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## **Historic Architectural Review Commission Staff Report for Item 9**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: April 28, 2026

Applicant: Serge Mashtakov, PE

Application Number: C2026-0019

Address: 709 Frances Street

### **Description of Work:**

Demolition of historic one-story addition in rear, covered porch, spa, and site features.

### **Site Facts:**

The site under review is located across from the Key West Cemetery on Frances Street. The structure is a contributing resource to the historic district built circa 1889. The site consists of a one-story frame structure with rear additions. Currently the property is located within an X flood zone.



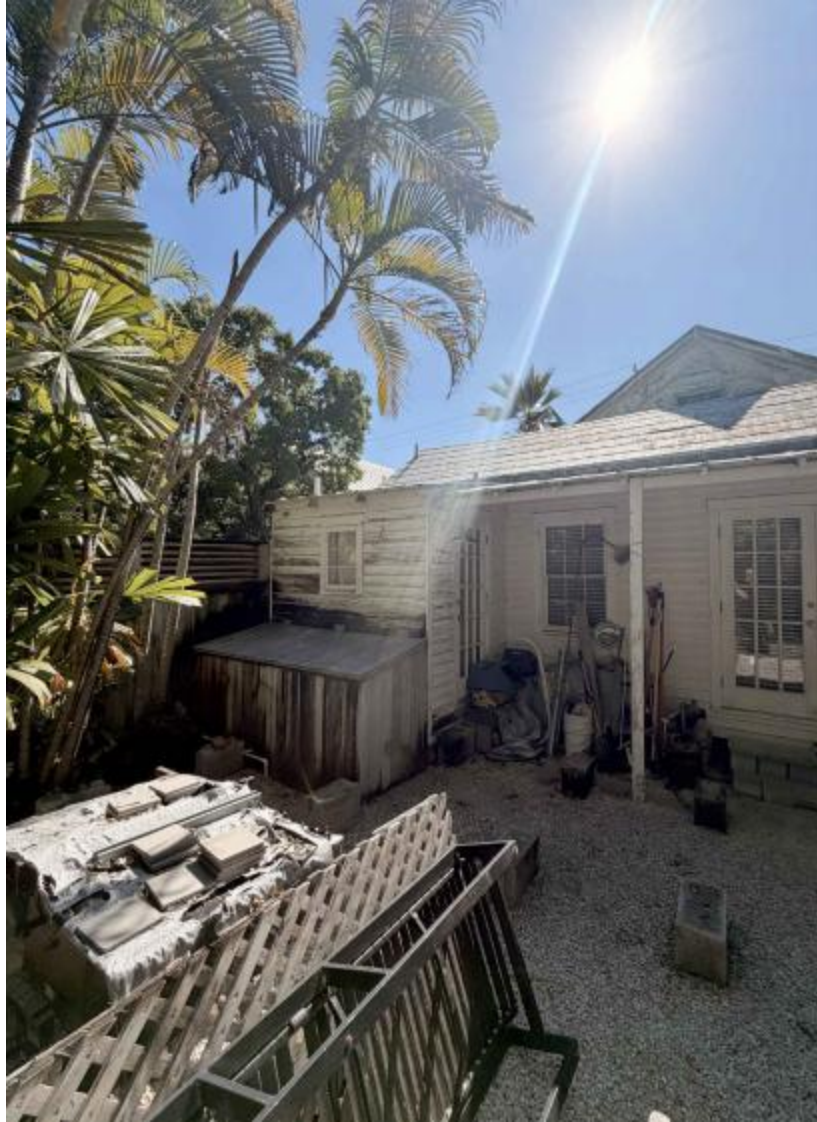
*Photo taken by the Property Appraiser's office c1965. Monroe County Library.*



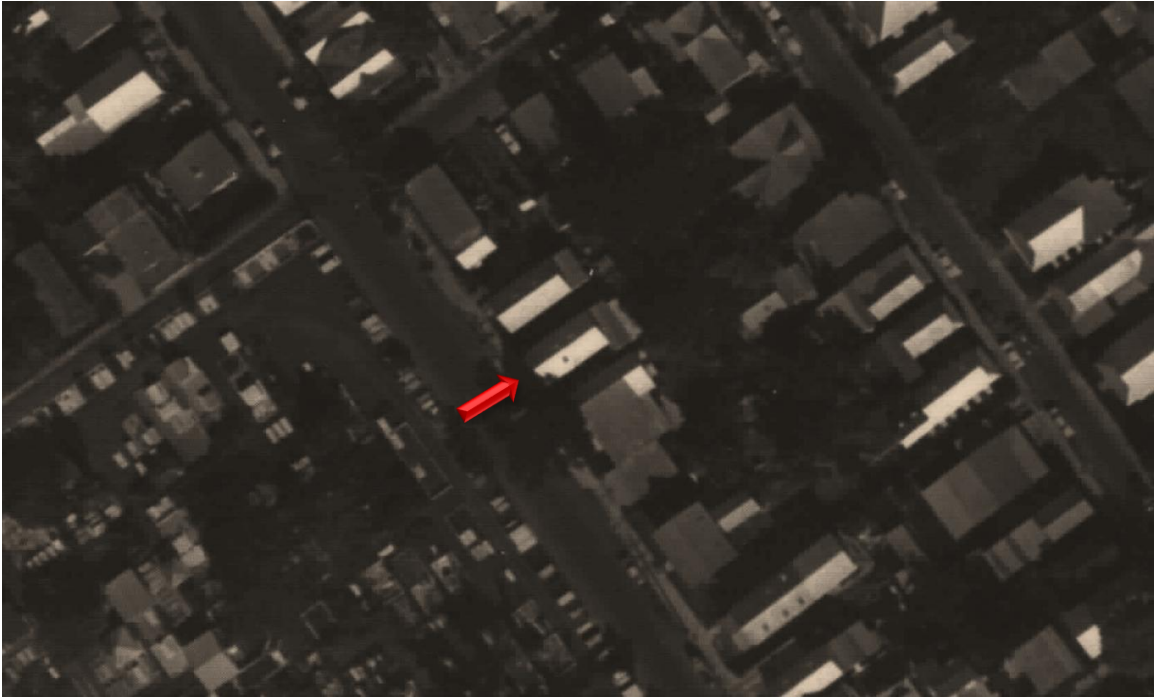
*Photo of property under review. Property Appraisers website 12/19/23.*



*Photo of property under review.*



*Photo of property under review.*



*1968 aerial photo.*



*1972 aerial photo.*



*1975 aerial photo.*



*1981 aerial photo.*



### **Guidelines Cited on Review:**

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26-26a), specifically guidelines 1, 2, 3, 4, 5, and 6.
- Guidelines for Scuttles and Skylights (page 28), specifically guidelines 1 and 2.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 8, 9) and B (1 and 3-first sentence).
- Guidelines for Shutters (pages 30a-30c), specifically guidelines 3, 4, and 5.
- Guidelines for Entrances, Porches, Doors, and exterior staircases (pages 32-33), specifically guidelines 3 (first sentence), 5, 9, 11, 12, 15 and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6 (first two sentences), 11, 12, 13, 14, 19, 22, 23, 24, 26 (first sentence), 29, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 9, 11, 12, 13 (first sentence), 14, 17, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1, 2, 3, and 4.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, and 9.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1 (first sentence), 4, 5, and 6.

### **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.

## **Staff Analysis:**

A Certificate of Appropriateness is currently under review for a new one-story addition, a new one-story accessory structure, a pool, pool deck and site improvements all at the rear of the property. Proposed renovations to the main structure include replacement of the existing metal shingle roof with new metal shingle roofing, replacement of street facing windows with wood 6 over 6 windows, new wood shutters on the main structure and Bahama shutters on rear additions, new wood four paneled door, and repair of wood siding and railings with in-kind materials. Existing scuttles will be replaced with skylights. Windows on the side and rear elevations are proposed to be aluminum. The new one-story addition will feature 5V-crimp metal roofing and an aluminum sliding door at the rear.

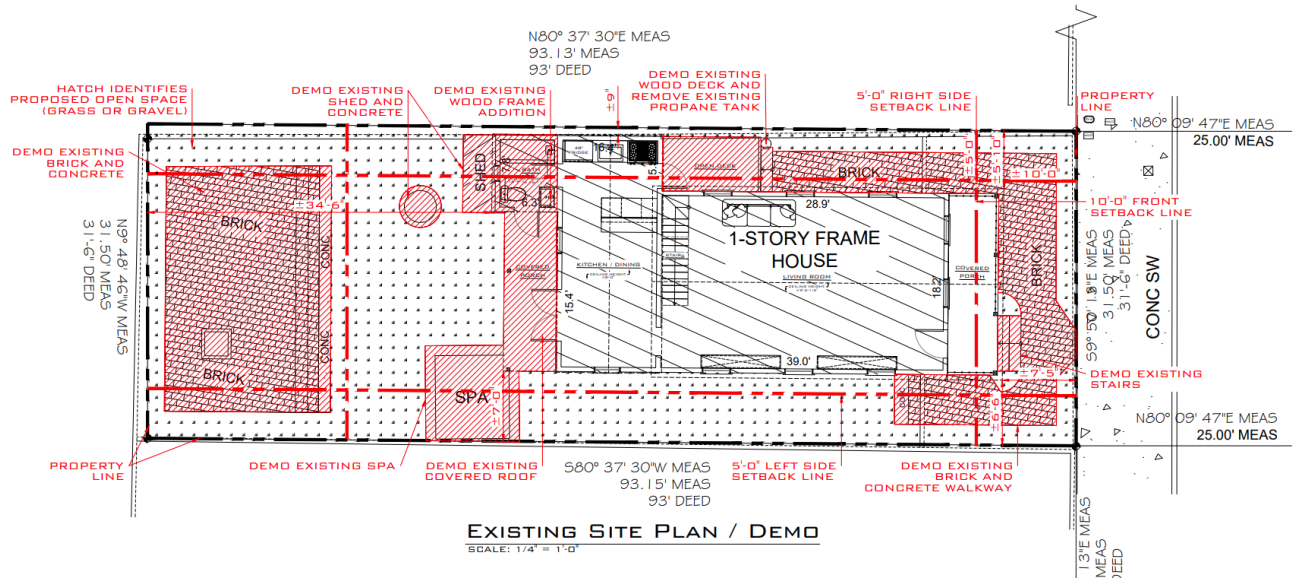
The one-story accessory structure will feature 5 v-crimp metal roofing, cement siding, aluminum French doors and windows, and aluminum Bahama shutters.

The proposed pool will measure 16 feet by 10 feet and will be located at the rear of the property, with pool equipment screened from view behind a pool feature wall. A wood deck, less than 30 inches above grade, is also proposed.

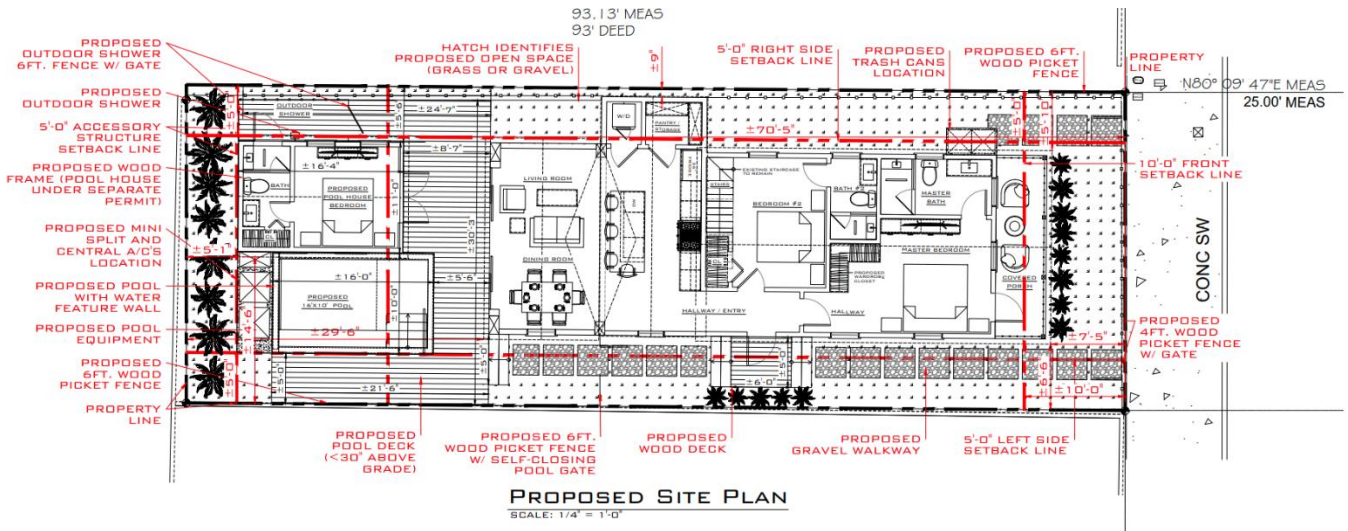
Fencing includes a 4 foot wood picket fence along the front property line and a 6 foot wood picket fence along the sides and rear. Six-foot fencing may begin at the rear point where the façade meets the front porch or a minimum of 10 feet from the front property line.

Staff notes that the proposed skylights may have a slight green tint due to energy-efficient Low-E glass used to meet Florida Building Code requirements. Skylights are subject to different performance standards and typically use coated glass to improve energy efficiency. This coating can result in a slight tint. However, the skylights are not highly visible from the public right-of-way as they're on the sides. (see attachment for FBC standards)

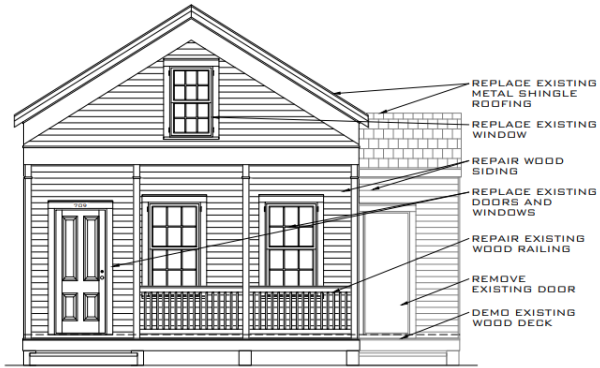
Demolition includes the rear covered porch area, a small bathroom addition, a small shed, and site features such as brick, wood decking on the side, and a spa. A portion of the addition in the rear is historic which is seen in the 1968 aerial photo. Staff believes it's been altered and that only the bathroom portion is historic.



*Existing Site Plan/Demo Plan.*



*Proposed Site Plan.*



**EXISTING FRONT ELEVATION**

SCALE: 3/8" = 1'-0"

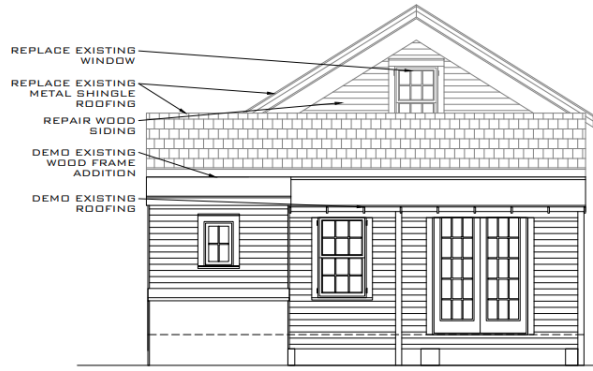
*Existing Front Elevation.*



**PROPOSED FRONT ELEVATION**

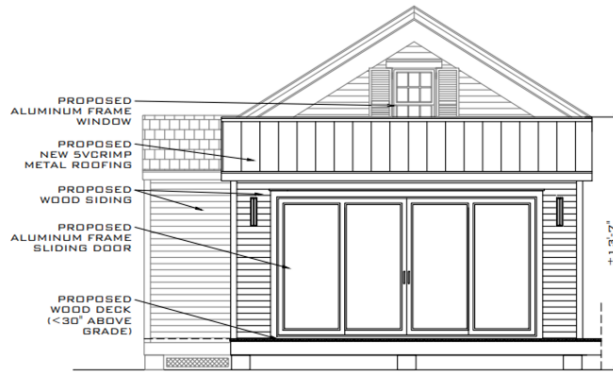
SCALE: 3/8" = 1'-0"

*Proposed Front Elevation.*



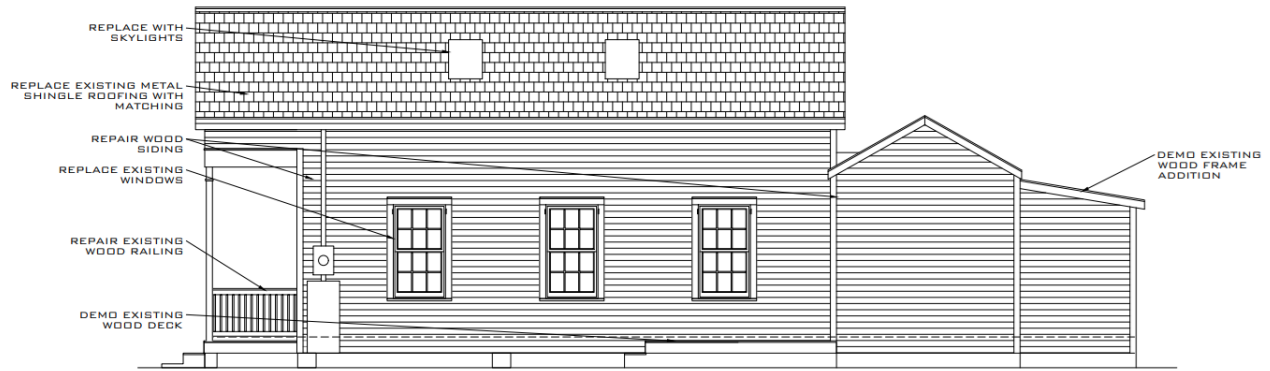
**EXISTING REAR ELEVATION**  
SCALE: 3/8" = 1'-0"

*Existing Rear Elevation.*



**PROPOSED REAR ELEVATION**  
SCALE: 3/8" = 1'-0"

*Proposed Rear Elevation.*



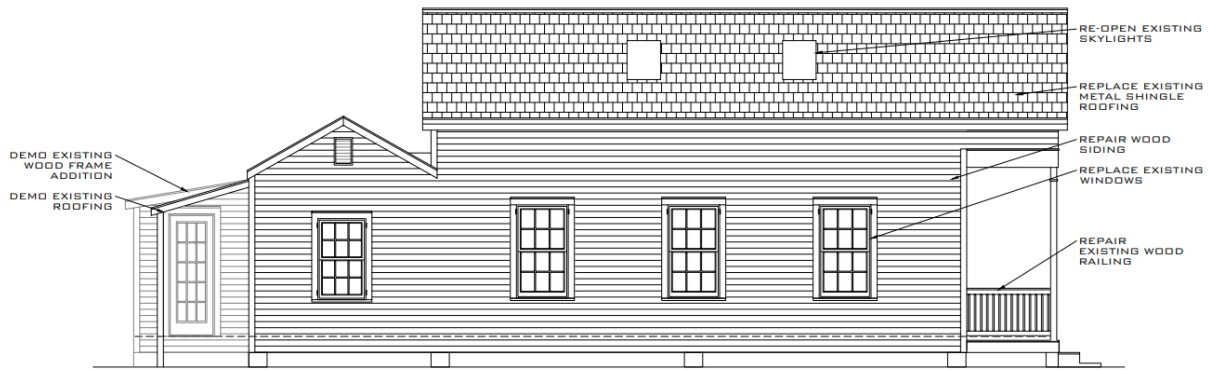
**EXISTING RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"

*Existing Right Elevation.*



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"

*Proposed Right Elevation.*



**EXISTING LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"

*Existing Left Elevation.*



**PROPOSED LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"

*Proposed Left Elevation.*

## **Consistency with Cited Guidelines:**

The proposed plans are generally consistent with the HARC Guidelines. The rear addition is lower than the main historic structure. The proposed materials are appropriate for both the historic structure and new construction and compatible with the surrounding neighborhood. Staff notes that the proposed 6 foot fence appears to be located within the first 10 feet from the front property line; however, per the **Guidelines for Fences (Guideline 6)**, 6 foot fencing may begin at the rear point where the façade meets the front porch, or at a minimum of 10 feet from the front property line. Staff also notes that the proposed skylights will replace existing roof openings. Per Scuttles and Skylights Guidelines (Guideline 2), original roof openings such as scuttles should be retained and repaired wherever possible. The proposed skylights may also have a slight tint due to energy-efficient glazing required by the Florida Building Code; however, their limited visibility reduces any visual impact.

## **Criteria for Demolition:**

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).*

It is staff's understanding that elements proposed for demolition do not exhibit extreme deterioration, however they have been altered through time.

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 elements proposed for demolition do not exhibit significant architectural characteristics and a portion of it is located over setbacks.

- 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 the structures proposed for demolition are not associated with any events that have made a significant contribution 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 structures proposed for demolition are not associated with any significant events.

- 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.

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

It is staff's understanding that the elements proposed for demolition do not exhibit a distinctive architectural style and have been altered through time.

- 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.

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

Staff believes that based on current documentation, the elements under review have not yielded, and are unlikely to yield, any historically significant information.

Based on the above criteria, staff finds the proposed work meets the criteria for demolition. If approved, this will be the only required reading. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

Code, Residential or Section 1405.3 of the Florida Building Code, Building, as applicable.

### R402.1.2 Insulation and fenestration criteria.

The building thermal envelope shall meet the requirements of Table R402.1.2, based on the climate zone specified in Chapter 3.

**TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>a</sup>**

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>b,j</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b, e</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE <sup>i</sup>	FLOOR R-VALUE	BASEMENT <sup>c</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE & DEPTH	CRAWL SPAC WALL R-VAL
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13+5 <sup>h</sup>	8/13	19	5/13 <sup>f</sup>	0	5/13
4 except Marine	0.35	0.55	0.40	49	20 or 13+5 <sup>h</sup>	8/13	19	10 /13	10, 2 ft	10/1
5 and Marine 4	0.32	0.55	0.40	49	20 or 13+5 <sup>h</sup>	13/17	30 <sup>g</sup>	15/19	10, 2 ft	15/1
6	0.32	0.55	NR	49	20+5 or 13+10 <sup>h</sup>	15/20	30 <sup>g</sup>	15/19	10, 4 ft	15/1
7 and 8	0.32	0.55	NR	49	20+5 or 13+10 <sup>h</sup>	19/21	38 <sup>g</sup>	15/19	10, 4 ft	15/1

For SI: 1 foot = 304.8 mm.

- R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
- There are no SHGC requirements in the Marine Zone.
- Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
- Or insulation sufficient to fill the framing cavity, R-19 minimum.
- The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- The second R-value applies when more than half the insulation is on the interior of the mass wall.
- For impact rated fenestration complying with Section R301.2.1.2 of the Florida Building Code, Residential or Section 1609.1.2 of the Florida Building Code, Building, the maximum U-factor shall be 0.65 in Climate Zone 2.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	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:	709 Frances St, Key West, FL 33040		
NAME ON DEED:	Darek Lyzwinski	PHONE NUMBER	N/A
OWNER'S MAILING ADDRESS:	N/A	EMAIL	N/A
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER	305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd	EMAIL	serge@artibusdesign.com
	Key West, FL 33040		
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE	03/19/26

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Demolition of existing historic one-story frame addition and covered porch with limited functional use and construction of a new one-story frame addition designed to be compatible with the historic character of the property.
<b>MAIN BUILDING:</b> Demolish of existing historic one-story frame addition and covered porch, due to structural condition and substandard ceiling height. Construction of a new one-story frame addition with improved ceiling height and updated structural components, designed to be compatible with the historic structure. Built of a new in-ground swimming pool with pool deck in the rear yard. Construction of a small detached wood frame "Pool House" in the rear yard.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b> Demolition of existing historic one-story frame addition and covered porch. Demo existing brick and concrete walkways and small spa in the rear yard. No demolition of primary historic structure is proposed.

**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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

<b>ACCESSORY STRUCTURE(S):</b> Proposed detached wood frame Pool House located in the rear yard.	
<b>PAVERS:</b> N/A	<b>FENCES:</b> 6ft wood picket fence sides and rear. Consistent with historic character.
<b>DECKS:</b> Composite Decking in rear.	<b>PAINTING:</b> White or HARC Approved pastel color.
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
No grading is proposed. No fill. Tree protection measures to be implemented as required.	New residential in-ground swimming pool in rear yard with pool deck and pool equipment.
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
New A/C units and Pool equipments	New gravel walkway.

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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 #

ADDRESS OF PROPOSED PROJECT:	709 Frances St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Darek Lyzwinski
APPLICANT NAME:	Serge Mashtakov, P.E. Artibus Design LLC

*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.***

  
Darek Lyzwinski (Mar 31, 2026 16:54:55 ADT)  
PROPERTY OWNER'S SIGNATURE

Mar 31, 2026  
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of existing historic one-story frame addition and covered porch. Demolition existing brick and concrete walkways and a small spa located in the rear yard.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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):</b>
(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.
The existing rear addition and covered porch are part of the historic structure but are located within the right side setback and are in poor structural condition, with low ceiling height that limits their use.
Due to their condition and configuration, rehabilitation is not practical.
(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.
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.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
<b>Building is not associated with events that have made any significant contribution to local, state, or national history.</b>
(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.
<b>The building has no significant character, interest or value.</b>
(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

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>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):</b>
(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.
<b>The historic character of the district and neighborhood will not be adversely affected by the proposed demolition of the existing rear one-story frame addition and covered porch.</b>
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
<b>The application requesting the demolition of one-story frame addition and covered porch</b>
(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.
<b>The application requesting the demolition of one-story frame addition, that was later added to the part of the historic section of the main building.</b>
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

Prepared by and return to:

**Brett Tyler Smith**  
Attorney at Law  
The Smith Law Firm  
509 Whitehead Street  
Key West, FL 33040  
305-296-0029  
File Number: 1855.04

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **16th** day of **March, 2026** between **Christopher Trevett, a single man** whose post office address is **709 Frances Street, Key West, FL 33040**, grantor, and **Darek Lyzwinski, a single man** whose post office address is **P.O. Box 4231, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

**Part of Lot 20, Square 2 of Tract 6 in the City of Key West, Florida, Commencing at a point on the Northeast side of Frances Street distant 94 and one- half feet from the corner of Frances and Angela Street and running thence in a Southeasterly direction along Frances Street 31 and ½ feet; thence at right angles in a Northeasterly direction 93 feet; thence at right angles in a Northwesterly direction 31 and ½ feet; thence at right angles in a Southwesterly direction 93 feet to the point of beginning on Frances Street.**

**Parcel Identification Number: 00021790-000000**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

**SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON THE FOLLOWING PAGE(S)**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Sign: [Signature]  
Print: Kara Freeman  
Address: 509 Whitehead St  
Key West, FL 33040

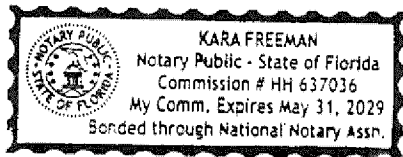
[Signature] (Seal)  
Christopher Trevett

Witness Sign: [Signature]  
Print: Bea Tyler Smith  
Address: 509 Whitehead St  
Key West, FL 33040

State of Florida  
County of Monroe

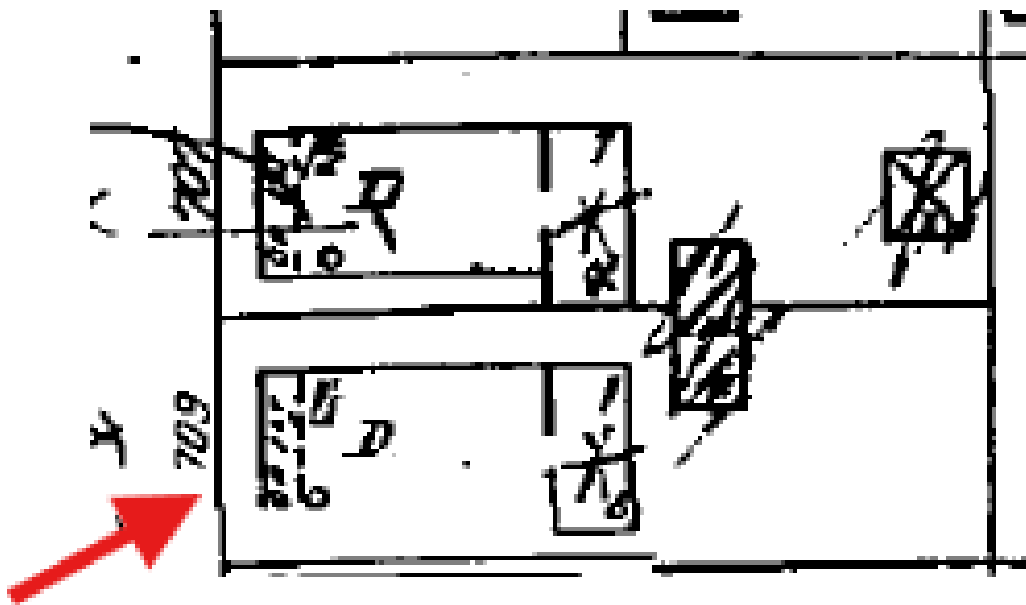
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16th day of March, 2026 by Christopher Trevett, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

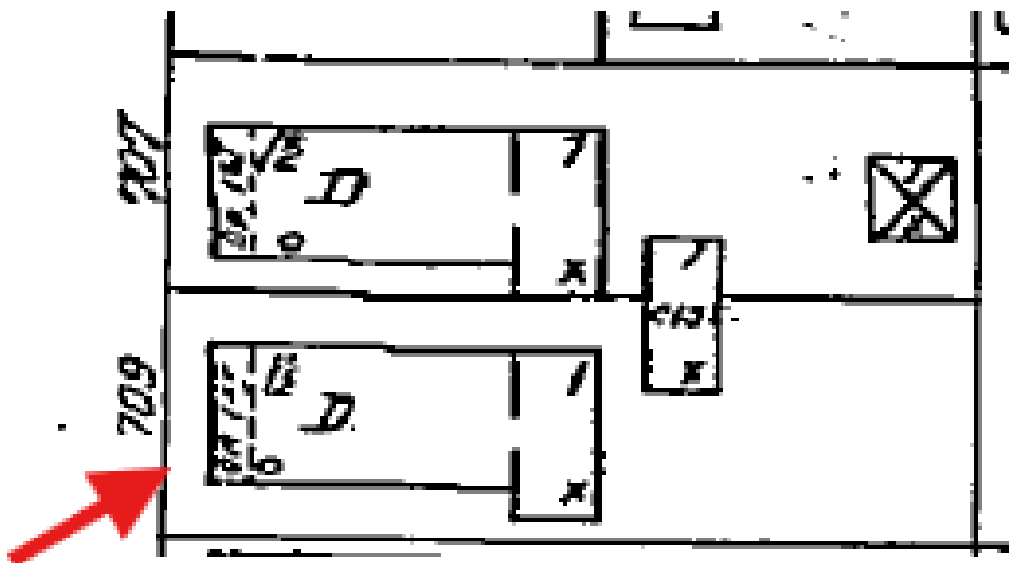


[Signature]  
Notary Public  
Printed Name: Kara Freeman  
My Commission Expires: 05-31-2029

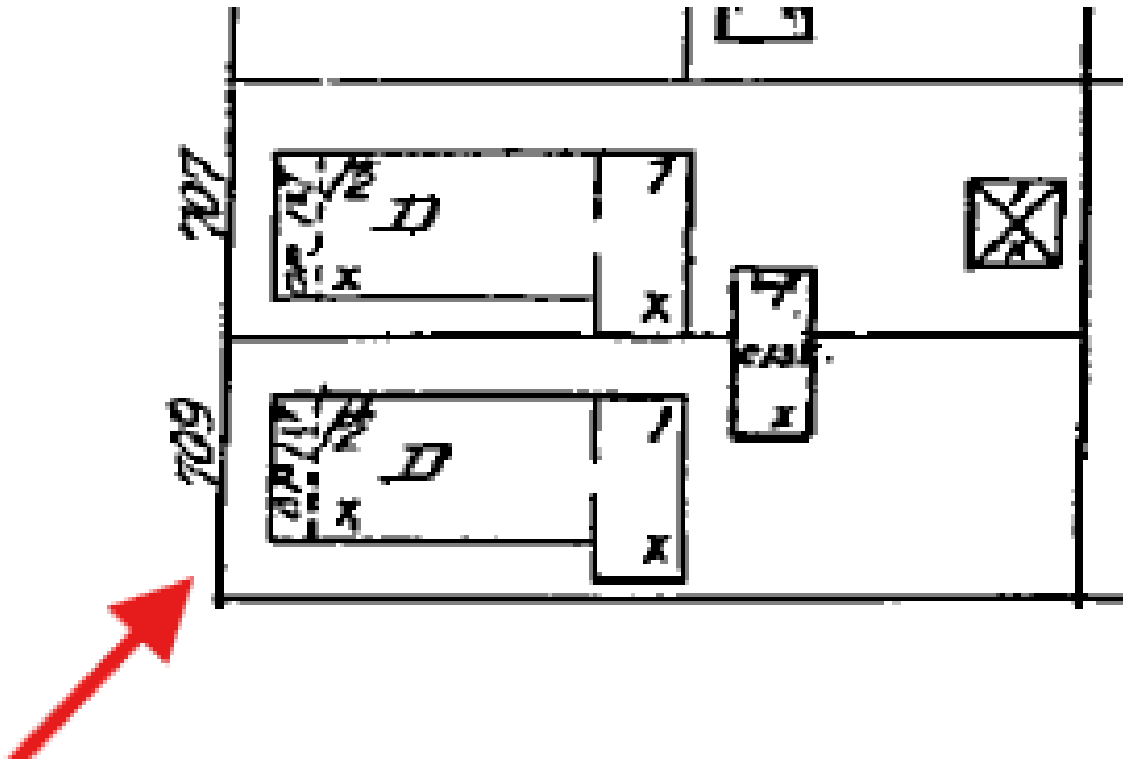
# SANBORN MAPS



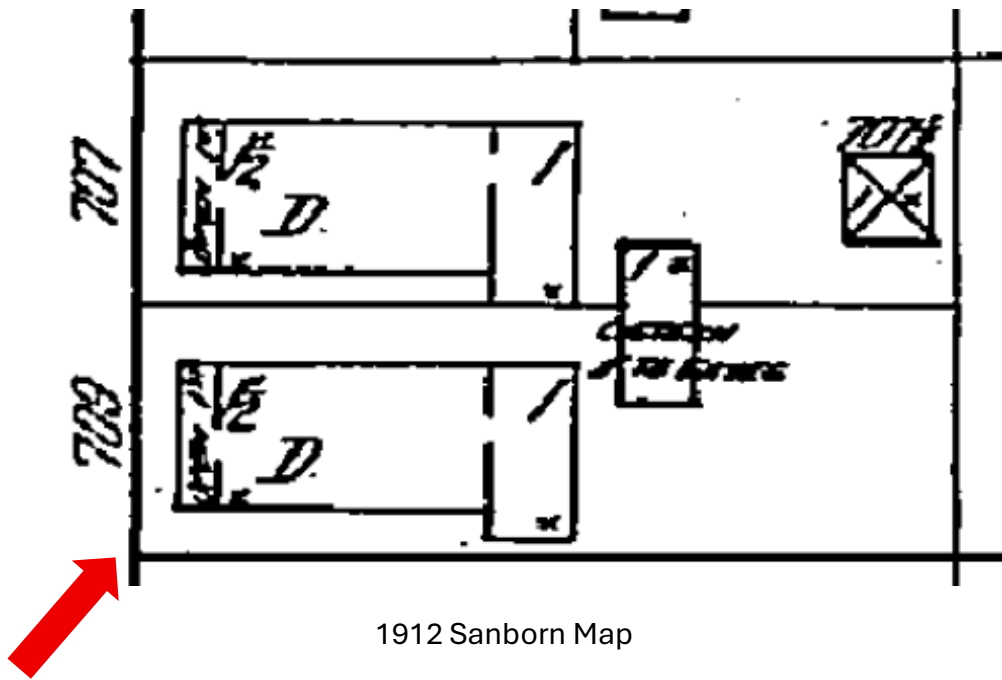
1962 Sanborn Map



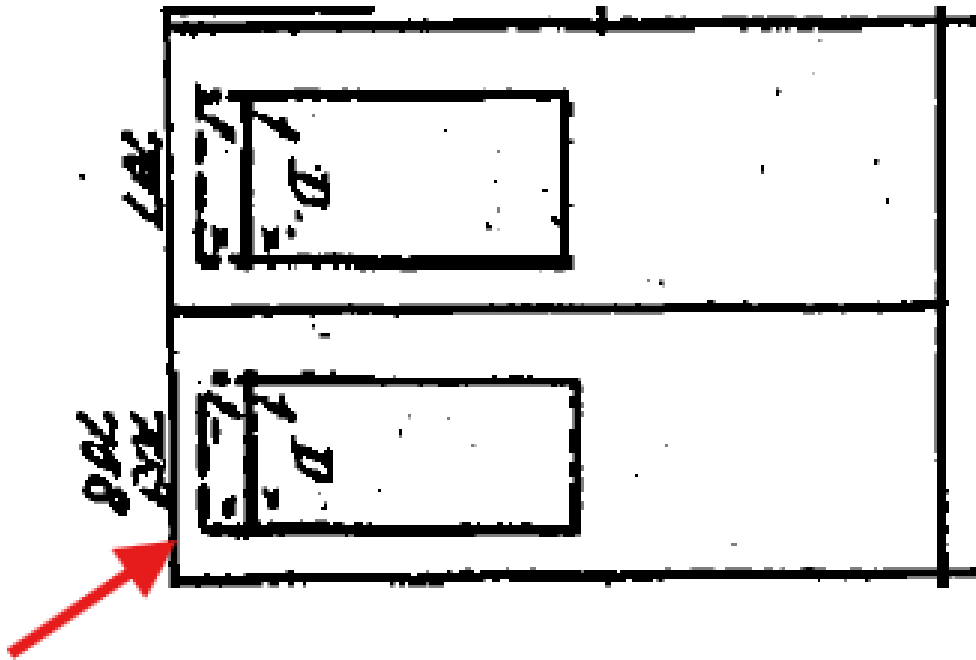
1948 Sanborn Map



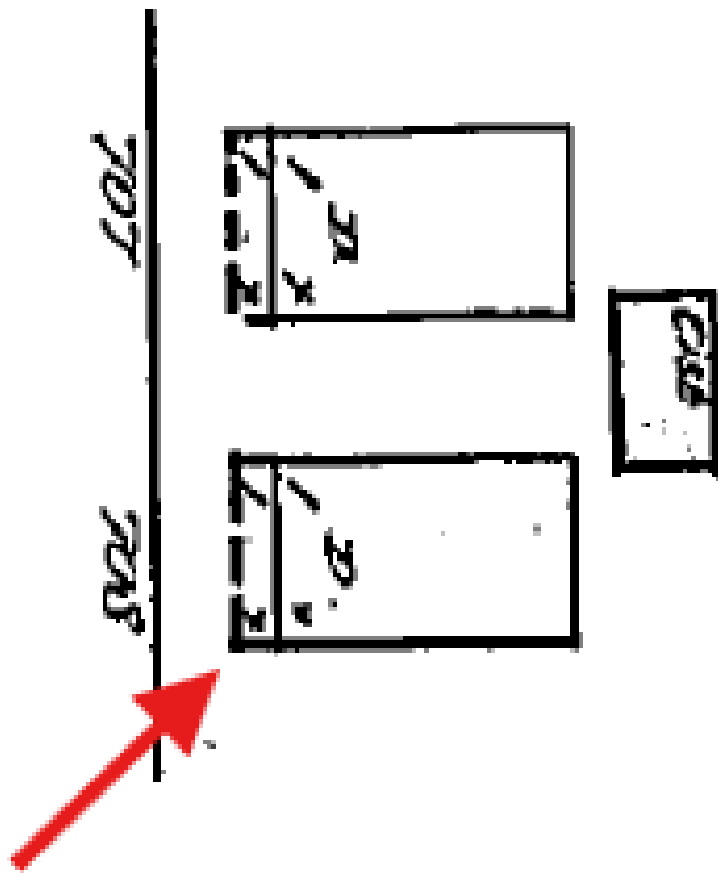
1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map



1892 Sanborn Map

# PROJECT PHOTOS

709 FRANCES ST  
(HISTORICAL PHOTO)



709 FRANCES ST  
(FRONT SIDE VIEW)



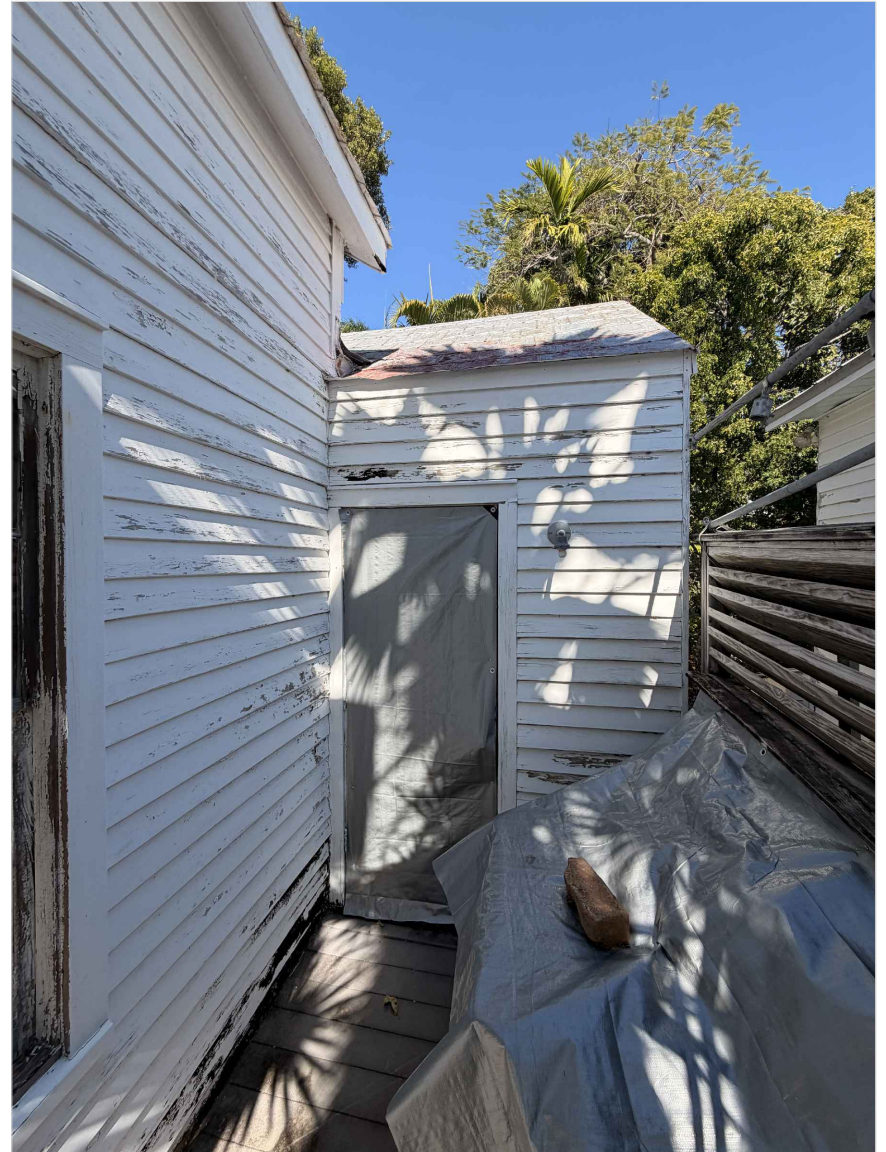
709 FRANCES ST  
(REAR SIDE VIEW)



709 FRANCES ST  
(LEFT SIDE VIEW)



709 FRANCES ST  
(RIGHT SIDE VIEW)



# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S09°50'13"E ASSUMED  
ALONG THE CENTERLINE OF  
FRANCES STREET.

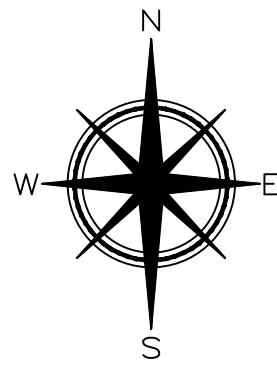
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

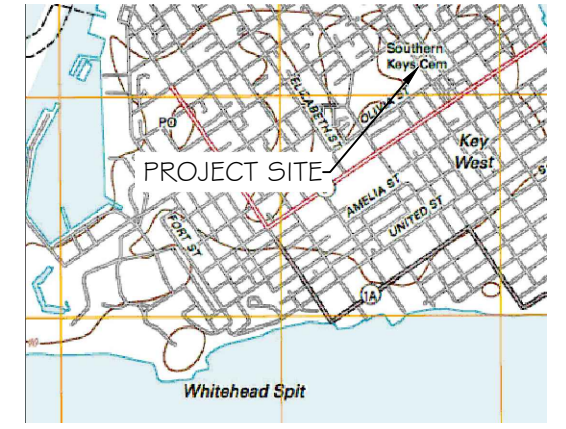
ADDRESS:  
709 FRANCES STREET,  
KEY WEST, FL 33040

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

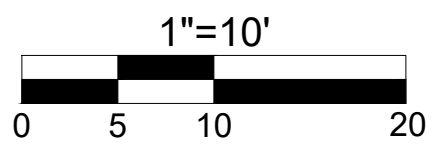
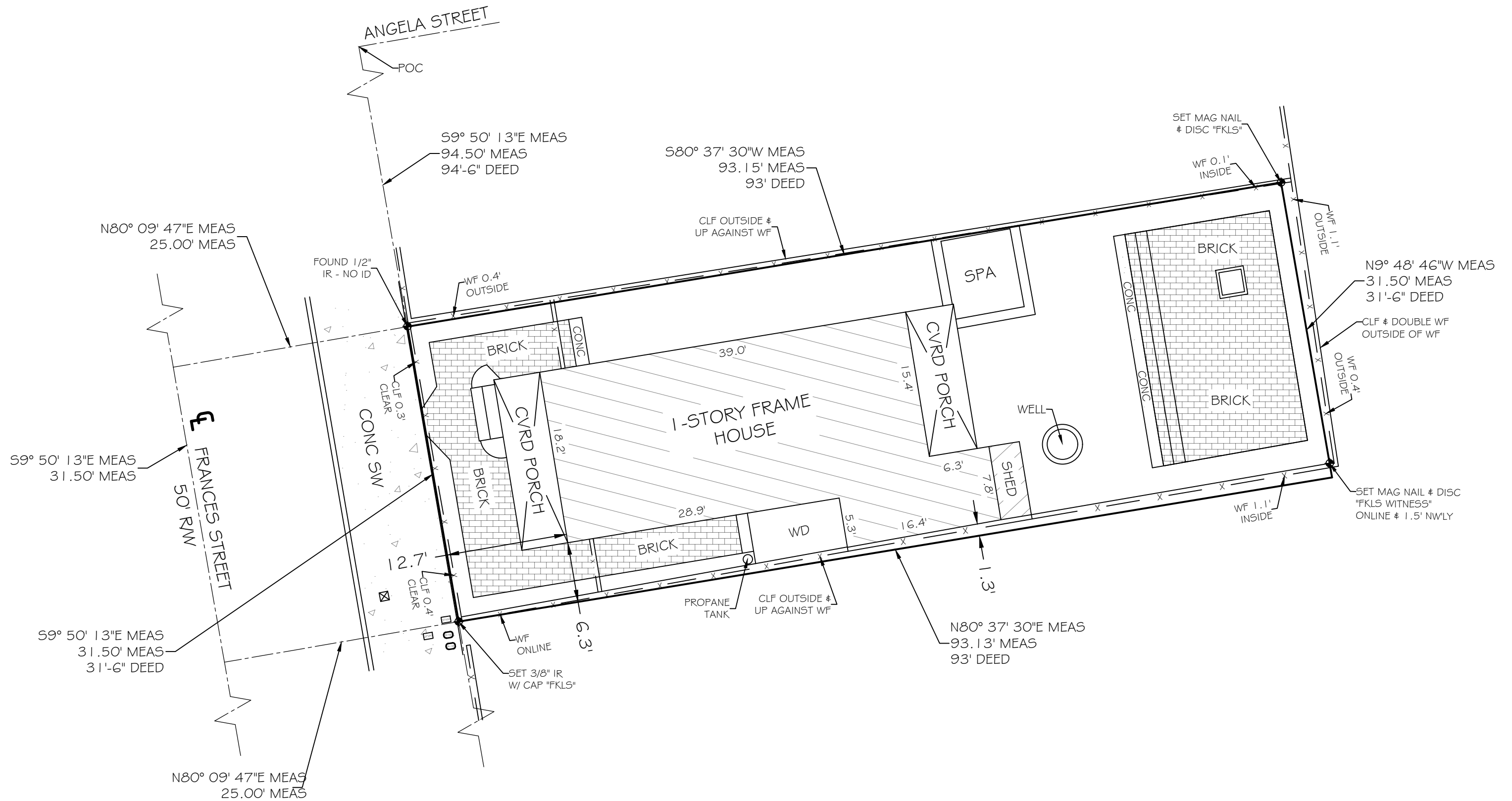
# MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS  
SEC. 06-T685-R25E



TOTAL AREA = 2,933.77 SQFT ±

### LEGEND

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

### 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.

### CERTIFIED TO -

Derek Lyzwinski;  
The Smith Law Firm;  
Old Republic National Title Insurance Company;


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	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 4" CONCRETE CURB & GUTTER	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	LS = LANDSCAPING	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	MB = MAILBOX	R = RADIUS
CL = CENTERLINE	MEAS = MEASURED	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MF = METAL FENCE	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MHWL = MEAN HIGH WATER LINE	SW = SIDE WALK
CONC = CONCRETE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	NTS = NOT TO SCALE	TOB = TOP OF BANK
CVRD = COVERED	OH = ROOF OVERHANG	TOS = TCE OF SLOPE
DELTA = CENTRAL ANGLE	ORHW = OVERHEAD WIRES	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	PC = POINT OF CURVE	TYP = TYPICAL
EL = ELEVATION	PM = PARKING METER	UR = UNREADABLE
ENCL = ENCLOSURE	PCC = POINT OF COMPOUND CURVE	UL = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PKC = PERMANENT CONTROL POINT	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PK = PARKER KALON NAIL	WF = WOOD FENCE
FH = FIRE HYDRANT	POB = POINT OF BEGINNING	WL = WOOD LANDING
FI = FENCE INSIDE	PI = POINT OF INTERSECTION	WM = WATER METER
FND = FOUND		WPP = WOOD POWER POLE
FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

### LEGAL DESCRIPTION -

Part of Lot 20, Square 2 of Tract 6 in the City of Key West, Florida, Commencing at a point on the Northeast side of Frances Street distant 94 and one-half feet from the corner of Frances and Angela Street and running thence in a Southeasterly direction along Frances Street 31 and 1/2 feet; thence at right angles in a Northeasterly direction 93 feet; thence at right angles in a Northwesterly direction 31 and 1/2 feet; thence at right angles in a Southwesterly direction 93 feet to the point of beginning on Frances Street.

NOTE: 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 HATCHES. 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 SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=10'	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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.
FIELD WORK DATE: 03/05/2026	
MAP DATE: 03/12/2026	
REVISION DATE: XXXX/XXXX	
SHEET 1 OF 1	
DRAWN BY: IDG	
JOB NO.: 26-60	<p>NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER</p> <p>SIGNED:  ERIC A. ISAACS, SM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847</p>

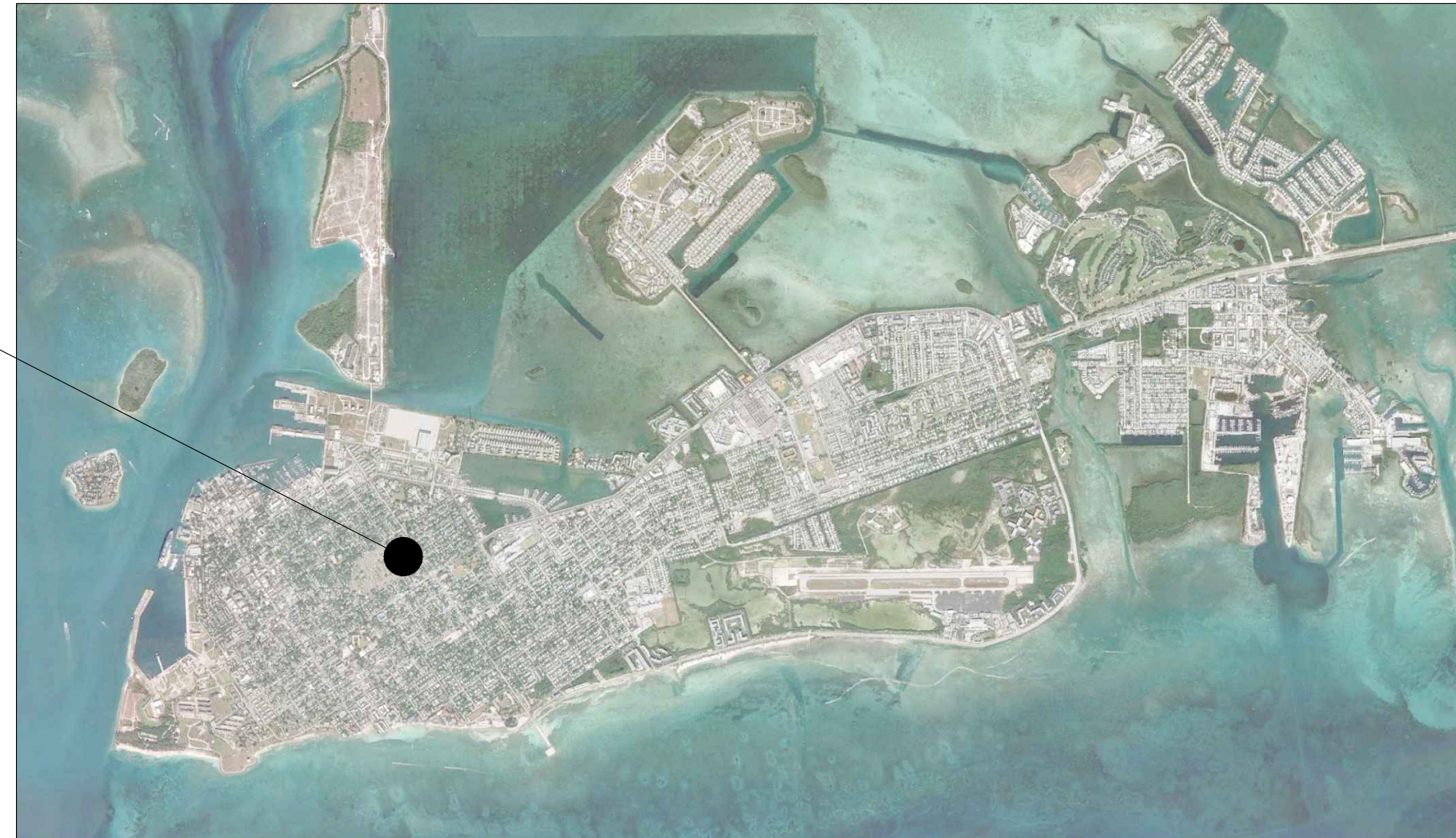


**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# PROPOSED DESIGN

# HARC APPLICATION SET FOR MAJOR REMODELING

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
709 FRANCES ST,  
KEY WEST, FL 33040

CLIENT:  
DAREK LYZWINSKI

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SERGE MARSTADT  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71280

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(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:

DAREK LYZWINSKI

PROJECT:

REMODELING

SITE:

709 FRANCES ST,  
KEY WEST, FL 33040

TITLE:

COVER

SCALE: AS SHOWN

2602-04

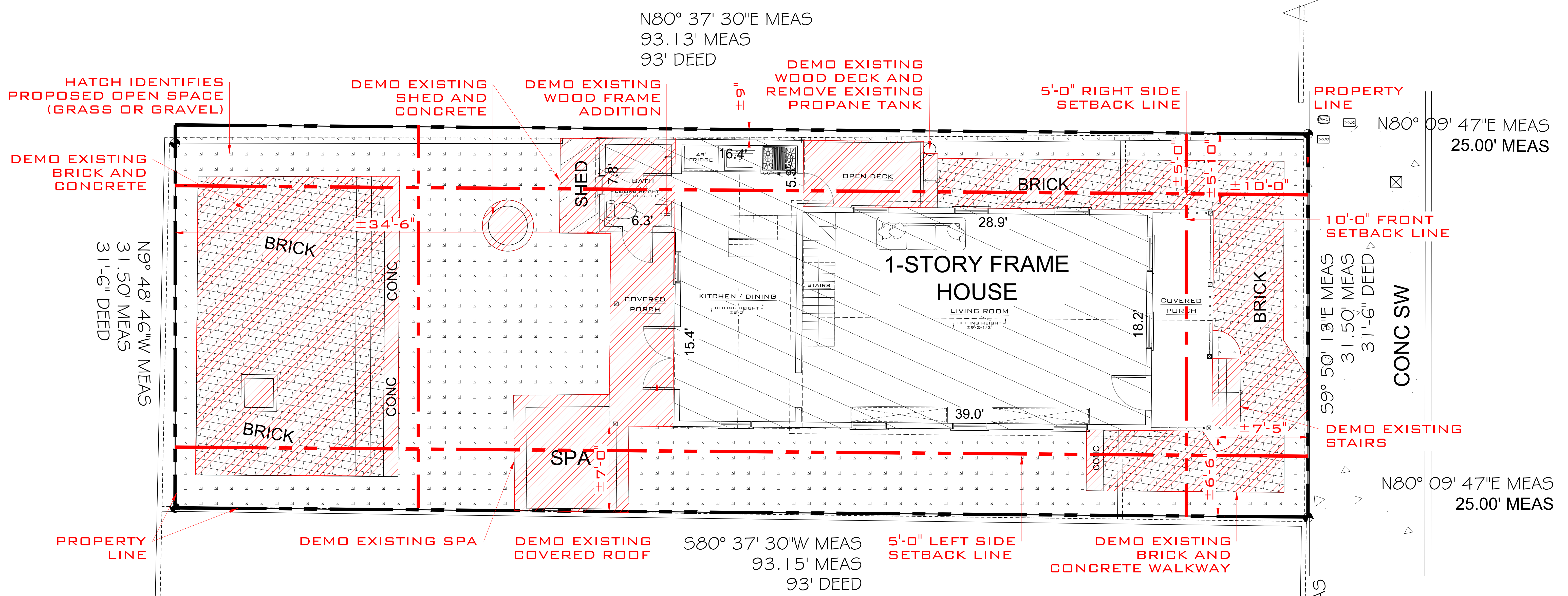
DATE: 03/20/26

5-100

DRAWN: DA

1

CHECKED: SAM



**EXISTING SITE PLAN / DEMO**  
 SCALE: 1/4" = 1'-0"

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CLIENT:  
 DAREK LYZWINSKI

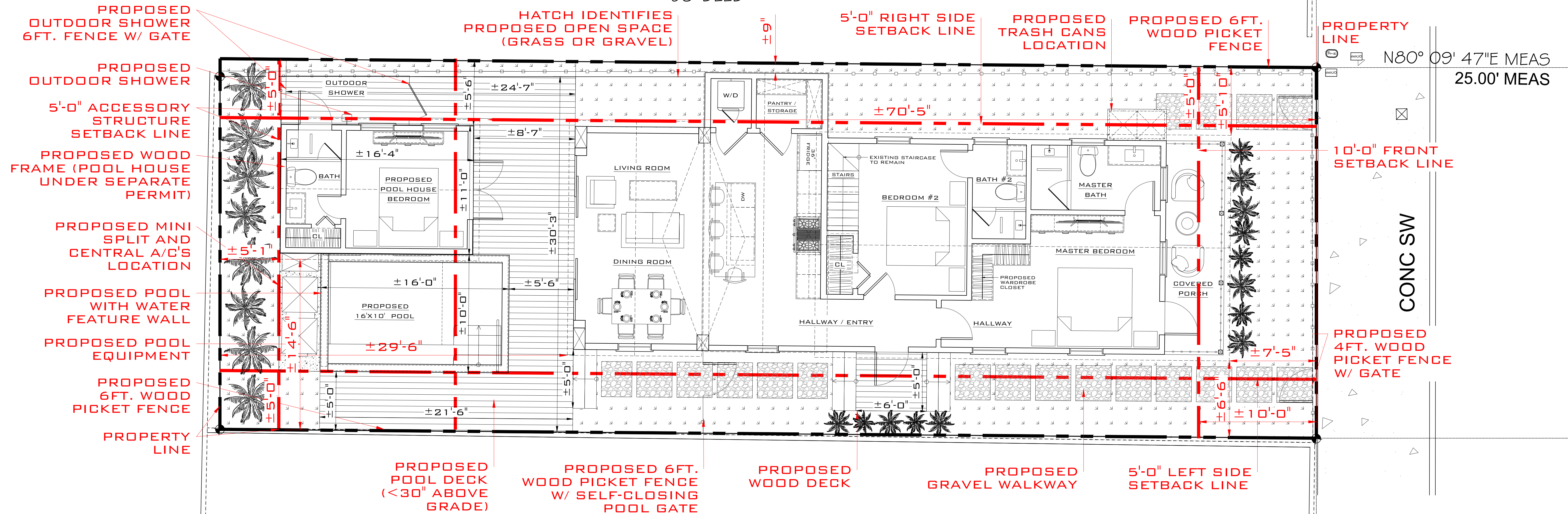
PROJECT:  
 REMODELING

DATE:  
 709 FRANCES ST.  
 KEY WEST, FL 33040

TITLE:  
 EXISTING SITE PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	03/20/26	CA	SAM		
2602-04		C-101			1

93.13' MEAS  
93' DEED



### PROPOSED SITE PLAN

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

**SITE DATA:**

TOTAL SITE AREA: ±2,933.76 SQ.FT  
 LAND USE: HHDR  
 FLOOD ZONE: X

**SETBACKS**

**FRONT:**  
 REQUIRED 10'-0"  
 EXISTING 7'-5"  
 PROPOSED NO CHANGES

**LEFT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 6'-6"  
 PROPOSED NO CHANGES

**RIGHT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 0'-9"  
 PROPOSED NO CHANGES

**REAR:**  
 REQUIRED 20'-0"  
 EXISTING 34'-9"  
 PROPOSED 29'-6"

**ACCESSORY STRUCTURE SETBACKS**

**FRONT:**  
 REQUIRED 5'-0"  
 EXISTING 0'-0"  
 PROPOSED 70'-5"

**LEFT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 0'-0"  
 PROPOSED 14'-6"

**RIGHT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 0'-0"  
 PROPOSED 5'-0"

**REAR:**  
 REQUIRED 5'-0"  
 EXISTING 0'-0"  
 PROPOSED 5'-0"

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60% (1,760.2 SQ.FT.)  
 EXISTING 28.1% (±825.9 SQ.FT.)  
 PROPOSED 13.2% (±390.0 SQ.FT.)

(SPACE UNDER ELEVATED STRUCTURE IS CONSIDERED AS PERVIOUS)

POOL & EQ. PAD & A/C: ±195.00 SQ.FT.  
 CONCRETE  
 POOL HOUSE: ±181.00 SQ.FT.  
 TRASH: ±14.00 SQ.FT.

TOTAL: ±390.00 SQ.FT.

**MAXIMUM BUILDING COVERAGE:**

REQUIRED 50% (1,466.8 SQ.FT.)  
 EXISTING 34.7% (±1,020.0 SQ.FT.)  
 PROPOSED 44.1% (±1,291.5 SQ.FT.)

**OPEN SPACE MINIMUM:**

REQUIRED 35% (1,026.8 SQ.FT.)  
 EXISTING 35.6% (±1,045.4 SQ.FT.)  
 PROPOSED 35.8% (±1,051.3 SQ.FT.)

**20FT REAR SETBACK AREA: 630.00 SQ.FT**

REQUIRED 30.0% MAX (±630.00\*0.3=189.0 SQ.FT.)  
 EXISTING 00.0% (±000.0 SQ.FT.)  
 PROPOSED 25.3% (±160.0 SQ.FT.)

**NOTE:**  
 ACCESSORY REAR YARD COVERAGE INCLUDES ACCESSORY STRUCTURE ONLY, OVERHANGS, DECKS (<30"), POOL, AND POOL EQUIPMENT ARE NOT INCLUDED IN THIS AREA.

**ROOF OVERHANGS ARE NOT COUNTED INTO BUILDING COVERAGE AND ARE CONSIDERED AS PERVIOUS AREA AND OPEN SPACE.**

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 STATE OF FLORIDA  
 LICENSE NO. 71280

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DAREK LYZWINSKI

REMODELING

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 KEY WEST, FL 33040

PROPOSED SITE PLAN

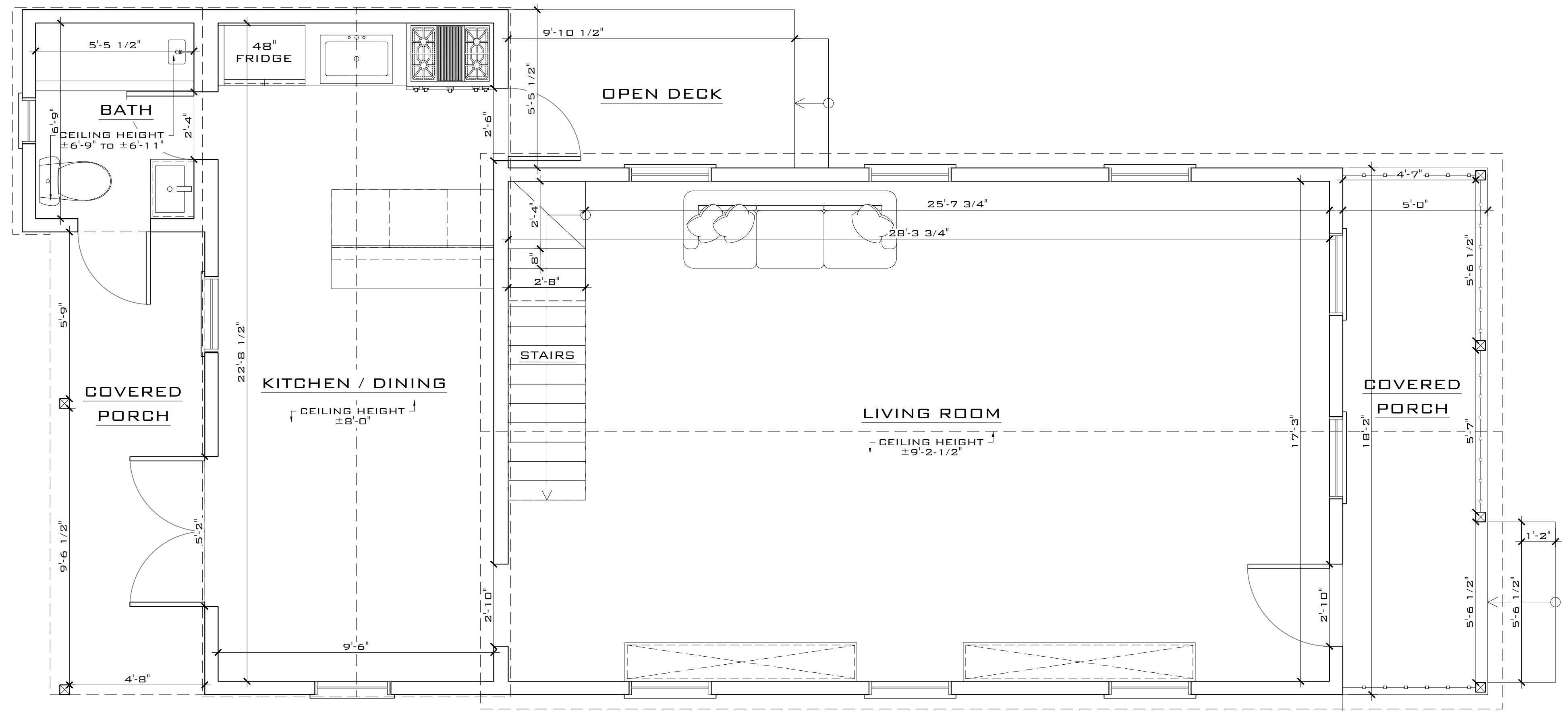
DATE OF PLOT: 03/20/26  
 AS SHOWN: 03/20/26  
 PROJECT: 2602-04

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

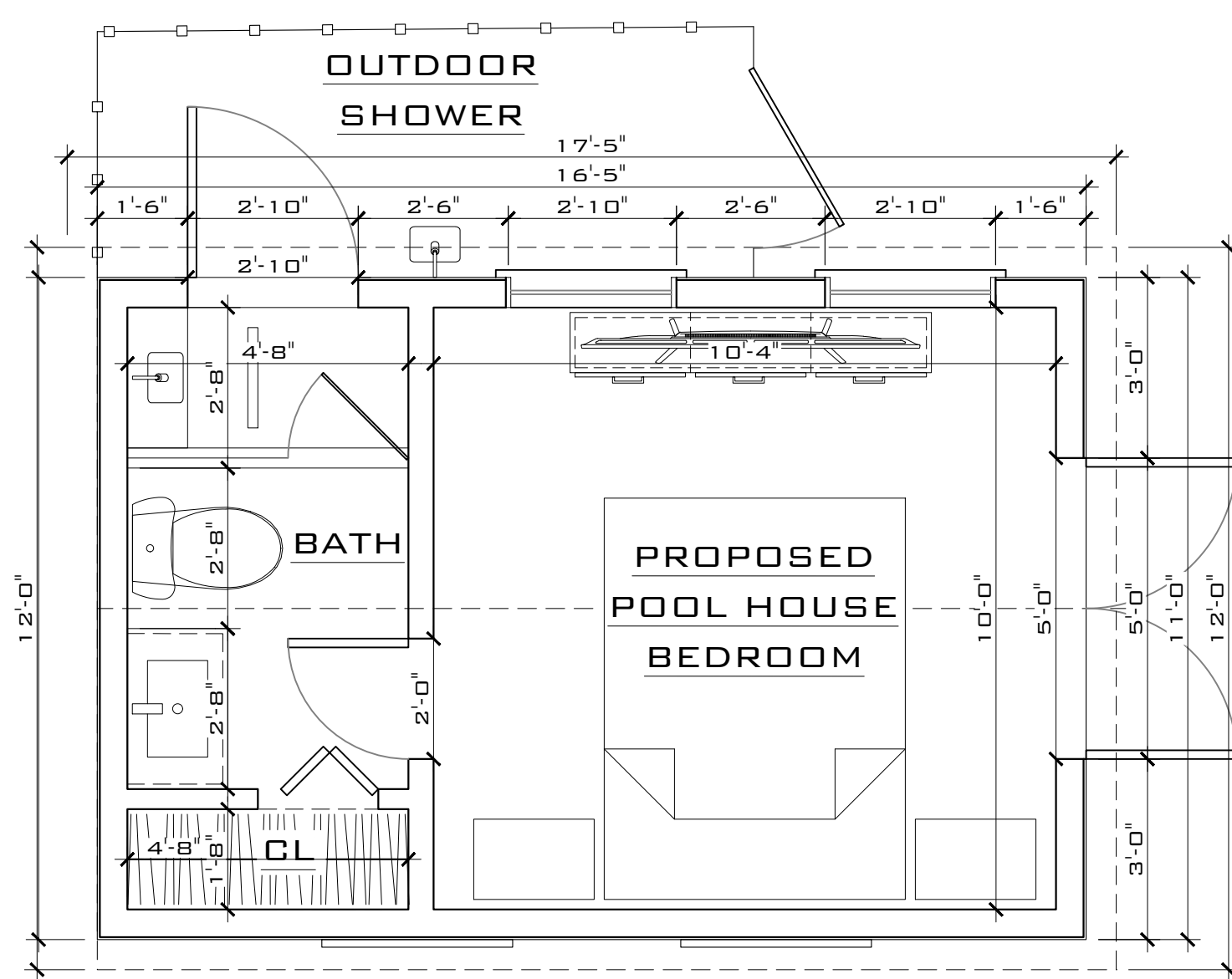
DATE: 03/20/26

BY: DAREK LYZWINSKI

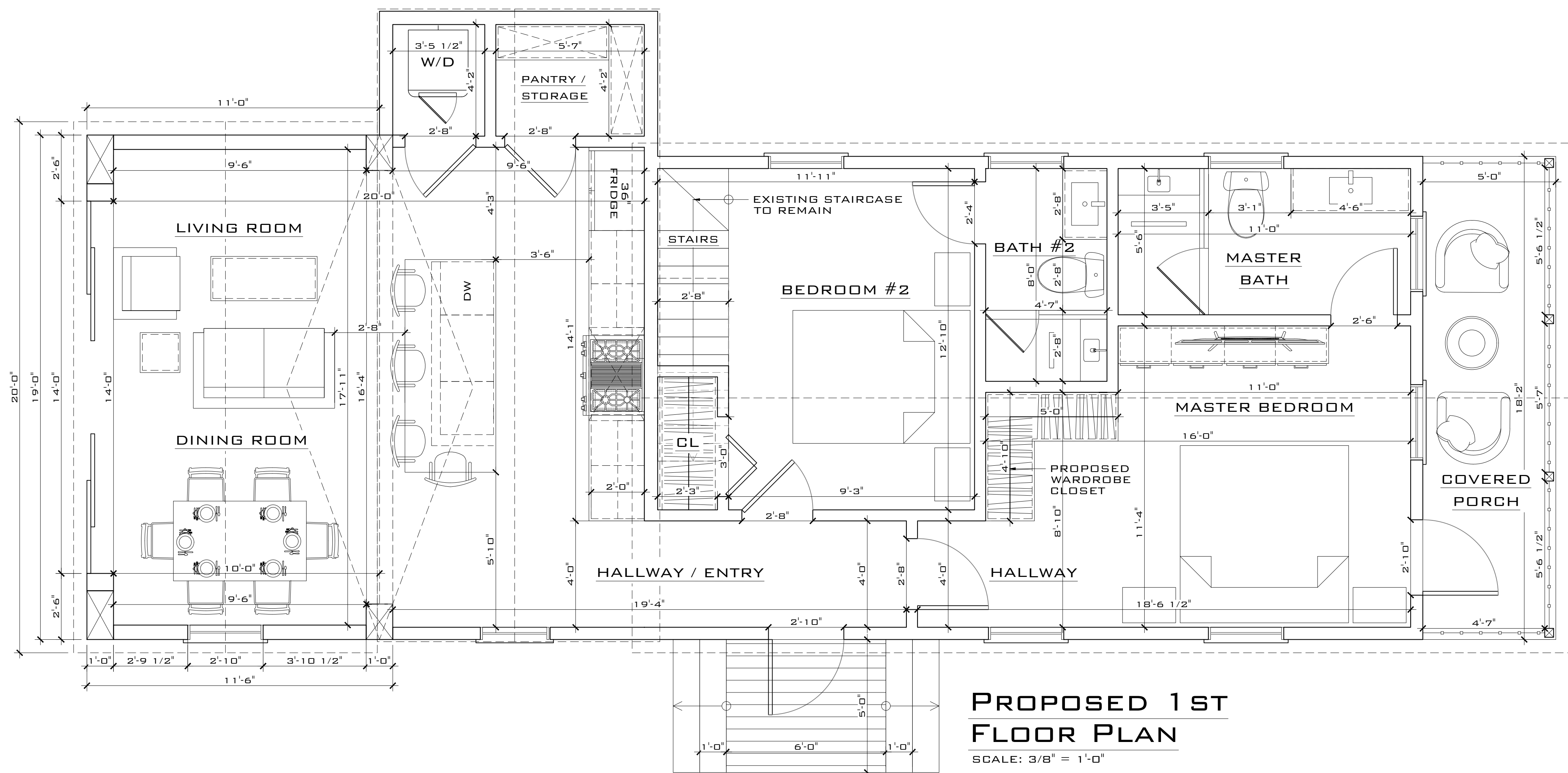
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**EXISTING 1ST FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



**PROPOSED FLOOR PLAN (POOL HOUSE)**  
SCALE: 3/8" = 1'-0"



**PROPOSED 1ST FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

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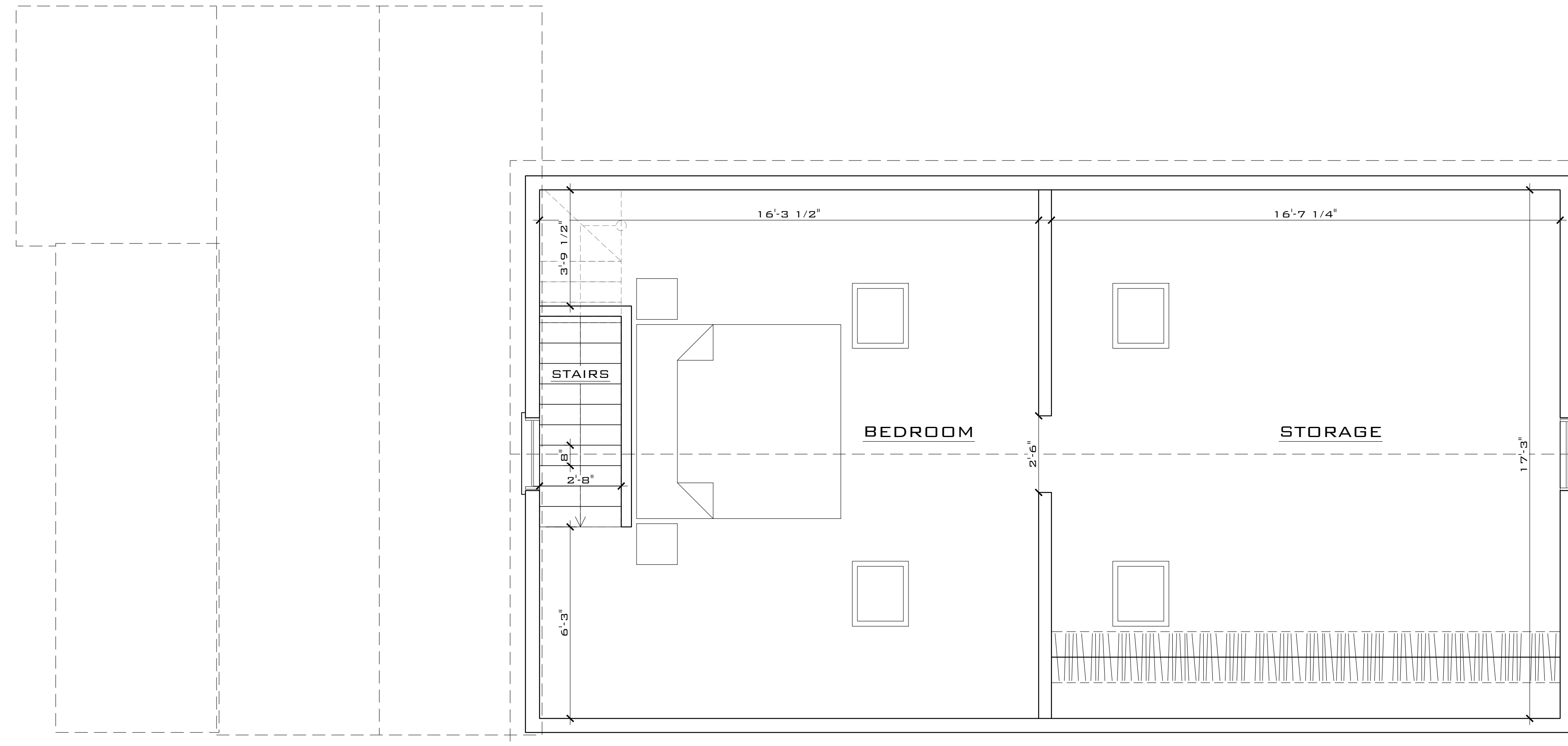
DESIGNER:  
**DAREK LYZWINSKI**

PROJECT:  
**REMODELING**

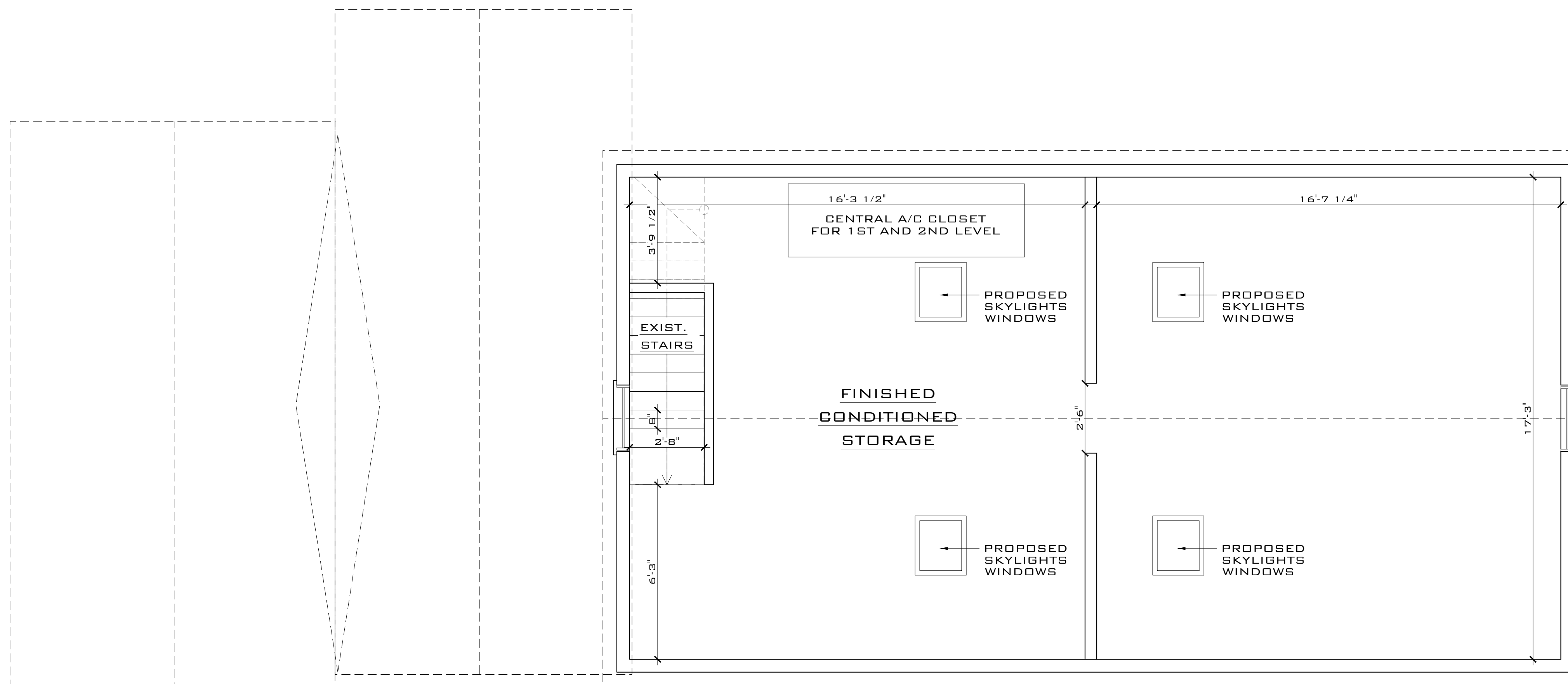
709 FRANCES ST  
KEY WEST, FL 33040

FLOOR PLANS

SCALE	DATE	DESIGN	CHECK
AS SHOWN	03/2026	DA	SM
2602-04	A-101		1



**EXISTING 2ND  
FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**PROPOSED 2ND  
FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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CLIENT:

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PROJECT:

REMODELING

DATE:

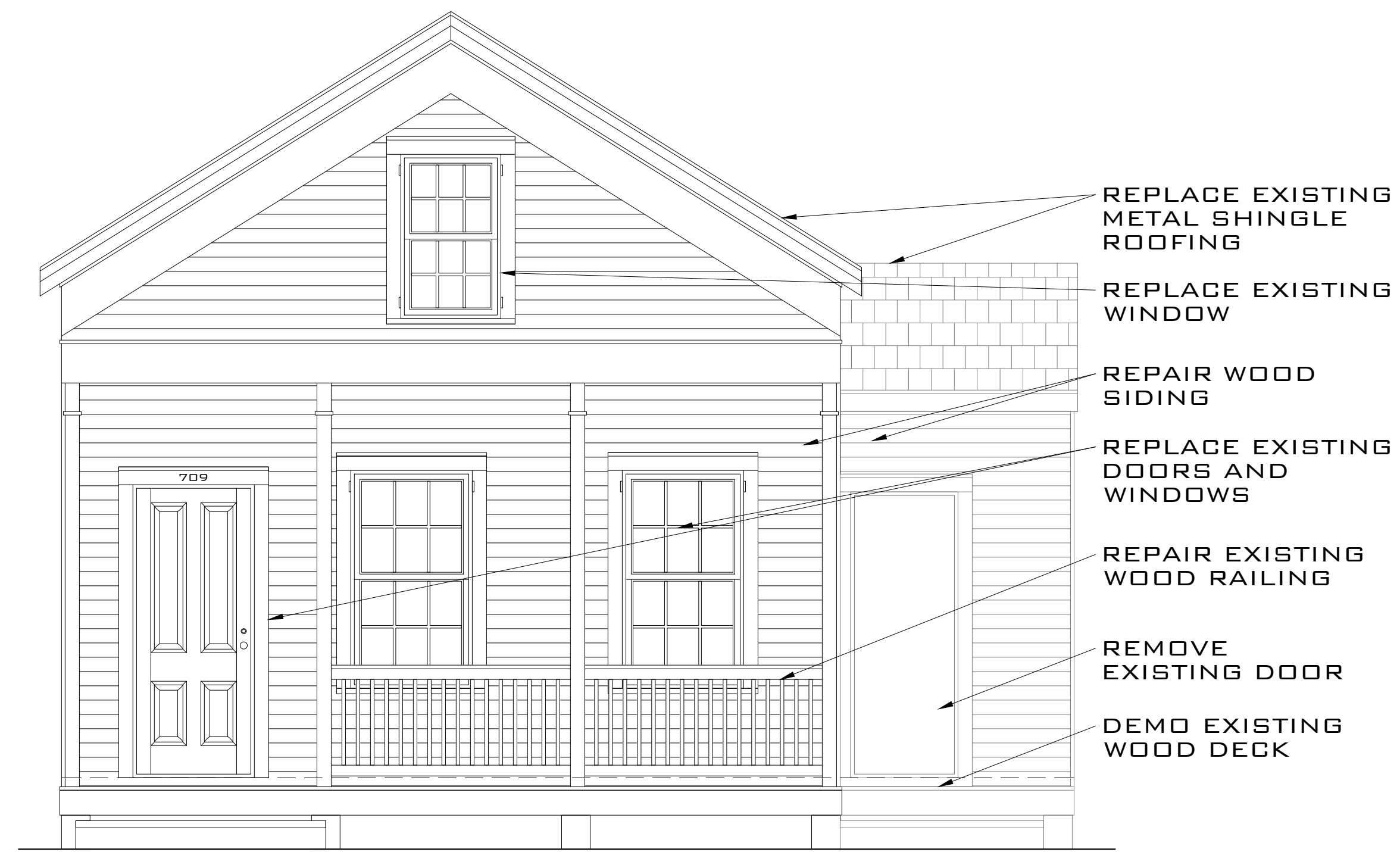
709 FRANCES ST  
KEY WEST, FL 33040

TITLE:

PROPOSED FLOOR PLANS

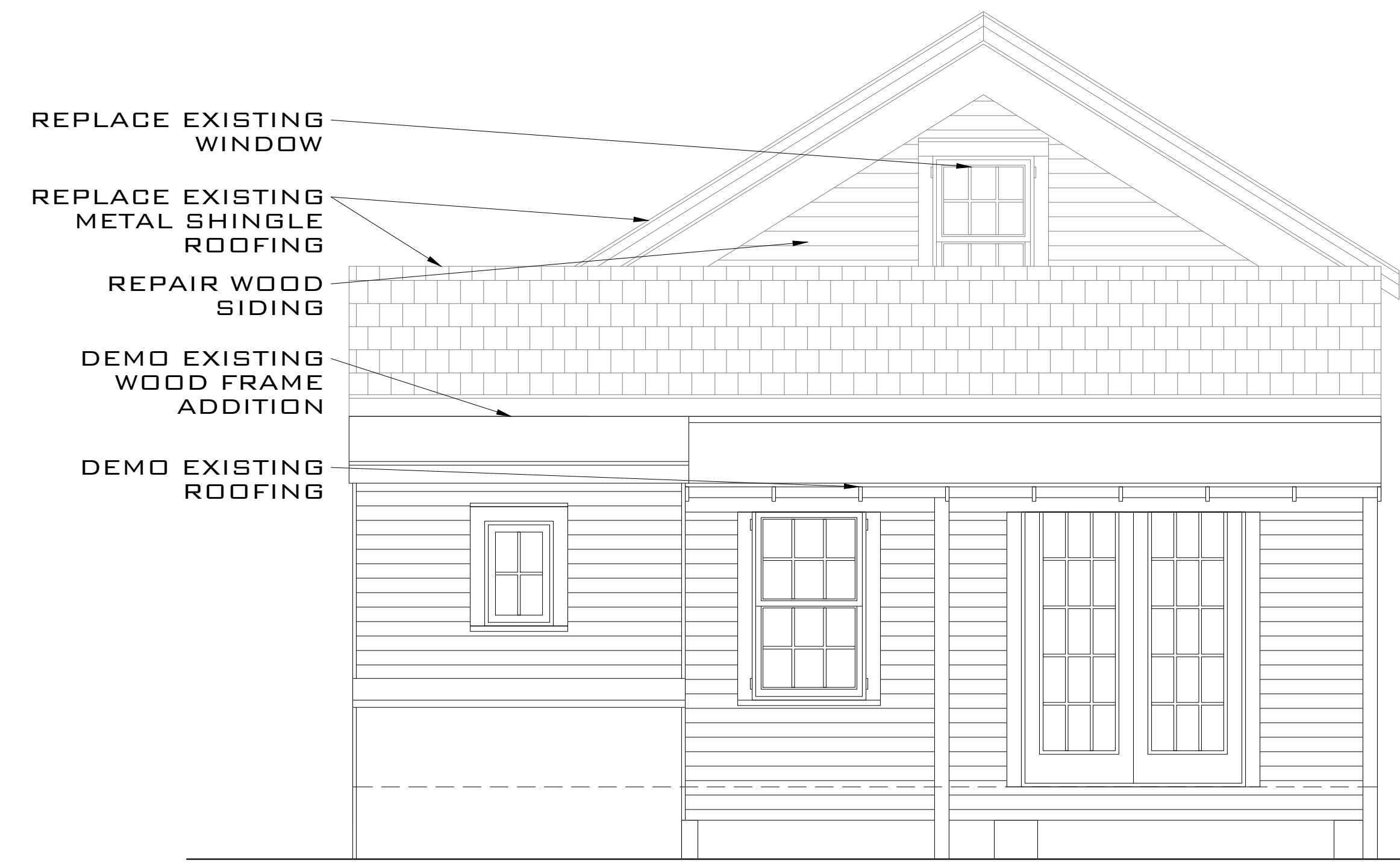
SCALE	DATE	DESIGN	CHECKED
AS SHOWN	03/20/26	DA	SAM
PROJECT NO.	2602-04	DATE	1

2602-04 A-102 1



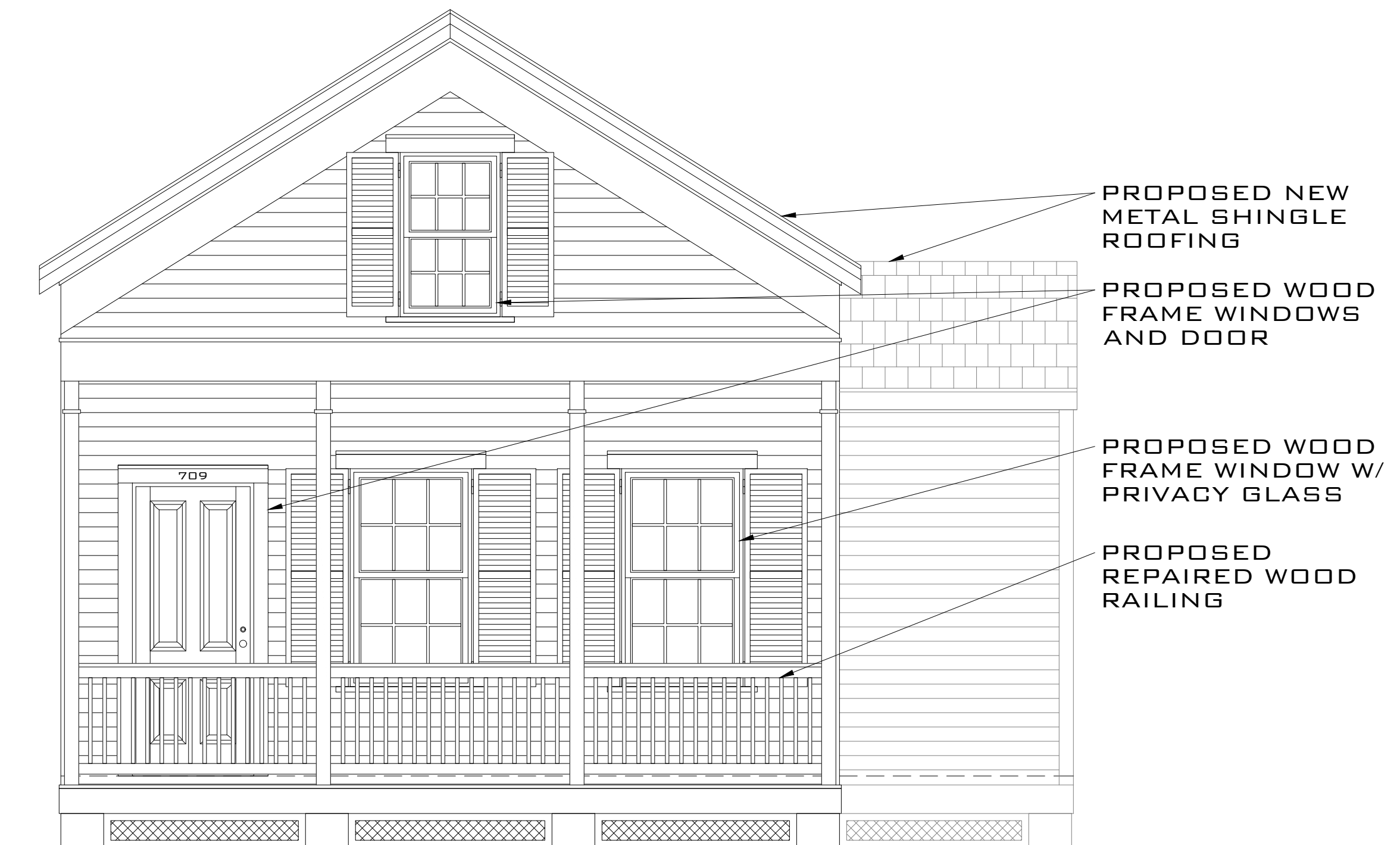
**EXISTING FRONT ELEVATION**

SCALE: 3/8" = 1'-0"



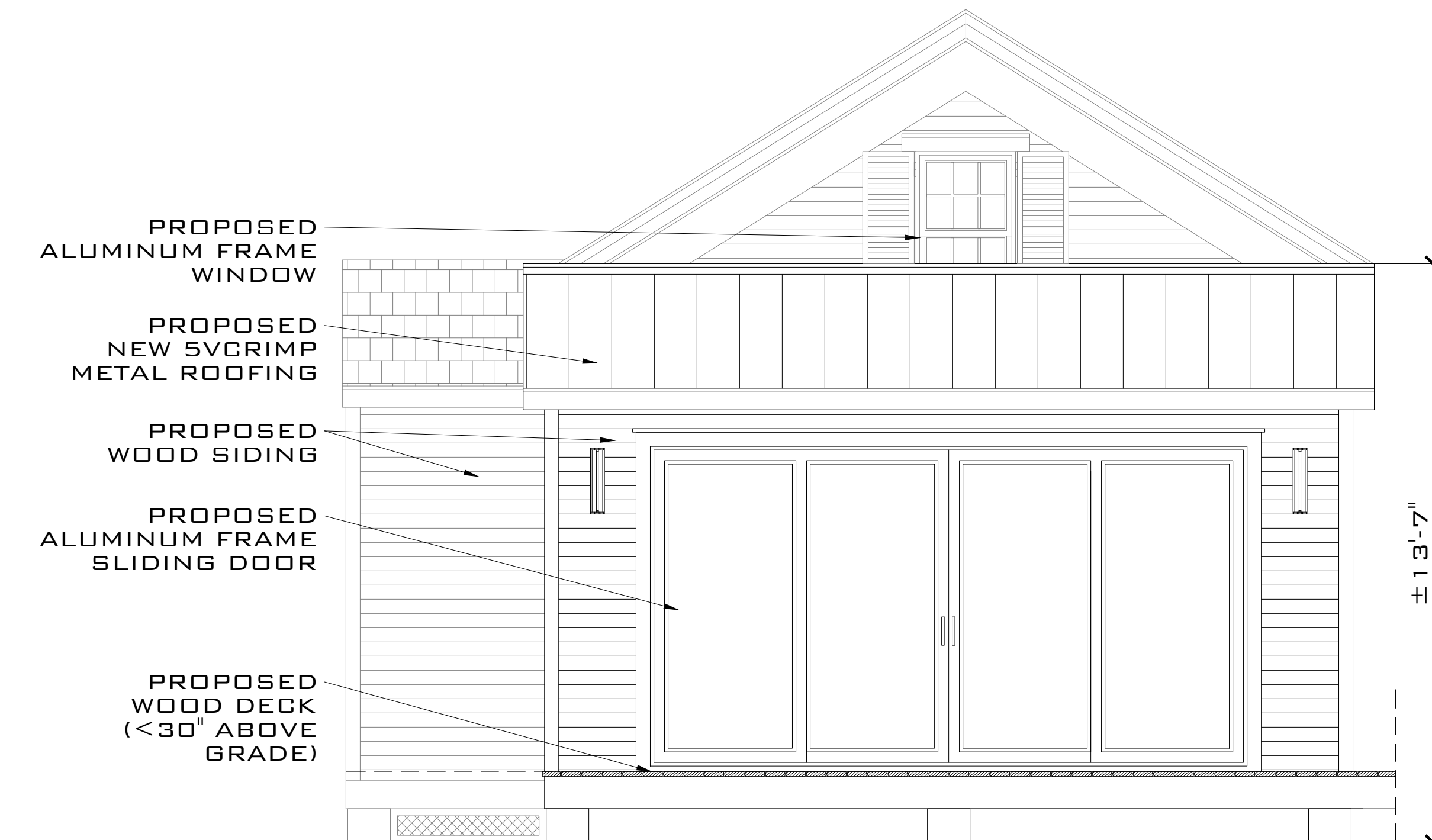
**EXISTING REAR ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED FRONT ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION**

SCALE: 3/8" = 1'-0"

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 STATE OF FLORIDA  
 LICENSE NO. 71488

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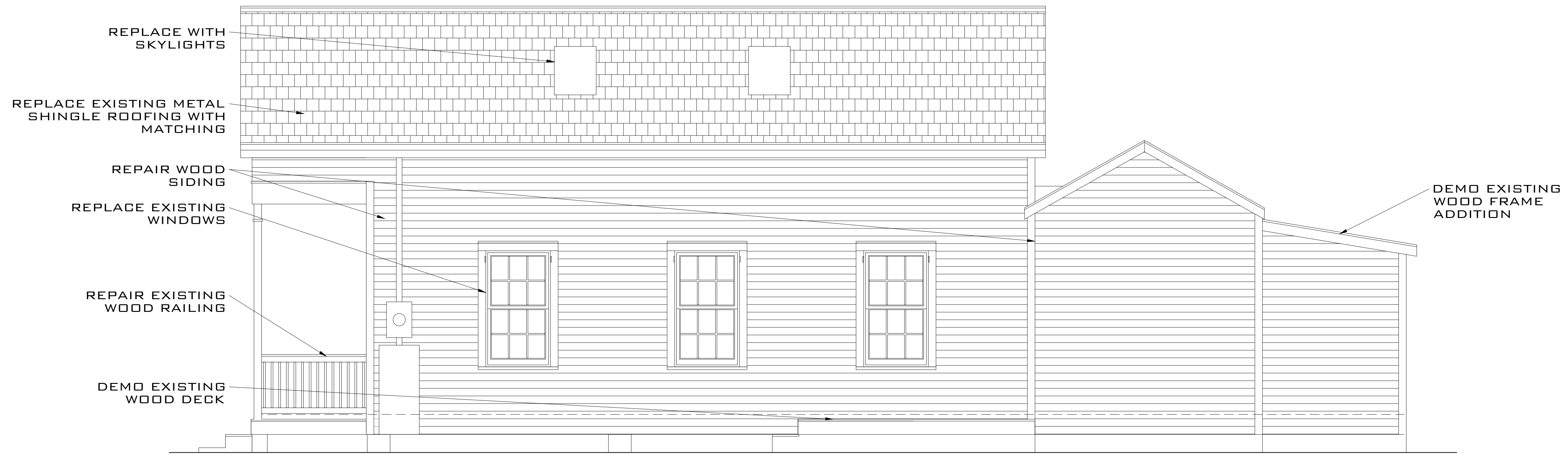
DESIGNER:  
**DAREK LYZWINSKI**

PROJECT:  
 REMODELING

DATE:  
 709 FRANCES ST  
 KEY WEST, FL 33040

TITLE:  
 PROPOSED ELEVATION

SCALE	BY	DATE	DESIGN	CHECK
AS SHOWN	DA	03/20/26	DA	SAM
2602-04	A-103			1



**EXISTING RIGHT ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION**

SCALE: 3/8" = 1'-0"

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 LICENSE NO. 71280

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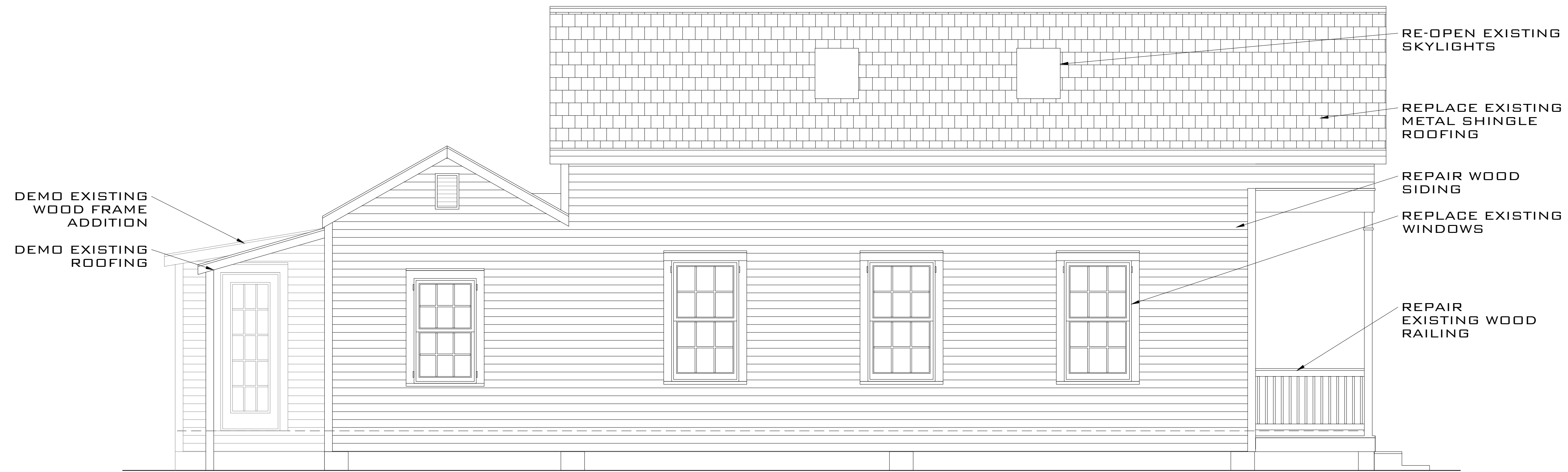
CLIENT:  
**DAREK LYZWINSKI**

PROJECT:  
**REMODELING**

DATE:  
**709 FRANCES ST**  
**KEY WEST, FL 33040**

TITLE:  
**PROPOSED ELEVATION**

SCALE	BY	DATE	DESIGN	CHECKED
AS SHOWN	DA	03/20/26	DA	SAM
2602-04	A-104			1



**EXISTING LEFT ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED LEFT ELEVATION**

SCALE: 3/8" = 1'-0"

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 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE  
 SIGNATURE AND ORIGINAL SEAL.

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

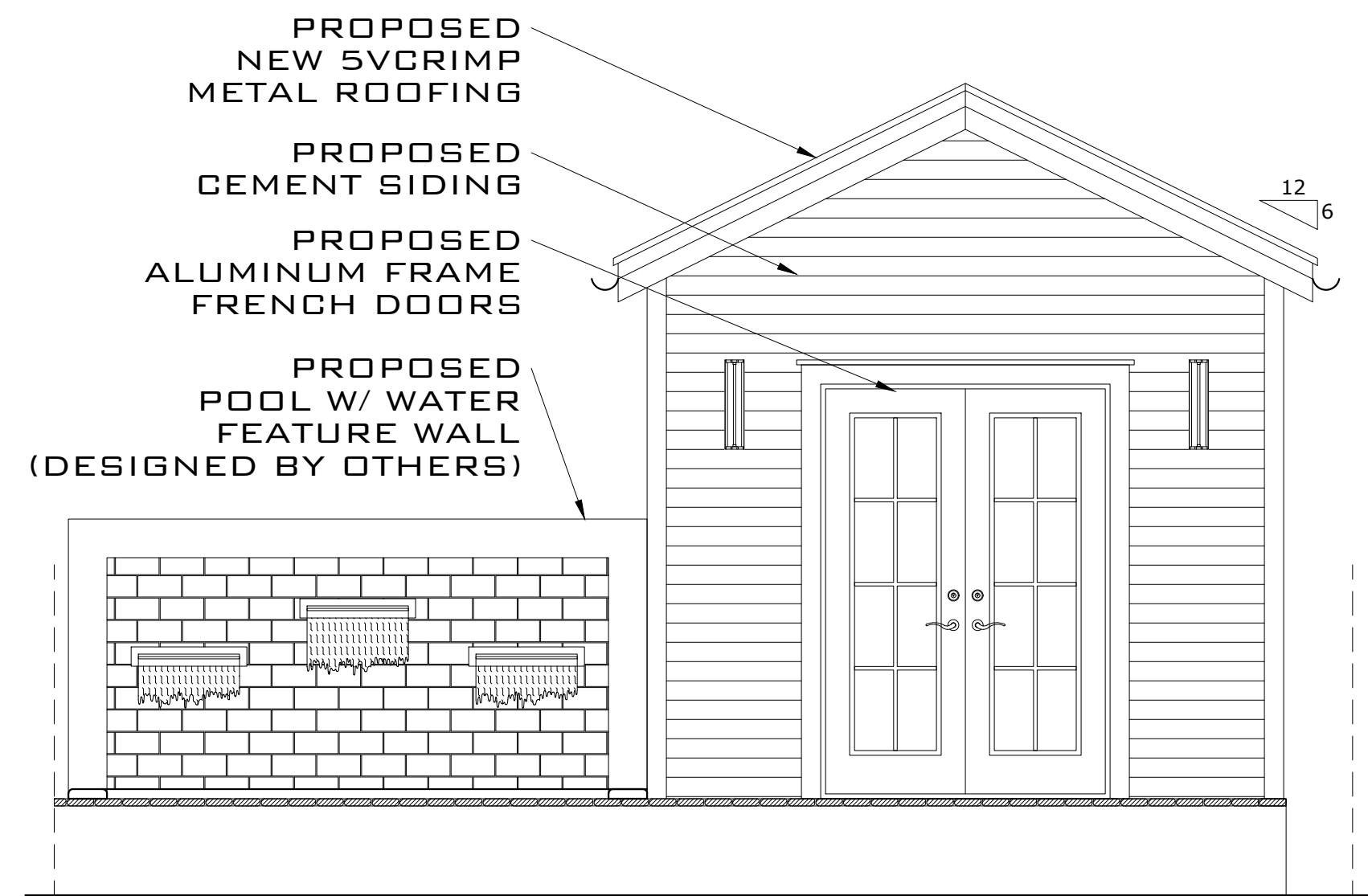
ARTIBUS DESIGN  
 3710 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
 (305) 304-3312  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

DESIGNER:  
**DAREK LYZWINSKI**

PROJECT:  
**REMODELING**

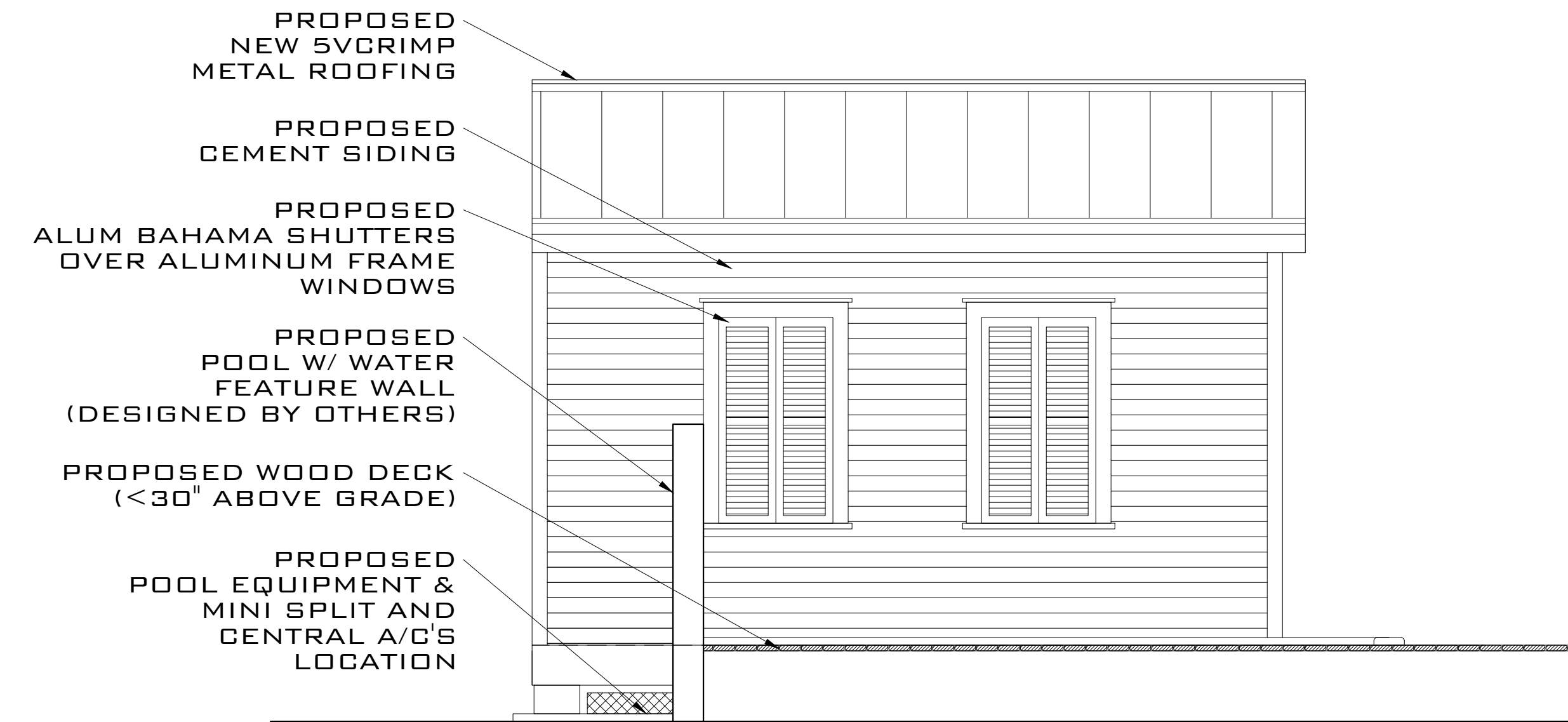
DATE:  
**709 FRANCES ST  
 KEY WEST, FL 33040**

SCALE	DATE	DESIGN	DATE	DESIGN	DATE
AS SHOWN	03/20/26	DA		SAM	
2602-04	A-105				1



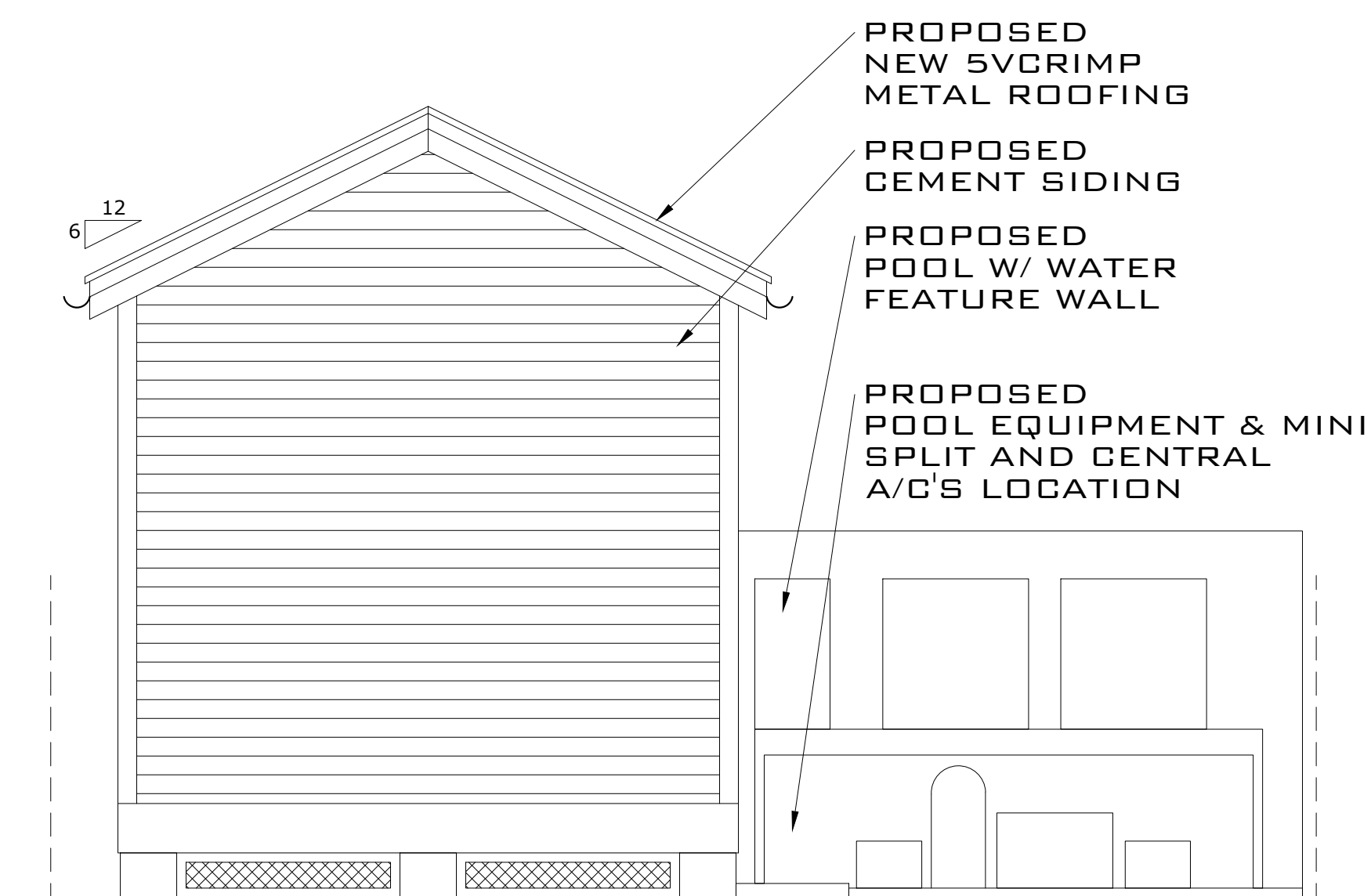
**PROPOSED FRONT ELEVATION  
POOL HOUSE**

SCALE: 3/8" = 1'-0"



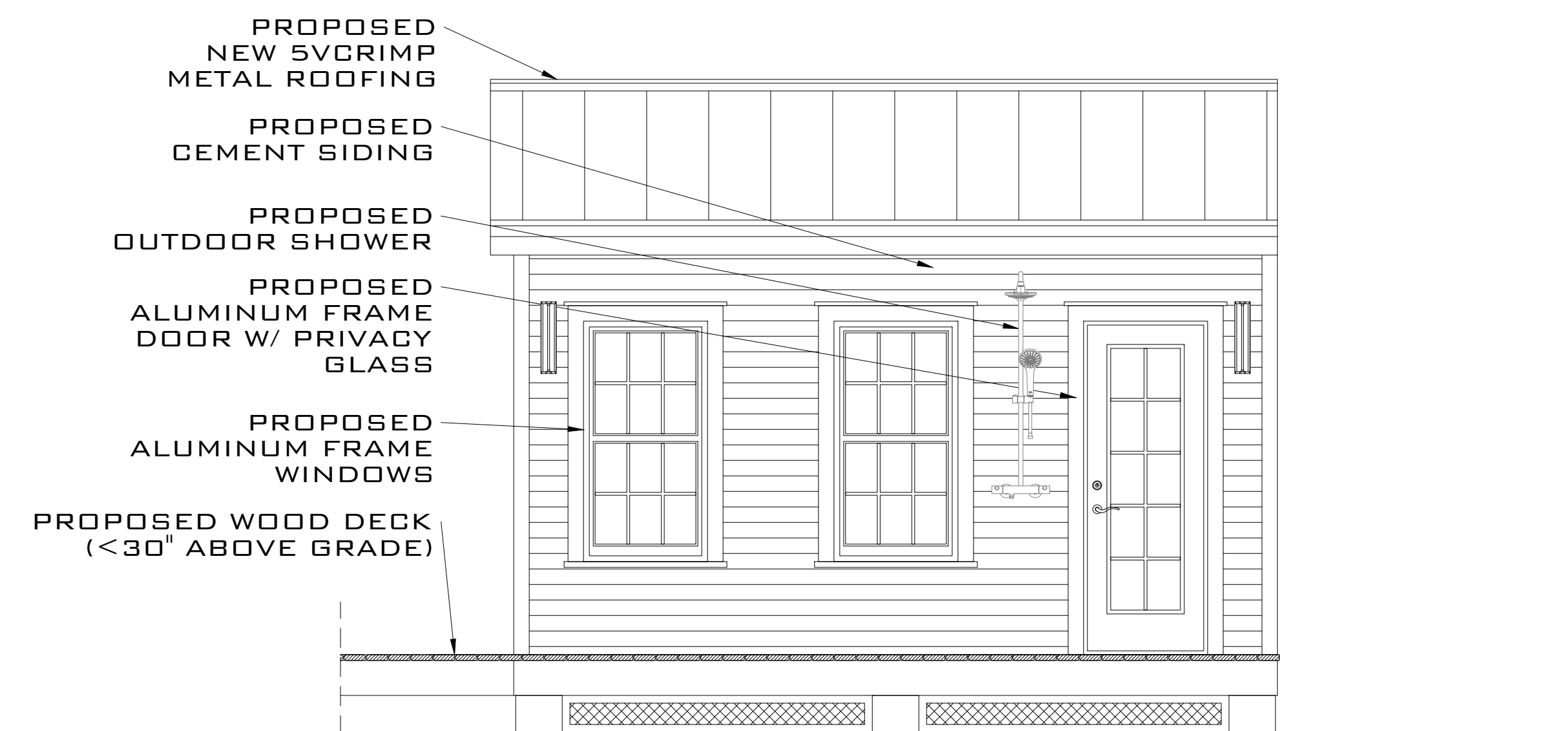
**PROPOSED LEFT ELEVATION  
POOL HOUSE**

SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION  
POOL HOUSE**

SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION  
POOL HOUSE**

SCALE: 3/8" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
HEADED BY SERGE MARSTADT, PE ON THE  
DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE  
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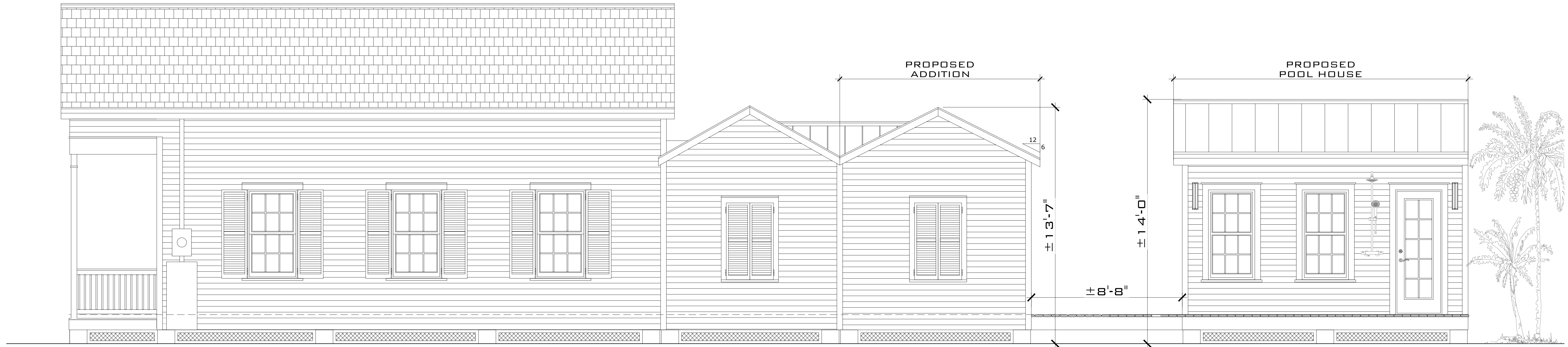
DESIGNER:  
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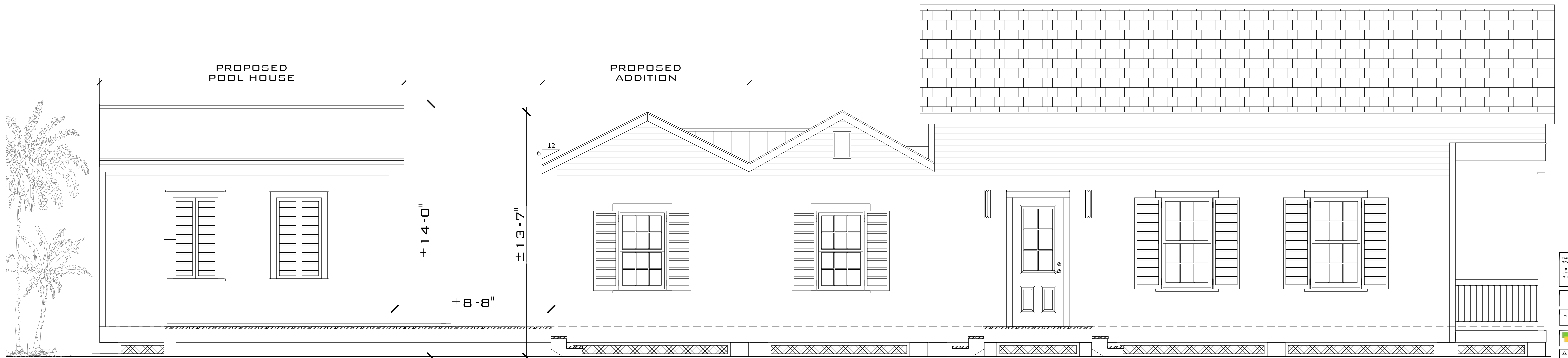
DATE:  
**709 FRANCES ST  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED ELEVATION**

SCALE	BY	DATE	DESIGN	CHECK
AS SHOWN	DA	03/20/26	DA	SAM
2602-04	A-106			1



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"

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CA # 30835

CLIENT:

DAREK LYZWINSKI

PROJECT:

REMODELING

DATE:

709 FRANCES ST  
KEY WEST, FL 33040

TITLE:

PROPOSED ELEVATION

SCALE	BY	DATE	DESIGN	CHECK
AS SHOWN	DA	03/20/26	DA	SAM
2602-04	A-107			1

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 28, 2026, 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 ONE-STORY REAR ADDITION, NEW ACCESSORY STRUCTURE, NEW POOL, POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF HISTORIC ONE-STORY ADDITION IN REAR, COVERED PORCH, SPA, AND SITE FEATURES.**

**#709 FRANCES STREET**

**Applicant – Serge Mashtakov, PE    Application #C2026-0019**

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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 OLEH AMBROZIHK, 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: 7179 FRANCES ST, KEY WEST, FL-33040 on the 28 day of APRIL, 2026.

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 5:00pm, APRIL 28, 2026.

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 E2026-0019.

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

**Signed Name of Affiant:**

[Signature]

Date: 04/20/26

Address: 3710 N ROOSEVELT BLVD

City: KEY WEST

State, Zip: FL-33040

The forgoing instrument was acknowledged before me on this 21 day of April, 2026.

By (Print name of Affiant) OLEH AMBROZIHK who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

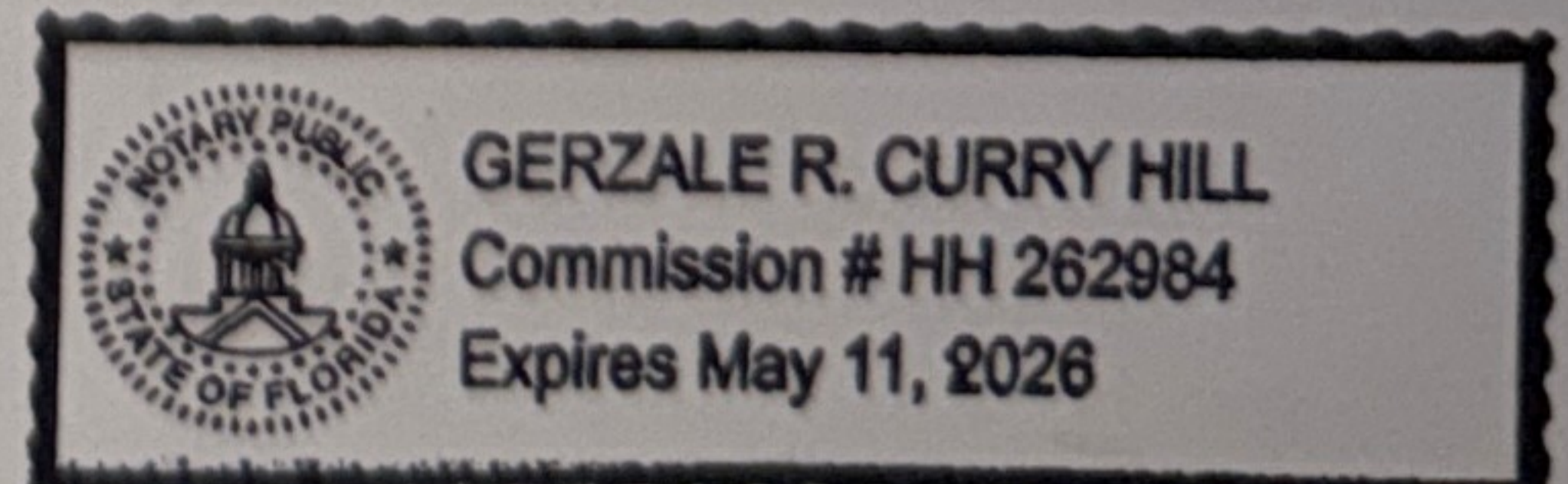
**NOTARY PUBLIC**

Sign Name: [Signature]

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_







709

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# 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 00021790-000000  
 Account# 1022551  
 Property ID 1022551  
 Millage Group 10KW  
 Location Address 709 FRANCES St, KEY WEST  
 Legal Description KW PT LOT 20 SQR 2 TR 6 G3-322 OR888-2174 OR933-1325 OR944-552 OR1065-2056 OR1082-1747 OR2938-1887  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

TREVETT CHRISTOPHER P  
 709 Frances St  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$150,928	\$145,488	\$137,344	\$139,334
+ Market Misc Value	\$2,921	\$2,125	\$2,125	\$2,125
+ Market Land Value	\$1,160,280	\$1,142,700	\$1,098,750	\$703,200
= Just Market Value	<b>\$1,314,129</b>	<b>\$1,290,313</b>	<b>\$1,238,219</b>	<b>\$844,659</b>
= Total Assessed Value	<b>\$246,827</b>	<b>\$239,871</b>	<b>\$232,885</b>	<b>\$226,102</b>
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	<b>\$221,827</b>	<b>\$214,871</b>	<b>\$207,885</b>	<b>\$201,102</b>

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,142,700	\$145,488	\$2,125	\$1,290,313	\$239,871	\$25,000	\$214,871	\$500,000
2023	\$1,098,750	\$137,344	\$2,125	\$1,238,219	\$232,885	\$25,000	\$207,885	\$500,000
2022	\$703,200	\$139,334	\$2,125	\$844,659	\$226,102	\$25,000	\$201,102	\$500,000
2021	\$460,743	\$121,115	\$2,125	\$583,983	\$219,517	\$25,000	\$194,517	\$364,466
2020	\$418,990	\$124,576	\$2,125	\$545,691	\$216,487	\$25,000	\$191,487	\$329,204
2019	\$395,550	\$126,306	\$2,125	\$523,981	\$211,620	\$25,000	\$186,620	\$312,361
2018	\$363,320	\$112,464	\$2,125	\$477,909	\$207,675	\$25,000	\$182,675	\$270,234

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)	2,930.00	Square Foot	0	0

### Buildings

Building ID	1652	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1933	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	1668	Roof Type	GABLE/HIP	
Finished Sq Ft	863	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	PLYWD/PR BD	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	140	Bedrooms	2	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	33	Grade	500	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	95	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	665	0	0
FLA	FLOOR LIV AREA	863	863	0
OPU	OP PR UNFIN LL	45	0	0
<b>TOTAL</b>		<b>1,668</b>	<b>863</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	456 SF	1
BRICK PATIO	1985	1986	0 x 0	1	205 SF	2
WALL AIR COND	1987	1988	0 x 0	1	1 UT	2
FENCES	1997	1998	6 x 65	1	390 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/1/1984	\$62,000	Warranty Deed		933	1325	U - Unqualified	Improved		
8/1/1983	\$39,000	Warranty Deed		888	2174	Q - Qualified	Improved		

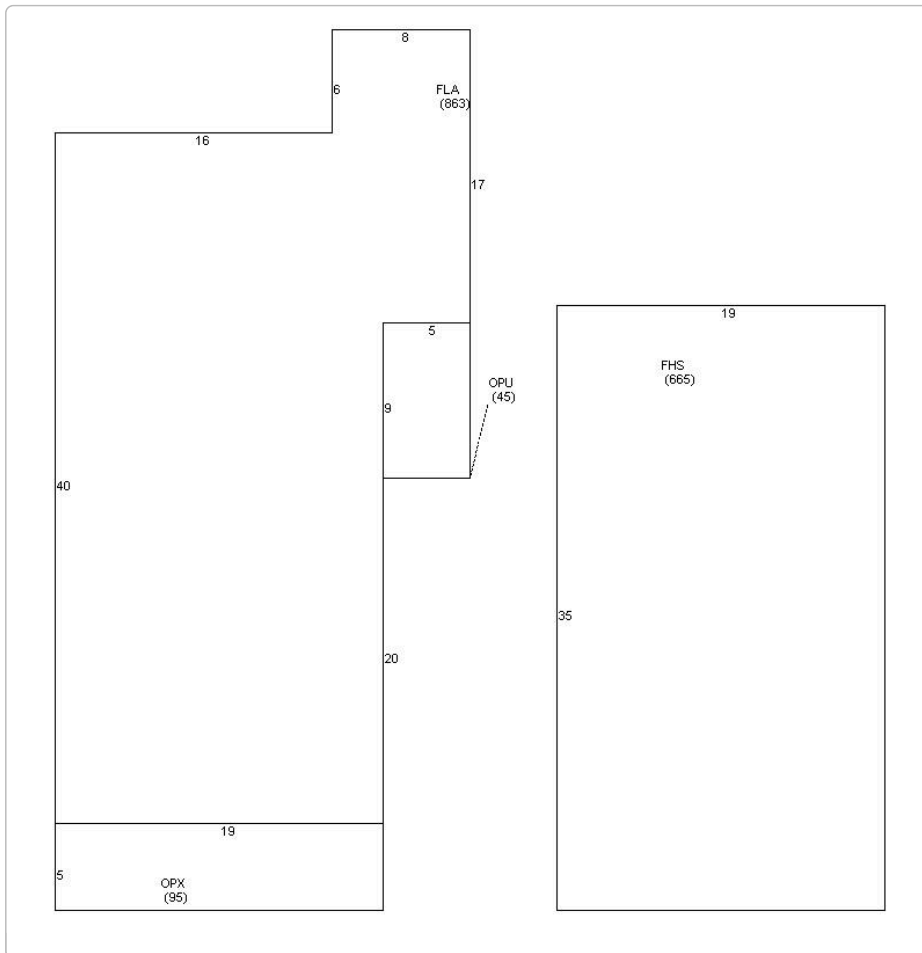
### Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
9800630	03/16/1998	Completed	\$1,500	Residential	REPAIR FENCE

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



### Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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[Contact Us](#)

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GEOSPATIAL