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## **Historic Architectural Review Commission Staff Report for Item 11**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: February 24, 2026

Applicant: Pope-Scarborough Architects

Application Number: C2026-0005

Address: 1123 Olivia Street

### **Description of Work:**

New one and a half story residence, new pool, pool deck, and site improvements.

### **Site Facts:**

The building under review is a non-contributing historic structure within the historic district. According to the Property Appraiser's records, it was constructed in 1924. However, the structure does not appear on the 1926 Sanborn Map and is first shown on the 1948 Sanborn Map, as well as on the 1962 Sanborn Map, which suggests a later construction date. The site consists of a one-story wood-frame primary structure and a small shed located at the rear of the property.

Currently, the structure is elevated on piers and is located within an X flood zone.



*Photo taken by Property Appraiser's office c1975. Monroe County Library.*



*Photo taken by Property Appraiser's office on 01/30/26.*



*Current photo of property under review.*



*1968 aerial photo.*



*1972 aerial photo.*



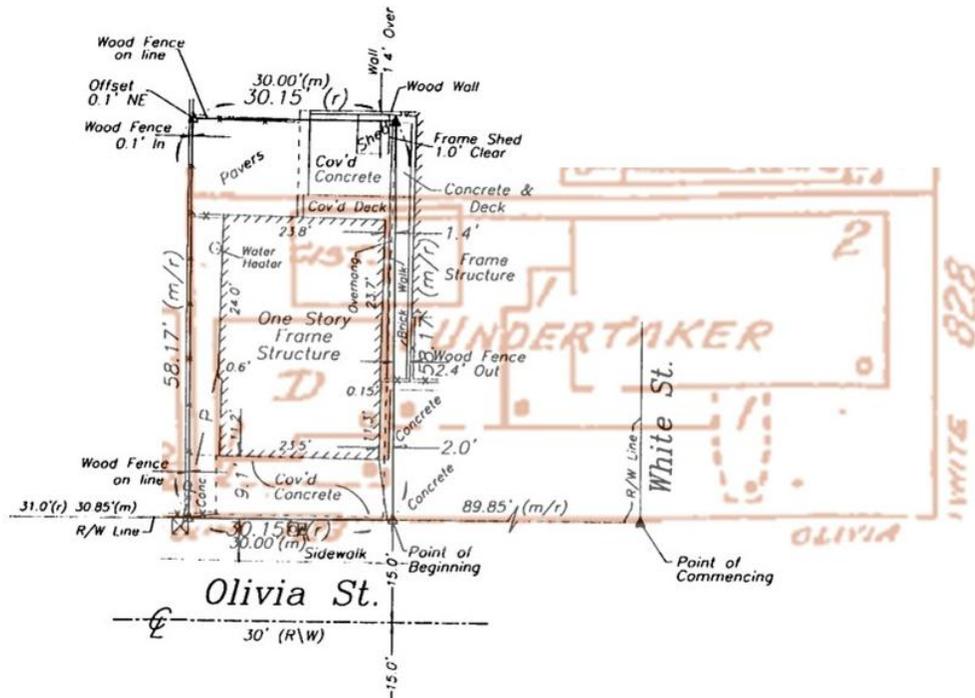
*1975 aerial photo.*



*1981 aerial photo.*



*1994 aerial photo.*



Current survey and 1962 Sanborn Map.

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

- Guidelines for Building Exteriors-wood (page 24), specifically guideline 2.
- Guidelines for Roofing (page 26-26a), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (6, 7, 9).
- 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 8, 9, 11, and 12.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, and 4.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 17, 18, 22, 23, 24, and 25.
- Guidelines for Demolitions (page 39), specifically guidelines 1 and 2.
- 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 Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.

### **Ordinance Cited on Review:**

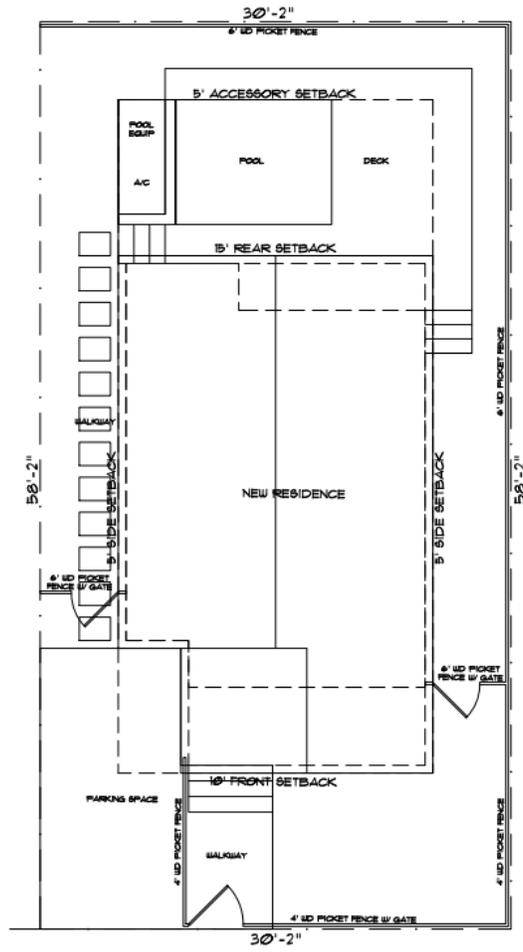
- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition.

### **Staff Analysis:**

A Certificate of Appropriateness is currently under review for a new one and a half story residence, new pool, pool deck, and site improvements. The new house will feature a 5 v-crimp roofing system, Hardie board siding, and vertical lattice between piers. The front elevation will feature a front porch on the first floor with tongue and groove decking, 6 over 6 windows, and a 4 paneled wood entry door. The side elevations will feature a variety of window configurations including 4 paneled windows, 6 paneled windows, 6 over 6 windows, and one faux shutter. The rear elevation will feature 6 over 6 windows, a 6 paneled window, and aluminum doors.

The proposed pool and pool deck will be located at the rear of the property and will include a feature wall. The pool area will not be visible from the street.

The application also proposes full demolition of the existing one-story, non-contributing structure and site features.

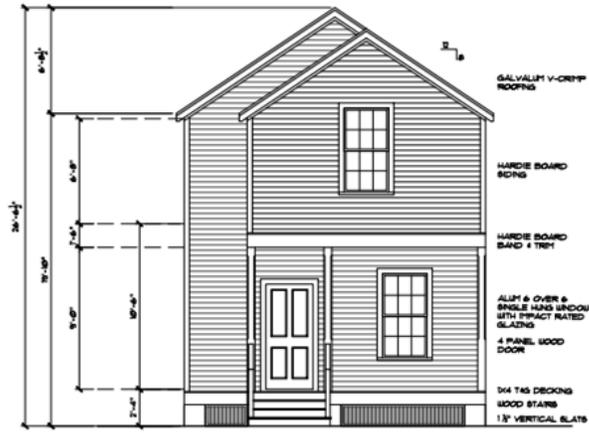


**Proposed Site Plan**

1/4" = 1' - 0"



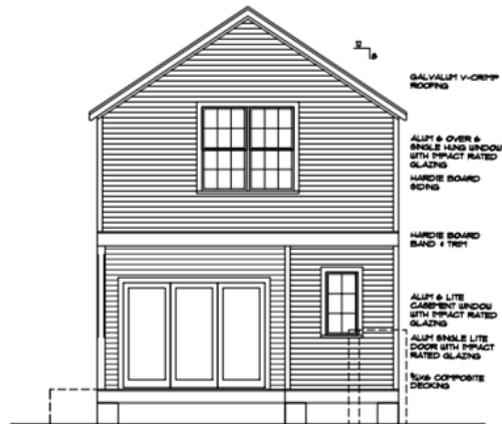
*Proposed Site Plan.*



**Front Elevation**

14' - 1" - 0"

*Proposed Front Elevation (Olivia Street).*



**Rear Elevation**

14' - 1" - 0"

*Proposed Rear Elevation.*



**East Side Elevation**

1/4" = 1' - 0"

*Proposed East Elevation.*



**West Side Elevation**

1/4" = 1' - 0"

*Proposed West Elevation.*



*Proposed Streetscape Elevation.*

**Consistency with Cited Guidelines:**

The proposed new construction is generally consistent with the HARC Guidelines for new construction within the district. The one and a half story scale and massing are compatible with the surrounding residential context. The use of a 5V-crimp metal roof, Hardie board siding, tongue-and-groove porch decking, 6 over 6 windows, and a wood paneled entry door is consistent with materials and architectural elements commonly found in the district.

The proposed pool and deck are located at the rear of the property and will not be visible from the street. However, staff recommends the addition of shutters on the front elevation to ensure compatibility with the surrounding historic context, where shutters are a common and defining architectural element.

**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 significant deterioration.

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.

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

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

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

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

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

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

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

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

- 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.

- 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*

It is staff's understanding that 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 for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

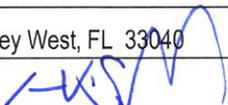


## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1123 Olivia Street	
NAME ON DEED:	1123 OS KW, LLC.	PHONE NUMBER
OWNER'S MAILING ADDRESS:		EMAIL
APPLICANT NAME:	Pope-Scarborough Architects	PHONE NUMBER 305-296-3611
APPLICANT'S ADDRESS:	610 White Street	EMAIL holly@p-s-architects.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE January 21, 2026

**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> Demo existing non-contributing historic structure and replace with a new 1-1/2 story with new pool, fence, walkway, parking and porch & deck.
<b>MAIN BUILDING:</b> New 1-1/2 story wood structure.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
Demo existing non-conforming, non-contributing historic structure

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> None	
<b>PAVERS:</b> To Be Determined	<b>FENCES:</b> Wood Picket
<b>DECKS:</b> T&G Wood Porch and Composite Rear Deck	<b>PAINTING:</b> To Be Determined
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
N/A	Approx. 8x10 Pool with Equipment
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
AC Equipment in Rear	

<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:	1123 Olivia Street
PROPERTY OWNER'S NAME:	1123 OS KW, LLC.
APPLICANT NAME:	Pope-Scarborough Architects

*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	Enca H. Stealing 1/23/2026 DATE AND PRINT NAME
----------------------------	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolish non-conforming, noncontributing historic structure (approximately 1,056 sq. ft.)

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.
Structure is non-contributing
(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.
Structure embodies no distinctive characteristics of a type, period or method of construction of aesthetic or or historic significance in the city and is not a significant or distinguishable building.

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.

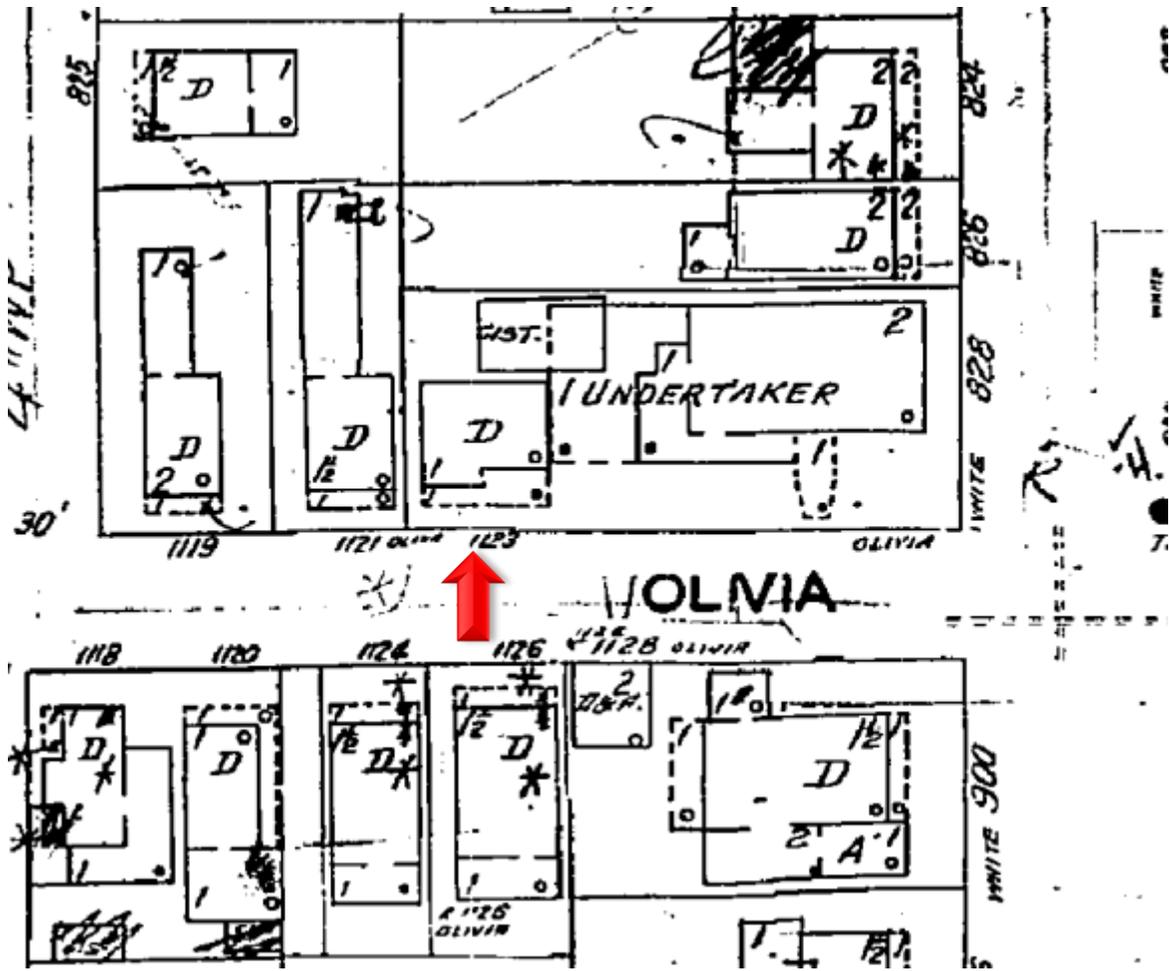
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
No events associated with the structure have made a contribution to local, state or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
Structure 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.
Structure is not the site of a historic with event.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Structure 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.
Structure 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.
Structure is not part of or related to any square, park or distinctive area.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
Structure does not have a unique location or singular physical characteristic.

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.

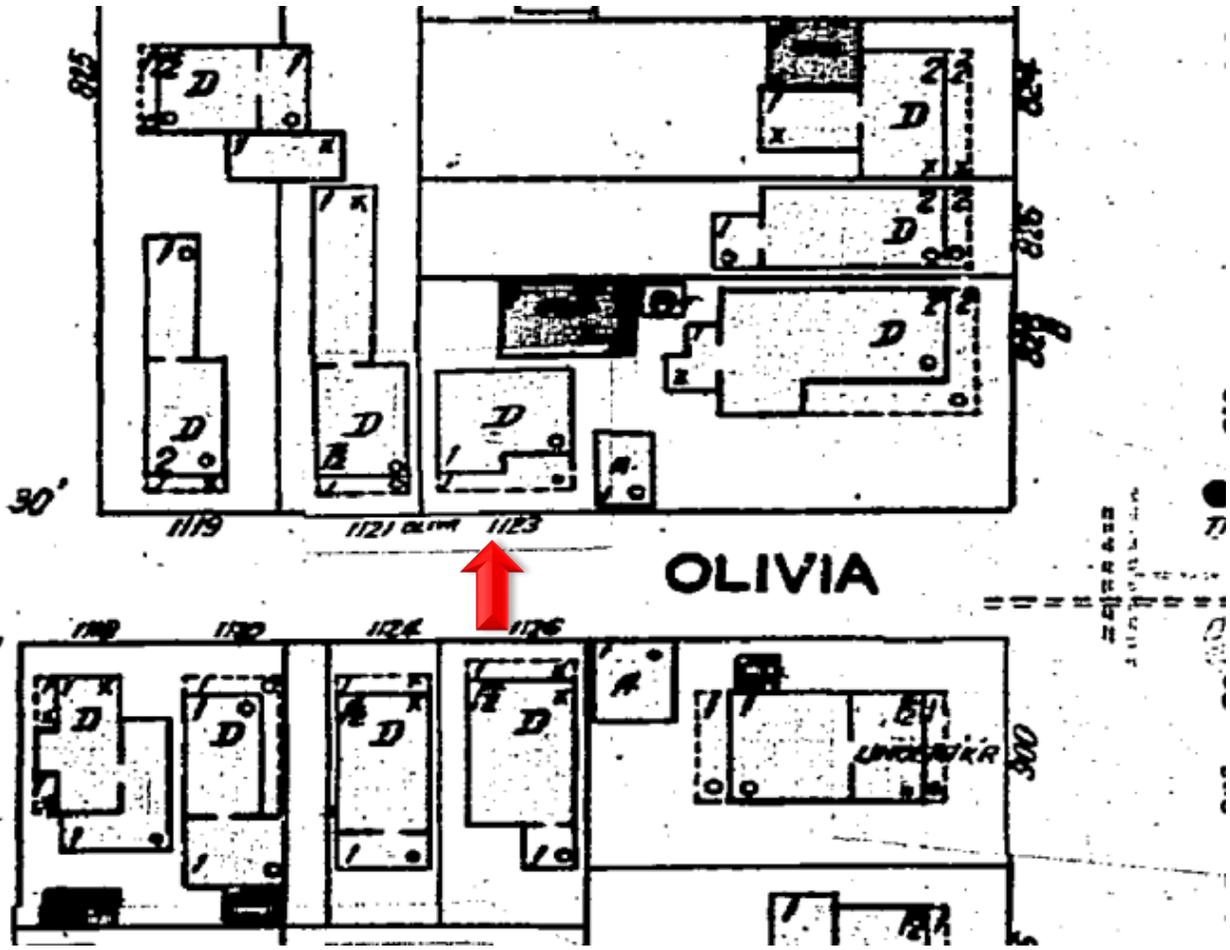
(i) Has not yielded, and is not likely to yield, information important in history,
Structure does not yield any information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<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.
Removing structure does not diminish district or neighborhoods character.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Removing structure does not destroy the historic relationship between buildings 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.
Structure is not important in defining the historic character of the site ore the surrounding district and neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Structure is non-contributing.

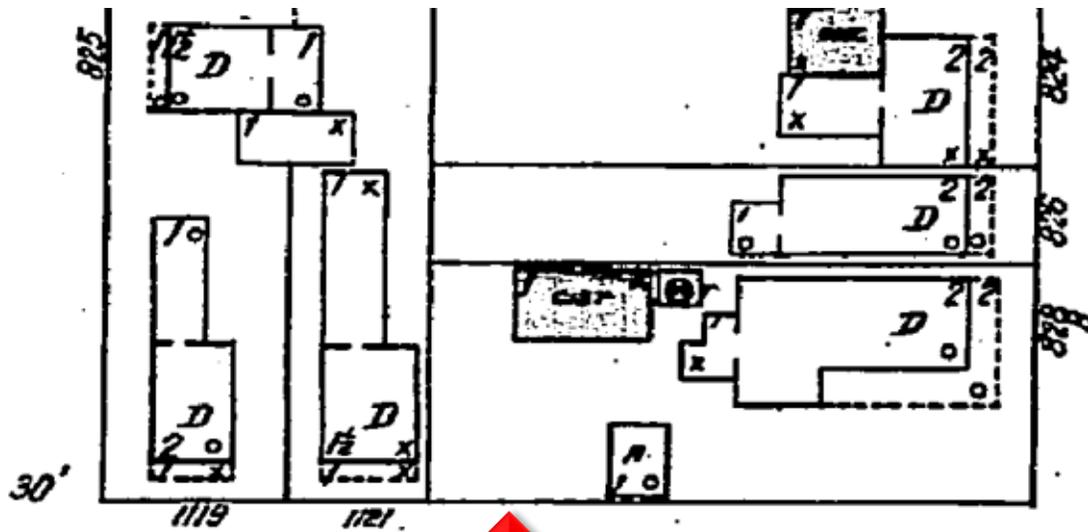
# SANBORN MAPS



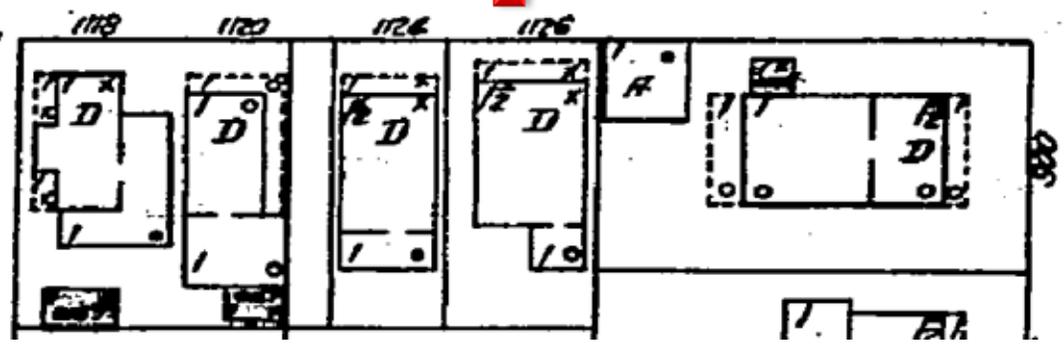
1962 Sanborn Map



1948 Sanborn Map



**OLIVIA**



1926 Sanborn Map

# PROJECT PHOTOS



1123 Olivia



1121 Olivia



1125 & 1127 Olivia



Across the Street – 1126 & 1124 Olivia

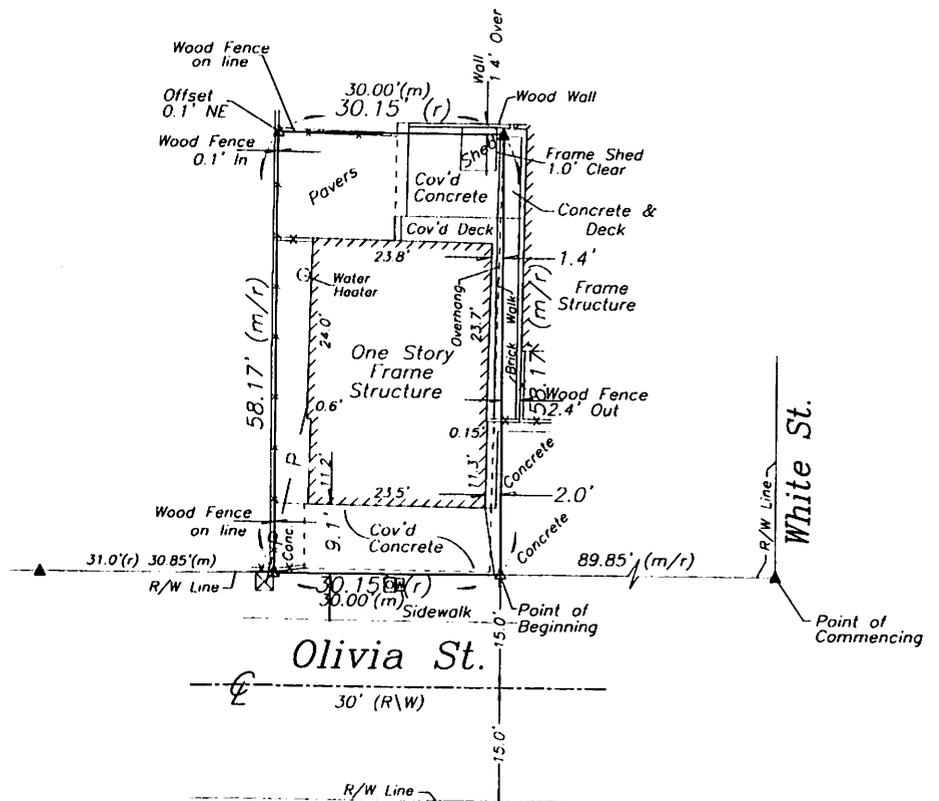
# SURVEY

# Boundary Survey Map of Part of Lots 1 & 2, Square 4, Tract 6, Island of Key West, Florida



## LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (6298)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊠ Sewer Cleanout
- ⊠ Water Meter



### NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1123 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: November 16, 2025
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.

**BOUNDARY SURVEY OF:** A parcel of land on the Island of Key West, Monroe County, Florida and known as part of Tract 6 according to William A. Whitehead's Map or Plan of said Island delineated in February, A.D., 1829, but better known as part of Lots 1 and 2 in said Tract 6 according to John Curry's Diagram and recorded on the 21st of May, A.D., 1875 and recorded in Deed Book "1" at Page 690 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commence at the intersection of the Southerly right-of-way boundary line of White Street with the Westerly right-of-way line of Olivia Street and run thence in a Southwesterly direction along the said right-of-way line of Olivia Street for a distance of 89.85 feet to the Point of Beginning of the parcel of land herein being described:  
thence continue along the said right-of-way line of Olivia Street in a Southwesterly direction for a distance of 30.15 feet to a point; thence at right angles in a Northwesterly direction for a distance of 58.17 feet to a point; thence at right angles in a Northeasterly direction for a distance of 30.15 feet to a point; thence at right angles in a Southeasterly direction for a distance of 58.17 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** 1123 OS KW, LLC, a Florida limited liability company;  
The James Robert Dean Revocable Trust Agreement dated August 22, 1996;  
Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
January 12, 2026  
Revised January 13, 2026

THIS SURVEY  
IS NOT  
ASSIGNABLE

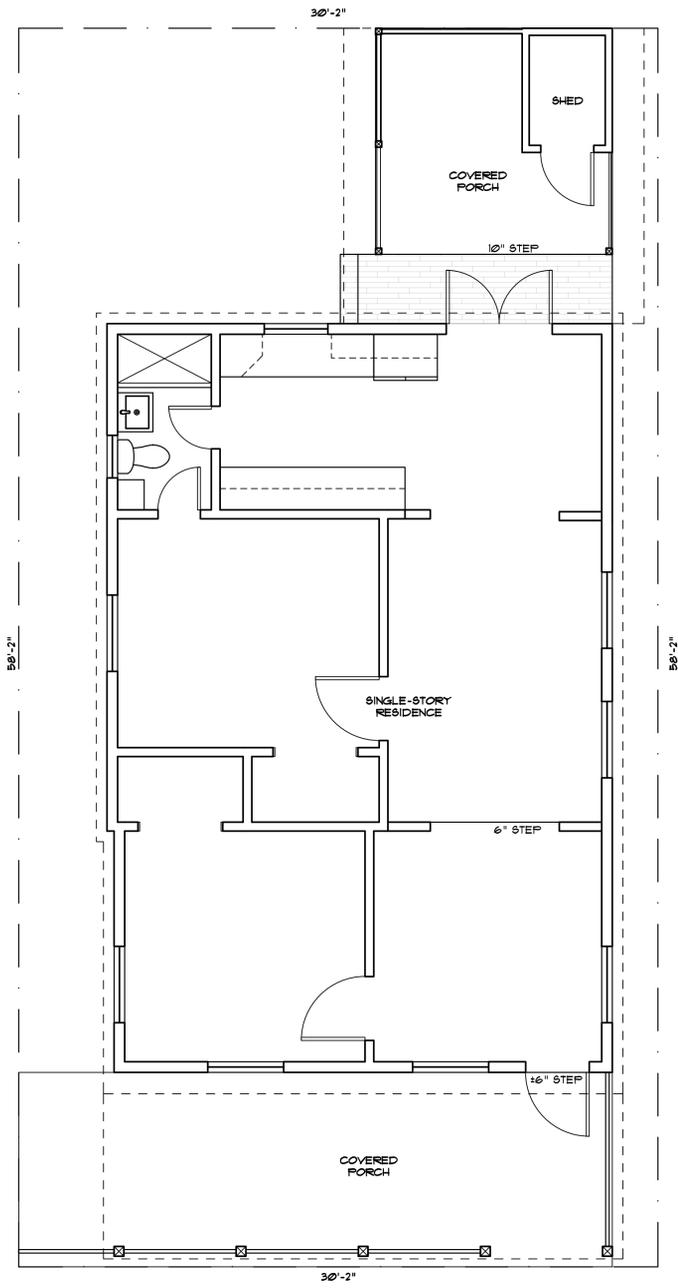
**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN



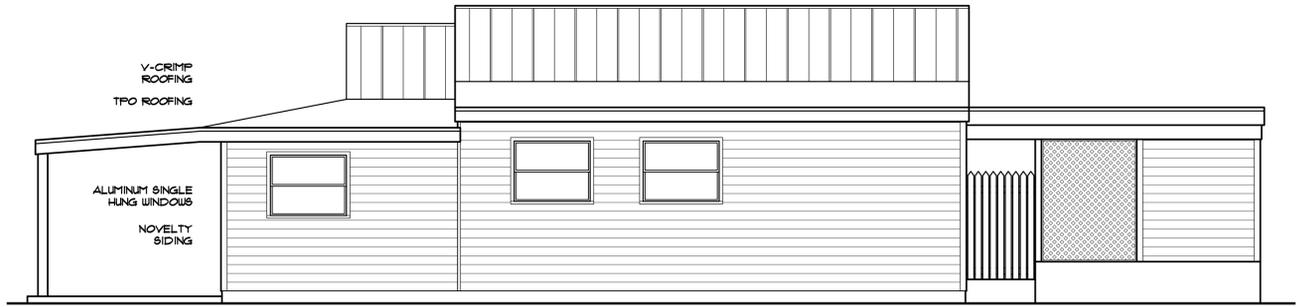
**Existing Floor Plan**

1/4" = 1' - 0"



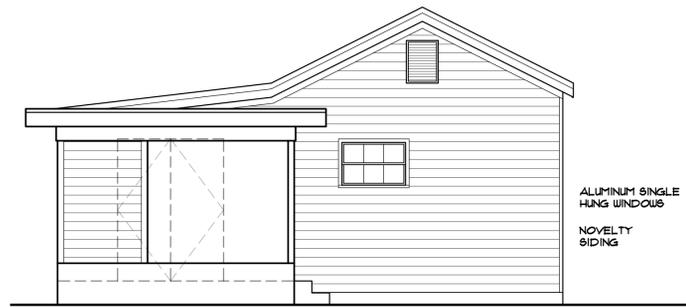
**Existing Front Elevation**

1/4" = 1' - 0"



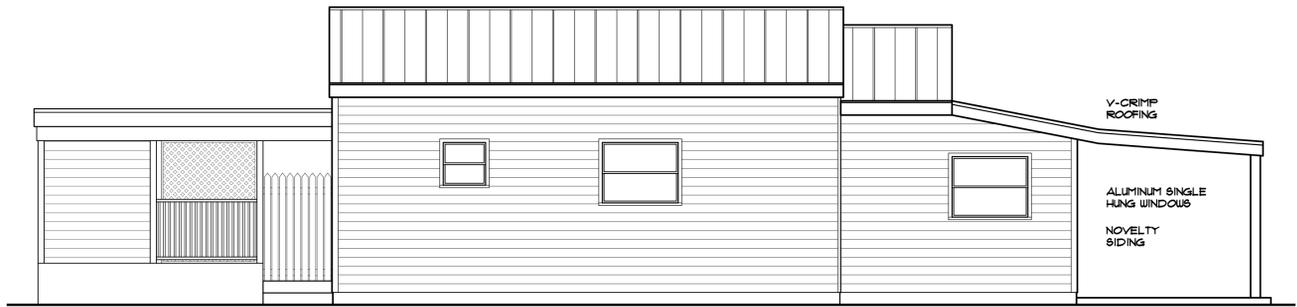
**Existing East Side Elevation**

1/4" = 1' - 0"



**Existing Rear Elevation**

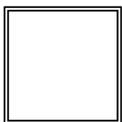
1/4" = 1' - 0"



**Existing West Side Elevation**

1/4" = 1' - 0"

OLIVIA STREET

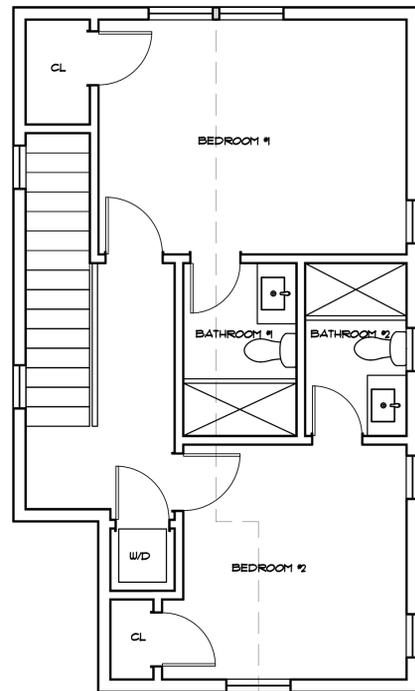


1123 Olivia St.  
Key West, FL  
1123 Olivia St.

POPE - SCARBROUGH - ARCHITECTS  
610 White St, Key West FL  
(305) 296 3611

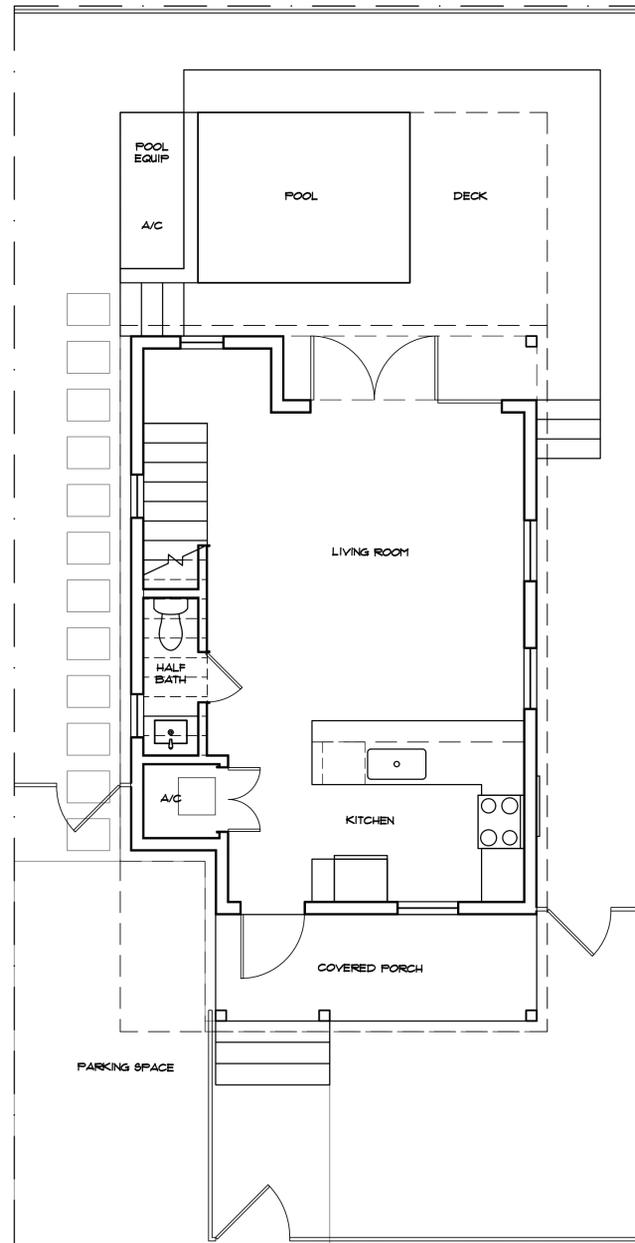
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A2.1



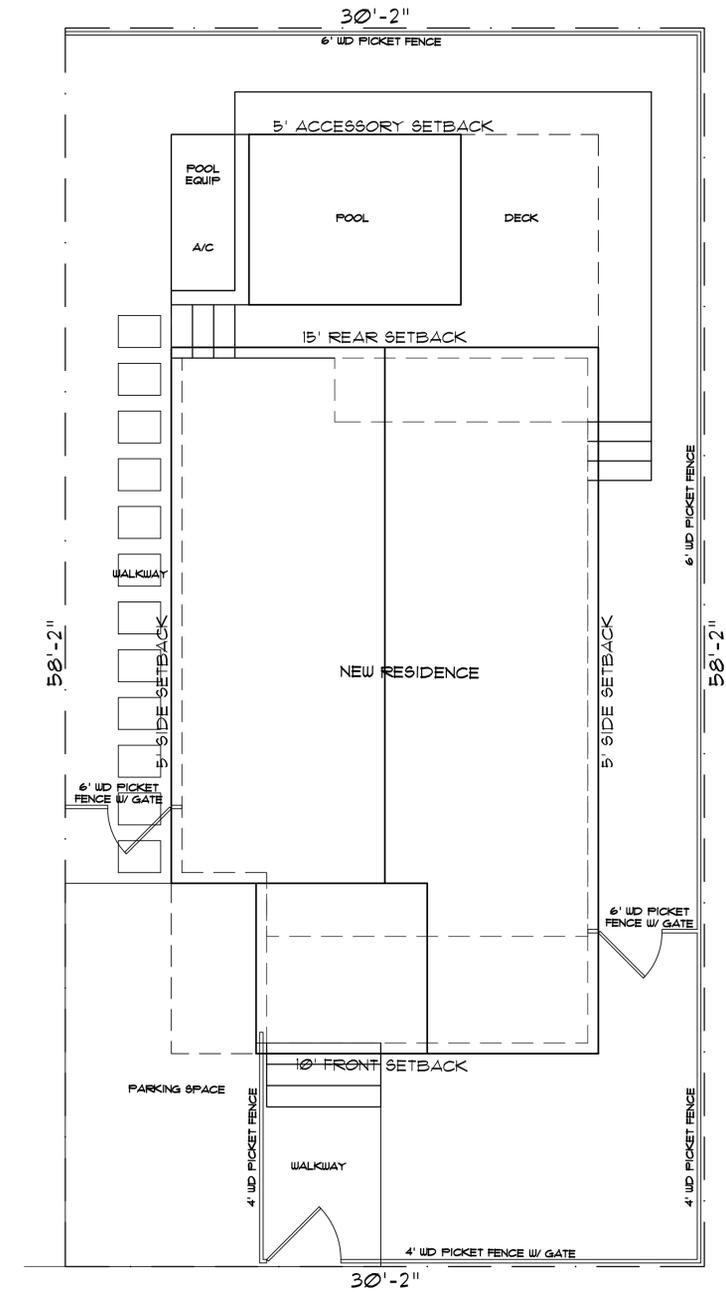
**2nd Floor Plan**

1/4" = 1' - 0"



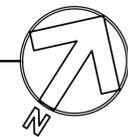
**1st Floor Plan**

1/4" = 1' - 0"



**Proposed Site Plan**

1/4" = 1' - 0"



Address		1123 Olivia Street
Zoning		HMDR
Flood Zone		X
Design Flood Elevation		X
Flood Elevation Provided		N/A
Site Area		1,754
Site Area (Ac)		0.04
<b>Max Lot Coverage</b>	40%	701.6
Existing Lot Coverage	60.2%	1,056.0
Proposed Lot Coverage	33.3%	584.0
<b>Max Impervious Area</b>	60%	1,052.4
Existing Impervious Area	88.2%	1,547.0
Proposed Impervious Area	21.0%	369.0
<b>Min Open Space Ratio</b>	0.35	613.9
Existing Open Space	0.12	1,547.0
Proposed Open Space	0.35	616.0
<b>Max Height</b>		30'
<b>Setbacks</b>		
Front		10'
Side (Street)		7.5'
Side		5'
Rear		15'

1123 Olivia Street

Key West, FL

1123 Olivia St

POPE-SCARBROUGH-ARCHITECTS

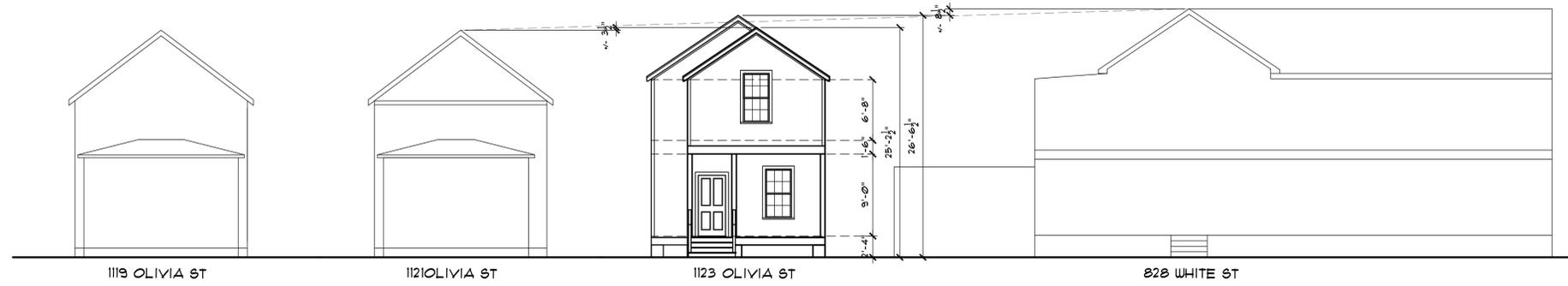
610 White St, Key West FL

(305) 296 3611

date:  
1/23/26  
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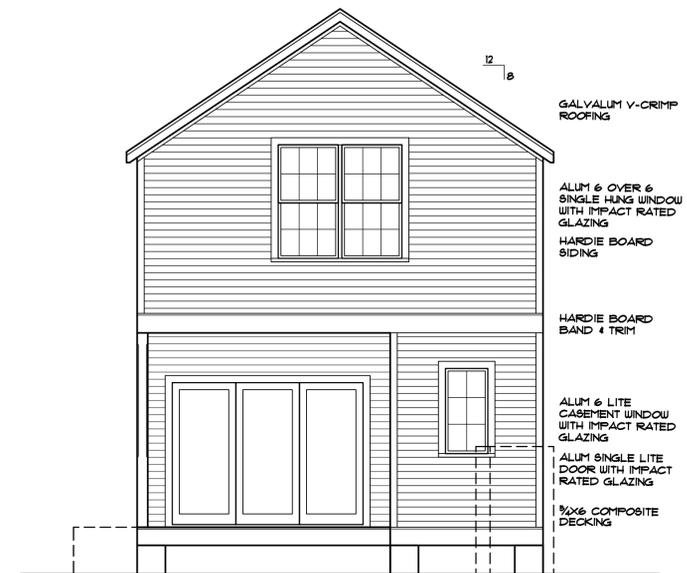
**Streetscape Study**

1/8" = 1' - 0"



**West Side Elevation**

1/4" = 1' - 0"



**Rear Elevation**

1/4" = 1' - 0"



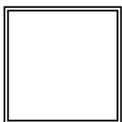
**East Side Elevation**

1/4" = 1' - 0"



**Front Elevation**

1/4" = 1' - 0"



1123 Olivia Street  
1123 Olivia St Key West, FL

POPE-SCARBROUGH-ARCHITECTS  
610 White St, Key West FL  
(305) 296 3611

date:  
1/23/26  
revision:

sheet:  
**A2.0**

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE AND A HALF STORY RESIDENCE, NEW POOL, POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF HISTORIC NON-CONTRIBUTING WOOD FRAME STRUCTURE AND SITE FEATURES.**

**#1123 OLIVIA STREET**

**Applicant – Pope-Scarbrough Architects    Application #C2026-0005**

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.





**Public Meeting Notice**  
[Small text below the title, including a date and time, and a URL for more information.]

# 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 00022270-000100  
 Account# 1023043  
 Property ID 1023043  
 Millage Group 10KW  
 Location 1123 OLIVIA St, KEY WEST  
 Address  
 Legal KW PT LOTS 1-2 SQR 4 TR 6 OR796-1655 OR816-2041 OR1140-2480 OR1433-1131 OR1433-1132 OR1433-1133 OR1433-1134 OR3362-0549  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

1123 OS KW LLC  
 500 Fleming St  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$121,967	\$120,052	\$111,645	\$107,057
+ Market Misc Value	\$990	\$774	\$774	\$774
+ Market Land Value	\$764,042	\$752,466	\$723,525	\$463,056
= Just Market Value	\$886,999	\$873,292	\$835,944	\$570,887
= Total Assessed Value	\$582,034	\$529,122	\$481,020	\$437,291
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$886,999	\$873,292	\$835,944	\$570,887

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$752,466	\$120,052	\$774	\$873,292	\$529,122	\$0	\$873,292	\$0
2023	\$723,525	\$111,645	\$774	\$835,944	\$481,020	\$0	\$835,944	\$0
2022	\$463,056	\$107,057	\$774	\$570,887	\$437,291	\$0	\$570,887	\$0
2021	\$303,398	\$93,365	\$774	\$397,537	\$397,537	\$0	\$397,537	\$0
2020	\$275,904	\$94,662	\$774	\$371,340	\$371,340	\$0	\$371,340	\$0
2019	\$260,469	\$84,288	\$774	\$345,531	\$345,531	\$0	\$345,531	\$0
2018	\$239,246	\$85,585	\$774	\$325,605	\$325,605	\$0	\$325,605	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,754.00	Square Foot	30.2	58.2

**Buildings**

<b>Building ID</b>	1696	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1924
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2003
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	1056	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	840	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CONC S/B GRND
<b>Condition</b>	GOOD	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	118	<b>Bedrooms</b>	1
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	30	<b>Grade</b>	450
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	840	840	0
OPF	OP PRCH FIN LL	216	0	0
<b>TOTAL</b>		<b>1,056</b>	<b>840</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1964	1965	5 x 36	1	180 SF	2
WALL AIR COND	1984	1985	0 x 0	1	1 UT	1
WALL AIR COND	1984	1985	0 x 0	1	1 UT	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/12/2026	\$500,000	Warranty Deed	2528562	3362	0549	99 - Unqualified	Improved		
8/1/1980	\$10,000	Warranty Deed		816	2041	U - Unqualified	Improved		

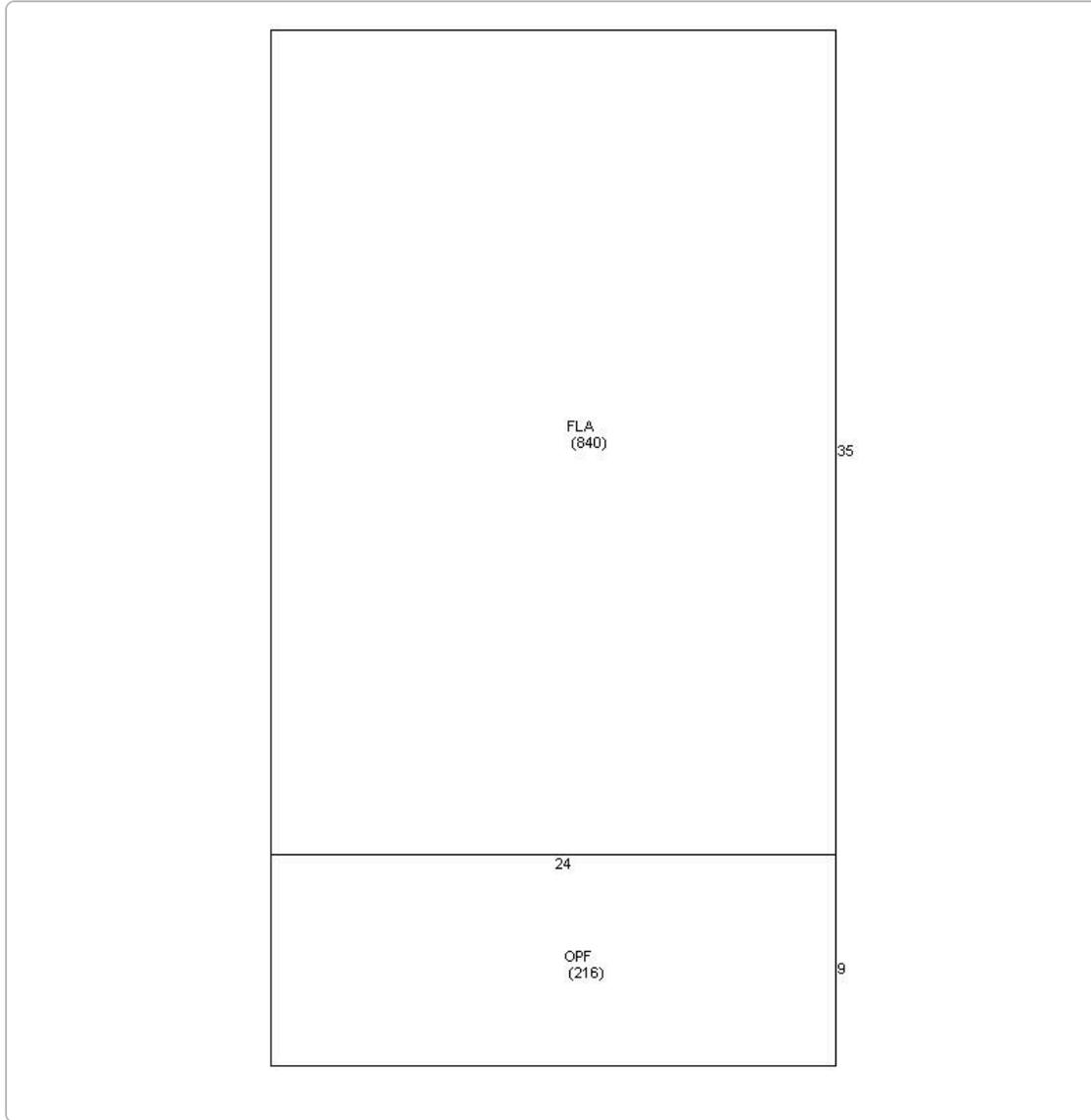
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
08-505	02/26/2008	Completed	\$6,000		REPLACE ROOF SYSTEM OVER PORCH
05-0293	01/31/2005	Completed	\$4,100		M/B ROOFING 10SQS

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

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Developed by  
 **SCHNEIDER**  
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