



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: June 23, 2026

Applicant: A20 Architecture, LLC

Application Number: C2026-0036

Address: 316 Petronia Street

Description of Work:

Demolition of non-historic shed structures in the rear.

Site Facts:

The structure is an altered contributing resource within the Historic District. The site consists of a one-story concrete block structure with historic rear additions. Historically, the structure housed Mani's Bar and featured a front overhang and novelty siding, as shown in historic photograph from c1965. The property appraisers lists the structure as being built in 1928, however based on documentation staff believes it was built earlier. Currently the property is located within an X flood zone.



Photo taken by the Property Appraiser's office c1965. Monroe County Library.



Photo of property under review. Property Appraisers website 06/19/2013.



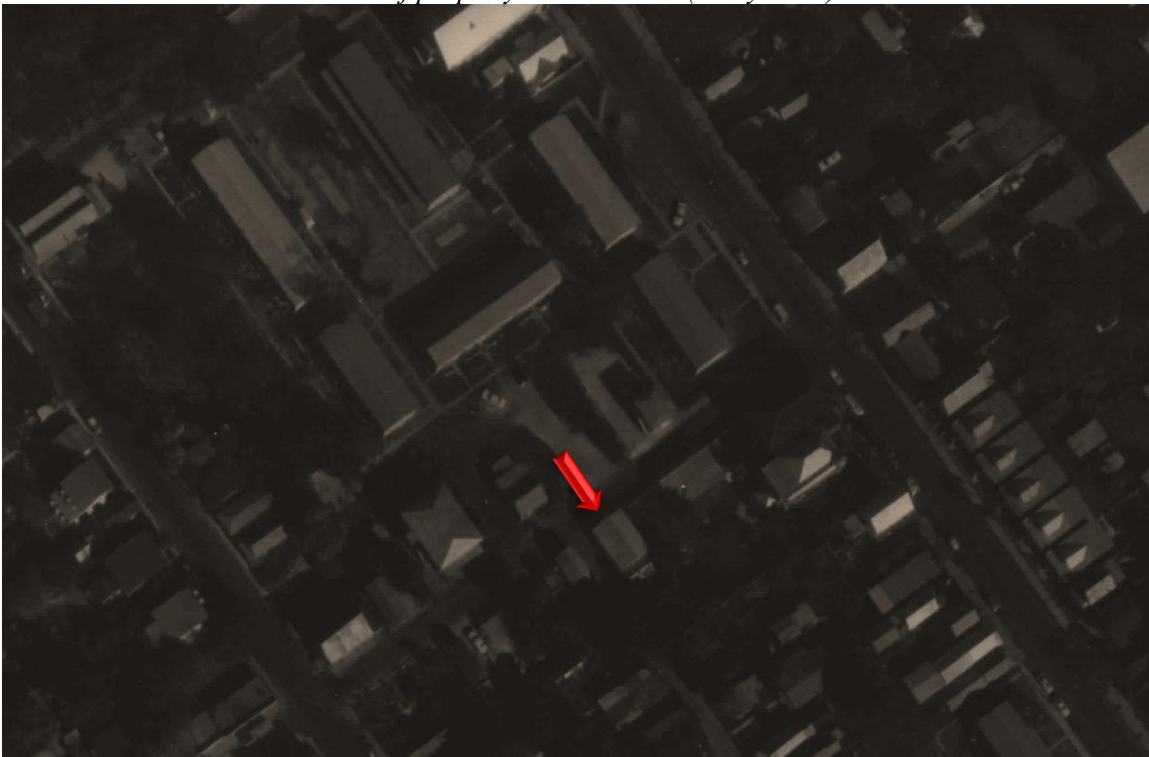
Photo of property under review. Google Maps imagery 2018.



Photo of property under review (Petronia Street).



Photo of property under review (Terry Lane).



1968 aerial photo.



1975 aerial photo.



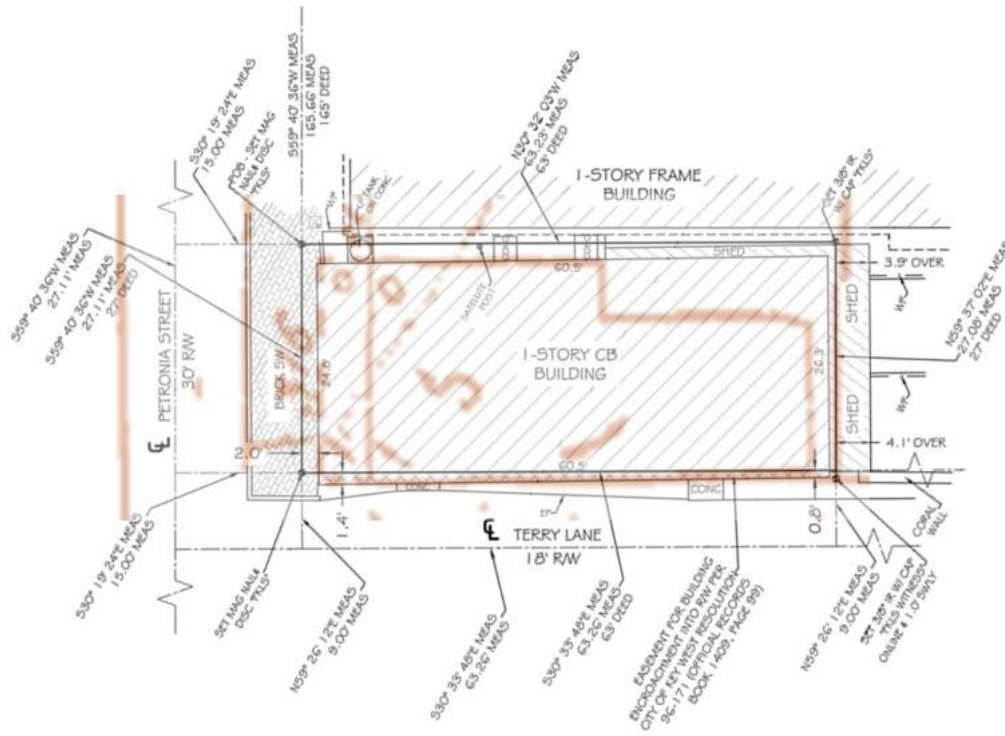
1981 aerial photo.



1991 aerial photo.



1998 aerial photo.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Building Exteriors (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26), specifically guidelines 2, 3, and 4 (first sentence).
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 8, 9), B (1 and 3-first sentence), and C.
- Guidelines for Storefronts (pages 29k-29l), specifically guideline 1.
- Guidelines for Shutters (pages 30a-30c), specifically guidelines 3 and 5.
- Guidelines for Awnings (page 31), specifically first paragraph and guidelines 1, 2, 3, 4, 5, 7, and 9.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (page 32), specifically guidelines 5, 9, and 10.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 11, 12, 13, 14, 17, 19, 22, 23, 24, 26 (first sentence), 29, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (first and last sentence), 8, 11, 12, 13 (first sentence), 14, 18, 19, 22, 23, 24, and 25.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1 (first sentence), 4, 5, and 6.

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.

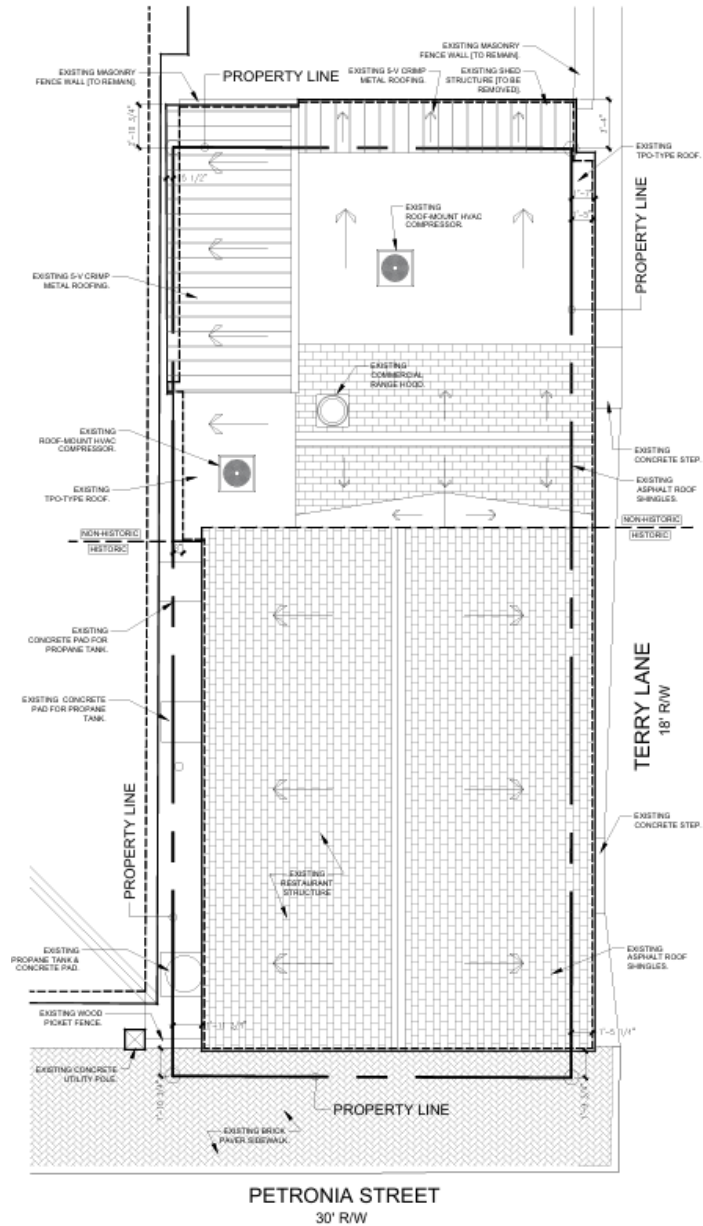
Staff Analysis:

A Certificate of Appropriateness is currently under review for renovations to an altered contributing structure, roof modifications to historic rear additions and site improvements. The structure currently features stucco around the entire exterior and the applicant is proposing to remove the stucco and restore the wood siding, consistent with the circa 1965 historic photograph. Existing asphalt shingle roofing will be replaced with 5V-crimp metal roofing. The rear additions will have modified roof forms which will help conceal rooftop mechanical equipment. Although portions of the rear additions are historic and are visible in the 1968 aerial photograph, the structure has been altered over time.

On the front (north) elevation facing Petronia Street, the proposal includes a black canvas awning, two wood French doors, and two aluminum storefront windows in historic openings. On the east elevation facing Terry Lane, the proposal includes wood 2 over 2 double-hung windows on the original portion of the building and an aluminum door toward the rear addition. The west elevation will not have window openings; however, this elevation is very close to the adjacent structure and is not visible from the street. All HVAC equipment and the commercial range hood will remain on the roof. The plans indicate Low-E glazing with a gray tint for the proposed windows and doors.

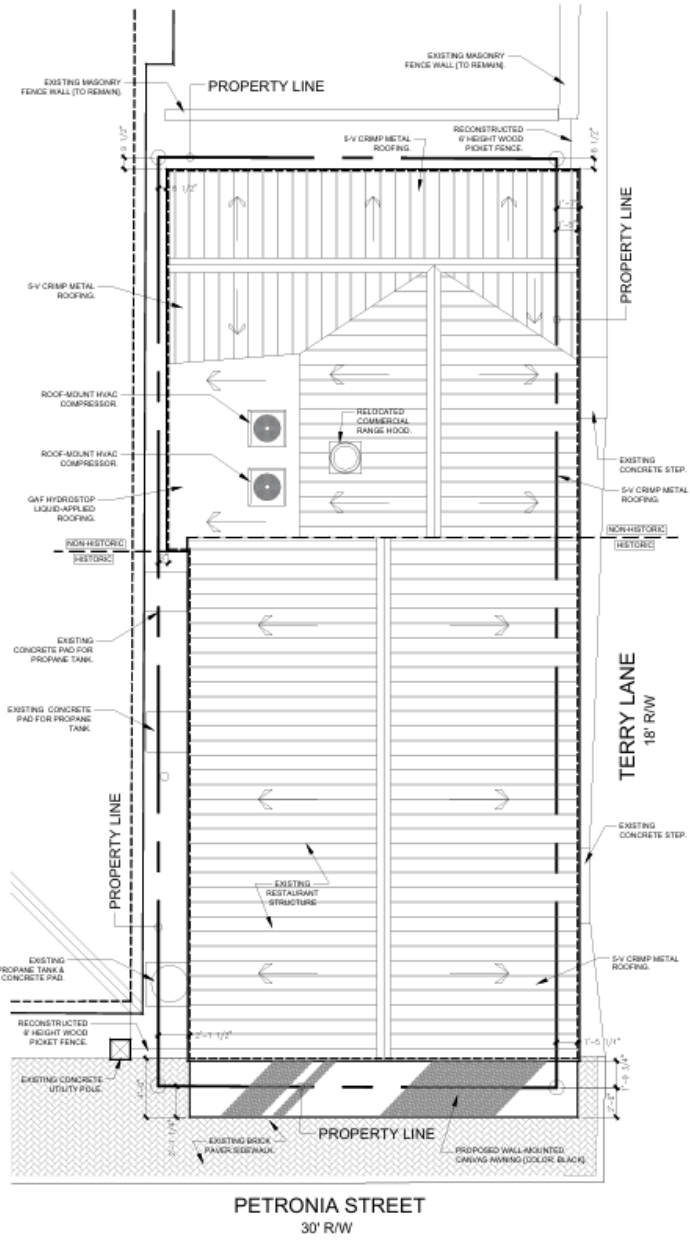
The proposal also includes 6' wood picket fences along portions of the property. Staff notes that portions of the proposed fencing appear to extend along property lines shared with adjacent properties. The applicant should obtain any required approvals from adjoining property owners. While the HARC Guidelines generally do not support 6' fencing within front elevations, the fencing would help screen mechanical equipment and service areas from public view.

Demolition includes removal of existing non-historic one-story shed structures located along the side and rear portions of the property. Based on the submitted survey and plans, portions of these structures currently extend beyond property lines.




1 EXISTING SITE PLAN
 SCALE: 1/4"=1'-0" (ROTATED) GRAPHIC SCALE: 1/4" = 1'-0"

Existing Site Plan.

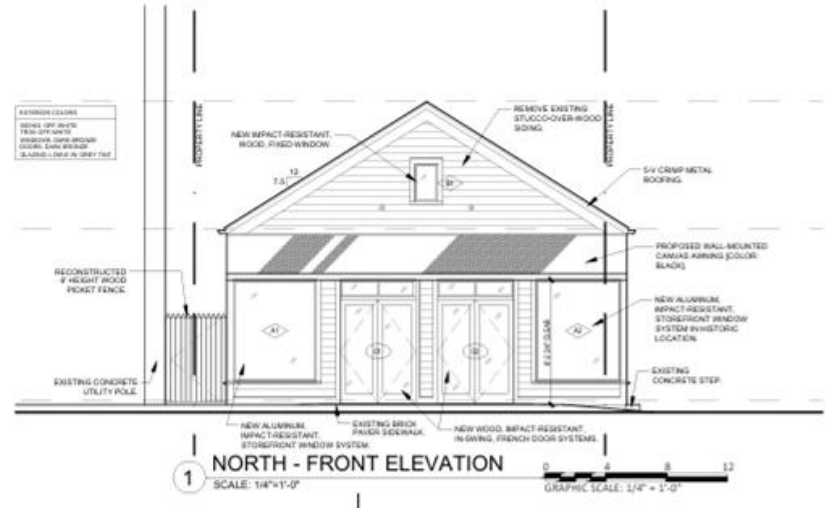



2 PROPOSED SITE PLAN
 SCALE: 1/4"=1'-0" [ROTATED] GRAPHIC SCALE: 1/4" = 1'-0"

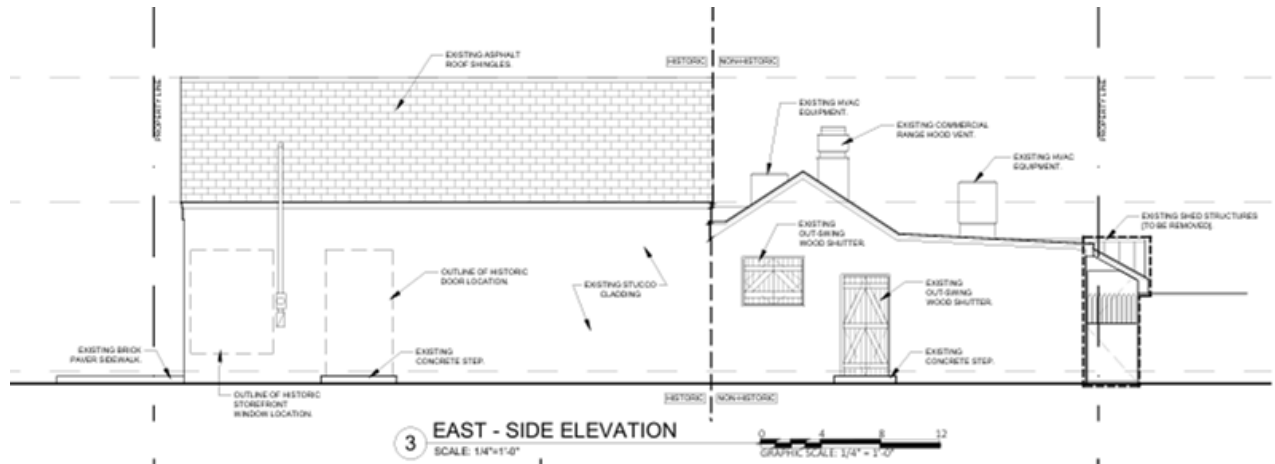
Proposed Site Plan.



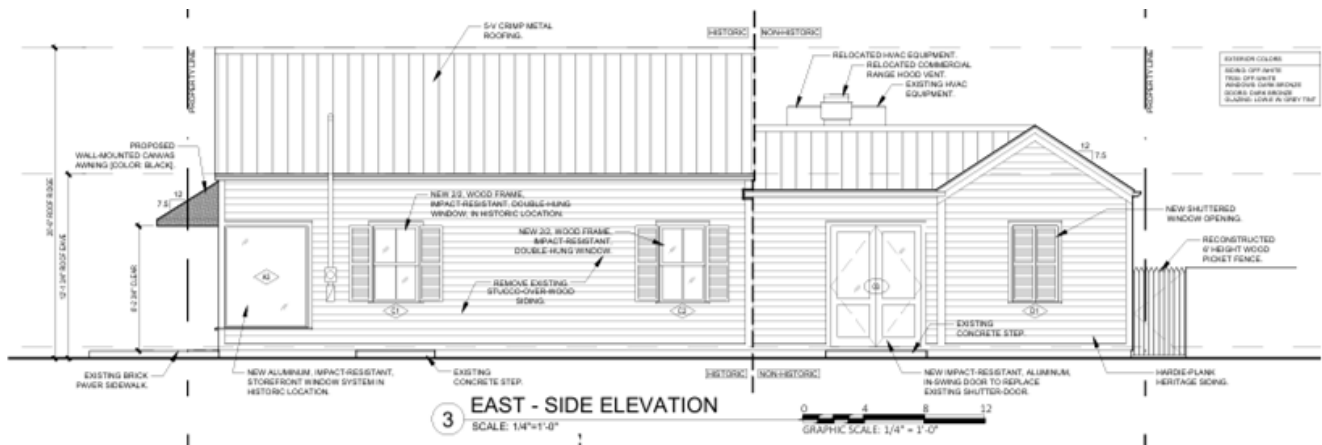
Existing North Elevation.



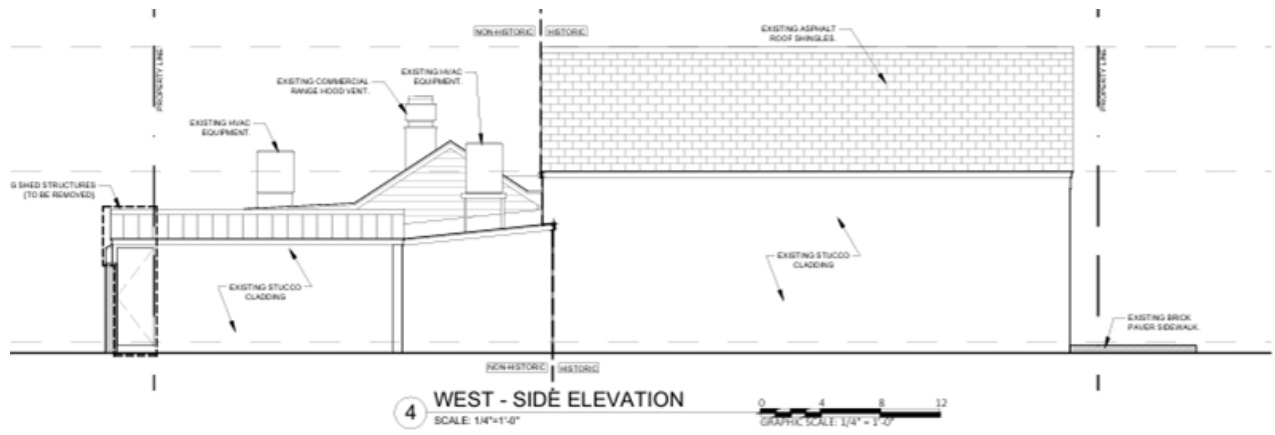
Proposed North Elevation.



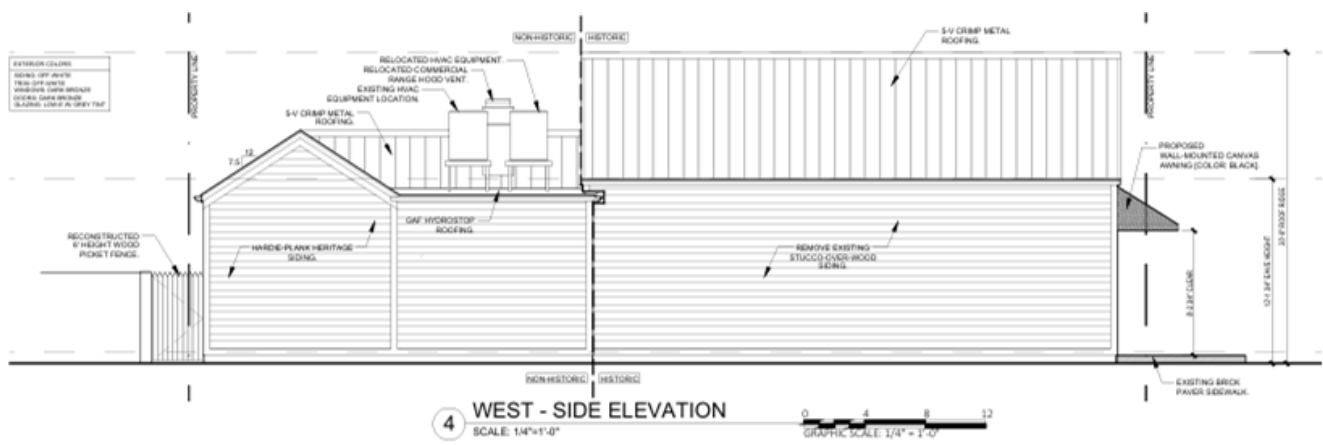
Existing East Elevation.



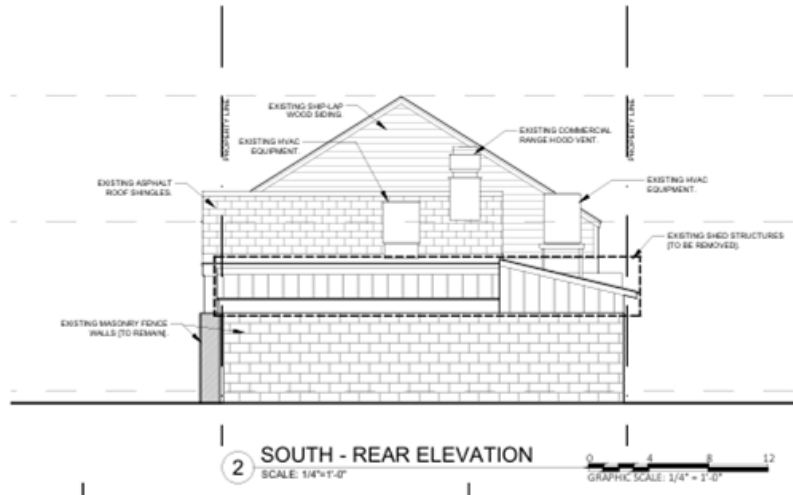
Proposed East Elevation.



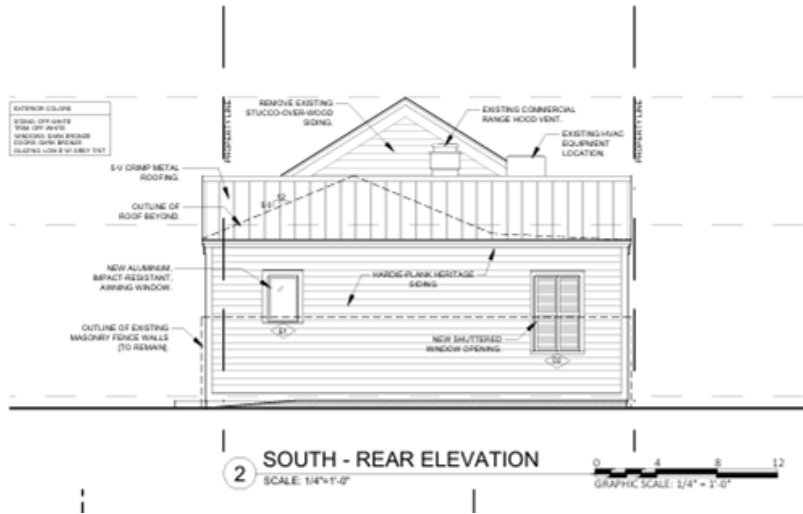
Existing West Elevation.



Proposed West Elevation.



Existing South Elevation.



Proposed South Elevation.

Consistency with Cited Guidelines:

The proposed project is generally consistent with the HARC Guidelines. The removal of stucco cladding and installation of wood siding is supported by historic documentation and returns the structure to its historic appearance. The proposed wood windows and wood French doors on the historic portions of the structure are consistent with the guidelines, and the removal of non-historic shed structures will improve the overall historic integrity of the site.

The modified roof forms on the rear additions and the proposed aluminum storefront systems are appropriate given that this is an altered contributing structure. The Low-E gray tinted glazing and 6' fences require HARC Commission consideration. The HARC Guidelines generally require clear glass with no blue, green, or reflective appearance. However, the guidelines allow consideration of non-reflective smoke-colored if it does not significantly alter the appearance of the glass from the exterior with a fee of \$55.00.

While the HARC Guidelines generally do not support 6' fences within front elevations, staff notes that the proposed fencing would help screen equipment and service areas from public view. In addition, portions of the proposed fencing are located along shared property lines. Staff recommends that the applicant coordinate with adjacent property owners and obtain any necessary approvals or agreements prior to installation.

Criteria for Demolition:

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).*

Elements proposed for demolition are the non-historic shed structure that extend over property lines and the roofs on historic rear additions that have been altered over time. Staff does not believe these elements portray extreme deterioration.

The following is the criteria of section 102-125:

- 1 Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a*

significant and distinguishable building entity whose components may lack individual distinction.

Staff opines that the elements proposed for demolition have no distinctive characteristics of a type, period or method of construction.

- 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.

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

Staff believes that the elements proposed for demolition do 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.

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

Staff believes that the elements under review do not yield important information in history.

It is staff's opinion that the request for demolition may be considered, as the structures under review meet the criteria for demolition. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR 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 #

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

ADDRESS OF PROPOSED PROJECT:

316 PETRONIA ST., KEY WEST, FL 33040

NAME ON DEED:

316 PETRONIA, LLC.

PHONE NUMBER 305.747.0799

OWNER'S MAILING ADDRESS:

315 1/2 DUVAL ST., UNIT 4,
KEY WEST, FL 33040

EMAIL MARIUS VENTER

37@gmail.com

APPLICANT NAME:

A20 ARCHITECTURE, LLC.

PHONE NUMBER 305.797.2309

APPLICANT'S ADDRESS:

3700 N. ROOSEVELT BLVD.,

EMAIL OFFICE @ A20

SUITE #202 KEY WEST, FL 33040 | ARCHITECTURE.COM

APPLICANT'S SIGNATURE:

DATE 05.22.2020

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 INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	- REMOVE STUCCO CLADDING TO REVEAL WOOD SIDING.
	- REPLACE ASPHALT SHINGLES W/ S-V CRIMP ROOFING.
	- REESTABLISH HISTORIC FENESTRATIONS.
	- REBUILD HISTORIC ROOF COVER OVER SIDEWALK.
MAIN BUILDING:	- REMOVE STUCCO CLADDING OVER WOOD SIDING.
	- REPLACE ASPHALT SHINGLES W/ S-V CRIMP ROOF.
	- REESTABLISH HISTORIC FENESTRATIONS.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
	- REMOVE SHED STRUCTURES BUILT OVER PROPERTY LINES.
	- REPLACE ROOFING.
	- REMOVE STUCCO CLADDING.

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(S):	
- REMOVE NON-HISTORIC SHED STRUCTURES BUILT OVER PROPERTY LINES.	
PAVERS: - NO CHANGES PROPOSED.	FENCES: - REPLACE FENCE GATES / DOORS W/ 6'-0" HEIGHT PICKET GATES
DECKS: - N/A	PAINTING: - REPAINT SIDING TO MATCH HISTORIC PHOTOS [LIGHT BODY ; DARK TRIM]
SITE (INCLUDING GRADING, FILL, TREES, ETC): - N/A	POOLS (INCLUDING EQUIPMENT): - N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
- EQP. TO BE HIDDEN FROM VIEW AS FAR AS POSSIBLE.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

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: **316 PETRONIA ST., KEY WEST, FL 33040**

PROPERTY OWNER'S NAME: **316 PETRONIA, LLC.**

APPLICANT NAME: **AZO ARCHITECTURE, LLC.**

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.**

PROPERTY OWNER'S SIGNATURE:  **MARIUS VENTER** 05.22.2026

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

- REMOVE EXISTING, NON-HISTORIC SHED STRUCTURES.

- REMOVE EXISTING STUCCO CLADDING OVER WOOD SIDING.

- REMOVE EXISTING ASPHALT SHINGLES & REPLACE W/ S-V CRIMP ROOFING.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES: **N/A; SEE P. 3**

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; SEE P. 3

(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 ; SEE P. 3

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 ; SEE P. 3

(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 ; SEE P. 3

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

N/A ; SEE P. 3

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

N/A ; SEE P. 3

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

N/A ; SEE P. 3

(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 ; SEE P. 3

(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 ; SEE P. 3

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; SEE BELOW.

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.

- EXISTING SHED STRUCTURES, STUCCO CLADDING, AND ASPHALT ROOF SHINGLES DO NOT DEFINE THE CHARACTER OF THE DISTRICT OR NEIGHBORHOOD.

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

- REMOVING THE SHED STRUCTURES WILL IMPROVE OPEN SPACE & RESTORE HISTORIC FOOTPRINT RELATIONSHIPS W/ ADJACENT STRUCTURES.

(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.

- ALL OF THE PROPOSED DEMOLITION WORK ACTS TO RESTORE THE HISTORIC FABRIC OF THE HISTORIC STRUCTURE. EXISTING SHED STRUCTURES ARE BUILT OVER THE PROPERTY BOUNDARIES.

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

- SHED STRUCTURES ARE NOT CONTRIBUTING.

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OFF REC 1409 PAGE0099

21032

RESOLUTION NO. 96-171

NON-RECORDED

96 JUN 17 P4:27

FILED FOR RECORD

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING AND AUTHORIZING EXECUTION OF THE ATTACHED EASEMENT BETWEEN THE CITY OF KEY WEST AND KW HORIZONS, INC.; PROVIDING AND EFFECTIVE DATE

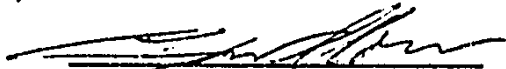
BE IT RESOLVED by the City Commission of the City of Key West, Florida that the attached Easement Agreement between the City of Key West and KW Horizons, Inc. is hereby approved subject to payment of past due sewer bills. The City Manager is authorized to execute the Easement Agreement on behalf of the City of Key West, and the City Clerk is authorized to attest to his signature and affix the Seal of the City thereto.

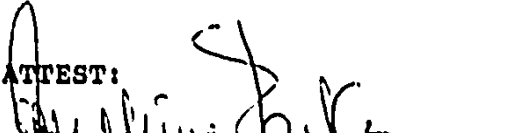
This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 7th day of May, 1996.

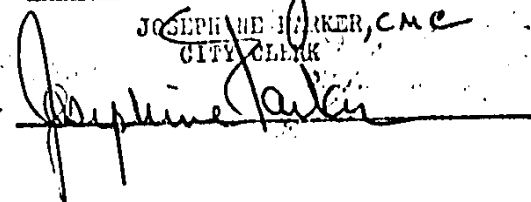
Authenticated by the presiding officer and Clerk of the Commission on May 9, 1996.

Filed with the Clerk May 10, 1996.


DENNIS J. WARDLOW, MAYOR
(STATE OF FLORIDA)
(COUNTY OF MONROE)
(CITY OF KEY WEST)

ATTEST:

JOSEPHINE PARKER, CITY CLERK

This copy is a true copy of the original on file in this office. Witness my hand and official seal this 17th day of May, 1996.

JOSEPHINE PARKER, CMC
CITY CLERK
By 

EASEMENT AGREEMENT

THIS AGREEMENT made this 10th day of June, 1996, between the City of Key West, Florida (hereinafter Grantor), and KW Horizons, Inc. (hereinafter, Grantee).

RECITALS

Grantee is owner of the property known as 316 Patronia Street, Key West, Florida, including a wooden overhang which intrudes upon Grantor's right-of-way, adjacent thereto. More specifically, the Grantee's overhang whose demensions are 8 feet in length by 1.8 feet in width encroaches on the property of the Grantor, according to a survey by Norby and Associates, Inc. dated February 1, 1996 (copy attached hereto). This encroachment impedes marketability of title to the properties.

The parties agree that the subject encroachment has existed for some years.

I. CONVEYANCE OF EASEMENT

The Grantor hereby agrees to grant and convey to Grantee for the structural life of the encroachment, an easement for use of that portion of the right-of-way occupied by the wooden overhang at 316 Patronia Street as shown in the aforementioned survey. This easement shall pertain to the building only, and not to any other encroachments.

II. CONSIDERATION

Grantee agrees to pay to Grantor the sum of \$94.50,

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OFF
REC 1403 PAGE 101

together with all sums and fees for city sewer, city garbage, if unpaid; to otherwise promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance.

III. EASEMENT TERMINATION

Grantee agrees that any enlargement of the presently existing encroachment shall operate to terminate the easement granted hereby, and that Grantor shall thereupon have the right to require Grantee to fully and entirely vacate the right-of-way through demolition or structural alteration of the building.

Grantee agrees that in the event that the encroachment is removed or substantially destroyed, this easement shall terminate, and that any new building shall be built entirely on land owned by the Grantee or its assigns, and shall not encroach on Grantor's right-of-way as shown on the attached survey.

Additionally, Grantee recognizes and agrees that Grantor may reclaim or retake its property without process upon a determination necessity to protect the health, safety or welfare of the City's residents.

Notwithstanding the fact that this easement may terminate at some future date, it is a covenant that runs with the land, and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns.

952059

OFF REC 1409 PAGE 102

IN WITNESS WHEREOF, the parties have executed this easement the date above written.

ATTEST:

CITY OF KEY WEST

Josephine Parker
JOSEPHINE PARKER,
CITY CLERK

Paul J. Cates
PAUL J. CATES,
ACTING CITY MANAGER

Edward M. Peterson
WITNESS

Ilene Klasfeld
KW Horizons, Inc.
By: Ilene Klasfeld, President

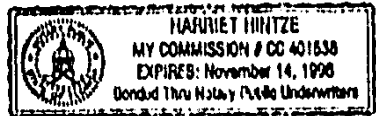
Hans Hintze
WITNESS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgements, appeared Ilene Klasfeld, president of KW Horizons, Inc. to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4 day of JUNE, 1996.
FL DAU LIL K421413418036

Hans Hintze
Notary Public
State of Florida

My commission expires:





& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

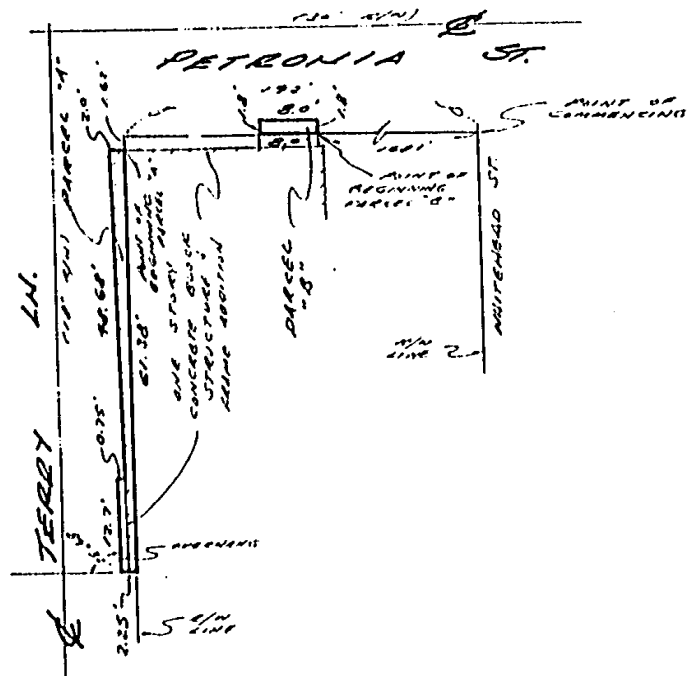
Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924



SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION AUTHORED BY THE UNDERIGNED:

PARCEL A: A parcel of land on the Island of Key West, and known as a portion of Terry Lane, adjacent to Lot 1 in a Subdivision of Square 1 in part of Tract 3 on Charlem W. Tift's map or plan of said Island known as Simonton's Addition, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Whitehead Street with the SE'ly right of way line of Petronia Street and run thence SW'ly along the SE'ly right of way line of the said Petronia Street for a distance of 192.0 feet to the NE'ly right of way line of Terry Lane; thence SE'ly and at right angles along the NE'ly right of way line of the said Terry Lane for a distance of 1.62 feet to the NW'ly face of an existing one story structure, and the Point of Beginning; thence continue SE'ly along the NE'ly right of way line of the said Terry Lane for a distance of 61.38 feet; thence SW'ly and at right angles for a distance of 2.25 feet to the SW'ly face of an existing wood overhang; thence NW'ly along a line deflected 89° 32' to the right and along the said overhang for a distance of 12.7 feet; thence NE'ly and at right angles along said overhang for a distance of 0.75 feet to the SW'ly face of the said one story structure; thence NW'ly and at right angles along the said SW'ly face of the said structure for a distance of 40.60 feet; thence NE'ly and at right angles along the said NW'ly face of the said structure for a distance of 2.0 feet back to the Point of Beginning.

PARCEL B: A parcel of land on the Island of Key West, and known as a portion of Petronia Street, adjacent to Lot 1 in a Subdivision of Square 1 in part of Tract 3 on Charlem W. Tift's map or plan of said Island known as Simonton's Addition, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Whitehead Street with the SE'ly right of way line of Petronia Street and run thence SW'ly along the SE'ly right of way line of the said Petronia Street for a distance of 160.1 feet to the NW'ly face of an existing wood overhang and the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Petronia Street for a distance of 0.0 feet to the SW'ly face of the said wood overhang; thence NW'ly and at right angles along the said SW'ly face of the wood overhang for a distance of 1.8 feet; thence NE'ly and at right angles along the NW'ly face of the said overhang for a distance of 0.0 feet; thence SE'ly along the said NE'ly face of the overhang for a distance of 1.8 feet back to the Point of Beginning.

SPECIFIC PURPOSE SURVEY FOR: Daniel Calabro

I HEREBY CERTIFY that the Specific Purpose Survey delineated herein meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and Chapter 61G17 of the Florida Administrative Code. THIS IS NOT A SURVEY.

NORBY & ASSOCIATES, INC.

Thomas A. Norby, PLS
Florida Reg. No. 5234

February 1, 1996

Recorded in Official Records
in Monroe County, Florida
Record Volume
DANNY L. KOLBAUGH
Clerk Circuit Court

RECORDERS ASKED:
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

Prepared by and return to:
Erica H. Sterling

Spottswood, Spottswood, Spottswood & Sterling PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 2528-26.0050 ES
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of April, 2026 between 316 PETRONIA LLC, a Florida limited liability company whose post office address is PO Box 675, East Hampton, NY 11937, grantor, and 316 PETRONIA STREET LLC, a Florida limited liability company whose post office address is 315 1/2 Duval Street, Unit 4, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West, and described on Charles W. Tift's Map or plan of said Island, as part of Lot 1 in a subdivision of Square 1 in part of Tract 3 known as Simonton's Addition; commencing at a point 165 feet from the corner of Whitehead and Petronia Streets, and running thence along the line of Petronia Street in a Southwesterly direction 27 feet to the corner of Terry's Lane; thence at right angles in a Southeasterly direction along Terry's Lane 63 feet; thence at right angles in a Northeasterly direction 27 feet; thence at right angles in a Northwesterly direction 63 feet out to Petronia Street to the point of beginning, situate, lying and being in Monroe County, Florida.

Parcel Identification Number: 00014000-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2026 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

316 PETRONIA LLC, a Florida limited liability company

By: Mr Dan, LLC, a Florida limited liability company, its
Manager

By: [Signature]
Daniel Calabro, Manager

[Signature]
Witness Name: Erica H. Sterling
Witness Address: 500 Fleming St,
Key West, FL 33040

[Signature]
Witness Name: Sheri A. Yost
Witness Address: 500 Fleming St
Key West FL 33040

State of Florida
County of Monroe

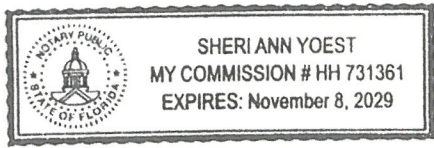
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of April, 2026 by Daniel Calabro, as Manager of Mr Dan, LLC, a Florida limited liability company, as Manager of 316 PETRONIA LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

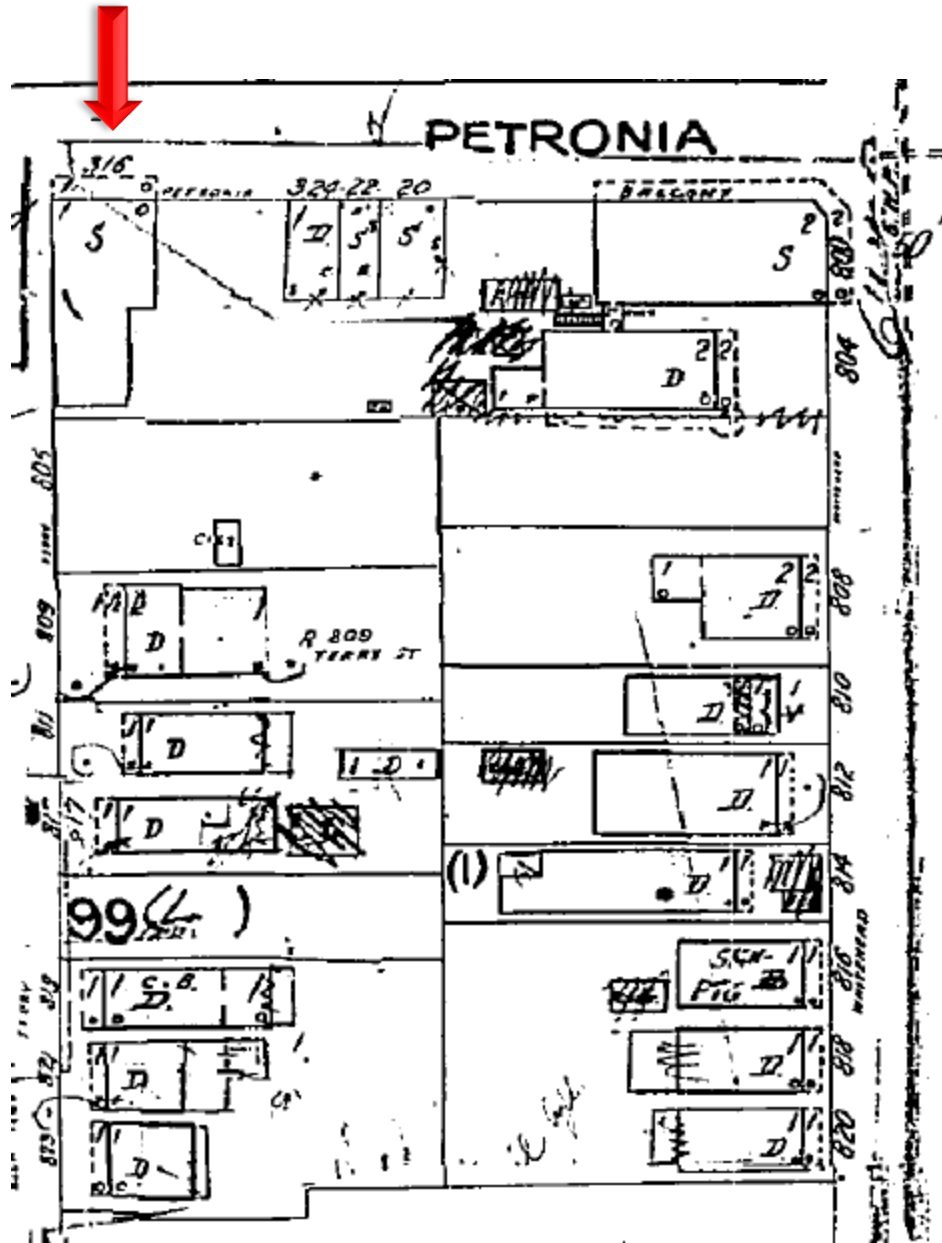
[Signature]
Notary Public

Printed Name: _____

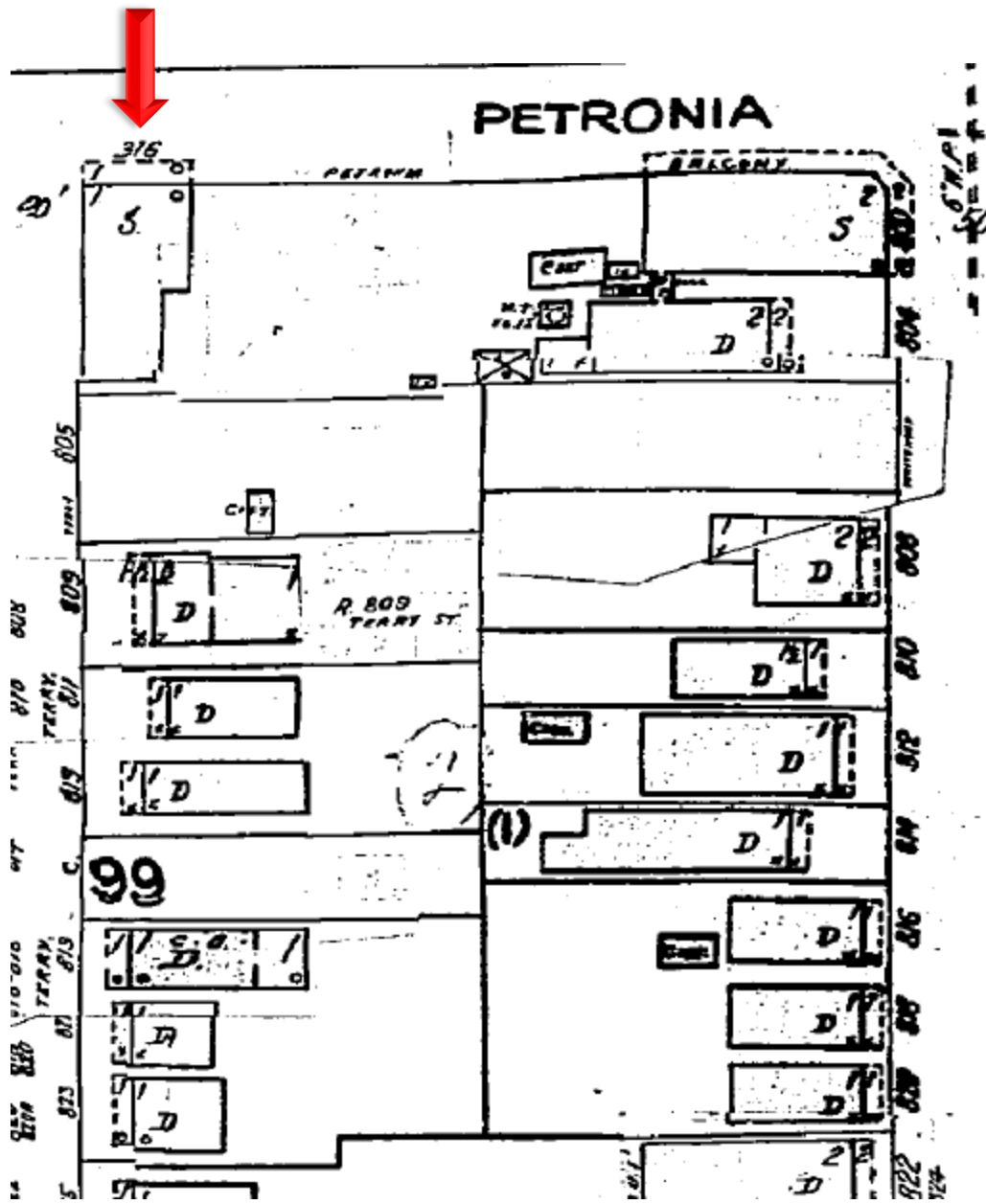
My Commission Expires: _____



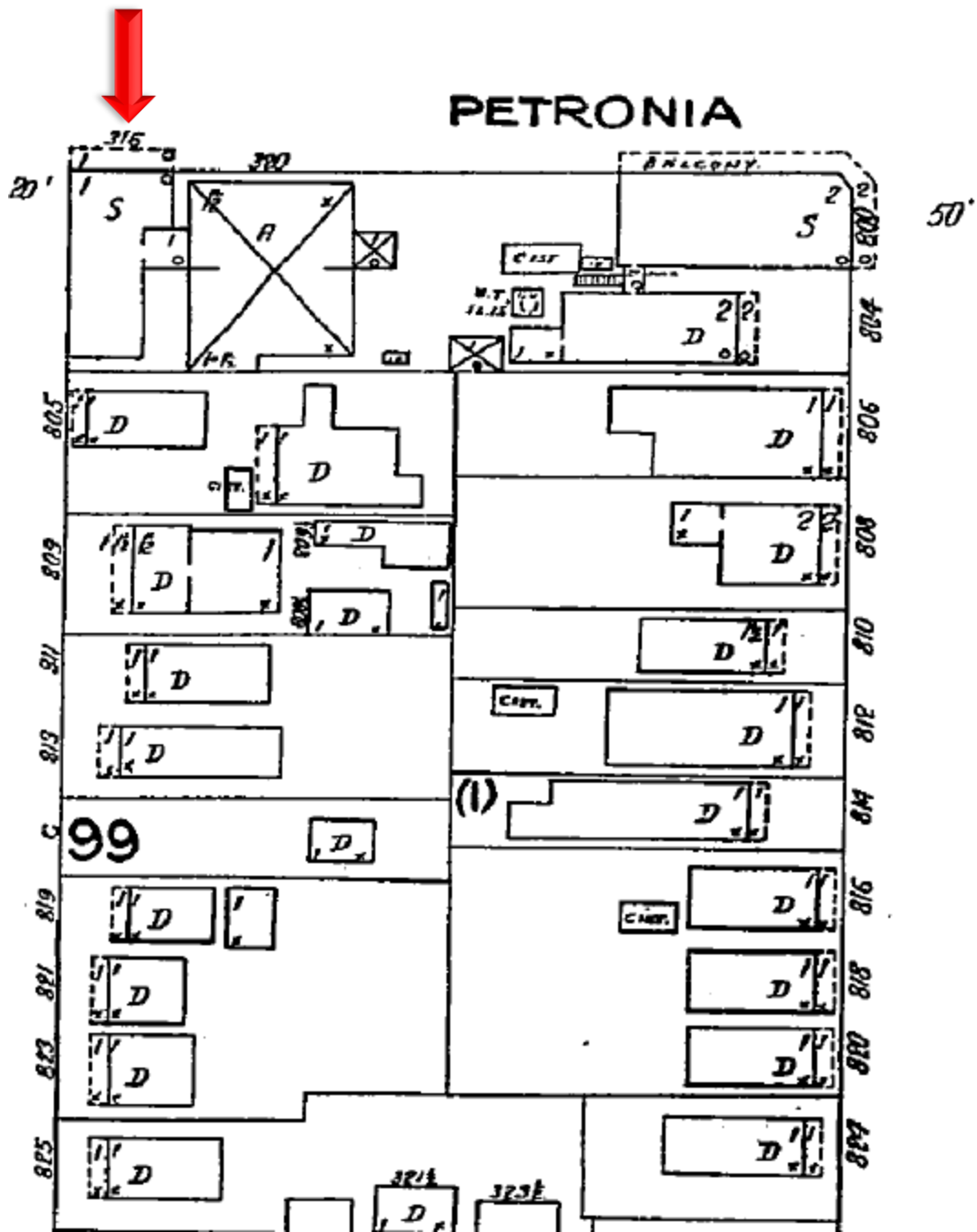
SANBORN MAPS



1962 Sanborn Map

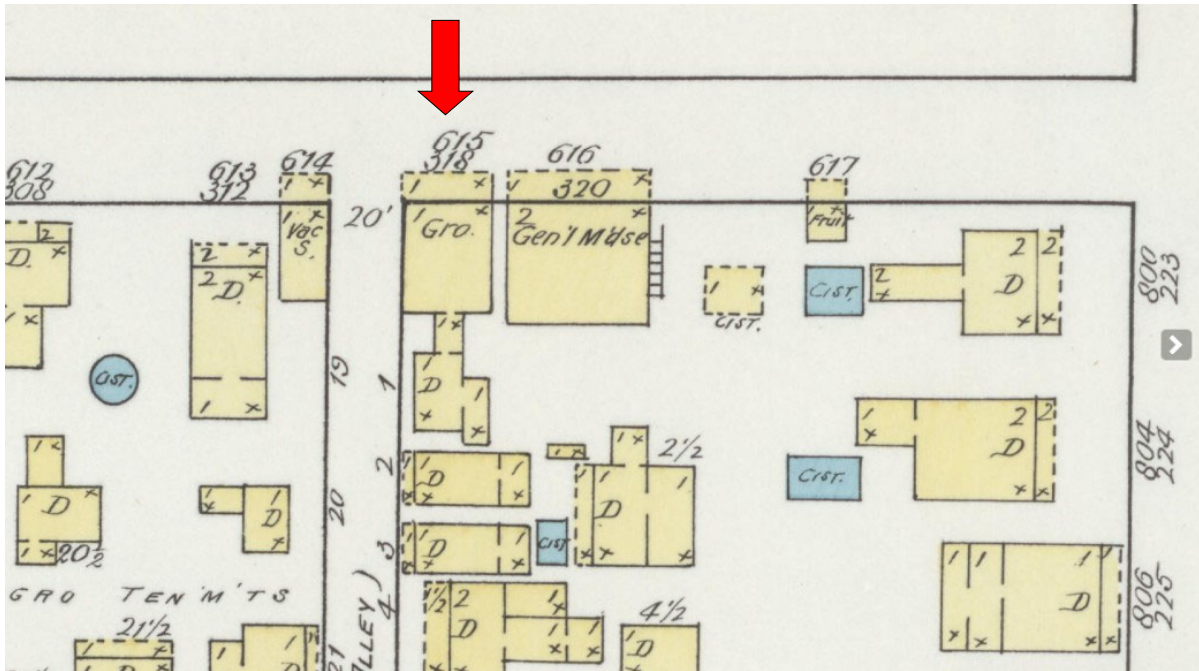


1948 Sanborn Map

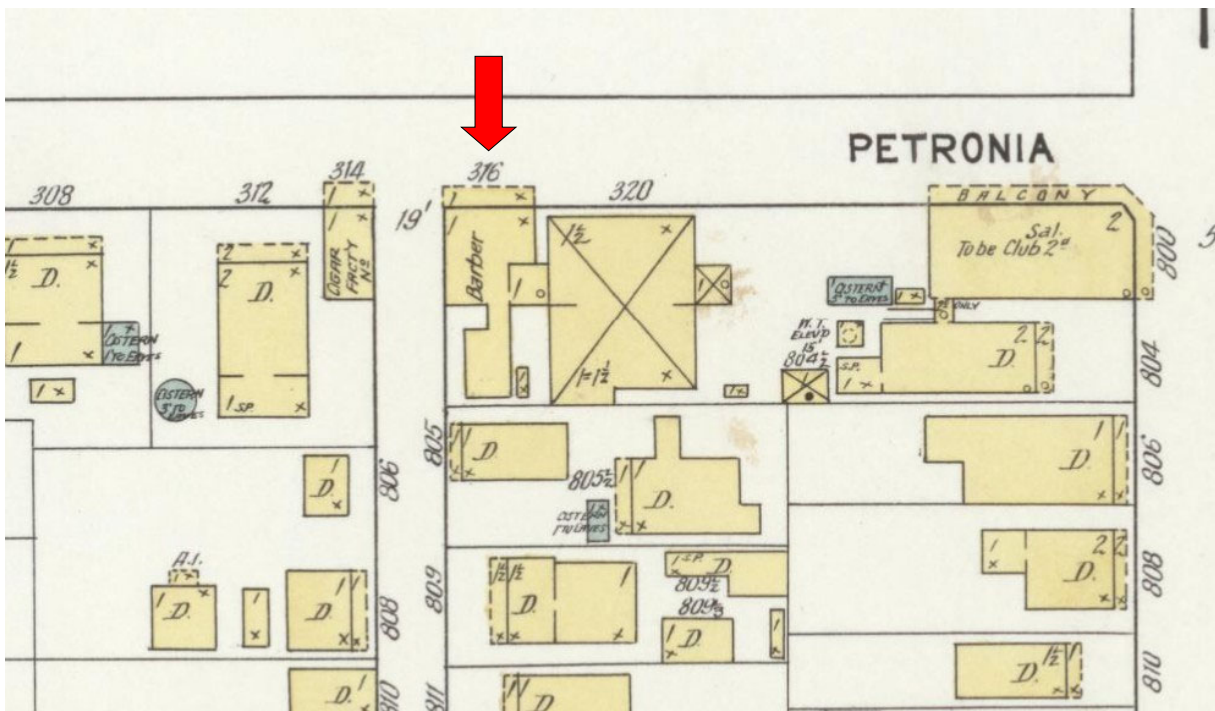


1926 Sanborn Map

PROJECT PHOTOS



316 PETRONIA ST. | 1892 Sanborn Map.



316 PETRONIA ST. | 1912 Sanborn Map.



316 PETRONIA ST. | 1965 Monroe County Property Appraiser. Note: differences in siding demonstrate where former fenestrations / openings once existed.



728 SIMONTON ST. | 1965 Monroe County Property Appraiser. Note: Included as an example of neighborhood grocery store, with storefront windows, and centralized entrance doors.



316 PETRONIA ST. | Front elevation [2026.03.10].



316 PETRONIA ST. | Terry Lane [2026.03.10].



316 PETRONIA ST. | Terry Lane elevation [2026.03.10].



324 PETRONIA ST. | North elevation [2026.03.10].



324 PETRONIA ST. | North elevation #2 [2026.03.10].



314 PETRONIA ST. | North elevation [2026.03.10].



323 PETRONIA ST. | South elevation [2026.03.10]; across street.



323 PETRONIA ST. | South elevation #2 [2026.03.10]; across street.

SURVEY

CUBAN COFFEE QUEEN ROASTER

316 PETRONIA STREET
KEY WEST, FL 33040
PARCEL: 00014000-000000

CITY OF KEY WEST, FLORIDA:
H.A.R.C. / PLANNING DEPARTMENT SUBMISSION

SCOPE OF WORK

- RENOVATION OF EXISTING RESTAURANT. NO CHANGE OF USE.
- REMOVE NON-HISTORIC ADDITIONS IN EXCESS OF PROPERTY LINES.
- RESTORE HISTORIC FENESTRATIONS & FRONT ROOF COVER.

CODE INFORMATION

APPLICABLE CODES
FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.
FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
NGVD 1929 ELEVATION DATUM
FLOOD ZONE - X
ASCE 7-22 WIND LOADS

USE AND OCCUPANCY CLASSIFICATION [NO CHANGE TO EXISTING]

- USE: ASSEMBLY A-3 [RESTAURANT]
- OCCUPANCY:
 - ASSEMBLY / UNCONCENTRATED [15 NET]
 - KITCHENS / COMMERCIAL [200 GROSS]
 - MERCANTILE / STORAGE... [300 GROSS]

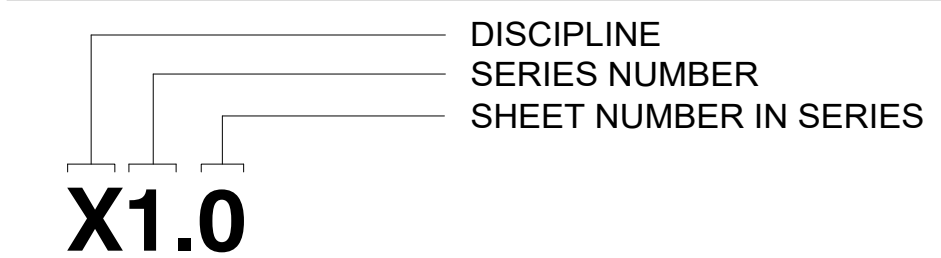
COKW [CITY OF KEY WEST] LAND USE REGULATIONS

- LUD ZONE: HNC-3
- DENSITY: 16 D.U. / AC.
- MAX. F.A.R.: 1.0
- HEIGHT: 30'-0"
- BUILDING COVER: 40%
- IMPERVIOUS COVER: 60%
- MIN. LOT SIZE: 4,000 SF
- SETBACKS:
 - FRONT: 0'-0"
 - SIDE: 5'-0"
 - REAR: 15'-0"
 - STREET SIDE: 7'-6"

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SHEET NUMBERING



MAP OF BOUNDARY SURVEY

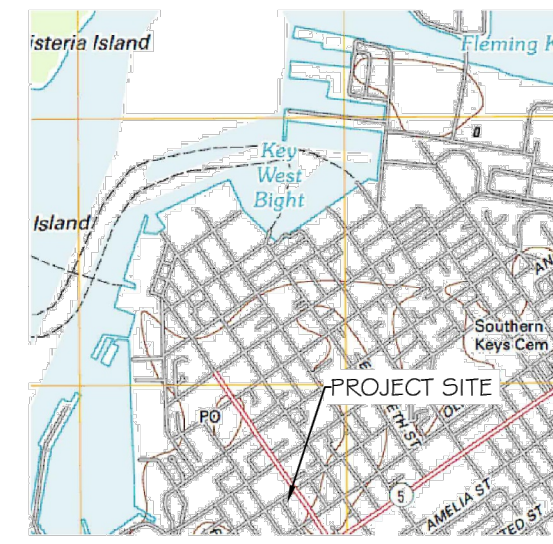
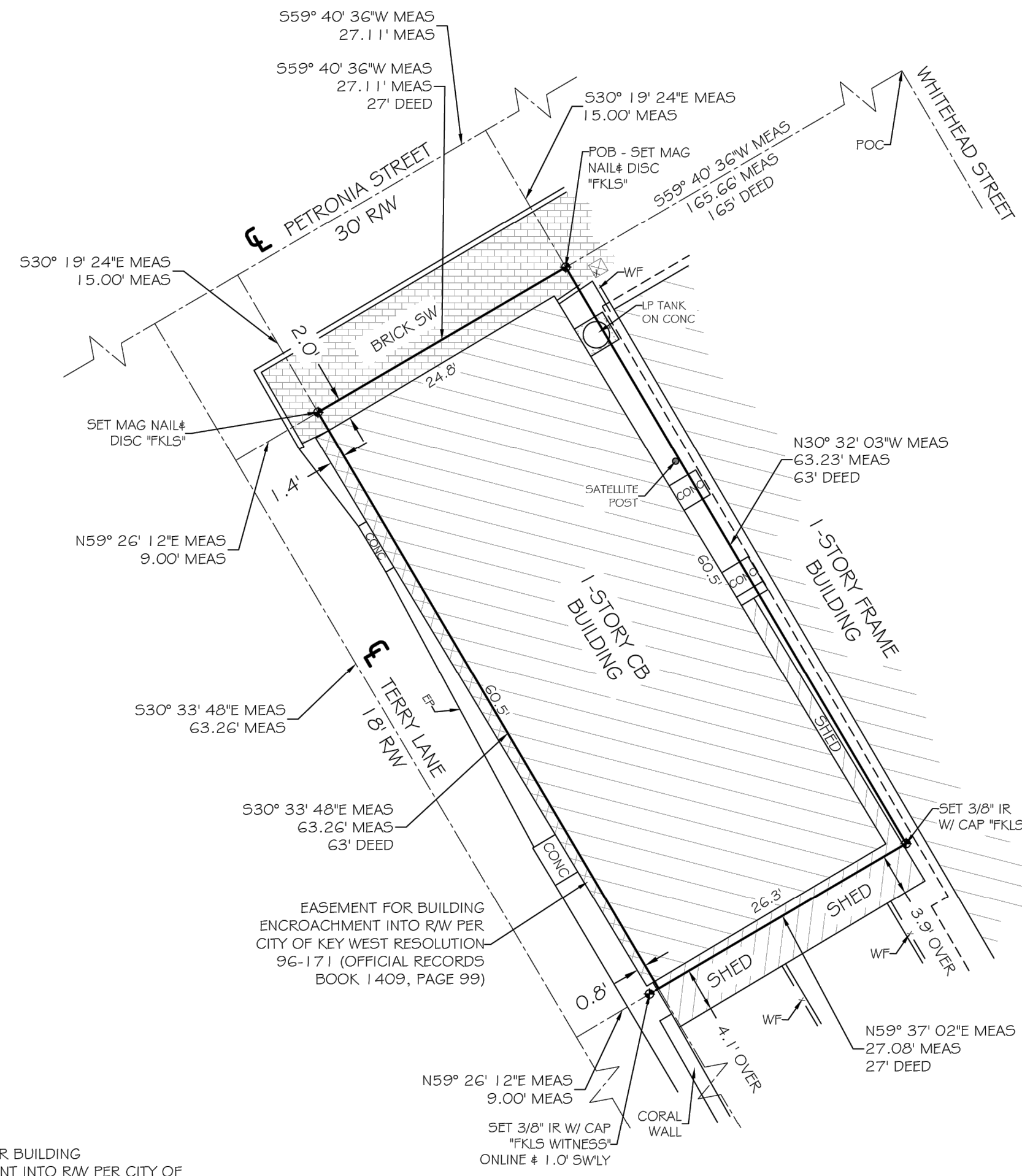
BEARING BASE:
ALL BEARINGS ARE BASED ON 559°40'36"E ASSUMED ALONG THE CENTERLINE OF PETRONIA STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

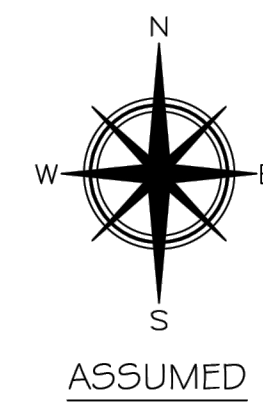
ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
316 PETRONIA STREET, KEY WEST, FL 33040

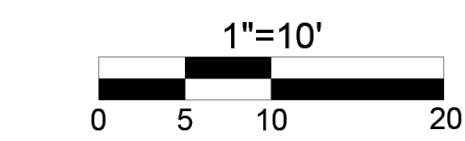
COMMUNITY NO.: 120160
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: X-SHADED



LOCATION MAP - NT5 SEC. 06-T685-R25E



EASEMENT FOR BUILDING ENCROACHMENT INTO RW PER CITY OF KEY WEST RESOLUTION 96-171 (OFFICIAL RECORDS BOOK 1409, PAGE 99)



TOTAL AREA = 1,713.80 SQFT±

LEGEND

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

NOTES:

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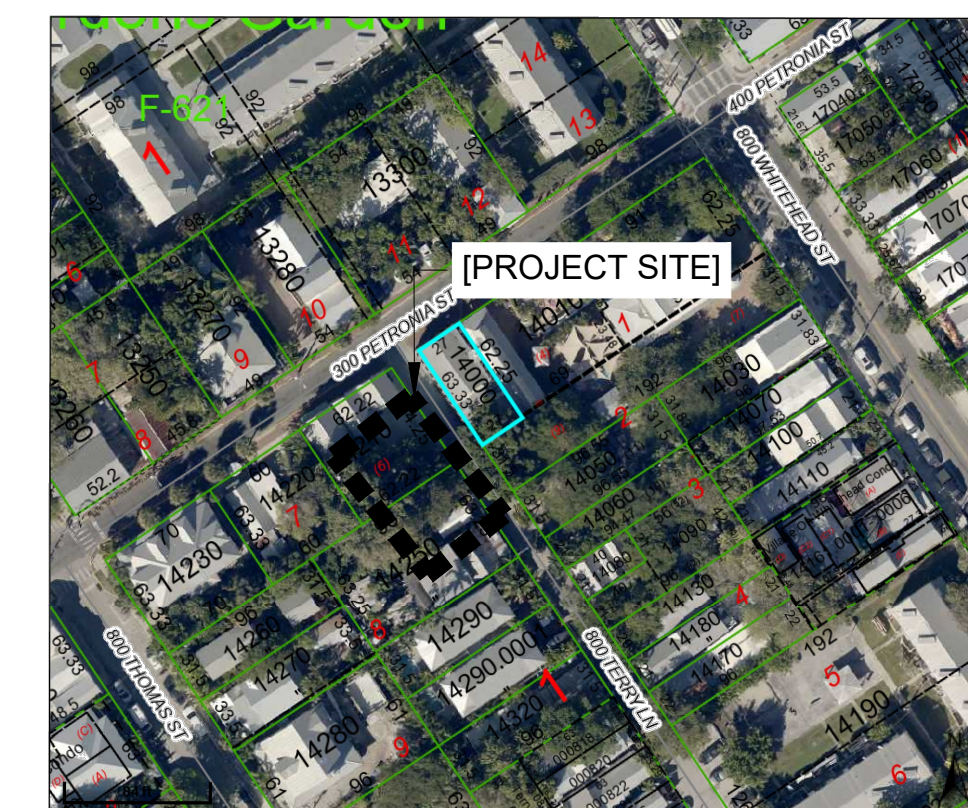
CERTIFIED TO -

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FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDDEKEY, FL 33042
PHONE: (305) 294-3690
FAX: (305) 509-7373
EMAIL: FKL5mail@gmail.com

Monroe County, FL

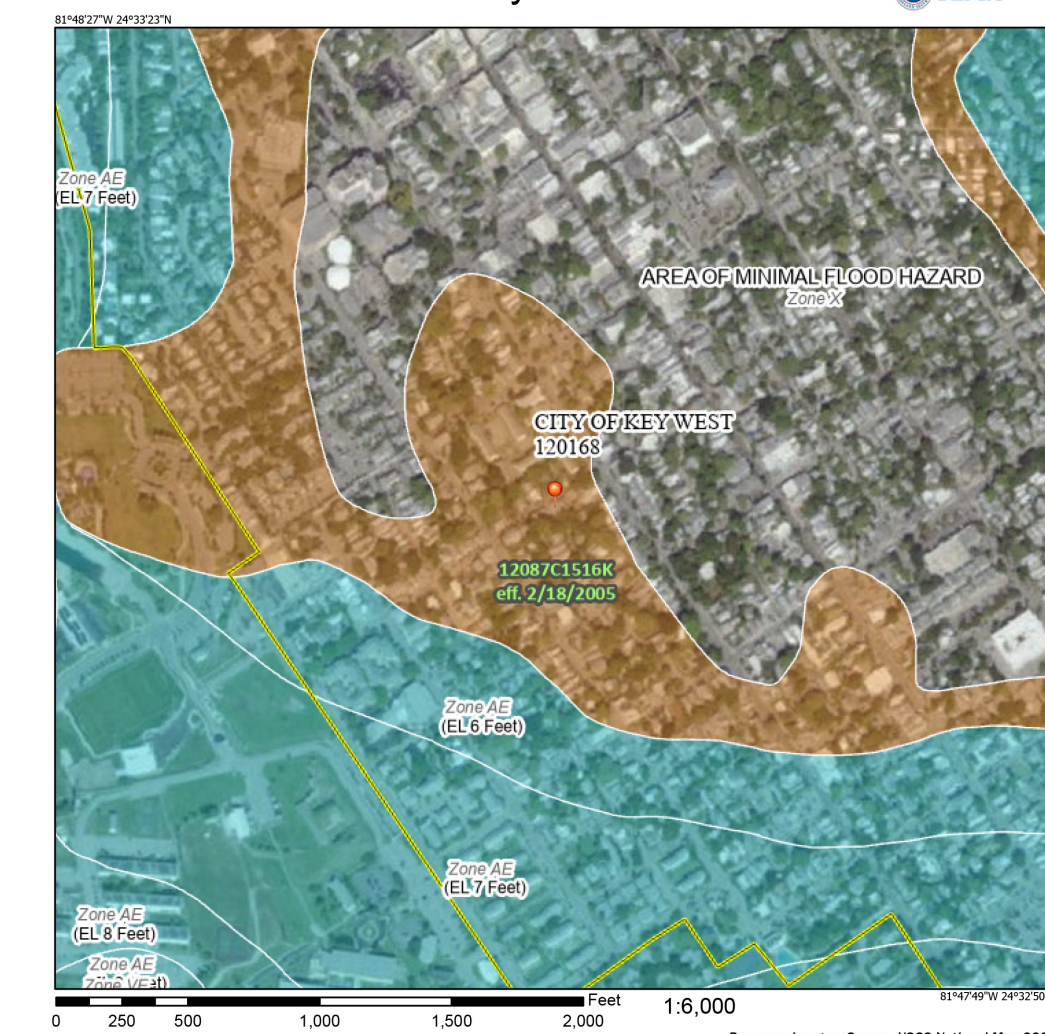


Parcel ID: 00014000-000000
Sec/Twp/Rng: 06/48/25
Property Address: 316 PETRONIA ST, KEY WEST
Alternate ID: 1014389
Class: RESTAURANT
Owner Address: 316 PETRONIA LLC, C/O HAMPTONS BOOKKEEPING SERVICES, PO Box 675, East Hampton, NY 11937

District: 11KW
Blot Tax: 99 OR1413-1649/50 OR3031-2145
Description: 99 OR1413-1649/50 OR3031-2145
(Note: Not to be used on legal documents)

Date created: 3/5/2026
Last Data Updated: 3/5/2026 2:11:37 AM
Developed by: SCHNEIDER

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023



P: 305.741.7678
E: OFFICE@A2OARCHITECTURE.COM
REG. AA00003002
3706 N. ROCKWELL BLVD UNIT #202
KEY WEST, FL 33040

ARCHITECT:
NOT VALID FOR CONSTRUCTION WITHOUT ORIGINAL SIGN AND SEAL

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97803
EXPIRATION DATE: 02/28/27

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REVISIONS:
2026.06.04 - HARC CLARIFICATIONS

APPROVALS:

CUBAN COFFEE QUEEN
PARCEL ID: 00014000-000000
HISTORIC COMMERCIAL
RENOVATION
316 PETRONIA STREET
KEY WEST, FLORIDA 33040

TITLE:
PROJECT COVER, SCOPE OF WORK, & PROJECT INFORMATION

PROJECT #: 26.11

SHEET:

G1.0

MAY 18, 2026

© 2026 BY A2O ARCHITECTURE, LLC

PROPOSED DESIGN

CUBAN COFFEE QUEEN ROASTER

316 PETRONIA STREET
KEY WEST, FL 33040
PARCEL: 00014000-000000

CITY OF KEY WEST, FLORIDA:
H.A.R.C. / PLANNING DEPARTMENT SUBMISSION

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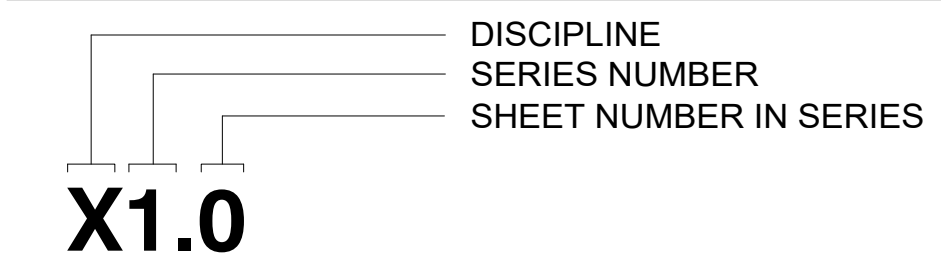
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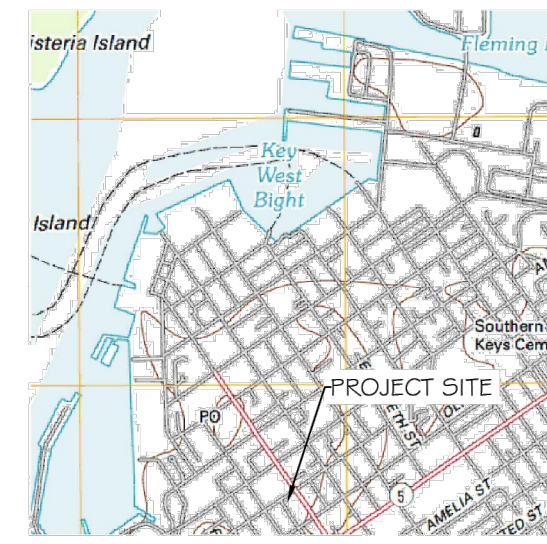
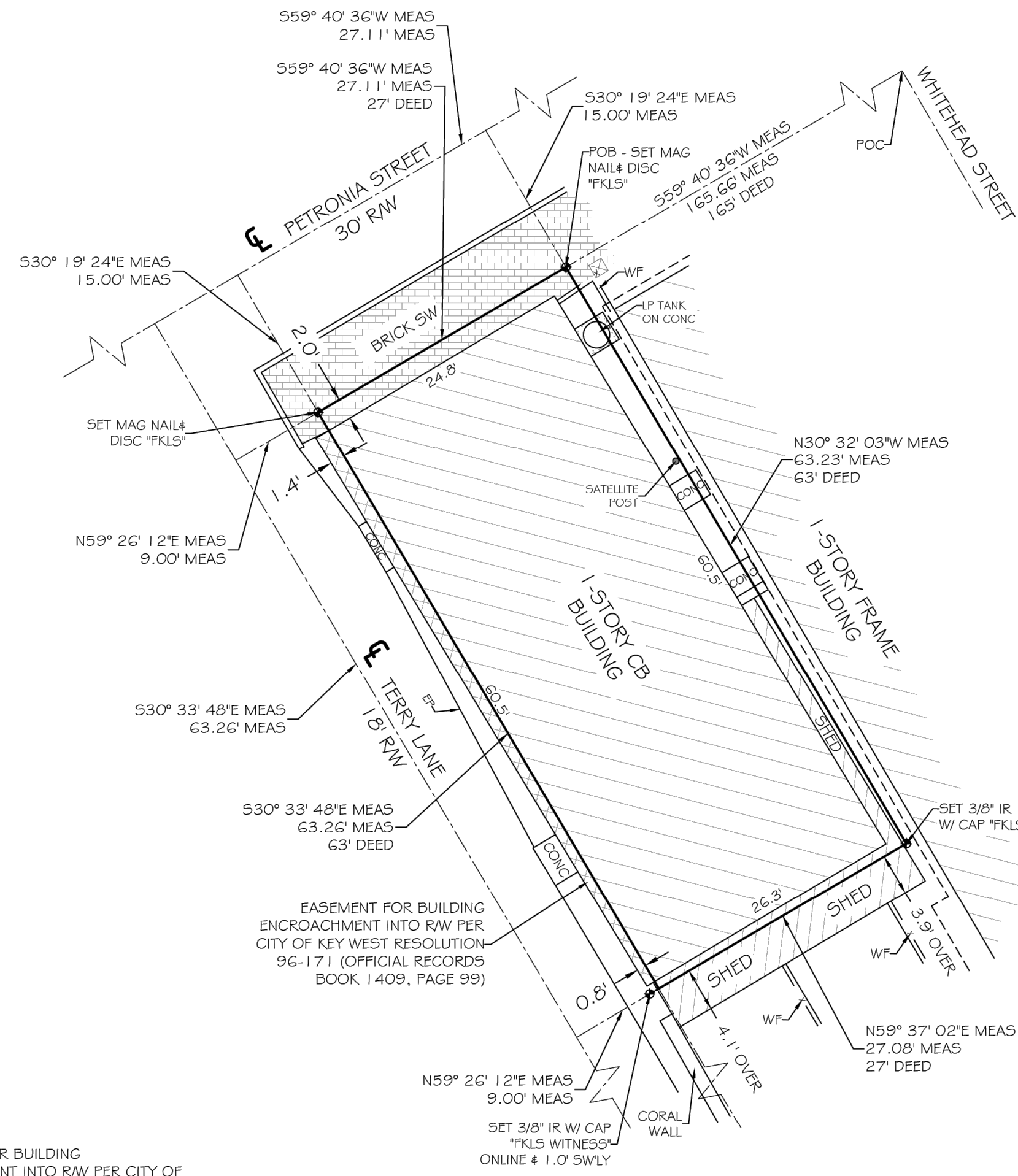
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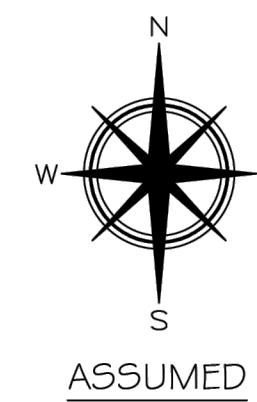
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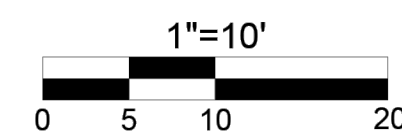
COMMUNITY NO.: 120160
 MAP NO.: 12087C-1516K
 MAP DATE: 02-18-2005
 FLOOD ZONE: X
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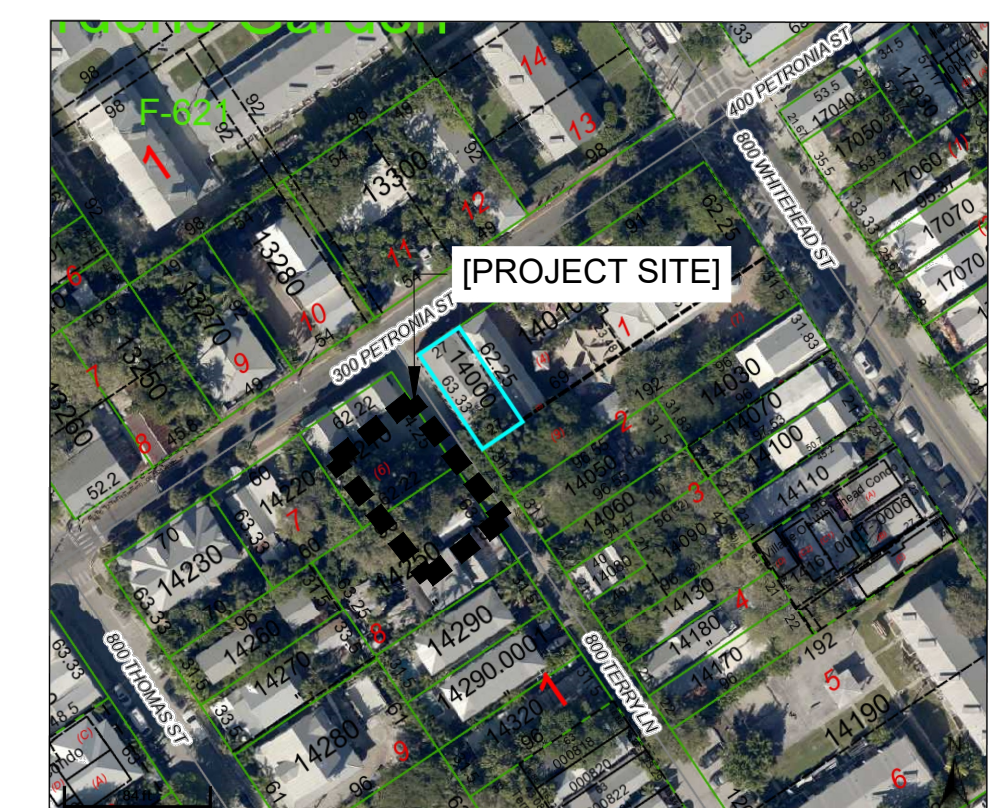
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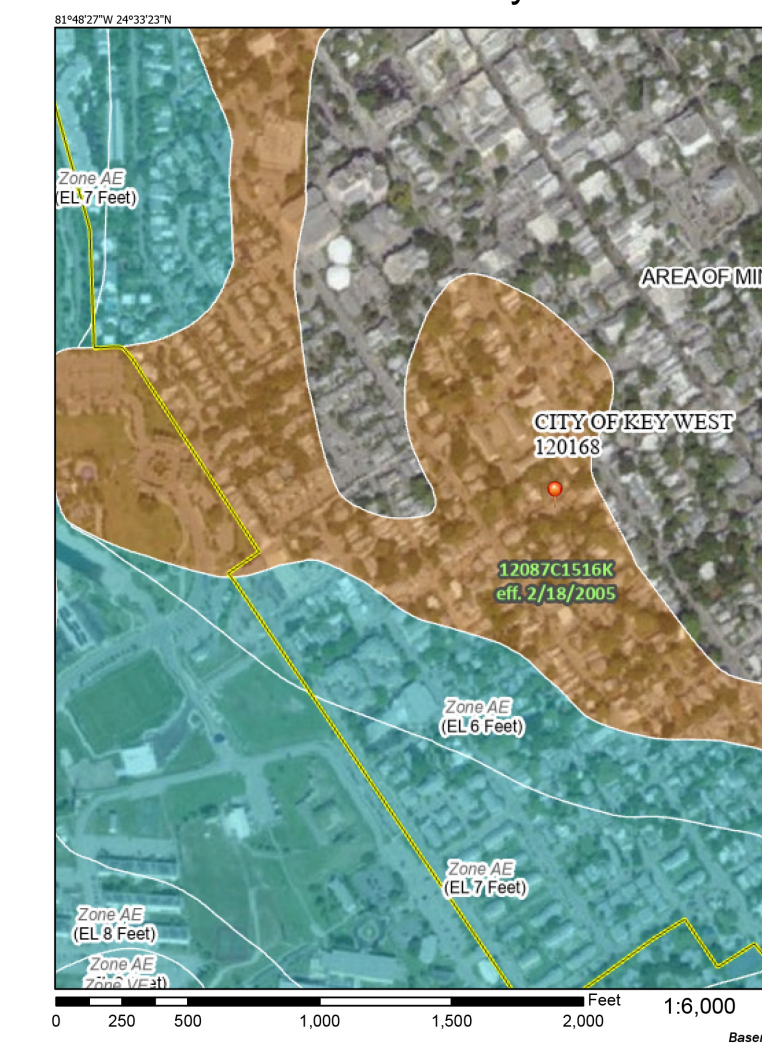
Monroe County, FL



Parcel ID	00014000-000000	Alternate ID	1014389	Owner Address	316 PETRONIA LLC
Sec/Twp/Rng	06/68/25	Class	RESTAURANT	C/O HAMPTONS BOOKKEEPING SERVICES	
Property Address	316 PETRONIA ST			PO Box 675	East Hampton, NY 11937
District	11KW				
Blot Tax	99 OR1413-1649/50 OR3031-2145				

Date created: 3/5/2026
 Last Data Updated: 3/5/2026 2:11:37 AM
 Developed by: SCHNEIDER

National Flood Hazard Layer FIRMette



Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) With BFE or Depth
- 0.2% Annual Chance Flood Hazard Area
- 1% Annual Chance Flood Hazard Area
- 1% Annual Average Recurrence Interval Flood Hazard Area
- 100-Year Flood Hazard Area
- 500-Year Flood Hazard Area

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard
- Effective LOMs
- Area of Unconventional Flood Hazard

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Channel Section with 2% Annual Chance
- Channel Section with 1% Annual Chance
- Channel Section with 0.2% Annual Chance
- Channel Section with 0.1% Annual Chance
- Channel Section with 0.05% Annual Chance
- Channel Section with 0.02% Annual Chance
- Channel Section with 0.01% Annual Chance
- Channel Section with 0.005% Annual Chance
- Channel Section with 0.002% Annual Chance
- Channel Section with 0.001% Annual Chance

OTHER FEATURES

- Digital Data Available
- Non-Digital Data Available

MAP PANELS

This map is a portion of a larger map. The entire map is available on the National Flood Hazard Layer website.

This map is a portion of a larger map. The entire map is available on the National Flood Hazard Layer website.

This map is a portion of a larger map. The entire map is available on the National Flood Hazard Layer website.

A2O ARCHITECTURE

P: 305.741.7678
 E: OFFICE@A2OARCHITECTURE.COM
 REG. AA00003002
 3706 N. ROCKWELL BLVD UNIT #202
 KEY WEST, FL 33040

ARCHITECT:
 NOT VALID FOR CONSTRUCTION WITHOUT ORIGINAL SIGN AND SEAL

AILEEN A. OSBORN, R.A.
 LICENSE NO. AR9780
 EXPIRATION DATE: 02/28/27

THE DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT, AND AS INTELLECTUAL PROPERTY AND INSTRUMENTS OF SERVICE, ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED, DISTRIBUTED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS:
 2026.06.04 - HARC CLARIFICATIONS

APPROVALS:

HISTORIC COMMERCIAL RENOVATION
 316 PETRONIA STREET
 KEY WEST, FLORIDA 33040

PARCEL ID: 00014000-000000

TITLE:
 PROJECT COVER, SCOPE OF WORK, & PROJECT INFORMATION

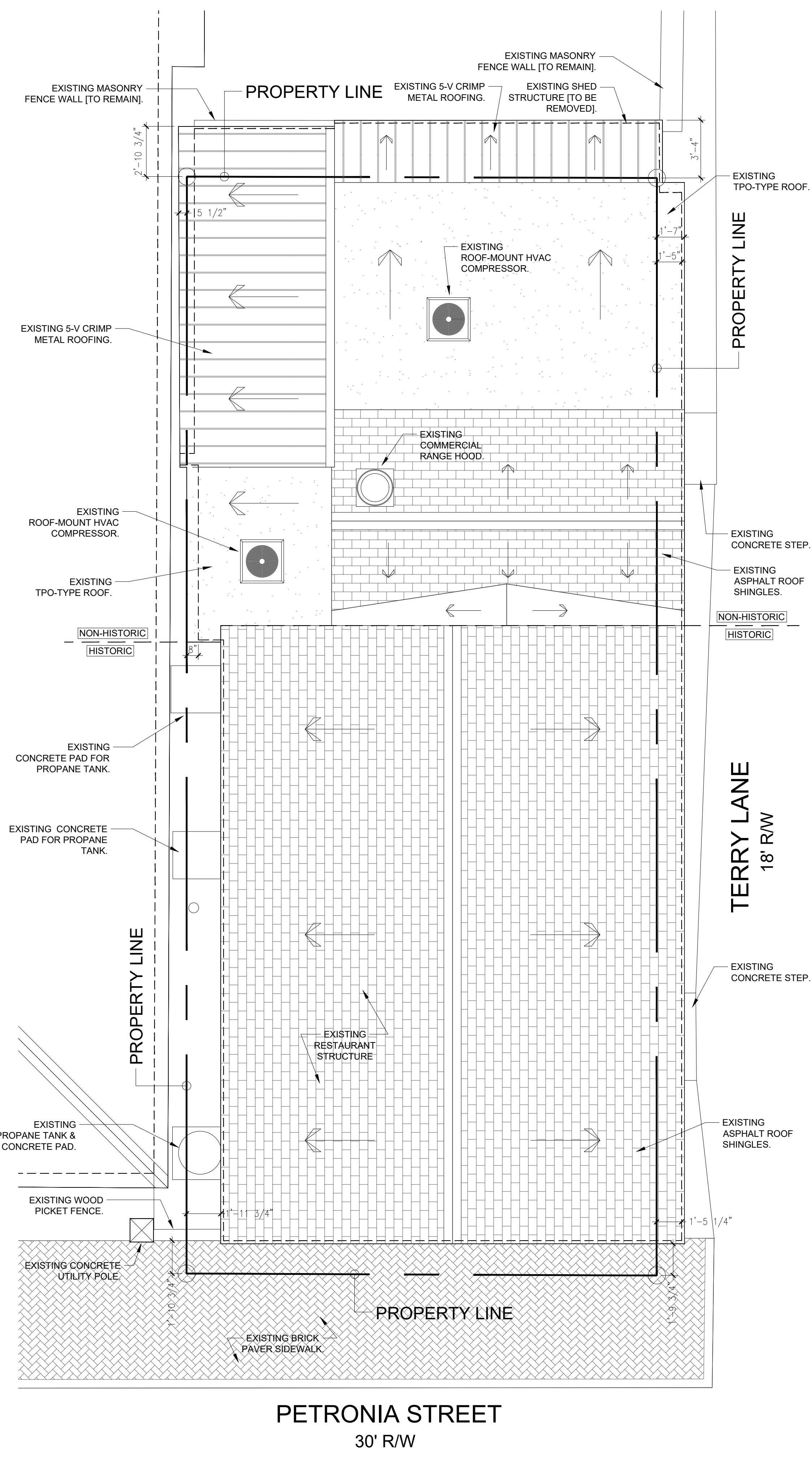
PROJECT #: 26.11
 SHEET:
G1.0
 MAY 18, 2026

© 2026 BY A2O ARCHITECTURE, LLC

1 COPY OF SURVEY SCALE: NOT TO SCALE

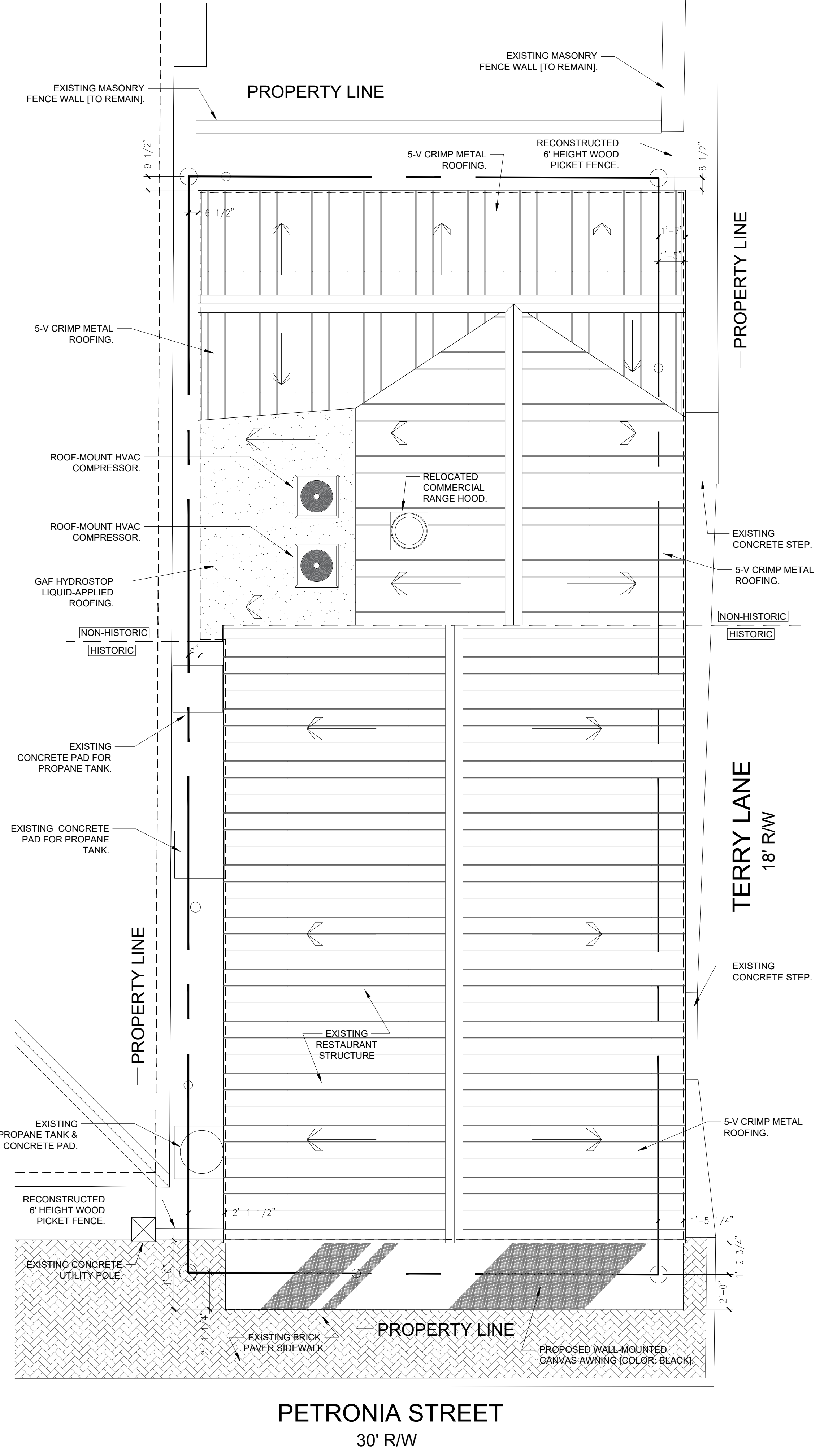
2 ZONING MAP SCALE: NOT TO SCALE

3 FEMA FLOOD MAP SCALE: NOT TO SCALE

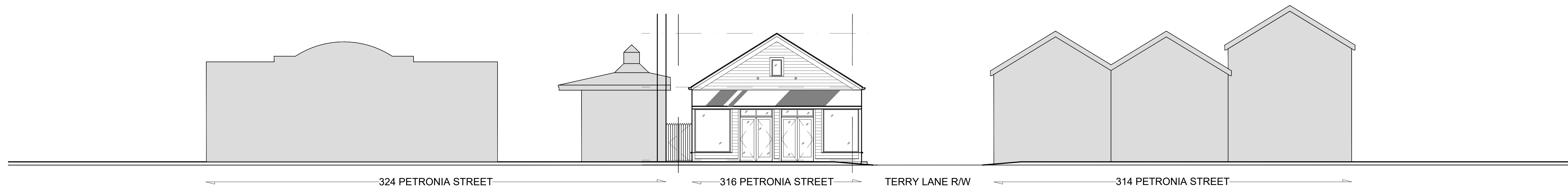


1 EXISTING SITE PLAN
SCALE: 1/4"=1'-0"
[ROTATED] GRAPHIC SCALE: 1/4" = 1'-0"

PROJECT SITE DATA				
316 SOUTHARD ST., KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00014000-000000				
ZONING DISTRICT	HNC-3			
FLOOD ZONE	X [0.2 % ANNUAL CHANCE]			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000.00 SF	1,715.07 SF	1,715.07 SF	EXISTING
HEIGHT				
PRIMARY	30'-0"	20'-6"	20'-6"	COMPLIES
SETBACKS				
FRONT YARD [N]	0'-0"	0'-0"	0'-0"	COMPLIES
SIDE YARD [W]	5'-0"	0'-0"	0'-0"	EXISTING
SIDE YARD [E]	5'-0"	0'-0"	0'-6 1/2"	IMPROVES
REAR YARD [S]	15'-0"	0'-0"	0'-8 1/2"	IMPROVES
SITE COVERAGES				
STRUCTURE	N/A	1,551.48 SF	1,547.11 SF	N/A
CONCRETE PADS	N/A	16.72 SF	16.72 SF	N/A
BRICK PAVERS	N/A	53.09 SF	53.09 SF	N/A
SHEDS	N/A	23.37 SF	0.00 SF	N/A
BUILDING COVERAGE	40% MAX [686.03 SF]	91.82% [1,574.85 SF]	90.21% [1,547.11 SF]	IMPROVES
IMPERVIOUS COVERAGE	60% MAX [1,029.04 SF]	95.89% [1,644.66 SF]	94.28% MAX [1,616.92 SF]	IMPROVES
OPEN SPACE	35% MIN [600.27 SF]	0.03% MIN [51.37 SF]	0.05% MIN [86.75 SF]	IMPROVES
SITE DATA TABLE NOTES	- SITE PLANS ARE BASED ON INFORMATION PROVIDED IN THE BOUNDARY SURVEY CONDUCTED BY: FLORIDA KEYS LAND SURVEYING, INC.; DATED: 03.03.2026.			



2 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"
[ROTATED] GRAPHIC SCALE: 1/4" = 1'-0"



2 PROPOSED NEIGHBORHOOD MASSING - TERRY LANE
SCALE: 1/8"=1'-0"



1 EXISTING NEIGHBORHOOD MASSING - TERRY LANE
SCALE: 1/8"=1'-0"

CUBAN COFFEE QUEEN
PARCEL ID: 00014000-000000
**HISTORIC COMMERCIAL
RENOVATION**
316 PETRONIA STREET
KEY WEST, FLORIDA 33040

TITLE:
NEIGHBORHOOD
MASSING:
EXISTING &
PROPOSED

PROJECT #: 26.11

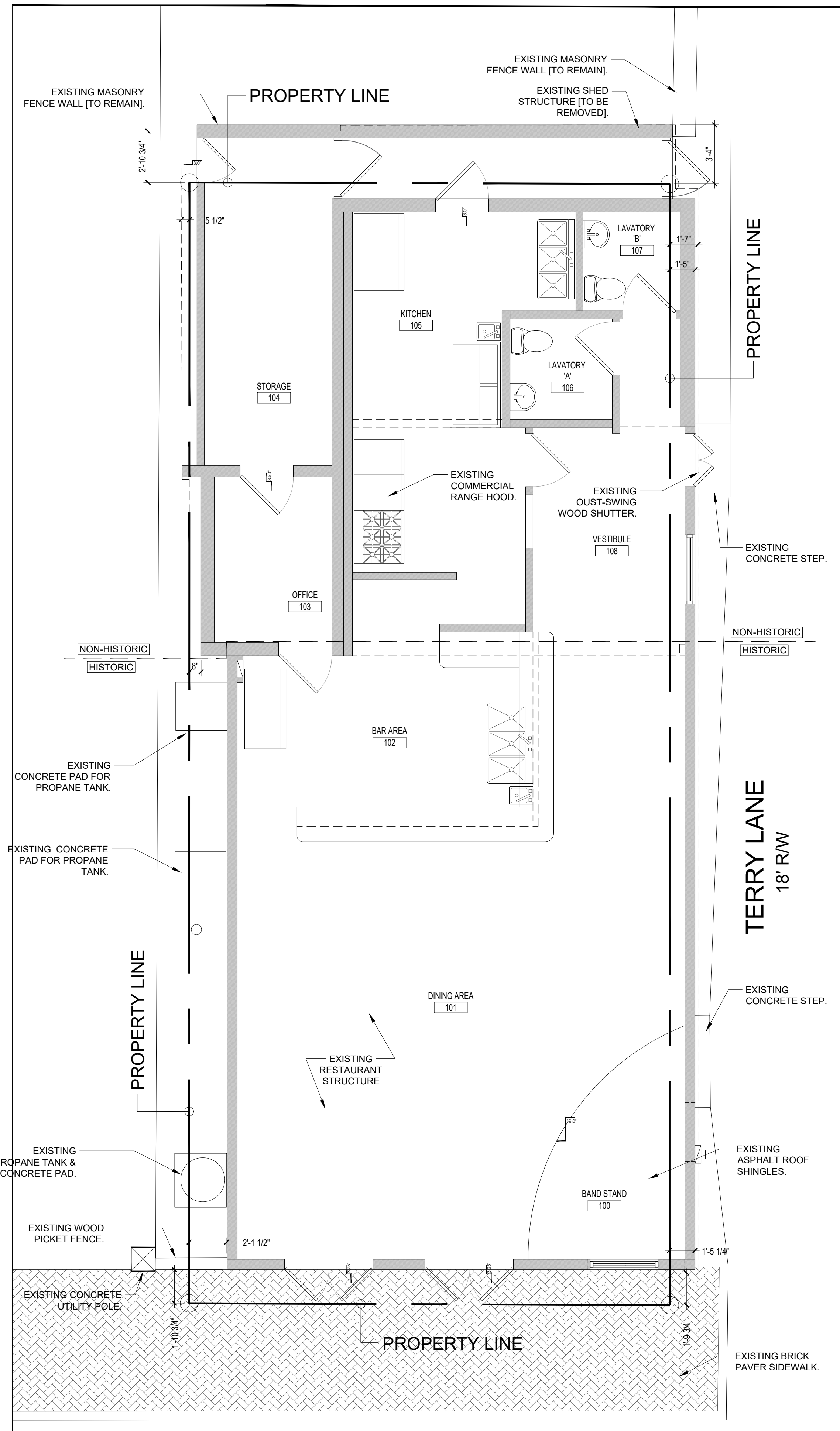
SHEET:

A1.2

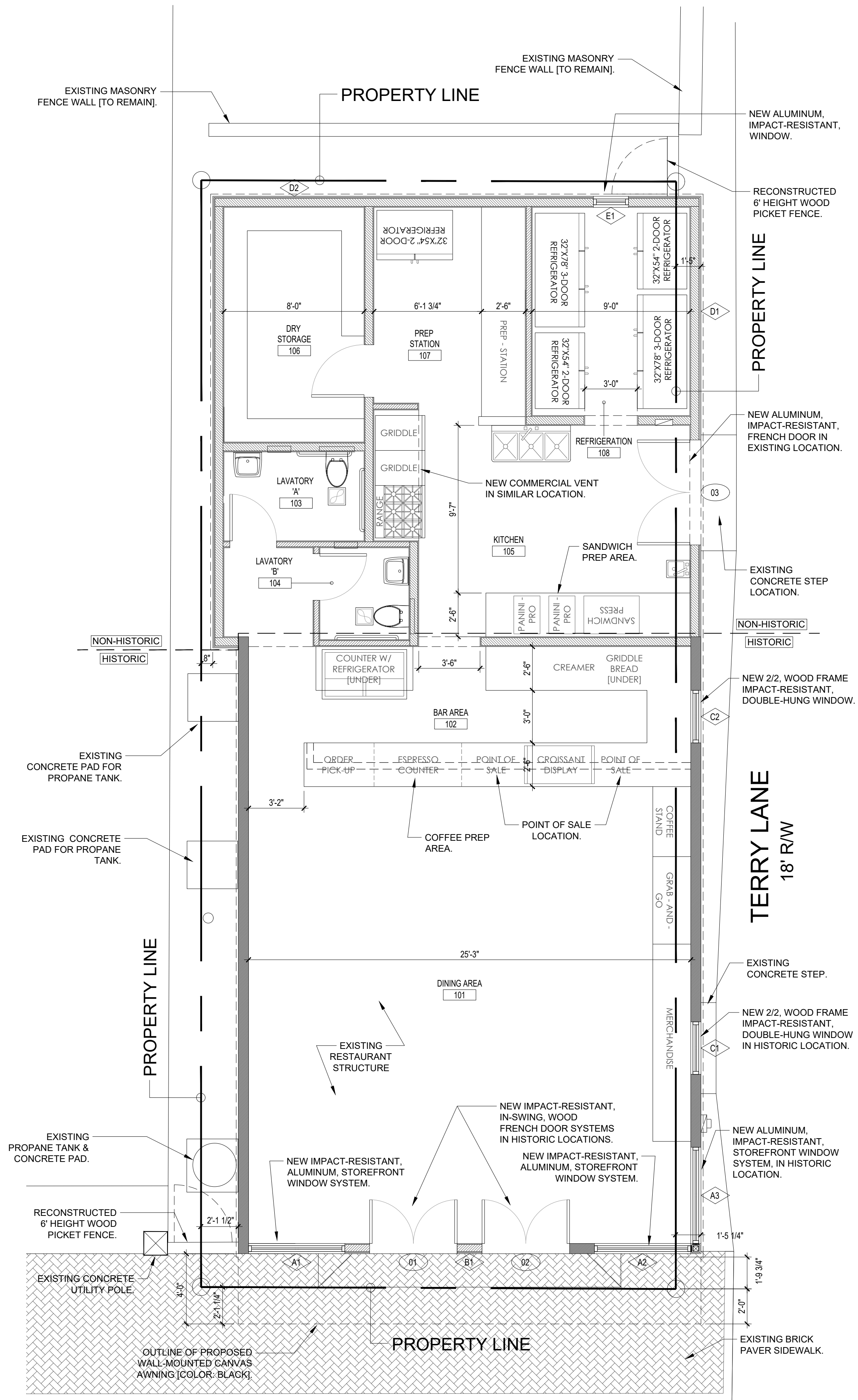
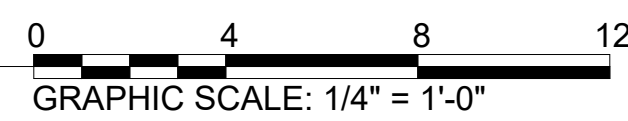
MAY 18, 2026

© 2026 BY A2O ARCHITECTURE, LLC

DRAWING SIZE: ARCH1 (DO NOT SCALE DRAWINGS)



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



2 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

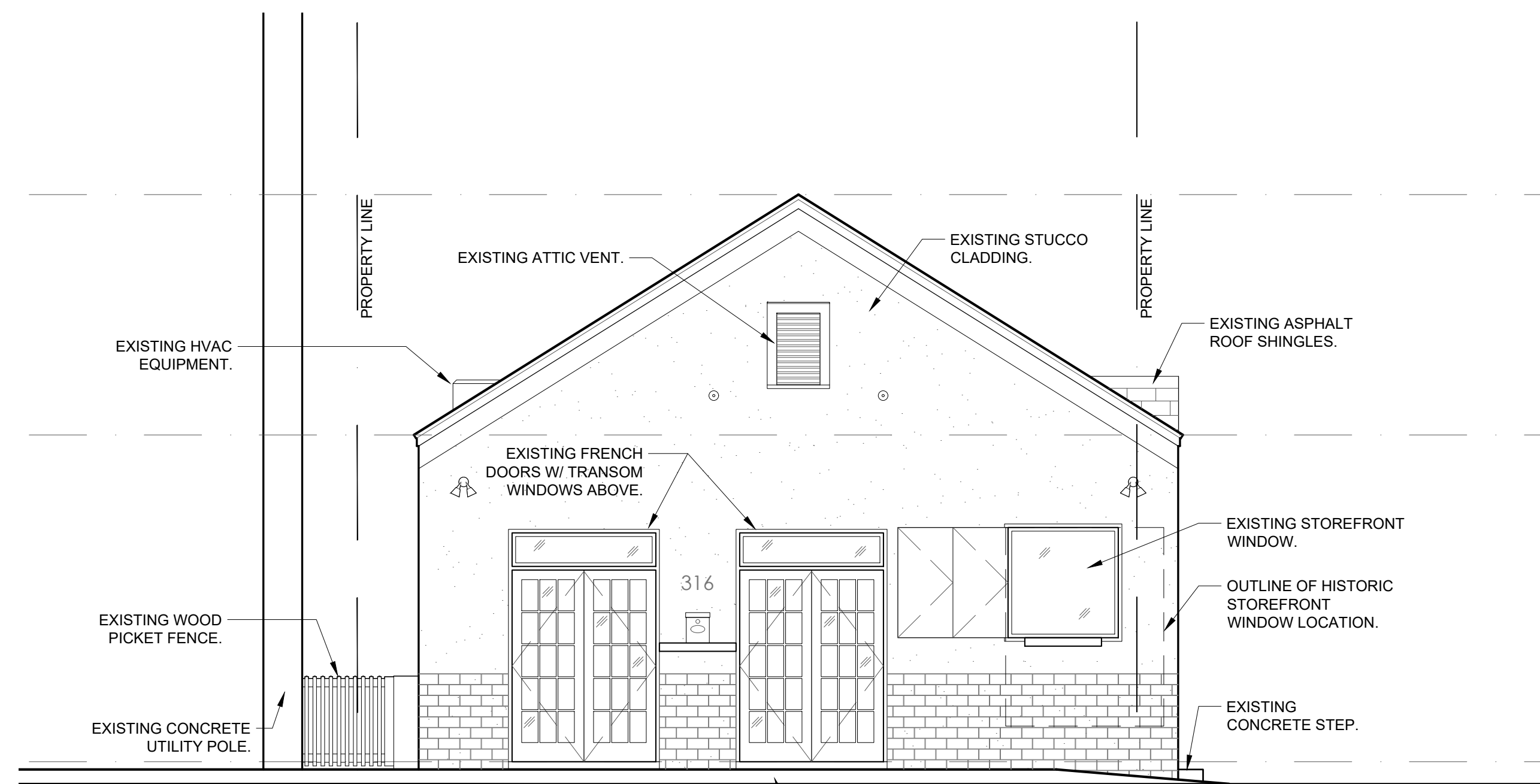


CUBAN COFFEE QUEEN
PARCEL ID: 00014000-000000
**HISTORIC COMMERCIAL
RENOVATION**
316 PETRONIA STREET
KEY WEST, FLORIDA 33040

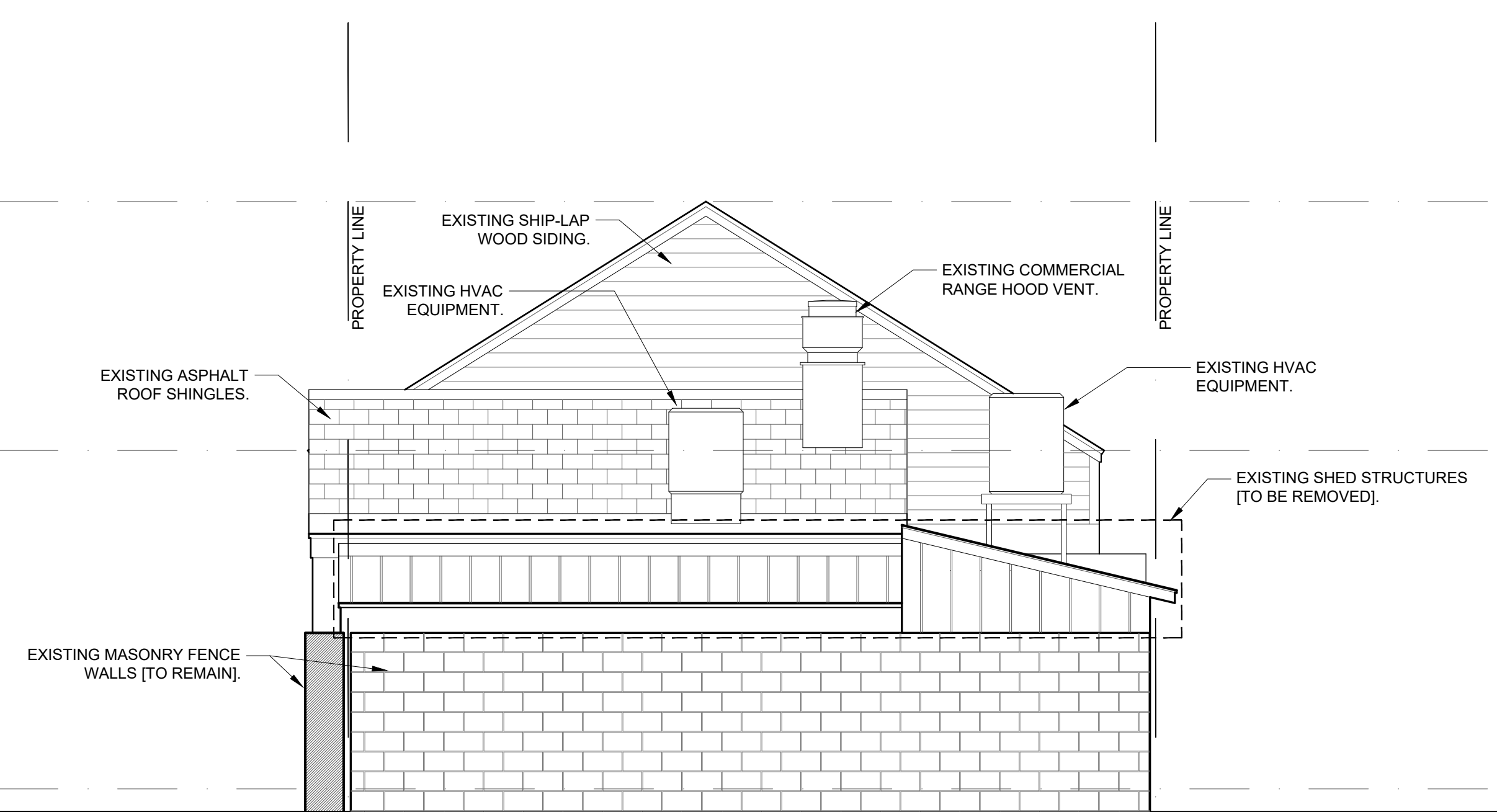
TITLE:
EXISTING &
PROPOSED
GROUND FLOOR
PLAN

PROJECT #: 26.11

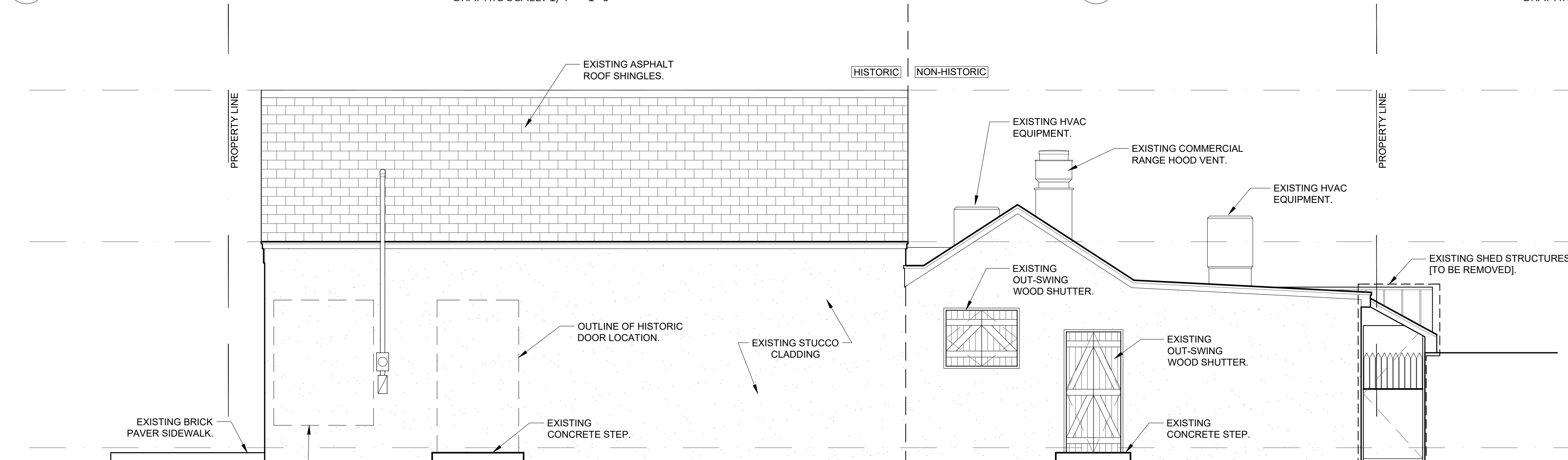
SHEET:



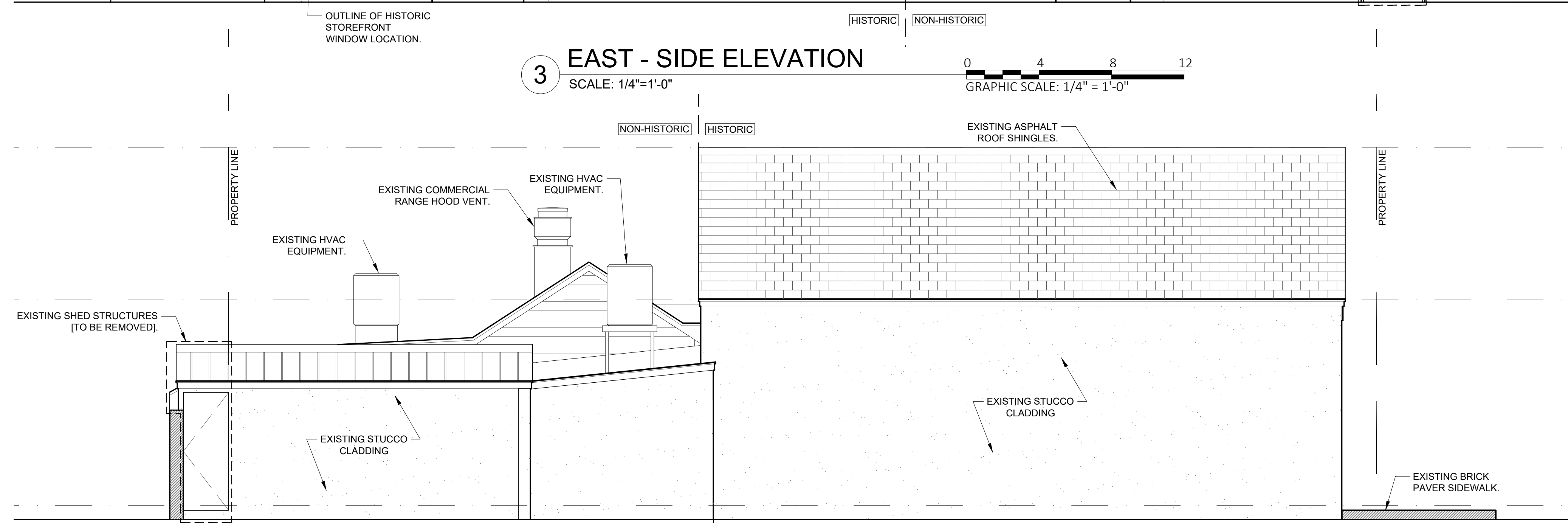
1 NORTH - FRONT ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



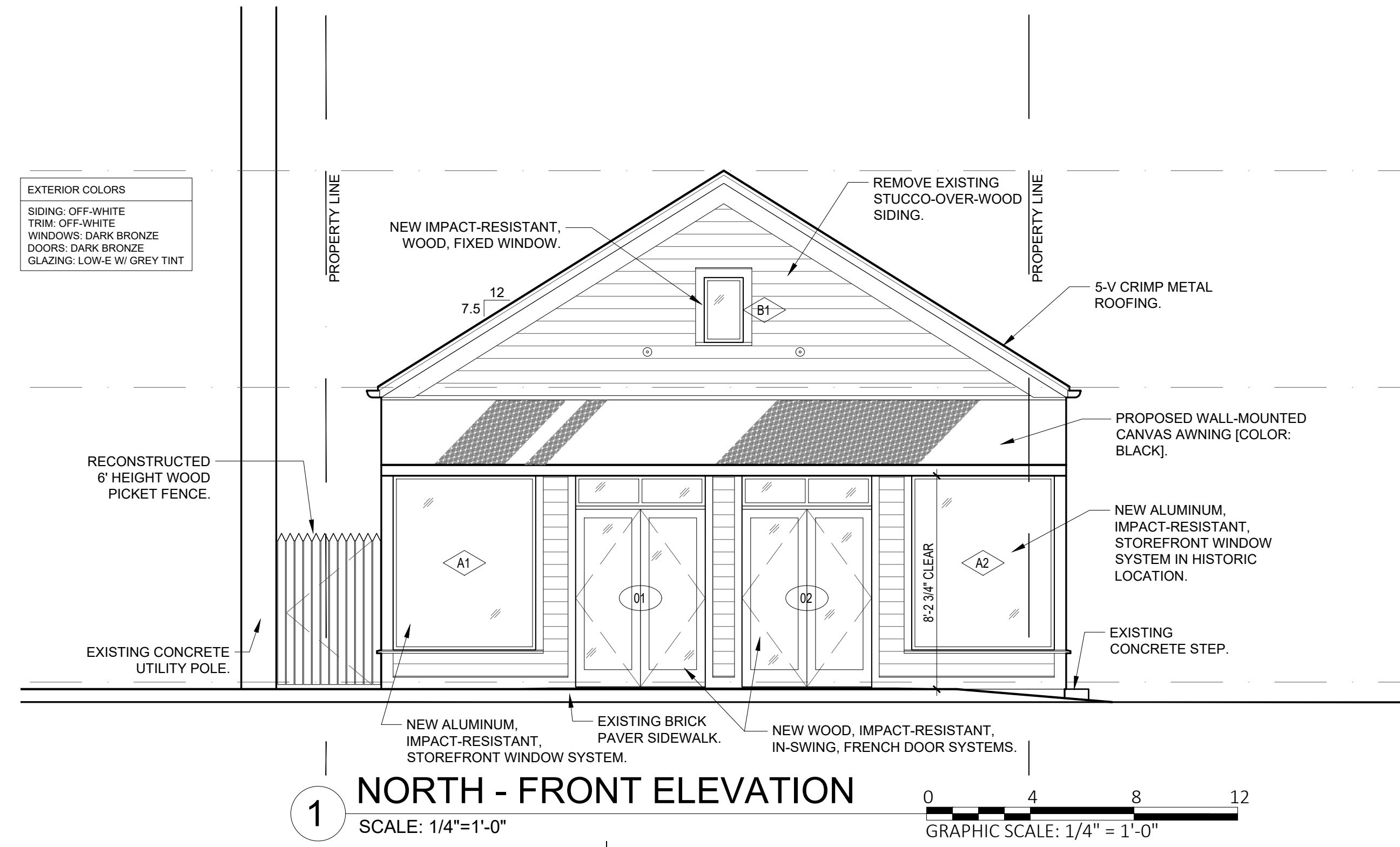
2 SOUTH - REAR ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



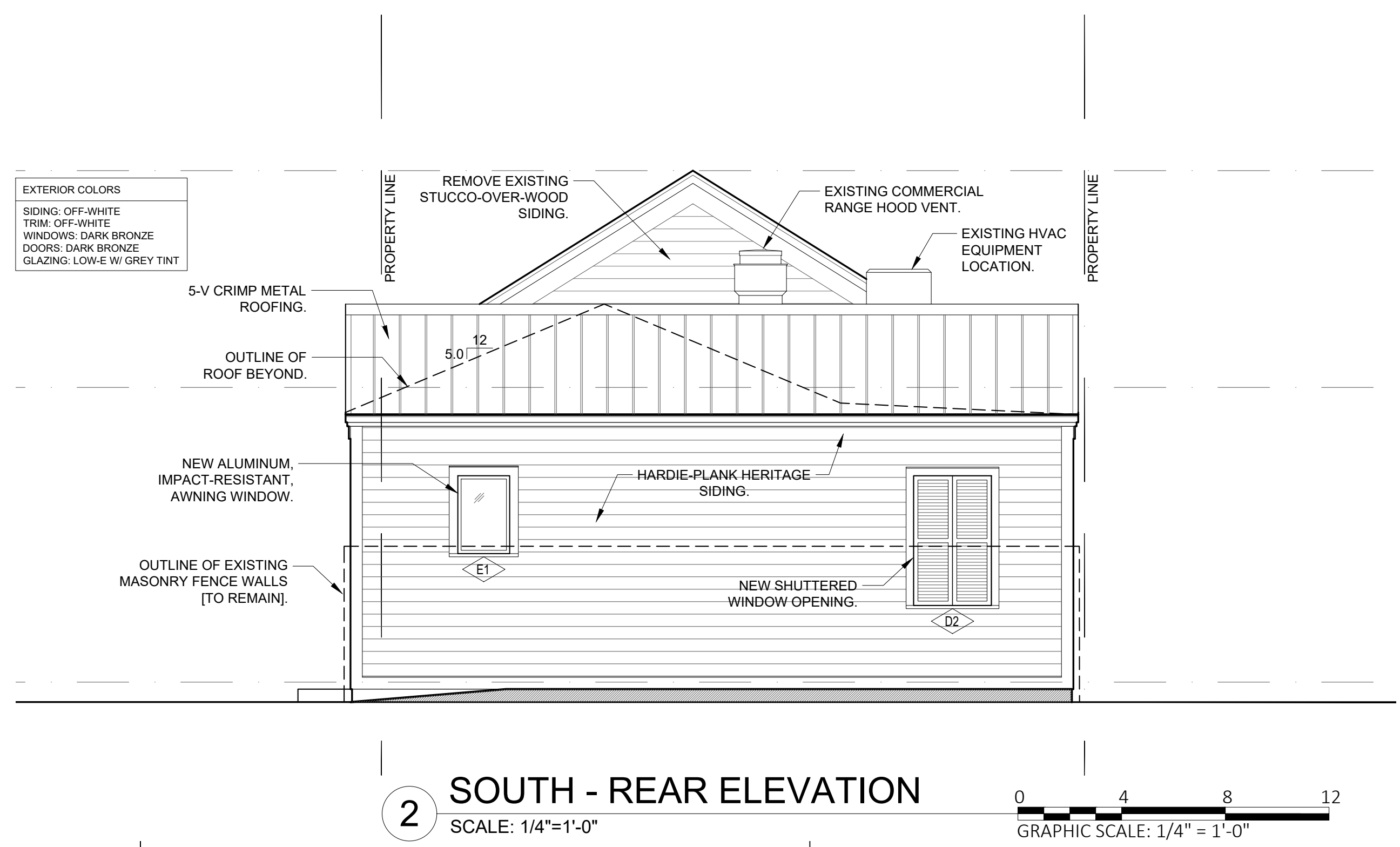
3 EAST - SIDE ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



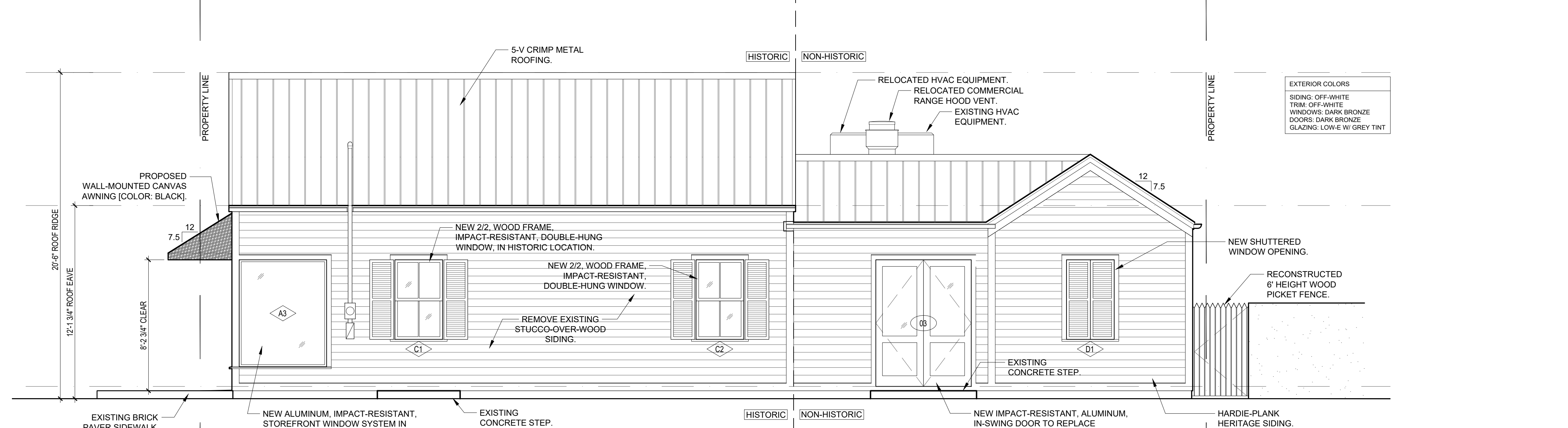
4 WEST - SIDE ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



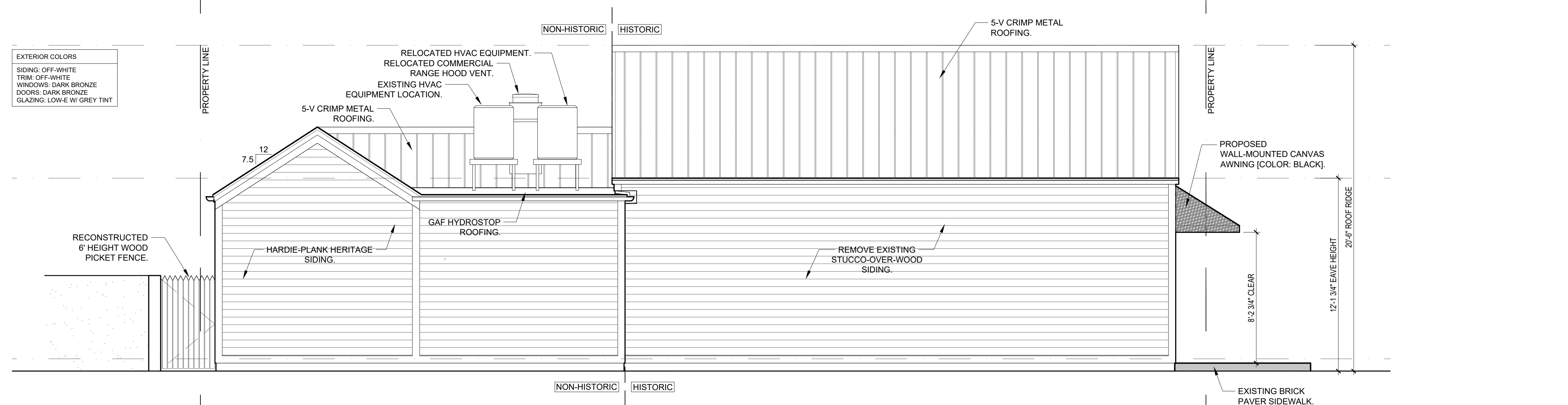
1 NORTH - FRONT ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



2 SOUTH - REAR ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



3 EAST - SIDE ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



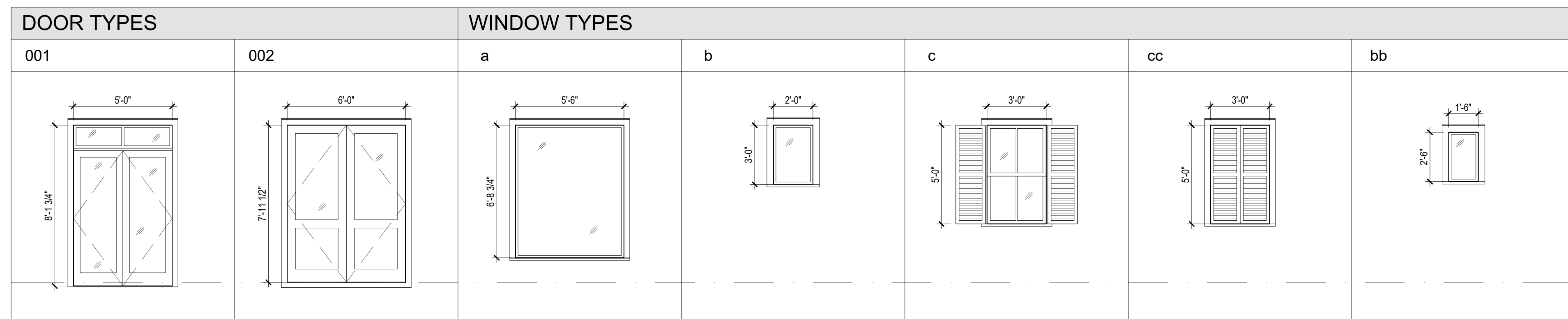
4 WEST - SIDE ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

LOCATION	DOOR	DOOR TYPE	DOOR SIZE [W X H]	FRAME MATERIAL / FINISH	BASIS OF DESIGN : [OR EQUIVALENT QUALITY W/ ARCHITECT'S APPROVAL.] VERIFY DOOR HANDING FROM DRAWINGS W/ INDIVIDUAL MANUFACTURER				SITE SPECIFIC DESIGN PRESSURE	PRODUCT MAX. RATED DESIGN PRESSURE	FLORIDA PRODUCT APPROVAL NUMBER - OR - MIAMI-DADE NOTICE OF ACCEPTANCE:
					MANUFACTURER	ACTION	IMPACT RESISTANCE	DESCRIPTION. SEE SCHEDULE NOTES FOR SELECTION DETAILS			
FLOOR ONE EXTERIOR X	01	001	5'-0" x 8'-1 3/4"	WOOD / PTD.	EXCLUSIVE	FRENCH	LARGE & SMALL MISSILE	FULL GLASS [1-LITE] / LOW-E W/ GREY TINT	+46.9 -51.3	T.B.D.	T.B.D.
	02	001	5'-0" x 8'-1 3/4"	WOOD / PTD.	EXCLUSIVE	FRENCH	LARGE & SMALL MISSILE	FULL GLASS [1-LITE] / LOW-E W/ GREY TINT	+46.9 -51.3	T.B.D.	T.B.D.
	03	002	6'-0" x 7'-11 1/2"	ALUM. / PTD.	P.G.T.	FRENCH	LARGE & SMALL MISSILE	1/2 GLASS [1-LITE] / LOW-E W/ GREY TINT	+46.4 -50.8	T.B.D.	T.B.D.

NOTA BENE: CONTRACTOR AND/OR INSTALLER TO PROVIDE FINAL SITE MEASUREMENTS PRIOR TO ORDERING. DO NOT ORDER USING THE DIMENSIONS CONTAINED HEREIN.

LOCATION	WINDOW	WINDOW TYPE	WINDOW SIZE [W X H]	FRAME MATERIAL / FINISH	BASIS OF DESIGN : [OR EQUIVALENT QUALITY W/ ARCHITECT'S APPROVAL.] VERIFY DOOR HANDING FROM DRAWINGS W/ INDIVIDUAL MANUFACTURER				SITE SPECIFIC DESIGN PRESSURE	PRODUCT MAX. RATED DESIGN PRESSURE	M
					MANUFACTURER	ACTION	IMPACT RESISTANCE	DESCRIPTION. SEE SCHEDULE NOTES FOR SELECTION DETAILS			
FLOOR ONE EXTERIOR X	A1	a	5'-6" X 6'-8 3/4"	ALUM. / PTD.	P.G.T.	FIXED	LARGE & SMALL MISSILE	FULL GLASS [1-LITE] / LOW-E W/ GREY TINT	+47.3 -60.4	T.B.D.	T.B.D.
	A2	a	5'-6" X 6'-8 3/4"	ALUM. / PTD.	P.G.T.	FIXED	LARGE & SMALL MISSILE	FULL GLASS [1-LITE] / LOW-E W/ GREY TINT	+47.3 -60.4	T.B.D.	T.B.D.
	A3	a	5'-6" X 6'-8 3/4"	ALUM. / PTD.	P.G.T.	FIXED	LARGE & SMALL MISSILE	FULL GLASS [1-LITE] / LOW-E W/ GREY TINT	+47.3 -60.4	T.B.D.	T.B.D.
	B1	b	2'-0" X 3'-0"	WOOD / PTD.	T.B.D.	FIXED	LARGE & SMALL MISSILE	FULL GLASS [1-LITE] / LOW-E W/ GREY TINT	+38.5 -42.9	T.B.D.	T.B.D.
	C1	c	3'-0" X 5'-0"	WOOD / PTD.	T.B.D.	SINGLE HUNG	LARGE & SMALL MISSILE	2/2 [4-LITES] / LOW-E W/ GREY TINT	+50.3 -54.7	T.B.D.	T.B.D.
	C2	c	3'-0" X 5'-0"	WOOD / PTD.	T.B.D.	SINGLE HUNG	LARGE & SMALL MISSILE	2/2 [4-LITES] / LOW-E W/ GREY TINT	+50.3 -54.7	T.B.D.	T.B.D.
	D1	cc	3'-0" X 5'-0"	SYN. / PTD.	T.B.D.	FIXED	NOT APPLICABLE	SHUTTERED WINDOW OPENING	N / A	N / A	N / A
	E1	bb	1'-6" X 2'-6"	ALUM. / PTD.	P.G.T.	AWNING	LARGE & SMALL MISSILE	FULL GLASS [1-LITE] / LOW-E W/ GREY TINT	+38.5 -42.9	T.B.D.	T.B.D.
D2	cc	3'-0" X 5'-0"	SYN. / PTD.	T.B.D.	FIXED	NOT APPLICABLE	SHUTTERED WINDOW OPENING	N / A	N / A	N / A	

NOTA BENE: CONTRACTOR AND/OR INSTALLER TO PROVIDE FINAL SITE MEASUREMENTS PRIOR TO ORDERING. DO NOT ORDER USING THE DIMENSIONS CONTAINED HEREIN.



WINDOW & DOOR SCHEDULE		C&C Wind Load Analysis — ASCE 7-22		Windloadcalc				
Project: 316 Petronia St Address: 316 Petronia St, Key West, FL 33040 Date: 05/18/2026 Sheet: S-1 Rev: 0								
V = 100 mph Exp D Cat III Enclosed MRH = 16 ft W = 26 ft L = 60 ft q _s = 30.0 psf Edge Strip a = 4.0 ft								
IN#	QTY	TYPE	DESCRIPTION	SIZE (WxH)	ZONE	ENR (ft)	p(+)	p(-)
A1	1	WIN	FRONT	5.5x6.75	Z5	37.1	+47.3	-60.4
D01	1	DR	FRONT	5x8.17	Z4	40.9	+46.9	-51.3
D02	1	DR	FRONT	5x8.17	Z4	40.9	+46.9	-51.3
A2	1	WIN	FRONT	5.5x6.75	Z5	37.1	+47.3	-60.4
B1	1	WIN	FRONT	2x3	Z5	6.0	+38.5	-42.9
A3	1	WIN	SIDE	5.5x6.75	Z5	37.1	+47.3	-60.4
C1	1	WIN		3x5	Z4	15.0	+50.3	-54.7
C2	1	WIN		3x5	Z4	15.0	+50.3	-54.7
D03	1	DR		6x8	Z4	48.0	+46.4	-50.8
E1	1	WIN		1.5x2.5	Z5	3.8	+38.5	-42.9

NOTES

- All pressures per ASCE 7-22 Chapter 30, Components & Cladding
- Zone 4 = Interior zone; Zone 5 = Edge/Corner zone (within edge strip "a")

ASCE 7-22 • International Building Code (IBC) 2021 • Monroe County, Florida

Monroe County, FL



Parcel ID: 00014000-000000 | Alternate ID: 1014389 | Owner Address: 316 PETRONIA STREET LLC
 Sec/Twp/Rng: 06/68/25 | Class: RESTAURANT | 615 1/2 Duval St
 Property Address: 316 PETRONIA ST | Unit 4
 KEY WEST | Key West, FL 33040
 District: 11KW | Brief Tax: SQ# 1 PT LT 1 KEY WEST TR 3 D3-317 OR500-828 OR561-235 OR1323-542 OR1332-1351 OR1338-180 OR1343-981 OR1409-99
 Description: QR1413-1649 OR3031-2145 OR3377-0584
 (Note: Not to be used on legal documents)

Date created: 5/18/2026
 Last Data Uploaded: 5/15/2026 11:13:18 PM
 Developed by: SCHNEIDER

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 23, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO ALTERED CONTRIBUTING STRUCTURE. ROOF MODIFICATIONS TO HISTORIC REAR ADDITIONS AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC SHED STRUCTURES IN THE REAR.

#316 PETRONIA STREET

Applicant – A20 Architecture Application #C2026-0036

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 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.



NO TRESPASSING

319

Public Meeting Notice

THAVES
C.M.

Order Here

Boatcases

Public Meeting Notice

Handwritten sign with a logo and illegible text.



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Aileen Osborn, 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:
316 Petronia St. on the 15 day of JUNE, 2026.

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 23, 2026.

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 2026-0036

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

Signed Name of Affiant: Aileen Osborn

Date: 6-17-26

Address: 3706 N. Roosevelt Blvd #202

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of June, 2026.

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

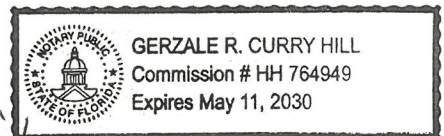
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____



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 00014000-000000
 Account# 1014389
 Property ID 1014389
 Millage Group 11KW
 Location 316 PETRONIA St, KEY WEST
 Address
 Legal SQR 1 PT LT 1 KEY WEST TR 3 D3-317 OR500-828 OR561-235 OR1323-542
 Description OR1332-1351 OR1338-180 OR1343-981 OR1409-99 OR1413-1649 OR3031-2145 OR3377-0584
 (Note: Not to be used on legal documents.)
 Neighborhood 32060
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

316 PETRONIA STREET LLC
 615 1/2 Duval St
 Unit 4
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$173,604	\$173,604	\$176,847	\$176,847
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$534,341	\$489,812	\$489,812	\$489,812
= Just Market Value	\$707,945	\$663,416	\$666,659	\$666,659
= Total Assessed Value	\$707,945	\$663,416	\$651,134	\$591,940
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$707,945	\$663,416	\$666,659	\$666,659

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$489,812	\$173,604	\$0	\$663,416	\$663,416	\$0	\$663,416	\$0
2023	\$489,812	\$176,847	\$0	\$666,659	\$651,134	\$0	\$666,659	\$0
2022	\$489,812	\$176,847	\$0	\$666,659	\$591,940	\$0	\$666,659	\$0
2021	\$356,227	\$181,901	\$0	\$538,128	\$538,128	\$0	\$538,128	\$0
2020	\$302,793	\$181,901	\$0	\$484,694	\$484,694	\$0	\$484,694	\$0
2019	\$360,468	\$190,046	\$0	\$550,514	\$498,296	\$0	\$550,514	\$0
2018	\$338,580	\$172,155	\$0	\$510,735	\$452,997	\$0	\$510,735	\$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
(2100)	1,710.00	Square Foot	27	63.3

Buildings

Building ID	39615	Exterior Walls	C.B.S.
Style		Year Built	1928
Building Type	RESTRNT/CAFETR-B- / 21B	EffectiveYearBuilt	2006
Building Name		Foundation	
Gross Sq Ft	1620	Roof Type	
Finished Sq Ft	1620	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	174	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,620	1,620	0
TOTAL		1,620	1,620	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
4/20/2026	\$1,450,000	Warranty Deed	2540473	3377	0584	01 - Qualified		
7/10/2020	\$100	Quit Claim Deed	2273100	3031	2145	11 - Unqualified		
6/1/1996	\$85,000	Warranty Deed		1413	1649	Q - Qualified		
9/1/1994	\$8,700	Tax Deed		1323	0542	J - Unqualified		
2/1/1972	\$7,000	Conversion Code		561	235	Q - Qualified		

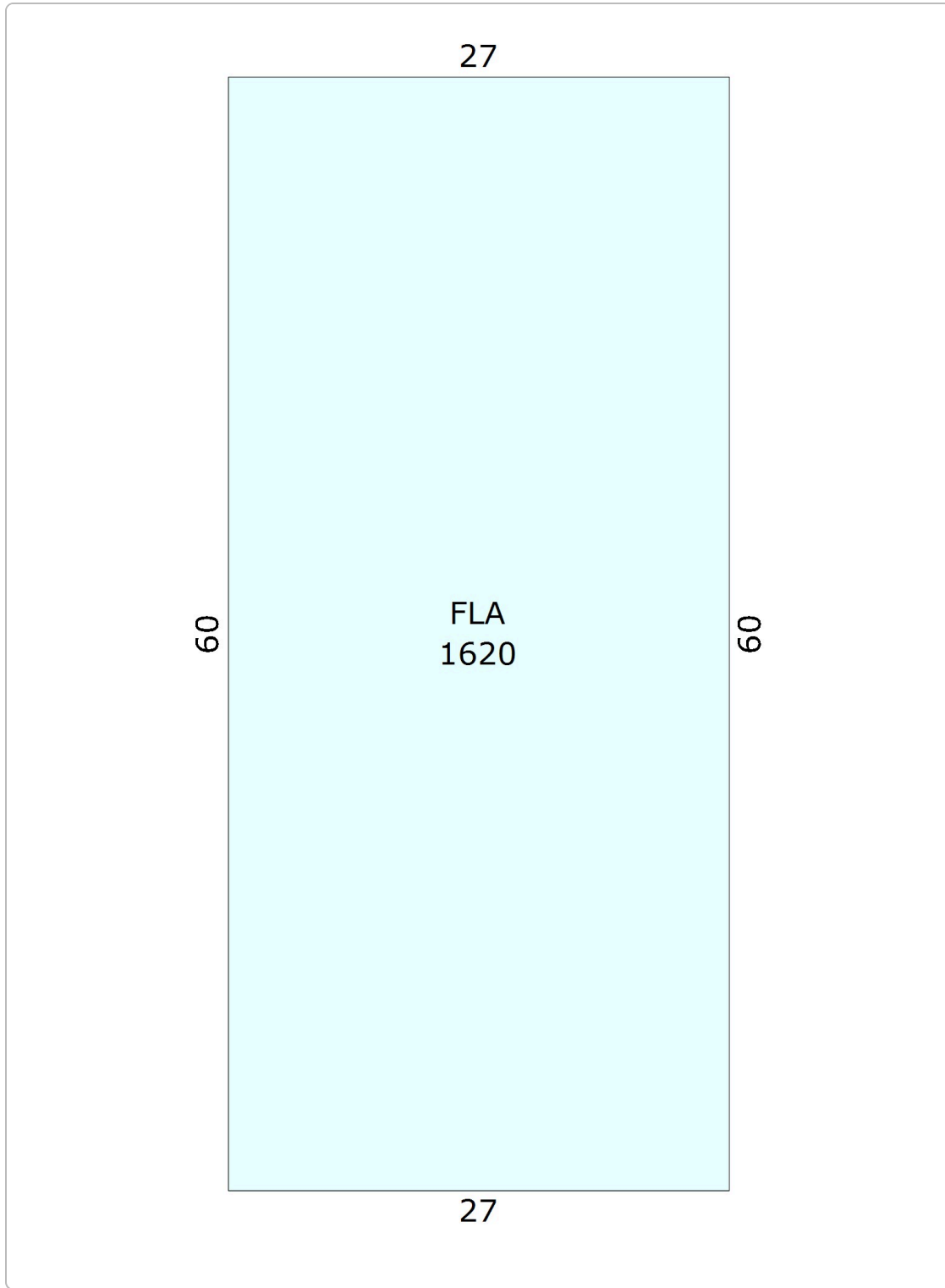
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
07-5158	11/21/2007	Completed	\$4,100	Commercial	REPLACE A 5 TON SPLIT SYSTEM W/SUPPLY GRILLS
04-1302	04/23/2004	Completed	\$6,800	Commercial	RE-ROOF W/ ASPH SHINGLES
04-1303	04/23/2004	Completed	\$850	Commercial	R&R 200-SF SIDING, PAINT WHITE
03-1315	04/10/2003	Completed	\$150	Commercial	REPAINT INSIDE
9703578	11/01/1997	Completed	\$2,600	Commercial	CENTRAL AC
9702885	09/01/1997	Completed	\$1,200	Commercial	AWNINGS
9702356	07/01/1997	Completed	\$3,200	Commercial	HOOD,EXHAUST FAN,DUCTS
9702478	07/01/1997	Completed	\$1,800	Commercial	FIRE SUPPRESSION SYSTEM
9700789	05/01/1997	Completed	\$10,000	Commercial	COMPLETE ELECTRICAL/METER
9701584	05/01/1997	Completed	\$2,000	Commercial	INSTALL DUCTWORK
9701001	04/01/1997	Completed	\$1,000	Commercial	REPLACE STUDS/RESTUCCO
9701122	04/01/1997	Completed	\$2,600	Commercial	INSTALL 9 FIXTURES
9701178	04/01/1997	Completed	\$300	Commercial	INSTALL 2 SQ. 90LB FELT
9700789	03/01/1997	Completed	\$10,000	Commercial	RENOVATIONS/HANDICAP BATH
9700854	03/01/1997	Completed	\$2,200	Commercial	REPLACE INTERIOR WALLS
E952559	08/01/1995	Completed	\$600	Commercial	REBUILD 200 AMP SERVICE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

No data available for the following modules: Yard Items.

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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