



Historic Architectural Review Commission Staff Report for Item 9

To: Acting Chairman and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 23, 2024

Applicant: Bender & Associates, Heaven Burkee, Architect

Application Number: H2024-0030

Address: 719 Washington Street

Description of Work:

Renovations and additions to existing house and rear addition replacement. New accessory structure, deck and site improvements.

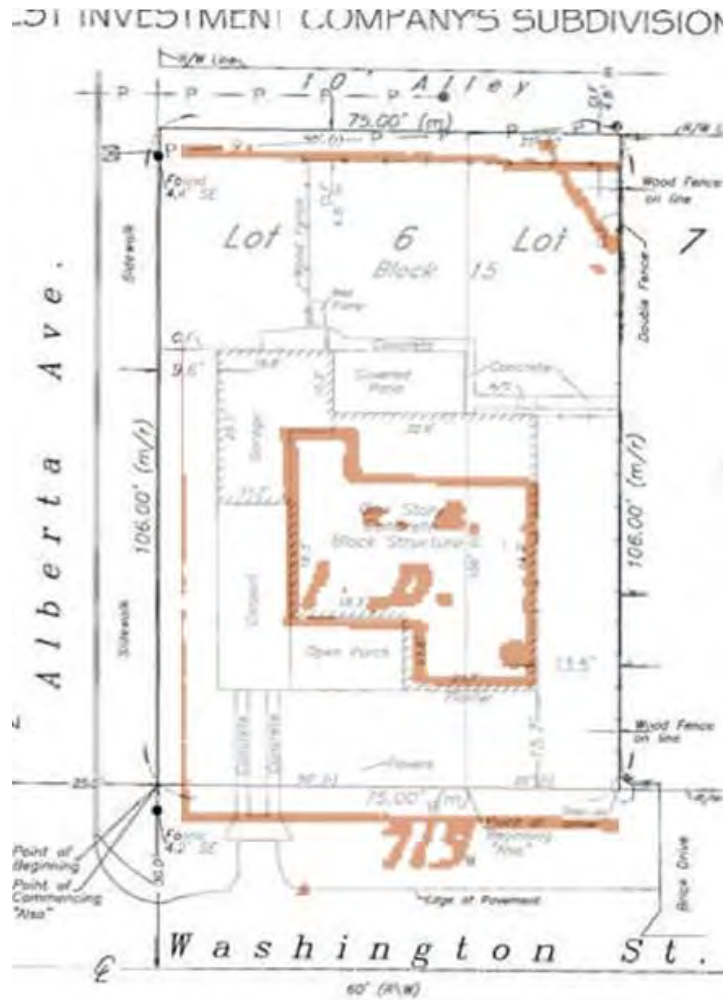
Site Facts:

The building under review is a contributing resource to the historic district. Built circa 1958, the one-story masonry house stands on the northeast corner of Washington and Alberta Streets. The structure has undergone many alterations by the addition of a carport and rear/ side alterations.

Surrounding the corner structure there are several iconic mid-century architectural buildings, including the Polynesian style house across Washington Street and the dentist office located north of the site. Currently the house sits on the ground, and it is on an AE-6 flood zoning.



The house under review circa 1965 and current photographs.

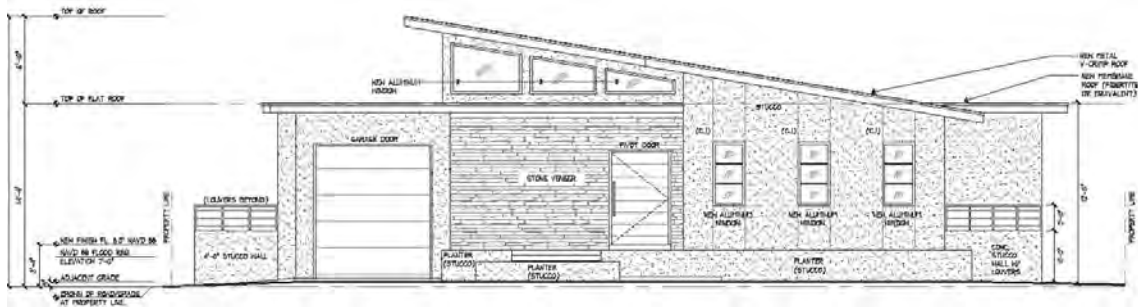


Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

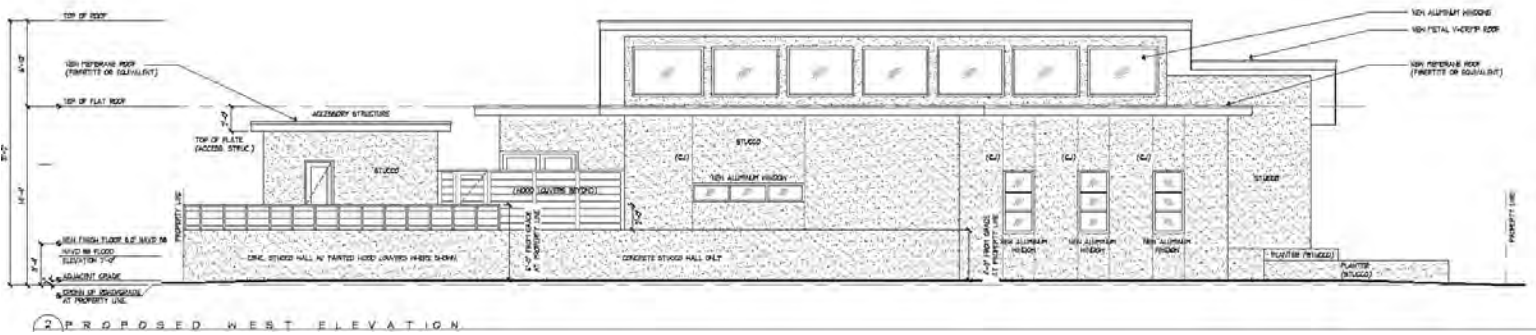
- Guidelines for windows (pages 29a-1), specifically guideline 6
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 5, 6, 8, 11, 12, 13, 14, 17, 19, 22, 26, 30, and 32.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 7, 8, 10, 11, 12, 13, 14, 18, 22, 23, 24, and 25.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically first paragraph and guideline 1.
- Outbuildings (page 40), specifically guideline 1, 3, 4, and 9.
- Fences and walls (pages 41-42), specifically 2, 3, 4, 6, and 9.

The design proposes the use of the original cmu fabric and build around them. Due to the need to meet FEMA requirements the interior floor of the house will be elevated and with that front entry steps are proposed with planters that will act as berms, maintaining the house visually in the ground.



Proposed Front Elevation.

The design incorporates the easternmost front gable slope over the original fabric and the proposed elevation. A clerestory will cover most of the westernmost part of the original fabric and rear addition. This clerestory will be approximately 11 feet setback from the main entrance volume and will continue the slope of the single slope roof. The clerestory will be setback approximately 7 feet from the rear, or north elevation. The roofs over the garage and all the west elevation facing Alberta Street will be flat as well as portions of a bump out proposed at the north and east elevations. The maximum height of the clerestory will be approximately 21'- 2" from grade.



Proposed West Elevation facing Alberta Street.

In addition, the design proposes a new accessory structure that will be located behind the house and visible from Alberta Street. The structure will be a pavilion with a stucco finish wall facing Alberta Street and open towards the east. The structure will have a flat roof and the structure will be two feet lower than the rear portion of the new addition.

A pool and deck are proposed behind the house and will not be visible from any street. A perimeter fence 4' tall made of concrete with finish stucco fence with 2 feet of louvers is proposed on rear and east. Facing Alberta Street, the cmu fence will be four feet tall, until the house ends and from that point 2 feet of louvers will be installed in the fence up to the rear property line.

Finished materials for the house will be stucco with concrete joints to reinforce the rhythm of windows. Windows and doors will be aluminum painted white. The front door will be a large pivotal unit and the wall surrounding the main entrance will have stone veneer. The garage will be attached to the house on its southwest side and will have an overhead door.

Consistency with Guidelines Cited Guidelines:

This project is proposed on an area of the historic district where mid-century vibe dominates the urban feeling and architectural vocabulary. Land plots are of different dimensions than the plots found in the heart of Old Town. Street are also wider and the sense of place of the area is of openness. Although the proposed plans conflict with some of the cited guidelines, the design is based on architectural vocabulary that is harmonious with the period when the original house was built. The need to add height to a cmu building due to FEMA requirements creates a challenge that staff believes has been resolved with the proposed design.

Staff opines that the design will embrace the urban surrounding context in a sensible manner. If approved, staff recommends to the Commission to make a distinction of the period of the building under review and its surrounding context.



1 PROPOSED RENDER OF THE FRONT OF THE HOUSE
A9 / SCALE: 1/4" = 1'-0"

Model of proposed renovations and addition looking from the corner.



Model of proposed renovations and addition looking at the rear.

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 # <i>HARC 2024-0030</i>	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:	719 Washington St	
NAME ON DEED:	Chip & Cheryl Kepford OFACK Development Group, LLC	PHONE NUMBER 305-395-1777
OWNER'S MAILING ADDRESS:		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 06.24.2024

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: Renovations and additions to existing single family residence and new accessory structure. All historic exterior walls are to remain.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Removal of existing roof and demolition of non historic additions. All historic exterior walls are to remain.

**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): New Accessory Structure	
PAVERS: None	FENCES: New perimeter wall/fence at property line as shown on plans.
DECKS: New elevated deck as shown on plans.	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC): See plans.	POOLS (INCLUDING EQUIPMENT): See plans.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
AC & Pool equipment	

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 # HARC 2024-0030	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	719 Washington St.
PROPERTY OWNER'S NAME:	Chip & Cheryl Kepford (OFACK Development Group, LLC)
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	Raymond Vazquez 2/9/2024 DATE AND PRINT NAME
----------------------------	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of existing single family residence.

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 existing building 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.

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

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

The existing building is not specifically associated with events that have made a significant contribution to local, state or national history.

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

The existing building 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.

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

The existing building is not the site of a historic event with significant effect upon society.

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

The existing building does not exemplify the cultural, political, economic, social or historic heritage of the city.

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

The existing building does not portray the environment in an era of history characterized by a distinctive architectural style.

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

The existing building is not 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.

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

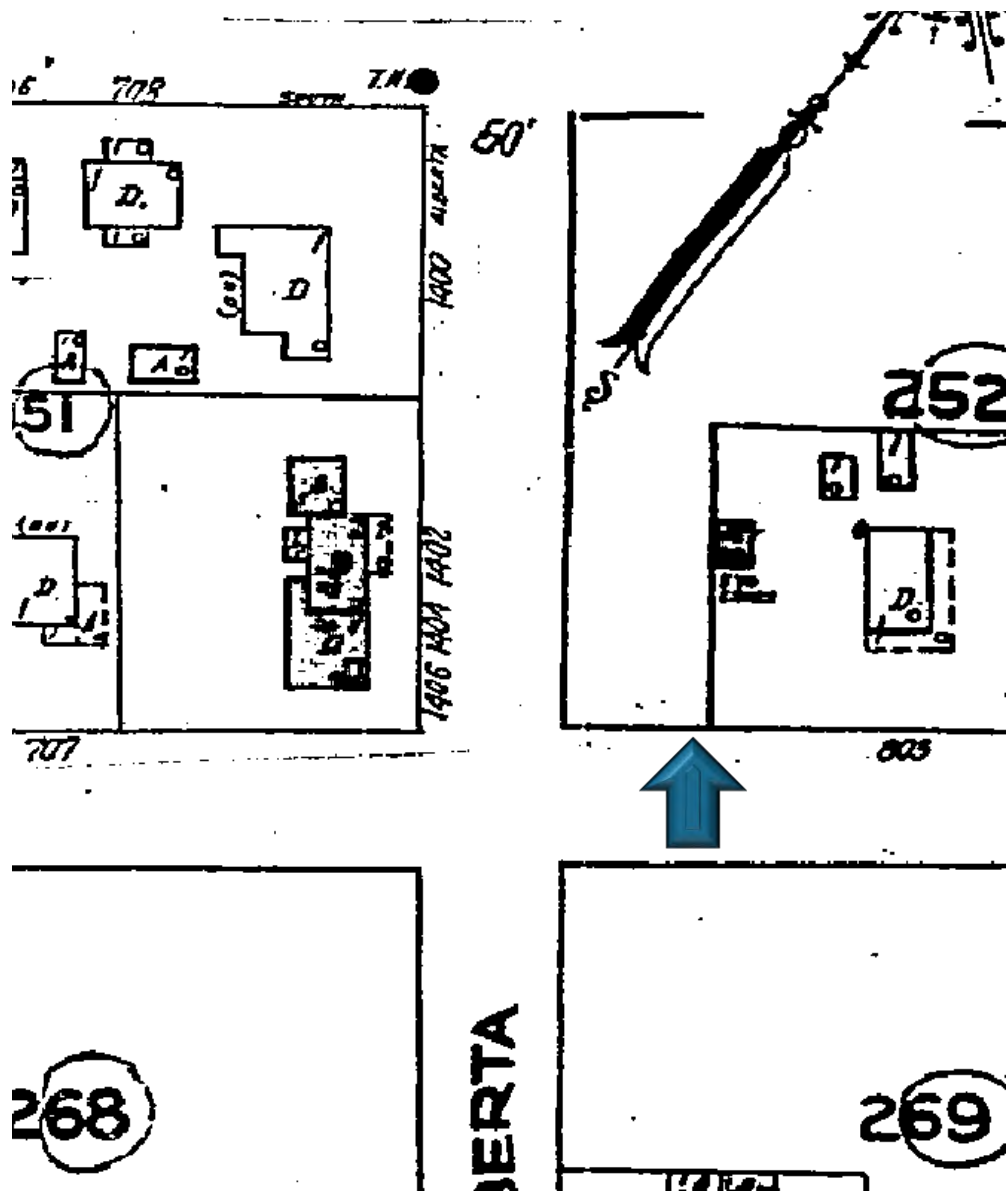
The existing building does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

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.

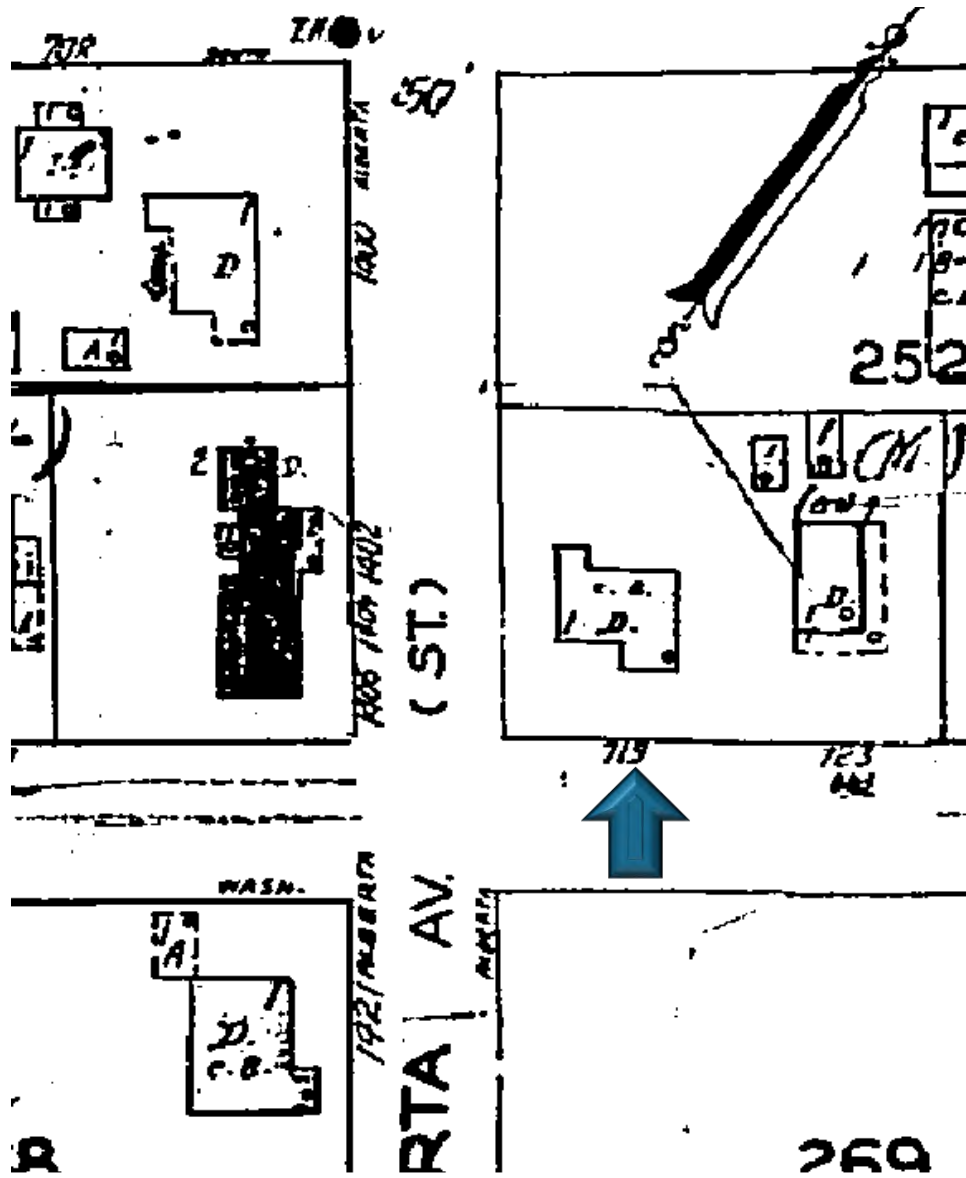
(i) Has not yielded, and is not likely to yield, information important in history,
The existing building has no yielded, and is not likely to yield, information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The existing building is not removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The existing building is not removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open spaces.
(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 existing building is not removing an historic buildings 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.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The existing building is not removing buildings or structures that would otherwise quality as contributing.

SANBORN MAPS



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



719 Washington Street circa 1965. Monroe County Library.



WEEKLY





8 714 SOUTH ST. (ADJACENT PROPERTY TO NORTH)
A7 SCALE: N.T.S.



7 714 SOUTH ST. (ADJACENT PROPERTY TO NORTH)
A7 SCALE: N.T.S.



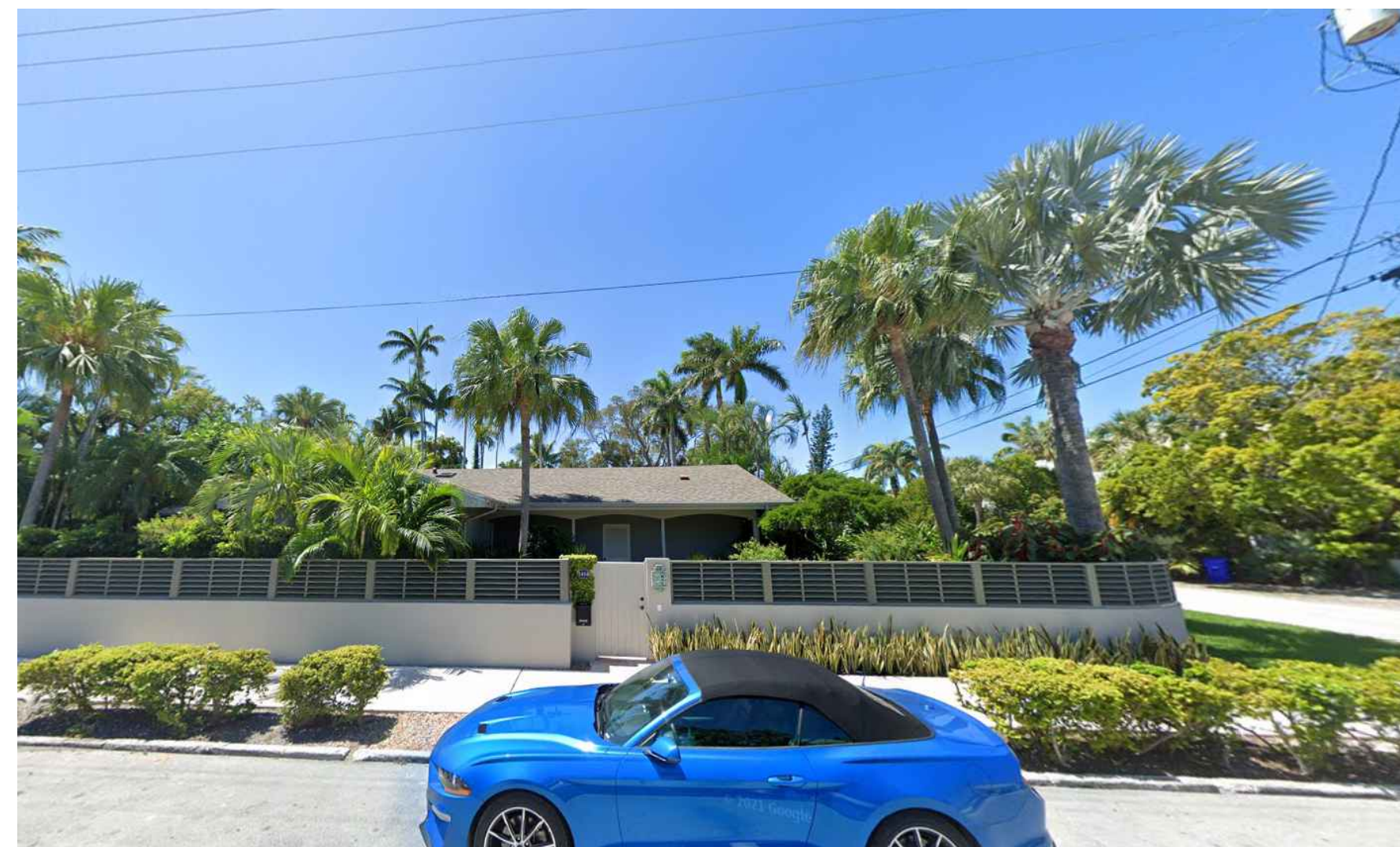
6 1402/1404 ALBERTA ST. (WEST OF PROJECT SITE)
A7 SCALE: N.T.S.



5 719 WASHINGTON ST. (PROJECT SITE)
A7 SCALE: N.T.S.



4 723 WASHINGTON ST. (EAST OF PROJECT SITE)
A7 SCALE: N.T.S.



3 1414 ALBERTA ST. (OPPOSITE OF PROJECT SITE)
A7 SCALE: N.T.S.

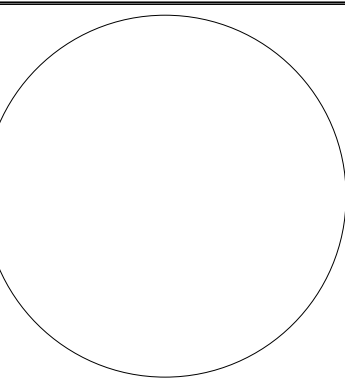


2 1415 ALBERTA ST. (WASHINGTON VIEW)
A7 SCALE: N.T.S.



1 1415 ALBERTA ST. (OPPOSITE OF PROJECT SITE)
A7 SCALE: N.T.S.

719 WASHINGTON STREET
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No: 2406
Date: 07/11/2024

A7



4
A8 VIEW OF THE FRONT OF THE HOUSE
(EXISTING SOUTH ELEVATION)
SCALE: N.T.S.



3
A8 VIEW OF THE BACK OF THE HOUSE
(EXISTING NORTH ELEVATION)
SCALE: N.T.S.

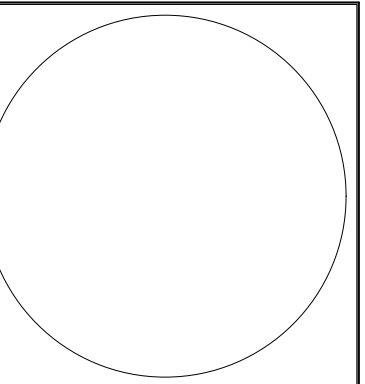


2
A8 VIEW FROM SIDE OF THE HOUSE
(EXISTING EAST ELEVATION)
SCALE: N.T.S.



1
A8 VIEW FROM SIDE OF THE HOUSE
(EXISTING WEST ELEVATION)
SCALE: N.T.S.

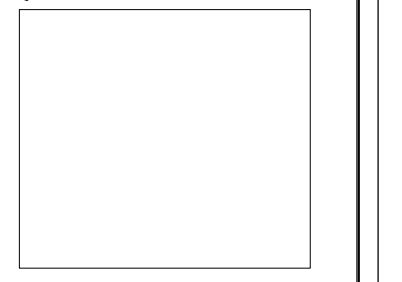
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p.a.

Project Nº: 2406



Date: 01/11/2024

A8

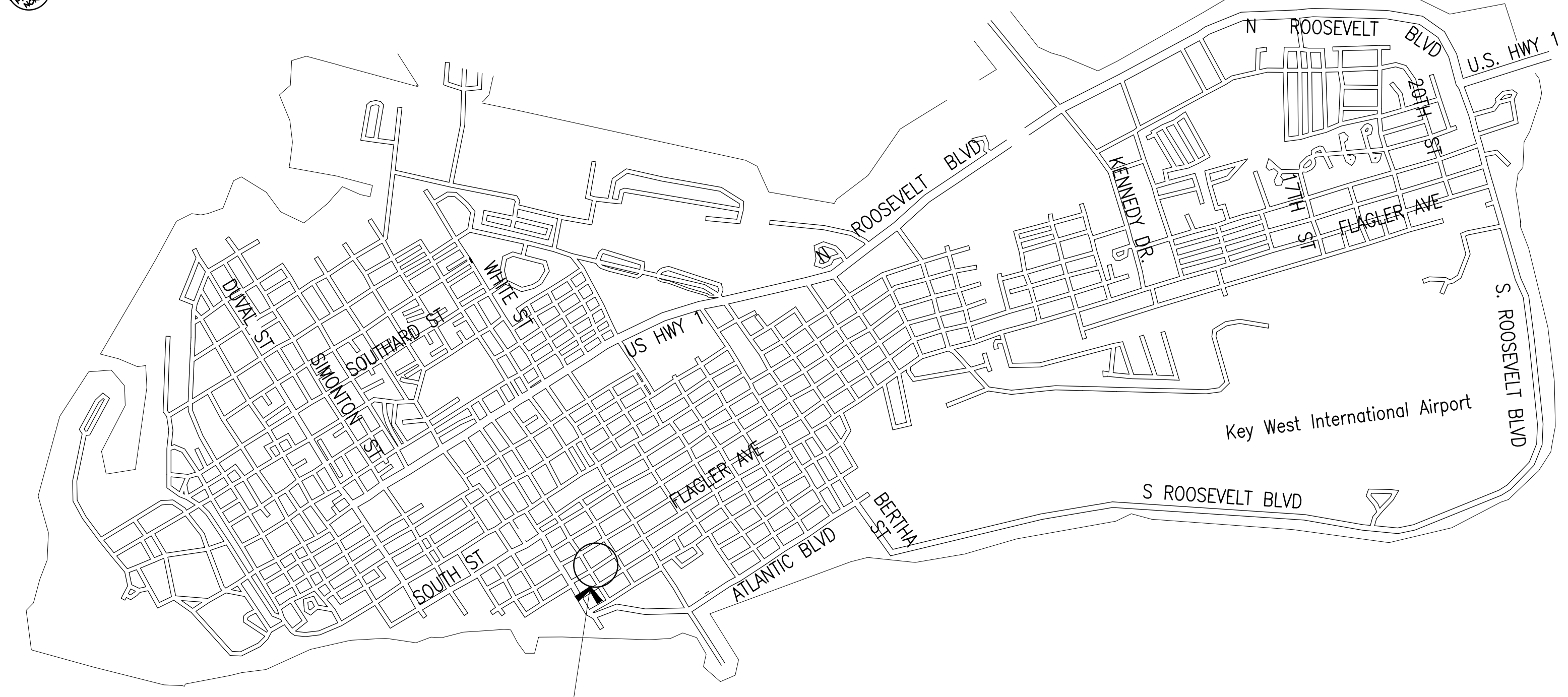
PROPOSED DESIGN

719 WASHINGTON STREET

Key West Florida 33040

HARC APPLICATION

SITE MAP - KEY WEST



SITE LOCATION:
719 WASHINGTON ST,
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 719 WASHINGTON
ARCHITECT'S PROJECT No.: 2406

CONTACT: OFACK DEVELOPMENT GROUP, LLC
Address: 719 Washington St.
Key West Florida, 33040

Tel: --
Email: raymond@raymondjvazquez.com

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Haven Burkee
Designer Associate: Ana Catalina Alvarez

GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
 FLORIDA BUILDING CODE - Building 2023 EDITION
 FLORIDA BUILDING CODE - Existing 2023 EDITION
 FLORIDA BUILDING CODE - Residential 2023 EDITION
 FLORIDA BUILDING CODE - Plumbing 2023 EDITION
 FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
 FLORIDA BUILDING CODE - Mechanical 2023 EDITION
 FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
 NATIONAL ELECTRICAL CODE 2023 EDITION
 NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
 8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
 NFPA 1 2023 EDITION
- This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

719 WASHINGTON STREET
KEY WEST, FLORIDA

FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.
 Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

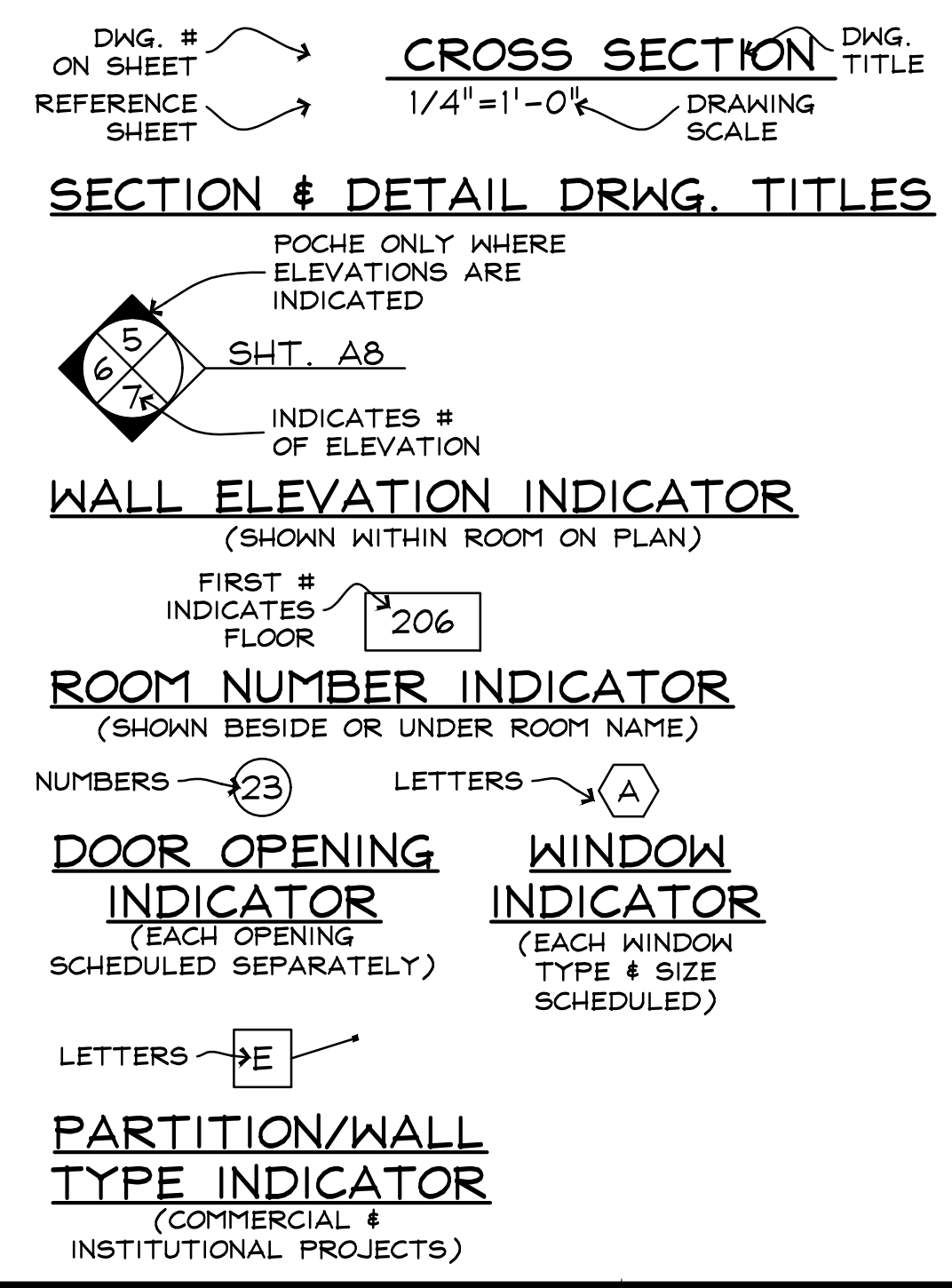
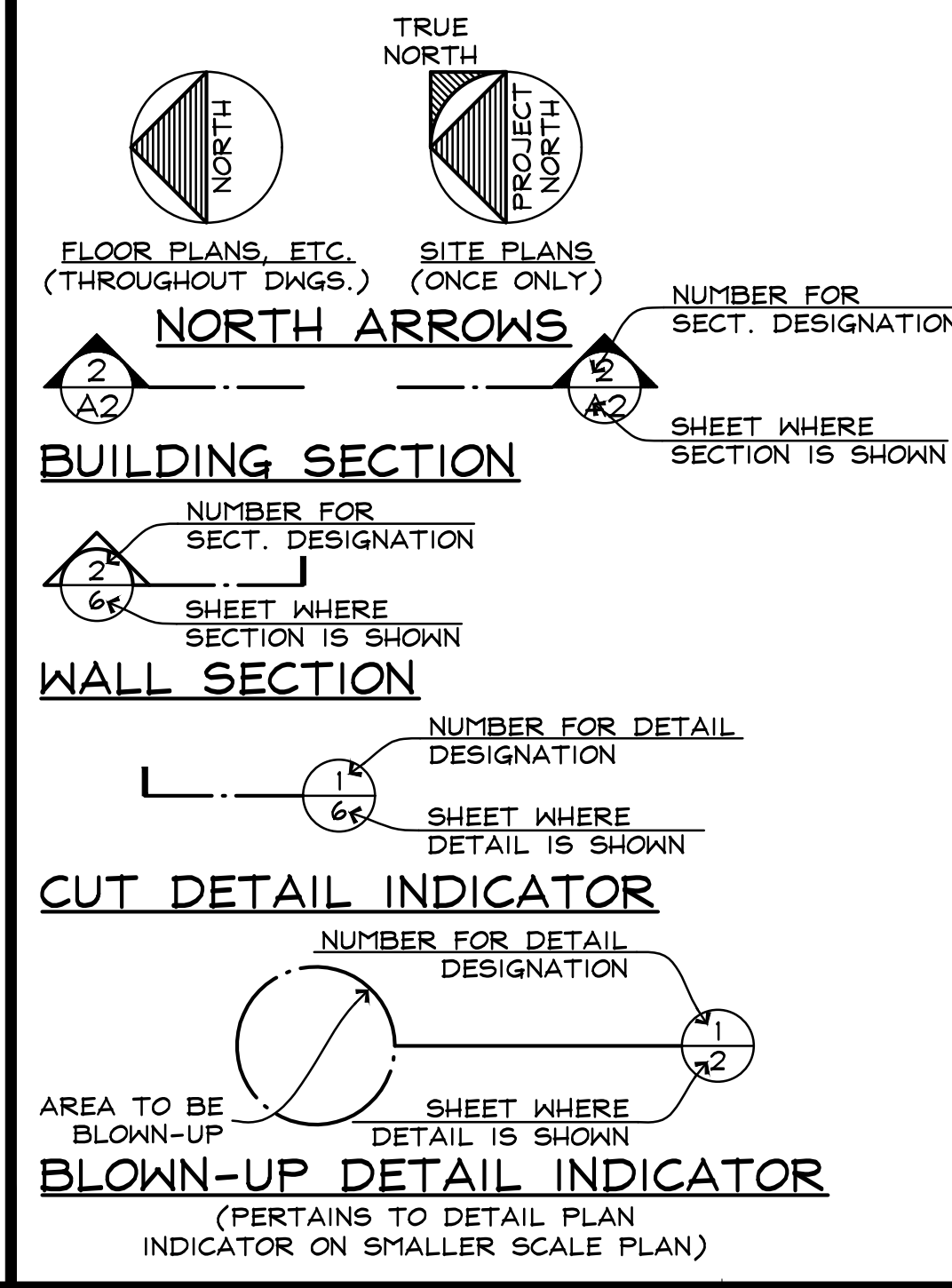
DESCRIPTION OF WORK:

RENOVATIONS AND ADDITIONS TO EXISTING SINGLE FAMILY RESIDENCE AND NEW ACCESSORY STRUCTURE. ALL HISTORIC EXTERIOR WALLS ARE TO REMAIN.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BKLG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETY LINE
CL	CENTER LINE	PLM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	POINT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R/A	RETURN AIR
DS	DOWNSPOUT	REBAR	STEEL REINF. BAR
DTL	DETAIL	REFR.	REFRIGERATOR
DNR	DRAWER	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SS	STAINLESS STEEL
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRIC	T	TYPICAL
EQ	EQUAL	TYP	TYPICAL
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GI	GALVANIZED IRON	WD	WOOD
HORZ	HORIZONTAL	WHF	WELDED WIRE FABRIC
HDW	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (DISCONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

C	COVER
S	SURVEY
A0	EXISTING SITE PLAN & FLOOR PLAN
A1	PROPOSED SITE PLAN
A2	PROPOSED FLOOR PLAN
A3	EXISTING SOUTH & NORTH ELEVATIONS
A4	EXISTING EAST & WEST ELEVATIONS
A5	PROPOSED NORTH & SOUTH ELEVATIONS
A6	PROPOSED WEST & EAST ELEVATIONS
A7	WASHINGTON & ALBERTA ST VIEWS
A8	VIEWS FROM PROJECT SITE
A9	PROJECT RENDERS

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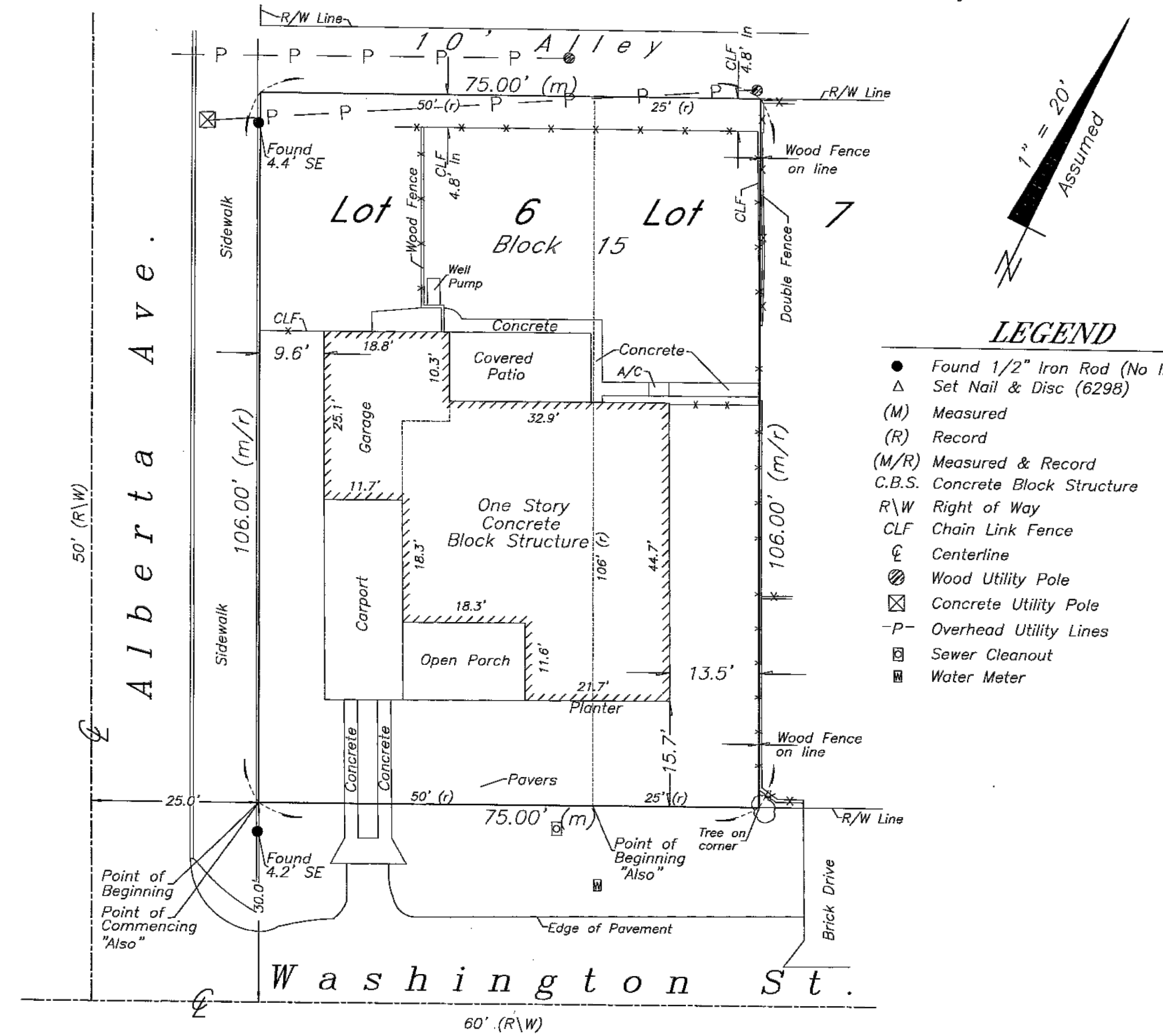
Bender & Associates
ARCHITECTS
P.A.

Project No.: 2406
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 01/11/2024

C

Boundary Survey Map of Lot 6 and part of Lot 7, Block 15,
KEY WEST INVESTMENT COMPANY'S SUBDIVISION, Key West, FL



LEGEND

- Found 1/2" Iron Rod (No ID)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊖ Sewer Cleanout
- ⊖ Water Meter

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 719 Washington Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: February 14, 2024
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Lot Number 6, Block No. 15, as shown on the Plat of THE KEY WEST INVESTMENT COMPANY'S Subdivision of Part of Tract Seventeen (17), duly recorded in Plat Book One (1), on Page 69, Monroe County, Florida Records, and which lot is bounded and described as follows:
Commencing at the corner of Alberta Avenue and Washington Street and running along Washington Street in a Northeasterly direction Fifty (50) feet; thence at right angles in a Northwesterly direction and parallel with Alberta Avenue One Hundred Six (106) feet; thence at right angles in a Southwesterly direction Fifty (50) feet; thence at right angles in a Southeasterly direction along Alberta Avenue One Hundred Six (106) feet to Point of Beginning at the corner of Alberta Avenue and Washington Street.

ALSO:
All that certain piece or lot of land situated, lying and being in the City of Key West, County of Monroe and State of Florida, and known according to THE KEY WEST INVESTMENT COMPANY'S Subdivision of Part of Tract Seventeen (17), duly recorded in Plat Book No. One (1), on Page Sixty-Nine (69), of Monroe County, Florida Records, as Part of Lot Number Seven (7), of Block Number Fifteen (15), in Tract Seventeen (17):
Commencing at a point Fifty (50) feet from the corner of Alberta Avenue and Washington Street, and running thence in a Northeasterly direction along Washington Street Twenty-Five (25) feet; thence at right angles Northwesterly One Hundred and Six (106) feet to a Ten-Foot alley; thence at right angles Southwesterly along said alley Twenty-Five (25) feet; thence at right angles Southeasterly One Hundred and Six (106) feet to the Point of Beginning on Washington Street.

BOUNDARY SURVEY FOR: OFACK DEVELOPMENT GROUP, LLC, a Florida limited liability company;
Oropeza Stones & Cardenas, PLLC; Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
February 20, 2024

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6388
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

719 WASHINGTON STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

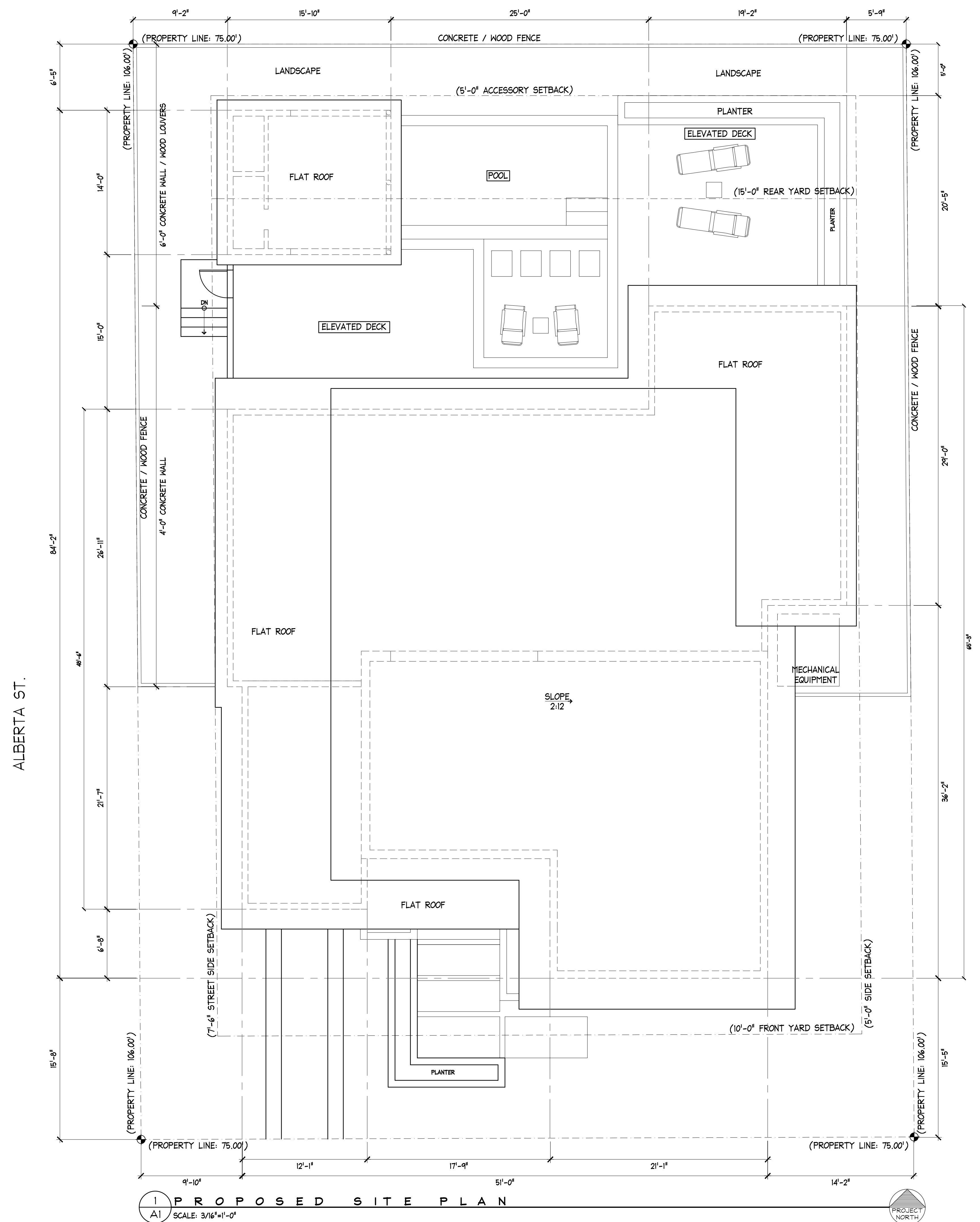
Bender & Associates
ARCHITECTS
p.c.

Project No: 2406
Date: 07/11/2024

S

PROJECT STATISTICS

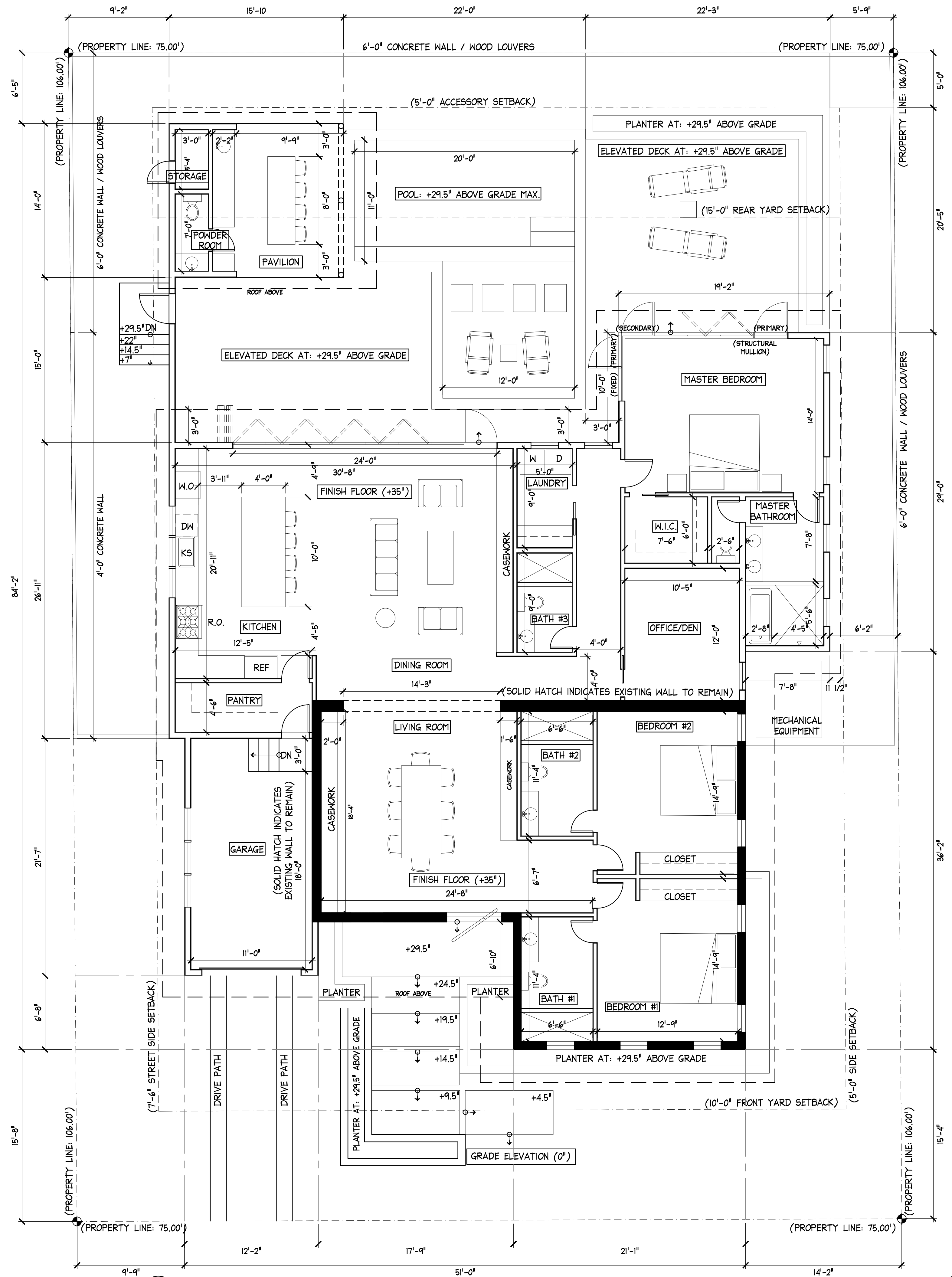
FEMA FLOOD ZONE	ZONE 'AE6'		
ZONING DESIGNATION	HM1DR		
LOT SIZE	7,960 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	3,180 S.F. MAX.	2,722 S.F.	3,127 S.F.
IMPERVIOUS SURFACE	4,770 S.F. MAX.	2,984 S.F.	4,756 S.F.
FRONT SETBACK (WASHINGTON)	10'-0" MIN.	15'-5"	15'-5"
STREET SIDE SETBACK (ALBERTA)	7'-6" MIN.	9'-7"	8'-8"
SIDE SETBACK	5'-0" MIN.	13'-6"	6'-2"
REAR SETBACK (EAST)	15'-0" MIN.	35'-7"	25'-5"
OPEN SPACE (35%)	2,783 S.F. MIN.	4,966 S.F.	3,194 S.F.
ACCESSORY STRUCTURE	30% OF REAR YARD MAX. (REAR YARD: 1,124 S.F.)	N/A	20% COVERAGE (222 S.F.)



1
A1 PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"



PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'AE6'		
ZONING DESIGNATION	HM2R		
LOT SIZE	7,960 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	3,180 S.F. MAX.	2,722 S.F.	3,127 S.F.
IMPERVIOUS SURFACE	4,770 S.F. MAX.	2,984 S.F.	4,756 S.F.
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ACCESSORY STRUCTURE	30% OF REAR YARD MAX. (REAR YARD: 1,124 S.F.)	N/A	20% COVERAGE (222 S.F.)



1 PROPOSED FLOOR PLAN
 A2 SCALE: 3/16"=1'-0"

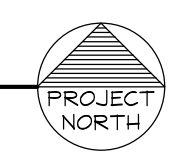
719 WASHINGTON STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-3227
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.c.

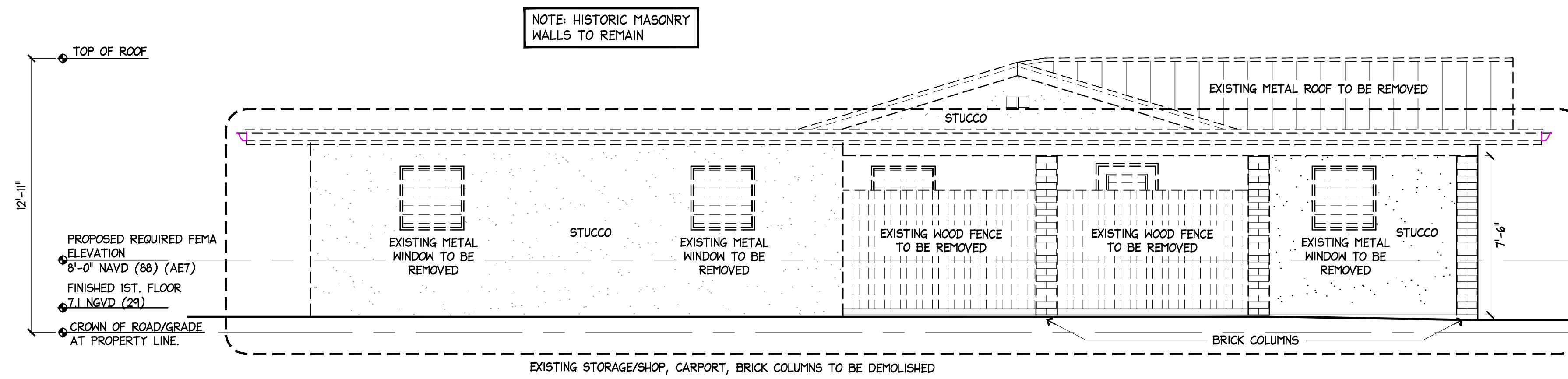
Project No: 2406
 Date: 07/11/2024

A2

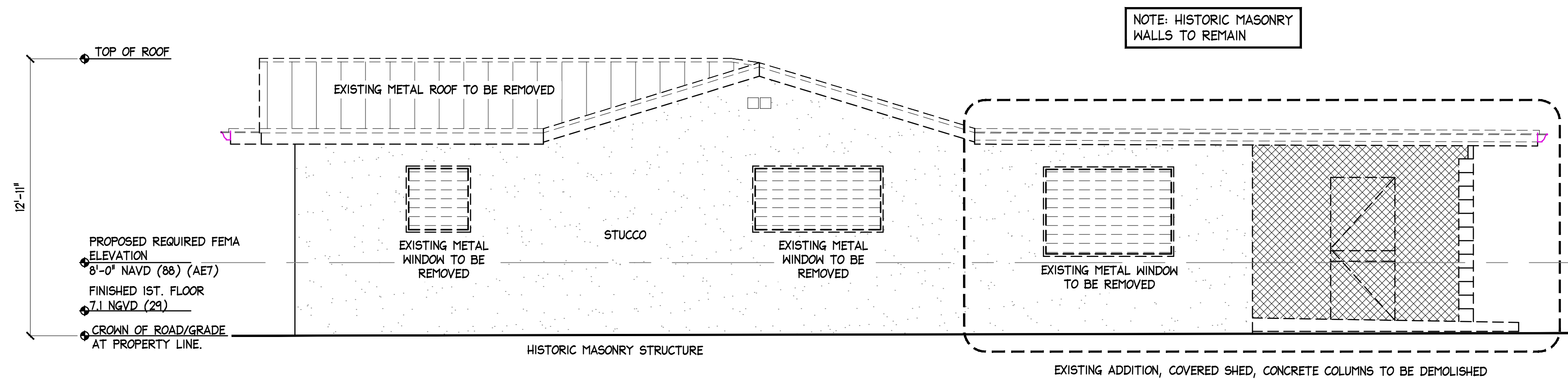


DEMOLITION GENERAL NOTES

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOBSITE, AND ALSO AFTERWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COSTS OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.

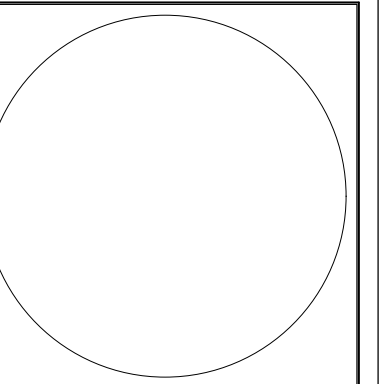


2 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

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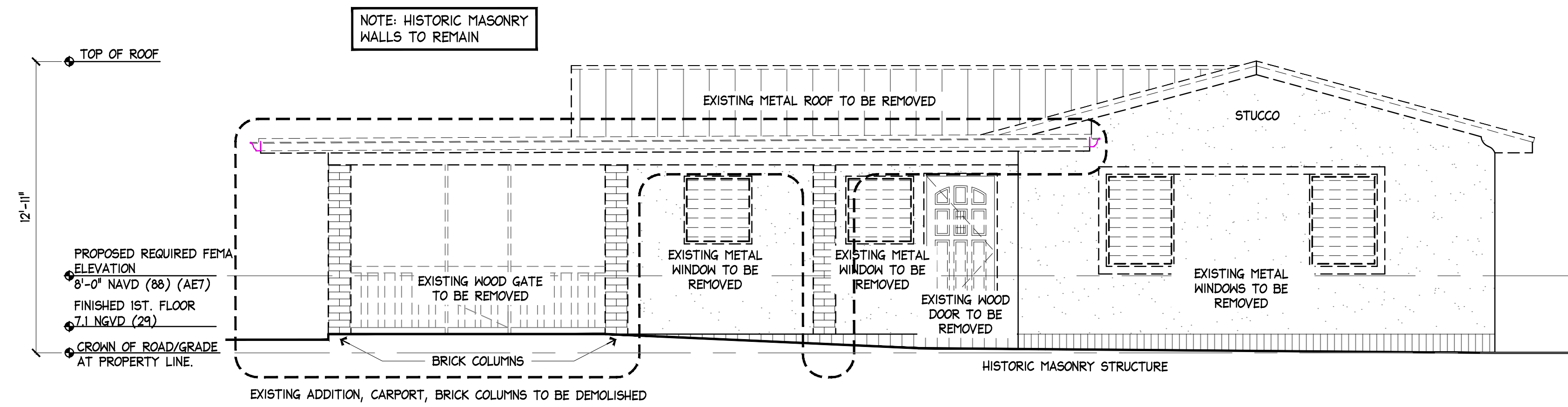
Bender & Associates
ARCHITECTS p.c.

Project No: 2406
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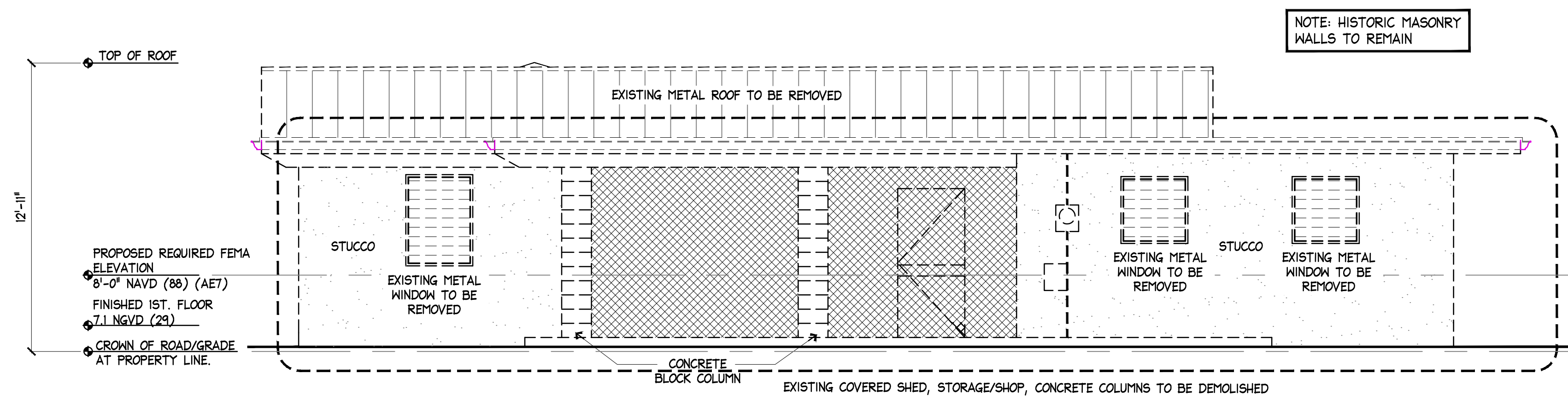
A3

DEMOLITION GENERAL NOTES

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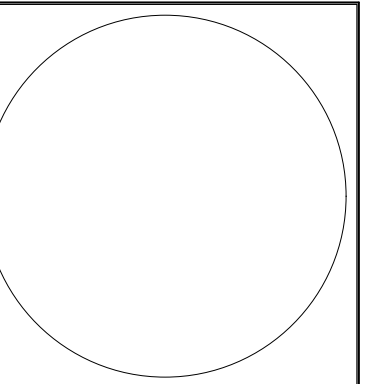


2 EXISTING SOUTH ELEVATION
A4 SCALE: 1/4"=1'-0"



1 EXISTING NORTH ELEVATION
A4 SCALE: 1/4"=1'-0"

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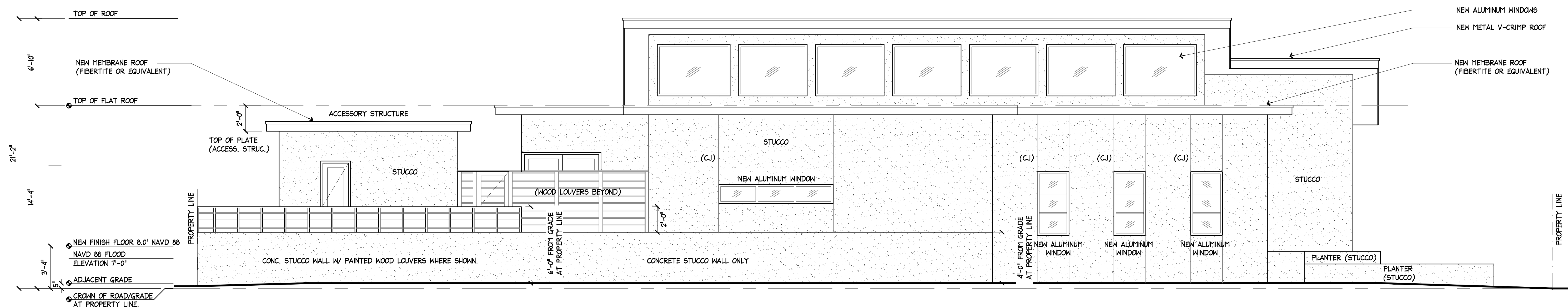
Project No: 2406

Date: 07/11/2024

A4

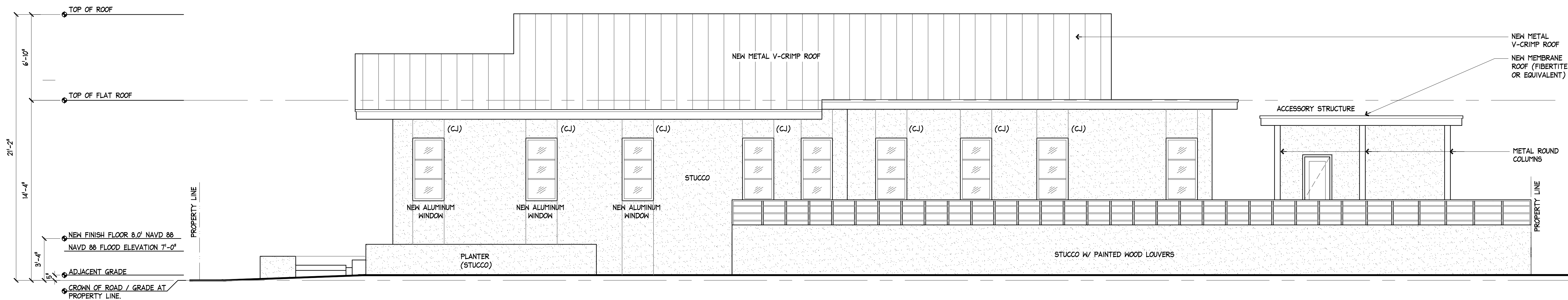
GENERAL ELEVATION NOTES

1. ALL WINDOWS AND DOORS AT HISTORIC STRUCTURE ARE TO BE REMOVED AND REPLACED WITH NEW IMPACT RESISTANCE ALUMINUM DOORS & WINDOWS PAINTED WHITE.
2. HISTORIC EXTERIOR WALLS AND ALL NEW EXTERIOR WALLS, INCLUDING ADDITIONS AND NEW ACCESSORY STRUCTURE, ARE TO BE PAINTED STUCCO (WHITE) UNLESS NOTED OTHERWISE. ENTRY WALL TO BE STONE VENEER.
3. ALL SLOPED ROOFS ARE TO RECEIVE METAL 5V CRIMP GALVALUME AND ALL FLAT ROOFS ARE TO RECEIVE WHITE MEMBRANE ROOFING (TPO OR EQUIVALENT).
4. AT NEW ADDITIONS ALL WINDOWS AND DOORS ARE TO BE ALUMINUM IMPACT RESISTANT PAINTED WHITE.
5. ALL FASCIA AND SOFFIT TRIM TO BE PAINTED COMPOSITE.



2 PROPOSED WEST ELEVATION

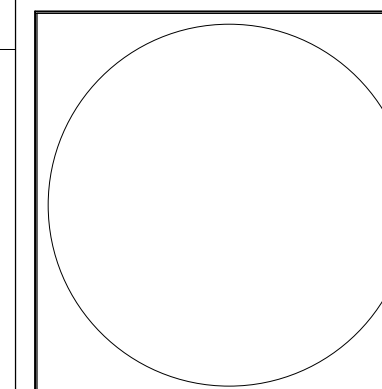
A5 SCALE: 1/4"=1'-0"



1 PROPOSED EAST ELEVATION

A5 SCALE: 1/4"=1'-0"

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ARCHITECTS p.c.

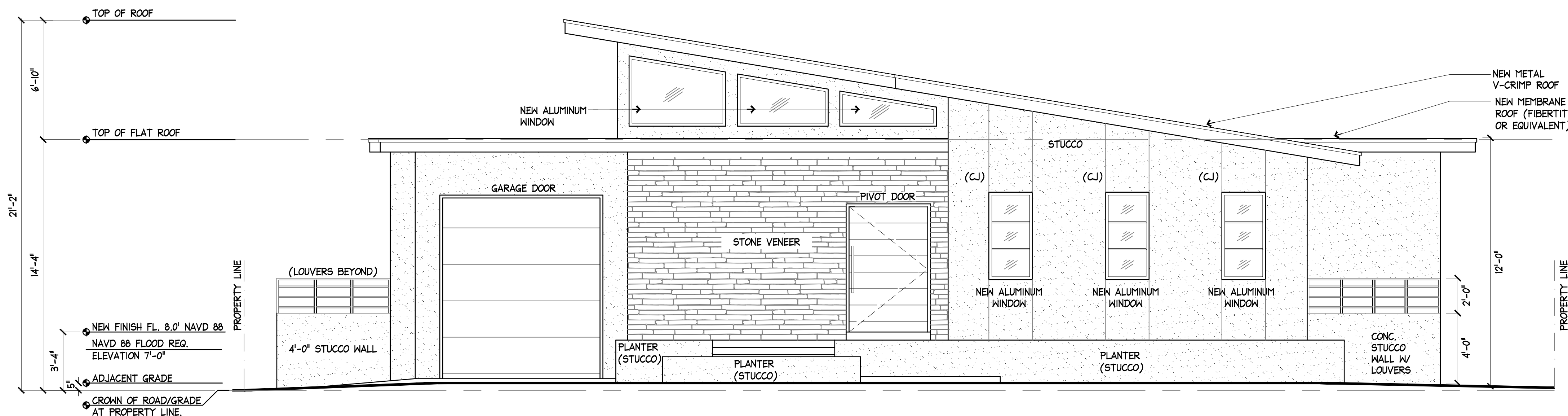
Project No: 2406

Date: 07/11/2024

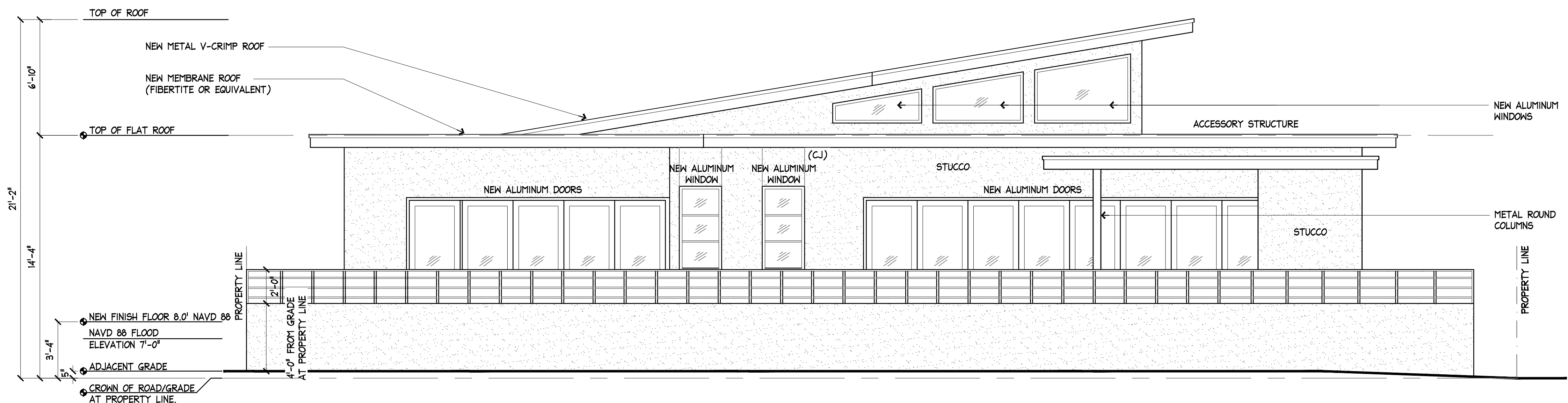
A5

GENERAL ELEVATION NOTES

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



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

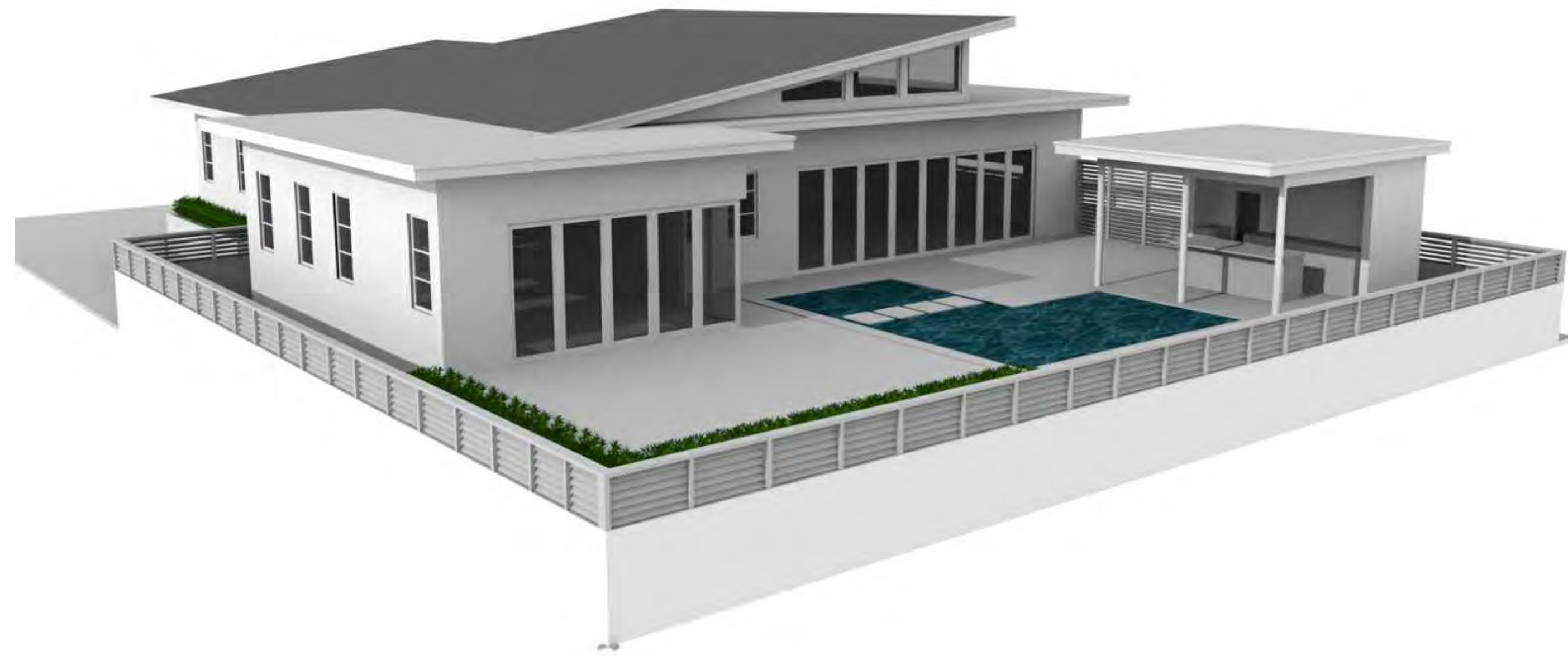
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Bender & Associates
ARCHITECTS p.c.

Project No: 2406
Date: 07/11/2024

A6



3 PROPOSED RENDER OF THE BACK OF THE HOUSE
A9 SCALE: N.T.S.

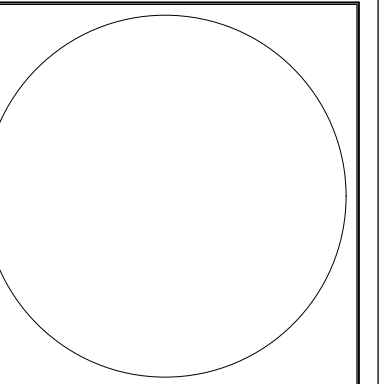


2 PROPOSED RENDER OF THE FRONT OF THE HOUSE
A9 SCALE: N.T.S.



1 PROPOSED RENDER OF THE FRONT OF THE HOUSE
A9 SCALE: N.T.S.

719 WASHINGTON STREET
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
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Facsimile (305) 296-3727
Florida License AAC002022

Bender & Associates
ARCHITECTS p.a.

Project No: 2406



Date: 07/11/2024

A9

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITIONS TO A SINGLE-FAMILY RESIDENCE. NEW ACCESSORY STRUCTURE, DECK AND SITE IMPROVEMENTS. DEMOLITION OF HOUSE WITH EXCEPTION OF ORIGINAL EXTERIOR WALLS AND REMOVAL OF PATHWAYS OVER CITY'S SIDEWALK.

#719 WASHINGTON STREET

Applicant – Bender & Associates, Architects Application #H2024-0030

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

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared 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:
719 Washington St. on the 18 day of July, 2024.

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 July 23th, 2024.

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 H2024-0030.

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

Signed Name of Affiant:

Ana Alvarez
Date: 07/18/2024
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18 day of July, 2024.

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: _____
Print Name: Caitlin Dempsey

Notary Public - State of Florida (seal)
My Commission Expires: 10/19/27



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



Public Meeting Notice

AMERICAN ISLAND RESORTS, INC. (AIR) IS A PUBLIC ENTITY UNDER THE FLORIDA PUBLIC ACCESS TO INFORMATION ACT (FOIA). AIR'S POLICY IS TO MAKE ALL INFORMATION REQUESTED BY THE PUBLIC AVAILABLE TO THE MAXIMUM EXTENT POSSIBLE. AIR'S POLICY IS TO MAKE ALL INFORMATION REQUESTED BY THE PUBLIC AVAILABLE TO THE MAXIMUM EXTENT POSSIBLE.





Public Meeting Notice

ACE

STOP

719

Public Meeting Notice



PROPERTY APPRAISER INFORMATION

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 00037890-000000
 Account# 1038644
 Property ID 1038644
 Millage Group 10KW
 Location 719 WASHINGTON St, KEY WEST
 Address
 Legal KW KW INVESTMENT CO SUB PB1-69 ALL LOT 6 SW LY 1/2 OF LOT 7 SQR 15 TR 17
 Description OR46-288 OR821-206 OR2806-2055 OR3195-1728 OR3265-0866
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Investment Co's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

OFACK DEVELOPMENT GROUP LLC
 1320 Grinnell St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$190,291	\$205,958	\$184,951	\$187,519
+ Market Misc Value	\$1,440	\$1,440	\$1,440	\$1,440
+ Market Land Value	\$1,058,269	\$1,122,381	\$737,919	\$682,110
= Just Market Value	\$1,250,000	\$1,329,779	\$924,310	\$871,069
= Total Assessed Value	\$1,250,000	\$375,866	\$364,919	\$359,881
- School Exempt Value	\$0	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$1,250,000	\$350,366	\$339,419	\$334,381

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,122,381	\$205,958	\$1,440	\$1,329,779	\$375,866	\$25,500	\$350,366	\$500,000
2021	\$737,919	\$184,951	\$1,440	\$924,310	\$364,919	\$25,500	\$339,419	\$500,000
2020	\$682,110	\$187,519	\$1,440	\$871,069	\$359,881	\$25,500	\$334,381	\$500,000
2019	\$737,919	\$169,538	\$1,440	\$908,897	\$351,790	\$25,500	\$326,290	\$500,000
2018	\$710,015	\$172,107	\$1,440	\$883,562	\$345,231	\$25,500	\$319,731	\$500,000

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,950.00	Square Foot	75	106

Buildings

Building ID	2976	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1963
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1990
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2780	Roof Type	GABLE/HIP
Finished Sq Ft	1566	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	170	Bedrooms	4

Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	500
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	360	0	0
OPX	EXC OPEN PORCH	466	0	0
FLA	FLOOR LIV AREA	1,566	1,566	0
GBF	GAR FIN BLOCK	388	0	0
TOTAL		2,780	1,566	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1962	1963	0 x 0	1	80 SF	2
CH LINK FENCE	1964	1965	0 x 0	1	680 SF	1
FENCES	1972	1973	25 x 6	1	150 SF	2
TILE PATIO	1972	1973	25 x 3	1	75 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/1/2024	\$1,575,000	Warranty Deed	2453446	3265	0866	01 - Qualified	Improved		
7/8/2016	\$100	Warranty Deed		2806	2055	11 - Unqualified	Improved		

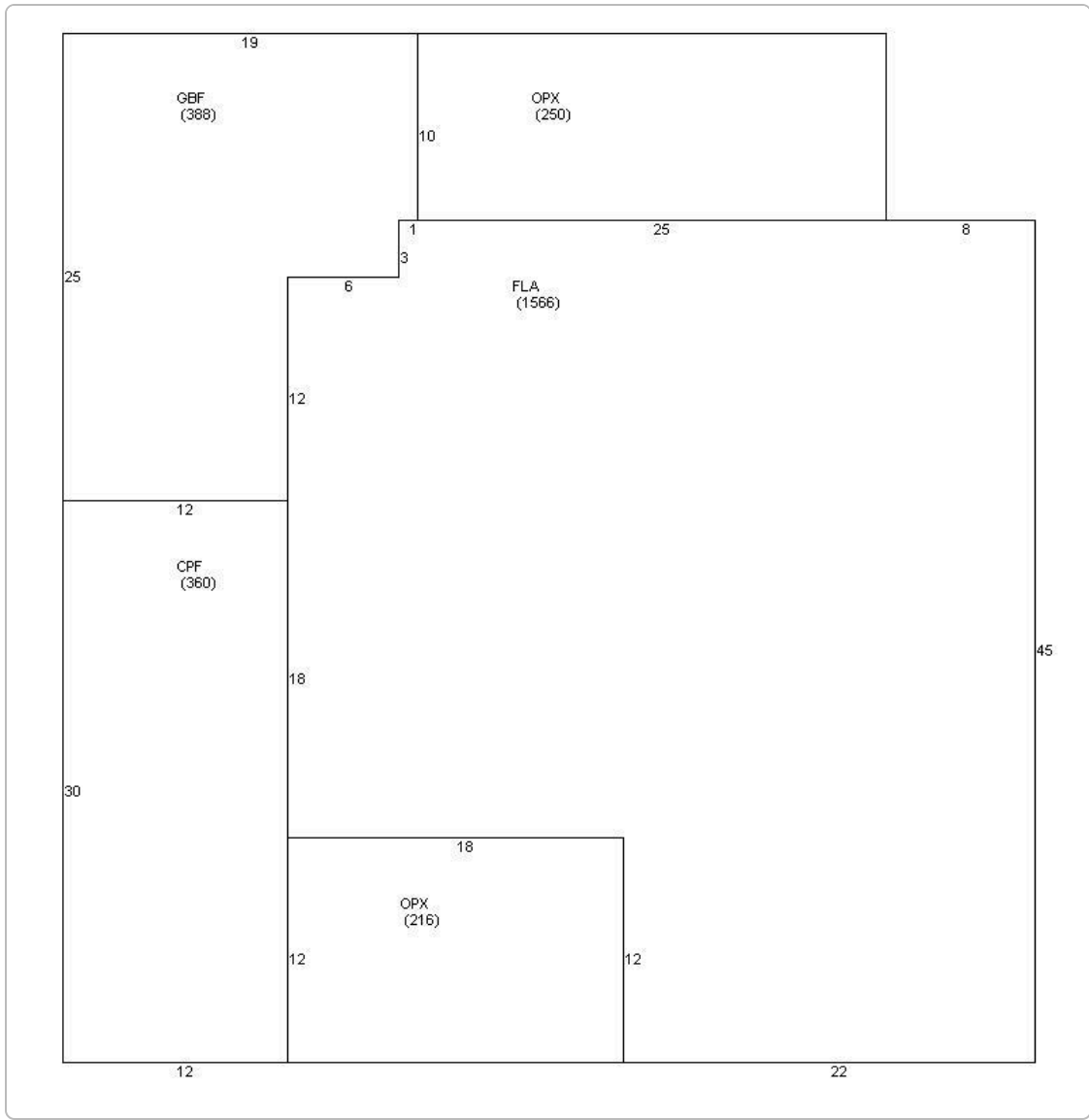
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-0441	2/7/2014	7/14/2014	\$25,000		R & R 32 SQRS OF 5VCRIMP
0001617	6/15/2000	12/11/2000	\$10,000		ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/18/2024, 7:14:48 AM

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL