



---

## Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: April 26, 2022

Applicant: T.S. Neal Architects

Application Number: H2022-0013

Address: 1106 Petronia Street

### **Description of Work:**

Demolition of one-story rear and side additions. Demolition of accessory structure.

### **Site Facts:**

The property under review contains a one and a half-story wood frame house listed as a contributing resource to the historic district and two accessory structures located at the rear of the lot. Portions of a one-story accessory structure is shared with the west side neighboring property, 1104 Petronia Street. The frame vernacular historic house was built circa 1883, while the construction date for the shared accessory structure dates approximately from 1972. The second accessory structure, located on the southeast portion of the lot was built in the last 20 years. Some changes to the house include four dormers with gable roofs, the most southernmost rear addition, and the existing east side addition. The latter two are not historic alterations.



Aerial photograph from 1972.  
Arrows marking the accessory structure and the principal structure.

**Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

**Staff Analysis:**

The Certificate of Appropriateness under review is for the demolition of a rear one-story and side additions. The application also includes the removal of a non-historic accessory structure that is located on the southeast corner of the lot. The submitted plans include a design that replaces the rear addition. The Historic Architectural Review Commission shall not issue a certificate of appropriateness that would result in:

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

It is staff's opinion that the non-historic rear and side additions are not architectural elements that define the overall historic character of the house or its neighborhood. The non-historic accessory structure does not contribute to the site's historic character.

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

The structures under review are not historic and their demolition will not destroy any urban relationship acquired through time.

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

It is staff's opinion that the non-historic rear and side additions, and the accessory structure under review do not define the historic character of the site or surrounding neighborhood.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

Although the main structure under review is a historic and contributing building the elements proposed to be demolish are not historic and are not character defining features. It is staff's opinion that the elements under review will not qualify to be contributing to the historic house in a near future.

Staff finds that the requested demolition of non-historic additions and rear accessory structure can be considered by the Commission as it conforms with the current ordinance for demolition set under the LDR's. If approved, this will be the only required reading.

# 1106 Petronia Street



# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # 22-0013	REVISION #	INITIAL & DATE TK
FLOOD ZONE X	ZONING DISTRICT HHDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1106 PETRONIA ST. KEY WEST, FL	
NAME ON DEED:	JOHN COMBS + KRISTEN COMBS	PHONE NUMBER 616-560-3306
OWNER'S MAILING ADDRESS:	3645 REEDS LAKE BLVD SE	EMAIL 616-364-2552
	GRAND RAPIDS MI 49506	
APPLICANT NAME:	SETH NEAL / T.S. NEAL ARCHITECT	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 OVERSEAS HWY	EMAIL 251-422-9547
	CODDYS KEY, FL 33042	SETHNEAL@TSMARCHITECTS.COM
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 3-27-2022

**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 <sup>SOMBS</sup>  RELOCATION OF A STRUCTURE <sup>ACCBSSOMY</sup>  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: RENOVATION OF EXISTING RESIDENCE, NEW POOL + DECK AT REAR YARD, AND RELOCATE SMALL STRUCTURE (POOL HOUSE) ON PROPERTY.
MAIN BUILDING: REPLACE FOUNDATIONS, COMPLETE INTERIOR RENOVATION, NEW ROOF, ON SITE PARKING SPACE, REPLACE VERTICAL SIDING W. BOARD + BATTEN SIDING, NEW POOL + DECK AT REAR YARD. COMPLETE RENOVATION OF ACC. STRUCTURE TO NEW LOCATION ON PROPERTY.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

MAR 28 2022  
TK

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

ACCESSORY STRUCTURE(S): POOL , EX. SHED BLD. TO BECOME A POOL HOUSE	
PAVERS: REMOVE & REWORK BRICK PAVERS AT PARKING SPACE	FENCES: EXISTING TO BE REPAIRED AS REQUIRED
DECKS: YES	PAINTING: YES
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): YES
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
YES = A/C AN CONC. PAD	

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:	___ APPROVED ___ NOT APPROVED ___ 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: 1106 PETRONA STREET  
 PROPERTY OWNER'S NAME: JOHN + KRISTEN COMBS  
 APPLICANT NAME: SETH NEAL

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	<u>JOHN COMBS &amp; KRISTEN COMBS</u> <u>3/24/22</u> DATE AND PRINT NAME
---	--

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVED EXISTING FOUNDATIONS & FLOORS. REMOVE EXISTING REAR A SYMMETRICAL SANDWICH ADDITION, REMOVE EXISTING REAR & SIDE PORCHES.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

N/A

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

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

THE REAR A SYMMETRICAL ADDITION HAS BEEN MODIFIED OVER THE YEARS & ADDED ONTO WITH OTHER INFILL ADDITIONS & PORCHES.



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.

*NOT TO OUR KNOWLEDGE*

(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.

*NOT AFB KNOWN*

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

*NOT TO OUR KNOWLEDGE*

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

*IT DOES NOT*

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

*IT DOES NOT*

(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.

*NO*

(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.

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.

*NO*

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

*NO*

**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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

*THE INFILL ADDITIONS & PORCHES COVER THE HISTORIC PORTION OF RESIDENCES & WILL NOT DIMINISH CHARACTER OF NEIGHBORHOOD*

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

*THE NEW ADDITION WILL KEEP THE RELATIONSHIPS BETWEEN THE BUILDINGS & OPEN SPACE.*

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

*THERE IS NOTHING CHARACTER DEFINING ABOUT THESE ADDITIONS.*

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

*N/A*

April 13, 2022

HARC  
1300 White Street  
Key West FL 33040

**RE: 1104 and 1106 Petronia Rear Shed**

Dear HARC Members:

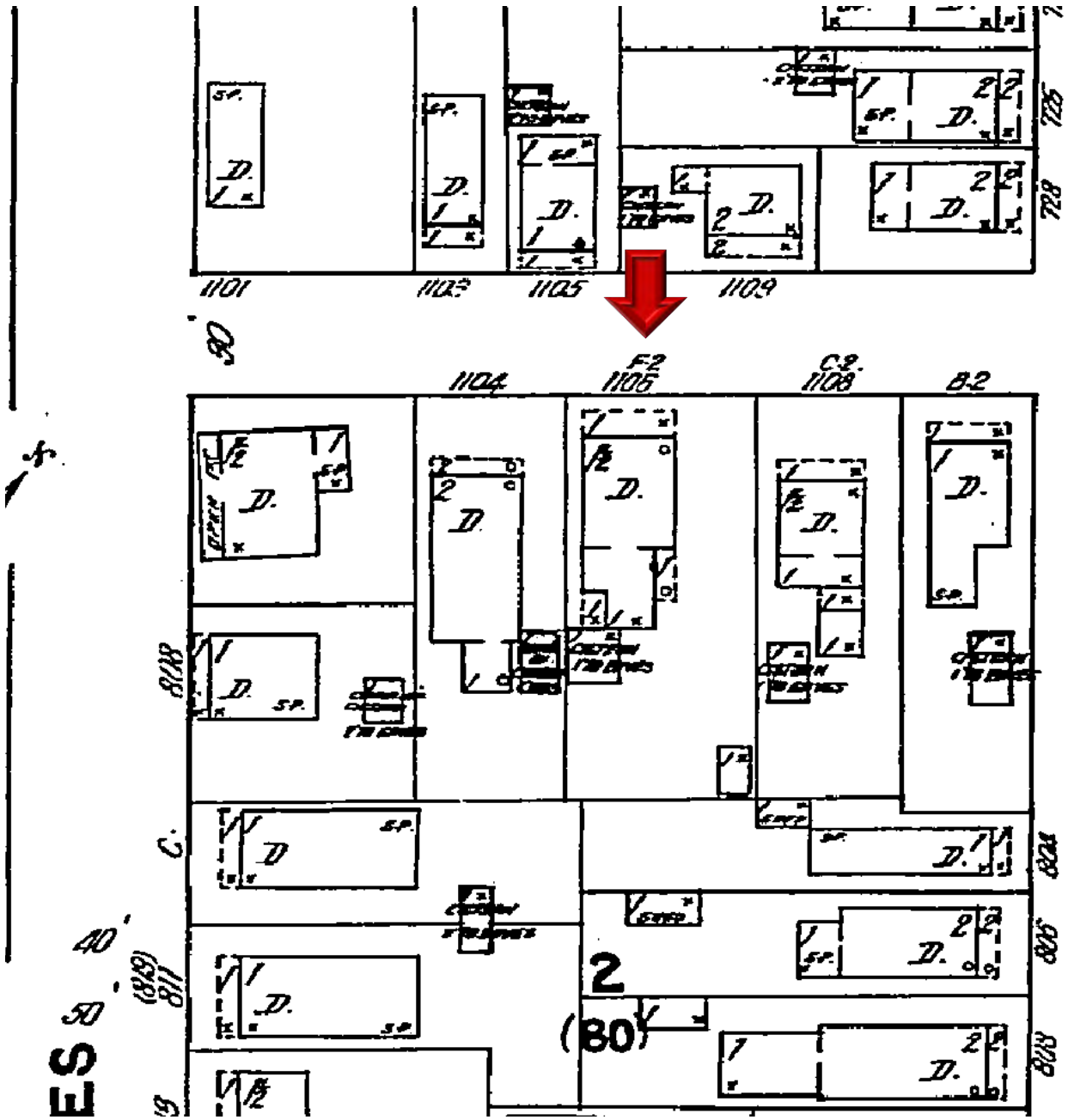
This letter serves to confirm that I am in agreement with the Combs proposal to relocate the rear shed (currently located on the property line between our properties) onto their property. As you will recall, the Commission recently approved our plan which included removal of the shed from 1104 Petronia. In consideration of the Combs agreement to pay for the relocation, I have relinquished any rights I may have had to the rear shed.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris Mario". The signature is written in a cursive style with a prominent initial "C" and "M".

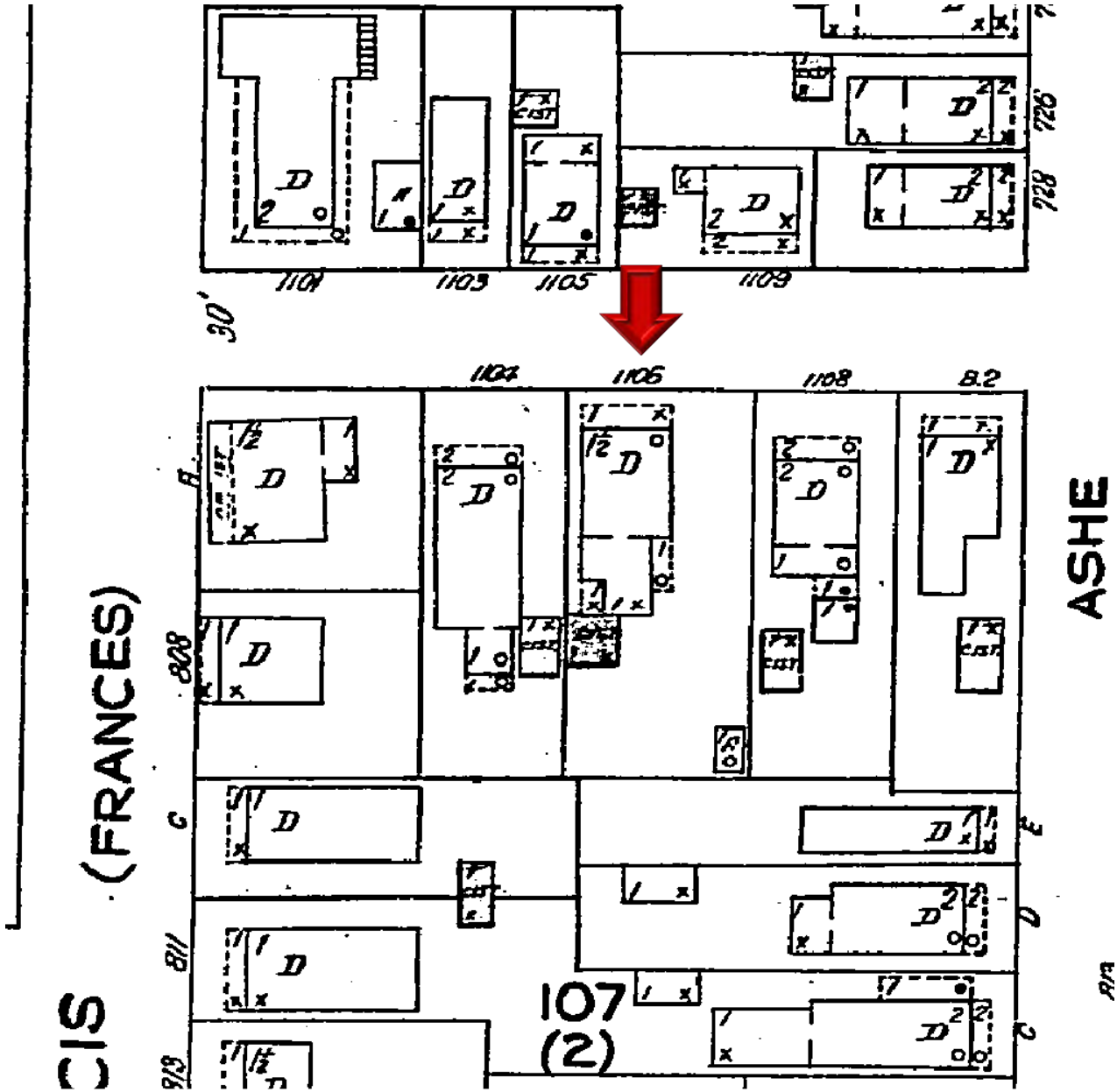
Chris Mario  
Owner 1104 Petronia

# SANBORN MAPS

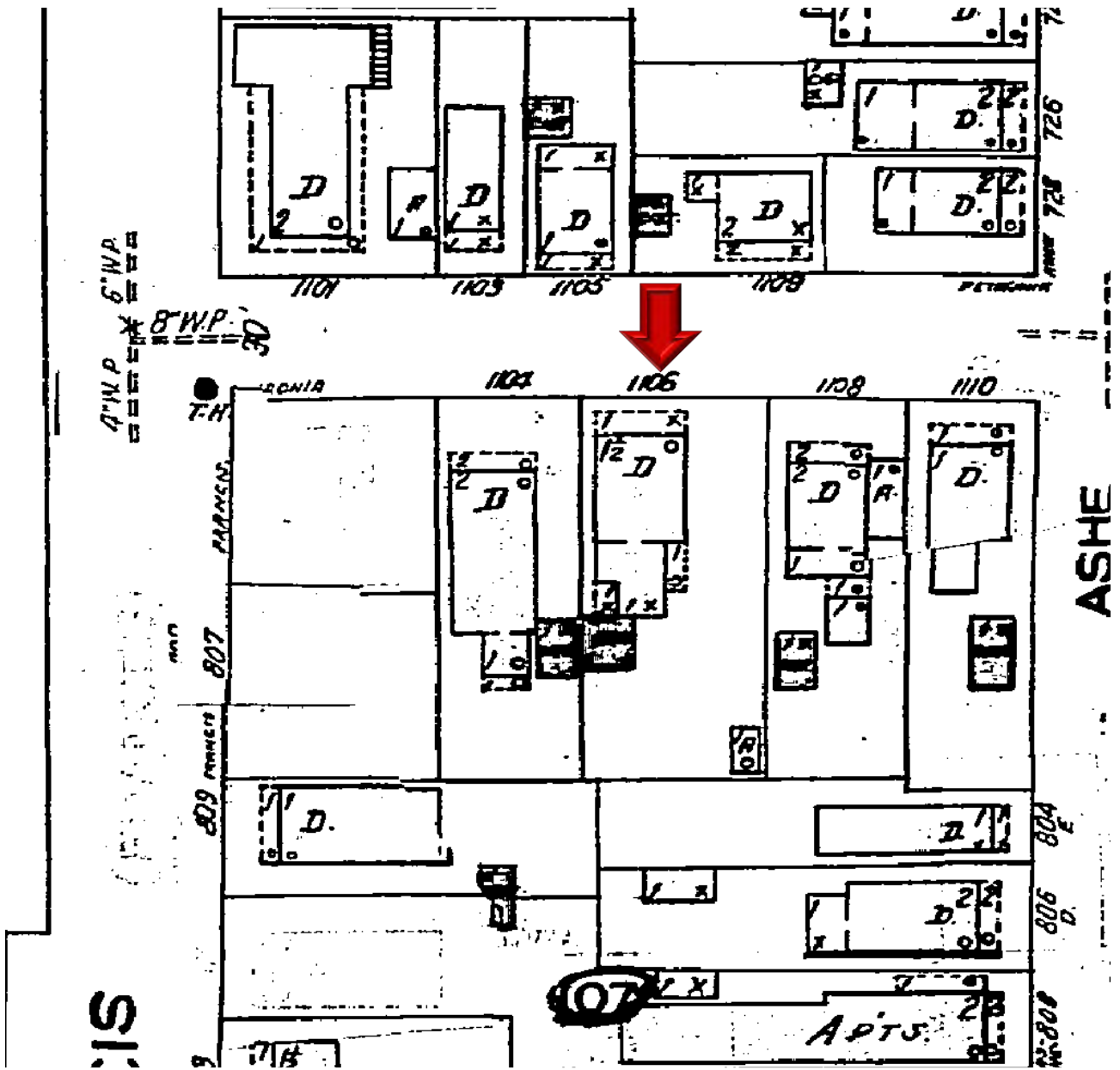


1912 Sanborn Map

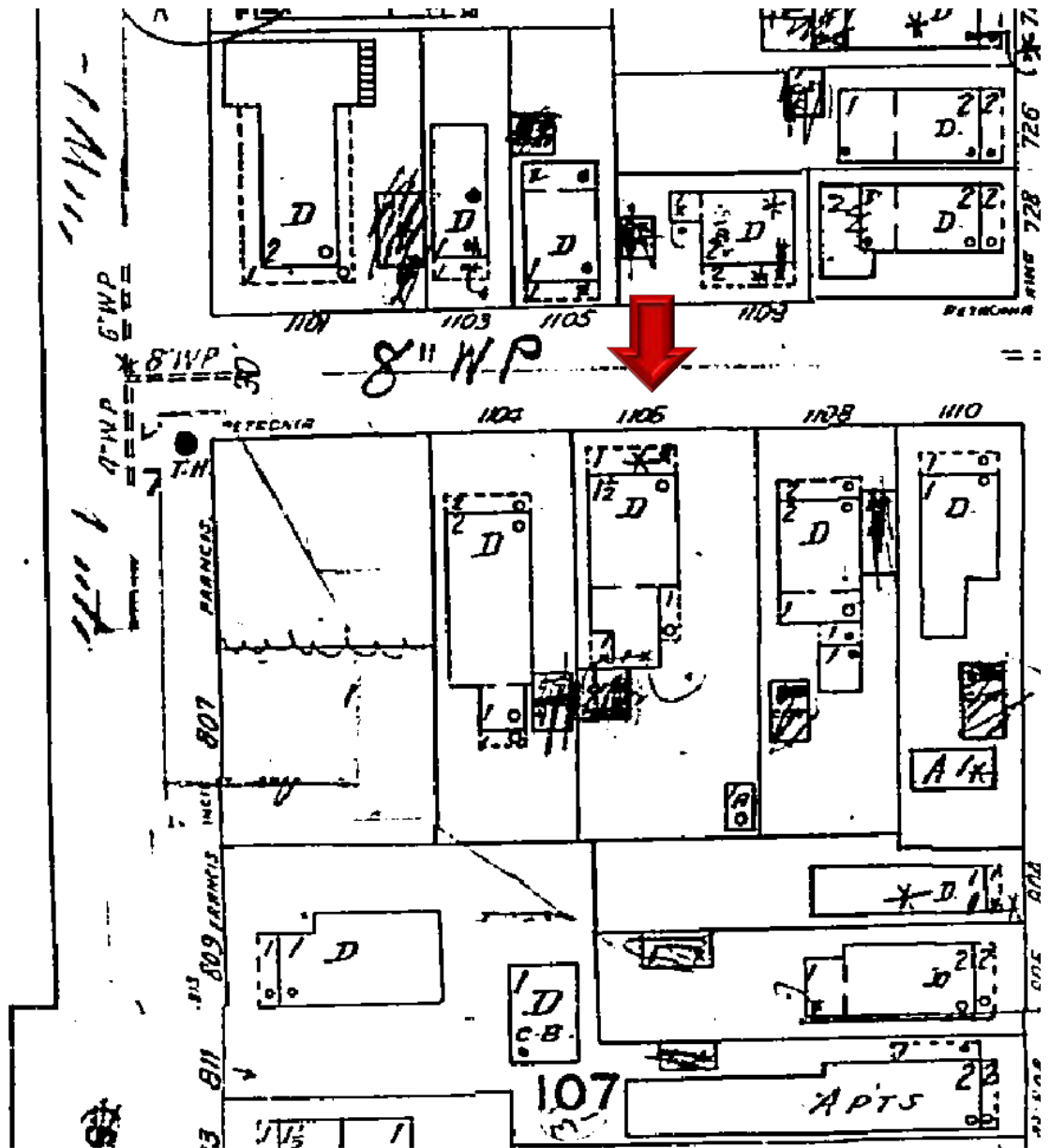




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**1106 Petronia Street circa 1965. Monroe County Library.**





Petronia Street





East side Elevation  
at Back of yard





West Side Elevation At Back

















Interior at Rear  
to be removed





Ex. Accessory Structure

# SURVEY



BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N65°54'06"E ASSUMED  
ALONG THE CENTERLINE OF  
PETRONIA STREET.

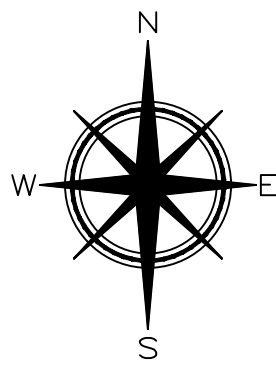
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

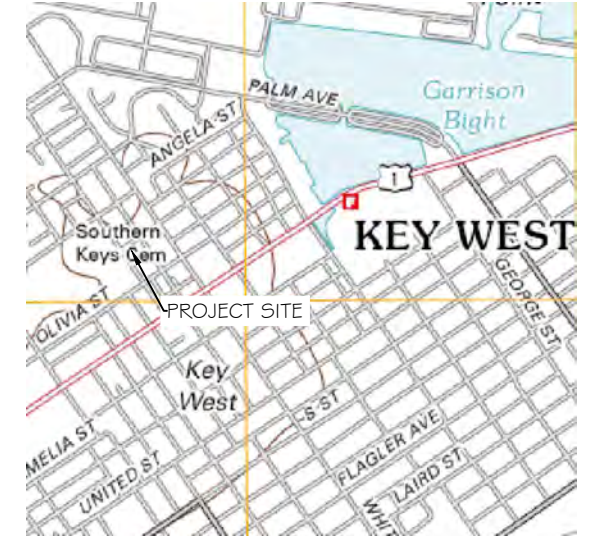
ADDRESS:  
1106 PETRONIA STREET  
KEY WEST, FL 33040

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

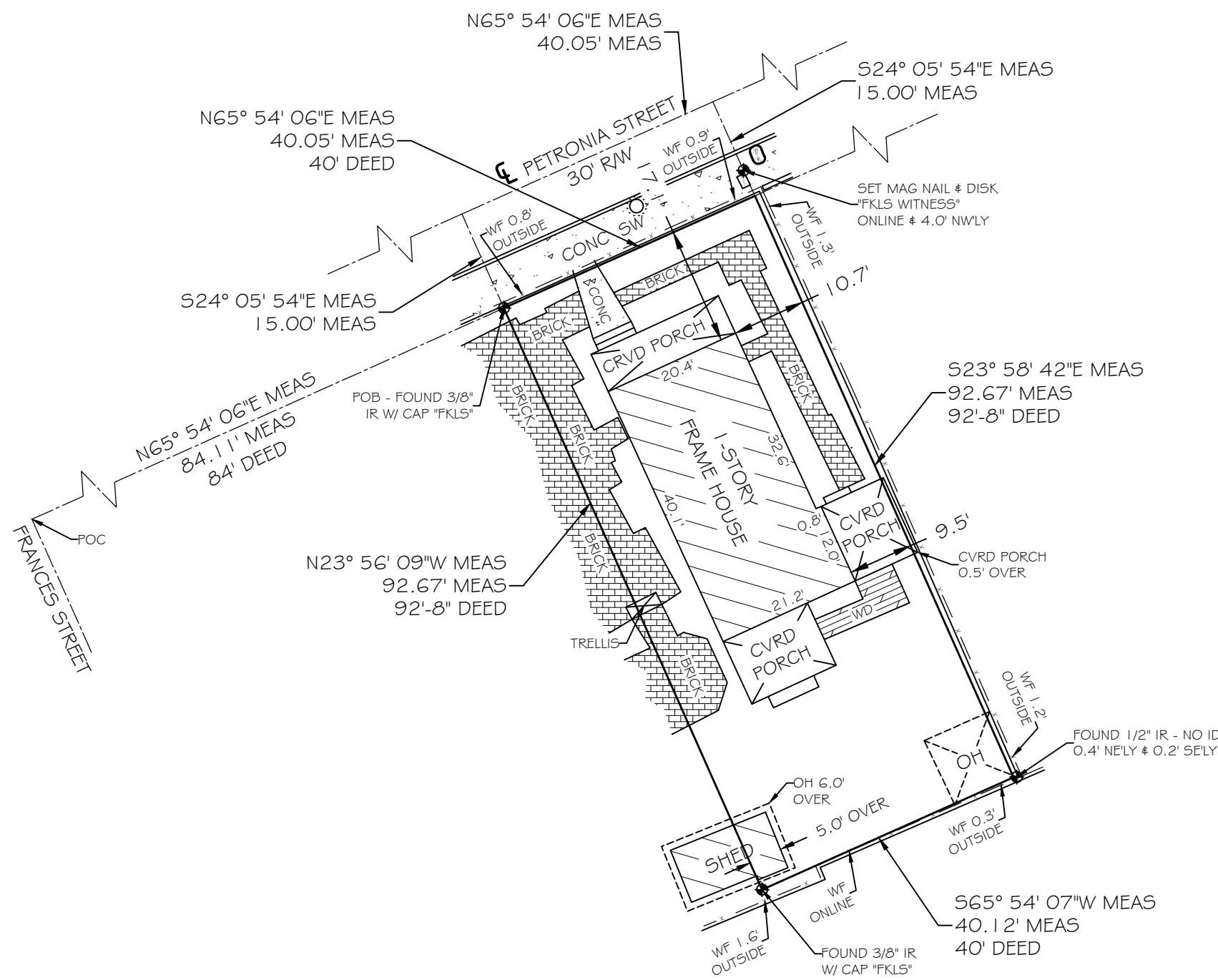
# MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS  
SEC. 05-T685-R25E



CERTIFIED TO -

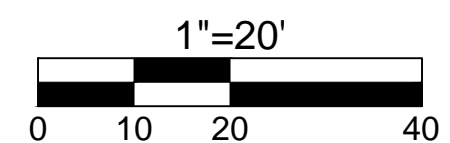
John Combs;  
Oropeza, Stones & Cardenas, PLLC;  
Old Republic National Title Insurance Company;

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

- |                                   |  |                                      |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GUW = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C 4 G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | R = RADIUS                           |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | RW = RIGHT OF WAY LINE               |
| CLP = CHAINLINK FENCE             | MB = MAILBOX                                   | SSCO = SANITARY SEWER CLEAN-OUT      |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | SW = SIDE WALK                       |
| CONC = CONCRETE                   | MF = METAL FENCE                               | TBM = TEMPORARY BENCHMARK            |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TOB = TOP OF BANK                    |
| CRVD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE                   |
| DELT = CENTRAL ANGLE              | NTS = NOT TO SCALE                             | TYP = TYPICAL                        |
| DEASE = DRAINAGE EASEMENT         | OH = ROOF OVERHANG                             | ULR = UNREADABLE                     |
| EL = ELEVATION                    | DHW = OVERHEAD WIRES                           | UE = UTILITY EASEMENT                |
| ENCL = ENCLOSURE                  | EP = EDGE OF PAVEMENT                          | WD = WOOD DECK                       |
| FF = FINISHED FLOOR ELEVATION     | PM = PARKING METER                             | WL = WOOD LANDING                    |
| FH = FIRE HYDRANT                 | PCC = POINT OF COMPOUND CURVE                  | WM = WATER METER                     |
| FI = FENCE INSIDE                 | PCP = PERMANENT CONTROL POINT                  | WPF = WOOD POWER POLE                |
| FND = FOUND                       | PK = PARKER KALON NAIL                         | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FO = FENCE OUTSIDE                | POB = POINT OF BEGINNING                       | WV = WATER VALVE                     |
| FOL = FENCE ON LINE               | PI = POINT OF INTERSECTION                     |                                      |

LEGEND

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



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 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 IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE:	10/05/2021
MAP DATE:	10/12/2021
REVISION DATE:	XXXXXXXXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	21-521

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

SIGNED:

ERIC A. ISAACS, SM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



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

LEGAL DESCRIPTION -

ON THE ISLAND OF KEY WEST AND KNOWN ON WM. A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, BUT BETTER KNOWN AS A PART OF TRACT 6 BUT NOW BETTER KNOWN AS A PART OF LOTS SEVEN (7) AND TEN (10) IN SQUARE FOUR ACCORDING TO A GEORGE G. WATSON'S SUBDIVISION; OF A PART OF TRACT 6, DULY RECORDED IN BOOK "N", PAGE 49 OF MONROE COUNTY, FLORIDA RECORDS. COMMENCING AT A POINT ON PETRONIA STREET DISTANT 84 FEET FROM THE CORNER OF FRANCES AND PETRONIA STREETS AND RUNNING THENCE ALONG SAID PETRONIA STREET IN A NELY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A SE'LY DIRECTION NINETY-TWO (92) FEET AND EIGHT (8) INCHES; THENCE AT RIGHT ANGLES IN A SW'LY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION NINETY-TWO (92) FEET AND EIGHT (8) INCHES BACK TO THE POINT OF BEGINNING.



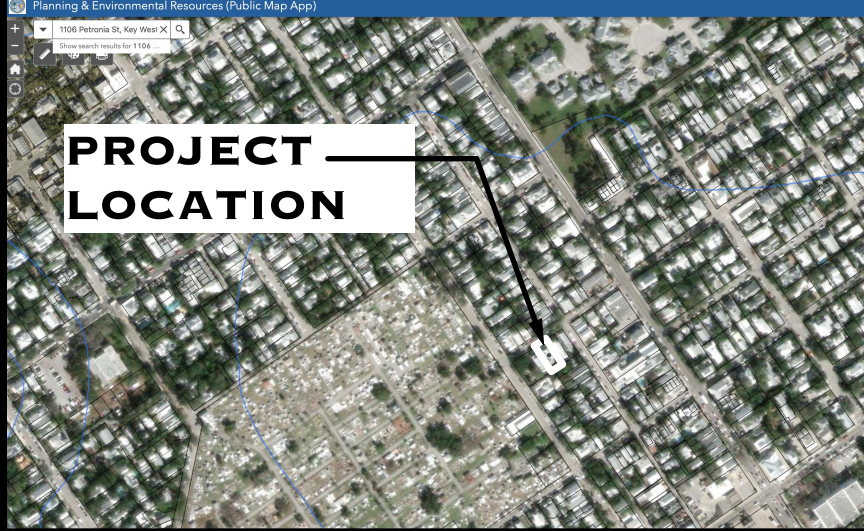
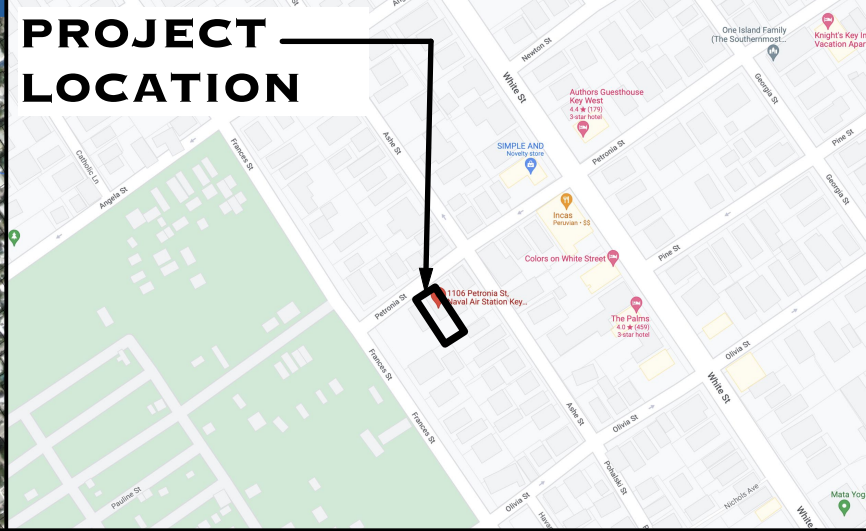
# PROPOSED DESIGN

**SITE DATA** 1106 PETRONIA STREET

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	HISTORIC HIGH DENSITY RESIDENTIAL
SITE AREA	3,715 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	2,024 SQ. FT. 54.4%	2,229 (60% MAX)	2,128 SQ. FT. 57.3 %	CONFORMS
OPEN SPACE	1,616 SQ. FT. 43.5%	1,300 (35% MIN)	1,302 SQ. FT. 35%	CONFORMS
BUILDING COV.	1,375 SQ. FT. 37%	1,857.5 (50% MAX)	1,412 SQ. FT. 38%	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	187 SQ. FT. 47%	400 SF @ (50% MIN) 200 sq FT	144 SQ. FT. 64%	CONFORMS

**YARD SETBACKS**

FRONT SETBACK	10'-6"	10'	EXISTING	CONFORMS NO CHANGE
REAR SETBACK	25'-4"	20'	28'-1"	CONFORMS
WEST SIDE SETBACK	8'-5"	5'	EXISTING	CONFORMS NO CHANGE
EAST SIDE SETBACK	8' OVER EX. PROP. LINE	5'	5'-3 1/2"	CONFORMS
BUILDING HEIGHT	EXISTING	30'	EXISTING	CONFORMS NO CHANGE

FEMA MAP FLOOD ZONE X	SITE LOCATION MAP
	

**GENERAL NOTES:**

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

**DESIGN NOTES:**

**COMMENTS:**

**DRAWING SCHEDULE:**

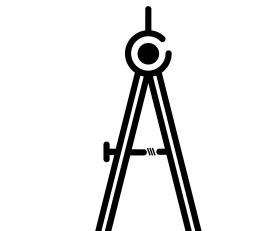
T1.1	TITLE, SITE DATA & PROJECT INFO
C1.0	SURVEY
C1.1	ARCHITECTURAL SITE PLANS
EX1.1	EXISTING FLOOR PLANS & ELEVATIONS
EX1.2	EXISTING SECTIONS
A1.1	1ST & 2ND FLOOR PLANS
A3.1	PROPOSED ELEVATIONS

**ABBREVIATION LEGEND:**

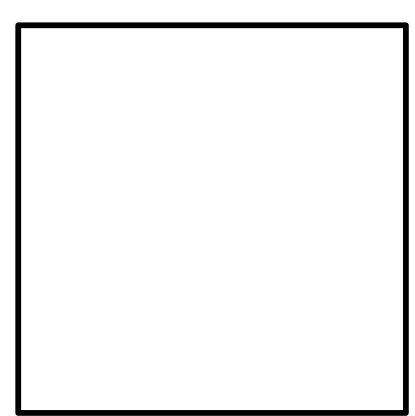
ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
B.O.	= BOTTOM OF ...
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
CL.	= CENTERLINE
CONC.	= CONCRETE
COOR.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D.	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG.	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
F.F.E.	= FINISH FLOOR ELEVATION
FIN.	= FINISH
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
T.O.	= TOP OF ...
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

**SCOPE OF WORK:**

RENOVATION TO EXISTING HISTORIC STRUCTURE WITH NEW ADDITIONS TO REAR, NEW POOL & DECK AREA, AND A RELOCATED POOL CABANA STRUCTURE.



**T.S. NEAL**  
ARCHITECTS INC.  
22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042  
305-340-8857  
251-422-9547




**A RENOVATION FOR  
JOHN & KRIS COMBS  
1106 PETRONIA STREET  
KEY WEST, FL 33040**

**DRAWING TITLE:  
TITLE & PROJECT  
INFORMATION**

DRAWN: EDSA  
CHECKED: TSN  
DATE: 03-21-2022

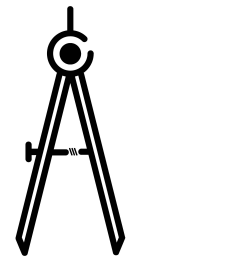
REVISION #	DATE

**T1.1**  
SHEET #



**T.S. NEAL ARCHITECTS, INC.**





**T.S. NEAL ARCHITECTS INC.**

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

**A RENOVATION FOR  
JOHN & KRIS COMBS  
1106 PETRONIA STREET  
KEY WEST, FL 33040**

**DRAWING TITLE:  
SURVEY & FEC**

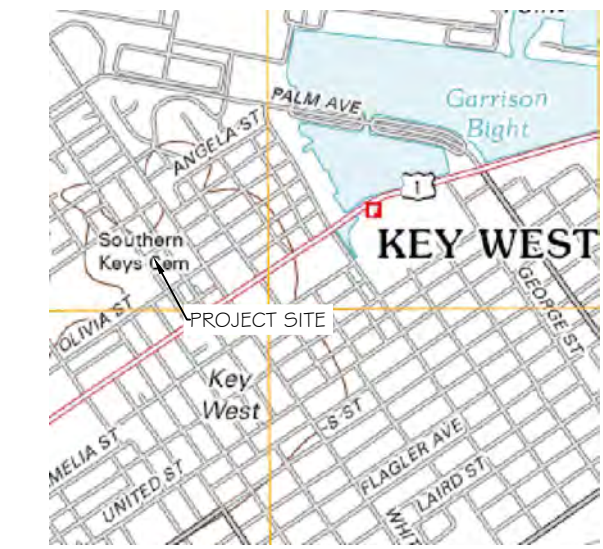
**DRAWN: EDSA  
CHECKED: TSN  
DATE: 03-21-2022**

REVISION #	DATE

**C1.0**  
SHEET #



T.S. NEAL ARCHITECTS, INC.



LOCATION MAP - NTS  
SEC. 05-T685-R25E

# MAP OF BOUNDARY SURVEY

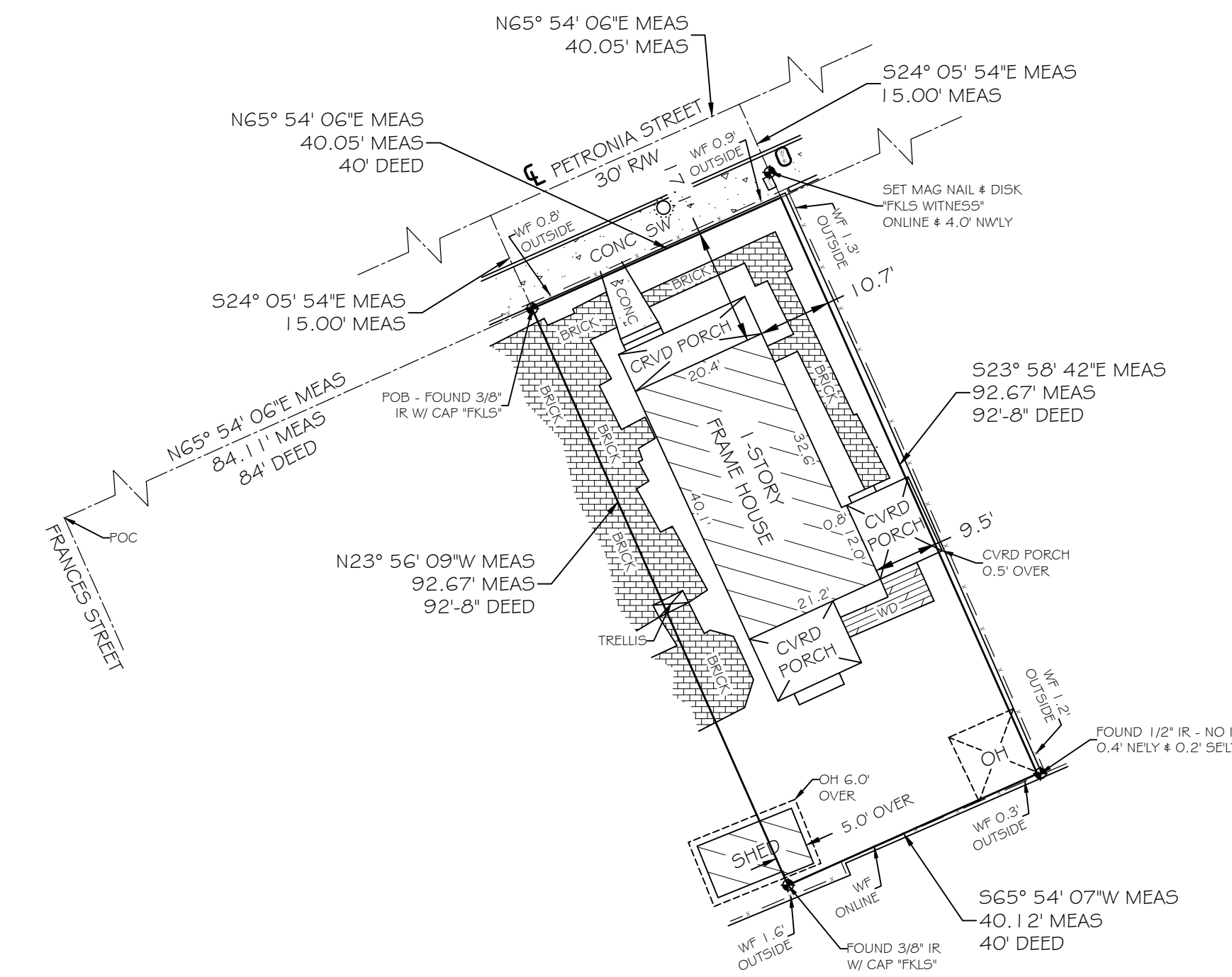
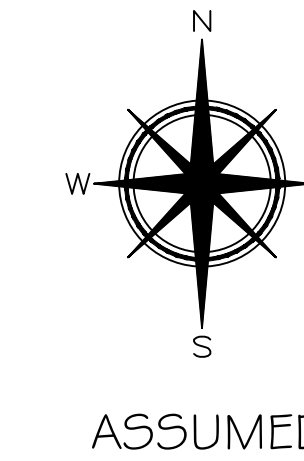
**BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N65°54'06"E ASSUMED  
ALONG THE CENTERLINE OF  
PETRONIA STREET.**

**ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED**

**ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET**

**ADDRESS:  
1106 PETRONIA STREET  
KEY WEST, FL 33040**

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



**CERTIFIED TO -**

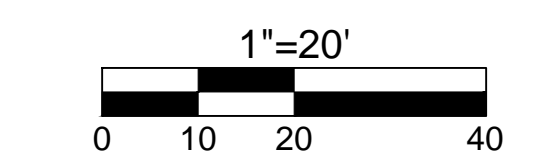
John Combs;  
Cropeza, Stones & Cardenas, PLLC;  
Old Republic National Title Insurance Company;

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

<p>BP = BACKFLOW PREVENTER BS = SHOW-OUT C 4 G = 4" CONCRETE CURB &amp; GUTTER CB = CONCRETE BLOCK CL = CENTERLINE CR = CONCRETE RAIL CM = CONCRETE CURB CND = CONCRETE CWP = CONCRETE POWER POLE CWD = CONCRETE DELTA = CENTRAL ANGLE EDGE = DRAINAGE PARALLEL ELEV = ELEVATION ENCL = ENCLOSURE EP = EASE OF PHEASANT FF = FINISHED FLOOR ELEVATION F1 = FENCE PERMANENT F2 = FENCE REMOVABLE F3 = FENCE OUTSIDE F4 = FENCE INSIDE FO = POINT OF BEGINNING FOB = POINT OF BEGINNING FOI = POINT OF INTERSECTION</p>	<p>GV = GUY WIRE IR = IRON ROD IR - W/ RINGS LS = LANDSCAPING MEAS = MEASURED MFP = METAL FENCE MHWL = MEAN HIGH WATER LINE MOB = NATIONAL GEODETIC NPTS = NOT TO SCALE NPTS = POINT OF BEGINNING OHW = OVERHEAD WIRES PA = PARKING METEOR PC = POINT OF CURVE PCP = PERMANENT CONTROL POINT PK = PAPER RADIAL PI = POINT OF INTERSECTION</p>	<p>PFC = POINT OF COMMENCEMENT PFC = POINT OF REVERSE CURVE PFW = POINT OF REFERENCE MOMENTUM R = RADIUS RBL = RIGHT OF WAY LINE SDDO = SANITARY SEWER CLEAN-OUT SRL = SIDE RAIL TBM = TEMPORARY BENCHMARK TOP = TOP OF BANK TS = TOP OF STAKE TSS = TRAFFIC SIGN UL = UNLOADABLE UNL = UNLOADABLE WL = WOOD LAMING WM = WOOD METEOR WPF = WOOD POWER POLE WPL = WOOD POWER POLE WPL = WOOD POWER POLE WPL = WOOD POWER POLE</p>
---	---	--

**LEGEND**

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



**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: 1"=20'  
FIELD WORK: 01/05/2021  
DATE: 01/05/2021  
MAP DATE: 01/21/2021  
REVISION DATE: XXXXXXXXXXX  
SHEET: 1 OF 1  
DRAWN BY: MPB  
JOB NO.: 21-521

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

ERIC A. ISAAC, 06146763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7647

**FLORIDA KEYS LAND SURVEYING**

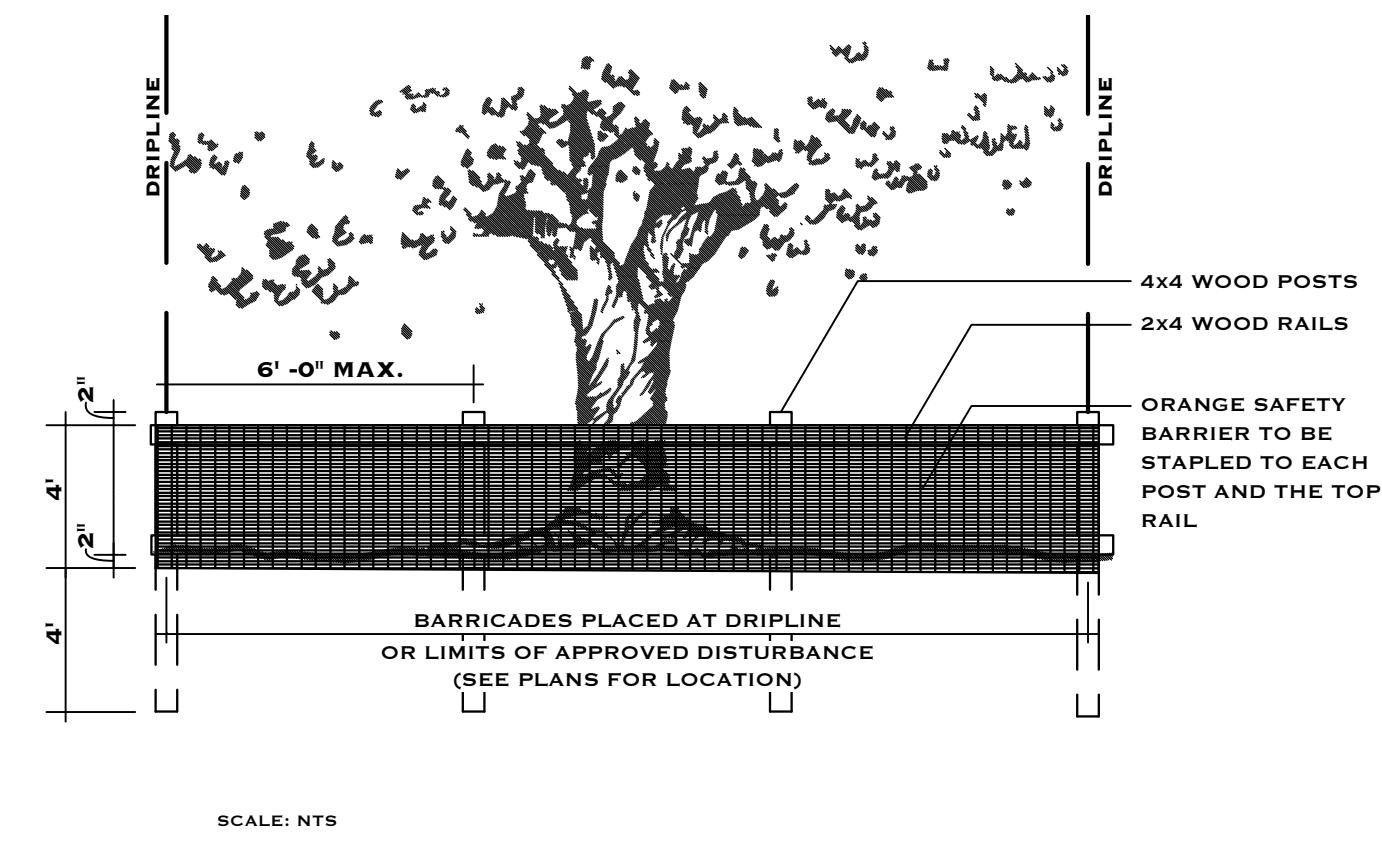
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 594-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

**LEGAL DESCRIPTION -**

ON THE ISLAND OF KEY WEST AND KNOWN ON WM. A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, BUT BETTER KNOWN AS A PART OF TRACT 6 BUT NOW BETTER KNOWN AS A PART OF LOTS SEVEN (7) AND TEN (10) IN SQUARE FOUR ACCORDING TO A GEORGE G. WATSON'S SUBDIVISION; OF A PART OF TRACT 6, DULY RECORDED IN BOOK 'N', PAGE 49 OF MONROE COUNTY, FLORIDA RECORDS, COMMENCING AT A POINT ON PETRONIA STREET DISTANT 84 FEET FROM THE CORNER OF FRANCES AND PETRONIA STREETS AND RUNNING THENCE ALONG SAID PETRONIA STREET IN A NELY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A SELY DIRECTION NINETY-TWO (92) FEET AND EIGHT (8) INCHES; THENCE AT RIGHT ANGLES IN A SWLY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A NWLY DIRECTION NINETY-TWO (92) FEET AND EIGHT (8) INCHES BACK TO THE POINT OF BEGINNING.

**SURVEY PROVIDED BY OWNER**

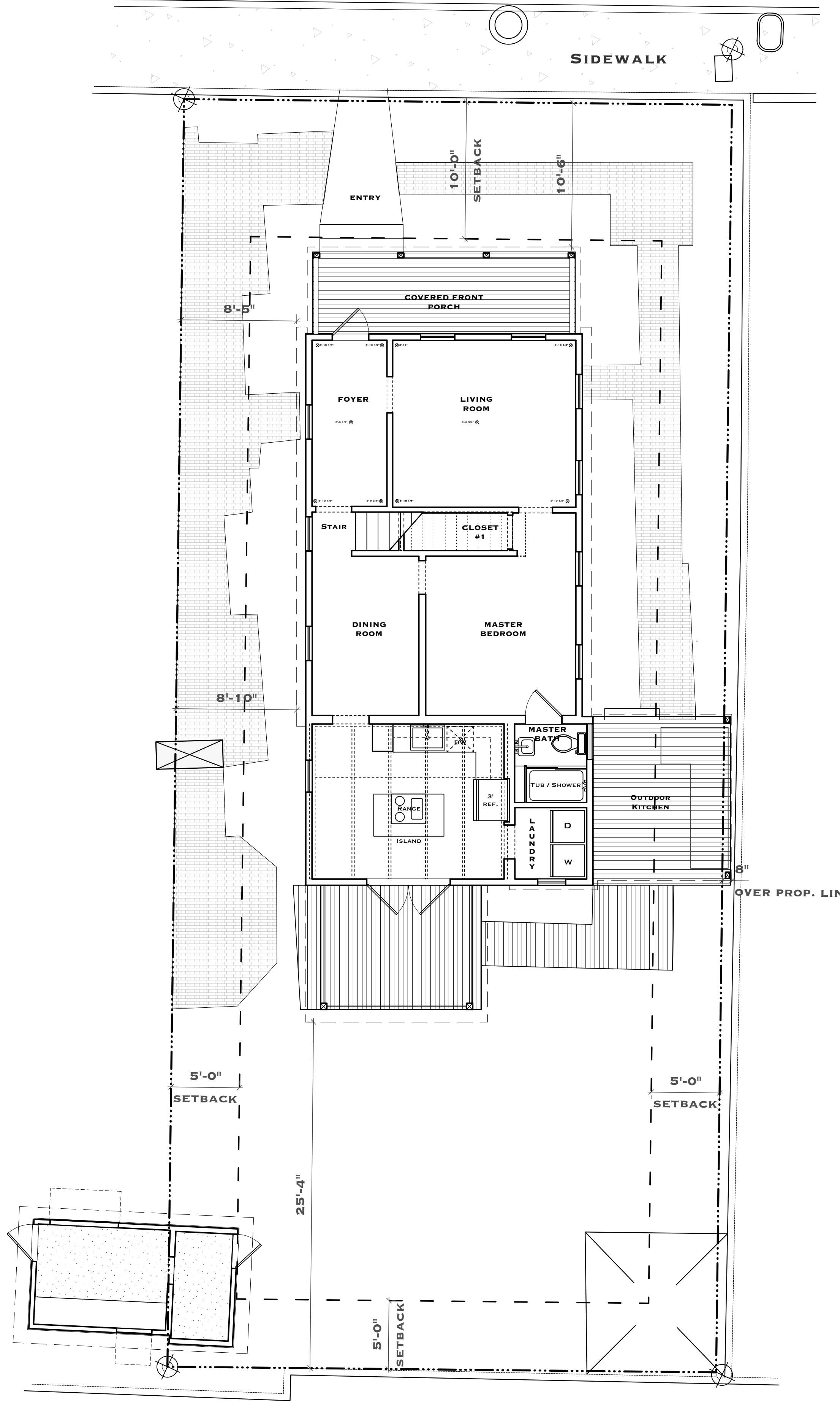
**TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505**



**TREE PROTECTION AND PRESERVATION NOTES**

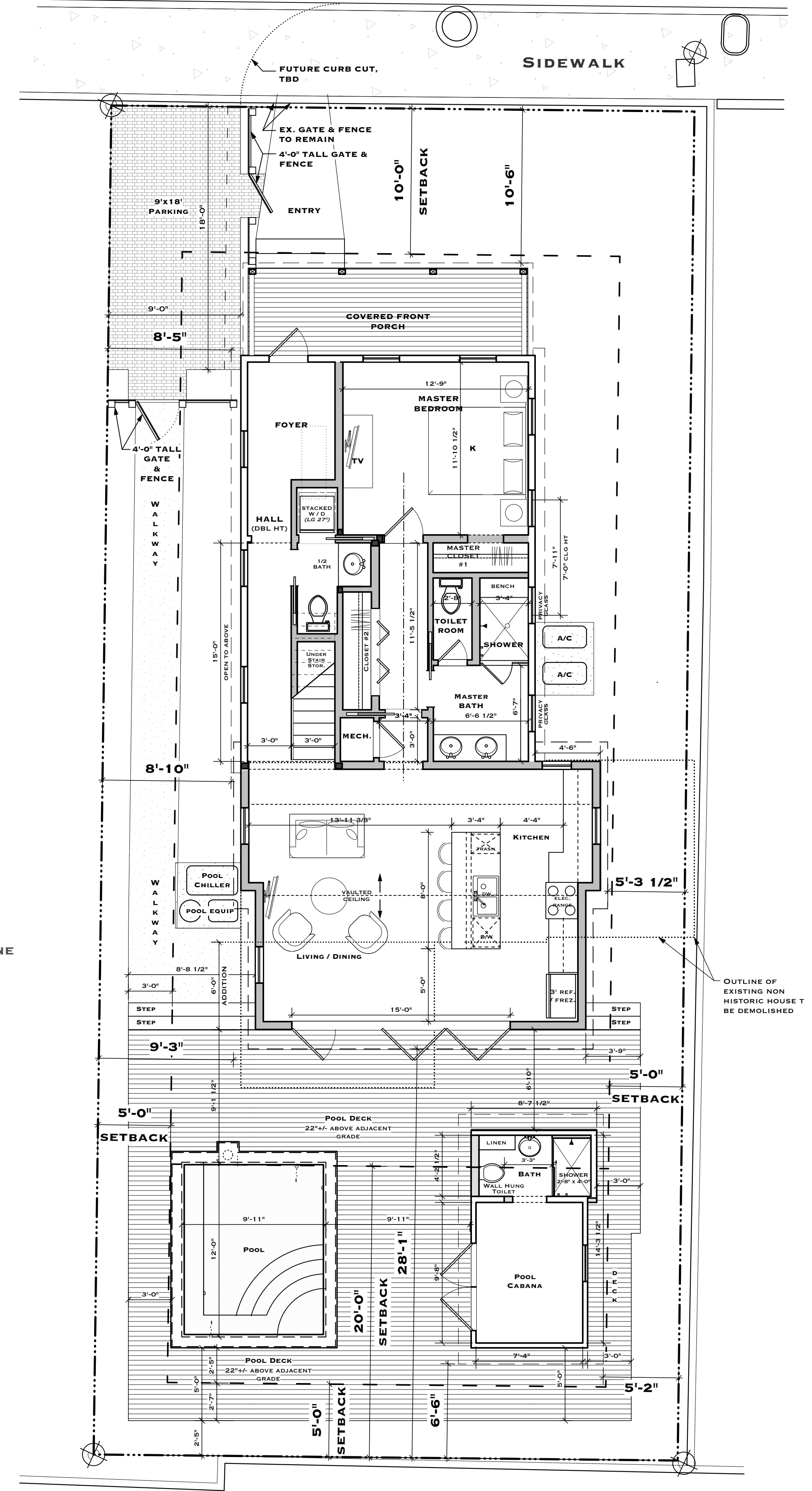
- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
  - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
  - SKINNING AND BRUISING OF BARK
  - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
- PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
- FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
- THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
- ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ON-SITE DURING THE ENTIRETY OF ROOT PRUNING.
- NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
- NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
- A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
- ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

**PETRONIA STREET**



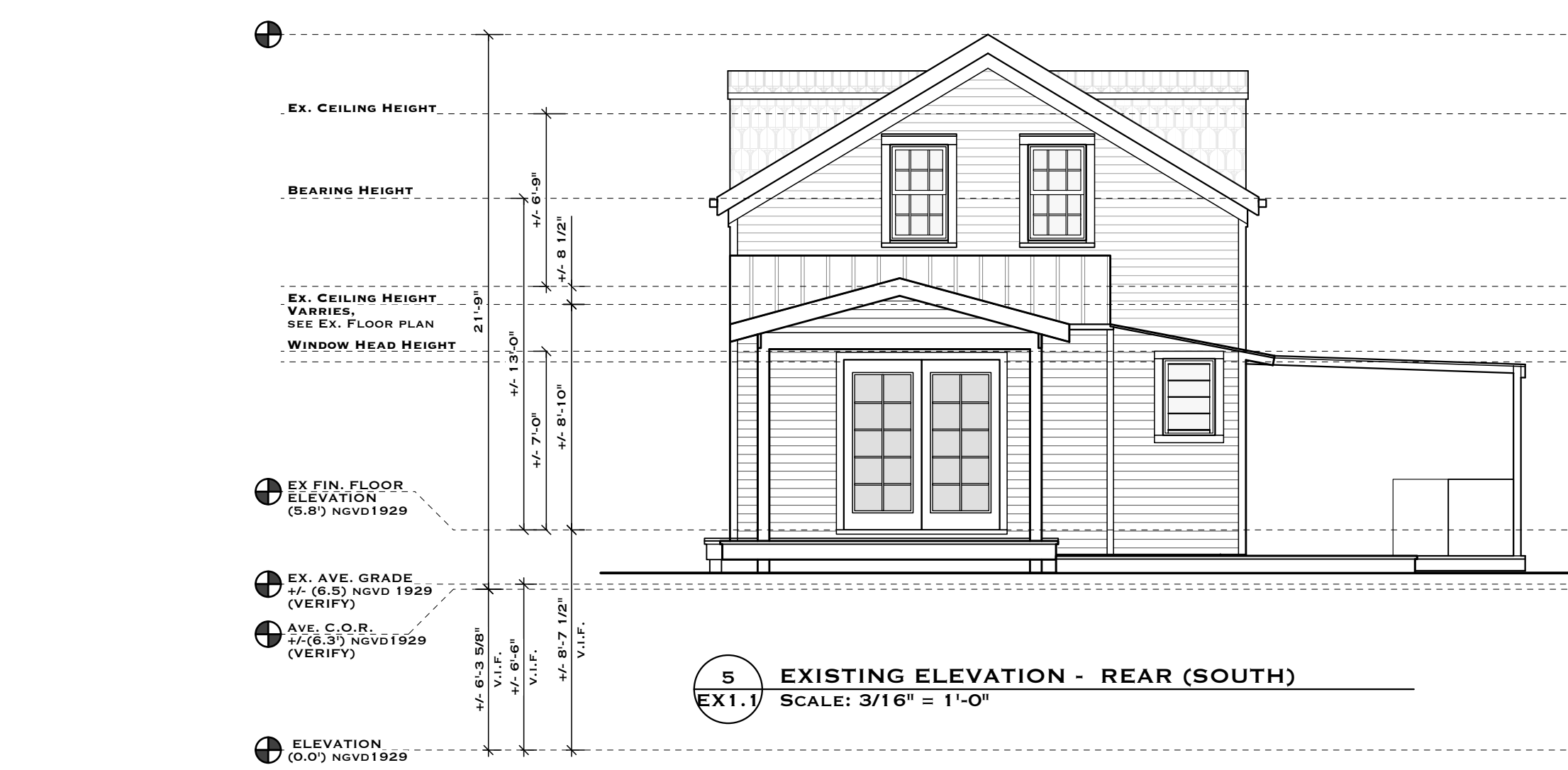
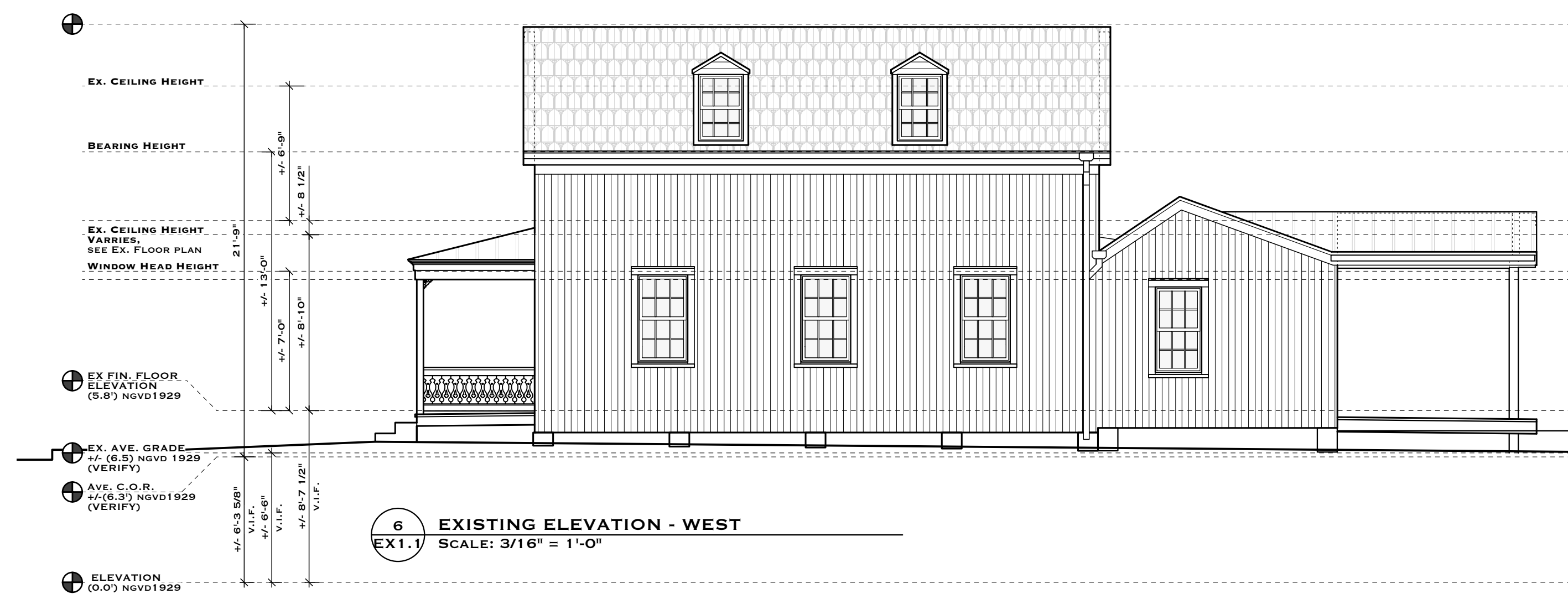
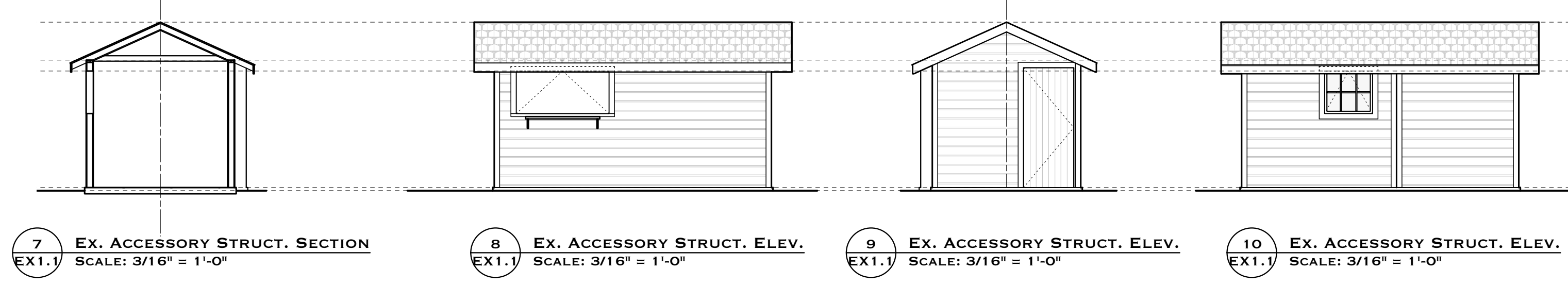
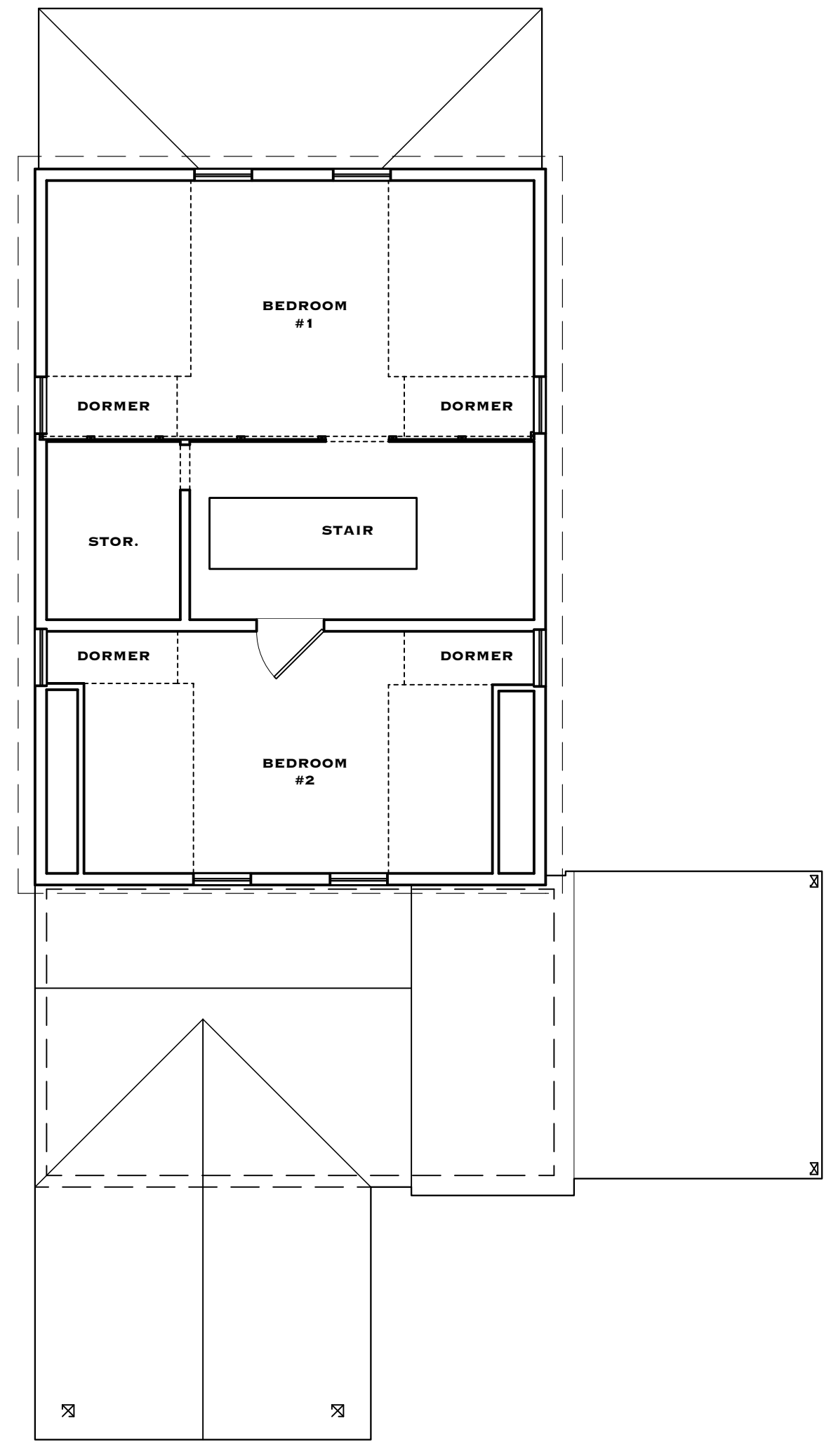
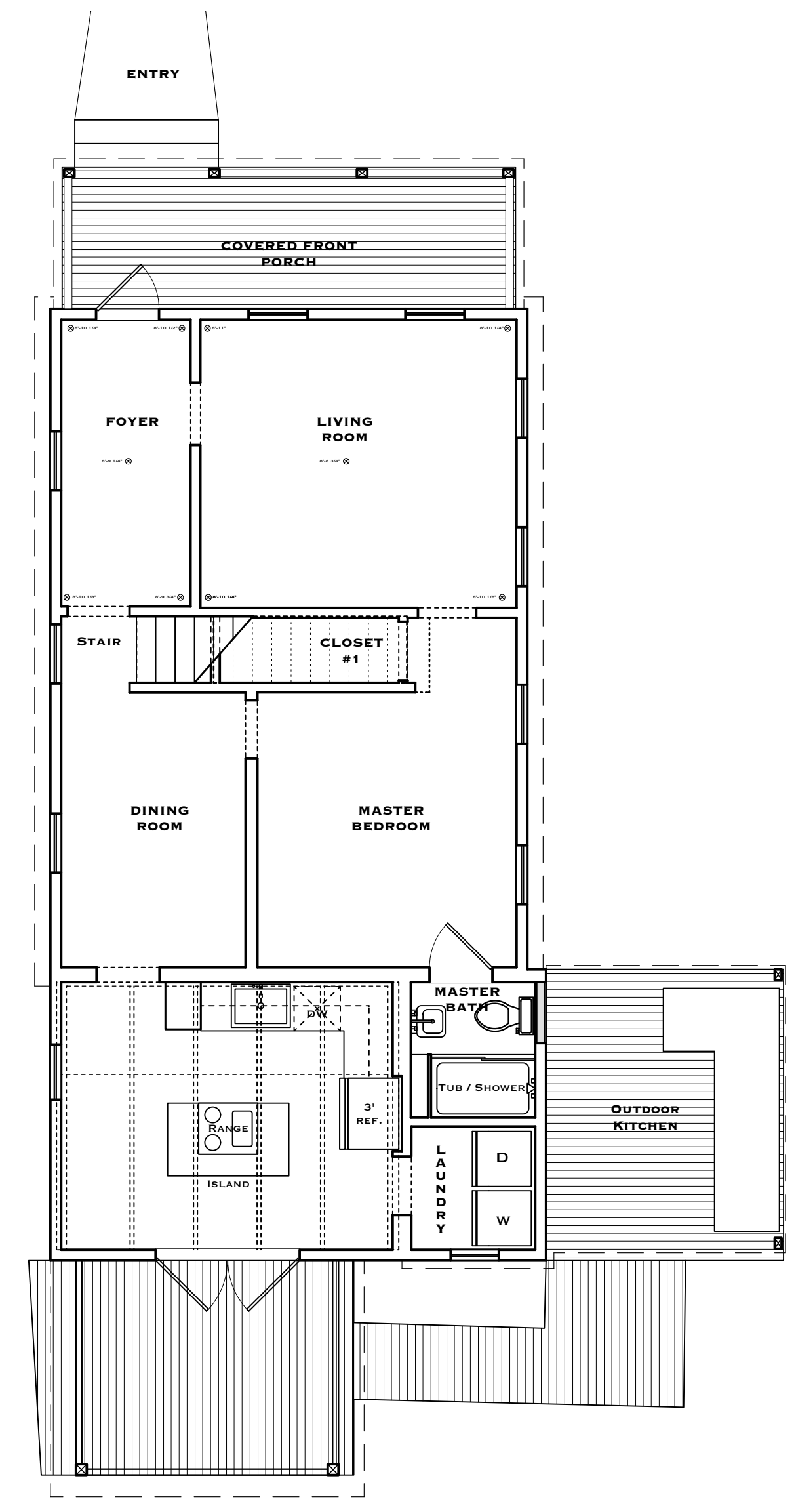
**1** EX. ARCHITECTURAL SITE PLAN  
 SCALE: 3/16" = 1'-0"

**PETRONIA STREET**



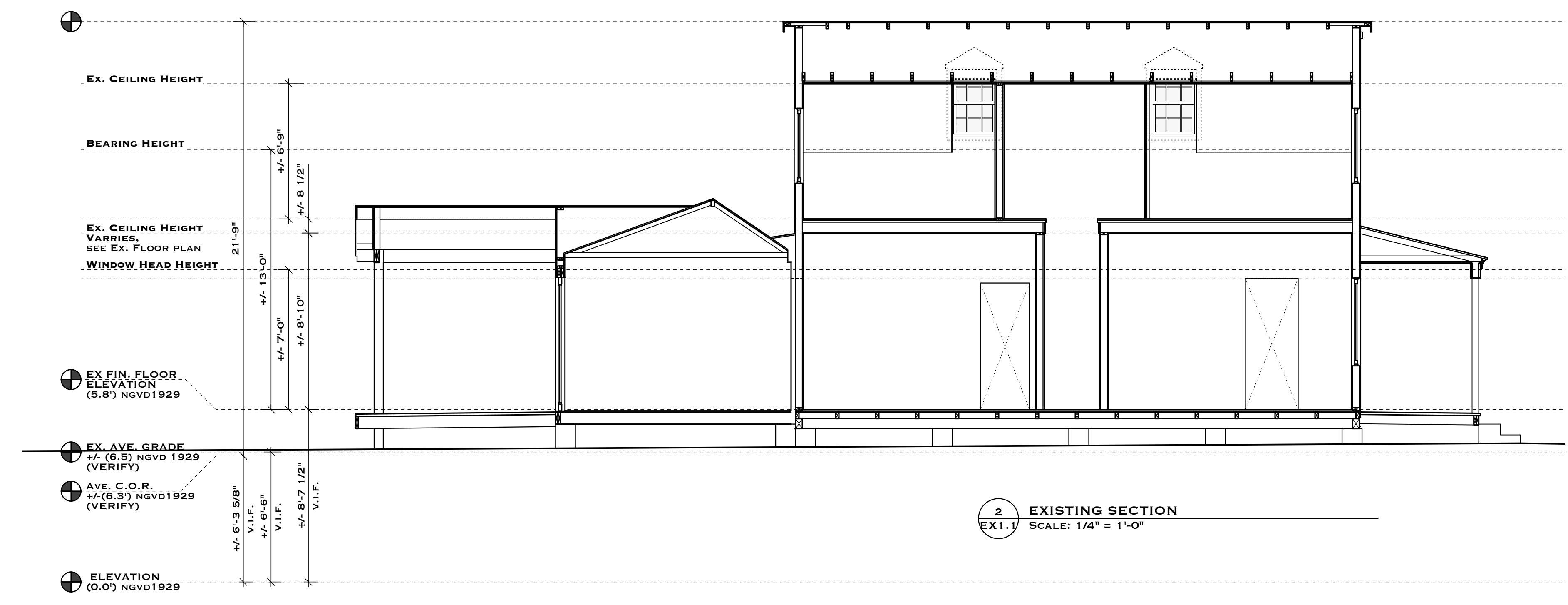
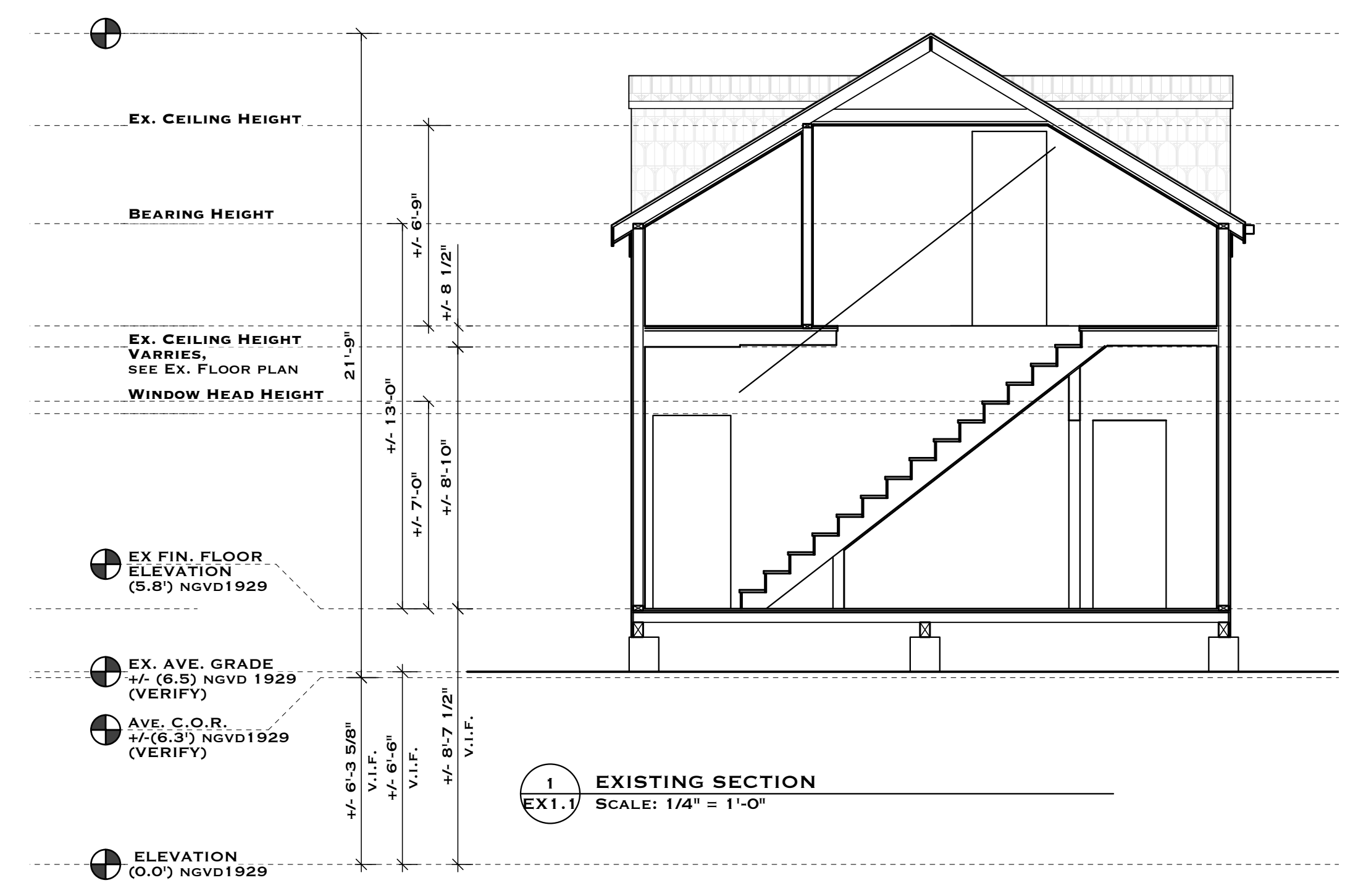
**2** PROPOSED ARCHITECTURAL SITE PLAN  
 SCALE: 3/16" = 1'-0"







**A RENOVATION FOR**  
**JOHN & KRIS COMBS**  
 1106 PETRONIA STREET  
 KEY WEST, FL 33040



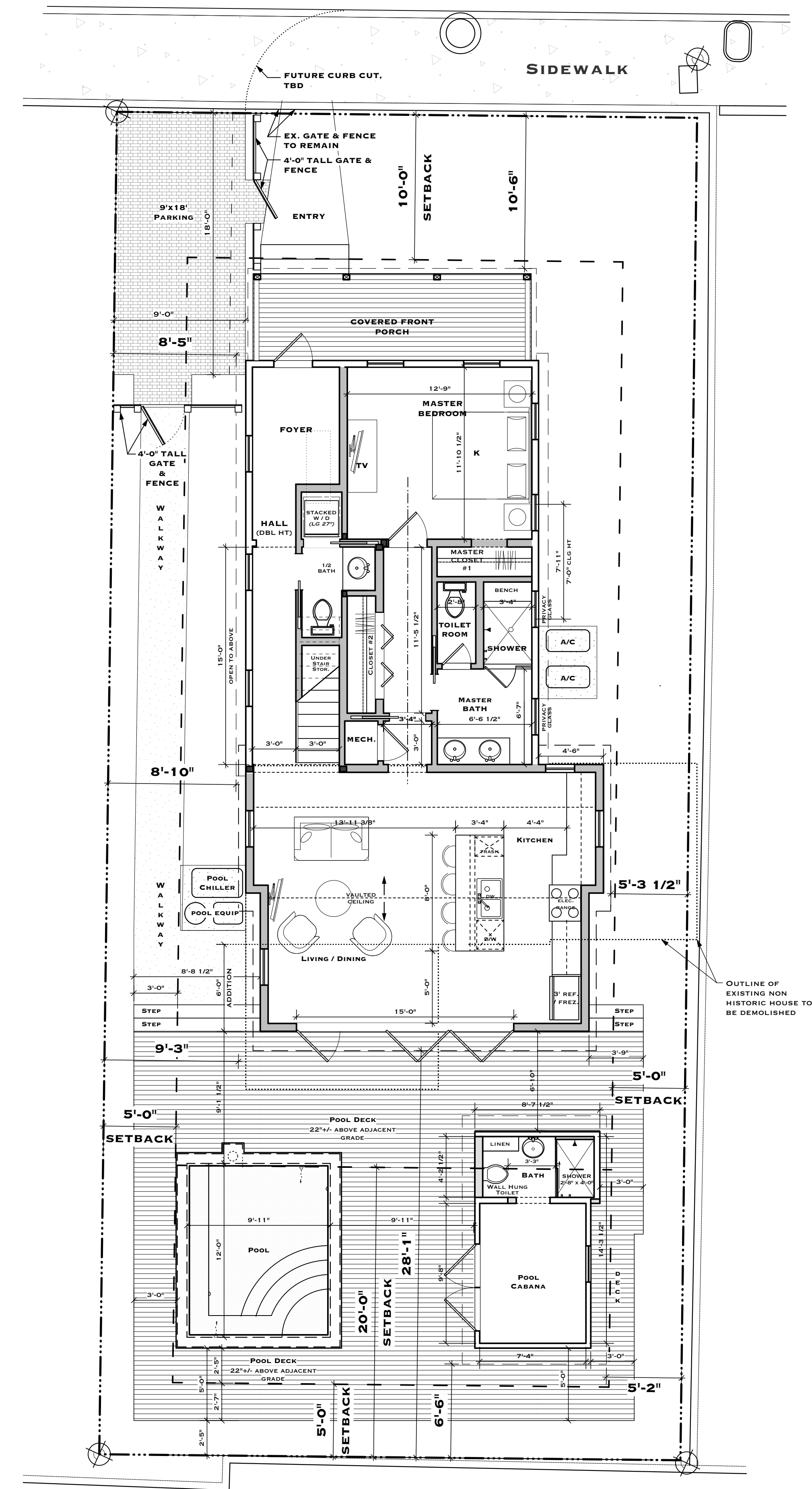
**DRAWING TITLE:**  
 EXISTING ELEVATIONS &  
 SECTIONS  
 DRAWN: ED SA  
 CHECKED: TSN  
 DATE: 03-21-2022

REVISION #	DATE

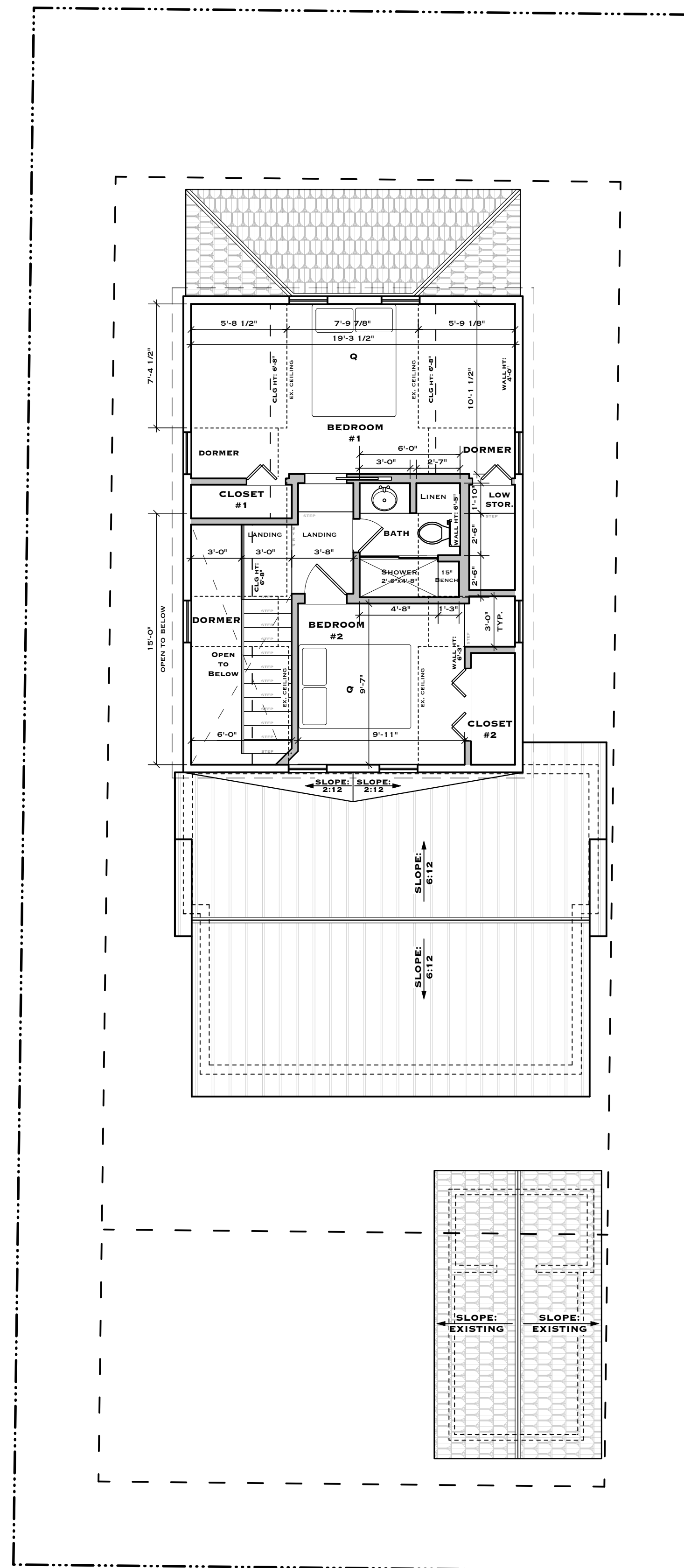
**EX2.1**  
 SHEET #



**PETRONIA STREET**



**1** FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"  
 0 5 10 15 FT



**2** 2ND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

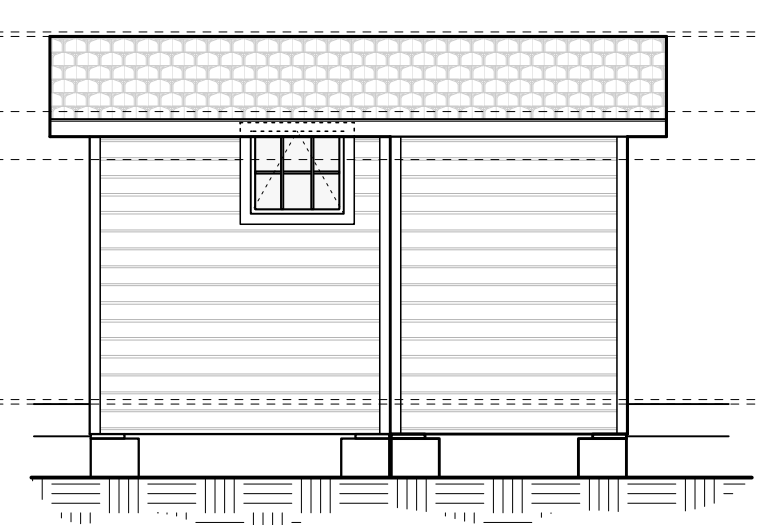
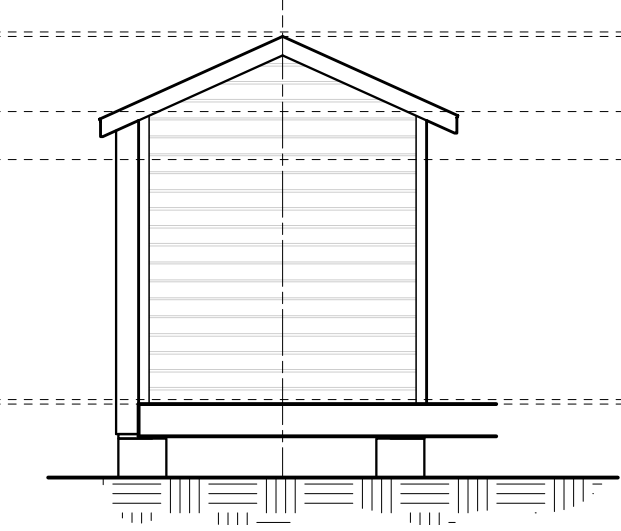
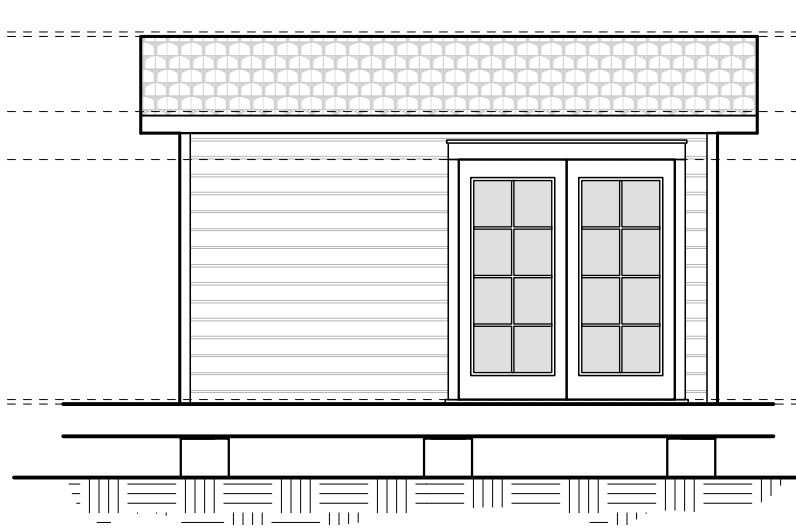
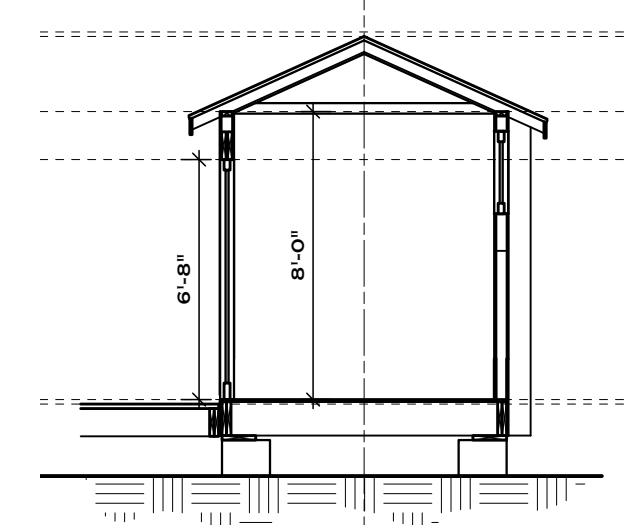
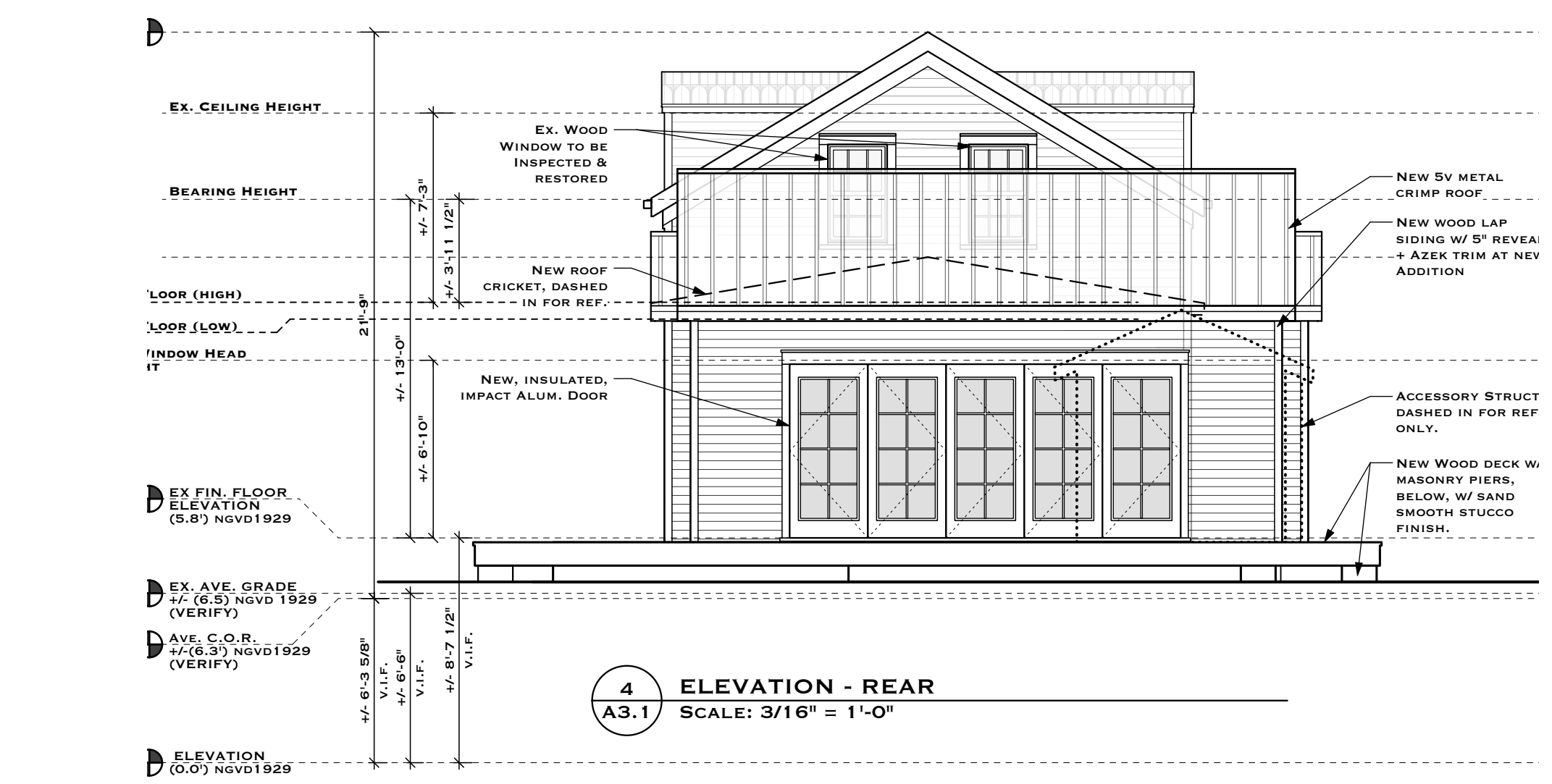
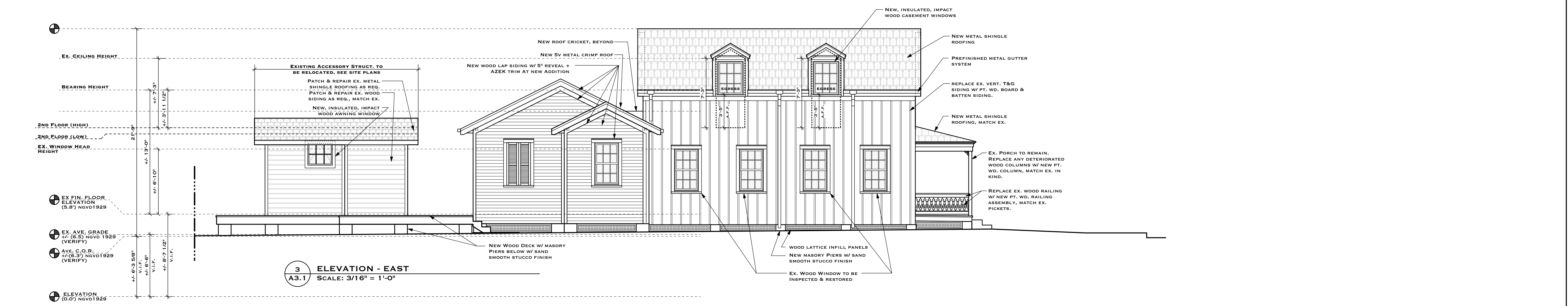
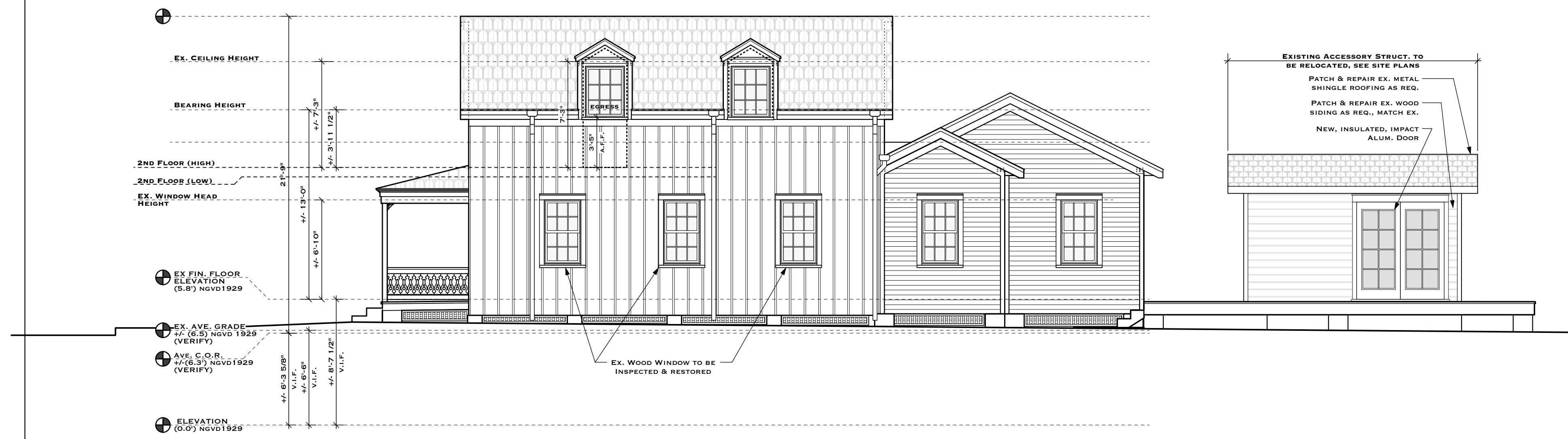
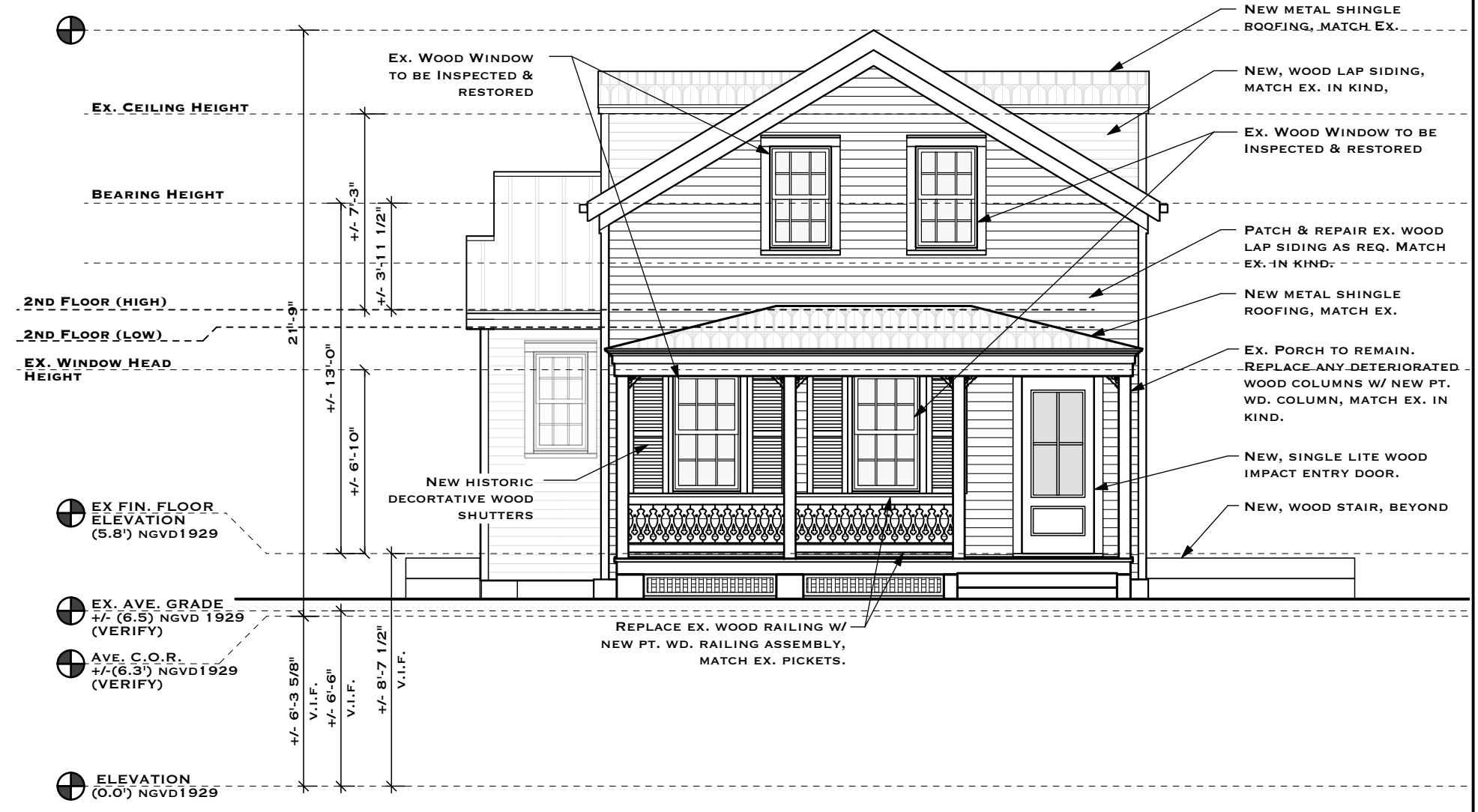


**DRAWING TITLE:**  
 ELEVATIONS

**DRAWN:** EDSA  
**CHECKED:** TSN  
**DATE:** 03-21-2022

**REVISION #**    **DATE**

**A3.1**  
 SHEET #



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., Tuesday, April 26, 2022 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS OF EXISTING RESIDENCE INCLUDING THE REPLACEMENT OF VERTICAL WOOD SIDING WITH BOARD AND BATTEN. NEW ONE-STORY REAR ADDITION. RELOCATION OF EXISTING ACCESSORY STRUCTURE TO BE USED AS POOL HOUSE. NEW POOL, DECK, DRIVEWAY AND SITE IMPROVEMENTS. DEMOLITION OF ALTERED REAR ADDITION, SIDE ADDITION AND ACCESSORY STRUCTURE.

#1106 PETRONIA STREET

**Applicant – T.S. Neal- Architect Application #H2022-0013**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://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.

# PROPERTY APPRAISER INFORMATION



**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 00022400-000000  
 Account# 1023183  
 Property ID 1023183  
 Millage Group 10KW  
 Location 1106 PETRONIA St, KEY WEST  
 Address  
 Legal KW PT LOTS 7-10 SQR 4 TR 6 G2-78 OR1001-1777 OR1001-1778 OR1075-772/73  
 Description OR1206-518 OR1990-454/55 OR3134-0390  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

COMBS JOHN 3645 Reeds Lake Blvd SE Grand Rapids MI 49506  
 COMBS KRISTEN 3645 Reeds Lake Blvd SE Grand Rapids MI 49506

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$126,597	\$129,685	\$104,711	\$107,703
+ Market Misc Value	\$1,071	\$1,071	\$1,071	\$1,071
+ Market Land Value	\$501,181	\$455,764	\$430,267	\$395,208
= Just Market Value	\$628,849	\$586,520	\$536,049	\$503,982
= Total Assessed Value	\$188,391	\$185,790	\$181,613	\$178,227
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$163,391	\$160,790	\$156,613	\$153,227

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,706.00	Square Foot	0	0

### Buildings

<b>Building ID</b>	1711	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1933
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2010
<b>Gross Sq Ft</b>	1641	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	1311	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	GOOD	<b>Flooring Type</b>	SFT/HD WD
<b>Perimeter</b>	120	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	3
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Depreciation %</b>	12	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	500
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	114	0	50
FLA	FLOOR LIV AREA	1,311	1,311	214
OPF	OP PRCH FIN LL	216	0	84
<b>TOTAL</b>		<b>1,641</b>	<b>1,311</b>	<b>348</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1959	1960	1	40 SF	1
FENCES	1983	1984	1	232 SF	2
FENCES	1995	1996	1	120 SF	2
TIKI	1995	1996	1	120 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/21/2021	\$1,225,000	Warranty Deed	2346021	3134	0390	01 - Qualified	Improved

### Permits

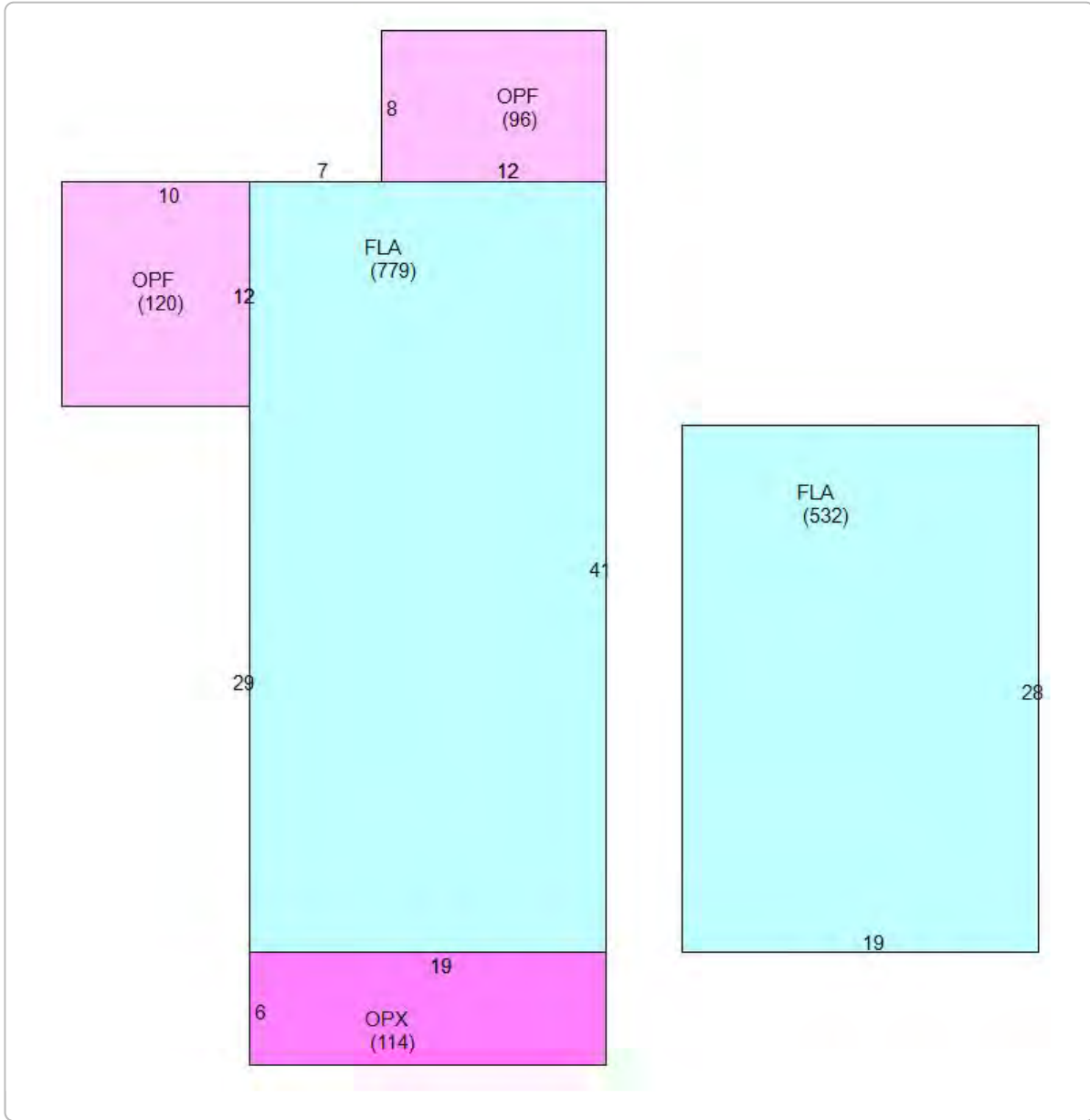
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9600434	1/1/1996	8/1/1996	\$9,945		FENCE 18%

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)





Photos



### Map



### TRIM Notice

2021 TRIM Notice (PDF)

#### 2021 Notices Only

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Last Data Upload: 3/25/2022, 5:58:19 AM](#)

Developed by  
 Schneider  
GEOSPATIAL

Version 2.3.181