



Historic Architectural Review Commission Staff Report for Item 23

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: June 24, 2025

Applicant: Bender & Associates Architects

Application Number: C2025-0059

Address: 601 Howard England Way (Fort Zachary Taylor)

Description of Work:

Demolition of existing non-historic one-story restroom structure. Removal of wood ramp and concrete walkways.

Site Facts:

Fort Zachary Taylor is a significant historic military site located at the southwestern tip of Key West, originally constructed in 1845. The fort is a designated National Historic Landmark and contributes to the broader historic fabric of Key West. Situated within the boundaries of a state park, the structure retains many original features, including brick masonry, vaulted ceilings, and cannon emplacements. The surrounding landscape includes original gun mounts, a moat, and remnant military infrastructure, all of which contribute to its historic integrity.

Currently the house sits on the ground, and it is on an AE-8 flood zoning.



Photo of Fort Zach circa 1880. Monroe County Library.



Photo of Fort Zach in 1937. Monroe County Library.



Aerial photo taken by Ty Symroski and Wendy Tucker on Sept. 1, 1999. Monroe County Library.



Photo taken by the Property Appraiser's office 8/17/06.



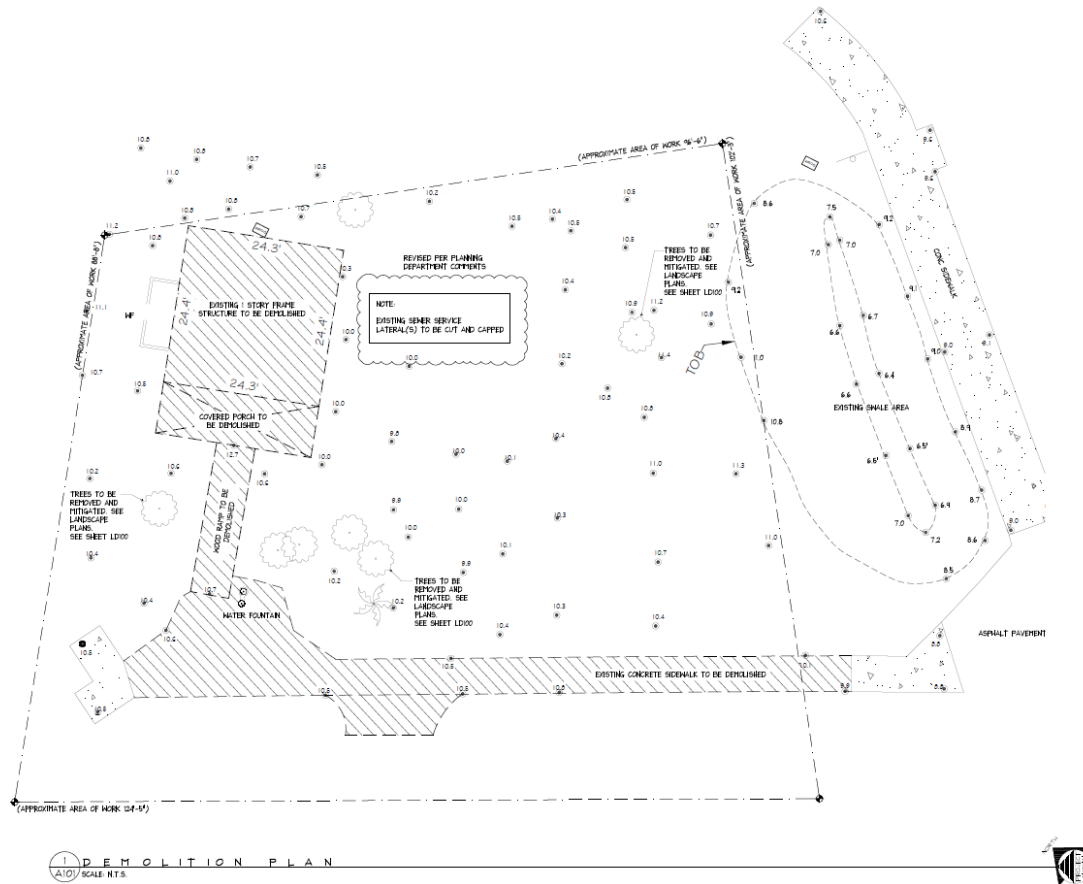
Photo of property under review.



Photo of property under review.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of the existing one-story restroom building at Fort Zachary Taylor. This structure is non-historic and does not contribute to the architectural significance of the site. Its removal will allow for the construction of a new visitor center and restroom facility that is more compatible with the historic character of the fort. Additionally, the existing wood accessibility ramp and surrounding concrete walkways will be demolished.



Existing Site Plan. Hatched areas are proposed to be demolished.

Since the structure under review is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits 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;*

The bathroom structure is not historic and does not contribute to the character of the building.

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

The bathroom structure is not historic and does not destroy the historic relationship between buildings or structures and 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.*

This will not be the case.

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

The bathroom structure is not historic. Staff opines that the structure would not qualify as contributing in a near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET

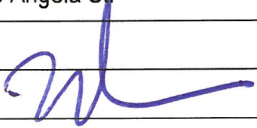


City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # C6AS2025-0059	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:	601 Howard England Dr.	
NAME ON DEED:	David Matson, FDEP BDC Assistant Bureau Chief	PHONE NUMBER 850-245-2460
OWNER'S MAILING ADDRESS:	3800 Commonwealth Blvd 260L, MS520	EMAIL
APPLICANT NAME:	Bender & Associates Architects.	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela St.	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 05.27.2025

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: New Fort Zachary Taylor Visitor Center.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Existing Restrooms

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): N/A	
PAVERS: N/A	FENCES: N/A
DECKS: N/A	PAINTING: N/A
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
New AC Unit. See plans	

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:	601 Howard England Dr.
PROPERTY OWNER'S NAME:	David Matson, FDEP BDC Assistant Bureau Chief
APPLICANT NAME:	Bender & Associates Architects

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	David Matson Digitally signed by David Matson Date: 2025.06.04 07:59:31 -04'00'	David Matson FDEP/BDC Assistant Bureau Chief DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of Non-Historic Existing restrooms.

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.
Restrooms to be demolished are non-historic.
(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.
Restrooms to be demolished are non-historic.

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.

Restrooms to be demolished are non-historic.

(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.

Restrooms to be demolished are non-historic.

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

Restrooms to be demolished are non-historic.

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

Restrooms to be demolished are non-historic.

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

Restrooms to be demolished are non-historic.

(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.

Restrooms to be demolished are non-historic.

(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.

Restrooms to be demolished are non-historic.

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,
Restrooms to be demolished are non-historic.

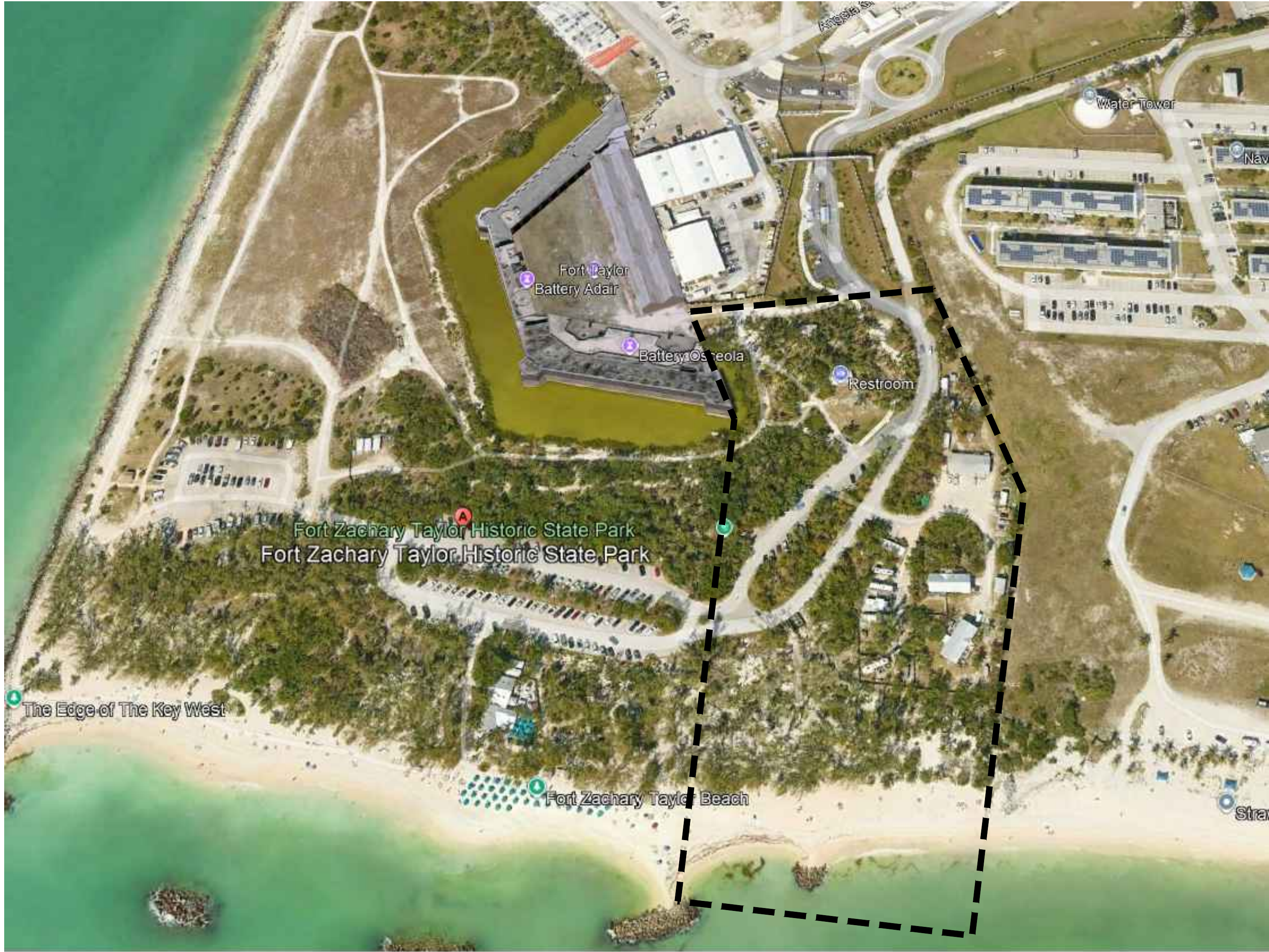
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:	
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (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.	
The removal of the non-historic Restrooms does not adversely affect the overall historic 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.	
The removal of the non-historic Restrooms does not destroy the historic relationship between buildings or structures and open space.	
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.	
The removal of the non-historic Restrooms does not adversely affect the overall historic character of the district or neighborhood.	
(4) Removing buildings or structures that would otherwise qualify as contributing.	
	N/A

PROJECT PHOTOS

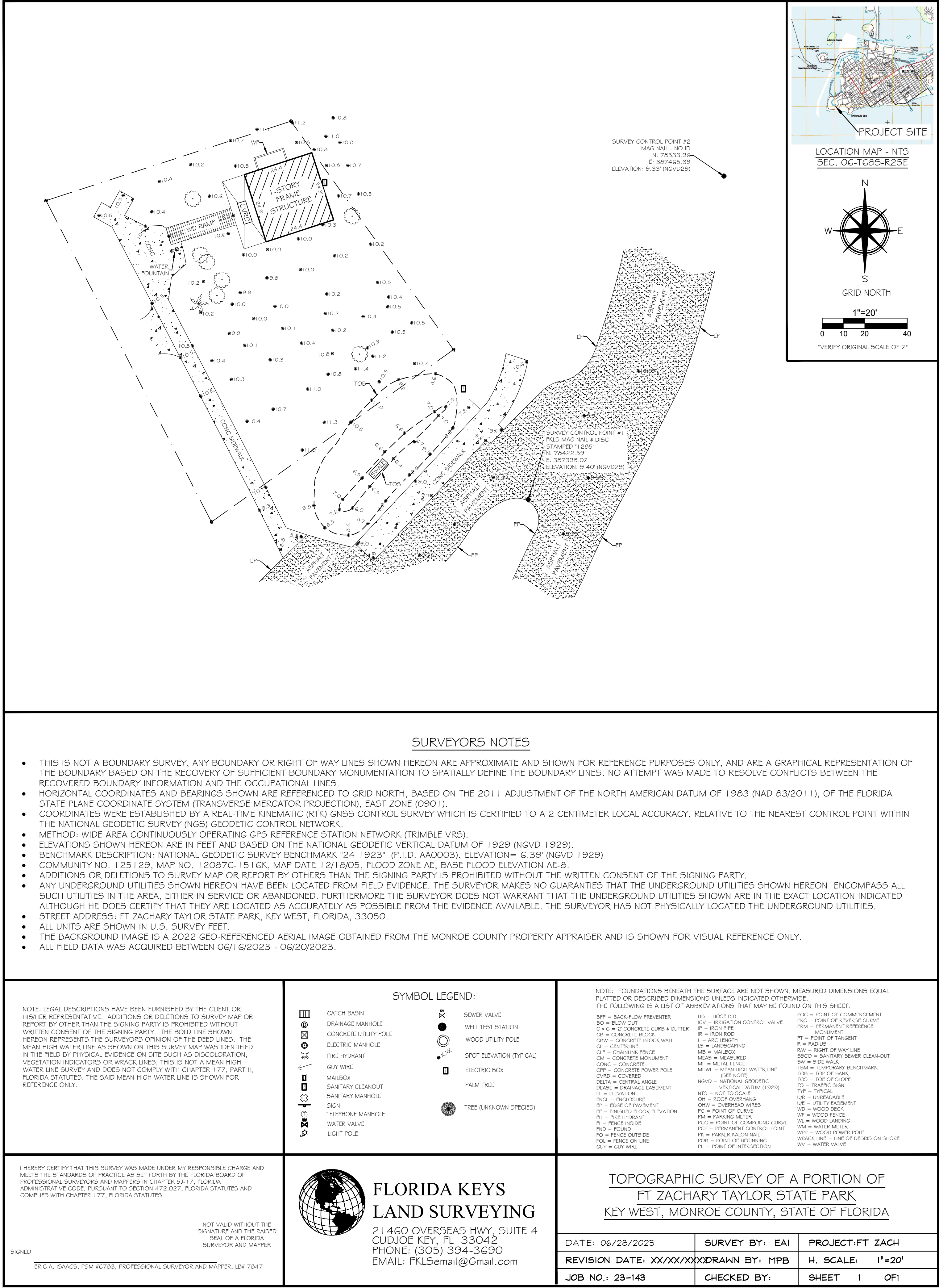


SHEET NO.	FORT ZACHARY TAYLOR HISTORIC STATE PARK	PROFESSIONAL REGISTRATION TAMARA BURKE-ROBERTS AR97551	DESIGNER :	HBR	ISSUE DATE:	05.22.2025	SYMBOL		REVISION		DATE												
			DRAWN BY:	ACA	COMP. FILE No.:																		
			REVIEWED BY:	HBR	STATE PROJECT No.:	61450C																	
			Consultant :																				
EXISTING PHOTOS VISITOR CENTER												Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157											

SURVEY



2 ARIAL VIEW INDICATING AREA OF WORK FOR PROJECT
STATISTICS PURPOSES (APPROXIMATE)
SCALE: N.T.S.

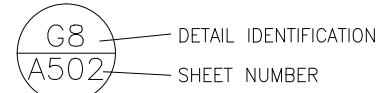


1 AREA SURVEY INDICATING AREA OF WORK (APPROXIMATE)
SCALE: N.T.S.

DATE	REVISION	SYMBOL	DATE	REVISION	SYMBOL
		(C)			(D)
ISSUE DATE: 05.22.2025	COMP. FILE NO.: 61450C	STATE PROJECT NO.: 61450C	DESIGNER: HBR	DRAWN BY: ACA	REVIEWED BY: HBR
Consultant: BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburkee@benderarchitects.com Website: www.benderarchitects.com					
PROFESSIONAL REGISTRATION: HAVEN BURKE ROGERS AR97561					
FORT ZACHARY TAYLOR HISTORIC STATE PARK					
AREA SURVEY					
VISITOR CENTER					
SHEET NO. 1 OF 1					

1 AREA SURVEY INDICATING AREA OF WORK (APPROXIMATE)
SCALE: N.T.S.

PROPOSED DESIGN

[illegible]

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DISTRICT 5
MONROE COUNTY

*VISITOR CENTER
HARC SUBMITTAL
PROJECT # 61450C*

CODE LIST

FLORIDA BUILDING CODE, BUILDING (FBC-B).....	2023	Edition
FLORIDA BUILDING CODE, FUEL GAS (FBC-FG).....	2023	Edition
FLORIDA BUILDING CODE, MECHANICAL (FBC-M).....	2023	Edition
FLORIDA BUILDING CODE, PLUMBING (FBC-P).....	2023	Edition
FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB).....	2023	Edition
FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R).....	2023	Edition
FLORIDA FIRE PREVENTION CODE (FFPC).....	2023	Edition
NATIONAL ELECTRICAL CODE NFPA-70.....	2020	Edition
FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONST.	Latest	Edition
FDOT DESIGN STANDARDS.....	Latest	Edition
FLORIDA ACCESSIBILITY CODE.....	2023	Edition

DESIGN DATA

CONSTRUCTION TYPE: _____	TOTAL BUILDING AREA PER FLOOR: _____
OCCUPANCY CLASS: _____	BUILDING HEIGHT/NUMBER OF STORIES: _____
OCCUPANT LOAD: _____	REQUIRED SPRINKLER OR ALARM SYSTEM: Yes / No
TOTAL EXITS: _____	NUMBER OF BEDROOMS: _____
SQ FT ALTERED AREA _____	LEVEL OF ALTERATION: _____

DESIGN LOADS (FBC-B CHAPTER 16):

WIND LOADS (FBC-B SECTION 1609):

LIFE SAFETY PLAN:

NEW FORT ZACKARY TAYLOR VISITOR CENTER.

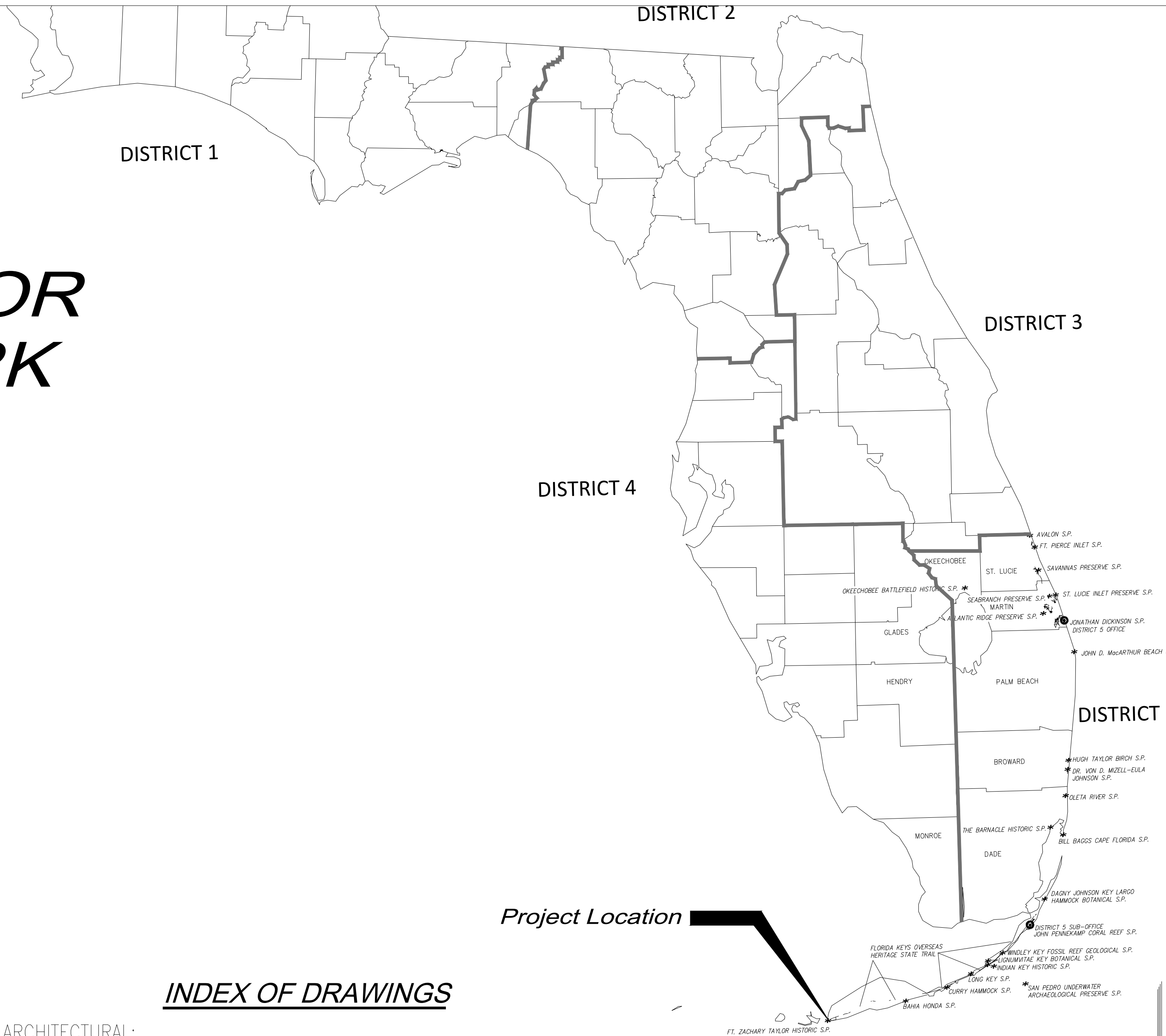
ARCHITECTURAL:	
COVER	INDEX OF DRAWINGS, SCOPE OF PROJECT, CODES
A100	SURVEY
A101	DEMOLITION PLAN
A102	SITE PLAN
A103	FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A201	EXISTING PHOTOS

Bender & Associates Architects
DESIGNER

CN207
CONSULTANT CONTRACT No.

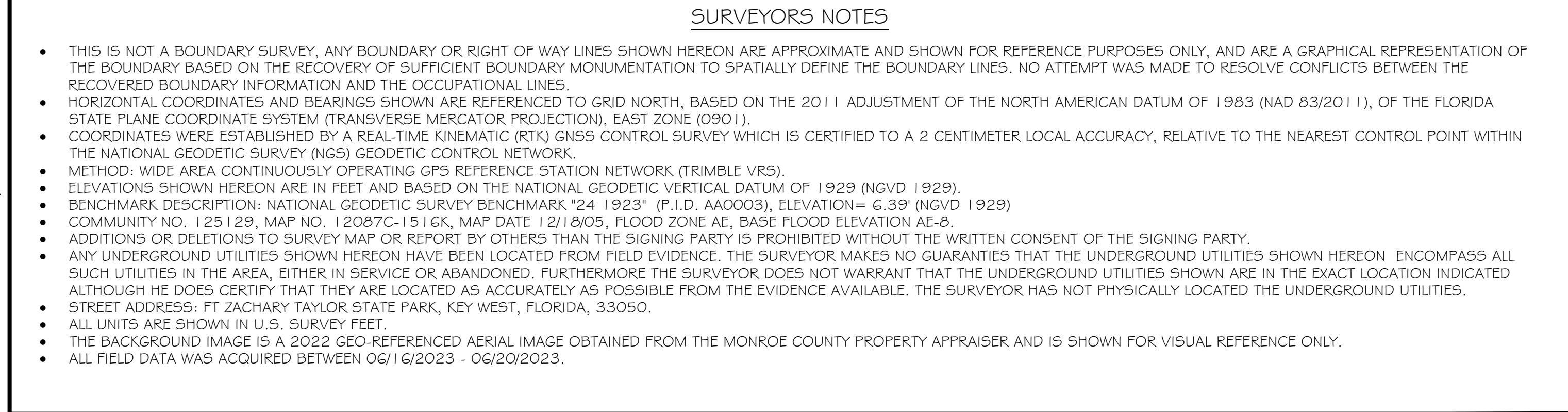
05.22.2025
INITIAL ISSUE DATE

Division of Recreation and Parks Bureau of Design and Construction

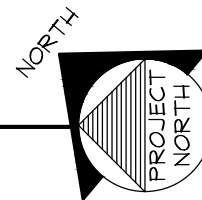
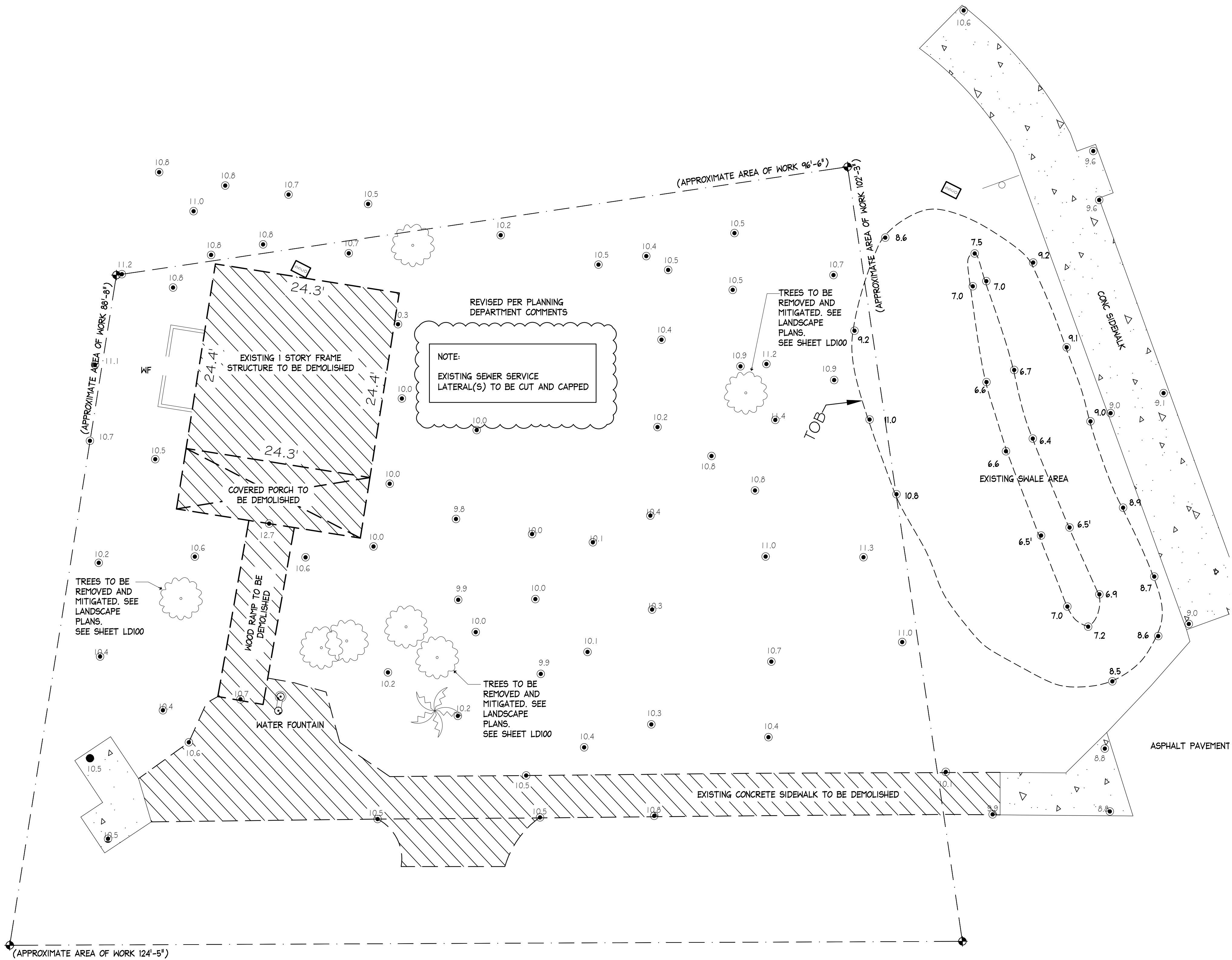


FORT ZACKARY TAYLOR
VISITOR CENTER

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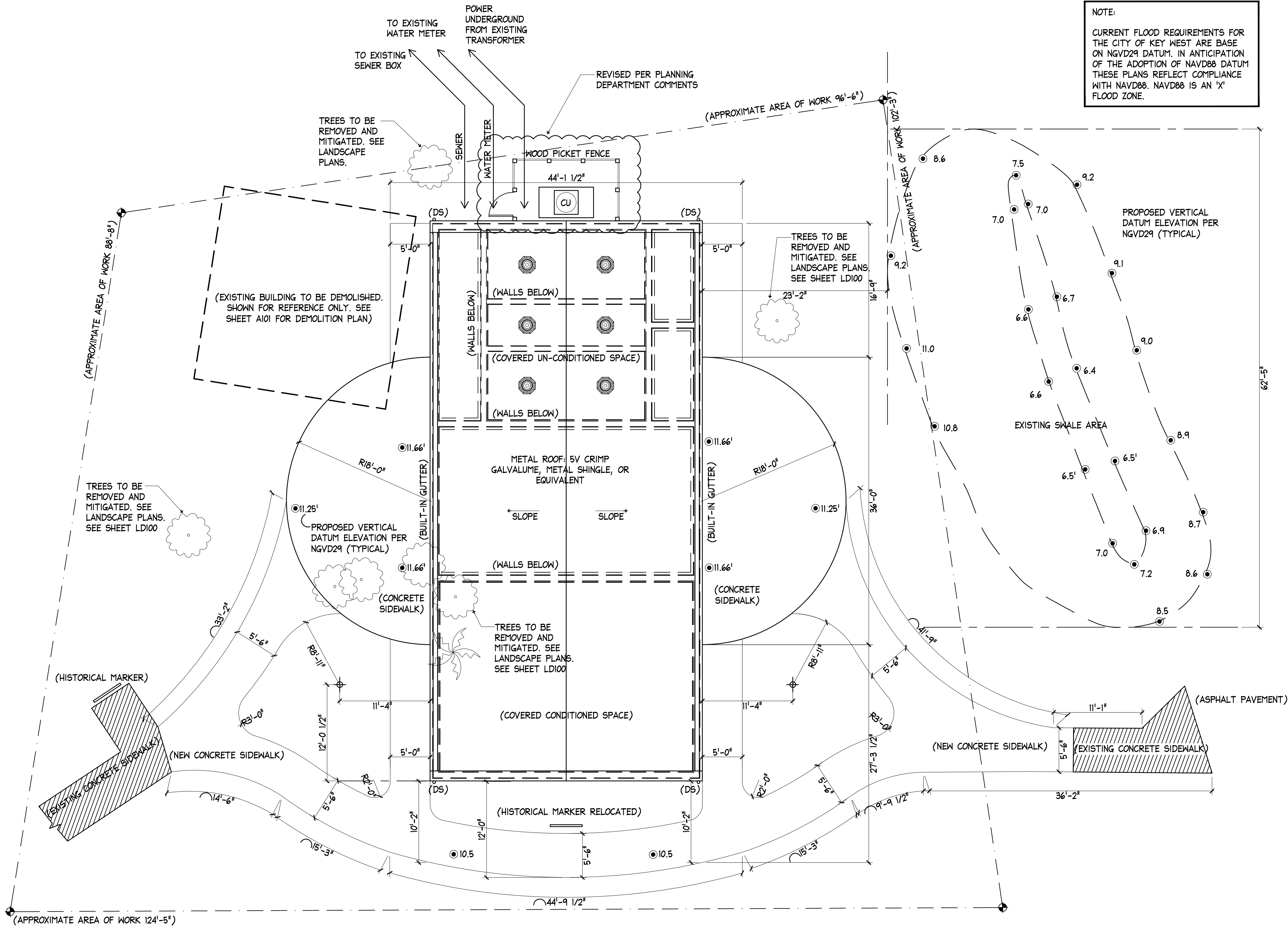
1 AREA SURVEY INDICATING AREA OF WORK (APPROXIMATE)
A100 SCALE: N.T.S.



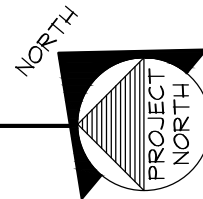
FORT ZACHARY TAYLOR HISTORIC STATE PARK		PROFESSIONAL REGISTRATION HAVEN BURKE ROGERS AR97561		DESIGNER : HBR	ISSUE DATE: 05.22.2025	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
SHEET TITLE		DEMOLITION PLAN		DRAWN BY: ACA	COMP. FILE No.:	(A)			(C)		
PROJECT TITLE		VISITOR CENTER		REVIEWED BY: HBR	STATE PROJECT No.: 61450C	(B)			(D)		
SHEET NO.		A101		Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburkee@benderarchitects.com Website: www.benderarchitects.com		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157					

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE AE 'B' (NGVD29)/ ZONE 'X' (NAVD88)		
ZONING DESIGNATION	HPS		
WORK AREA	406,169 S.F.		
OCCUPANCY	PUBLIC PARK		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	162,468 S.F.	8,677 S.F.	10,145 S.F.
PROPERTY AREA X 40%			
IMPERVIOUS SURFACE	203,085 S.F.	37,948 S.F.	39,416 S.F.
PROPERTY AREA X 50%			
BUILDING HEIGHT (CROWN OF ROAD)	25'-0" MAX.	18'-0"	24'-2"
FRONT SETBACK	20'-0" MIN.	142'-0" (EXISTING BATHROOM)	120'-0"
SIDE SETBACK (WEST)	10'-0" MIN.	164'-0" (EXISTING BATHROOM)	158'-0"
SIDE SETBACK (EAST)	5'-0" MIN.	175'-0" (EXISTING BATHROOM)	173'-0"
REAR SETBACK	20'-0" MIN.	804'-0" (EXISTING BATHROOM)	794'-0"
OPEN SPACE	20%	366,721 S.F.	366,753 S.F.



1 SITE PLAN
A102 SCALE: 1/8"=1'-0"



FORT ZACHARY TAYLOR HISTORIC STATE PARK

SITE PLAN

VISITOR CENTER

SHEET NO.

A102

PROFESSIONAL REGISTRATION
HAVEN BURKE ROGERS
AR97561

DESIGNER : HBR
DRAWN BY: ACA
REVIEWED BY: HBR

ISSUE DATE: 05.22.2025
COMP. FILE No.:
STATE PROJECT No.: 61450C

SYMBOL
A B

REVISION

DATE

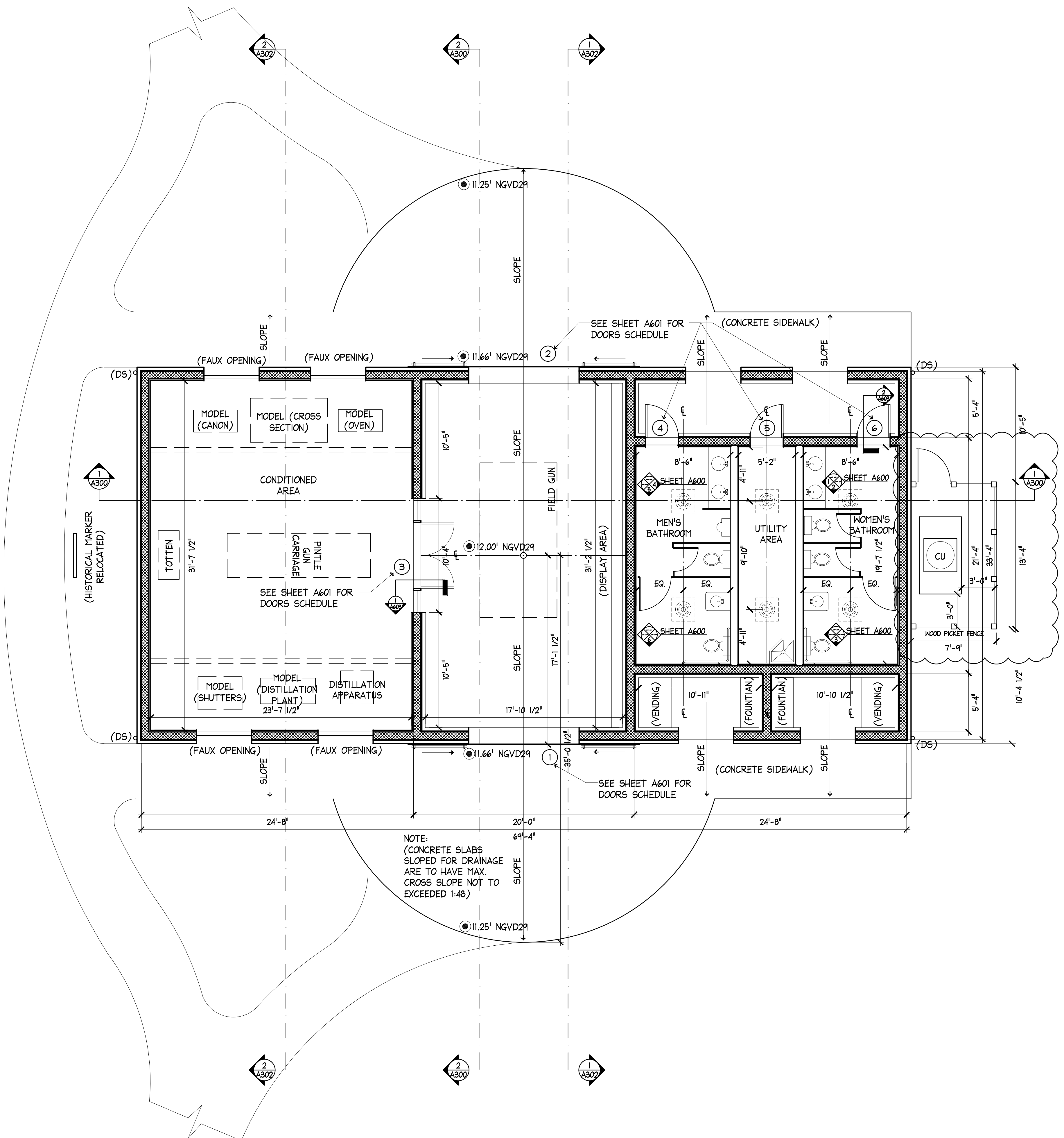
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DATE

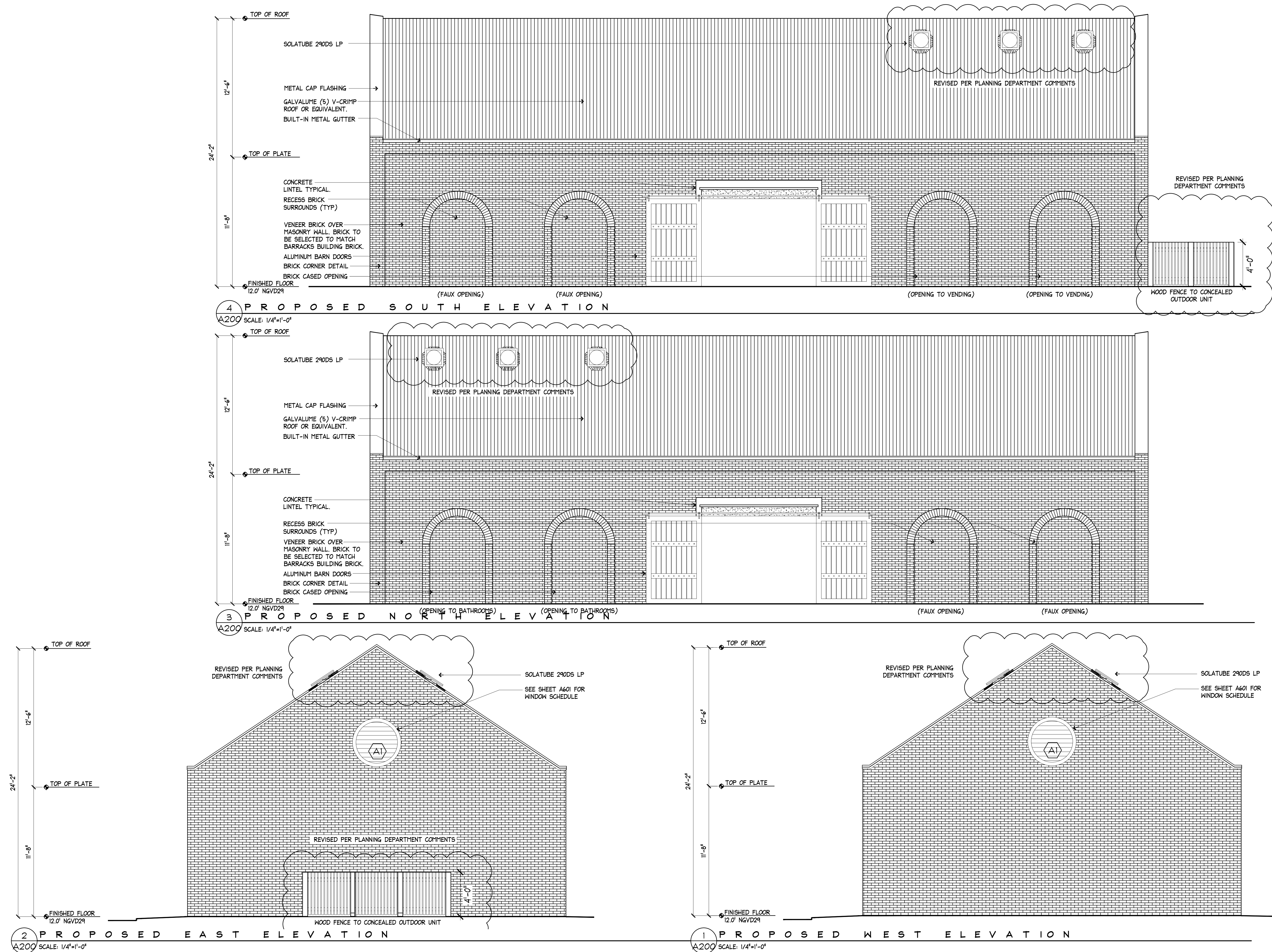
Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157

Consultant : BENDER & ASSOCIATES ARCHITECTS
Address: 410 Angela Street, Key West
FL 33040
Phone: 305-296-1347
Email: hburkee@benderarchitects.com
Website: www.benderarchitects.com



REVISED PER PLANNING
DEPARTMENT COMMENTS

FORT ZACHARY TAYLOR HISTORIC STATE PARK		PROFESSIONAL REGISTRATION HAVEN BURKEE ROGERS AR97561		DESIGNER : HBR	ISSUE DATE: 05.22.2025	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
SHEET TITLE FLOOR PLAN / ROOF PLAN				DRAWN BY: ACA	COMP. FILE No.:	(A)			(C)		
PROJECT TITLE VISITOR CENTER				REVIEWED BY: HBR	STATE PROJECT No.: 61450C	(B)			(D)		
				Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburkee@benderarchitects.com Website: www.benderarchitects.com							
				Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157							



SHEET NO.		FORT ZACHARY TAYLOR HISTORIC STATE PARK		PROFESSIONAL REGISTRATION TAYLOR BURKE ARCHITECTS AR97561		DESIGNER : HBR		ISSUE DATE: 05.22.2025		SYMBOL		REVISION		DATE	
A200		SHEET TITLE		EXTERIOR ELEVATIONS		DRAWN BY: ACA		COMP. FILE No.:		SYMBOL		DATE		REVISION	
						REVIEWED BY: HBR		STATE PROJECT No.: 61450C		SYMBOL		DATE		REVISION	
PROJECT TITLE		VISITOR CENTER		Consultant :		BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburkes@benderarchitects.com Website: www.benderarchitects.com									
						Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157									



SHEET NO.	FORT ZACHARY TAYLOR HISTORIC SITE PARK		PROFESSIONAL REGISTRATION TAMARA BURKE A997561	DESIGNER :	HBR	ISSUE DATE:	05.22.2025	SYMBOL	REVISION	DATE	REVISION	DATE
	SHEET TITLE	EXISTING PHOTOS		DRAWN BY:	ACA	COMP. FILE No.:						
		VISITOR CENTER		REVIEWED BY:	HBR	STATE PROJECT No.:	61450C					
	Consultant : Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3600 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157											

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW FORT ZACHARY TAYLOR VISITOR CENTER AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING NON-HISTORIC ONE-STORY RESTROOM STRUCTURE. REMOVAL OF WOOD RAMP AND CONCRETE WALKWAYS.

#601 HOWARD ENGLAND WAY

Applicant – Bender & Associates Application #C2025-0059

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 305-809-3975 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ANA ALVAREZ, 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:

601 HOWARD ENGLAND WAY on the
16 day of JUNE, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JUNE 24, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2025-0059.

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

Signed Name of Affiant:

[Signature]
Date: 06/16/2025
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16th day of June, 2025.

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

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Caitlin Dempsey

Notary Public - State of Florida (seal)

My Commission Expires: Oct. 19, 2027



Caitlin Dempsey
Comm.: HH 456193
Expires: Oct. 19, 2027
Notary Public - State of Florida

FORT TAYLOR

[illegible]

Daily Tour 11am

Bike/Hike Path

at Entrance

FORT HOURS
8 AM. TO 5 PM

Public
Meeting
Notice



TRAILS



FORT TAYLOR



FORT HOURS
8 AM TO 5 PM

Public
Restroom

National Landmark Status

1968 1973 1976 1982

1984 1987 1990 1993 1996 1999 2002 2005 2008 2011 2014 2017 2020

Howard England excavation

1984 Fort Zachary Taylor Historic State Park opens

am

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Public Meeting Notice

Fort Zachary Taylor Historic State Park is a National Historic Landmark and is managed by the Florida Department of Natural Resources. The park is located on the southern tip of Key West, Florida. The park is a historic site and is a popular destination for visitors. The park is a historic site and is a popular destination for visitors. The park is a historic site and is a popular destination for visitors.

Public Notice

The New West Planning Board will hold a public hearing at 6:00 PM, June 28, 2023 City Commission Chamber, 1800 White House, New West, British Columbia. At this meeting the Board will consider the following applications for rezoning, subdivision, and other land development applications. The Board will also receive public input on the applications. The Board will also receive public input on the applications. The Board will also receive public input on the applications.

Site: Development Plan 4011 Revised (Project No. 2023-0001-0001). A request for a Minor Development Plan to amend the existing plan to allow for a larger lot size and a larger lot area. The Board will also receive public input on the applications. The Board will also receive public input on the applications.

Public Meeting Notice

BY THE PLANNING BOARD, TOWN OF NEW WEST, BRITISH COLUMBIA
FOR THE PLANNING BOARD, TOWN OF NEW WEST, BRITISH COLUMBIA
FOR THE PLANNING BOARD, TOWN OF NEW WEST, BRITISH COLUMBIA

Subject: Rezoning & Subdivision Application No. 2023-0001-0001
Date: June 28, 2023
Time: 6:00 PM
Location: City Commission Chamber, 1800 White House, New West, British Columbia



Public
Notice

Public
Meeting
Notice

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 00001630-000200
 Account# 8643896
 Property ID 8643896
 Millage Group 10KW
 Location Address 601 HOWARD ENGLAND Way 101, KEY WEST
 Legal Description KW 13.32 AC OR815-1685/1690Q/C
 (Note: Not to be used on legal documents.)
 Neighborhood 32140
 Property Class STATE (8700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



8643896 FT. ZACH #125007 8/17/06

Owner

[BOT TIF](#)
 C/O DEP DIVISION OF STATE LANDS
 3900 Commonwealth Blvd Mail Station 108
 Tallahassee FL 32399

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
= Just Market Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
= Total Assessed Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
- School Exempt Value	(\$14,400,432)	(\$14,400,432)	(\$14,400,432)	(\$14,400,432)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2023	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2022	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2021	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2020	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2019	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2018	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$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
COMMERCIAL EXEMPT (100E)	9.00	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	4.32	Acreage	0	0

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
2024-1392	06/10/2024	Active	\$19,000	Commercial	Install a 2-ton with ductwork. AIR HANDLER MODEL RH3VZ2417STACNJ W/ CONDENSER MODEL RA16AZ24AJ3CA.
2024-0956	04/09/2024	Completed	\$12,500	Commercial	Perform electric job on new office building. Wire a new office addition, run wires to install lights, ceiling fans, outlets, GFI outlets, and switches, run power for the water heater and air conditioner, and install a 100-amp sub panel
BLD2022-1394	08/23/2022	Completed	\$60,000	Commercial	EXPAND EXISTING CAFE DECK FT ZACK. RE: PERMIT 2022-1394. ADDING 8-10 TABLES CREATING SEATING FOR 40 PEOPLE. AS PER PLANNING THE NEW DECK AREA IS NOT TO BE USED FOR SEATING OF CAFE CUSTOMERS.
06-6554	12/20/2006	Completed	\$18,000	Commercial	UNDERGROUND ELECTRIC SERVICE TO PARK

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



No data available for the following modules: Buildings, Yard Items, Sales, Sketches (click to enlarge), TRIM Notice.

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