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## Historic Architectural Review Commission Staff Report for Item 13

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: November 18, 2024

Applicant: Jim Reynolds, Engineer

Application Number: H2024-0054

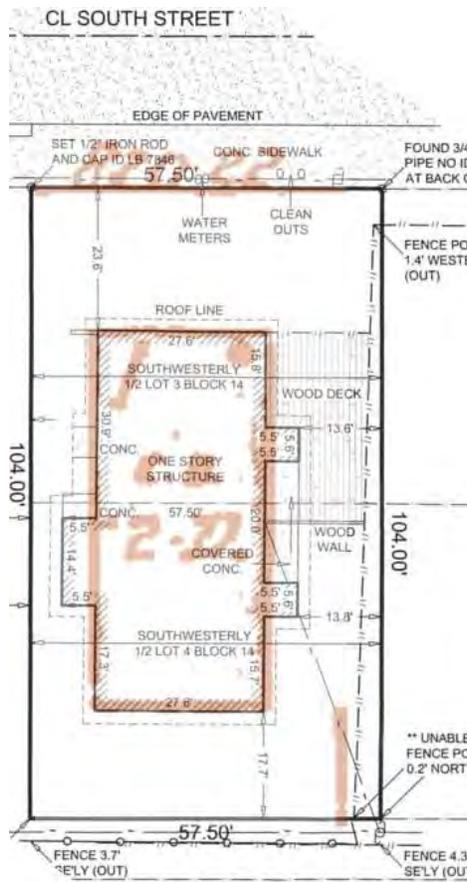
Address: 828 South Street

### **Description of Work:**

Renovations and addition to single-story residential structure with fence.

### **Site Facts:**

The site under review contains a principal structure build circa 1962. The one-story CMU structure on the site is not listed in the survey and was designed as a duplex. By comparing the 1962 Sanborn map and the current survey it is noticeable that the building form has changed by the construction of small additions on the east and west elevations. The structure is still used as a duplex.



*1962 Sanborn map and current survey.*



*Building under review circa 1965. Monroe County Library.*



*Front elevation.*

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

- Guidelines for windows (pages 29a-1), specifically guideline A-6 and B-4.
- Guidelines for additions (pages 37a-37k), specifically guidelines 1, 2, 6, 12, 13, 14, 19, 22, and 25.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 12, 14, 18, 22, 23, 24, and 25.
- Fences and walls (pages 41-42), specifically first paragraph and guidelines 2, 3, 4, and 9.

### **Staff Analysis:**

A Certificate of Appropriateness is under review for renovations of an existing historic but non-contributing duplex and for two one-story additions that will be attached to both side elevations, where existing non original bump outs exist. Renovations to the house include new aluminum windows and doors, removal of wood siding on gable ends to match existing stucco finish of the exterior walls, and installation of faux stutters on the east elevation.



A small addition is also proposed in the west elevation. This addition will expand and existing front gable roof and will integrate one entry door



*Existing and Proposed West Elevations.*

In addition, the design includes the removal of a small brick wall located in the northwest corner of the house. If the demolition is approved, the exterior wall will be finished with stucco, to match existing. The plans also include the installation of an aluminum black fence, 4 feet in portions of the front of the lot, and 6 feet tall in the sides, as depicted in the plans.

### **Consistency with Guidelines Cited Guidelines**

It is the staff's opinion that the proposed design is consistent with all the guidelines cited. The proposed additions will be on secondary elevations, where changes have been made in the past. The new gable roofs will be lower in height than the existing principal roof and the new roof form will be harmonious with the duplex period of construction. Fence design and materials are compatible with the period of the house and with surrounding context, where concrete buildings predominate.

# APPLICATION

OCT 28 2024

BY: TK

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
HARC 2024-0054	0054	TK 10/28/2024
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

828 SOUTH STREET

NAME ON DEED:

NICOLAE POSTOLACHI

PHONE NUMBER 305-304-1566

OWNER'S MAILING ADDRESS:

910 DUVAL STREET

EMAIL KEY/LIMESHOP@AHO.COM

KEY WEST, FL. 33040

APPLICANT NAME:

JIM REYNOLDS

PHONE NUMBER 305-394-5987

APPLICANT'S ADDRESS:

24478 OVERSEAS AVE

EMAIL JIM REYNOLDS ENGINEERING SERVICES.COM

SUMMERLAND KEY, FL. 33042

APPLICANT'S SIGNATURE:

*[Signature]*  
(OWNER)

DATE 10/24/2024

**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: INTERIOR AND EXTERIOR REMODEL OF SINGLE STORY 2-UNIT RESIDENTIAL STRUCTURE. REMODEL INCLUDES WINDOW AND DOOR REPLACEMENT AND 351 SF ADDITIONS ON EAST AND WEST SIDES. ALUMINUM PRIVACY FENCE ON EAST PROPERTY LINE AND MAIN BUILDING: PARTIAL NORTH PROPERTY LINE

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

INTERIOR PARTITIONS, EXTERIOR WINDOWS AND DOORS.  
EXTERIOR FENCE  
FRONT BRICK FACADE

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)

ACCESSORY STRUCTURE(S): <i>NONE</i>	
PAVERS: <i>NONE</i>	FENCES: <i>EAST PROPERTY LINE</i>
	<i>ALUMINUM PRIVACY FENCE AND</i>
	<i>PARTIAL NORTH (FRONT) PROPERTY LINE.</i>
DECKS: <i>NONE</i>	PAINTING: <i>HOUSE WILL BE REPAINTED</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	<i>NONE</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
<i>NONE</i>	

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>#2024-0054</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	<i>828 SOUTH STREET, KEY WEST</i>
PROPERTY OWNER'S NAME:	<i>NICOLAE POSTOLACHI</i>
APPLICANT NAME:	<i>TIM REYNOLDS</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>[Signature]</i>	<i>NICOLAE POSTOLACHI</i>	DATE AND PRINT NAME
		<i>10.25.2024</i>	

DETAILED PROJECT DESCRIPTION OF DEMOLITION
<i>INTERIOR DEMOLITION FOR REMODEL</i>
<i>REMOVAL OF ALL DOORS AND WINDOWS</i>
<i>REMOVAL OF EXISTING FENCE</i>
<i>REMOVAL OF BRICK DECORATIVE FACADE</i>

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.
<i>BUILDING IS NOT CONTRIBUTING NOR HISTORIC</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.

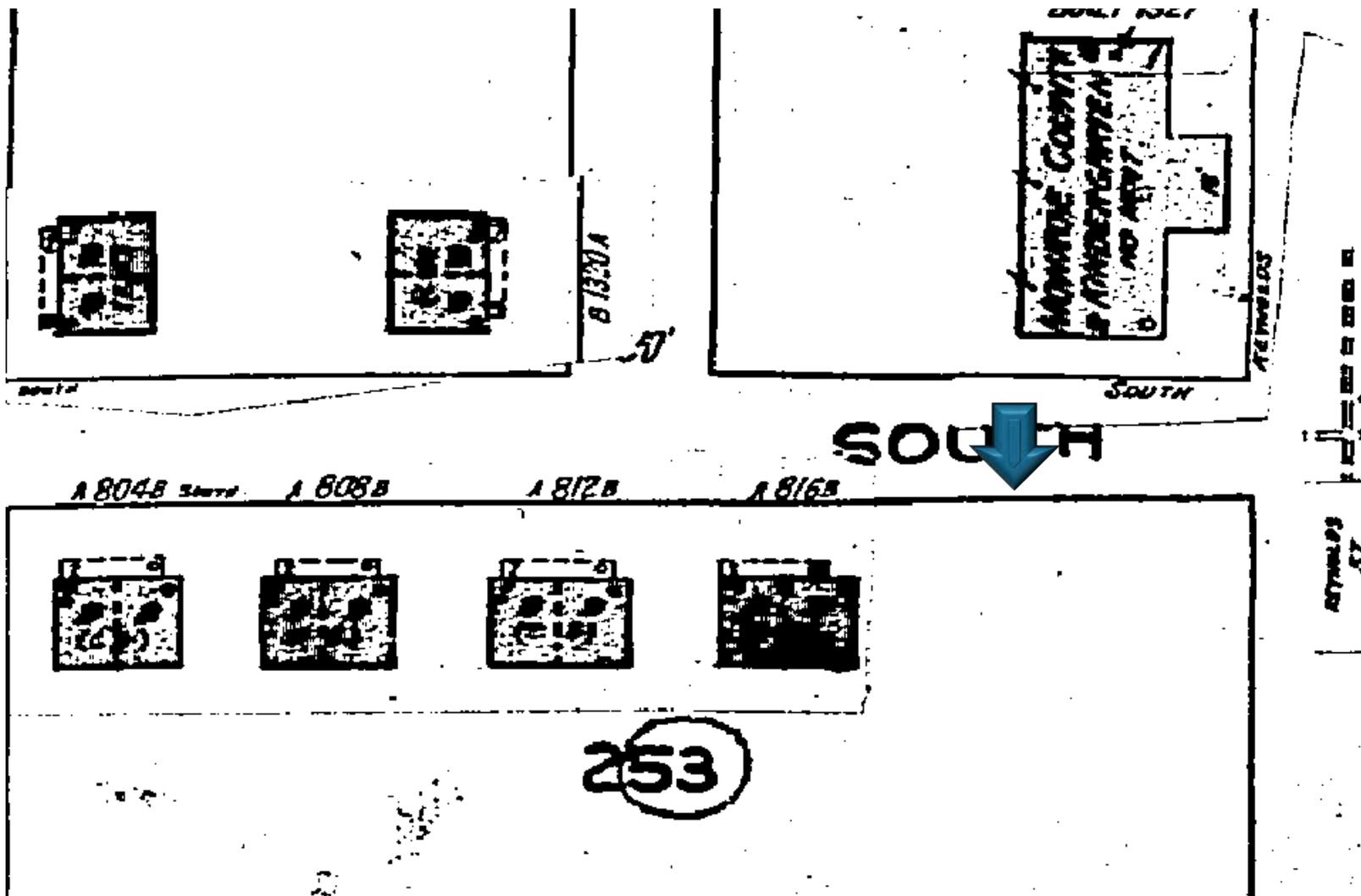
*NO BUILDINGS ARE PROPOSED TO BE DEMOLISHED. JUST WINDOWS AND DOORS*

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

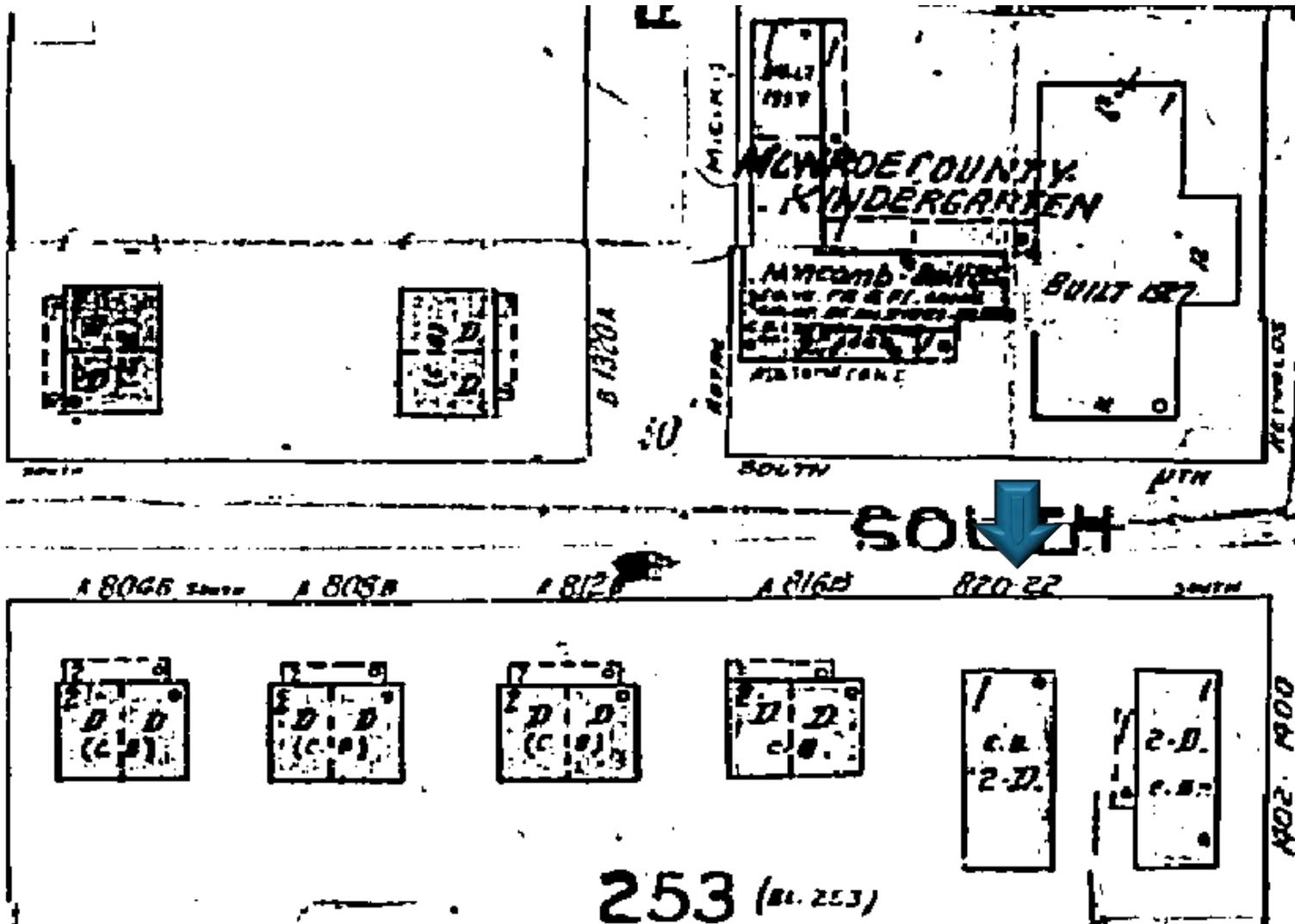
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

# SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**828 South Street circa 1965. Monroe County Library.**

826-828 South Street



Front of House (Northwest corner)

826-828 South Street



Rear of House (Southwest corner)

826-828 South Street



Rear of House (Southeast corner)

826-828 South Street

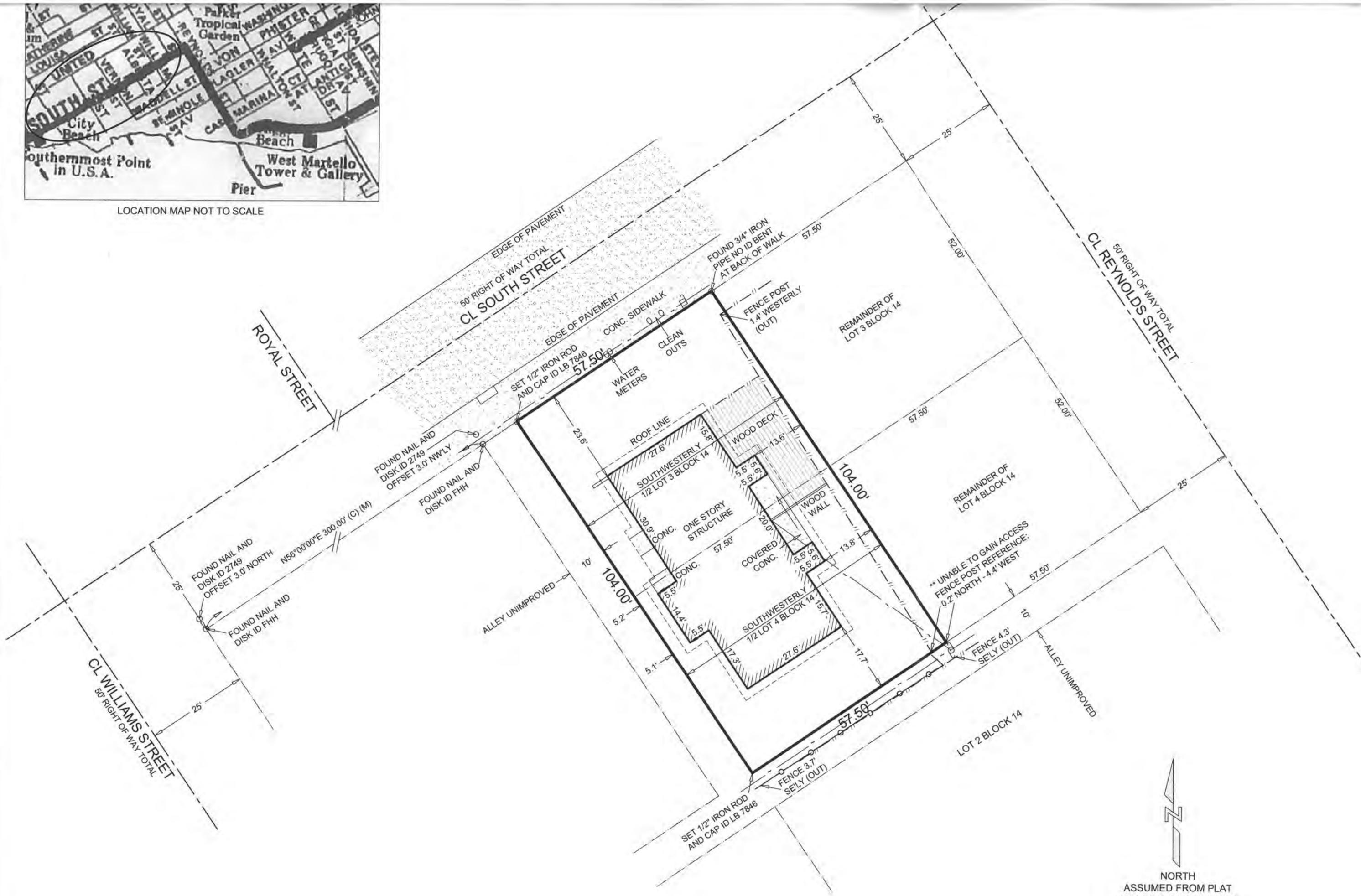


Front of House (Northeast corner)

# SURVEY



LOCATION MAP NOT TO SCALE



NORTH  
 ASSUMED FROM PLAT  
 OR LEGAL DESCRIPTION  
 SCALE: 1" = 20'

# PROPOSED DESIGN

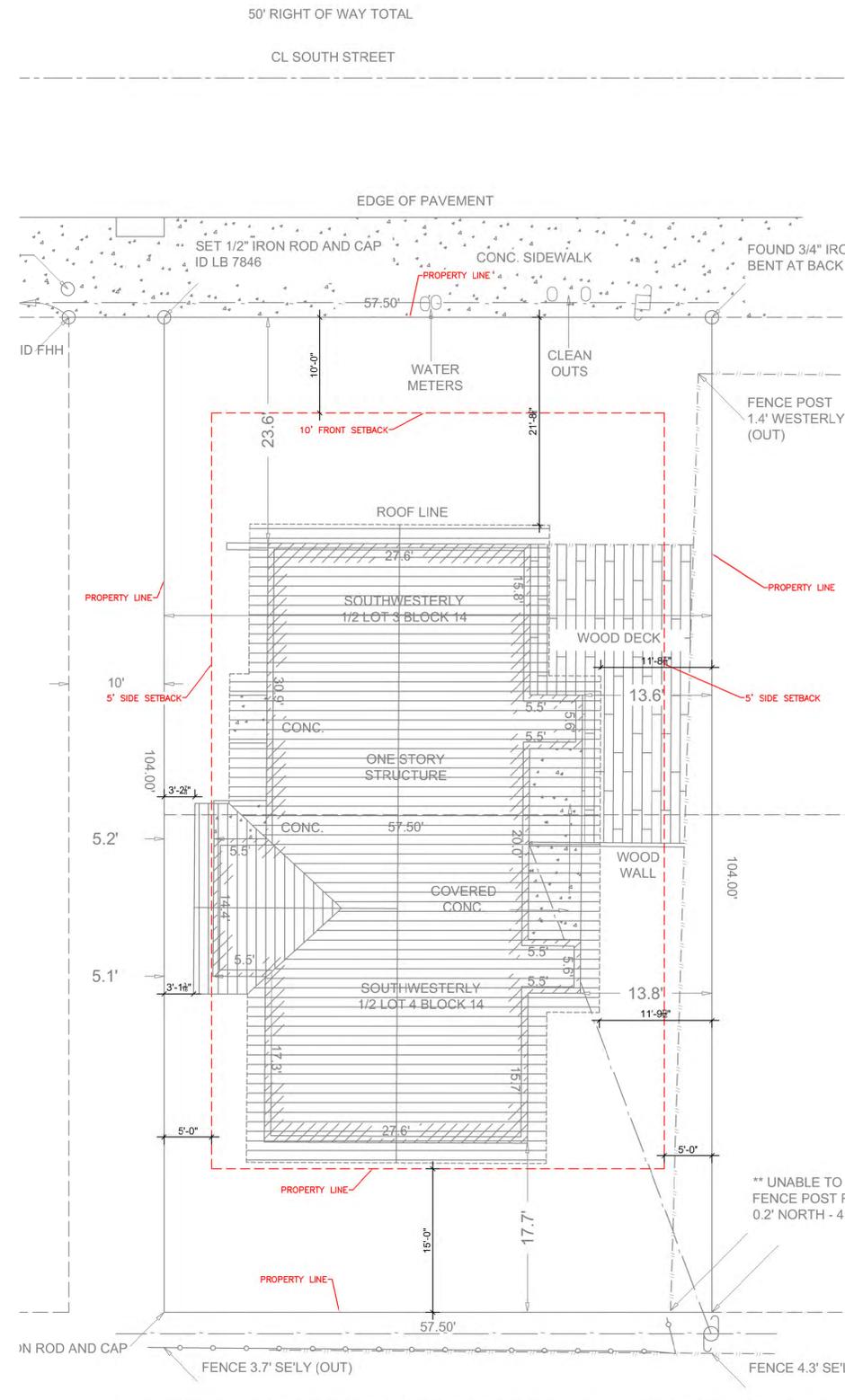
# SITE DATA

OWNER: NICOLAE & LUDMILA POSTOLACHI  
 ADDRESS: 828 SOUTH ST. KEY WEST  
 PARCEL ID: 00037750-000000  
 LEGAL DESCRIPTION:  
 KW KW INVESTMENT CO SUB PB1-69 THE SW LY 1/2 OF LOTS 3 & 4 SQR 14 TR 17  
 SECTION-TOWNSHIP-RANGE: 05/68/25  
 ZONING DISTRICT: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: X  
 BASE FLOOD ELEV: NA  
 DESIGN FLOOD ELEV: NA  
 F.I.R.M. -  
 COMMUNITY #120168  
 PREFIX #12087  
 MAP & PANEL #1516  
 SUFFIX 'K'  
 DATED: 02-18-2005  
 SETBACKS:  
 FRONT: 10 FT  
 SIDE STREET: 7.5 FT  
 SIDE: 5 FT  
 REAR YARD: 15 FT

# CALCULATIONS

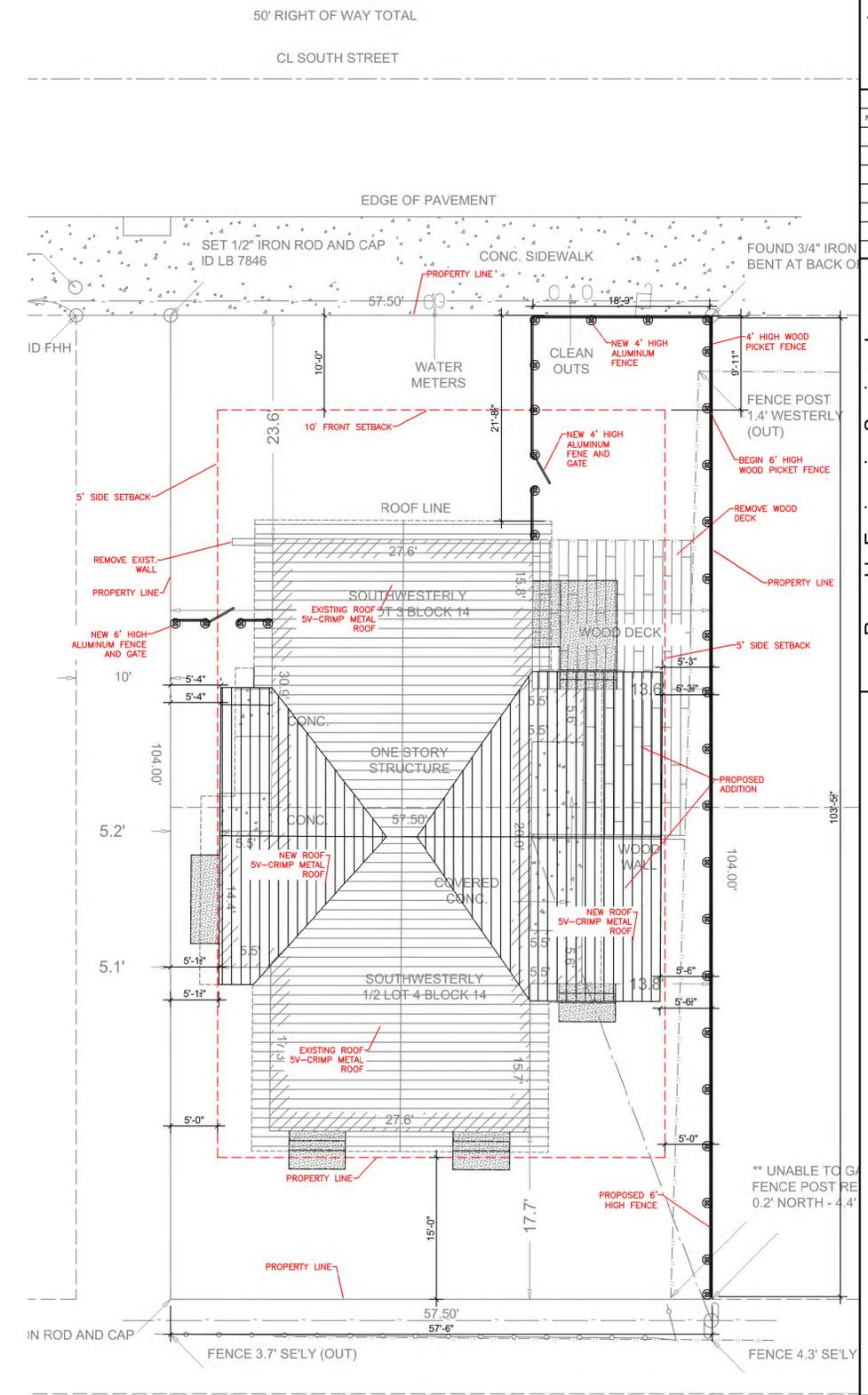
826 & 828 SOUTH ST. KEY WEST MULTI-FAMILY DUPLEX HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)	LOT SIZE: ±5,980 SF PER SURVEY DATED 6/19/24 BY REECE & ASSOCIATES		
	EXISTING	PROPOSED	REQUIRED
IMPERVIOUS (SF)	±2,182.7 SF ±36.5%	±2,402.7 SF ±40.18%	3,588 SF 60% MAX
OPEN SPACE (SF)	±3,357.1 SF ±56.14%	±3,137.1 SF ±52.46%	2,093 SF 35% MIN
BLDG COVERAGE (SF)	±2,020.4 SF ±33.8%	±2,371.5 SF ±39.7%	2,392 SF 40% MAX

NOTES:  
 1. EXISTING GRAVEL DRIVEWAY ACCOUNTS FOR 4 WHEEL PATHS, 2 FT WIDE X 20 FT LONG EACH. TOTAL IMPERVIOUS SF = 160 SF  
 2. TOTAL NEW STEP IMPERVIOUS = 60 SF  
 3. NO INCREASE TO BUILDING COVERAGE.  
 4. FIRST 24" OF OVERHANG DOES NOT COUNT AGAINST BUILDING COVERAGE OR OPEN SPACE SO LONG AS THE AREAS REMAIN OTHERWISE OPEN AND UNOBSTRUCTED TO THE SKY.  
 5. AREAS UNDER OVERHANGS THAT ARE IMPERVIOUS ARE ACCOUNTED FOR IN THE IMPERVIOUS AND OPEN SPACE CALCULATIONS.



EXISTING ±2,433 SF BUILDING COVERAGE (INCLUDES ROOF)

EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"



PROPOSED ±2,371.5 SF BUILDING COVERAGE (DOES NOT INCLUDES FIRST 24" OF OVERHANG UNLESS AREAS REMAIN OTHERWISE OPEN AND UNOBSTRUCTED TO THE SKY)

PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



REVISIONS:		
No.	DATE	REMARKS

Reynolds Engineering Services, Inc  
 Fl. C.A. No. 26597  
 24478 Overseas Highway  
 Summerland Key, Fl. 33042  
 305-745-1200  
 jim@reynoldsengeerservices.com

REMODEL PLAN  
 FOR  
 POSTOLACHI RESIDENCE  
 828 SOUTH ST., KEY WEST, FL

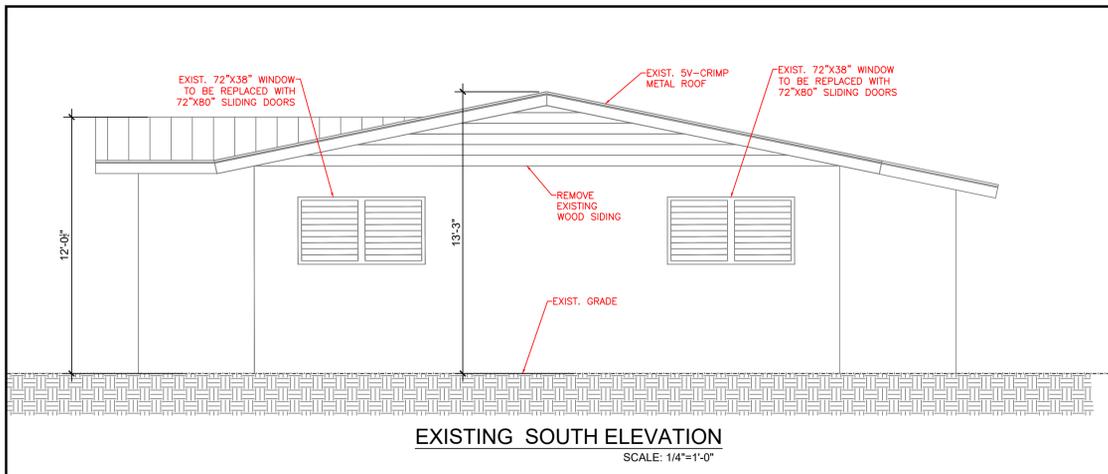
James C. Reynolds, PE  
 Fl. License No. 46685  
 Drawn by: KLC  
 Checked By: JCR  
 Title:  
 EXISTING AND PROPOSED SITE PLAN  
 Sheet:  
**S-1**  
 Date: 9.13.2024

REVISIONS:		
No.	DATE	REMARKS

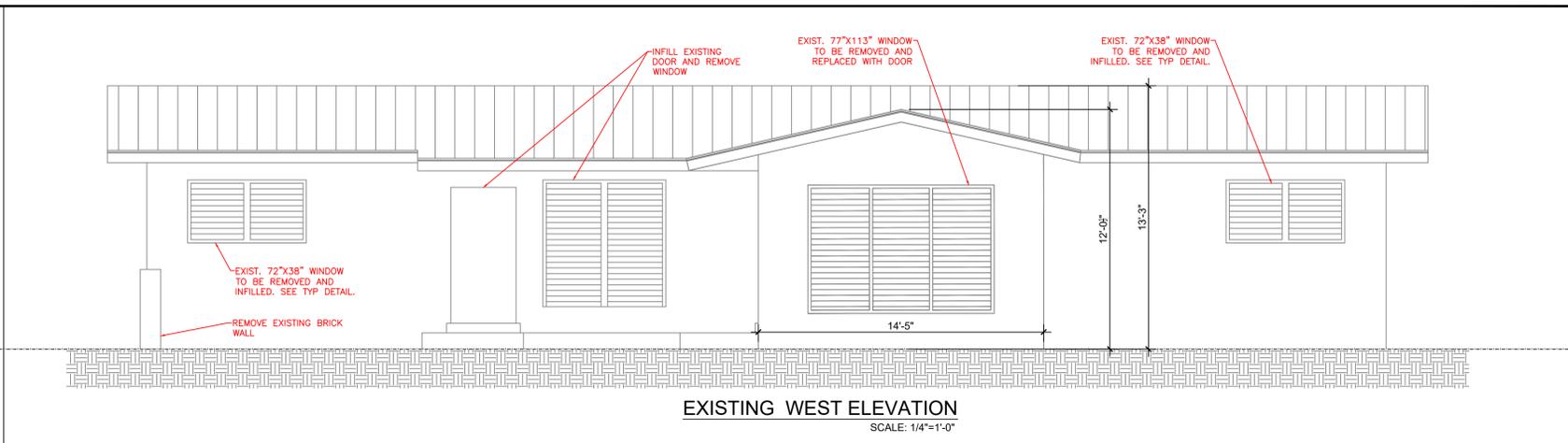
Reynolds Engineering Services, Inc  
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 305-745-1200  
 Jim@Reynoldsendesignservices.com

REMODEL PLAN  
 FOR  
 POSTOLACHI RESIDENCE  
 828 SOUTH ST, KEY WEST, FL

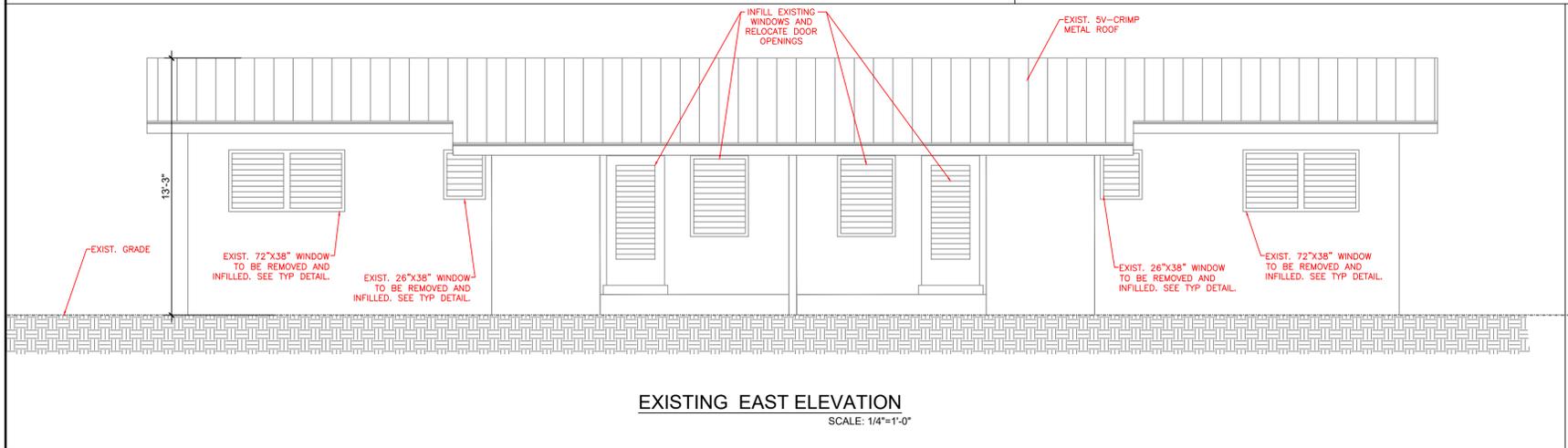
James C. Reynolds, PE  
 Fl. License No. 46685  
 Drawn by: KLC  
 Checked By: JCR  
 Title: EXISTING & PROPOSED ELEVATIONS  
 Sheet: S-2  
 Date: 9.13.2024



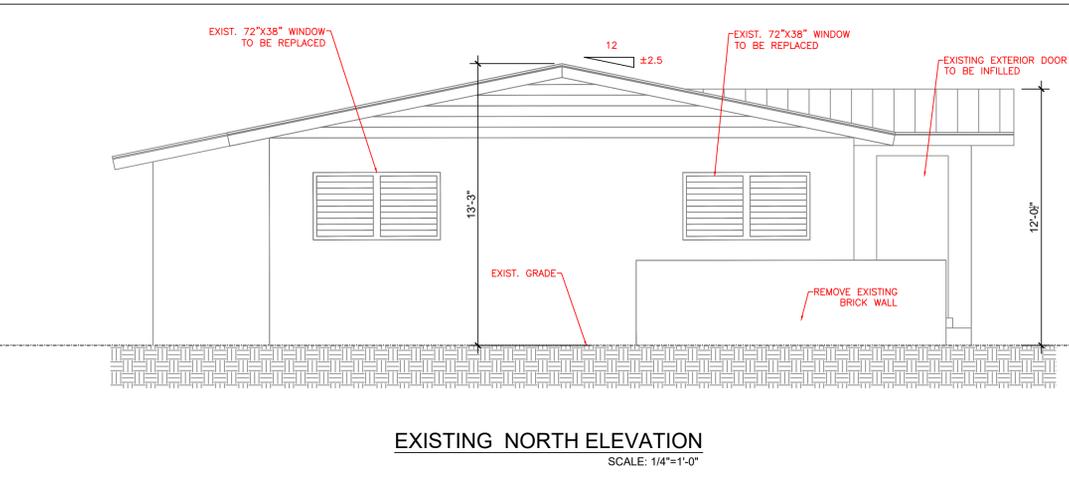
**EXISTING SOUTH ELEVATION**  
 SCALE: 1/4"=1'-0"



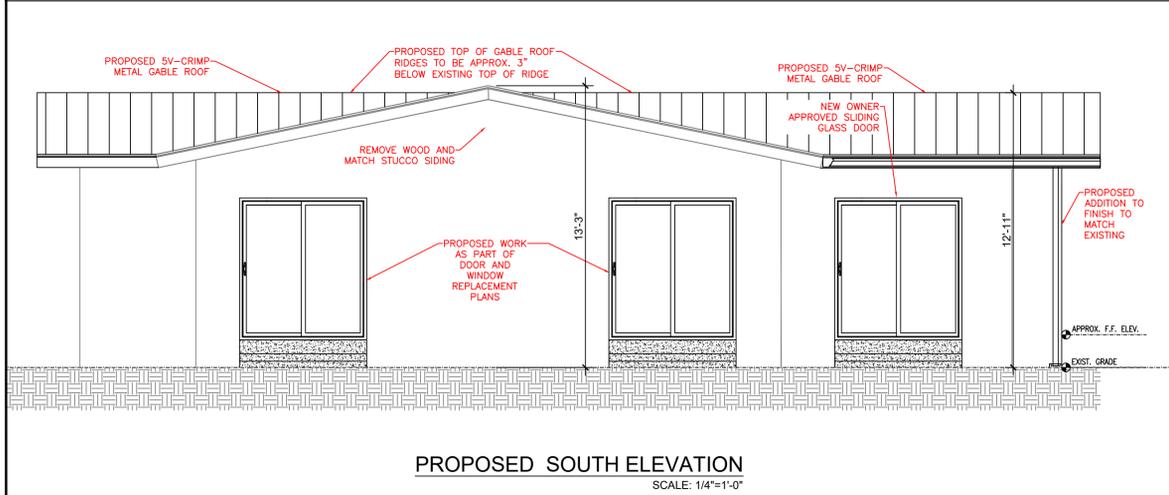
**EXISTING WEST ELEVATION**  
 SCALE: 1/4"=1'-0"



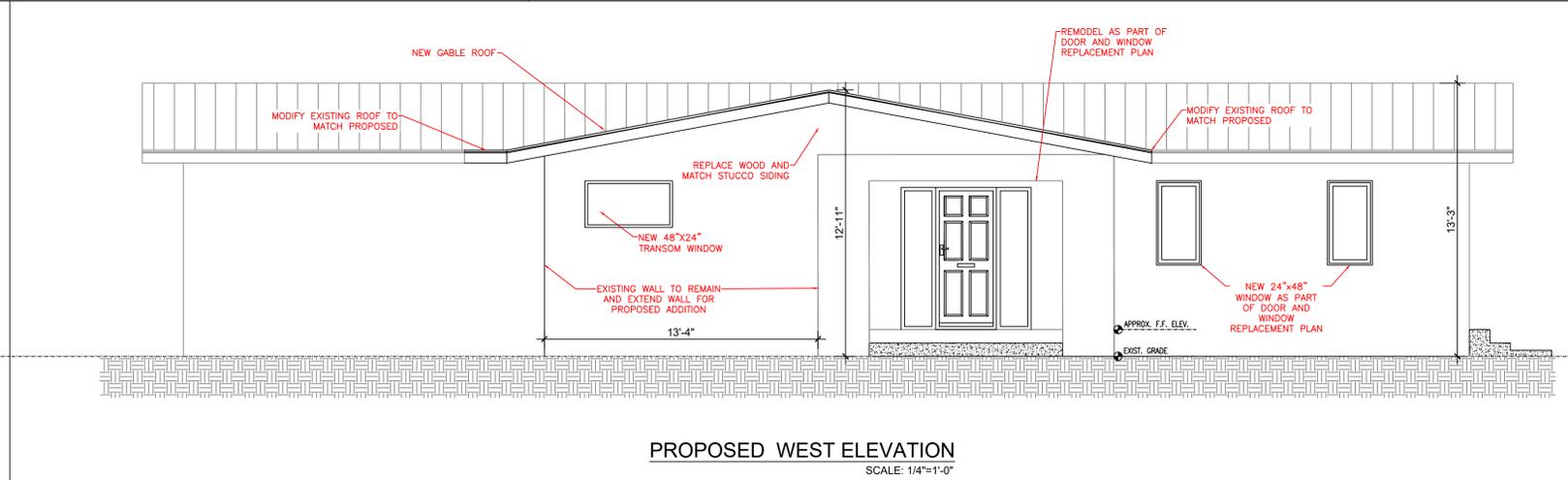
**EXISTING EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



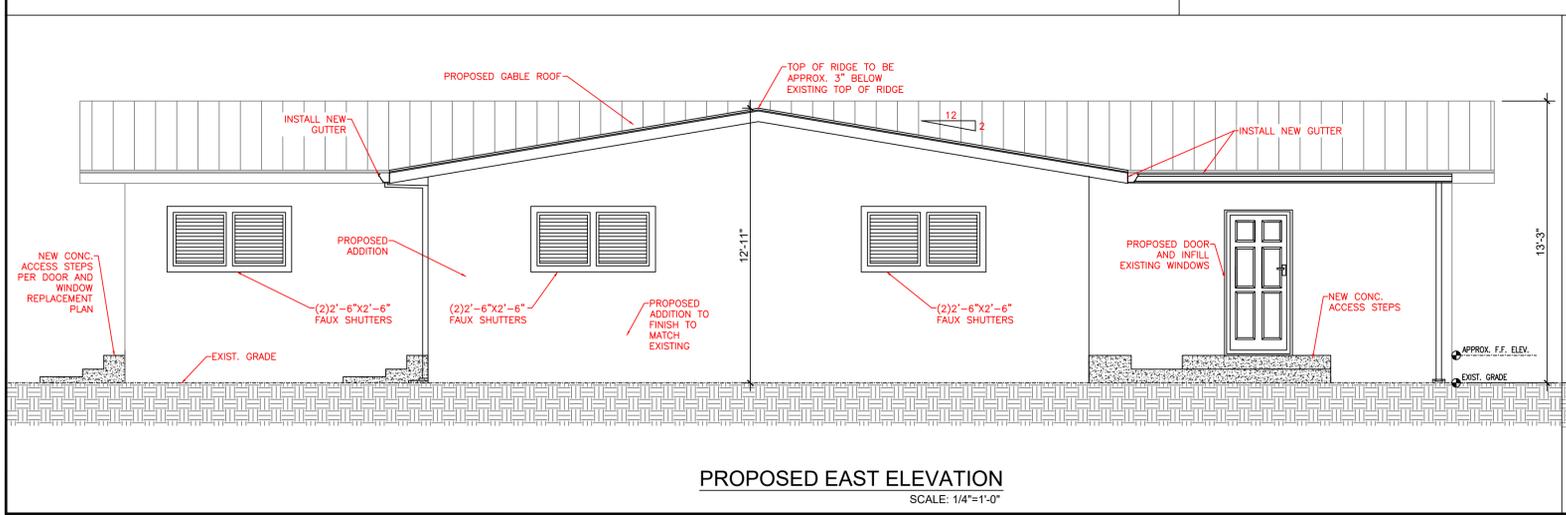
**EXISTING NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"



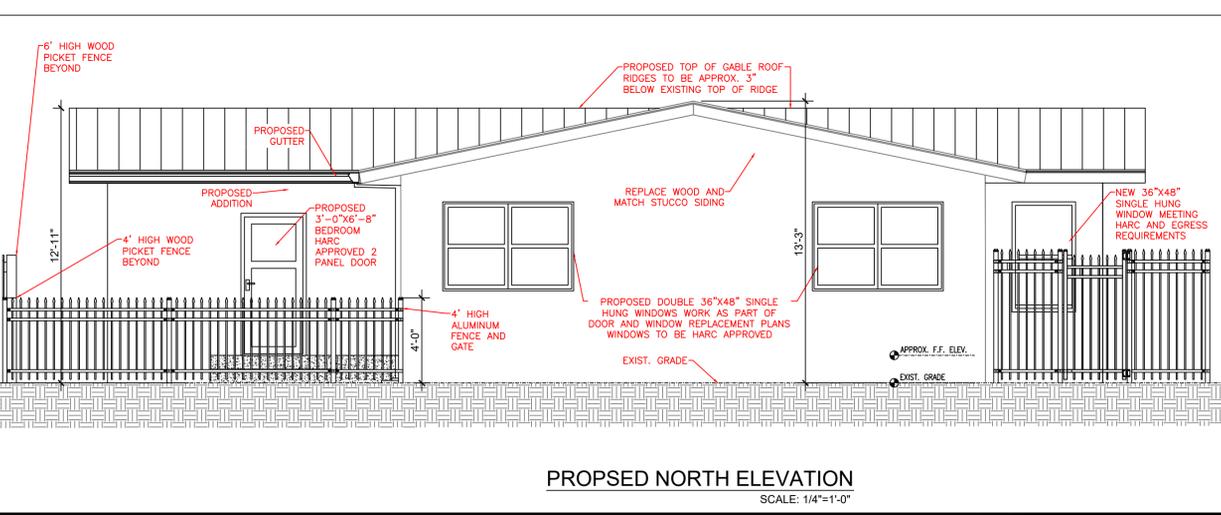
**PROPOSED SOUTH ELEVATION**  
 SCALE: 1/4"=1'-0"



**PROPOSED WEST ELEVATION**  
 SCALE: 1/4"=1'-0"



**PROPOSED EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



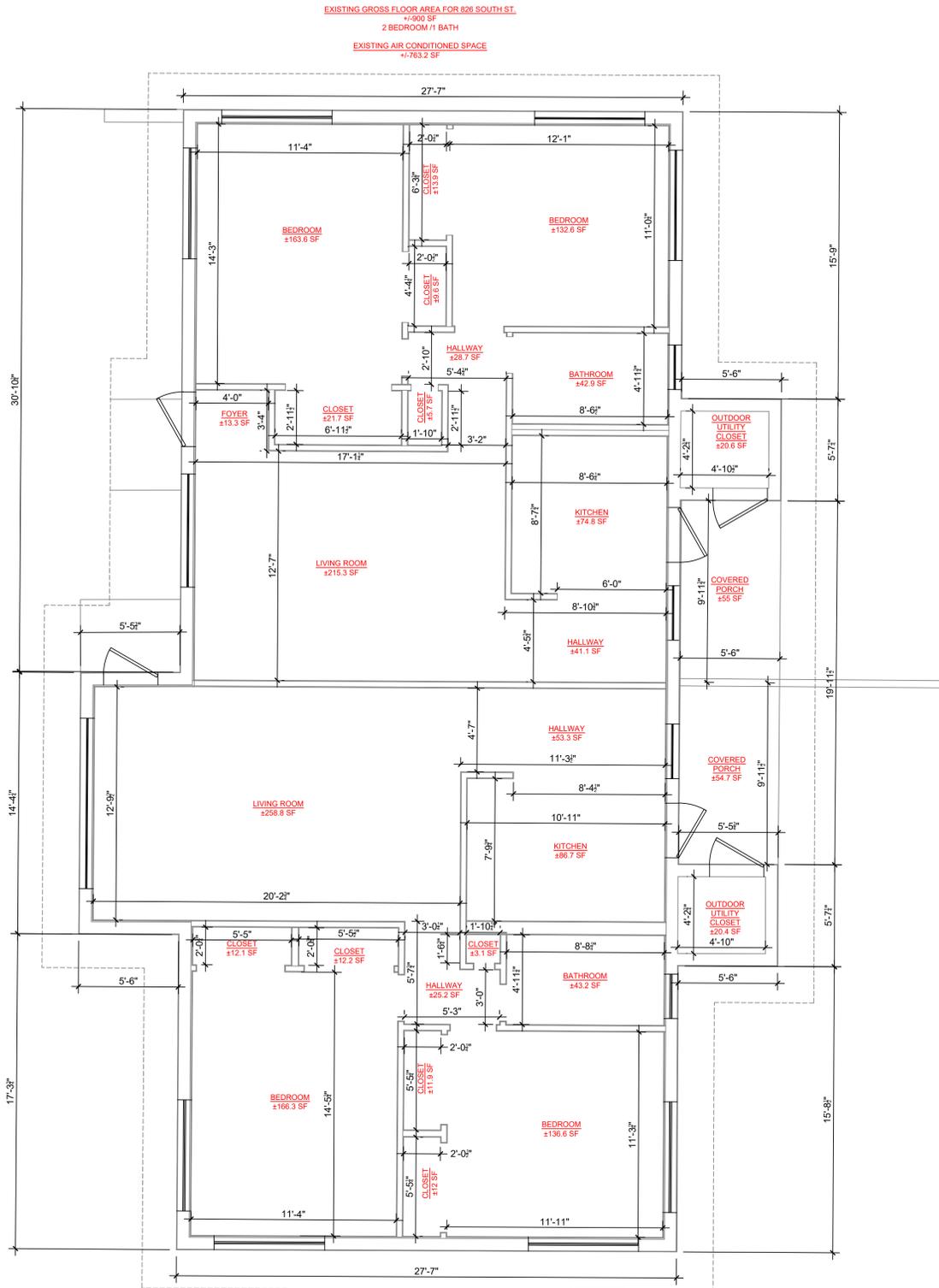
**PROPOSED NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"

REVISIONS:		
No.	DATE	REMARKS

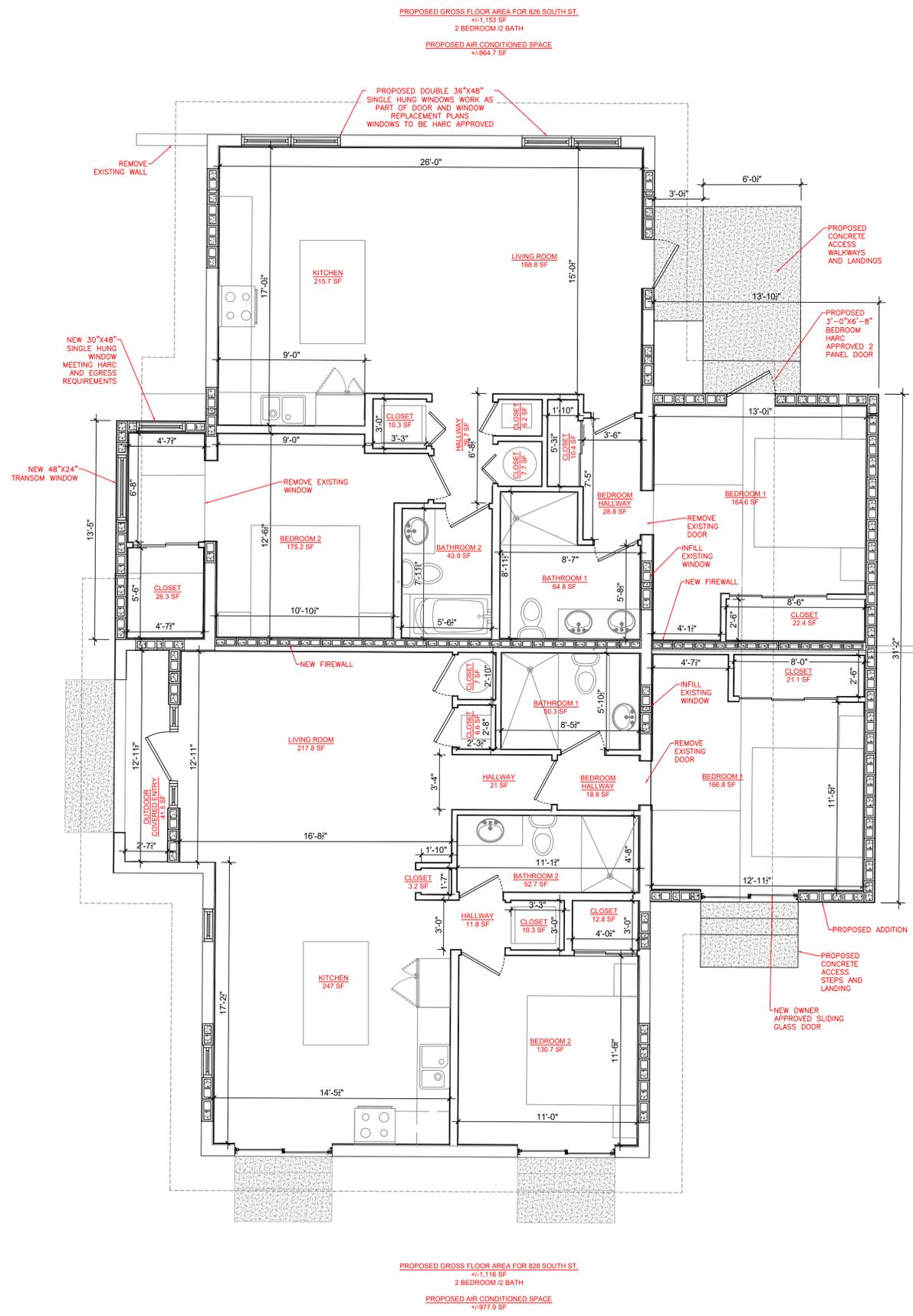
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**REMODEL PLAN**  
 FOR  
**POSTOLACHI RESIDENCE**  
 828 SOUTH ST., KEY WEST, FL

James C. Reynolds, PE  
 Fl. License No. 46685  
 Drawn by: KLC  
 Checked By: JCR  
 Title: FLOOR PLANS  
 Sheet: **S-3**  
 Date: 9.13.2024



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



**PROPOSED ADDITION/REMODEL FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 18, 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 305-809-3973. The purpose of the hearing will be to consider a request for:

**RENOVATIONS AND ADDITION TO SINGLE STORY  
RESIDENTIAL STRUCTURE WITH FENCE. DEMOLITION OF  
LOW BRICK WALL AND PARTIAL DEMO OF ROOF.**

**#828 SOUTH STREET**

**Applicant –Jim Reynolds    Application #H2024-0054**

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](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 NICOLAE POSTOLACHII, 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: 828 SOUTH STREET, KEY WEST FL 33040 on the 12 day of NOVEMBER, 2024.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on November 18, 2024.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

**Signed Name of Affiant:**

NICOLAE POSTOLACHII  
Date: NOVEMBER 12, 2024  
Address: 828 SOUTH ST.  
City: KEYWEST  
State, Zip: FLORIDA 33040

The forgoing instrument was acknowledged before me on this 12 day of NOVEMBER, 2024.

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

**NOTARY PUBLIC**

Sign Name: Tippi A. Koziol  
Print Name: Tippi A. Koziol

Notary Public - State of Florida (seal)  
My Commission Expires: 10.13.2026





Public Meeting Notice

826

# Public Meeting Notice

MEMORANDUM AND MOTION TO HOLD A PUBLIC MEETING TO DISCUSS THE PROPOSED REZONING OF THE PROPERTY AT 1000 S. W. 10TH AVE., MIAMI, FL 33135, FROM RS-M (RESIDENTIAL MEDIUM DENSITY) TO RM-1 (RESIDENTIAL MEDIUM DENSITY SINGLE-FAMILY).

DATE: 08/14/2014

BY: [Name]

FOR: [Name]

1000 S. W. 10TH AVE., MIAMI, FL 33135

08/14/2014

08/14/2014

08/14/2014

08/14/2014

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08/14/2014

08/14/2014

08/14/2014

# 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 00037750-000000  
 Account# 1038504  
 Property ID 1038504  
 Millage Group 10KW  
 Location Address 828 SOUTH ST, KEY WEST  
 Legal Description KW KW INVESTMENT CO SUB PB1-69 THE SW LY 1/2 OF LOTS 3 4 SQR 14 TR 17 OR204-328-329 OR2107-2017 OR3269-0413 OR3285-0132  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class MULTI-FAMILY DUPLEX (0802)  
 Subdivision Key West Investment Co's Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

POSTOLACHI NICOLAE 910 Duval St Unit 101 Key West FL 33040  
 POSTOLACHI LUDMILA 910 Duval St Unit 101 Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$242,999	\$236,526	\$239,954	\$201,746
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,279,122	\$932,925	\$717,421	\$553,359
= Just Market Value	\$1,522,121	\$1,169,451	\$957,375	\$755,105
= Total Assessed Value	\$992,394	\$902,176	\$820,160	\$745,600
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,522,121	\$1,169,451	\$957,375	\$755,105

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,279,122	\$242,999	\$0	\$1,522,121	\$992,394	\$0	\$1,522,121	\$0
2023	\$932,925	\$236,526	\$0	\$1,169,451	\$902,176	\$0	\$1,169,451	\$0
2022	\$717,421	\$239,954	\$0	\$957,375	\$820,160	\$0	\$957,375	\$0
2021	\$553,359	\$201,746	\$0	\$755,105	\$745,600	\$0	\$755,105	\$0
2020	\$538,065	\$190,217	\$0	\$728,282	\$677,818	\$0	\$728,282	\$0
2019	\$556,140	\$190,217	\$0	\$746,357	\$616,198	\$0	\$746,357	\$0
2018	\$599,241	\$193,099	\$0	\$792,340	\$560,180	\$0	\$792,340	\$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)	5,980.00	Square Foot	58	104

### Buildings

Building ID 2969  
 Style GROUND LEVEL  
 Building Type M.F. - R2 / R2  
 Building Name  
 Gross Sq Ft 2096  
 Finished Sq Ft 1820  
 Stories 2 Floor  
 Condition GOOD  
 Perimeter 192  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 32  
 Interior Walls PLYWOOD PANEL  
 Exterior Walls C.B.S.  
 Year Built 1963  
 Effective Year Built 1999  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC ABOVE GRD  
 Heating Type  
 Bedrooms 4  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 500  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	168	0	0
FLA	FLOOR LIV AREA	1,820	1,820	0
PTO	PATIO	48	0	0
SBF	UTIL FIN BLK	60	0	0
<b>TOTAL</b>		<b>2,096</b>	<b>1,820</b>	<b>0</b>

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/15/2024	\$1,012,500	Warranty Deed	2468683	3285	0132	01 - Qualified	Improved		
3/21/2024	\$100	Warranty Deed	2456417	3269	0413	11 - Unqualified	Improved		

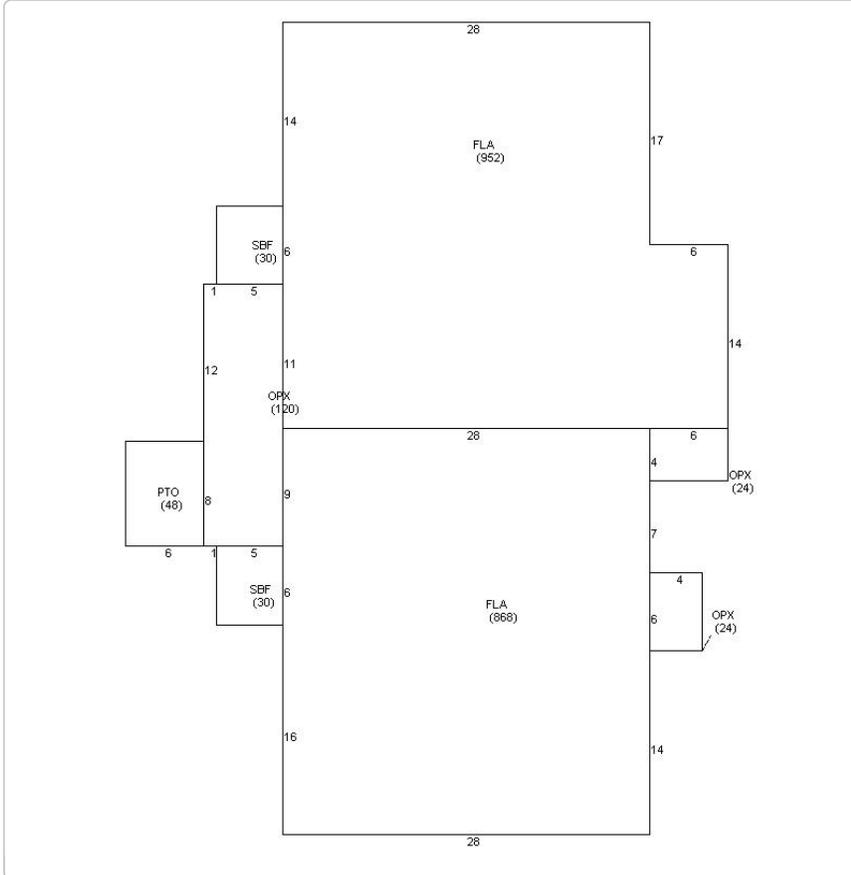
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
05-4797	11/01/2005	Completed	\$8,500	Residential	INSTALL V-CRIMP OVER ASPHALT SHINGLES
0103756	11/21/2001	Completed	\$2,100	Residential	ELECTRICAL

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Yard Items.

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  
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