



Historic Architectural Review Commission Staff Report for Item 11

To: Acting Chairman Greg Oropeza and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: April 23, 2024

Applicant: Key West Closets, Inc.

Application Number: BLD2024-0855

Address: 700 Elizabeth Street

Description of Work:

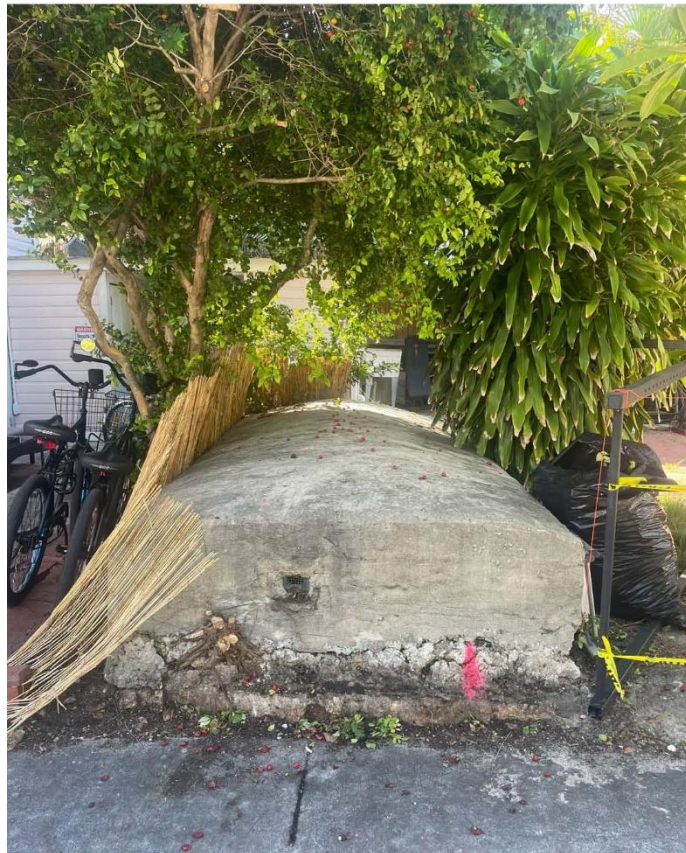
Demolition of cistern with no built back.

Site Facts:

The site under review is located on the east corner of Elizabeth and Angela Streets. In the site there is a two-story contributing building, with an attached covered shed. Behind the house and facing Angela Street you will find a historic cistern 2' height by 6'-3" wide by 12'-10" deep. The masonry historic cistern is not listed in the surveys but was built between 1899 and 1912. Florida Master Site Files do not mention the cistern.



700 Elizabeth Street circa 1965. Monroe County Library.



Cistern under review. Photograph from Angela Street.

Ordinances Cited on Review:

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

Staff Analysis:

The Certificate of Appropriateness under review is for the demolition of a historic cistern. The applicant is seeking the demolition of the historic element as the owners need to build back a side fence and want more space in their yard. No build back for any new structure has been submitted or disclosed. Although the cistern is less than 30 inches in height, as the definition of structures states under Chapter 102 of the LDR's, the guidelines define a structure as "Anything built, constructed or assembled with a fixed location on the ground. Among other things, structures include building. Mobile homes, wall, fences, signs, driveways, pools, and ponds." As this application was submitted originally as a building permit staff understands that due to the cistern age and uniqueness the demolition request should be presented in a public forum for public participation.



1948 Sanborn map and survey.

It is staff's opinion that the request for the demolition shall be reviewed based on 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).*

The cistern has cracks in some areas, but it does not exhibit any structural issue.

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;*

The cistern is unique in its form.

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

It is staff's understanding that no significant events have ever happened in 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;*

The cistern has a unique shape and has a significant character.

- 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 event with significant effect upon society.

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

The historic cistern is a surviving example of an element profusely used to store water.

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

This is a historic cistern with a unique form.

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

The cistern is not part of a park or square.

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

The cistern is unique because of its dome shape at the top.

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

The cistern can yield information important in history.

In conclusion, staff finds that the historic cistern is a unique structure within the district and meets several of the criteria for not to be demolished.

If, on the contrary, the Commission finds the demolition of the historic cistern can be demolished, staff recommends that better photos should be taken with captions, survey location and dimensions, and any other graphic documentation to mitigate the loss of such unique element. If the demolition is approved this will be the only required public meeting.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO00491
 Recorder # _____
 Field Date _____
 Form Date _____
 FormNo 200402
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) WEINTRAUB, BC AND S HOUSE Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name Key West Historic Resources Survey Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>700</u>		<u>ELIZABETH</u>	<u>Street</u>	

Cross Streets (nearest/ between) ELIZABETH/ANGELA
 City / Town (within 3 miles) KEY WEST In Current City Limits? YES
 County Monroe Tax Parcel #(s) RE-18130.000000
 Subdivision Name _____ Block 1 Lot 1
 Ownership Private Individual
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) SE CORNER OF ELIZABETH AND ANGELA

MAPPING

USGS 7.5' Map Name _____ Publication Date >> KEY WEST; 1971
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 67S ; 25E ; ; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone 0 Easting 0 Northing 0
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 2
 Structural System(s) >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) >> Other
 Other Foundation Types WALL
 Foundation Material(s) >> Unspecified
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Drop siding
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Gable
 Other Roof Type(s) _____
 Roof Material(s) >> Other
 Other Roof Material(s) NOVELTY SHINGLE
 Roof Secondary Structure(s) (dormers etc) >> Other
 Other Roof Secondary Structure(s) HIP
 Number of Chimneys 0
 Chimney Material Not applicable
 Other Chimney Material(s) _____
 Chimney Location(s) NOT APPLICABLE

HISTORICAL STRUCTURE FORM

8MO00491

DESCRIPTION (continued)

Window Descriptions 2/2 DHS, JALOUSIE, AWNING

Main Entrance Description (stylistic details) _____

Porch(es): #open 1 #closed _____ #incised _____ Location(s) 2ND STORY WRAPAROUND CANTILEVERED PROJECTING NW

Porch Roof Type(s) _____

Exterior Ornament ATTIC VENT, EXP RAFTERS, SHUTTERS, TURNED BALUSTERS

Interior Plan Unspecified

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional) ADDITIONAL FEATURES INCLUDE KNEE BRACES AND DECORATIVE BRACKETS

HISTORY

Construction year C1906

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
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>> Unspecified;;;

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence;;;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) UNSPECIFIED

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods Sanborn Maps

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Architecture

Other Historical Associations _____

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

HISTORICAL STRUCTURE FORM

8MO00491

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> ;;;Photographs (Archived)

RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM

Computer Entry Date: 12/2/2004

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

MO00491-200402

Supplementary Printout

- > [Other name(s)]:

- > USGS map name/year of publication or revision:
KEY WEST;1971

- > Township/Range/Section/Qtr:
67S ;25E ;;UNSP

- > Foundation types:
Other

- > Foundation materials:
Unspecified

- > Exterior fabrics:
Drop siding

- > Roof types:
Gable

- > Roof materials:
Other

- > Roof secondary structures (dormers etc):
Other

- > Change status/year changed/date noted/nature:
Unspecified;;;

- > Original, intermediate, present uses/year started/year ended:
Private residence;;
Retail establishment;;
Retail establishment;C1906;

- > Research methods:
Examine local tax records

- > Area(s) of historical significance:
Architecture

- > Repositories: Collection/Housed/Accession#/Describe
;;;Photographs (Archived)

- > Structural system(s):
Wood frame

CONTINUED ON PAGE NO. 17

OLD CITY LINE NORTH LINE TR. 4

TRACT 4 TRACT 5

ANGELA STREET

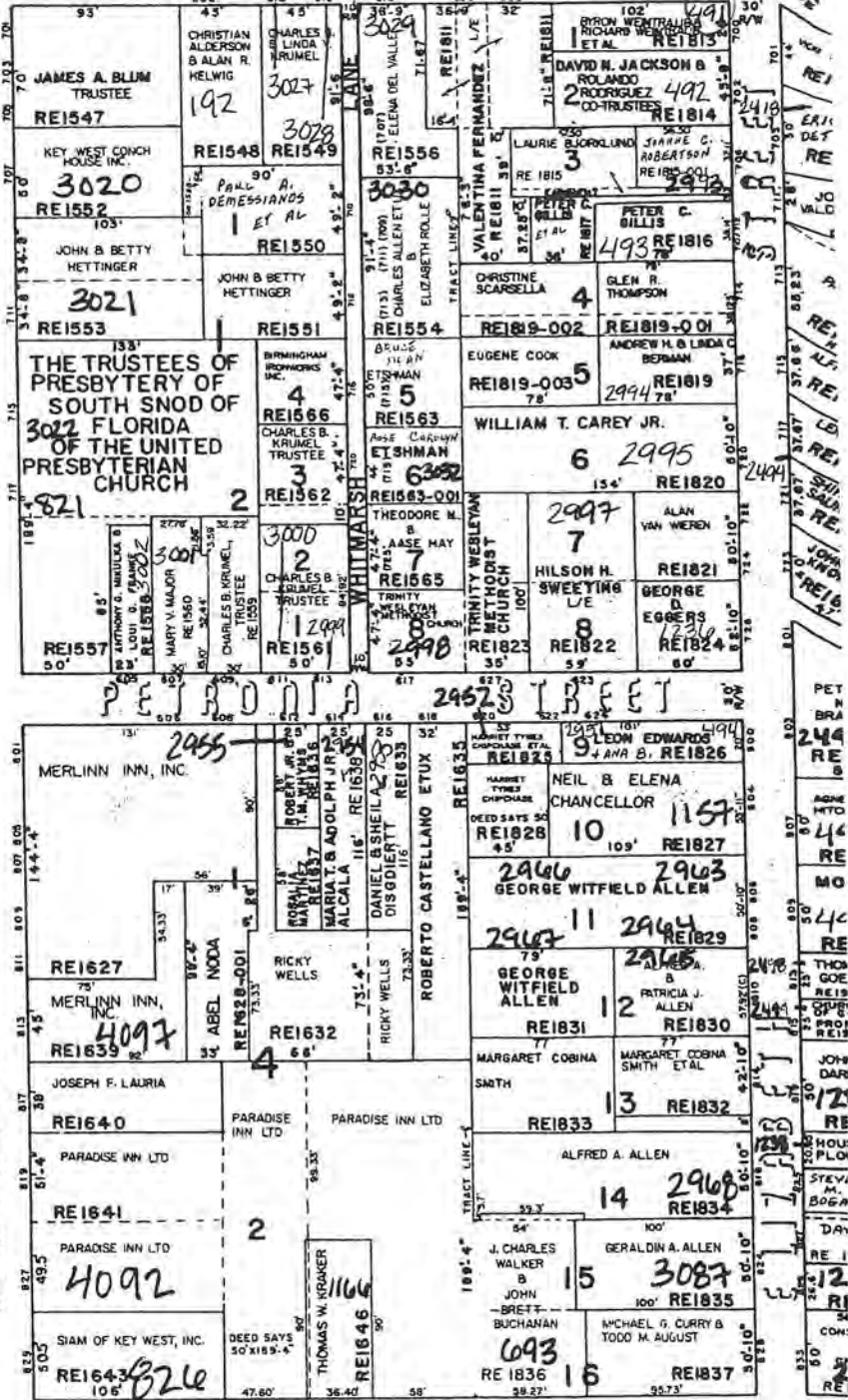
SIBBET STREET

PAGE NO. 24

SIMON STREET

PELONIA STREET

OLIVIA STREET



CONTINUED ON P

491

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 # BLD 2024.0855

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

700 ELIZABETH ST	
Where is Lucy LLC	PHONE NUMBER 212-749-0057
471 W 22nd ST D	EMAIL
NY NY 10011	PHONE NUMBER 212-749-0057
Darrell Crawford	EMAIL
Demolition LLC	DATE 4-16-24

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: Demolition
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT # <i>BLD 2024-0855</i>

ADDRESS OF PROPOSED PROJECT:	<i>700 ELIZABETH ST</i>
PROPERTY OWNER'S NAME:	<i>Where is LUCY LLC</i>
APPLICANT NAME:	<i>DARRELL Crawford</i>

*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>Darrell B. Crawford, Where is Lucy LLC</i>	<i>4-16-24</i> DATE AND PRINT NAME
--	---------------------------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
<i>REMOVE CISTERN, FILL-IN, COMPACT</i>

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.
<i>The side walls of the cistern are crumbling.</i>
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

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

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

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

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

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

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

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

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

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

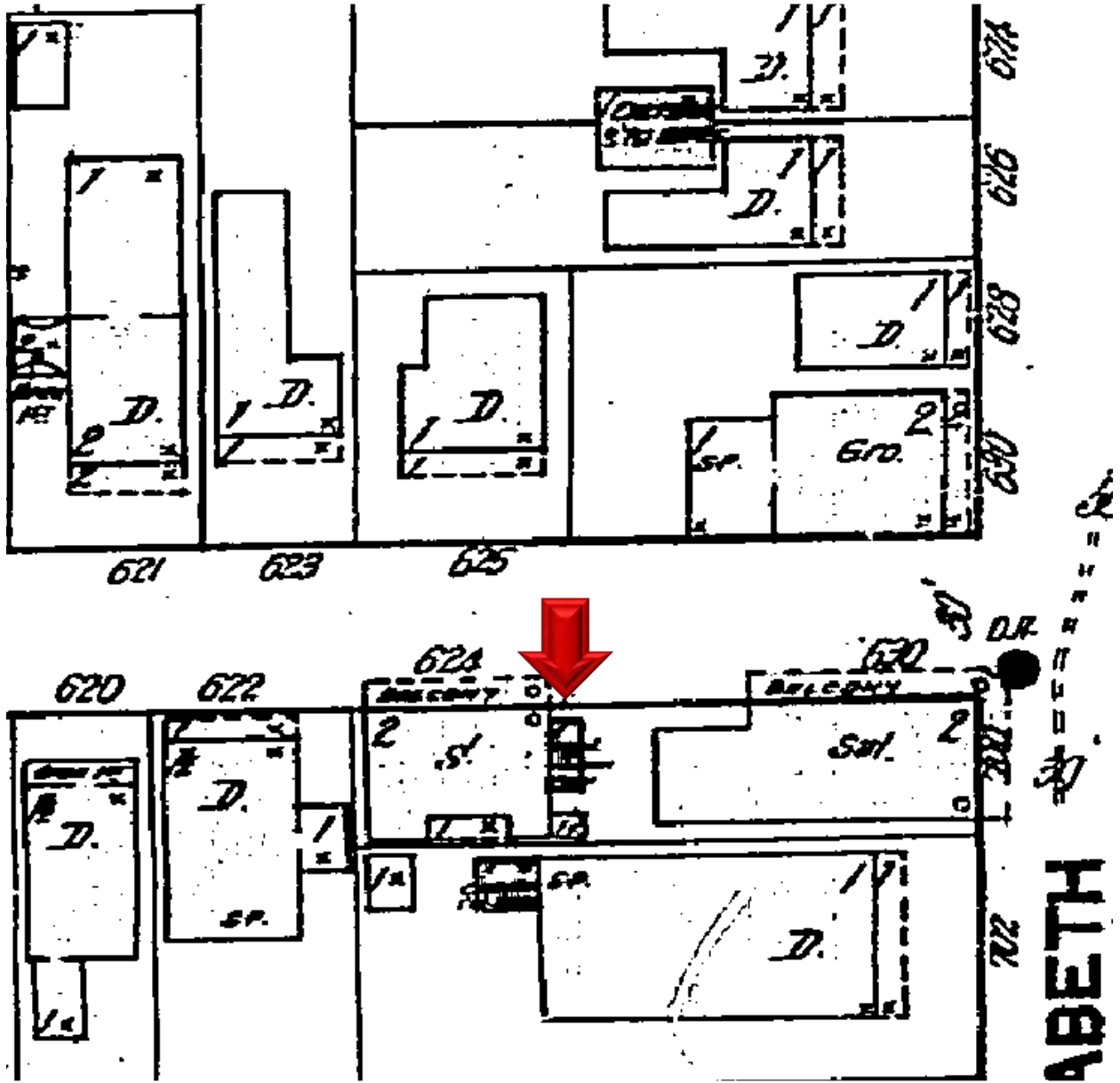
(i) Has not yielded, and is not likely to yield, information important in history,

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

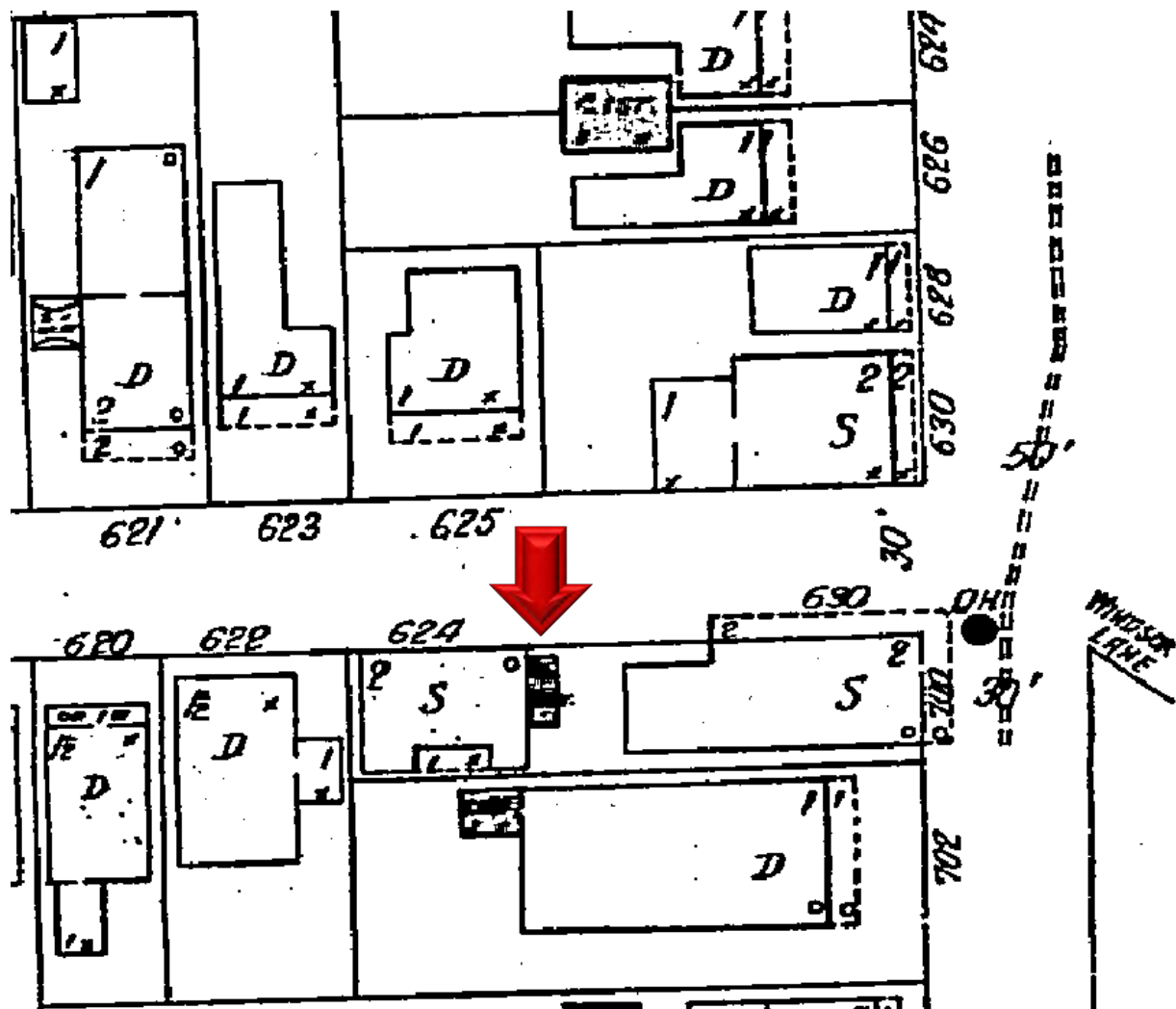
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

- | |
|--|
| (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. |
| |
| |
| |
| |

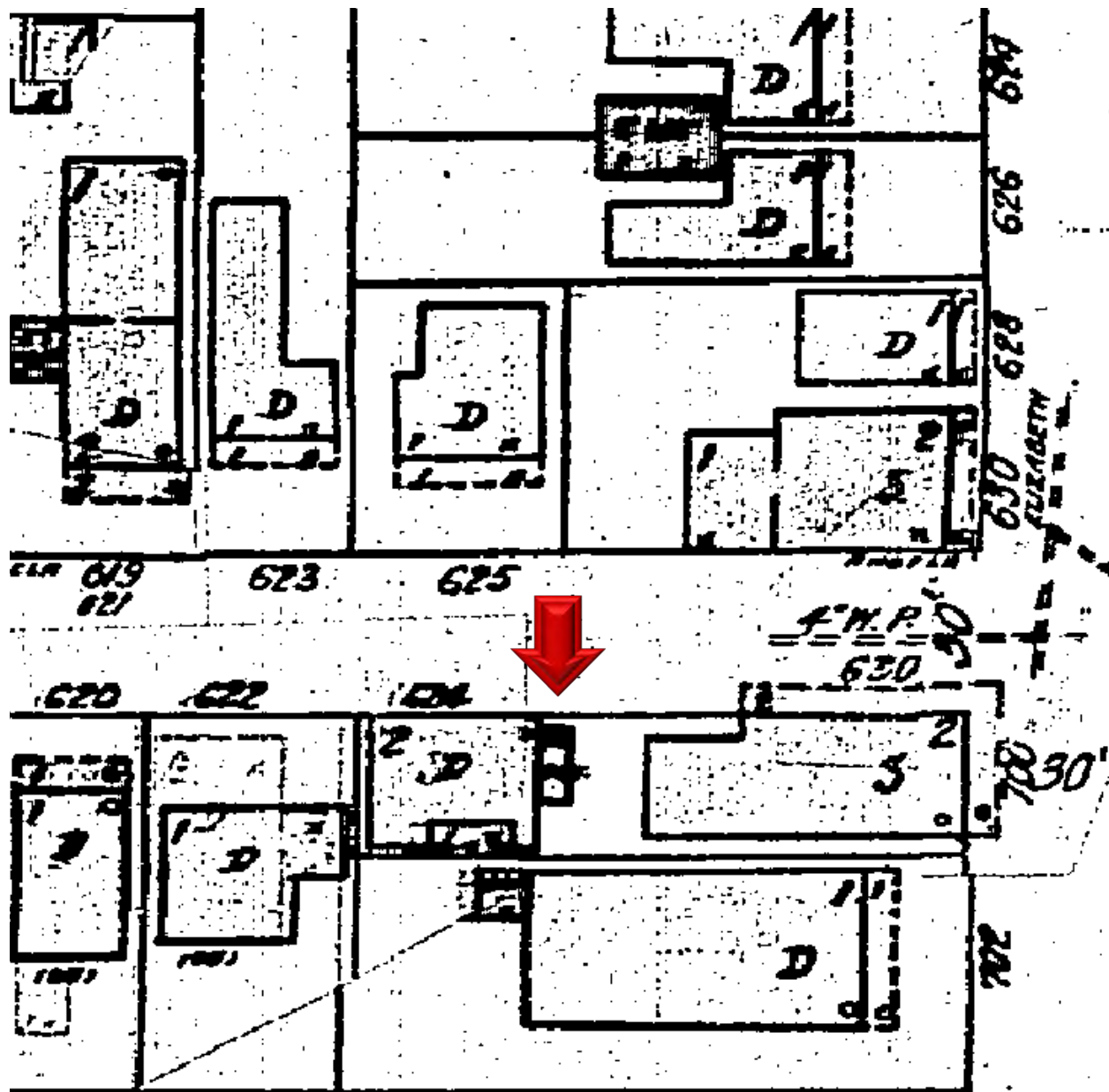
SANBORN MAPS



1912 Sanborn map



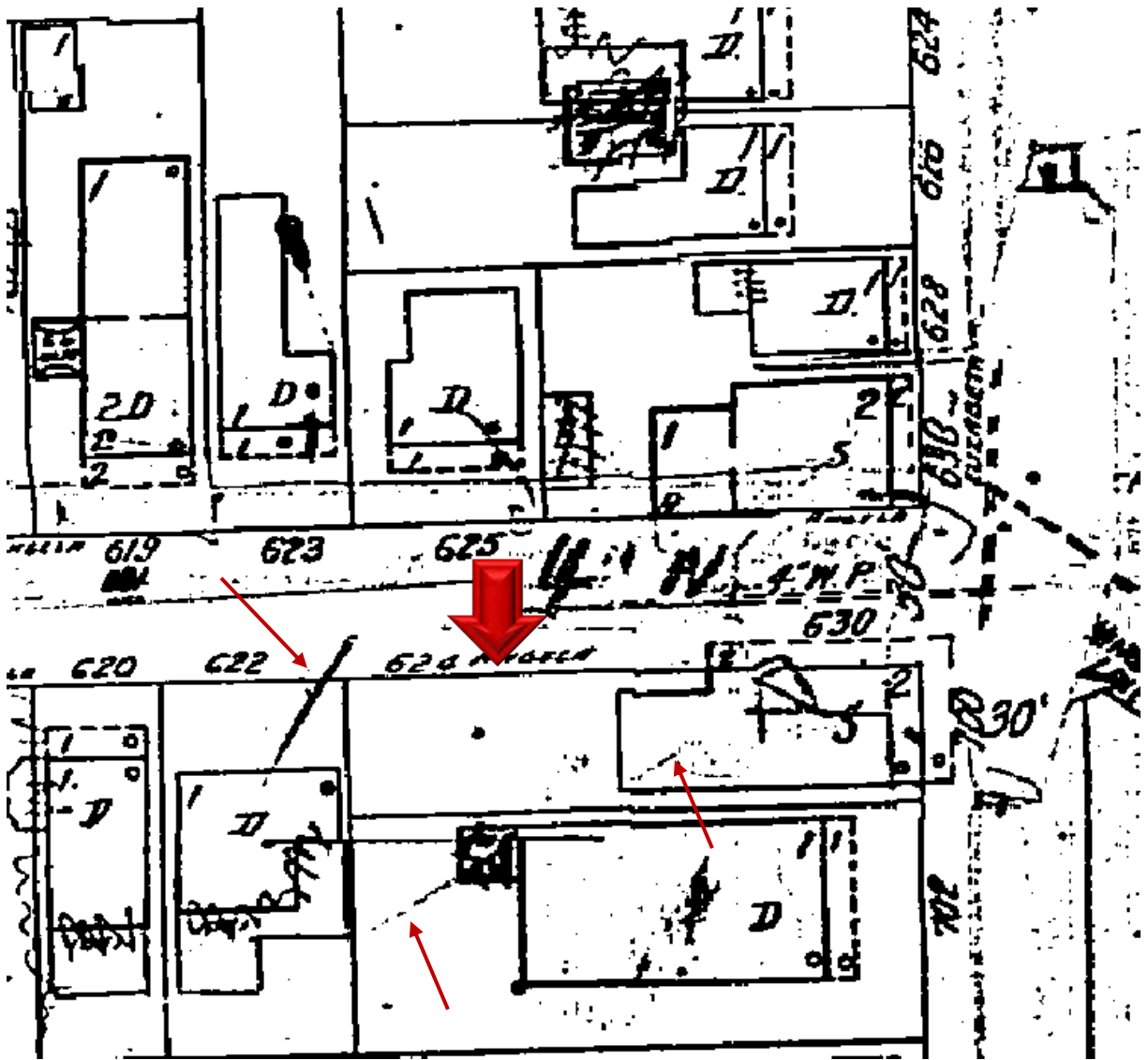
1926 Sanborn map



1948 Sanborn map



1948 color Sanborn maps. Bottom depicting the technic of cover over structures that are not longer in existence after a map review.



1962 Sanborn map- building and cistern were removed from with the use of paper cover. Arrows showing the marks of the paper cover.

PROJECT PHOTOS









12ft 10in

2ft

6ft 3in



SURVEY

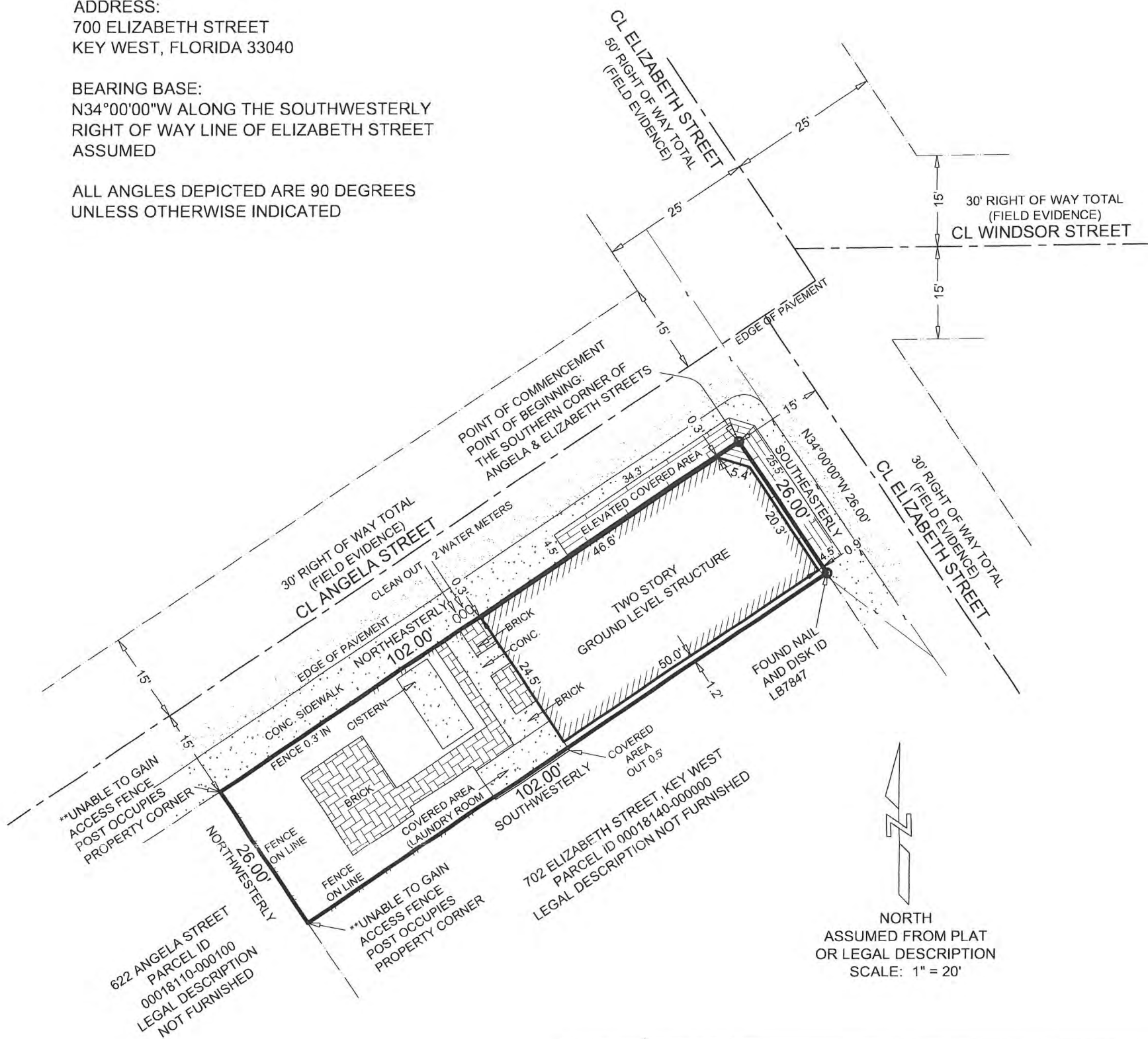
MAP OF BOUNDARY SURVEY

A PORTION OF TRACT 1 SQUARE 4
KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS:
700 ELIZABETH STREET
KEY WEST, FLORIDA 33040

BEARING BASE:
N34°00'00"W ALONG THE SOUTHWESTERLY
RIGHT OF WAY LINE OF ELIZABETH STREET
ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED



CERTIFIED TO:

- WHERE IS LUCY, LLC., a Florida limited liability company;
- Spottswood, Spottswood, Spottswood & Sterling, PLLC;
- Chicago Title Insurance Company;
- Fidelity National Title Insurance Company

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHERN CORNER OF ANGELA & ELIZABETH STREETS AND RUNNING THENCE ALONG ELIZABETH STREET IN A SOUTHEASTERLY DIRECTION TWENTY-SIX (26) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ONE HUNDRED TWO (102) FEET; THENCE AT ANGLES IN A NORTHWESTERLY DIRECTION TWENTY-SIX (26) FEET OUT TO ANGELA STREET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG ANGELA STREET, ONE HUNDRED TWO (102) FEET TO THE POINT OF BEGINNING.

GENERAL 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.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
- SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

ABBREVIATIONS:

- | | |
|-----------------------|--|
| (C) = CALCULATED | NAVD = NORTH AMERICAN VERTICAL DATUM 1988 |
| CA = CENTRAL ANGLE | NGS = NATIONAL GEODETIC SURVEY |
| CL = CENTERLINE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| CLF = CHAINLINK FENCE | P = PLAT |
| (D) = DEED | PID = PERMANENT IDENTIFIER |
| EB = ELECTRIC BOX | R = RADIUS |
| EM = ELECTRIC METER | ROL = ROOF OVERHANG LINE |
| (F) = FIELD | SCO = SANITARY CLEAN-OUT |
| FI = FENCE INSIDE | SMH = SANITARY MANHOLE |
| FO = FENCE OUTSIDE | SV = SEWER VALVE |
| FOL = FENCE ON LINE | WM = WATER METER |
| L = ARC LENGTH | WV = WATER VALVE |
| LB = LICENSE BUSINESS | |
| LS = LICENSE SURVEYOR | |
| (M) = MEASURED | |

LINES NOT TO SCALE

- | | | |
|-------------------|--|--------------------|
| PLATTED LOT LINES | | |
| PLASTIC FENCE | | |
| WOOD FENCE | | FIRE HYDRANT |
| CHAIN LINK FENCE | | UTILITY POLE CONC. |
| OVERHEAD WIRES | | UTILITY POLE METAL |
| PROPERTY LINE | | UTILITY POLE WOOD |

SCALE:	1"=20'
FIELD WORK DATE:	07/16/23
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	23071401

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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846

31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 23, 2024, at City Hall, 1300 White Street**, Key West, Florida. In order 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 305-809-3975. The purpose of the hearing will be to consider a request for:

DEMOLITION OF CISTERN WITH NO BUILD BACK.

#700 ELIZABETH STREET

Applicant – Key West Closets Inc. Application #BLD2024-0855

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.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00018130-000000
Account# 1018635
Property ID 1018635
Millage Group 10KW
Location 700 ELIZABETH St, KEY WEST
Address
Legal KW PT LOTS 1-2 OF TR 5 YY-343 B OR W C-271/72 OR453-79/81 OR996-1717/19 OR998-477/78 OR1006-38/42 OR1011-500 OR1023-710 OR1952-1714 OR3067-1895 OR3218-2356 OR3236-0323
Description (Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class MULTI-FAMILY DUPLEX (0802)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[WHERE IS LUCY LLC](#)
 471 W 22nd St
 Apt D
 New York NY 10011

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$420,007	\$424,572	\$341,424	\$328,700
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$864,260	\$576,174	\$425,368	\$414,547
= Just Market Value	\$1,284,267	\$1,000,746	\$766,792	\$743,247
= Total Assessed Value	\$807,349	\$733,954	\$667,231	\$606,574
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,284,267	\$1,000,746	\$766,792	\$743,247

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$576,174	\$424,572	\$0	\$1,000,746	\$733,954	\$0	\$1,000,746	\$0
2021	\$425,368	\$341,424	\$0	\$766,792	\$667,231	\$0	\$766,792	\$0
2020	\$414,547	\$328,700	\$0	\$743,247	\$606,574	\$0	\$743,247	\$0
2019	\$402,375	\$296,375	\$0	\$698,750	\$551,431	\$0	\$698,750	\$0
2018	\$453,094	\$235,167	\$0	\$688,261	\$501,301	\$0	\$688,261	\$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
MULTI RES DRY (080D)	2,652.00	Square Foot	26	102

Buildings

Building ID 1336
Style 2 STORY ELEV FOUNDATION
Building Type M.F. - R2 / R2
Building Name
Gross Sq Ft 2742
Finished Sq Ft 2396
Stories 2 Floor
Condition AVERAGE
Perimeter 228
Functional Obs 0
Economic Obs 0
Depreciation % 10
Interior Walls DRYWALL

Exterior Walls ABOVE AVERAGE WOOD
Year Built 1923
EffectiveYearBuilt 2013
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type NONE with 0% NONE
Bedrooms 2
Full Bathrooms 2
Half Bathrooms 0
Grade 550
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,396	2,396	342
OUF	OP PRCH FIN UL	274	0	131
SBF	UTIL FIN BLK	72	0	36
TOTAL		2,742	2,396	509

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/26/2023	\$1,600,000	Warranty Deed	2426580	3236	0323	01 - Qualified	Improved		
4/4/2023	\$600,000	Warranty Deed	2412773	3218	2356	16 - Unqualified	Improved		
11/4/2020	\$100	Warranty Deed	2298228	3067	1895	11 - Unqualified	Improved		
12/1/1986	\$110,000	Warranty Deed		998	477	Q - Qualified	Improved		

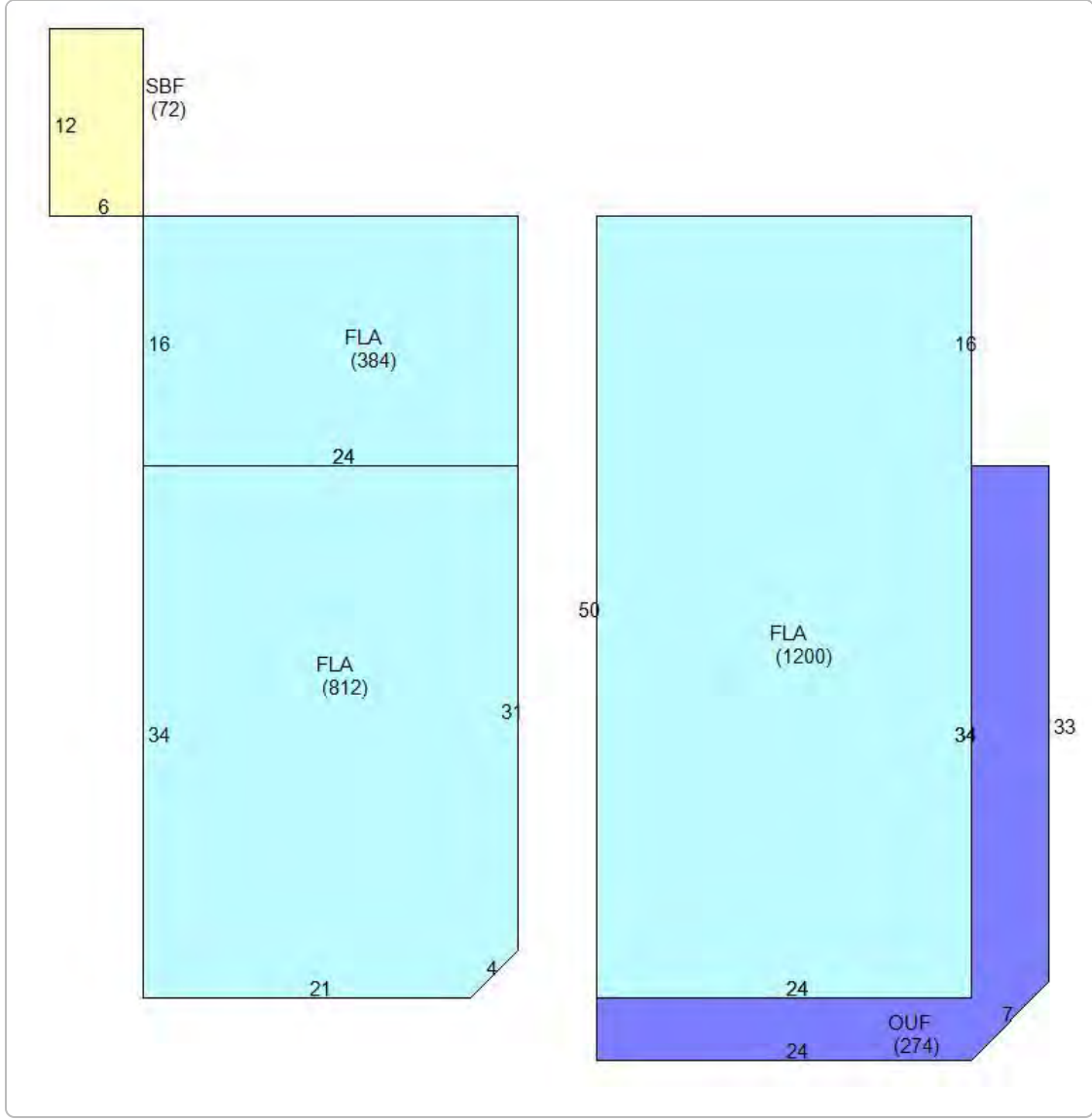
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-2241	6/2/2018	2/5/2019	\$22,000	Residential	REPLACE METAL SHINGLES WITH METAL SHINGLES 25 SQRS
15-0410	2/6/2015	2/5/2019	\$1,500		RUN 4 CIRCUITS ROR KITCHEN AND ADD NEW GFIS
13-1542	10/24/2013	1/6/2014	\$18,000		STRUCTURAL STABILIZATION OF EXISTING 2ND STORY BALCONY N O CHANGE TO EXTERIOR. SIDING WILL BE R&R BALCONY REPAIRED
13-4544	10/24/2013	1/6/2014	\$18,000		REPAIRS TO 50LF OF 2ND STORY PORCH & RELATED INTERIOR/EXTERIOR FRAMING
10-2898	9/13/2010	2/21/2012	\$5,449		MAINT & PAINT 2000sf OF VCRIMP METAL SHINGLES

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Yard Items.

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