



## **Historic Architectural Review Commission Staff Report for Item 7**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: March 25, 2025

Applicant: Carlos Rojas

Application Number: C2025-0001

Address: 1417 Pine Street

### **Description of Work:**

Demolition of non-historic rear porch.

### **Site Facts:**

The building under review is a historic and contributing structure to the historic district built circa 1906. The site consists of a two-story historic structure with a one-story sawtooth and a newer addition with a shed roof attached to the rear. The rear one-story addition however is not historic. There is also a deck that covers most of the rear yard and a pool. Currently the house sits on piers and is located within an AE-6 flood zone.

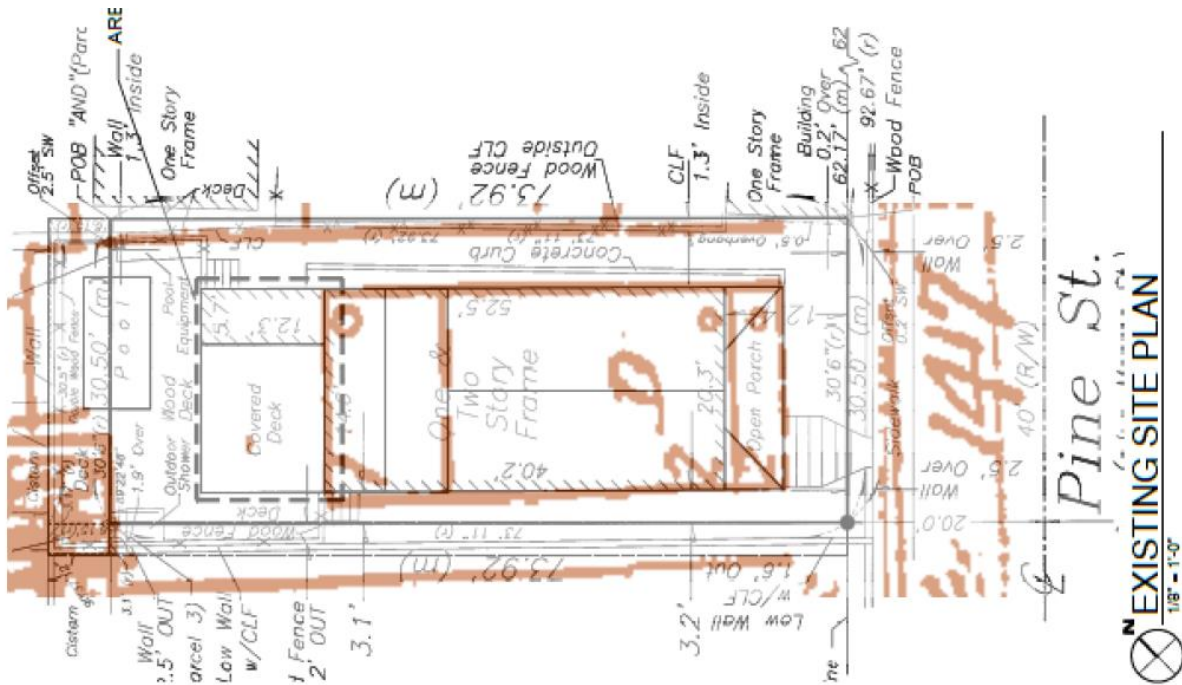


1024520 1417 PINE ST 07/07/22

*Photo of house under review. Property Appraisers website 07/07/22.*



*Photo of house under review.*



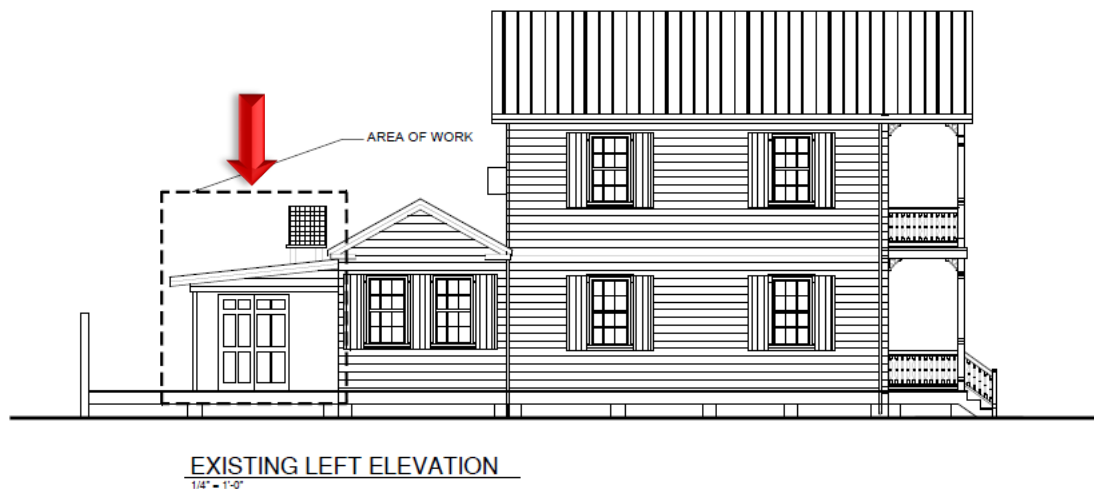
1962 Sanborn Map and survey.

### **Ordinance Cited on Review:**

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

### **Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of a one-story non-historic addition with a shed roof in the rear portion of the property. Currently this rear addition is partially enclosed which houses a laundry room and a bathroom. The existing A/C unit on the roof will be removed and placed back in roughly the same location. No work will be done on the main two-story structure.



*Existing Left 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 (b) of the LDR's. The criteria for demolition state the following:

The historic architectural review commission shall not issue permits that would result in:

- (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;*

The existing rear addition with a shed roof is not historic and does not contribute to the character of the building.

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

The existing rear addition with a shed roof is not historic therefore it doesn't destroy the relationship with its surroundings.

- (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.*

This will not be the case.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

Staff opines that the rear addition with a shed roof would not qualify as contributing in the near future.

In conclusion, it is staff's opinion that the request for demolition meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street  
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:	1417 PINE STREET		
NAME ON DEED:	ERI Shulga, Mrs.	PHONE NUMBER	
OWNER'S MAILING ADDRESS:	1417 Pine Street	EMAIL	Erishulga@gmail.com
APPLICANT NAME:	Carlos Rojas	PHONE NUMBER	3059233567
APPLICANT'S ADDRESS:	2012 Roosevelt Dr Key West, FL	EMAIL	Architectkw@hotmail.com
APPLICANT'S SIGNATURE:			DATE 2-19-25

**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:	Replace rear porch Addition with enclosed Addition in same footprint
MAIN BUILDING:	- None -
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
N/A	
PAVERS:	FENCES: Repair existing.
DECKS: N/A	PAINTING: Paint New structure
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
N/A	

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:


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

DATE AND PRINT NAME

### DETAILED PROJECT DESCRIPTION OF DEMOLITION


### 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.

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.

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

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

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

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

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

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

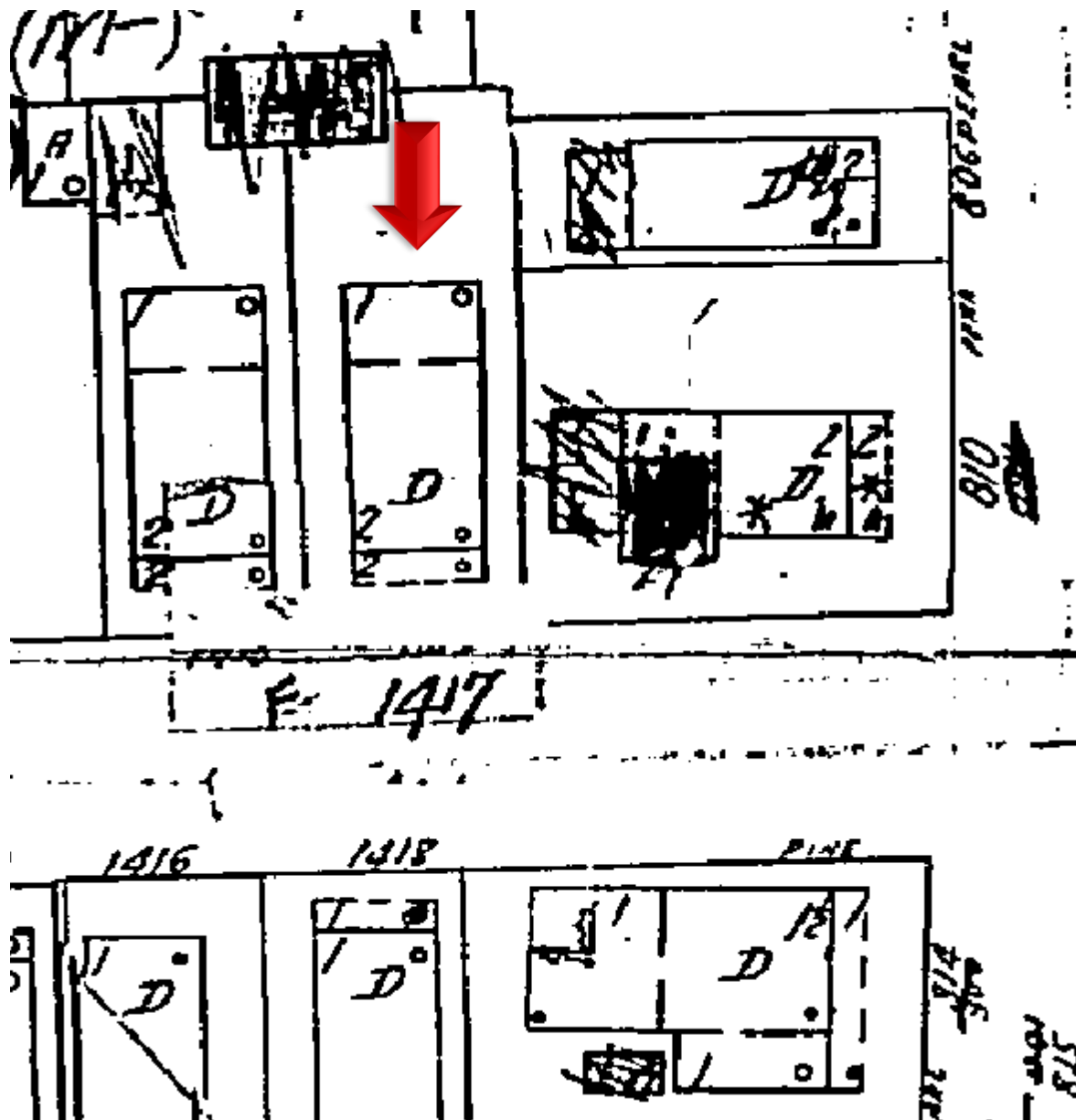
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

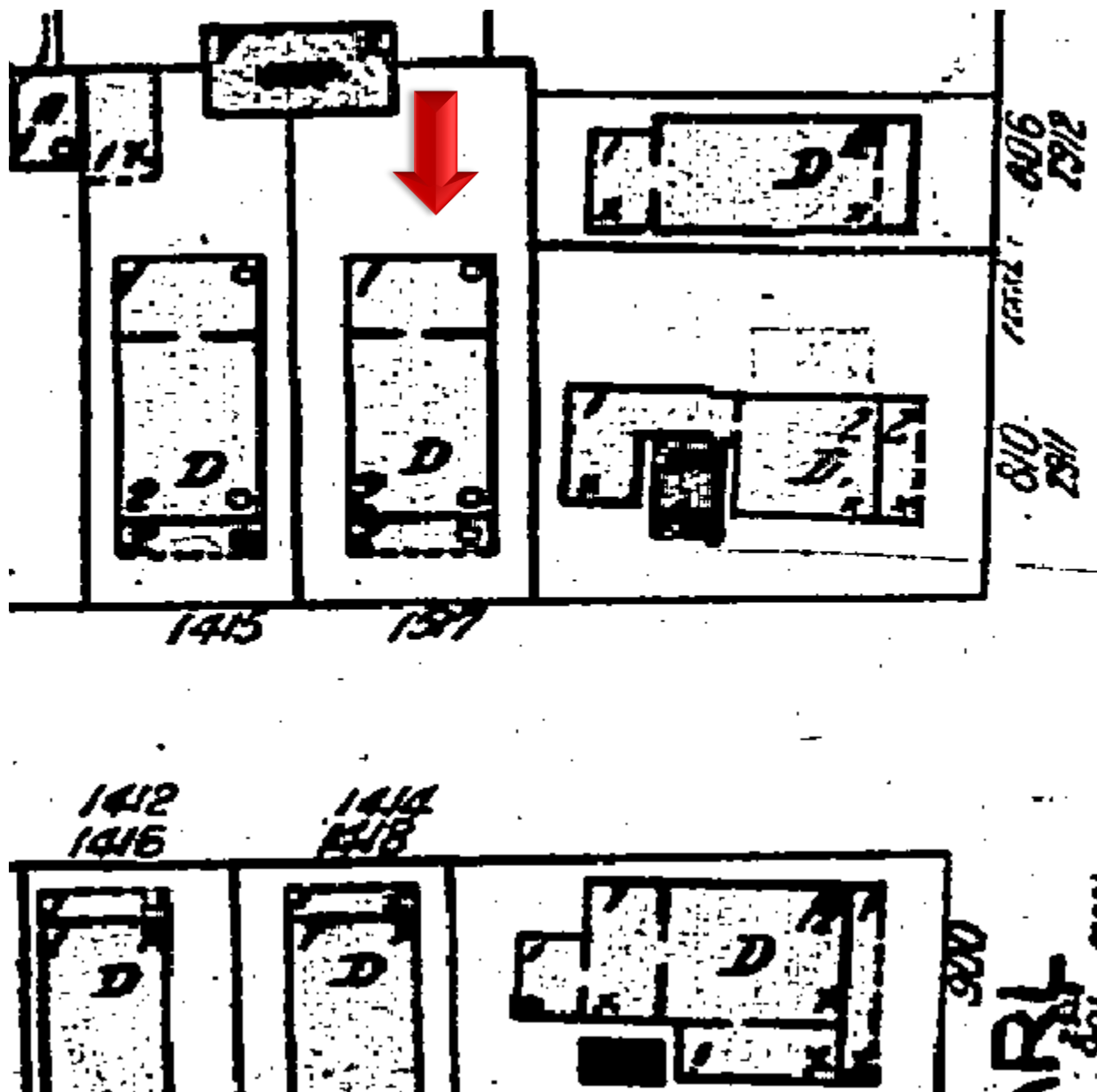
<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(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.
(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 façade; 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

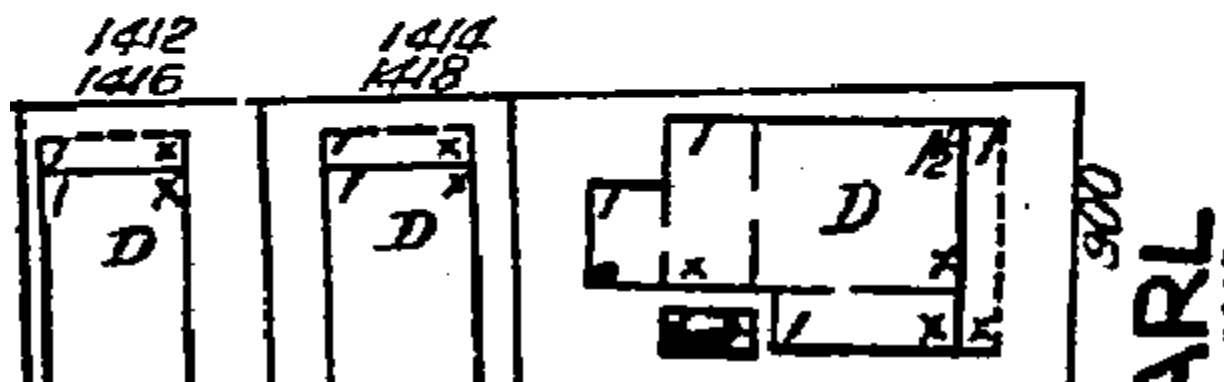
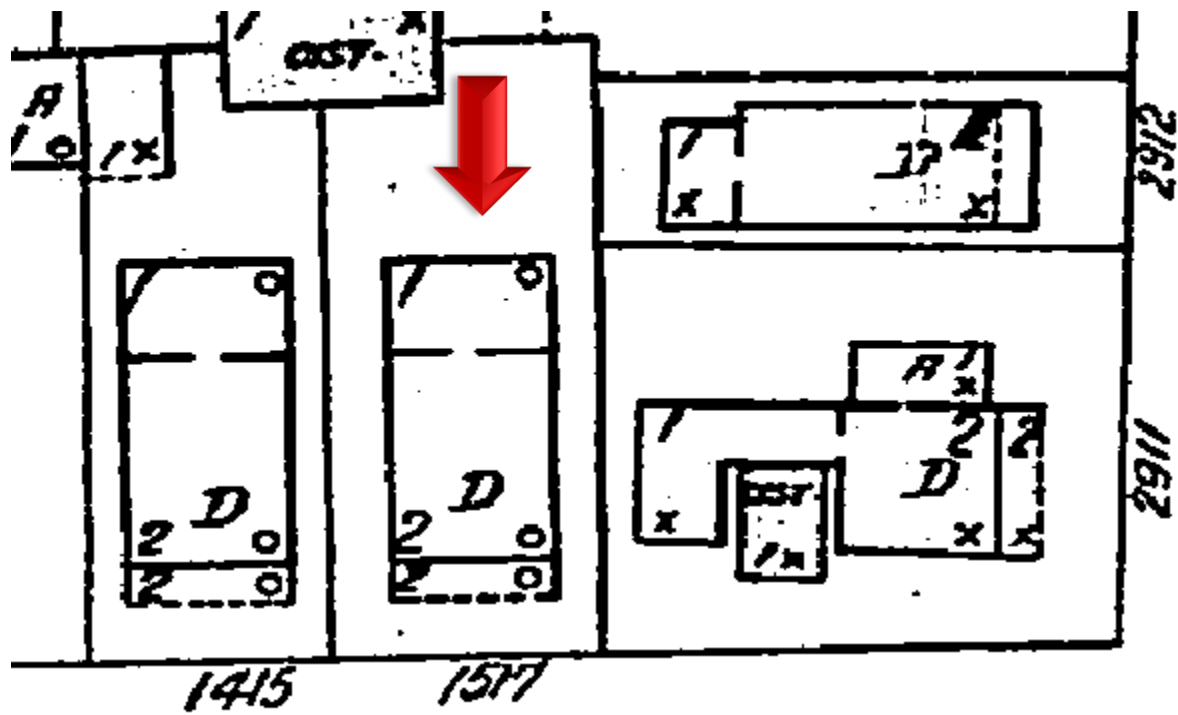




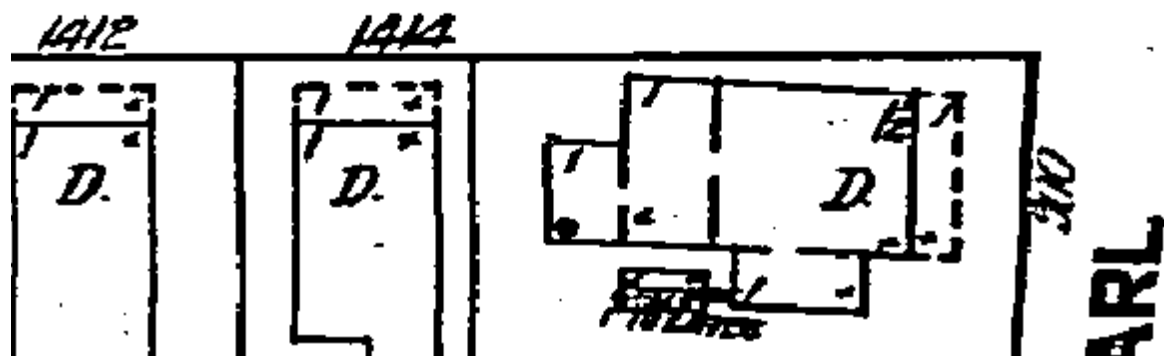
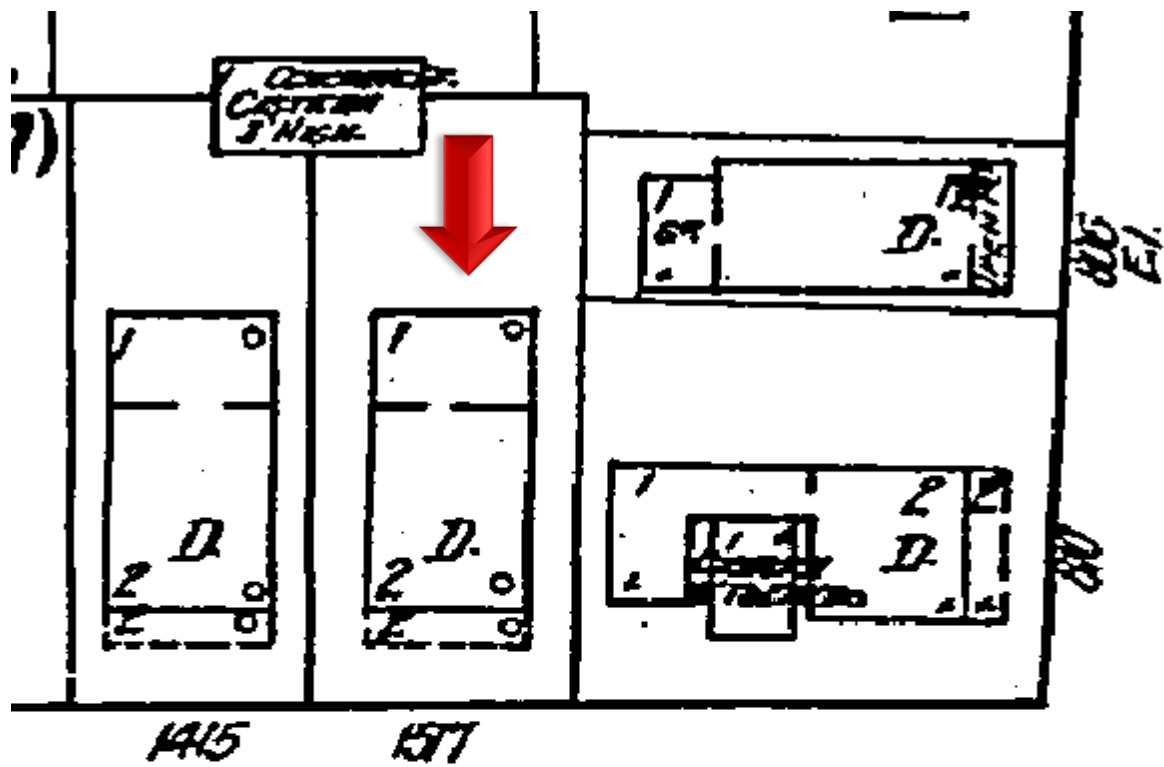
1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map



# PROJECT PHOTOS



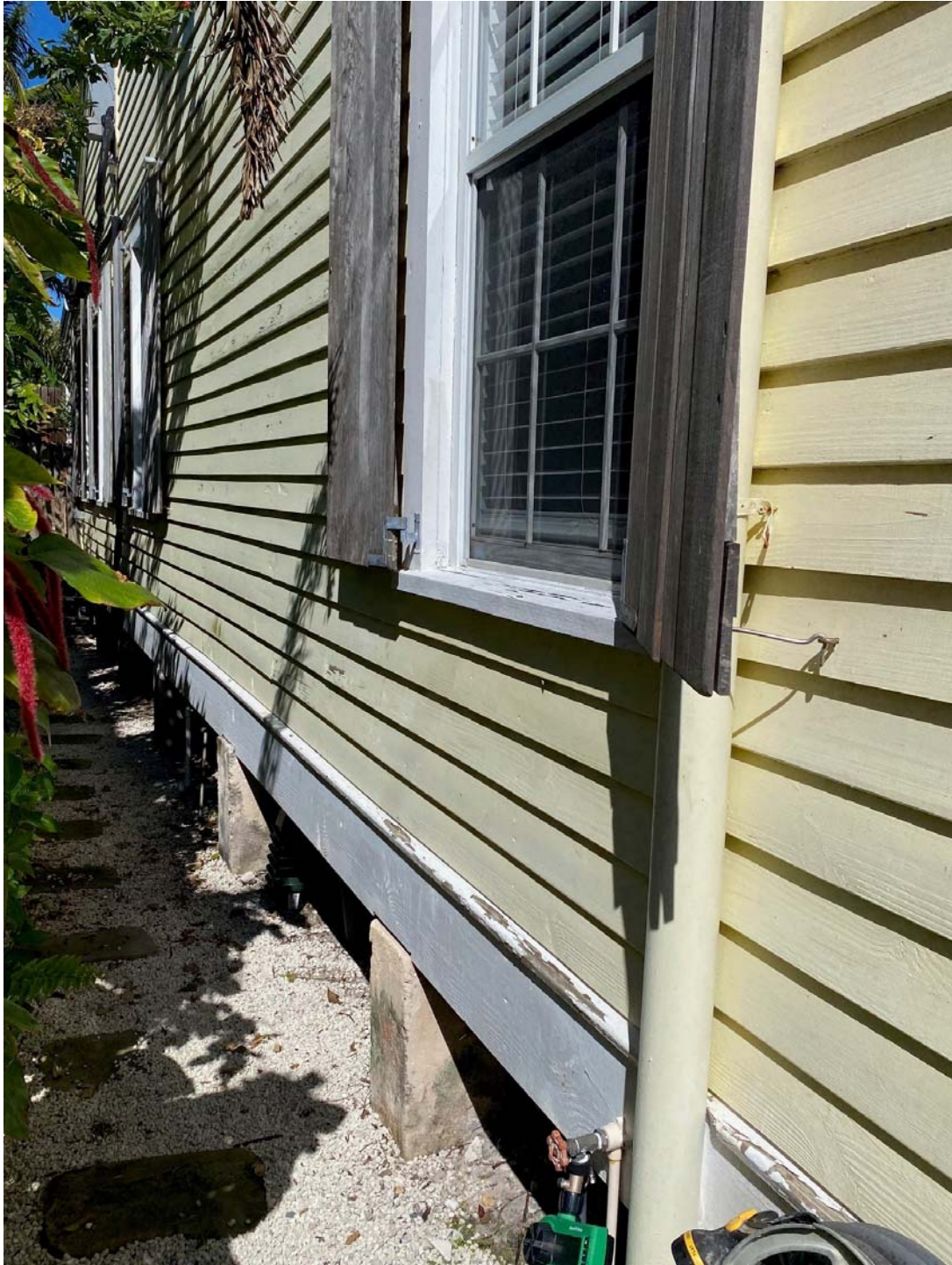










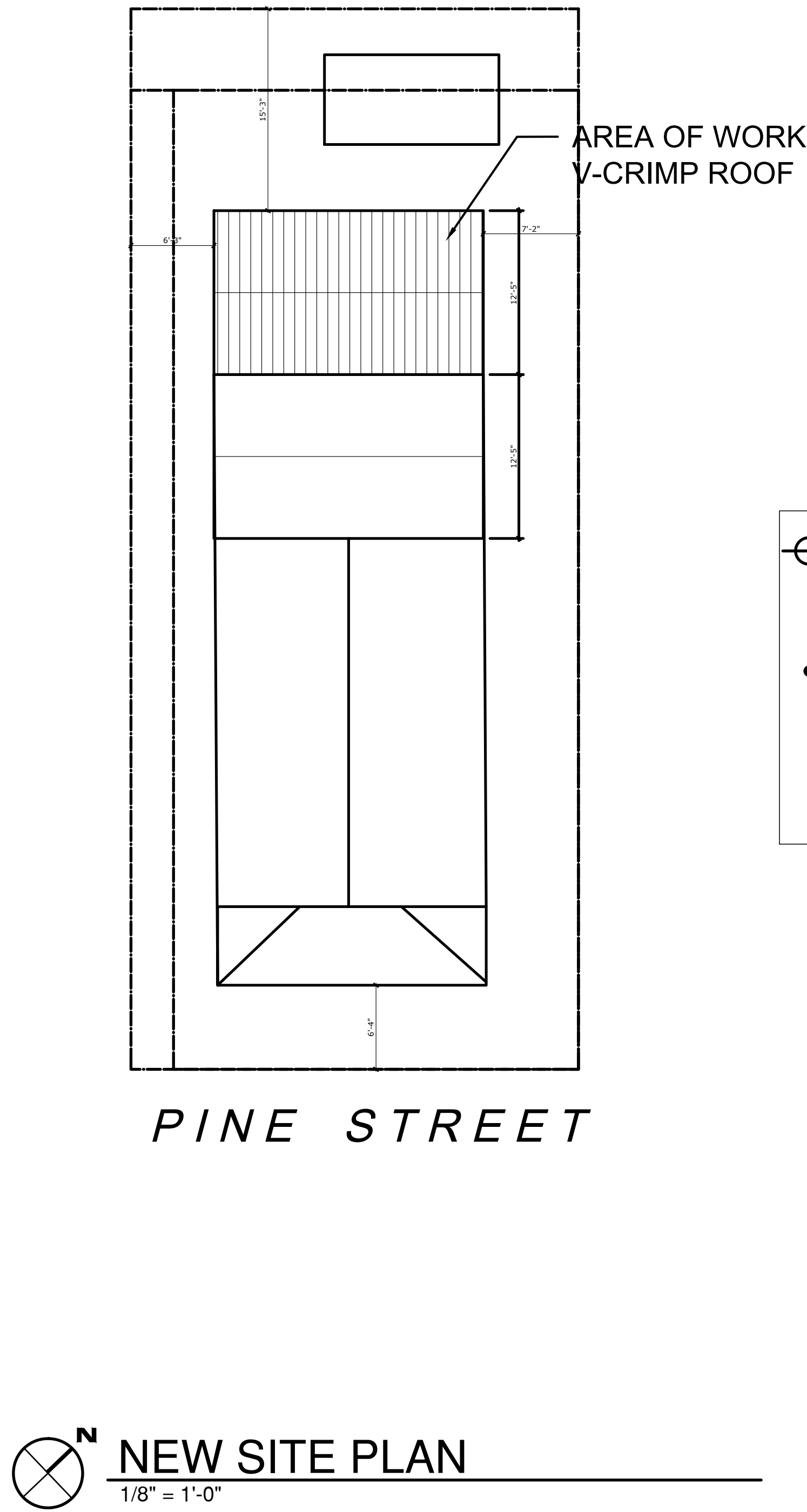
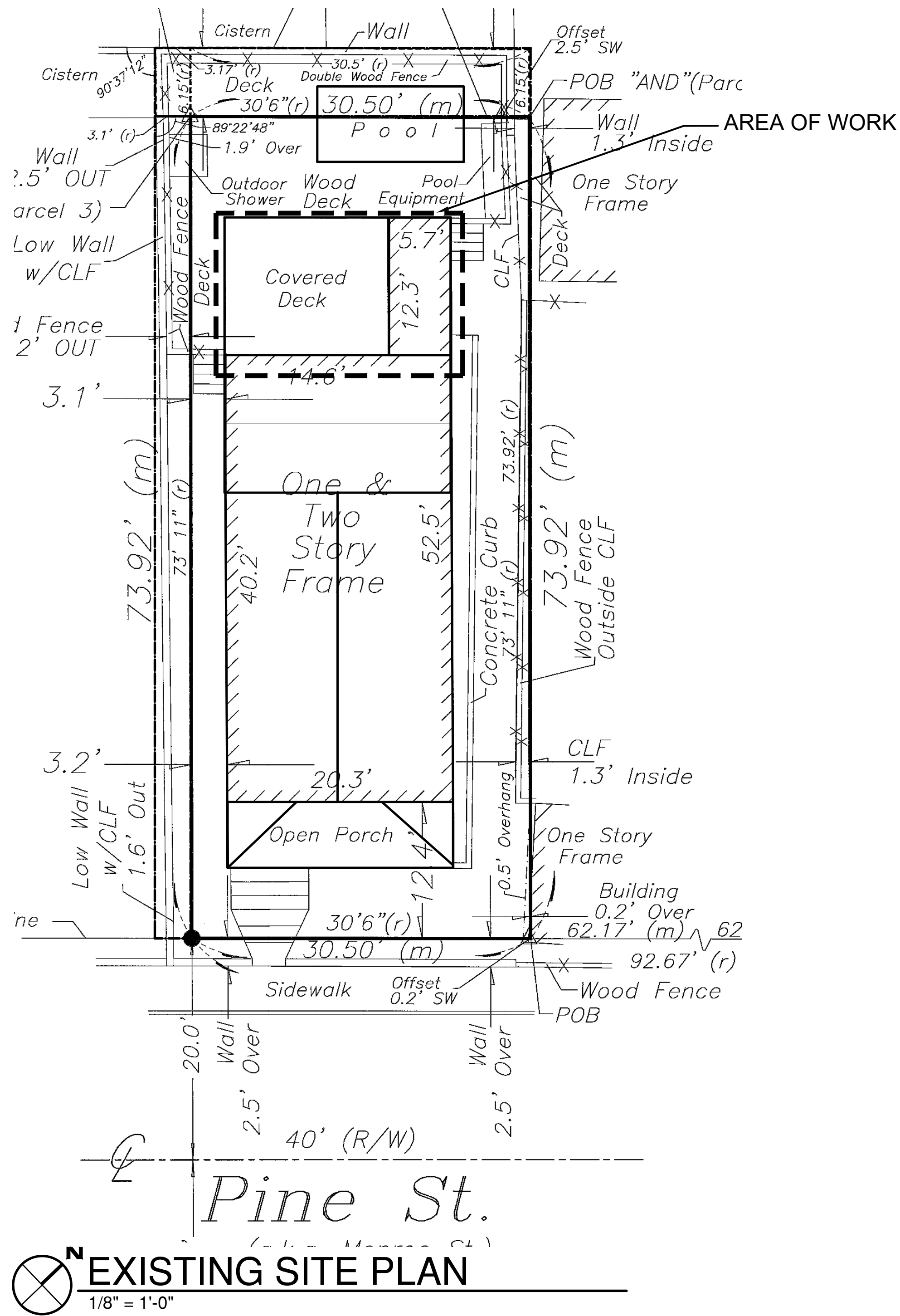






# SURVEY





SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	2262 SF	4000 SF MIN	2262 SF	EXISTING HARDSHIP
BUILDING AREA	1194 SF	1200 SF	1194 SF	NO CHANGE IN COMPLIANCE
BUILDING COVERAGE %	39%	40%	39%	NO CHANGE IN COMPLIANCE
IMPERVIOUS COVERAGE	1394 SF	1800 SF	1394 SF	NO CHANGE IN COMPLIANCE
IMPERVIOUS COVERAGE %	61.6	60%	61.6	NO CHANGE IN COMPLIANCE
BUILDING HEIGHT	29'-11"	30'-0"	29'-11"	NO CHANGE IN COMPLIANCE
FRONT SETBACK	6'-4"	10'-0"	6'-4"	NO CHANGE IN COMPLIANCE
SIDE SETBACK	5.3'/7'-3"	5'-0"	7'-2"/6'-3"	IN COMPLIANCE
REAR SETBACK	15'-3"	15'-0"	15'-3"	IN COMPLIANCE

**GENERAL SCOPE OF WORK**

THIS PROJECT CONSISTS OF REPLACING A NON HISTORIC REAR PORCH ADDITION WITH A GABLE SAWTOOTH ROOF ENCLOSED ADDITION

- THERE IS NO CHANGE TO THE FRONT OF THE BUILDING .

**FLORIDA BUILDING CODE 2023**  
MAXIMUM DESIGN PRESSURES FOR ROOF COMPONENTS AND CLADDING 180 MPH PER R301.2.1.3= 139 Vasd, ZONE C, 30 FOOT ROOF HEIGHT 1.29 MULTIPLIER 7 TO 27 DEGREE PITCH

- POSITIVE PRESSURES: +65.61  
NEGATIVE PRESSURES: -78.63
- POSITIVE PRESSURES: +66.61  
NEGATIVE PRESSURES: -83.34
- POSITIVE PRESSURES: +96  
NEGATIVE PRESSURES: -106
- POSITIVE PRESSURES: +59.9  
NEGATIVE PRESSURES: -64.7
- POSITIVE PRESSURES: +59.92  
NEGATIVE PRESSURES: -67.79

**DESIGN DATA:**

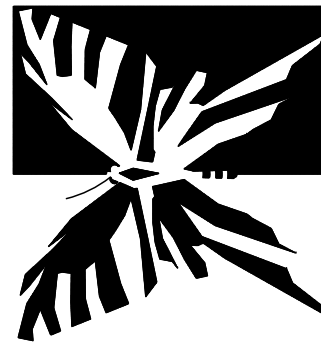
WIND VELOCITY: 180 MPH ASCE 7 - 22  
WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-22  
VELOCITY PRESSURE: 48.1 P.S.F.  
WIND IMPORTANCE: 1.0  
BUILDING CONDITION: ENCLOSED  
EXPOSURE CATEGORY: "C"

SOIL BEARING 2000 PSF (ASSUMED)  
COMPACT & TEST ALL FOOTINGS  
CONC. @ 28 DAYS 2500 PSI  
REINF. STL. - ASTM A615 GR 40  
MORTAR TYPE "S"  
CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)  
GROUT - 3/8" MIN. AGGREGATE 2,000 PSI  
ROOF: LIVE LOAD - 40 PSI  
DEAD LOAD - 25 PSI

FLOOR LOADING:  
LIVING AREAS-----50 PSF (LIVE LOAD)  
DECKS/ENTRYS-----40 PSF (LIVE LOAD)

ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE  
LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)

NOTE:  
CONTRACTOR TO FIELD VERIFY DIMENSIONS TO EXISTING STRUCTURES & ALL DIMENSIONS CONTAINED IN THESE PLANS.  
NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR.



Carlos O. Rojas, AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 292-4870  
(305) 923-3567  
ArchitectKW@hotmail.com

Revisions

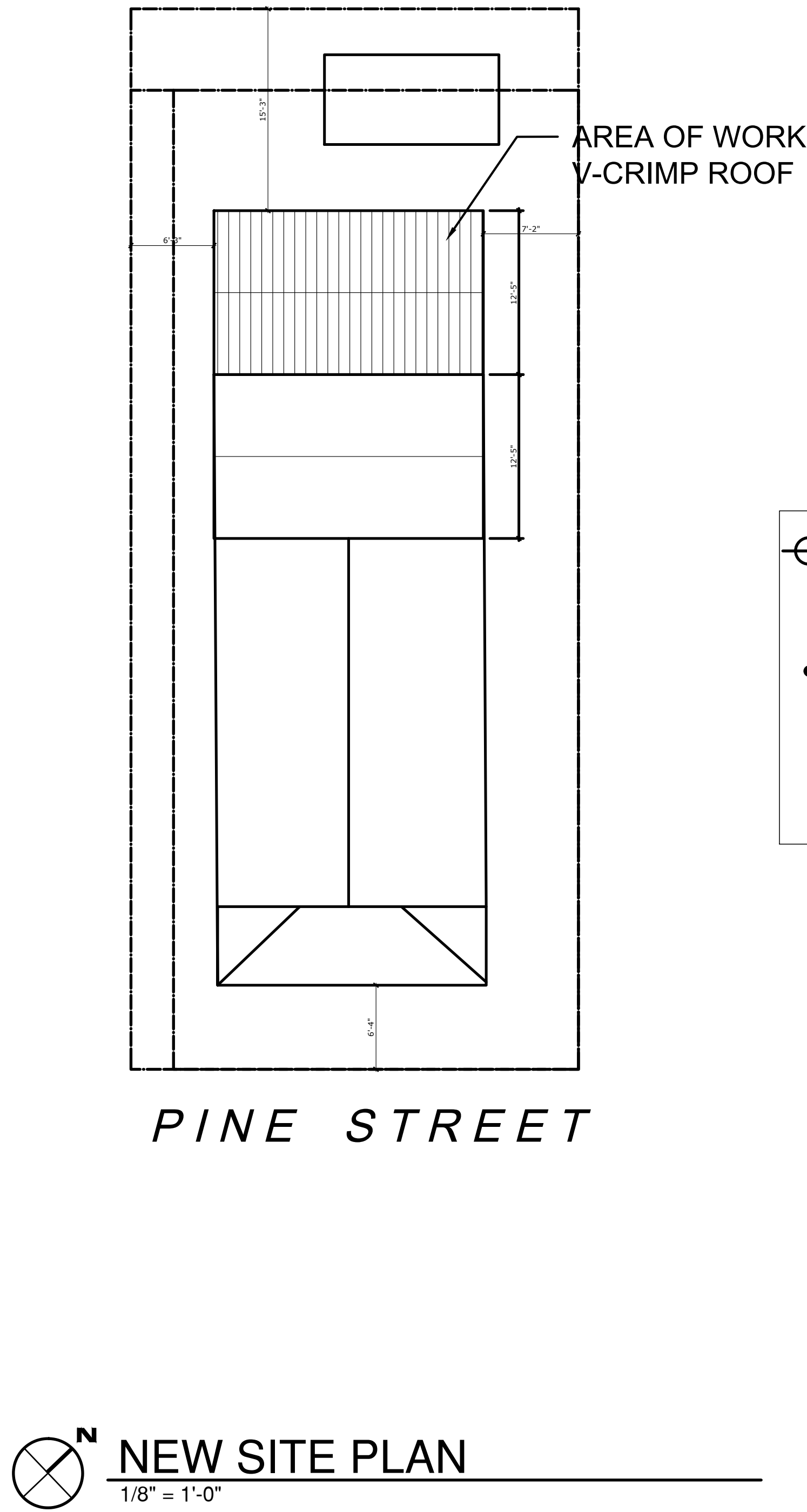
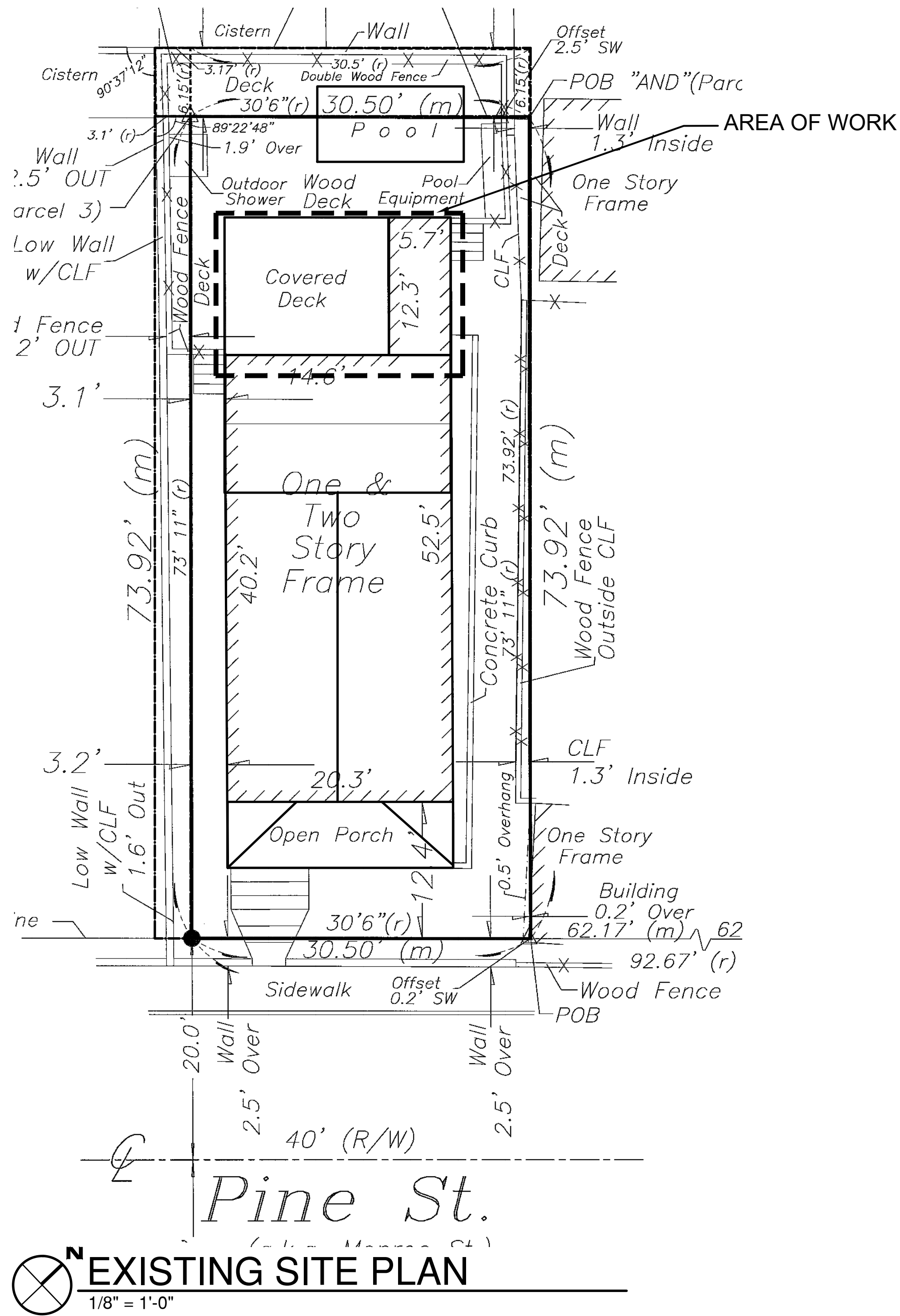
Carlos O. Rojas, AIA  
1417 Pine Street  
Key West, Florida

Project Number  
020125  
Date  
02/1/25  
Drawn By  
COR

C1



# PROPOSED DESIGN



SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	2262 SF	4000 SF MIN	2262 SF	EXISTING HARDSHIP
BUILDING AREA	1194 SF	1200 SF	1194 SF	NO CHANGE IN COMPLIANCE
BUILDING COVERAGE %	39%	40%	39%	NO CHANGE IN COMPLIANCE
IMPERVIOUS COVERAGE	1394 SF	1800 SF	1394 SF	NO CHANGE IN COMPLIANCE
IMPERVIOUS COVERAGE %	61.6	60%	61.6	NO CHANGE IN COMPLIANCE
BUILDING HEIGHT	29'-11"	30'-0"	29'-11"	NO CHANGE IN COMPLIANCE
FRONT SETBACK	6'-4"	10'-0"	6'-4"	NO CHANGE IN COMPLIANCE
SIDE SETBACK	5.3'/7'-3"	5'-0"	7'-2"/6'-3"	IN COMPLIANCE
REAR SETBACK	15'-3"	15'-0"	15'-3"	IN COMPLIANCE

**GENERAL SCOPE OF WORK**

THIS PROJECT CONSISTS OF REPLACING A NON HISTORIC REAR PORCH ADDITION WITH A GABLE SAWTOOTH ROOF ENCLOSED ADDITION

- THERE IS NO CHANGE TO THE FRONT OF THE BUILDING .

FLORIDA BUILDING CODE 2023  
MAXIMUM DESIGN PRESSURES FOR ROOF COMPONENTS AND CLADDING 180 MPH PER R301.2.1.3= 139 Vasd, ZONE C, 30 FOOT ROOF HEIGHT 1.29 MULTIPLIER 7 TO 27 DEGREE PITCH

- POSITIVE PRESSURES: +65.61  
NEGATIVE PRESSURES: -78.63
- POSITIVE PRESSURES: +66.61  
NEGATIVE PRESSURES: -83.34
- POSITIVE PRESSURES: +96  
NEGATIVE PRESSURES: -106
- POSITIVE PRESSURES: +59.9  
NEGATIVE PRESSURES: -64.7
- POSITIVE PRESSURES: +59.92  
NEGATIVE PRESSURES: -67.79

**DESIGN DATA:**

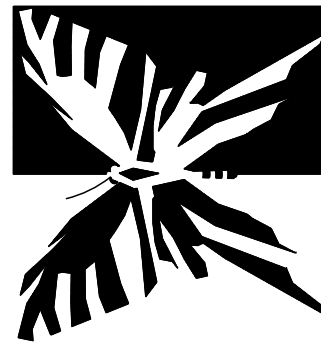
WIND VELOCITY: 180 MPH ASCE 7 - 22  
WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-22  
VELOCITY PRESSURE: 48.1 P.S.F.  
WIND IMPORTANCE: 1.0  
BUILDING CONDITION: ENCLOSED  
EXPOSURE CATEGORY: "C"

SOIL BEARING 2000 PSF (ASSUMED)  
COMPACT & TEST ALL FOOTINGS  
CONC. @ 28 DAYS 2500 PSI  
REINF. STL. - ASTM A615 GR 40  
MORTAR TYPE "S"  
CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)  
GROUT - 3/8" MIN. AGGREGATE 2,000 PSI  
ROOF: LIVE LOAD - 40 PSI  
DEAD LOAD - 25 PSI

FLOOR LOADING:  
LIVING AREAS-----50 PSF (LIVE LOAD)  
DECKS/ENTRYS-----40 PSF (LIVE LOAD)

ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE  
LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)

NOTE:  
CONTRACTOR TO FIELD VERIFY DIMENSIONS TO EXISTING STRUCTURES & ALL DIMENSIONS CONTAINED IN THESE PLANS.  
NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR.



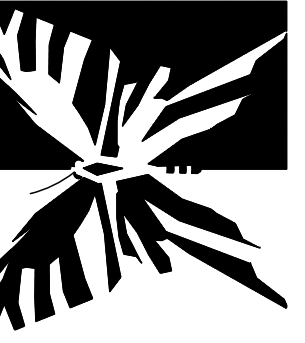
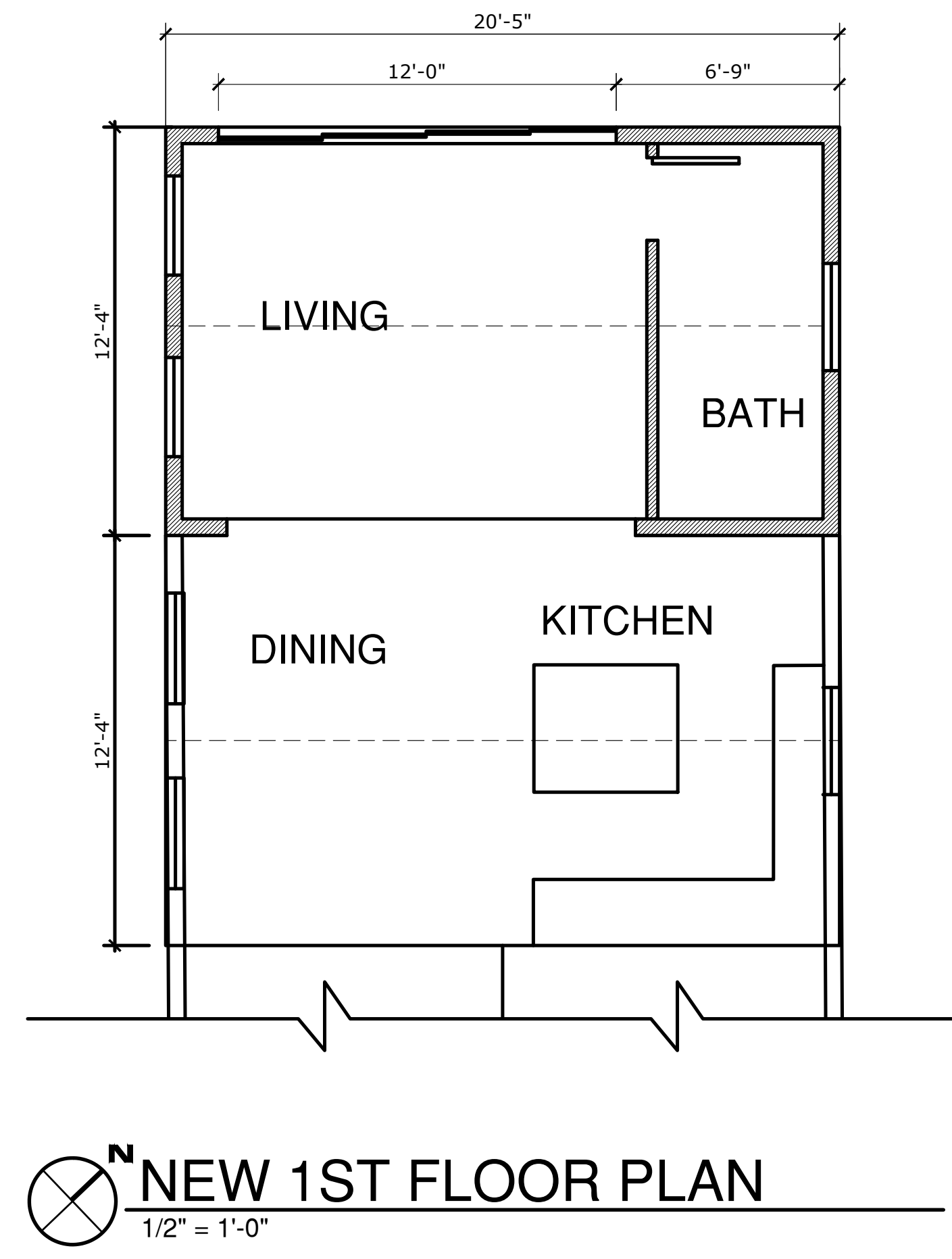
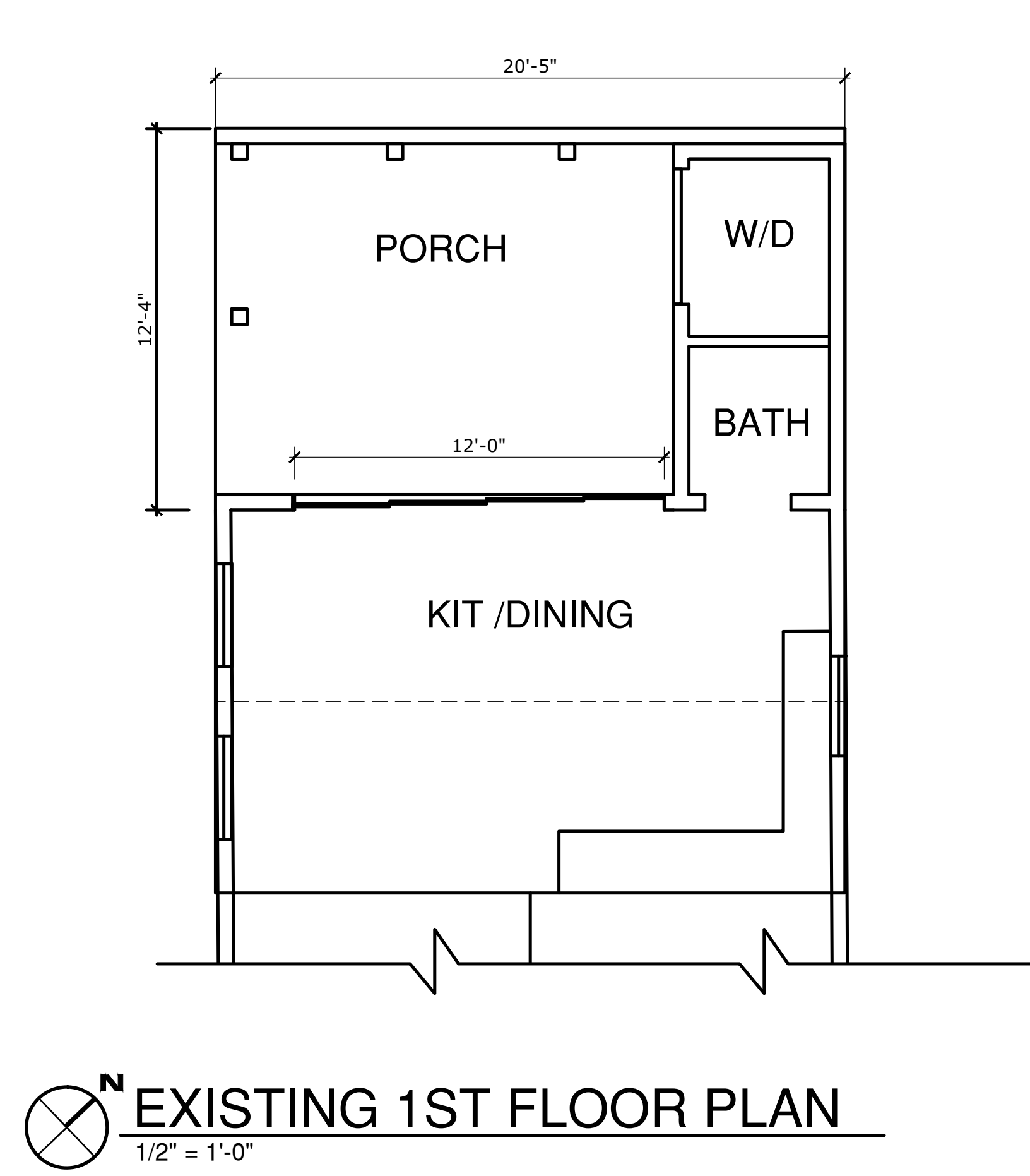
Carlos O. Rojas, AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 292-4870  
(305) 923-3567  
ArchitectKW@hotmail.com

Revisions

Carlos O. Rojas, AIA  
1417 Pine Street  
Key West, Florida

Project Number  
020125  
Date  
02/1/25  
Drawn By  
COR

C1



Carlos O. Rojas, AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 292-4870  
(305) 923-3567  
ArchitectKW@hotmail.com

Revisions

Carlos O. Rojas, AIA  
1417 Pine Street  
Key West, Florida

Project Number  
020125  
Date  
02/1/25  
Drawn By  
COR

A1



NEW LEFT ELEVATION

1/4" = 1'-0"



NEW RIGHT ELEVATION

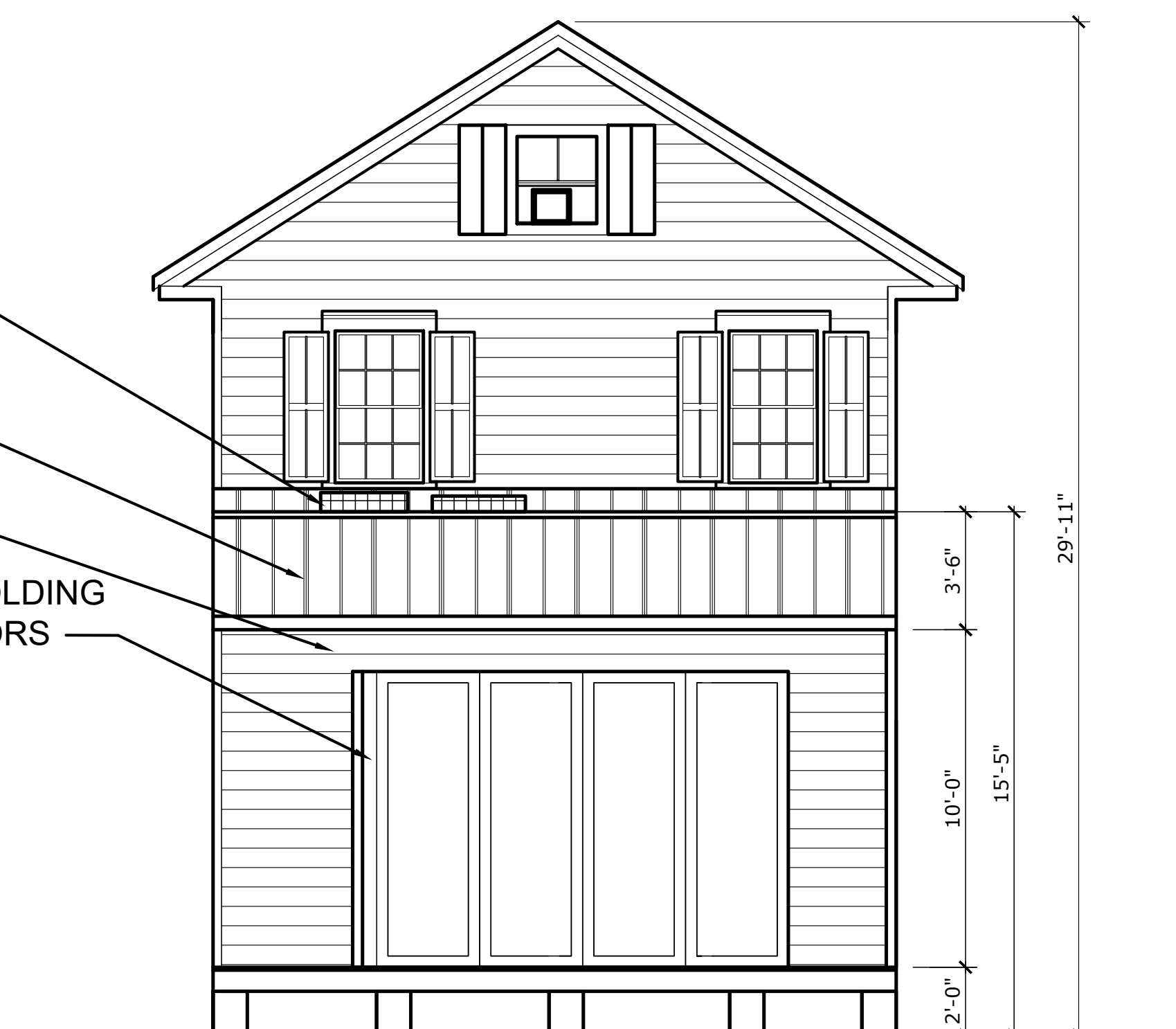
1/4" = 1'-0"

MOVE EXIST. HVAC

V-CRIMP ROOF TO MATCH  
EXISTING

WOOD SIDING

8' METAL SLIDING OR FOLDING  
HURRICANE RATED DOORS



NEW REAR ELEVATION

1/4" = 1'-0"



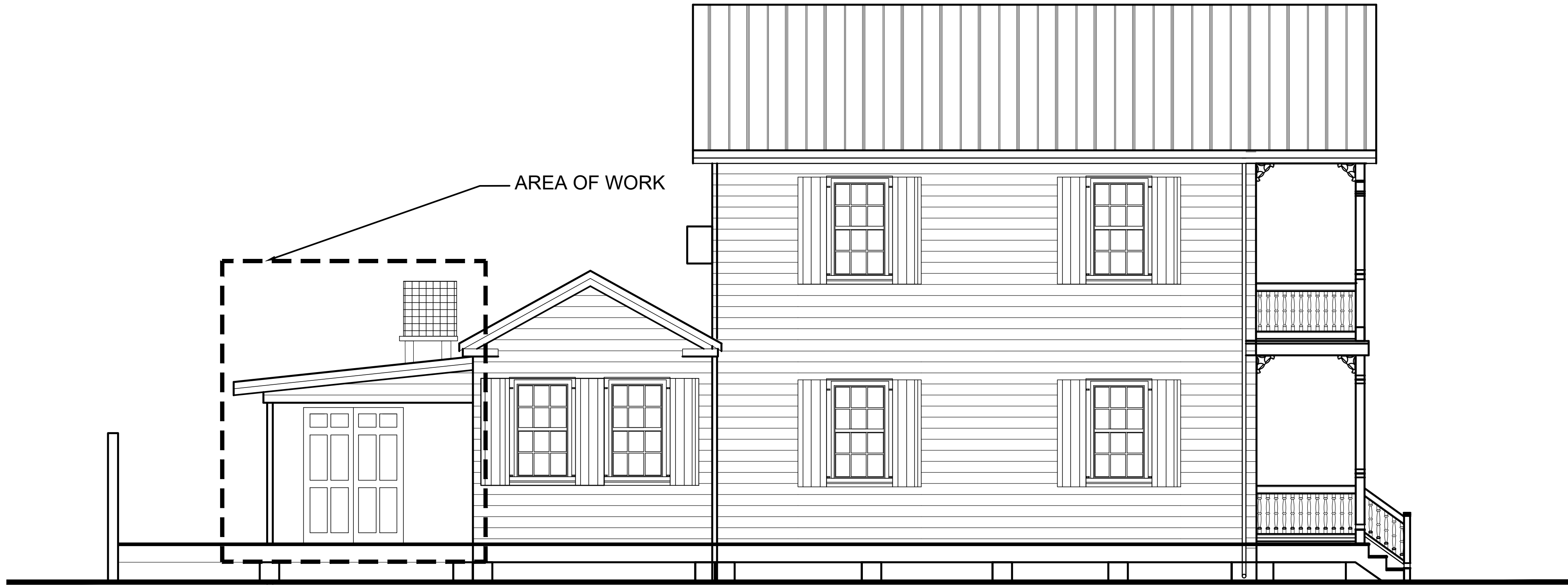
Carlos O. Rojas, AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 292-4870  
(305) 923-3567  
ArchitectKW@hotmail.com

Revisions

Carlos O. Rojas, AIA  
1417 Pine Street  
Key West, Florida

Project Number  
020125  
Date  
02/1/25  
Drawn By  
COR

A2



EXISTING LEFT ELEVATION  
1/4" = 1'-0"



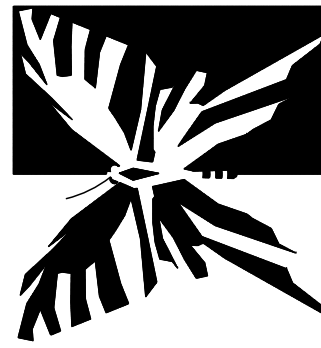
EXISTING REAR ELEVATION  
1/4" = 1'-0"



EXISTING RIGHT ELEVATION  
1/4" = 1'-0"



EXISTING FRONT ELEVATION  
1/4" = 1'-0" NO CHANGES PROPOSED



Carlos O. Rojas, AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 292-4870  
(305) 923-3567  
ArchitectKW@hotmail.com

Revisions

Carlos O. Rojas, AIA  
1417 Pine Street  
Key West, Florida

Project Number  
020125  
Date  
02/1/25  
Drawn By  
COR

AB

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 25, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY ADDITION AT REAR OF STRUCTURE IN SAME FOOTPRINT. DEMOLITION OF NON-HISTORIC REAR PORCH.**

**#1417 PINE STREET**

**Applicant – Carlos Rojas    Application #C2025-0001**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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 Carlos Rojas, 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:

1417 Pine Street Key West on the 18 day of MARCH, 20 25.

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 March 25, 20 25.

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 \_\_\_\_\_.

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

**Signed Name of Affiant:**

X [Signature]

Date: 3-18-25

Address: \_\_\_\_\_

City: \_\_\_\_\_

State, Zip: \_\_\_\_\_

The forgoing instrument was acknowledged before me on this 18 day of March, 20 25.

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

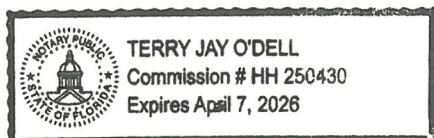
**NOTARY PUBLIC**

Sign Name: [Signature]

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

My Commission Expires: April 7, 2026





# 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 00023720-000000  
Account# 1024520  
Property ID 1024520  
Millage Group 10KW  
Location 1417 PINE St, KEY WEST  
Address  
Legal KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 4 SQR 2 TR 7 G12-238 OR899-554/60 OR1444-2062 OR1444-2063 OR1474-2492/93 OR1478-122/23 OR1532-925/26 OR1532-927/28 OR1549-2118/20 OR1591-1184/86 OR1726-197/98 OR1726-199 OR3164-1461 OR3220-2270 OR3220-2273  
(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

MIKULSKI MATTHEW J  
659 Case Rd  
Branchburg NJ 08853

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$372,431	\$671,690	\$318,256	\$236,960
+ Market Misc Value	\$15,199	\$15,458	\$5,720	\$5,765
+ Market Land Value	\$831,936	\$748,219	\$513,712	\$358,861
= Just Market Value	\$1,219,566	\$1,435,367	\$837,688	\$601,586
= Total Assessed Value	\$1,219,566	\$727,920	\$661,745	\$601,586
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,219,566	\$1,435,367	\$837,688	\$601,586

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$831,936	\$372,431	\$15,199	\$1,219,566	\$1,219,566	\$0	\$1,219,566	\$0
2023	\$748,219	\$671,690	\$15,458	\$1,435,367	\$727,920	\$0	\$1,435,367	\$0
2022	\$513,712	\$318,256	\$5,720	\$837,688	\$661,745	\$0	\$837,688	\$0
2021	\$358,861	\$236,960	\$5,765	\$601,586	\$601,586	\$0	\$601,586	\$0
2020	\$358,861	\$243,195	\$5,811	\$607,867	\$607,867	\$0	\$607,867	\$0
2019	\$433,828	\$255,667	\$5,856	\$695,351	\$653,110	\$0	\$695,351	\$0
2018	\$417,852	\$261,903	\$5,902	\$685,657	\$593,736	\$0	\$685,657	\$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)	2,445.00	Square Foot	31	74

Buildings

Building ID	1825	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1928	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2014	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	2500	Roof Type	GABLE/HIP	
Finished Sq Ft	1408	Roof Coverage	METAL	
Stories	3 Floor	Flooring Type	SFT/HD WD	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	232	Bedrooms	3	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	10	Grade	600	
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	408	0	156
FHS	FINISH HALF ST	660	0	106
FLA	FLOOR LIV AREA	1,408	1,408	232
SBF	UTIL FIN BLK	24	0	20
TOTAL		2,500	1,408	514

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1944	1945	0 x 0	1	222 SF	2
FENCES	1954	1955	0 x 0	1	500 SF	5
BRICK PATIO	2000	2001	0 x 0	1	240 SF	2
FENCES	2000	2001	7 x 82	1	574 SF	2
WOOD DECK	2022	2023	0 x 0	1	139 SF	4
RES POOL	2022	2023	6 x 12	1	72 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/14/2023	\$100	Quit Claim Deed	2414228	3220	2270	11 - Unqualified	Improved		
4/11/2023	\$1,500,000	Warranty Deed	2414229	3220	2273	01 - Qualified	Improved		
3/19/2022	\$100	Quit Claim Deed	2368393	3164	1461	11 - Unqualified	Improved		
9/11/2001	\$422,500	Warranty Deed		1726	0197	Q - Qualified	Improved		
12/1/1998	\$63,000	Quit Claim Deed		1549	2118	K - Unqualified	Improved		
9/1/1997	\$159,000	Warranty Deed		1474	2492	Q - Qualified	Improved		

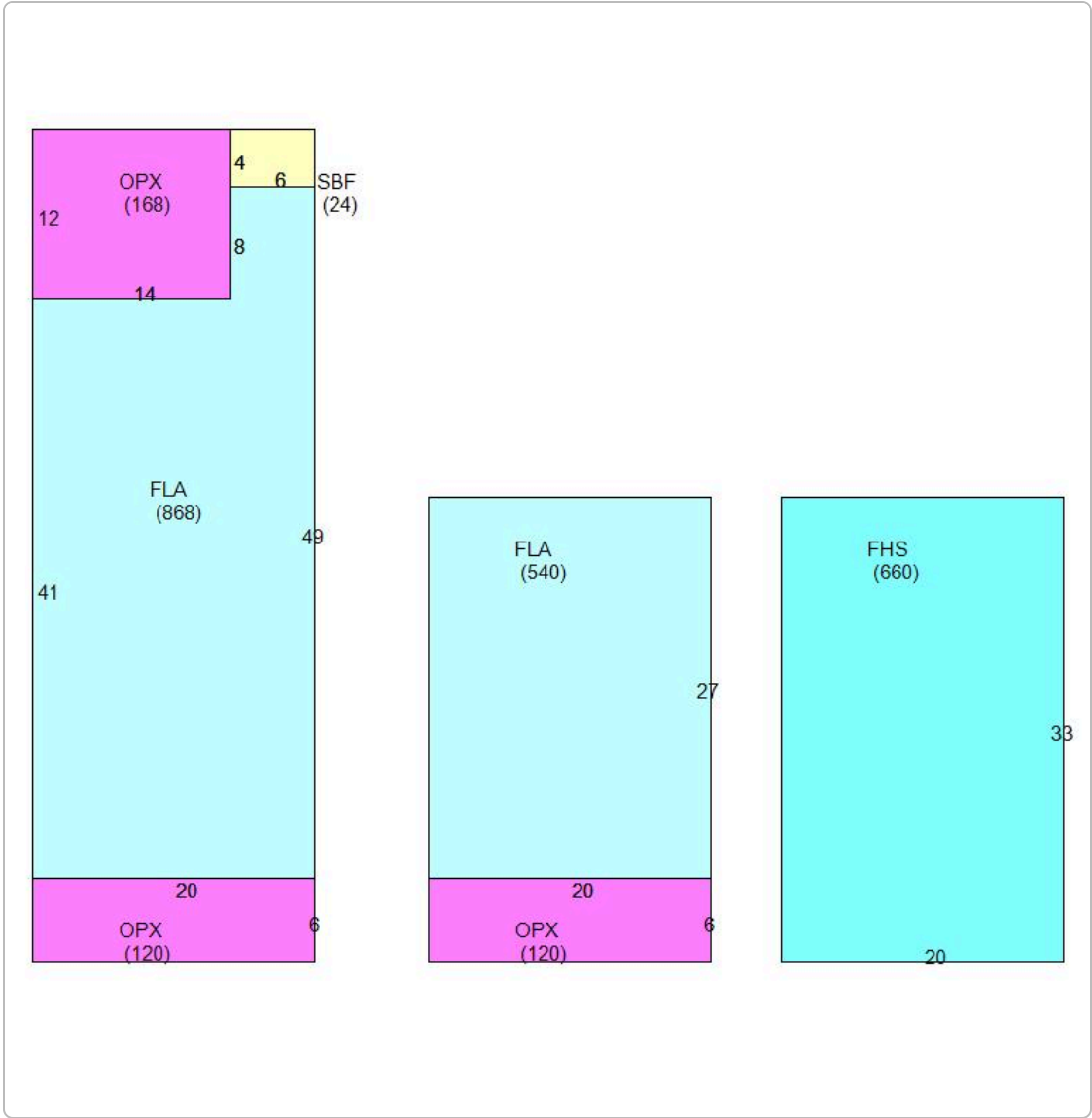
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
15-1379	05/12/2015	Completed	\$5,250	Residential	REMOVE AND REPLACE 3 1/2 TON SPLIT SYSTEM SAME FOR SAME. THE ONE SUPPLIED IS NOT THE ONE FOR THIS JOB AND NOT APPROVED FOR 180 MPH.
02-1737	08/16/2002	Completed	\$5,000	Residential	ROOFING
02-1997	07/31/2002	Completed	\$5,000	Residential	ROOFING
9904103	12/20/1999	Completed	\$2,500	Residential	2/3 TON AC UNITS
9703657	09/08/1999	Completed	\$3,000	Residential	8 NEW FIXTURES
9703657	05/30/1999	Completed	\$3,000	Residential	V-CRIMP/THERMOPLASTIC ROO
9703657	04/20/1998	Completed	\$3,000	Residential	ELECTRICAL
9703657	11/14/1997	Completed	\$3,000	Residential	REPAIR/REMODEL INTERIOR
9703575	10/28/1997	Completed	\$5,000	Residential	DEMO INTERIOR/REAR ADDITI

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





Map



TRIM Notice

2024 TRIM Notice (PDF)

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: 3/20/2025, 1:30:02 AM

Contact Us

Developed by  
 **SCHNEIDER**  
GEOSPATIAL