Historic Architectural Review Commission
Staff Report for Item 9

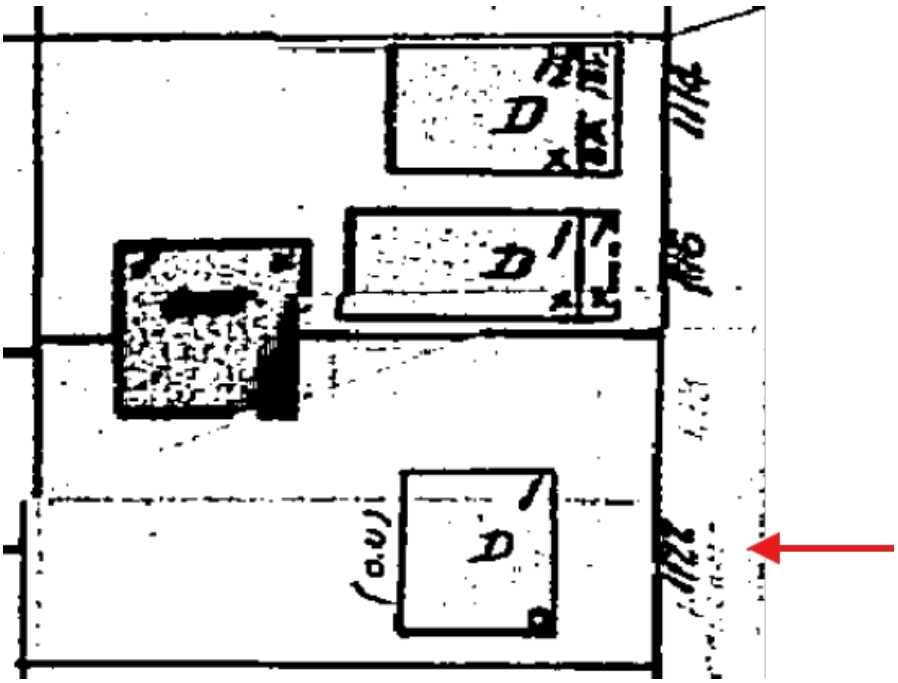
To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Matthew Crawford Historic Preservation Assistant
Meeting Date:	October 28, 2025
Applicant:	Sandbar Design Studio Inc.
Application Number:	C2025-0085
Address:	1122 Margaret Street

Description of Work:

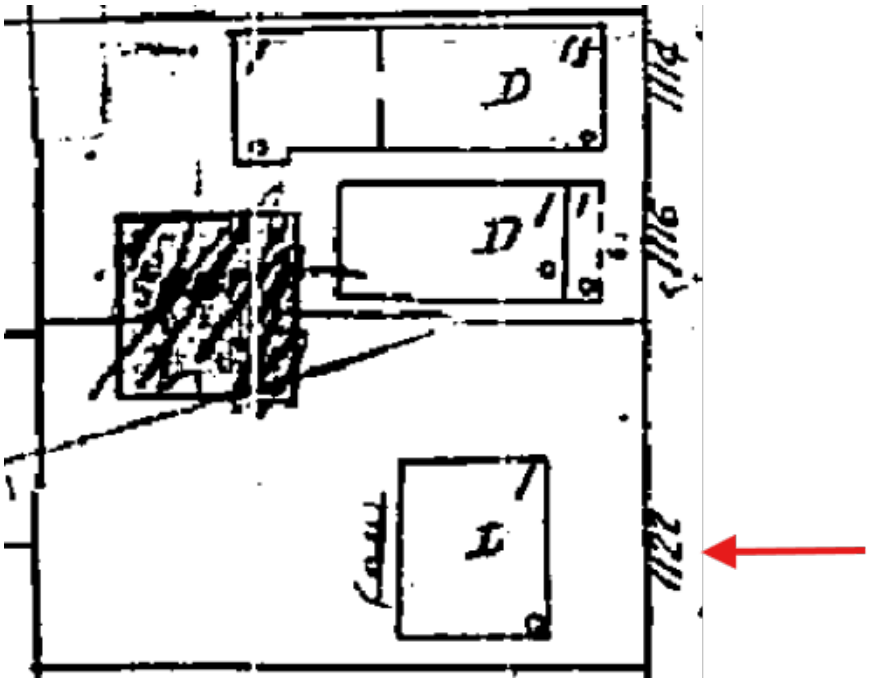
Renovations to contributing structure. Extension of portion of rear wall. New pool pavers and site improvements. Demolition of existing wood deck, brick driveway, brick walkway, and rear walls. Relocation of A/C unit.

Site Facts:

The building under review is listed as being constructed in 1938 according to the Property Appraisers website. The rear addition was added between 1962-1972. The site contains a one-story wood-framed structure. Currently the house sits on piers and is located within an AE flood zone.



Sanborn Map of property under review 1948.



Sanborn Map of property under review 1964.

1972 Aerial Photo of Property Under Review Showing Rear Addition.

Photo of Property under review.

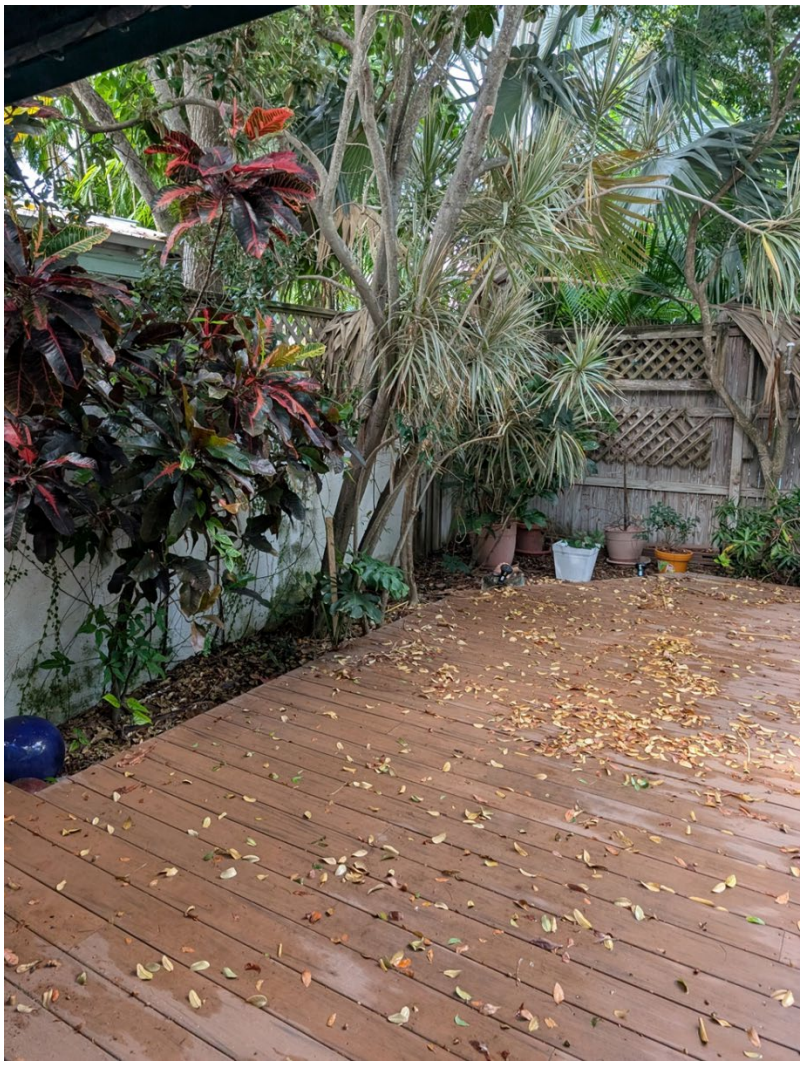
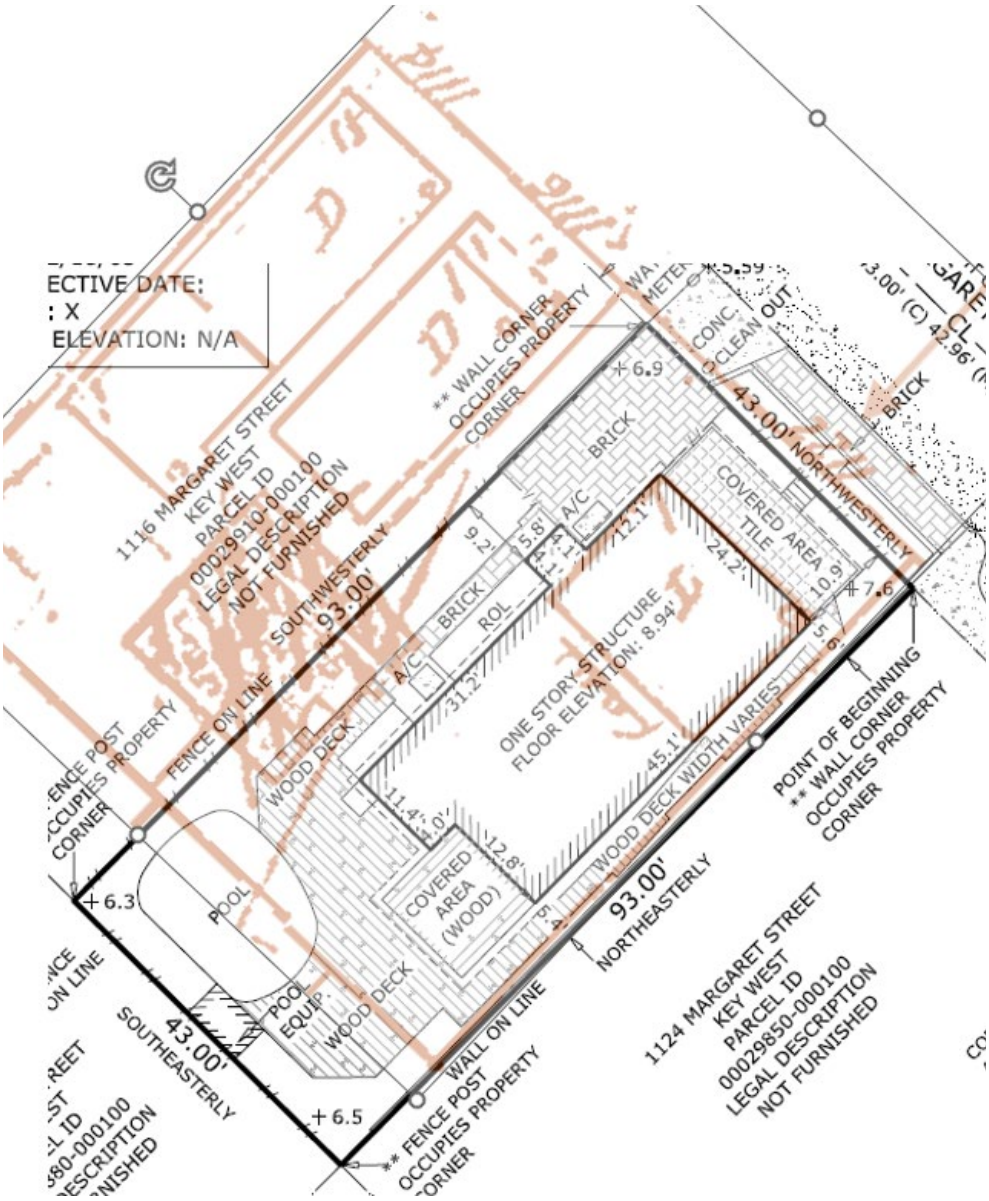


Photo of Property under review.

Photo of Property Under Review.



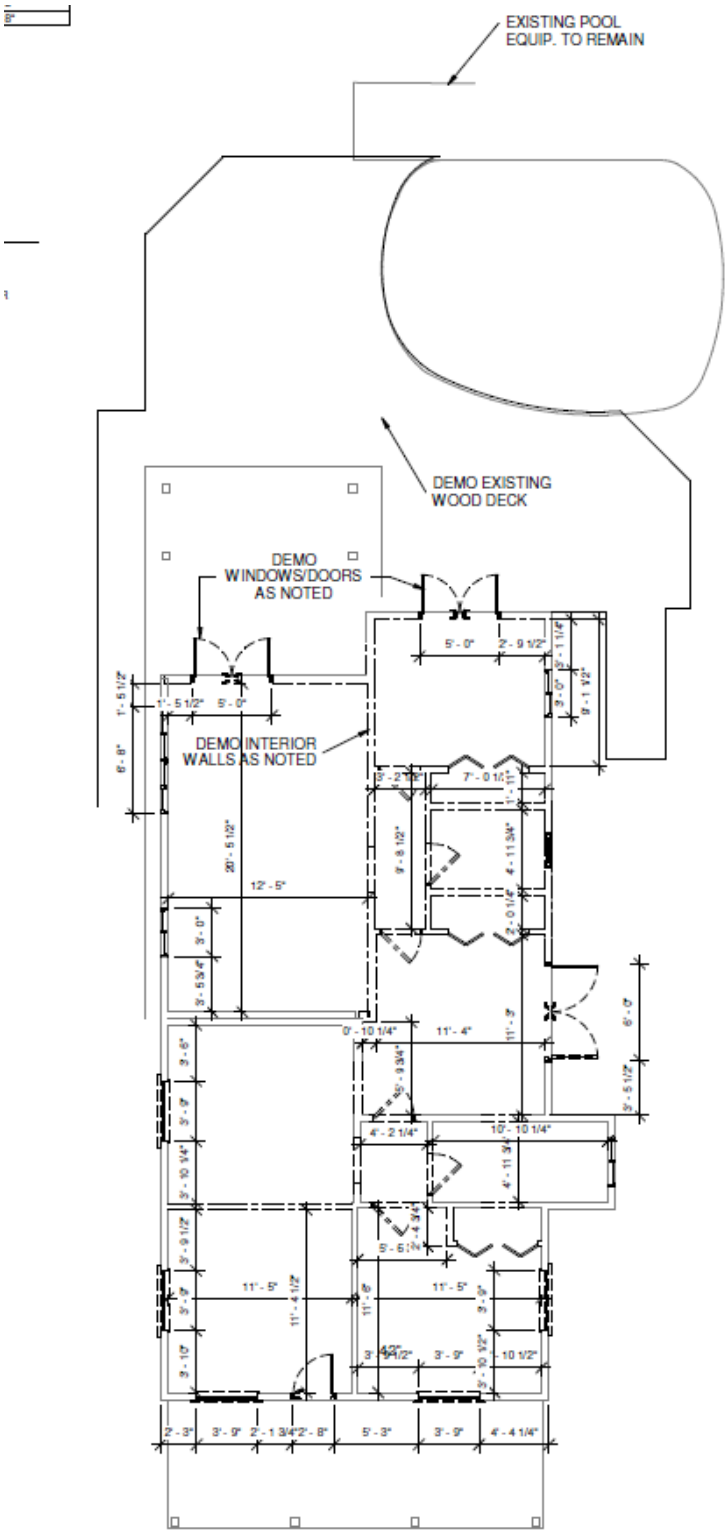
1962 Sanborn Map and current survey

Guidelines Cited on Review:

- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 8, 9, and 12.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a), specifically guidelines 1, 2, and 3.
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

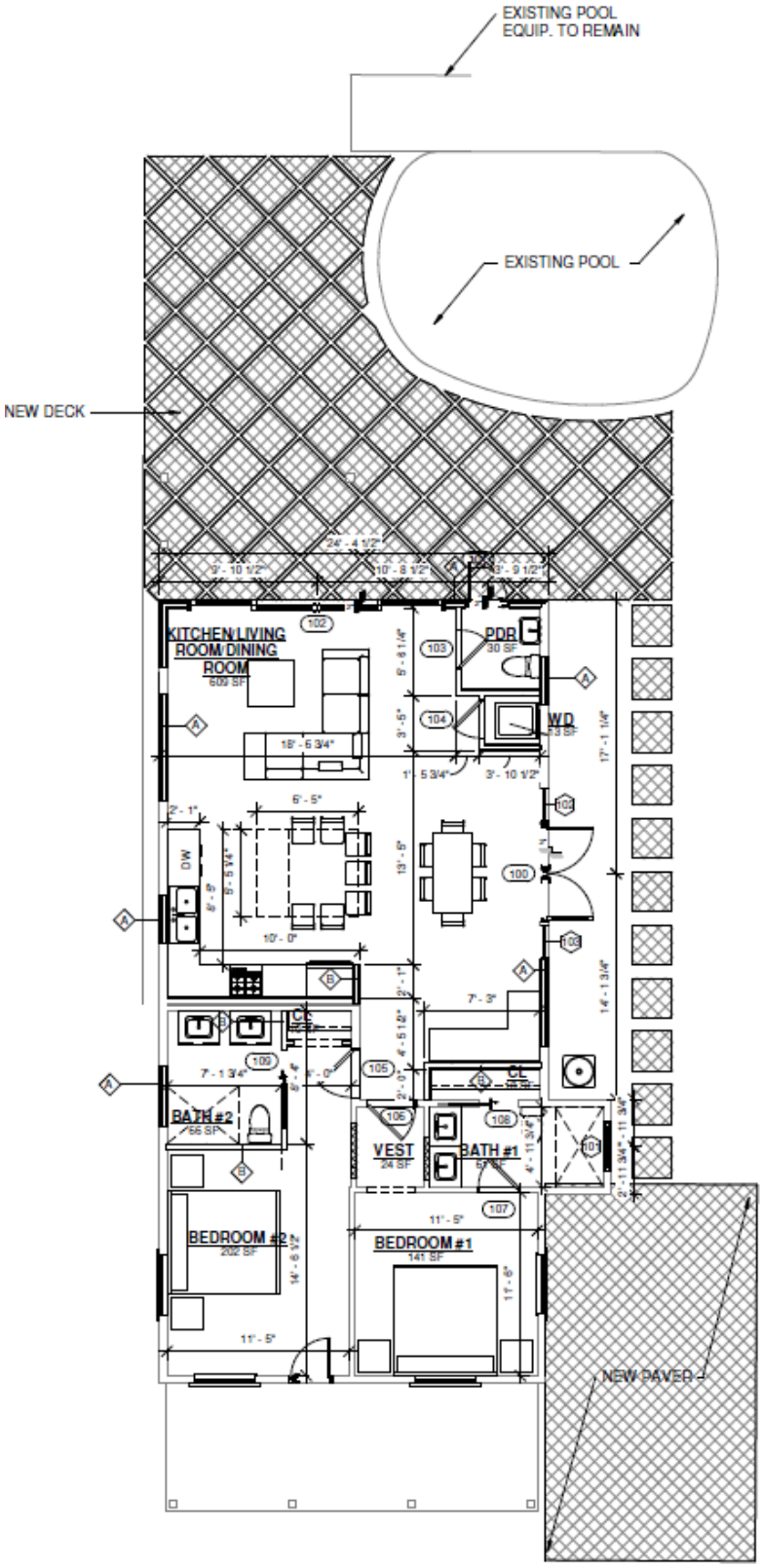
Staff Analysis:

A Certificate of Appropriateness is currently under review for the demolition of the rear wall underneath the rear porch. A new wall will be built further forward that will be flush with the rear wall that is not under the rear porch. The pool deck will also be replaced with rear grass pavers.



1 GROUND FLOOR - EXISTING/DEMO

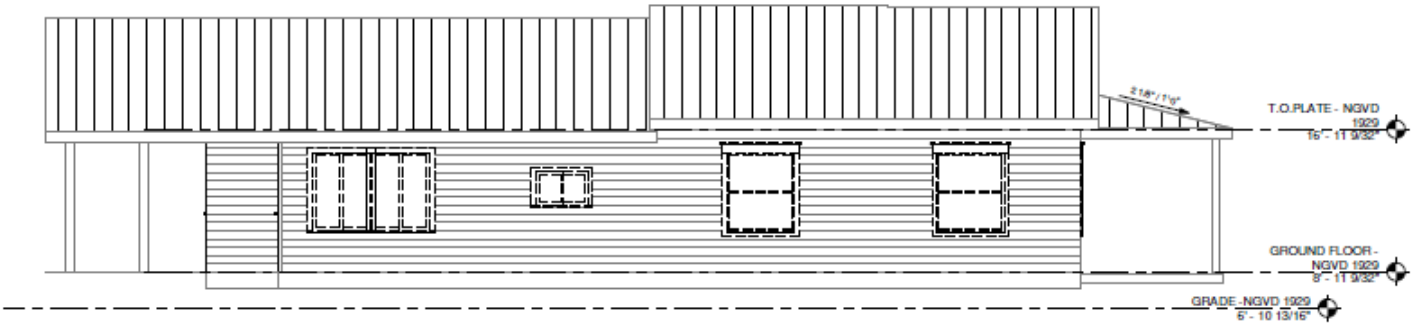
A3 SCALE: 3/16" = 1'-0"



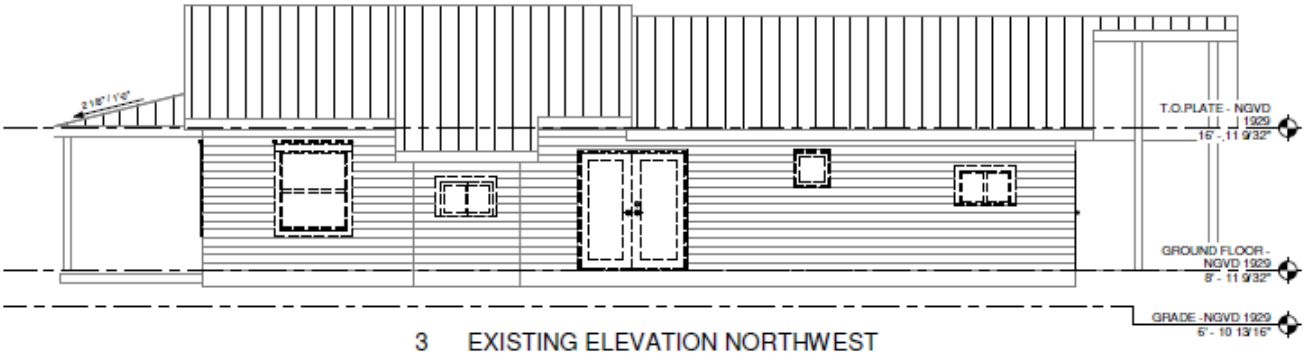
N

2 GROUND FLOOR - PROPOSED

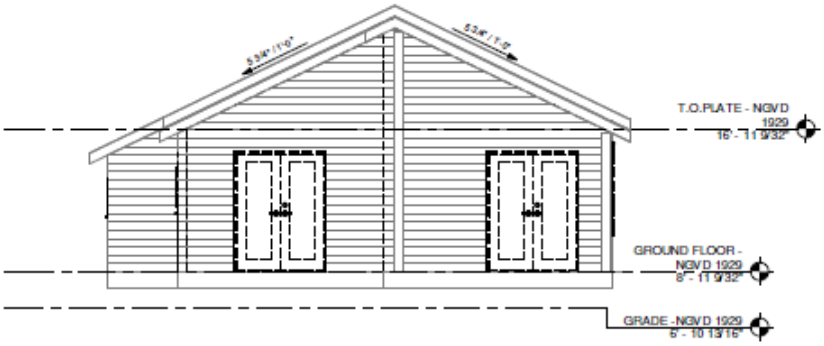
A3 SCALE: 3/16" = 1'-0"



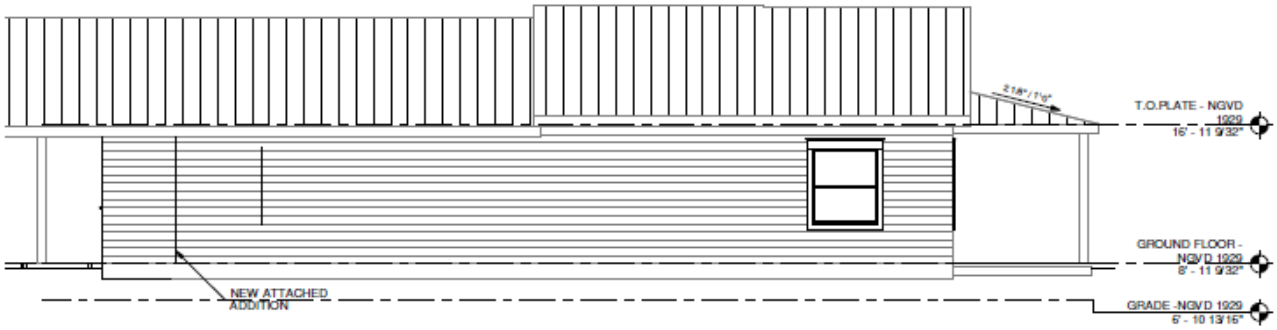
2 EXISTING ELEVATION SOUTHEAST
A5 SCALE: 1/4" = 1'-0"



3 EXISTING ELEVATION NORTHWEST
A5 SCALE: 1/4" = 1'-0"

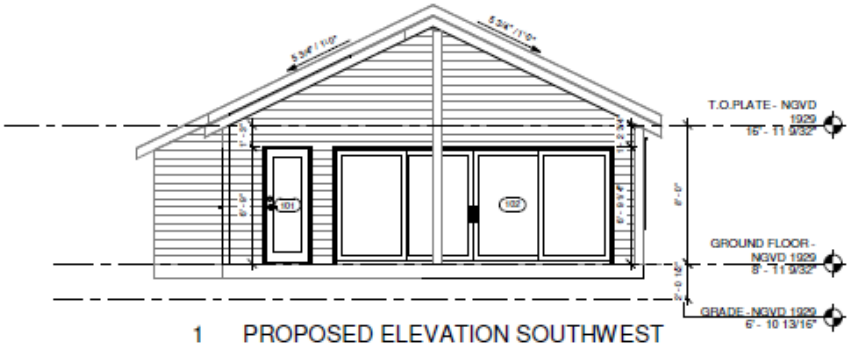


1 EXISTING ELEVATION SOUTHWEST
A5 SCALE: 1/4" = 1'-0"



3 PROPOSED ELEVATION SOUTHEAST
A6 SCALE: 1/4" = 1'-0"

2 PROPOSED ELEVATION NORTHWEST
A6 SCALE: 1/4" = 1'-0"



1 PROPOSED ELEVATION SOUTHWEST
A6 SCALE: 1/4" = 1'-0"

Consistency with Cited Guidelines:

Staff finds the design to follow many of the HARC guidelines. The new wall and additional space follow the guidelines for additions because it is in the rear and does not substantially change the massing of the building. Also, the rear portion of the building is a historic addition. This means that the proposed work is being done on a non-contributing portion of the building. The proposed work also follows the guidelines for new construction. Because the work is in the rear, it does not impact the street pattern, following guidelines 5-8. The newly proposed wall will be the same height as the existing wall, following guidelines 11-15. All materials follow guidelines 22-25. The proposed pavers follow the pool guidelines as they will be in the rear of the property. While the new parking space is in the front of the property, this area is currently a parking space.

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

(*a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).

The structure proposed for demolition are considered historic and contributing; however, the elements proposed to be demolished are non-contributing.

The following is the criteria of section 102-125:

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

Staff opines that the addition where the wall proposed to be demolished is located does not embody architectural significance.

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

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

3 Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or

nation, and is not associated with the life of a person significant in the past.

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

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

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

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

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

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

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

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

This is not the case.

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

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the building dates back to 1943.

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

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

It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. Although the main house is historic and contributes to the historic district, the elements proposed to be demolished have limited architectural significance. The addition was later, between 1962-1972, and is not significant to the structure. If approved, only one reading will be required. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

City of Key West
1300 White Street
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:	1122 MARGARET STREET	
NAME ON DEED:	SR HOLDING KW LLC	**PHONE NUMBER** 613-655-3532
OWNER'S MAILING ADDRESS:	1312 WALNUT AVE	**EMAIL** SRHOLDINGHW@GMAIL.COM
	BOHEMIA, NY 11716	
APPLICANT NAME:	SANDBAR DESIGN STUDIO, INC.	**PHONE NUMBER** 847-903-5854
APPLICANT'S ADDRESS:	29183 CAMELLIA LANE	**EMAIL** INFO@SANDBARDESIGNSTUDIO.COM
	BIG PINE KEY, FL 33043	
APPLICANT'S SIGNATURE:	Erica Poole	**DATE** 09/17/2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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 X **RELOCATION OF A STRUCTURE**____ **ELEVATION OF A STRUCTURE**____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES X **NO**____ **INVOLVES A HISTORIC STRUCTURE: YES** X **NO**____
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES____ **NO** X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
DEMO OF REAR WALL - REBUILD REAR WALL ACROSS PLANE OF EXISTING FURTHEST OUT REAR WALL. NEW WINDOWS/DOORS THROUGHOUT. DEMO EXISTING WOOD FRAME POOL DECK. NEW PAVER POOL DECK PER PLAN
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
SEE DEMO APPENDIX

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:	**FENCES:**
NEW POOL DECK PER PLAN	EXISTING TO REMAIN
DECKS:	**PAINTING:**
NEW POOL DECK PER PLAN.	NEW COLOR TO BE COORDINATED W/ HARC DURING CONSTRUCTION
SITE (INCLUDING GRADING, FILL, TREES, ETC):	**POOLS (INCLUDING EQUIPMENT):**
N/A	EXISTING TO REMAIN
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	**OTHER:**
N/A	

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:	1122 MARGARET STREET
PROPERTY OWNER'S NAME:	SR HOLDING KW LLC
APPLICANT NAME:	SANDBAR DESIGN STUDIO, INC.

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.***

Sara Coffill — Sara Coffill 9/23/25

PROPERTY OWNER'S SIGNATURE — **DATE AND PRINT NAME**

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMO OF REAR WALL, NEW REAR WALL W/ NEW DOORS. NEW WINDOWS/DOORS THROUGHOUT PER PLAN.

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.

(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 WALL EMBODIES NO DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OF AESTHETIC OF HISTORIC SIGNIFICANCE TO THE CITY AND IS NOT A SIGNIFICANT AND DISTINGUISHABLE BUILDING ENTITY.

PROJECT PHOTOS

29183 Camellia Lane
Big Pine Key, FL 33043
Phone: 847. 903.5854
E-Mail: info@sandbardesignstudio.com

PHOTOS OF RESIDENCE

WM
WELCOME

WM

SURVEY

MAP OF BOUNDARY SURVEY

A PART OF TRACT 12
WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST
BETTER KNOWN AS
PART OF LOT 6, SQUARE 5, TRACT 12
JAMES A. WADDELL'S CORRECTED SUBDIVISION OF TRACT 12
PLAT BOOK 1, PAGE 49
KEY WEST, MONROE COUNTY, FLORIDA

ELEVATIONS SHOWN AS
+X.XX REFER TO NGVD 1929

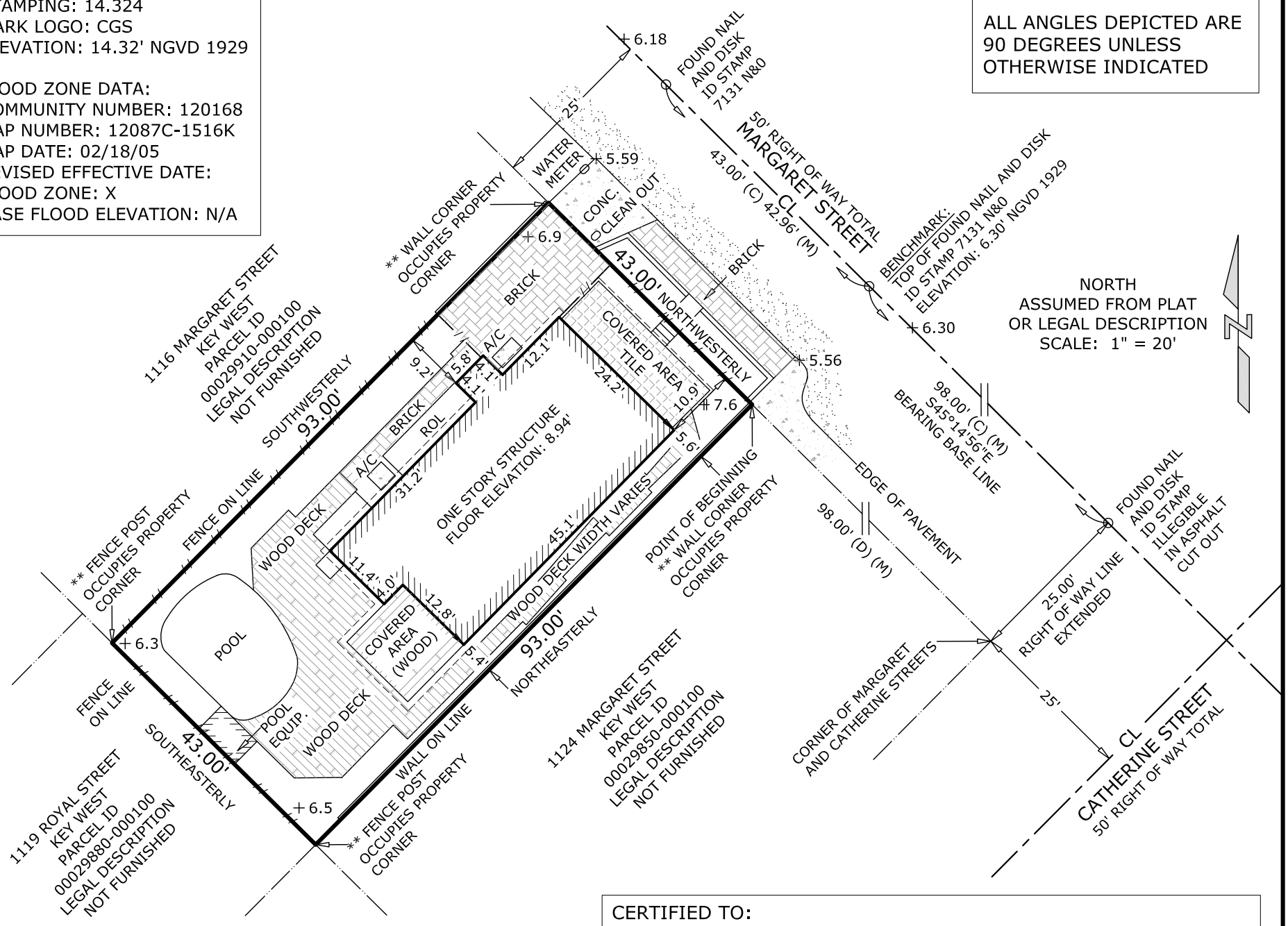
BENCHMARK USED:
NGS PID AA0008
STAMPING: 14.324
MARK LOGO: CGS
ELEVATION: 14.32' NGVD 1929

FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE:
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A

ADDRESS:
1122 MARGARET STREET
KEY WEST, FLORIDA 33040

BEARING BASE:
S45°14'56"E ALONG THE CENTERLINE OF MARGARET STREET ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED



CERTIFIED TO:
SR HOLDING KW, LLC

LEGAL DESCRIPTION:
On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829 as part of Tract Twelve (12); but now better known as part of Lot Six (6) in Square Five (5) of said Tract Twelve (12) according to James A. Waddell's Corrected Subdivision of said Tract Twelve (12) recorded in Plat Book 1, Page 49, Monroe County, Florida, Public Records, and further described as follows:
COMMENCING 98 feet from the corner of Margaret and Catherine Streets, and running thence along the line of Margaret Street in a Northwesterly direction 43 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Southeasterly direction 43 feet; thence at right angles in a Northeasterly direction 93 feet back to the POINT OF BEGINNING.

SCALE:	1"=20'
FIELD DATE:	06/26/25
REVISION DATE:	--/--/--
SHEETS:	1 OF 1
FIELDCREW:	GF/JF
DRAWN BY:	GF
CHECKED BY:	KB
INVOICE NO.:	25062302

** FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

2 BOUNDARY MONUMENTS:
(B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

GENERAL NOTES:
1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2. 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.
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
7. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
8. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
9. SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

ABBREVIATIONS:

(C)	= CALCULATED	NAVD	= NORTH AMERICAN VERTICAL DATUM 1988
CL	= CENTERLINE	NGS	= NATIONAL GEODETIC SURVEY
CGS	= COAST AND GEODETIC SURVEY	NGVD	= NATIONAL GEODETIC VERTICAL DATUM (1929)
(D)	= DEED	P	= PLAT
(F)	= FIELD	PID	= PERMANENT IDENTIFIER
LB	= LICENSE BUSINESS	ROL	= ROOF OVERHANG LINE
LS	= LICENSE SURVEYOR		
(M)	= MEASURED		

PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
FIRE HYDRANT
UTILITY POLE CONC.
UTILITY POLE METAL
UTILITY POLE WOOD

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. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

GINO FURLANO CERTIFICATE NO. 5044 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

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

GINO FURLANO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5044

PROPOSED DESIGN

LOCATION MAP

BUILDING DATA

RESIDENTIAL RENOVATION & ADDITION
1122 MARGARET STREET
KEY WEST, FLORIDA 33040

SITE DATA:

ZONING: HMDR

LEGAL DESCRIPTION: KW INVESTMENT CO SUB PB 1-49 PT LOT 6 SQR 5 TR 12 G11-405 OR776-837 OR796-1019 OR864-575 OR923-2006 OR1047-2469 OR1143-1629 OR1280-1767 OR1570-834 OR1786-2447 OR2498-1491 OR3270-0086 OR3334-1367

RE #: 00029890-000000

OCUPANCY: R3
TYPE OF CONSTRUCTUTION : VB

FLOOD DESIGN CRITERIA: ASCE12-24

COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-ZONE
DESIGN FLOOD ELEVATION: X-ZONE

SCOPE OF WORK:

RENOVATION AND ADDITION OF THIS SINGLE FAMILY RESIDENCE, ONE-STORY W/ WOOD FRAME CONSTRUCTION. DEMO EXTERIOR WALL. DEMO EXISTING WINDOWS AND DOORS AS SHOW ON PLANS. DEMO REAR WOOD DECK. EXISTING ROOF TO REMAIN. NEW POOL DECK PER PLAN. NEW 44.22 SF ACCESSORY STRUCTURE. REPAIR SIDING AS REQUIRED. NEW WINDOWS & DOORS THROUGHOUT (HARC APPROVED). NEW 44.22 WOOD FRAME FLOOR. NEW EXTERIOR WALL FINISH TO MATCH EXISTING.

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

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

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

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

HARC NOTES:

-EXTERIOR SIDING TO MATCH EXISTING.
-ROOFING TO BE 5V CRIMP, MILL FINISH.
-EXTERIOR SOFFITS TO BE HARDI BOARD.
-EXTERIOR WINDOW/DOOR TRIM TO MATCH EXISTING.
-EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
-CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
-EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.

2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.

5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION, LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.

6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.

8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.

9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.

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

11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.

12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.

13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.

14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.

15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.

16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.

17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.

18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

SYMBOLS

? / ?	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
X / XXX	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
X / XXX	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
? ? / ? / XXX	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
? / ? / ?	SECTION TAG	SECTIONNUMBER SHEET NUMBER
?	DOOR TAG. REFER TO DOOR SCHEDULE	
?	WINDOW TAG. REFER TO WINDOW SCHEDULE	
?	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
0' 4' 8' 16' 32'	GRAPHIC SCALE	
N	NORTH ARROW	
? / ? / SCALE: ?	DRAWING TITLE	DETAIL NUMBER TITLE SHEET NUMBER SCALE

CODE INFORMATION

BUILDING CODE	2023 FLORIDA BUILDING CODE, 8TH EDITION
MECHANICAL CODE:	2023 FLORIDA MECHANICAL CODE
PLUMBING CODE	2023 FLORIDA PLUMBING CODE
ELECTRICAL CODE:	2020 NATIONAL ELECTRIC CODE (NEC) NFPA
FUEL GAS CODE	2023 FLORIDA FUEL GAS CODE
ENERGY CODE:	2023 FLORIDA ENERGY CONSERVATION CODE
STANDARD LOAD DESIGN CRITERIA	ASCE 7-22
LOCAL BUILDING REQUIREMENTS:	CITY OF KEY WEST CODES AND ORDINANCES
FEMA REQUIREMENTS:	FLOOD ZONE: X-ZONE NGVD 1929
DESIGN FLOOD ELEVATION:	FLOOD ZONE: X-ZONE NGVD 1929
CURRENT ZONING	HMDR
MAX BUILDING HEIGHT:	EXISTING TO REMAIN.
USE GROUP:	RESIDENTIAL

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A/V	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

DRAWING INDEX

A1	SURVEY
A2	SITE PLAN
A3	EXISTING AND PROPOSED FLOOR PLAN
A5	EXISTING ELEVATIONS
A6	PROPOSED ELEVATIONS

DATE:	REV. SET	DESCRIPTION
2025.09.16		HARCH SUBMITTAL SET

SFR RENOVATION & ADDITION
1122 MARGARET STREET
KEY WEST, FLORIDA 33040

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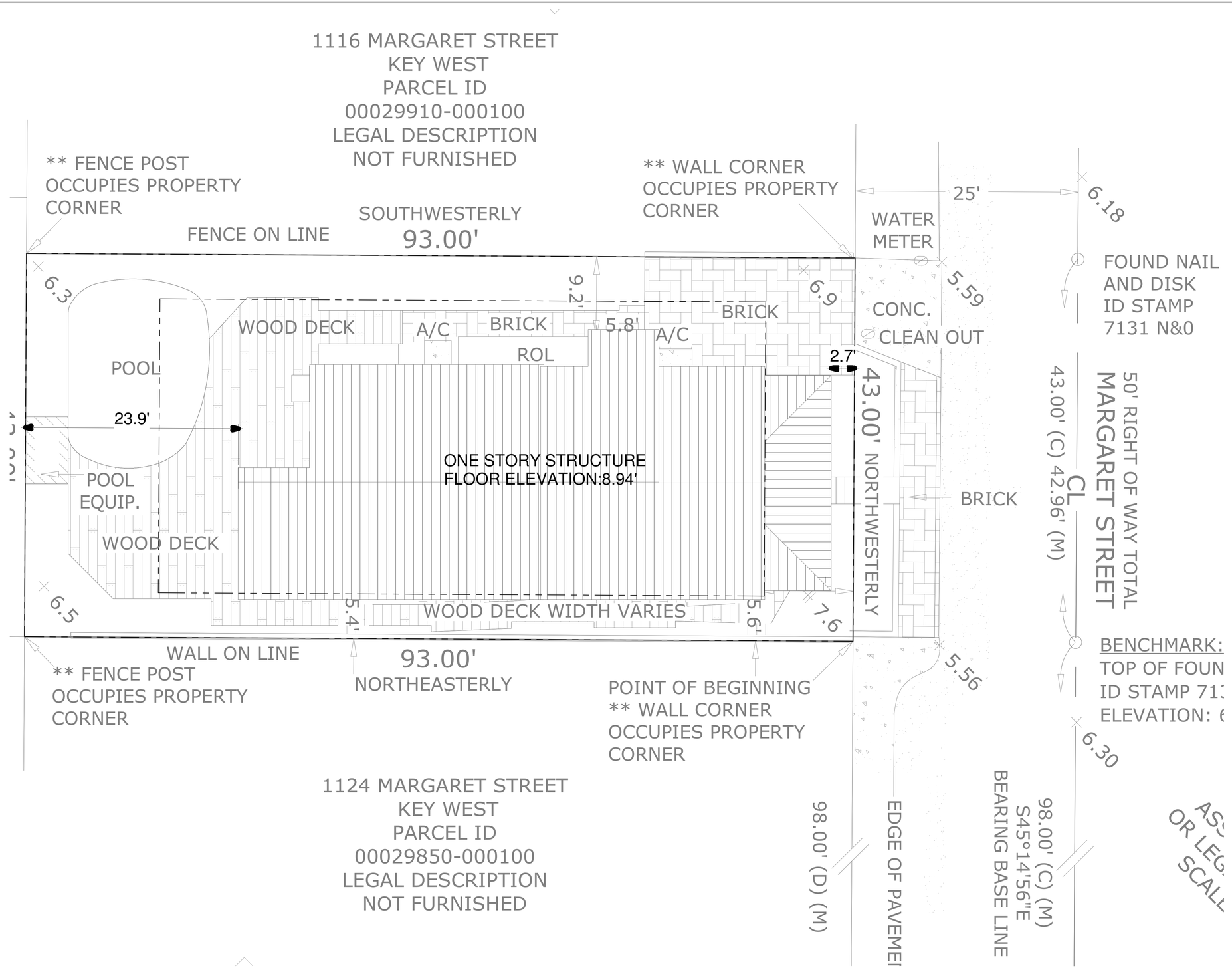
COVER SHEET

SHEET TITLE

A0

PROJECT NO.	DRAWN BY:	M4E LLC
COF2025	APPROVED BY:	EHP



N

1 GENERAL SITE PLAN

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

DATE:	REV. SET	DESCRIPTION
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SFR RENOVATION & ADDITION

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SURVEY

SHEET TITLE

A1

PROJECT NO.	DRAWN BY:	APPROVED BY:
COF2025	M4E LLC	EHP

SITE DATA TABLE

	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR	HMDR	HMDR	N/A
Flood Zone	X-ZONE	X-ZONE	X-ZONE	N/A
Size of Site	3.999	3.999	3.999	N/A
Height	30'-0"	16'-11"	NO CHANGE	N/A
Front Setback	10'-0"	2'-6.5"	NO CHANGE	N/A
Side Setback A	5'-0"	9.2'	NO CHANGE	N/A
Side Setback B	5'-0"	5.6'	NO CHANGE	N/A
Street Side Setback	7'-6"	N/A	N/A	N/A
Rear Setback	15'-0"	23'-9"	NO CHANGE	N/A
Building Coverage	40%	38%	38%	N/A
Impervious Surface	60%	22%	31%	N/A
Open Space	35%	45%	36%	N/A

Breakdowns (SF)				
Lot Area	3.999			
Existing Coverages				
Impervious Surface	893	HOUSE	1166,1	BC
Imperious Surface (%)	22%	REAR COV'D DECK	153,6	BC
Building Coverage	1506,45	FRONT COV'D DECK	186,75	BC/IS
Building Coverage (%)	38%	FRONT STAIR	6	IS
Open Space	1.786	PAVERS	404,2	IS
Open Space (%)	45%	POOL	296	IS
Proposed Developments				
Impervious Surface	1.236	HOUSE	1166,1	BC
Imperious Surface (%)	31%	REAR COV'D DECK	153,6	BC
Building Coverage	1.506	FRONT COV'D DECK	186,75	BC/IS
Building Coverage (%)	38%	FRONT STAIR	6	DEMO
Open Space	1.444	PAVERS	746,9	IS
Open Space (%)	36%	POOL	296	IS

HARC NOTES:
-EXTERIOR SIDING TO BE MATCH EXISTING.
-EXTERIOR WINDOW/DOOR TRIM TO MATCH EXISTING.
-EXTERIOR FASCIA TO BE WOOD.
-EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
-CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
-EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.

STORM/WATER RETENTION CALCULATIONS:

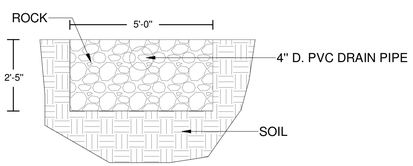
IMPERVIOUS SURFACE:

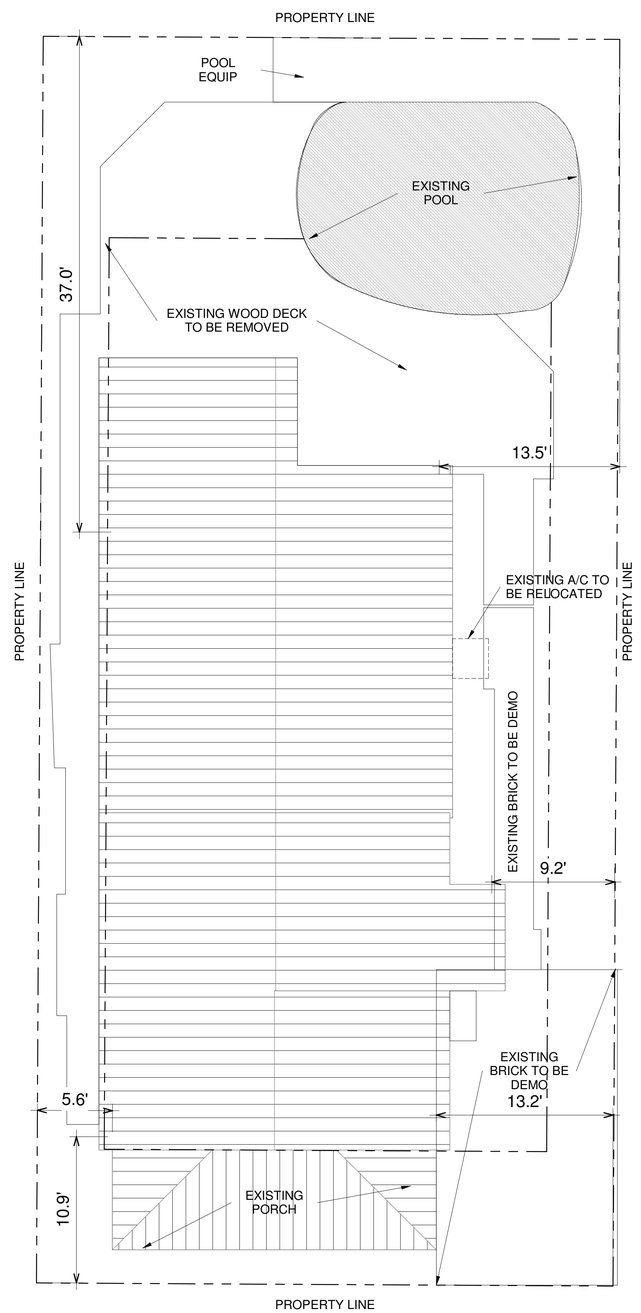
TOTAL NEW IMPERVIOUS SURFACE= 343 SF

343 SF & 0.083 = 28.5 CUFT

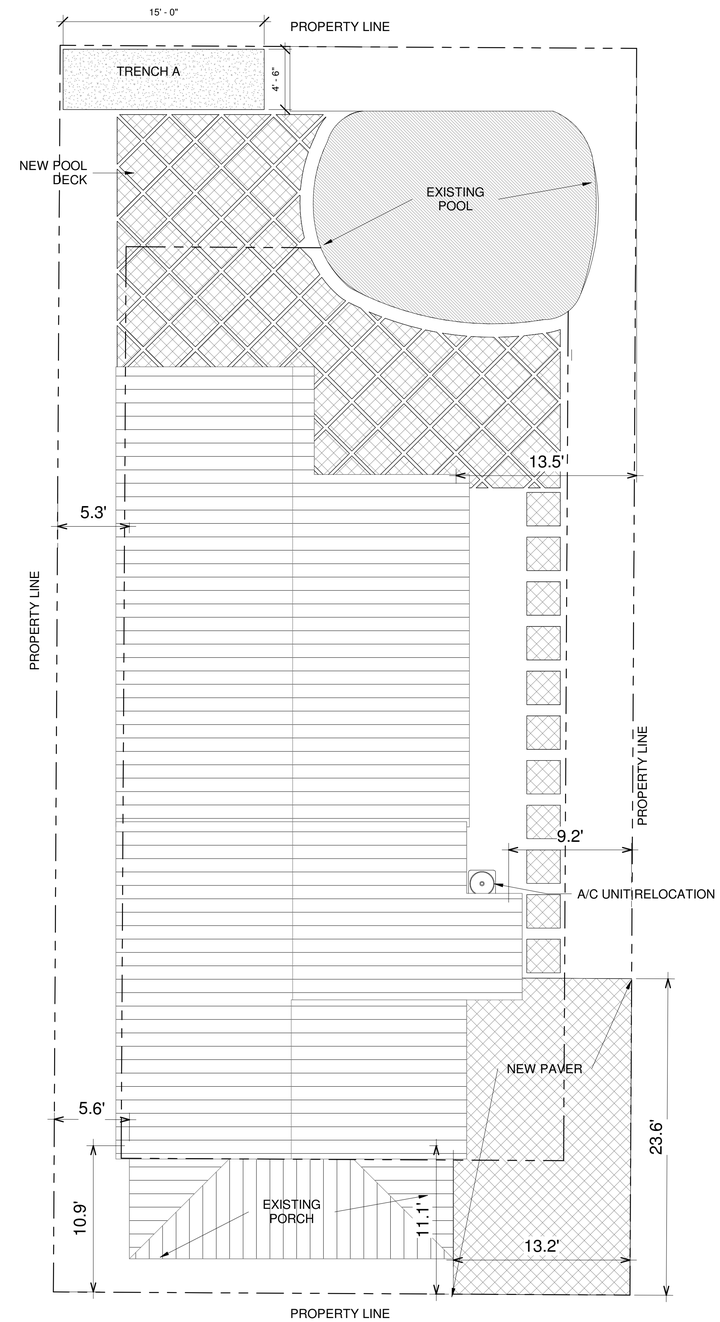
TRENCH A (effective volume 40%) : (15' X 2' X 4.5')x40% = 54 FTS

TOTAL PROVIDED: 270 FTS.





1 EXISTING SITE PLAN
A2 SCALE: 3/16" = 1'-0"



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

DATE:	REV. SET	DESCRIPTION
2025.09.16		HARCH SUBMITTAL SET

SFR RENOVATION & ADDITION
1122 MARGARET STREET
KEY WEST, FLORIDA 33040

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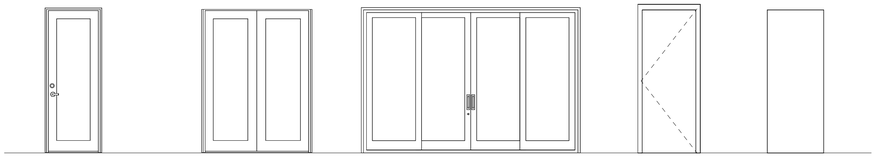
SITE PLAN

SHEET TITLE
A2

PROJECT NO.	DRAWN BY:	M4E LLC
COF2025	APPROVED BY:	EHP

DOOR SCHEDULE

Mark	Manufacturer	Model	Type	Description	Width	Height
100	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	B	IMPACT RATED DOUBLE OUTSWING DOOR	6' - 0"	6' - 8"
101	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	IMPACT RATED SINGLE OUTSWING DOOR	2' - 8"	6' - 8"
102	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	C	IMPACT RATED 4 PANEL SLIDING GLASS FLUSH TRACK DOOR	16' - 0"	6' - 8"
103	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR MDF 3 PANEL SWING DOOR	2' - 4"	6' - 8"
104	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR MDF 3 PANEL SWING DOOR	2' - 4"	6' - 8"
105	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR MDF 3 PANEL SWING DOOR	3' - 0"	6' - 8"
106	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR MDF 3 PANEL SWING DOOR	3' - 0"	6' - 8"
107	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	D	INTERIOR MDF 3 PANEL SWING DOOR	2' - 6"	6' - 8"
108	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	E	INTERIOR MDF 3 PANEL POCKET DOOR	2' - 6"	6' - 8"
109	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	E	INTERIOR MDF 3 PANEL POCKET DOOR	2' - 6"	6' - 8"
110	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	A	IMPACT RATED SINGLE OUTSWING DOOR	2' - 8"	6' - 8"



TYPE "A"
IMPACT RATED SINGLE OUTSWING DOOR W/ GLAZING

TYPE "B"
IMPACT RATED DOUBLE OUTSWING DOOR W/ GLAZING

TYPE "C"
IMPACT RATED 4 PANEL SLIDING GLASS DOOR

TYPE "D"
SINGLE SWING INTERIOR DOOR

TYPE "E"
SINGLE INTERIOR PANEL POCKETDOOR

WINDOW SCHEDULE

Mark	Manufacturer	Model	Assembly Description	Type	Individual Unit Width	Individual Unit Height
101	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED FIXED	A	3' - 0"	1' - 6"
102	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED FIXED	A	2' - 0"	6' - 8"
103	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	SINGLE IMPACT RATED FIXED	A	2' - 0"	6' - 8"
104	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	IMPACT RATED SINGLE HUNG WINDOW	B	3' - 9"	4' - 5"
105	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	IMPACT RATED SINGLE HUNG WINDOW	B	3' - 9"	4' - 5"
106	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	IMPACT RATED SINGLE HUNG WINDOW	B	3' - 9"	4' - 5"
107	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	IMPACT RATED SINGLE HUNG WINDOW	B	3' - 9"	4' - 5"

NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20".

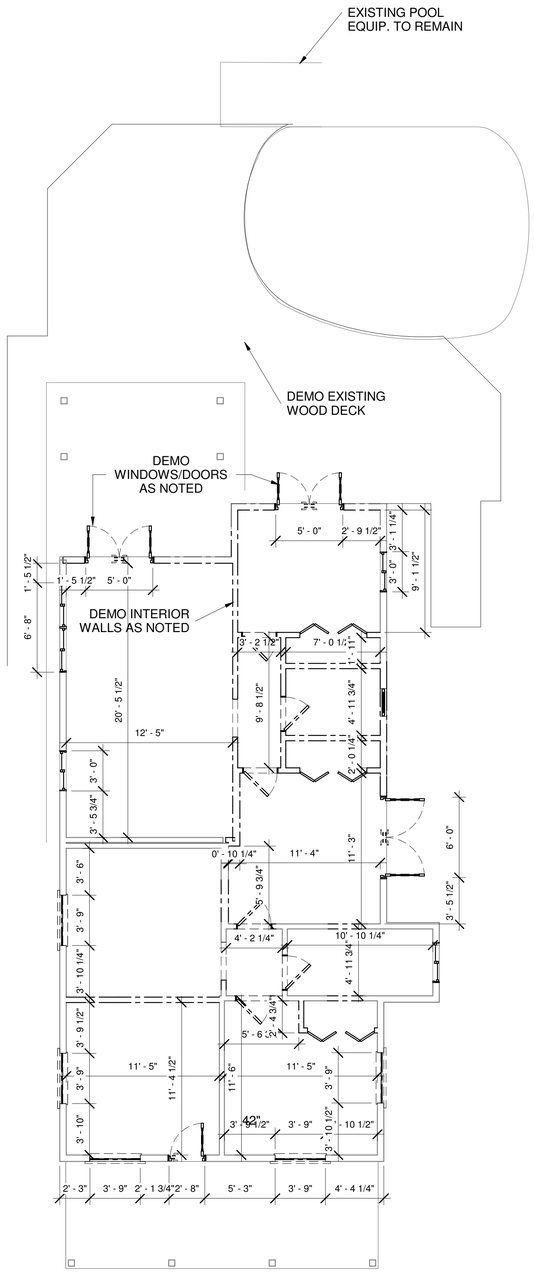
WINDOW/DOOR ADDITIONAL NOTES:
1. CONTRACTOR TO PROVIDE THE NOA'S.
2. CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
3. CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

TYPE "A"
SINGLE IMPACT RATED WINDOW

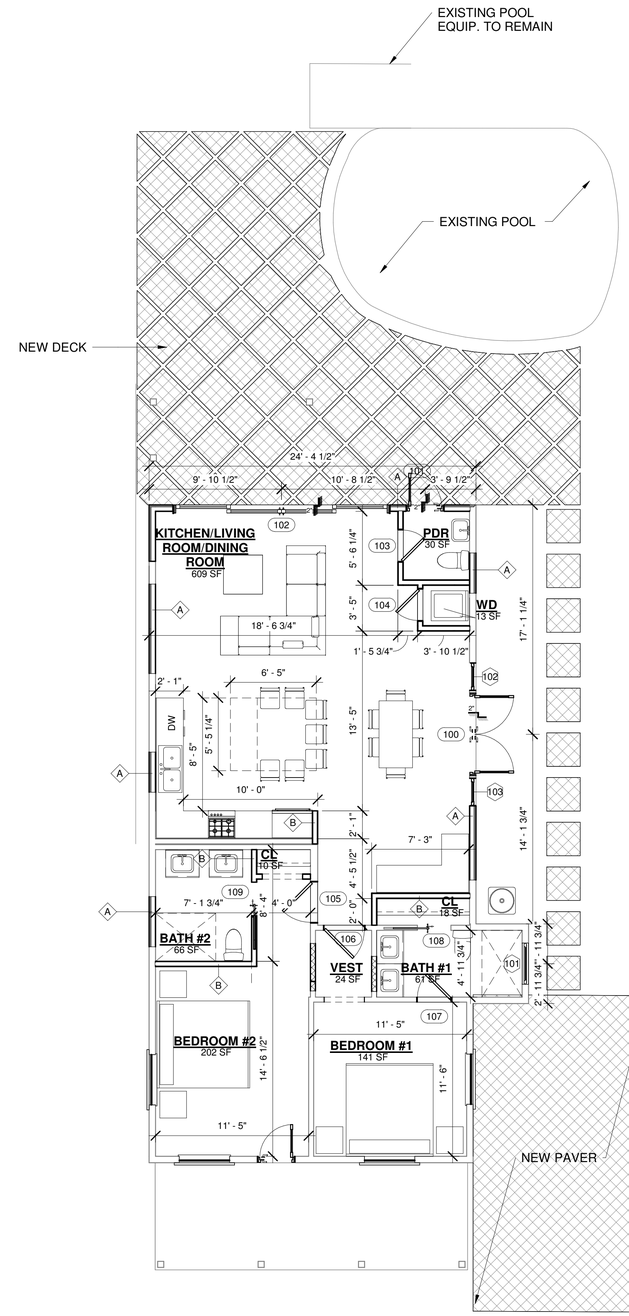
TYPE "B"
IMPACT RATED DOUBLE HUNG WINDOW

WALL SCHEDULE

Mark	Type	Description	Thickness
A	6" WOOD STUD W/ SIDING EXTERIOR, GWB INTERIOR	6" STL STUD WALL W/ 5/8" GWB INTERIOR; 3/4" PLYWOOD, DURROCK & SMOOTH STUCCO EXTERIOR; STUD SPACING @ 16" O.C.; R-14 SPRAY FOAM INSULATION	0' - 5 3/4"
B	3 1/2" WOOD STUD W/ GWB BOTH SIDES	2X4 WD STUD WALL, STUDS 16" O.C.	0' - 4 3/4"



1 GROUND FLOOR - EXISTING/DEMO
A3 SCALE: 3/16" = 1'-0"



2 GROUND FLOOR - PROPOSED
A3 SCALE: 3/16" = 1'-0"

DATE:	REV. SET	DESCRIPTION
2025.09.16		HARCH SUBMITTAL SET

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EXISTING AND PROPOSED FLOOR PLAN

SHEET TITLE

A3

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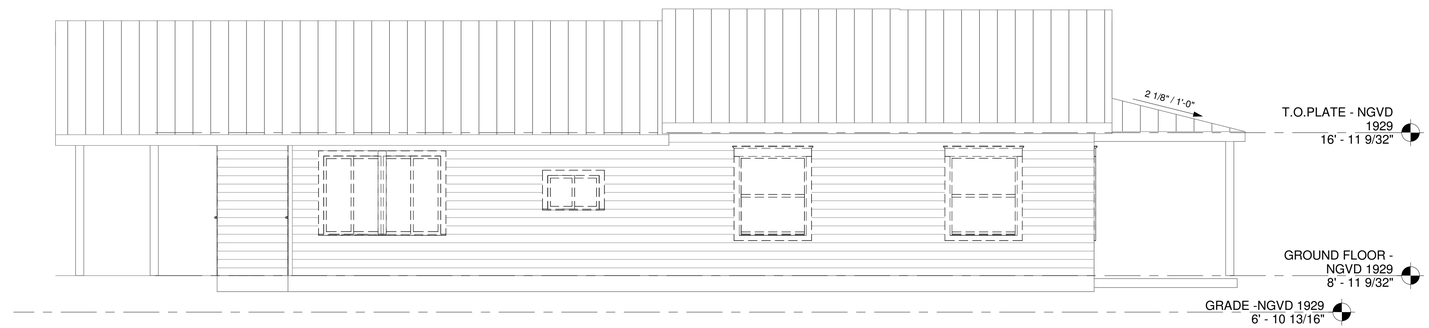
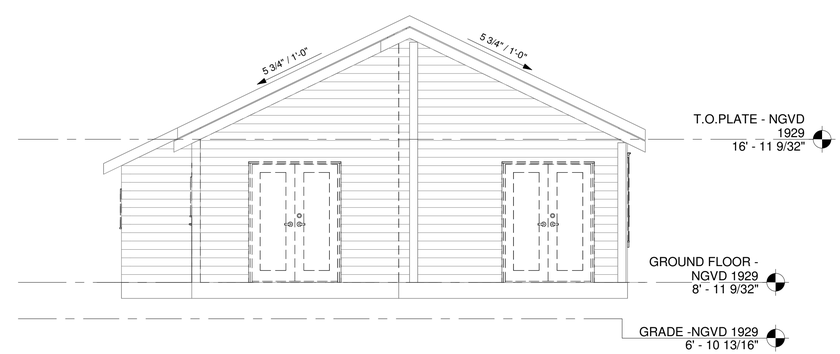


2 EXISTING ELEVATION SOUTHEAST

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

3 EXISTING ELEVATION NORTHWEST

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



1 EXISTING ELEVATION SOUTHWEST

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

DATE:	REV. SET	DESCRIPTION
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EXISTING ELEVATIONS

SHEET TITLE

A5

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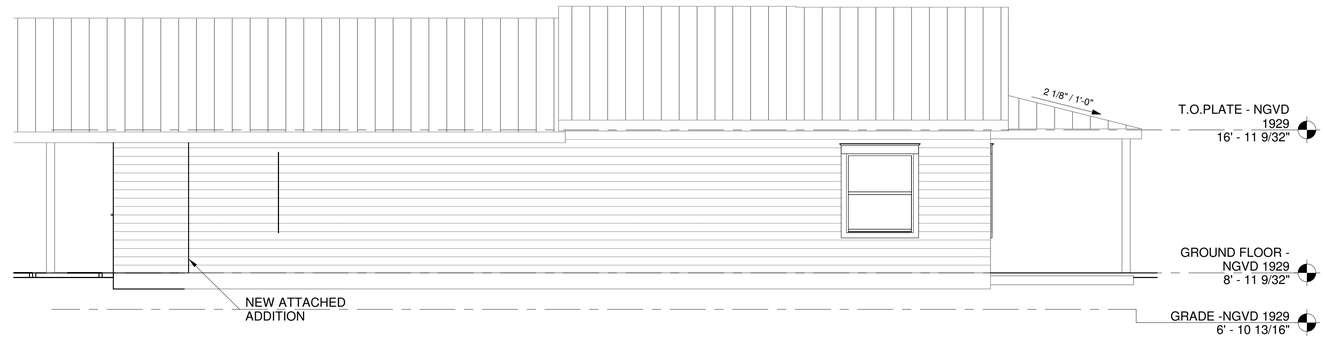
COF2025	APPROVED BY:	EHP

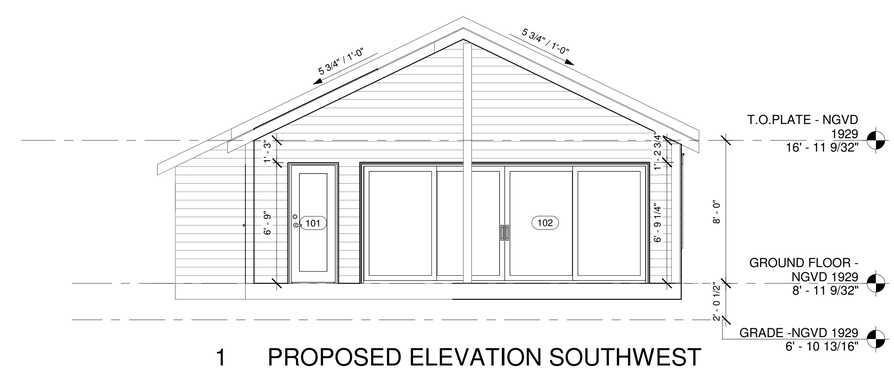


3 PROPOSED ELEVATION SOUTHEAST

A6 SCALE: 1/4" = 1'-0"

2 PROPOSED ELEVATION NORTHWEST

A6 SCALE: 1/4" = 1'-0"



1 PROPOSED ELEVATION SOUTHWEST

A6 SCALE: 1/4" = 1'-0"

DATE:	REV. SET	DESCRIPTION
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SFR RENOVATION & ADDITION

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561.247.8893

PROPOSED ELEVATIONS

SHEET TITLE

A6

PROJECT NO.	*DRAWN BY:*	M4E LLC
COF2025	*APPROVED BY:*	EHP

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. October 28, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. EXTENSION OF PORTION OF REAR WALL. NEW POOL PAVERS AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING WOOD DECK, BRICK DRIVEWAY, BRICK WALKWAY, AND REAR WALLS. RELOCATION OF A/C UNIT.

#1122 MARGARET STREET

Applicant – Sandbar Design Studio Inc. Application #C2025-0085

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 Erica Poole, 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: 1122 Margaret Street on the 20 day of October, 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 October 28, 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 C2025-0085.

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

Signed Name of Affiant:
Date: Oct. 28, 2025
Address: 29183 Camellia Ln
City: Big Pine Key
State, Zip: FL, 33043

The forgoing instrument was acknowledged before me on this 20 day of November, 2025.

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

NOTARY PUBLIC
Sign Name: Gerzale R Curry Hill
Print Name: Gerzale R Curry Hill
Notary Public - State of Florida (seal)
My Commission Expires: _____

GERZALE R. CURRY HILL
Commission # HH 262984
Expires May 11, 2026

1122
Public
Meeting
Notice

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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	00029890-000000
Account#	1030643
Property ID	1030643
Millage Group	10KW
Location Address	1122 MARGARET St, KEY WEST
Legal Description	KW INVESTMENT CO SUB PB 1-49 PT LOT 6 SQR 5 TR 12 G11-405 OR776-837 OR796-1019 OR864-575 OR923-2006 OR1047-2469 OR1143-1629 OR1280-1767 OR1570-834 OR1786-2447 OR2498-1491 OR3270-0086 OR3334-1367 (Note: Not to be used on legal documents.)
Neighborhood	6096
Property Class	MULTI-FAMILY DUPLEX (0802)
Subdivision	
Sec/Twp/Rng	05/68/25
Affordable Housing	No

Owner

SR HOLDING KW LLC
1312 Walnut Ave
Bohemia NY 11716

Valuation

		2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$502,363	$260,213	$211,007	$213,897
+	Market Misc Value	$46,292	$25,464	$25,773	$26,081
+	Market Land Value	$665,474	$686,968	$506,413	$436,771
=	Just Market Value	**$1,214,129**	**$972,645**	**$743,193**	**$676,749**
=	Total Assessed Value	**$1,214,129**	**$653,057**	**$611,879**	**$573,915**
-	School Exempt Value	$0	($30,000)	($30,000)	($25,500)
=	School Taxable Value	**$1,214,129**	**$750,749**	**$627,448**	**$590,401**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$686,968	$260,213	$25,464	$972,645	$653,057	$30,000	$750,749	$191,896
2023	$506,413	$211,007	$25,773	$743,193	$611,879	$30,000	$627,448	$85,745
2022	$436,771	$213,897	$26,081	$676,749	$573,915	$25,500	$590,401	$60,848
2021	$348,213	$164,285	$26,390	$538,888	$538,888	$25,500	$513,388	$0
2020	$362,829	$164,285	$26,698	$553,812	$553,812	$25,500	$528,312	$0
2019	$359,390	$166,701	$27,574	$553,665	$553,665	$25,500	$528,165	$0
2018	$319,840	$169,117	$28,451	$517,408	$517,408	$0	$517,408	$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
MULTI-FAMILY SUPERIOR (08SD)	3,999.00	Square Foot	43	93

Buildings

Building ID	2308	**Exterior Walls**	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	**Year Built**	1938
Building Type	M.F. - R2 / R2	**EffectiveYearBuilt**	2015
Building Name		**Foundation**	CONC BLOCK
Gross Sq Ft	2015	**Roof Type**	IRR/CUSTOM
Finished Sq Ft	1148	**Roof Coverage**	METAL
Stories	2 Floor	**Flooring Type**	SFT/HD WD
Condition	AVERAGE	**Heating Type**	FCD/AIR DUCTED with 0% NONE
Perimeter	154	**Bedrooms**	2
Functional Obs	0	**Full Bathrooms**	2
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	10	**Grade**	550
Interior Walls	WALL BD/WD WAL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	332	0	110
FHS	FINISH HALF ST	456	0	99
FLA	FLOOR LIV AREA	1,148	1,148	216
OPU	OP PR UNFIN LL	52	0	34
SBF	UTIL FIN BLK	27	0	24
TOTAL		**2,015**	**1,148**	**483**

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1988	1989	0 x 0	1	252 SF	2
BRICK PATIO	1984	1985	23 x 10	1	230 SF	2
FENCES	1987	1988	8 x 130	1	1040 SF	2
FENCES	1990	1991	6 x 93	1	558 SF	3
WOOD DECK	2011	2012	0 x 0	1	750 SF	2
CUSTOM POOL	1990	1991	0 x 0	1	245 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/9/2025	$1,350,000	Warranty Deed	2507327	3334	1367	01 - Qualified	Improved		
4/2/2024	$1,549,000	Warranty Deed	2457079	3270	0086	01 - Qualified	Improved		
12/21/2010	$0	Quit Claim Deed		2498	1491	11 - Unqualified	Improved		
5/17/2002	$530,000	Warranty Deed		1786	2447	Q - Qualified	Improved		
3/30/1999	$379,000	Warranty Deed		1570	0834	Q - Qualified	Improved		
11/1/1993	$200,000	Warranty Deed		1280	1767	U - Unqualified	Improved		
8/1/1990	$175,000	Warranty Deed		1143	1629	Q - Qualified	Improved		
4/1/1988	$165,000	Warranty Deed		1047	2469	U - Unqualified	Improved		
10/1/1984	$75,000	Warranty Deed		923	2006	U - Unqualified	Improved		

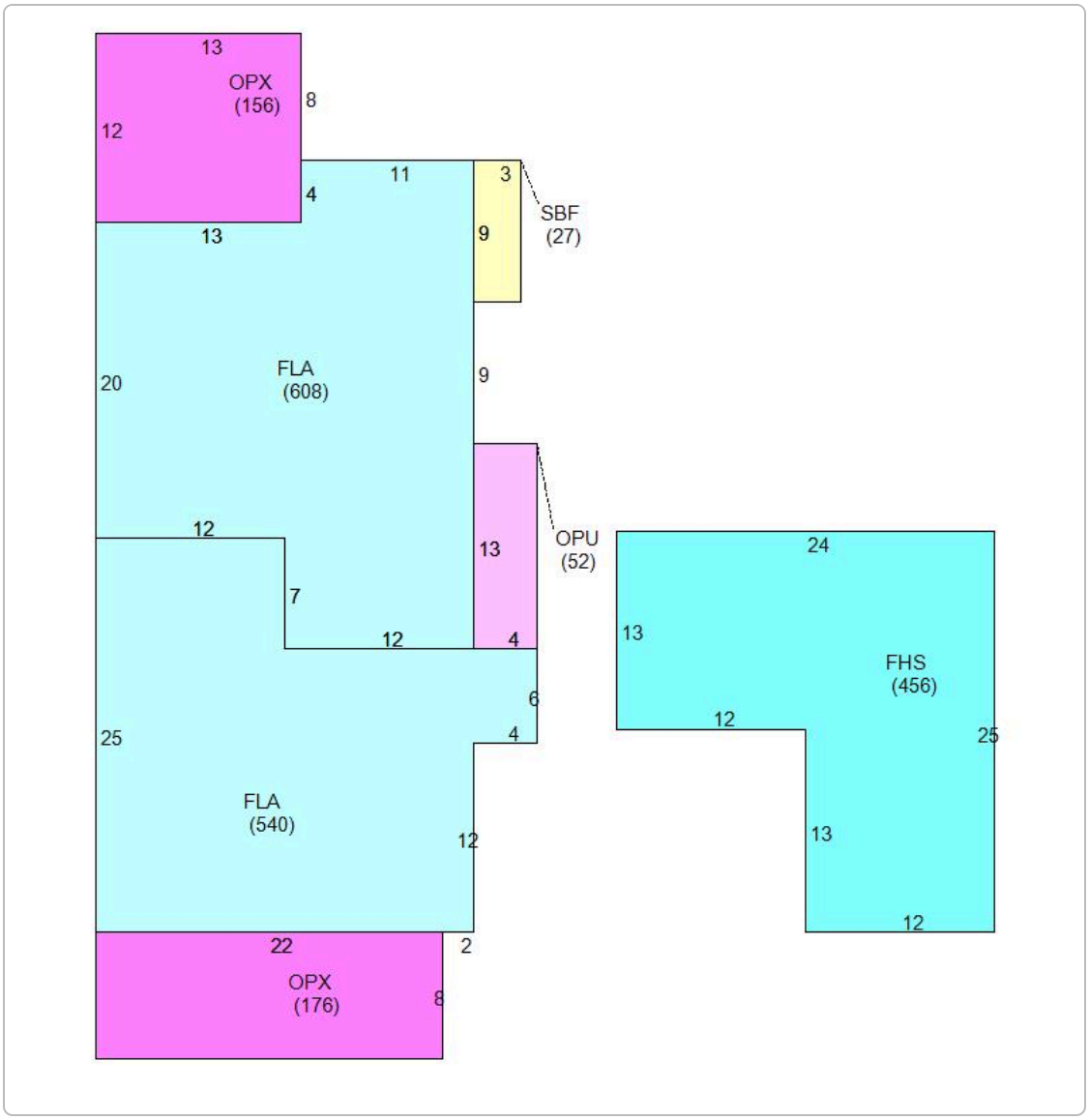
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-2215	08/27/2025	Active	$25,000	Residential	Remove and replace drywall and insulation
24-0520	03/05/2024	Completed	$10,000		Remove existing roofing from the front roof marked on the picture. Install new underlayment. Install new Victorian Metal shingles. On the rear metal roof, remove and replace damaged roofing screws. Remove and replace 2 pipe boots and 1 roof turbine. Replace 2 damaged metal panels
13-0117	03/07/2013	Completed	$1,213	Residential	INSTALL 121' OF 6" WHITE SEAMLESS GUTTER. INSTALL 70' OF DOWNSPOUTS ON SIDE OF HOUSE.
10-3754	12/06/2010	Completed	$17,000		R &R DECK IN BACK YARD WITH NEW DECKING AZEK KONA
04-0430	03/12/2004	Completed	$5,000		JETS IN POOL
01-3321	10/03/2001	Completed	$1,600		PAINT ROOF
9803379	10/30/1998	Completed	$650	Residential	REPL AWNING/STORM DAMAGE
9801927	06/18/1998	Completed	$500	Residential	REPL TUB TO SHOWER
9801884	06/16/1998	Completed	$1,500	Residential	LITE FIX/SMOK DETECTOR

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)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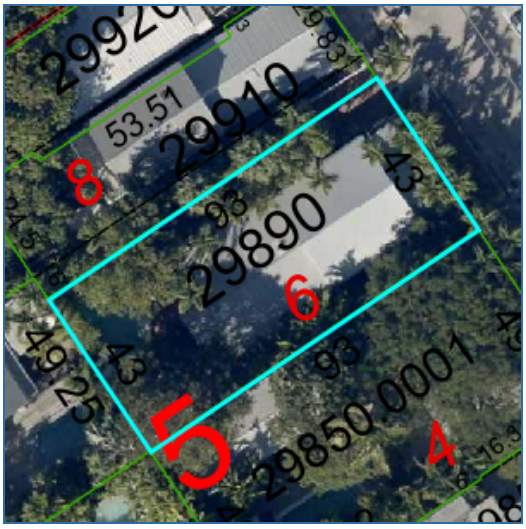
Photos

1030643 12/18/2023

Map



TRIM Notice

2025 TRIM Notice (PDF)

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