



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: November 29, 2022

Applicant: William P. Horn, Architect

Application Number: H2022-0045

Address: 724 Truman Avenue

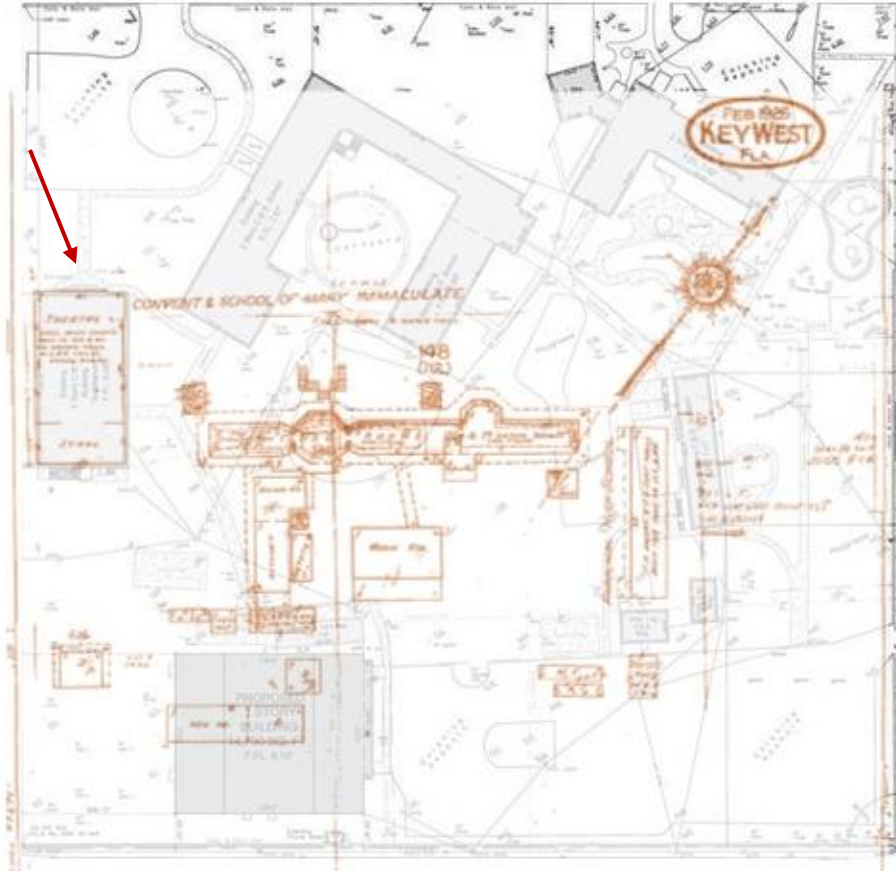
Description of Work:

Major Development Plan – Demolition of third floor walls. Partial demolition of east wall to accommodate elevator. Demolition of non-historic stairs and landing.

Site Facts:

The building under review is a three-story masonry structure build in the 1950's. The cmu structure is located on the west side of the plot and approximately 204 feet setback from the front property line. The structure was design as an auditorium with school classrooms as part of the Saint Mary Star of the Sea complex. Documents state that the Convent of Mary Immaculate, later known as Mary Immaculate High School operated from 1886 to 1986. The building has not been modified significantly since it was built, at the upper floor some modifications to the west and rear sides were done as well as construction of exterior staircase. Currently the structure is used as a gym.

On September 13, 2022, Tree Commission approved the conceptual landscape plans and on October 25, 2022, the Planning Board approved the Major Development Plan. Major Development Plans shall be approved by City Commission.



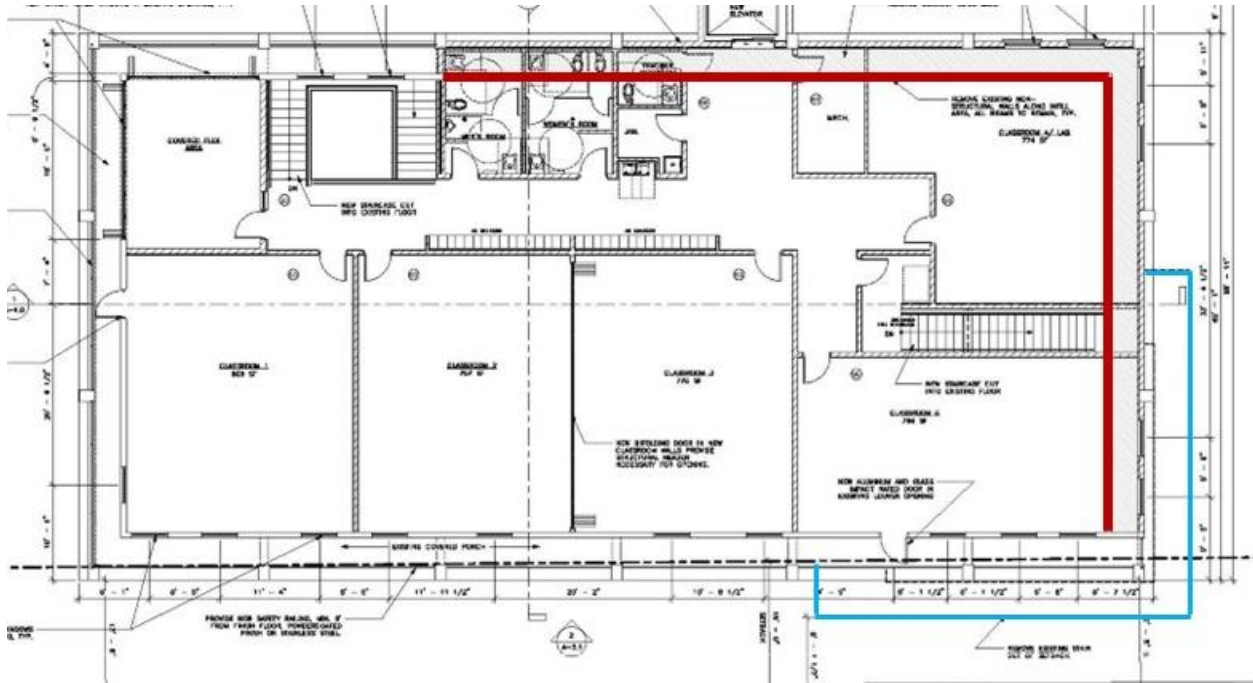
Survey and 1962 Sanborn Map over imposed.

Ordinances Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for the stairs and landing.
- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for partial demolition of east wall and exterior walls at third floor level.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a non-historic staircase and landing located on the west and south sides of the building. The stairs under review were built in 2016. The application also includes the demolition of exterior walls on the east and south elevations at the third-floor level. Plans to replace the exterior walls to be demolished are part of this review.



Walls to be demolished marked in red and staircase with landing marked in blue.

Since the metal staircase and landing in question are not historic, this review shall be based on section 102-217 (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 removal of the stairs will not jeopardize the historic character of the site.

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

The stair and landing proposed to be demolished were built in 2016, therefore 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 staircase is not a significant element in the site and does not contribute to the historic character of the property.

- (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 staircase will not qualify to be contributing to the building in the near future.

It is staff's opinion that the request for this demolition of the third-floor walls should be reviewed based by the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following.

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

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

It is staff's opinion that the historic walls under review are structurally sound.

The following is the criteria of section 102-125:

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

Staff opines that the walls under review have no distinctive characteristics of a type or method of construction and are not a significant element of the building.

- 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 in the building 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;*

The portions of the building under review are of no significant value to the development, heritage, or cultural record of the city.

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

The building is not associated to any significant event.

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

The portions of the building under review does not exemplify social, cultural, or historic heritage of the city.

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

The portions of the building under review cannot be considered a fine example of 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 walls under review do not exemplify a remaining architectural type in its neighborhood and does not possess any significant visual features.

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

The walls under review do not yield important information in history.

In conclusion, it is staff's opinion that the request for demolition of the staircase and third floor walls can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be only one reading for the demolition of the staircase, and a second reading will be required for the demolition of the exterior walls at the third-floor level and partial demolition of the east wall to accommodate the new elevator.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>H-2022-0045</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	724 TRUMAN AVE.	
NAME ON DEED:	CARROLL F COLEMAN	PHONE NUMBER 305-849-6719
OWNER'S MAILING ADDRESS:	724 TRUMAN AVE.	EMAIL PRINCIPAL@BASILICASCHOOL.COM
	KEY WEST, FL 33040	
APPLICANT NAME:	WILLIAM P HORN ARCHITECT, P.A.	PHONE NUMBER 305-296-8302
APPLICANT'S ADDRESS:	915 EATON STREET	EMAIL JOE@WPHORNARCHITECT.COM
	KEY WEST, FL 33040	
APPLICANT'S SIGNATURE:	<i>Joseph Scarpelli</i>	DATE 10-14-2022

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 OF EXISTING AUDITORIUM TURNING IT BACK INTO A HIGH SCHOOL.
MAIN BUILDING:
THIS RENOVATION INCLUDES AN ADDITION OF AN ELEVATOR AND ENTRYWAY TO THE REAR SIDE OF THE BUILDING.
WE WILL BE ADDING A NEW COVERED ENTRY ELEMENT TO THE FRONT SIDE OF THE BUILDING AS WELL.
WE WILL BE REPLACING LOUVERS WITH IMPACT DOORS AND WINDOWS AND ENCLOSING A PORTION OF 2ND FLOOR.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
SEE ATTACHED.

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):	
NO ACESORY STRUCTURES.	
PAVERS:	FENCES:
NO PAVERS.	REMOVING A PORTION OF EXISITNG FENCE AND
	ADDING NEW GATE.
DECKS:	PAINTING:
N/A	THE ENTIRE BUILDING IS TO BE PAINTED.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
MINOR ADDITIONAL LANDSCAPING, SIDEWALK WORK, AND	N/A
REMOVAL OF EXISITNG EXIT STAIR	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
NEW A/C CONDENSERS AT REAR OF BUILDING.	N/A

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>H2022-0045</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	<i>724</i> 700 TRUMAN AVE. KEY WEST, FL 33040
PROPERTY OWNER'S NAME:	CARROLL F COLEMAN
APPLICANT NAME:	WILLIAM P. HORN ARCHITECT, P.A.

*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 <i>Aster Elizabeth Sorley</i>	10.14.2022 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

- REMOVAL OF EXISTING EGRESS STAIR ON BACK AND REAR SIDE OF THE BUILDING. REMOVAL OF EXISTING LOUVERS.
- CUT IN NEW OPENINGS FOR NEW WINDOWS PER PLAN AND NEW OPENINGS FOR ELEVATOR TOWER.
- REMOVAL OF ADJACENT EXISTING SIDEWALK TO FIX AND MAKE ADA COMPLIANT. SECOND FLOOR WALL
- REMOVAL TO ENCLOSE PART OF EXISTING COVERED WALKWAY.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

N/A

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

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

THE ITEMS WE WANT TO DEMOLISH ARE NOT HISTORICAL IN NATURE AND NEED TO BE REMOVED TO ALLOW ADA ACCESS AND TO PROVIDE NATURAL LIGHT AND VENTILATION.

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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,
N/A

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

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

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

N/A

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

N/A

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

N/A

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

N/A

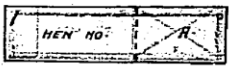
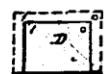
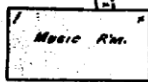
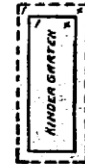
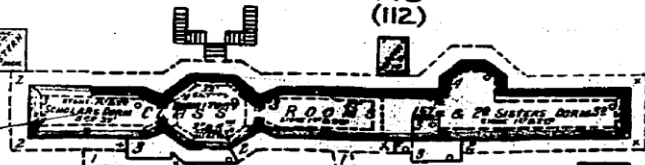
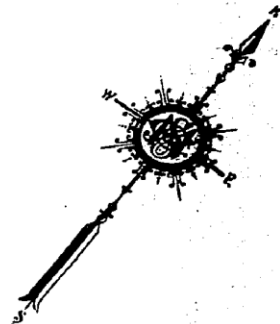
SANBORN MAPS

FEB 1926
KEYWEST
FLA.



CONVENT OF MARY IMMACULATE
FIRE EXTINGUISHERS & WATER PAILS.

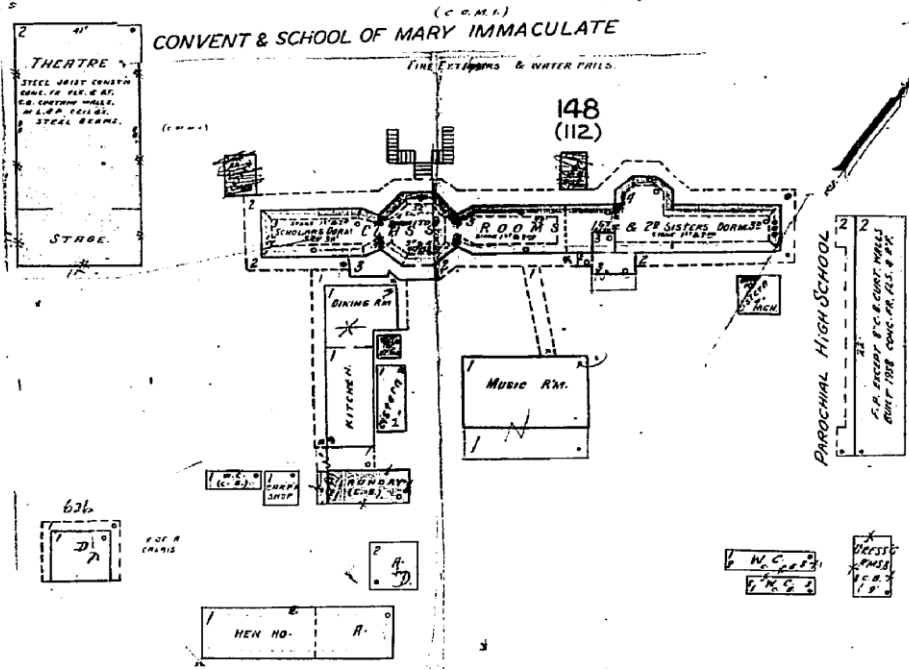
148
(112)



65

1948 Sanborn Map

FEB 1926
KEYWEST
FLA.



PAROCHIAL HIGH SCHOOL
CONC. FR. WALLS
BUILT 1908 CONC. FR. WALLS & ST.

NOA
CONC. FR. WALLS
JOISTS 8" CB

1962 Sanborn Map

PROJECT PHOTOS



Mary Immaculate High School Class of 1959 and 1960. Monroe County Library.



Aerial photograph circa 1960. Monroe County Library.



Mary Immaculate auditorium and school circa 1965. Monroe County Library.

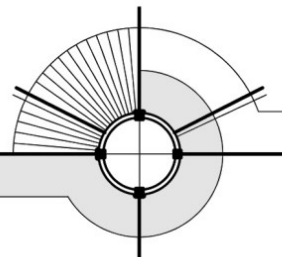


700 TRUMAN AVENUE
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



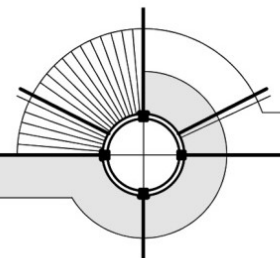


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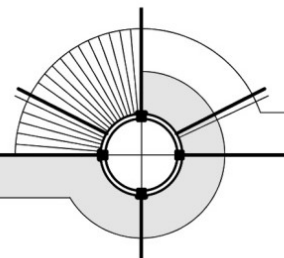


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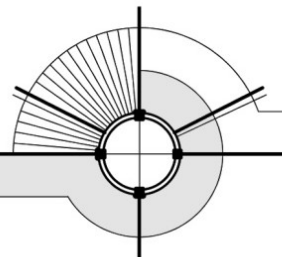


700 TRUMAN AVE.
SIDE VIEW (LEFT SIDE OF
BUILDING)

WILLIAM P. HORN ARCHITECT, PA.

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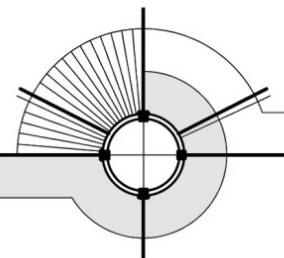


**700 TRUMAN AVE.
SIDE VIEW (LEFT SIDE OF
BUILDING)**

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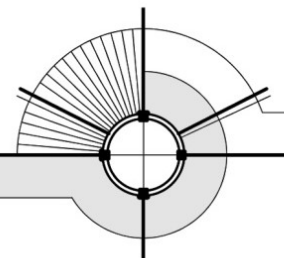


700 TRUMAN AVE.
SIDE VIEW (RIGHT SIDE OF
BUILDING)

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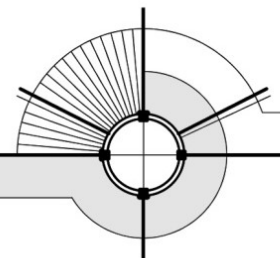


700 TRUMAN AVE.
SIDE VIEW (RIGHT SIDE OF
BUILDING)

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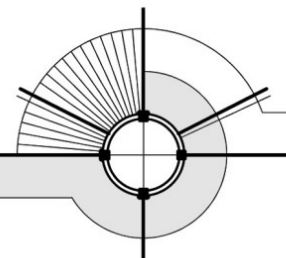


700 TRUMAN AVE.
REAR VIEW

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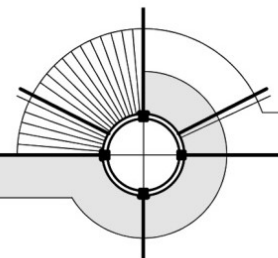


700 TRUMAN AVE.
REAR VIEW

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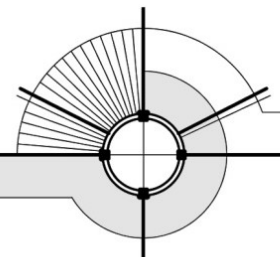


700 TRUMAN AVE.
UPPER BALCONY

WILLIAM P. HORN ARCHITECT, PA.

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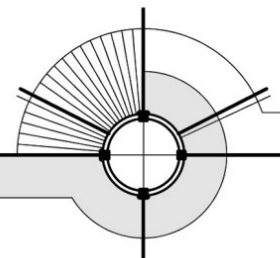


700 TRUMAN AVE.
EXISTING LOUVERS

WILLIAM P. HORN ARCHITECT, PA.

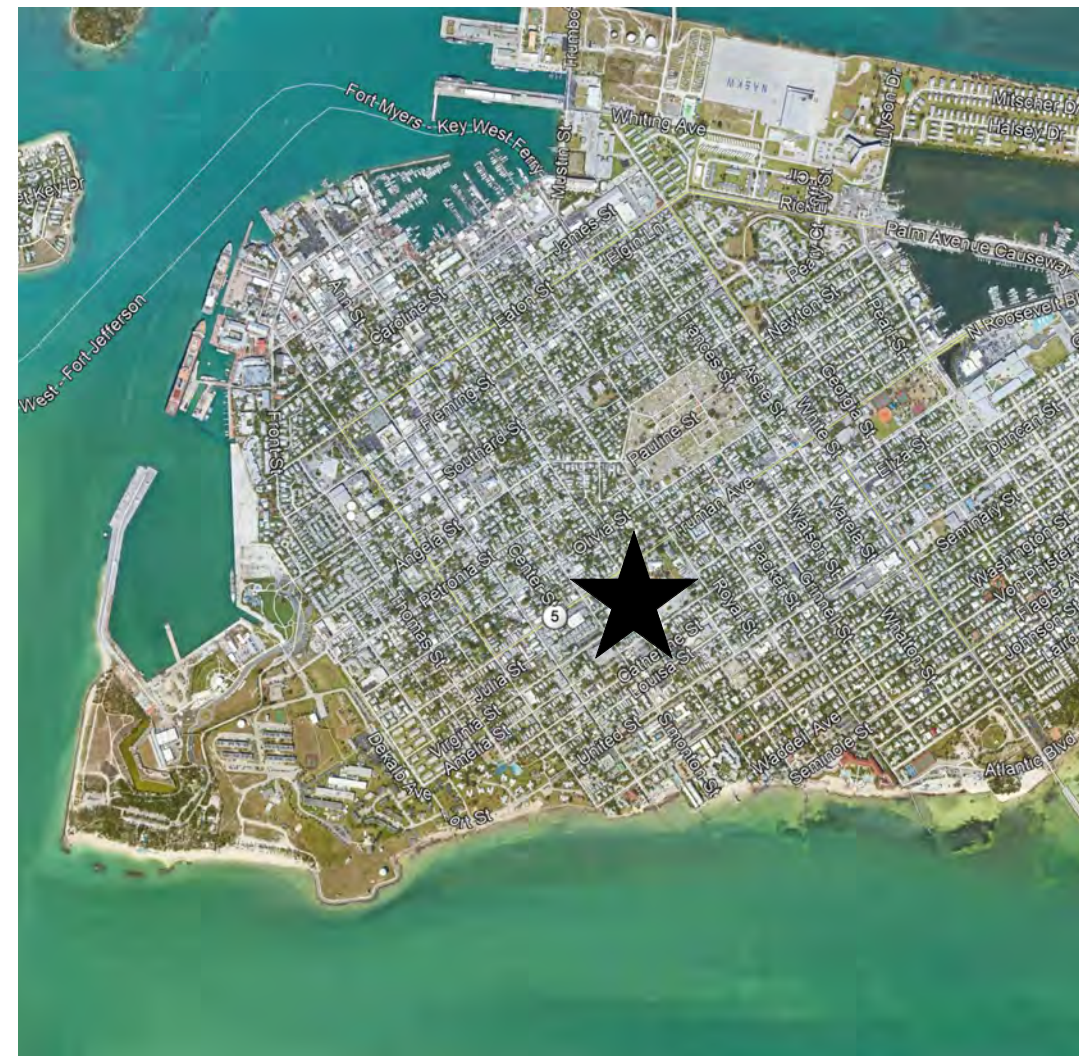
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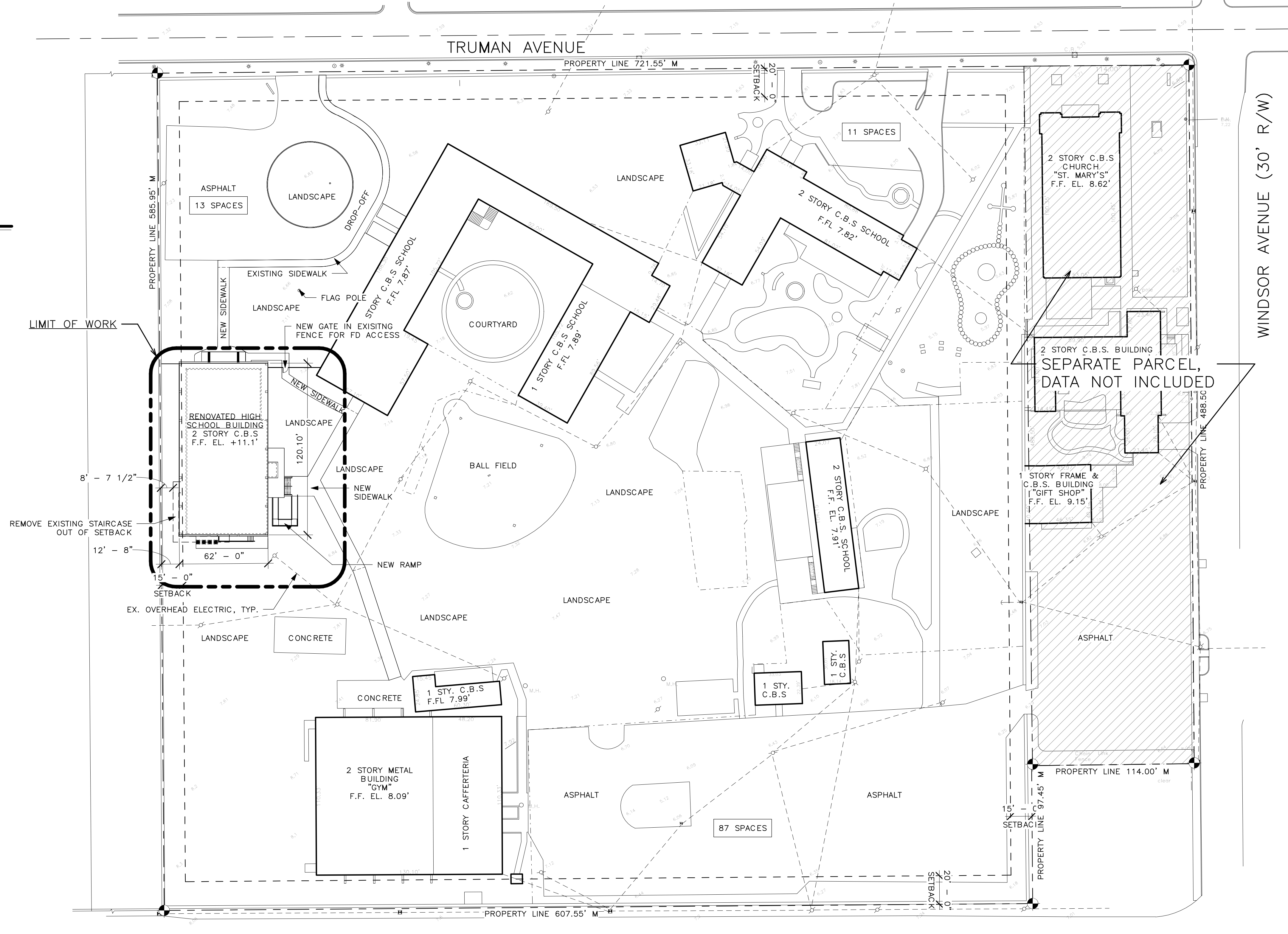
SURVEY

PROPOSED DESIGN



LOCATION MAP

SITE DATA	
LAND USE:	HPS (HISTORIC PUBLIC AND SEMI PUBLIC SERVICE)
FLOOD_ZONE:	X
FUTURE FLOOD_ZONE:	AE9
HEIGHT:	ALLOWED: 25' ABOVE GRADE EXISTING: 38.54' PROPOSED: 38.54' (NO CHANGE)
SETBACKS:	FRONT SETBACK: REQUIRED = 20' EXISTING = 195.79' PROPOSED = 195.38' SIDE SETBACK: REQUIRED = 15' EXISTING = 8.75' PROPOSED = 12.63' (REMOVED STAIR OUT OF SETBACK) REAR SETBACK: REQUIRED = 20' EXISTING = 257.75' PROPOSED = 257.75'
LOT AREA:	378,972 SQUARE FEET (8.7 ACRE)
BUILDING LOT COVERAGE:	ALLOWED: = 40.00% (151,588.8 SF) EXISTING: = 14.16% (53,670.0 SF) PROPOSED: = 14.32% (54,266.41 SF)
FLOOR AREA RATIO:	ALLOWED: = 1.0 (378,972 SF) EXISTING: = 0.196 (74,295 SF) PROPOSED: = 0.198 (75,187.59 SF)
IMPERVIOUS AREA:	REQUIRED: = 50.00% (189,486 SF) EXISTINGS: = 45.14% (171,834.6 SF) PROPOSED: = 45.55% (172,618.16 SF)
OPEN SPACE/LANDSCAPE AREA:	REQUIRED: = 50.00% (189,486 SF) EXISTINGS: = 54.86% (207,137.4 SF) PROPOSED: = 54.45% (206,353.84 SF)
PARKING:	REQUIRED = LARGEST ASSEMBLY AREA = 13,932 SF GYM/CAFETERIA 1 SPACE PER 150 SF = 93 SPACES EXISTING PARKING = 111 SPACES PROPOSED = PER FLORIDA BUILDING CODE 453.10.2.8 NEW SCHOOL REQUIRES AN ADDITIONAL 18 SPACES 5 SPACES FOR STUDENTS IN 11TH AND 12TH GRADE 2 SPACES FOR VISITORS 11 SPACES FOR FACULTY REQUIRED PARKING PER SEC 108-572 = 93 SPACES PROPOSED ADDITIONAL PER FBC = 18 SPACES = 111 SPACES EXISTING PARKING SPACES TO BE MAINTAINED 111 PARKING SPACES 5 SPACES REQUIRED TO MEET ADA HANDICAP GUIDELINES
BUILDING DATA	
EXISTING BUILDING AREA:	EXISTING ENCLOSED = 13,310.94 SF EXISTING COVERED = 1,171.19 SF
PROPOSED BUILDING AREA:	PROPOSED FIRST FLOOR ENCLOSED = 6,929.40 SF PROPOSED FIRST FLOOR COVERED = 680.74 SF PROPOSED MEZZANINE ENCLOSED = 1,944.33 SF PROPOSED SECOND FLOOR ENCLOSED = 6,313.48 SF PROPOSED SECOND FLOOR COVERED = 522.21 SF OVERALL PROPOSED ENCLOSED = 15,187.21 SF (+1,876.27 SF) OVERALL PROPOSED COVERED = 1,202.95 SF (+31.76 SF)



OVERALL SITE PLAN
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001
 SCALE: 1" = 40'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AR 13537

THE BASILICA
SCHOOL OF SAINT
MARY STAR OF
THE SEA
700 TRUMAN AVE.
KEY WEST, FLORIDA 33040

SEAL

NOT FOR CONSTRUCTION

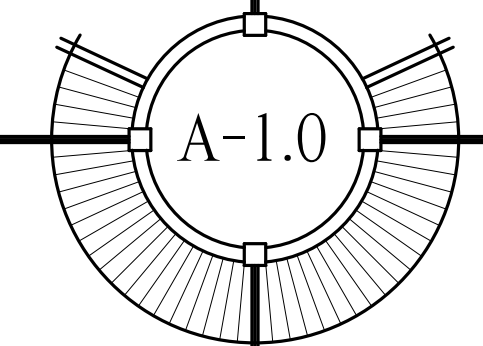
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WILLIAM P. HORN

DATE
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10-14-2022 HARC SUBMISSION

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JFS

PROJECT NUMBER
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THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
 700 TRUMAN AVE.
 KEY WEST, FLORIDA 33040

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AR 13537

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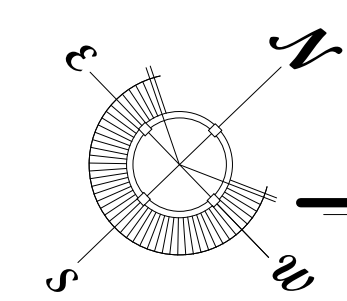
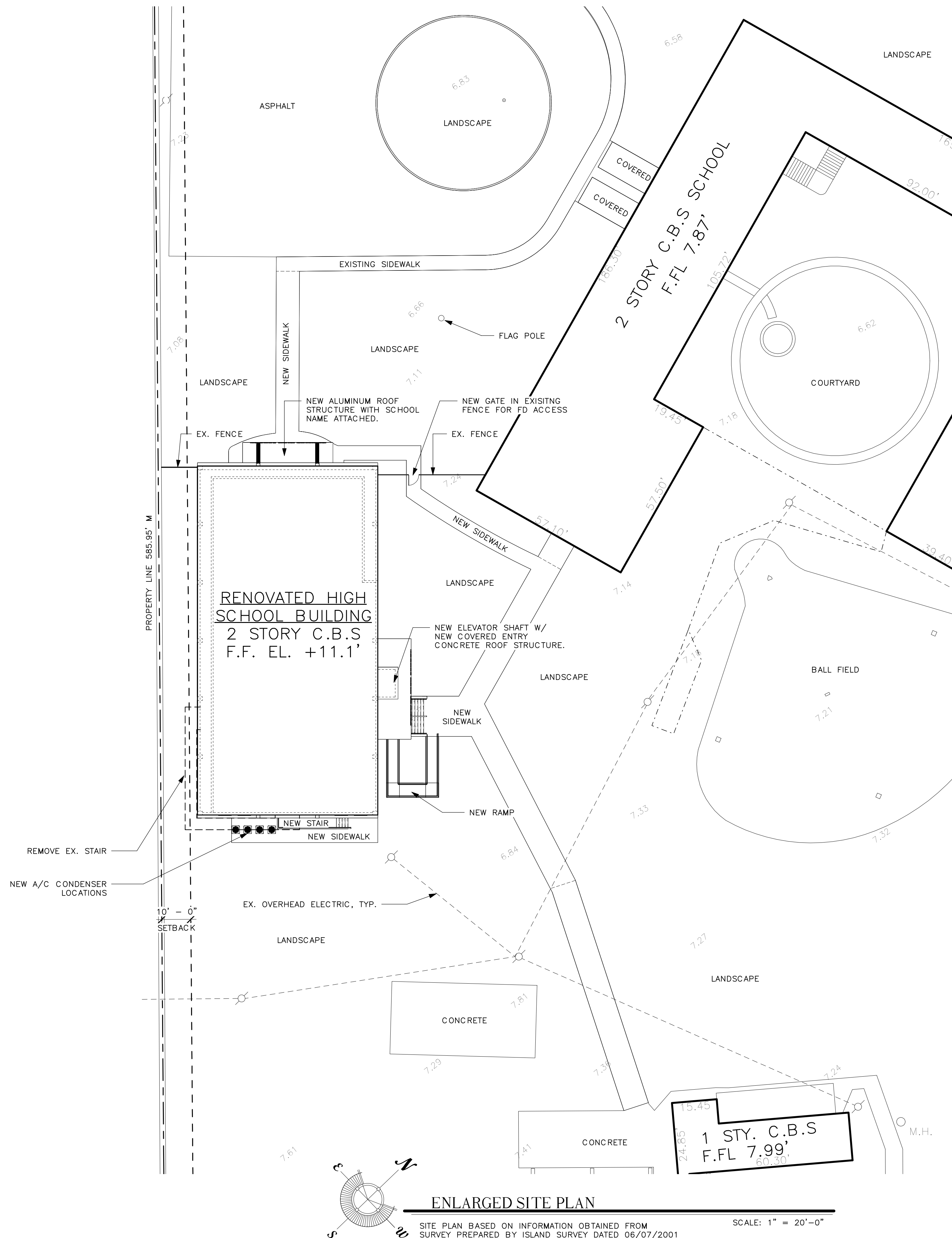
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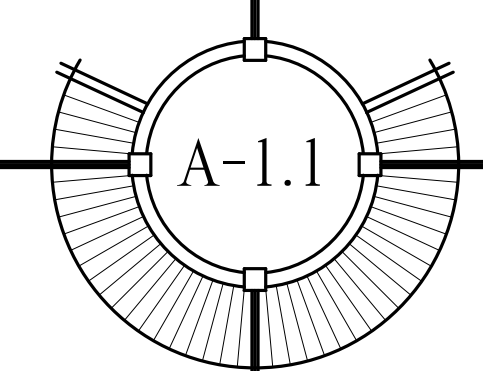
PROJECT NUMBER
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ENLARGED SITE PLAN

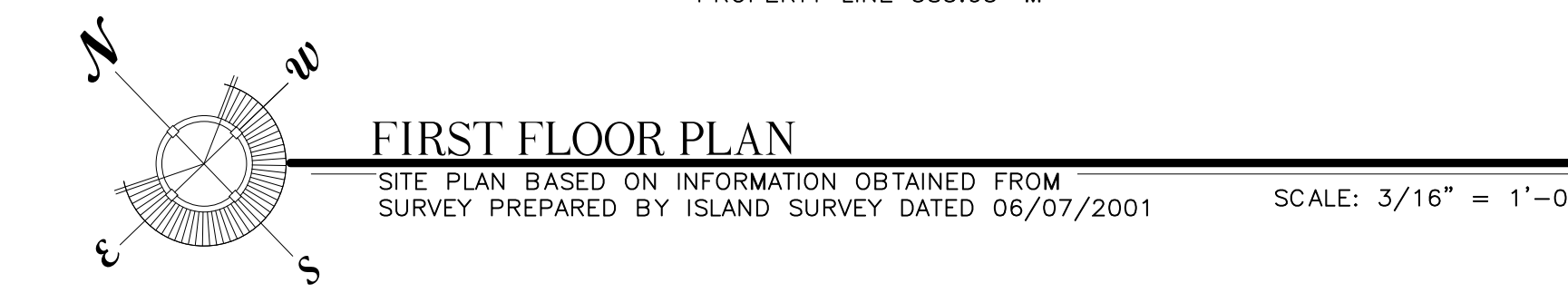
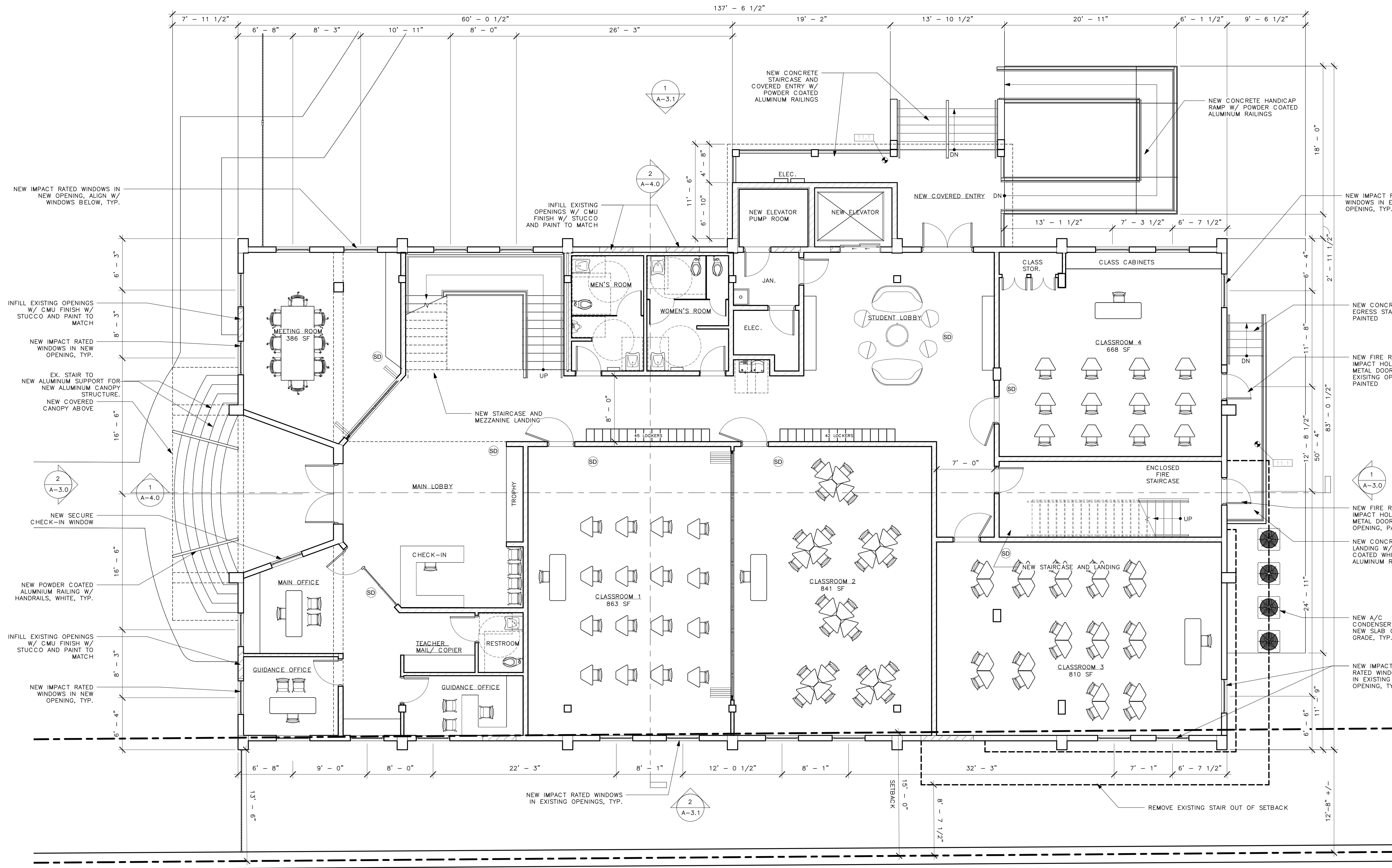
SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001

SCALE: 1" = 20'-0"

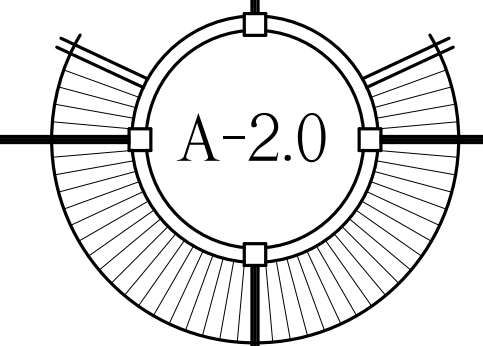


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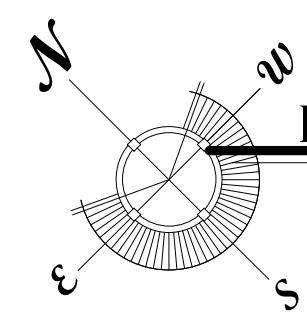
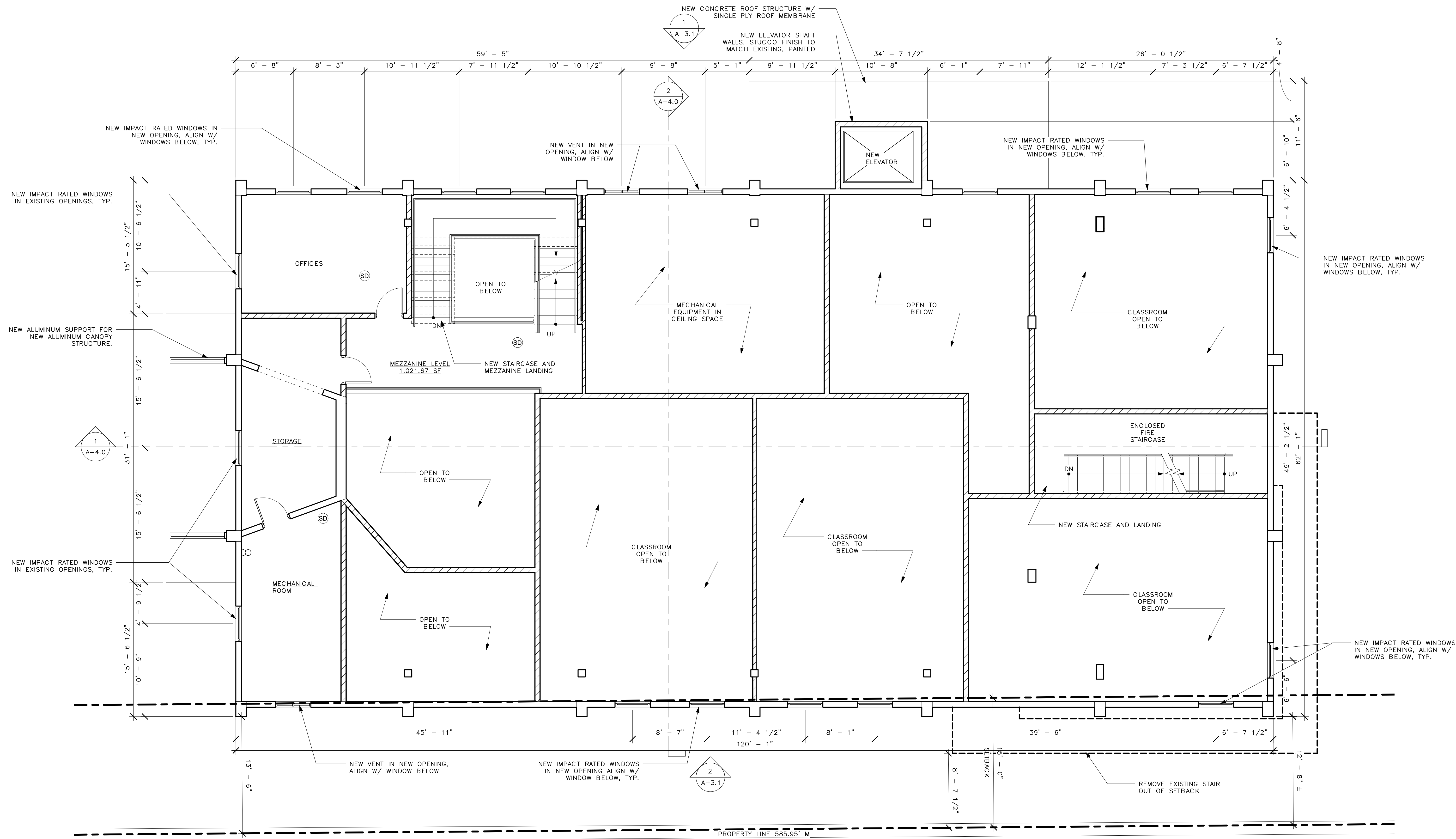
10/18/2022 7:32:42 PM
\\SERVER\Shared_Files\Projects\2120-The Basilica School - High School\Basilica High School - Design Model 2.rvt



THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
700 TRUMAN AVE.
KEY WEST, FLORIDA 33040



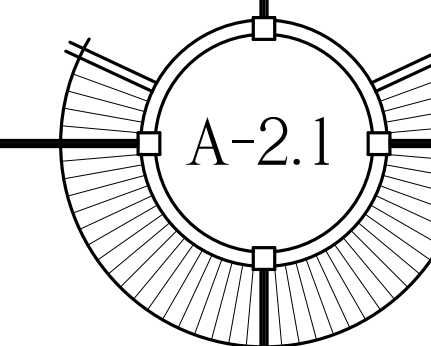
10/18/2022 7:32:56 PM \\SERVER\Shared Files\Projects\2120-The Basilica School of Saint Mary Star of the Sea\High School\Basilica High School - Design Model 2.rvt



PROPOSED MEZZANINE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001

SCALE: 3/16" = 1'-0"



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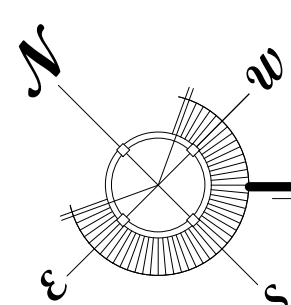
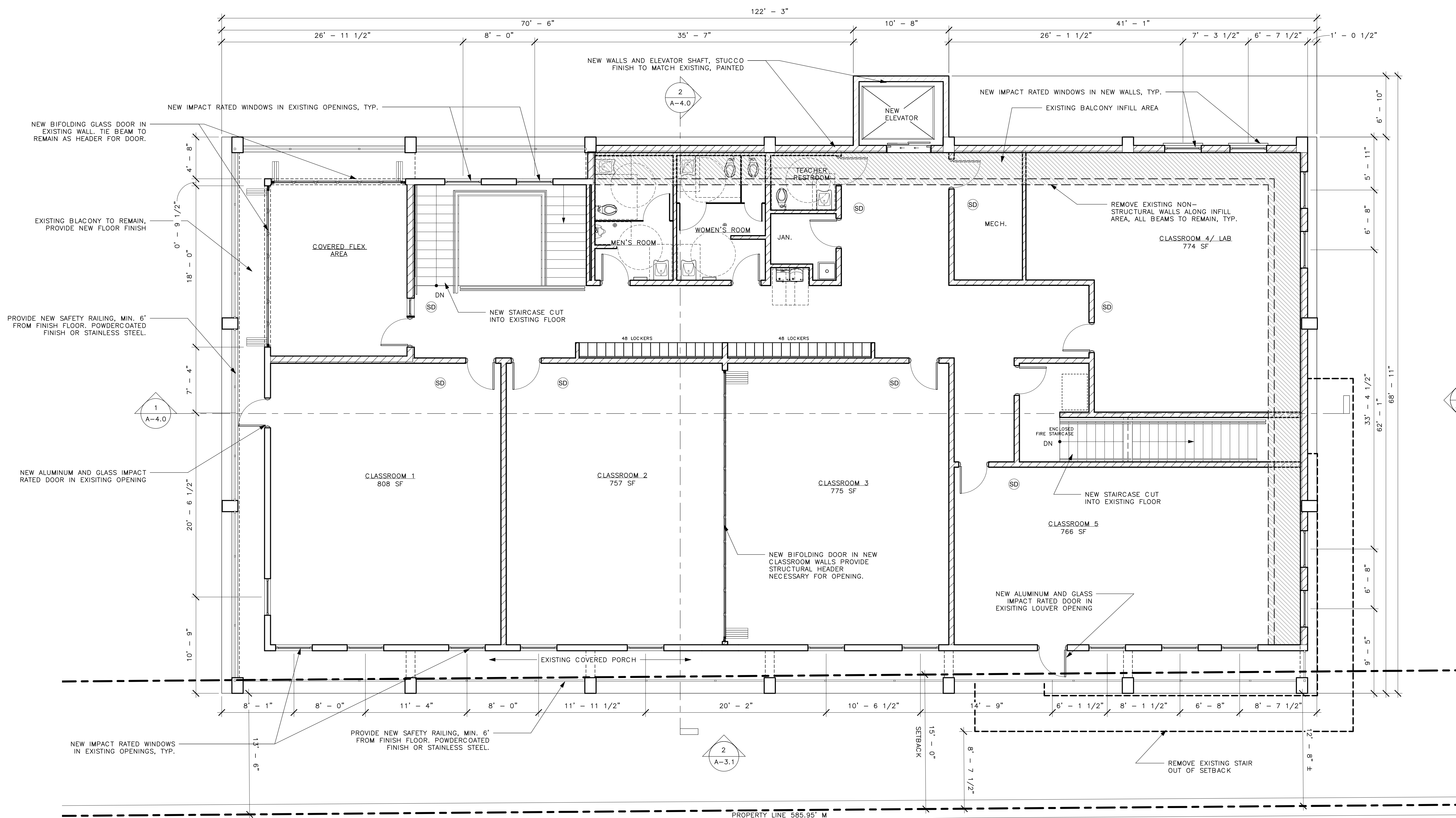
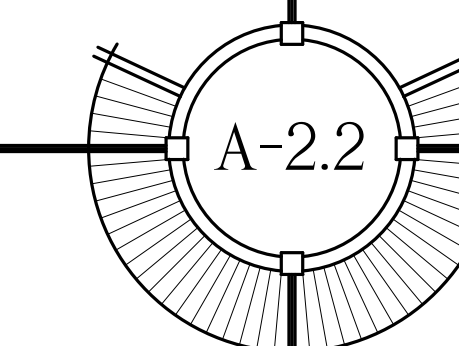
DATE

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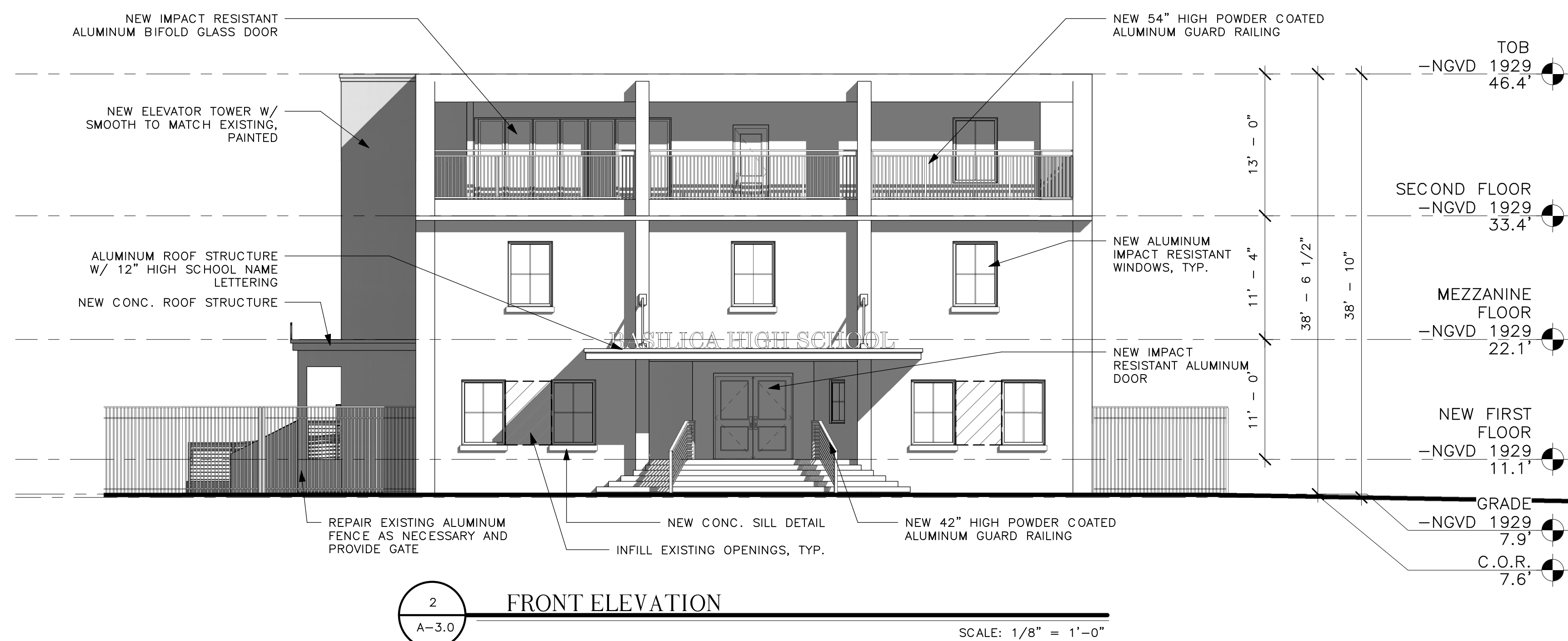
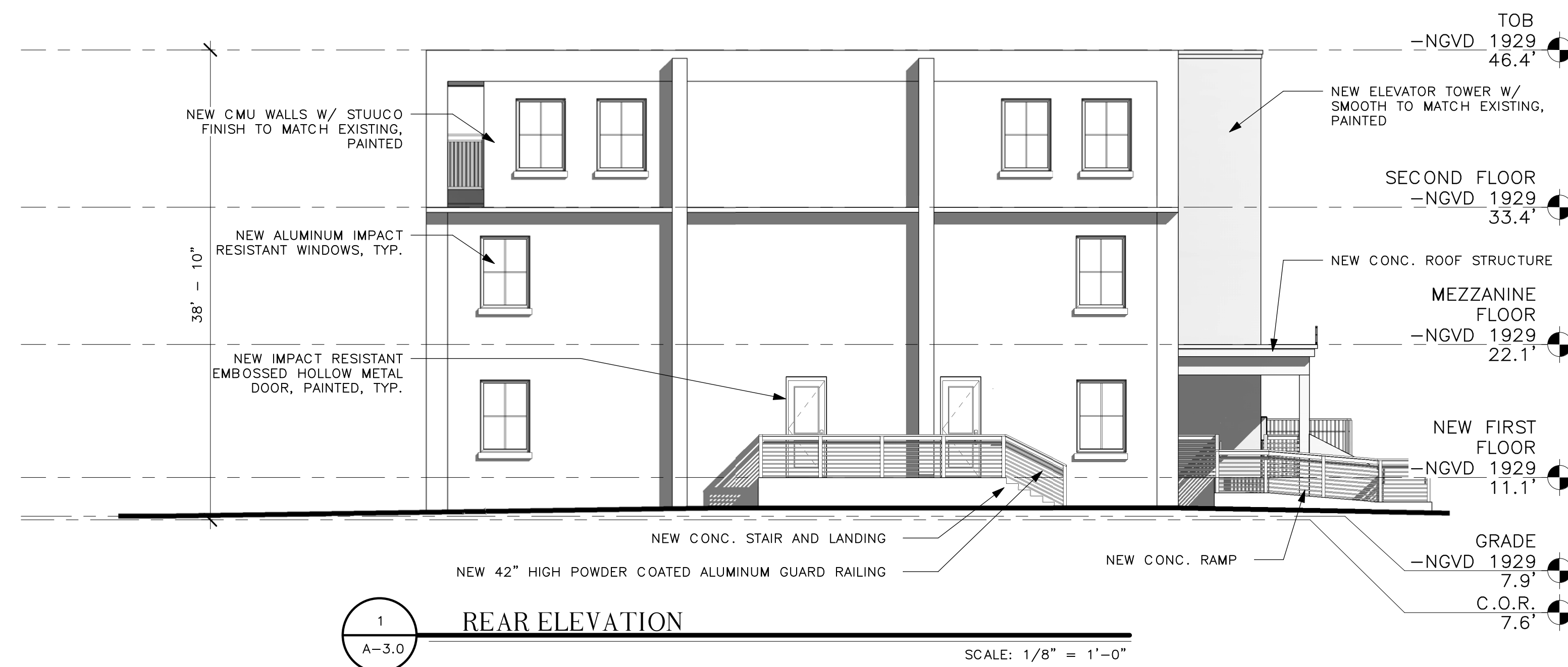
PROPOSED SECOND FLOOR

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001

SCALE: 3/16" = 1'-0"

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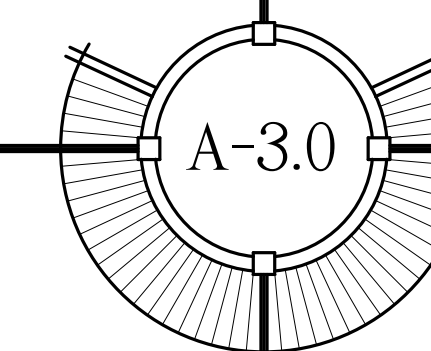
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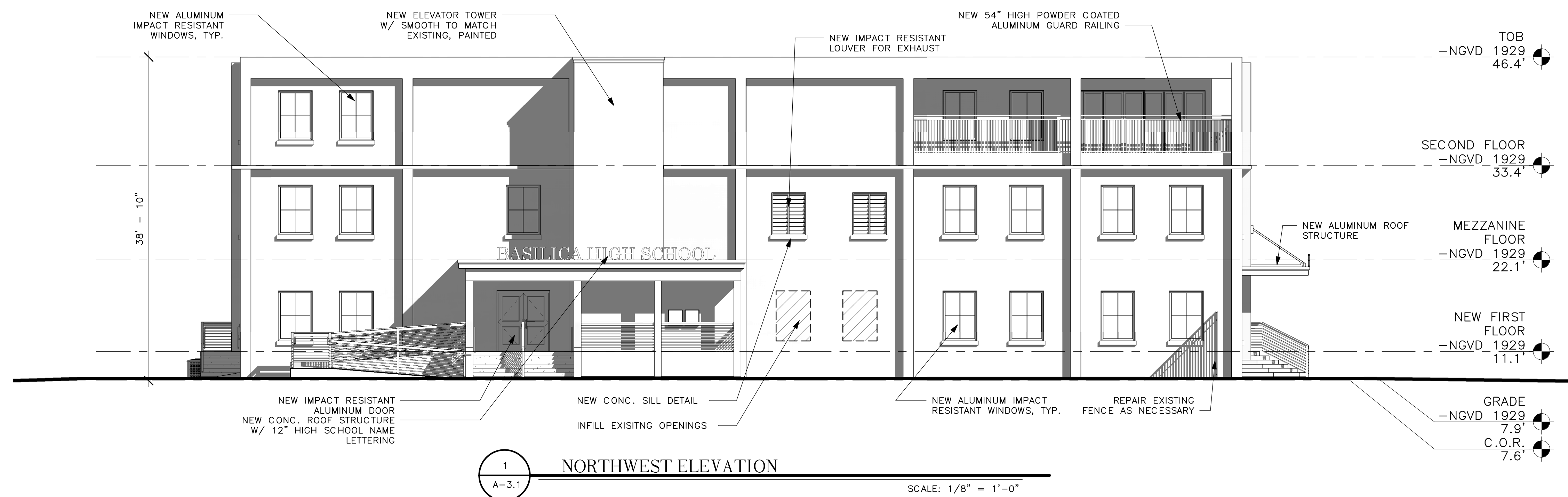
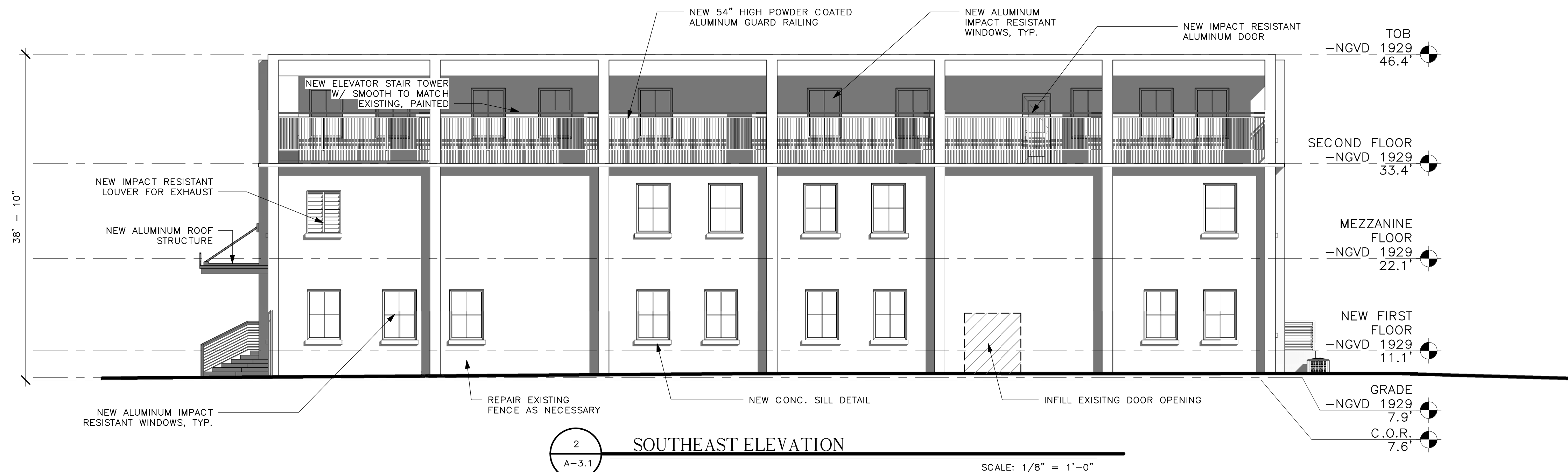
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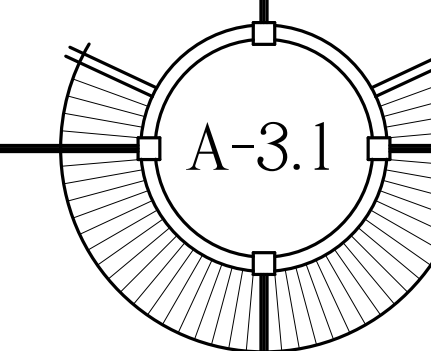
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THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
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3
A-9.0

RENDERING 1

N.T.S.



4
A-9.0

RENDERING 2

N.T.S.

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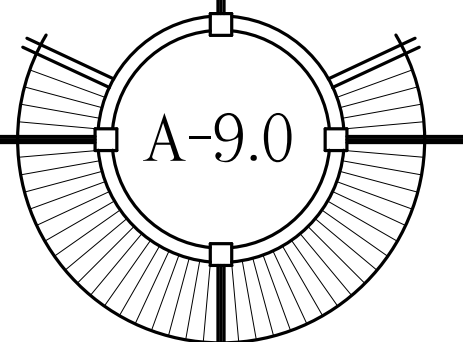
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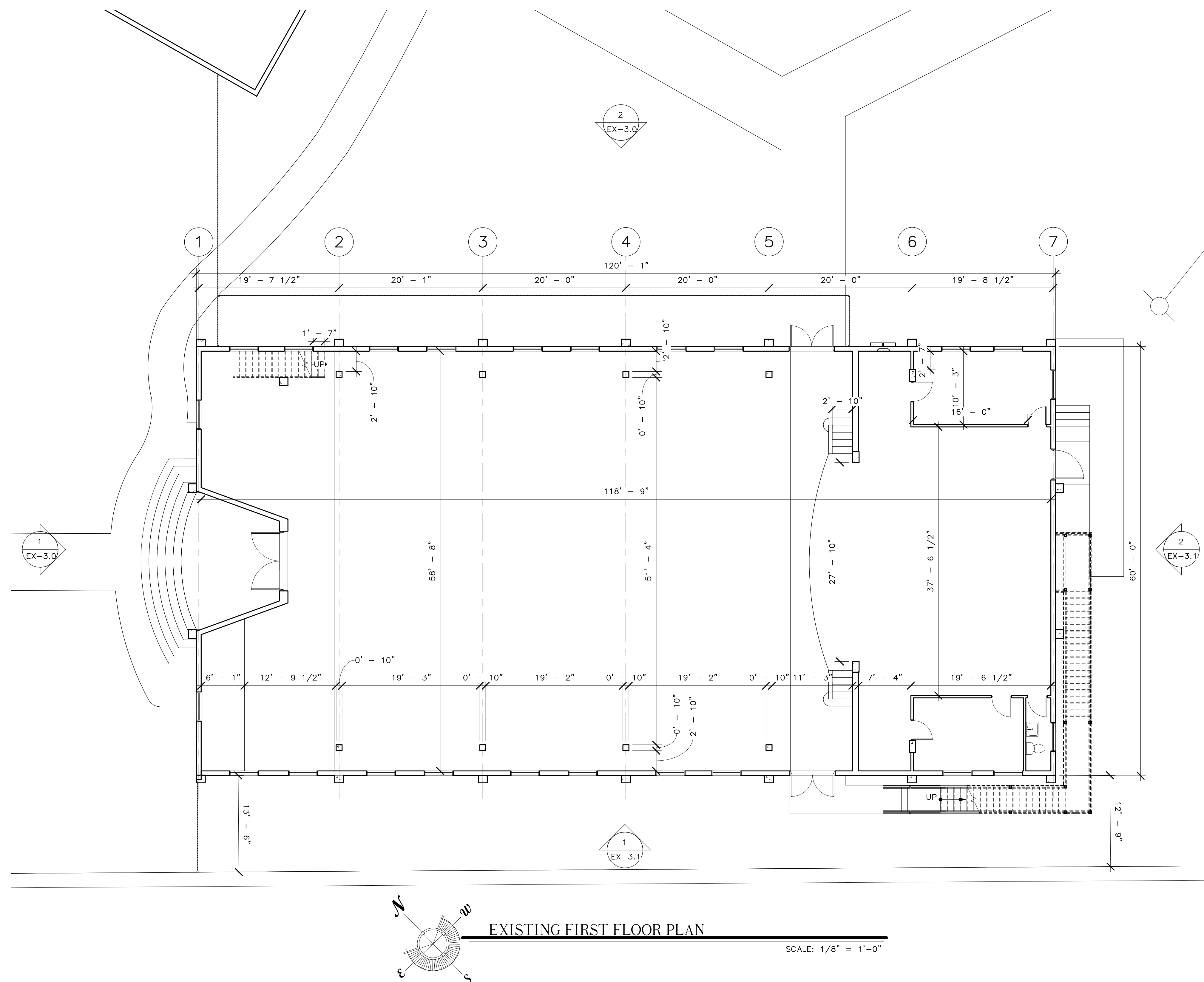
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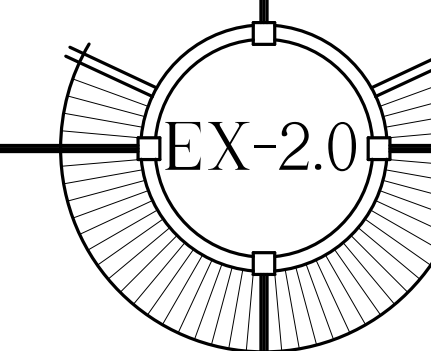
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EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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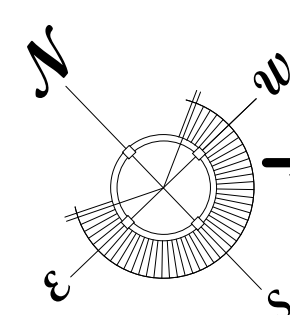
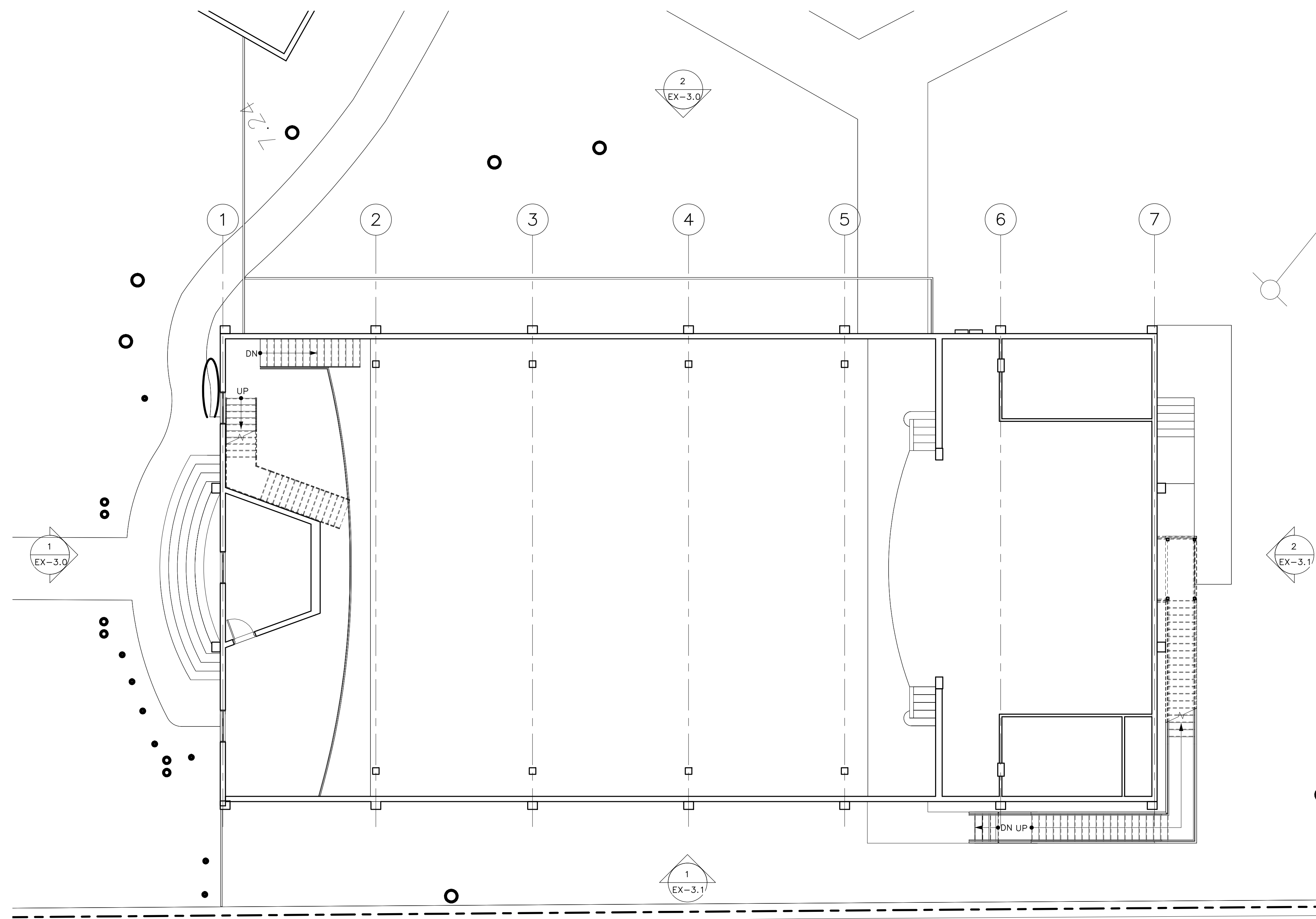
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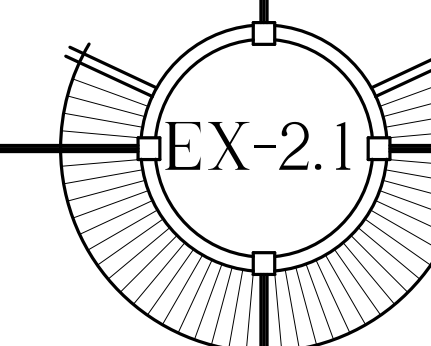


EXISTING MEZZANINE PLAN

SCALE: 1/8" = 1'-0"

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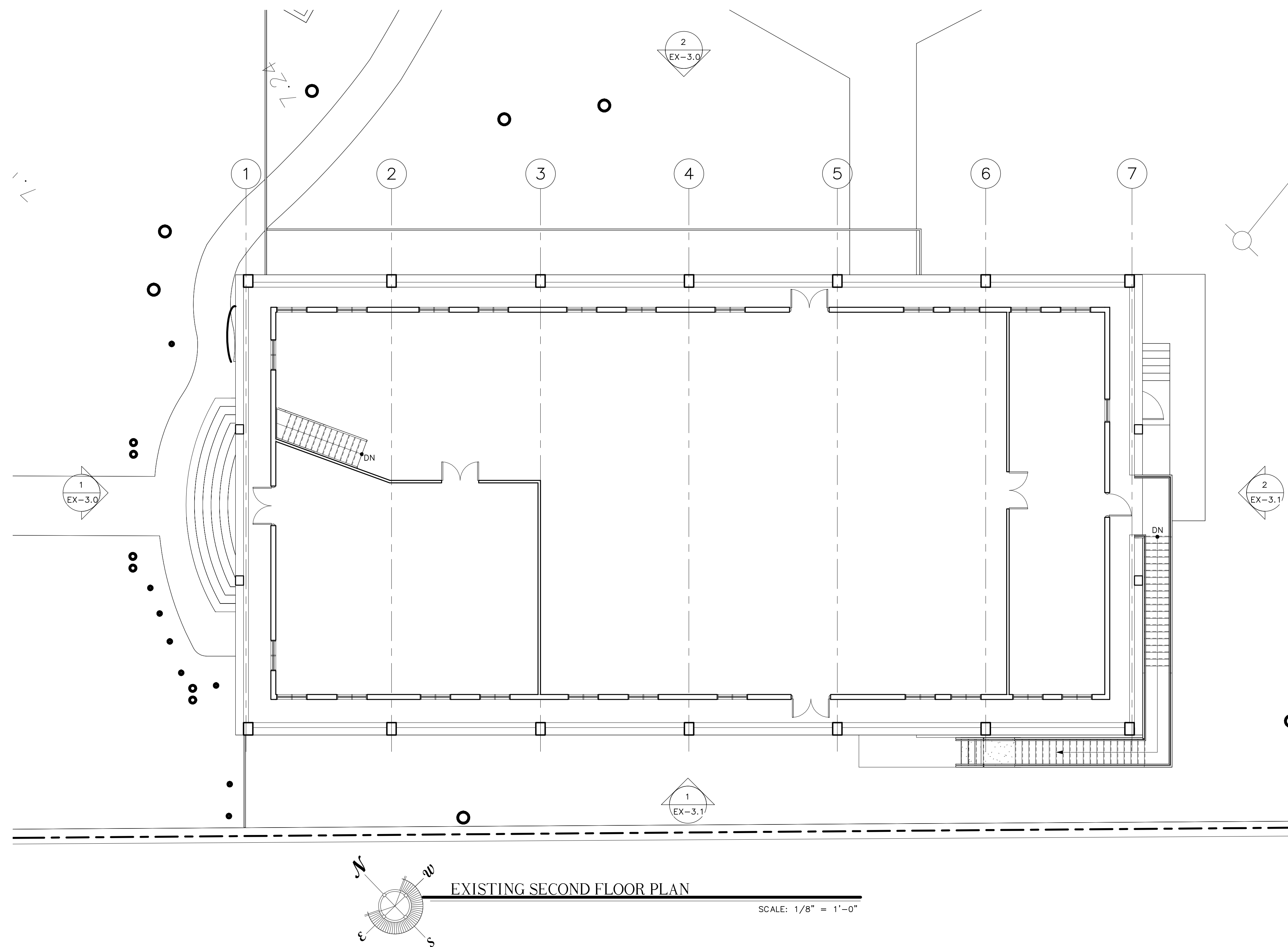
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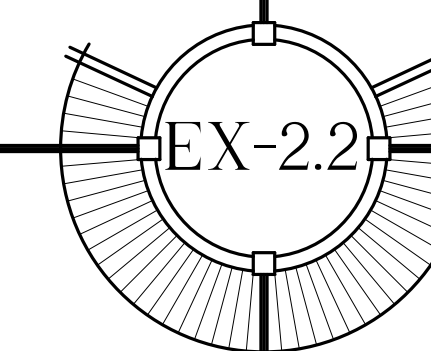
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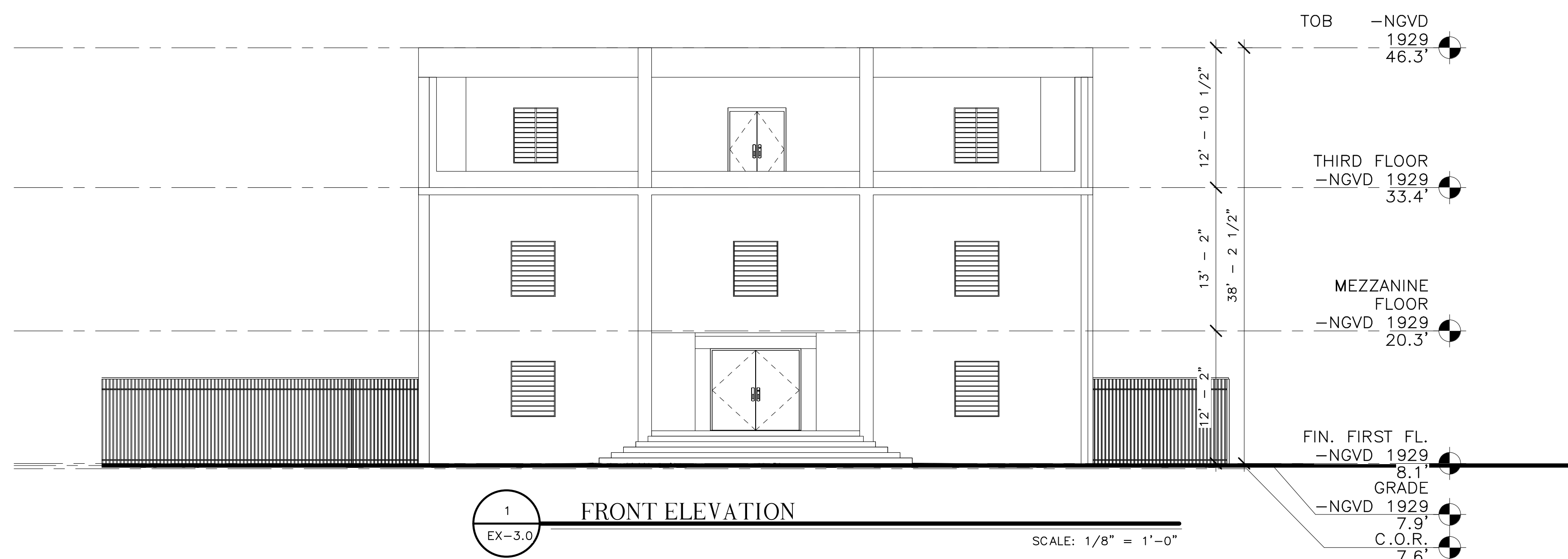
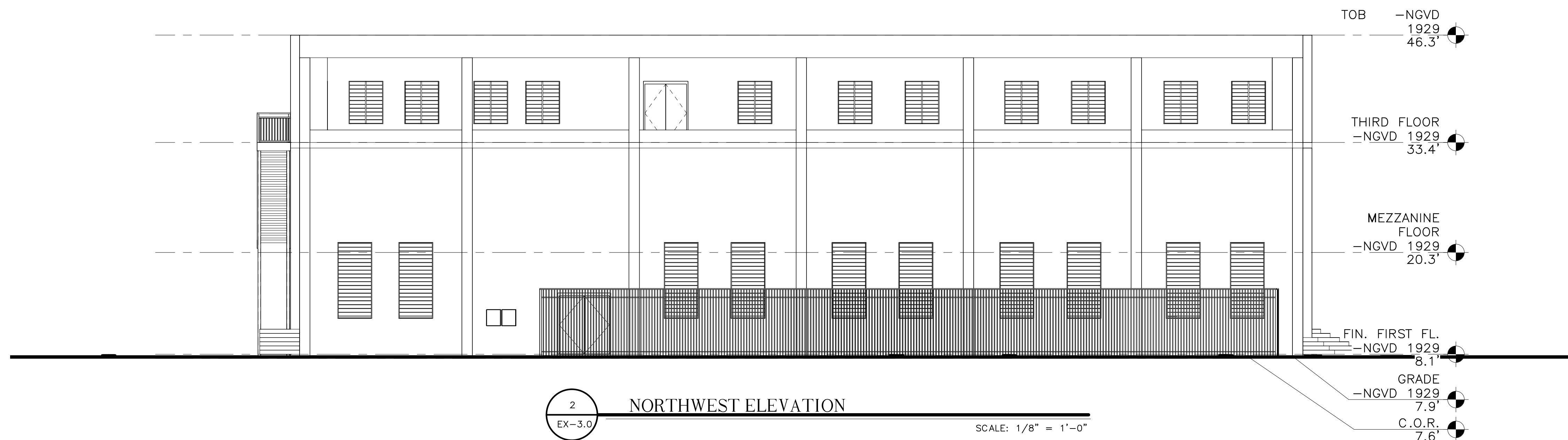
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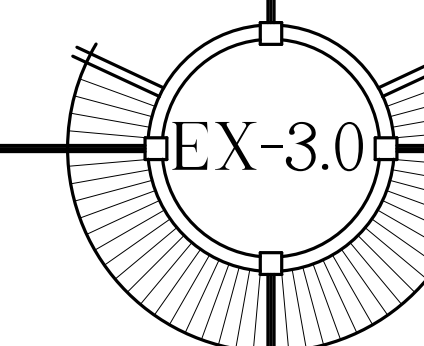
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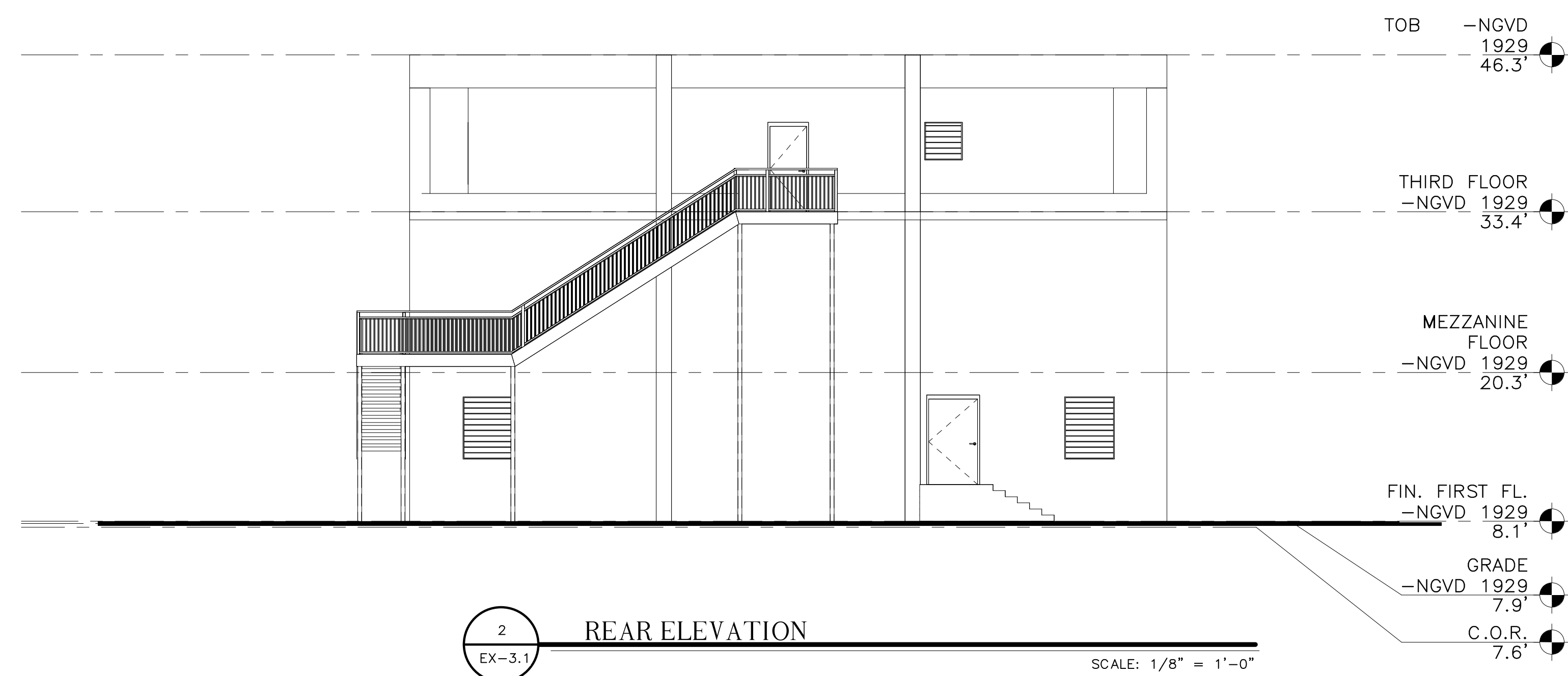
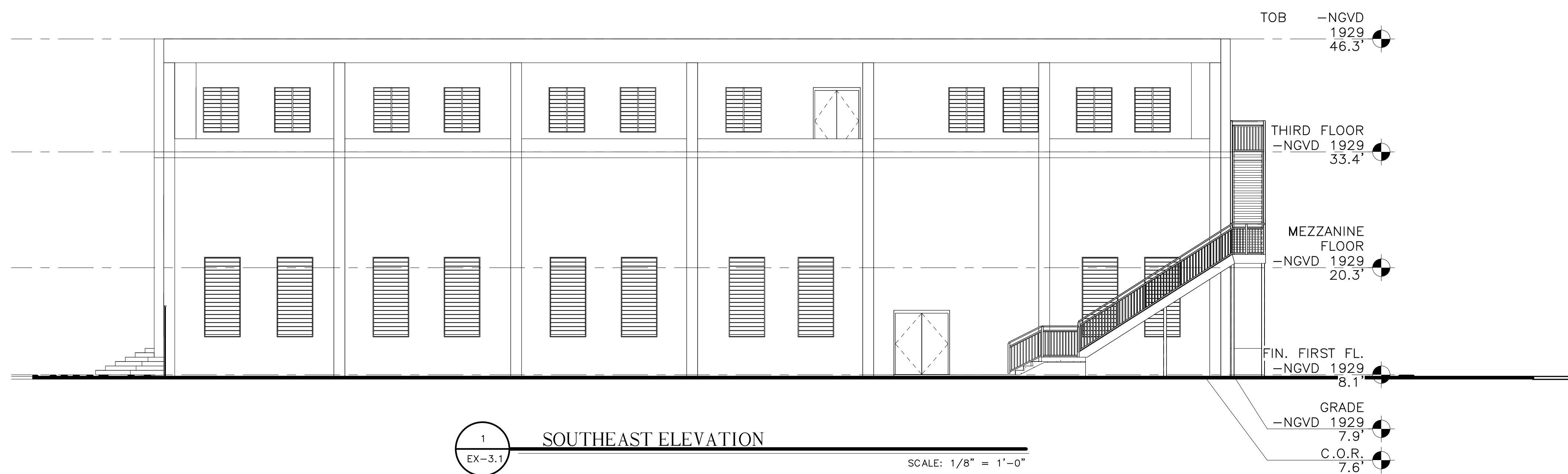
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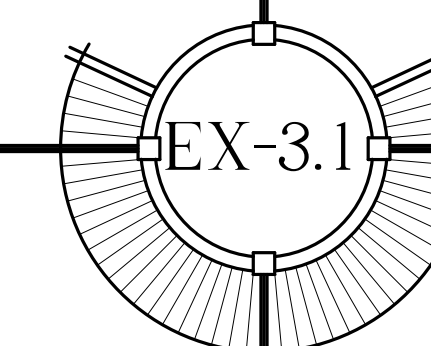
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THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA
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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 29, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN – RENOVATIONS OF EXISTING AUDITORIUM TO ADAPT TO A HIGH SCHOOL AND SITE IMPROVEMENTS. DEMOLITION OF THIRD FLOOR WALLS. PARTIAL DEMOLITION OF EAST WALL TO ACCOMMODATE ELEVATOR. DEMOLITION OF NON-HISTORIC STAIRS.

#724 TRUMAN AVENUE

Applicant – William P. Horn, Architect Application #H2022-0045

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 Joseph Scarpelli, 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 Truman Ave, Key West on the 11 day of November, 2022.

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 November 29th, 2022.

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 H2022-45.

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

Signed Name of Affiant:

Joseph Scarpelli
Date: 11/15/2022
Address: 915 Eaton St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 15 day of November, 2022.

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

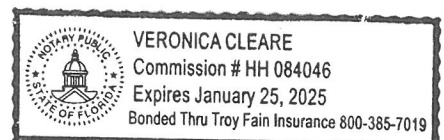
NOTARY PUBLIC

Sign Name: _____

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/25/2025





wide Services

KEY WEST
SPECIAL SERVICES
888-888-8888





Public Meeting Notice



THE LASICIA SCHOOL OF
SAINT MARY STAR OF THE SEA

Public Meeting Notice

PROPERTY APPRAISER INFORMATION

Disclaimer

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

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

Summary

Parcel ID 00030020-000000
 Account# 1030775
 Property ID 1030775
 Millage Group 10KW
 Location Address 724 TRUMAN Ave, KEY WEST
 Legal Description KW PT OF TR 12 OR498-1009
 (Note: Not to be used on legal documents.)
 Neighborhood 32130
 Property Class PRIVATE SCHOOL (7200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

COLEMAN F CARROLL ARCH-BISHOP OF
 ARCHDIOCESE
 9401 Biscayne Blvd
 Miami Shores FL 33138

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$10,199,968	\$10,199,968	\$10,513,814	\$10,513,814
+ Market Misc Value	\$177,502	\$177,729	\$177,954	\$178,180
+ Market Land Value	\$18,561,000	\$18,561,000	\$18,561,000	\$18,561,000
= Just Market Value	\$28,938,470	\$28,938,697	\$29,252,768	\$29,252,994
= Total Assessed Value	\$28,938,470	\$28,938,697	\$29,252,768	\$29,252,994
- School Exempt Value	(\$28,938,470)	(\$28,938,697)	(\$29,252,768)	(\$29,252,994)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	8.07	Acreage	577.5	606

Buildings

Building ID 39995
 Style
 Building Type PRIVATE SCHOOLS A / 72A
 Gross Sq Ft 7200
 Finished Sq Ft 14400
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 360
 Functional Obs 0
 Economic Obs 0
 Depreciation % 38
 Interior Walls
 Exterior Walls C.B.S.
 Year Built 1969
 EffectiveYearBuilt 1994
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	7,200	14,400	0
TOTAL		7,200	14,400	0

Building ID 39996
 Exterior Walls C.B.S.

Style		Year Built	1970
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994
Gross Sq Ft	8832	Foundation	
Finished Sq Ft	7920	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	536	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	7,920	0
OPU	OP PR UNFIN LL	3,552	0	0
TOTAL		8,832	7,920	0

Building ID	39997	Exterior Walls	C.B.S.
Style		Year Built	1970
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994
Gross Sq Ft	576	Foundation	
Finished Sq Ft	576	Roof Type	
Stories	1 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	104	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	576	576	0
TOTAL		576	576	0

Building ID	39998	Exterior Walls	C.B.S.
Style		Year Built	1957
Building Type	PRIVATE SCHOOL D / 72D	EffectiveYearBuilt	1994
Gross Sq Ft	1560	Foundation	
Finished Sq Ft	1560	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	232	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,560	1,560	0
TOTAL		1,560	1,560	0

Building ID	39999	Exterior Walls	C.B.S.
Style		Year Built	1970
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994
Gross Sq Ft	16905	Foundation	
Finished Sq Ft	22272	Roof Type	
Stories	4 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	1110	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	12,441	22,272	0
OUF	OP PRCH FIN UL	4,464	0	0
TOTAL		16,905	22,272	0

Building ID	40000	Exterior Walls	C.B.S.
Style		Year Built	1969
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994
Gross Sq Ft	7305	Foundation	
Finished Sq Ft	13635	Roof Type	
Stories	2 Floor	Roof Coverage	

Condition	AVERAGE	Flooring Type	
Perimeter	640	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,980	13,635	0
GBF	GAR FIN BLOCK	325	0	0
TOTAL		7,305	13,635	0

Building ID	2437	Exterior Walls	INSULATED METAL
Style		Year Built	1984
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994
Gross Sq Ft	13932	Foundation	
Finished Sq Ft	13932	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	690	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	13,932	13,932	0
TOTAL		13,932	13,932	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1949	1950	1	12984 SF	3
CH LINK FENCE	1964	1965	1	11422 SF	1
CONC PATIO	1969	1970	1	2553 SF	2
COMM POOL	1969	1970	1	578 SF	3
ASPHALT PAVING	1969	1970	1	5870 SF	2
FENCES	1974	1975	1	1104 SF	2
WROUGHT IRON	1995	1996	1	1126 SF	1
ASPHALT PAVING	1995	1996	1	24009 SF	2

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-1929	6/30/2021		\$21,980	Commercial	RELOCATE EXISTING FEEDERS FROM VAULT TRANSFORMER TO OUTDOOR SELF CONTAINED TRANSFORMER.
BLD2019-3704	10/30/2019		\$183,099	Commercial	Installation of impact windows MG-200 (195)
BLD2019-3731	10/17/2019	2/2/2020	\$37,000	Commercial	FENCE
BLD2019-1233	6/2/2019		\$2,400	Commercial	Rewire auditorium building for fire alarm
18-00000678	2/23/2018	6/19/2018	\$140,000	Commercial	INSTALL (1) 2-TON, (2)- 1.5 TON, (3) -3.5 TON (GOODMAN-ASPT30C14A/GSX1402414, ASPT30C14A/GSX14018K,ASPT48D14A/GXS140421K) PER PLANS AND ISTALL A 40 TON SPLIT SYSTEM. AR55, 5XX-5, RSCO40D (DAIKEN). 4 BATHROOM FANS (EXHAUST) ARIZON (JOHNSON). **NOC UNDER CGC** HARC INSPECTION REQUIRED**
17-2062	5/26/2017	6/19/2018	\$165,945	Commercial	INSTALLATION OF NEW WIRING FOR LIGHTING, SWITCHES AND FIXTURES. INSTALLATION OF BOXES AND CONDUIT ONLY, FOR LOW VOLTAGE.
17-2007	5/24/2017	6/19/2018	\$22,455	Commercial	2 ADA TOILETS, 2 ADA LAVS, 4 TOILETS, 6 LAVS, 4 URINALS, 1 WATER COOLER, 7 FLOOR DRAINS, 1 ELECTRIC TANGLESS WATER HEATER, 7 HOSE BIBS, 1-2 COMPARTMENT SINK, 1 DISHWASHER, 2 HAND SINKS, 2L FLOOR SINKS AND 2 GREASE TRAPS
17-1286	4/28/2017	4/28/2019	\$1,800,000	Commercial	CONSTRUCTION OF NEW GYMNASIUM, KITCHEN, RESTROOMS AND MEETING ROOMS, INCLUDING SITE WORK
16-3139	8/25/2016	8/23/2018	\$86,825	Commercial	DEMO OF GYM
2016-00000052	2/10/2016	4/15/2017	\$68,000	Commercial	INSTALL NEW A/C SYSTEMS, DUCT, INSULATE COPPER PIPING INCLUDING A VRF SYSTEM. N.O.C. UNDER CGC. H15-01-0020 GH **HSA 01/06/16 Equipment to be setback at least 5 feet from property lines.(KP)
15-4277	10/20/2015	4/15/2017	\$125,000	Commercial	PROVIDE AND INSTALL PLUMBING COMPLETE.
15-3946	10/5/2015	5/7/2017	\$97,751	Commercial	RE-ROOF WITH METAL, 7425SF. CHAPEL WITH COPPER STANDING SEAM.
04-2433	8/16/2004	8/25/2006	\$6,000		CEMENT WORK
03/2137	7/16/2003	7/22/2003	\$14,500		AWNING
9802471	8/10/1998	12/1/1998	\$30,000	Commercial	REPAINT EXTERIOR
9801767	6/16/1998	12/1/1998	\$3,000	Commercial	REPAIRS/ROOF

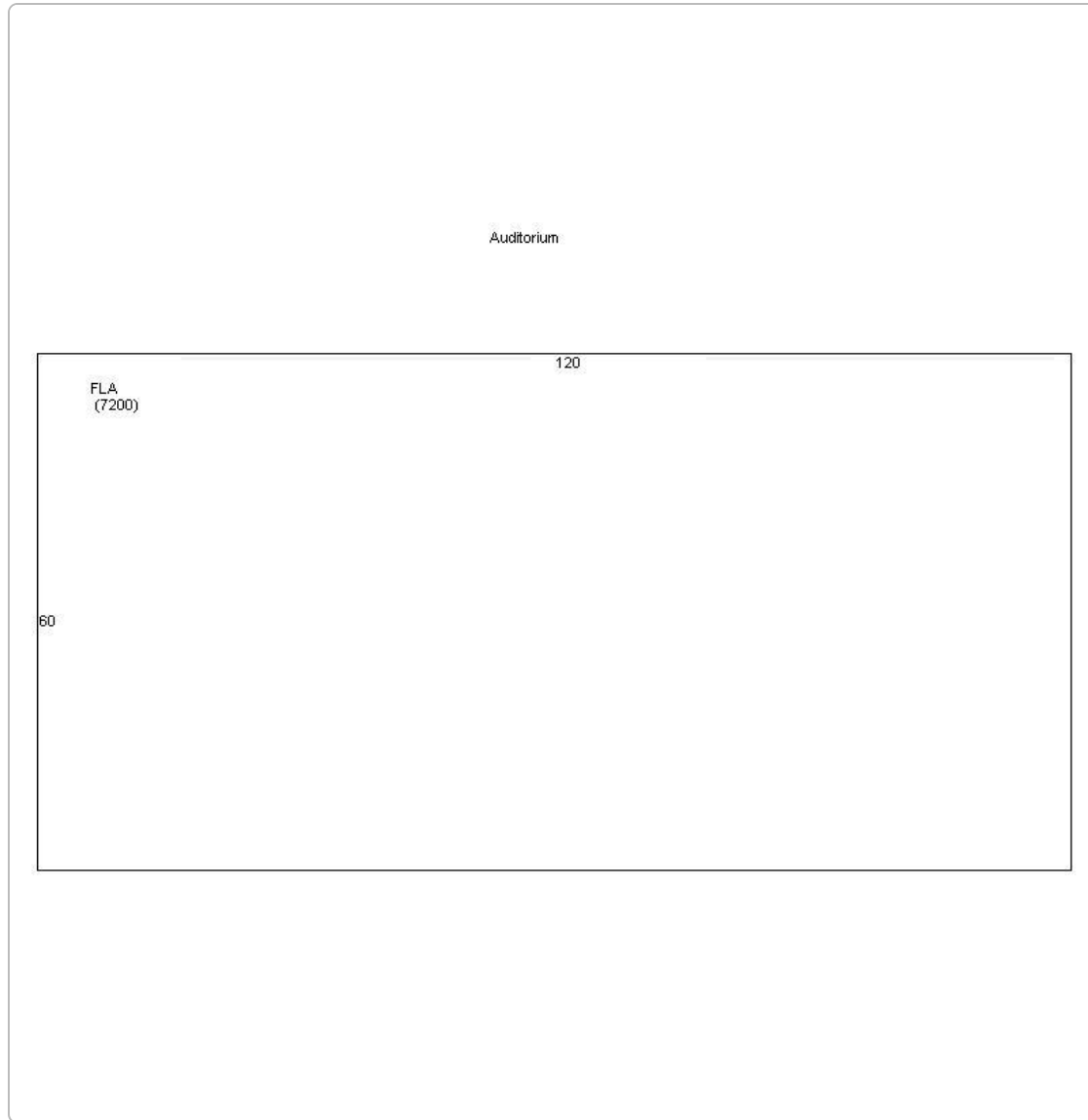
B942404 7/1/1994 11/1/1994 \$8,000

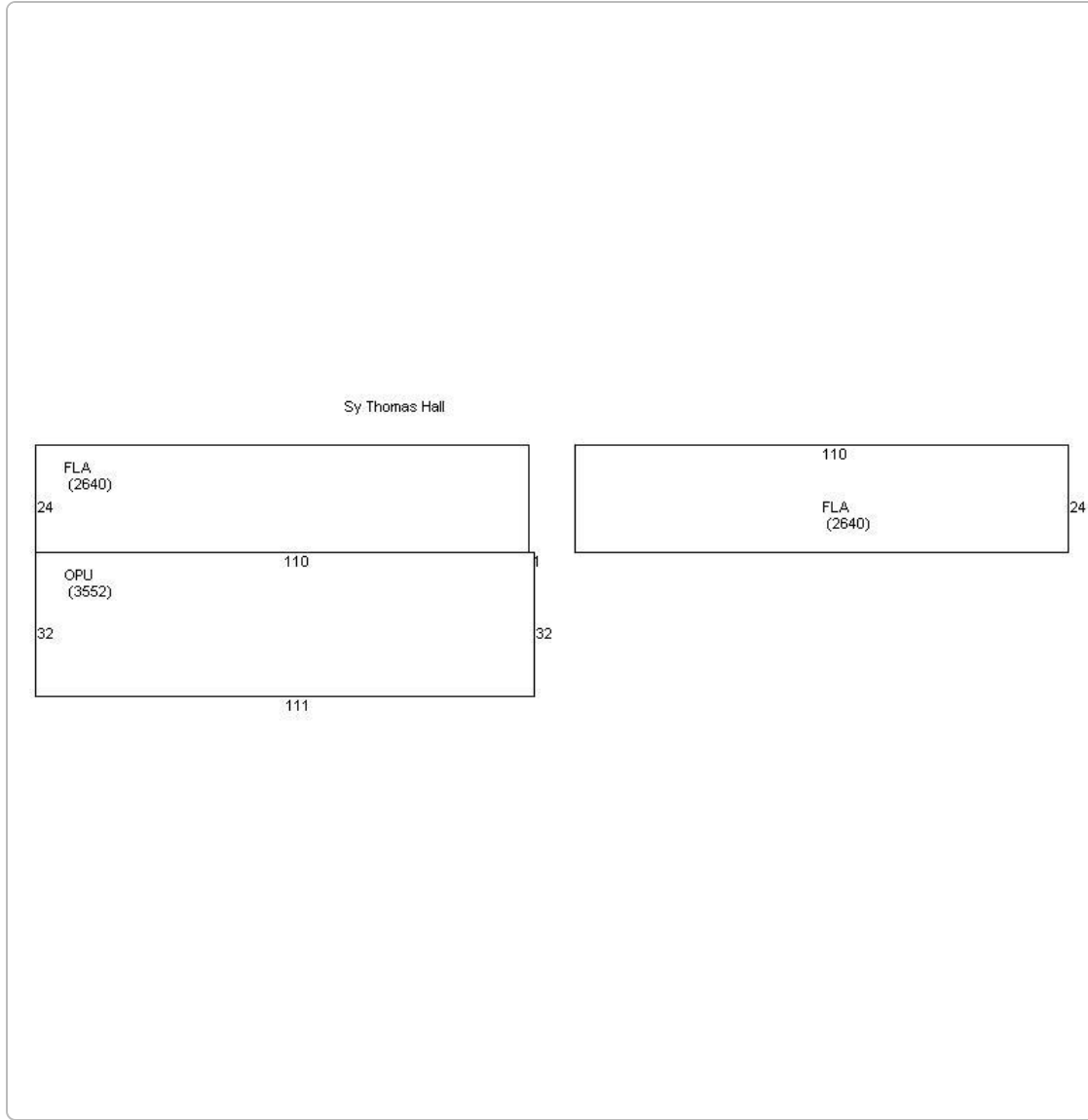
STORM SHUTTERS

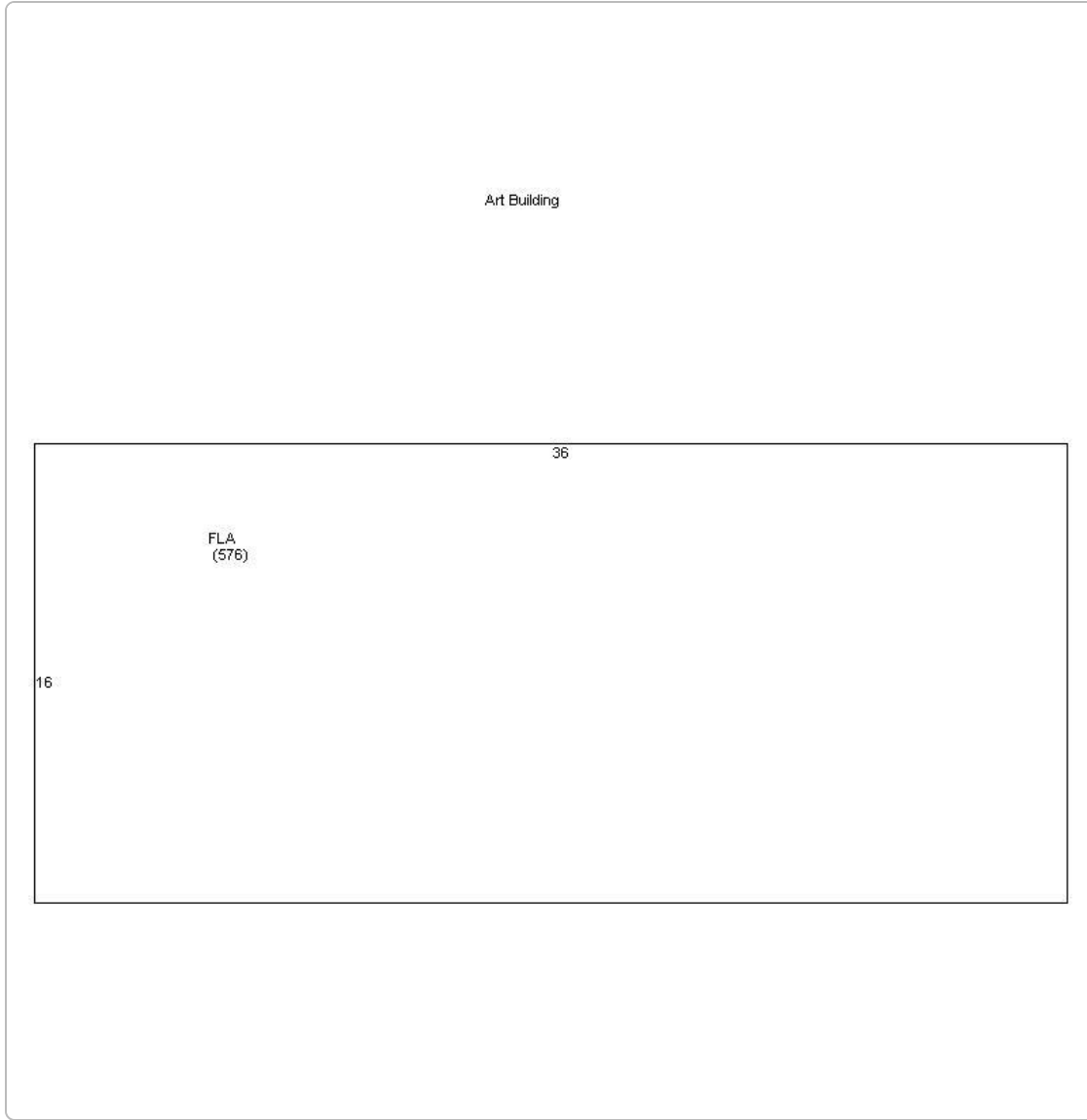
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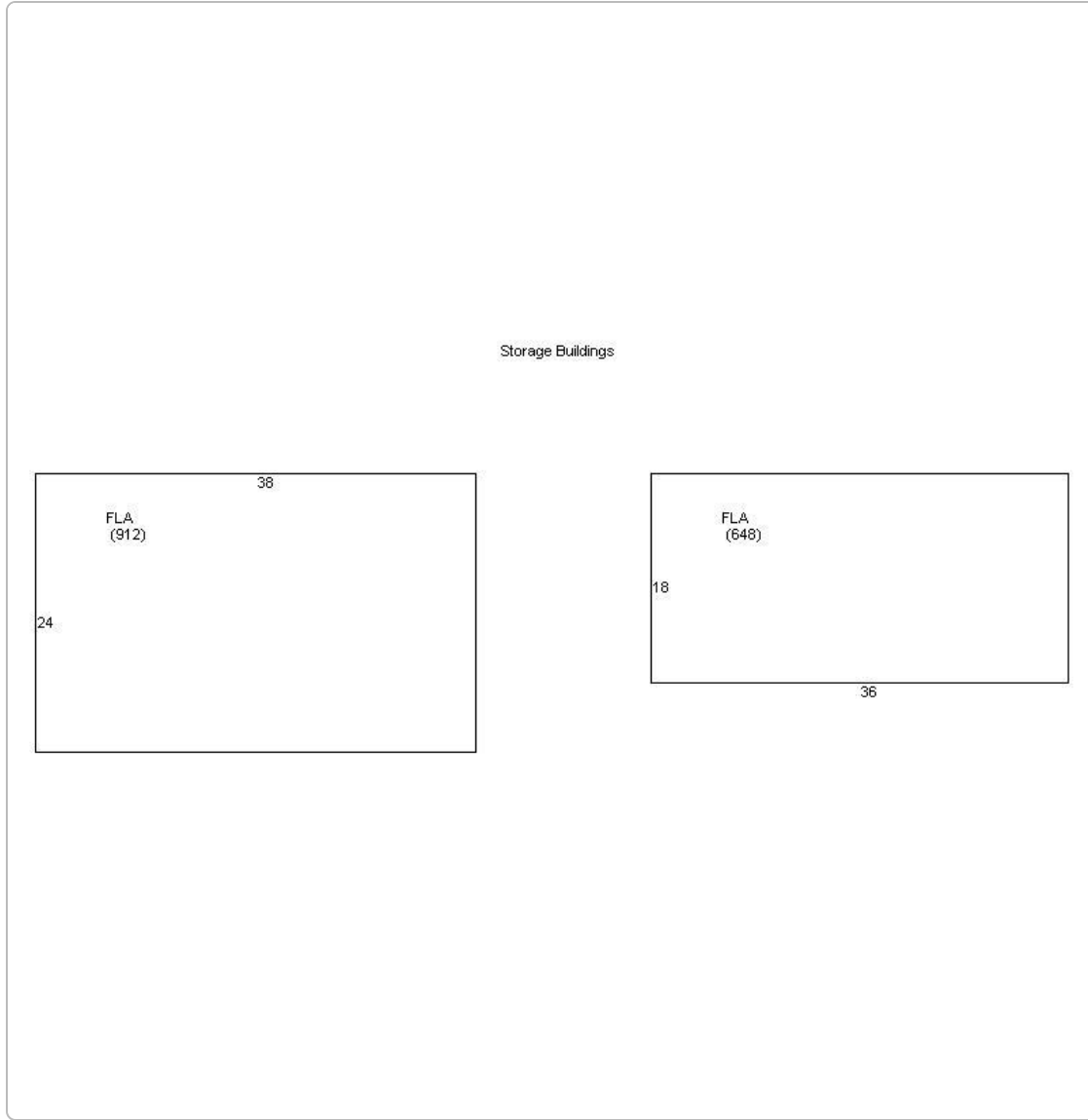
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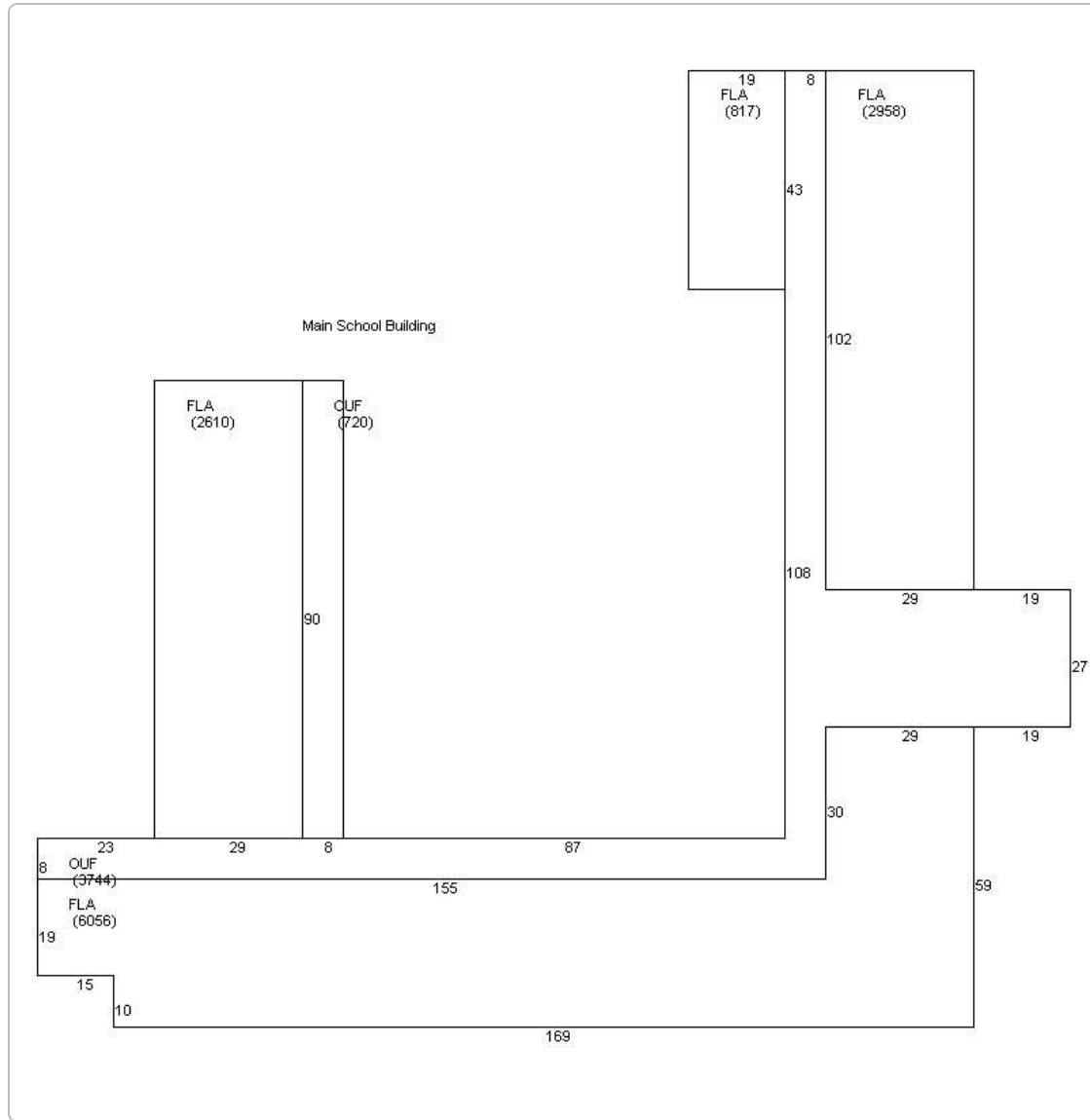
Sketches (click to enlarge)

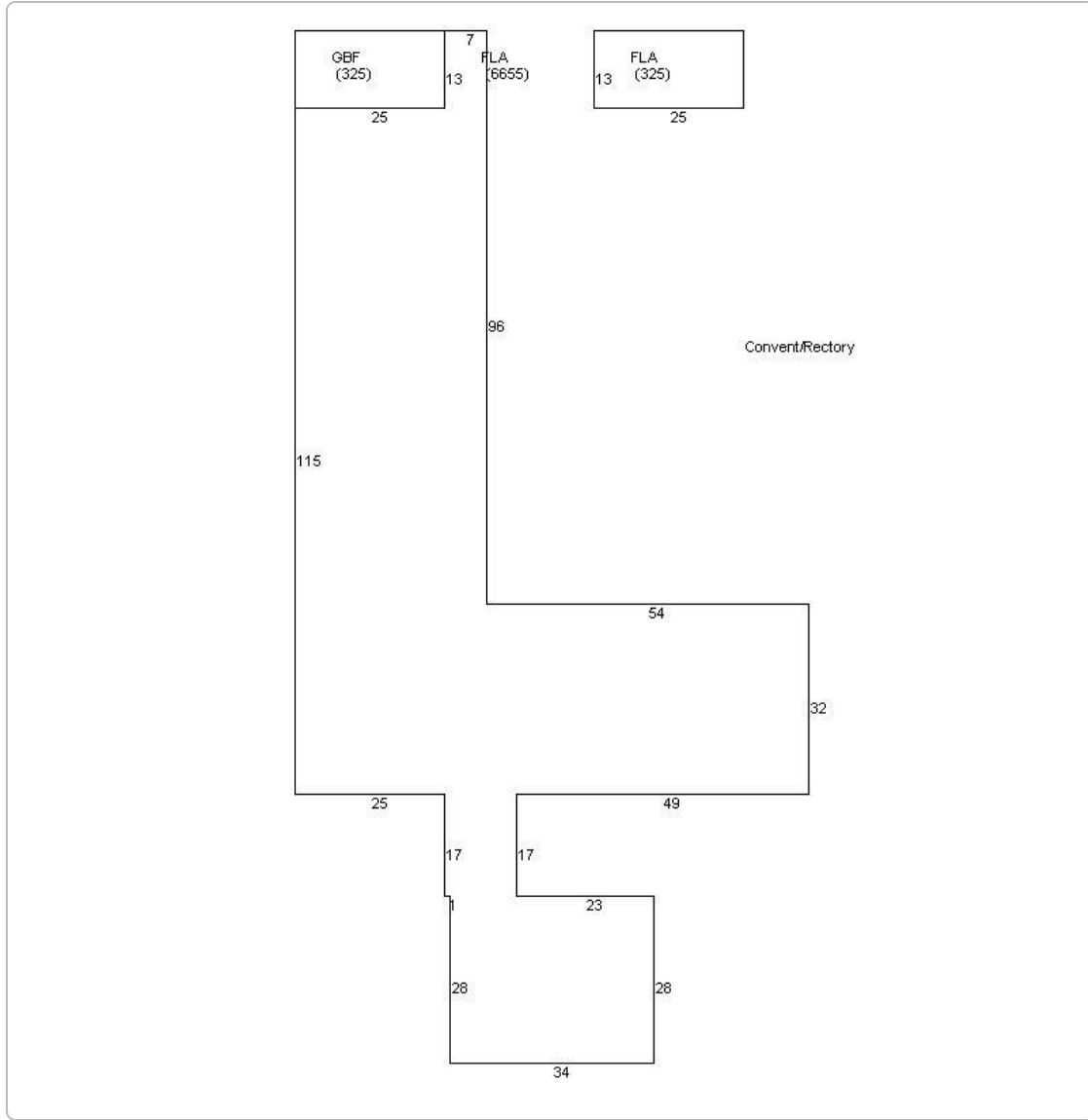


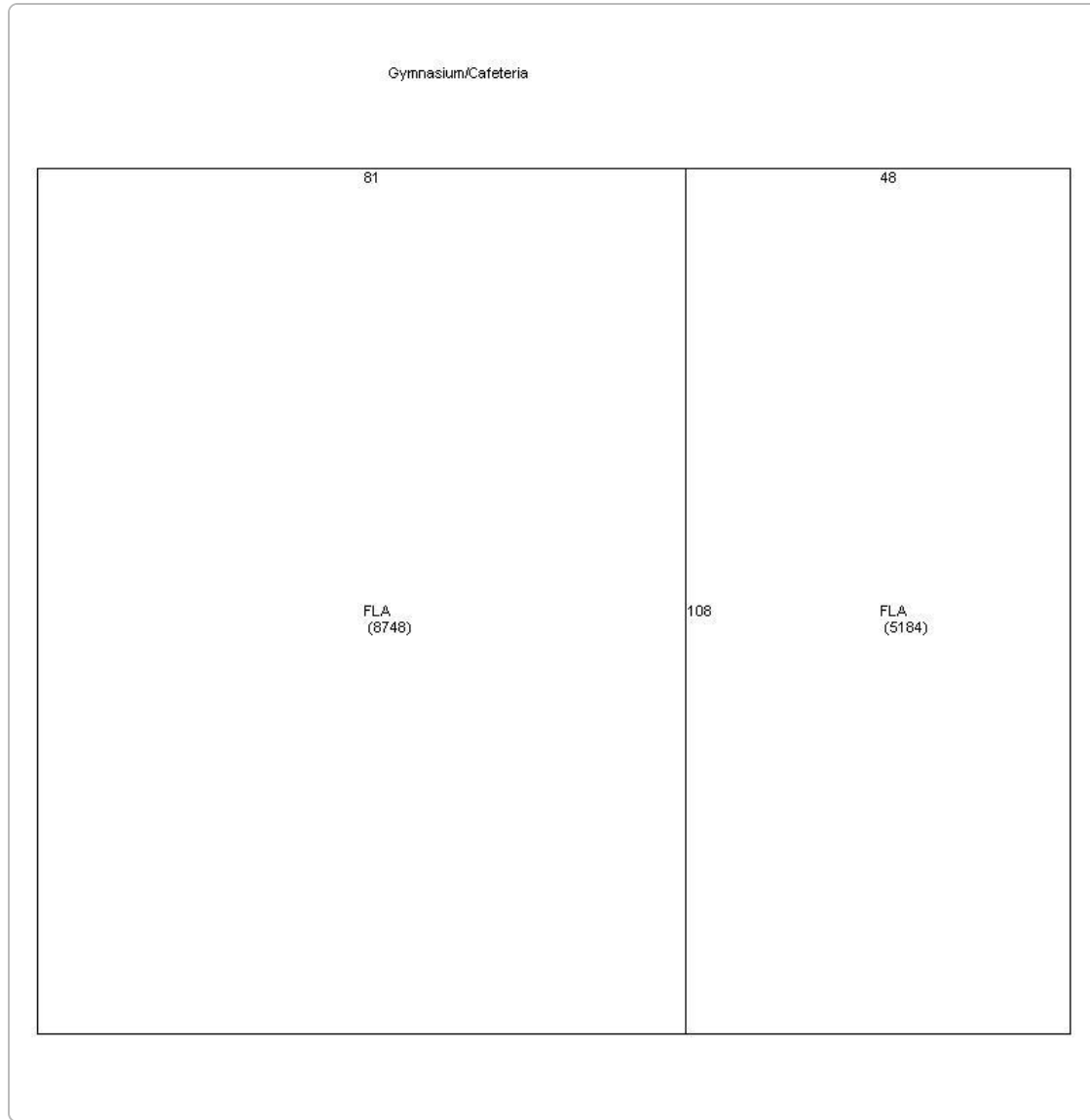












Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

No data available for the following modules: Sales.

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