



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 20, 2022

Applicant: Seth Neal, Architect

Application Number: H2022-0053

Address: 1324 Duncan Street

Description of Work:

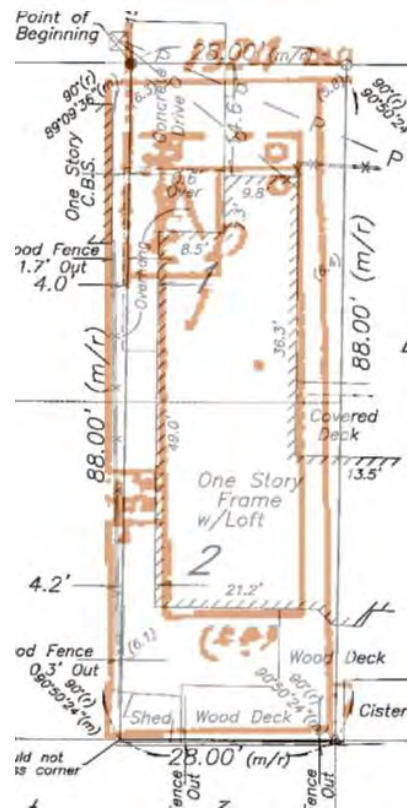
New two-story single-family residence. New wood deck and pool. Site improvements.

Site Facts:

The site under review consists of a one-story non-contributing but historic dwelling unit. The house is depicted for the first time in the 1948 Sanborn map. The Property Appraiser's records state the built date for the house is 1938. The house has been altered through time, including a west addition that changed the roofline, removal of the front porch and removal of the northwest portions of the front facade to accommodate a car. Currently that opening in the front façade is covered with lattice panels. The house is attached to the house at 1328 Duncan Street on its rear east side and has a trellis wall and gate flush to the front façade that extends to 1328 Duncan Street. The house has been completely altered and only character defining features left is the east side of the gable roof with exposed rafter tails.



Front elevation circa 1965. Monroe County Library



1962 Sanborn map overexposed to current survey

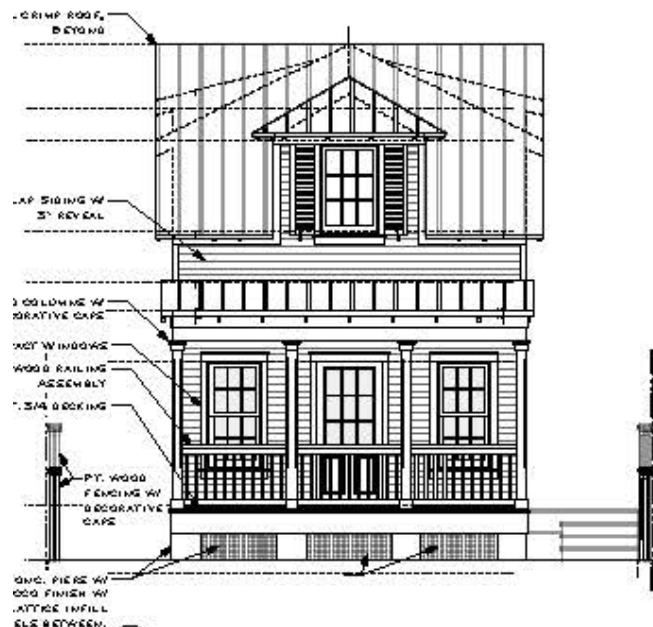
Guidelines Cited on Review:

- New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 17, 18, 22, 23, 24, and 25.
- Decks, patios, hot tubs, spas, and related equipment (page 39a), first paragraph.
- Air conditioning units (page 42-43), specifically guideline 5.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 1, 2, 4, 5, and 6.

Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a two-story frame structure to replace an existing one-story house. The plans also include a small pool and deck at the rear of the lot. Parking space, parallel to the street, is provided on the front yard using concrete stripes.

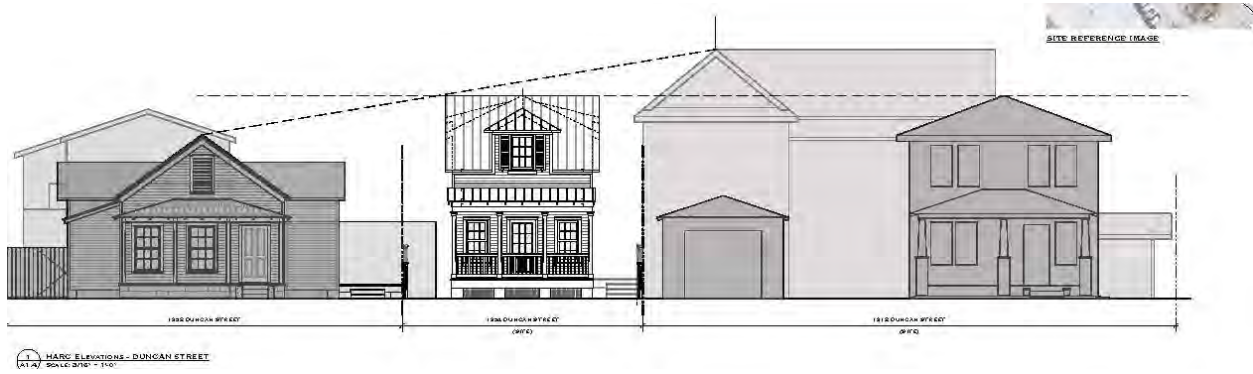
The principal building will be rectangular in footprint and will have a one-story front porch. The main façade will be symmetrical with a side gable that will expand approximately 24 feet from grade. On the second floor there is a dormer facing Duncan Street. The one-story front porch will have three bays with wood chamfered columns and the house will be supported with concrete footers. Both sides of the house will have elongated dormers with smaller windows to add height to the main gable roof. The width of the house is unusual to the street, as the lot measures approximately 24' wide.



Proposed front elevation

The house will have hardie board horizontal siding, impact wood windows and wood colonial shutters painted. Proposed front door will be wood impact with glazing panels. All elements of the front porch will be in wood. Aluminum sliders are proposed at the rear of the house. At the rear the design includes a small roof that will run the entire width of the house supported with brackets. Five v-crimp will be the finished roofing material.

The site plan includes a pool with a water feature that will also serve as a screen for mechanical equipment. A pool deck is proposed also at the rear of the site. Wood fences are proposed through the perimeter of the lot.



Street view with new proposed house

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design will conform to cited guidelines except for the proposed driveway. Although the proportions of the building are dissimilar to surrounding structures, the design breaks the massing of the building through different roof lines. Most of the house within the street are one-story but towards the west side and behind the lot there are larger scale two-story houses. Staff finds the proposed parallel to the street parking stripes in front of the house foreign to the streetscape.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # H2022-0053	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HmDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1324 DUNCAN ST.		
<input checked="" type="checkbox"/> NAME ON DEED:	<input checked="" type="checkbox"/> KWRH, LLC	PHONE NUMBER	(843) 290-8895
<input checked="" type="checkbox"/> OWNER'S MAILING ADDRESS:	<input checked="" type="checkbox"/> 817 DUVAL ST KEY WEST, FL 33040	EMAIL	skyfly11@gmail.com
APPLICANT NAME:	SETH NEAL, T.S. Neal Architects, Inc	PHONE NUMBER	305-340-8857
APPLICANT'S ADDRESS:	22974 Overseas Hwy Cudjoe Key, FL 33042	EMAIL	sethneal@tsnarchitects.com
APPLICANT'S SIGNATURE:	<i>[Signature]</i>		DATE 11-17-2022

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Demo existing structure and replace with new, 2 story residence. Wood deck and pool in rear yard.
MAIN BUILDING:	Two story single family residence with 3 bedrooms, 3 1/2 baths, lap hardie siding and 5 v-crimp Metal roof. To have wood impact doors & windows.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	attached

K.A.

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

ACCESSORY STRUCTURE(S): pool, see plans.	
PAVERS: Two concrete parking strips See plans.	FENCES: Existing with new wood fence see plans.
DECKS: Rear-wood. see plans	PAINTING: Yes
SITE (INCLUDING GRADING, FILL, TREES, ETC.): No	POOLS (INCLUDING EQUIPMENT): Yes, see plans.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): A/c. Pool equip.	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # H 2022-0053	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1324 Duncan St. Key West, FL 33040

PROPERTY OWNER'S NAME: KWRH, LLC

APPLICANT NAME: Seth Neal, T.S. Neal Architect, 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.**

	11/17/2022	KWRH, LLC EDWARD FLYNN
PROPERTY OWNER'S SIGNATURE		DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demo existing structure.

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.

Yes - deteriorated and compromised by multitudes of non-historic additions and subtractions to the building.

(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.

All distinctive historic characteristics have been removed over time

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

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

No

(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.

No

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

No

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

No

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

No

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

No

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

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

(i) Has not yielded, and is not likely to yield, information important in history.
No

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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

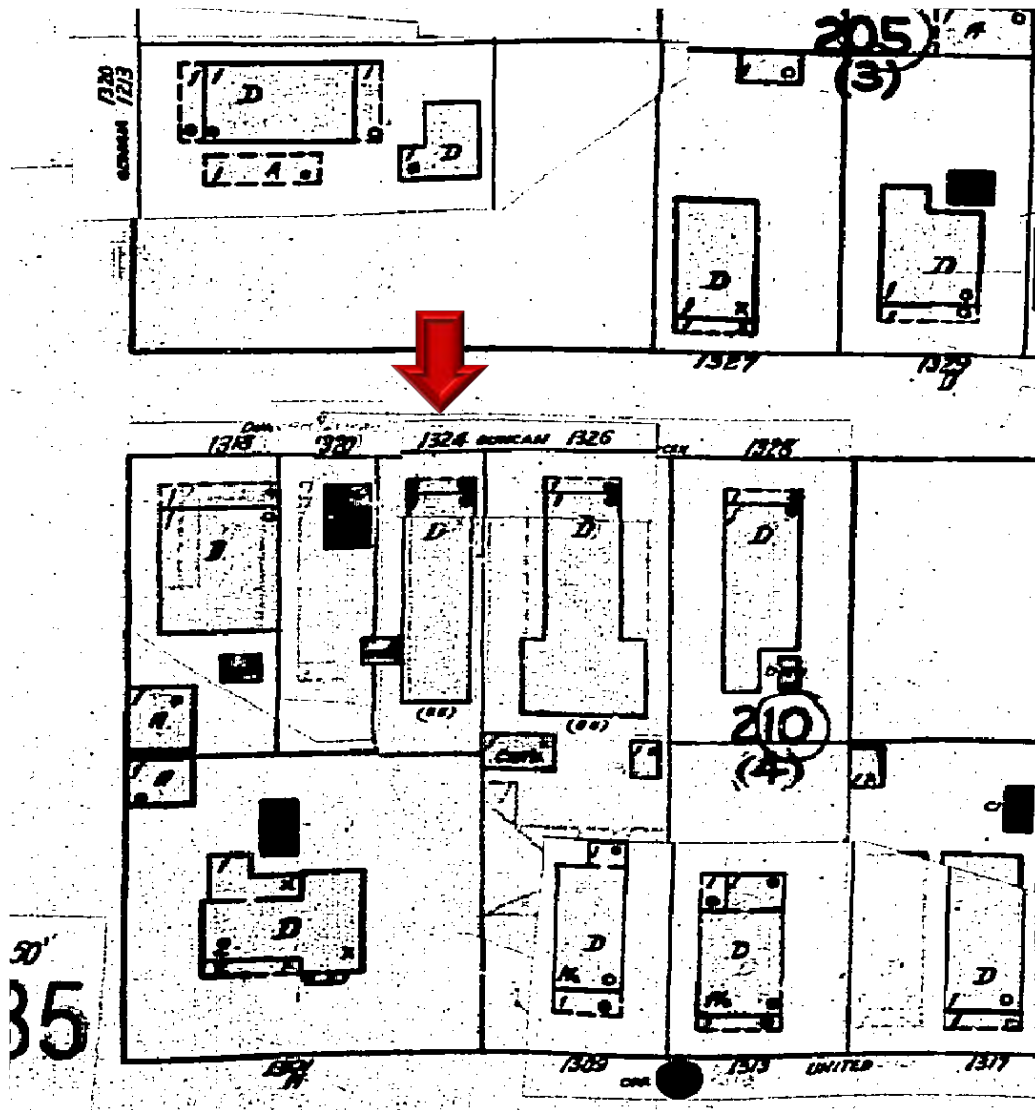
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

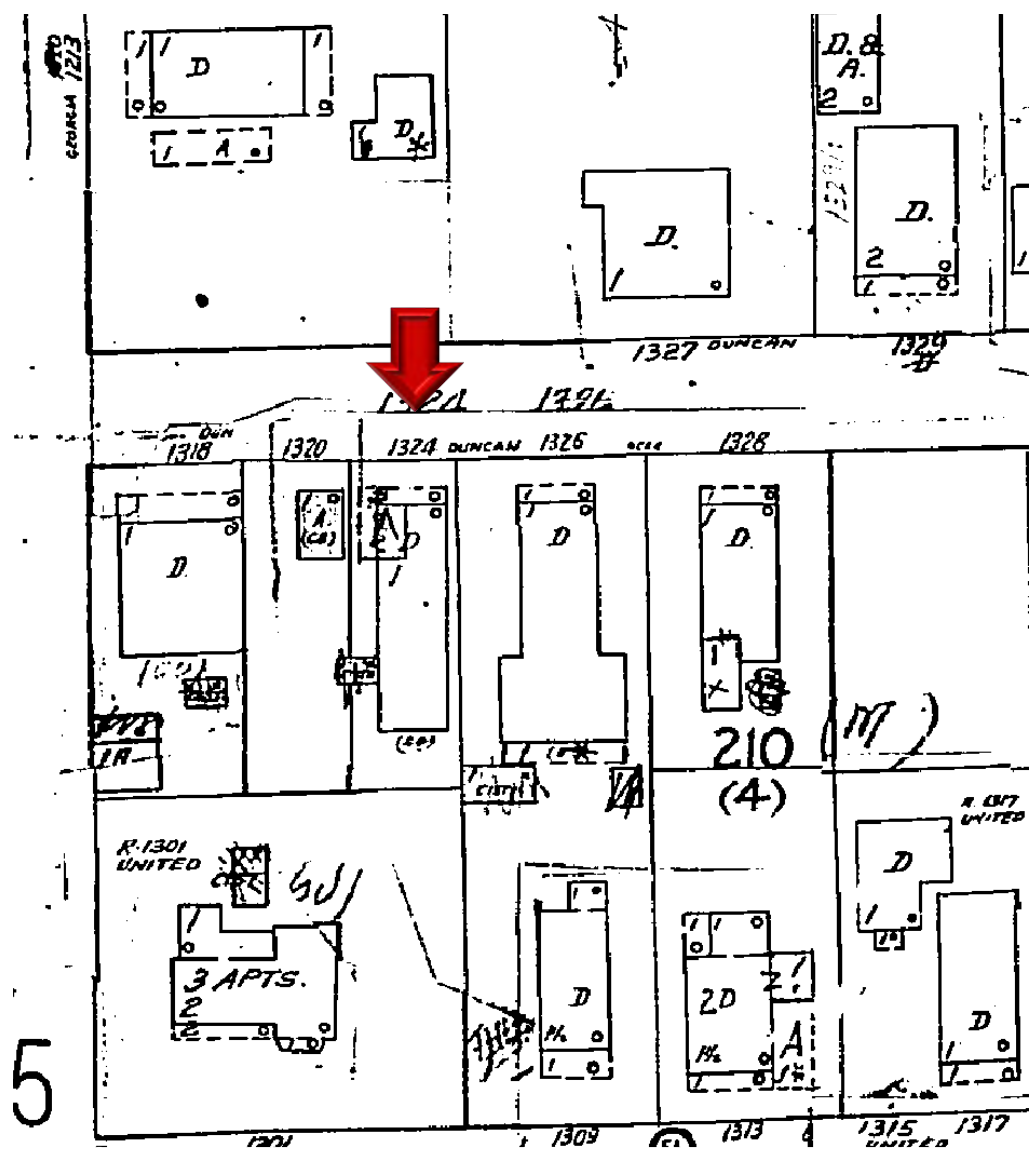
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

SANBORN MAPS



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



1324 Duncan Street circa 1965. Monroe County Library.



**1324 DUNCAN STREET - FRONT
(NORTH)**

**HISTORIC
SAWTOOTH,
BEYOND**

**NON HISTORIC
CONNECTOR**

(1328 DUNCAN ST.)

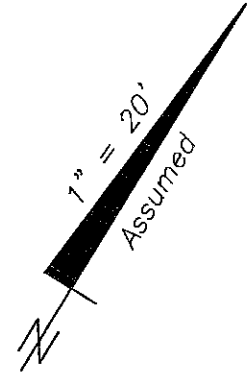
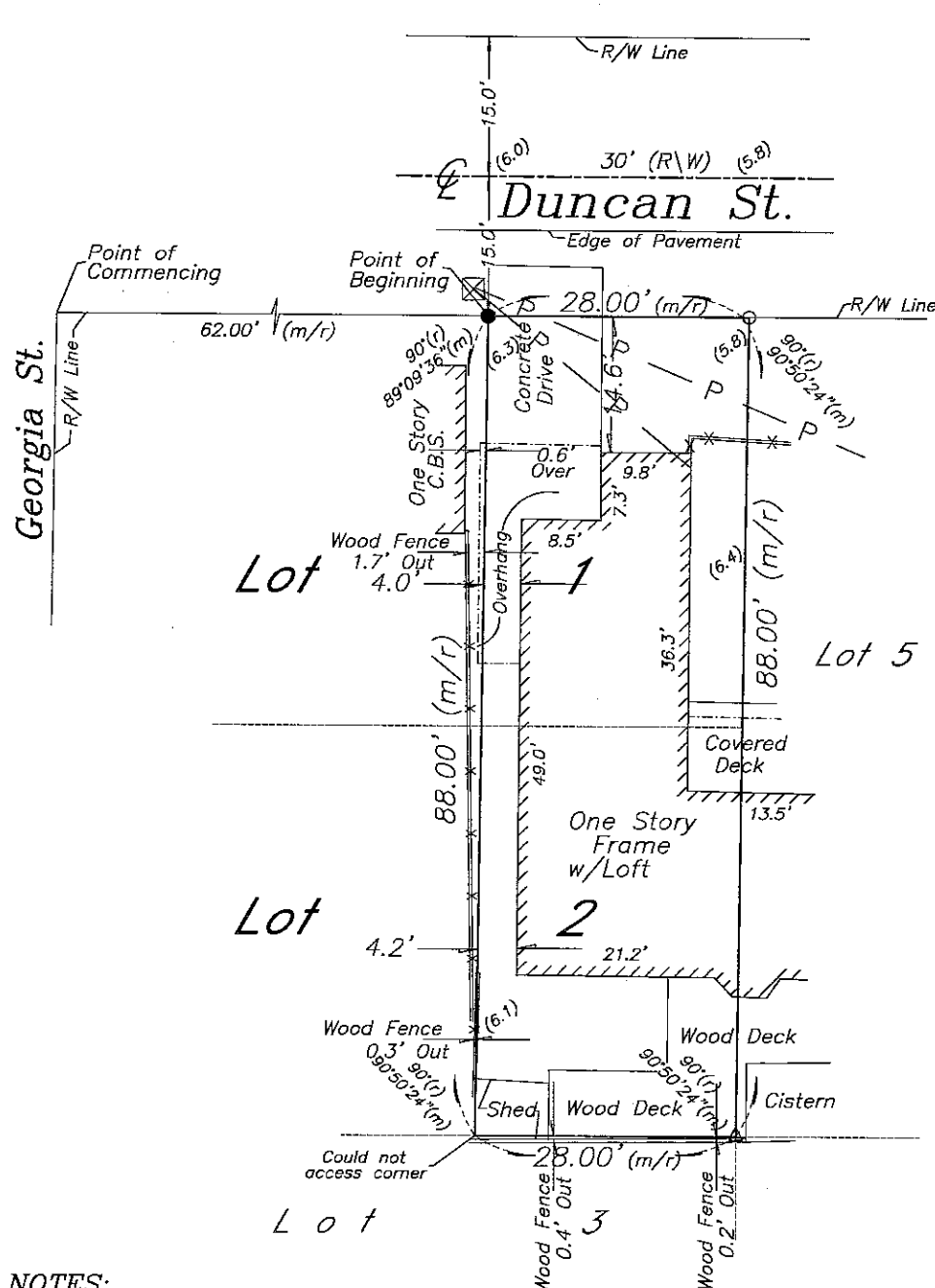
(1324 DUNCAN ST.)



**1324 DUNCAN - REAR W/
NON-HISTORIC CONNECTOR
(SOUTH)**

SURVEY

Boundary Survey Map of part of Lots 1 & 2, Block 4, MOFFAT'S DIAGRAM of Tract 14, Island of Key West, Florida



LEGEND

- ⊙ Found 3/4" Iron Pipe (6298)
- Set 3/4" Iron Pipe w/cop (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ 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
- (5.5) Spot Elevation (Typical)

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1324 Duncan Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: May 18, 2022.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: 872 4557 TIDAL 4

BOUNDARY SURVEY OF: On the Island of Key West and is part of Lots 1 and 2 in Block 4 of Tract 14 according to Moffat's Diagram of part of said Tract 14, which said diagram if recorded in Plat Book 1, Page 12, Public Records of Monroe County, Florida, further described as follows:
Commencing at a point on Duncan Street distant 62 feet from the South East corner of Georgia and Duncan Streets, and running thence in a Northeasterly direction along said Duncan Street 28 feet; thence at right angles in a Southeasterly direction 88 feet; thence at right angles in a Southwesterly direction 28 feet; thence at right angles in a Northwesterly direction 88 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: KWRH LLC;

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

May 24, 2022

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

SITE DATA

1324 DUNCAN ST.
PARCEL ID #: 00035370-000000

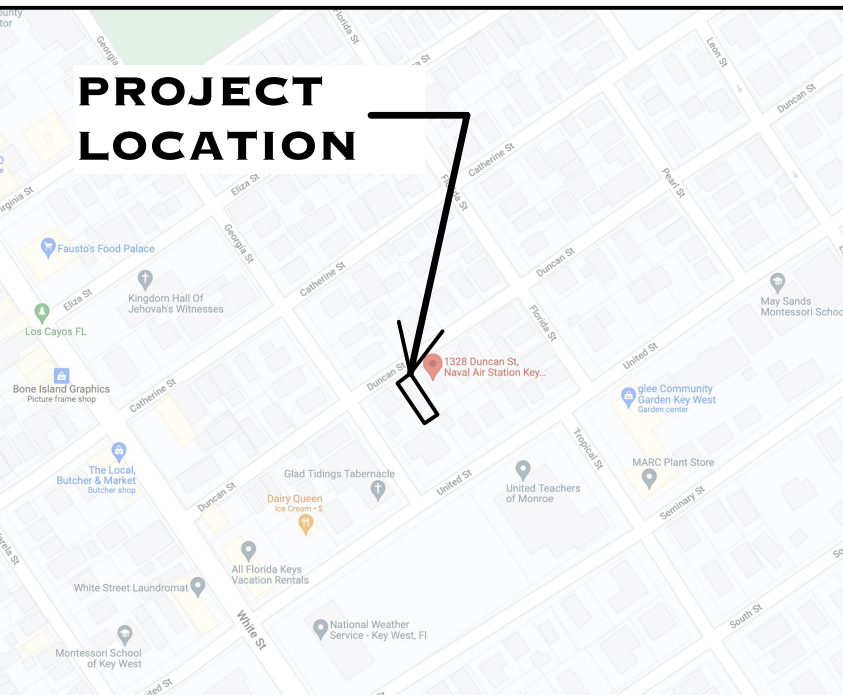
ITEM	EXISTING (CURRENT LDR)	REQ. PER LDR (CURRENT LDR)	PROPOSED (CURRENT LDR)	REMARK
DISTRICT	HMDR	HMDR	EXISTING	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	2,464 Sq. Ft.	4,000 Sq. Ft.	NO CHANGE	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	NO CHANGE	EXISTING
IMPERVIOUS	825.5 Sq Ft (33.5%)	1,478.4 Sq Ft (60% MAX)	507.4 Sq Ft (20.6%)	CONFORMING
OPEN SPACE	713.3 Sq Ft (28.8%)	862.4 Sq Ft (35% MIN)	1,003.6 Sq Ft (40.7%)	CONFORMING
BUILDING COV.	1,343.3 Sq Ft (54.5%)	985.6 Sq Ft (40% MAX)	960.7 Sq Ft (39%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	38.6 Sq Ft	126 Sq. Ft. (30% MAX COV.) REAR YARD AREA: 420 SQ FT	115 Sq Ft	CONFORMING
FRONT YARD COV.	121 Sq Ft	140 SQ FT (MIN) (50% OPEN SPACE FRONT YARD AREA: 280 SQ FT	166 Sq Ft (59.2 %)	CONFORMING
STRUCTURE SETBACKS				
FRONT SETBACK (DUNCAN)	13'-8"	10'-0"	10'-1"	CONFORMING
REAR SETBACK	16'-1 1/2"	15'-0"	16'-6 1/2"	CONFORMING
WEST SIDE SETBACK	10' OVER PROP. LINE	5'-0"	5'-1"	CONFORMING
EAST SIDE SETBACK	5'-2 1/2"	5'-0"	5'-1"	CONFORMING
BUILDING HEIGHT	17'-2" +/-	30'	25'-3" +/-	CONFORMING

Revised to New LDR Standards on: 11-30-2022

FEMA MAP FLOOD ZONE: ZONE X



SITE LOCATION MAP:



DESIGN NOTES:

GENERAL NOTES:

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

COMMENTS:

**A NEW RESIDENCE FOR
1324 DUNCAN STREET
KEY WEST, FL 33040**

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.0	SURVEY & FEC
C1.1	REFERENCE SITE PLAN
D1.1	EXISTING SITE & DEMO PLAN + EX. ELEVATIONS
A1.1	FLOOR PLANS
A1.2	ELEVATIONS
A1.4	HARC CONTEXT ELEVATIONS

ABBREVIATION LEGEND:

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

SCOPE OF WORK:

DEMOLISH EXISTING STRUCTURE & REPLACE WITH A NEW 2 STORY STRUCTURE WITH PARKING IN FRONT WITH NEW POOL & POOL DECK IN REAR YARD.

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

FOR REVIEW
PURPOSES ONLY,
NOT FOR
CONSTRUCTION

A NEW RESIDENCE FOR
1324 DUNCAN STREET
KEY WEST, FL 33040

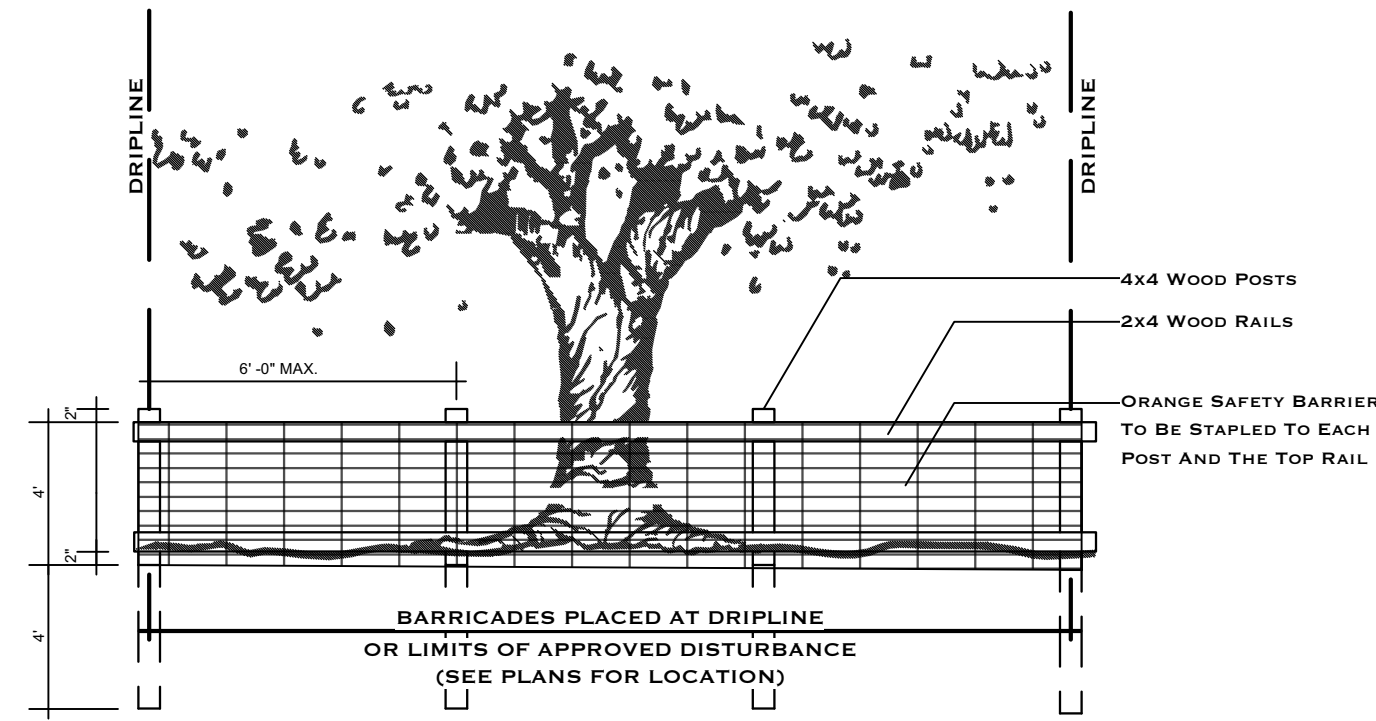
DRAWING TITLE:
TITLE & SITE DATA & PROJECT
INFORMATION

DRAWN: EDSA
CHECKED: TSN
DATE: 11-17-2022

REVISION #	DATE

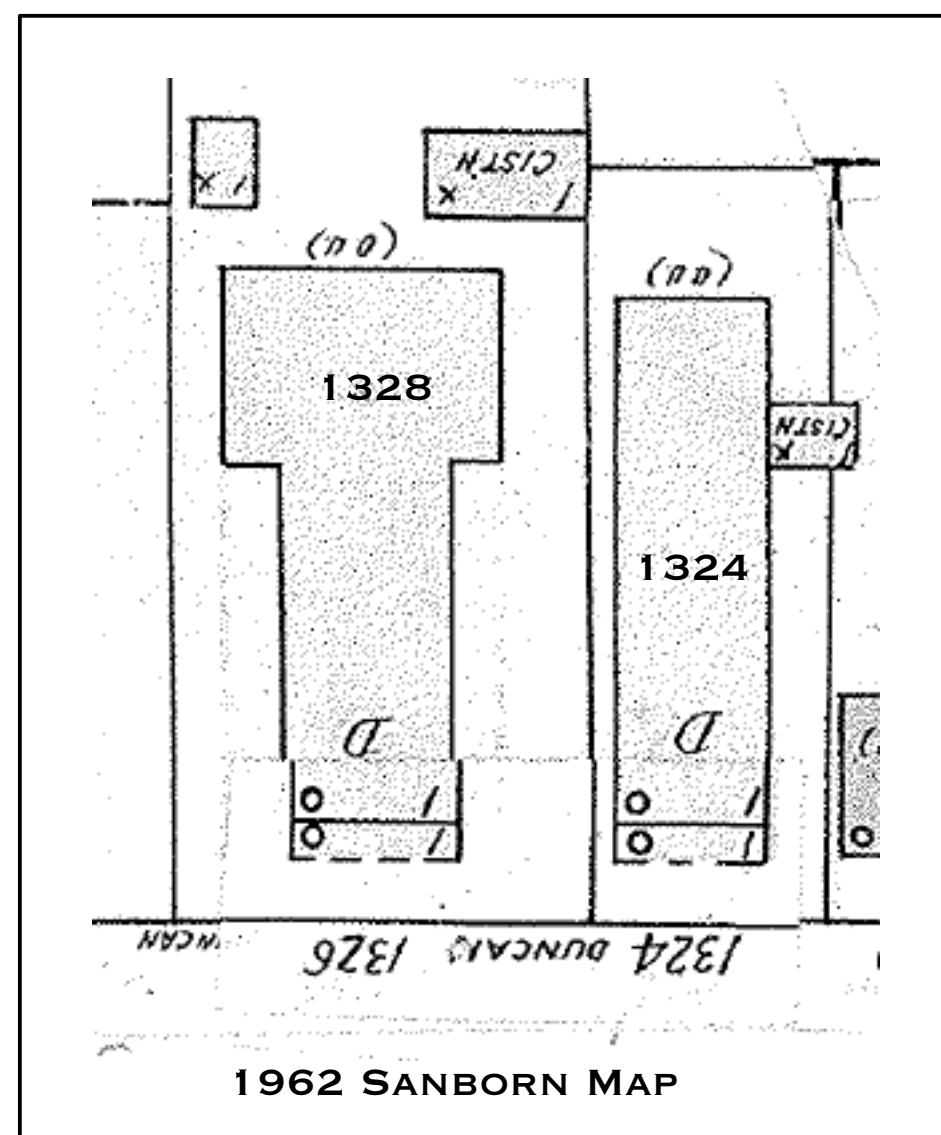
T1.1
SHEET #

T.S. NEAL
ARCHITECTS, INC.



TREE PROTECTION AND PRESERVATION NOTES:

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



ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1324 DUNCAN STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARIAE, ARIA1-A30, ARIA/H, ARIA/O. Complete items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: D121 Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other/Source:
Datum used for building elevations must be the same as that used for the BFE.

	Check the measurement used.
a) Top of bottom floor (including basement, crawspace, or enclosure floor)	8.3 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	15.7 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	6.8 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	6.0 <input type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	6.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	6.0 <input type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name J. LYNN O'FLYNN	License Number 6298	Place Seal Here
Title P.S.M.		
Company Name J. LYNN O'FLYNN, INC.		
Address 3430 DUCK AVENUE		
City KEY WEST	State Florida	ZIP Code 33040
Signature	Date 06-07-2022	Telephone (305) 296-7422
Ext.		

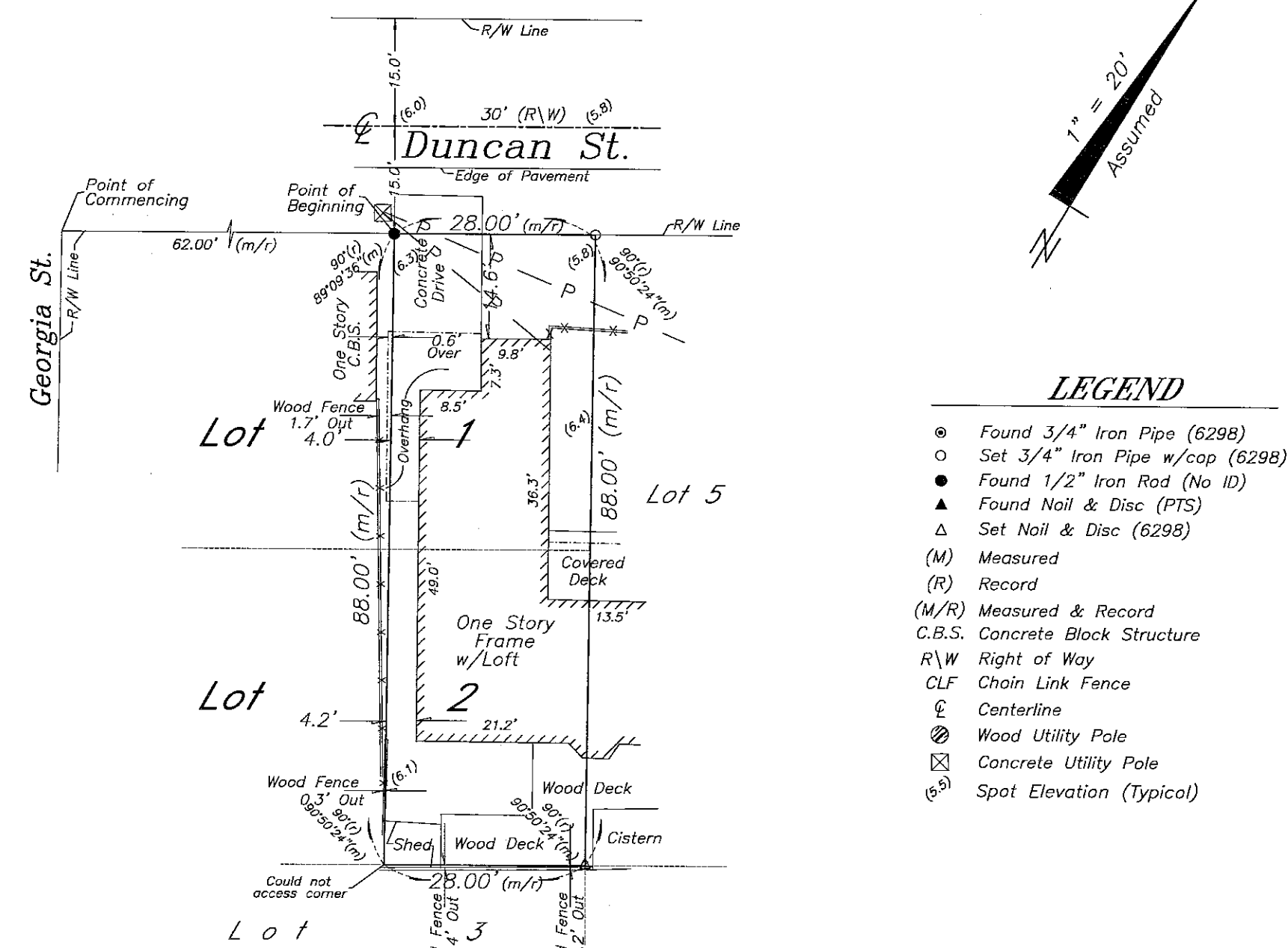
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.
Comments (including type of equipment and location, per C2(e), if applicable)
C2. e) - WATER HEATER

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

FEMA Form 086-0-33 (12/19) Replaces all previous editions. Form Page 2 of 6

FEC BY OWNER, FOR REF. ONLY

Boundary Survey Map of part of Lots 1 & 2, Block 4, MOFFAT'S DIAGRAM of Tract 14, Island of Key West, Florida



LEGEND

- Found 3/4" Iron Pipe (629B)
- Set 3/4" Iron Pipe w/cap (629B)
- Found 1/2" Iron Rod (No ID)
- Found Nail & Disc (PTS)
- Set Nail & Disc (629B)
- Measured
- Record
- Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- Centerline
- Wood Utility Pole
- Concrete Utility Pole
- Spot Elevation (Typical)

NOTES:

- The legal description shown hereon was furnished by the client or their agent.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- Street address: 1324 Duncan Street, Key West, FL.
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- North Arrow is assumed and based on the legal description.
- Adjoiners are not furnished.
- Date of field work: May 18, 2022.
- Ownership of fences is undeterminable, unless otherwise noted.
- Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
- Benchmark utilized: 872 4557 TIDAL 4

BOUNDARY SURVEY OF: On the Island of Key West and is part of Lots 1 and 2 in Block 4 of Tract 14 according to Moffat's Diagram of part of said Tract 14, which said diagram is recorded in Plat Book 1, Page 12, Public Records of Monroe County, Florida, further described as follows:
Commencing at a point on Duncan Street distant 62 feet from the South East corner of Georgia and Duncan Streets, and running thence in a Northeasterly direction along said Duncan Street 28 feet; thence at right angles in a Southeasterly direction 88 feet; thence at right angles in a Southwesterly direction 28 feet; thence at right angles in a Northwesterly direction 88 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: KWRH LLC;

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

May 24, 2022

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

SURVEY PROVIDED BY OWNER FOR REF. ONLY.

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

FOR REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION

A NEW RESIDENCE FOR 1324 DUNCAN STREET KEY WEST, FL 33040

DRAWING TITLE: SURVEY & FEC

DRAWN: EDSA
CHECKED: TSN
DATE: 11-17-2022

REVISION #	DATE

C1.0
SHEET #

TSN
T. S. NEAL ARCHITECTS, INC.

FOR REVIEW
 PURPOSES ONLY,
 NOT FOR
 CONSTRUCTION

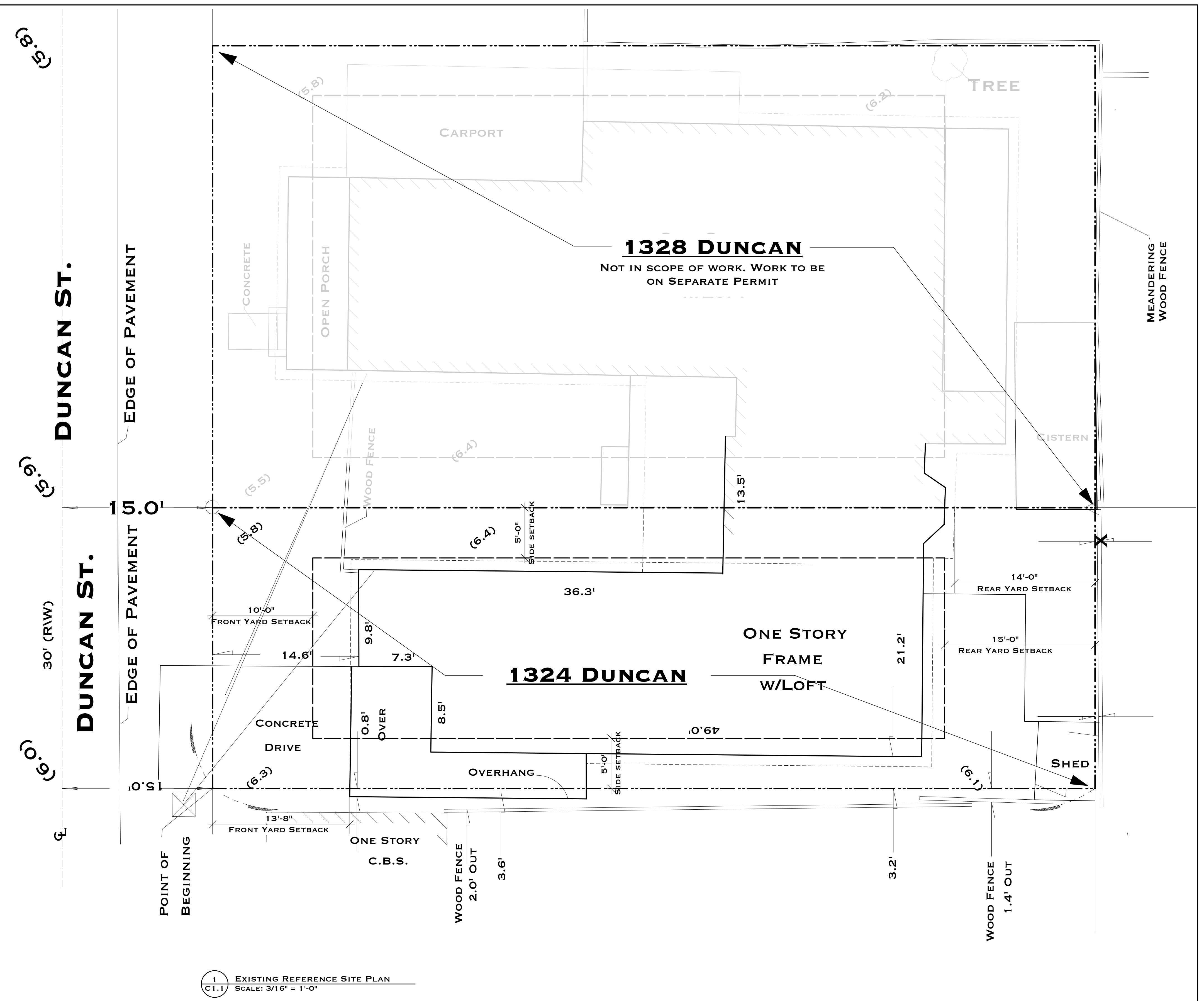
A NEW RESIDENCE FOR
1324 DUNCAN STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 ARCHITECTURAL REF. SITE
 PLAN

DRAWN: EDSA
 CHECKED: TSN
 DATE: 11-17-2022

REVISION #	DATE

C1.1
 SHEET #



DUNCAN ST.
 EDGE OF PAVEMENT 51.0'
 30' (RIW)
DUNCAN ST.
 EDGE OF PAVEMENT 51.0'
 POINT OF BEGINNING

1 EXISTING REFERENCE SITE PLAN
 C1.1 SCALE: 3/16" = 1'-0"

1328 DUNCAN
 NOT IN SCOPE OF WORK. WORK TO BE
 ON SEPARATE PERMIT

1324 DUNCAN

ONE STORY
 FRAME
 W/LOFT

ONE STORY
 C.B.S.

MEANDERING WOOD FENCE

CISTERN

SHED

CONCRETE

OPEN PORCH

CARPORT

TREE

WOOD FENCE

WOOD FENCE
2.0' OUT

WOOD FENCE
1.4' OUT

10'-0"
FRONT YARD SETBACK

13'-8"
FRONT YARD SETBACK

14'-0"
REAR YARD SETBACK

15'-0"
REAR YARD SETBACK

5'-0"
SIDE SETBACK

5'-0"
SIDE SETBACK

3'-6"

3'-2"

14.6'

9.8'

7.3'

8.5'

49.0'

36.3'

21.2'

13.5'

(5.8)

(6.9)

(6.0)

(5.5)

(6.4)

(6.2)

(5.9)

(6.9)

(6.9)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

FOR REVIEW
PURPOSES ONLY,
NOT FOR
CONSTRUCTION

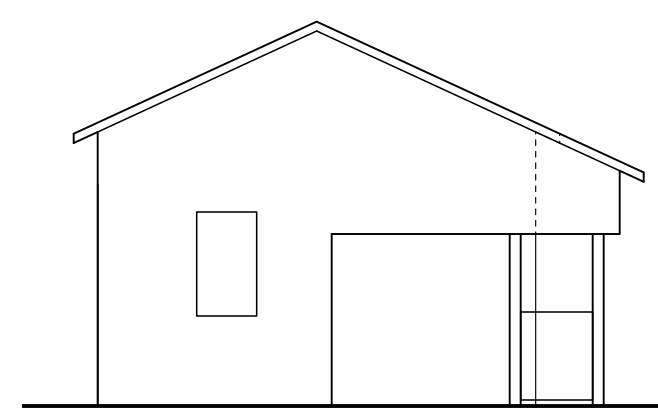
A NEW RESIDENCE FOR
1324 DUNCAN STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING & DEMOLITION SITE
PLANS + EXISTING ELEVATIONS

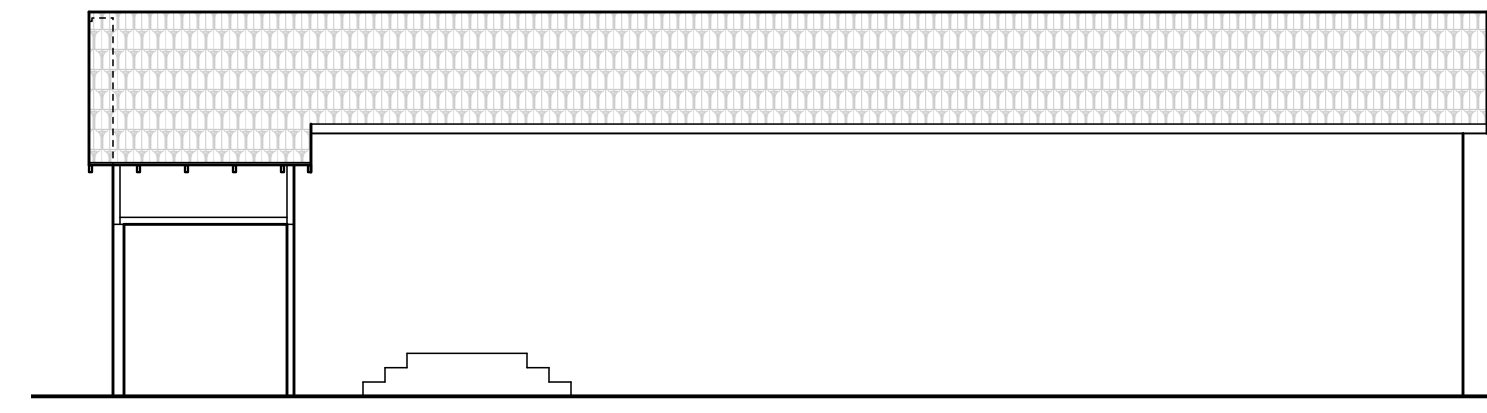
DRAWN: ED SA
CHECKED: TSN
DATE: 11-17-2022

REVISION #	DATE

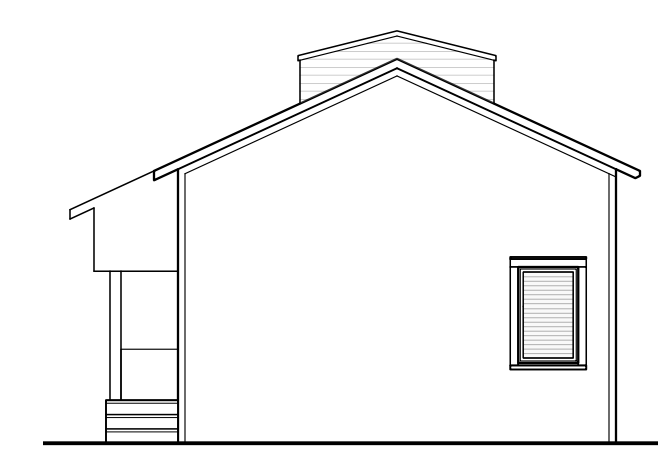
D1.1
SHEET #



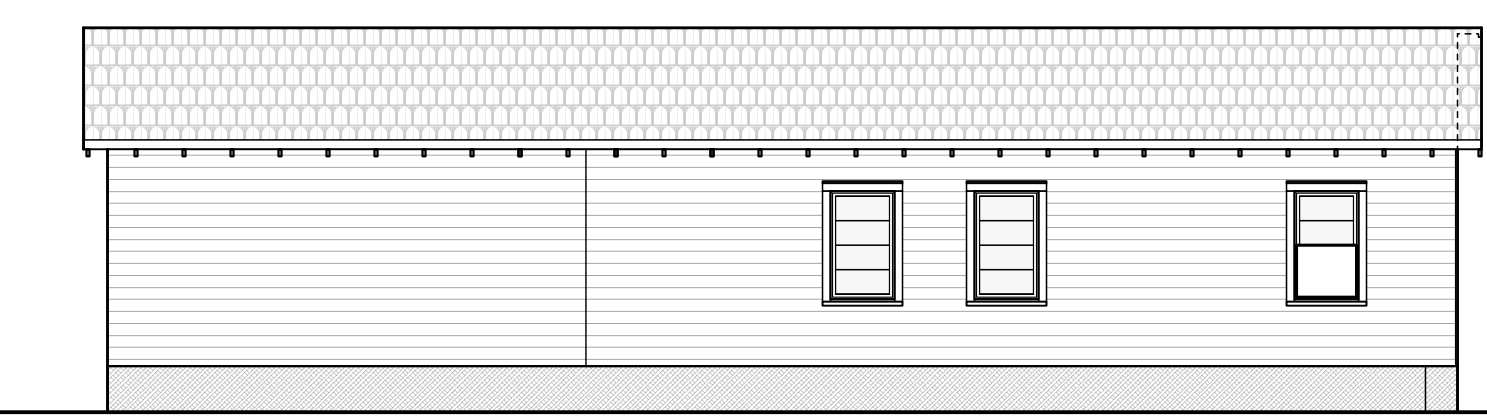
3 EX. ELEVATION - DUNCAN STREET
D1.1 SCALE: 1/8" = 1'-0"



4 EX. ELEVATION - SIDE (WEST)
D1.1 SCALE: 1/8" = 1'-0"



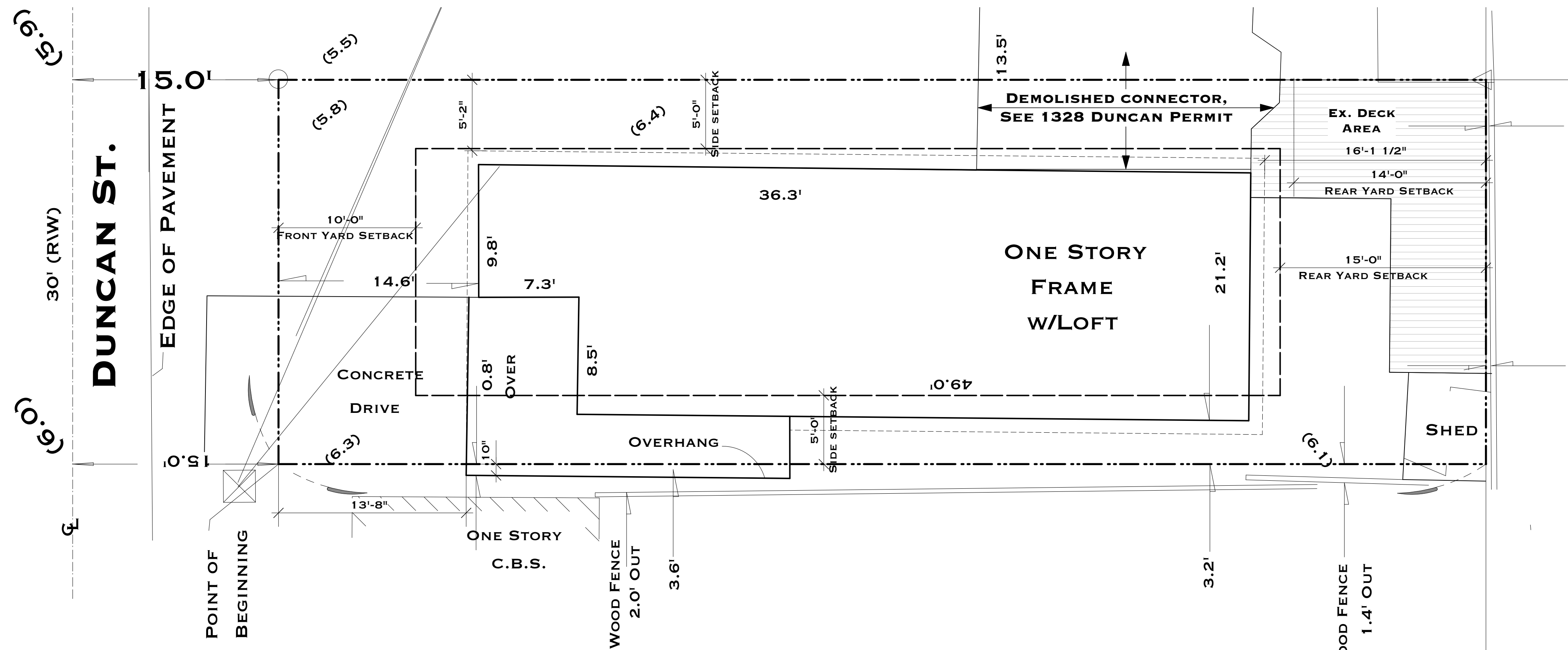
5 EX. ELEVATION - REAR
D1.1 SCALE: 1/8" = 1'-0"



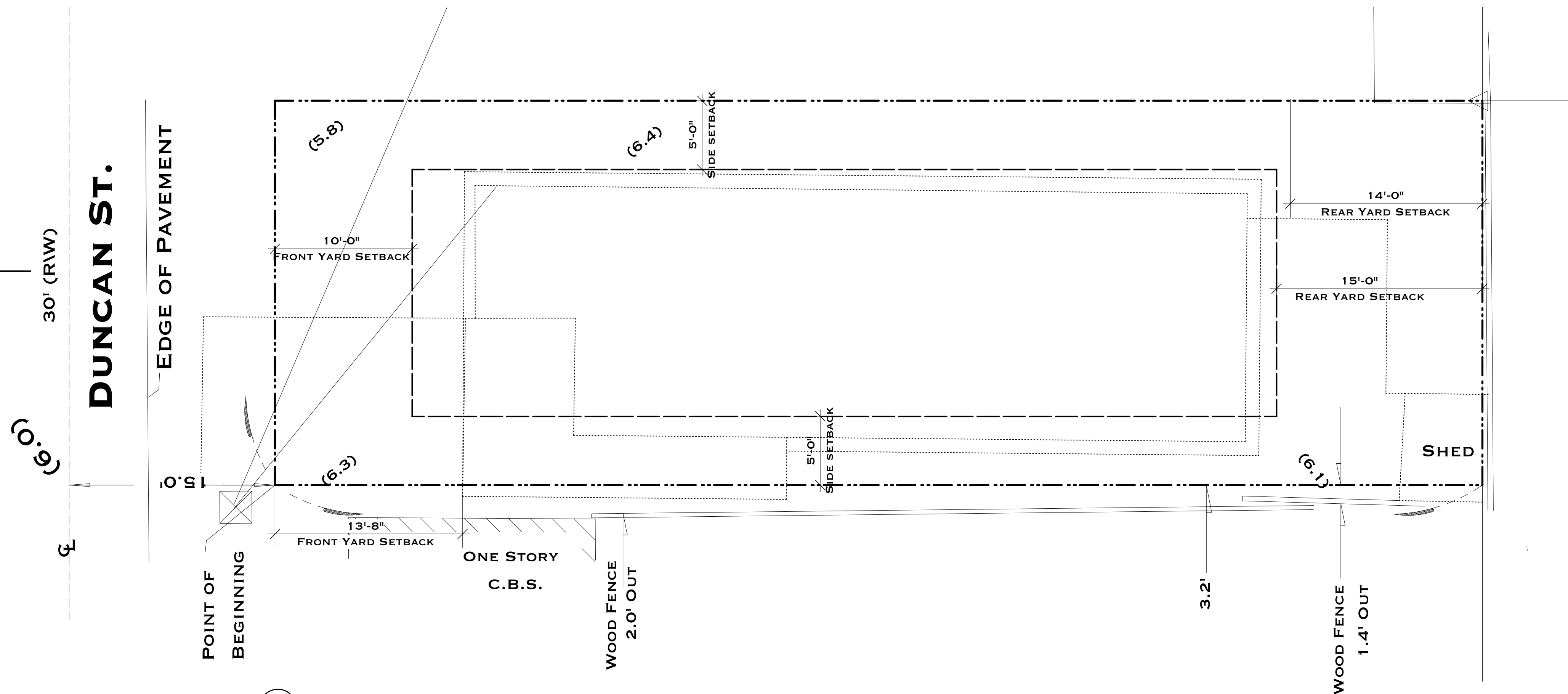
6 EX. ELEVATION - SIDE (EAST)
D1.1 SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

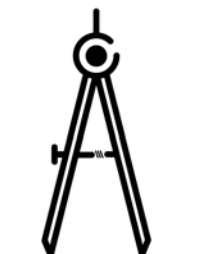
1. CONTRACTOR TO PROVIDE BARRICADES, RAILINGS, NETS, & ETC. FOR THE PROTECTION OF ALL PARTIES. THE HOURS OF OPERATION FOR DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER AND CITY OF KEY WEST
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND EXECUTING ALL SAFETY PRECAUTIONS FOR THE DURATION OF THE WORK.
3. ALL UTILITIES UNDERGOING DEMOLITION ARE TO BE ADEQUATELY SECURED, CAPPED AND/OR COVERED SO THAT FULL SAFETY PROTECTION PER CODE IS PROVIDED.
4. ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWEEPED CLEAN ON A DAILY BASIS.
5. PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. CONTACT ARCHITECT FOR CLARIFICATION IF DIFFERING FROM DRAWINGS.
7. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IF ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL IS FOUND ON SITE AS SOON AS IT IS OBSERVED.
8. ANY DAMAGE OR DEFAACEMENT TO EXISTING PROPERTY, NOT INDICATED FOR DEMOLITION IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.



1 EXISTING SITE PLAN
D1.1 SCALE: 3/16" = 1'-0"



2 DEMOLITION SITE PLAN
D1.1 SCALE: 3/16" = 1'-0"



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
PURPOSES ONLY,
NOT FOR
CONSTRUCTION

A NEW RESIDENCE FOR
1324 DUNCAN STREET
KEY WEST, FL 33040

DRAWING TITLE:
1ST & 2ND FLOOR PLANS

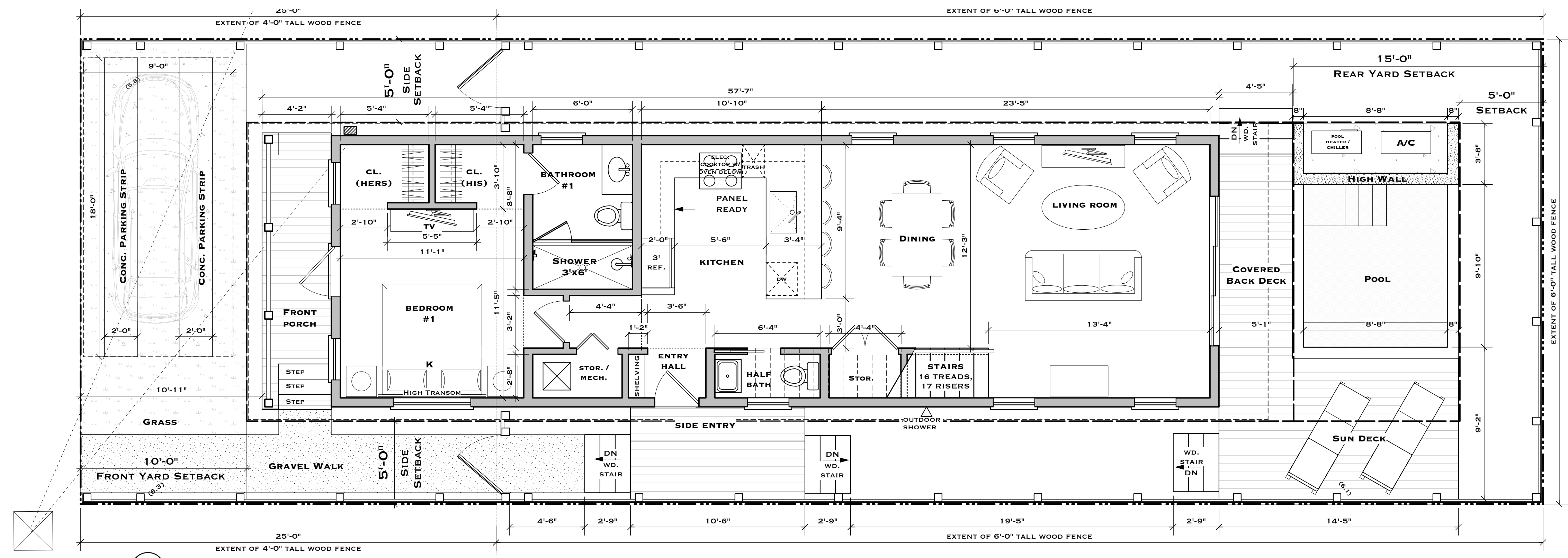
DRAWN: ED SA
CHECKED: TSN
DATE: 11-17-2022

REVISION # DATE

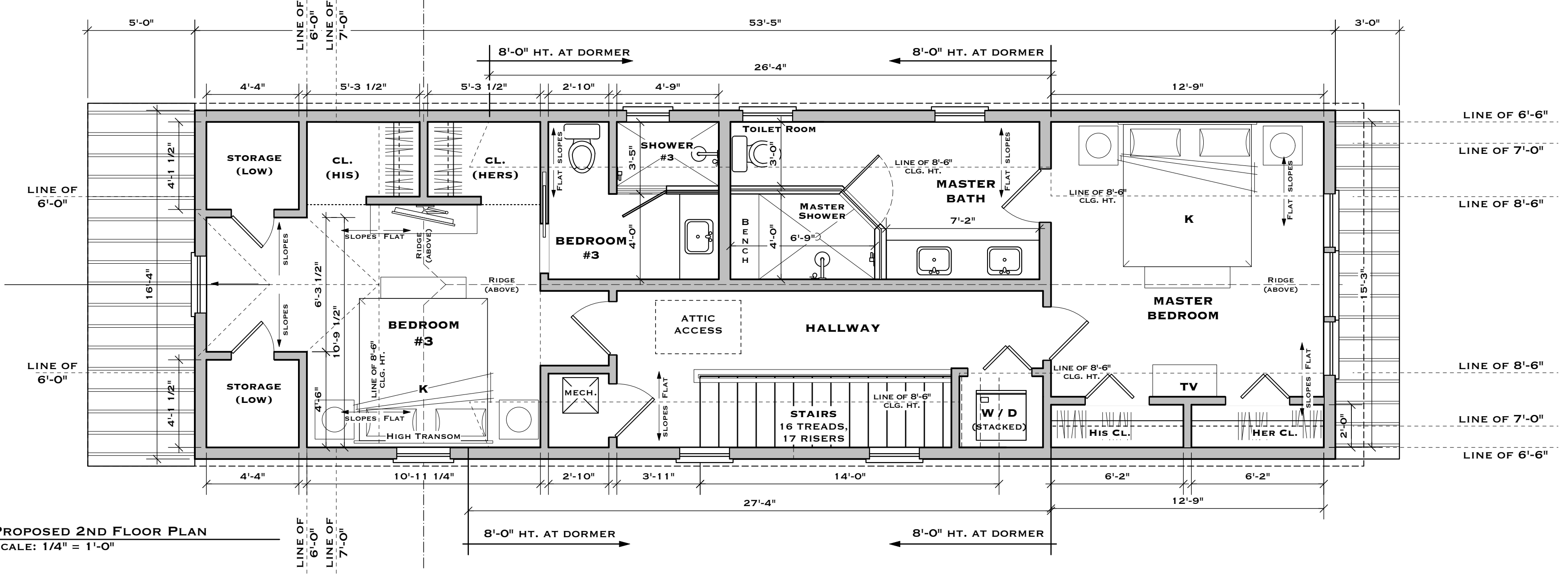
A1.1
SHEET #



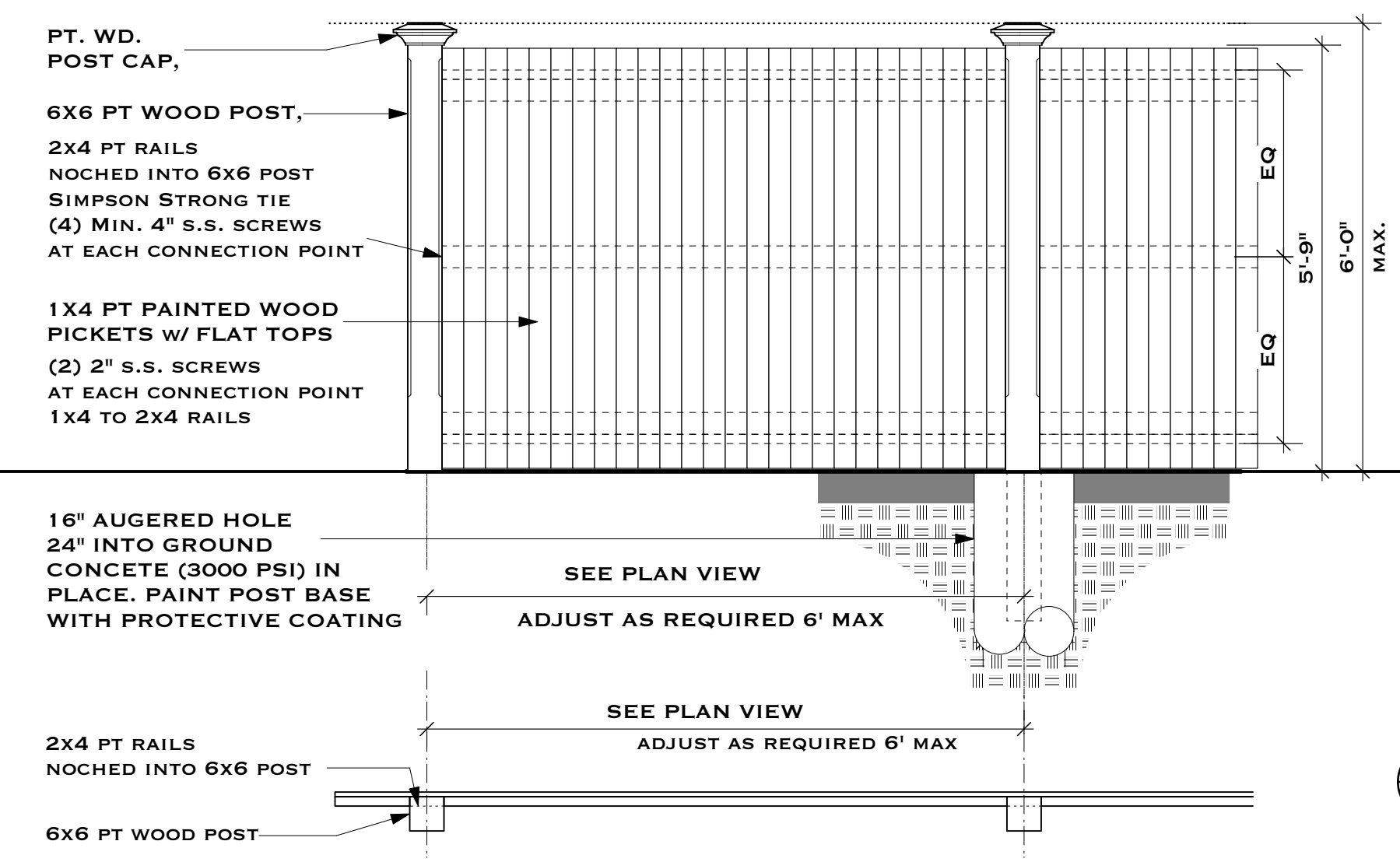
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



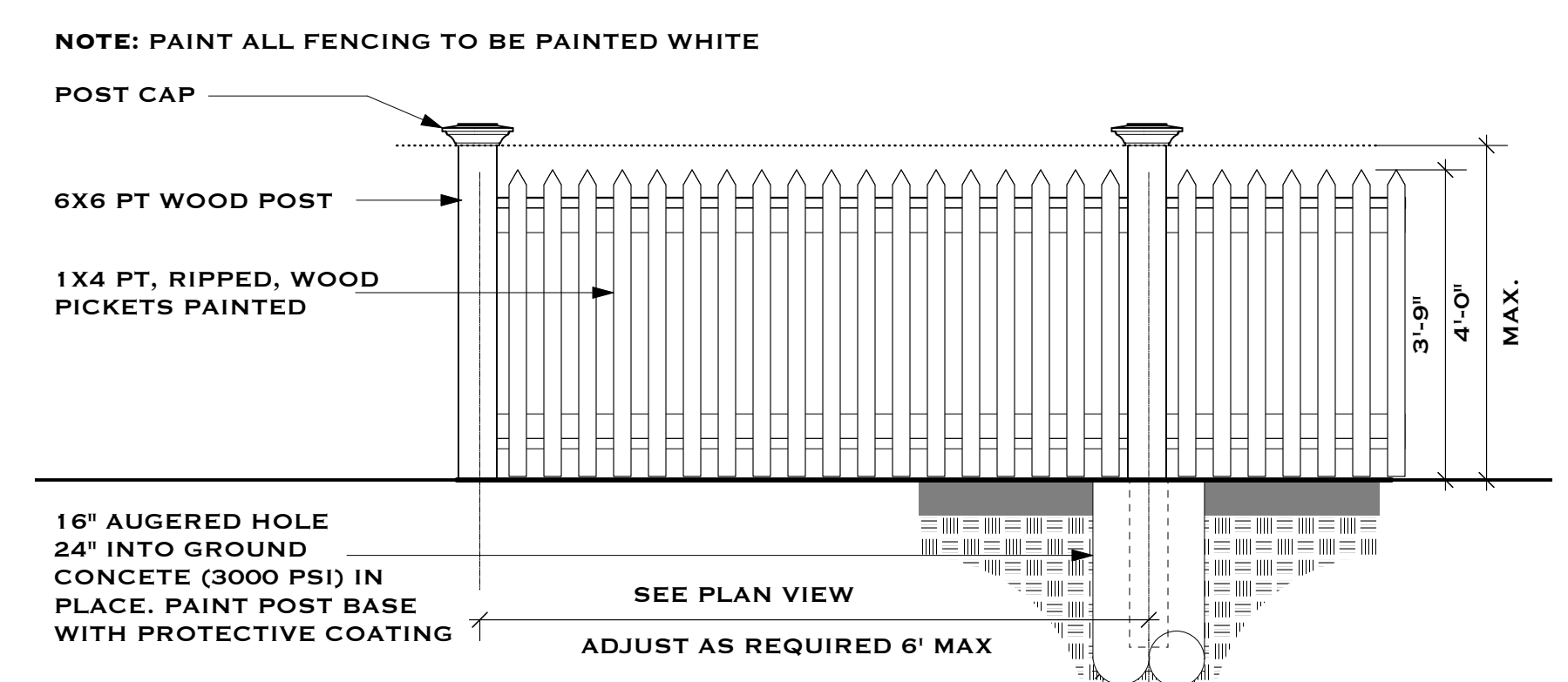
1 PROPOSED 1ST FLOOR PLAN / SITE PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

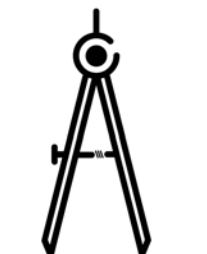


3 6'-0" FENCE DETAIL
SCALE: 1/2" = 1'-0"



4 4'-0" FENCE DETAIL
SCALE: 1/2" = 1'-0"

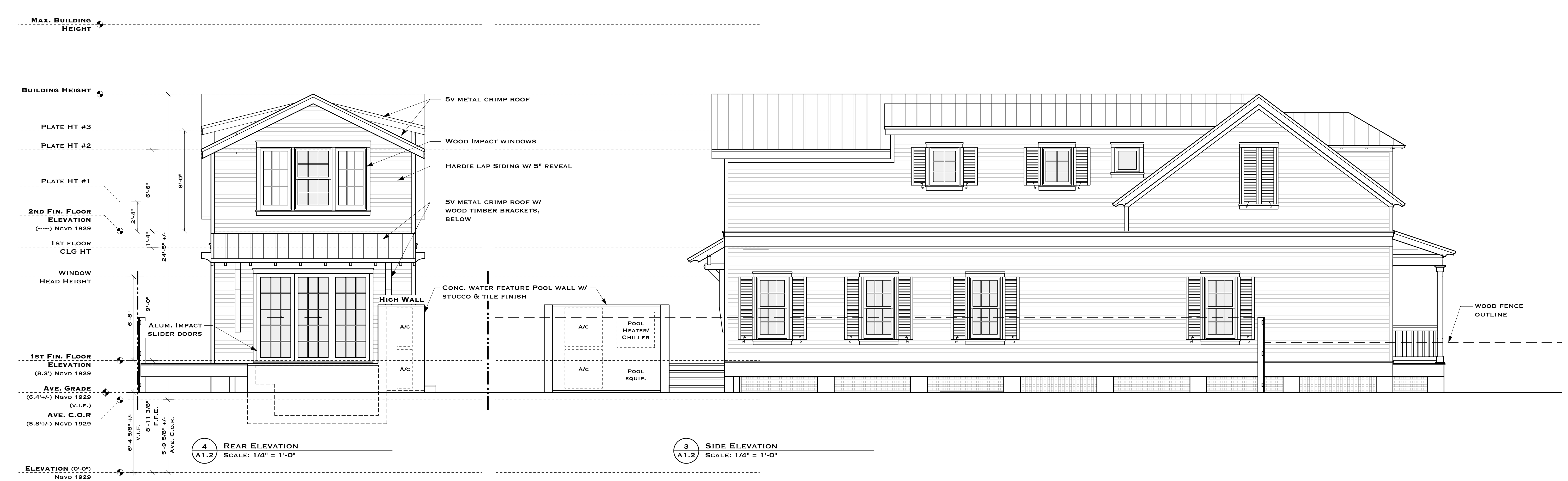
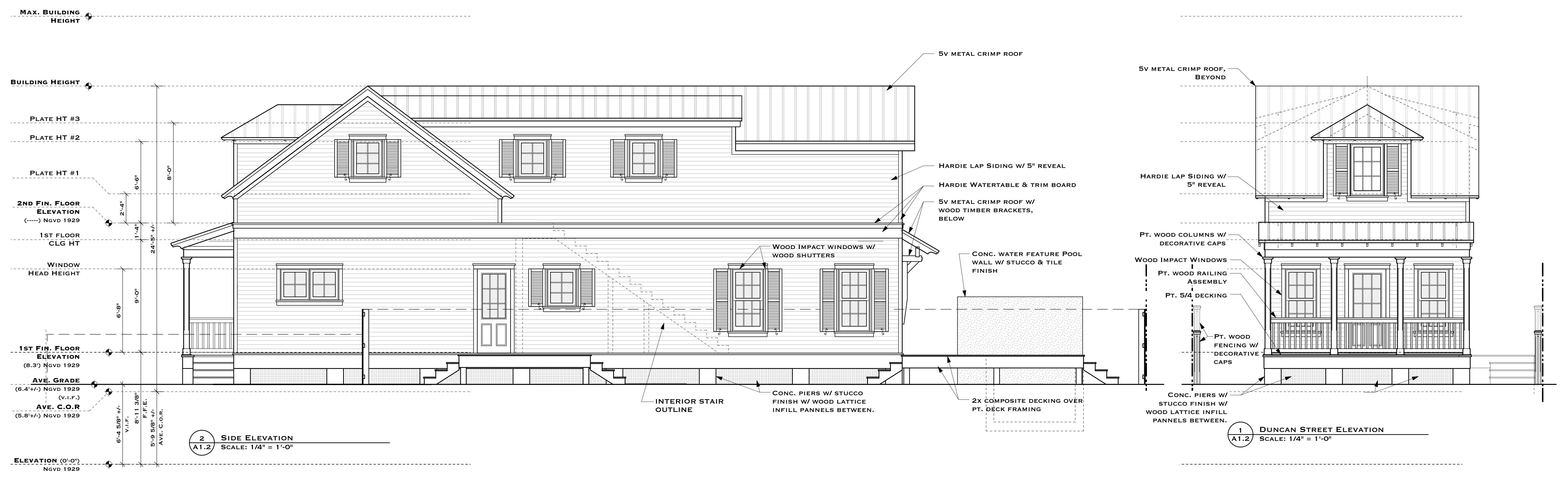
T.S. NEAL ARCHITECTS, INC.



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

**FOR REVIEW
 PURPOSES ONLY,
 NOT FOR
 CONSTRUCTION**

**A NEW RESIDENCE FOR
 1324 DUNCAN STREET
 KEY WEST, FL 33040**



**DRAWING TITLE:
 ELEVATIONS**

**DRAWN: EDSA
 CHECKED: TSN
 DATE: 11-17-2022**

REVISION #	DATE

A1.2
 SHEET #



FOR REVIEW
 PURPOSES ONLY,
 NOT FOR
 CONSTRUCTION

A NEW RESIDENCE FOR
1324 DUNCAN STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 HARC ELEVATIONS

DRAWN: EDSA
 CHECKED: TSN
 DATE: 11-17-2022

REVISION #	DATE

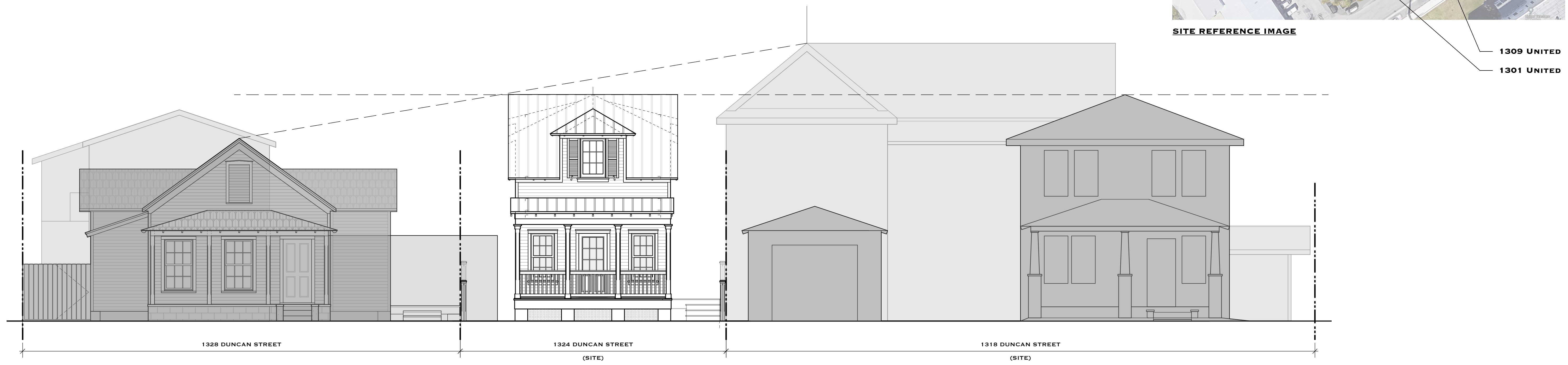
A1.4
 SHEET #



SITE REFERENCE IMAGE

1328 DUNCAN
 1324 DUNCAN (SITE)
 1318 DUNCAN

1309 UNITED
 1301 UNITED



1 HARC ELEVATIONS - DUNCAN STREET
 SCALE: 3/16" = 1'-0"



2 HARC ELEVATION - UNITED STREET
 SCALE: 3/16" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 20, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY SINGLE-FAMILY RESIDENCE. NEW WOOD DECK AND POOL. SITE IMPROVEMENTS. DEMOLITION OF MAIN STRUCTURE AND SHED.

#1324 DUNCAN STREET

Applicant – T.S. Neal Architect Application #H2022-0053

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.

PROPERTY APPRAISER INFORMATION

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00035370-000000
 Account# 1036234
 Property ID 1036234
 Millage Group 10KW
 Location 1324 DUNCAN St, KEY WEST
 Address
 Legal KW MOFFATS SUB PB1-12 PT LOTS 1-2 SQR 4 TR 14 OR329-333/334 OR1467-1158/59C/T OR1469-1968/69-C C/T OR1471-1030/31Q/C OR1932-590/591 OR3172-1160 OR3175-0006
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6149
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Moffat's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1036234 1324 DUNCAN ST 06/10/22

Owner

[KWRH LLC](#)
 817 Duval St
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$147,013	\$110,406	\$110,406	\$110,174
+ Market Misc Value	\$1,682	\$1,682	\$1,682	\$1,682
+ Market Land Value	\$433,763	\$266,112	\$266,112	\$314,012
= Just Market Value	\$582,458	\$378,200	\$378,200	\$425,868
= Total Assessed Value	\$416,020	\$378,200	\$378,200	\$412,618
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$582,458	\$378,200	\$378,200	\$425,868

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,464.00	Square Foot	28	88

Buildings

Building ID 2815
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1286
 Finished Sq Ft 1058
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 160
 Functional Obs 0
 Economic Obs 0
 Depreciation % 28
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 EffectiveYearBuilt 2002
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,058	1,058	160
OPF	OP PRCH FIN LL	228	0	106
TOTAL		1,286	1,058	266

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1969	1970	1	192 SF	2
FENCES	1989	1990	1	512 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/13/2022	\$100	Quit Claim Deed	2376528	3175	0006	11 - Unqualified	Improved		
5/4/2022	\$1,100,000	Warranty Deed	2374550	3172	1160	05 - Qualified	Improved		
9/12/2003	\$1	Warranty Deed		1932	0590	M - Unqualified	Improved		
8/1/1997	\$178,700	Quit Claim Deed		1471	1030	M - Unqualified	Improved		

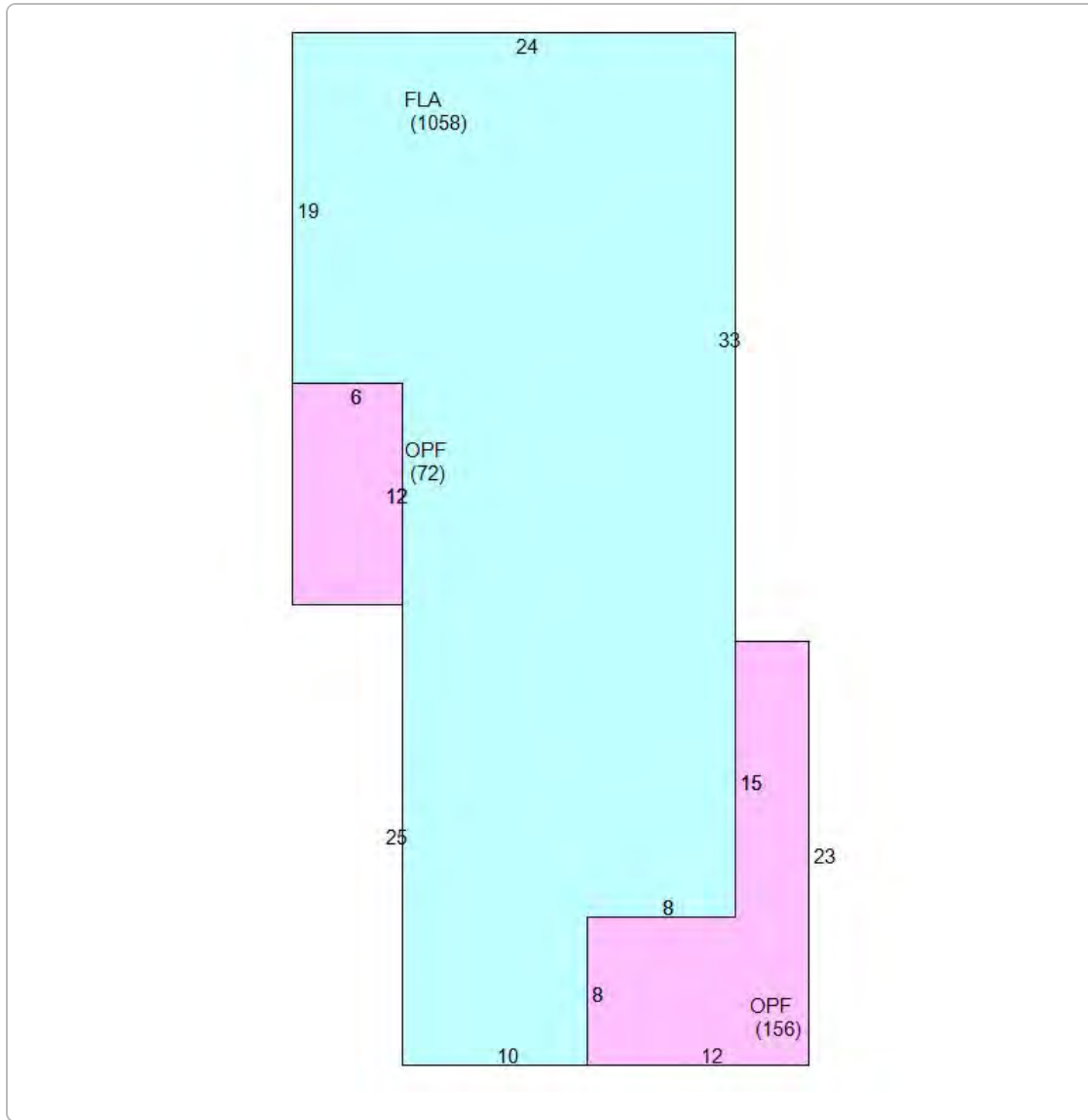
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-1580	8/4/2022		\$20,000	Residential	Removal of applied finishes, cabinets, fixtures, tile, drywall, floors, etc. No structural on this permit NOc filed 08-01- NOC required
10-3089	9/20/2010	6/22/2011	\$9,000	Residential	
07-3669	7/27/2007	7/19/2009	\$3,800	Residential	INSTALL 500SF V-CRIMP METAL ROOF
05-0103	1/12/2005	10/18/2005	\$1,000	Residential	REPLACE EXISTING 100AMP PANEL

View Tax Info

[View Taxes for this Parcel](#)

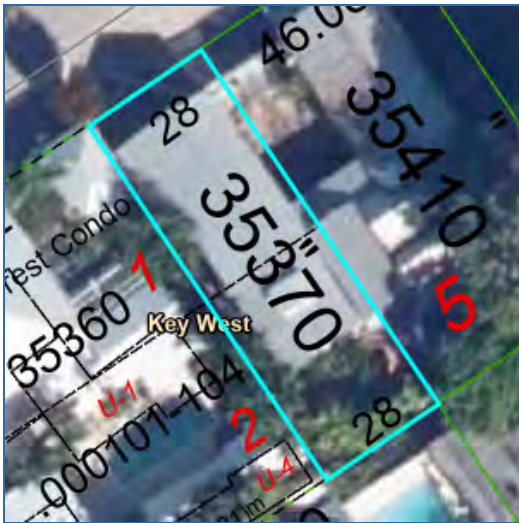
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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



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Version 2.3.234