



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: November 18, 2024

Applicant: T.S. Neal Architects

Application Number: H2024-0040

Address: 1315 Newton Street

Description of Work:

Demolition of rear portion of the house.

Site Facts:

The building under review is a contributing resource to the historic district. Built circa 1890, this historic one-story structure with an attic faces Newton Street. There is a historic rear addition to the house, as depicted in the 1912 Sanborn Map. Additionally, there is a cistern and a well located in the rear yard of the property.

Currently the house sits on the ground, and it is on an AE-9 flood zoning.



Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.



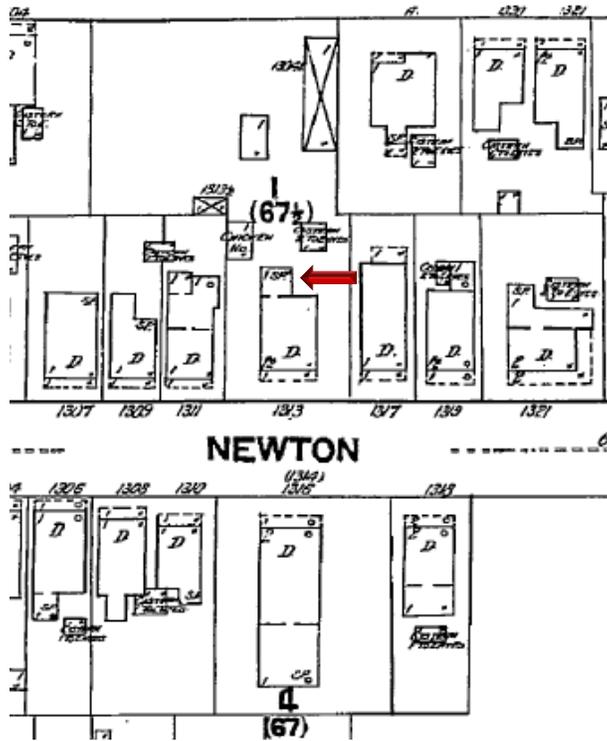
Photo taken by the Property Appraiser's office circa 1965, rear. Monroe County Library.



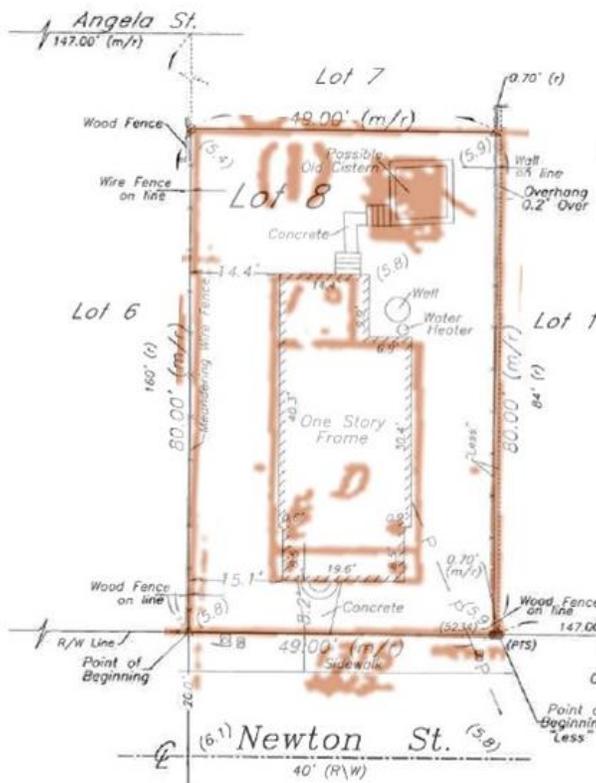
Photo taken by the Property Appraiser's office 08/12/20.



Current photo of house under review.



1912 Sanborn Map showing rear addition.



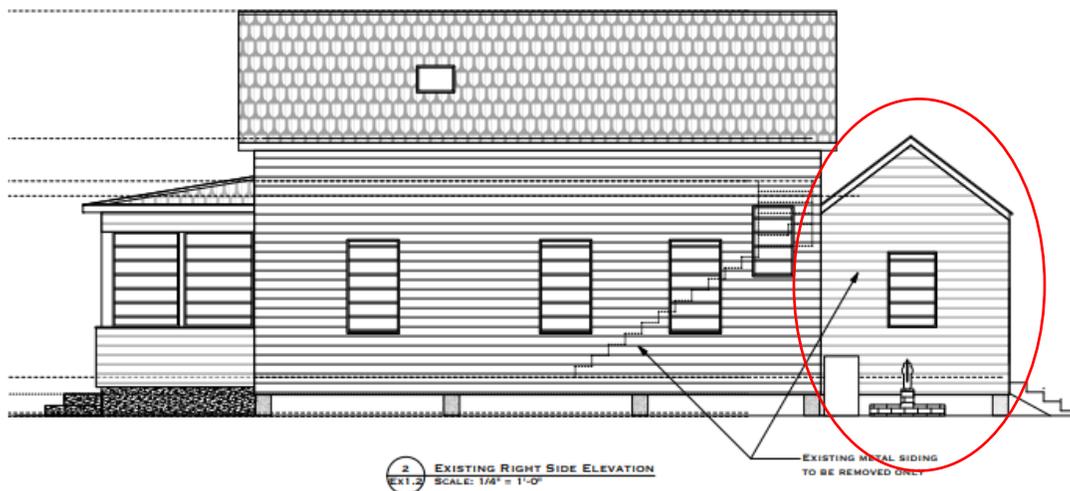
Current survey and 1962 Sanborn Map.

Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations for historic addition.
- Section 102-218 - Criteria for Demolition.
- Section 102-281 - Guidelines for rehabilitation or **relocation** of designated historic structure; mitigation plan for relocation, demolition or rehabilitation of historic structure.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a historic addition in the rear portion of the property, which is documented as early as the 1912 Sanborn Map. The plans include relocating the house approximately 7 feet to the right when viewed from Newton Street, as well as the construction of a new addition that will feature a pool and pool deck.



Existing Right Elevation. Area outlined proposed to be demolished.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. Staff has found evidence that the existing addition was built more than 50 years ago. The criteria for demolition of historic structures state the following:

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

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

The elements under review are contributing and historic, over 100 years old and do not exhibit extreme deterioration.

The following is the criteria of section 102-125:

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

The existing rear addition currently features lap siding and metal shingles which is typical for its period of construction.

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

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

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

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

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

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

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

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

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

While the exact date of construction for the addition is not known, it appears on the 1912 Sanborn Map, indicating that it is over 50 years old. The structure features metal shingles and lap siding.

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

This is not the case.

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

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

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

Staff believes that the elements under review do not yield important information in history.

If approved, this will require two readings for demolition. Staff will review submitted construction plans for demolition and design to assure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

| | | |
|-------------------|-------------------------|----------------|
| HARC COA # | REVISION # | INITIAL & DATE |
| FLOOD ZONE AE6 | ZONING DISTRICT HMDR | BLDG PERMIT # |

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

| | | |
|-------------------------------------|---------------------------------|-----------------------------------------|
| ADDRESS OF PROPOSED PROJECT: | 1315 Newton Street | |
| NAME ON DEED: | FC Real Estate Investments LLC | PHONE NUMBER 843-290-8895 |
| OWNER'S MAILING ADDRESS: | 221 Simonton Street | EMAIL skyfly11@gmail.com |
| | Key West Fl 33040 | |
| APPLICANT NAME: | T.S. Neal Architects- Seth Neal | PHONE NUMBER 305-340-8857 |
| APPLICANT'S ADDRESS: | 22974 Oversea Hwy | EMAIL sethneal@tsnarchitects.com |
| | Cudjoe Key Fl | |
| APPLICANT'S SIGNATURE: | <i>Seth Neal</i> | DATE 08-22-2024 |

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO **INVOLVES A HISTORIC STRUCTURE:** YES NO
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

| |
|------------------------------------------------------------------------------------------------------------------------------------------------|
| DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC. |
| GENERAL: |
| Renovation to existing historic house and addition at side & rear of existing. New Pool & Deck in rear yard. |
| See Plans for additional information |
| MAIN BUILDING: |
| Existing House will have wood lap siding, wood columns & trim work, impact wood entry door & metal impact windows, and pressed metal shingles. |
| New addition will have composite lap siding & trimwork, impact metal doors & windows, and 5 v metal roofing. |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): |
| Existing rear addition to be removed |
| |
| |

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

| | |
|----------------------------------------------------|----------------------------------------|
| ACCESSORY STRUCTURE(S): | |
| none | |
| | |
| PAVERS: | FENCES: wood on seperate permit |
| brick parking pad & walkway, see site plan | |
| | |
| DECKS: pool deck | PAINTING: |
| | |
| | |
| SITE (INCLUDING GRADING, FILL, TREES, ETC): | POOLS (INCLUDING EQUIPMENT): |
| | yes, see plans |
| | |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): | OTHER: |
| ac, see site plan | |
| | |

| OFFICIAL USE ONLY: | HARC COMMISSION REVIEW | EXPIRES ON: |
|--------------------------------|---------------------------------------------------------------------|--------------------|
| MEETING DATE: | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| REASONS OR CONDITIONS: | | |
| | | |
| | | |
| STAFF REVIEW COMMENTS: | | |
| | | |
| | | |
| FIRST READING FOR DEMO: | SECOND READING FOR DEMO: | |
| | | |
| HARC STAFF SIGNATURE AND DATE: | HARC CHAIRPERSON SIGNATURE AND DATE: | |
| | | |

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

| | |
|-------------------------|----------------|
| HARC COA # | INITIAL & DATE |
| ZONING DISTRICT HMDR | BLDG PERMIT # |

| | |
|------------------------------|---------------------------------|
| ADDRESS OF PROPOSED PROJECT: | 1315 Newton Street |
| PROPERTY OWNER'S NAME: | FC Real Estate Investments LLC |
| APPLICANT NAME: | T.S. Neal Architects- Seth Neal |

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review**.

| | | | |
|----------------------------|-----------------------------------------------------------------------------------|------------------------|---------------------|
| PROPERTY OWNER'S SIGNATURE |  | EDWARD FLYNN 8/21/2024 | DATE AND PRINT NAME |
|----------------------------|-----------------------------------------------------------------------------------|------------------------|---------------------|

| DETAILED PROJECT DESCRIPTION OF DEMOLITION |
|--------------------------------------------|
| Removed one story rear addition |
| |
| |

| CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES: |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies); |
| (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria: |
| (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration. |
| |
| |
| (2) Or explain how the building or structure meets the criteria below: |
| (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction. |
| The rear addition is not of historic significance in the city |

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.

Not to our knowledge

(c) Has no significant character, interest, or value as part fo 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.

Not to our knowledge

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

Not to our knowledge

(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.

No

(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);

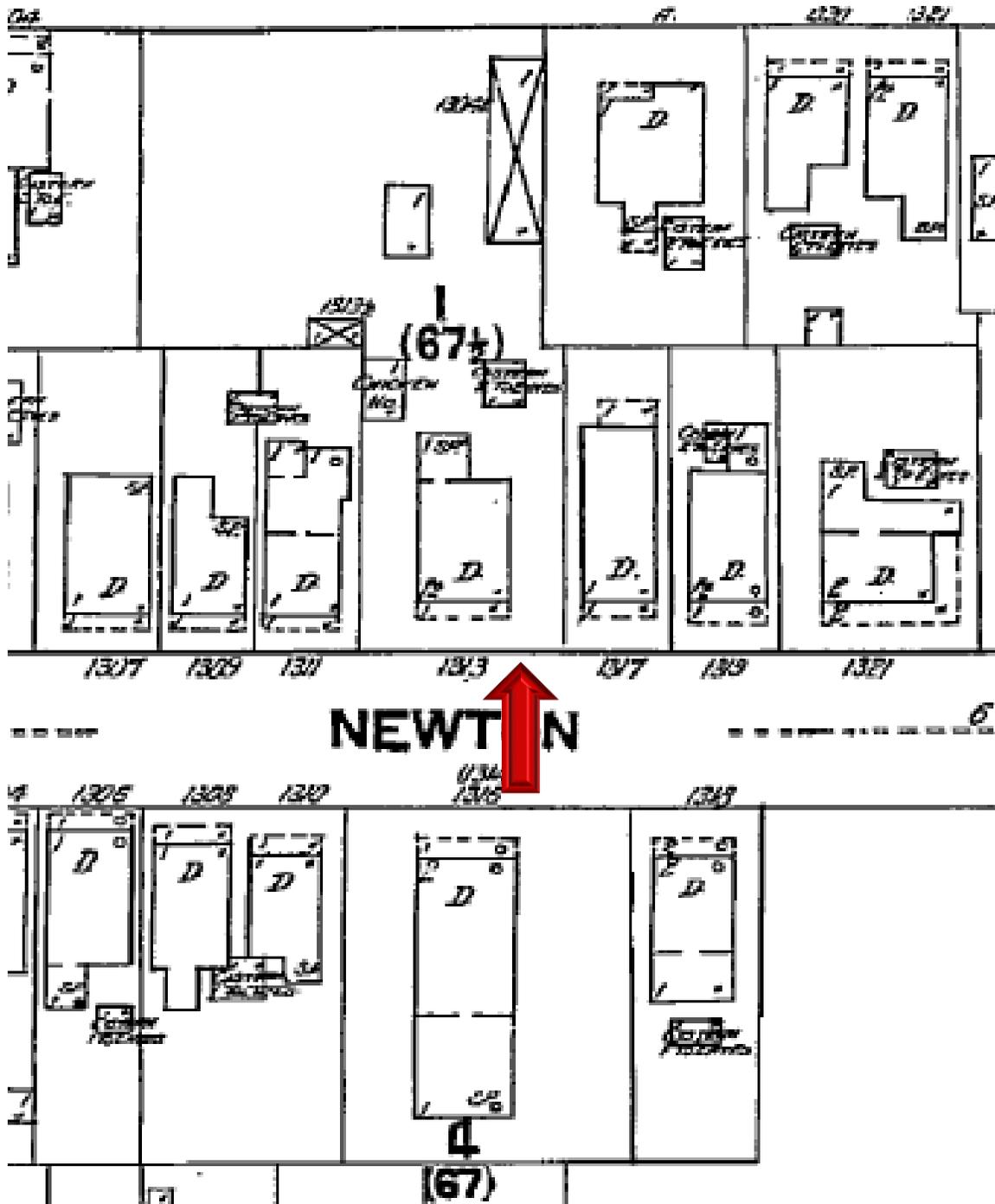
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

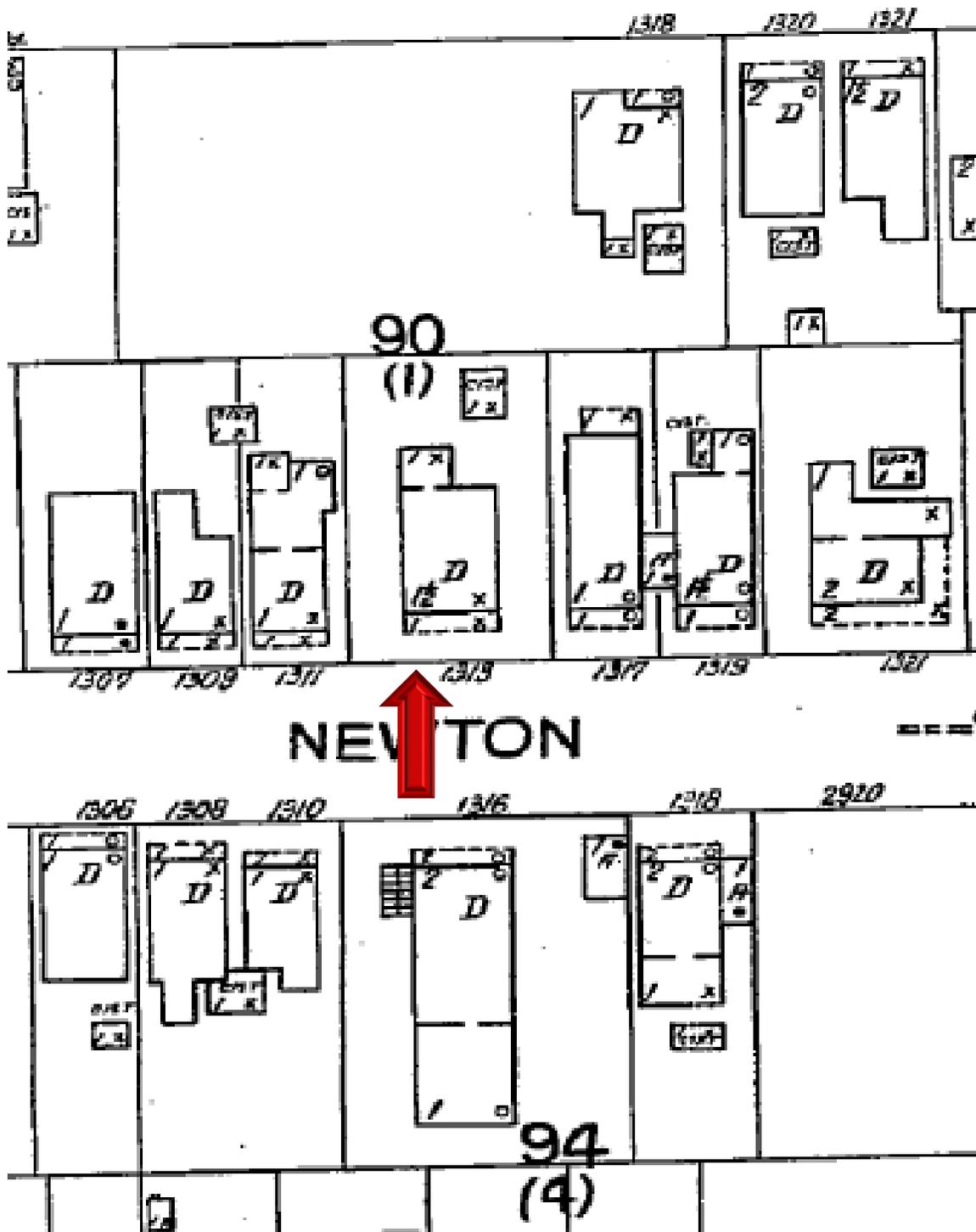
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

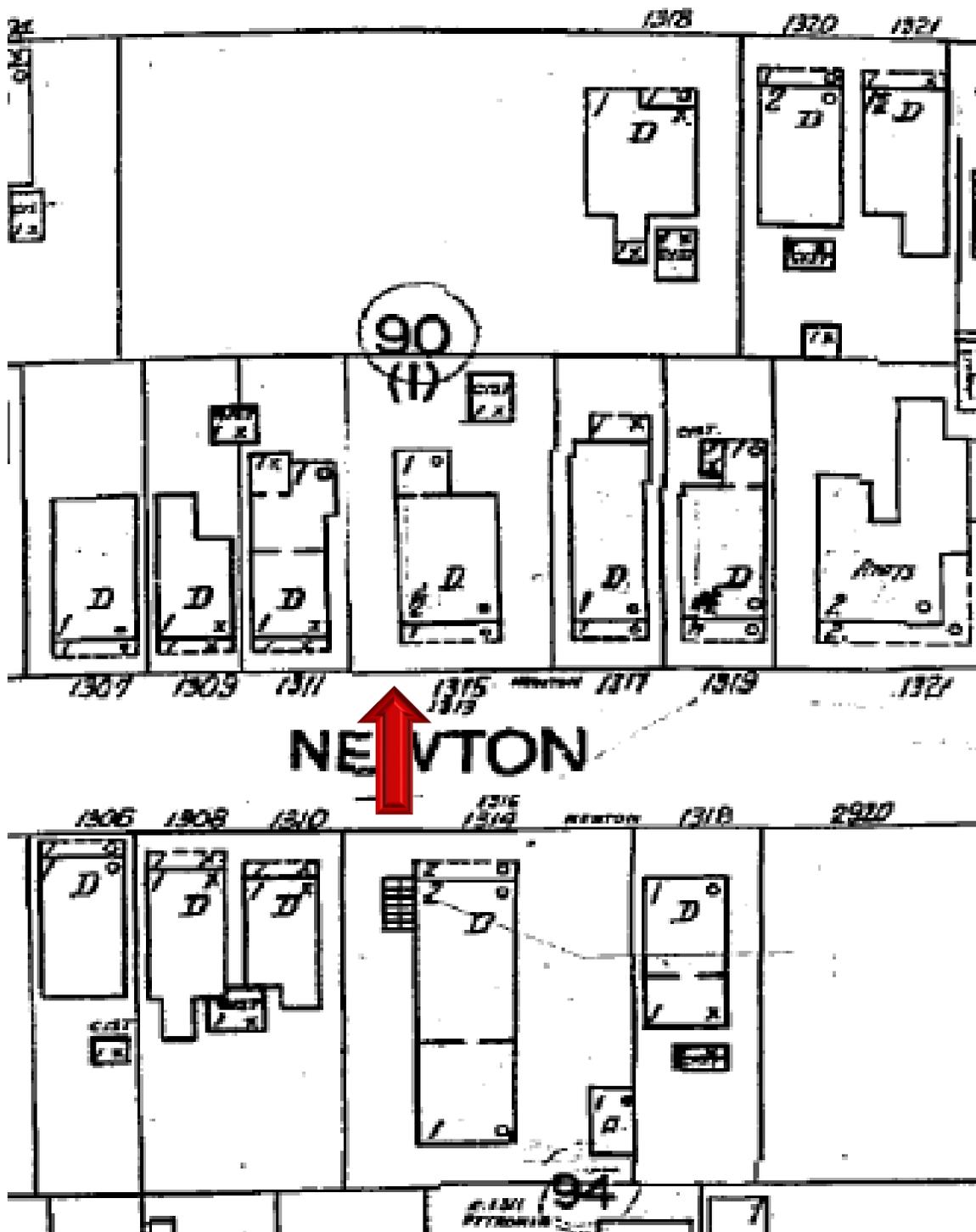
SANBORN MAPS



1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1315 Newton Street in 1965. Monroe County Library.



1315 Newton Street in 1965. Monroe County Library.



1315 Newton Street in 08/12/20. Property Appraiser's Office.



1315 Newton Street.

SURVEY

ELEVATION CERTIFICATE
 IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: **1315 NEWTON STREET**
 City: **KEY WEST** State: **FL** ZIP Code: **33040**
 FOR INSURANCE COMPANY USE
 Policy Number: _____
 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, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, ARIA/H, AR/AO, A96. Complete items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: **BASIC** Vertical Datum: **1929**

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

| | Check the measurement used: | Yes | No |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------|----|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | 6.0 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters | |
| b) Top of the next higher floor (see Instructions): | 7.9 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters | |
| c) Bottom of the lowest horizontal structural member (see Instructions): | 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 and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | 6.2 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters | |
| f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | 5.7 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters | |
| g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | 6.1 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters | |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | 5.7 | <input checked="" 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 state 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 and describe in the Comments area.

Certifier's Name: **J. LYNN O'FLYNN** License Number: **6298**

Title: **PROFESSIONAL SURVEYOR & MAPPER**

Company Name: **J. LYNN O'FLYNN, INC.**

Address: **3430 DUCK AVENUE**

City: **KEY WEST** State: **FL** ZIP Code: **33040**

Telephone: (305) 296-7422 Ext.: _____ Email: _____

Signature: _____ Date: **01/17/2024**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

MAIN BUILDING IS A DIAGRAM 5, WITH ENCLOSED FRONT PORCH IS A DIAGRAM 8

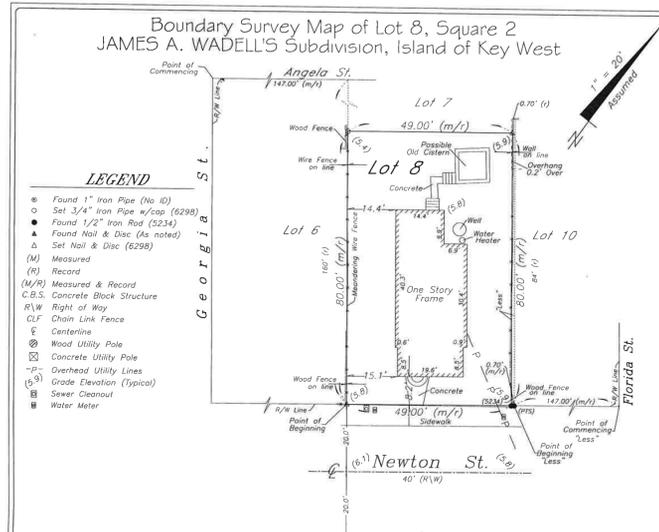
C2. a) - ENCLOSURE (FRONT PORCH), C2. b) - FINISH FLOOR OF ENCLOSED PORCH

ELEVATION OF MAIN HOUSE IS 8.2

C2. e) - WATER HEATER

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (8/23) Form Page 3 of 8



NOTES:
 1. The legal description shown hereon was furnished by the client or their agent.
 2. This survey does not determine or imply ownership.
 3. Underground foundations and utilities were not located.
 4. All angles are 90° (Measured & Record) unless otherwise noted.
 5. Street address: 1315 Newton Street, Key West, FL
 6. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 7. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 8. North Arrow is assumed and based on the legal description.
 9. Date of field work: January 17, 2024
 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: BASIC

BOUNDARY SURVEY OF: Lot Eight (8), in Square Two (2) of James A. Waddell's Subdivision of part of Tract Seven (7), Island of Key West. Beginning at a point on Angela Street which is One Hundred and Forty-Seven (147) feet from the junction of Georgia and Angela Streets and running thence at right angles in a Southeastery direction One Hundred Sixty (160) feet to the Point of Beginning of the hereinafter described parcel; thence at right angles in a Northeastery direction Forty-nine (49) feet to a point; thence at right angles in a Northwesterly direction Eighty (80) feet to a point; thence at right angles in a Southwesterly direction Forty-nine (49) feet to a point; thence at right angles in a Southeastery direction Eighty (80) feet back to the Point of Beginning.

Part of Lot 8 in Square 2 of James A. Waddell's Subdivision of Part of Tract 7, on the Island of Key West. Beginning at a point on Newton Street distant from the corner of Newton and Florida Streets, 147 feet and running thence in a Southwesterly direction 0.70 feet; thence at right angles in a Northwesterly direction 84 feet; thence at right angles in a Northeastery direction 0.70 feet; thence at right angles in a Southeastery direction 84 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: FC Real Estate Investments LLC, a Florida limited liability company; Spittswood, Spittswood, Spittswood & Sterling, PLLC; Chicago Title Insurance Company;

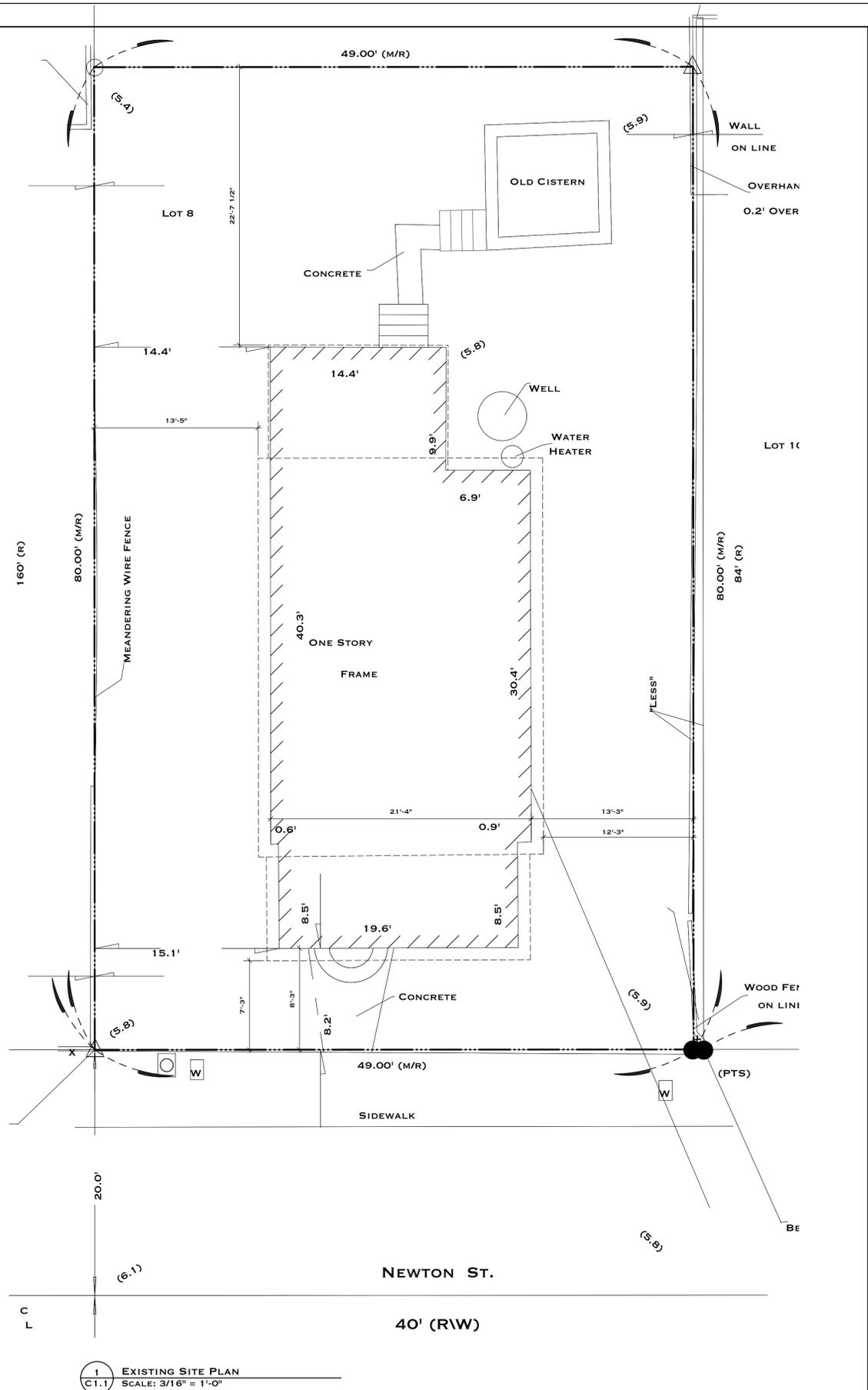
I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 6J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 February 12, 2024

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) 296-7424

SURVEY PROVIDED BY OWNER FOR REF. ONLY.



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

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

A NEW RENOVATION & ADDITION AT
1315 NEWTON STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING SITE PLAN,
SURVEY, & E.C.

DRAWN: TSN
CHECKED: -
DATE: 08-21-2024

| REV. #1 | 09-11-2024 |
|---------|------------|
| | |
| | |

REVISION # DATE

C1.1
SHEET #

T.S.N.
 T. S. NEAL ARCHITECTS, INC.

PROPOSED DESIGN

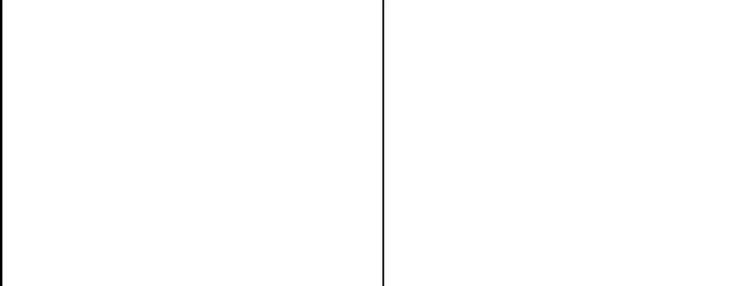
SITE DATA 1315 NEWTON STREET
PARCEL ID #: 00022690-000000

| ITEM | EXISTING | REQ. PER LDR | PROPOSED | REMARK |
|------------------------------------|---------------------------|-----------------------------------------------------|------------------------------------|-------------------------------------|
| DISTRICT | HMDR | HMDR | HMDR | HISTORIC MEDIUM DENSITY RESIDENTIAL |
| SITE AREA | 3,920 SQ. FT. | 4,000 SQ. FT. | EXISTING | NO CHANGE |
| LOT SIZE | 49' X 80' SEE SURVEY | 50' X 100' (MIN) | EXISTING | NO CHANGE |
| IMPERVIOUS | 392.3 SQ. FT. 10% | 2,352 SQ. FT. (60% MAX) | 2,000 SQ. FT. 51% APPROX. | CONFORMING |
| OPEN SPACE | 2755.8 SQ.FT. 70% | 1,372 SQ. FT. (35% MIN) | 1,590 SQ. FT. 40.6% | CONFORMING |
| BUILDING COV. | 957 SQ.FT. 24% | 1,568 SQ. FT. (40% MAX) | 1,568 SQ. FT. 40% | CONFORMING |
| ACCESSORY STRUCTURE REAR YARD COV. | - | 735 SQ. FT. @ (30% MAX.) = 220 SQ FT | 152 SQ. FT. 20% POOL & EQUIP | CONFORMING |
| FRONT YARD COV. | 46 SQ. FT. 9% COVERAGE | 489 SQ. FT. @ 50% OPEN SPACE = 244 SQ FT, MIN | 148 SQ. FT. 30% COVERAGE | CONFORMING |

STRUCTURE SETBACKS

| SETBACK | EXISTING | REQ. | PROPOSED | REMARK |
|------------------------|------------|--------|------------|------------------------|
| FRONT SETBACK | 7'-3" | 10' | 7'-8" | IMPROVEMENT CONFORMING |
| REAR SETBACK | 22'-7 1/2" | 15' | 16'-10" | CONFORMING |
| NORTHEAST SIDE SETBACK | 12'-3" | 5' | 5'-2" | CONFORMING |
| SOUTHWEST SIDE SETBACK | 13'-5" | 5' | 5'-2" | CONFORMING |
| BUILDING HEIGHT | 21'-5" +/- | 30'-0" | 21'-5" +/- | CONFORMING |

CURRENT FEMA FLOOD ZONE:
ZONE: AE 6: 6'+1' = 7' D.F.E.



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.

SCOPE OF WORK:

THE EXISTING & NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2023 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-22 EXPOSURE "C"
LIVE LOAD 40 Psf
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET 50.0
CONSTRUCTION TYPE: TYPE VB

PROJECT CONTACT LIST:

ARCHITECT:
 T. S. NEAL ARCHITECTS, INC.
 22974 OVERSEAS HIGHWAY
 CUDJOE KEY, FL 33042
 SETHNEAL@TSNARCHITECTS.COM
 M 251-422-9547
 O 305-340-8857

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.1 EXISTING SITE PLAN, SURVEY, & E.C.
- EX1.1 EXISTING FLOOR PLANS
- EX1.2 EXISTING ELEVATIONS
- EX1.3 EXISTING SECTIONS
- A1.1 1ST & 2ND FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS / & PHOTOS

ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
- A.F.F. = ABOVE FINISH FLOOR
- A.A.G. = ABOVE ADJACENT GRADE
- ALUM. = ALUMINUM
- ARCH. = ARCHITECTURAL
- BALC. = BALCONY
- BD. = BOARD
- C.I.P. = CAST IN PLACE
- C.J. = CONTROL JOINT
- CL. = CLOSET
- CL. = CENTERLINE
- CONC. = CONCRETE
- COOR. = COORDINATE
- C.O.R. = CROWN OF ROAD
- D. = DRYER
- DIM. = DIMENSION
- DN. = DOWN
- DTL. = DETAIL
- 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
- HORZ. = 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
- 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

**A NEW RENOVATION & ADDITION AT
 1315 NEWTON STREET
 KEY WEST, FL 33040**

DESIGN NOTES:

THE EXISTING & NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2023 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-22 EXPOSURE "C"
LIVE LOAD 40 Psf
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET 50.0
CONSTRUCTION TYPE: TYPE VB

SQUARE FOOT TOTALS:

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



A NEW RENOVATION & ADDITION AT
1315 NEWTON STREET
 KEY WEST, FL 33040

DRAWING TITLE:
TITLE & SITE DATA & PROJECT INFORMATION

DRAWN: TSN
 CHECKED: -
 DATE: 08-21-2024

| REV. #1 | 09-11-2024 |
|---------|------------|
| REV. #2 | 09-12-2024 |
| | |
| | |

T1.1
 SHEET #

T.S. NEAL ARCHITECTS, INC.

ELEVATION CERTIFICATE
 IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: **1315 NEWTON STREET**
 City: **KEY WEST** State: **FL** ZIP Code: **33040**
 FOR INSURANCE COMPANY USE
 Policy Number: _____
 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, AQ, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, ARIA/H, AR/AO, A96. Complete items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: **BASIC** Vertical Datum: **1929**

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: _____
 Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:
 a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 6.0 feet meters
 b) Top of the next higher floor (see Instructions): 7.9 feet meters
 c) Bottom of the lowest horizontal structural member (see Instructions): N/A feet meters
 d) Attached garage (top of slab): N/A feet meters
 e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 6.2 feet meters
 f) Lowest Adjacent Grade (LAG) next to building: Natural Finished 5.7 feet meters
 g) Highest Adjacent Grade (HAG) next to building: Natural Finished 6.1 feet meters
 h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 5.7 feet meters

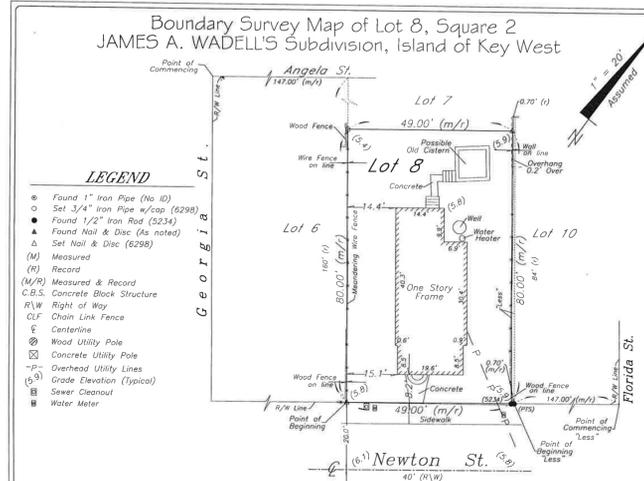
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state 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 and describe in the Comments area.

Certifier's Name: **J. LYNN O'FLYNN** License Number: **6298**
 Title: **PROFESSIONAL SURVEYOR & MAPPER**
 Company Name: **J. LYNN O'FLYNN, INC.**
 Address: **3430 DUCK AVENUE**
 City: **KEY WEST** State: **FL** ZIP Code: **33040**
 Telephone: (305) 296-7422 Ext.: _____ Email: _____
 Signature: *J. Lynn O'Flynn* Date: **01/17/2024**
 Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.
 Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
MAIN BUILDING IS A DIAGRAM 5, WITH ENCLOSED FRONT PORCH IS A DIAGRAM 8 (C2. a) - ENCLOSURE (FRONT PORCH), C2. b) - FINISH FLOOR OF ENCLOSED PORCH ELEVATION OF MAIN HOUSE IS 8.2 (C2. e) - WATER HEATER LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.
 FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (8/23) Form Page 3 of 8



- NOTES:**
- The legal description shown hereon was furnished by the client or their agent.
 - This survey does not determine or imply ownership.
 - Underground foundations and utilities were not located.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 1315 Newton 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.
 - Date of field work: January 17, 2024
 - 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: BASIC

BOUNDARY SURVEY OF: Lot Eight (8), in Square Two (2) of James A. Waddell's Subdivision of part of Tract Seven (7), Island of Key West. Beginning at a point on Angela Street which is One Hundred and Forty-Seven (147) feet from the junction of Georgia and Angela Streets and running thence at right angles in a Southeastery direction One Hundred Sixty (160) feet to the Point of Beginning of the hereinafter described parcel; thence at right angles in a Northeastery direction Forty-nine (49) feet to a point; thence at right angles in a Northwesterly direction Eighty (80) feet to a point; thence at right angles in a Southeastery direction Forty-nine (49) feet to a point; thence at right angles in a Southeastery direction Eighty (80) feet back to the Point of Beginning.

Part of Lot 8 in Square 2 of James A. Waddell's Subdivision of Part of Tract 7, on the Island of Key West. Beginning at a point on Newton Street distant from the corner of Newton and Florida Streets, 147 feet and running thence in a Southwestery direction 0.70 feet; thence at right angles in a Northwesterly direction 84 feet; thence at right angles in a Northeastery direction 0.70 feet; thence at right angles in a Southeastery direction 84 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: FC Real Estate Investments LLC, a Florida limited liability company; Spittswood, Spittswood, Spittswood & Sterling, PLLC; Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 6J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

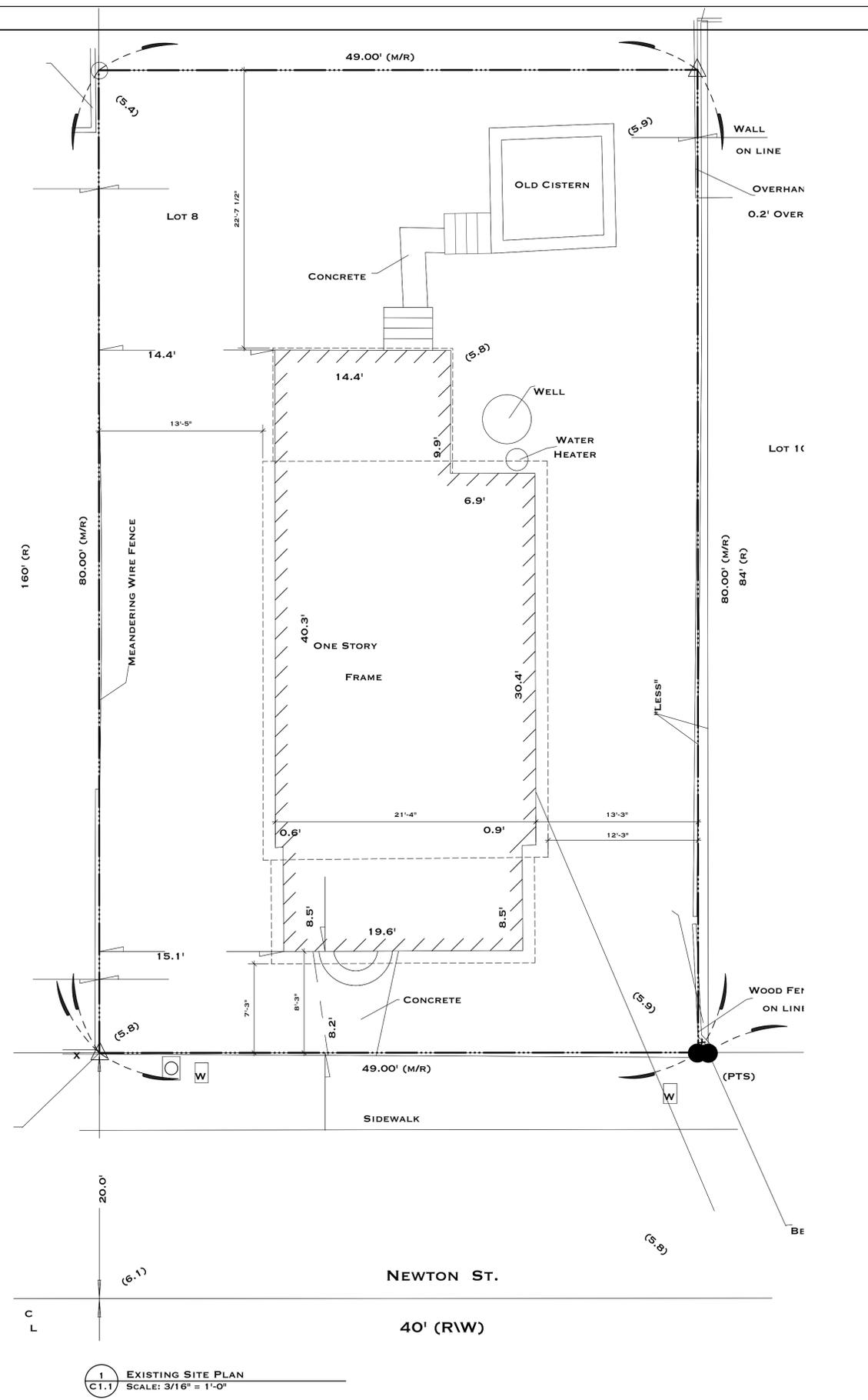
J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 February 12, 2024

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) 296-7424

SURVEY PROVIDED BY OWNER FOR REF. ONLY.



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

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

**A NEW RENOVATION & ADDITION AT
 1315 NEWTON STREET
 KEY WEST, FL 33040**

**DRAWING TITLE:
 EXISTING SITE PLAN,
 SURVEY, & E.C.**

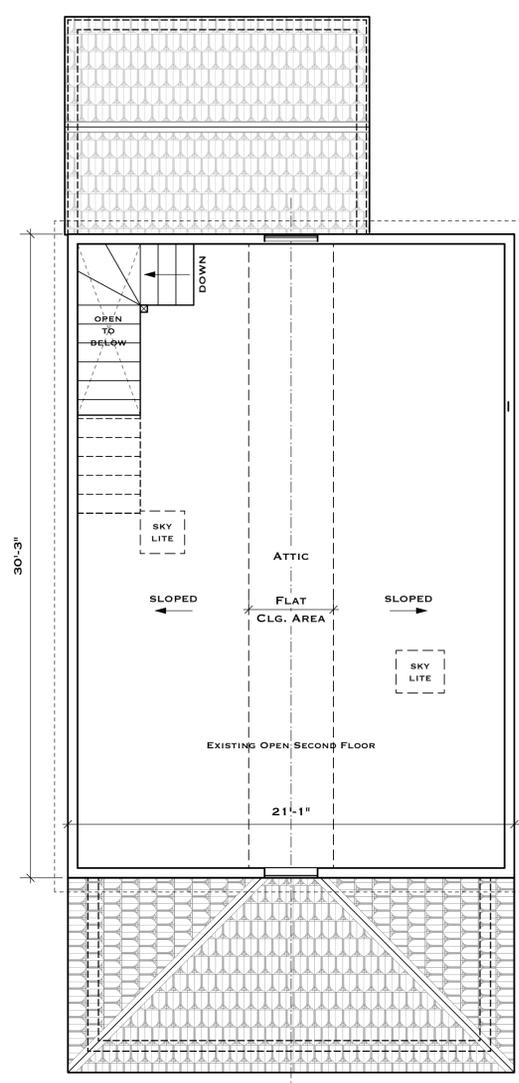
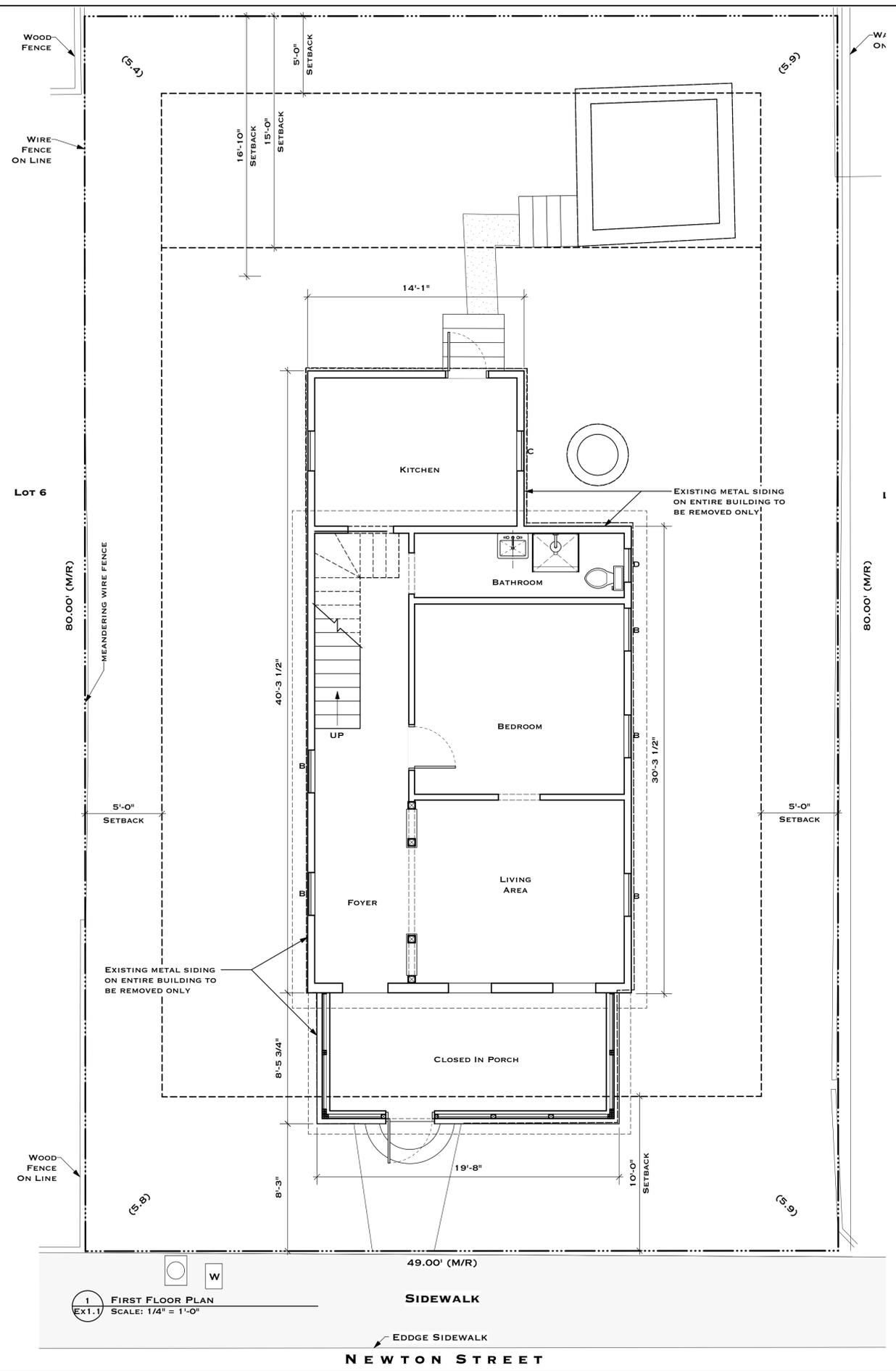
DRAWN: TSN
 CHECKED: -
 DATE: 08-21-2024

| REV. # | DATE |
|---------|------------|
| REV. #1 | 09-11-2024 |
| REV. #2 | 09-12-2024 |

REVISION # DATE
C1.1
 SHEET #

TSN
 T. S. NEAL ARCHITECTS, INC.

| REV. #1 | 09-11-2024 |
|---------|------------|
| REV. #2 | 09-12-2024 |
| | |
| | |





T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A NEW RENOVATION & ADDITION AT
1315 NEWTON STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING
ELEVATIONS

DRAWN: TSN
CHECKED: -
DATE: 08-21-2024

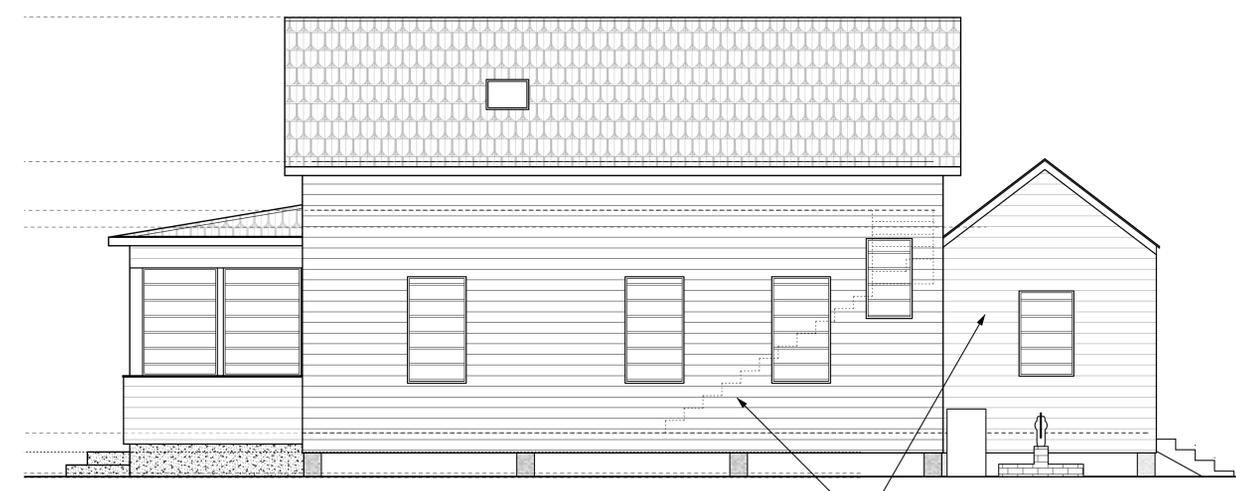
| | |
|---------|------------|
| REV. #1 | 09-11-2024 |
| REV. #2 | 09-12-2024 |

| | |
|------------|------|
| REVISION # | DATE |
|------------|------|

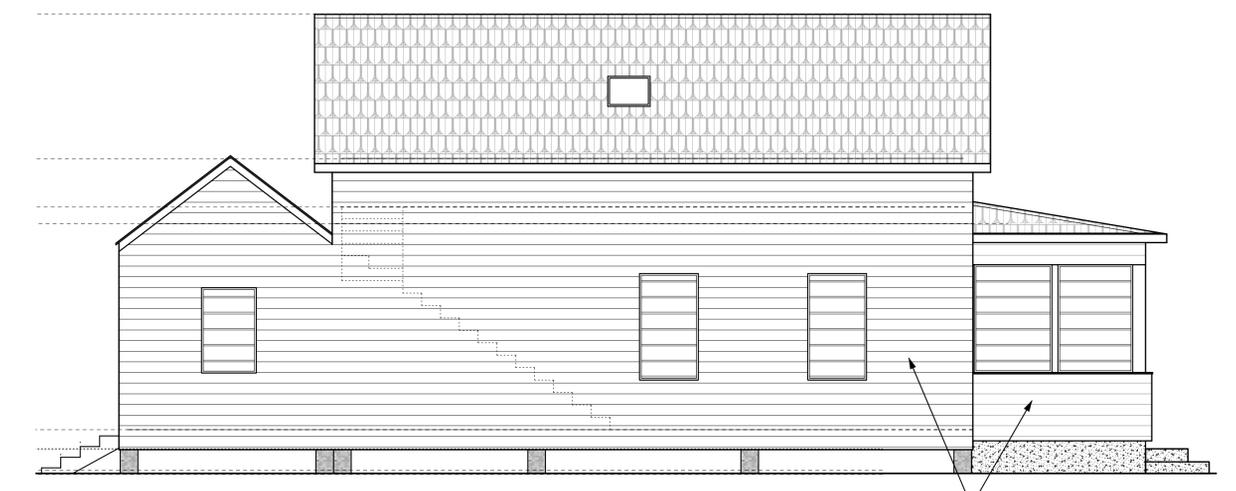
Ex1.2
SHEET #



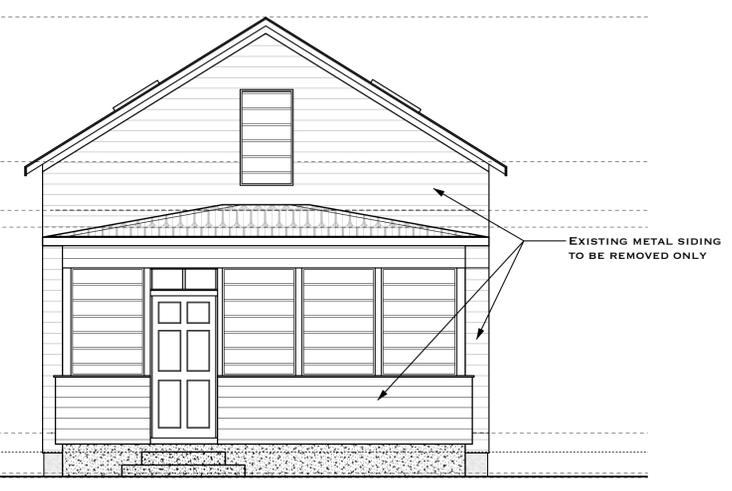
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



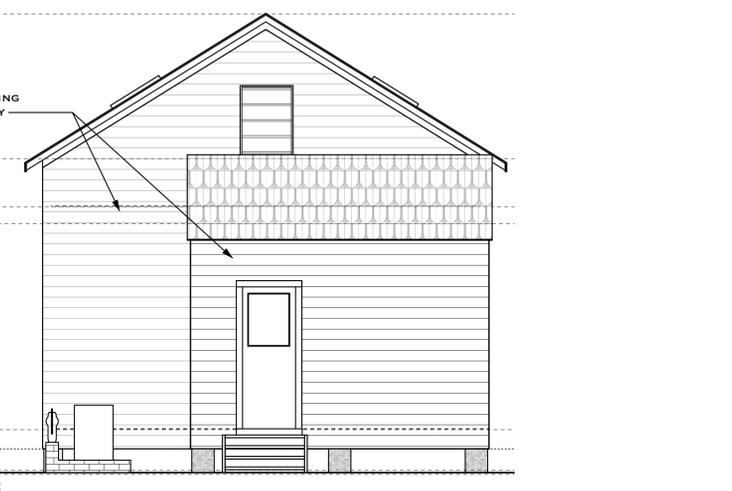
2 EXISTING RIGHT SIDE ELEVATION
EX1.2 SCALE: 1/4" = 1'-0"



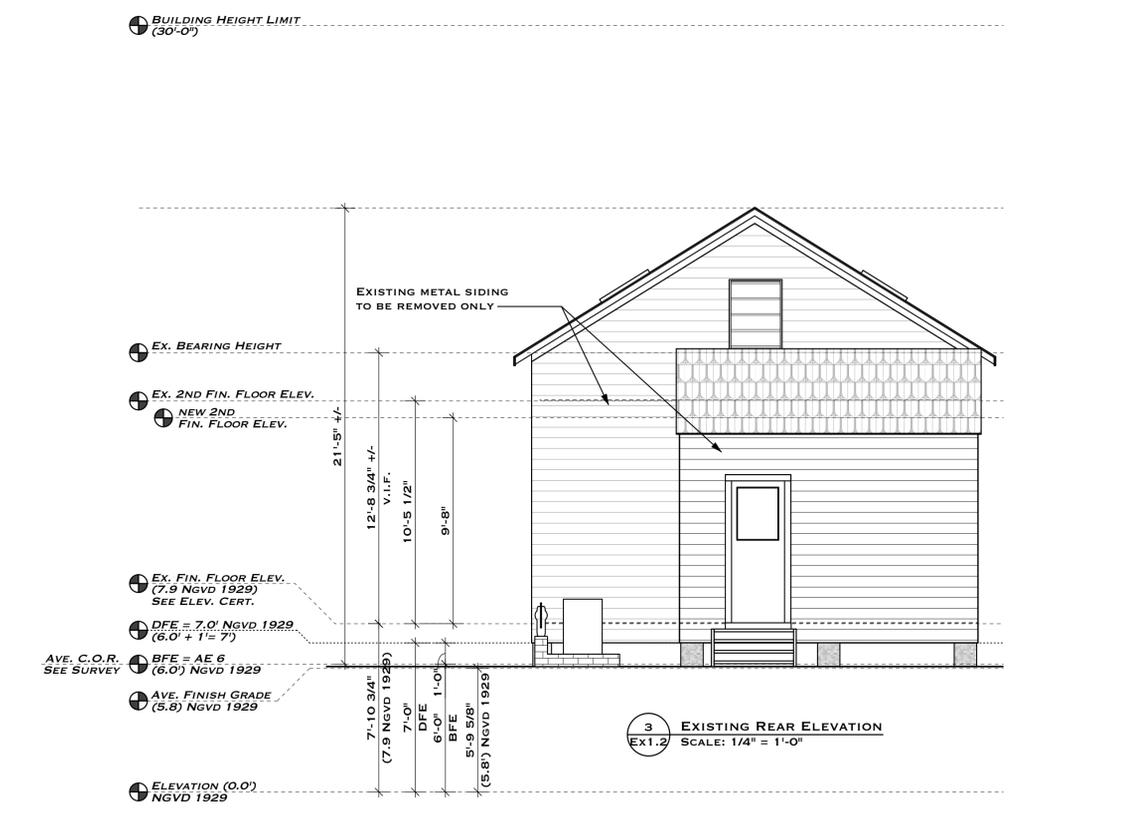
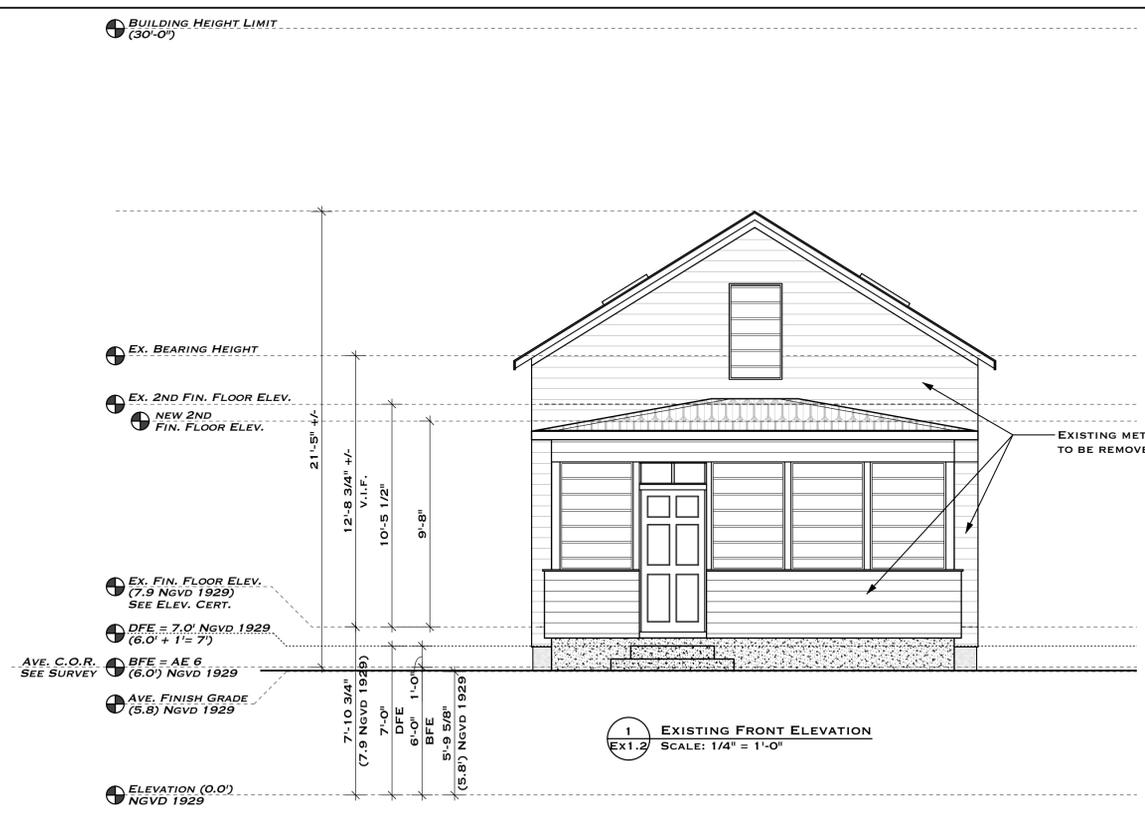
4 EXISTING LEFT SIDE ELEVATION
EX1.2 SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
EX1.2 SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION
EX1.2 SCALE: 1/4" = 1'-0"



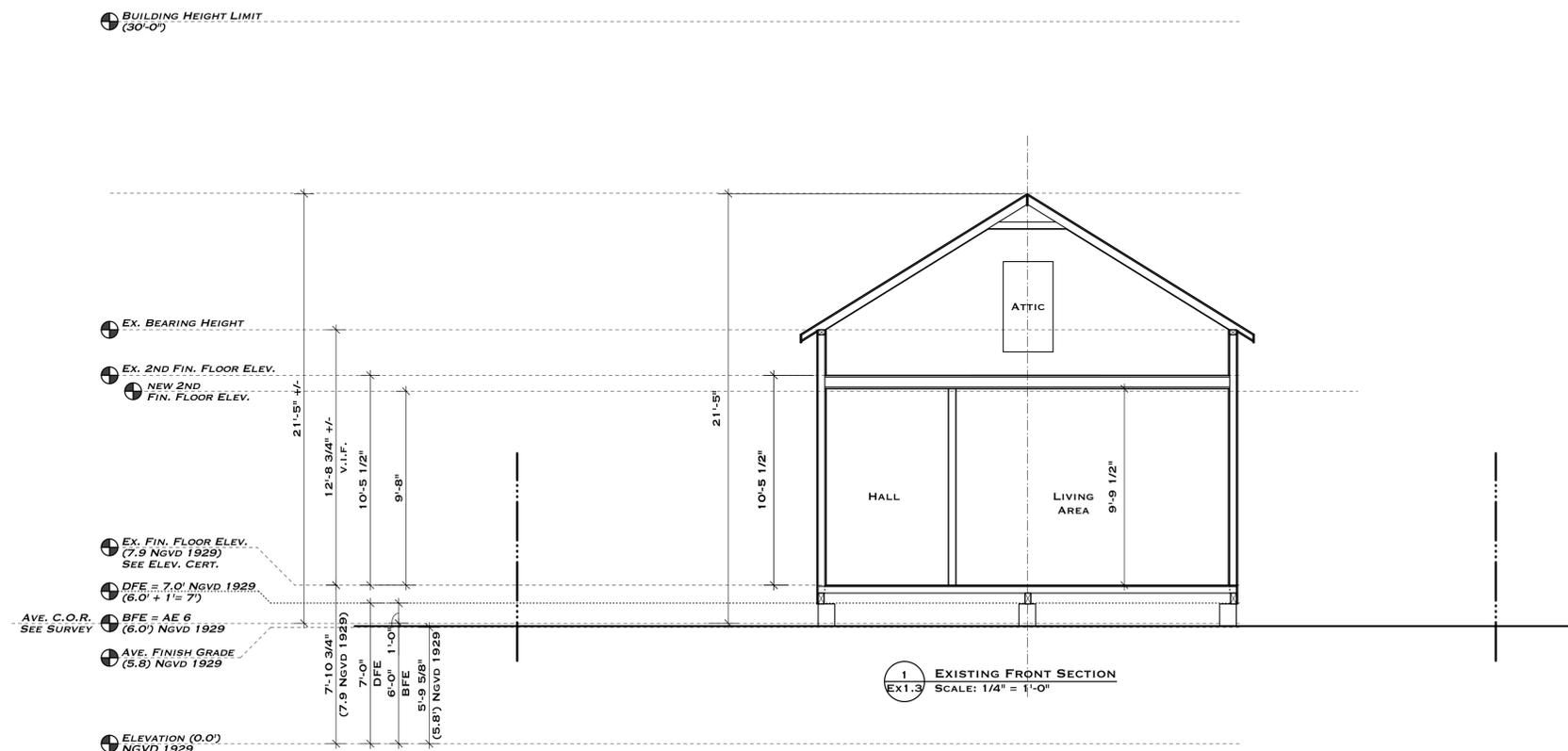


T.S. NEAL
ARCHITECT INC.

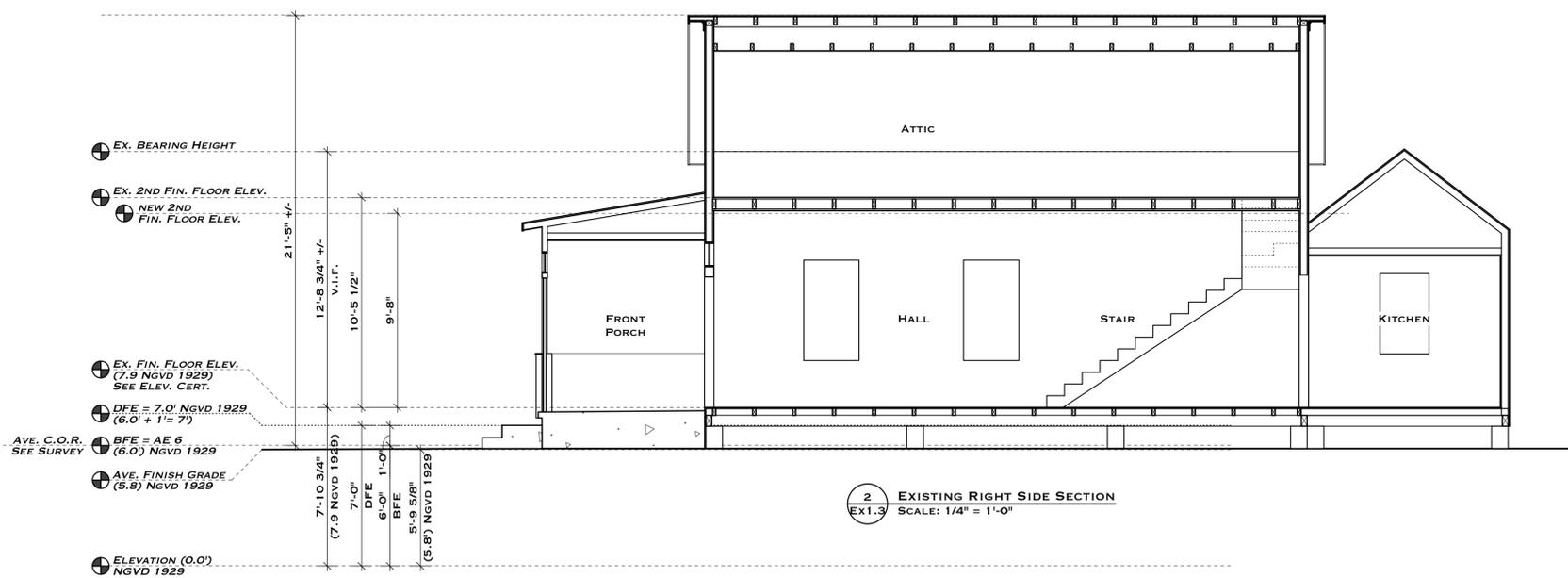
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A NEW RENOVATION & ADDITION AT
1315 NEWTON STREET
KEY WEST, FL 33040



1 EXISTING FRONT SECTION
SCALE: 1/4" = 1'-0"



2 EXISTING RIGHT SIDE SECTION
SCALE: 1/4" = 1'-0"

DRAWING TITLE:
EXISTING
SECTIONS

DRAWN: TSN
CHECKED: -
DATE: 08-21-2024

| | |
|---------|------------|
| REV. #1 | 09-11-2024 |
| REV. #2 | 09-12-2024 |

REVISION # DATE

Ex1.3
SHEET #



T.S. NEAL ARCHITECTS, INC.



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

A NEW RENOVATION & ADDITION AT
1315 NEWTON STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXTERIOR ELEVATIONS

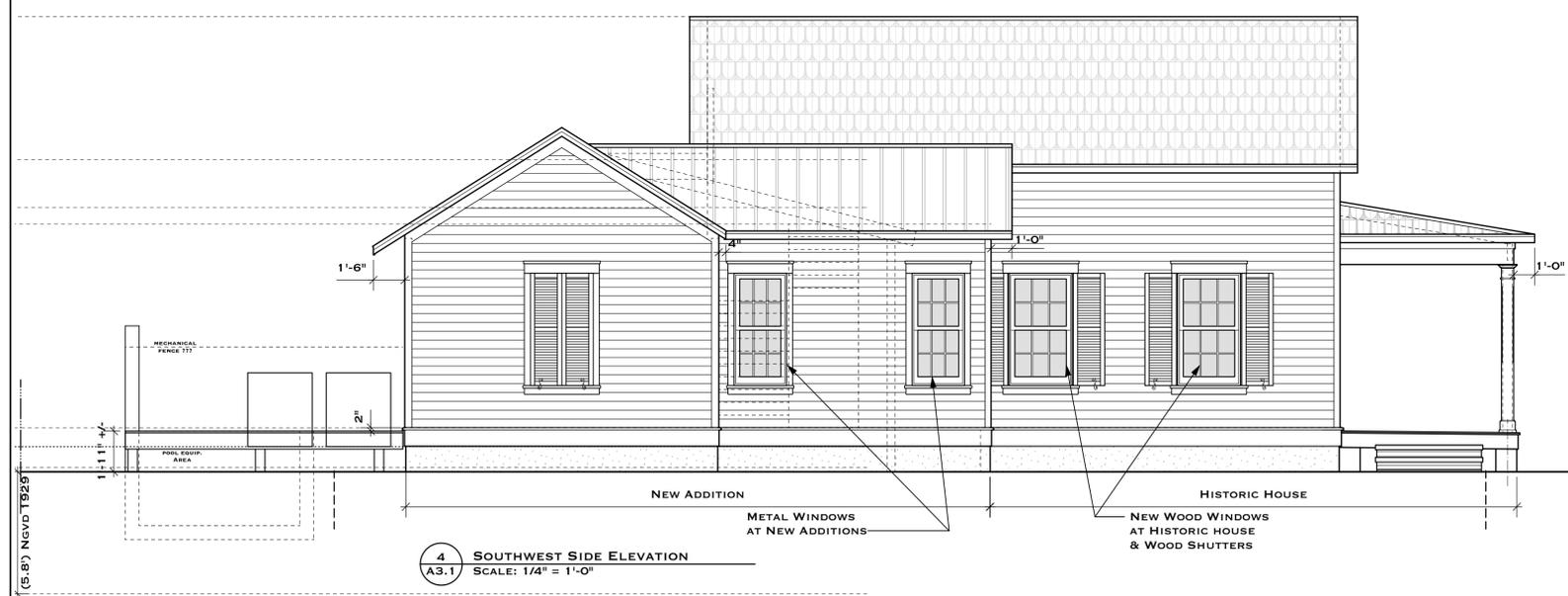
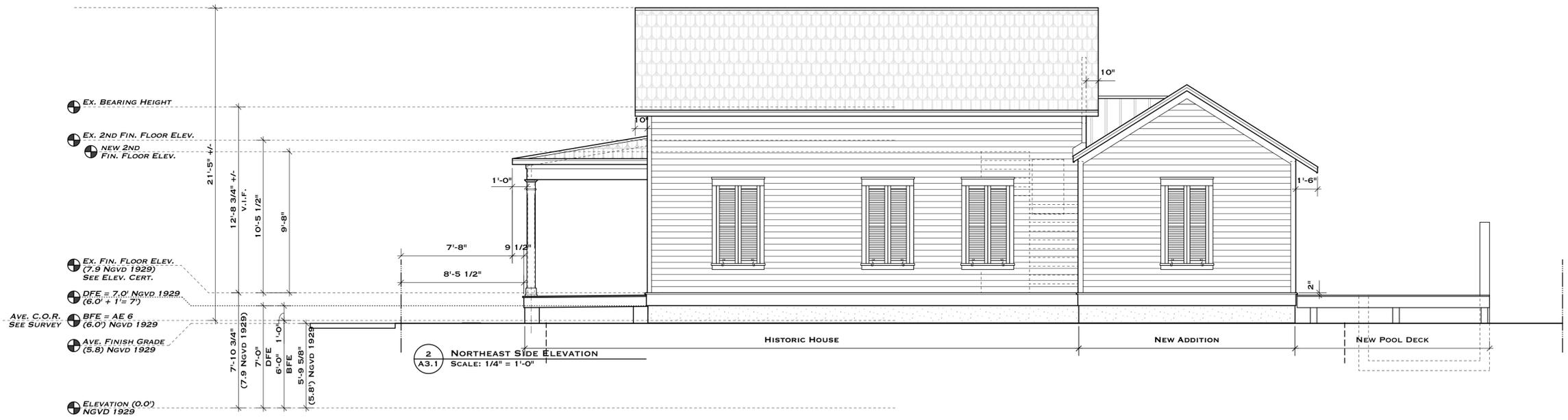
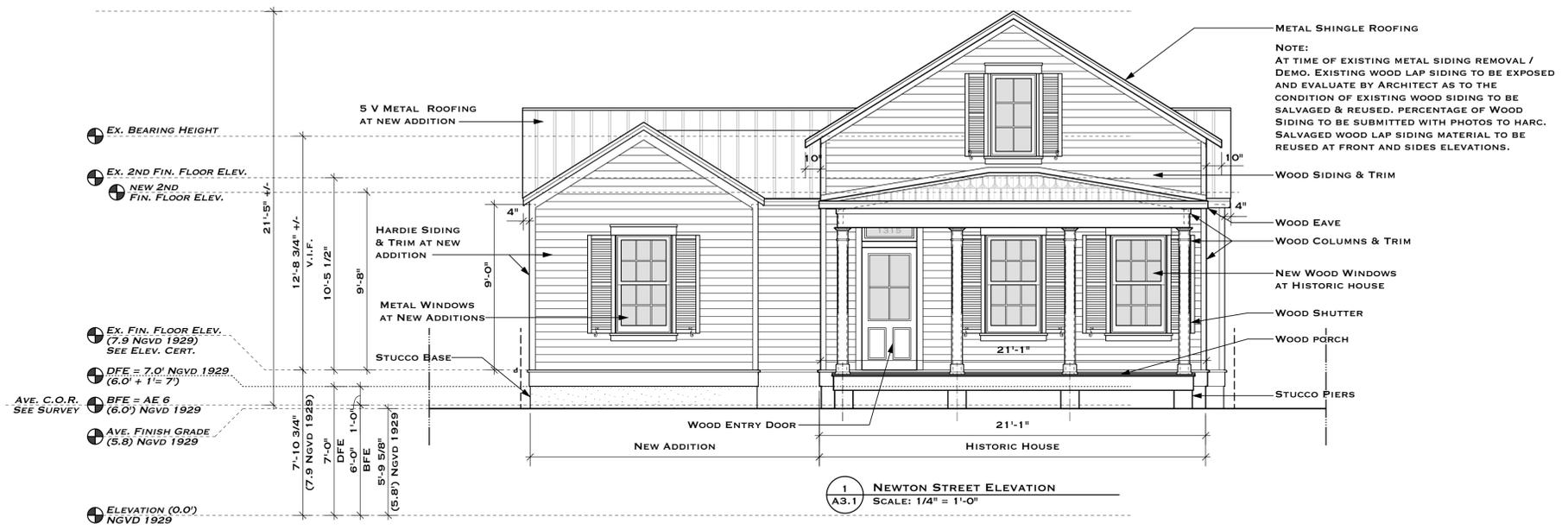
DRAWN: TSN
CHECKED: -
DATE: 08-21-2024

| | |
|------------|------------|
| REV. #1 | 09-11-2024 |
| REV. #2 | 09-12-2024 |
| | |
| | |
| REVISION # | DATE |

A3.1
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 18, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE AND ADDITION AT SIDE AND REAR.
RELOCATION OF HOUSE TOWARDS THE EAST WITH FOOTERS OF SAME
HEIGHT. NEW POOL, POOL DECK, AND SITE IMPROVEMENTS.
DEMOLITION OF REAR PORTION OF HOUSE.

#1315 NEWTON STREET

Applicant – T.S. Neal Architects Application #H2024-0040

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:



BEFORE ME, the undersigned authority, personally appeared EVAN AMATO, 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:
1315 NEWTON STREET, KEY WEST, FL. on the 12 day of NOVEMBER, 2024.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on Nov. 18 2024, 2024.

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

The Certificate of Appropriateness number for this legal notice is #H2024-40

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

Signed Name of Affiant:
T. S. NEAL ARCH. REP: EVAN AMATO
Date: 11.12.24
Address: 22974 OVERSEAS HWY
City: CUPTOE KEY
State, Zip: FL, 33042

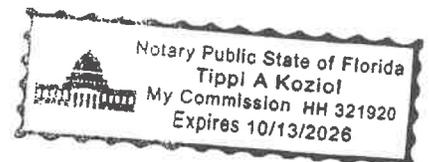
The forgoing instrument was acknowledged before me on this 12 day of Nov, 2024.

By (Print name of Affiant) Evan Amato who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Tippi A. Koziol
Print Name: Tippi A. Koziol

Notary Public - State of Florida (seal)
My Commission Expires: _____





PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00022690-000000
 Account# 1023485
 Property ID 1023485
 Millage Group 10KW
 Location 1315 NEWTON St, KEY WEST
 Address
 Legal Description KW WADDELLS SUBDIVISION PT LT 8 SQR 2 TR 7 PB1-28 D3-460 OR844-1837 OR1337-1821 OR1375-2269 OR1379-307 OR1394-245 OR2424-1994 OR2510-2362 OR2516-255 OR2833-2498 OR3277-1445
 (Note: Not to be used on legal documents.)
 Neighborhood 6284
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[FC REAL ESTATE INVESTMENTS LLC](#)
 221 Simonton St
 Key West FL 33040

Valuation

| | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$56,426 | \$58,300 | \$59,288 | \$92,442 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| + Market Land Value | \$1,167,314 | \$1,049,849 | \$767,197 | \$535,937 |
| = Just Market Value | \$1,223,740 | \$1,108,149 | \$826,485 | \$628,379 |
| = Total Assessed Value | \$836,373 | \$760,339 | \$691,217 | \$628,379 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$1,223,740 | \$1,108,149 | \$826,485 | \$628,379 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|-------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2023 | \$1,049,849 | \$58,300 | \$0 | \$1,108,149 | \$760,339 | \$0 | \$1,108,149 | \$0 |
| 2022 | \$767,197 | \$59,288 | \$0 | \$826,485 | \$691,217 | \$0 | \$826,485 | \$0 |
| 2021 | \$535,937 | \$92,442 | \$0 | \$628,379 | \$628,379 | \$0 | \$628,379 | \$0 |
| 2020 | \$535,937 | \$95,287 | \$0 | \$631,224 | \$631,224 | \$0 | \$631,224 | \$0 |
| 2019 | \$647,896 | \$79,643 | \$0 | \$727,539 | \$727,539 | \$0 | \$727,539 | \$0 |
| 2018 | \$624,036 | \$81,065 | \$0 | \$705,101 | \$668,152 | \$0 | \$705,101 | \$0 |

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

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 3,864.00 | Square Foot | 0 | 80 |

Buildings

| | | | |
|-----------------------|-------------------------|---------------------------|-------------------|
| Building ID | 1737 | Exterior Walls | VINYL SIDING |
| Style | 1 STORY ELEV FOUNDATION | Year Built | 1943 |
| Building Type | S.F.R. - R1 / R1 | EffectiveYearBuilt | 1981 |
| Building Name | | Foundation | WD CONC PADS |
| Gross Sq Ft | 1552 | Roof Type | GABLE/HIP |
| Finished Sq Ft | 770 | Roof Coverage | METAL |
| Stories | 1 Floor | Flooring Type | SFT/HD WD |
| Condition | AVERAGE | Heating Type | NONE with 0% NONE |
| Perimeter | 122 | Bedrooms | 1 |
| Functional Obs | 0 | Full Bathrooms | 1 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 42 | Grade | 350 |
| Interior Walls | WALL BD/WD WAL | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|------------|
| EPB | ENCL PORCH BLK | 152 | 0 | 54 |
| FAT | FINISHED ATTIC | 630 | 0 | 102 |
| FLA | FLOOR LIV AREA | 770 | 770 | 122 |
| TOTAL | | 1,552 | 770 | 278 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 5/21/2024 | \$995,000 | Warranty Deed | 2462895 | 3277 | 1445 | 37 - Unqualified | Improved | | |
| 2/28/2024 | \$100 | Quit Claim Deed | 2462892 | 3277 | 1439 | 11 - Unqualified | Improved | | |
| 5/5/2011 | \$100 | Warranty Deed | | 2516 | 255 | 11 - Unqualified | Improved | | |
| 3/29/2011 | \$100 | Warranty Deed | | 2510 | 2362 | 14 - Unqualified | Improved | | |

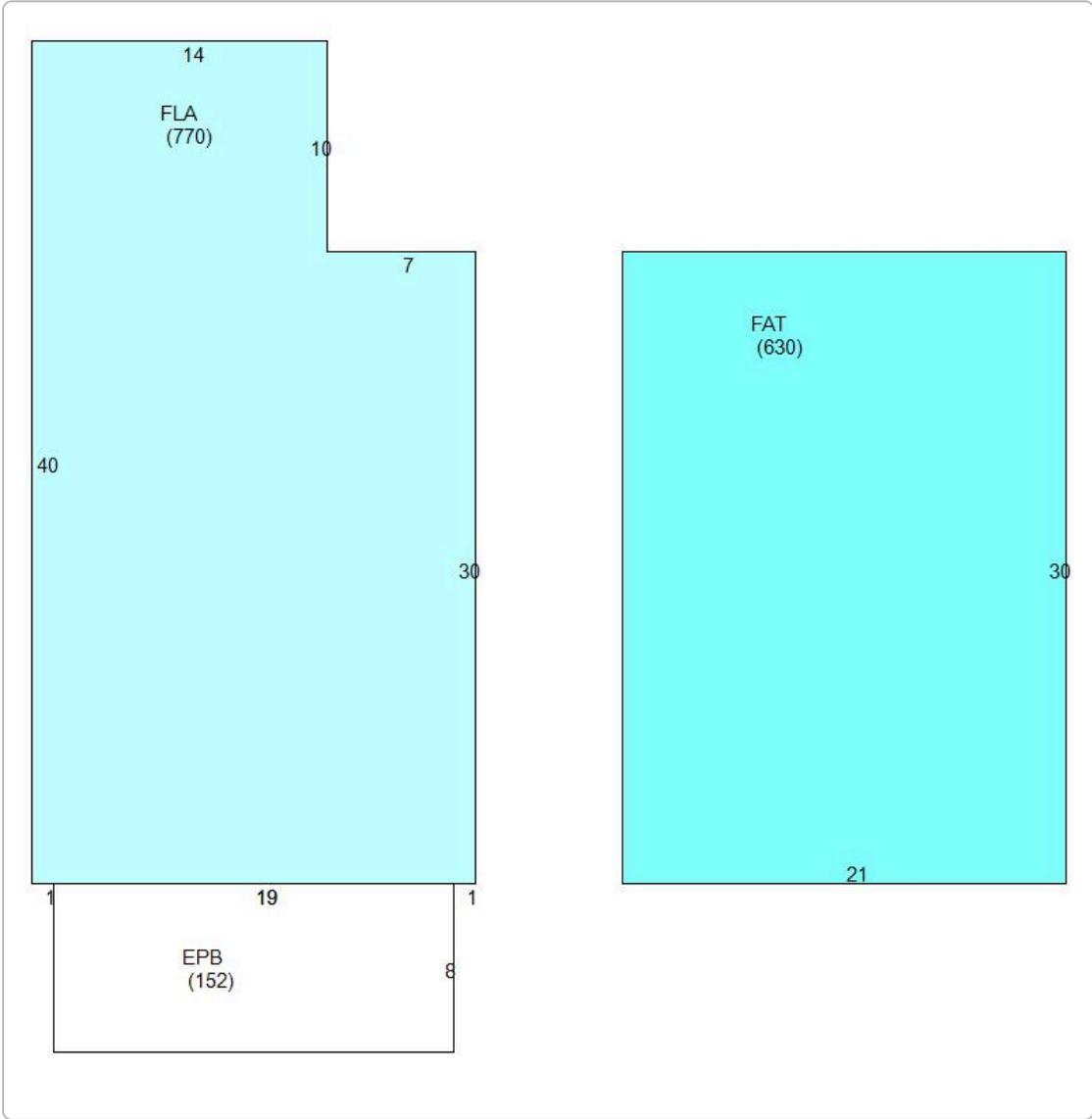
Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|--------|-------------|--------------------------------|
| 24-1683 | 7/25/2024 | | \$0 | | REMOVAL OF ALL ALUMINUM SIDING |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Yard Items.

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](#) | [GDPR Privacy Notice](#)
Last Data Upload: 9/18/2024, 9:14:29 AM

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL