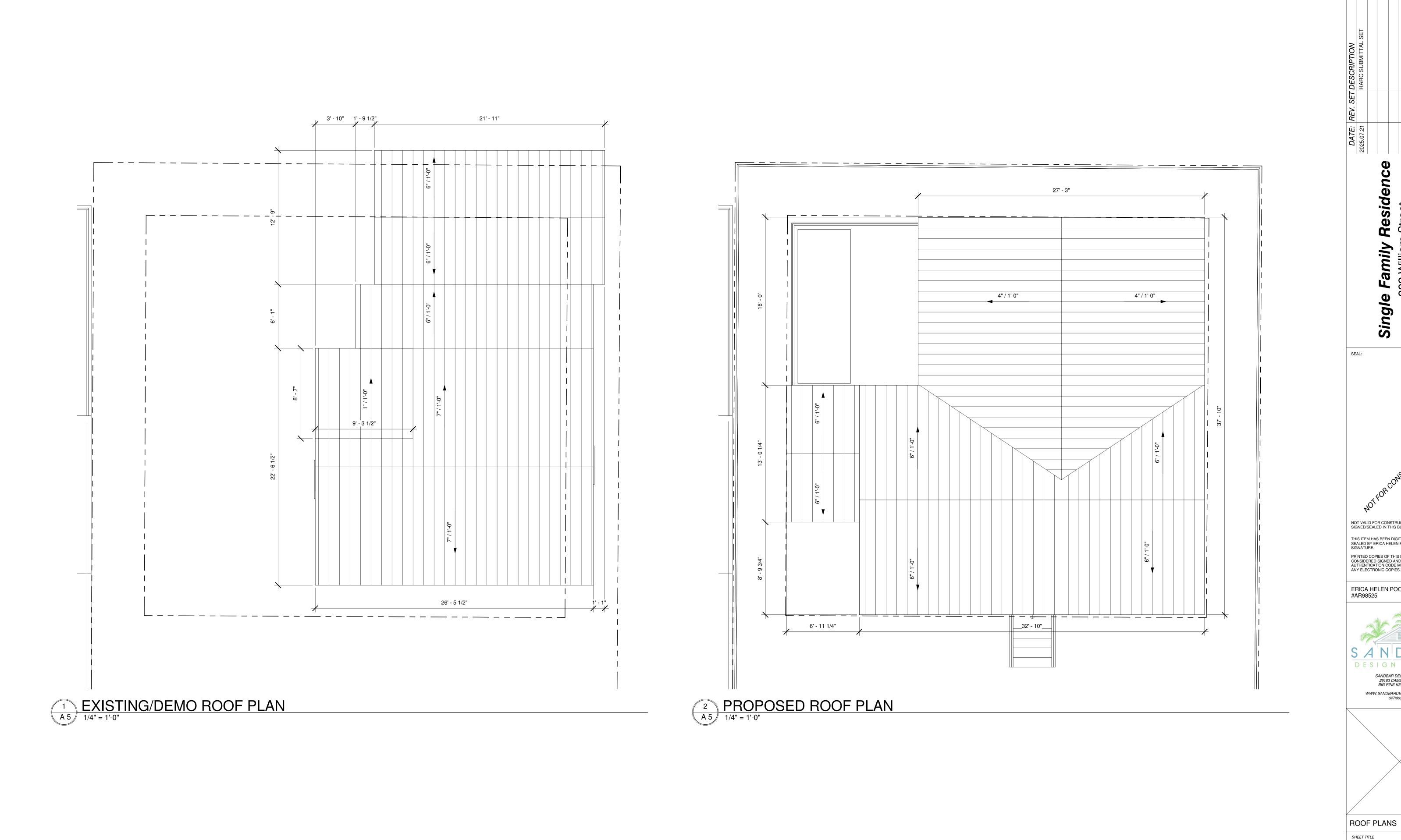


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PROJECT NO. SCH2025

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PROJECT NO. SCH2025

DRAWN BY: Author

APPROVED BY: Checker





The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m. September 23, 2025, at City Hall.</u> <u>1300 White Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY SINGLE-FAMILY RESIDENCE, NEW POOL,
POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF
EXISTING CONTRIBUTING SINGLE-FAMILY RESIDENCE AND
REAR SHEDS.

#309 WILLIAM STREET

Applicant – Sandbar Design Studio Inc. Application #C2025-0077

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.citvofkevwest-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

S	T	A	T	Ε	0	F	Fl	_0	R		D	۹:	
C	O	L	JN	T	'Y	0	F	M	0	N	R	0	E:

BEFORE ME, the undersigned authority, personally appeared Sandbar Design Studio Inc Erica Poole, who, first being duly sworn, on oath	,								
depose and says that the following statements are true and correct to the best o his/her knowledge and belief:	f								
. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 309 William Street on the									
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 September 23rd 20_25) ,								
The legal notice(s) is/are clearly visible from the public street adjacent to the property.	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 #C2025-0077									
2. A photograph of that legal notice posted in the property is attached hereto.									
Signed Name of Affiant: Date: September 12th, 2025 Address: 426 Bay Shore Drive City: Summerland Key State, Zip: FL 33042									
The forgoing instrument was acknowledged before me on this day of, 2025									
By (Print name of Affiant) David Steinmeyer II who is personally known to me or has produced as									
identification and who did take an oath.									
NOTARY PUBLIC Sign Name:									
Print Name: Meetin T. Castellanos MERLIN T CASTELLANOS Notary Public - State of Floric	la								
Notary Public - State of Florida (seal) My Commission Expires: D Q 29 Ronded through National Notary As									





HARC POSTING AFFIDAVIT
STATE OF FLORIDA: COUNTY OF MONROE:
BEFORE ME, the undersigned authority, personally appeared Sandbar Design Studio Inc.— , 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: On the 23rd day of September , 20 25
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 September 23rd, 20_25
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 #C2025-0077
2. A photograph of that legal notice posted in the property is attached hereto.
Signed Name of Affiant: Down Definition Date: September 12th, 2025
Address: 426 Bay Shore Drive City: Summerland Key
State, Zip: FL 33042
The forgoing instrument was acknowledged before me on this day of, 20, 20
By (Print name of Affiant) David H. Steinmeyer III who is
dentification and who did take an oath.
Sign Name: Castellance
Print Name: Meplin T. Castellanos Notary Public - State of Florida (seal)
My Commission Expires: 101629

MERLIN T CASTELLANOS
Notary Public - State of Florida
Commission # HH 690878
My Comm. Expires Oct 16, 2029
Bonded through National Notary Assn.

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 sťatement.

Summary

Parcel ID 00003170-000000 1003298 Account# Property ID 1003298 Millage Group 12KW

Location Address 309 WILLIAM St, KEY WEST

Legal Description KW PT LOT 3 SQR 21 OR147-87 OR844-1796 OR3279-1749 OR3279-1750

OR3297-2101 OR3303-158 OR3311-1655 (Note: Not to be used on legal documents.)

Neighborhood 6108

Property Class

SINGLE FAMILY RESID (0100)

Subdivision

Sec/Twp/Rng 06/68/25 Affordable No

Housing



Owner

SCHMITZ CRAIG A TRUST 02/04/2016 23 Windcastle Dr Saint Charles MO 63304

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$101,085	\$95,285	\$95,285	\$83,628
+ Market Misc Value	\$394	\$394	\$394	\$394
+ Market Land Value	\$1,113,636	\$933,489	\$723,318	\$534,982
= Just Market Value	\$1,215,115	\$1,029,168	\$818,997	\$619,004
= Total Assessed Value	\$686,755	\$153,784	\$149,305	\$144,957
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$661.755	\$128.784	\$124.305	\$119.957

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,113,636	\$101,085	\$394	\$1,215,115	\$686,755	\$25,000	\$661,755	\$500,000
2023	\$933,489	\$95,285	\$394	\$1,029,168	\$153,784	\$25,000	\$128,784	\$500,000
2022	\$723,318	\$95,285	\$394	\$818,997	\$149,305	\$25,000	\$124,305	\$500,000
2021	\$534,982	\$83,628	\$394	\$619,004	\$144,957	\$25,000	\$119,957	\$474,047
2020	\$530,888	\$85,121	\$394	\$616,403	\$142,956	\$25,000	\$117,956	\$473,447
2019	\$559,548	\$86,614	\$394	\$646,556	\$139,742	\$25,000	\$114,742	\$500,000
2018	\$492,675	\$86,614	\$394	\$579,683	\$137,137	\$25,000	\$112,137	\$442,546

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)	2.650.00	Square Foot	53	50

Buildings

Building ID Exterior Walls WD FRAME 2 STORY ELEV FOUNDATION Year Built 1924 Style **Building Type** S.F.R. - R1/R1 EffectiveYearBuilt 1975 WD CONC PADS **Building Name** Foundation Gross Sq Ft 1562 Roof Type GABLE/HIP Finished Sq Ft 860 Roof Coverage METAL Flooring Type SFT/HD WD Stories 1 Floor Condition GOOD NONE with 0% NONE **Heating Type** Perimeter Bedrooms 128 2 **Functional Obs** 0 **Full Bathrooms Economic Obs** 0 Half Bathrooms 0 Depreciation % 49 Grade 450 Number of Fire Pl WALL BD/WD WAL 0 Interior Walls Code Description Sketch Area Finished Area Perimeter FHS FINISH HALF ST 572 0 0 FLA FLOOR LIV AREA 860 860 0 OPF OP PRCH FIN LL 130 0 0 TOTAL 0 1,562 860

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1949	1950	0×0	1	306 SF	1
CONC PATIO	1949	1950	0 x 0	1	40.SF	1

Sales

			Instrument	Deed	Deed	Sale	Vacant or		
Sale Date	Sale Price	Instrument	Number	Book	Page	Qualification	Improved	Grantor	Grantee
2/10/2025	\$1,125,000	Warranty Deed	2489539	3311	1655	19 - Unqualified	Improved		
12/9/2024	\$0	Order (to be used for Order Det. Heirs, Probate in	2482978	3303	158	19 - Unqualified	Improved		
10/25/2024	\$0	Order (to be used for Order Det. Heirs, Probate in	2478859	3297	2101	30 - Unqualified	Improved		

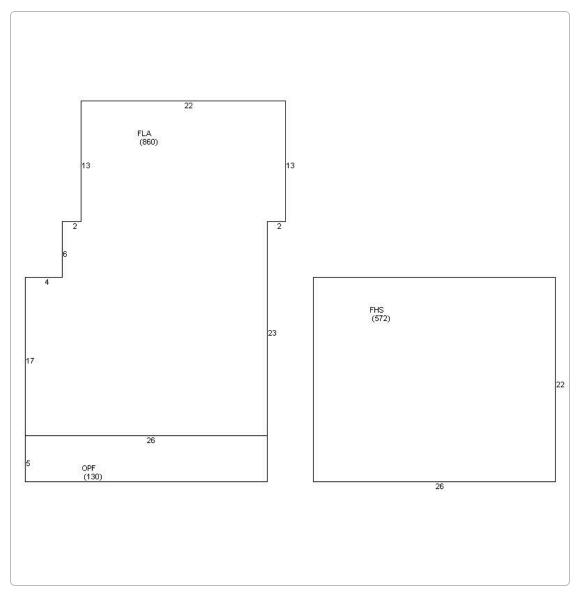
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
16-1868	05/12/2016	Completed	\$5,860		INSTALL 400SF OF VCRIMP ON FRONT ROOF
10-2412	07/26/2010	Completed	\$2.470		INSTALL 300sf 3 SORS OF VCRIMP ON REAR AREA OF MAIN ROOF

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



Photos



Мар



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