



**Historic Architectural Review Commission
Staff Report for Item 13**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: July 25, 2017

Applicant: William P. Horn

Application Number: H17-03-0030

Address: #1116 Truman Avenue

Description of Work:

Renovations to existing two-story building with a one-story rear addition. New two-story rear building and site work.

Site Facts:

The building at 1116 Truman Avenue is a contributing resource, constructed in 1928 according to the survey. Staff disagrees with that date as the building seems to first appear on the 1899 Sanborn map – albeit set back from the front property line and with a one-story porch. When the 1899 Sanborn map and 1912 Sanborn map are overlaid, the buildings are almost identical. In 1912, the frame vernacular, two-story structure appears with a two-story porch on the front, but the 1926 Sanborn map shows the wraparound front porch that is in existence today. Again, the overlay of the maps show that it's the same building. By 1965, the second story of the porch was enclosed, as well as parts of the first story side porch. The house has been severely gutted, with no original windows left. The building has been neglected for many years.

Habitat for Humanity has purchased the house and will designate the existing three units as workforce housing. The project received a variance from the Planning Board on June 15, 2017.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 5, 6, 9, and 10.

Windows (pages 29-30), specifically guidelines 3 and 10.

Entrances, Porches, and Doors (pages 32-33), specifically guidelines 3, 5, 7, 15, and 16.

Additions (pages 37a-37k), specifically guidelines 1, 2, 4, 5, 7, 16, 22, 29, 32, and 33.

New Construction (pages 38a-38q), specifically guidelines 1, 6, 11, 12, 13, 14, 15, 17, 18, 22, 23, 24, and 25.

Staff Analysis

This Certificate of Appropriateness proposes renovations to a contributing house, including removing the enclosure on the front and side porch, installing new wood windows that are historically appropriate to the building, repairing and replacing the metal shingles on the roof, and removing inappropriate balconies that were constructed. On the south side of the building, the wood siding will be removed and reused on more visible elevations. Due to the building's proximity to the neighboring structure (there's only 2.8 feet separation between the two), the Chief Building Official has requested the use of fire resistant materials (fiber cement siding) and no windows for safety reasons. The applicant will use permanent closed shutters to show where original fenestrations were (though none retain their original windows).

A new two-story building will be constructed in the rear with a height of 26 feet, 2 inches – more than three feet shorter than the main historic structure. The structure will have a two-story front porch facing the historic house. The new building will utilize modern materials such as fiber-cement siding, v-crimp roofing, and aluminum windows and doors. Window openings on the rear façade will be minimal, as the adjacent neighbors requested no windows on the second floor. Bahama shutters will be installed on the sides and rear for neighbor privacy.

Also proposed is new site work, including removing the top two feet on fencing on the masonry wall, so that it is a four-foot wall. The a/c units will be installed on the rear of the building.

Consistency with Guidelines

1. Renovations to Main House: The proposed renovations work towards bringing the house back to a more appropriate façade, such as restoring most of the second-floor porch on the front and opening the side porch on the first floor. Inappropriate jalousie windows will be removed with new wood windows installed. The only aspect of the renovations to the main house that does not comply with the guidelines are the changes to the west façade. Due to life safety issues, the Chief Building Official is requesting that all window openings be removed and that the wall be fire-rated, and therefore the applicant needs to use fiber-cement siding over wood lap. The existing wood lap will be re-used on the rest of the structure. The electric panel will be relocated to the side of the front porch, as the current electric panel is installed on the front of the building, where the porch will be reopened. The electric panel will serve to give privacy between the residents at 1116 Truman Avenue and the store next door.

2. Rear Structure: The proposed rear structure is lower than the main house and has a much smaller massing. The proportions are consistent with the surrounding historic context and will not adversely affect the historic district.

It is staff's opinion that the proposed design is mostly consistent with the guidelines. The treatment to the west façade of the historic building, including the installation of fiber-cement siding and removing original fenestrations, don't technically meet the guidelines, but are a requirement by the Chief Building Official for life-safety issues. As the west façade is less than three feet from the neighboring structure, it is not visible and very much a secondary elevation. The rest of the alterations to the historic house and the new structure in the rear yard are consistent with the guidelines.



1899 and 1912 Sanborn Map Overlay



1912 and 1926 Sanborn Map Overlay

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

		# OF UNITS
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ___ YES ___ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE: ___ ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
 ___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE
 ___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION	
___ TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West’s Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

OR THAT THE BUILDING OR STRUCTURE;

- (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.

- (b) 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.

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

- (e) 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.

- (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.

- (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.

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

_____ No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

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

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

AND

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

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

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 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 there will be a final inspection required under this application. I also understand that any **changes to an approved Certificate of Appropriateness must be submitted for review.***

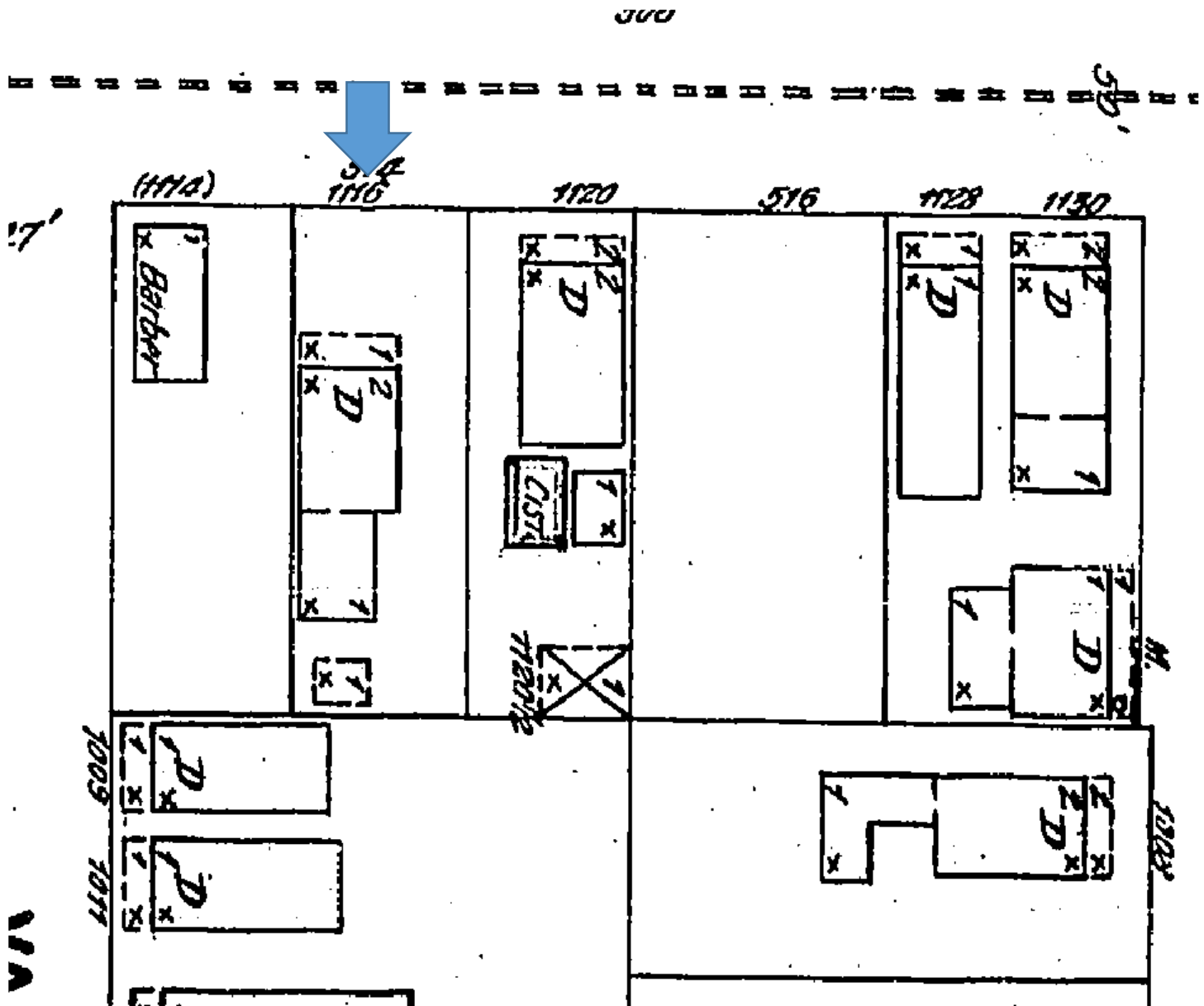
PROPERTY OWNER'S SIGNATURE:	DATE AND PRINT NAME:
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OFFICE USE ONLY

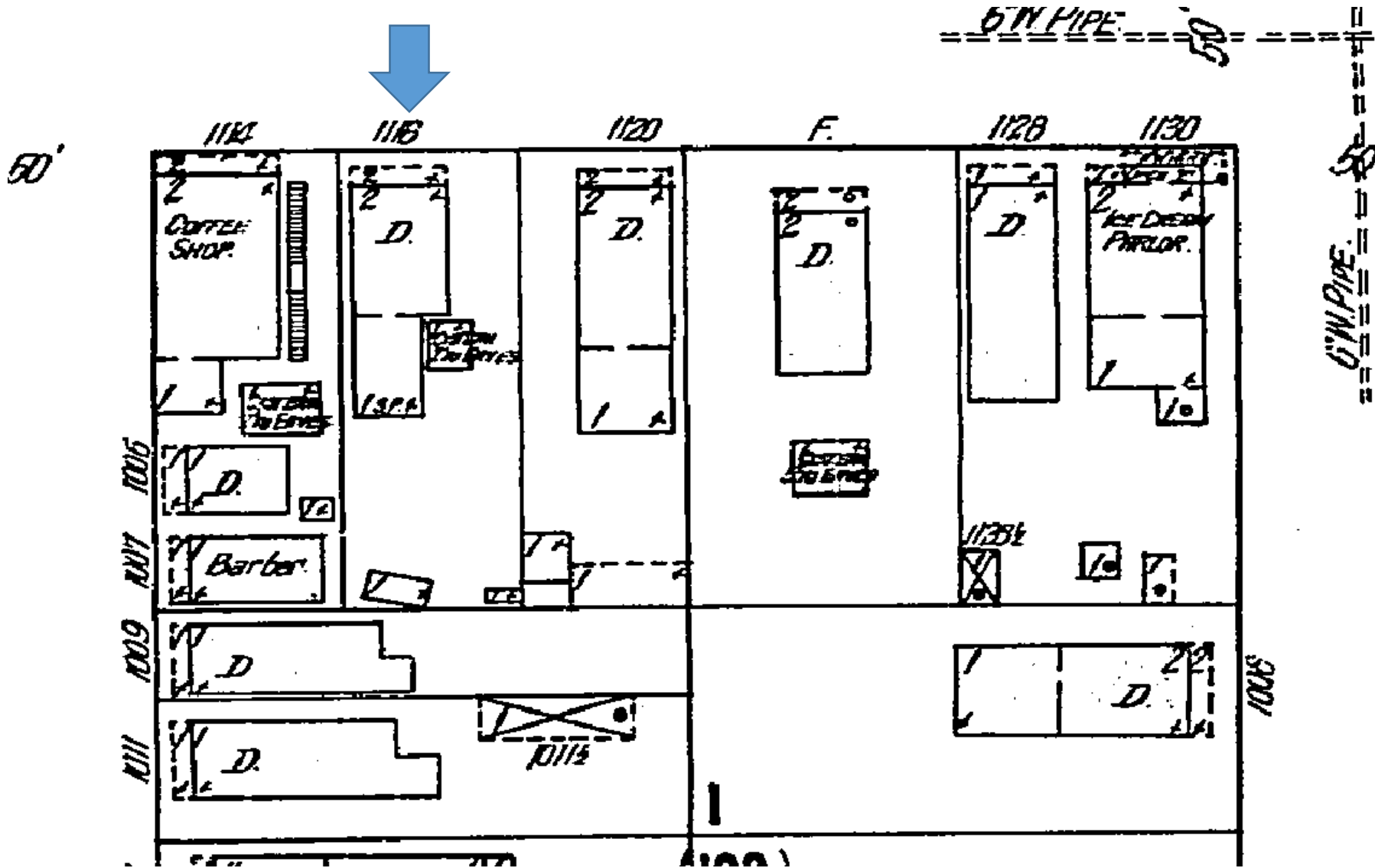
BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP <input type="checkbox"/> Year _____	
<input type="checkbox"/> Not listed Year built _____ Comments _____	

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
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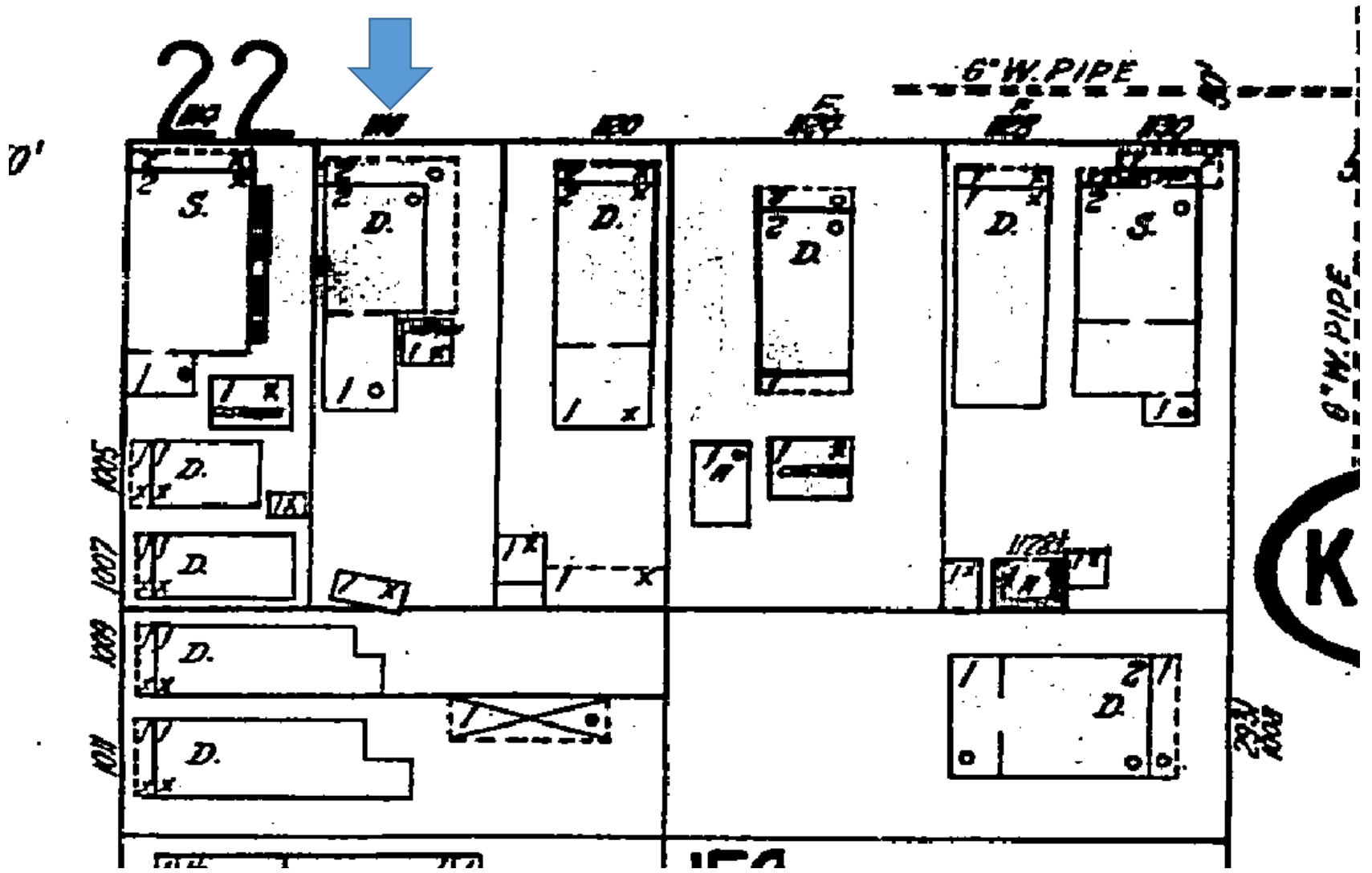
SANBORN MAPS



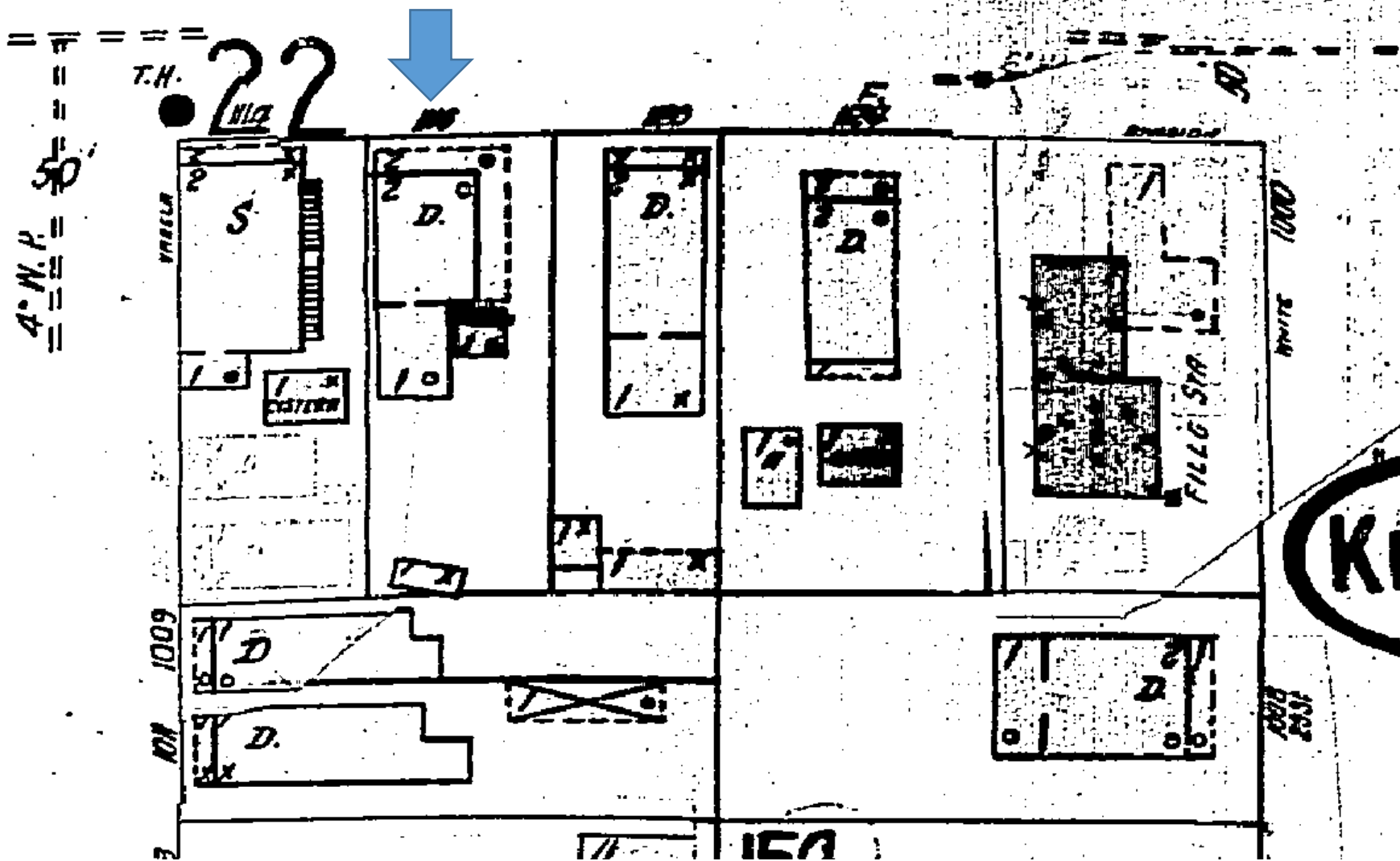
1899 Sanborn Map



1912 Sanborn Map

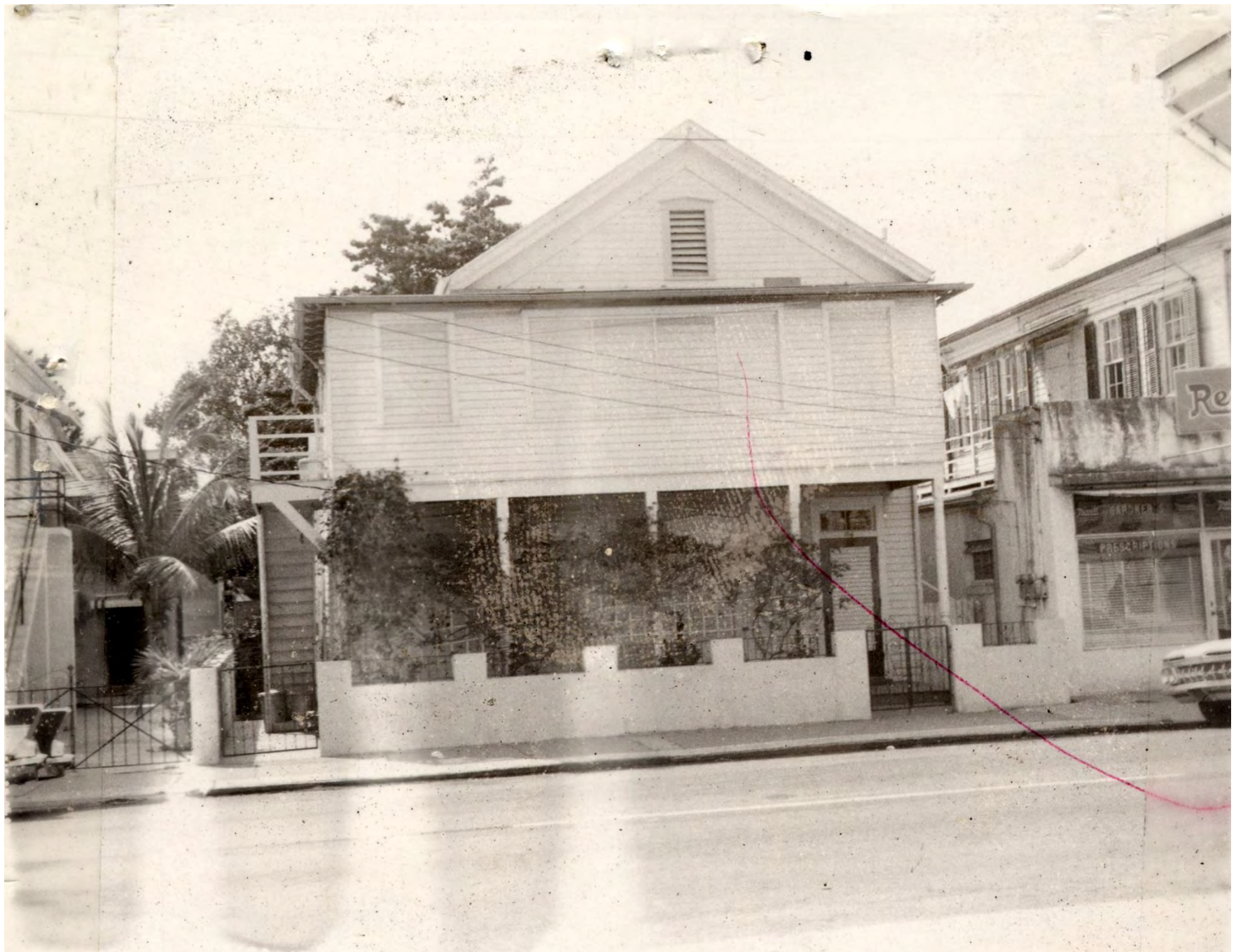


1926 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



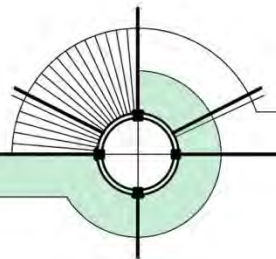
Property Appraiser's Photograph, c.1965. Monroe County Public Library.



1116 Truman Avenue
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

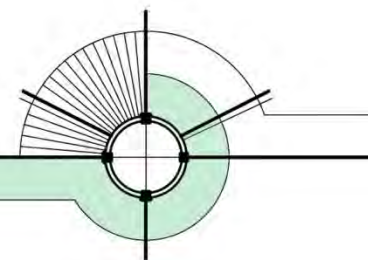




1116 Truman Avenue
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

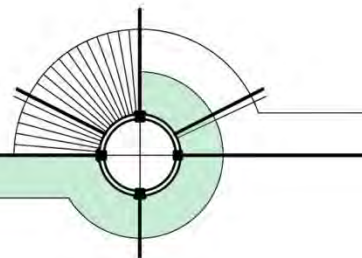




1116 Truman Avenue
FRONT COVERED PORCH

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

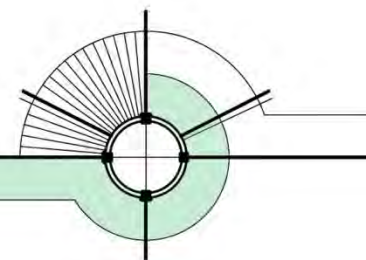




1116 Truman Avenue
PARTIAL SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

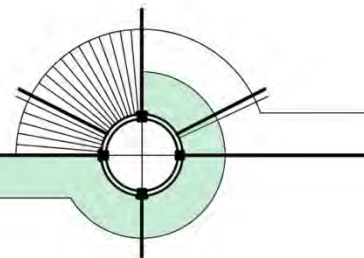
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





1116 Truman Avenue
PARTIAL SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

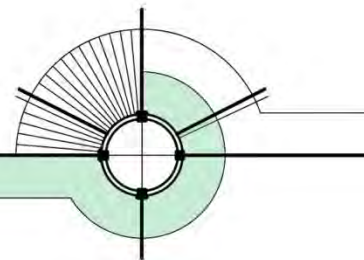




1116 Truman Avenue

FULL SIDE VIEW NOT ACCESSIBLE DUE TO LIMITED SPACE

WILLIAM P. HORN ARCHITECT, PA.

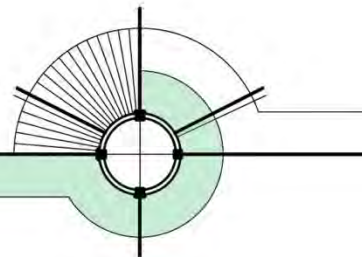




1116 Truman Avenue
REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

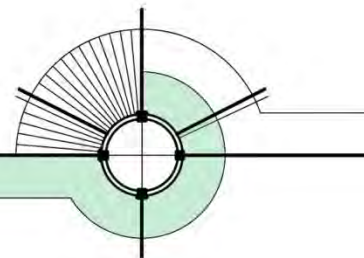




1127 Truman Avenue
LEFT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

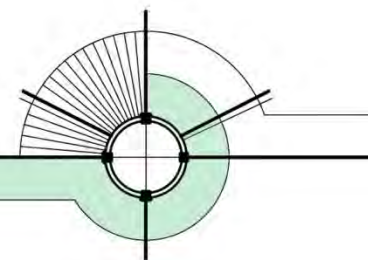




1114 Truman Avenue
RIGHT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

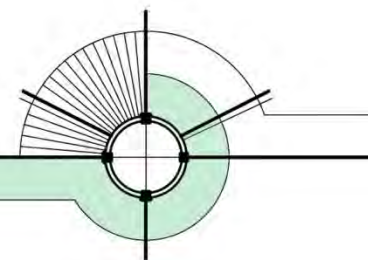




**1114 Truman Avenue
REAR PROPERTY**

WILLIAM P. HORN ARCHITECT, PA.

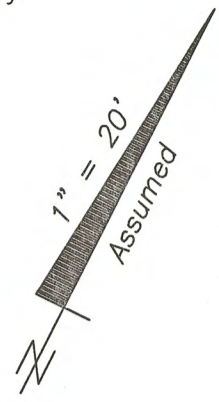
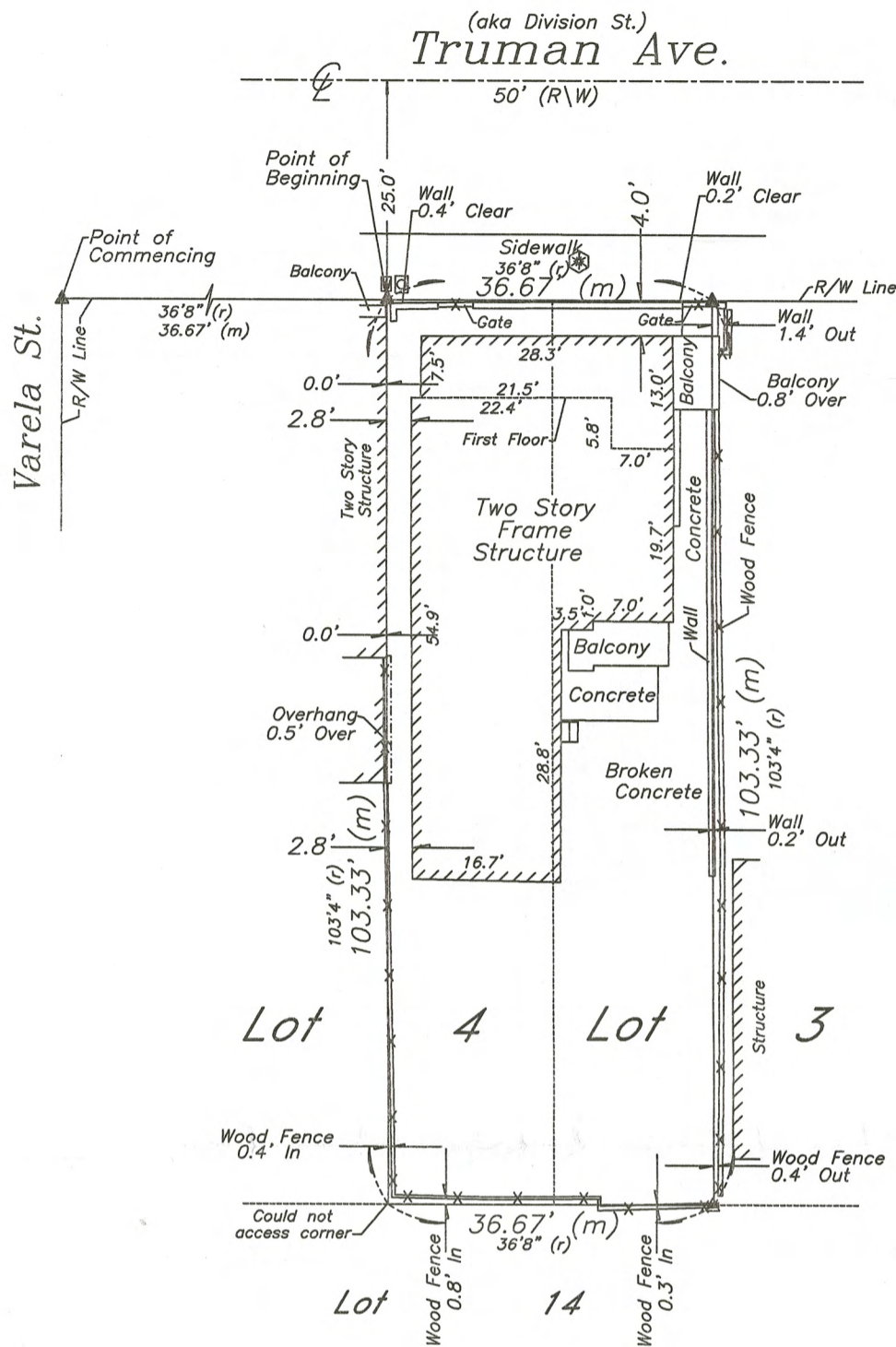
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





SURVEY

Boundary Survey Map of part of Lots 3 & 4,
Tract 13, Island of Key West, FL



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (RER)
- △ 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
- ⊠ Light Post

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: 1116 Truman Avenue, 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: July 6, 2016
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: That certain lot or parcel of land in Tract thirteen (13) of the City of Key West, according to the map of said city delineated by Whitehead in 1829, but now better known as portion of Lots three (3) and Four (4) according to a division of said Tract by W. A. Gwynn, Co. Surveyor. Commencing Thirty-six (36) feet, Eight (8) inches from the corner of Division and Varela Streets, and runs along said Division Street Northeasterly Thirty-six (36) feet, Eight (8) inches; thence at right angles Southeasterly One Hundred and Three (103) feet, Four (4) inches; thence at right angles Southwesterly Thirty-six (36) feet, Eight (8) inches; thence at right angles Northwesterly One Hundred and Three (103) feet, Four (4) inches to the Place of Beginning.

BOUNDARY SURVEY FOR: Habitat for Humanity of Key West & the Lower Florida Keys;

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

August 30, 2016

THIS SURVEY
IS NOT
ASSIGNABLE

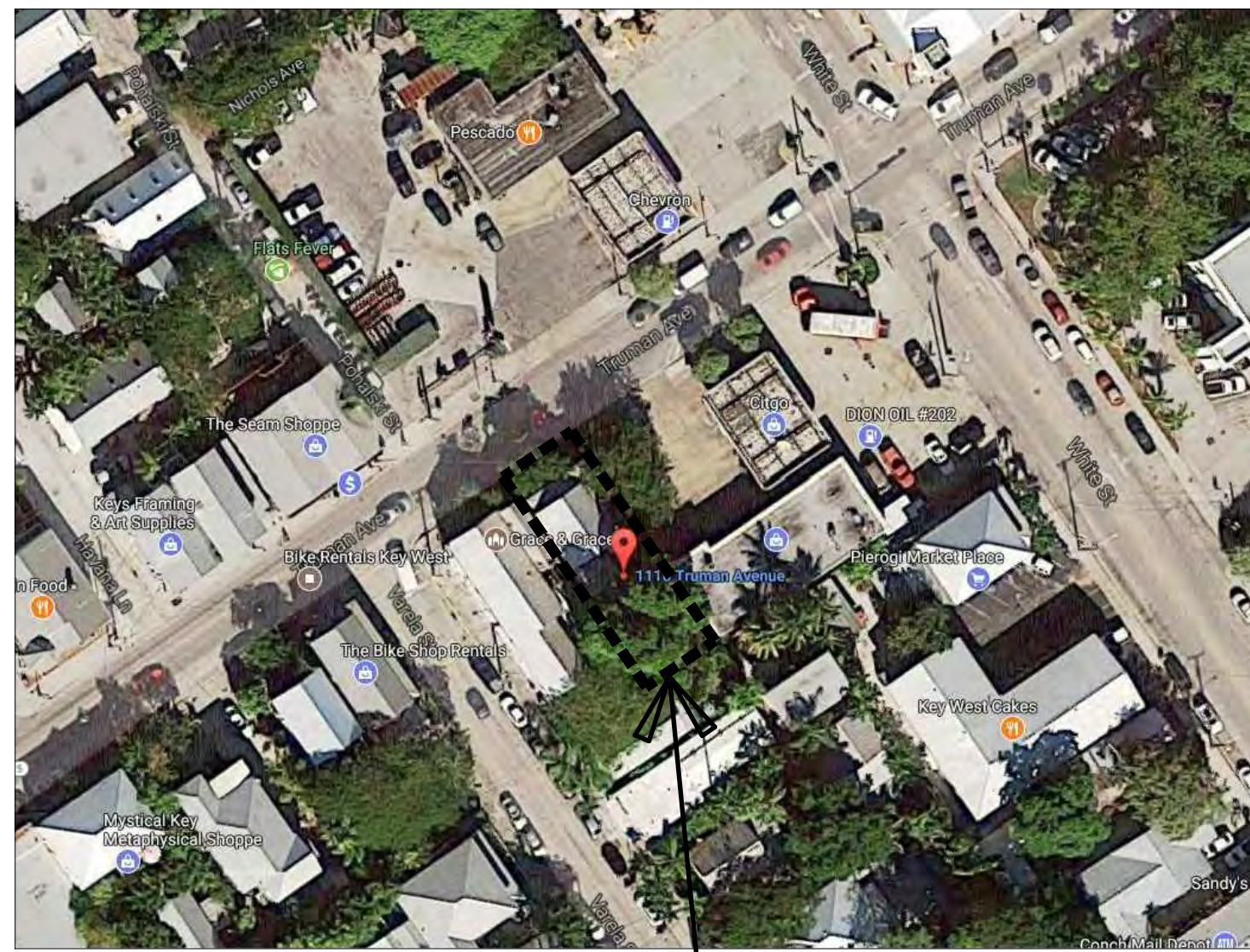
J. LYNN O'FLYNN, Inc.



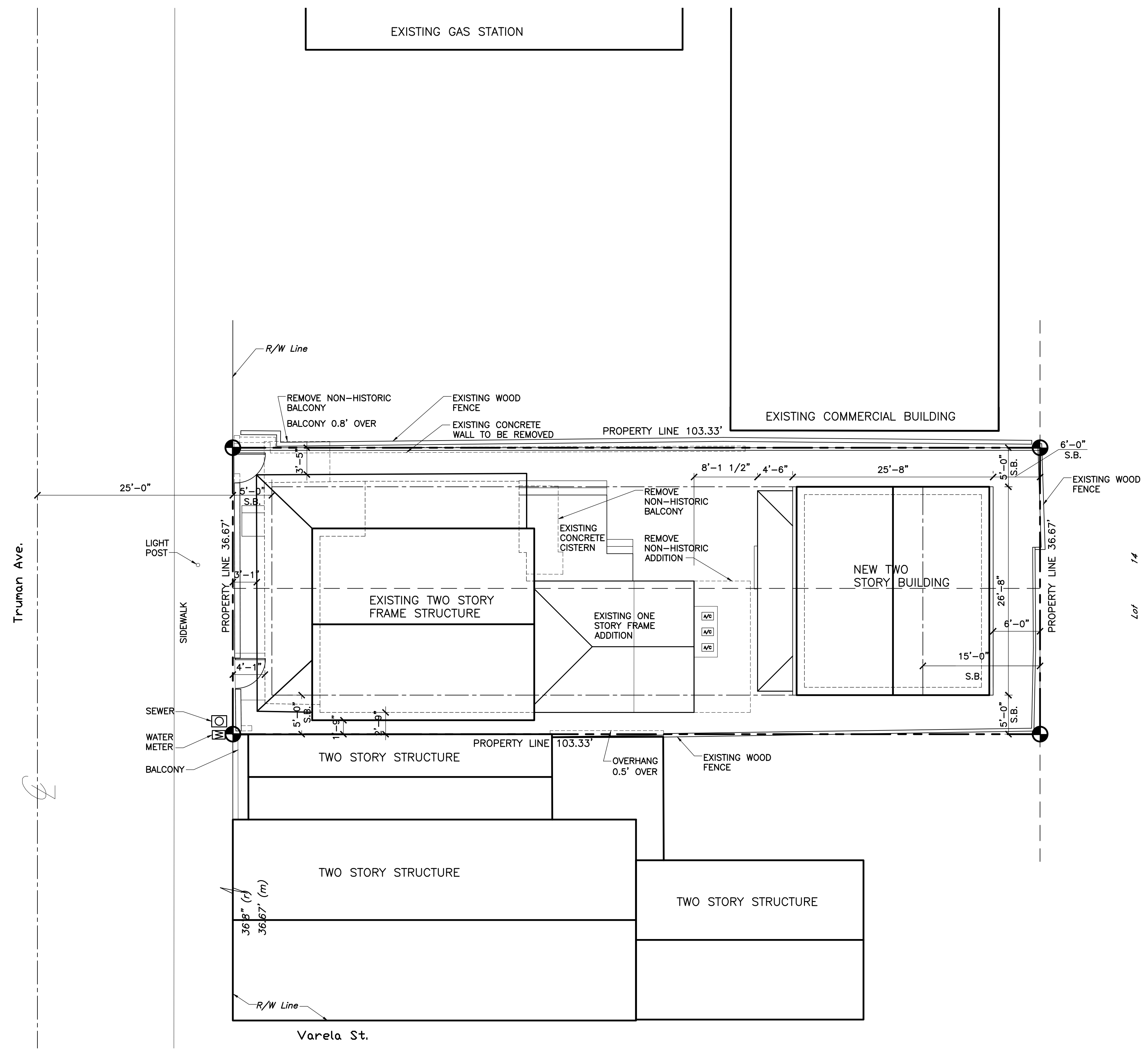
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN



AREA OF WORK



PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 08-30-16 SCALE: 1/8"=1'-0"

DRAWING LIST	
A-1	PROPOSED SITE PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	ELEVATIONS
A-4.1	ELEVATIONS
C-1	CONCEPTUAL DRAINAGE PLAN
EX-1	EXISTING SITE PLAN
EX-2	EXISTING FIRST FLOOR PLAN
EX-3	EXISTING SECOND FLOOR PLAN
EX-4	EXISTING ELEVATIONS
SURVEY	

SITE DATA

SITE AREA: 3,789.11 S.F. (0.087 ACRES)	
ZONING DISTRICT: HNC-1	
FLOOD ZONE: "X"	
RE NUMBER: 00032400-000000	
HEIGHT: LIMIT = 35' MAX.	
EXISTING = 29'-8"	
PROPOSED = 29'-8"	
SETBACKS:	
FRONT SETBACK:	REQUIRED = 5'-0"
	EXISTING = 3'-1"
	PROPOSED = 3'-1"
SIDE SETBACK (WEST):	REQUIRED = 5'-0"
	EXISTING = 1'-9"
	PROPOSED = 1'-9"
SIDE SETBACK (EAST):	REQUIRED = 5'-0"
	EXISTING = 3'-5"
	PROPOSED = 3'-5"
REAR SETBACK:	REQUIRED = 15'-0"
	EXISTING = 37'-1"
	PROPOSED = 6'-0" (VARIANCE)
BUILDING COVERAGE AREA:	
ALLOWED :	1,894.55 S.F. (50% MAX.)
EXISTING :	1,680 S.F. (44.3%)
PROPOSED TOTAL:	2,234 S.F. (59%) (VARIANCE)
IMPERVIOUS AREA:	
ALLOWED :	2,273.46 S.F. (60% MAX.)
EXISTING :	2,177 S.F. (57.4%)
PROPOSED:	2,384 S.F. (63%) (VARIANCE)
LANDSCAPE AREA:	
REQUIRED:	1,326.18 S.F. (35% MIN.)
EXISTING:	1,612 S.F. (42.5%)
PROPOSED:	1,405.11 S.F. (37%)
OPEN SPACE AREA:	
REQUIRED:	1,326.18 S.F. (35% MIN.)
EXISTING:	1,612 S.F. (42.5%)
PROPOSED:	1,405.11 S.F. (37%)

BUILDING DATA

	COVERED		ENCLOSED			
	EX. BLDG.	NEW	EX. BLDG.	NEW		
1ST FLOOR:	386 S.F.+	135 S.F.=	521 S.F.	957 S.F.+	559 S.F.=	1,516 S.F.
2ND FLOOR:	146 S.F.+	135 S.F.=	281 S.F.	830 S.F.+	559 S.F.=	1,389 S.F.
TOTAL:	802 S.F.		2,905 S.F.			

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

1116 Truman Avenue
Renovation+Addition
KEY WEST, FLORIDA.

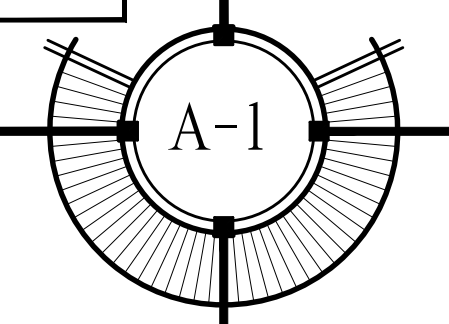
SEAL

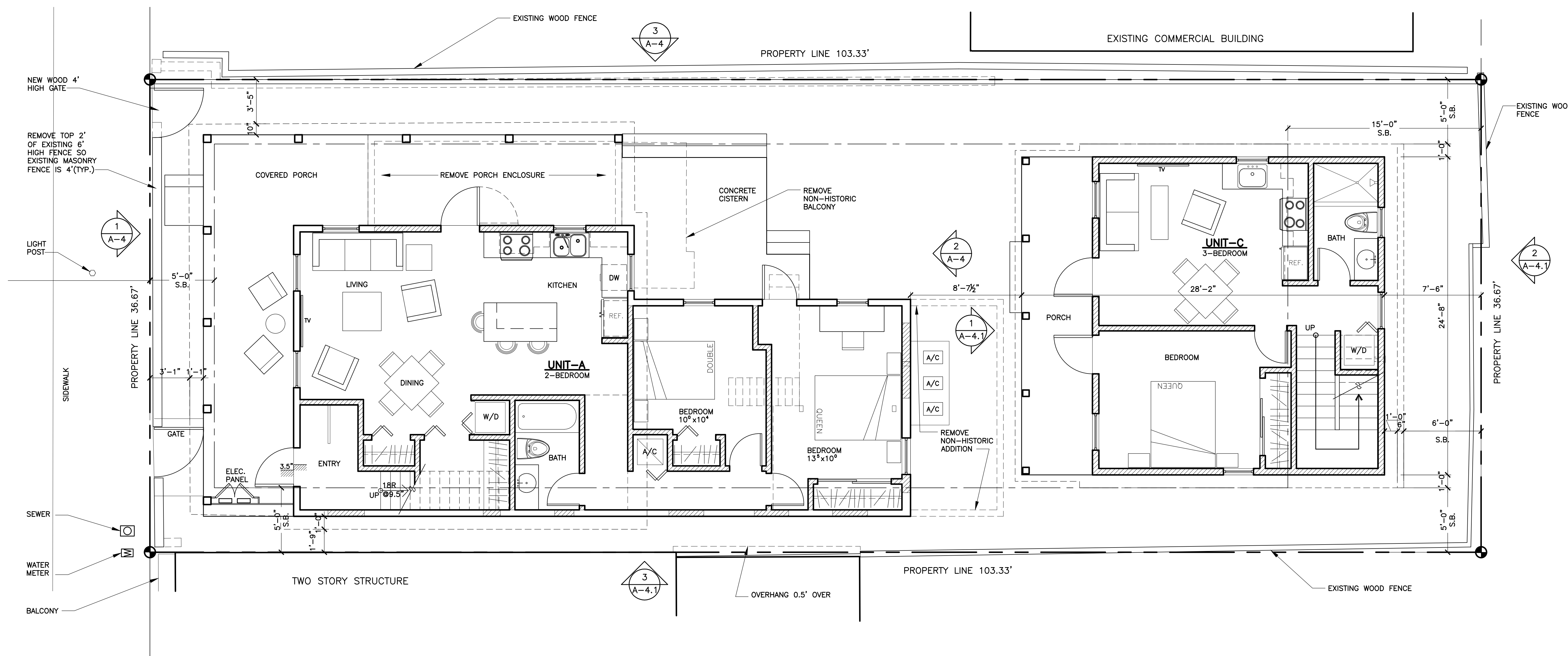
DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS

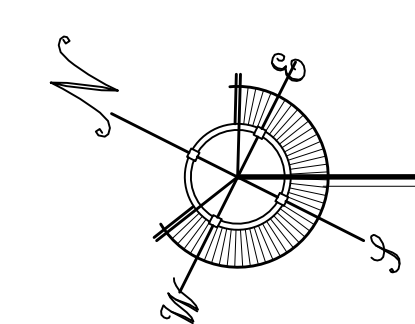
DRAWN BY
JW

PROJECT NUMBER
1614





PROPOSED FIRST FLOOR PLAN



SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 08-30-16
SCALE: 1/4"=1'-0"

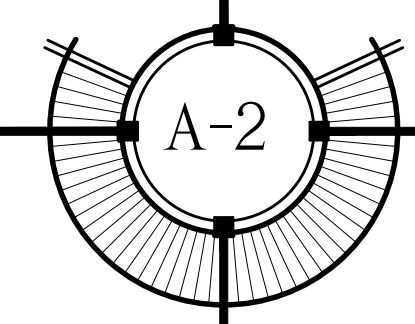
WALL LEGEND	
	EXISTING WALL CONST.
	NEW WALL
	EXISTING TO BE REMOVED

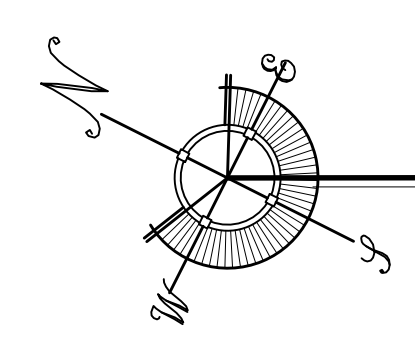
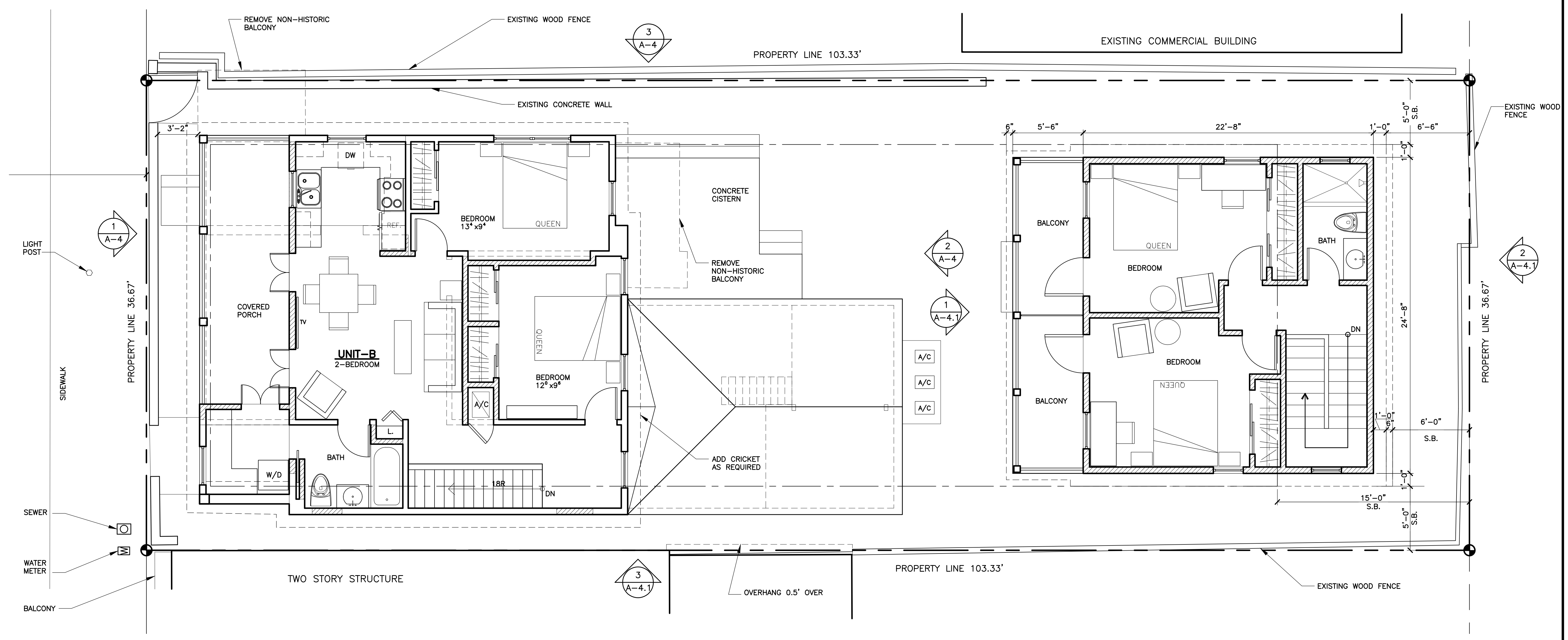
DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS

DRAWN BY
JW

PROJECT NUMBER
1614





PROPOSED SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 08-30-16
SCALE: 1/4"=1'-0"

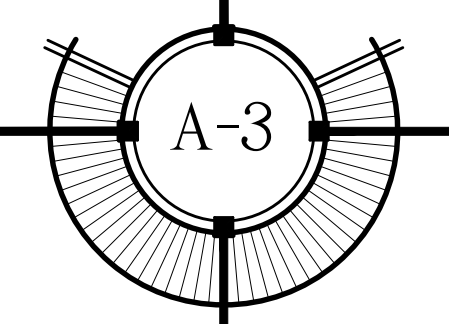
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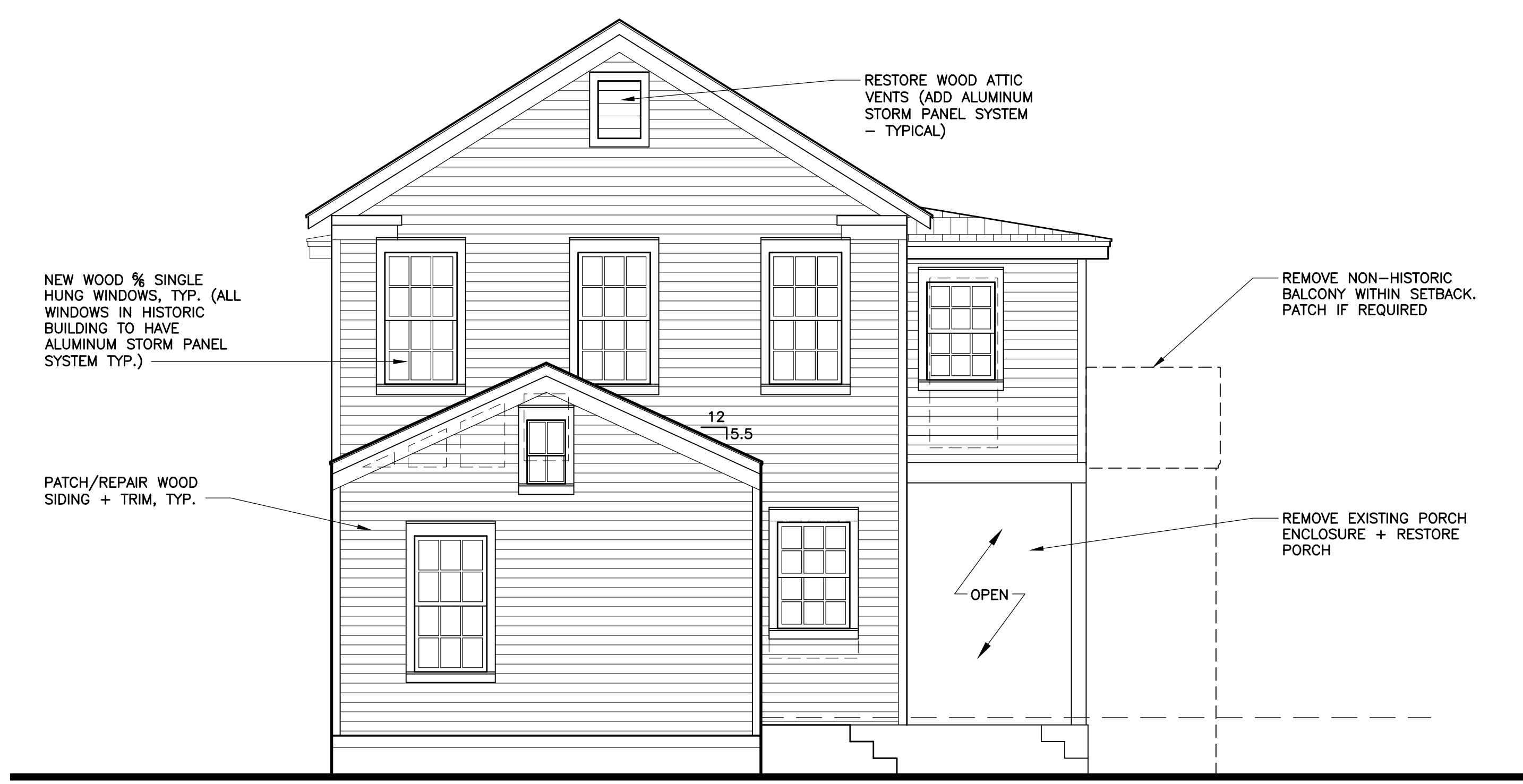
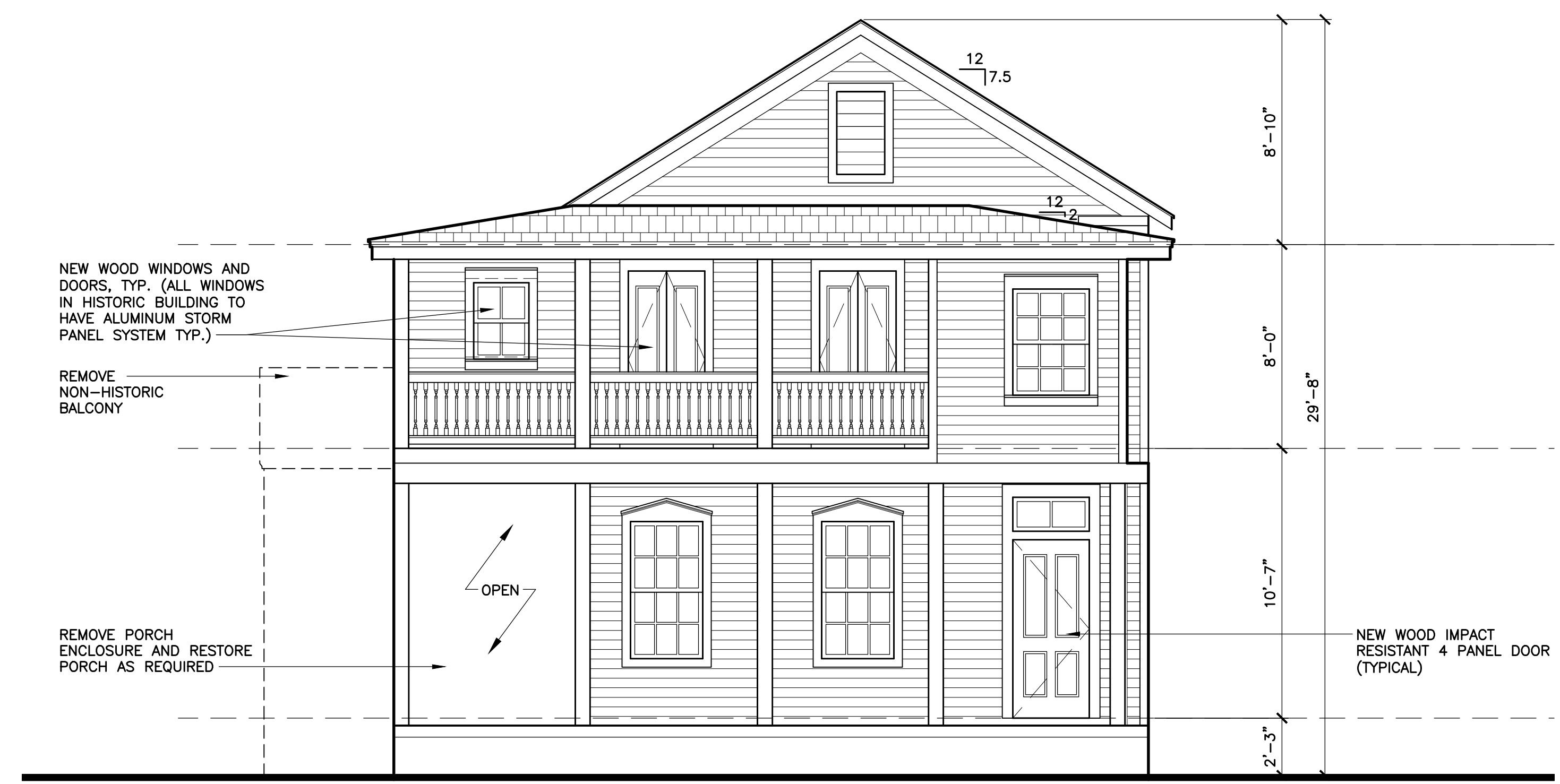
DATE
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REVISIONS

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1614



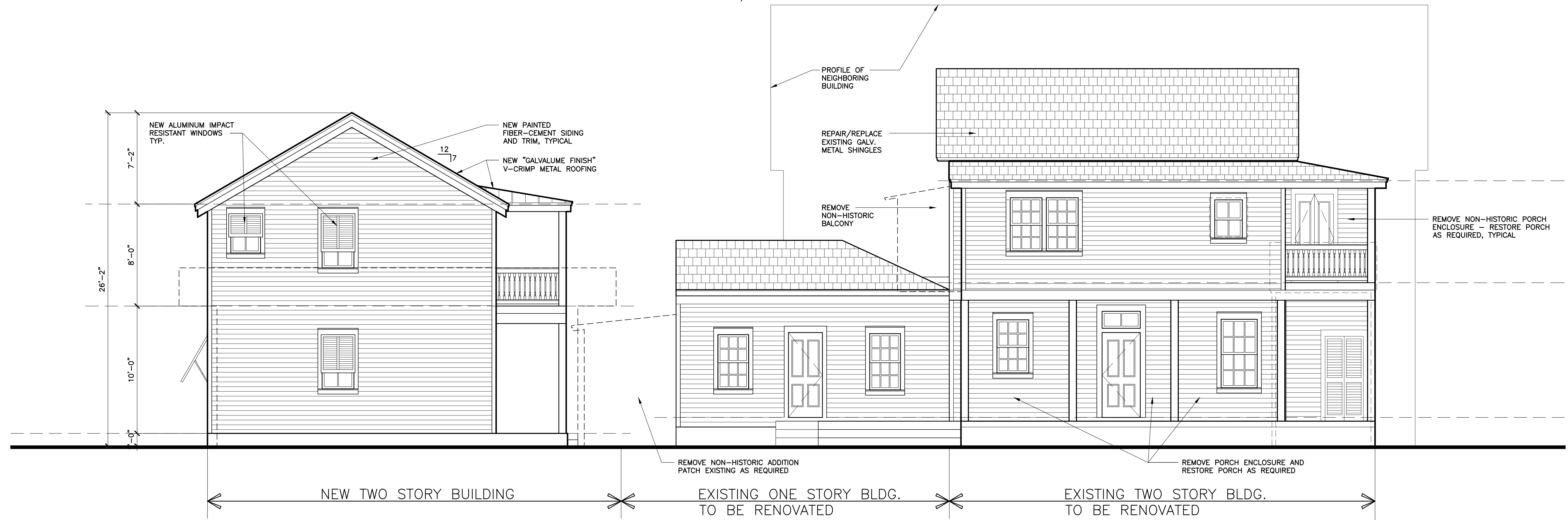


1
A-4
PROPOSED FRONT ELEVATION - EXISTING BUILDING

2
A-4
PROPOSED REAR ELEVATION - EXISTING BUILDING

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

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



3
A-4
PROPOSED SIDE ELEVATION

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

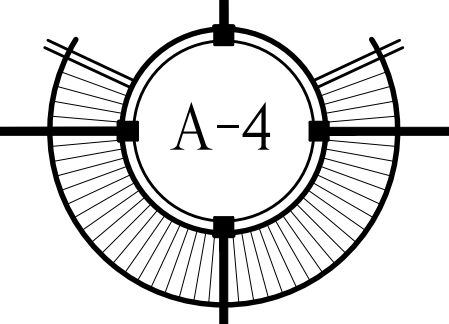
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DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS

DRAWN BY
JW

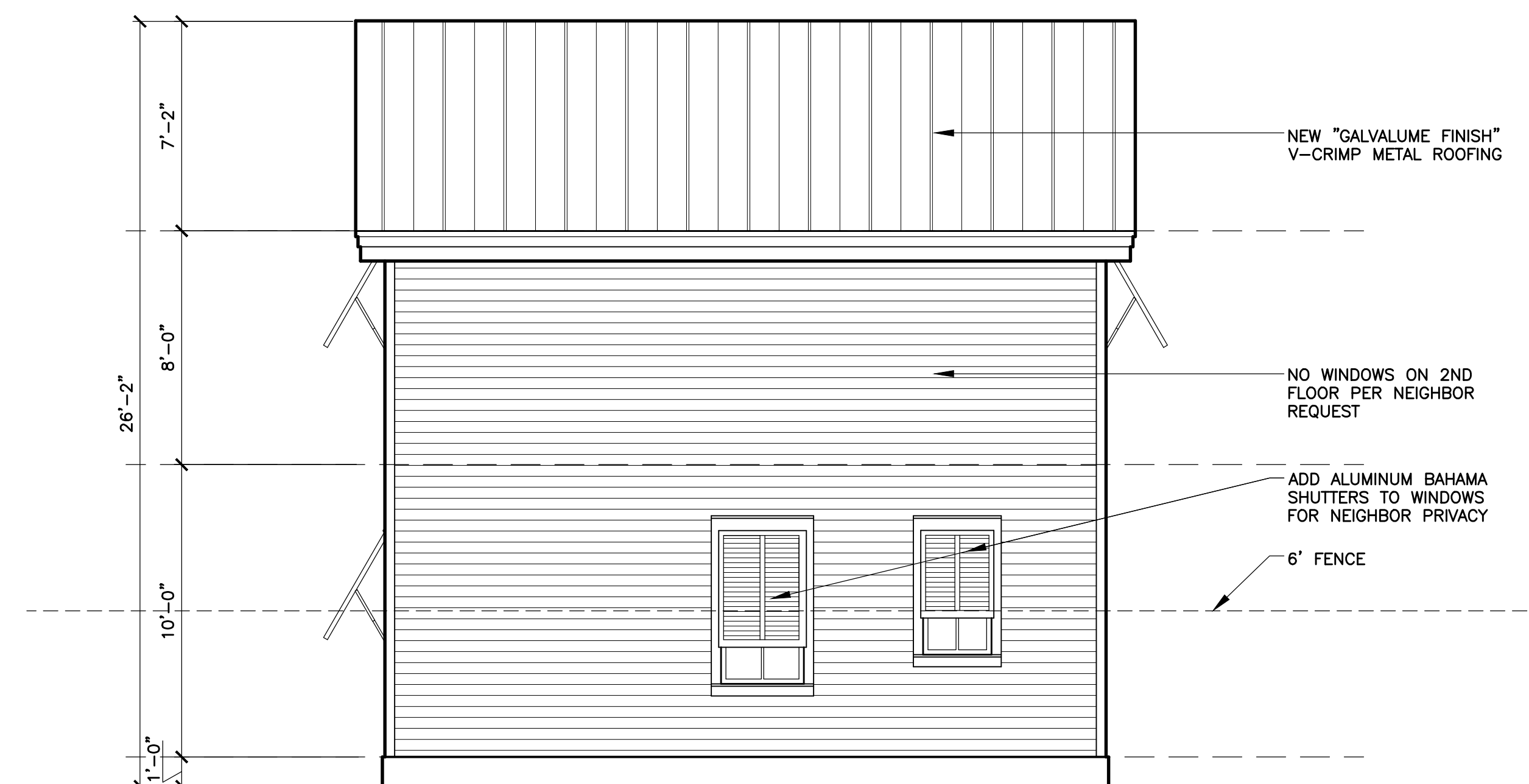
PROJECT NUMBER
1614





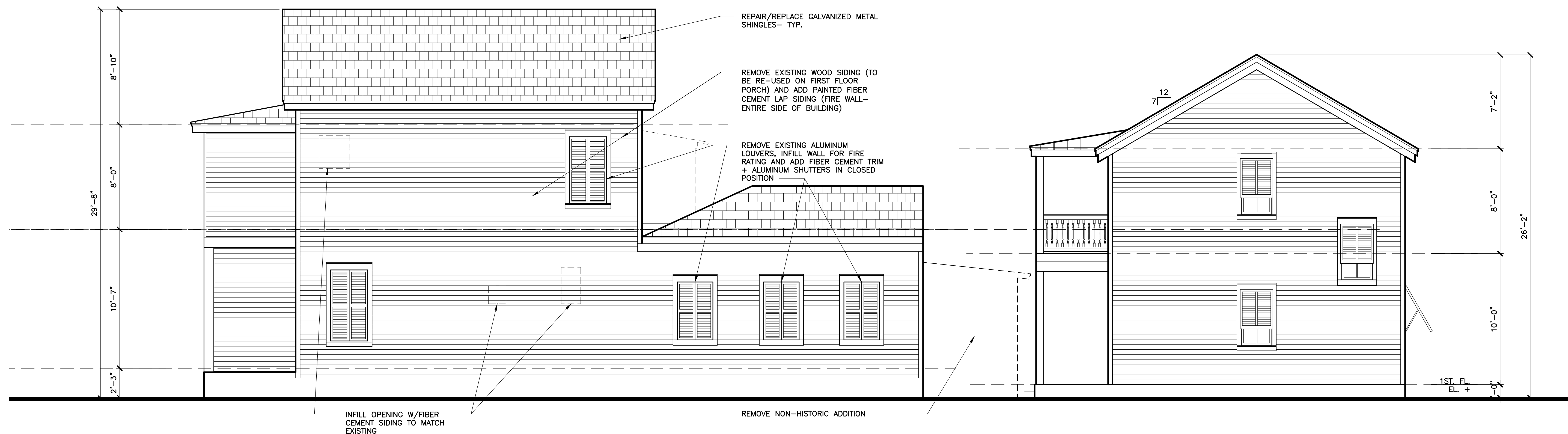
1
A-4.1
PROPOSED FRONT ELEVATION - NEW BUILDING

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



2
A-4.1
PROPOSED REAR ELEVATION - NEW BUILDING

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



3
A-4.1
PROPOSED SIDE ELEVATION

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

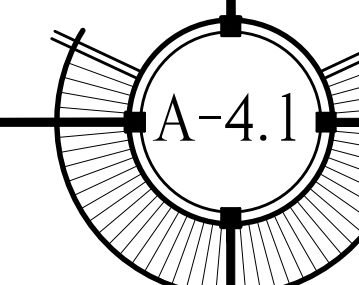
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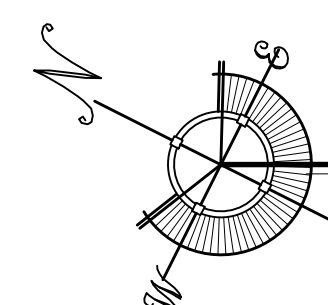
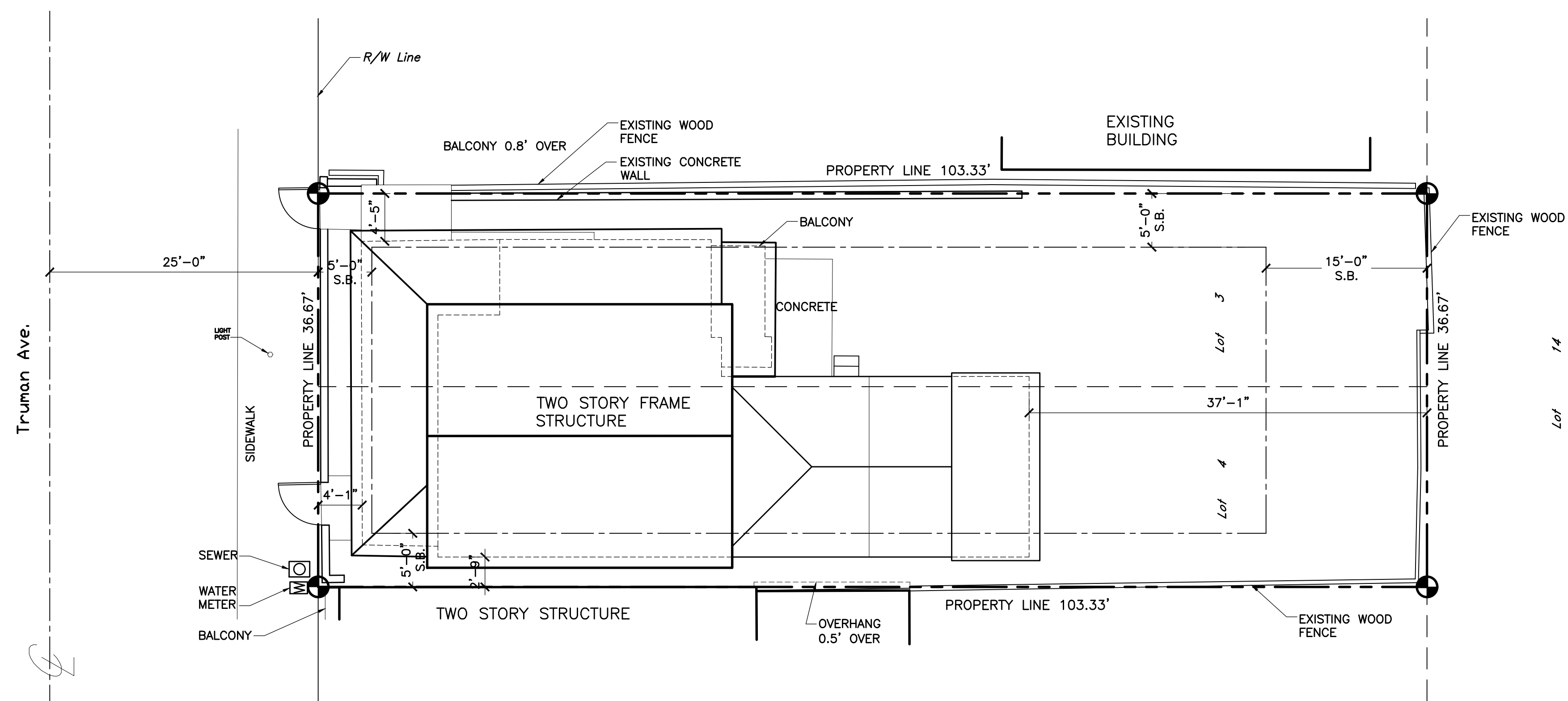
DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS

DRAWN BY
JW

PROJECT NUMBER
1614





EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 08-30-16

SCALE: 1/8"=1'-0"

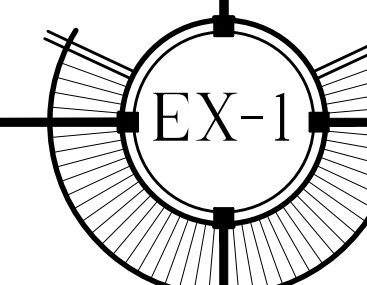
SEAL _____

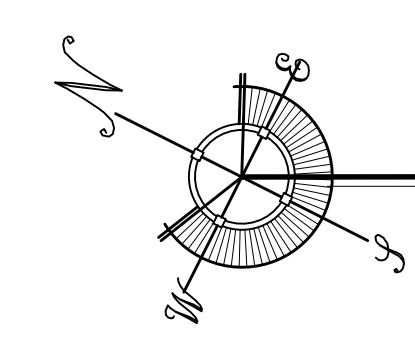
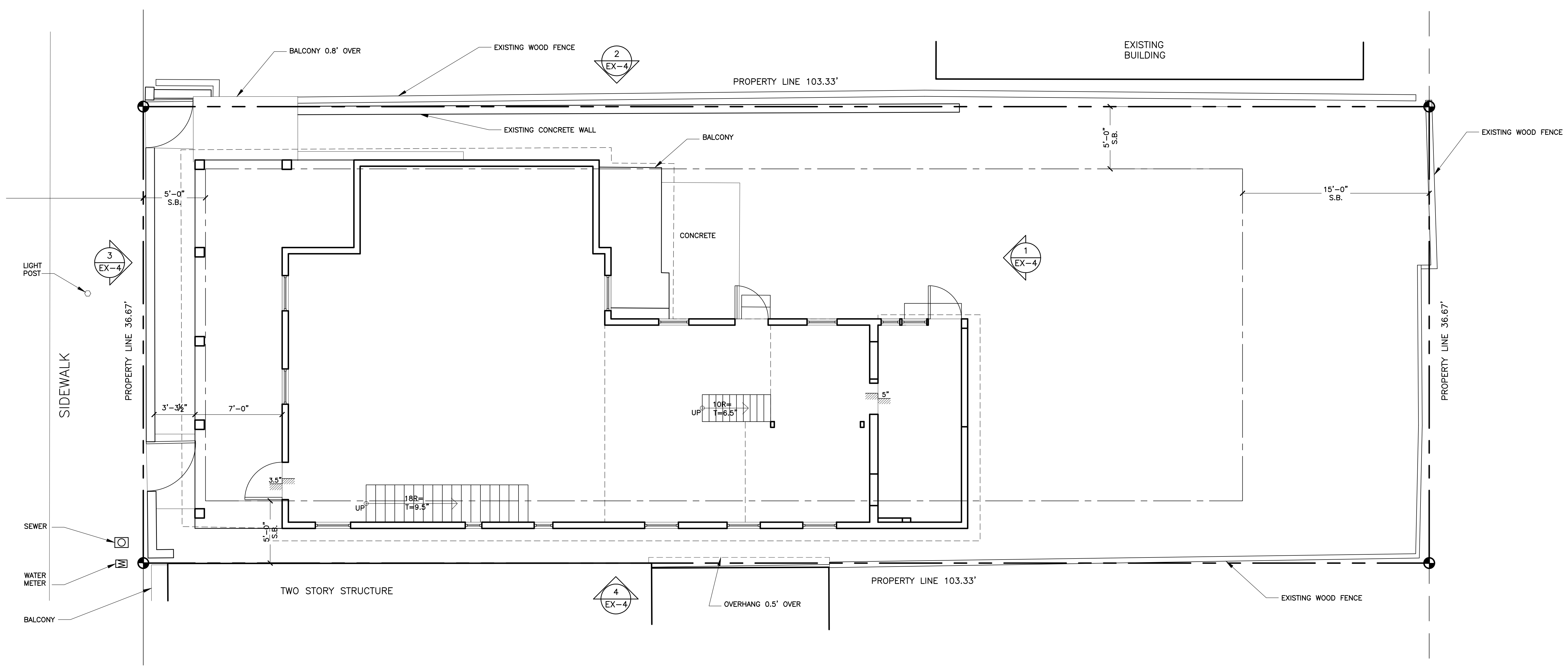
DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS _____

DRAWN BY
JW

PROJECT NUMBER
1614





EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 08-30-16

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

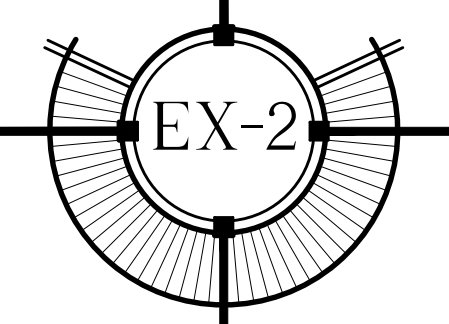
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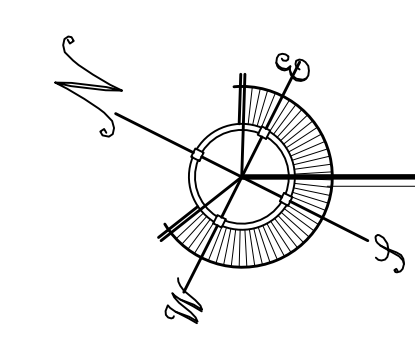
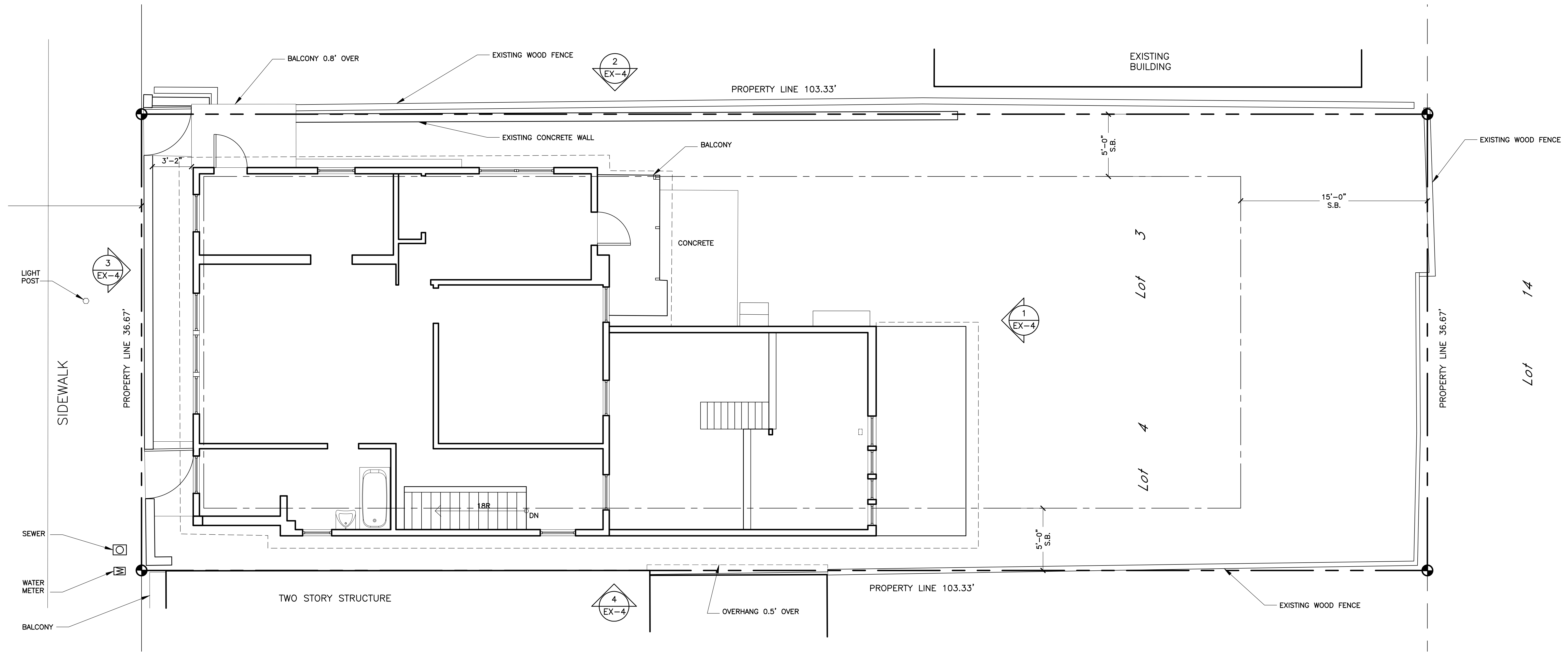
DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS _____

DRAWN BY
JW

PROJECT NUMBER
1614





EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED
ON 08-30-16

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

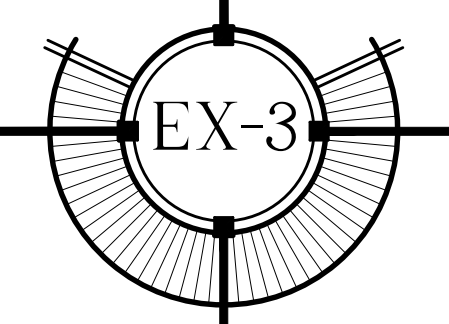
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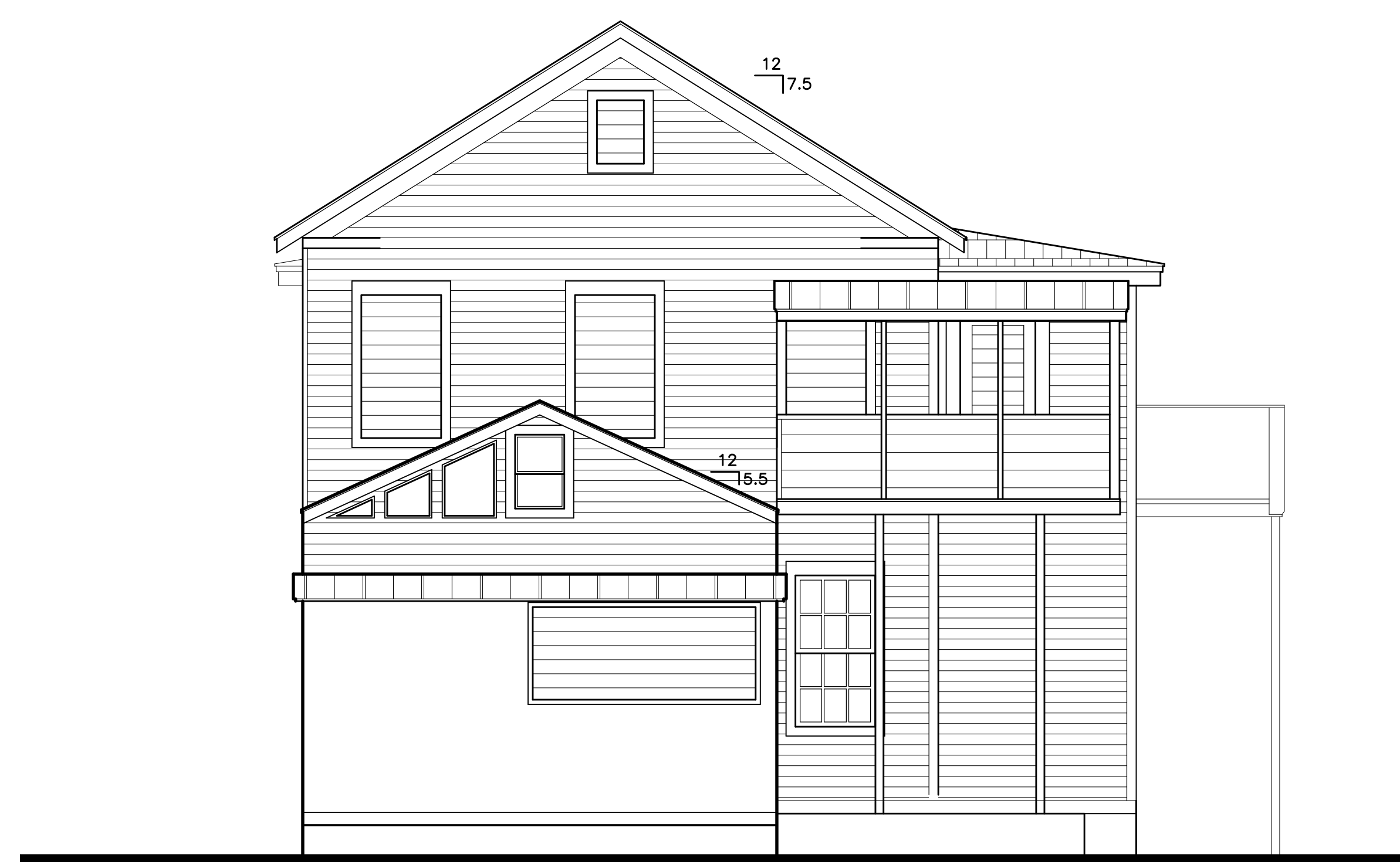
DATE
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03-28-17 VARIANCE
06-26-17 HARC

REVISIONS _____

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JW

PROJECT
NUMBER
1614





EXISTING REAR ELEVATION

1
EX-4

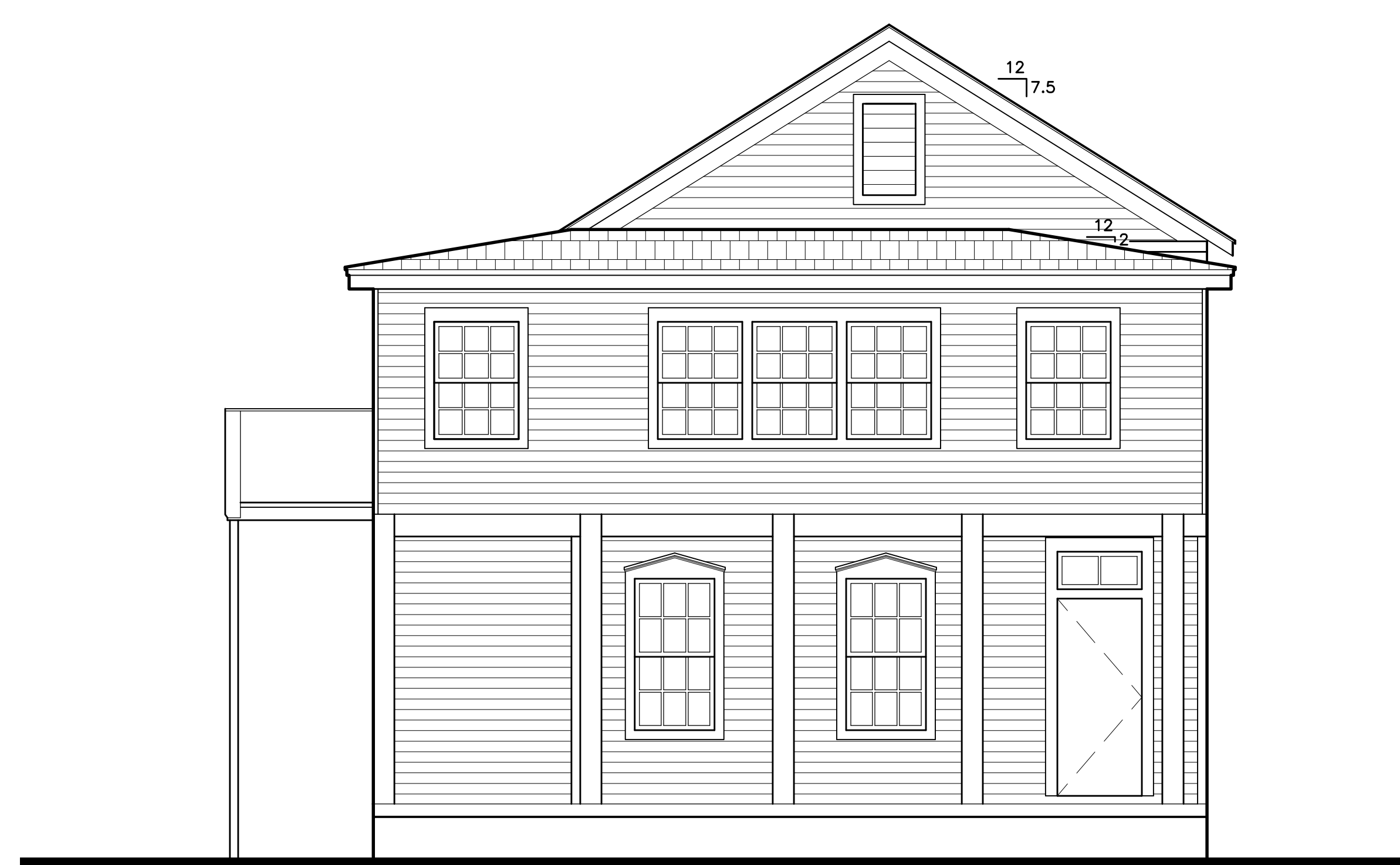
SCALE: 1/4"=1'-0"



EXISTING SIDE ELEVATION

2
EX-4

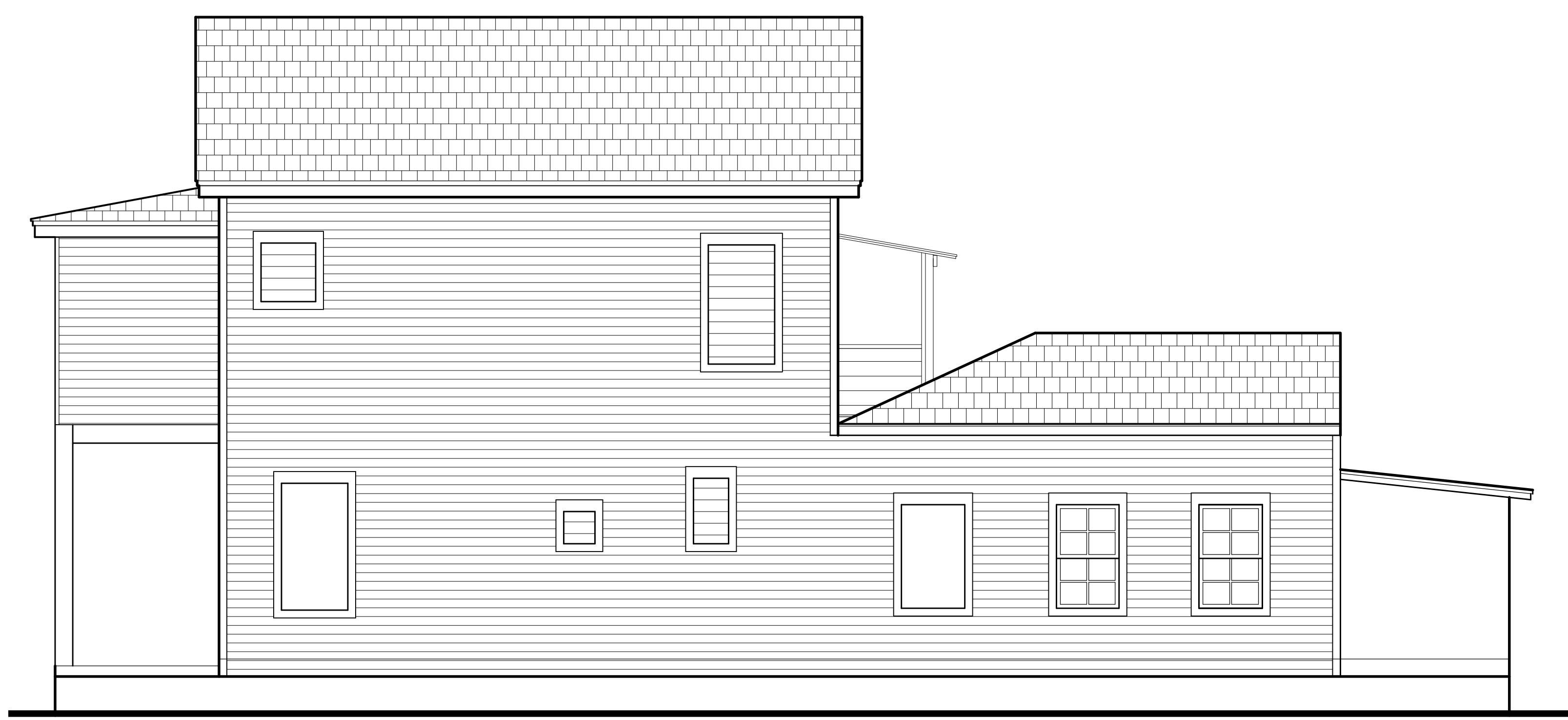
SCALE: 1/4"=1'-0"



EXISTING FRONT ELEVATION

3
EX-4

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



EXISTING SIDE ELEVATION

4
EX-4

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

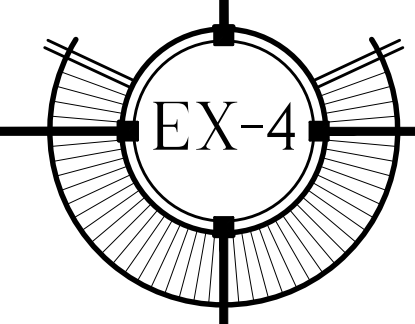
SEAL _____

DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS _____

DRAWN BY
JW

PROJECT
NUMBER
1614



PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2017-26**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO MINIMUM REAR YARD SETBACK REQUIREMENTS, MAXIMUM BUILDING COVERAGE, AND IMPERVIOUS SURFACE RATIO ON PROPERTY LOCATED AT 1116 TRUMAN AVENUE (RE # 00032400-000000) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL-TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-810(6)(c), 122-810(4)(c), AND 122-810(4)(b) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to renovate an existing two-story structure and existing one-story rear addition, and construct a new two-story structure on the property located at 1116 Truman Avenue (RE # 000032400-000000); and

WHEREAS, Section 122-810 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum rear yard setback is fifteen feet (15) feet, that the maximum building coverage permitted is fifty (50) percent, and that the impervious surface ratio is sixty (60) percent; and

WHEREAS, the proposed rear yard setback requirements is 6' from the 15 feet minimum required, the proposed building coverage is fifty-nine (59) percent over the required fifty (50) percent, and the proposed impervious surface ratio is sixty-three (63) percent; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 15, 2017; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which



Chairman


Planning Director

are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted is the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the

variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for minimum front yard setback, maximum building coverage, and impervious surface ration in order to renovate an existing two-story structure and existing one-story rear addition, and construct a new two-story structure on property located within Historic Neighborhood Commercial-Truman/Simonton (HNC-1) Zoning District pursuant to Sections 90-395, 122-810 (6) (c), 122-810 (4) (c) and 122-810 (4) (b) and of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Section 3. It is a condition of this variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.



Chairman


Planning Director

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

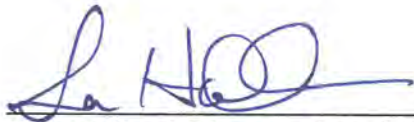


Chairman

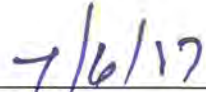

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 15th day of June 2017.

Authenticated by the Chairman of the Planning Board and the Planning Director;




Sam Holland, Planning Board Chairman

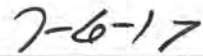


Date

Attest:



Patrick Wright, Planning Director



Date

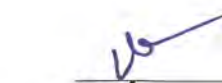

Filed with the Clerk:



Cheryl Smith, City Clerk



Date


Chairman

Planning Director

MISCELLANEOUS INFORMATION

RESOLUTION NO. 16-347

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, NOMINATING THREE PROJECTS LOCATED AT 716 EISENHOWER DRIVE, 1116 TRUMAN AVENUE AND 209 OLIVIA STREET, BY HABITAT FOR HUMANITY OF KEY WEST AND THE LOWER FLORIDA KEYS, INC., TO THE MONROE COUNTY LAND AUTHORITY FOR FUNDING IN THE AMOUNT OF \$860,000.00 FOR THE PURPOSE OF PROTECTING AND BUILDING WORKFORCE AND AFFORDABLE HOUSING UNITS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission has determined that there exists a critical shortage of workforce and affordable housing available in the City of Key West; and

WHEREAS, Habitat for Humanity of Key West and the Lower Florida Keys is a non-profit organization seeking funding from the Land Authority for three workforce housing projects in the 2016-17 fiscal year, to construct or preserve up to 26 affordable housing units in Key West and the Lower Keys; and

WHEREAS, the City Commission supports the expenditure of \$400,000.00 for construction of three workforce housing units (60 to 80% AMI) at 1116 Truman Avenue, the expenditure of up to \$400,000.00 to retire the acquisition loan Habitat holds with First State Bank for property on which 12 deed-restricted workforce

housing rental units exist at 716 Eisenhower Drive, and the expenditure of up to \$60,000.00 for critical home repairs to property located at 209 Olivia Street, currently occupied by low-income senior citizens;

WHEREAS, the use of Land Authority funds to retire the acquisition debt at 716 Eisenhower Drive, would in turn allow Habitat to use that property as collateral for a construction loan needed to build 10 new permanently affordable workforce homes on Big Coppitt Key; and

WHEREAS, the Monroe County Land Authority holds funds on behalf of the City of Key West that may be dedicated to the purchase of land and construction costs for the purpose of providing workforce housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That three projects by Habitat for Humanity of Key West and Lower Keys, Inc. -- located at 1116 Truman Avenue (\$400,000.00), 716 Eisenhower Drive (\$400,000.00) and 209 Olivia Street (\$60,000.00) -- are hereby nominated to the Monroe County Land Authority for funding in the total amount of \$860,000.00 for the purpose of providing and protecting workforce housing.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 15th day of November, 2016.

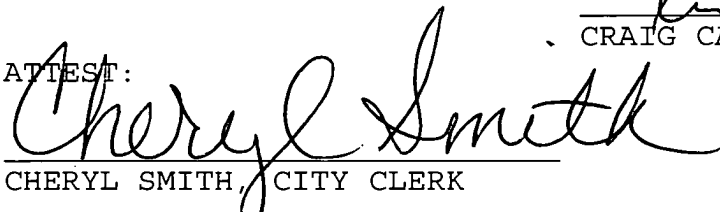
Authenticated by the Presiding Officer and Clerk of the Commission on 16th day of November, 2016.

Filed with the Clerk on November 16, 2016.

Mayor Craig Cates	<u>Yes</u>
Commissioner Sam Kaufman	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Richard Payne	<u>Yes</u>
Commissioner Margaret Romero	<u>No</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>



CRAIG CATES, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 25, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING TWO-STORY BUILDING WITH ONE-STORY REAR ADDITION. NEW TWO-STORY REAR BUILDING AND SITE WORK. DEMOLITION OF REAR ADDITION AND TWO NON-HISTORIC BALCONIES. REMOVAL OF NON-HISTORIC PORCH ENCLOSURES.

FOR- #1116 TRUMAN AVENUE

Applicant – William P. Horn

Application #H17-03-0030

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Creating Community Houses
Key West & Lower
Habitat
for Humanity

Houses

ating Community Housing So



Key West & Lo
Habitat
for Hum

Public
Meeting
Notice

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Joanna Walczak, 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:
1116 Truman Avenue on the 19th day of July, 2017.

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 25th, 2017.

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 H17-03-0030.

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

Signed Name of Affiant:

JOANNA WALCZAK

Date: 07/19/2017

Address: 8800 MALONEY AVE, APT. 11

City: KEY WEST

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 19th day of July, 2017.

By (Print name of Affiant) Joanna Walczak who is personally known to me or has produced DL-W422-420-84-675-0 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Natalie L. Hill

Print Name: Natalie L. Hill

Notary Public - State of Florida (seal)

My Commission Expires: 11/29/2020



PROPERTY APPRAISER INFORMATION



Summary

Parcel ID 00032400-000000
 Account # 1033154
 Property ID 1033154
 Millage Group 10KW
 Location 1116 TRUMAN AVE , KEY WEST
 Address
 Legal KW GWYNN SUB 0-195 PT LOTS 3-4 SQR 1 TR 13 G11-402 OR739-403
 Description OR817-1294/95 OR1646-435/36 OR2655-235/36 OR2706-1881C/T
 OR2782-221/23
 (Note: Not to be used on legal documents)
 Neighborhood 6096
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

HABITAT FOR HUMANITY KEY WEST & THE LOWER
 KEYS INC
 PO Box 5873
 Key West FL 33045

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$72,437	\$208,830	\$207,533	\$210,726
+ Market Misc Value	\$1,417	\$1,452	\$1,320	\$1,320
+ Market Land Value	\$370,940	\$411,559	\$247,919	\$175,450
= Just Market Value	\$444,794	\$621,841	\$456,772	\$387,496
= Total Assessed Value	\$444,794	\$502,449	\$456,772	\$387,496
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$444,794	\$621,841	\$456,772	\$387,496

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,788.00	Square Foot	36.7	103.3

Buildings

Building ID	2547	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1928
Building Type	M.F. - R3 / R3	Foundation	WD CONC PADS
Gross Sq Ft	2474	Roof Type	GABLE/HIP
Finished Sq Ft	2141	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	292	Bedrooms	5
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	80	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,141	2,141	0
OPF	OP PRCH FIN LL	238	0	0
OUF	OP PRCH FIN UL	95	0	0
TOTAL		2,474	2,141	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1978	1979	1	120 SF	5
UTILITY BLDG	1978	1979	1	80 SF	3

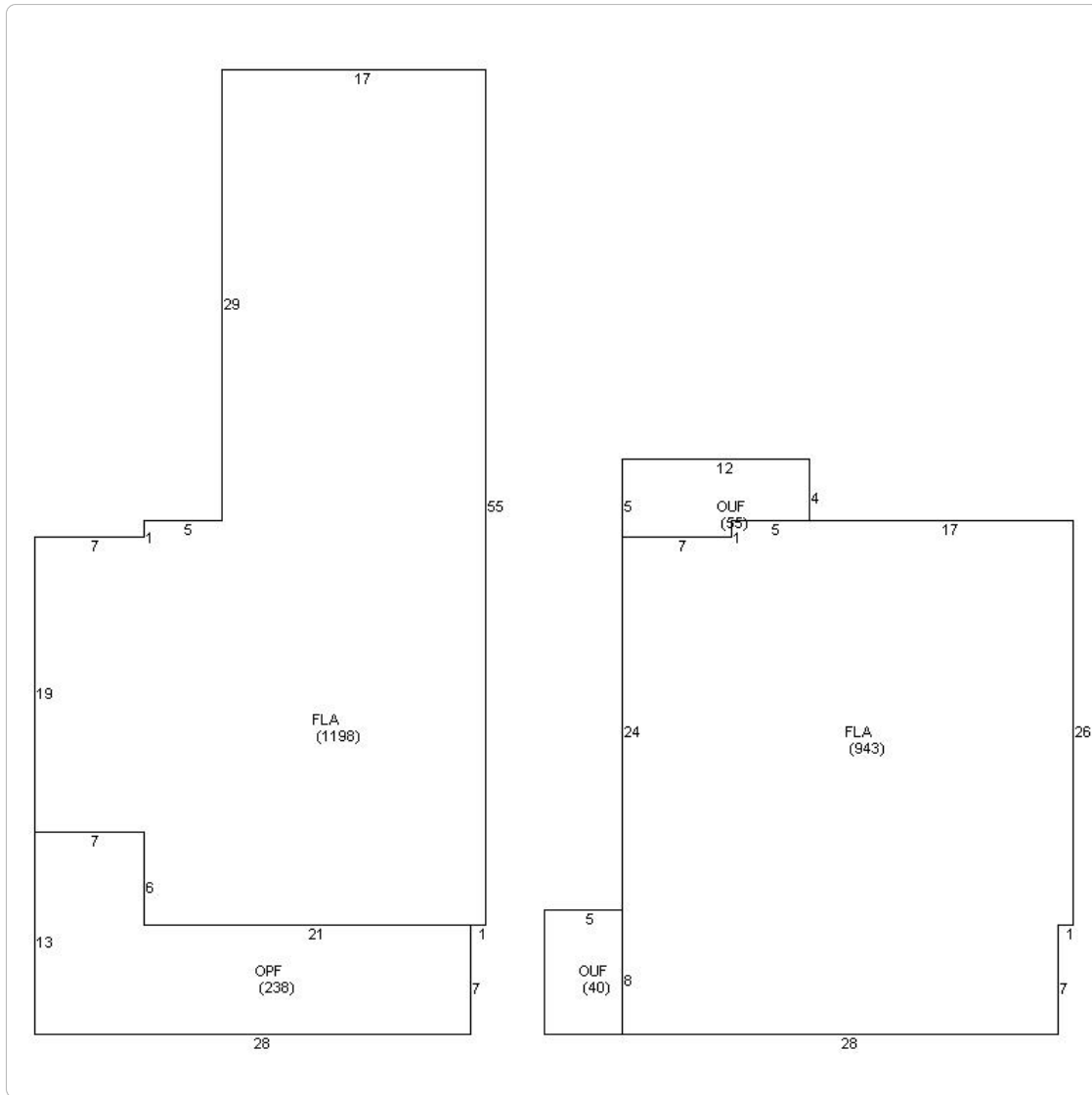
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/6/2016	\$322,200	Warranty Deed		2782	221	12 - Unqualified	Improved
10/7/2014	\$100	Certificate of Title		2706	1881	12 - Unqualified	Improved
6/10/2013	\$0	Quit Claim Deed		2655	235	12 - Unqualified	Improved
7/17/2000	\$285,000	Warranty Deed		1646	0435	Q - Qualified	Improved
8/1/1980	\$82,000	Warranty Deed		817	1294	Q - Qualified	Improved
10/1/1977	\$40,000	Conversion Code		739	403	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
03-3236	10/8/2003	11/8/2004	\$5,500		INT RENOV

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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