



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 25, 2024

Applicant: Seth Neil, Architect

Application Number: H2024-0026

Address: 724 Olivia Street

Description of Work:

Demolition of rear one-story addition and back staircase.

Site Facts:

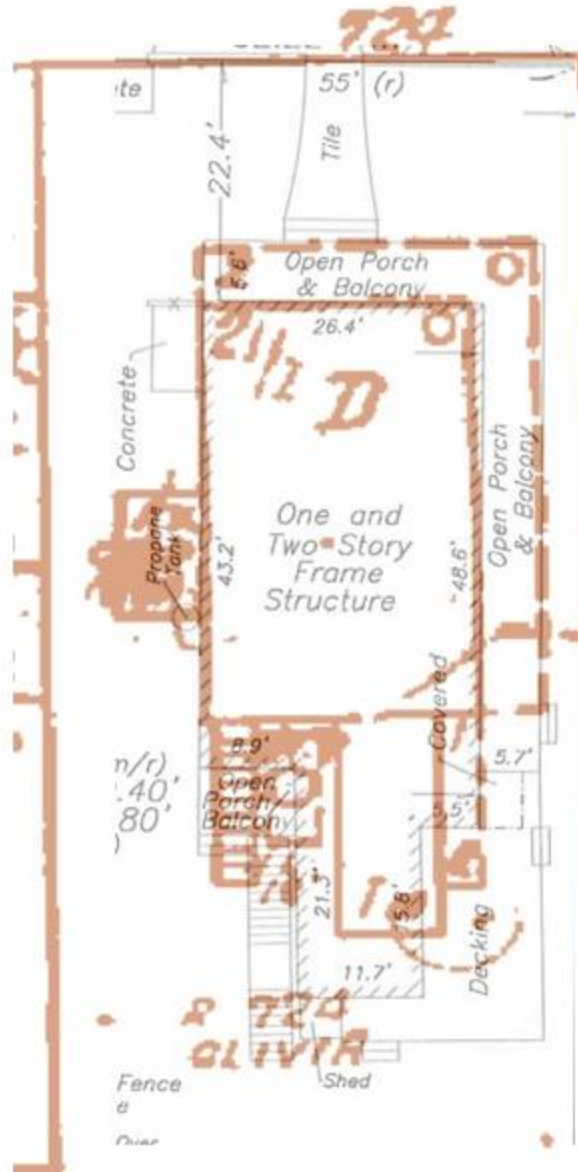
The site under review contains a principal structure and one accessory structures. The principal structure on the site is listed as a contributing resource to the historic district. The two and a half-story house was built circa 1906. The house still preserves its historic footprint, but the rear portion of the building has been altered. Although the house used to have historically an exterior staircase the current wooden element is not historic, and its configuration is different from the historic one. The rear one-story attached structure has different proportions and location than the original one, which, according to the Sanborn maps, used to have an open porch on its east side.



Building under review circa 1965.



Front elevation.



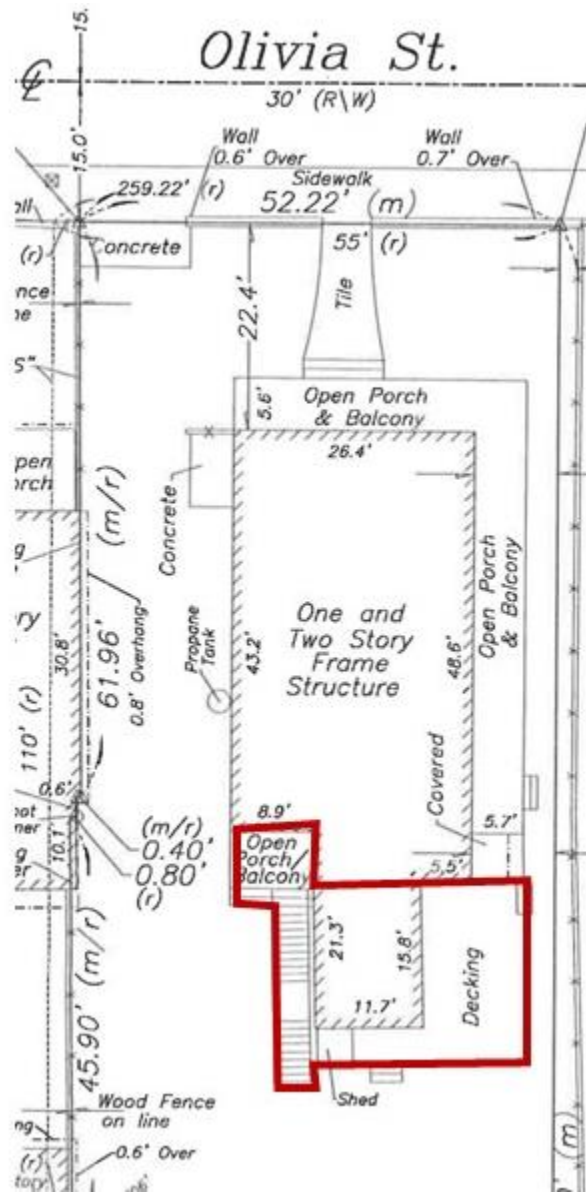
1962 Sanborn Map and Current Survey.

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 non-historic rear addition and exterior wooden staircases. It is the staff's opinion that the proposed demolitions will be done on non-historic or and non-contributing structures and elements. Staff opines the proposed replacement for the existing rear structure is appropriate for the site and neighborhood.



Areas proposed to be demolished.



Since the portions of the structures under review are non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

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;*

It is staff's opinion that the rear addition and exterior staircase under review are not important character defining features to the historic site.

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

The proposed structures to be demolished are not historic.

- (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.*

The non-historic structures under review are not part of the original house. The elements are later additions that are not significant to the historic fabric or adjacent neighborhood.

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

It is staff's opinion that the rear addition and stairs under review will not qualify to be contributing to the district in the near future.

Staff recommends to the Commission the consideration of this request for demolition as the removal of these elements will have no adverse effect on the historic structure. If the Commission finds the design to be appropriate this will be the only required reading for demolition.

APPLICATION

RECEIVED
MAY 28 2024
TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>HARC 2024-0026</i>	REVISION #	INITIAL & DATE <i>TK 5/28/24</i>
FLOOD ZONE X	ZONING DISTRICT HHDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	724 Olivia Street		
NAME ON DEED:	Nature's Boundary LLC	PHONE NUMBER	419-789-4556
OWNER'S MAILING ADDRESS:	11741 Road 191	EMAIL	chericooper@live.com
	Oakwood OH 45873		
APPLICANT NAME:	T.S. Neal Architects- Seth Neal	PHONE NUMBER	305-340-8857
APPLICANT'S ADDRESS:	22974 Oversea Hwy	EMAIL	sethneal@tsnarchitects.com
	Cudjoe Key Fl		
APPLICANT'S SIGNATURE:	<i>Seth Neal</i>	DATE	05-22-2024

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Renovation & addition to existing residence with new pool deck and garage building at rear yard. See Plans for additional information
MAIN BUILDING: Historic house will have wood lap siding, pressed metal roofing shingles, new impact wood doors & windows, decorative wood trim and brackets, and raised 7" for crawl space code clearance. House Addition will have wood lap siding & Trimwork, impact wood windows, alum. doors at rear of house, 5 V metal roofing, and new pool & deck at rear yard. New garage will have comp lap siding, 5 v metal roof, impact metal door & windows, wood rear stair / deck, comp. trim, and stucco base to match pool deck base.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): yes, rear one story addition & back stair case

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):	
Yes, pool / deck & garage building	
PAVERS:	FENCES: wood on seperate permit
Front entry walkway & garage apron	
DECKS: pool deck	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	yes, see plans
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Yes, see site plan	

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



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

HARC COA # H-2024-0026	INITIAL & DATE
ZONING DISTRICT HHDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 724 OLIVIA STREET

PROPERTY OWNER'S NAME: NATURE'S BOUNDARY LLC

APPLICANT NAME: T.S. NEAL ARCHITECTS, SETH NEAL

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

Nature's Boundary, LLC PROPERTY OWNER'S SIGNATURE <i>Cheryl J. Cooper</i>	Nature's Boundary, LLC Cheryl J. Cooper DATE AND PRINT NAME 5/24/24
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMO EXISTING ONE STORY REAR ADDITION & REAR STAIRCASE.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

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

THE EXISTING ^{ONE STORY} BUILDING ADDITION DOES NOT HAVE DISTINCTIVE CHARACTERISTICS NOR ANY HISTORIC SIGNIFICANCE IN THE CITY.

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

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

NOT TO OUR KNOWLEDGE

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

NOT TO OUR KNOWLEDGE

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

NOT TO OUR KNOWLEDGE

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

NO

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

NO

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

NO

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

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

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

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

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

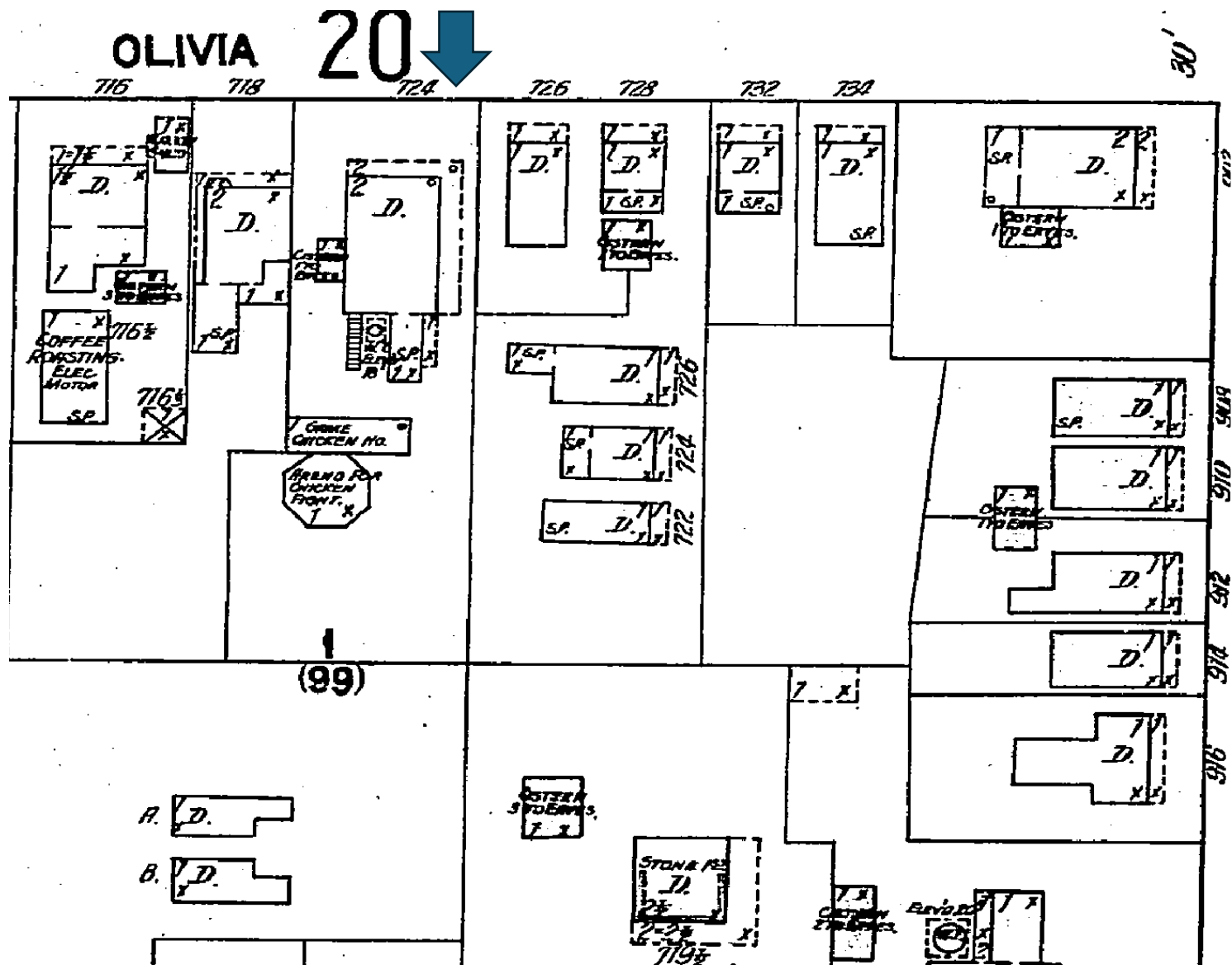
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

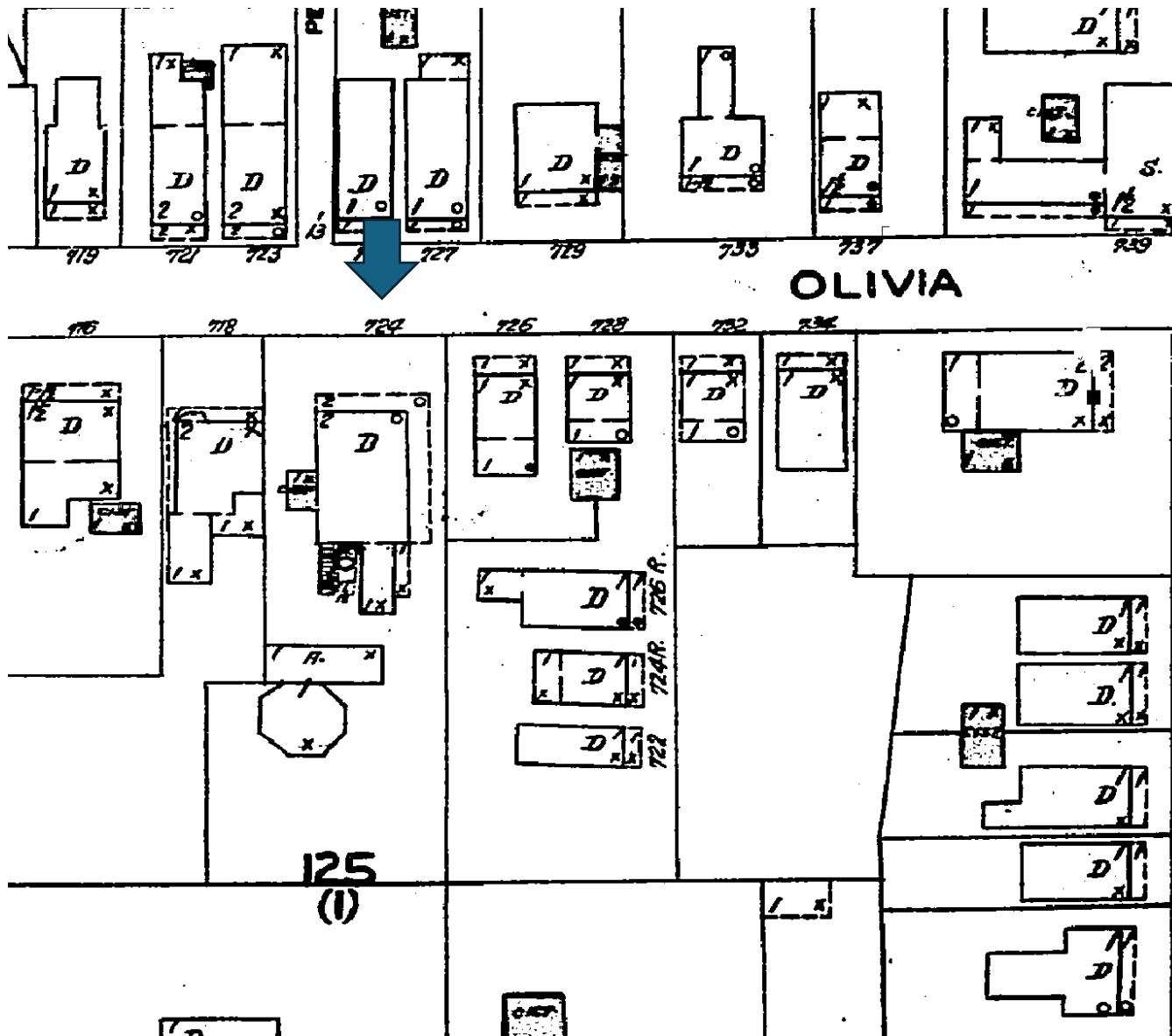
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

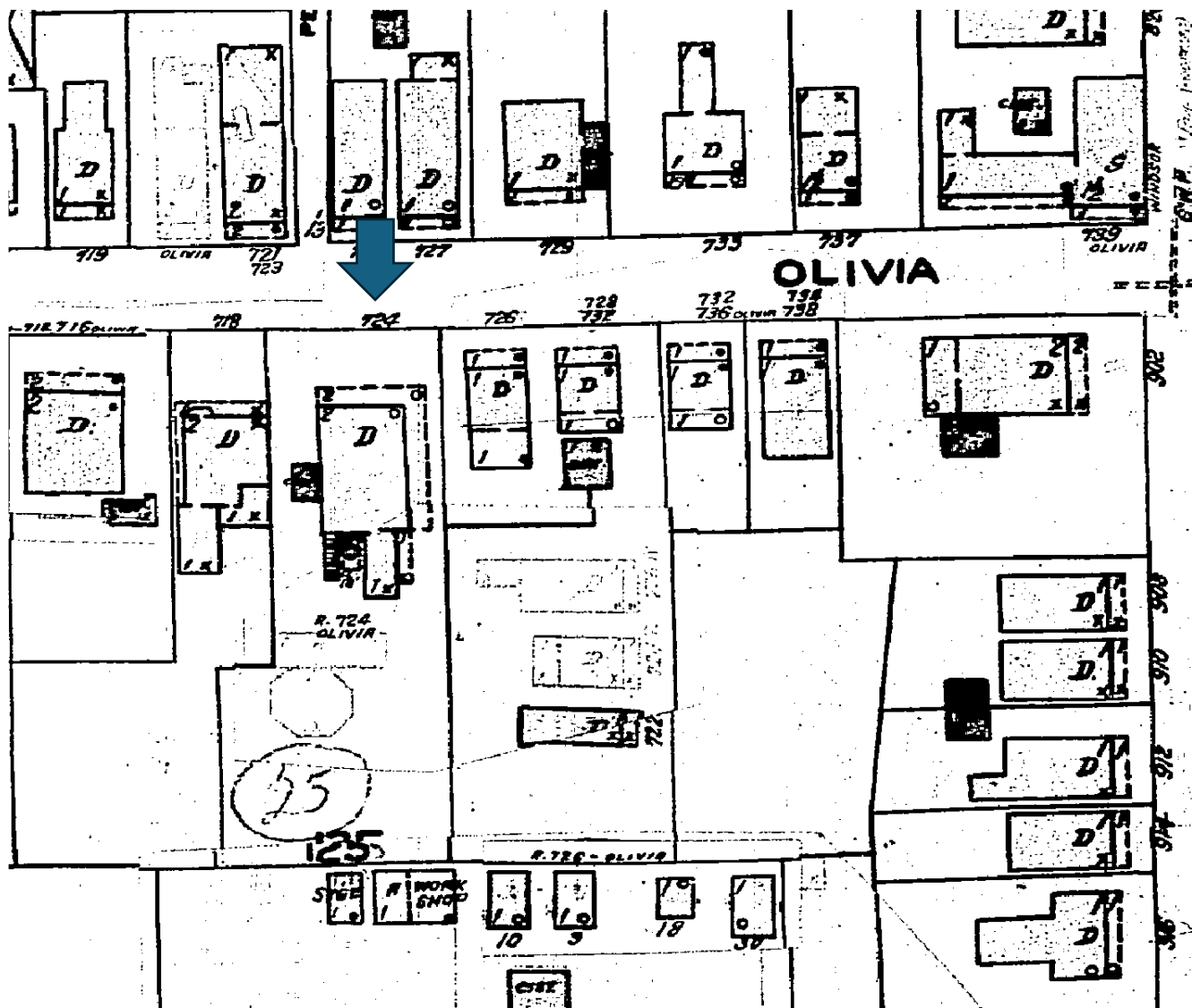
SANBORN MAPS



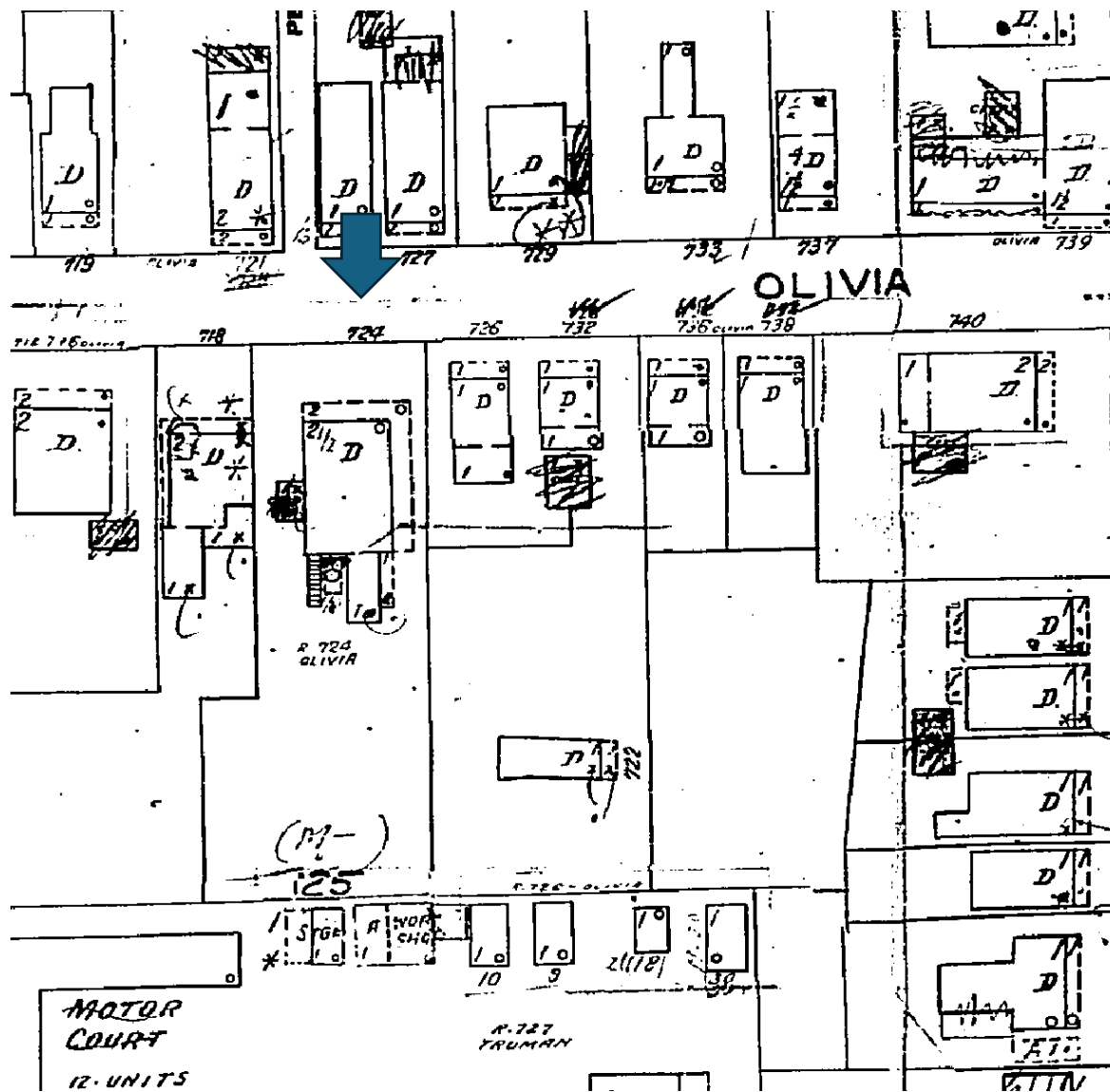
1912 Sanborn map



1926 Sanborn map



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



724 Olivia Street circa 1965. Monroe County Library.



OLIVIA STREET



OLIVIA STREET



OLIVIA STREET



SOUTHWEST VIEW

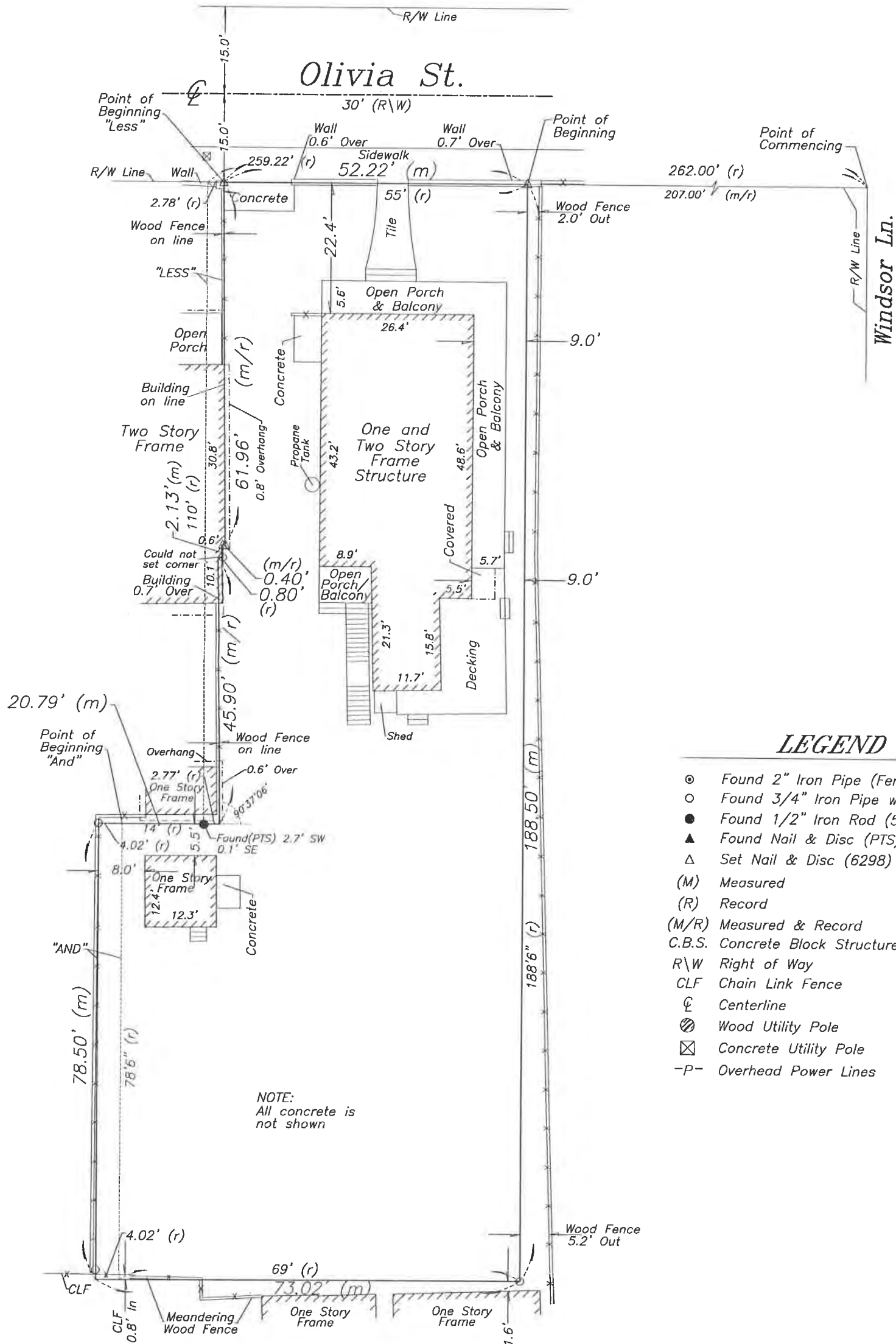
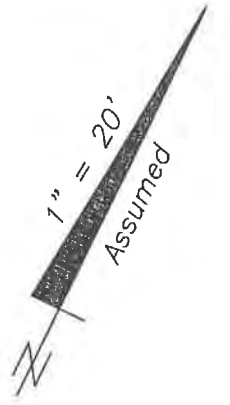






SURVEY

Boundary Survey Map of part of Tract 5, Island of Key West, Florida



NOTE:
All concrete is not shown

LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) (6298) (PTS)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Tract 5, Island of Key West, Florida

NOTES:

1. The legal descriptions shown hereon were 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: 724 Olivia 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: February 17, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

On the Island of Key West, Monroe County, Florida, known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Tract 5; Commencing at a point on the Southeast side of Olivia Street, distant 207 feet, Southwesterly from the Southwest corner of Windsor Lane and Olivia Street, and running thence in a Southwesterly direction 55 feet; thence at right angles in a Southeasterly direction 110 feet; thence at right angles in a Southwesterly direction 14 feet; thence at right angles in a Southeasterly direction 78 feet and 6 inches; thence at right angles in a Northeasterly direction 69 feet; thence at right angles in a Northwesterly direction 188 feet and 6 inches to the place of beginning on Olivia Street.

AND:

A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 262.00 feet; thence SE'ly and at right angles for a distance of 110.00 feet; thence SW'ly and at right angles for a distance of 14.00 feet to the Point of Beginning; thence continue SW'ly along the prolongation of the previously described course for a distance of 4.02 feet; thence SE'ly and at right angles for a distance of 78.50 feet; thence NE'ly and at right angles for a distance of 4.02 feet; thence NW'ly and at right angles for a distance of 78.50 feet back to the Point of Beginning.

LESS:

A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 259.22 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 2.78 feet to a point that is 262.00 feet SW'ly from the said Windsor Lane; thence SE'ly and at right angles for a distance of 110.00 feet; thence NE'ly and at right angles for a distance of 2.77 feet; thence NW'ly with a deflection angle of 90°37'06" to the left and along the NE'ly face of an existing wood fence and the NE'ly face of an existing Two Story Frame Structure for a distance of 45.90 feet; thence NE'ly and at right angles along the said structure for a distance of 0.80 feet; thence NW'ly and at right angles along the said structure for a distance of 2.13 feet; thence NE'ly and at right angles for a distance of 0.40 feet; thence NW'ly and at right angles along the said structure and existing chain link fence for a distance of 61.96 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Nature's Boundary; Cheryl Cooper;
Oropeza Stones & Cardenas, PLLC;
Old Republic National 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.

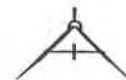
J. Lynn O'Flynn, PSM
Florida Reg. #6298

February 24, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

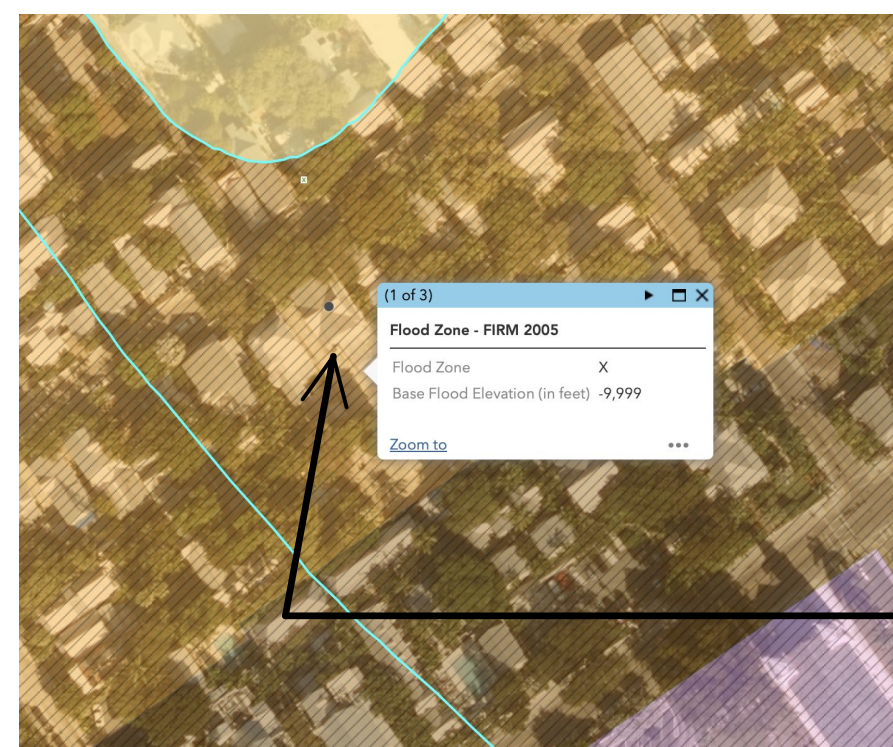
SITE DATA

724 OLIVIA STREET
RE# 00020350-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	EXISTING
SITE AREA	11,466 SQ. FT.	4,000 SQ. FT.	EXISTING	-
LOT SIZE	11,466 SQ. FT.	50' X 100' (MIN)	EXISTING	-
IMPERVIOUS	3,131 SQ. FT. (27.3%)	6,879 SQ. FT. (60% MAX)	4,169 SQ. FT. (36.4%)	CONFORMING
OPEN SPACE	8,065 SQ. FT. (70.3%)	4,013 SQ. FT. (35% MIN)	7,286 SQ. FT. (63.5%)	CONFORMING
BUILDING COV.	2,151 SQ. FT. (18.7%)	5,733 SQ. FT. (50% MAX)	2,691 SQ. FT. (23.5%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	NA	1,460 SQ. FT. (30% MAX.) 438 SQ FT	0 SQ. FT. 0.0%	CONFORMING
FRONT YARD 50% GREEN SPACE COV.	131 SQ. FT. 25%	522 SF @ (50% MIN) 261 SQ FT	144 SQ. FT. 64%	CONFORMS

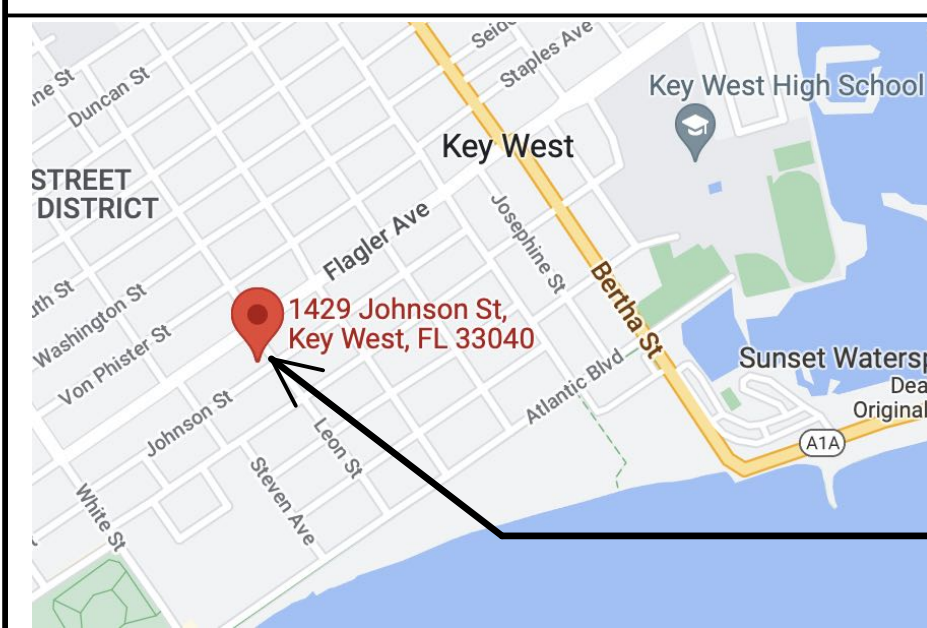
SETBACKS				
FRONT SETBACK	16'-10"	10'	16'-10"	EXISTING NO CHANGE
REAR SETBACK	97'-9"	20'	87'-1"	CONFORMING
SIDE SETBACK EAST	3'-3"	5'	3'-3"	EXISTING NO CHANGE
SIDE SETBACK WEST	15'-2 1/4"	5'	15'-2 1/4"	CONFORMING
BUILDING HEIGHT	33' -6"	25' +5"= 30'-0" 40'	33' -6"	EXISTING NO CHANGE

FEMA MAP FLOOD ZONE X (FIRM DATE: 02-18-2005) (FLOOD MAP PANEL # "12087C1516K")



PROJECT LOCATION

SITE LOCATION MAP:



PROJECT LOCATION

GENERAL NOTES:

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

PROJECT CONTACT LIST:

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

SURVEYOR:
J. LYNN O'FLYNN, INC.
3430 DUCK AVENUE
KEY WEST, FL 33040
MAIL@OFLYNNSURVEYING.COM
(305)296-7422
(305) 296-2244 FAX

CONTRACTOR:
MCINTYRE CONSTRUCTION LLC
NATE MCINTYRE
908 TRINITY DR UNIT 3
KEY WEST, FL 33040
M 305-849-9864

DRAWING SCHEDULE:

T1.1 TITLE, SITE DATA & PROJECT INFO
C1.1 EXISTING SITE PLAN & SURVEY

EX1.1 EXISTING FIRST & SECOND FLOOR PLAN
EX1.2 EXISTING ELEVATIONS
EX1.3 EXISTING ELEVATIONS

A1.0 ARCHITECTURAL SITE PLAN
A1.1 FIRST FLOOR PLAN
A1.2 SECOND FLOOR PLAN

A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS

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

HARC
SUBMISSION
DRAWINGS ONLY

A RENOVATION FOR
724 OLIVIA STREET
KEY WEST, FL 33040

A RENOVATION FOR 724 OLIVIA STREET KEY WEST, FL 33040

ABBREVIATION LEGEND:

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

DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2023 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-16
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET SO.0
CONSTRUCTION TYPE: TYPE VB

SQUARE FOOT TABLE

	EX. CONDITIONED	EX. PORCHES	NEW CONDITIONED	NEW REAR PORCH & POOL DECK	GARAGE	POOL
1ST FLOOR	1,417 Sq. Ft.	767 Sq. Ft.	1,843 Sq. Ft.	1,015 Sq. Ft.	868 Sq. Ft.	523 Sq. Ft.
2ND FLOOR	1,139 Sq. Ft.	480 Sq. Ft.	1,793 Sq. Ft.		777 Sq. Ft.	
3RD FLOOR	532 +/- Sq. Ft.		532 Sq. Ft.			
TOTAL	3,088 Sq. Ft.	1,247 Sq. Ft.	4,168 Sq. Ft.	1,015 Sq. Ft.	1,645 Sq. Ft.	

SCOPE OF WORK:

RENOVATING TO EXISTING PRINCIPLE STRUCTURE ALONG WITH DEMO OF EXISTING ONE STORY ADDITION AT REAR. NEW TWO STORY WOOD FRAMED ADDITION AT REAR OF EXISTING RESIDENCE. NEW POOL AND DECK IN THE REAR YARD.

DRAWING TITLE:
TITLE, SITE DATA &
PROJECT INFORMATION

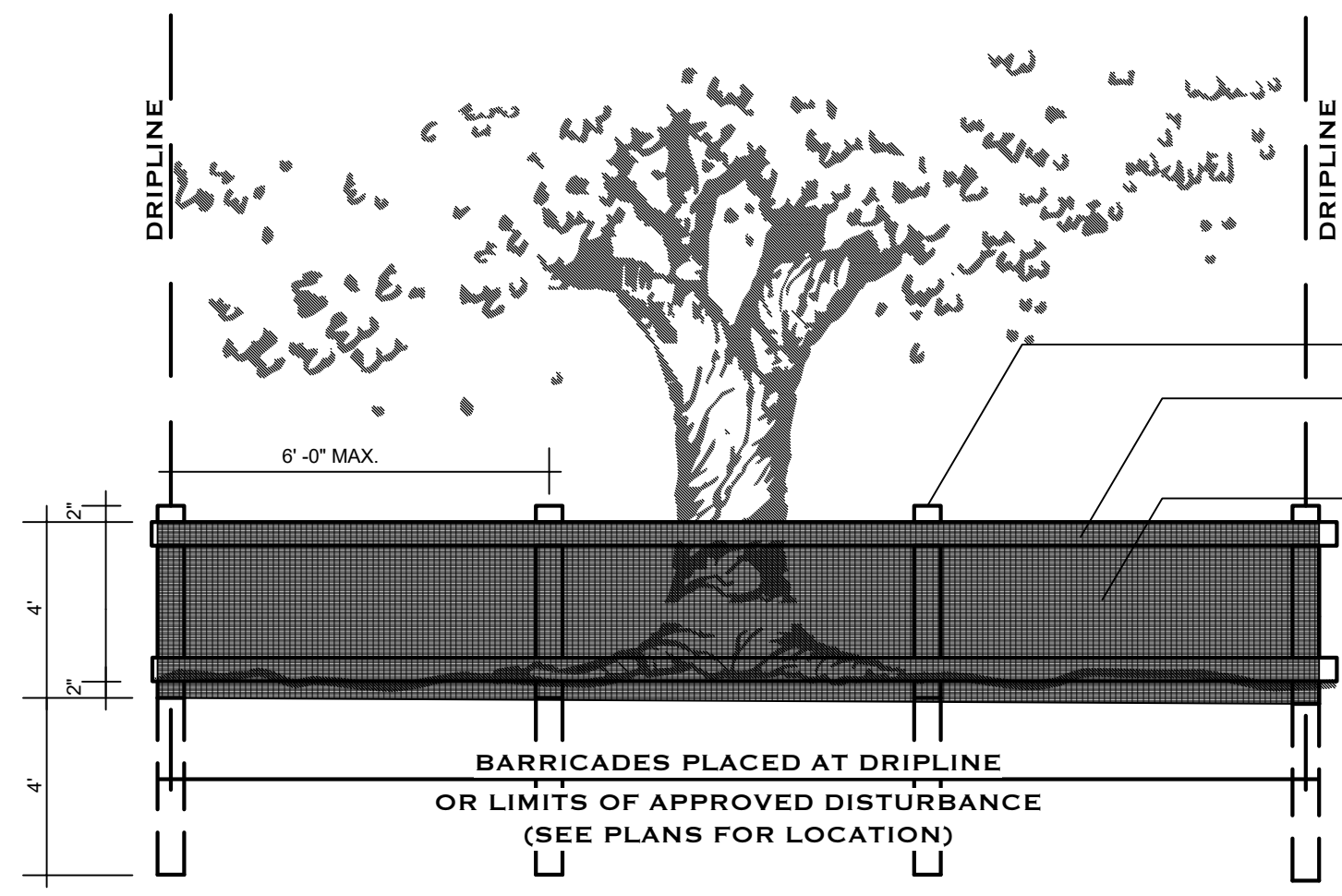
DRAWN: TSN
CHECKED: -
DATE: 05-22-2024

REVISION # DATE

T1.1

SHEET #

T.S. NEAL ARCHITECTS, INC.



TREE PROTECTION AND BARRICADE ELEVATION

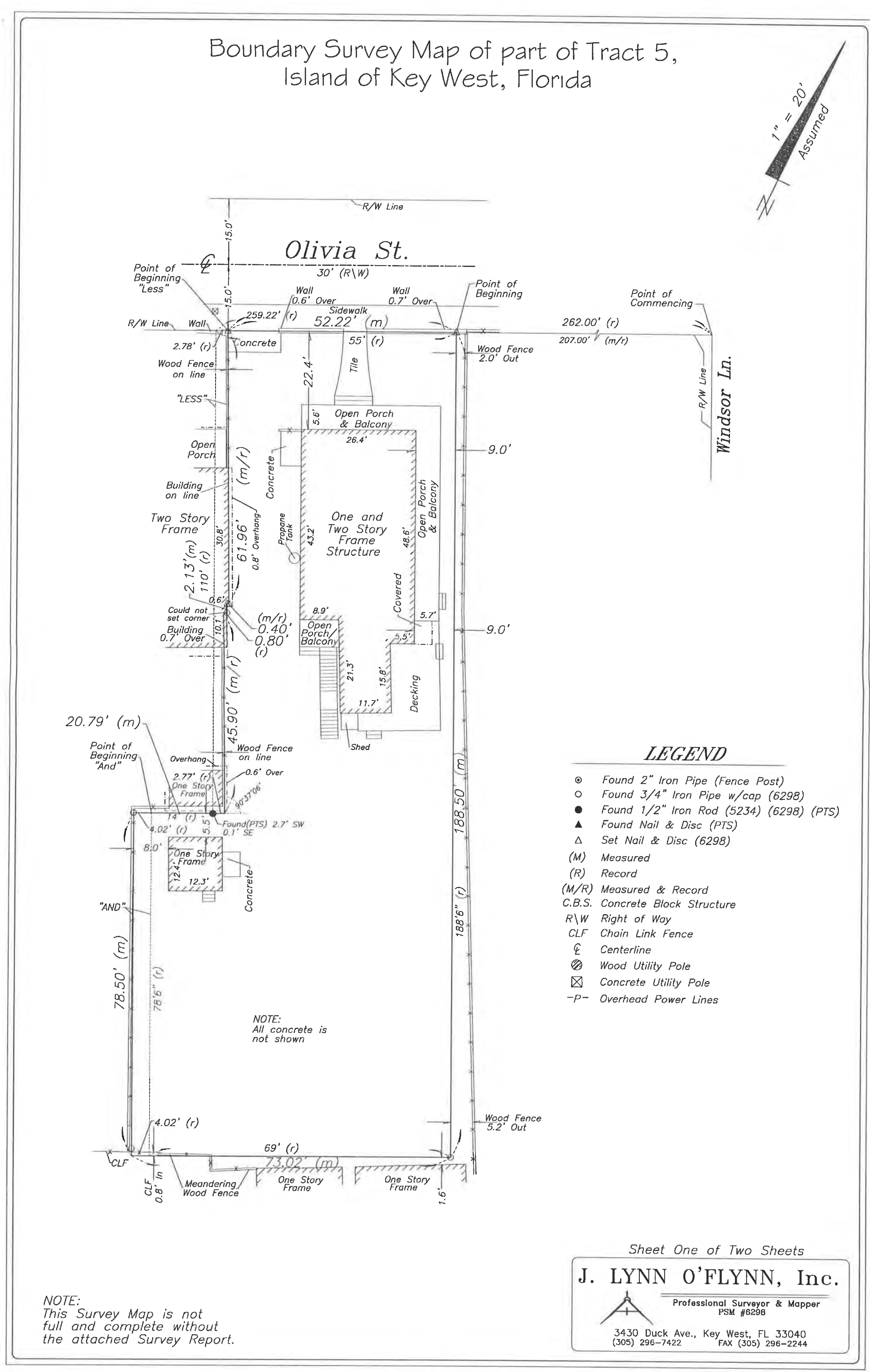
SCALE: NTS

TREE PROTECTION AND PRESERVATION NOTES

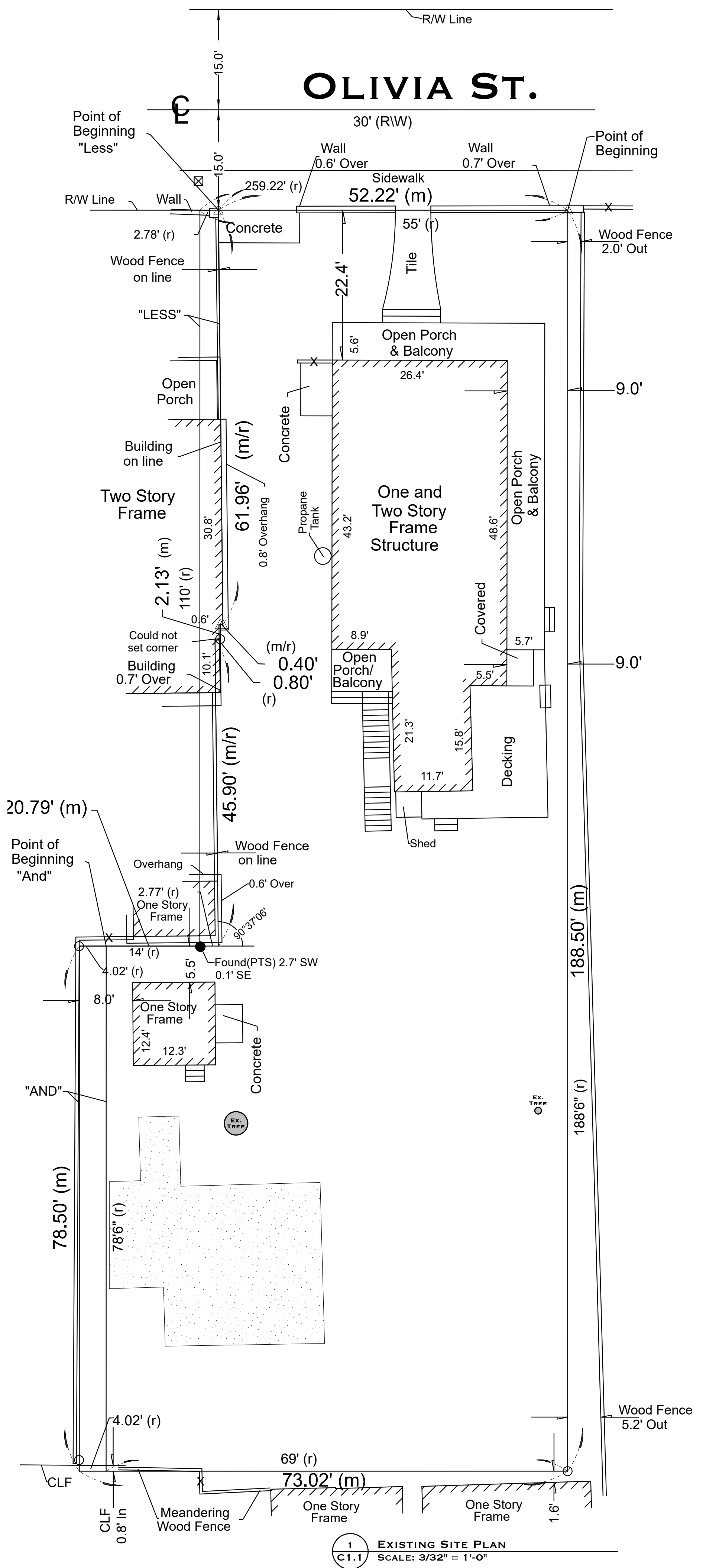
- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
- PROTECTION BARRIERS (TREE BARRICADES) SHALL BE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

NOTES:

- ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
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- EXPOSED ROOTS SHALL BE CUT USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES.
- AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.



NOTE:
ORIGINAL SIGNED & SEALED SURVEY TO BE SUBMITTED SEPARATELY WITH SUBMITTED PLANS. SURVEY COPY ON SHEET C1.0 IS FOR REFERENCE PURPOSES ONLY.



EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

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

HARC SUBMISSION DRAWINGS ONLY

A RENOVATION FOR 724 OLIVIA STREET KEY WEST, FL 33040

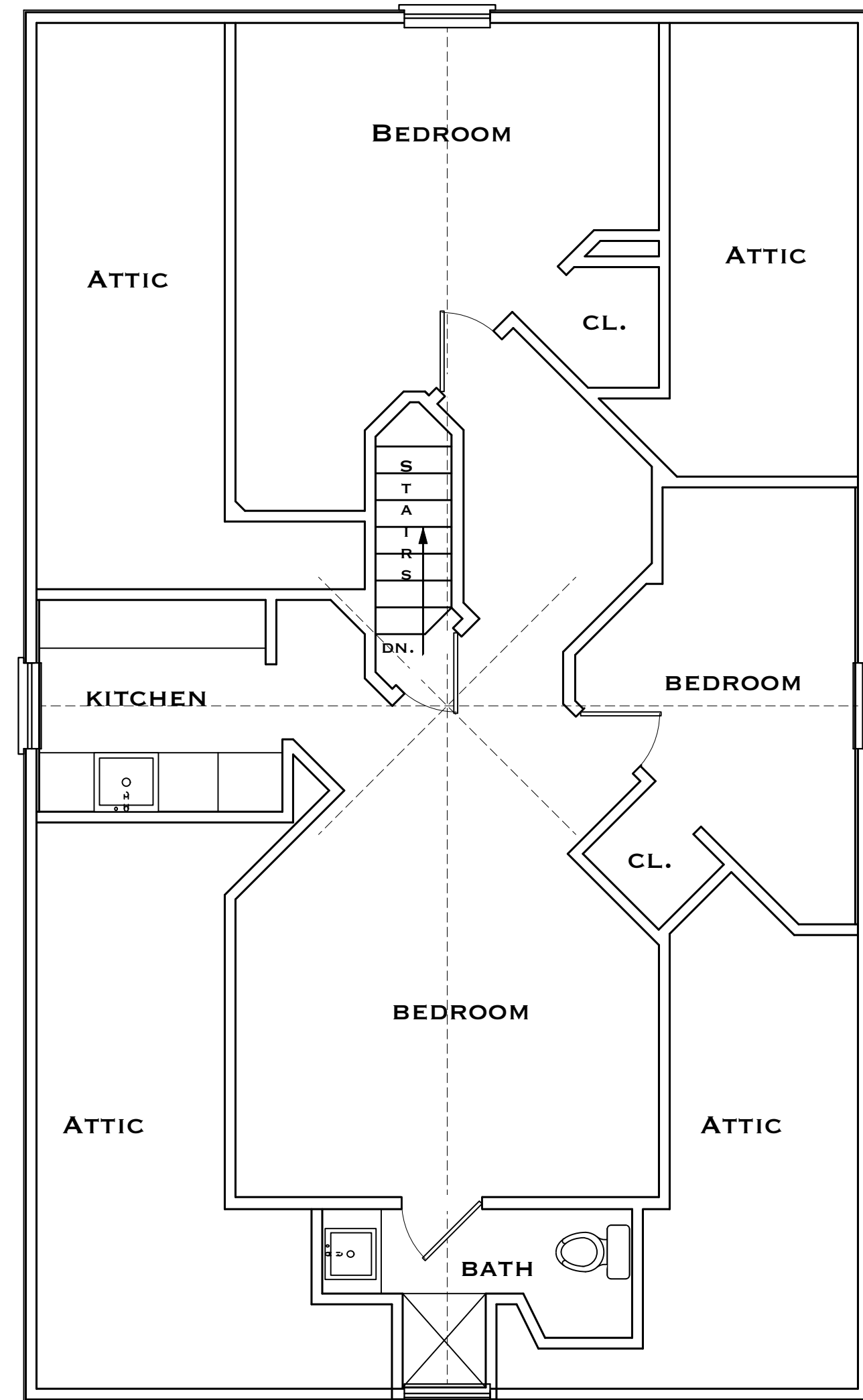
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DRAWN: TSN
CHECKED: -
DATE: 05-22-2024

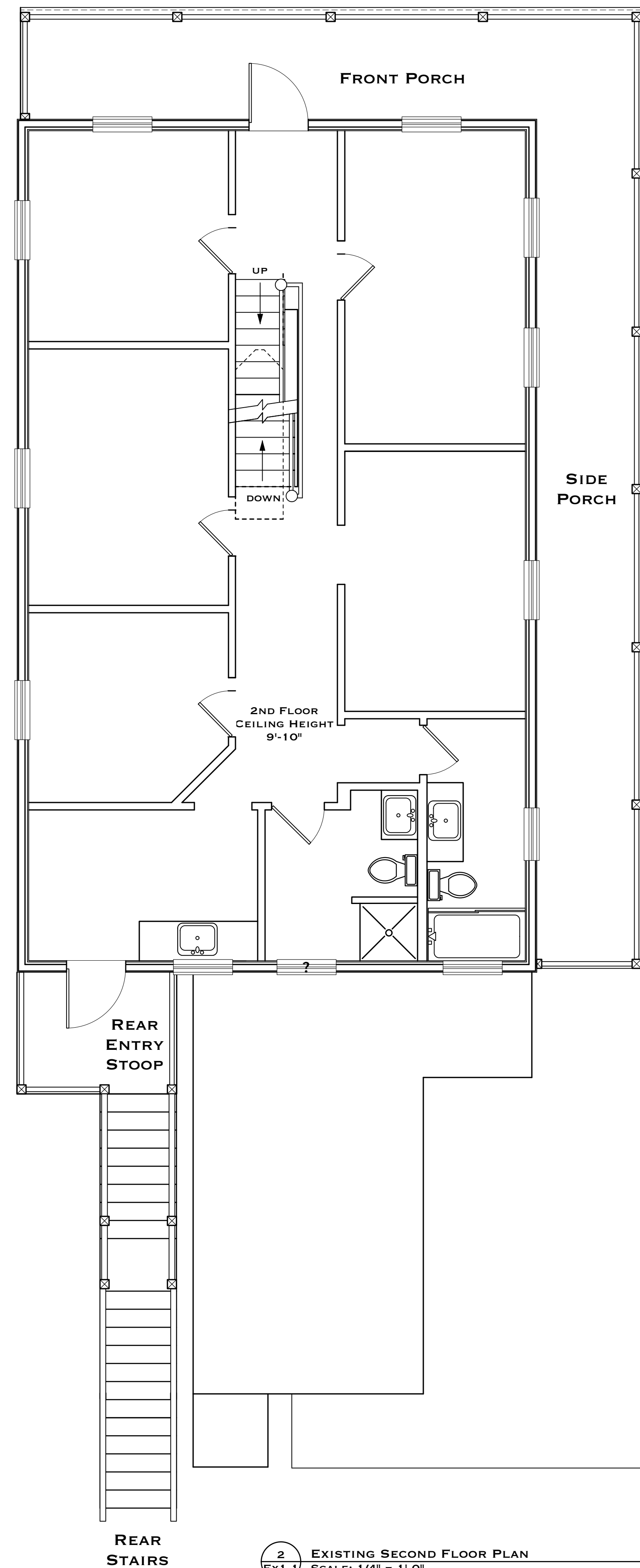
REVISION #	DATE

C1.1
SHEET #

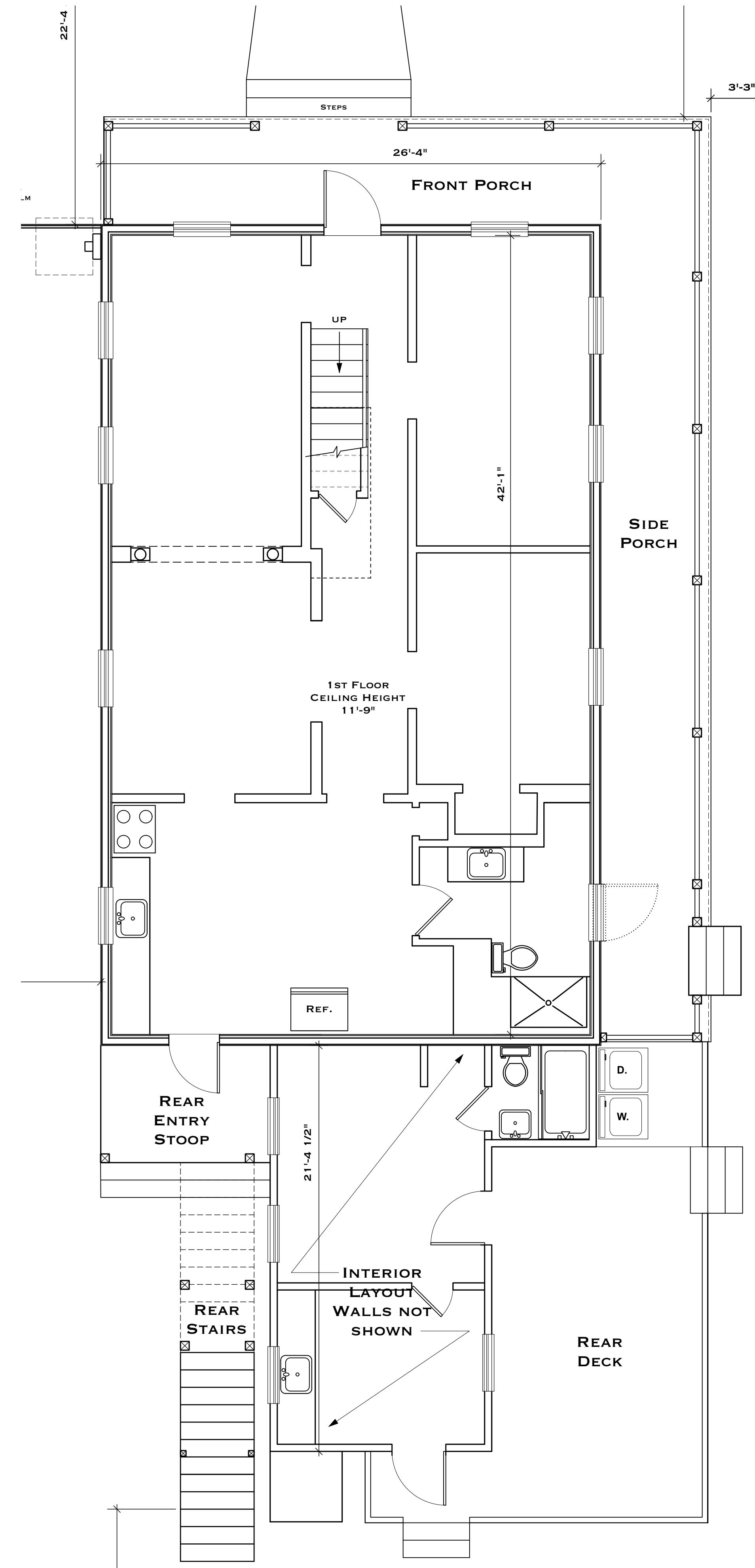
TSN
T. S. NEAL ARCHITECTS, INC.



3 EXISTING SECOND FLOOR PLAN
 EX1.1 SCALE: 1/4" = 1'-0"

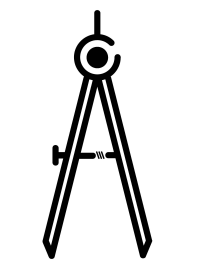


2 EXISTING SECOND FLOOR PLAN
 EX1.1 SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
 EX1.1 SCALE: 1/4" = 1'-0"

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL
 ARCHITECT INC.

22974 OVERSEAS HWY
 CUDJOE KEY, FL
 33042

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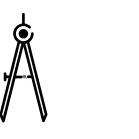
A RENOVATION FOR
 724 OLIVIA STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 EXISTING FIRST, SECOND &
 THIRD FLOOR PLAN

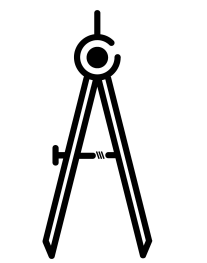
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 CHECKED: -
 DATE: 05-22-2024

REVISION #	DATE

Ex1.1
 SHEET #



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



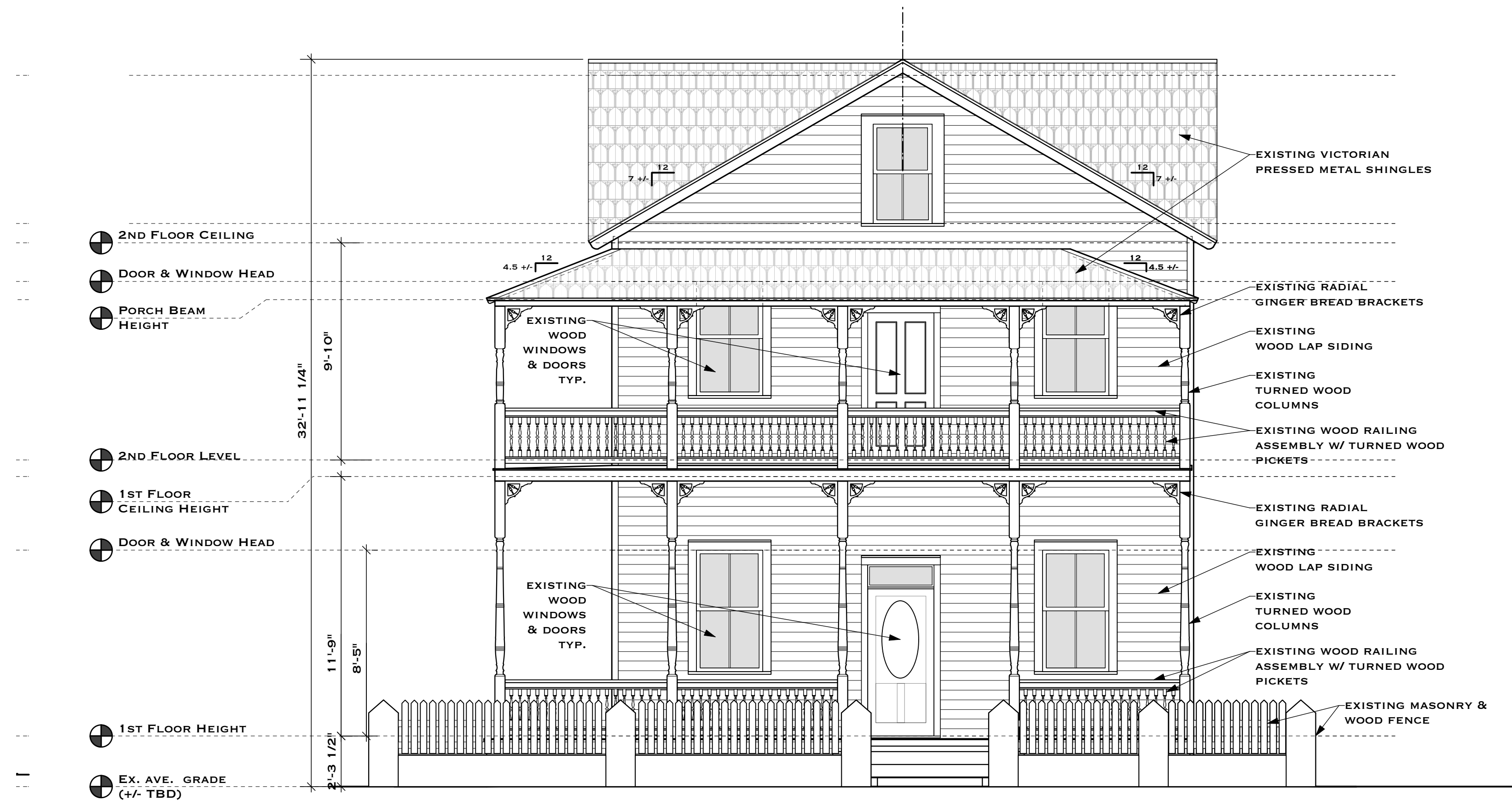
T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

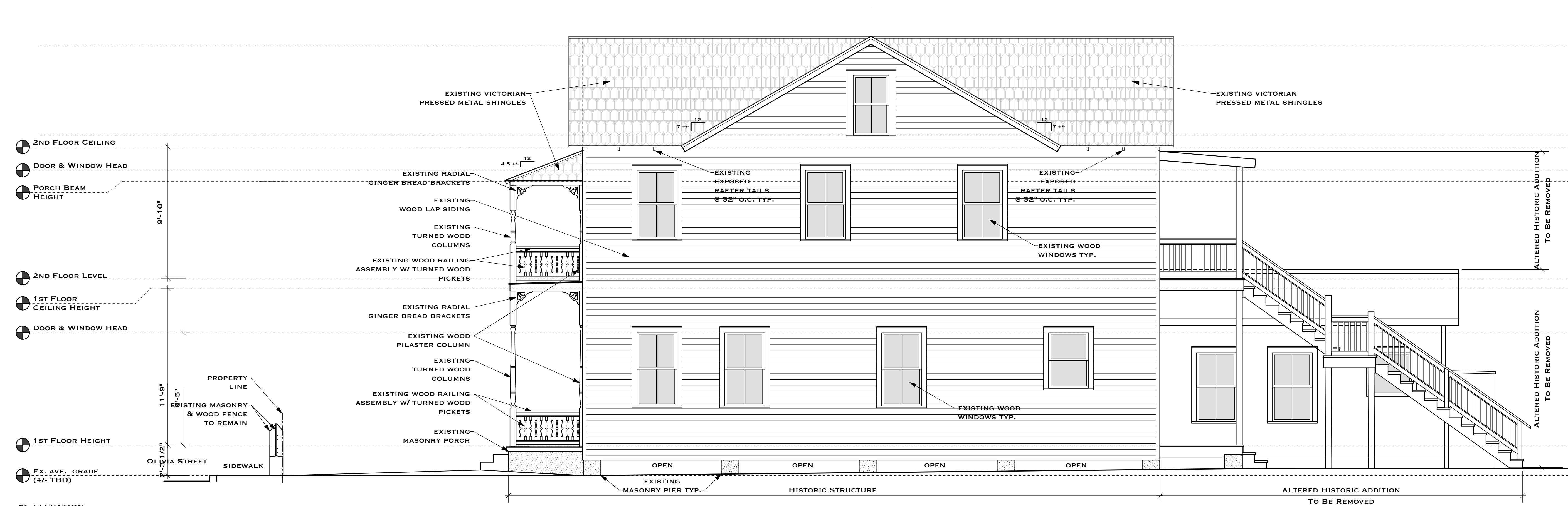
305-340-8857
251-422-9547

HARC
SUBMISSION
DRAWINGS ONLY

A RENOVATION FOR
724 OLIVIA STREET
KEY WEST, FL 33040



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



2 EXISTING ELEVATION- SIDE- WEST
SCALE: 1/4" = 1'-0"

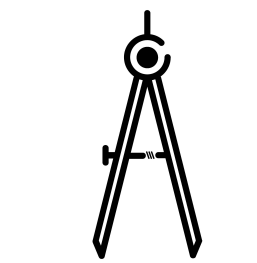
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EXISTING ELEVATIONS

DRAWN: TSN
CHECKED: -
DATE: 05-22-2024

REVISION # DATE

Ex1.2
SHEET #





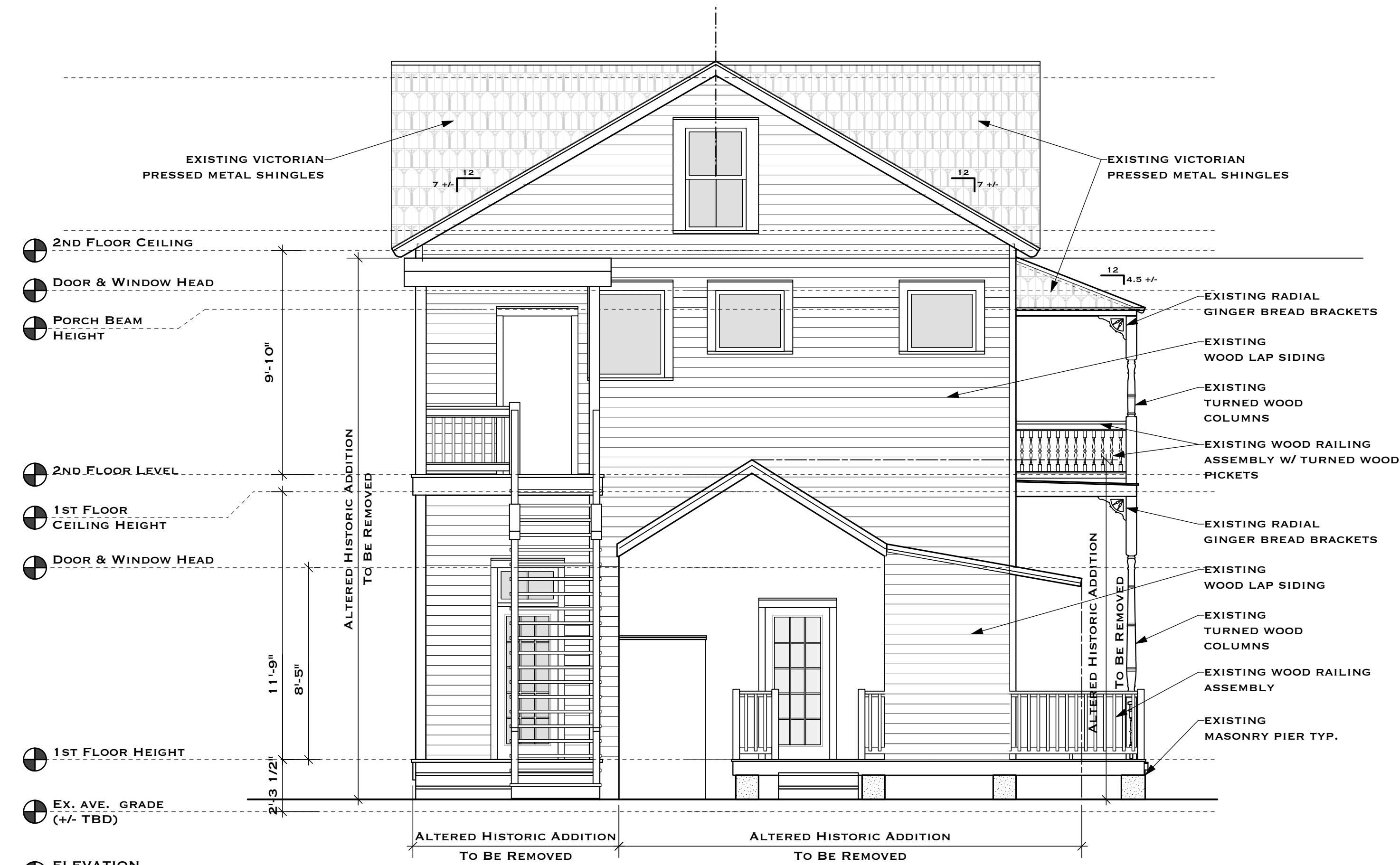
T.S. NEAL
ARCHITECT INC.

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CUDJOE KEY, FL
33042

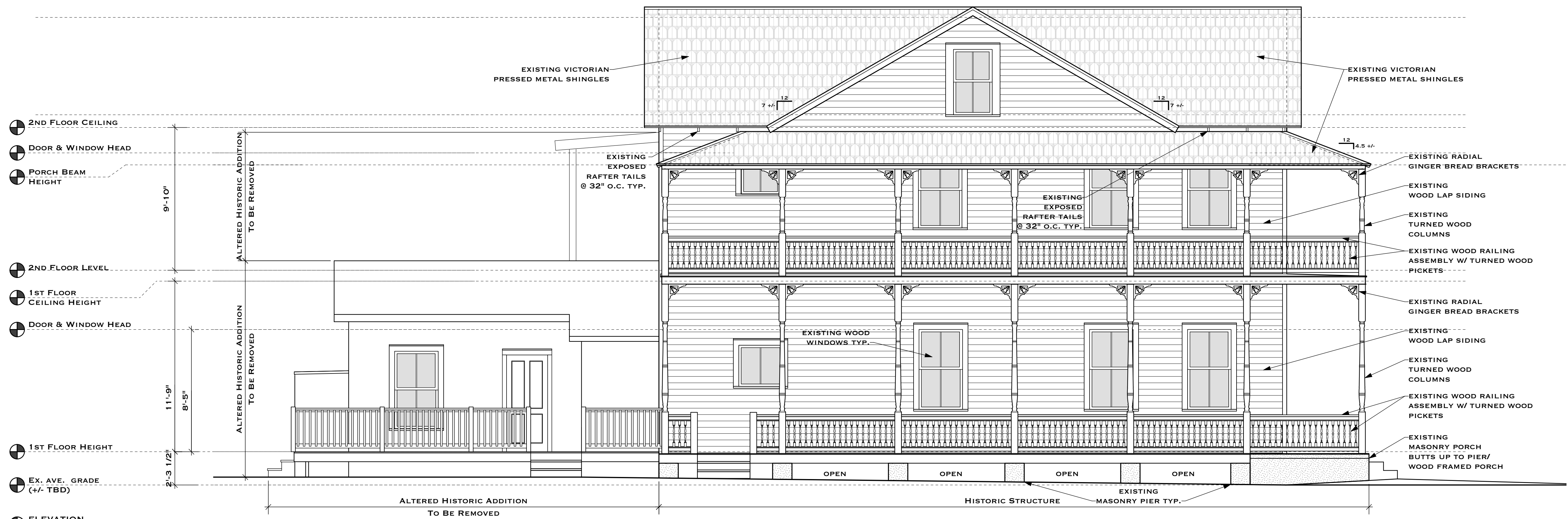
305-340-8857
251-422-9547

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DRAWINGS ONLY

A RENOVATION FOR
724 OLIVIA STREET
KEY WEST, FL 33040



1 EXISTING ELEVATION- BACK- SOUTH
SCALE: 1/4" = 1'-0"



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

DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN: TSN
CHECKED: -
DATE: 05-22-2024

REVISION # DATE

Ex1.2
SHEET #



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

HARC SUBMISSION DRAWINGS ONLY

**A RENOVATION FOR
 724 OLIVIA STREET
 KEY WEST, FL 33040**

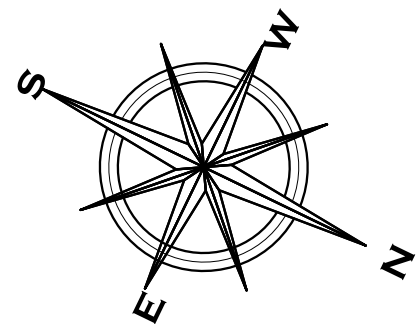
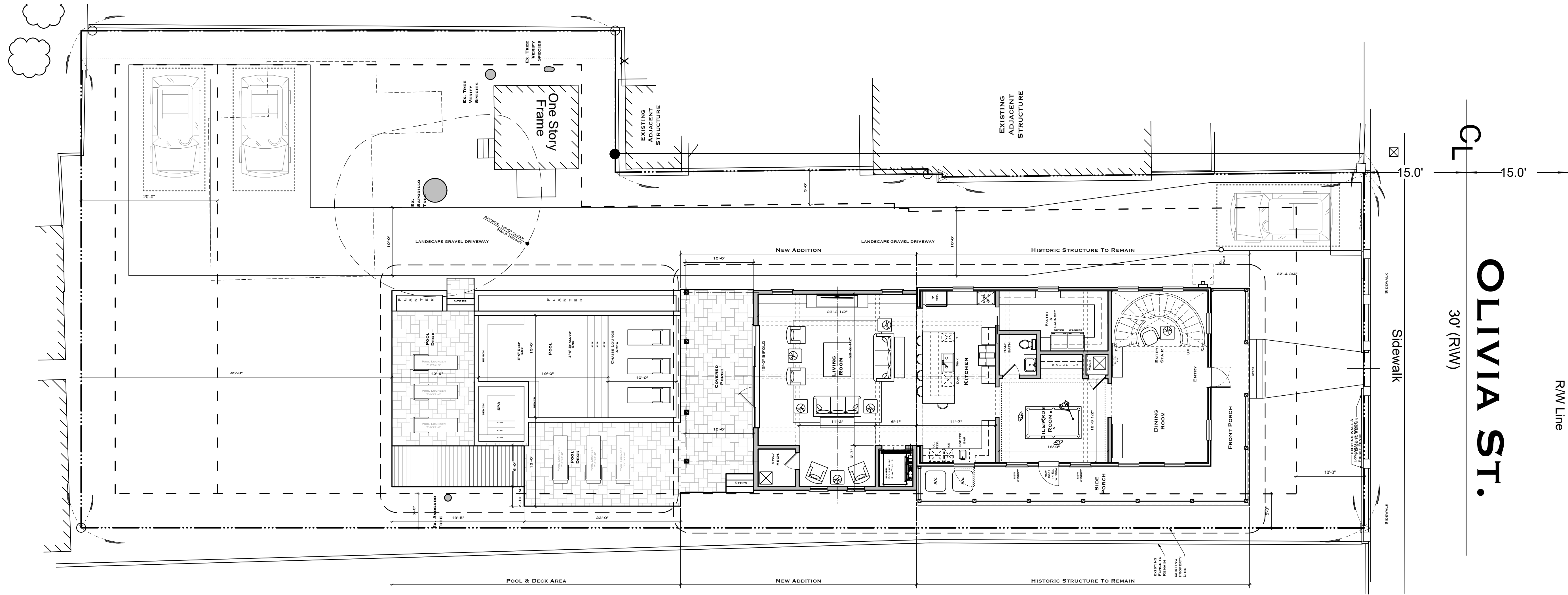
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 ARCHITECTURAL SITE PLAN**

**DRAWN: TSN
 CHECKED: -
 DATE: 05-22-2024**

A1.0 SHEET #

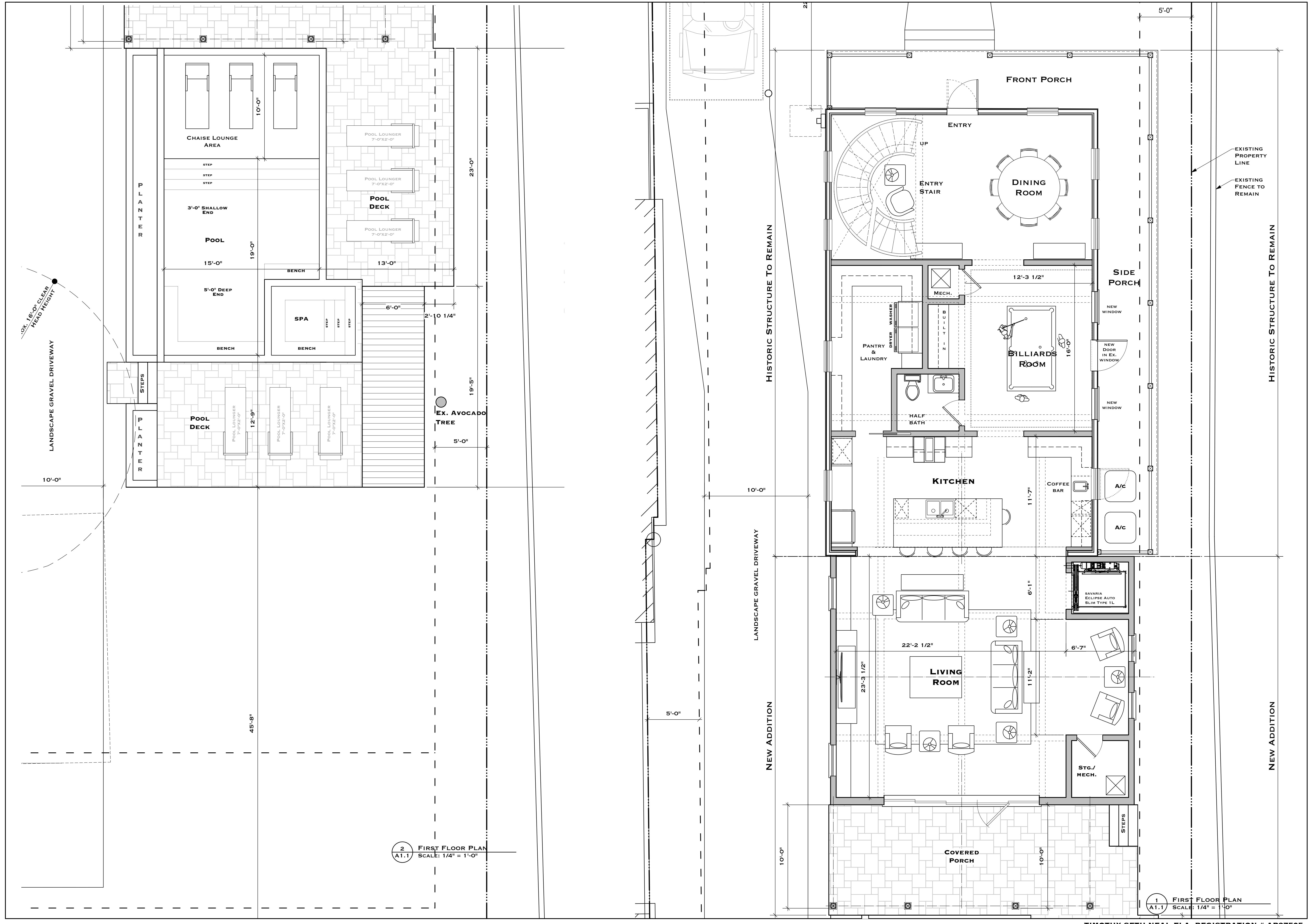
**TSN
 T. S. NEAL ARCHITECTS, INC.**

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



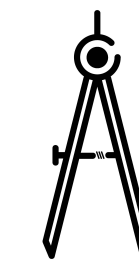
**1 ARCHITECTURAL SITE PLAN
 A1.0 SCALE: 1/8" = 1'-0"**

REVISION #	DATE



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

1 FIRST FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"



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CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

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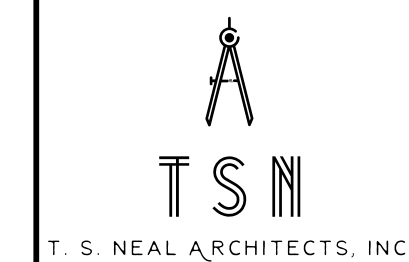
A RENOVATION FOR
724 OLIVIA STREET
KEY WEST, FL 33040

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PROPOSED SECOND FLOOR PLAN

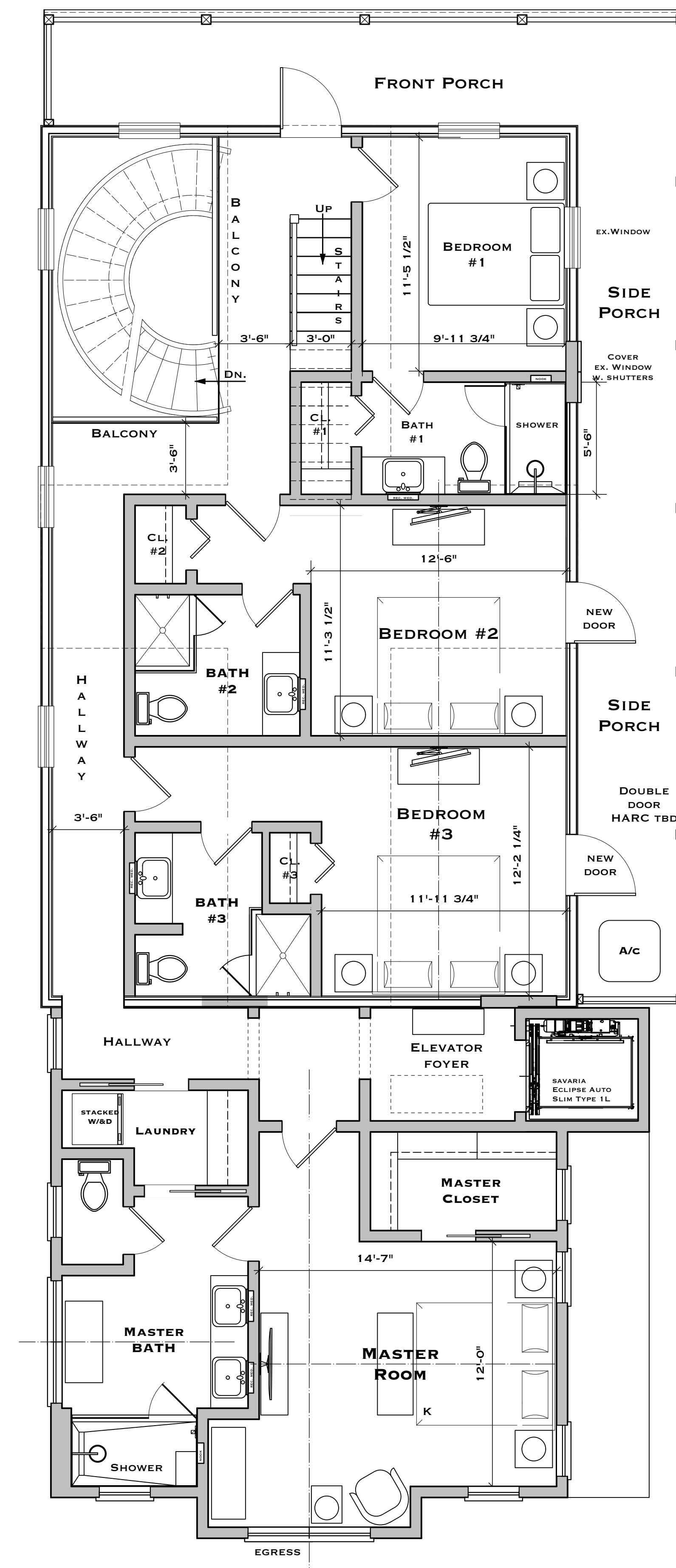
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DATE: 05-22-2024

REVISION # DATE

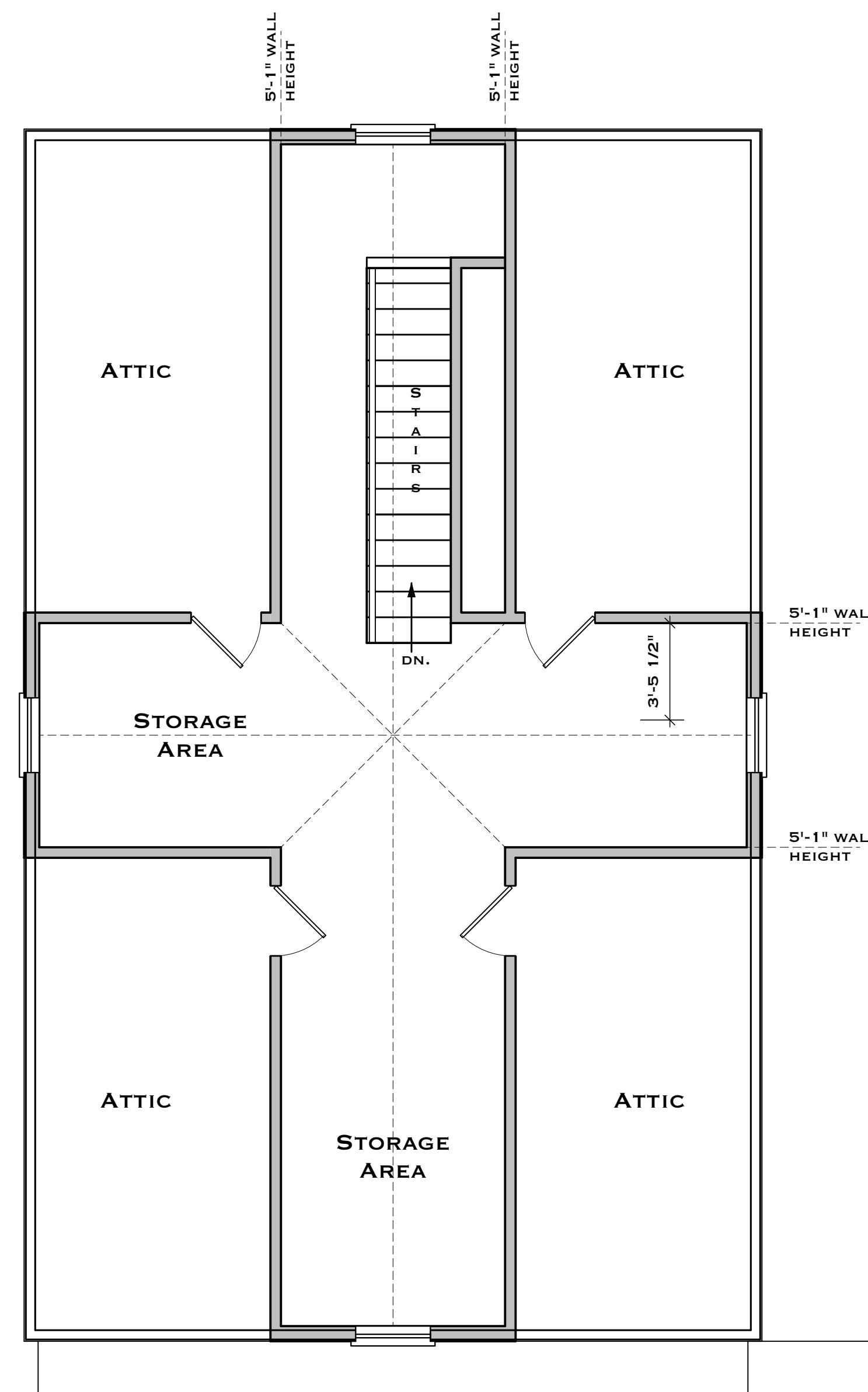
A1.2
SHEET #



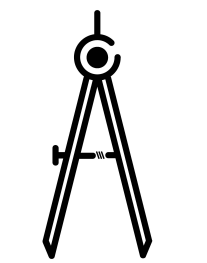
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



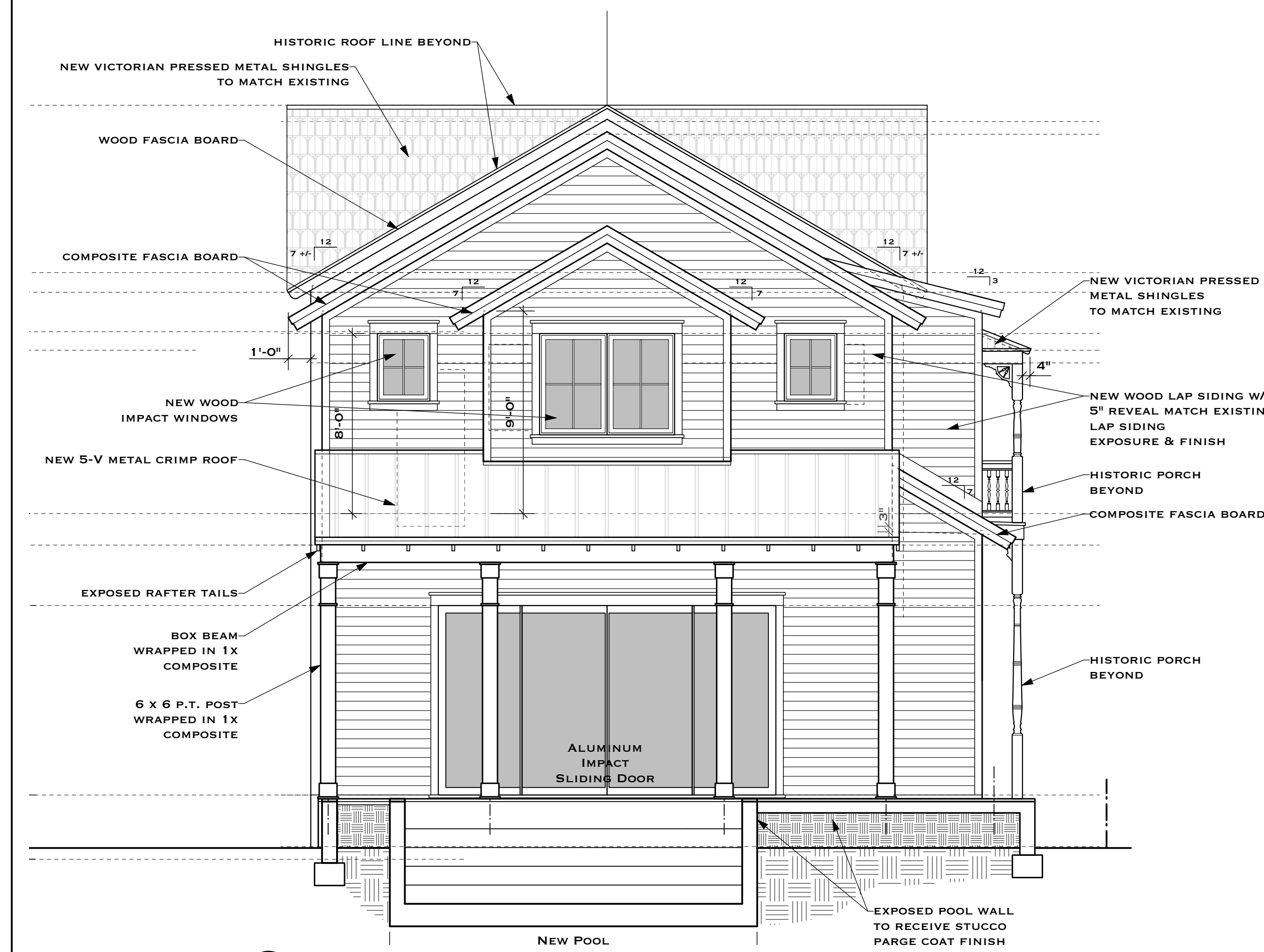
2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



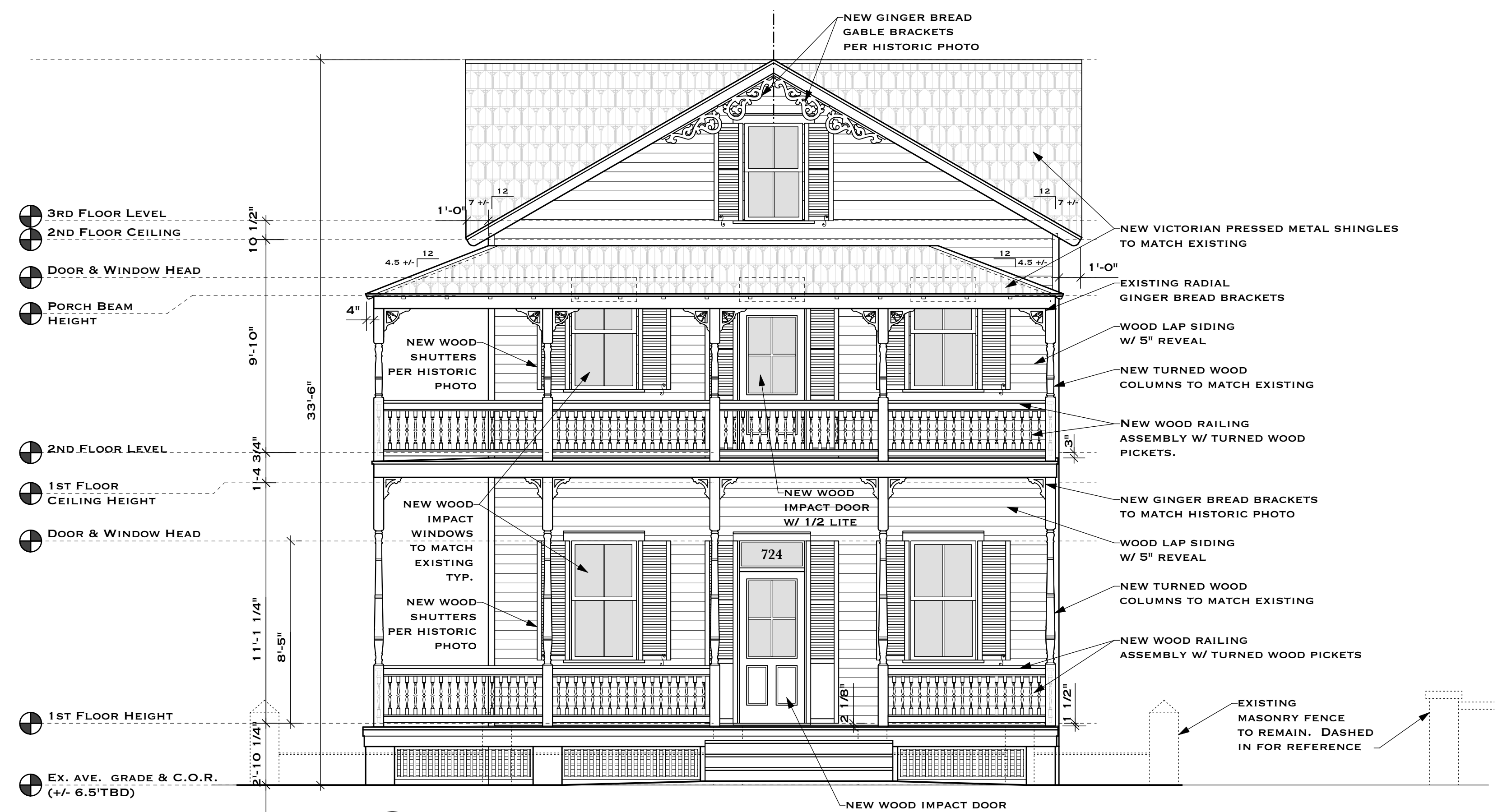
T.S. NEAL ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547

HARC SUBMISSION DRAWINGS ONLY

A RENOVATION FOR 724 OLIVIA STREET KEY WEST, FL 33040

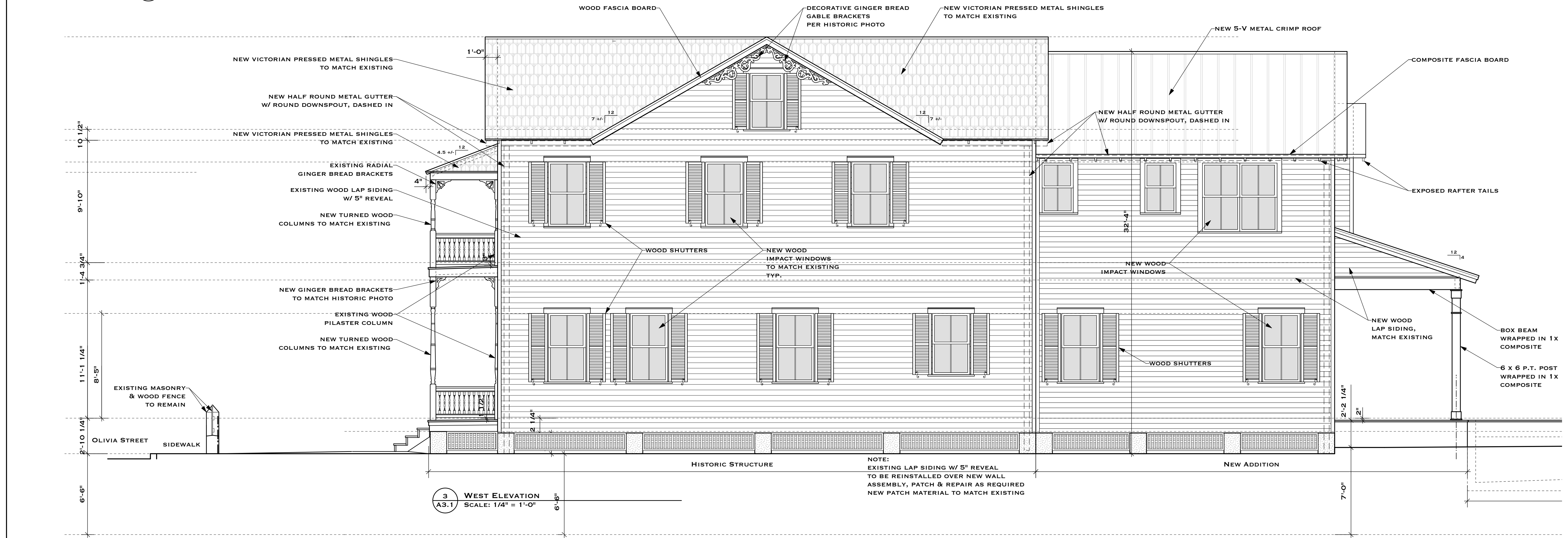


2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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

- 3RD FLOOR LEVEL
- 2ND FLOOR CEILING
- DOOR & WINDOW HEAD
- PORCH BEAM HEIGHT
- 2ND FLOOR LEVEL
- 1ST FLOOR CEILING HEIGHT
- DOOR & WINDOW HEAD
- 1ST FLOOR HEIGHT
- EX. AVE. GRADE & C.O.R. (+/- 6.5'TBD)



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

NOTE:
 EXISTING LAP SIDING W/ 5" REVEAL TO BE REINSTALLED OVER NEW WALL ASSEMBLY, PATCH & REPAIR AS REQUIRED NEW PATCH MATERIAL TO MATCH EXISTING

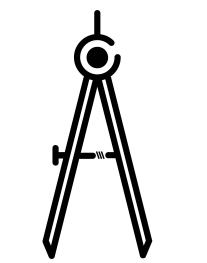
DRAWING TITLE:
 EXTERIOR ELEVATIONS

DRAWN: TSN
CHECKED:
DATE: 05-22-2024

REVISION # DATE

A3.1
 SHEET #





T.S. NEAL
ARCHITECT INC.

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CUDJOE KEY, FL
33042

305-340-8857
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HARC
SUBMISSION
DRAWINGS ONLY

A RENOVATION FOR
724 OLIVIA STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWN: TSN
CHECKED: -
DATE: 05-22-2024

REVISION # DATE

A3.2
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



1 MAIN HOUSE EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"

W POOL

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., Tuesday, June 25, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND ADDITION TO EXISTING HOUSE. RAISE THE HOUSE 7" FOR CRAWL SPACE. NEW ACCESSORY STRUCTURE AT REAR. NEW POOL, POOL DECK AND SITE IMPROVEMENTS. DEMOLITION OF REAR ONE-STORY ADDITION AND BACK STAIRCASE

#724 OLIVIA STREET

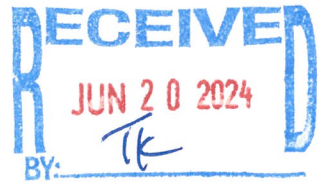
Applicant –Seth Neal, Architect Application #H2024- 0026

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

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

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

HARC POSTING AFFIDAVIT



STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared EVAN D. S. AMATO, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

- 1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 724 OLIVIA ST. KEY WEST, FLORIDA on the 20th day of JUNE, 2024.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on TUESDAY, JUNE 25, 2024, 2024.

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

The Certificate of Appropriateness number for this legal notice is #H2024-0026

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

Signed Name of Affiant:

EVAN D. S. AMATO
Date: THURSDAY, JUNE 20, 2024
Address: 1207 FLORIDA ST. KEY WEST
City: KEY WEST
State, Zip: 33040

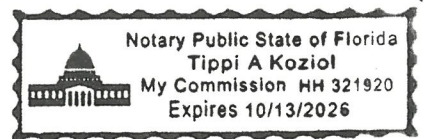
The forgoing instrument was acknowledged before me on this 20th day of June, 2024.

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

NOTARY PUBLIC

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

Notary Public - State of Florida (seal)
My Commission Expires: 10/13/2026





DANGER
CONTRACTORS ONLY
KEEP OUT

Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

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 00020350-000000
Account# 1021091
Property ID 1021091
Millage Group 10KW
Location Address 724 OLIVIA St, KEY WEST
Legal Description KW PT LOT 4 SQR 2 TR 5 A4-19 OR184-569/73 OR2394-1436 OR2396-2196 OR2396-2199 OR2396-2197/98 OR2569-2173 OR3223-0275
(Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[NATURE'S BOUNDARY LLC](#)
 11741 Road 191
 Oakwood OH 45873

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$511,095	\$523,121	\$464,636	\$475,196
+ Market Misc Value	\$7,201	\$7,201	\$7,201	\$7,201
+ Market Land Value	\$2,236,065	\$1,431,082	\$937,657	\$852,686
= Just Market Value	\$2,754,361	\$1,961,404	\$1,409,494	\$1,335,083
= Total Assessed Value	\$1,705,487	\$1,550,443	\$1,409,494	\$1,312,945
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,754,361	\$1,961,404	\$1,409,494	\$1,335,083

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,431,082	\$523,121	\$7,201	\$1,961,404	\$1,550,443	\$0	\$1,961,404	\$0
2021	\$937,657	\$464,636	\$7,201	\$1,409,494	\$1,409,494	\$0	\$1,409,494	\$0
2020	\$852,686	\$475,196	\$7,201	\$1,335,083	\$1,312,945	\$0	\$1,335,083	\$0
2019	\$804,983	\$485,755	\$7,201	\$1,297,939	\$1,193,586	\$0	\$1,297,939	\$0
2018	\$739,392	\$337,917	\$7,769	\$1,085,078	\$1,085,078	\$0	\$1,085,078	\$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)	11,467.00	Square Foot	62	188

Buildings

Building ID 1552
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 5098
Finished Sq Ft 2848
Stories 2 Floor
Condition POOR
Perimeter 350
Functional Obs 0
Economic Obs 0
Depreciation % 12
Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
Year Built 1923
EffectiveYearBuilt 2012
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CONC S/B GRND
Heating Type NONE with 0% NONE
Bedrooms 5
Full Bathrooms 2
Half Bathrooms 0
Grade 600
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,008	0	0
FHS	FINISH HALF ST	1,242	0	0
FLA	FLOOR LIV AREA	2,848	2,848	0
TOTAL		5,098	2,848	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TILE PATIO	1959	1960	6 x 10	1	60 SF	5
FENCES	2001	2002	6 x 188	1	1128 SF	5
FENCES	2001	2002	4 x 55	1	220 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/27/2023	\$3,600,000	Warranty Deed	2416053	3223	0275	01 - Qualified	Improved		
5/7/2012	\$0	Order (to be used for Order Det. Heirs, Probate in		2569	2173	19 - Unqualified	Improved		
1/16/2009	\$100	Warranty Deed		2396	2197	11 - Unqualified	Improved		

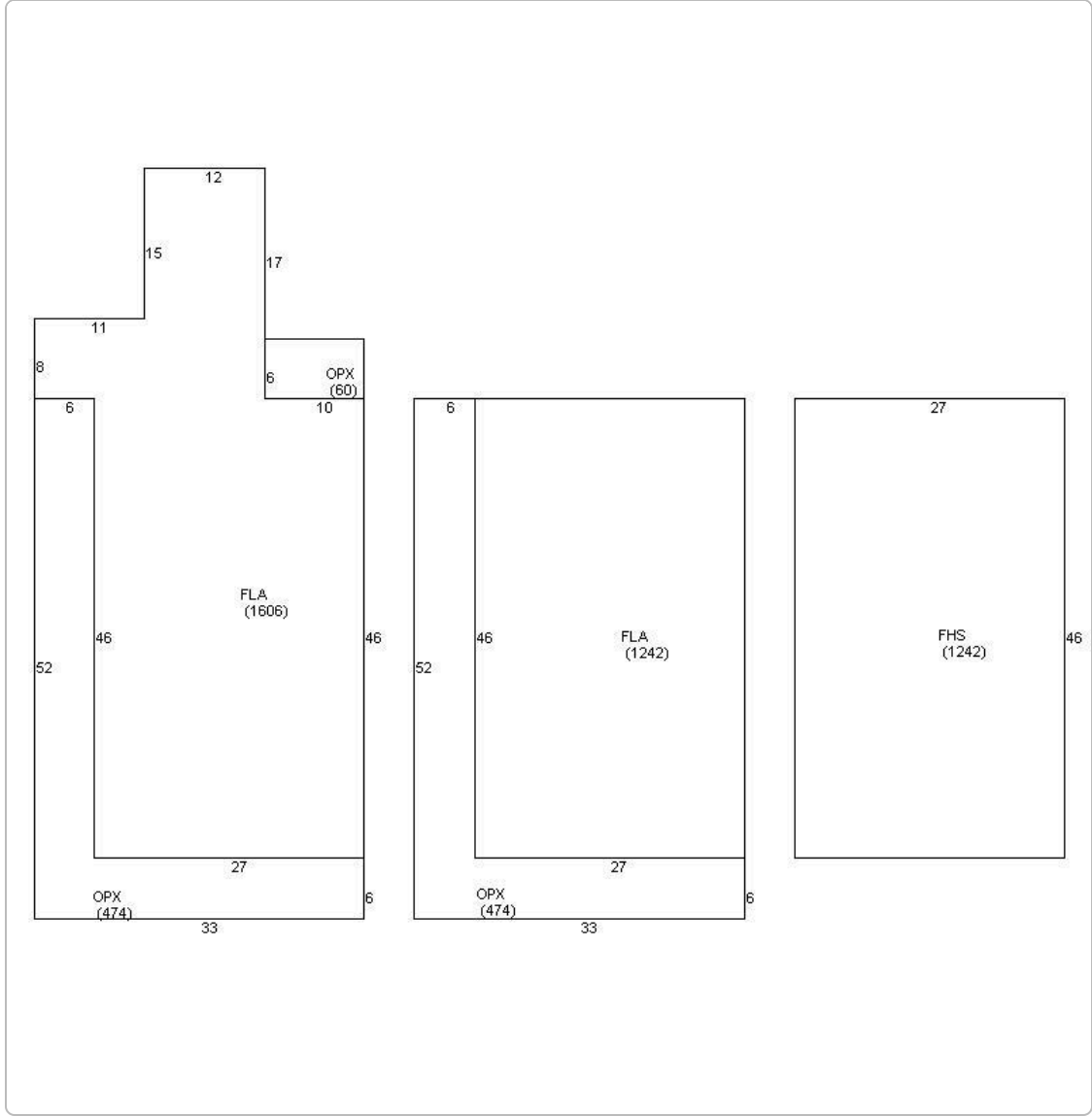
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-0537	2/17/2005	2/17/2005	\$7,800	Residential	REPAIR BROKEN PICKETS, DRYWALL, & TILE WORK.
01-2394	6/29/2001	10/30/2002	\$300	Residential	ELECTRIC
01-1836	5/3/2001		\$4,000	Residential	PAINT EXTERIOR OF HOUSE WHITE.
01-0754	2/20/2001	10/30/2002	\$500	Residential	UPGRADE ELECTRIC
00-2306	9/22/2000	10/30/2002	\$20,000	Residential	REPAIR WALL ADD FENCE
00-1175	5/5/2000		\$19,000	Residential	METAL ROOFING
99-2743	8/10/1999		\$18,000	Residential	REPAIR UPSTAIRS FLOOR
9803317	10/27/1998	12/12/1999	\$8,000	Residential	REPAIR KITCHEN & BATHROOM

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 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

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