Historic Architectural Review Commission
Staff Report for Item 4

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Matthew Crawford Historic Architectural Preservationist
Meeting Date:	September 23, 2025
Applicant:	Sandbar Design Studio Inc.
Application Number:	C2025-0074
Address:	1118 Watson Street

Description of Work:

Demolition of rear sawtooths and shed roofs. Demolition of rear shed, concrete pad, and cistern.

Site Facts:

The building under review is a historic and contributing structure within the historic district, constructed 1925 according to Tax Appraiser's data. However, this date could not be confirmed as the property is visible on the 1899 Sanborn Map, but not the 1892 Sanborn Map. This puts the construction date between 1899-1912. The site includes the main historic one-story frame structure, a rear cistern, and a rear shed not visible in the 1964 aerial photo.

Currently the house sits on piers and is located within an X flood zone.

Photo of property under review. Monroe County Library.

Photo of Property Under Review Front (East) Elevation.

1964 Aerial Showing Property Under Review.

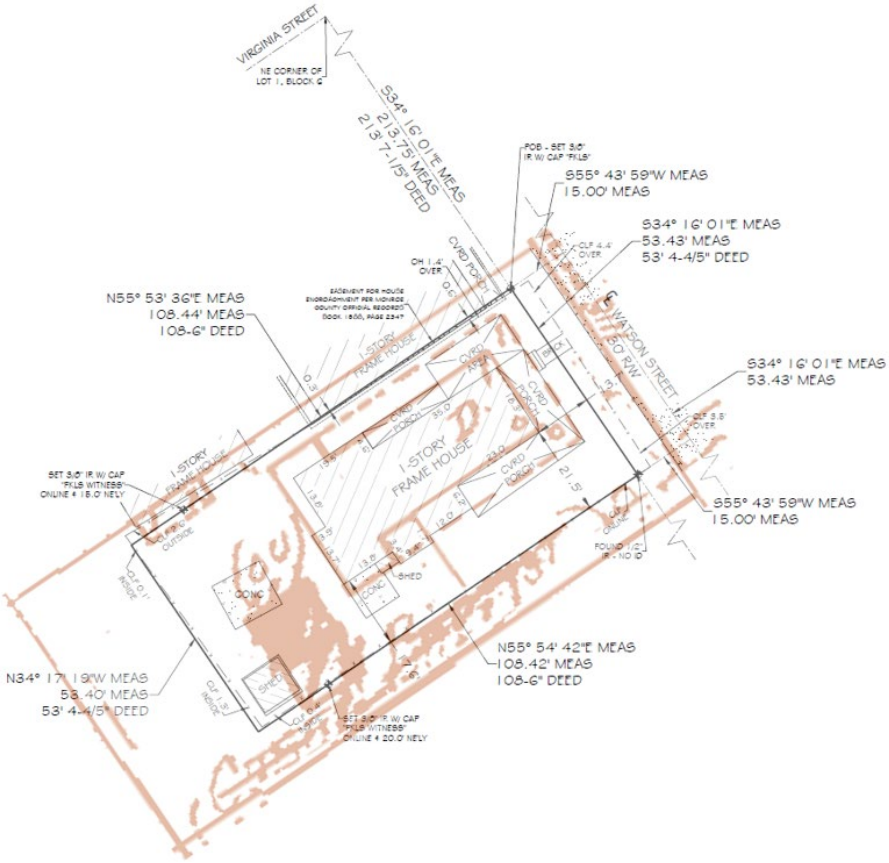
Photo of Property Under Review Front and Left (East and South) Elevations.

Photo of Property Under Review Left (South) Elevation.

Photo of Property Under Review Rear (West) Elevation. Note the Cistern.

Photo of Rear Shed Proposed to be Demolished.

Photo of Property Under Review Front and Right (East and North) Elevations.



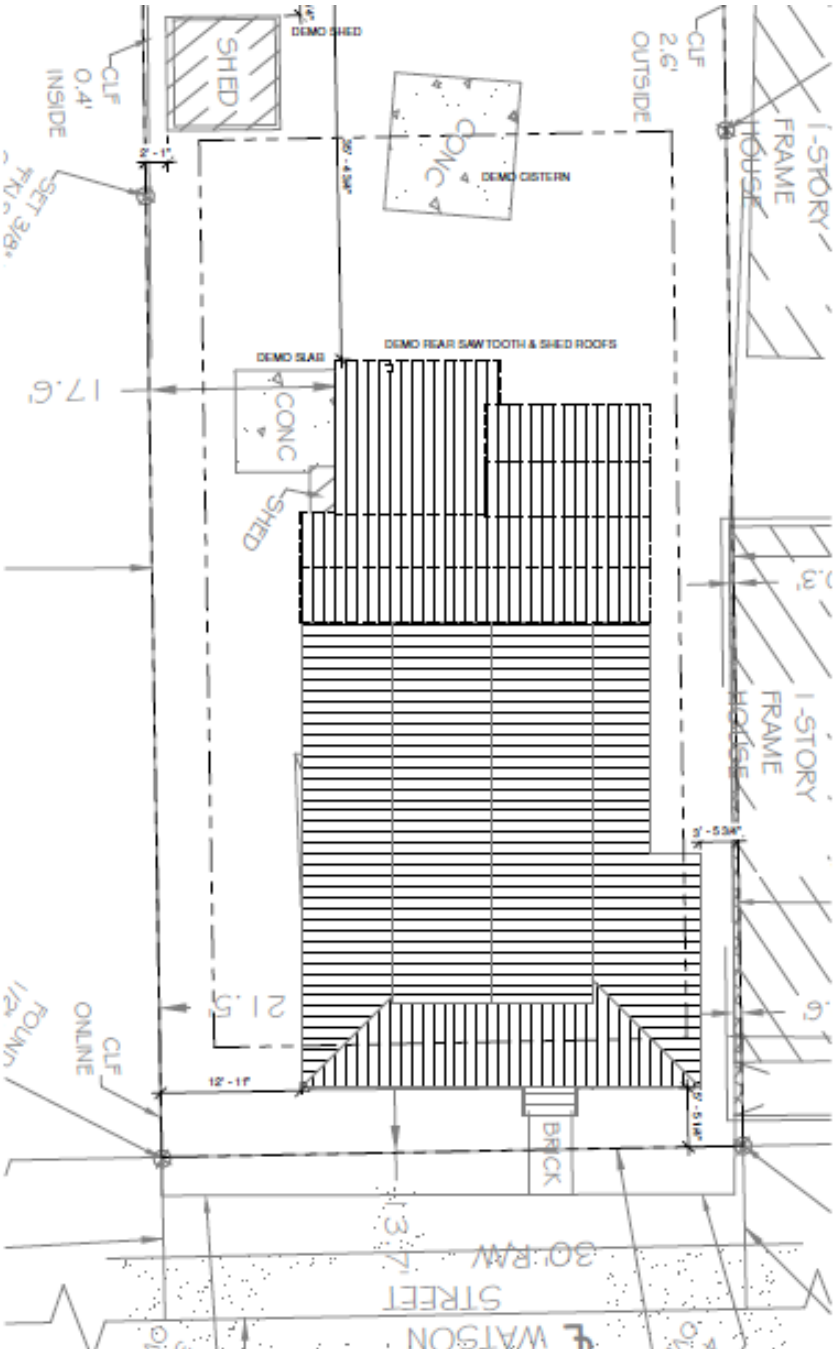
1962 Sanborn Map and Current Survey

Ordinance Cited on Review:

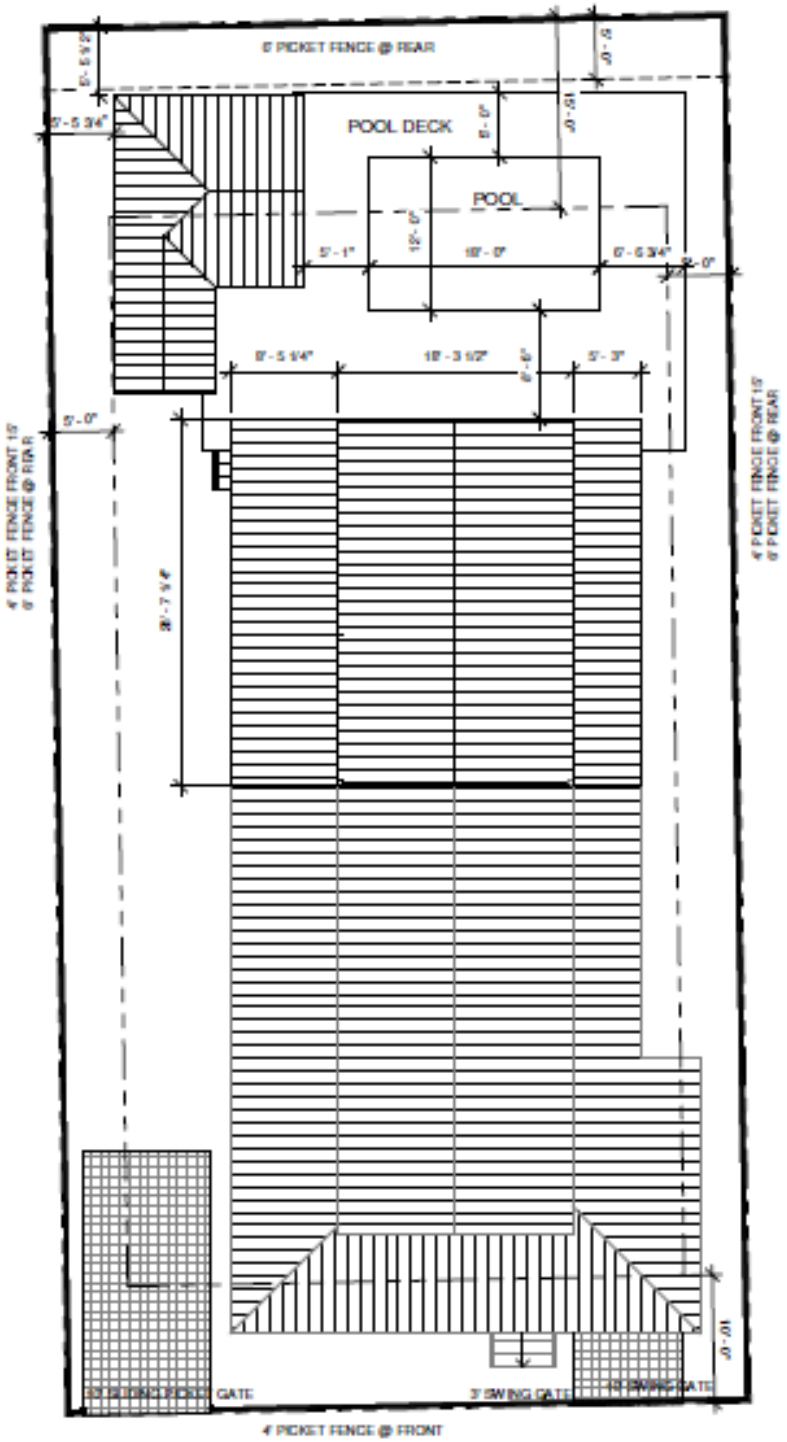
• Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
• Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

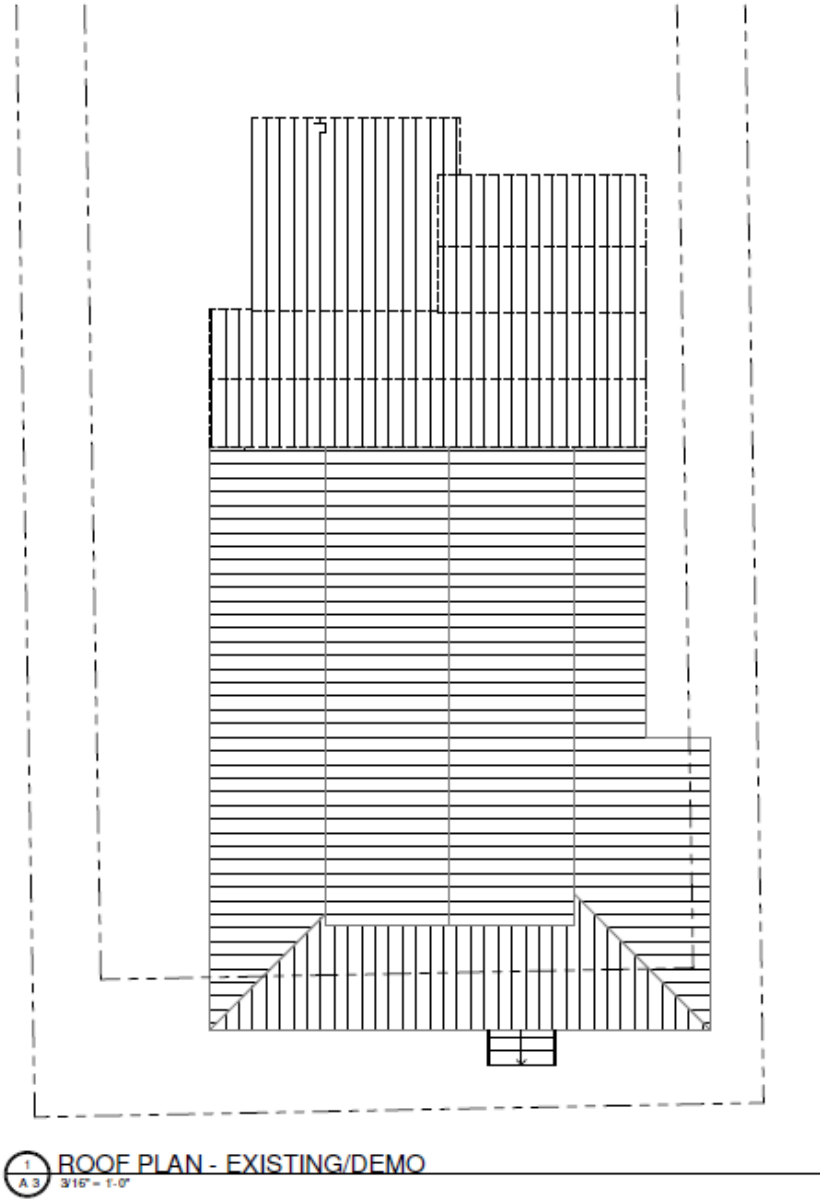
A Certificate of Appropriateness is currently under review for the demolition of rear sawtooths and shed roofs. A non-historic shed, concrete pad, and historic cistern are also proposed to be demolished.



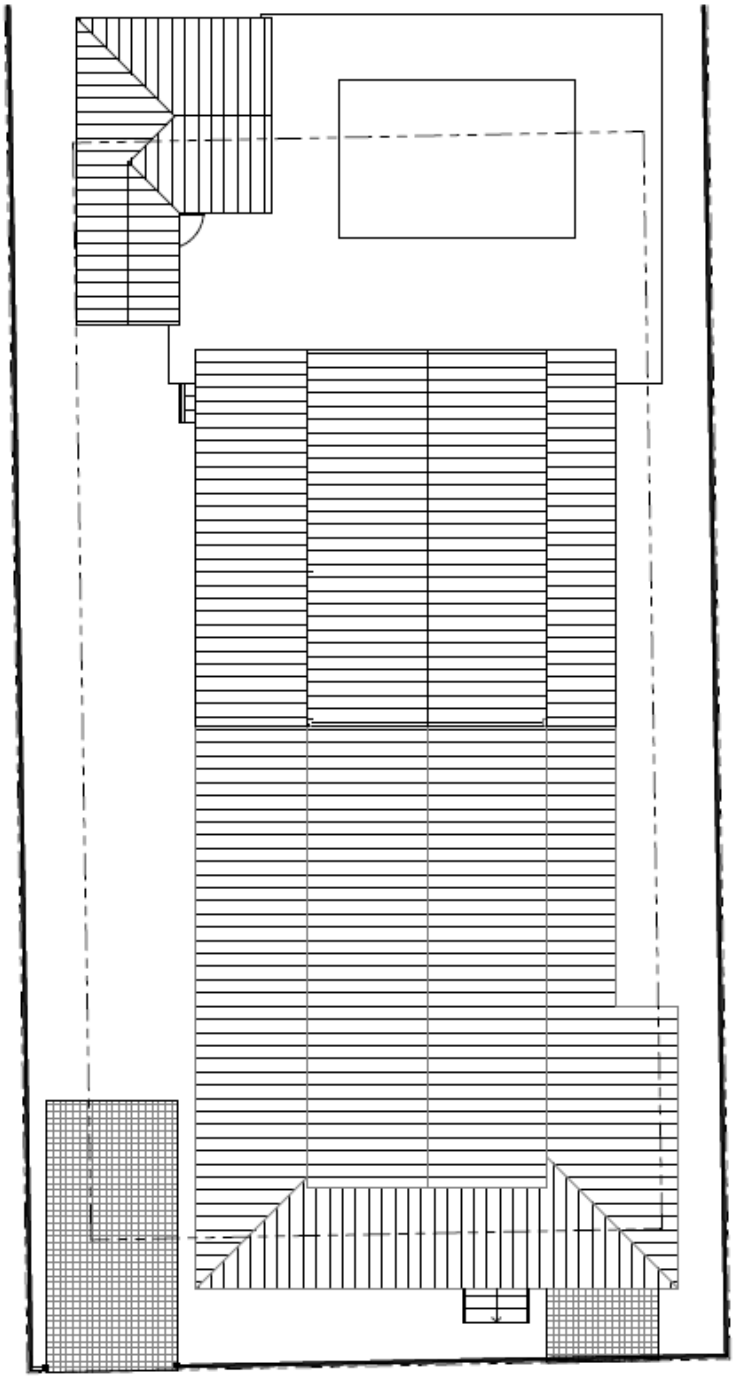
Existing Site Plan



Proposed Site Plan.

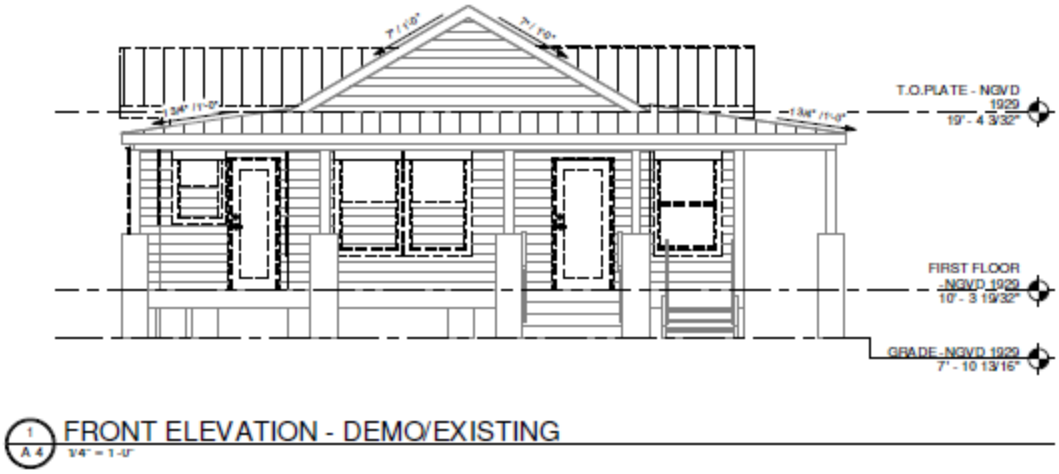


Current Roof Plan.

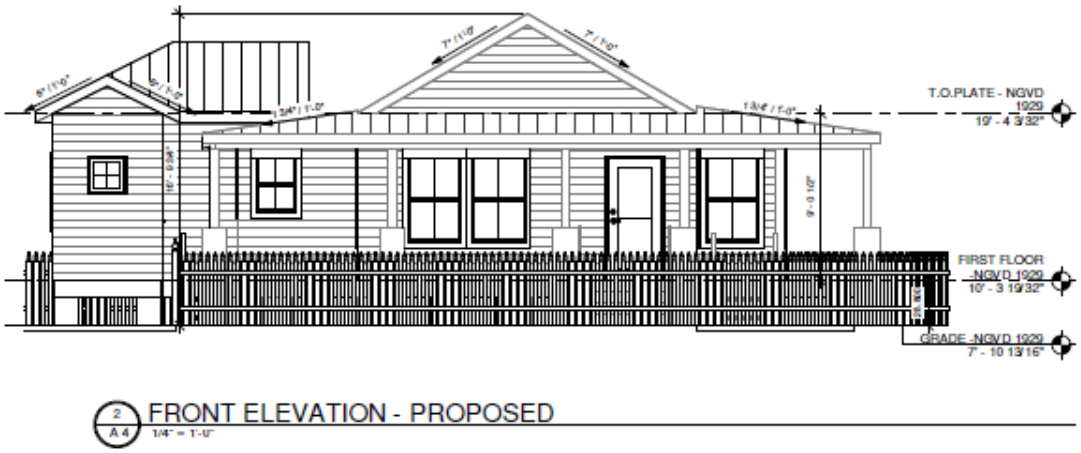


2 A 3 ROOF PLAN - PROPOSED
3/16" = 1'-0"

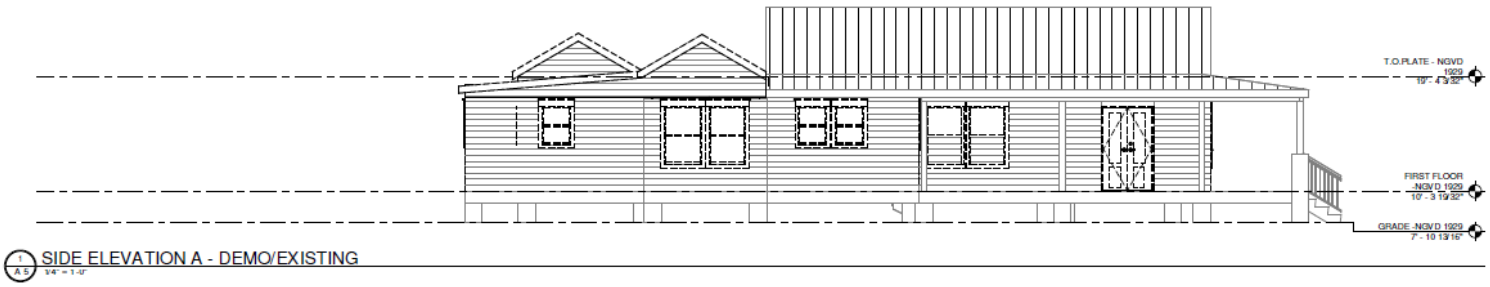
Proposed Roof Plan.



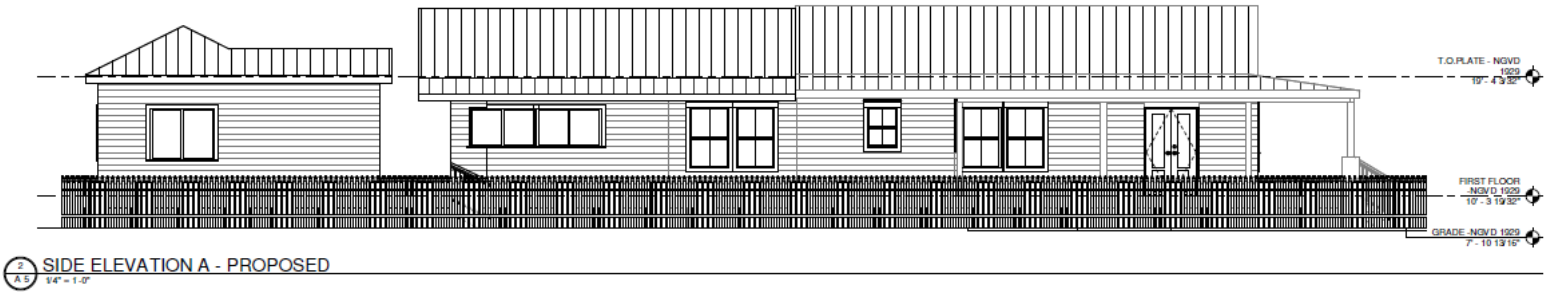
Current Front (East) Elevation.



Proposed Front (East) Elevation.

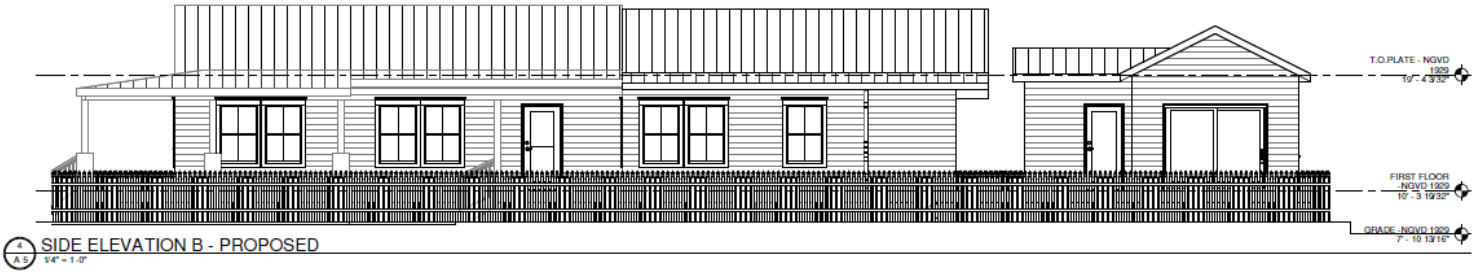


Current Left (South) Elevation.

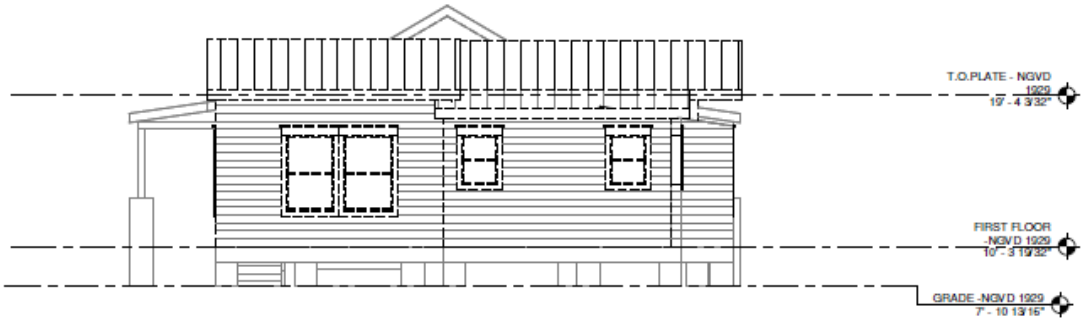


Proposed Left (South) Elevation.

Current Right (North) Elevation.

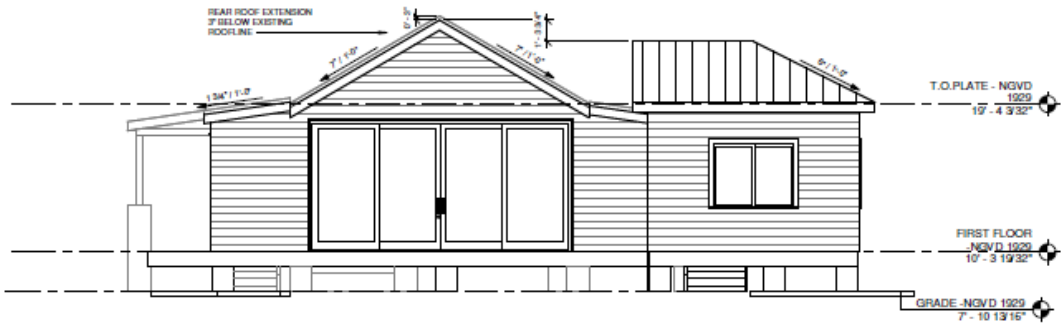


Proposed Right (North) Elevation.



3 A 4 REAR ELEVATION - DEMO/EXISTING
1/4" = 1'-0"

Existing Rear (West) Elevation.



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

Proposed Rear (West) Elevation.

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

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

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

The structure proposed for demolition is considered historic and contributing; however, the rear sawtooths and shed roof have been altered over time and are no longer significant to the structure.

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 while the main structure is modest in design, it does reflect elements of early 20th-century Key West vernacular architecture. However, the building lacks distinctive stylistic or construction features that would make it architecturally significant beyond its contributing status. Also, the features proposed to be demolished have been altered over time and do not have distinctive characteristics.

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

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

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

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

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

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

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

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

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

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

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

This is not the case.

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

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the building dates back to 1899-1912.

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

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

It is the staff's opinion that the request for demolition may be considered, as the features of the structure under review meet the criteria for demolition. Although the main house is historic and contributes to the historic district, the elements proposed to be demolished have been altered and their historical significance is limited. The proposed shed and cistern to be demolished are historic but lack any distinctive features or characteristics. If approved, the demolition will require two readings, as required for contributing structures within the historic district. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #
X-ZONW	HMDR	

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

ADDRESS OF PROPOSED PROJECT:	1118 Watson Street	
NAME ON DEED:	KW Sunshine Homes LLC	**PHONE NUMBER** 216-533-4988
OWNER'S MAILING ADDRESS:	2211 Medina Rd Suite 100	**EMAIL** asainato@priceone.cc
	Medina, OH 44256	
APPLICANT NAME:	Sandbar Design Studio, Inc	**PHONE NUMBER** 847-903-5854
APPLICANT'S ADDRESS:	29183 Camellia Lane	**EMAIL** INFO@SANDBARDESIGNSTUDIO.COM
	Big Pine Key, FL 33043	
APPLICANT'S SIGNATURE:	Erica Poole	**DATE** 07/25/2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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 X **RELOCATION OF A STRUCTURE**____ **ELEVATION OF A STRUCTURE**____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES X **NO**____ **INVOLVES A HISTORIC STRUCTURE: YES** X **NO**____
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES____ **NO** X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
NEW REAR ADDITION PER PLAN. NEW ACCESSORY STRUCTURE. NEW POOL & POOL DECK. SIDING TO MATCH EXISTING. REROOF W/ 5V CRIMP THROUGHOUT. NEW IMPACT WINDOWS/DOORS. REFER TO PLANS FOR HEIGHT, DIMENSIONS, SQUARE FOOTAGES.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
REFER TO DEMO 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

ACCESSORY STRUCTURE(S):	
ACCESSORY STRUCTURE PER PLAN. FUTURE POOL PER PLAN	
PAVERS:	**FENCES:**
PAVER DRIVES & PATHS PER PLAN.	PICKET FENCE PER PLAN. DEMO CHAIN LINK
DECKS:	**PAINTING:**
PT WOOD POOL DECK	PAINT COLOR TBD, WITH HARC APPROVAL, DURING CONSTRUCTION
SITE (INCLUDING GRADING, FILL, TREES, ETC):	**POOLS (INCLUDING EQUIPMENT):**
	FUTURE POOL PER PLAN, IN REAR YARD
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	**OTHER:**
AC & POOL EQUIP. AT REAR OF HOUSE	

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1118 Watson Street
PROPERTY OWNER'S NAME:	KW SUNSHINE HOMES LLC
APPLICANT NAME:	Sandbar Design Studio, Inc

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 Tim Courtad 7/28/25 **DATE AND PRINT NAME**

DETAILED PROJECT DESCRIPTION OF DEMOLITION

DEMO OF REAR SAWTOOTHS & SHED ROOFS. DEMO OF REAR SHED, CONCRETE PAD, AND CISTERN.

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 REAR IS NOT ARCHITECTURALLY HISTORICALLY SIGNIFICANT.

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

THE RESIDENCE HAS NOT BEEN ASSOCIATED WITH SIGNIFICANT EVENTS.

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

THE RESIDENCE DOES NOT HOLD SIGNIFICANT CHARACTER, AND IS NOT ASSOCIATED WITH THE LIFE OF A SIGNIFICANT HISTORICAL FIGURE.

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

THE SITE HAS NO HISTORIC EVENTS ASSOCIATED WITH IT.

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

THE RESIDENCE DOES NOT EXEMPLIFY THE CULTURAL, POLITICAL, ECONOMIC, SOCIAL, OR HISTORIC HERITAGE OF THE CITY.

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

THE RESIDENCE DOES NOT PORTRAY THE ENVIRONMENT IN AN ERA OF HISTORY CHARATERIZED BY A DISTINCTIVE ARCHITECTURAL STYLE. THE HOME HAS CHANGED CONFIGURATION OVER THE YEARS.

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

THE SITE IS NOT RELATED TO A PARK/SQUARE OR SIGNIFICANT AREA

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

THE RESIDENCE AND SITE DO NOT CONTAIN UNIQUE/SINGULAR CHARACTERISTICS.

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

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

THE RESIDENCE AND SITE HAVE NOT YIELDED AND ARE NOT LIKELY TO YIELD INFORMATION IMPORTANT TO HISTORY.

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

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

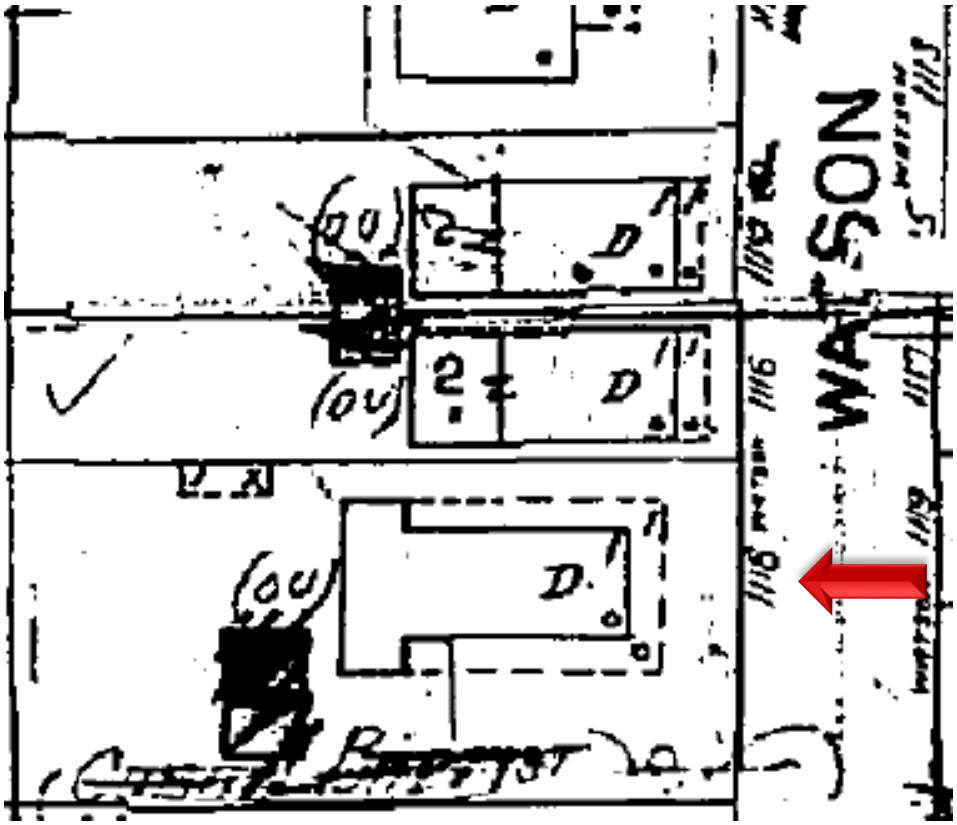
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

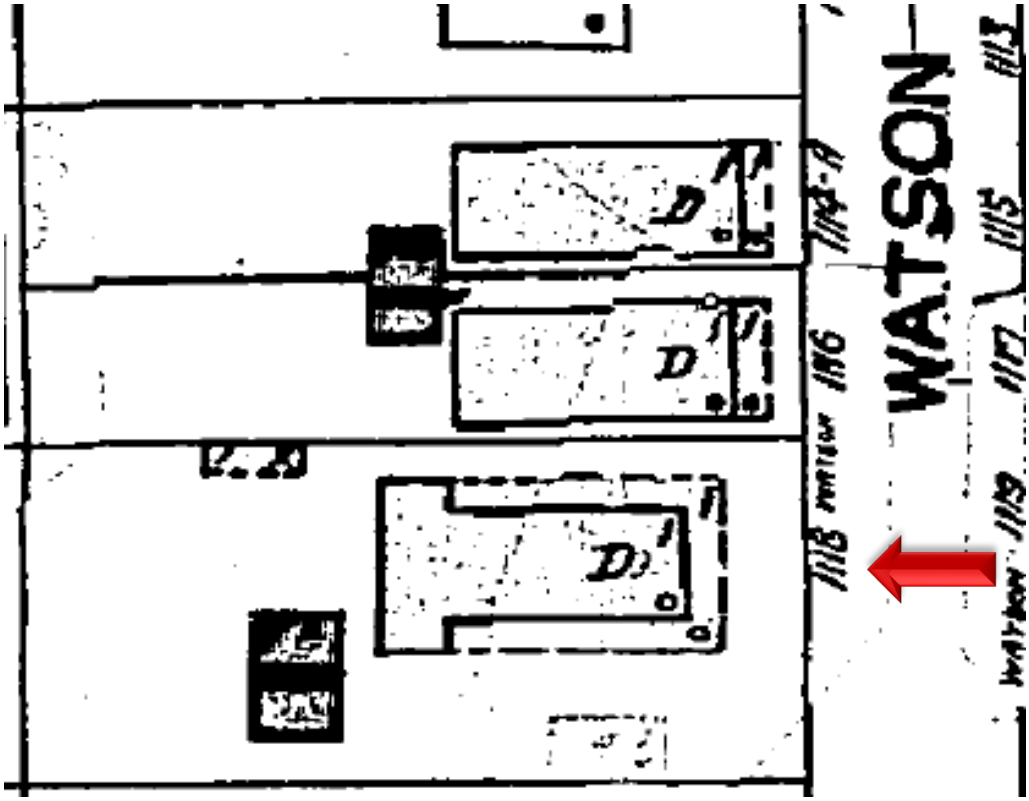
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

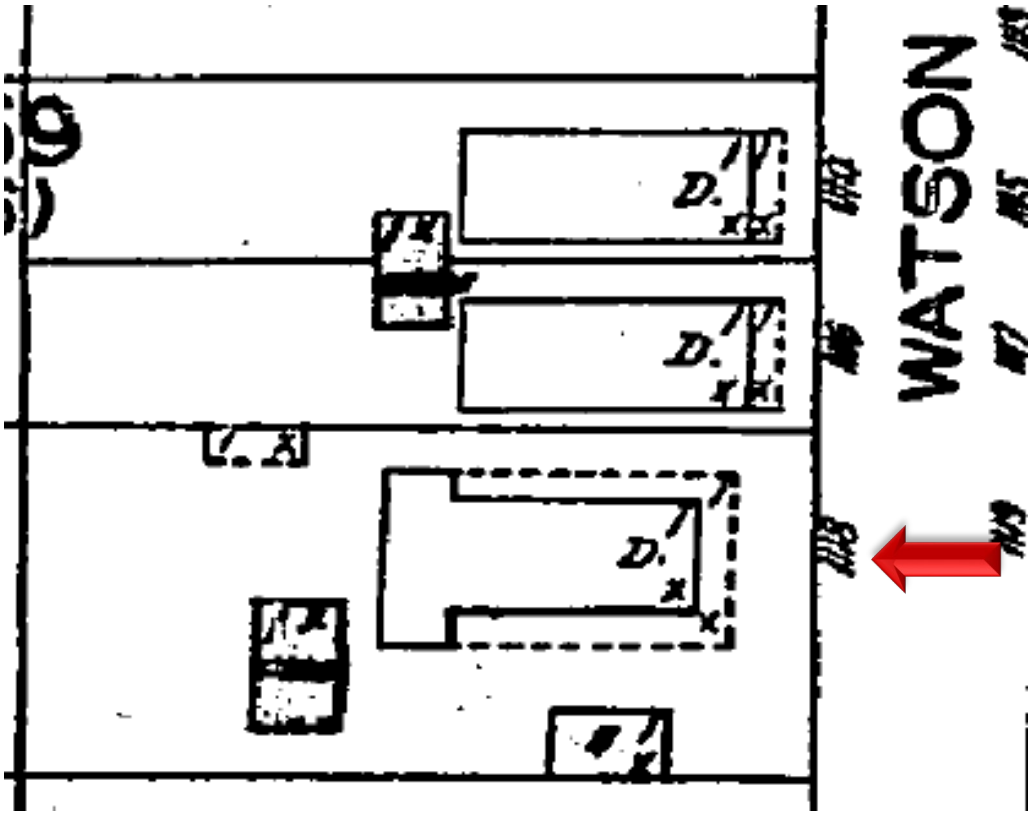
SANBORN MAPS



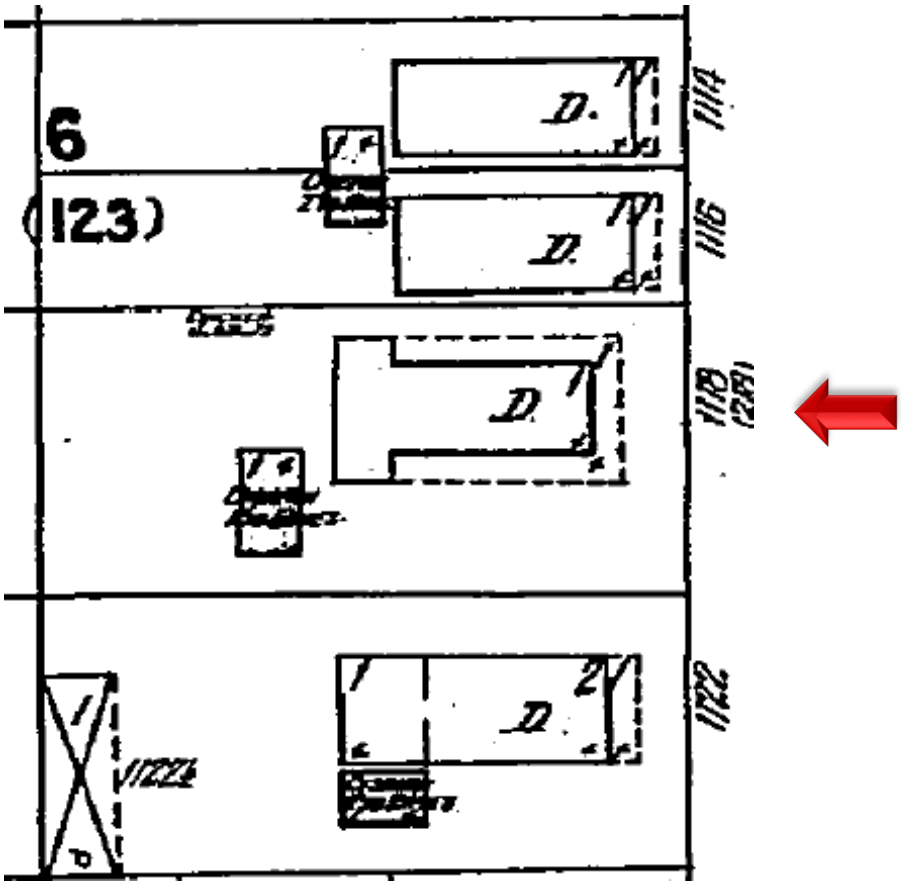
1962 Sanborn Map



1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map

PROJECT PHOTOS

29183 Camellia Lane
Big Pine Key, FL 33043
Phone: 847. 903.5854
E-Mail: info@sandbardesignstudio.com

PHOTOS OF RESIDENCE

TRUMAN & CO.
292-2244

NO
PARKING

NO
PARKING

1118

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON S34°16'01"E ASSUMED ALONG THE CENTERLINE OF WATSON STREET.

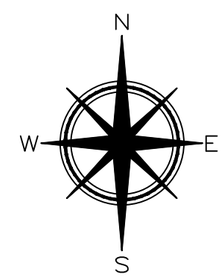
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

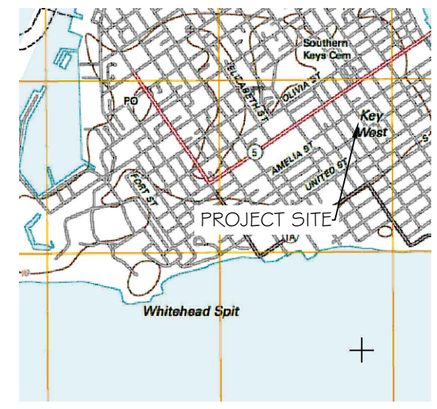
ADDRESS:
1118 WATSON ST
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

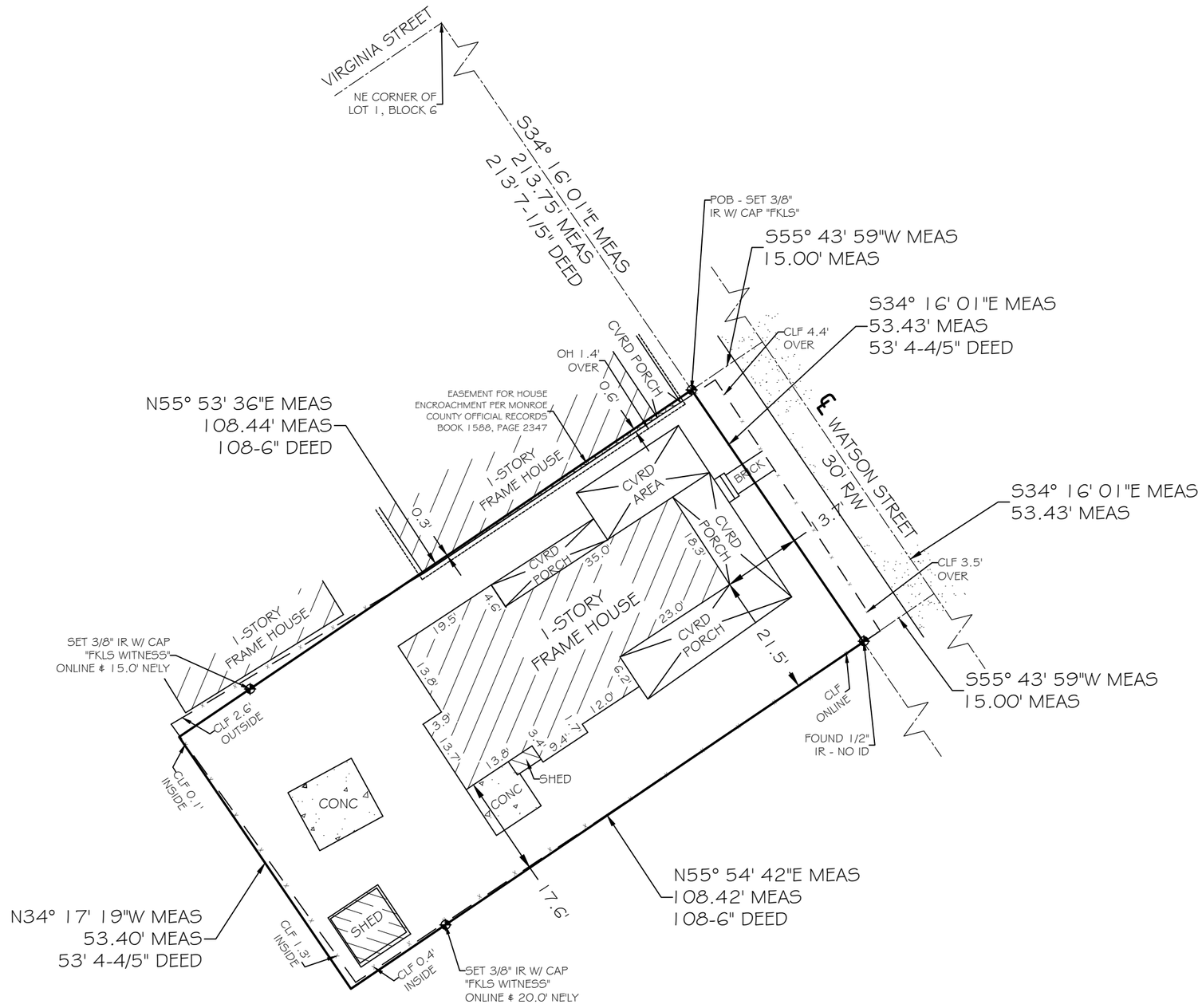
MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS
SEC. 05-T68S-R25E



SURVEYOR NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- THE EASEMENT FOR THE HOUSE ENCROACHMENT AT 1116 WATSON STREET, PER MONROE COUNTY OFFICIAL RECORDS BOOK 1588, PAGE 2347 REFERENCES AWNINGS ON THE SIDE OF THE HOUSE ENCROACHING ONTO THE 1118 WATSON STREET PROPERTY. THERE WERE NO AWNINGS ON THE SAID 1116 WATSON STREET PROPERTY OBSERVED AT THE TIME OF FIELD WORK.

LEGEND

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

1"=20'
0 10 20 40

TOTAL AREA = 5,791.91 SQFT±

CERTIFIED TO -

Douglas C. Leohr Trust;
Old Republic National Title Insurance Company;
Oropeza Stones Cardenas PLLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE (SEE NOTE)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

LEGAL DESCRIPTION -

Lot Nine (9) of Square Six (6) in Tract Thirteen (13) according to Watson's Subdivision of part of said Tract Thirteen (13) on Island of Key West, recorded in Book 1, Page 209, Monroe County Records. Commencing at a point on Watson Street 213 feet 7-1/5 inches from the corner of Virginia and Watson Streets and runs thence along Watson Street Southeasterly Fifty-Three feet four and four-fifths inches (53'4-4/5"); thence at right angles Southwesterly along the line bounding lots 9 and 11 one hundred eight feet six inches (108' - 6"); thence at right angles Northwesterly Fifty-three feet four and four-fifths inches (53'-4-4/5"); thence at right angles Northeasterly along boundary line of lot seven one hundred eight feet six inches (108'-6"). Reference being had to Deed from J.A. Waddell to Mary A. Johnson dated March 29, 1889 and recorded in Book PP, Page 149, Monroe County, Florida Records.

SCALE:	1"=20'
FIELD WORK DATE	05/09/2025
MAP DATE	05/14/2025
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO.:	25-121

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSemail@Gmail.com

PROPOSED DESIGN

LOCATION MAP

BUILDING DATA

1118 WATSON STREET
KEY WEST, FL 33040

SITE DATA:
ZONING HMDR

LEGAL DESCRIPTION:
Lot Nine (9) of Square Six (6) in Tract Thirteen (13) according to Watson's Subdivision of part of said Tract Thirteen (13) on Island of Key West, recorded in Book I, Page 209, Monroe County Records. Commencing at a point on Watson Street 213 feet 7-1/5 inches from the corner of Virginia and Watson Streets and runs thence along Watson Street Southeasterly Fifty-Three feet four and four-fifths inches (53'4-4/5"); thence at right angles Southwesterly along the line bounding lots 9 and 11 one hundred eight feet six inches (108' - 6"); thence at right angles Northwesterly Fifty-three feet four and four-fifths inches (53'-4-4/5"); thence at right angles Northeasterly along boundary line of lot seven one hundred eight feet six inches (108'-6"). Reference being had to Deed from J.A. Waddell to Mary A. Johnson dated March 29, 1889 and recorded in Book PP, Page 149, Monroe County, Florida Records.

RE #: 00031820-000000

MAX BUILDING HEIGHT = 30' FROM COR OR LAG, WHICHEVER IS LOWER.
LAG IS LOWER THAN COR.

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

FLOOD DESIGN CRITERIA: ASCE12-24

COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-ZONE
DESIGN FLOOD ELEVATION: X-ZONE

SCOPE OF WORK:

DEMO OF EXISTING CISTERN, SHED, AND CONCRETE PAD. DEMO EXISTING REAR SAW-TOOTH AND SHED ROOFS. NEW 121.8 SF REAR ADDITION. MATCH ROOF LINE TO REAR OF HOUSE. NEW 213.7 SF ACCESSORY STRUCTURE. NEW POOL AND DECK PER PLAN. REPAIR SIDING AS REQUIRED. NEW WINDOWS & DOORS THROUGHOUT (HARC APPROVED).

BUILDING SQUARE FOOTAGE:

EXISTING:	1,353 SF
PROPOSED:	1,474.8 SF
PROPOSED ACCESSORY:	213.7 SF

CONTRACTOR GENERAL NOTES:
- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.

2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.

5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION, LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.

6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.

8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.

9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.

10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.

11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.

12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.

13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.

14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.

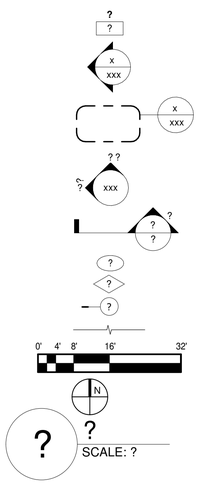
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.

16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.

17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.

18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

SYMBOLS



ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
DETAIL TAG	DETAIL NUMBER SHEET NUMBER
INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
SECTION TAG	SECTIONNUMBER SHEET NUMBER
DOOR TAG. REFER TO DOOR SCHEDULE	
WINDOW TAG. REFER TO WINDOW SCHEDULE	
WALL TAG. REFER TO WALL TYPES.	
BREAK LINE	
GRAPHIC SCALE	
NORTH ARROW	
DRAWING TITLE	DETAIL NUMBER TITLE SHEET NUMBER SCALE

CODE INFORMATION

BUILDING CODE	2023 FLORIDA BUILDING CODE, 8TH EDITION
MECHANICAL CODE:	2023 FLORIDA MECHANICAL CODE
PLUMBING CODE	2023 FLORIDA PLUMBING CODE
ELECTRICAL CODE:	2020 NATIONAL ELECTRIC CODE (NEC) NFPA
FUEL GAS CODE	2023 FLORIDA FUEL GAS CODE
ENERGY CODE:	2023 FLORIDA ENERGY CONSERVATION CODE
STANDARD LOAD DESIGN CRITERIA	ASCE 7-22
LOCAL BUILDING REQUIREMENTS:	CITY OF KEY WEST CODES AND ORDINANCES
FEMA REQUIREMENTS:	FLOOD ZONE: X-ZONE NGVD 1929
DESIGN FLOOD ELEVATION:	FLOOD ZONE: X-ZONE NGVD 1929
MAX BUILDING HEIGHT:	30' FROM COR/LAG

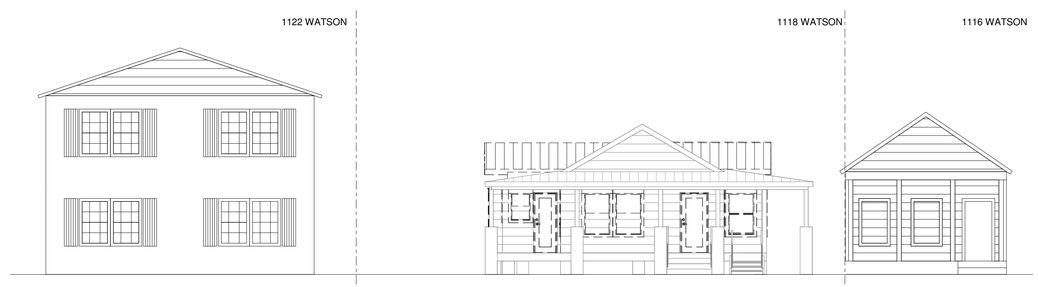
ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A/V	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

DRAWING INDEX

A 0	COVER SHEET
A 1	SITE PLAN
A 2	FLOOR PLANS
A 3	ROOF PLANS
A 4	ELEVATIONS
A 5	ELEVATIONS



2 A 0 STREET ELEVATION - EXISTING
1/8" = 1'-0"

3 A 0 STREET ELEVATION - PROPOSED
1/8" = 1'-0"

DATE:	REV. SET	DESCRIPTION
2025.07.25		HARC SUBMITTAL SET

Residential Remodel & Addition
1118 Watson Street
Key West, FL 33040

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

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ERICA HELEN POOLE - ARCHITECT
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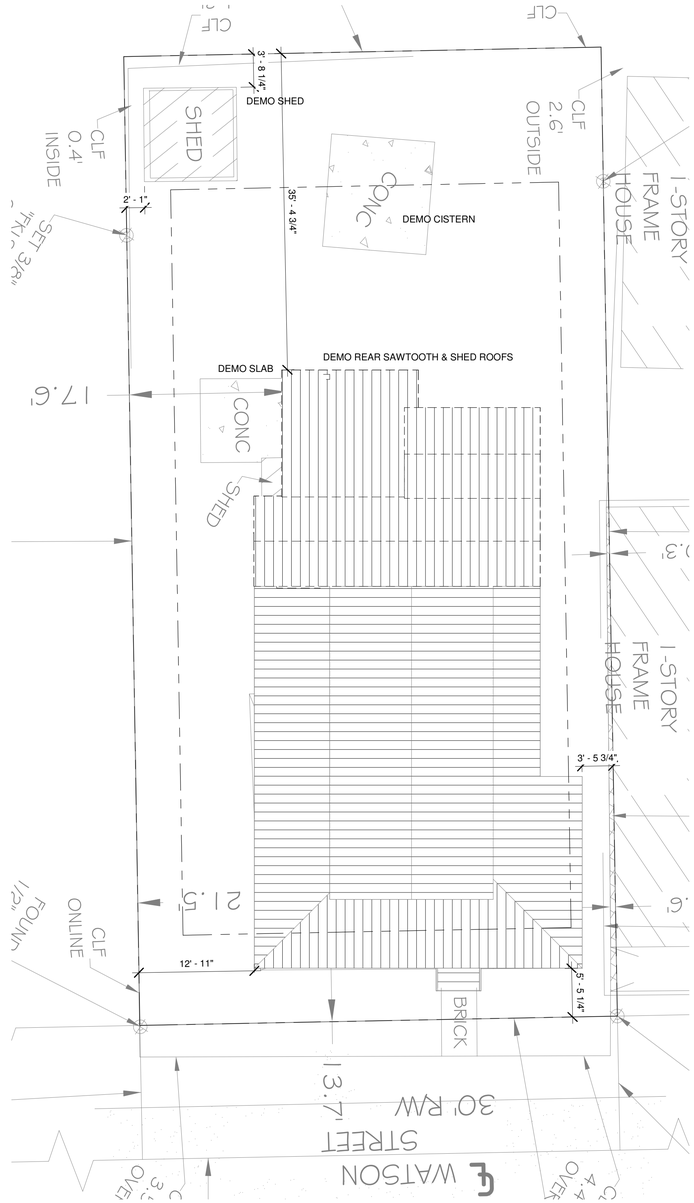
9475035854

COVER SHEET

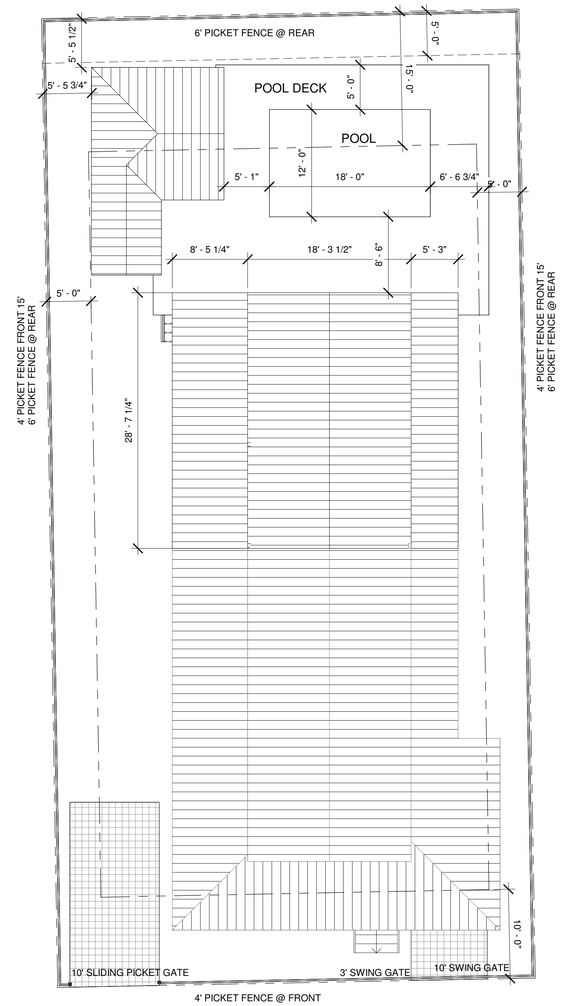
SHEET TITLE

A 0

PROJECT NO.	DRAWN BY:	APPROVED BY:
SAI2025B	Author	Checker



1 A 1 SITE PLAN - EXISTING/DEMO
1/8" = 1'-0"



2 A 1 SITE PLAN - PROPOSED
1/8" = 1'-0"

SITE DATA TABLE

	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR	HMDR	NO CHANGE	N/A
Flood Zone	X-ZONE	X-ZONE	NO CHANGE	N/A
Size of Site	5,792	5,792	NO CHANGE	N/A
Height	30'-0"	16'-9.75"	NO CHANGE	N/A
Front Setback	10'-0"	5'-4.5"	NO CHANGE	N/A
Side Setback A	5'-0"	3'-10"	NO CHANGE	N/A
Side Setback B	5'-0"	12'-10.5"	NO CHANGE	N/A
Street Side Setback	7'-6"	N/A	N/A	N/A
Rear Setback	15'-0"	36'-4.25"	NO CHANGE	N/A
Building Coverage	40%	36%	40%	N/A
Impervious Surface	60%	12%	19%	N/A
Open Space	35%	60%	35%	N/A

Open Space/Landscaping	
Number & Type of Units	
Consumption Area or Number of Seats	
** Up to 25 = 1	
Breakdowns (SF)	
Lot Area	5,792
Existing Coverages	
Impervious Surface	723
Imperious Surface (%)	12%
Building Coverage	2074
Building Coverage (%)	36%
Open Space	3,459
Open Space (%)	60%
Proposed Developments	
Impervious Surface	1,080
Imperious Surface (%)	19%
Building Coverage	2,317
Building Coverage (%)	40%
Open Space	2,032
Open Space (%)	35%

SHED	91	IS/BC	DEMO
CONC. PADS	235.25	IS	DEMO
HOUSE	1353.6	BC	
COVERED PORCH	373	IS/BC	
COVERED CARPORT	256.4	BC	
FRONT PATH	24	IS	
REAR ADDITION	120.8	BC	
POOL	216	IS	
POOL DECK	736		
EXISTING HOUSE	1353.6	BC	
EXISTING CARPORT	256.4	BC	
EXISTING PORCH	373	IS/BC	
EXISTING PATH	24	IS	
ACC. STRUCTURE	213	BC	
PAVERS	467	IS	

HARC NOTES:

-EXTERIOR SIDING TO BE MATCH EXISTING.
-ROOFING TO BE METAL 5V CRIMP THROUGHOUT.
-EXTERIOR SOFFITS TO BE HARDI BOARD.
-EXTERIOR WINDOW/DOOR TRIM TO MATCH EXISTING.
-EXTERIOR FASCIA TO BE HARDI.
-ROOFING DRIP EDGE TO MATCH FINISH OF METAL ROOF.
-GUTTERS, IF PROVIDED, TO MATCH FINISH OF DRIP EDGE & ROOFING.
-EXTERIOR WINDOWS TO HAVE MUNTIN PATTERN APPROVED BY CITY OF KEY WEST HARC STAFF.
-CONTRACTOR TO RECEIVE APPROVAL FOR FINAL PAINT COLOR SELECTIONS.
-EXTERIOR SHUTTERS TO BE WOOD, PTD. AS APPROVED BY CITY OF KEY WEST HARC STAFF.

DATE:	REV. SET	DESCRIPTION
2025.07.25		HARC SUBMITTAL SET

Residential Remodel & Addition
1118 Watson Street
Key West, FL 33040

SEAL:

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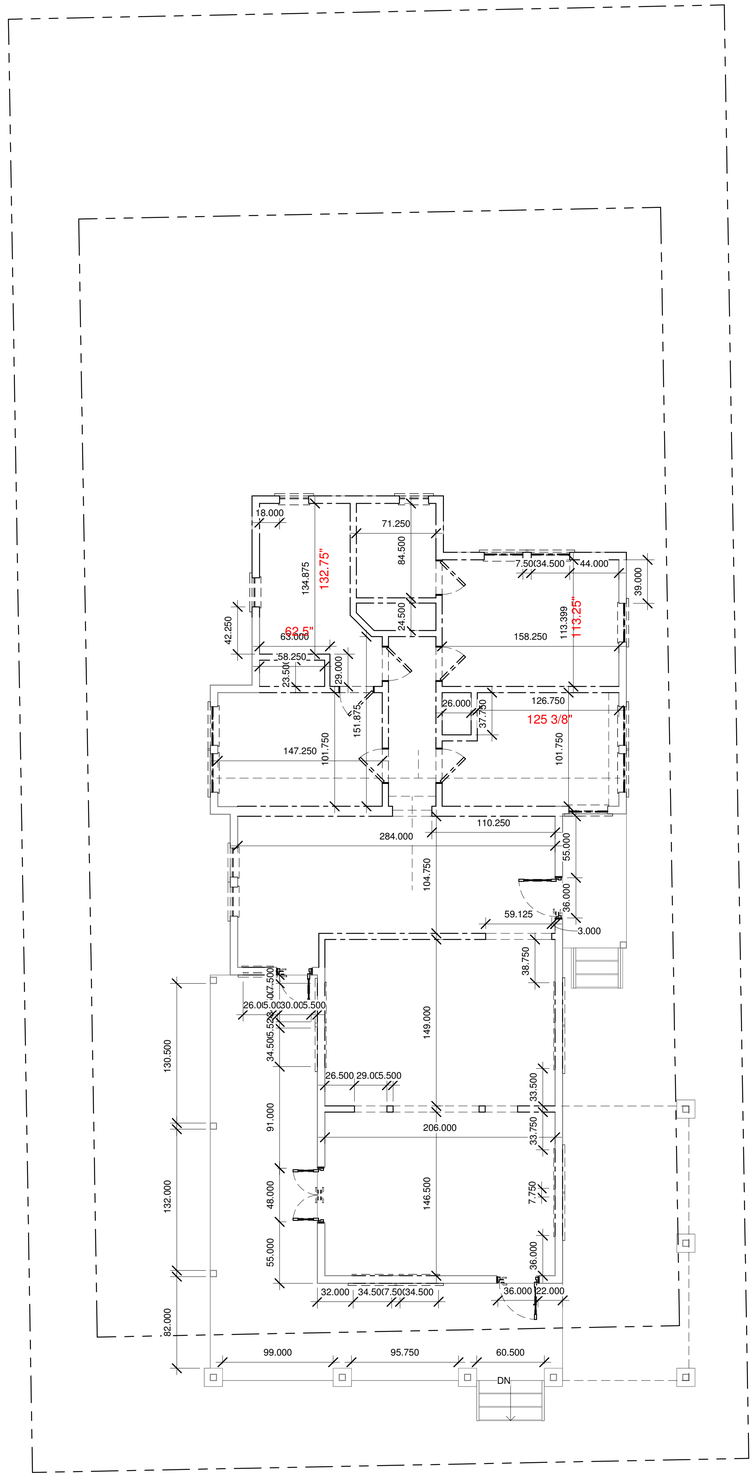
8477933854

SITE PLAN

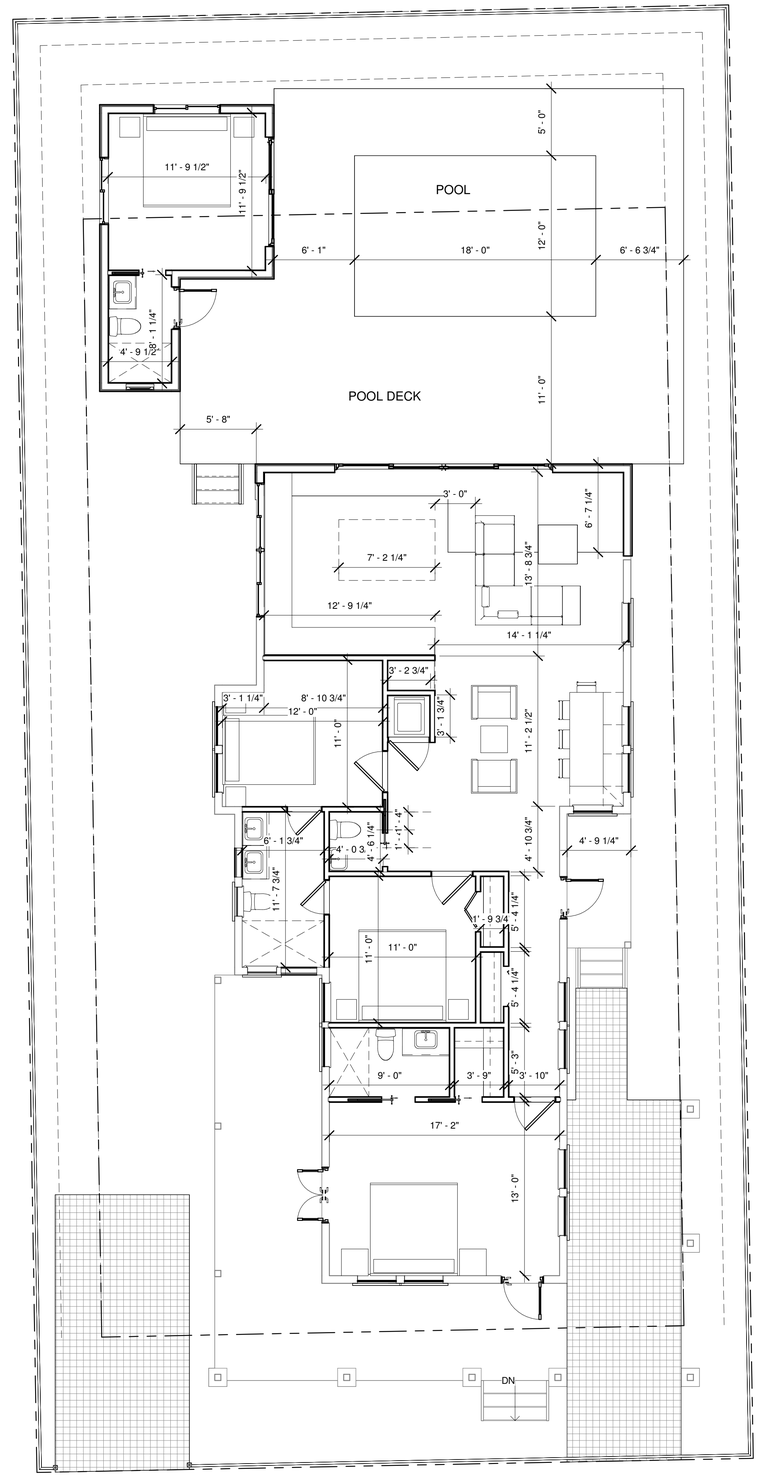
SHEET TITLE

A 1

PROJECT NO.	DRAWN BY:	APPROVED BY:
SAI2025B	EHP	EHP



2 A 2 FIRST FLOOR PLAN - EXISTING/DEMO
3/16" = 1'-0"



1 A 2 FIRST FLOOR PLAN - PROPOSED
3/16" = 1'-0"

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2025.07.25		HARC SUBMITTAL SET

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Key West, FL 33040

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BIG PINE KEY, FL 33043

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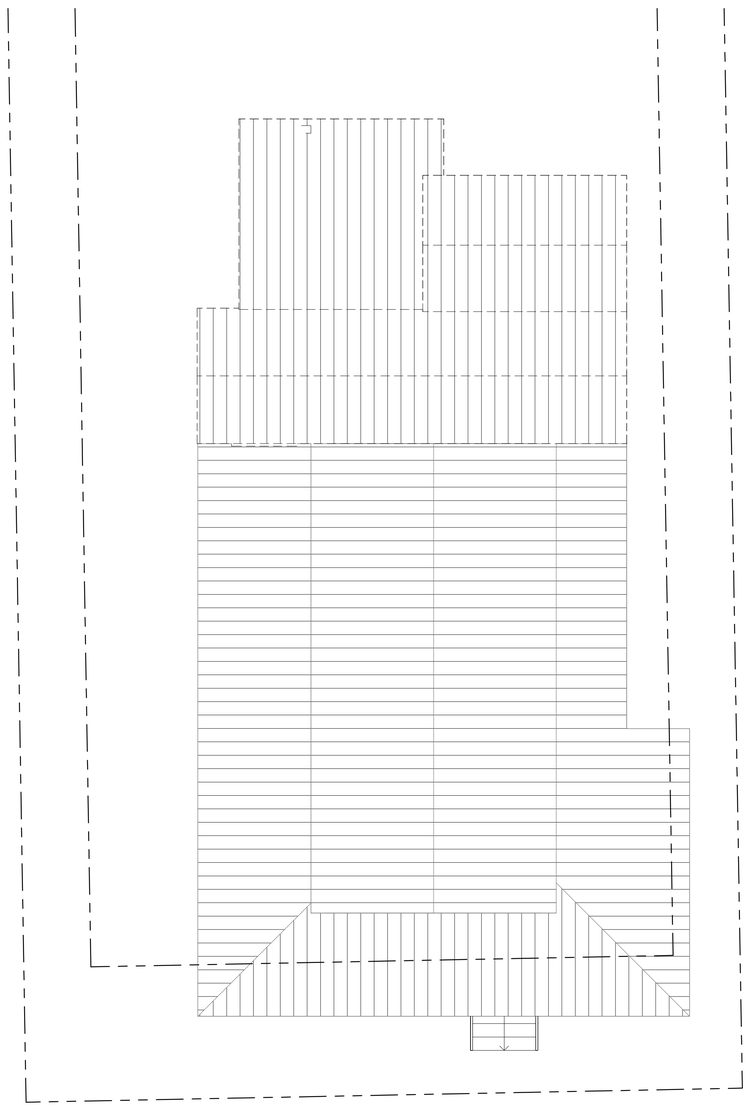
8471903\5854

FLOOR PLANS

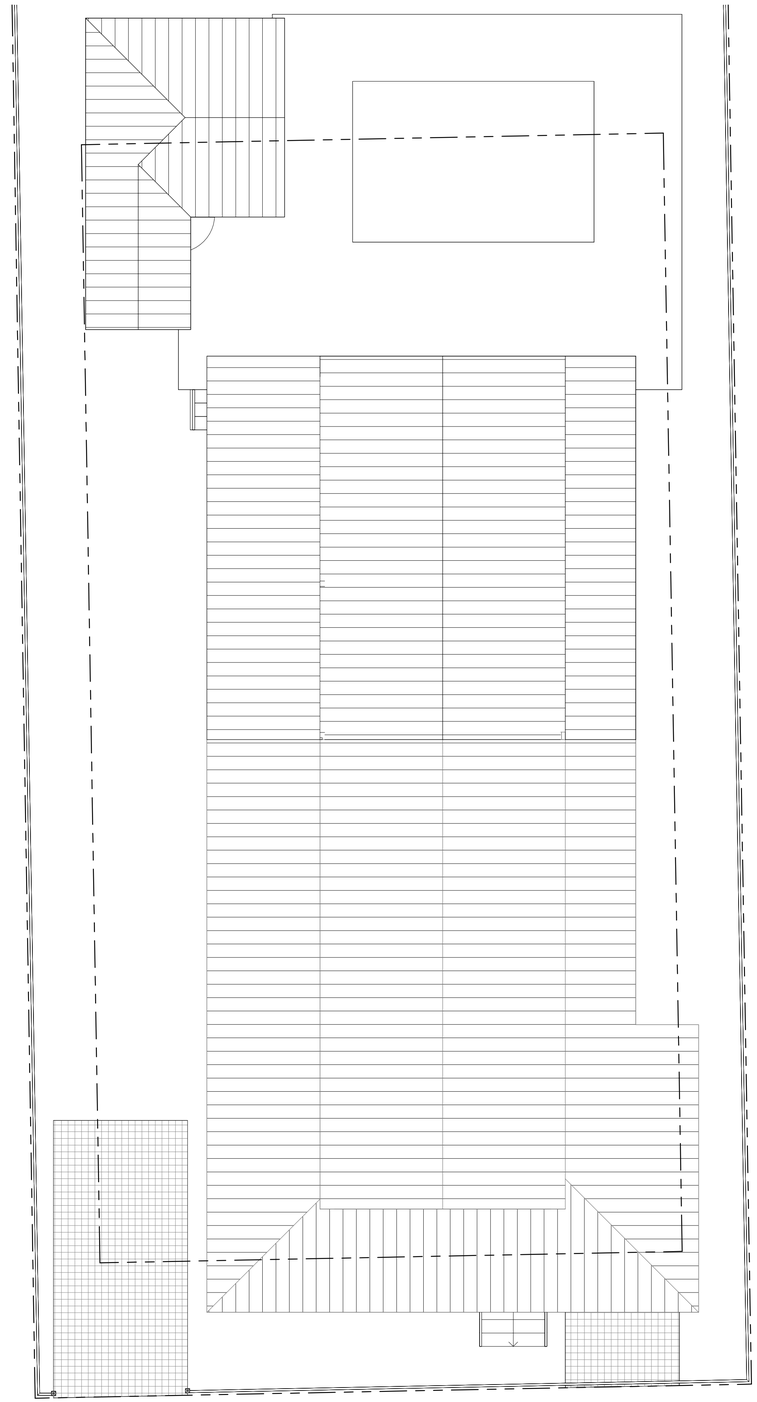
SHEET TITLE

A 2

PROJECT NO.	DRAWN BY:	EHP
SAI2025B	APPROVED BY:	EHP



1 A 3 ROOF PLAN - EXISTING/DEMO
3/16" = 1'-0"



2 A 3 ROOF PLAN - PROPOSED
3/16" = 1'-0"

DATE:	REV. SET	DESCRIPTION
2025.07.25		HARC SUBMITTAL SET

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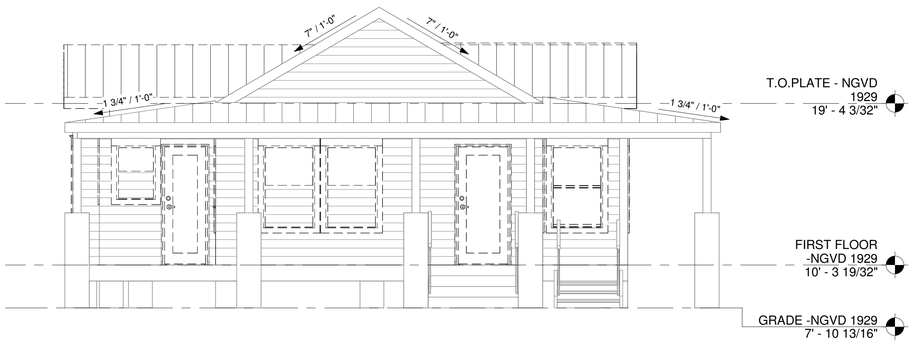
8477003854

ROOF PLANS

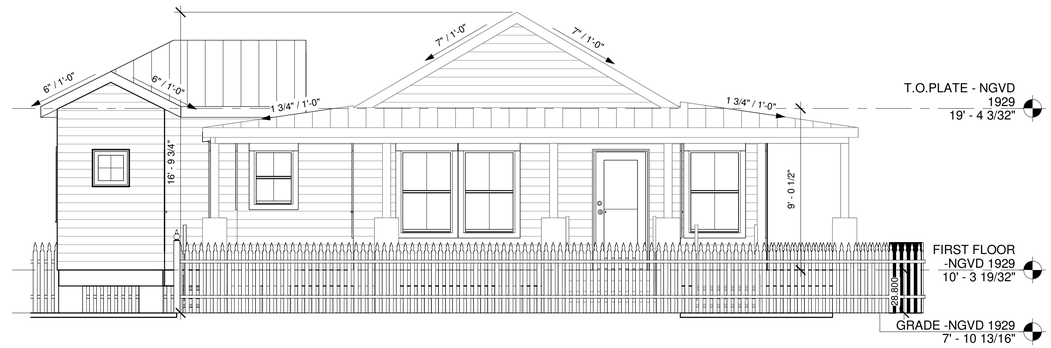
SHEET TITLE

A 3

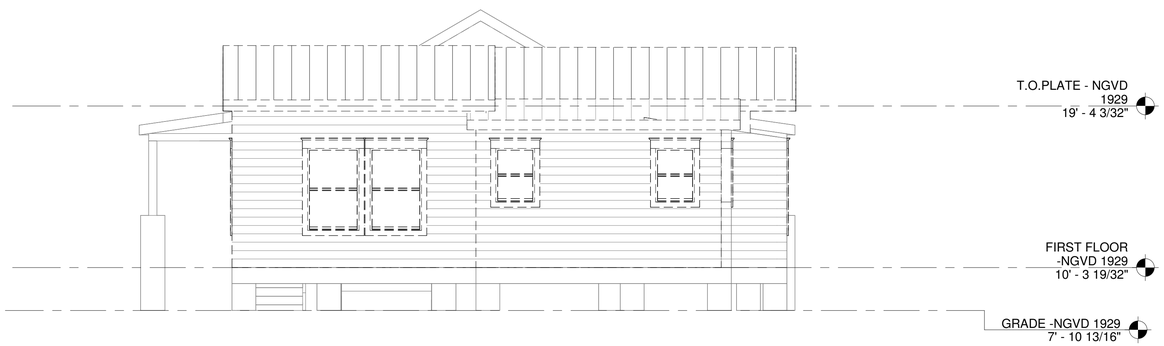
PROJECT NO. SAI2025B
DRAWN BY: Author
APPROVED BY: Checker



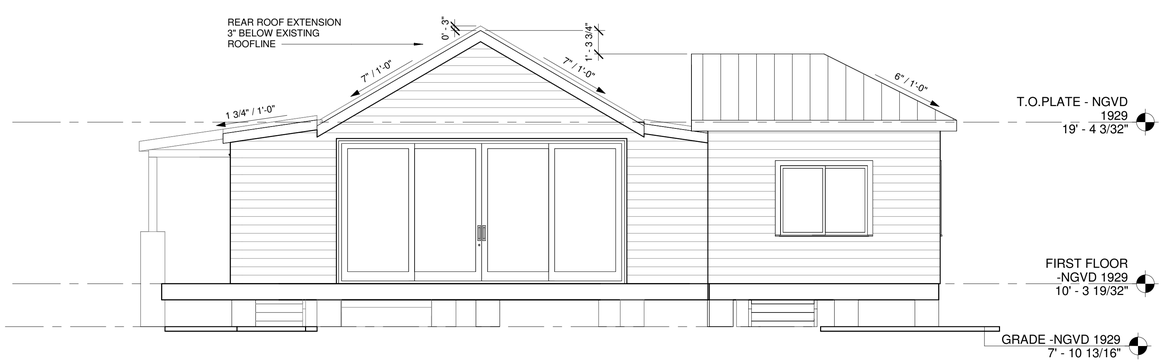
1 A 4 FRONT ELEVATION - DEMO/EXISTING
1/4" = 1'-0"



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



3 A 4 REAR ELEVATION - DEMO/EXISTING
1/4" = 1'-0"



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

DATE:	REV. SET	DESCRIPTION
2025.07.25		HARC SUBMITTAL SET

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Key West, FL 33040

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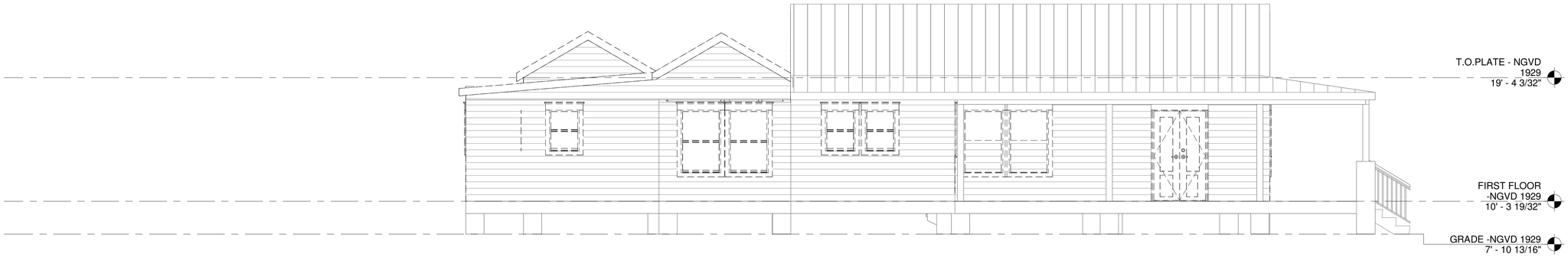
8475035854

ELEVATIONS

SHEET TITLE

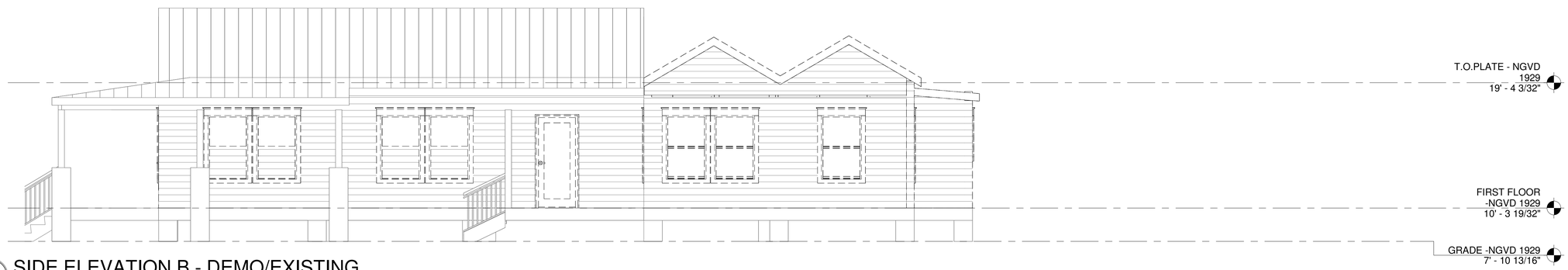
A 4

PROJECT NO.	DRAWN BY:	EHP
SAI2025B	APPROVED BY:	EHP

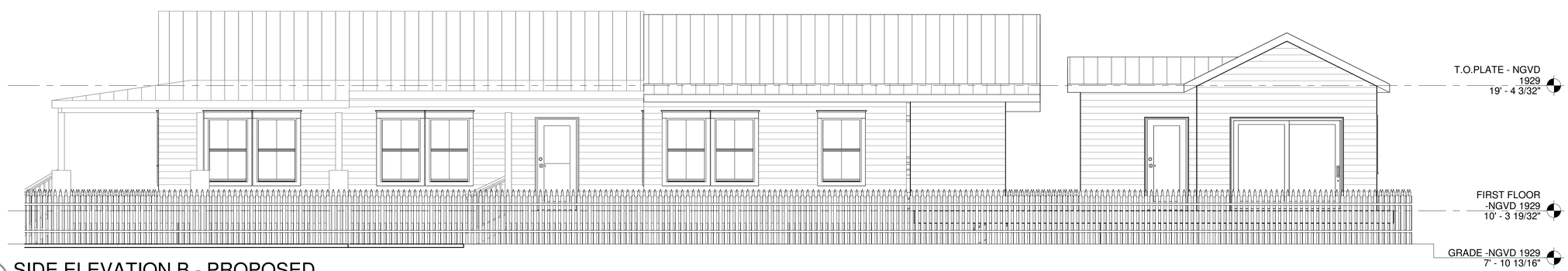


1 A 5 SIDE ELEVATION A - DEMO/EXISTING
1/4" = 1'-0"

2 A 5 SIDE ELEVATION A - PROPOSED
1/4" = 1'-0"



3 A 5 SIDE ELEVATION B - DEMO/EXISTING
1/4" = 1'-0"



4 A 5 SIDE ELEVATION B - PROPOSED
1/4" = 1'-0"

DATE:	REV. SET	DESCRIPTION
2025.07.25		HARC SUBMITTAL SET

Residential Remodel & Addition
1118 Watson Street
Key West, FL 33040

SEAL:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERICA HELEN POOLE USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT
#AR98525

SANDBAR DESIGN STUDIO
29183 CAMELLIA LANE
BIG PINE KEY, FL 33043

WWW.SANDBARDESIGNSTUDIO.COM
8479035854

ELEVATIONS

SHEET TITLE

A 5

PROJECT NO.	DRAWN BY:	APPROVED BY:
SAI2025B	Author	Checker

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. August 26, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. NEW ADDITION AT REAR, NEW ACCESSORY STRUCTURE, NEW POOL, NEW POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF REAR SAWTOOTHS AND SHED ROOFS. DEMOLITION OF REAR SHED, CONCRETE PAD, AND CISTERN.

#1118 WATSON STREET

Applicant – Sandbar Design Studio Inc. Application #C2025-0074

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.

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HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Alex Sanchez, 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: 1118 Watson St Key West FL 33040 on the 21 day of August, 2025.

   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 Aug 28th 8/26, 2025.

   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:
Date: 8/21/25
Address: 812 Caroline
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21 day of Aug, 2025.

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

NOTARY PUBLIC
Sign Name: [signature]
Print Name: Patrick Dominick Mobley
Notary Public - State of Florida (seal)
My Commission Expires: 11/7/2027

PATRICK DOMINICK MOBLEY
Commission # HH 462281
Expires November 7, 2027

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____ Alex Smith, 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:

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The foregoing instrument was acknowledged before me on this 21 day of Aug, 2025.

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

NOTARY PUBLIC
Sign Name: _____
Print Name: Patrick Dominick Mobley
Notary Public - State of Florida (seal)
My Commission Expires: 11/4/2027

PATRICK DOMINICK MOBLEY
Commission # HH 402381
Expires November 4, 2027

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	00031820-000000
Account#	1032603
Property ID	1032603
Millage Group	10KW
Location Address	1118 WATSON St, KEY WEST
Legal Description	KW G G WATSON SUB I-209 LOT 9 SQR 6 TR 13 RR-543 COUNTY JUDGE DOCKET 10-125-A OR1053-482 OR1607-349 OR1053-481 OR1161-2067 OR2857-802 OR3236-1596 OR3327-1432 (Note: Not to be used on legal documents.)
Neighborhood	6096
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	05/68/25
Affordable Housing	No

Owner

KW SUNSHINE HOMES LLC
2211 Medina Rd
Ste 100
Medina OH 44256

Valuation

		2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$180,320	$200,965	$192,342	$202,205
+	Market Misc Value	$1,202	$1,202	$1,202	$1,202
+	Market Land Value	$975,594	$975,594	$848,605	$729,680
=	Just Market Value	**$1,157,116**	**$1,177,761**	**$1,042,149**	**$933,087**
=	Total Assessed Value	**$1,157,116**	**$1,177,761**	**$873,413**	**$794,012**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,157,116**	**$1,177,761**	**$1,042,149**	**$933,087**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$975,594	$200,965	$1,202	$1,177,761	$1,177,761	$0	$1,177,761	$0
2023	$848,605	$192,342	$1,202	$1,042,149	$873,413	$0	$1,042,149	$0
2022	$729,680	$202,205	$1,202	$933,087	$794,012	$0	$933,087	$0
2021	$544,236	$176,391	$1,202	$721,829	$721,829	$0	$721,829	$0
2020	$596,644	$153,292	$1,202	$751,138	$751,138	$0	$751,138	$0
2019	$584,550	$146,992	$1,202	$732,744	$732,744	$0	$732,744	$0
2018	$577,495	$146,992	$1,202	$725,689	$715,073	$0	$725,689	$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)	5,678.00	Square Foot	0	0

Buildings

Building ID	2498	**Exterior Walls**	WD FRAME
Style	1 STORY ELEV FOUNDATION	**Year Built**	1933
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	1999
Building Name		**Foundation**	WD CONC PADS
Gross Sq Ft	2065	**Roof Type**	GABLE/HIP
Finished Sq Ft	1378	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	SFT/HD WD
Condition	GOOD	**Heating Type**	NONE with 0% NONE
Perimeter	180	**Bedrooms**	3
Functional Obs	0	**Full Bathrooms**	2
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	32	**Grade**	450
Interior Walls	WALL BD/WD WAL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPU	COVERED PARKING UNFIN	200	0	0
FLA	FLOOR LIV AREA	1,378	1,378	0
OPF	OP PRCH FIN LL	487	0	0
TOTAL		**2,065**	**1,378**	**0**

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	1144 SF	1
UTILITY BLDG	1964	1965	7 x 7	1	49 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/22/2025	$1,250,000	Warranty Deed	2502030	3327	1432	03 - Qualified	Improved		
5/30/2017	$100	Quit Claim Deed	2125503	2857	802	11 - Unqualified	Improved	ALLISON EDNA A	

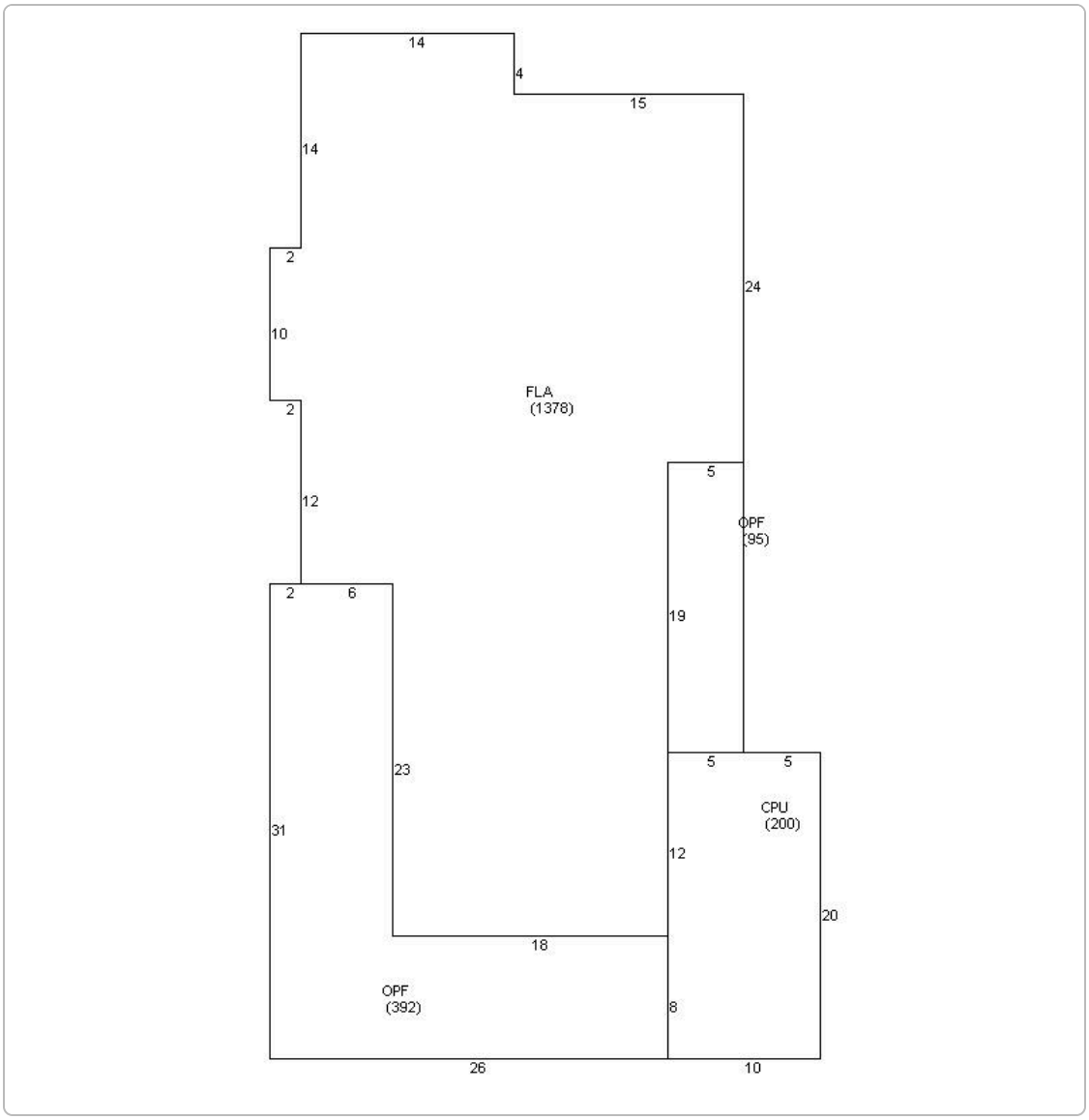
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
0000344	02/11/2000	Completed	$3,060		ROOFING
E952532	08/01/1995	Completed	$5,000		ELECTRICAL
P952541	08/01/1995	Completed	$5,000		PLUMBING
A952378	07/01/1995	Completed	$3,050		7 SQS GALV. V-CRIMP ROOF
B951685	05/01/1995	Completed	$8,000		RENOVATIONS

View Tax Info

View Taxes for this Parcel

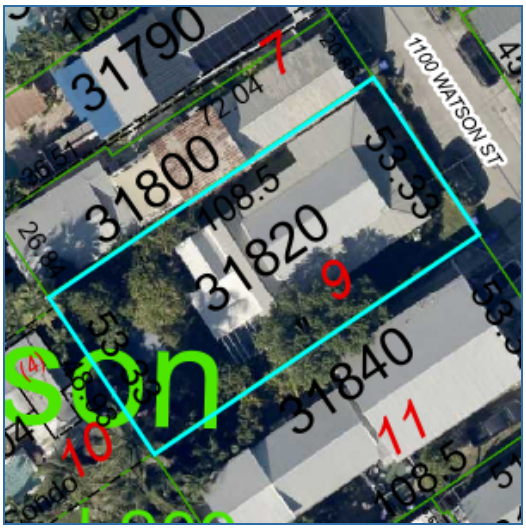
Sketches (click to enlarge)


14
4
15
14
2
24
10
FLA
(1378)
2
5
12
OPF
(95)
2
6
19
23
5
5
CPU
(200)
31
12
20
18
OPF
(392)
8
26
10

Photos

1032603 1118 WATSON ST 03/18/21

Map



TRIM Notice

2024 TRIM Notice (PDF)

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/20/2025, 2:12:52 AM

Contact Us

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