



Historic Architectural Review Commission Staff Report for Item 2

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: June 23, 2026

Applicant: Bender & Associates Architects

Application Number: C2026-0032

Address: 626 Samaritan Lane

Description of Work:

Second Reading - Demolition of one-story contributing structure and site features.

Site Facts:

The structure is a contributing resource to the historic district. The site consists of a one-story frame structure with a front porch, which first appears in the 1899 Sanborn Map as a smaller footprint identified with a "G" notation most likely indicating the unit number which is consistent with later Sanborn Maps. The property appraisers lists the structure as being built in 1938, however based on documentation staff believes it was built earlier. Currently the property is located within an X flood zone.



Photo taken by the Property Appraiser's office c1965. Monroe County Library.



Photo of property under review.



Photo of property under review.



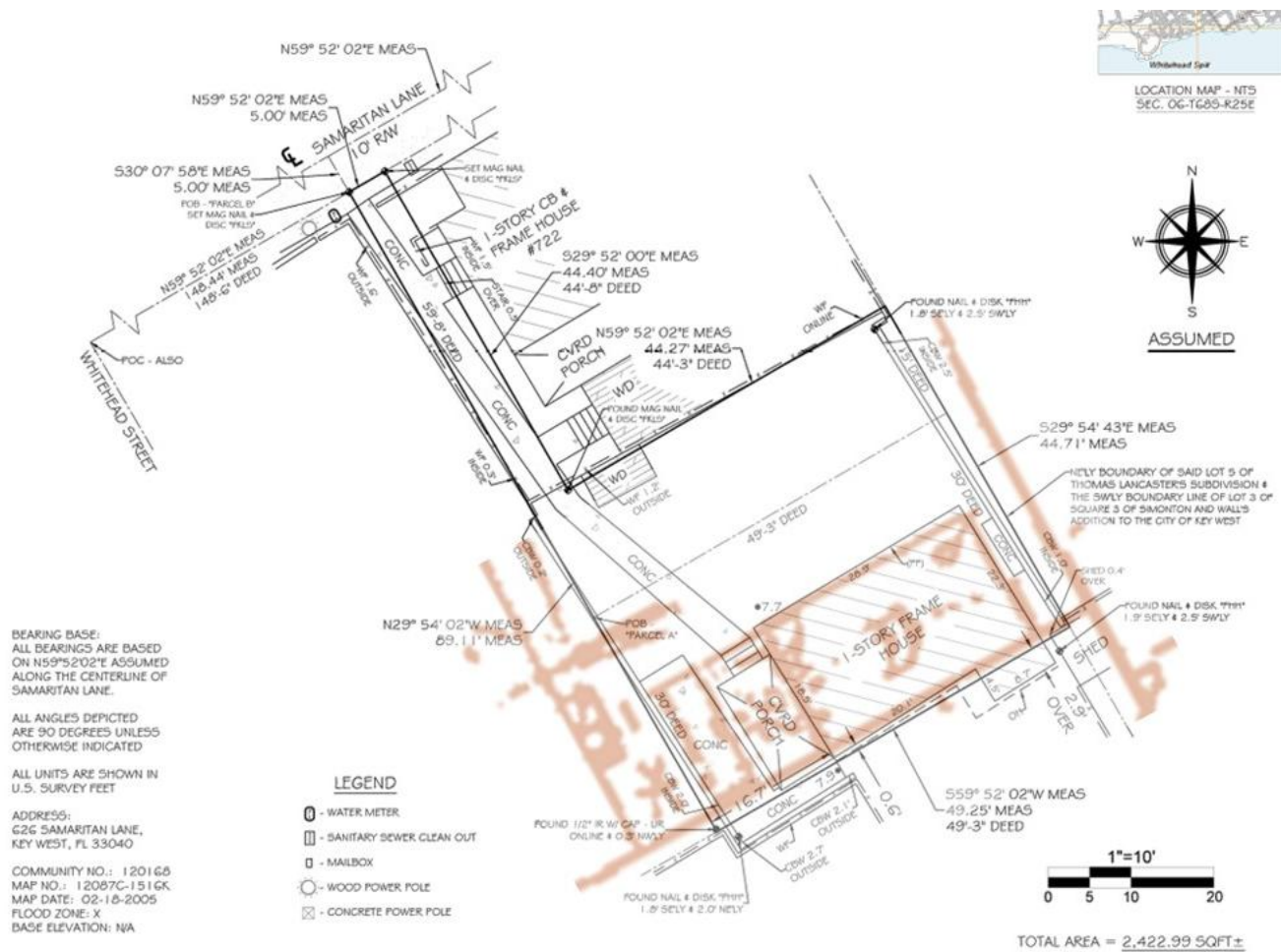
1972 aerial photo.



1975 aerial photo.



1981 aerial photo.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Building Exteriors (page 24), specifically guideline 2.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (page 32), specifically guidelines 8 and 9.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (first and last sentence), 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically guidelines 1, 3 and 4.

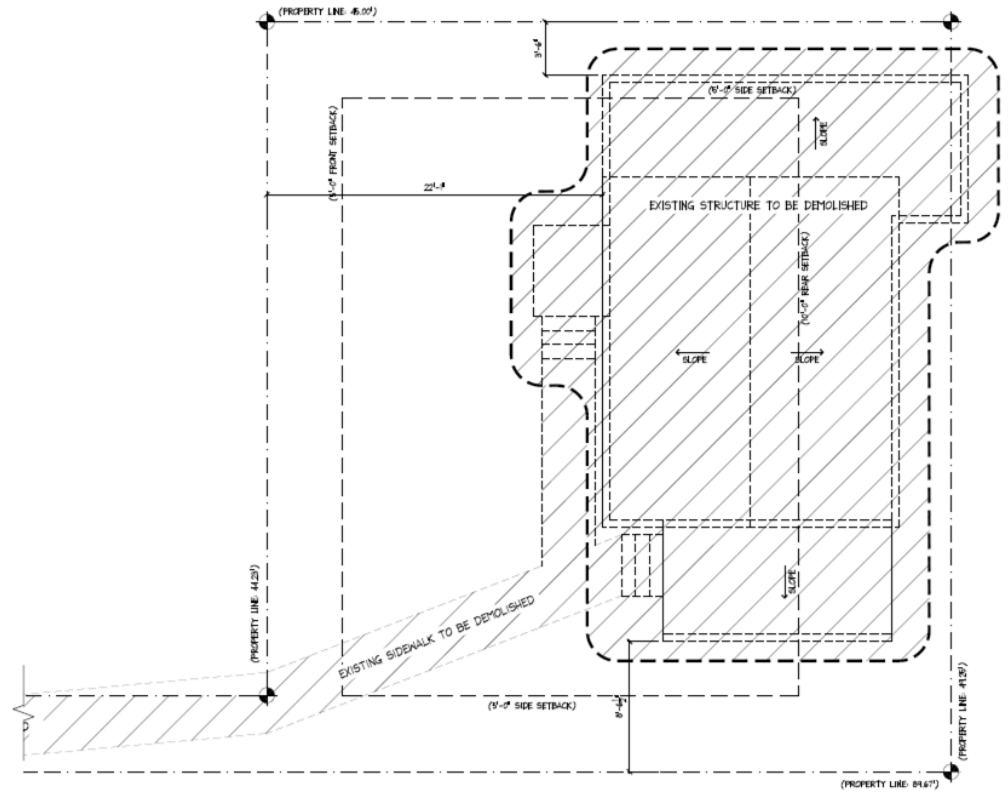
Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition.

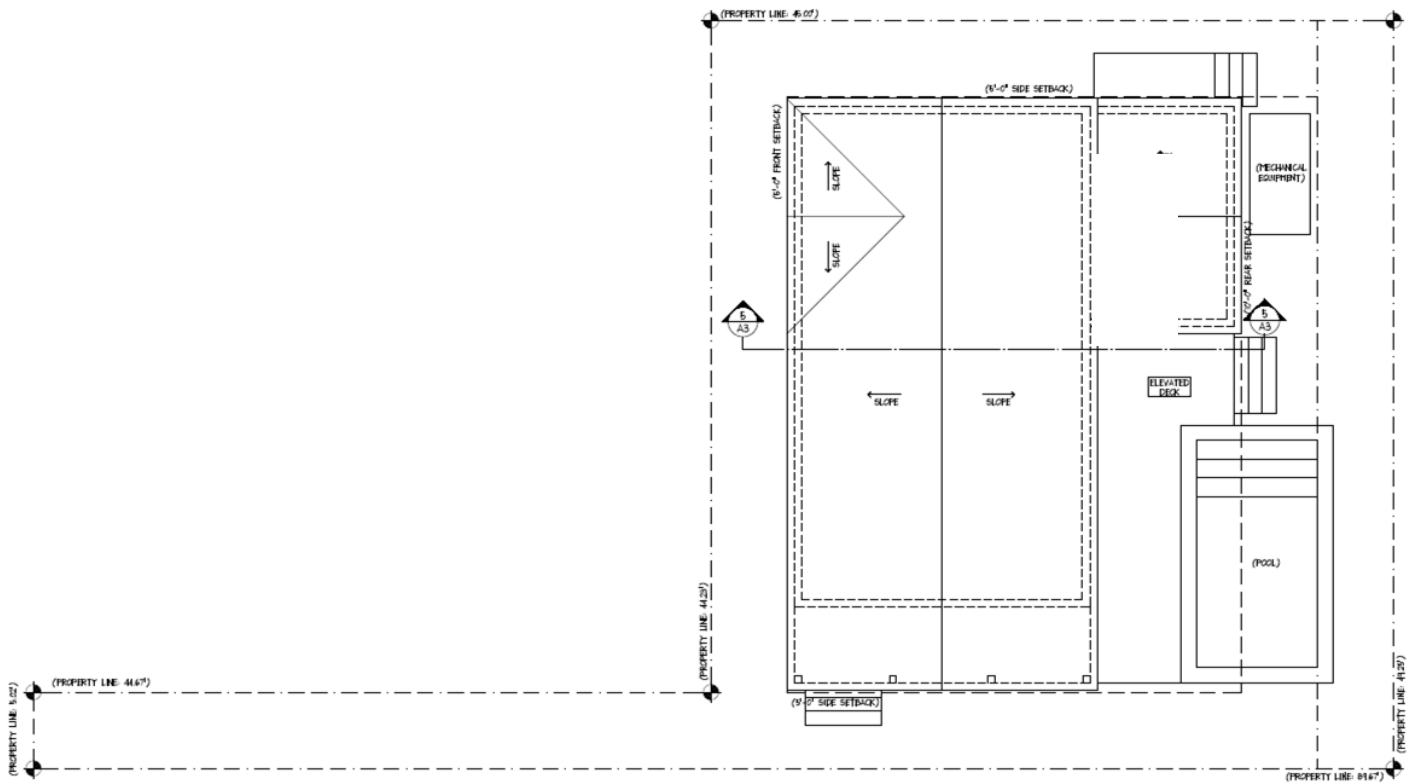
Staff Analysis:

A Certificate of Appropriateness is currently under review for a new one story and a half single-family residence. The proposed structure will feature lap siding, a 5V-crimp metal roof, a four-paneled front door, and 6 over 6 aluminum windows. The west elevation includes a covered porch. The proposed site plan also includes a pool and pool deck.

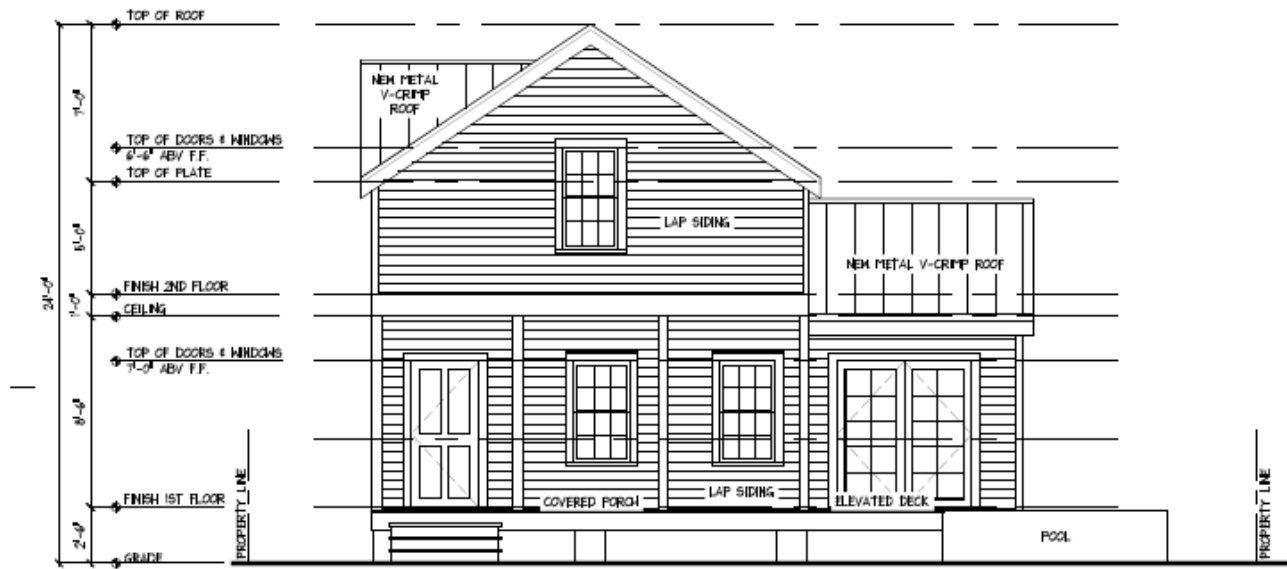
Demolition for this project includes the existing one-story contributing structure and existing site features including pavers. Based on documentation, the existing covered porch was added between 1948 and 1962, therefore not original to the structure.



Existing Site Plan/Demo Plan.

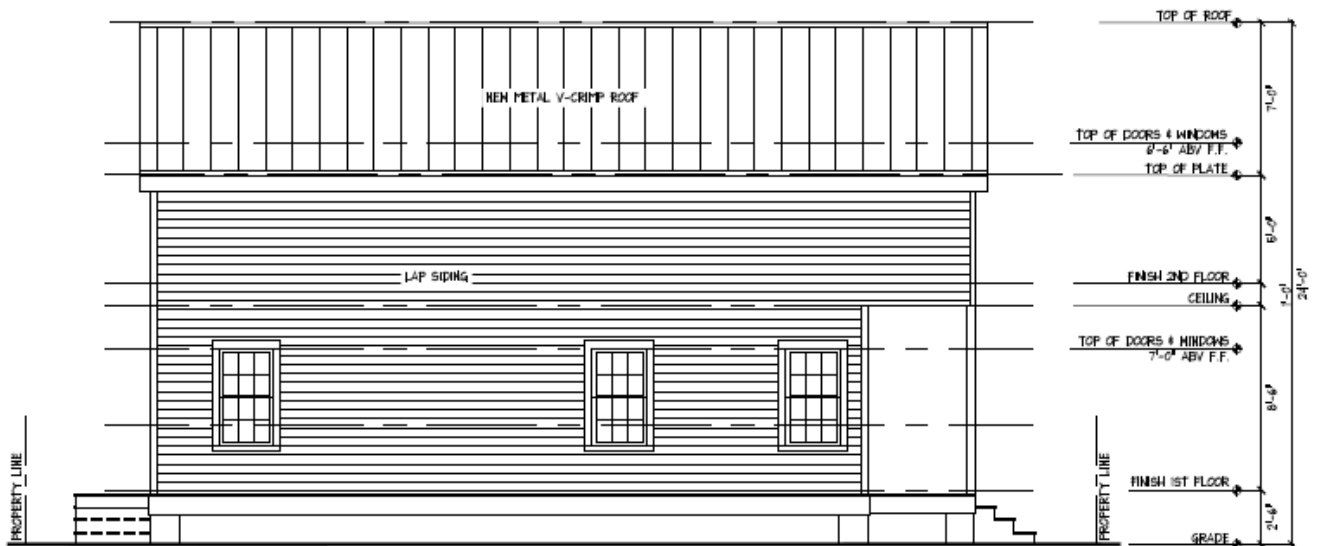


Proposed Site Plan.



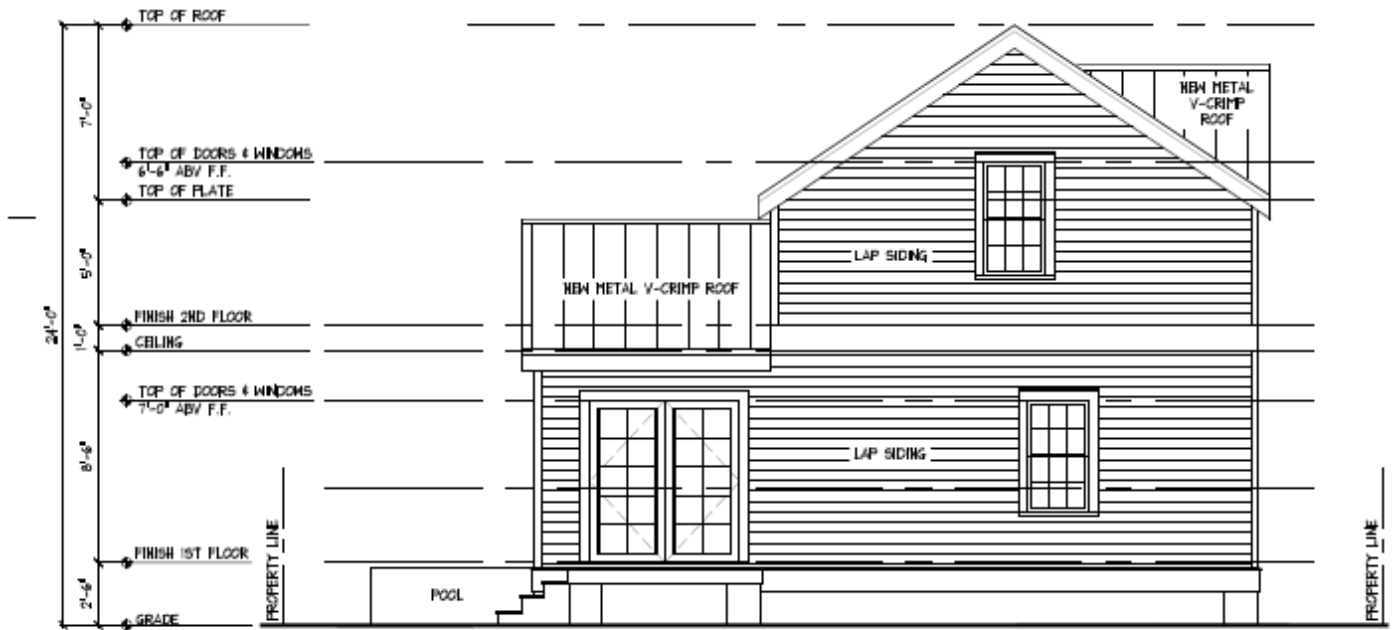
4 PROPOSED WEST ELEVATION
A5 SCALE: 1/4"=1'-0"

Proposed West Elevation.



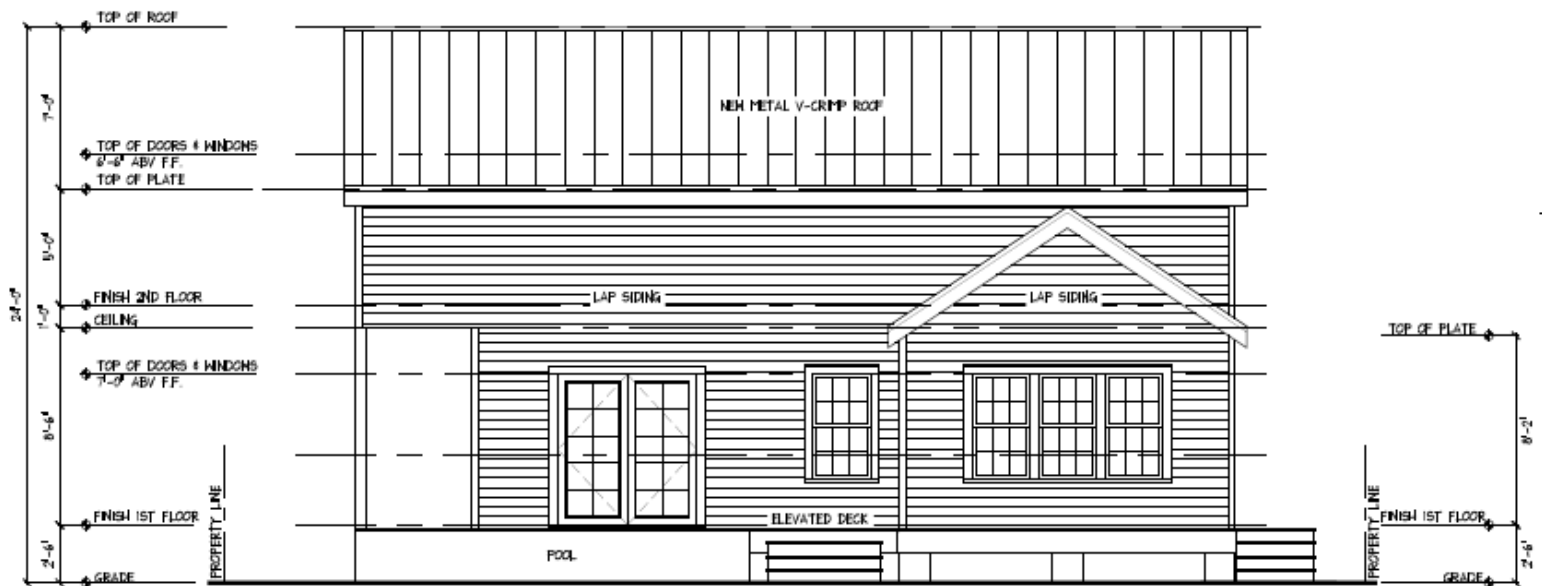
3 PROPOSED NORTH ELEVATION
A5 SCALE: 1/4"=1'-0"

Proposed North Elevation.



2 PROPOSED EAST ELEVATION
A5 SCALE: 1/4"=1'-0"

Proposed East Elevation.



1 PROPOSED SOUTH ELEVATION
A5 SCALE: 1/4"=1'-0"

proposed South Elevation.

Consistency with Cited Guidelines:

The proposed new single-family residence is consistent with the HARC Guidelines for New Construction. The scale and massing is compatible with the surrounding context, and the proposed materials are appropriate. The 6 over 6 window configuration maintains proper proportions, and the overall design is consistent with the character of adjacent structures.

Within the historic district, pools and pool decks are not generally acceptable in the front of a lot. However, this property is a flag lot and is not visible from any ROW.

Criteria for Demolition:

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

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

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

Elements proposed for demolition are considered contributing, however, the structure has significant 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.*

Staff opines that the historic structure has no distinctive characteristics of a type, period or method 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 on the site relevant to local, state, or national history.

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

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

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

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

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

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

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

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

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

This is not the case.

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

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

- 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.

It is staff's opinion that the request for demolition may be considered, as the structures under review meet the criteria for demolition. The building shows significant deterioration and lacks any architectural significance. If approved, the demolition will require two readings, as required for contributing structures within the historic district. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>C2026-0032</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	626 Samaritan Ln.	
NAME ON DEED:	Joe Schroeder	PHONE NUMBER
OWNER'S MAILING ADDRESS:		EMAIL
APPLICANT NAME:	Bender & Associates Architects.	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela St.	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:	<i>Angel</i>	DATE 04.23.2026

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: New single family residence.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demolition of Historic existing structure.

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

ACCESSORY STRUCTURE(S): N/A	
PAVERS: None	FENCES: N/A
DECKS: New elevated deck as shown on plans.	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC): See plans.	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
See plans.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	626 Samaritan Ln
PROPERTY OWNER'S NAME:	Joe Schroeder
APPLICANT NAME:	Bender & Associates Architects

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

 PROPERTY OWNER'S SIGNATURE	Joseph J. Schroeder	4-23-20 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of existing historic structure (single family residential 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
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
The structure is in a state of 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 structure is significantly modified from it's original configuration.

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

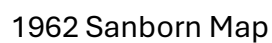
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The structure is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
The structure has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
The structure is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
The structure does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
The structure does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
The structure is not a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.
The structure does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

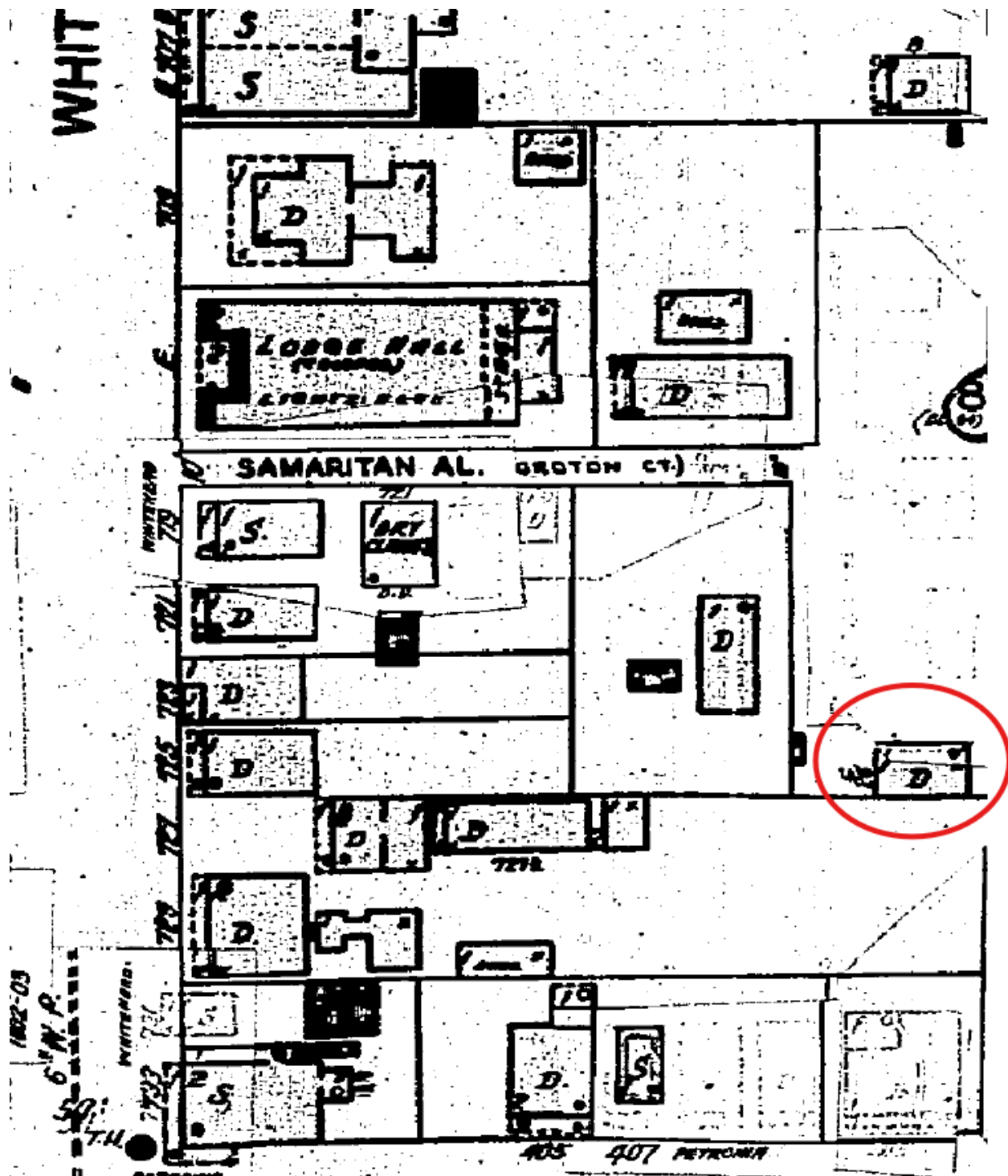
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
The structure has not yielded, and is not likely to yield, information important in history,

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

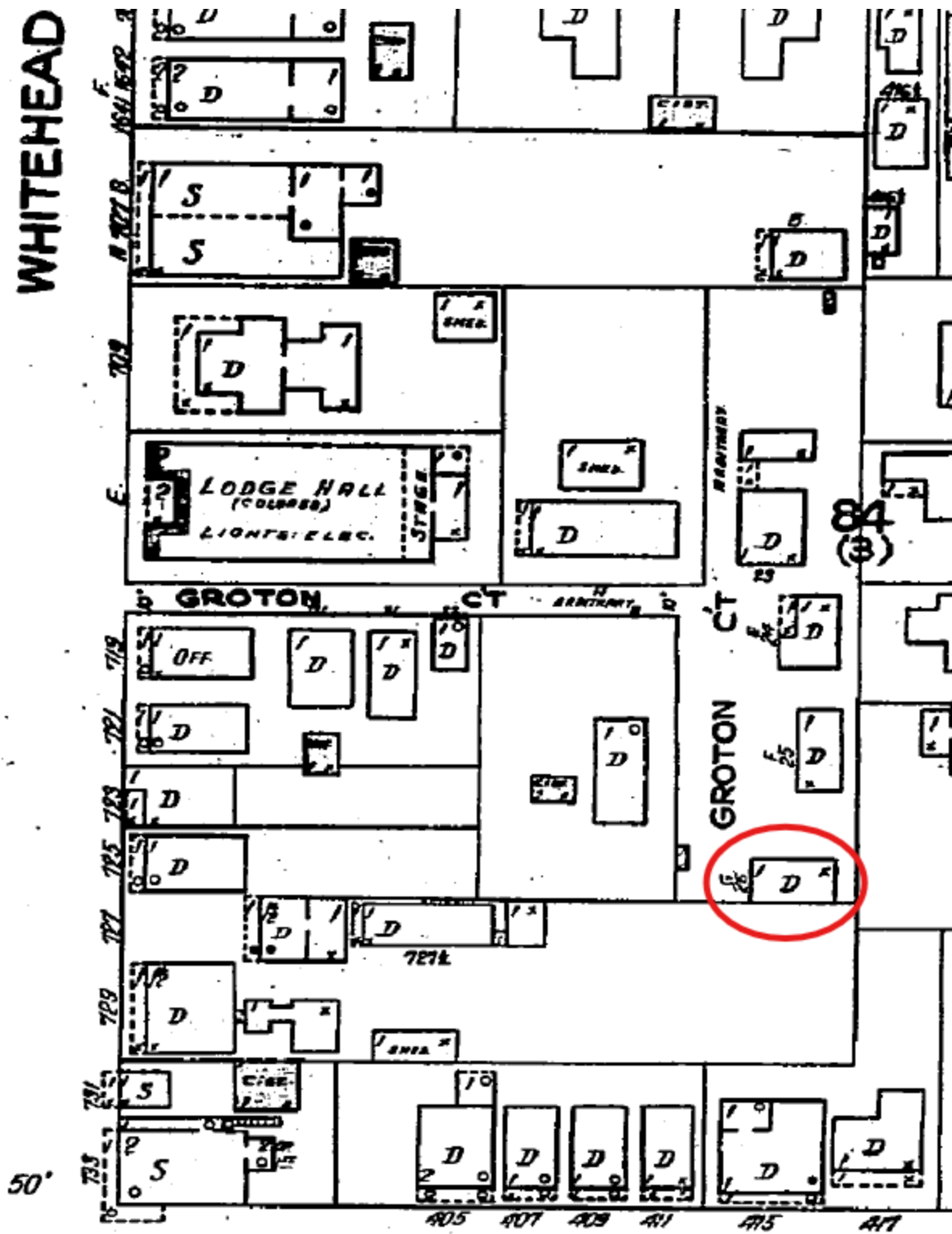
SANBORN MAPS





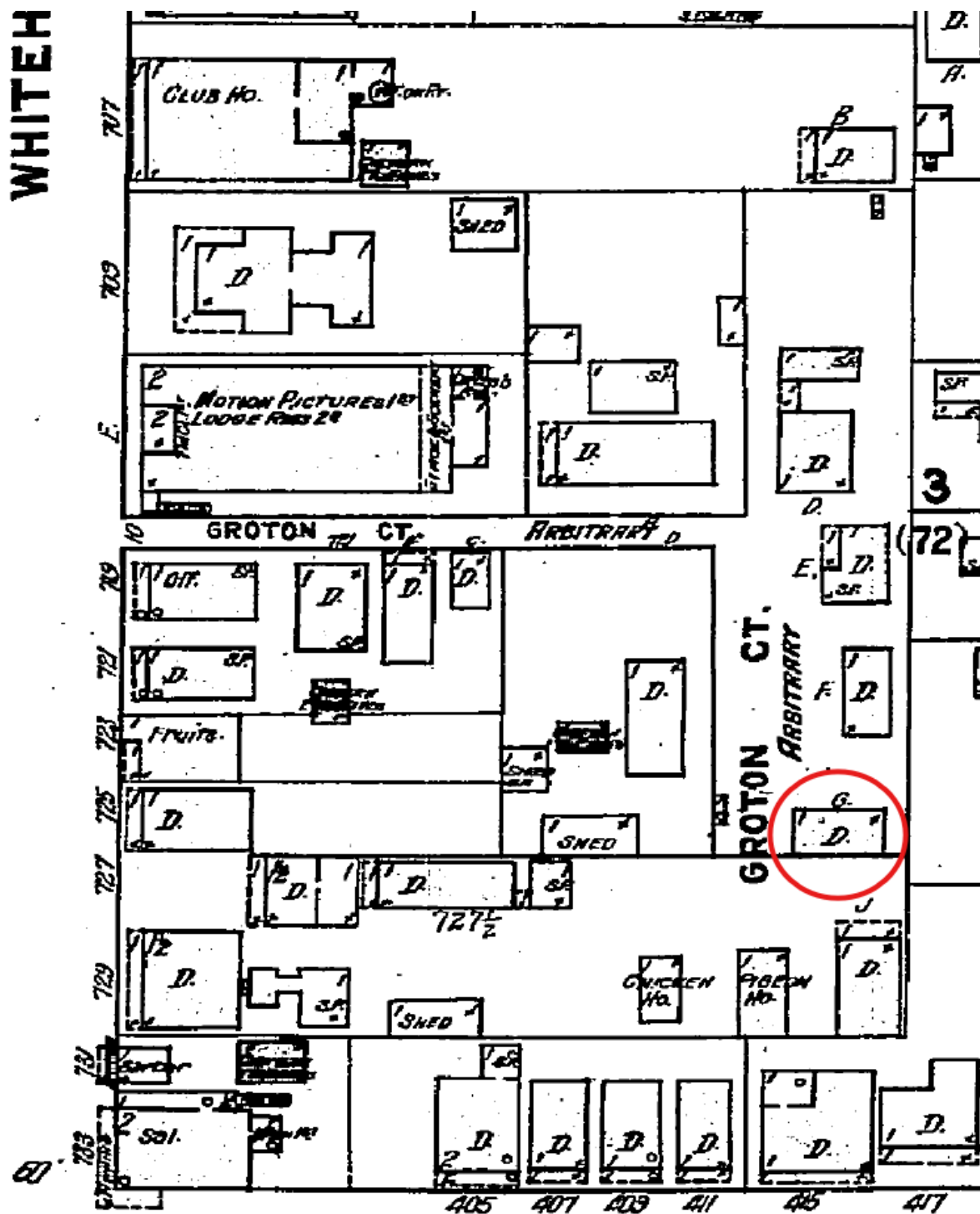
1948 Sanborn Map

WHITEHEAD



1926 Sanborn Map

WHITEH



1912 Sanborn Map

PROJECT PHOTOS



1
A6 VIEW FROM SOUTH SIDE OF THE PROPERTY
SCALE: N.T.S.



1
A6 VIEW FROM EAST SIDE OF THE PROPERTY
SCALE: N.T.S.



1
A6 VIEW FROM NORTH-WEST SIDE OF THE PROPERTY
SCALE: 1/4"=1'-0"



626 SAMARITAN LANE
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

Project No: 2531

Date: 04/22/2026

A6



6 722 SAMARITAN LN
ADJACENT ONE STORY BUILDING
VIEW FROM SAMARITAN LN
PI SCALE: N.T.S



5 716 DUVAL ST
ONE AND A HALF STORY BUILDING
VIEW FROM PARKING LOT OFF OF SAMARITAN LN
PI SCALE: N.T.S



4 718 DUVAL ST
ONE AND A HALF STORY BUILDING
VIEW FROM ENTRANCE
PI SCALE: N.T.S



2 AERIAL VIEW OF EXISTING SITE AND CONTEXT
PI SCALE: N.T.S



3 ADJACENT TWO STORY BUILDING
VIEW FROM YARD (FACING SITE)
PI SCALE: N.T.S



1 ADJACENT TWO STORY BUILDING
VIEW FROM YARD
PI SCALE: N.T.S

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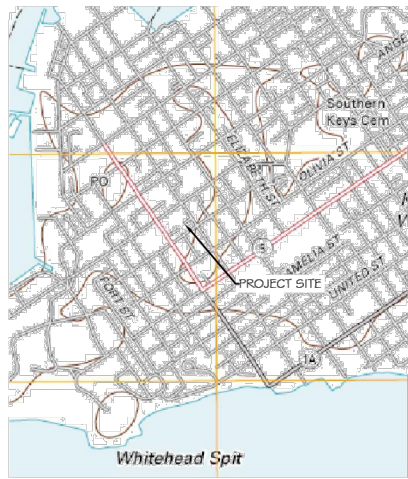
Bender & Associates
ARCHITECTS p.a.

Project No: 2531
Date: 05/21/2026

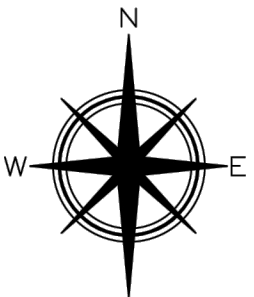
P1

SURVEY

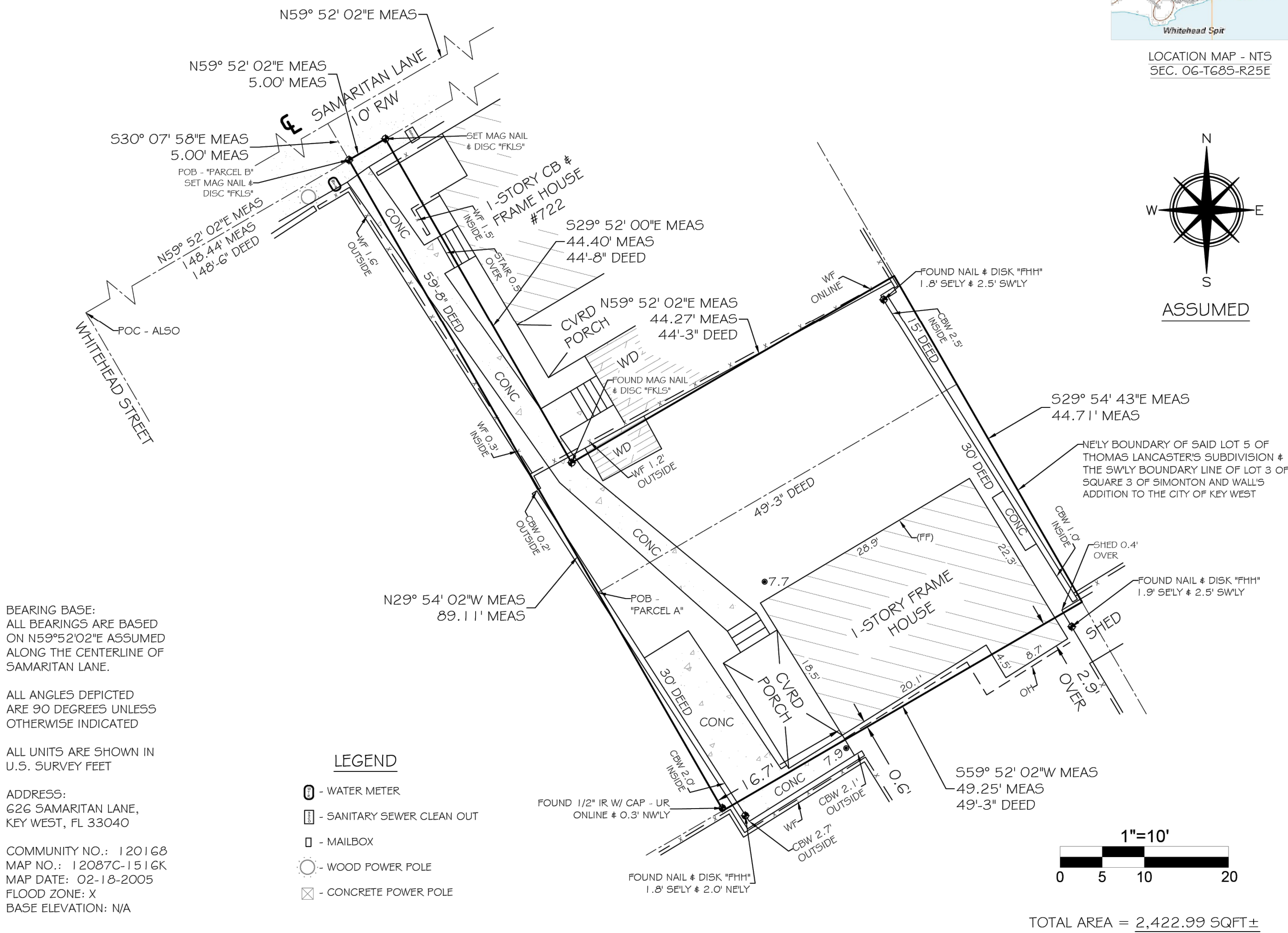
MAP OF BOUNDARY SURVEY



LOCATION MAP - NT5 SEC. 06-T685-R25E



ASSUMED



BEARING BASE:
ALL BEARINGS ARE BASED
ON N59°52'02"E ASSUMED
ALONG THE CENTERLINE OF
SAMARITAN LANE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
626 SAMARITAN LANE,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1 S1 G6K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE

SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF)= 16.41' (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- "PARCEL C" IS WHOLLY CONTAINED WITHIN "PARCELS A & B" AND AS SUCH IS NOT SHOWN HEREON THIS SURVEY.

LÉGAL DESCRIPTION -

"PARCEL A"

On the island of Key West, and known as a part of Lot five (5), according to Thomas Lancaster's subdivision of part of square three (3), Tract four (4), recorded in Plat Book 1, Page 29, of Monroe County Records.

Commencing at a point fifty-nine (59) feet, eight (8) inches from a ten (10) foot lane, and running thence in a Northeasterly direction forty-nine (49) feet, three (3) inches; thence at a right angle in a Southeasterly direction thirty (30) feet; thence in a Southwesterly direction forty-nine (49) feet, three (3) inches; thence at a right angle in a Northwesterly direction thirty (30) feet to the point of beginning.

"PARCEL B" - Also

On the island of Key West, and known as part of Lot 5, according to Thomas Lancaster's subdivision of part of Square 3, track 4, recorded in Plat Book 1, Page 29 of Monroe County, Florida records more particularly described as follows:

Commencing at a point on a 10 foot lane, distant 148'6" from the corner of Whitehead Street and said lane, and running thence in a Northeasterly direction along said lane, 5 feet; thence at right angles in a Southeasterly direction 44'8"; thence in a Northeasterly direction 44'3"; thence in a Southeasterly direction 13'; thence in a Southwesterly direction 49'3"; thence in a Northwesterly direction 59'8" back to the point of beginning.

"PARCEL C" - And also

A parcel of land on the island of Key West, Monroe County, Florida, and is known as part of Lot five (5), according to Thomas Lancaster's subdivision of part of Square Three (3), Tract four (4), recorded in Plat Book 1, Page 29 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows; Commence at the intersection of the Northwesterly right of way line of Petrona Street with the Northeasterly right of way line of Whiteheads Street and run thence Northwesterly along the Northeasterly right of way line of the said Whitehead Street for a distance of 184.25 feet to the Southeasterly right of way line of Samantan Lane; thence

Northeasterly and at right angles along the Southeasterly right of way line of the said Samantan lane for a distance of 153.50 feet; thence Southeasterly and at right angles for a distance of 44.67 feet; thence Northwesterly and at right angles for a distance of 42.13 feet to the Southwesterly boundary line of the lands described in Official Record Book 542 at Page 264, of the Public Records of Monroe County, Florida said point also being the point of beginning; thence continue Northeasterly along the previously mentioned course for a distance of 2.12 feet; thence Southeasterly and at right angles for a distance of 43.70 feet to the Southeasterly boundary line of the lands described in said Official Record Book 542 at Page 264; thence Southwesterly with a deflection angle of 89°54'11" to the right and along the Southwesterly boundary line of said lands for a distance of 2.04 feet; thence Northwesterly and at right angles and along the Southwesterly boundary line of said lands for a distance of 43.70 feet back to the point of beginning.

CERTIFIED TO -

JOSEPH SCHROEDER

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIGHER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE OVERLAPS OR VIOLATIONS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE ROAD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=10'

FIELD WORK DATE: 1/25/2025

MAP DATE: 1/20/2025

REVISION DATE: XXXXXXXX

SHEET 1 OF 1

DRAWN BY: IDG

JOB NO.: 25-273

NOTED: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

FLORIDA KEYS LAND SURVEYING

21460 OVERSEAS HIGHWAY, SUITE 4

CLUDJOE KEY, FL 33040

PHONE: (305) 394-3690

FAX: (305) 509-7373

EMAIL: FKLJemail@gmail.com

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

ERIC A. ISAACS, REG. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LHW 7947

626 SAMARITAN LANE
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
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ARCHITECTS
p.c.

Project No: 26--

Date: 04/22/2026

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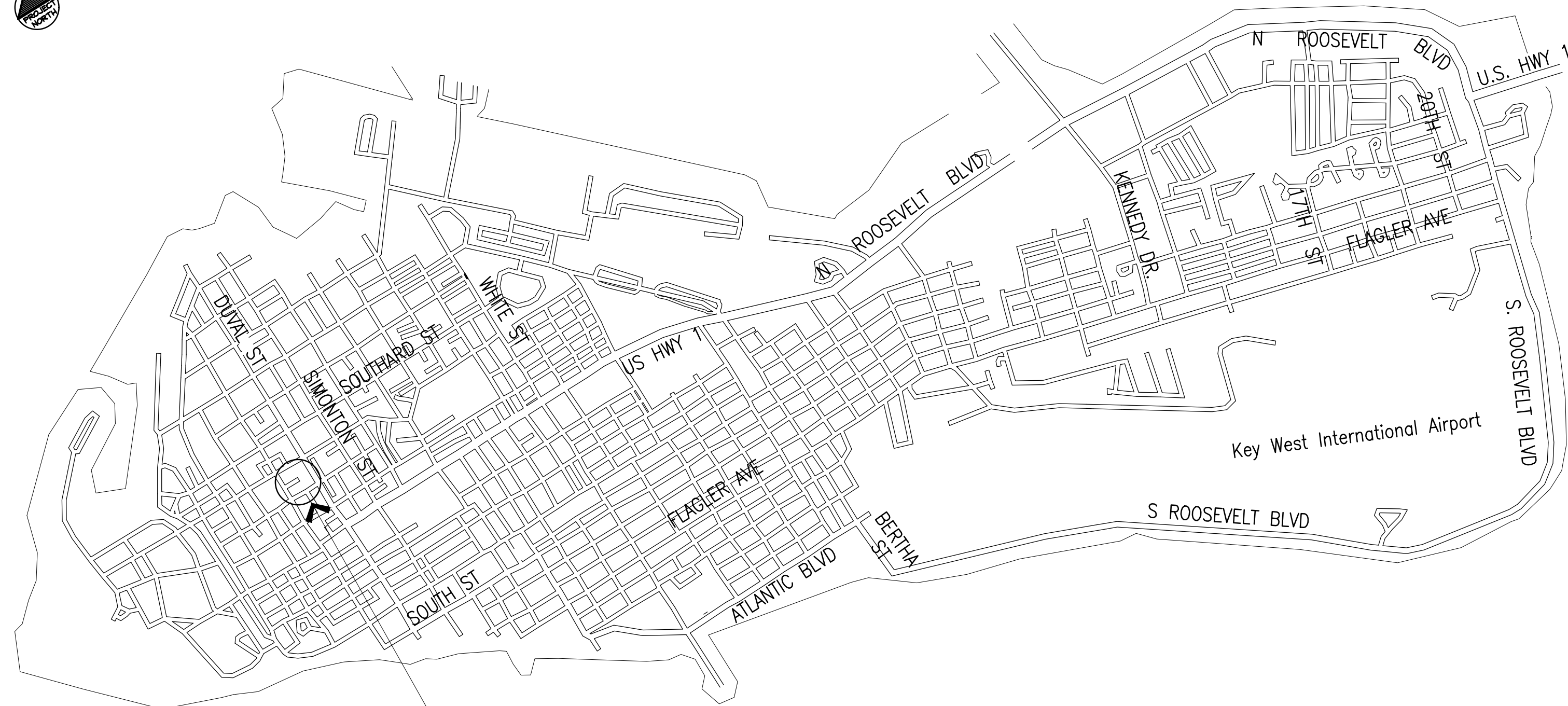
PROPOSED DESIGN

626 SAMARITAN LANE

Key West, Florida 33040

HARC PERMIT

SITE MAP - KEY WEST



SITE LOCATION:
626 SAMARITAN LN.
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 626 SAMARITAN LN.
ARCHITECT'S PROJECT No.: 2531

CONTACT: JOE SCHROEDER
Address: 626 SAMARITAN LN.
KEY WEST, 33040
Tel: --
Email: --
ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Haven Burkee
Designer Associate: Ana Catalina Alvarez

GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:

FLORIDA BUILDING CODE - Building 2023 EDITION
FLORIDA BUILDING CODE - Existing 2023 EDITION
FLORIDA BUILDING CODE - Residential 2023 EDITION
FLORIDA BUILDING CODE - Plumbing 2023 EDITION
FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
FLORIDA BUILDING CODE - Mechanical 2023 EDITION
FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
NATIONAL ELECTRICAL CODE 2023 EDITION
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
NFPA 1 2023 EDITION

This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.

2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. All new utilities shall be underground.
7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
8. After completion of construction remove all debris and construction equipment. Restore site to original condition.
9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

FLORIDA ADMINISTRATIVE CODE

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

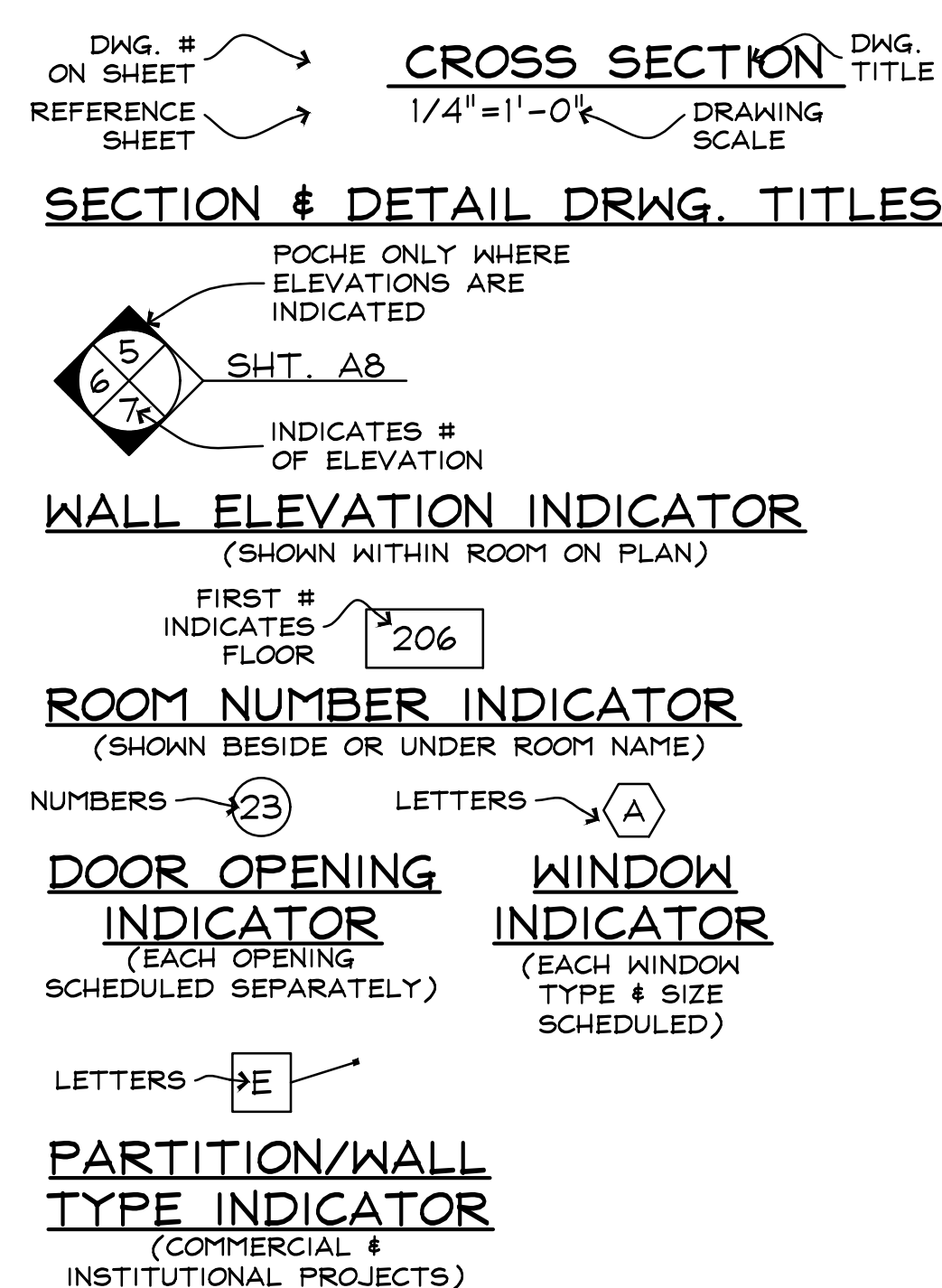
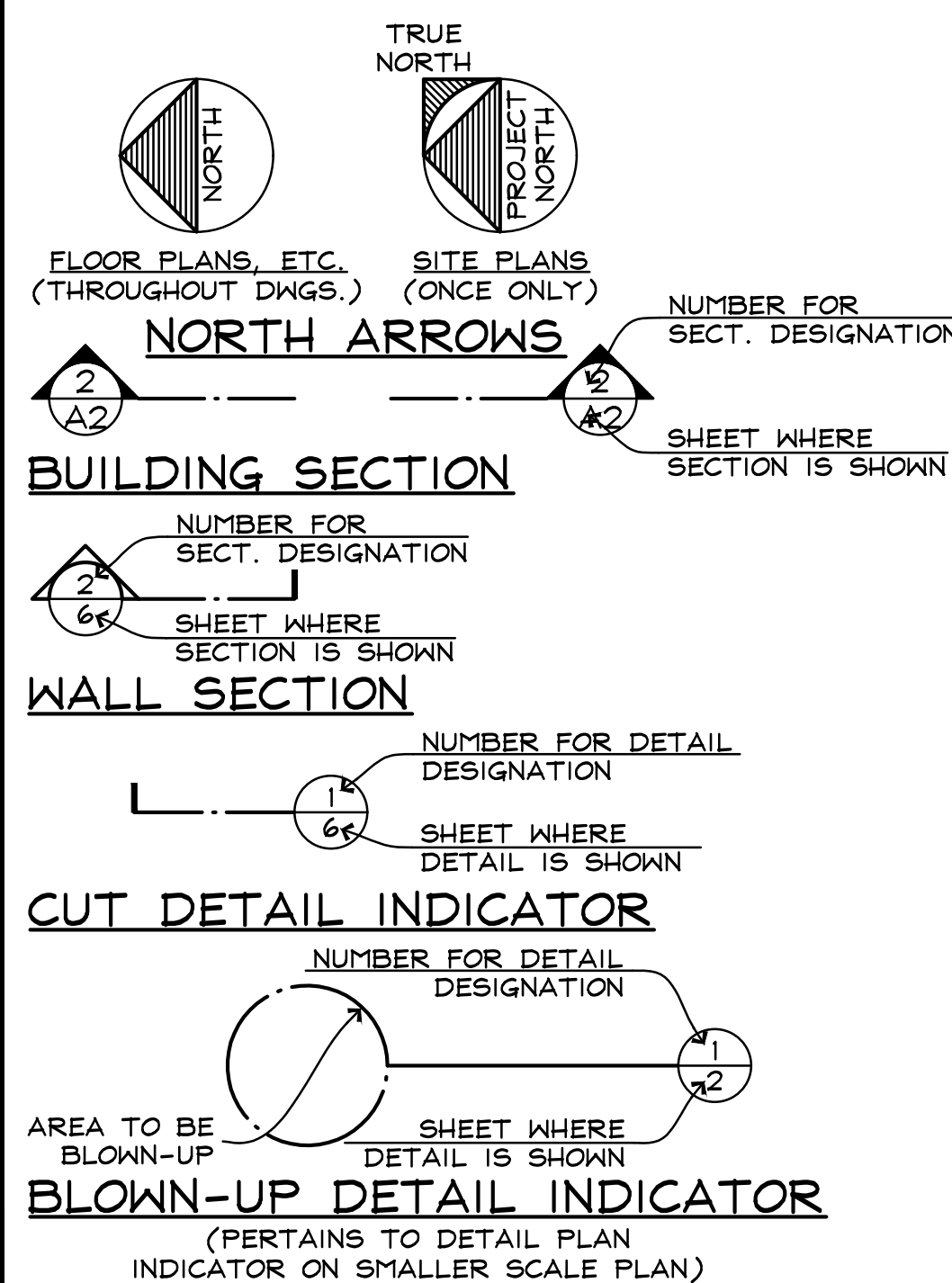
DESCRIPTION OF WORK:

NEW SINGLE FAMILY RESIDENCE.

ABBREVIATIONS

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

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

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

PARTITIONS & WALLS

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

SHEET INDEX

SHEET INDEX
C COVER
S SURVEY
A1 EXISTING PLANS
A2 EXISTING ELEVATIONS
A3 PROPOSED SITE PLAN
A4 PROPOSED FIRST FLOOR PLAN
A5 PROPOSED ELEVATIONS
A6 EXISTING PHOTOS

626 SAMARITAN LANE
KEY WEST, FLORIDA

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

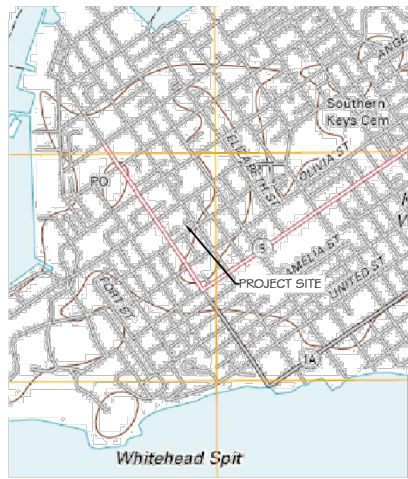
Bender & Associates
ARCHITECTS
p.a.

Project No.: 2531
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

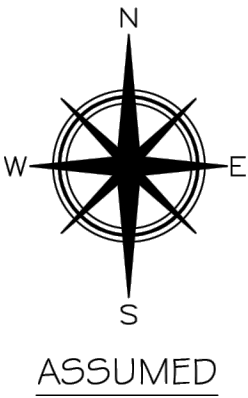
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C

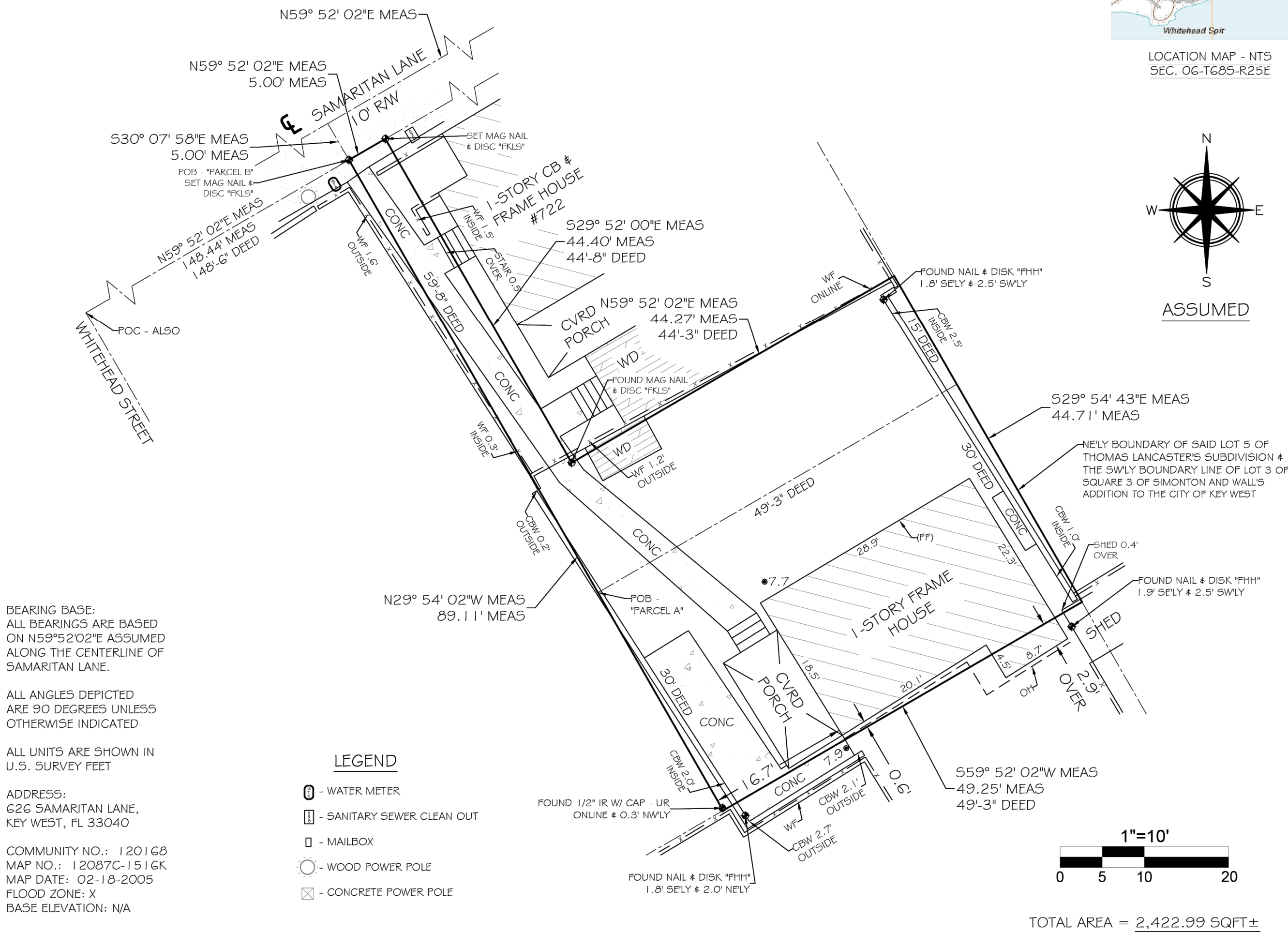
MAP OF BOUNDARY SURVEY



LOCATION MAP - NT5 SEC. 06-T685-R25E



ASSUMED



BEARING BASE:
ALL BEARINGS ARE BASED
ON N59°52'02"E ASSUMED
ALONG THE CENTERLINE OF
SAMARITAN LANE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
626 SAMARITAN LANE,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1 S1 G6K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE

SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF)= 16.41' (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- "PARCEL C" IS WHOLLY CONTAINED WITHIN "PARCELS A & B" AND AS SUCH IS NOT SHOWN HEREON THIS SURVEY.

LÉGAL DESCRIPTION -

"PARCEL A"

On the island of Key West, and known as a part of Lot five (5), according to Thomas Lancaster's subdivision of part of square three (3), Tract four (4), recorded in Plat Book 1, Page 29, of Monroe County Records.

Commencing at a point fifty-nine (59) feet, eight (8) inches from a ten (10) foot lane, and running thence in a Northeasterly direction forty-nine (49) feet, three (3) inches; thence at a right angle in a Southeasterly direction thirty (30) feet; thence in a Southwesterly direction forty-nine (49) feet, three (3) inches; thence at a right angle in a Northwesterly direction thirty (30) feet to the point of beginning.

"PARCEL B" - Also

On the island of Key West, and known as part of Lot 5, according to Thomas Lancaster's subdivision of part of Square 3, tract 4, recorded in Plat Book 1, Page 29 of Monroe County, Florida records more particularly described as follows:

Commencing at a point on a 10 foot lane, distant 148'6" from the corner of Whitehead Street and said lane, and running thence in a Northeasterly direction along said lane, 5 feet; thence at right angles in a Southeasterly direction 44'8"; thence in a Northeasterly direction 44'3"; thence in a Southeasterly direction 13'; thence in a Southwesterly direction 49'3"; thence in a Northwesterly direction 59'8" back to the point of beginning.

"PARCEL C" - And also

A parcel of land on the island of Key West, Monroe County, Florida, and is known as part of Lot five (5), according to Thomas Lancaster's subdivision of part of Square Three (3), Tract four (4), recorded in Plat Book 1, Page 29 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows; Commence at the intersection of the Northwesterly right of way line of Petrona Street with the Northeasterly right of way line of Whiteheads Street and run thence Northwesterly along the Northeasterly right of way line of the said Whitehead Street for a distance of 184.25 feet to the Southeasterly right of way line of Samantan Lane; thence

Northeasterly and at right angles along the Southeasterly right of way line of the said Samantan lane for a distance of 153.50 feet; thence Southeasterly and at right angles for a distance of 44.67 feet; thence Northwesterly and at right angles for a distance of 42.13 feet to the Southwesterly boundary line of the lands described in Official Record Book 542 at Page 264, of the Public Records of Monroe County, Florida said point also being the point of beginning; thence continue Northeasterly along the previously mentioned course for a distance of 2.12 feet; thence Southeasterly and at right angles for a distance of 43.70 feet to the Southeasterly boundary line of the lands described in said Official Record Book 542 at Page 264; thence Southwesterly with a deflection angle of 89°54'11" to the right and along the Southwesterly boundary line of said lands for a distance of 2.04 feet; thence Northwesterly and at right angles and along the Southwesterly boundary line of said lands for a distance of 43.70 feet back to the point of beginning.

CERTIFIED TO -

JOSEPH SCHROEDER

NOTES: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE OVERLAPS OR VIOLATIONS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE ROAD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=10'

FIELD WORK DATE: 1/25/2025

MAP DATE: 1/20/2025

REVISION DATE: XXXXXXXX

SHEET 1 OF 1

DRAWN BY: IDG

JOB NO.: 25-273

NOTED: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

FLORIDA KEYS LAND SURVEYING

21460 OVERSEAS HIGHWAY, SUITE 4

CLUDJOE KEY, FL 33042

PHONE: (305) 394-3690

FAX: (305) 509-7373

EMAIL: FKLJemail@gmail.com

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

ERIC A. ISAACS, REG. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LHM 7947

626 SAMARITAN LANE
KEY WEST, FLORIDA

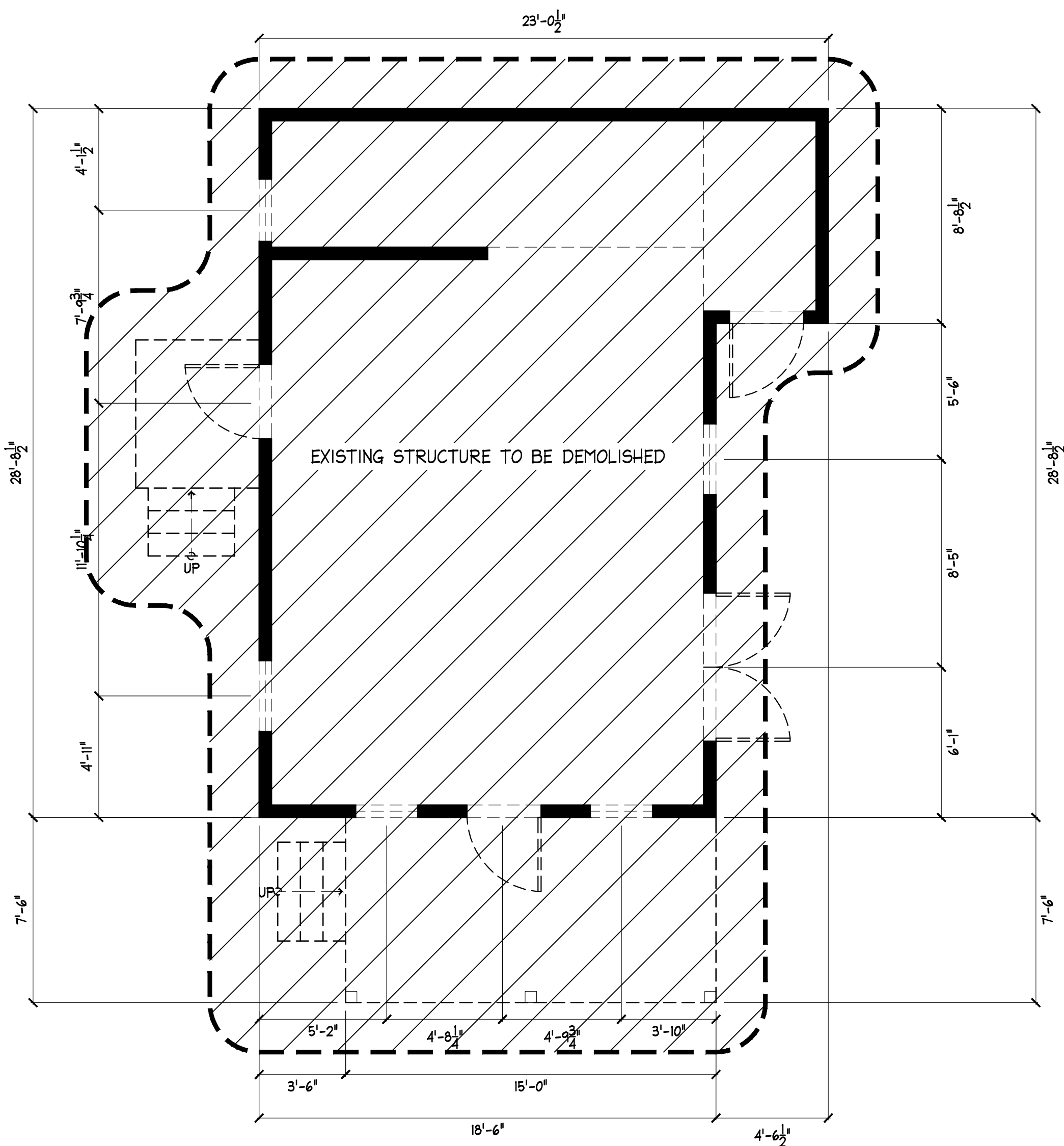
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

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p.c.

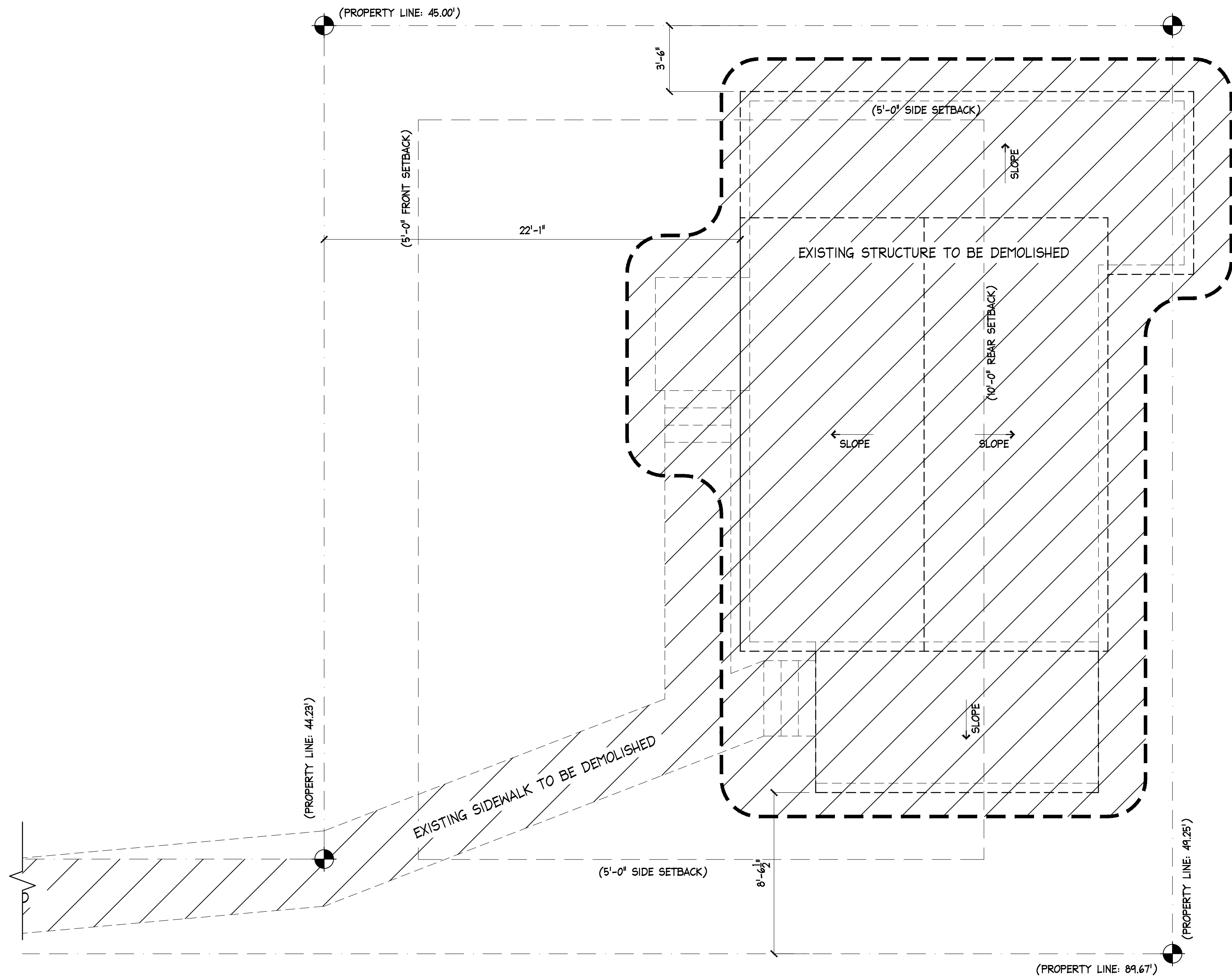
Project No: 26--

Date: 04/22/2026

S



2
A1
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A1
EXISTING SITE PLAN
SCALE: 1/4"=1'-0"

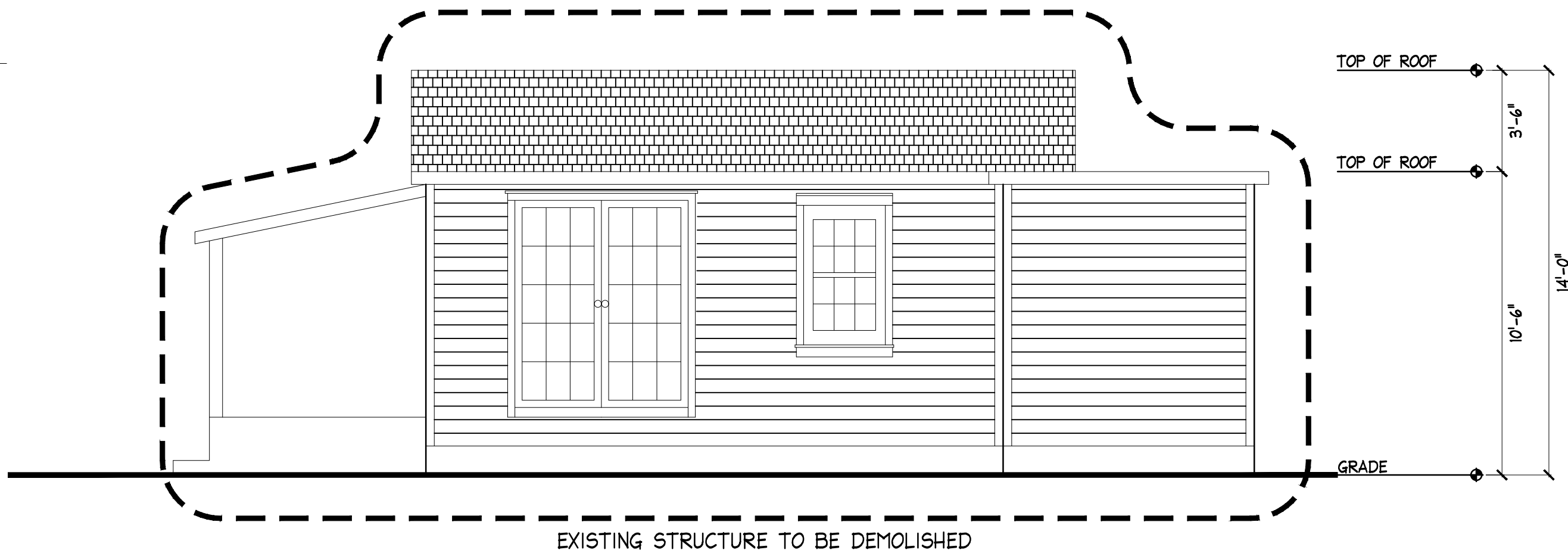
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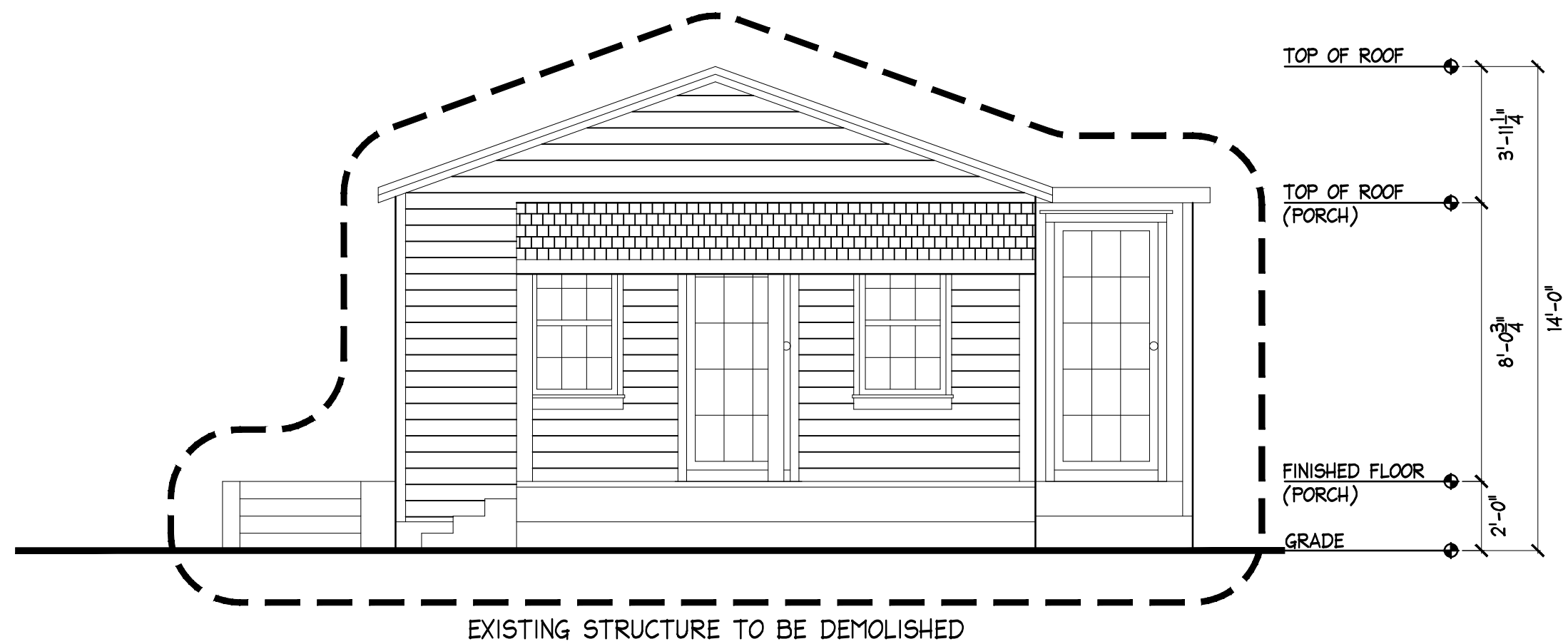
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p.a.

Project No: 2531
Date: 04/22/2026

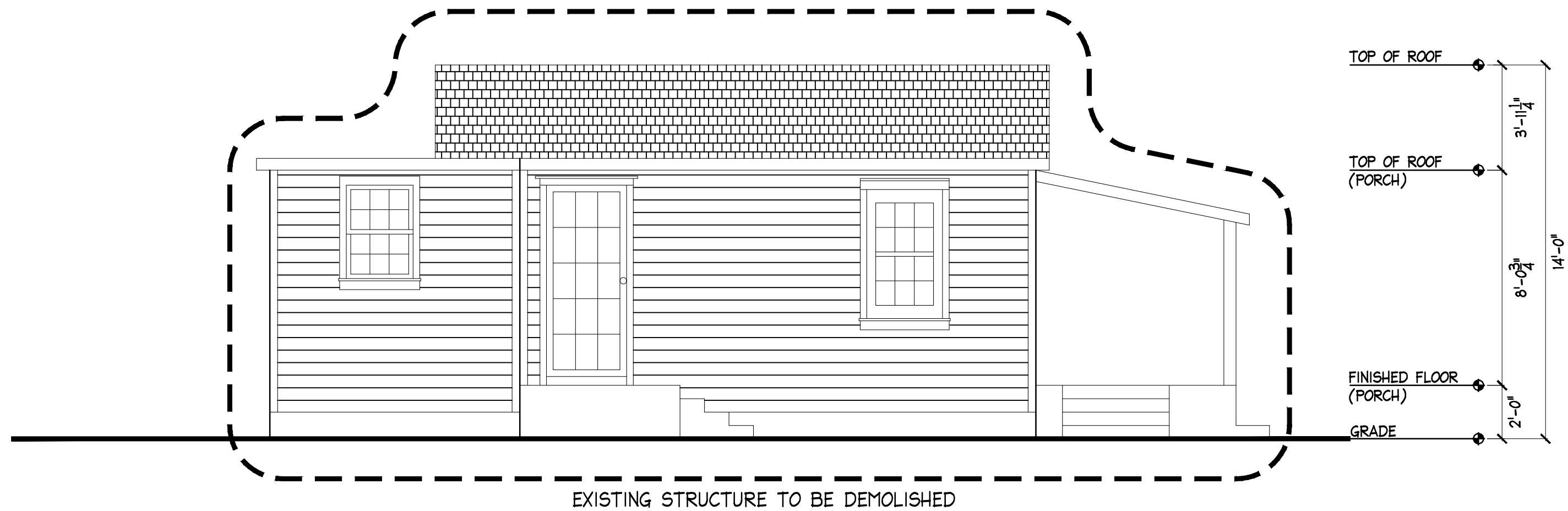
A1



2
A2
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

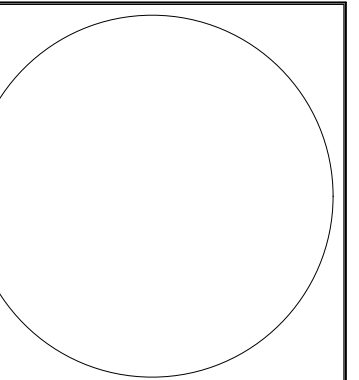


3
A2
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



1
A2
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

626 SAMARITAN LANE
KEY WEST, FLORIDA

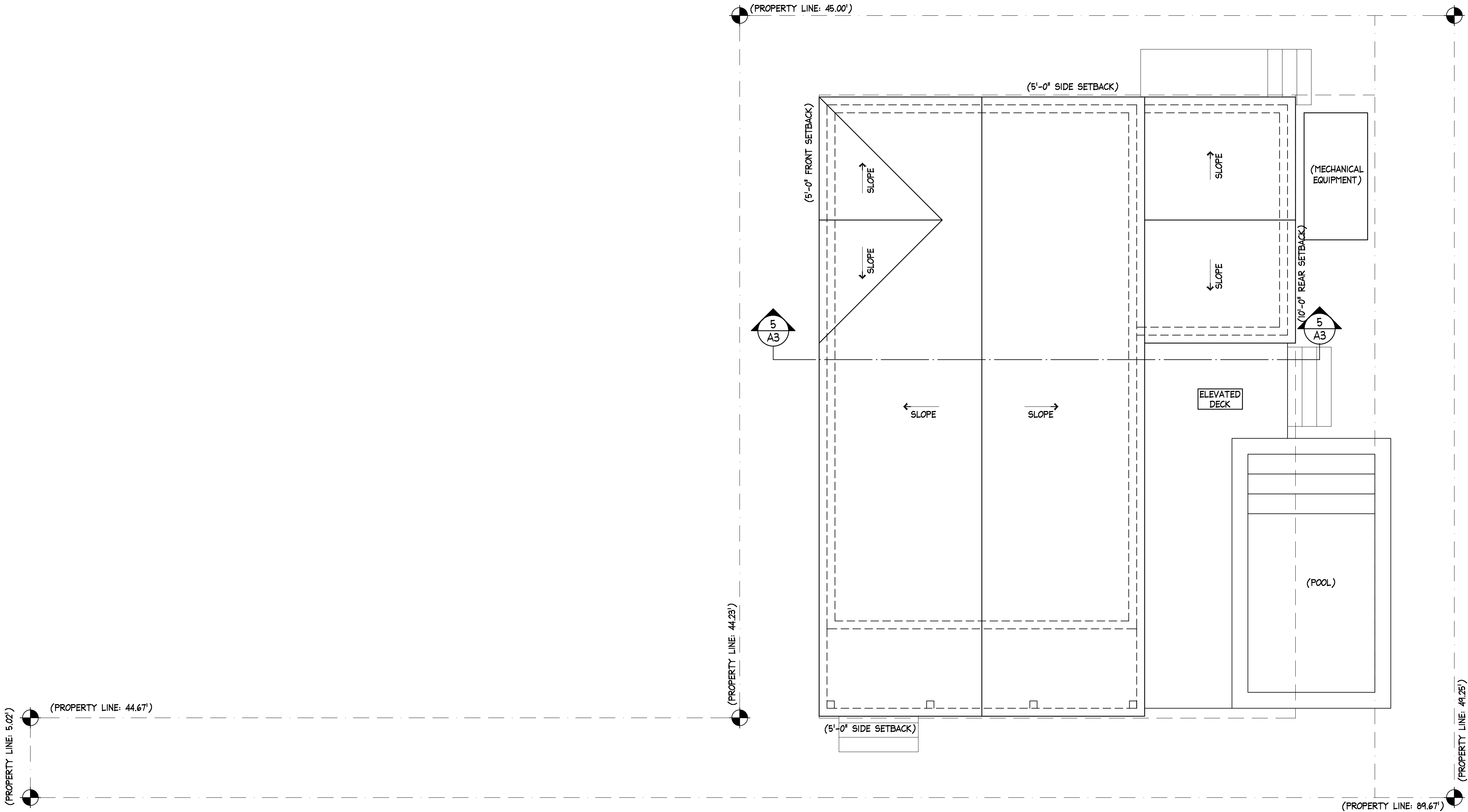


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p.a.

Project No: 2531
Date: 04/22/2026

A2



PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X' TO MAP CHANGE 'AE-7' NAVD88		
ZONING DESIGNATION	HRO		
LOT SIZE	2,440 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	1,220 S.F. MAX.	736 S.F.	947 S.F.
2,440 S.F. X 50%			
IMPERVIOUS SURFACE	1,464 S.F. MAX.	1,076 S.F.	1,297 S.F.
2,440 S.F. X 60%			
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	14'-0"	24'-0"
FRONT SETBACK (NORTH)	5'-0" MIN.	22'-1"	5'-6"
SIDE SETBACK (EAST)	5'-0" MIN.	3'-6"	5'-0"
SIDE SETBACK (WEST)	5'-0" MIN.	8'-6"	5'-0"
REAR SETBACK (SOUTH)	10'-0" MIN.	OVER 1'-2"	10'-0"
OPEN SPACE 35%	864 S.F.	1,361 S.F.	1,143 S.F.

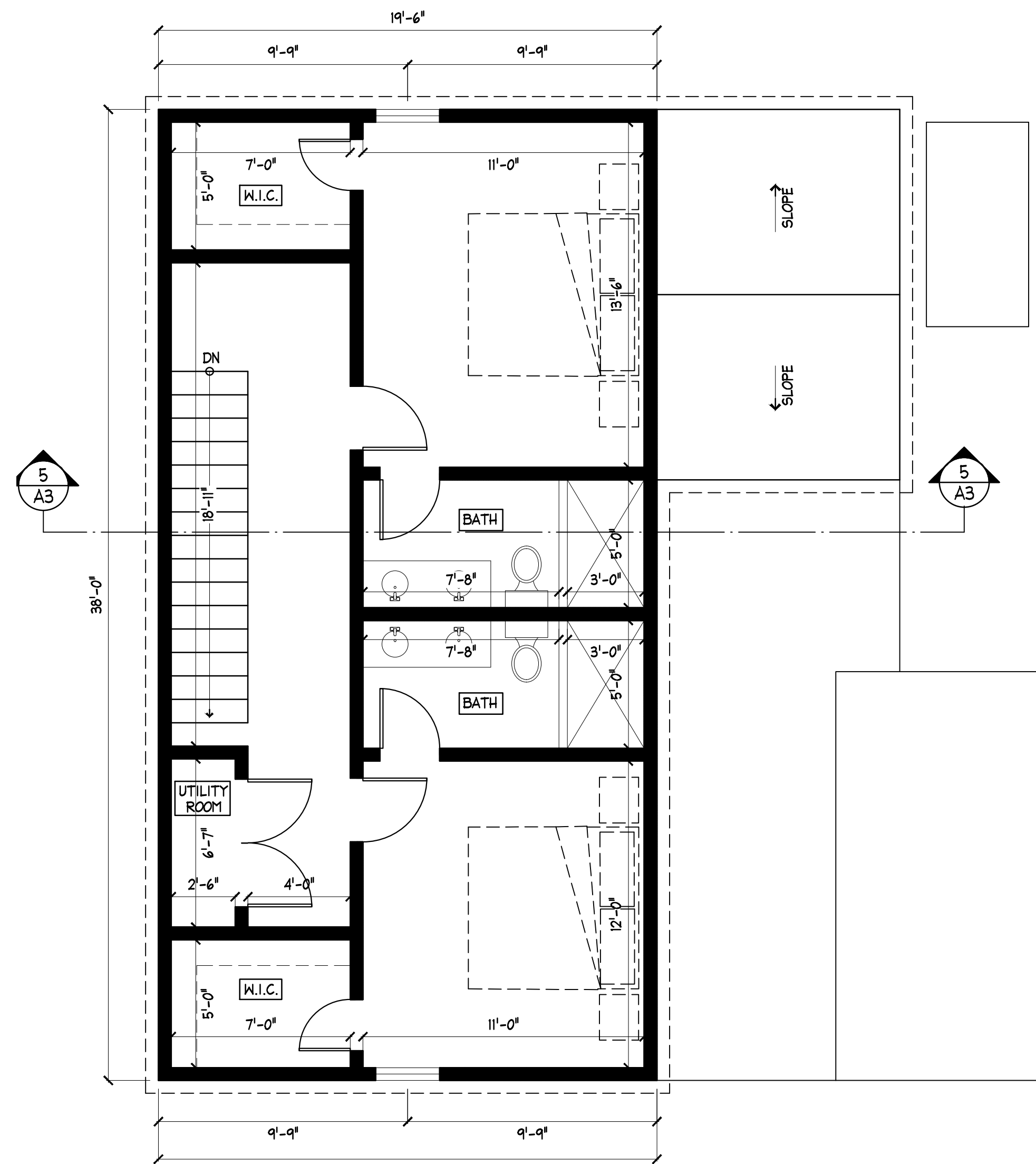
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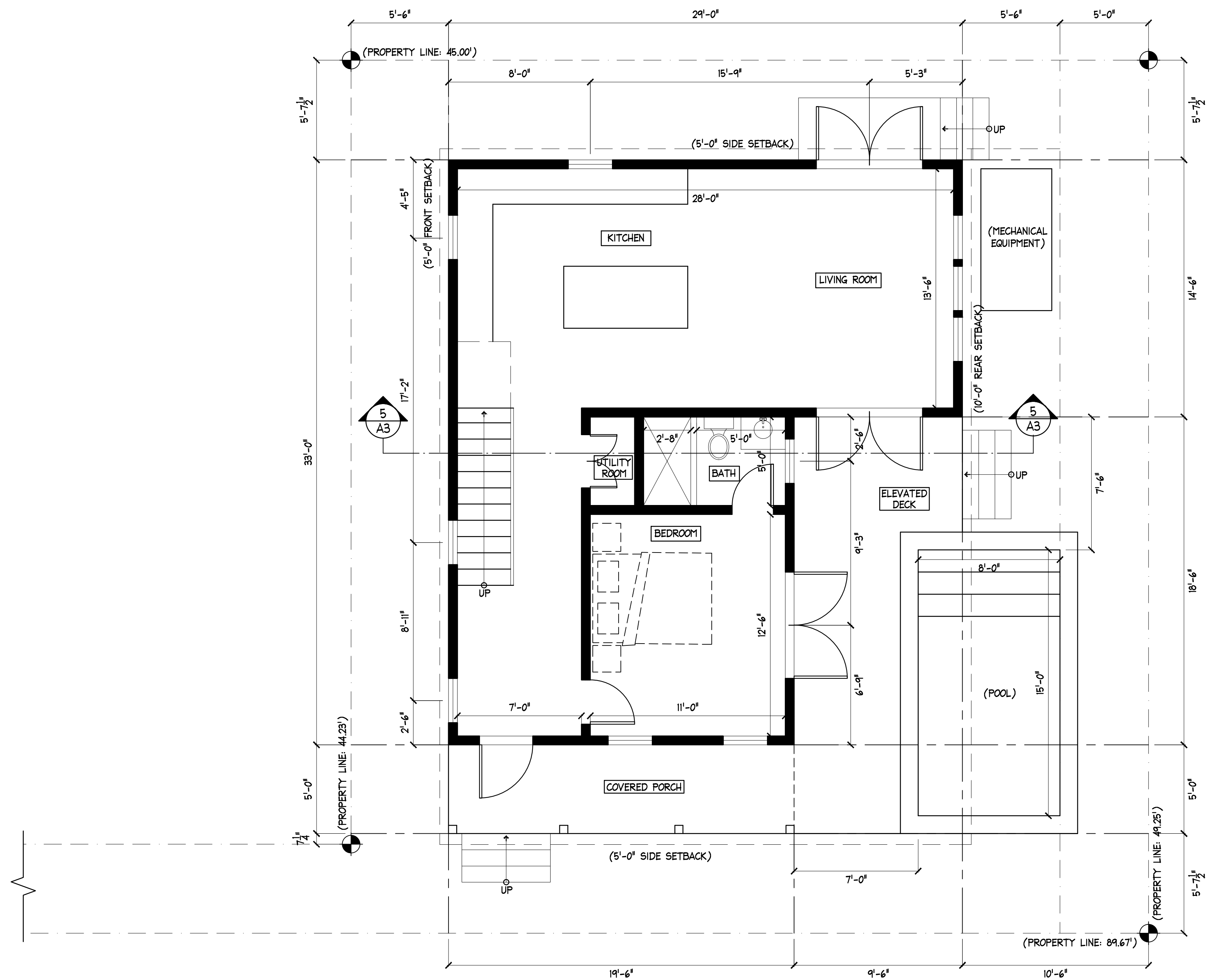
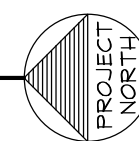
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p.a.

Project Nº : 2531
Date: 04/22/2026

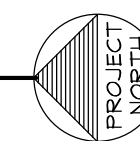
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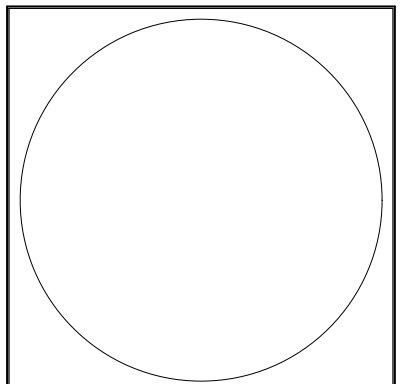
2
A4
PROPOSED HALF STORY FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A4
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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KEY WEST, FLORIDA

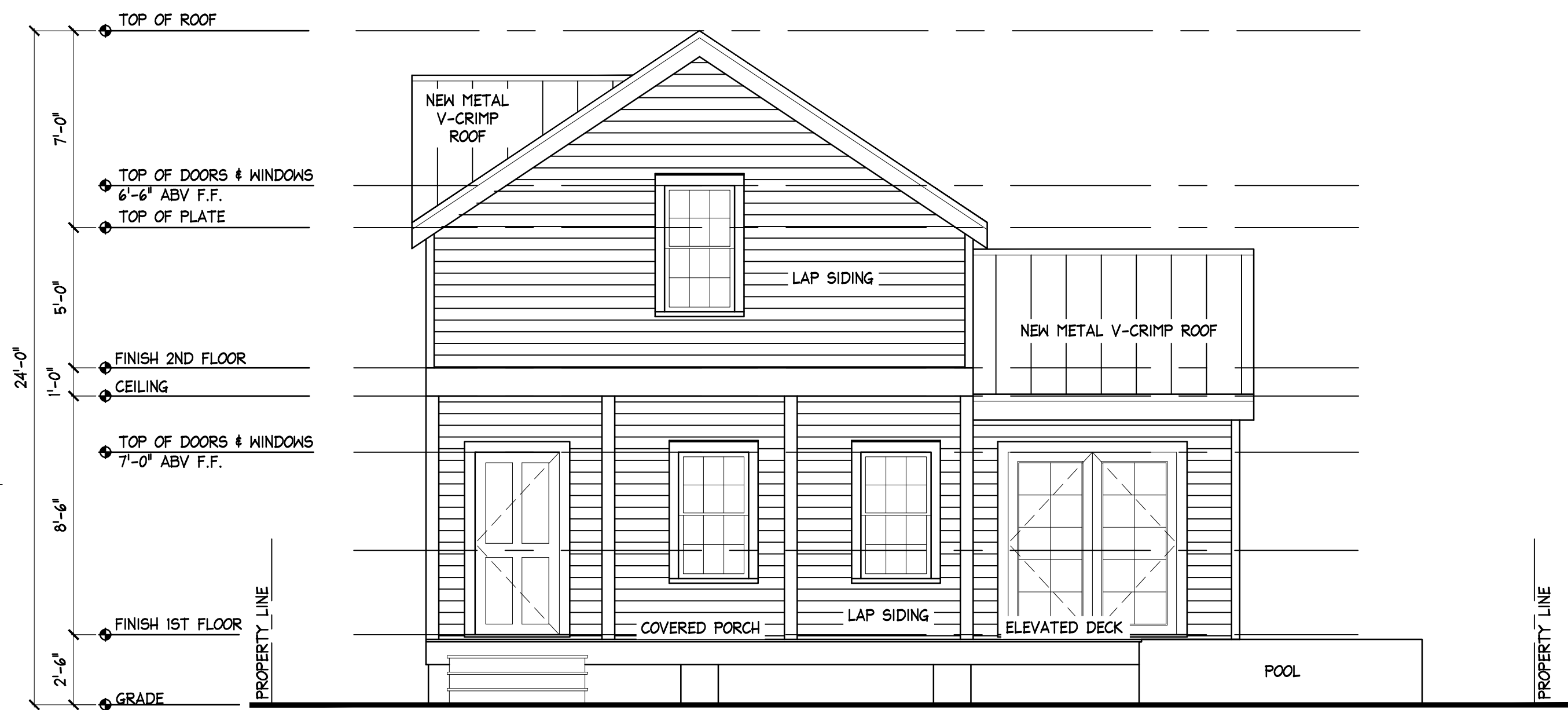


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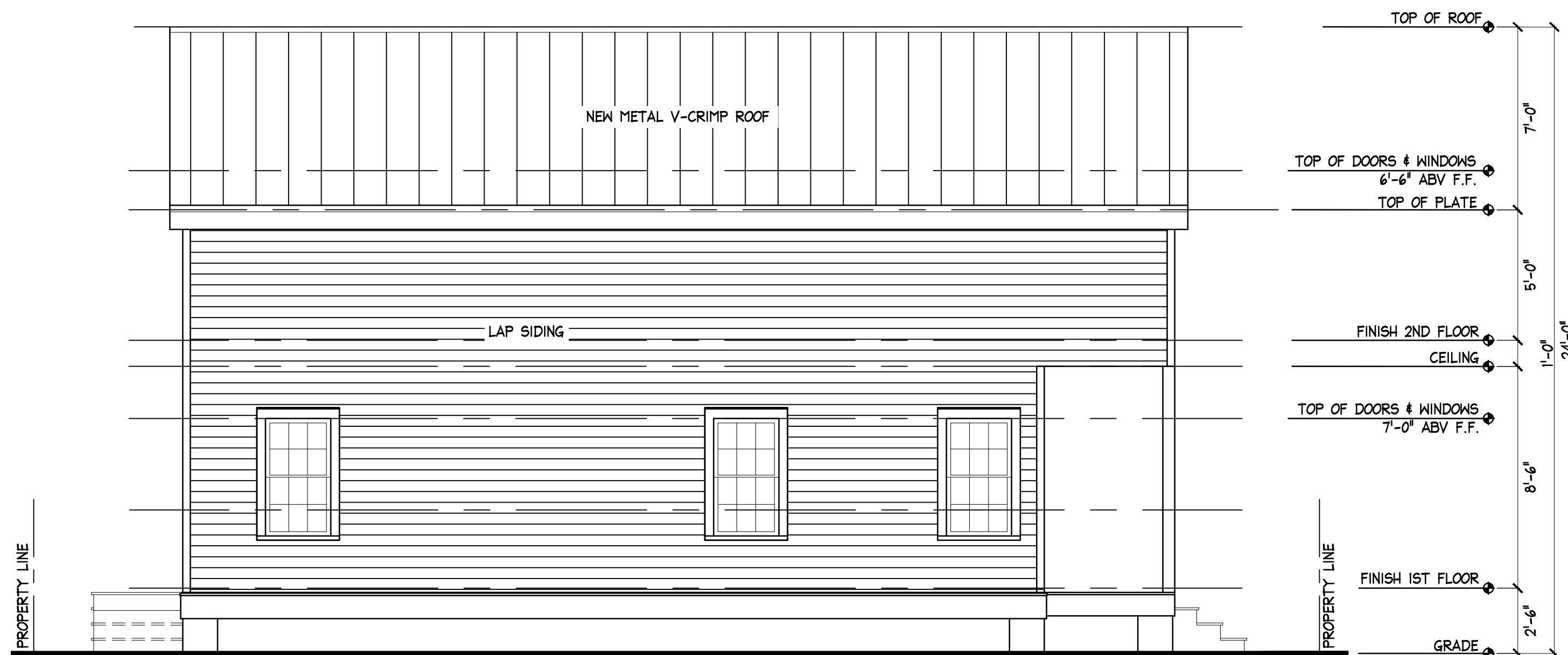
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Date: 04/22/2026

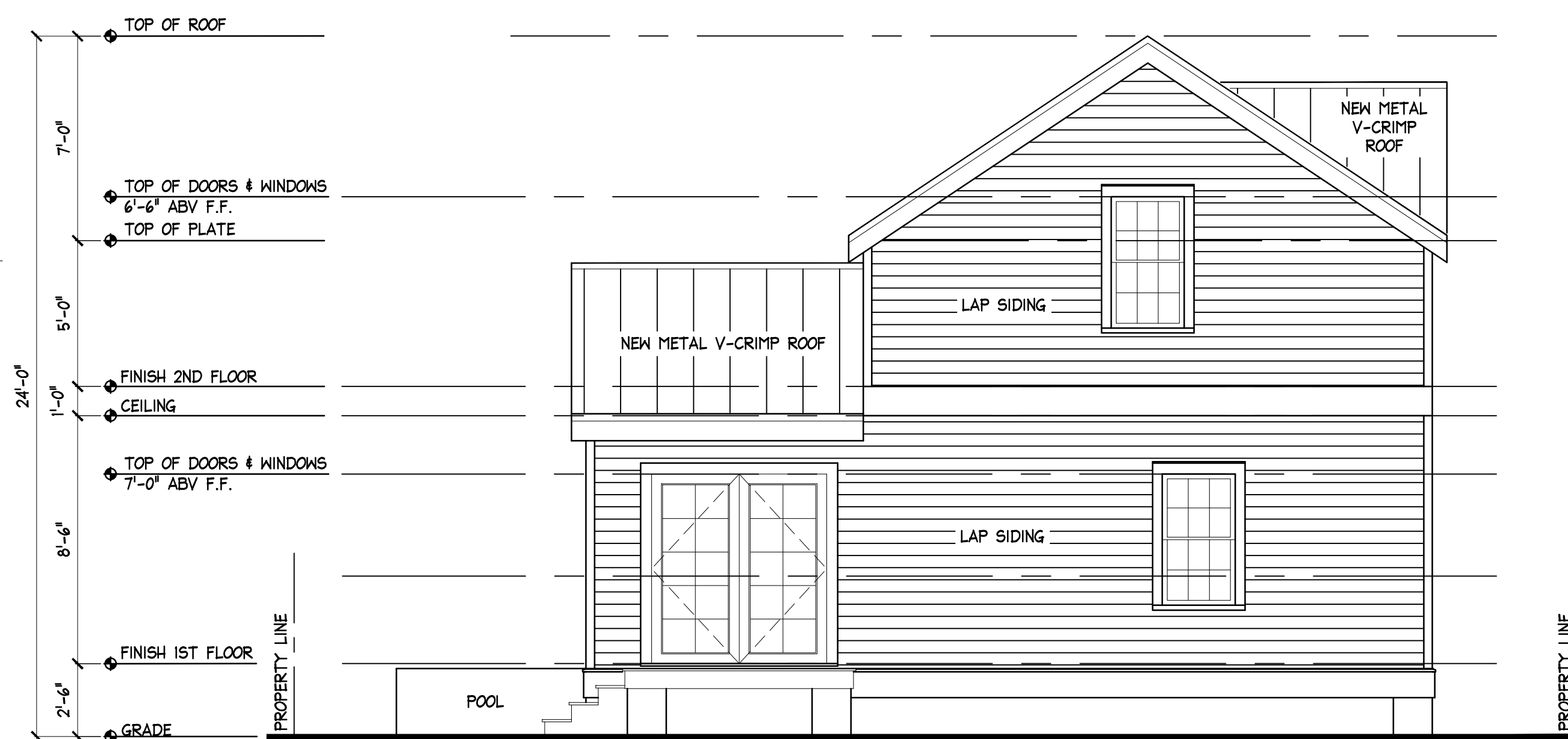
A4



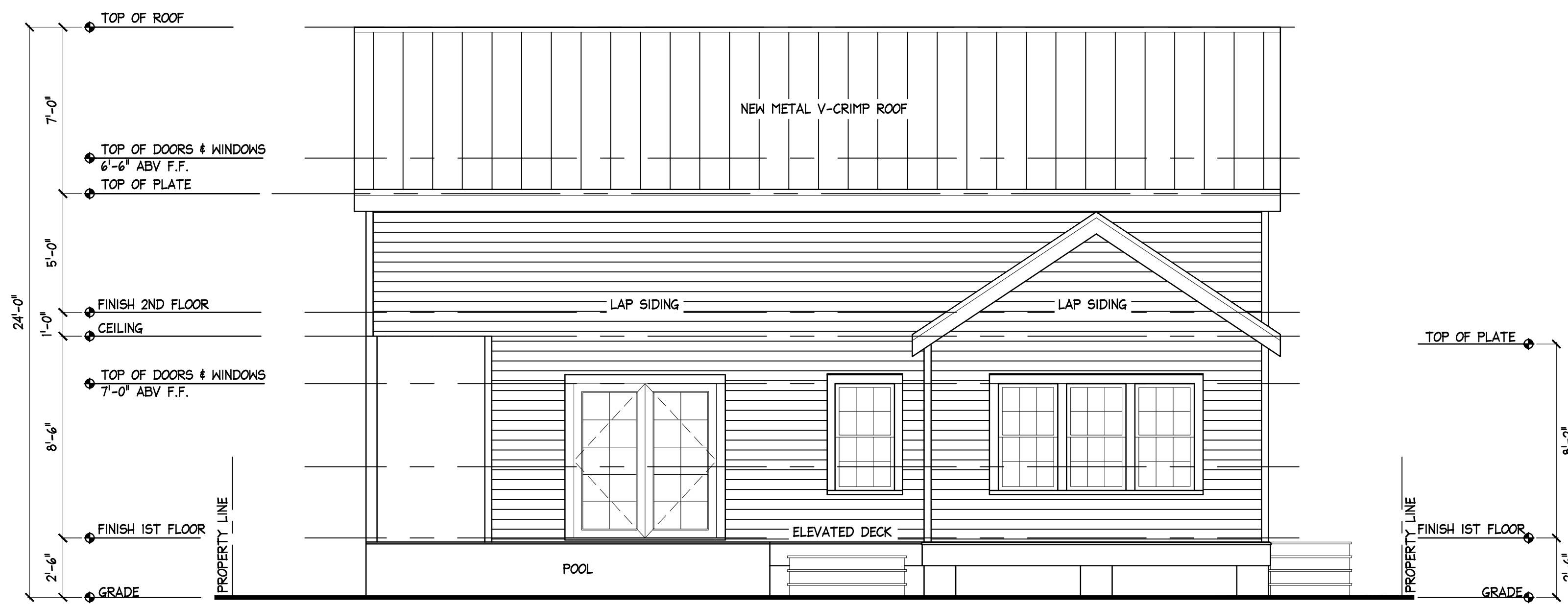
4 PROPOSED WEST ELEVATION
A5 SCALE: 1/4"=1'-0"



3 PROPOSED NORTH ELEVATION
A5 SCALE: 1/4"=1'-0"

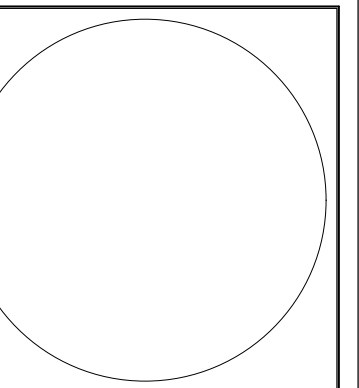


2 PROPOSED EAST ELEVATION
A5 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION
A5 SCALE: 1/4"=1'-0"

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p.a.

Project No: 2531
Date: 04/22/2026

A5



1
A6 VIEW FROM SOUTH SIDE OF THE PROPERTY
SCALE: N.T.S.



1
A6 VIEW FROM EAST SIDE OF THE PROPERTY
SCALE: N.T.S.



1
A6 VIEW FROM NORTH-WEST SIDE OF THE PROPERTY
SCALE: 1/4"=1'-0"



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ARCHITECTS
p.a.

Project No: 2531
Date: 04/22/2026

A6

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., May 26, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE STORY AND A HALF SINGLE-FAMILY RESIDENCE ON FLAG LOT. NEW POOL AND POOL DECK. DEMOLITION OF ONE-STORY CONTRIBUTING STRUCTURE AND SITE FEATURES.

#626 SAMARITAN LANE

Applicant – Bender & Associates Architects Application #C2026-0032

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
ANA ALVAREZ, who, first being duly sworn, on oath,
depone 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:
626 SAMARITAN LN. on the
21st day of MAY, 2026.

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 MAY 26, 2026.

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 C2026-0032.

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

Signed Name of Affiant:

Ana Alvarez
Date: 05/21/2026
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21st day of May, 2026.

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

NOTARY PUBLIC

Sign Name: *Caitlin Dempsey*

Print Name: Caitlin Dempsey

Notary Public - State of Florida (seal)

My Commission Expires: _____



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



Public
Meeting
Notice

722

626

Public Meeting Notice

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Applicant - Bender & Associates Architects Application #C2026-0032

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest.fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HABITAT 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 (toll-free) 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.

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PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00016170-000000
Account# 1016551
Property ID 1016551
Millage Group 11KW
Location 626 SAMARITAN Ln,
Address KEY WEST
Legal KW PT SUB 5 PT LT 4
Description SQR 3 TR 4 G17-555 TT-
 228 G51-477/79 G51-
 480/81 OR1151-1253
 OR1151-1254 OR1684-
 1666/67 OR1690-
 1890/91 OR1873-1337
 OR1944-2306/07
 OR1944-2308/10
 OR2058-1044 OR2533-
 1462 OR2548-633
 OR2555-2230 OR2760-
 1651 OR2767-166
 OR3228-0086
 (Note: Not to be used on
 legal documents.)
Neighborhood 6021
Property Class SINGLE FAMILY RESID
 (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[SCHROEDER JOSEPH](#)
 1202 Thompson St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$87,923	\$82,823	\$76,092	\$77,195
+ Market Misc Value	\$2,287	\$1,623	\$1,660	\$1,697
+ Market Land Value	\$687,441	\$731,792	\$751,503	\$455,830
= Just Market Value	\$777,651	\$816,238	\$829,255	\$534,722
= Total Assessed Value	\$777,651	\$816,238	\$527,052	\$479,138
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$777,651	\$816,238	\$829,255	\$534,722

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$731,792	\$82,823	\$1,623	\$816,238	\$816,238	\$0	\$816,238	\$0
2023	\$751,503	\$76,092	\$1,660	\$829,255	\$527,052	\$0	\$829,255	\$0
2022	\$455,830	\$77,195	\$1,697	\$534,722	\$479,138	\$0	\$534,722	\$0
2021	\$369,592	\$64,254	\$1,734	\$435,580	\$435,580	\$0	\$435,580	\$0
2020	\$357,272	\$66,090	\$1,771	\$425,133	\$425,133	\$0	\$425,133	\$0
2019	\$380,680	\$67,008	\$1,809	\$449,497	\$434,495	\$0	\$449,497	\$0
2018	\$380,680	\$25,885	\$1,846	\$408,411	\$394,995	\$0	\$408,411	\$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)	2,439.55	Square Foot	0	0

Buildings

Building ID	1181	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	672	Roof Type	GABLE/HIP
Finished Sq Ft	536	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	100	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	536	536	0
OPU	OP PR UNFIN LL	16	0	0
OPF	OP PRCH FIN LL	120	0	0
TOTAL		672	536	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TILE PATIO	1959	1960	0 x 0	1	187 SF	3
WALL AIR COND	1986	1987	0 x 0	1	1 UT	1
FENCES	2008	2009	6 x 42	1	252 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
5/23/2023	\$100	Quit Claim Deed	2420123	3228	0086	11 - Unqualified		
9/11/2015	\$0	Warranty Deed		2767	1966	11 - Unqualified		
9/11/2015	\$196,400	Warranty Deed		2760	1651	37 - Unqualified		
2/15/2012	\$100	Quit Claim Deed		2555	2230	11 - Unqualified		
11/18/2011	\$165,000	Warranty Deed		2548	633	12 - Unqualified		
9/9/2011	\$100	Certificate of Title		2533	1462	12 - Unqualified		
11/10/2004	\$550,000	Warranty Deed		2058	1044	M - Unqualified		
10/6/2003	\$280,000	Warranty Deed		1944	2306	M - Unqualified		

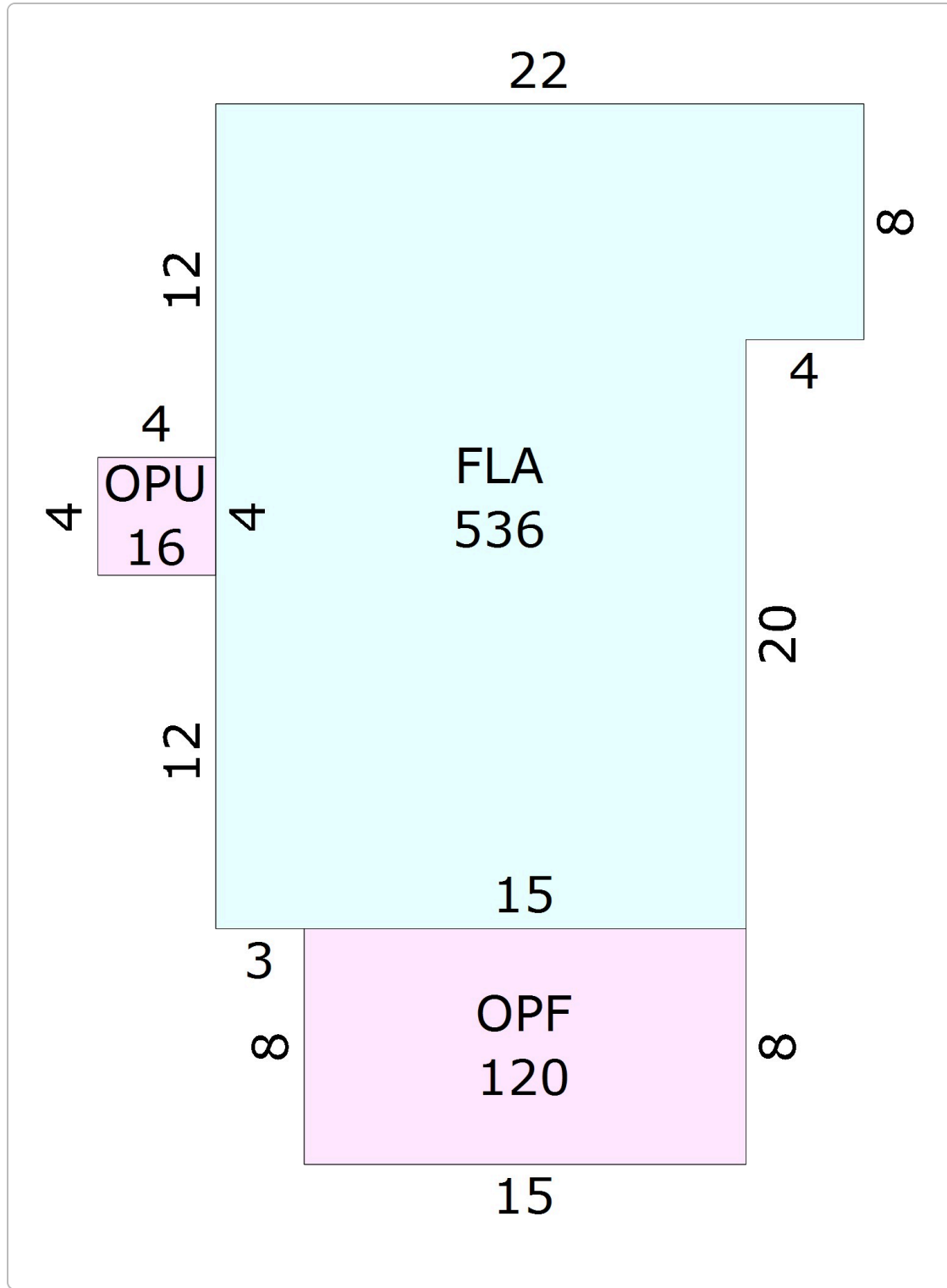
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
08-0077	01/15/2008	Completed	\$2,500	Residential	REMOVE ALL INTERIOR SHEETROCK TO EXPOSE FRAMING FOR ELECTRICAL & PLUMBING REPLACEMENT
07-3974	08/14/2007	Completed	\$3,500	Residential	DEMO BLOCK WALL & REPLACE WITH PICKET FE4NCE 42'x6'

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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