



**Historic Architectural Review Commission
Staff Report for Item 2**

To: Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 27, 2019

Applicant: Matthew Stratton, Architect

Application Number: H2019-0025

Address: #533 Petronia Street

Description of Work

Demolition of front porch concrete floor and column bases. Second Reading

Site Facts

The house under review is a contributing resource to the historic district. Build circa 1920, the house exhibits many alterations, particularly on its rear and side elevations. The frame vernacular house is located on the north side in the middle of the 500 block. No original windows or doors have survived. On June 23, 2019, the Commission approved submitted plans for renovations, relocation of the main house, a new cabana, pool, and site improvements, as well as the first reading for demolition.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the demolition of front porch elements.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of the existing historic front porch components, like concrete bases and floor. The circa 1965 photograph depicts the front porch with the same concrete column bases and floor. The applicant has submitted drawings for new proposed replacement.

It is staff's opinion that the request for the demolition of historic portions of the building shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria 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).*

It is staff's opinion that the existing concrete components of the front porch are structurally sound, nevertheless some of the wood columns are showing decay.

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 portion of the house in question does not exemplify any significant architectural or any specific method of construction.

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

Staff has not found any significant events that had happened in the site that has contributed 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;*

The portions of the house in question do not have significant value as part of a development, heritage, or cultural record of the city.

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

Staff was not able to find the house been associated to any significant event.

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

The portions of the house in question are not an example of social, cultural, and historic heritage of the city.

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

The portions of the house in question are not unique examples of 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;*

The house in question is not part of a park or square.

- 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 concrete elements of the front porch do not have a unique location or visual feature characteristics.

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

The concrete elements of the front porch will not yield important information in history.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the last of two required readings for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # H 2019-0025	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:	533 PETRONIA ST.	
NAME ON DEED:	ERIC TEVES & SCOTT BURAU	PHONE NUMBER
OWNER'S MAILING ADDRESS:	533 PETRONIA ST. KEY WEST, FL 33040	EMAIL
APPLICANT NAME:	MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
APPLICANT'S ADDRESS:	3801 FLAGLER AVE. KEY WEST, FL 33040	EMAIL MSTRATTONARCHITECT@GMAIL.COM
APPLICANT'S SIGNATURE:	<i>Matthew Stratton</i>	DATE 6/24/19

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:	REVISION TO MAY 28, 2019 HARC APPROVAL
MAIN BUILDING:	MOVE FORWARD ON SITE 11'-6" ADD 3' TO BACK SIDE OF REAR ADDITION. RECONSTRUCT FRONT PORCH w/ WOOD FRAME FLOOR, WOOD POSTS AND BEAM.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	REMOVE MASONRY PORCH FLOOR & COLUMN BASES

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

ACCESSORY STRUCTURE(S): <i>RELOCATE PREVIOUSLY APPROVED CABANA/POOL BATH TO REAR AND ENLARGE FROM 99 SF TO 145 SF</i>	
PAVERS:	FENCES:
DECKS: <i>REDUCE REAR DECK AROUND POOL FROM 437 SF TO 356 SF</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): <i>ENLARGE PREVIOUSLY APPROVED POOL FROM 6'x14' TO 10'x16'</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: <i>07/31/2019</i>	<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: <i>SCA</i>
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: <i>House is listed as contributing.</i>		
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: 533 PETRONIA ST.

PROPERTY OWNER'S NAME: ERIC TEVES AND SCOTT BURAU

APPLICANT NAME: MATTHEW STRATTON

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.

<u>Eric Teves</u> PROPERTY OWNER'S SIGNATURE	<u>[Signature]</u>	Eric Teves Michael Scott Burau	July 17, 2019 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE NON-HISTORIC RETAR ADDITION, DETACHED SHEDS AND CARPORT.

REMOVE MASONRY FRONT PORCH FLOOR AND POST BASES.

REMOVE FRONT PORCH ROOF EXTENSION AND WOOD POSTS.

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.

N/A

(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 FRONT PORCH HAS BEEN ALTERED, RESULTING IN AWKWARD PROPORTIONS AND INAPPROPRIATE MATERIALS

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.

N/A

(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.

N/A

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

N/A

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

N/A

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

N/A

(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.

N/A

(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.

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

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.

ADDITIONS AND ACCESSORY STRUCTURES ARE POORLY CONSTRUCTED AND DETRACT FROM ORIGINAL HISTORIC BUILDING AND SAWTOOTH.

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

REMOVING ADDITION AND ACCESSORY STRUCTURES WILL ALLOW FOR BETTER RELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACE WITH NEW IMPROVEMENTS

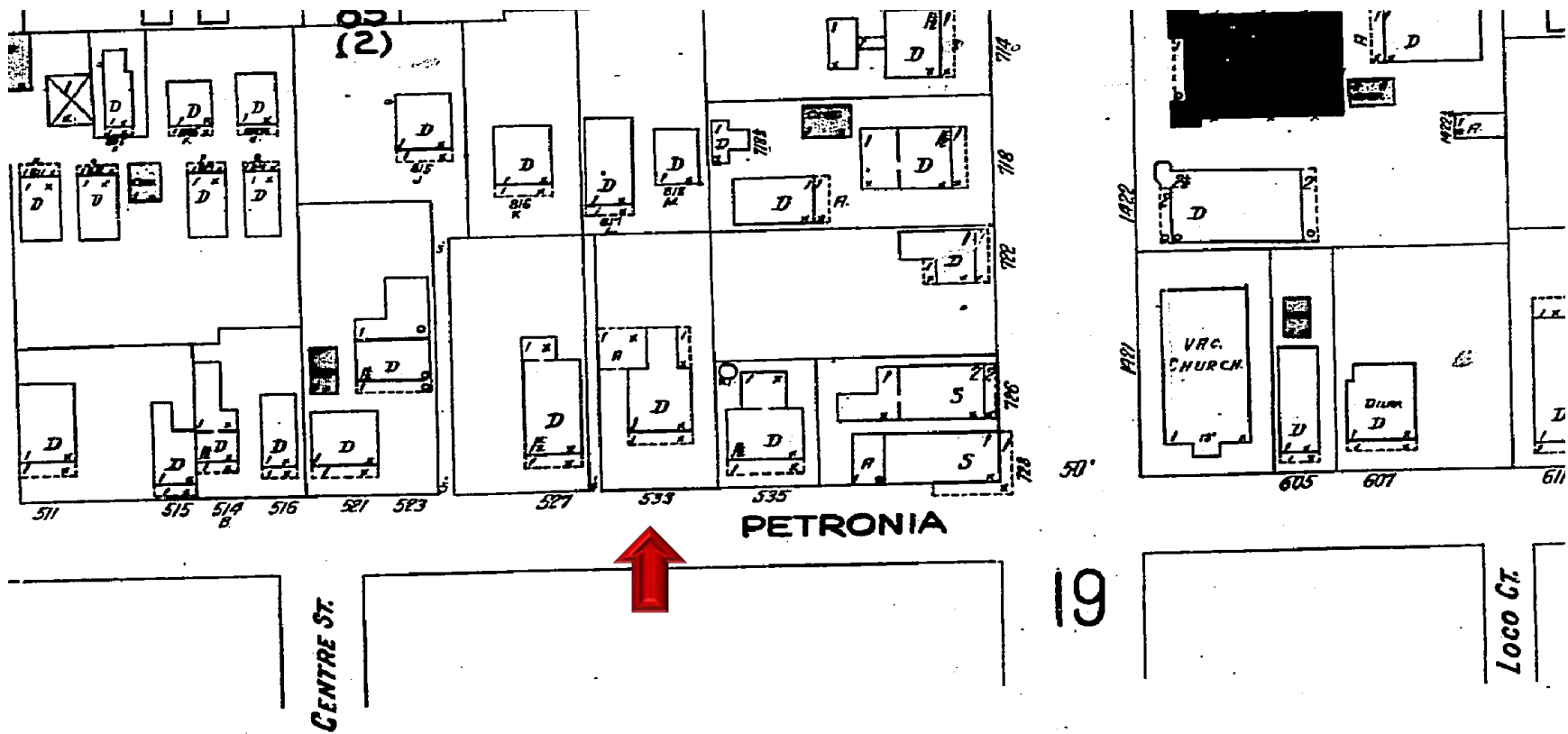
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

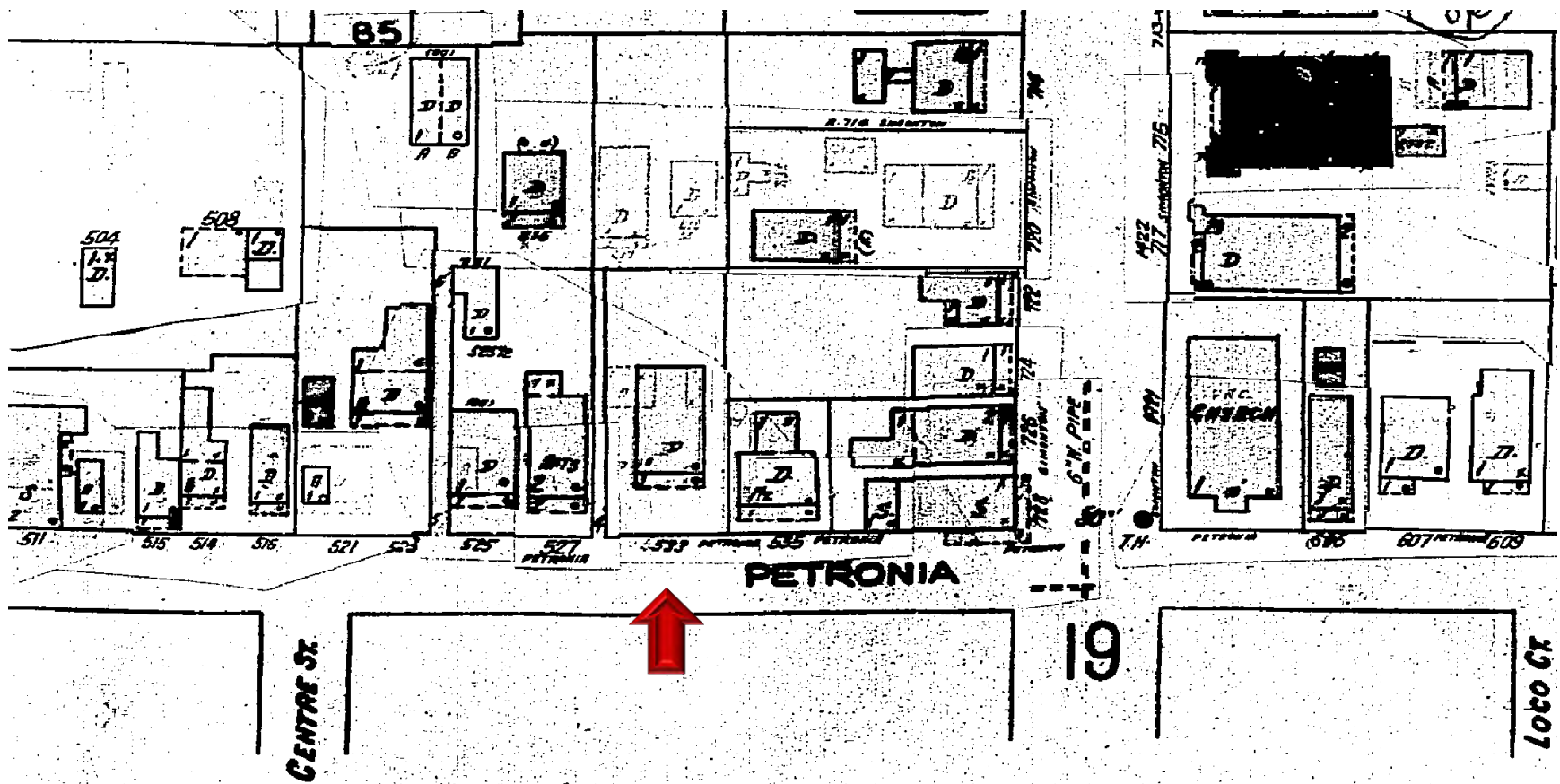
(4) Removing buildings or structures that would otherwise qualify as contributing.

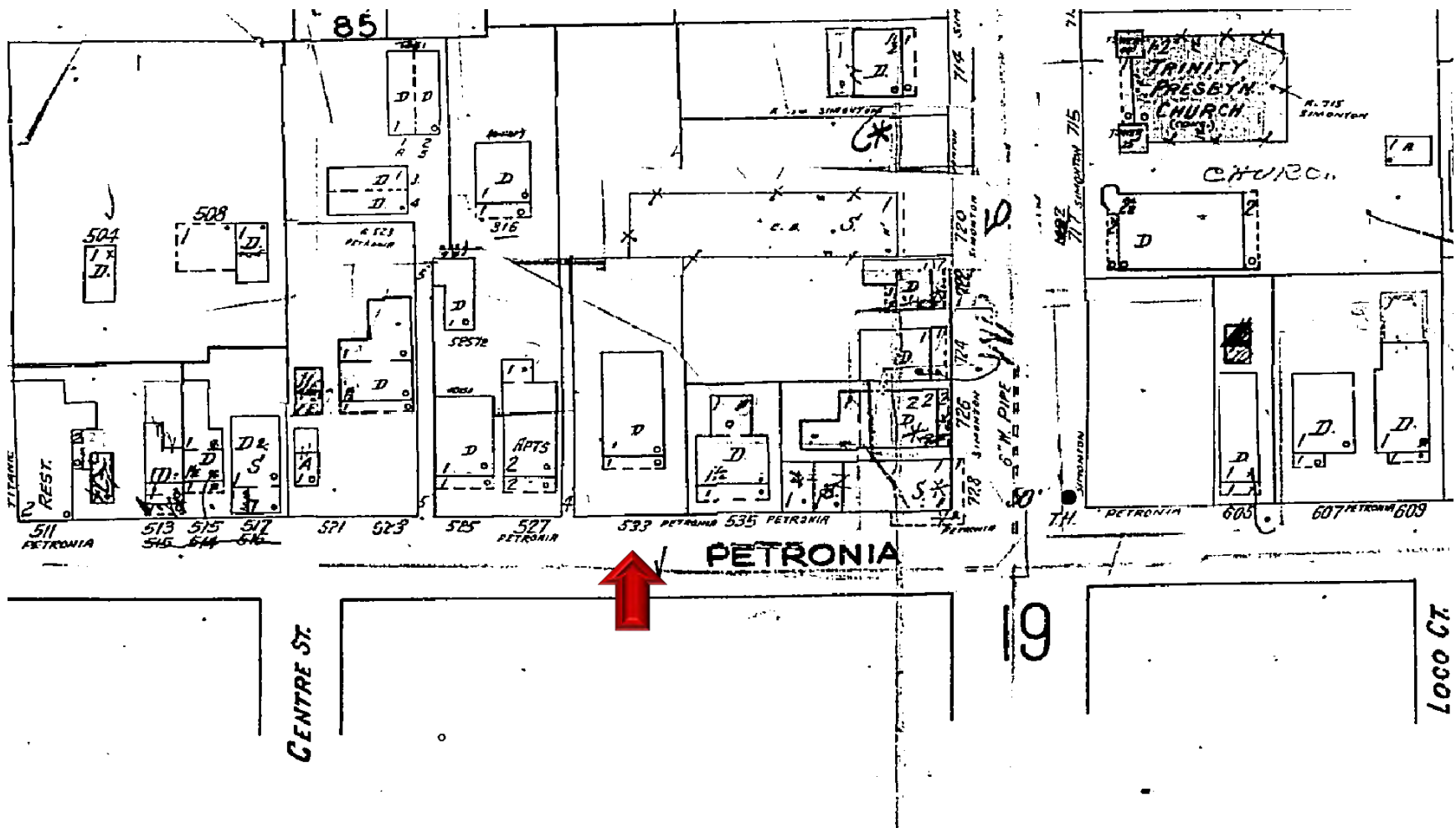
N/A

SANBORN MAPS



1926 Sanborn map





1962 Sanborn map

PROJECT PHOTOS



533 Petronia Street circa 1965. Monroe County Library.



533 PETRONIA – FRONT



CARPORT



EAST SIDE



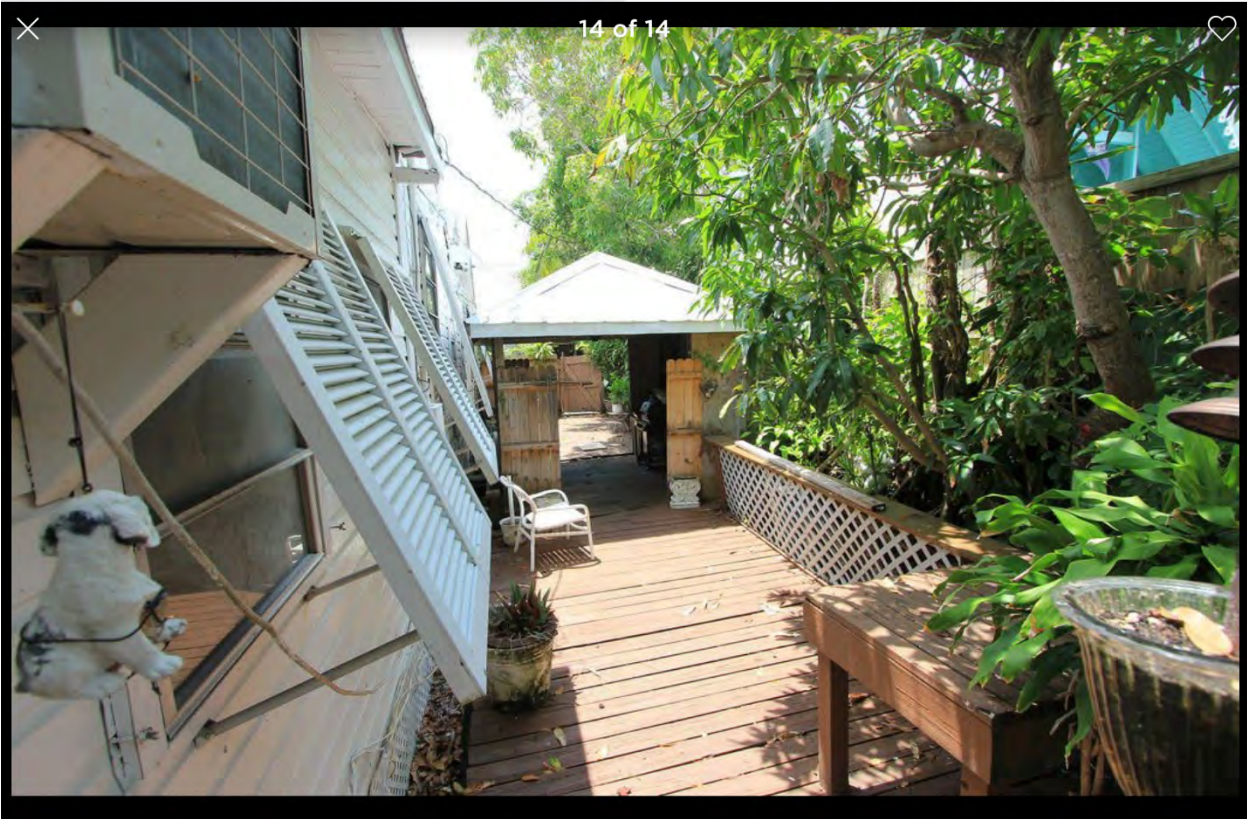
EAST SIDE - REAR



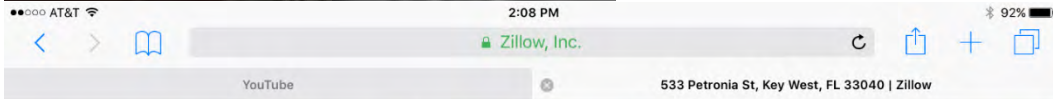
WEST SIDE – 2 SAWTOOTH ADDITIONS TO REMAIN



MAIN ROOF (RIGHT) AND 2 SAWTOOTH ADDITIONS (LEFT) TO REMAIN



**WEST SIDE LOOKING TOWARD PETRONIA STREET
WOOD DECK, GAZEBO AND CARPORT TO BE REMOVED**



REAR NON-HISTORIC ADDITIONS AND DECK STRUCTURE TO BE REMOVED



REAR OF PROPERTY LOOKIING TOWARD FRONT



REAR NEIGHBOR'S ACCESSORY STRUCTURE (LEFT) AND SIMONTON ALLEY



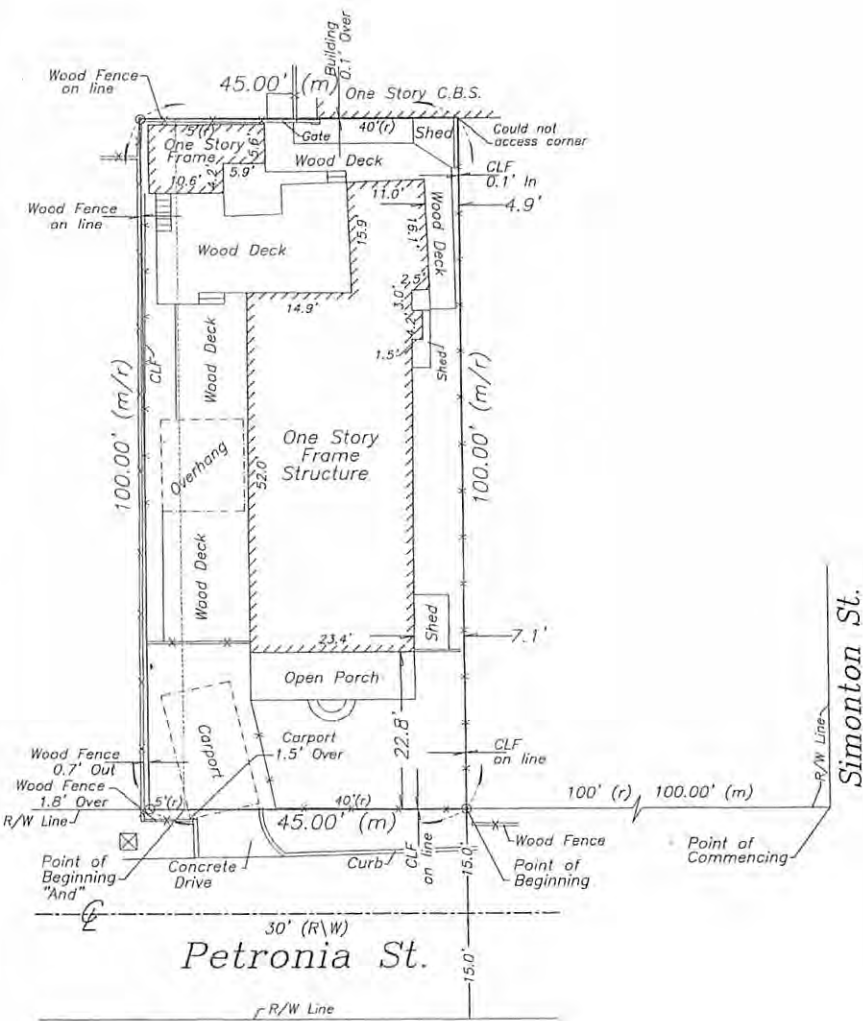
NEIGHBOR TO EAST



NEIGHBOR TO WEST

SURVEY

Boundary Survey Map of part of Lot 3, Square 2, Tract 4, Island of Key West, FL



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 533 Petronia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 7, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. All brick, decking & concrete is not shown.

BOUNDARY SURVEY OF: In the City of Key West, Florida, and is Part of Lot Number Three (3) of Square Two (2) in Tract Four (4) of Simonton and Wall's Addition to the City of Key West; but being more particularly described as follows: Commencing at a point on Petronia Street, distant One Hundred (100) feet from the corner of Petronia Street and Simonton Street, and running thence along said Petronia Street in a Southwesterly direction Forty (40) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Forty (40) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet back to the Point of Beginning on Petronia Street.

AND TOGETHER WITH
Commencing at a point on Petronia Street, distant 140 feet from the corner of Petronia and Simonton Streets, and running thence along Petronia Street in a Southwesterly direction Five (5) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Five (5) feet; thence at right angles in Southeasterly direction One Hundred (100) feet back to the Point of Beginning on Petronia Street.

BOUNDARY SURVEY FOR: John L. Lally and Kiera Lally;
Branch Banking & Trust Company;
Spottswood, Spottswood & 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 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

August 8, 2018

THIS SURVEY
IS NOT
ASSIGNABLE

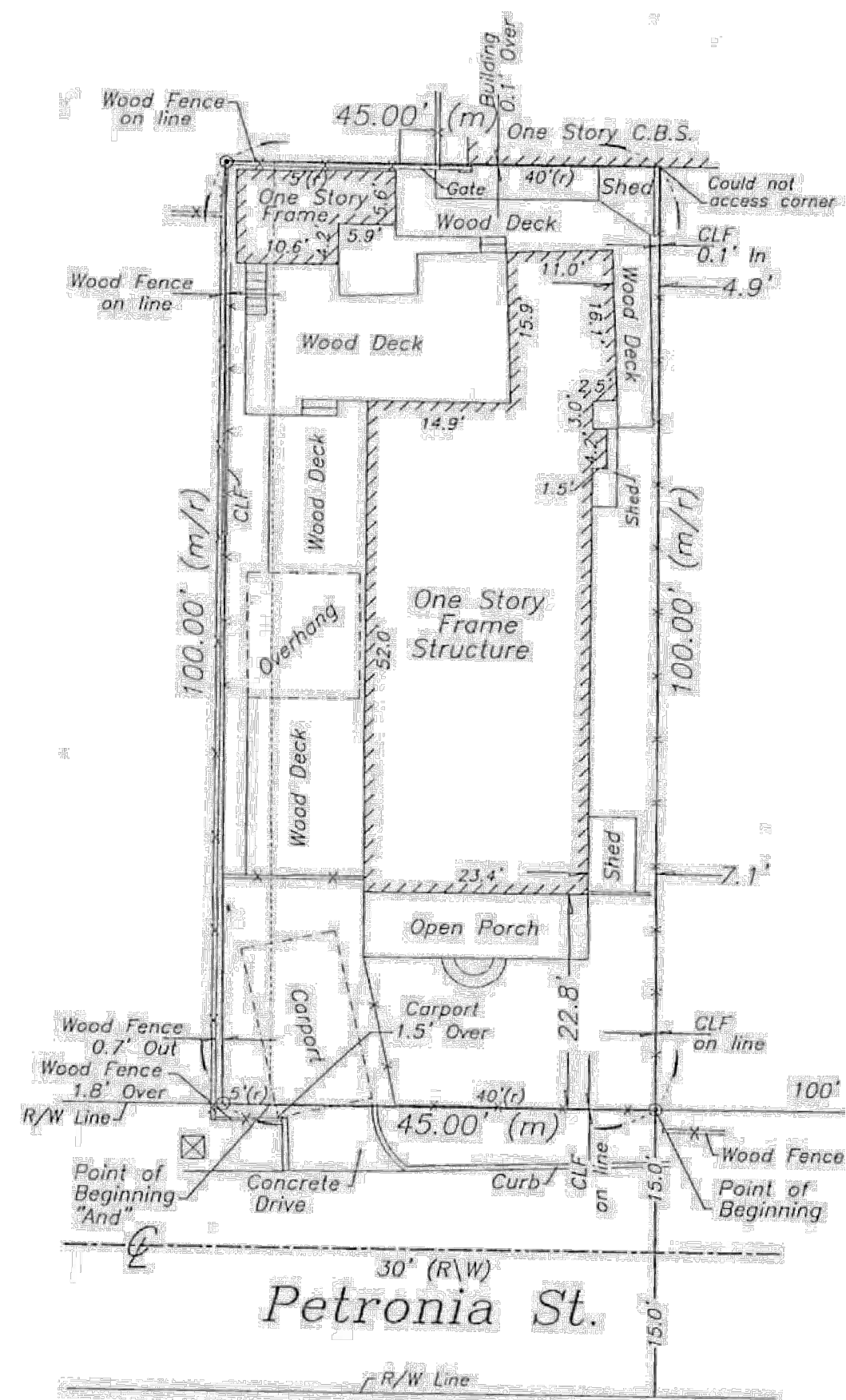
J. LYNN O'FLYNN, Inc.



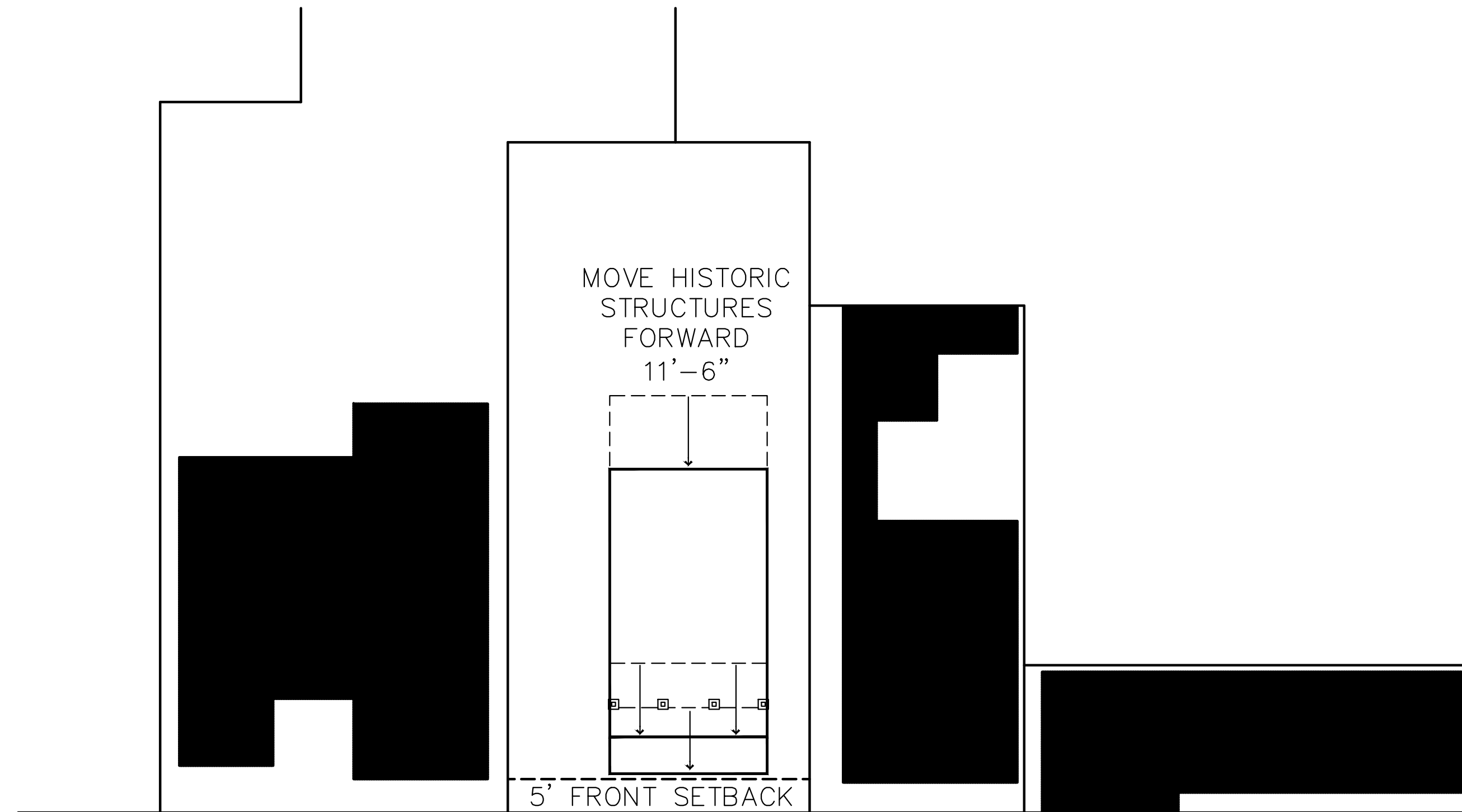
Professional Surveyor & Mapper
PSM #6298

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

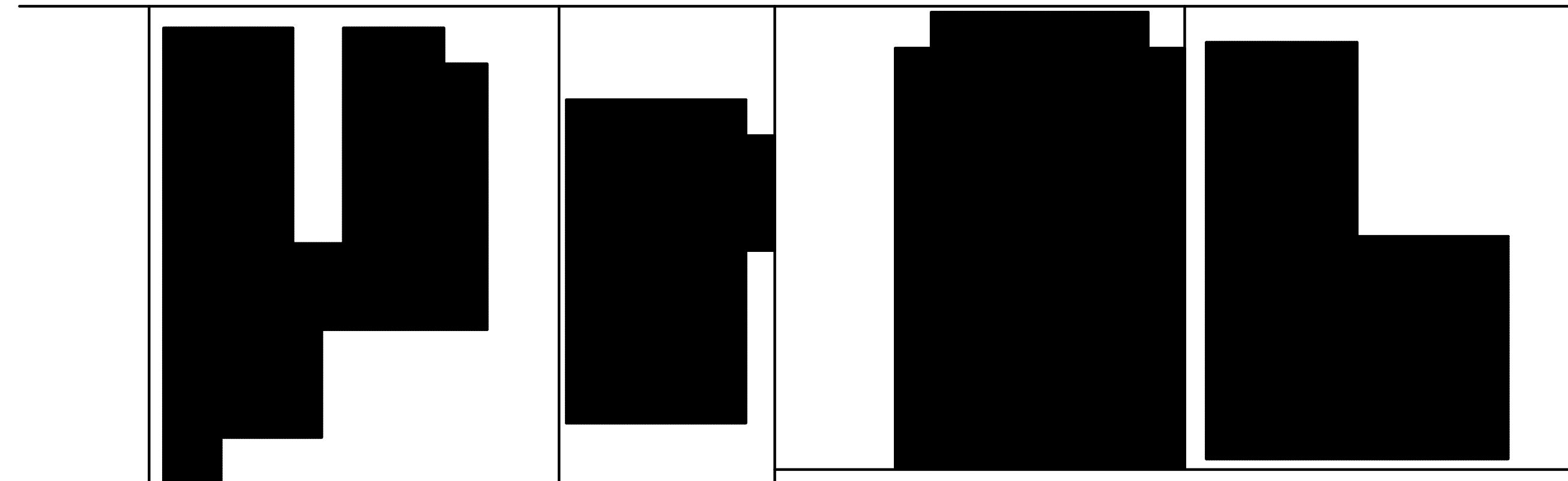
PROPOSED DESIGN



SURVEY
1/16"=1'-0"

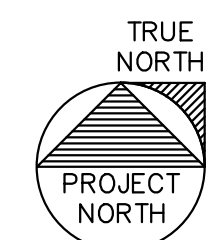


PETRONIA STREET



S I M O N T O N
S T R E E T

STREETSCAPE PLAN
1/16"=1'-0"



RENOVATIONS TO
533 Petronia Street
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 6.24.19

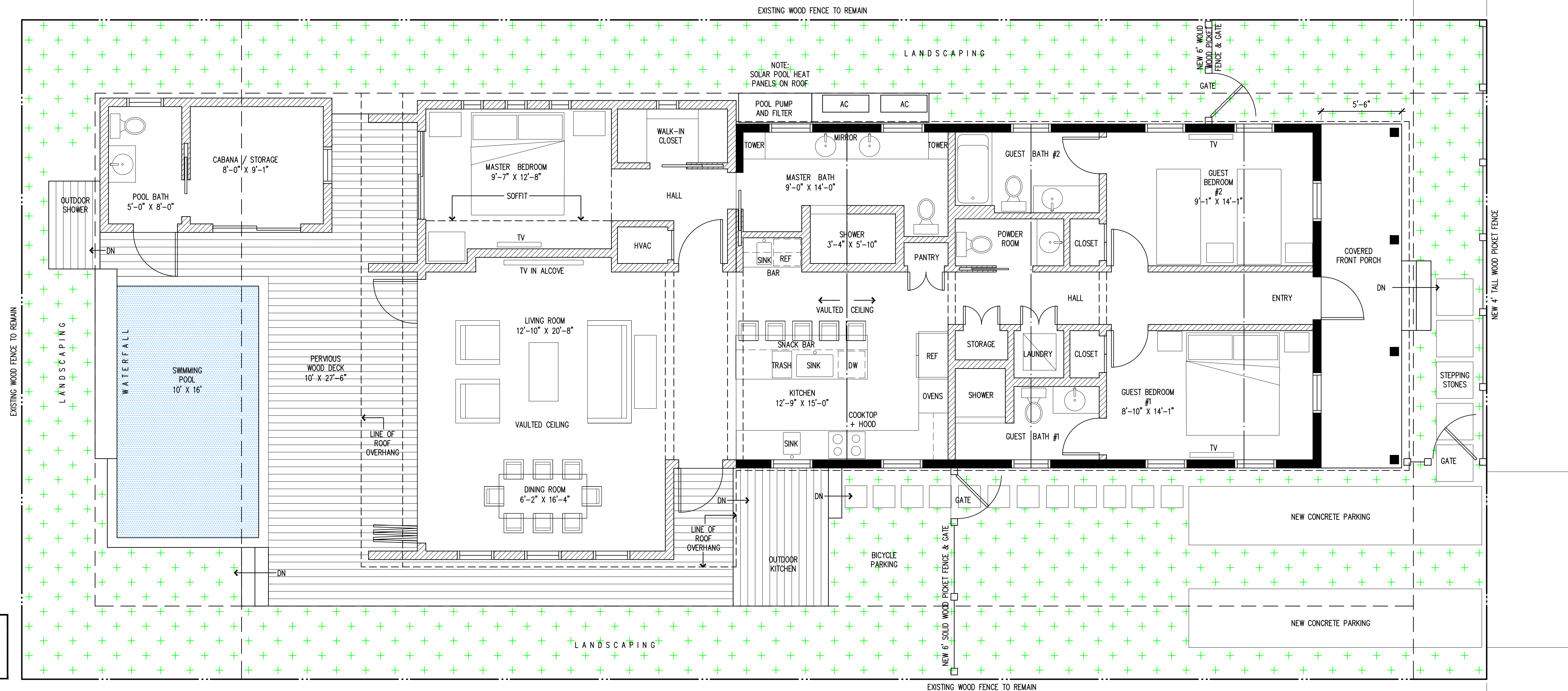
Project #

COVER

SITE DATA			
ZONE HNC-1			
FLOOD ZONE "X"			
4,500 SF LOT			
	ALLOWED	EXISTING	PROPOSED
OPEN SPACE (MIN)	1,575 SF MIN (35%)	1,022 SF (22.7%)	1,621 SF (36.0%)
BUILDING COVERAGE (MAX)	2,250 SF MAX (50%)	2,165 SF (48.1%)	2,109 SF (46.9%)
IMPERVIOUS SURFACE (MAX)	2,700 SF MAX (60%)	2,122 SF (47.2%)	2,516 SF (55.9%)

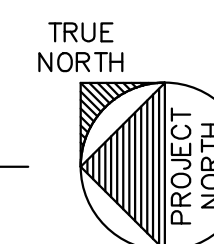
675 SF REAR YARD
X 30% = 203 SF MAX
BUILDING COVERAGE
(117 SF PROPOSED)

225 SF FRONT YARD
X 50% = 113 SF MIN
LANDSCAPE REQUIRED
(150 SF PROPOSED)



939 SF HISTORIC BUILDING
663 SF ADDITION
147 SF ACCESSORY STRUCTURE
1,749 SF TOTAL

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



RENOVATIONS TO
533 Petronia Street
Key West, Florida 33040

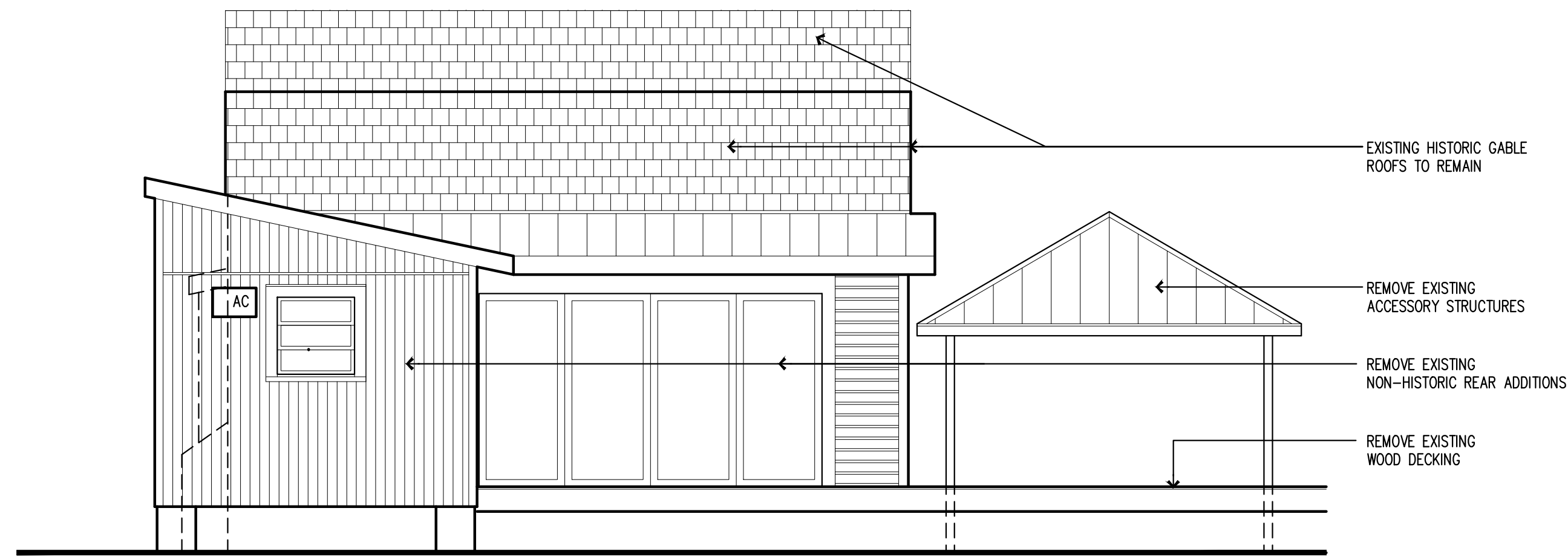
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Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 6.24.19
Project #

A-1

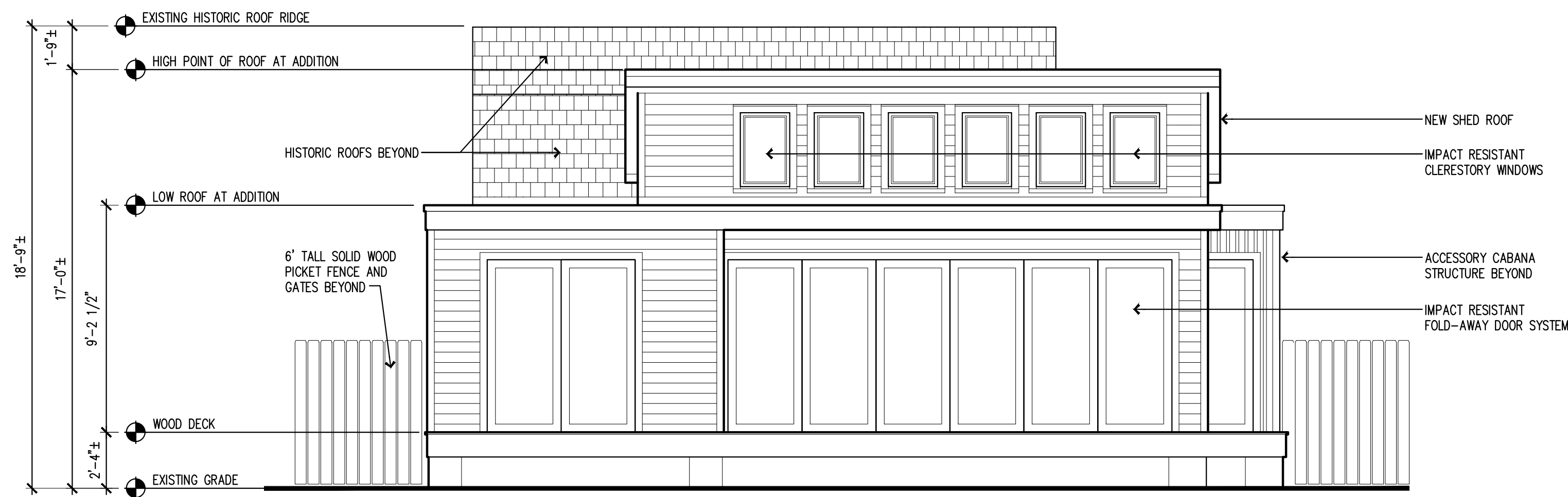
PETRONIA STREET



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



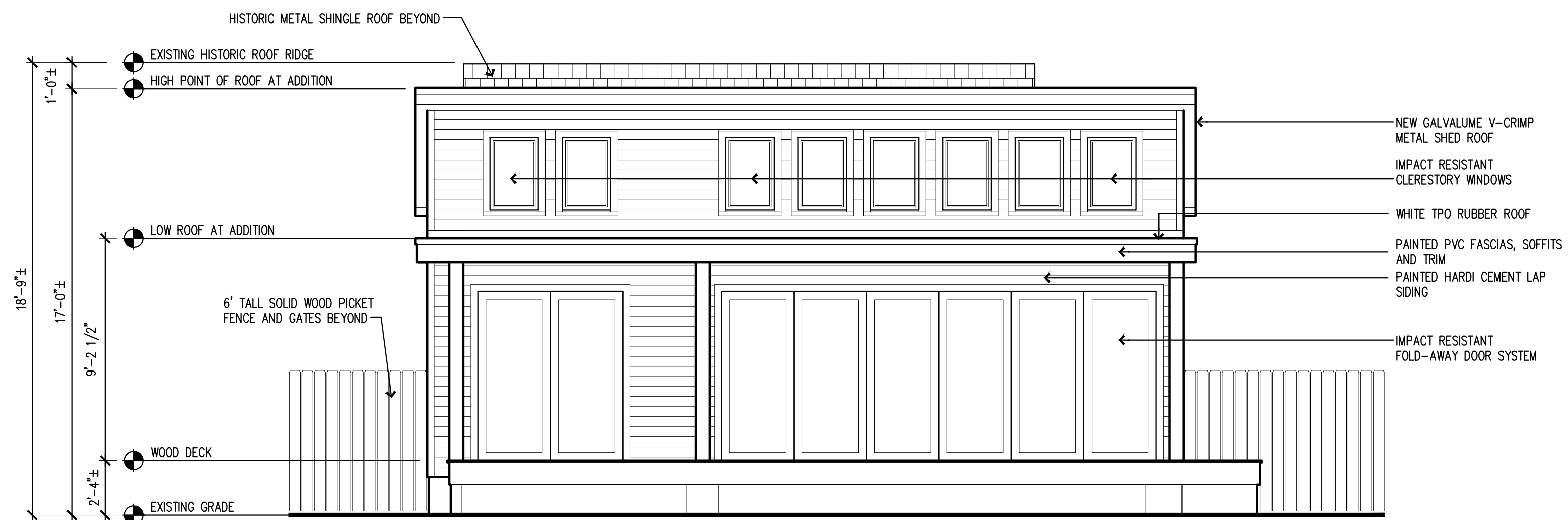
EXISTING FRONT ELEVATION
1/4"=1'-0"



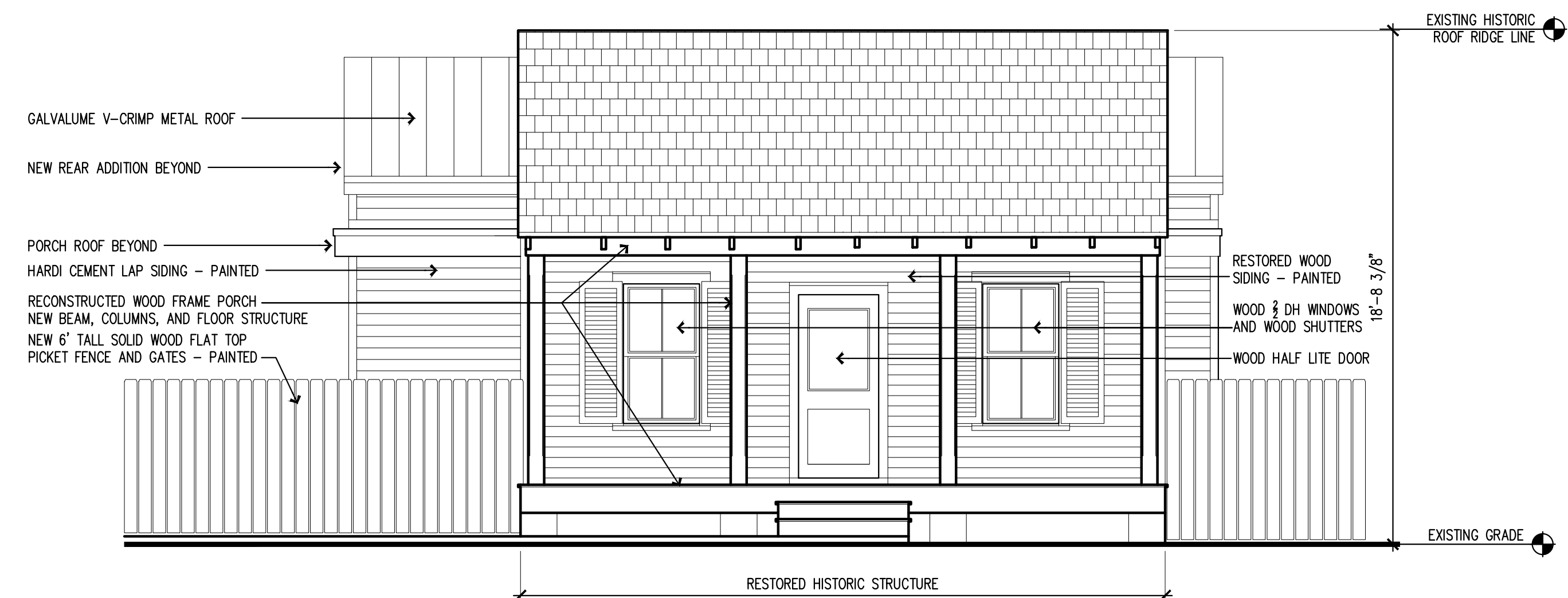
PREVIOUSLY APPROVED REAR ELEVATION
1/4"=1'-0"



PREVIOUSLY APPROVED FRONT ELEVATION
1/4"=1'-0"



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



PROPOSED FRONT ELEVATION
1/4"=1'-0"

RENOVATIONS TO
533 Petronia Street
Key West, Florida 33040

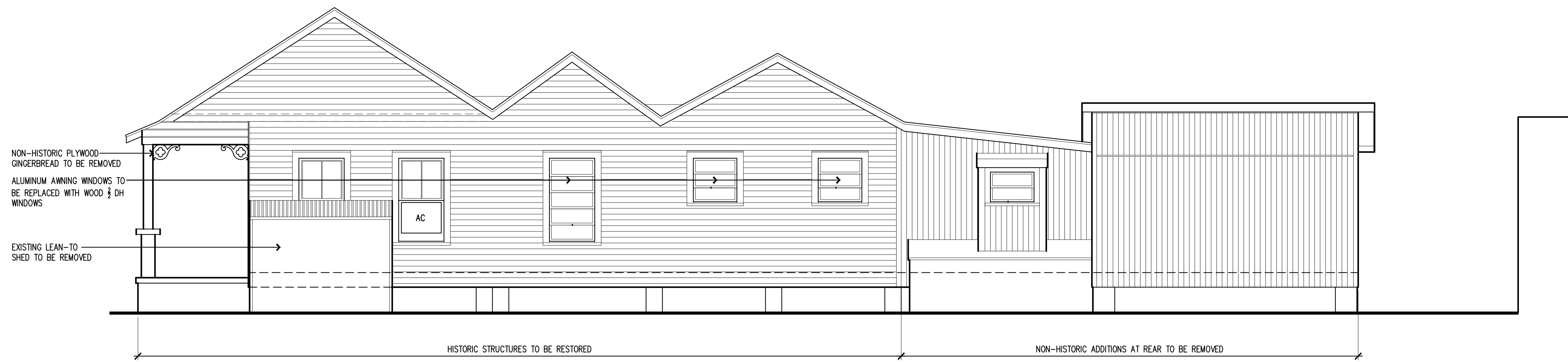
M. Stratton Architecture
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Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

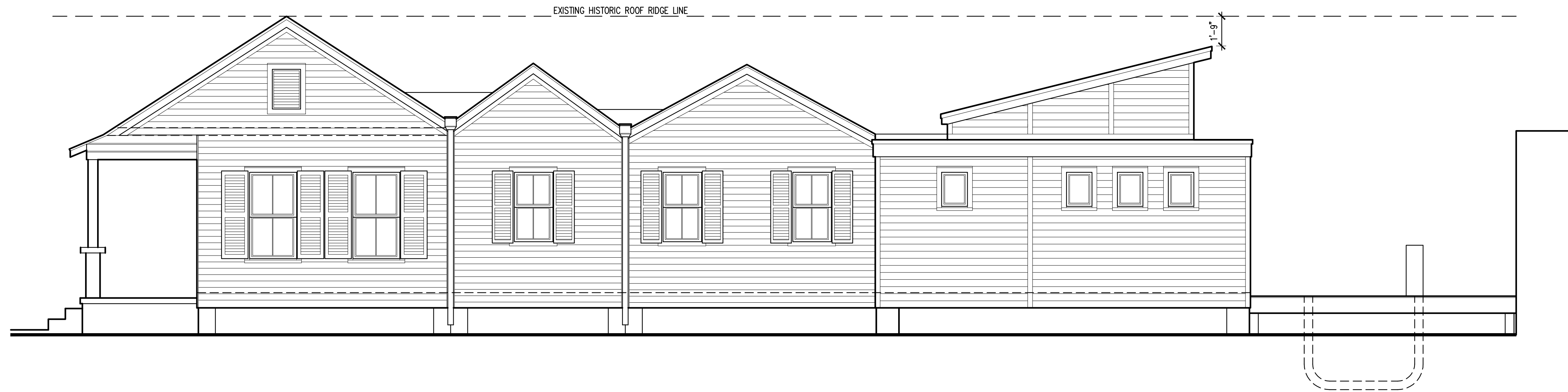
Date 6.24.19

Project #

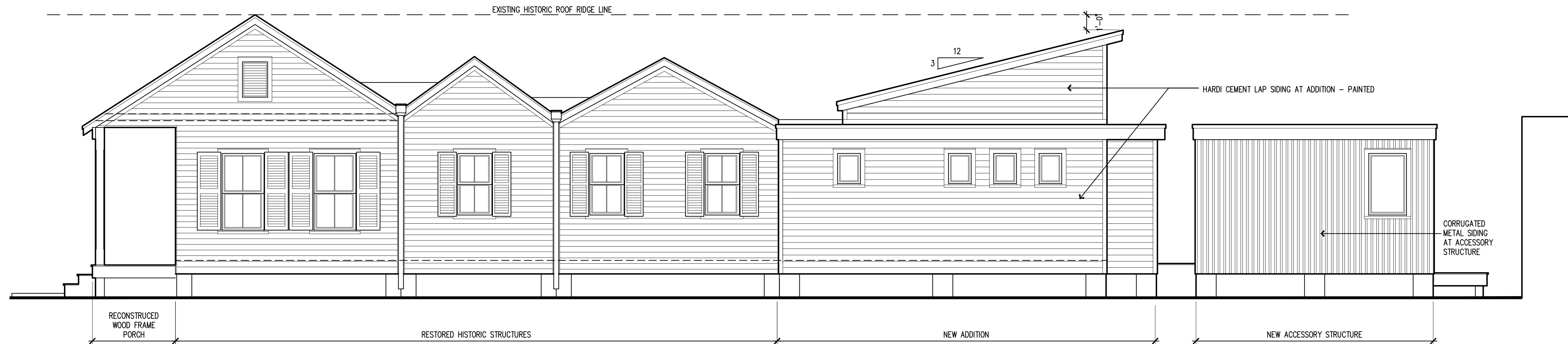
A-2



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



PREVIOUSLY APPROVED SIDE ELEVATION
1/4"=1'-0"



PROPOSED SIDE ELEVATION
1/4"=1'-0"

RENOVATIONS TO
533 Petronia Street
Key West, Florida 33040

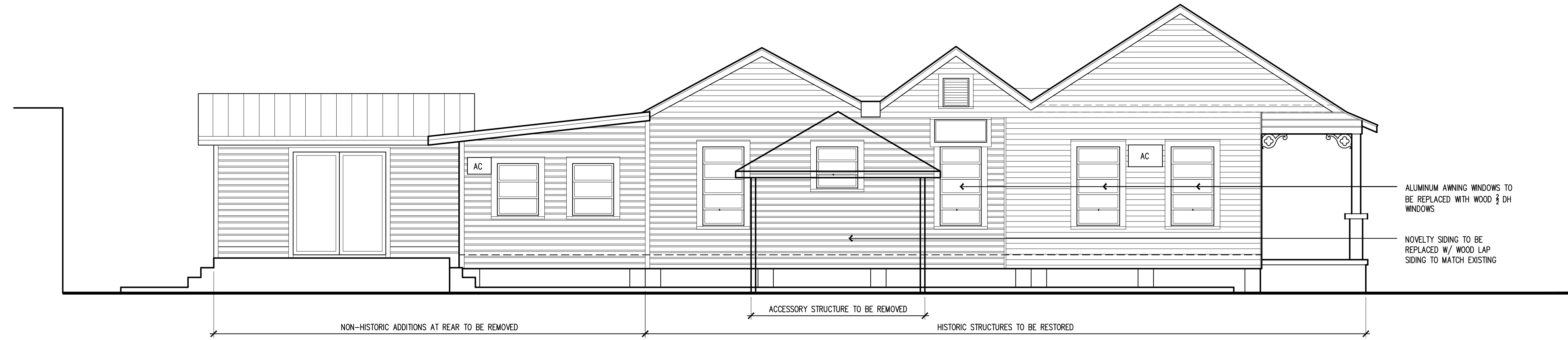
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Matthew@MStrattonArchitecture.com



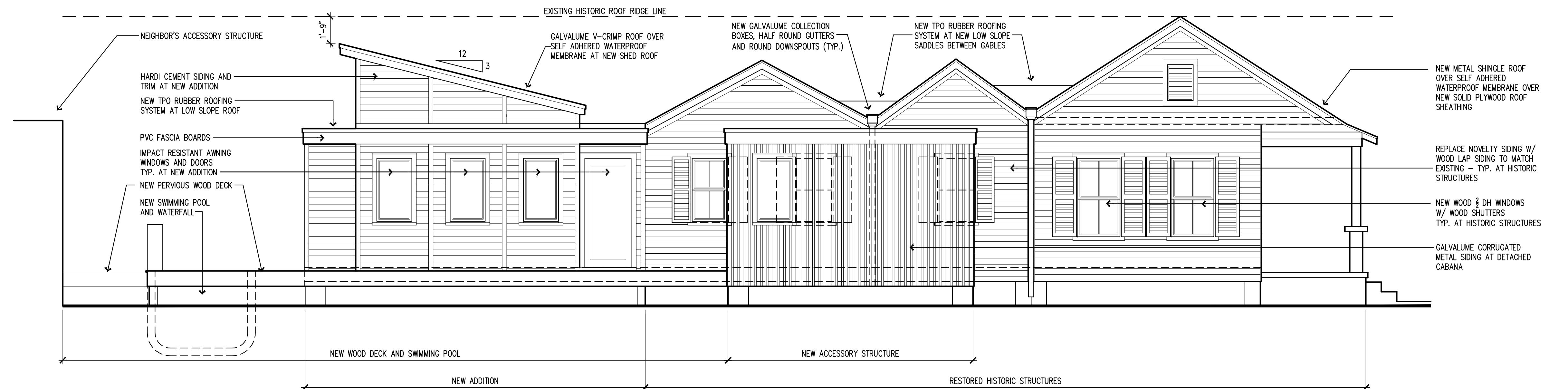
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Project #

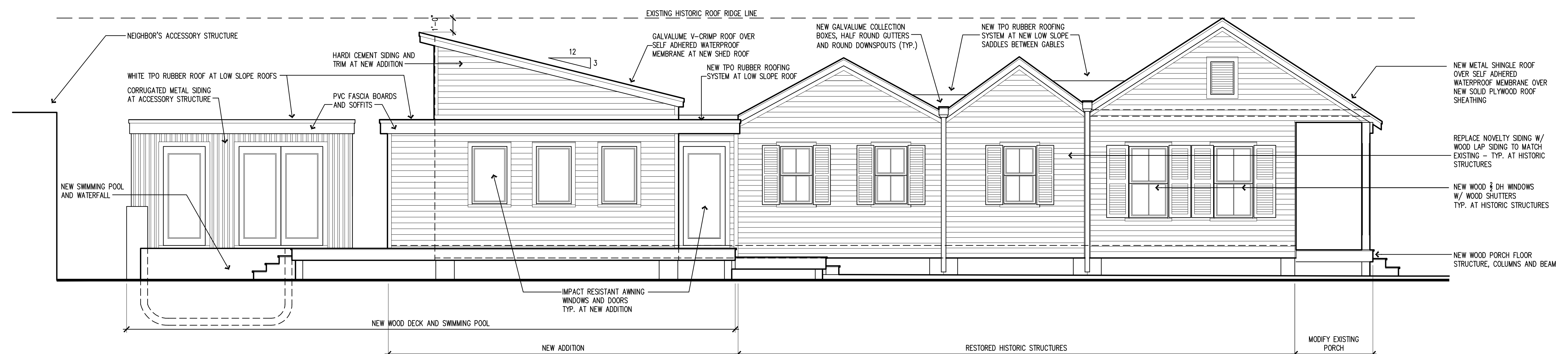
A-3



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



PREVIOUSLY APPROVED SIDE ELEVATION
1/4"=1'-0"



PROPOSED SIDE ELEVATION
1/4"=1'-0"

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Matthew@MStrattonArchitecture.com



Date 6.24.19

Project #

A-4

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., July 24, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REVISIONS TO PREVIOUSLY APPROVED PLANS. RELOCATION OF HOUSE 11'-6" FORWARD ON SITE. ADD THREE FEET TO BACK SIDE REAR ADDITION. RECONSTRUCTION OF FRONT PORCH INCLUDING WOOD FRAME FLOOR, WOOD POSTS, AND BEAM. RELOCATE POOL CABANA TO REAR AND ENLARGE. DEMOLITION OF FRONT PORCH CONCRETE FLOOR AND COLUMN BASES.

#533 PETRONIA STREET

Applicant – Matthew Stratton, Architect

Application #H2019-0025

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 MATTHEW STRATTON, 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: 533 PETRONIA ST. on the 18 day of JULY, 2019.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JULY 24, 2019.

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 H2019-0025

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

Signed Name of Affiant: [Signature]

Date: 7/18/19

Address: 3301 FLAGLER AVE.

City: KEY WEST FL 33040

State, Zip: _____

The forgoing instrument was acknowledged before me on this 18th day of July, 2019.

By (Print name of Affiant) Stratton Matthew Scott who is personally known to me or has produced FL, DL as identification and who did take an oath.

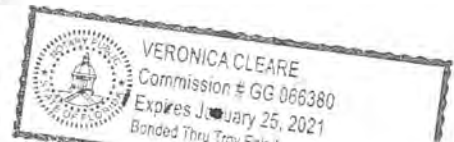
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/25/21





PROPERTY APPRAISER INFORMATION



Disclaimer

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

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

Summary

Parcel ID 00015890-000000
 Account# 1016276
 Property ID 1016276
 Millage Group 10KW
 Location 533 PETRONIA St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 2 TR 4 OR323-314/15 OR756-51 OR756-52 OR1054-362/63TR
 Description OR1054-365 OR2562-1219/21 OR2571-1931/33C OR2929-973ORD OR2951-0875
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

TEVES ERIC CHRISTIAN 533 Petronia St Key West FL 33040
 BURAU MICHAEL SCOTT 533 Petronia St Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$109,489	\$111,200	\$96,955	\$100,483
+ Market Misc Value	\$2,911	\$2,992	\$3,154	\$2,813
+ Market Land Value	\$665,453	\$665,453	\$589,210	\$474,096
= Just Market Value	\$777,853	\$779,645	\$689,319	\$577,392
= Total Assessed Value	\$430,669	\$421,811	\$413,136	\$410,264
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$405,669	\$396,811	\$388,136	\$385,264

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,496.00	Square Foot	0	0

Buildings

Building ID 1169
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1/ R1
 Gross Sq Ft 1736
 Finished Sq Ft 1424
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 148
 Functional Obs 0
 Economic Obs 0
 Depreciation % 39
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1923
 EffectiveYearBuilt 1979
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,424	1,424	208
OPF	OP PRCH FIN LL	312	0	110
TOTAL		1,736	1,424	318

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	492 SF	1
CONC PATIO	1969	1970	1	50 SF	2
FENCES	1992	1993	1	186 SF	2
CARPORT	1992	1993	1	200 SF	4
WOOD DECK	1998	1999	1	489 SF	2

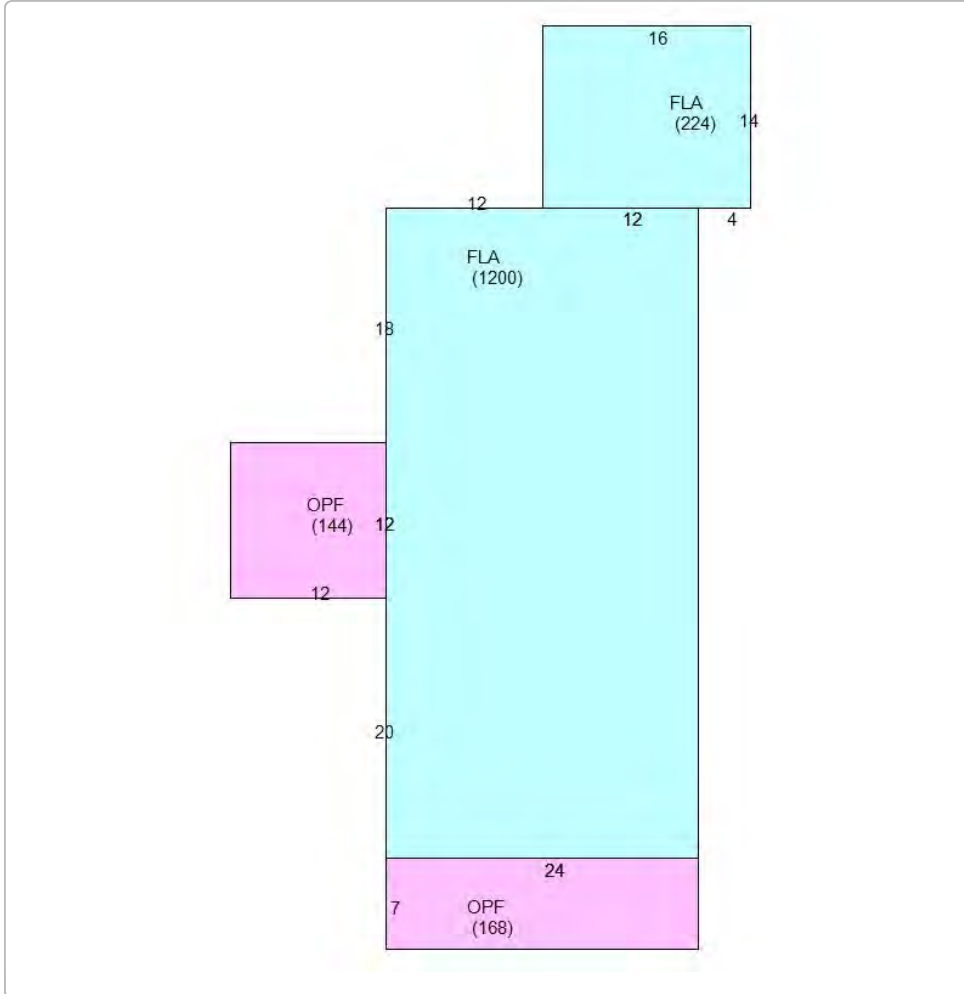
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/27/2019	\$700,000	Warranty Deed	2208944	2951	0875	01 - Qualified	Improved
4/8/2018	\$0	Order (to be used for Order Det. Heirs, Probate in	2188645	2929	973	88 - Unqualified	Improved
5/21/2012	\$0	Quit Claim Deed		2571	1931	11 - Unqualified	Improved
3/29/2012	\$100	Warranty Deed		2562	1219	11 - Unqualified	Improved
3/1/1978	\$43,000	Conversion Code		756	52	Q - Qualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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