



## **Historic Architectural Review Commission**

### **Staff Report for Item 5**

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

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** February 28, 2023

**Applicant:** Serge Mashtakov, Engineer

**Application Number:** H2023-0003

**Address:** 10 Lowes Lane

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#### **Description of Work**

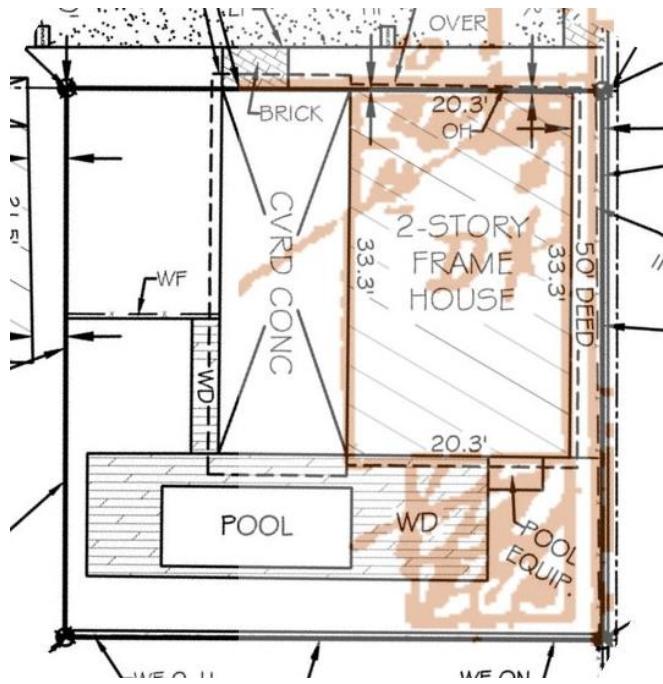
Demolition of carport. Removal of front porch enclosure and partial demolition of rear wall for new sliding doors.

#### **Site Facts**

The building under review is an altered contributing resource to the historic district. Built circa 1910, the one and a half-story frame house still possesses its original footprint. Alterations include the enclosure of the full front porch, and addition of a dormer on the east side of the roof and an attached carport on the west side of the house.



*The house under review circa 1965.*



*Elements proposed to be demolished in red.*



*Front elevation.*



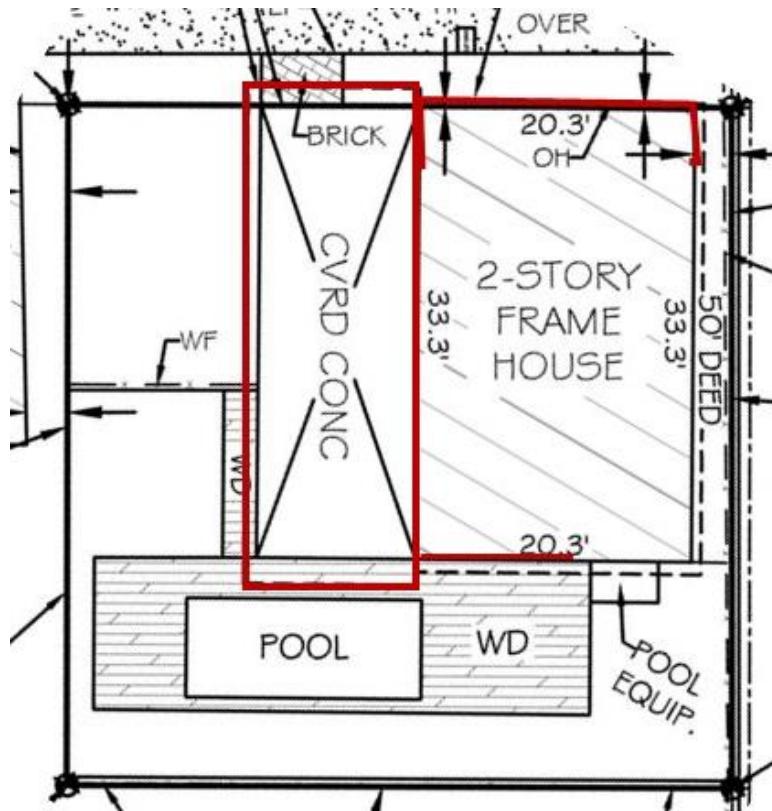
*West side and rear elevations.*

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

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

### **Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of non-historic elements, including partial rear wall of the house, front porch enclosure and west side addition. It is staff's opinion that the proposed demolitions will be done for non-historic and non-contributing structures and elements. Staff opines that the proposed alterations to the house that will be replacing the proposed structures meet guidelines for additions and alterations.



*Areas proposed to be demolished.*

Since the structures under review are non-historic, the evaluation shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the structures under review are not important character defining features to the historic site. The removal of enclosures to the front porch will bring back to the house an important character defining feature.

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

The proposed structures to be demolished are not historic.

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

The non-historic structures under review cannot be considered important elements that define the historic character of the site and neighborhood. By the contrary the proposed new design will be harmonious to the house and surrounding properties.

(4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

Staff recommends to the Commission the consideration of this request for demolition as the proposed replacements to elements to be demolished will have no adverse effect to the historic fabric of the existing house. Bringing back the front porch, creating a more appropriate building form for the west addition and partial removal to the rear non historic wall will be an appropriate design solution to the historic house and surrounding properties. If the Commission finds the design to be appropriate this will be the only required reading for demolition.

# APPLICATION

RECEIVED  
JAN 24 2023  
BY: TL

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



### City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
2023-0003		TAK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

10 Lowes Ln, Key West, FL 33040

NAME ON DEED:

Darek Lyzwinski

OWNER'S MAILING ADDRESS:

10 Lowes Ln,  
Key West, FL

APPLICANT NAME:

Serge Mashtakov P.E.

APPLICANT'S ADDRESS:

3710 N Roosevelt Blvd, Key West, FL 33040

APPLICANT'S SIGNATURE:

*Serge Mashtakov*

DATE 01/24/2023

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: Remodeling with opening of previously enclosed front porch. Side addition. Pool Deck

MAIN BUILDING: Demolition of the non historic carport addition. Restoration of the historic porch

Replacement of all doors and windows, siding repairs

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
PAVERS: HARC approved concrete pavers	FENCES: Wood Picket Fences
DECKS: Wood frame rear composite decking, pool deck.	PAINTING: White paint or HARC approved pastel color
	Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No major grading is proposed.	Existing Pool to Remain
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**  
1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
# 2023-0003	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	10 Lowes Ln, 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.**

PROPERTY OWNER'S SIGNATURE

*Darek Lyzwinski* DAREK LYZWINSKI JAN 24 2023

DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of the non-historic low pitched carport roof, demo of the non-historic front porch enclosure, part of rear wall for new sliding door installation.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

N/A

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

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

N/A

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

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

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

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

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

Front porch enclosure, carport roof and rear wall are not an important in defining the overall historic character of a district.

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

No historic relationship between other 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.

Not defining to the historic character of a site or the surrounding district.

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

Does not qualify as contributing structure.

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.

Not associated with events of local, state nor 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.

No significant character, interest, or value is affected by the proposed demolition.

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

Property is not the site of a historic event.

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

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

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

Does not portray the environment in an era of history.

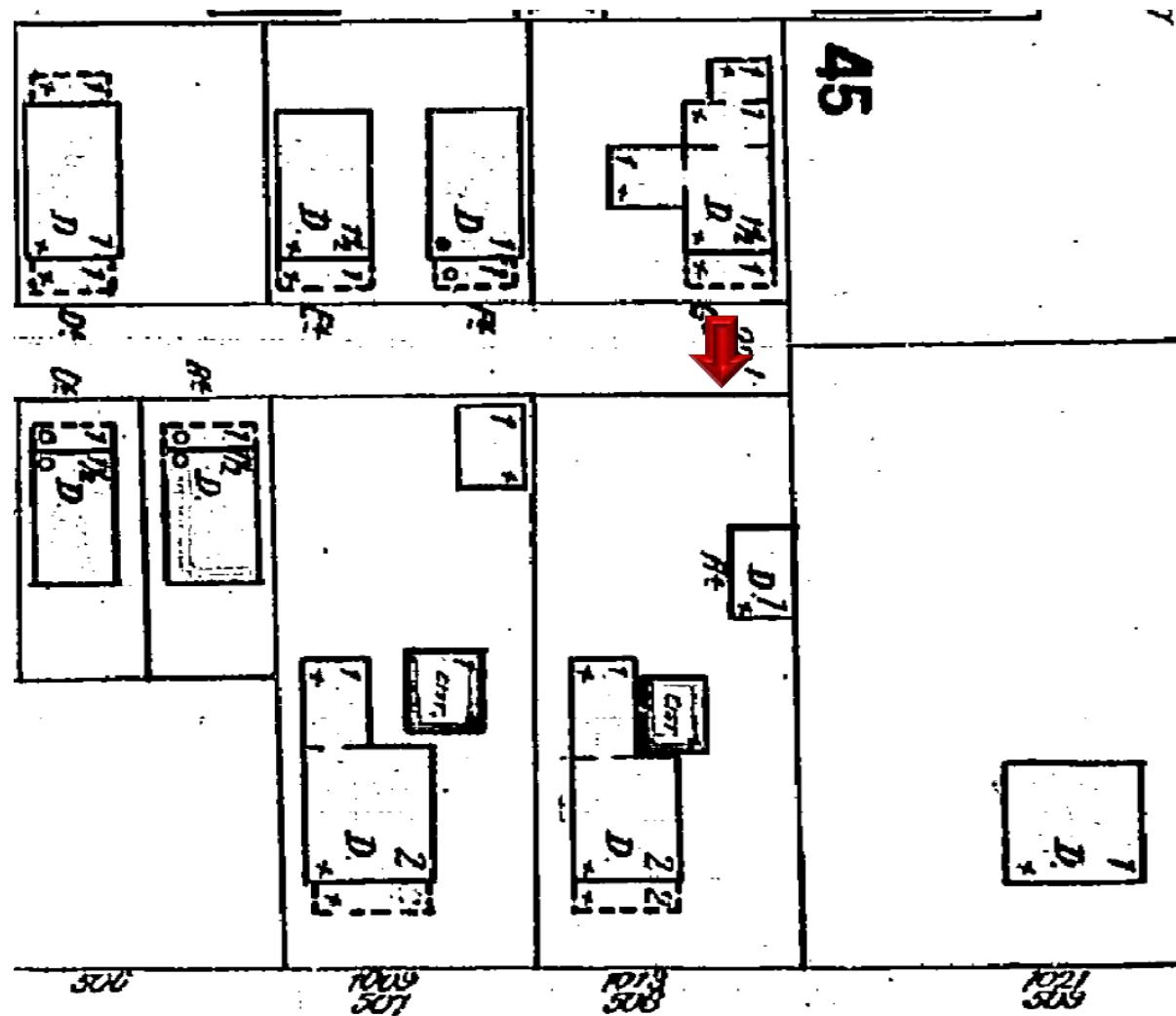
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

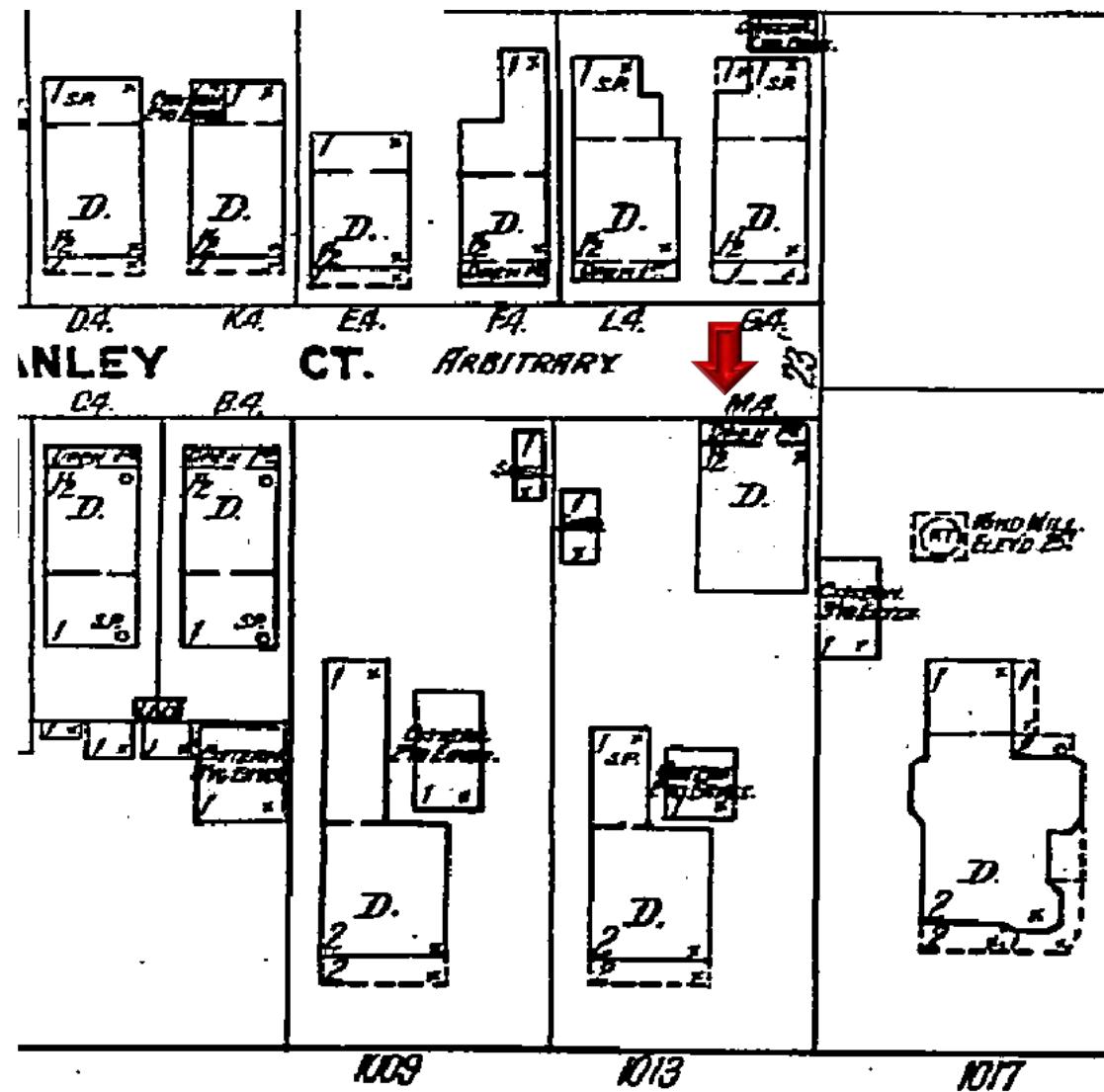
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

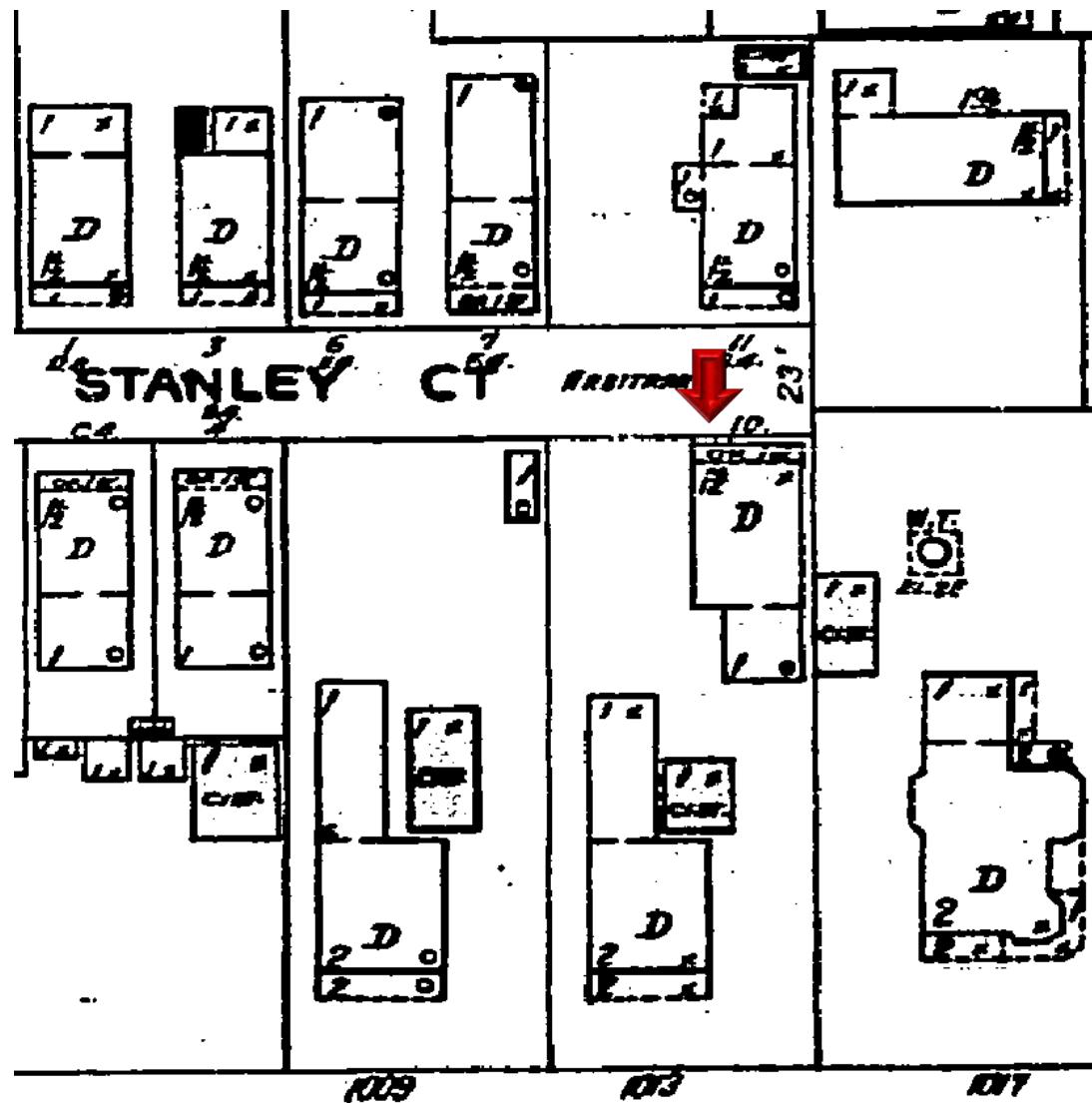
N/A

# SANBORN MAPS

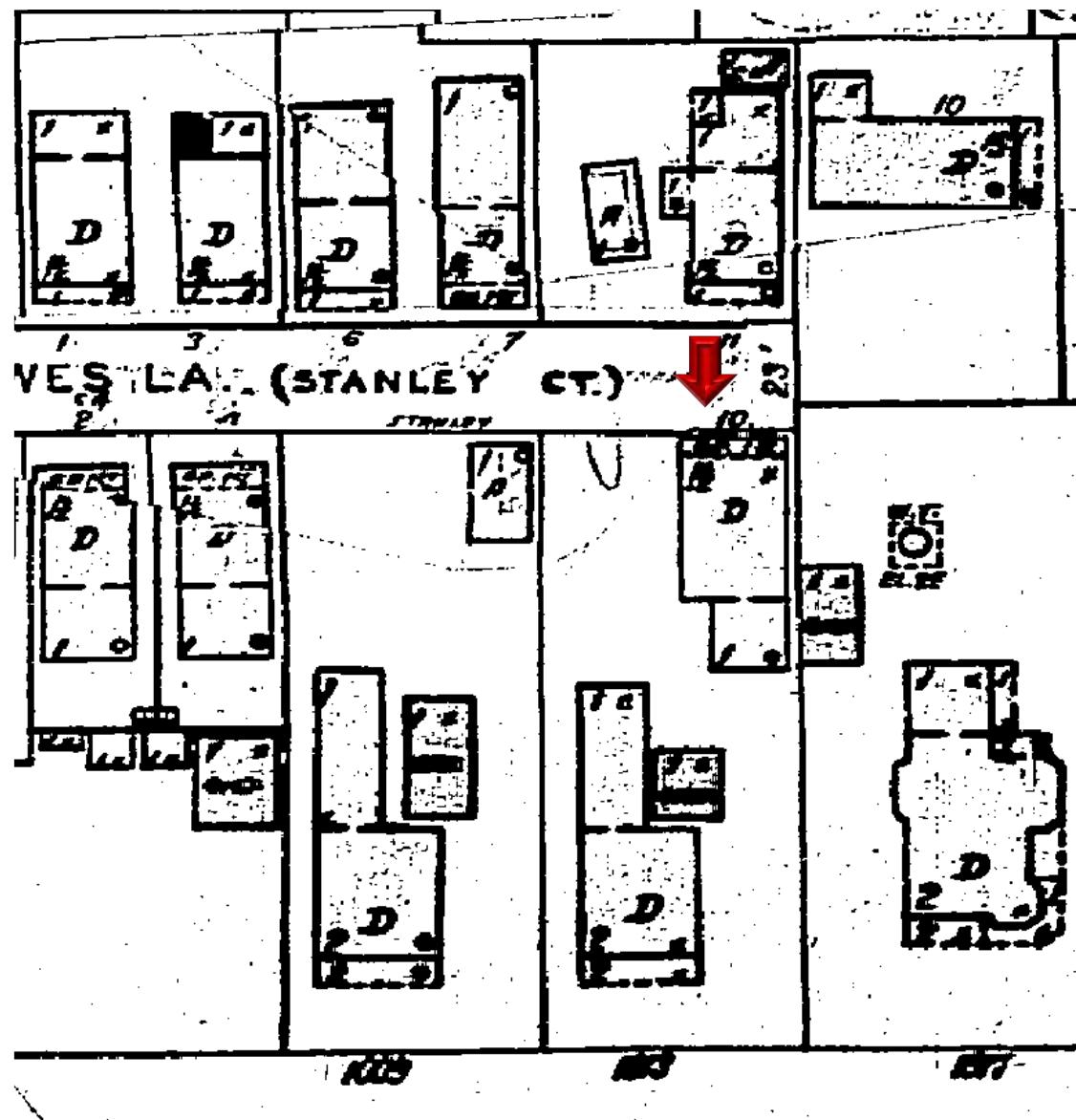


## Sanborn map 1899

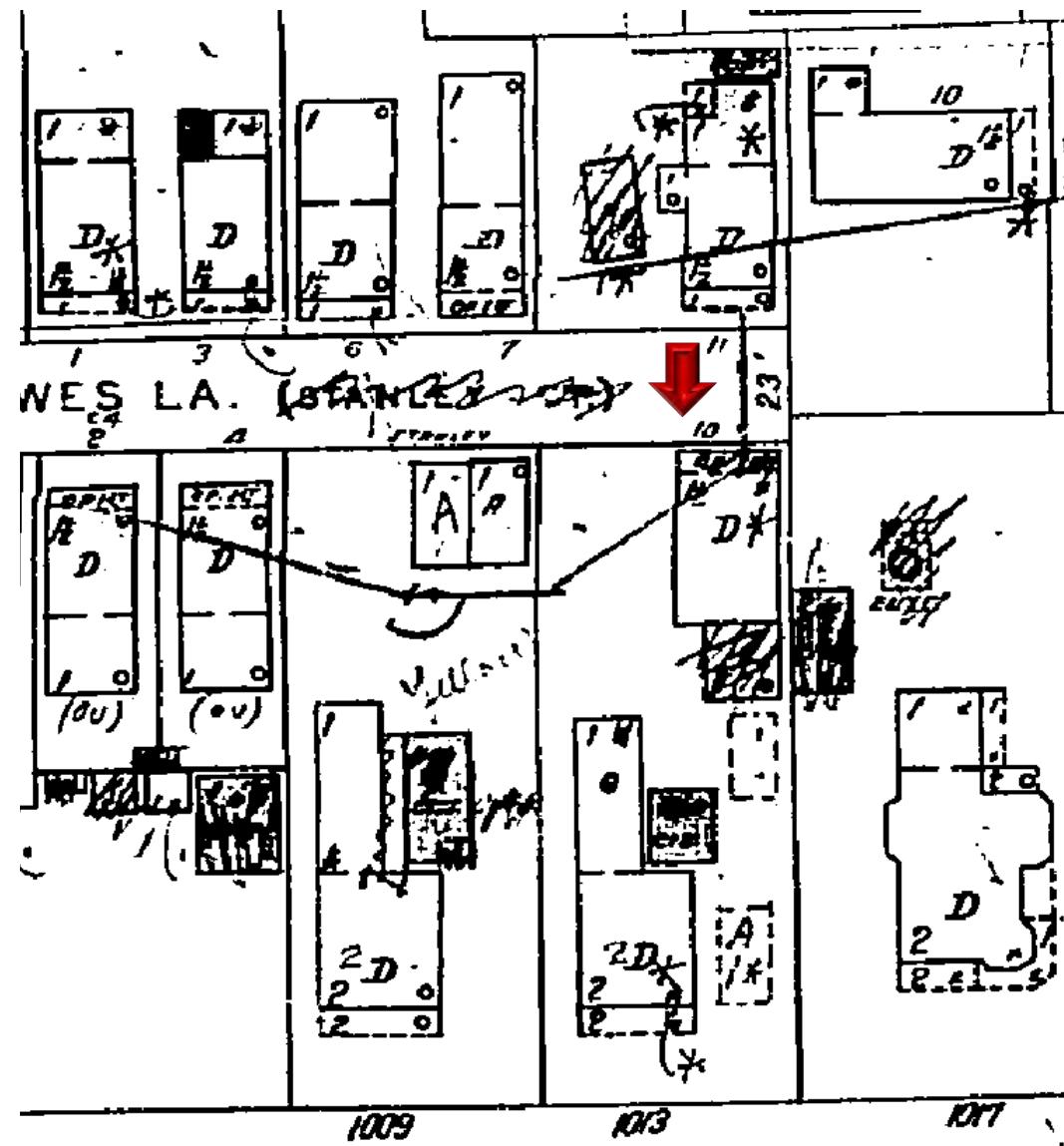




Sanborn map 1926

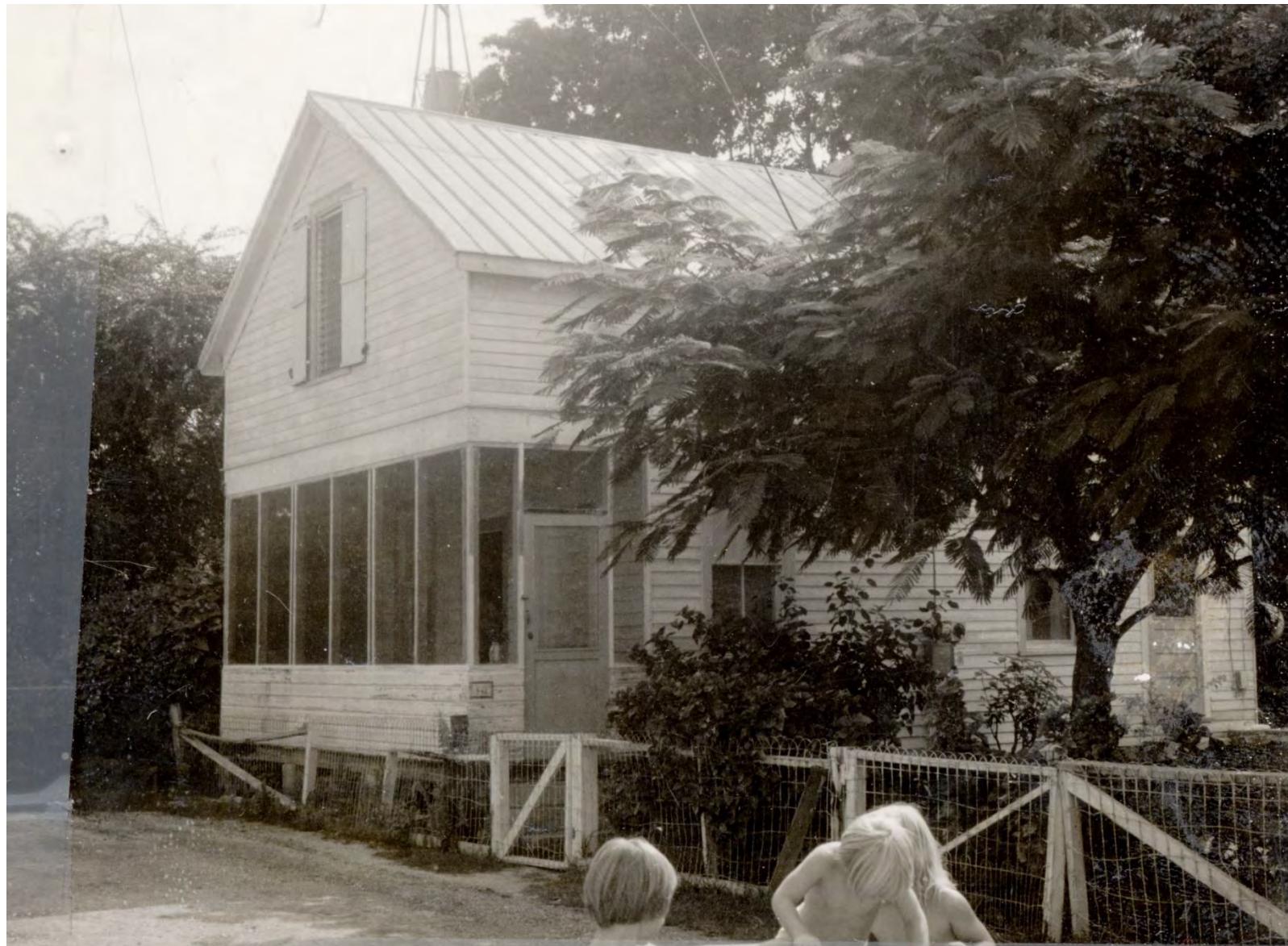


Sanborn map 1948



## Sanborn map 1962

## PROJECT PHOTOS



**10 Lowes Lane circa 1962. Monroe County Library.**



**EXISTING CONDITIONS**  
**FRONT ELEVATION**



EXISTING CONDITIONS  
REAR ELEVATION



**EXISTING CONDITIONS**  
**RIGHT SIDE ELEVATION**



**EXISTING CONDITIONS**  
**LEFT SIDE ELEVATION**

# SURVEY

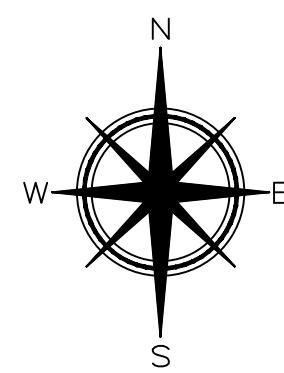
BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N60°00'00"E ASSUMED  
ALONG THE NWLY R/W LINE  
OF SOUTHARD STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

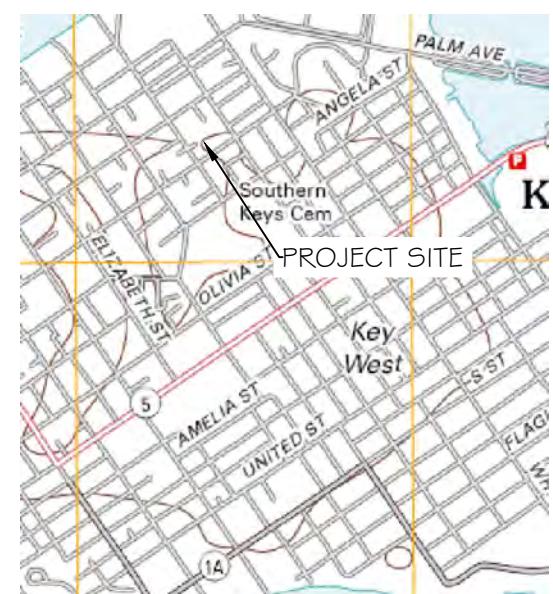
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
10 LOWE LANE  
KEY WEST FL 33040

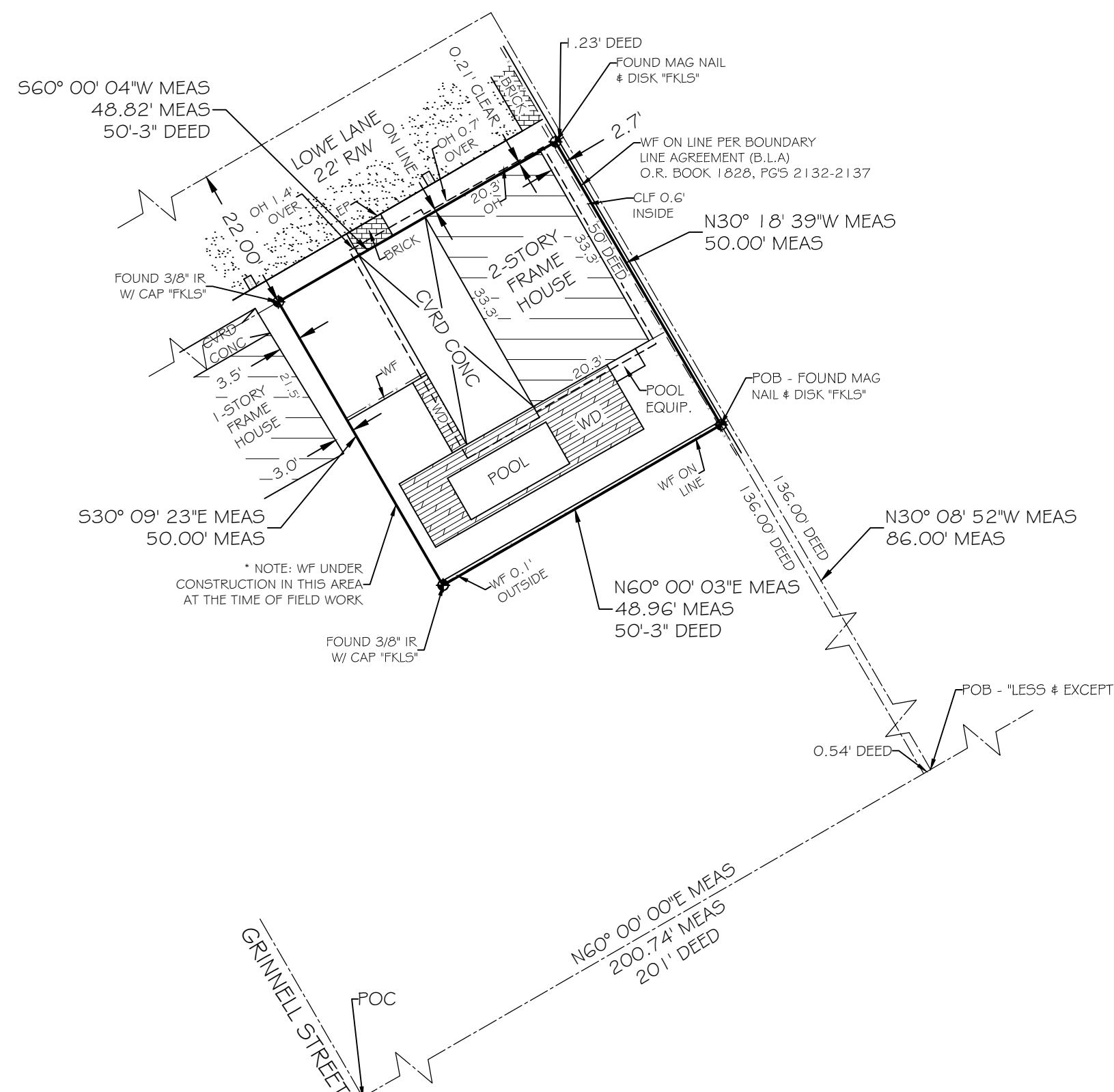
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 6



## ASSUMED



LOCATION MAP - NTS  
SEC. 06-T68S-R25E



REVISION (1) - 06/27/2022 - REVISED LEGAL DESCRIPTION PER TITLE COMMITMENT SUPPLIED TO FKLS

## LEGAL DESCRIPTION -

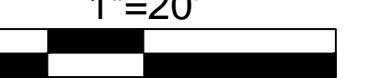
On the Island of Key West and is part of Lot Number Eight (8) of subdivision of Square Forty-five (45) according to the plan of said subdivision of Square Forty-five (45) filed in the Clerk's Office of Monroe County, Florida, and recorded in the records of said County in Book "N", Page 235, on the 10th day of August, A.D. 1885, described by metes and bounds as follows:

Commencing two hundred one (201) feet from the corner of Southard and Grinnell Streets and run thence at right angles to Southard Street and in a Northwesterly direction eighty-six (86) feet and establish a point of beginning for the land herein described. From said point of beginning run Northwesterly and parallel with Grinnell Street a distance of fifty (50) feet to an alley; thence run at right angles and along said alley in a Southwesterly direction and parallel with Southard Street a distance of fifty (50) feet and three (3) inches; thence run at right angles in a Southeasterly direction and parallel with Grinnell Street a distance of fifty (50) feet; thence run at right angles in a Northeasterly direction and parallel with Southard Street a distance of fifty (50) feet and three (3) inches back to the point of beginning.

ty (50) feet and three (3) inches back to the point of beginning.  
LESS AND EXCEPT the Northwesterly fifty (50) feet of the following described parcel of land to wit:  
A parcel of land on the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot Four (4), in Square Forty-Five (45), said parcel being more particularly described by metes and bounds

A parcel of land on the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Lot 100 (4), in Square Forty-Five (45), said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the SW'ly right of way line of Frances Street and the NW'ly right of way line of Southard Street and run thence SW'ly along the NW'ly right of way line of the said Southard Street for a distance of 201.00 feet to the Point of Beginning; thence NW'ly and at right angles for a distance of 136.00 feet to the SE'ly right of way line of Lowe Lane; thence SW'ly and at right angles and along the SE'ly right of way line of the said Lowe Lane for a distance of 1.23 feet; thence SE'ly with a deflection angle of 90° 17'29" to the left and along the centerline of an existing wood fence, and extension thereof, for a distance of 136.00 feet to the NW'ly right of way line of the said Southard Street; thence NE'ly and along the NW'ly right of way line of the said Southard Street for a distance of 0.51 feet back to the Point of Beginning.

<p><b>CERTIFIED TO -</b></p> <p>Darek Lyzwinsky;          Keys Federal Credit Union, ISAOA;          Spottswood, Spottswood, Spottswood &amp; Sterling PLLC          Chicago Title Insurance Company;          Fidelity National Title Insurance Company;</p>		<p>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.</p> <table> <tr><td>BFP = BACK-FLOW PREVENTER</td><td>GUY = GUY WIRE</td><td>POC = POINT OF COMMENCEMENT</td></tr> <tr><td>BO = BLOW OUT</td><td>HB = HOSE BIB</td><td>PRC = POINT OF REVERSE CURVE</td></tr> <tr><td>C &amp; G = 2' CONCRETE CURB &amp; GUTTER</td><td>IP = IRON PIPE</td><td>PRM = PERMANENT REFERENCE MONUMENT</td></tr> <tr><td>CB = CONCRETE BLOCK</td><td>IR = IRON ROD</td><td>PT = POINT OF TANGENT</td></tr> <tr><td>CBW = CONCRETE BLOCK WALL</td><td>L = ARC LENGTH</td><td>R = RADIUS</td></tr> <tr><td>CL = CENTERLINE</td><td>LS = LANDSCAPING</td><td>R/W = RIGHT OF WAY LINE</td></tr> <tr><td>CLF = CHAINLINK FENCE</td><td>MB = MAILBOX</td><td>SSCO = SANITARY SEWER CLEAN-OUT</td></tr> <tr><td>CM = CONCRETE MONUMENT</td><td>MEAS = MEASURED</td><td>SW = SIDE WALK</td></tr> <tr><td>CONC = CONCRETE</td><td>MF = METAL FENCE</td><td>TBM = TEMPORARY BENCHMARK</td></tr> <tr><td>CPP = CONCRETE POWER POLE</td><td>MHWL = MEAN HIGH WATER LINE</td><td>TOB = TOP OF BANK</td></tr> <tr><td>CVRD = COVERED</td><td>NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)</td><td>TOS = TOE OF SLOPE</td></tr> <tr><td>DELA = CENTRAL ANGLE</td><td>NTS = NOT TO SCALE</td><td>TS = TRAFFIC SIGN</td></tr> <tr><td>DEASE = DRAINAGE EASEMENT</td><td>OH = ROOF OVERHANG</td><td>TYP = TYPICAL</td></tr> <tr><td>EL = ELEVATION</td><td>PC = POINT OF CURVE</td><td>UR = UNREADABLE</td></tr> <tr><td>ENCL = ENCLOSURE</td><td>PM = PARKING METER</td><td>UE = UTILITY EASEMENT</td></tr> <tr><td>EP = EDGE OF PAVEMENT</td><td>PCC = POINT OF COMPOUND CURVE</td><td>WD = WOOD DECK</td></tr> <tr><td>FF = FINISHED FLOOR ELEVATION</td><td>PCP = PERMANENT CONTROL POINT</td><td>WF = WOOD FENCE</td></tr> <tr><td>FI = FIRE HYDRANT</td><td>PK = PARKER KALON NAIL</td><td>WL = WOOD LANDING</td></tr> <tr><td>FI = FENCE INSIDE</td><td>POB = POINT OF BEGINNING</td><td>WM = WATER METER</td></tr> <tr><td>FND = FOUND</td><td>PI = POINT OF INTERSECTION</td><td>WPP = WOOD POWER POLE</td></tr> <tr><td>FO = FENCE OUTSIDE</td><td></td><td>WRACK LINE = LINE OF DEBRIS ON SHORE</td></tr> <tr><td>FOL = FENCE ON LINE</td><td></td><td>WV = WATER VALVE</td></tr> </table>	BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT	BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE	C & G = 2' CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT	CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT	CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS	CL = CENTERLINE	LS = LANDSCAPING	R/W = RIGHT OF WAY LINE	CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT	CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK	CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK	CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK	CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE	DELA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN	DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL	EL = ELEVATION	PC = POINT OF CURVE	UR = UNREADABLE	ENCL = ENCLOSURE	PM = PARKING METER	UE = UTILITY EASEMENT	EP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	WD = WOOD DECK	FF = FINISHED FLOOR ELEVATION	PCP = PERMANENT CONTROL POINT	WF = WOOD FENCE	FI = FIRE HYDRANT	PK = PARKER KALON NAIL	WL = WOOD LANDING	FI = FENCE INSIDE	POB = POINT OF BEGINNING	WM = WATER METER	FND = FOUND	PI = POINT OF INTERSECTION	WPP = WOOD POWER POLE	FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE	FOL = FENCE ON LINE		WV = WATER VALVE	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> - WATER METER</li> <li> - SANITARY SEWER CLEAN OUT</li> <li> - MAILBOX</li> <li> - WOOD POWER POLE</li> <li> - CONCRETE POWER POLE</li> <li> - WATER VALVE</li> </ul> <p>1"=20'  </p> <p><b>TOTAL AREA = <u>2,444.54 SQFT</u> ±</b></p>
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FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE																																																																			
FOL = FENCE ON LINE		WV = WATER VALVE																																																																			
<p>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 HIATUS. 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 SURVEYORS 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.</p>																																																																					
SCALE: 1"=20'	<p>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.</p>																																																																				
FIELD WORK DATE 06/22/2022																																																																					
MAP DATE 06/27/2022																																																																					
REVISION DATE XX/XX/XX																																																																					
SHEET 1 OF 1																																																																					
DRAWN BY: MPB																																																																					
JOB NO.: 22-172																																																																					
<p> <b>FLORIDA KEYS LAND SURVEYING</b>          21460 OVERSEAS HWY, SUITE 4          CUDJOE KEY, FL 33042          PHONE: (305) 394-3690          FAX: (305) 509-7373          EMAIL: FKLSemail@gmail.com</p>																																																																					
<p>NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER</p> <p>SIGNED            ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847</p>																																																																					

# PROPOSED DESIGN

# HARC APPLICATION PLANS FOR 10 LOWES LN

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
10 LOWES LANE,  
KEY WEST, FL 33040

CLIENT:  
DAREK LYZWINSKI

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

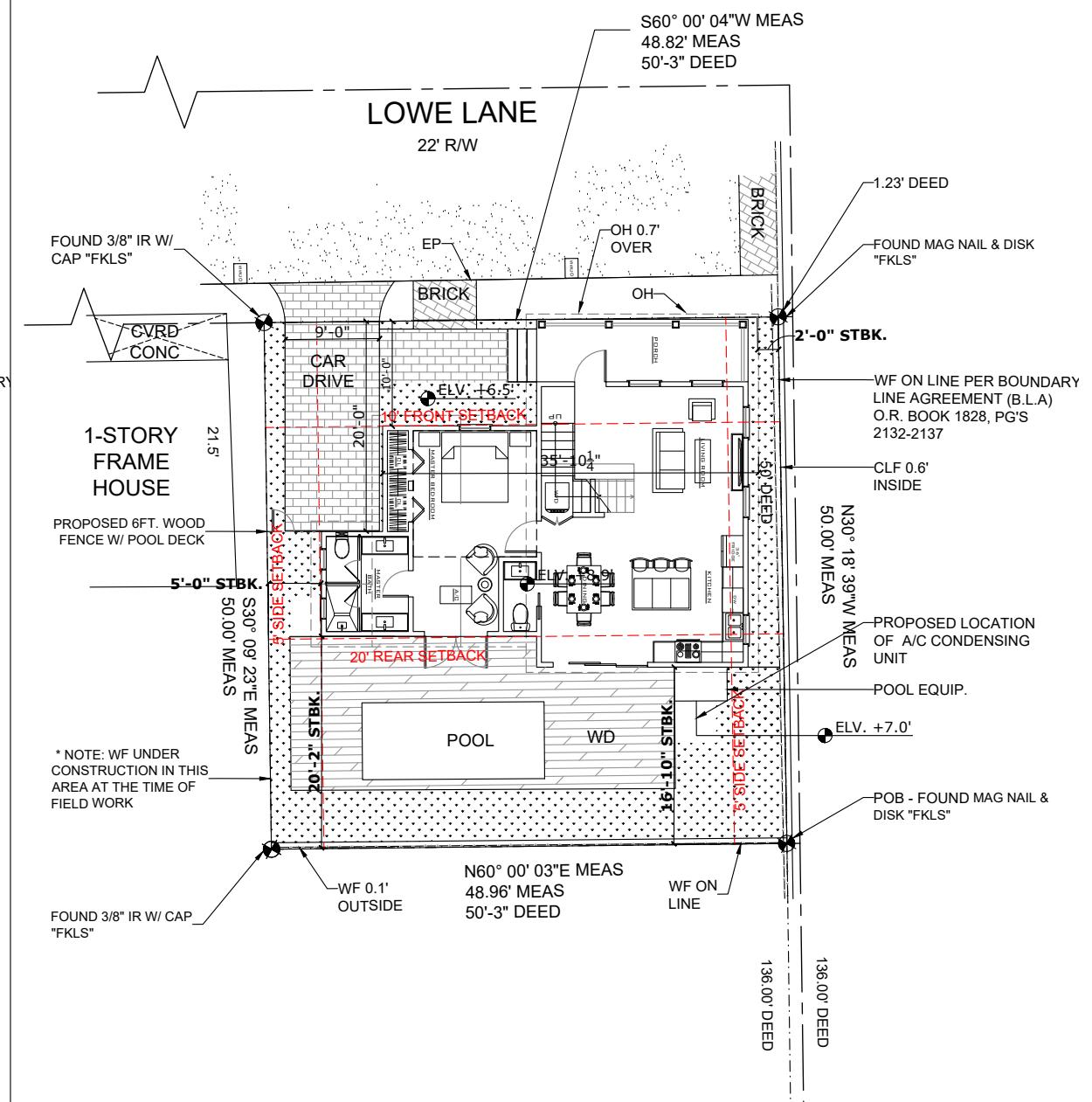
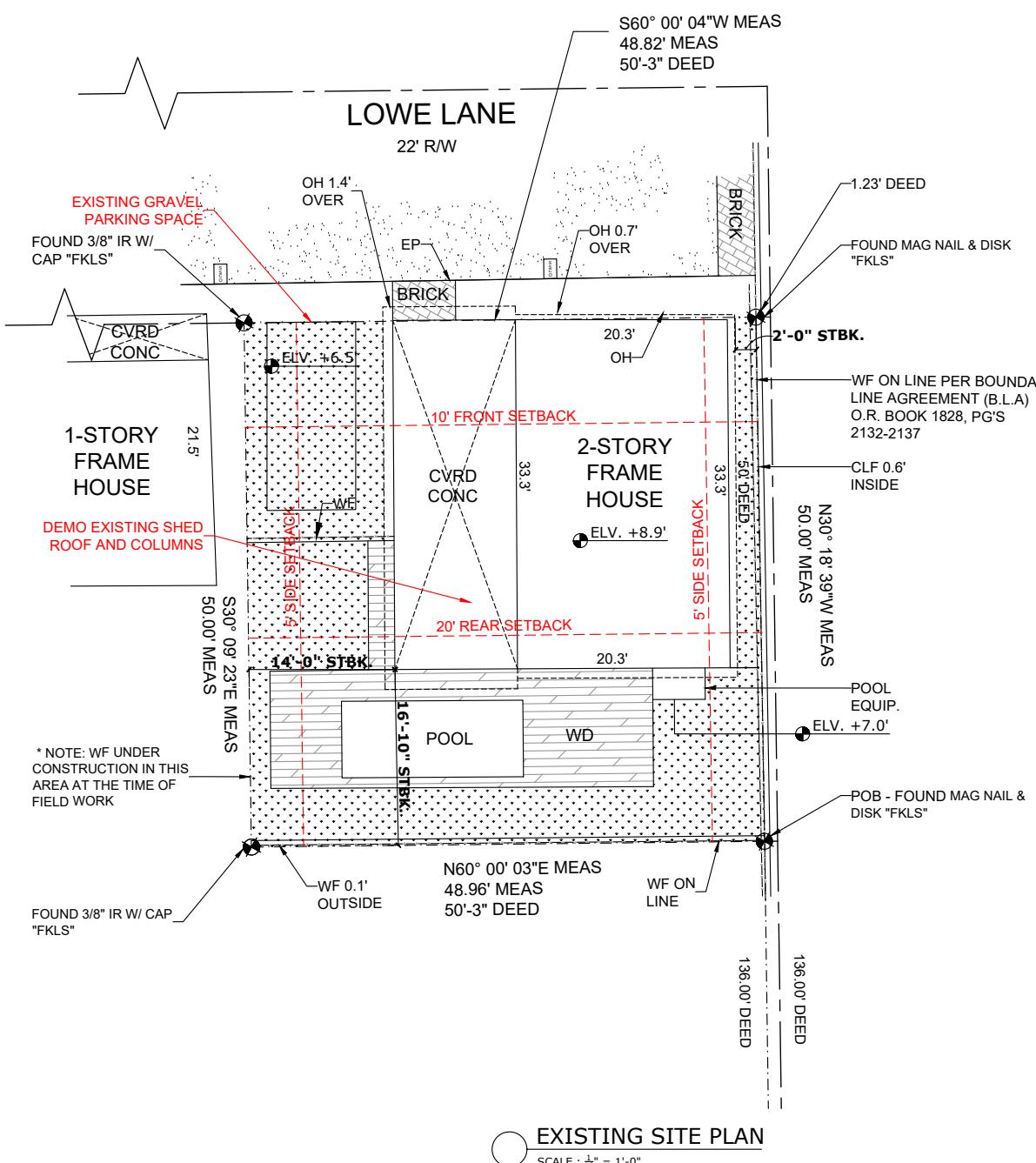
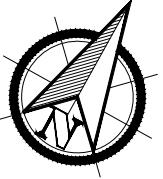
REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAREK LYZWINSKI  
PROJECT: 10 LOWES LANE

SITE: 10 LOWES LN,  
KEY WEST, FL 33040  
TITLE: COVER  
SCALE AT 11x17: DATE: DRAWN: CHECKED:  
AS SHOWN 01/20/23 DA SAM  
PROJECT NO: DRAWING NO: REVISION:  
2206-04 G-100 1



<p>THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL</p>	
<p><b>SIGNATURE:</b></p>	
<p><b>DATE:</b></p>	
<p><b>SERGE MASHTAKOV</b> PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480</p>	

REV:	DESCRIPTION:	BY:	DATE:
STATUS: <b>FINAL</b>			

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KEY WEST, FL 33040  
(305) 304-3512  
[WWW.ARTIBUSDESIGN.COM](http://WWW.ARTIBUSDESIGN.COM)  
CA # 30835

CLIENT:	DAREK LYZWINSKI
PROJECT:	10 LOWES LANE

SITE:	10 LOWES LN, KEY WEST, FL 33040		
TITLE:	SITE PLAN		
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/23	OA	SAM
PROJECT NO.:	DRAWING NO.:	REVISION:	
2206-04	C-101	1	

SITE DATA:

TOTAL SITE AREA: 2,466 SQ.FT  
LAND USE: HHDR - HISTORIC HIGH DENSITY RESIDENTIAL  
FLOOD ZONE: ZONE AE6

SETBACKS - TWO STORY RESIDENCE

FRONT:  
REQUIRED 10'-0"  
EXISTING ±0'-0"  
PROPOSED NO CHANGE

LEFT SIDE:  
REQUIRED 5'-0" MIN.  
EXISTING ±13'-0"  
PROPOSED ±11'-10"

SIDE:  
REQUIRED 5'-0" MIN.  
EXISTING ±2'-0"  
PROPOSED NO CHANGE

REAR:  
REQUIRED 20'-0"  
EXISTING ±16'-10"  
PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60% MAX. (±1,479.6 SQ.FT)  
EXISTING 27.87% (± 687.47 SQ.FT.)  
PROPOSED 16.42% (± 405.0 SQ.FT.)  
(SPACE UNDER ELEVATED STRUCTURE  
IS CONSIDERED AS PERVERIOUS)

POOL ±127.4 SQ.FT.  
POOL EQUIPMENT ±16.0 SQ.FT.  
AC CONDENSER PAD ±16.0 SQ.FT.  
CAR DRIVE AND WALKWAYS ±246.5 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% MAX. (±1,233 SQ.FT)  
EXISTING 43.40% (± 1,070.29 SQ.FT.)  
PROPOSED 42.00% (± 1,035.87 SQ.FT.)  
**IMPROVEMENT**

MINIMUM OPEN SPACE:

REQUIRED 35% MIN. (863.1 SQ.FT.)  
EXISTING 25.68% (633.47 SQ.FT.)  
PROPOSED 26.12% (644.0 SQ.FT.)  
**IMPROVEMENT**

MAXIMUM HEIGHT: 30 FT MAX.  
PROPOSED NO CHANGE

THIS DRAWING IS NOT VALID WITHOUT THE  
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SIGNATURE:  
DATE:

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

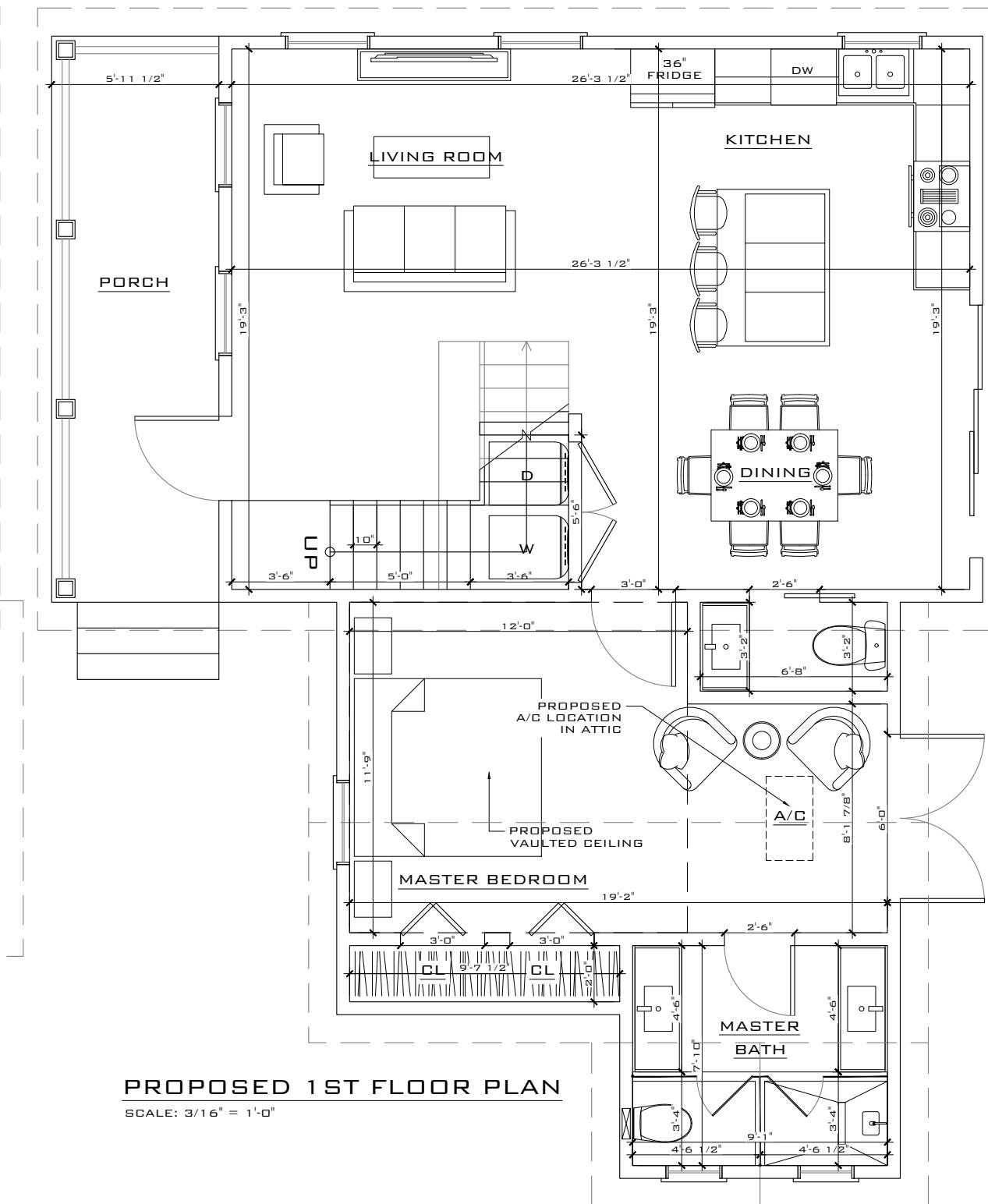
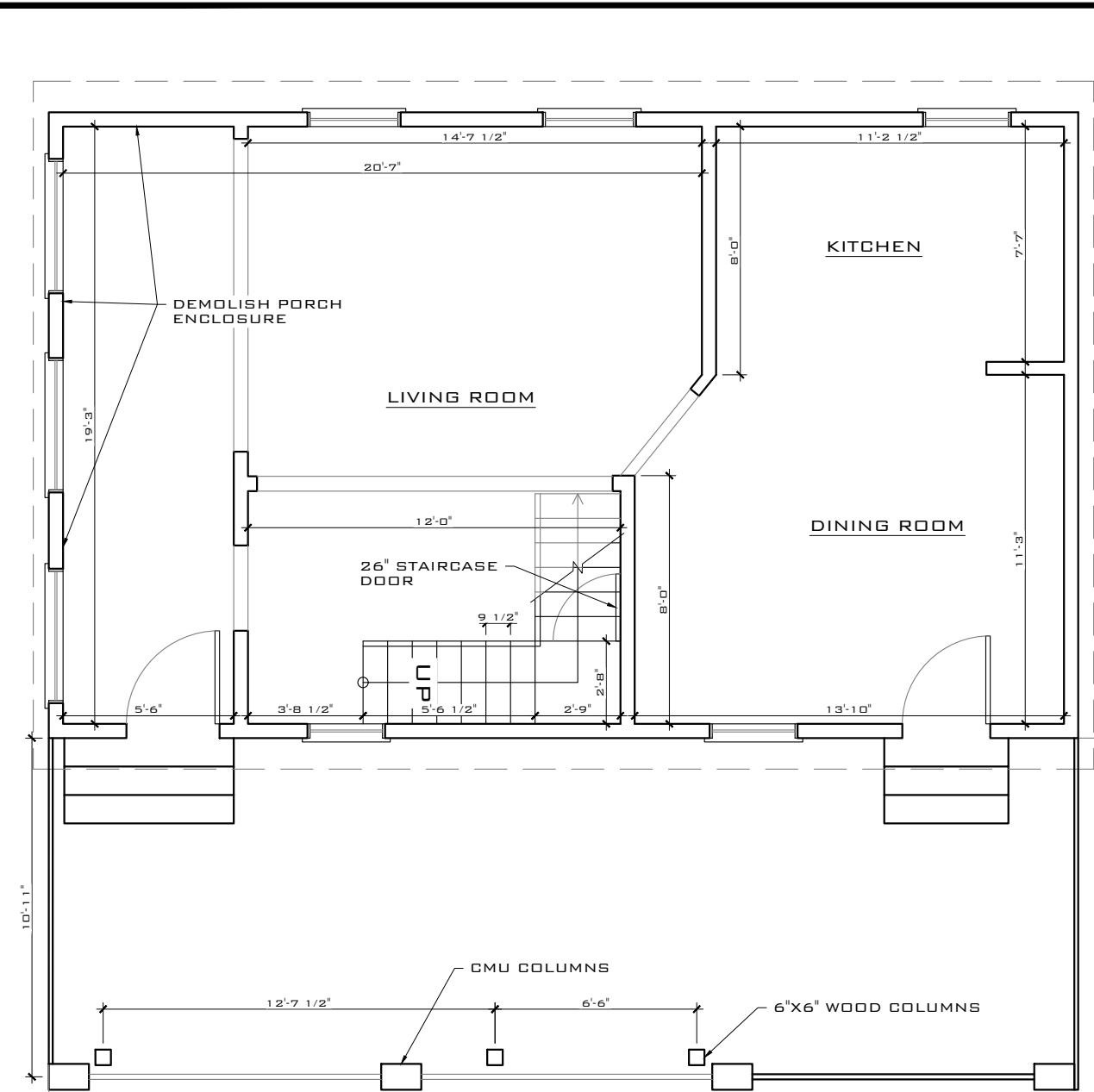
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STATUS: FINAL

 **ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAREK LYZWINSKI  
PROJECT: 10 LOWES LANE

SITE: 10 LOWES LN,  
KEY WEST, FL 33040  
TITLE: SITE DATA  
SCALE AT 11x17: DATE: 01/20/23 DRAWN: DA CHECKED: SAM  
AS SHOWN  
PROJECT NO: DRAWING NO: REVISION:  
2206-04 C-102 1



THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

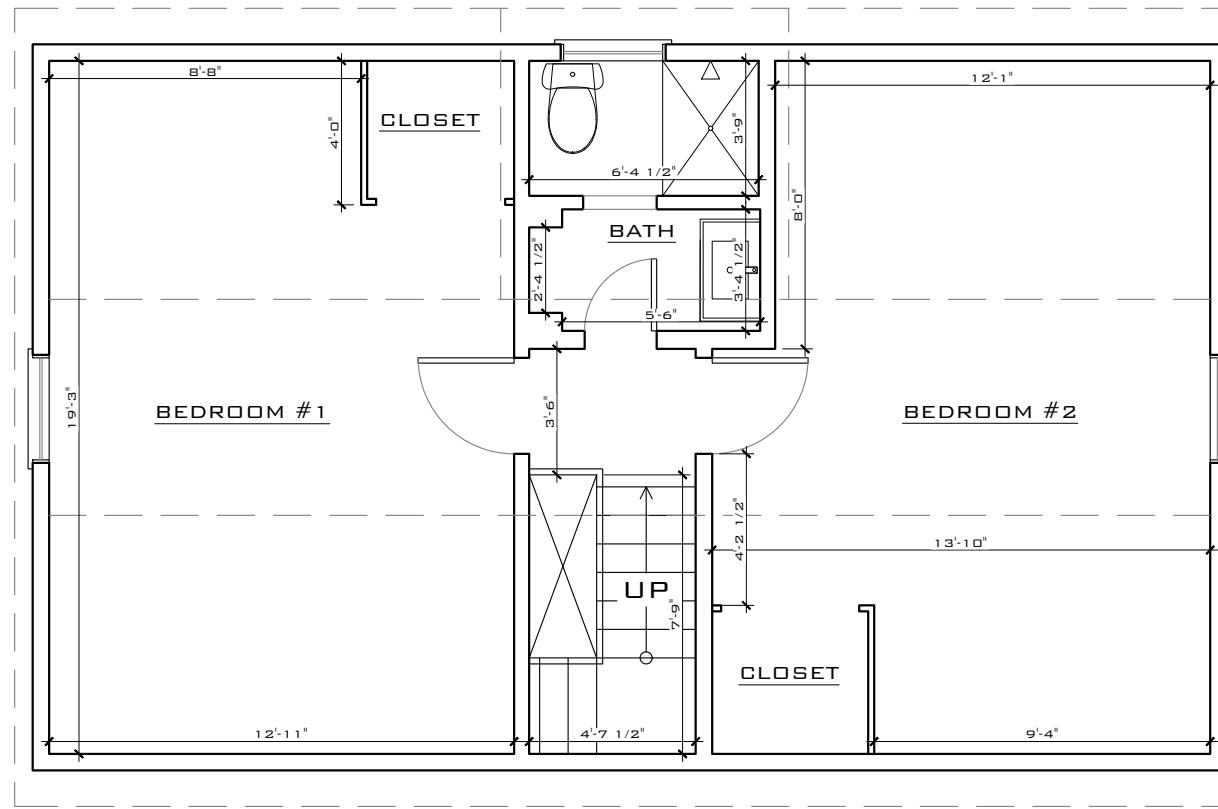
REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
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CA # 30835

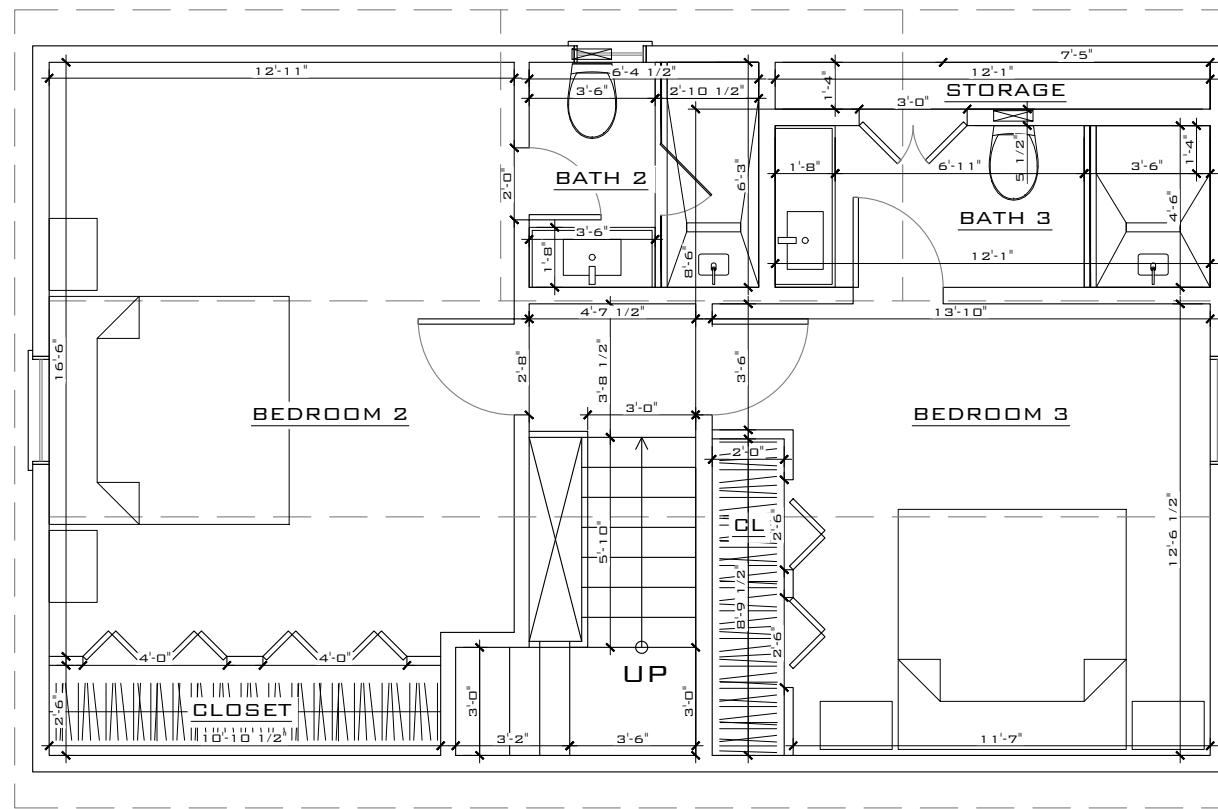
CLIENT: DAREK LYZWINSKI  
PROJECT: 10 LOWES LANE

SITE: 10 LOWES LN  
KEY WEST, FL 33040  
TITLE: EXISTING/PROPOSED  
FIRST FLOOR PLANS  
SCALE AT 11x17: DATE: DRAWN: CHECKED:  
AS SHOWN 01/20/23 DA SAM  
PROJECT NO: DRAWING NO: REVISION:  
2206-04 A-101 1



## EXISTING 2ND FLOOR PLAN

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



## PROPOSED 2ND FLOOR PLAN

---

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

GNATURE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: <b>FINAL</b>			

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[www.ArtibusDesign.com](http://www.ArtibusDesign.com)  
CA # 30835

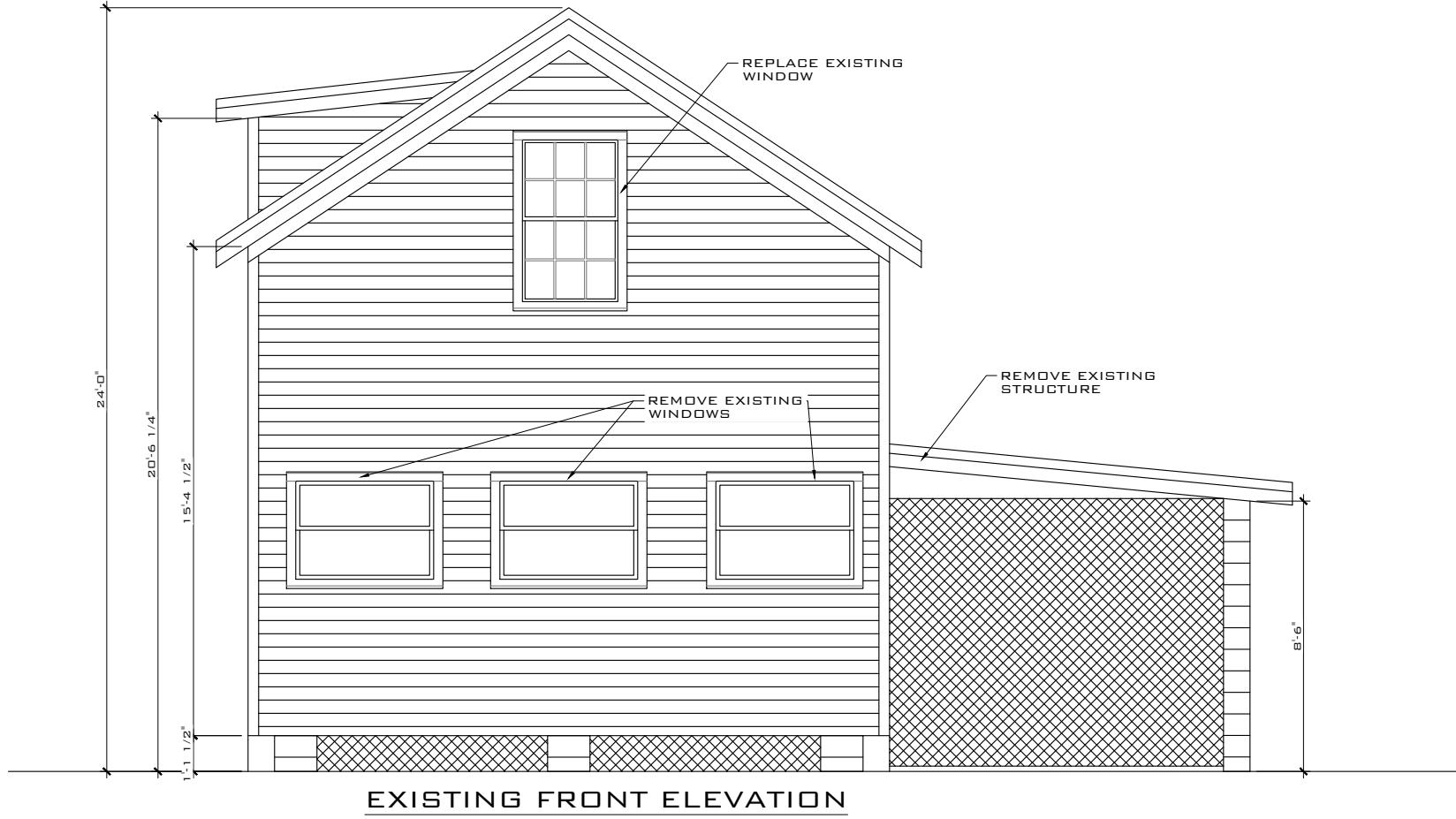
CLIENT:  
DAREK LYZWINSKI

PROJECT:  
10 LOWES LANE

SITE: 10 LOWES LN  
KEY WEST, FL 33040

TITLE: EXISTING/PROPOSED

<b>SECOND FLOOR PLANS</b>			
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/23	DA	SAM
PROJECT NO.:	DRAWING NO.:		REVISION:
<b>2206-04</b>	<b>A-102</b>		<b>1</b>



EXISTING FRONT ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

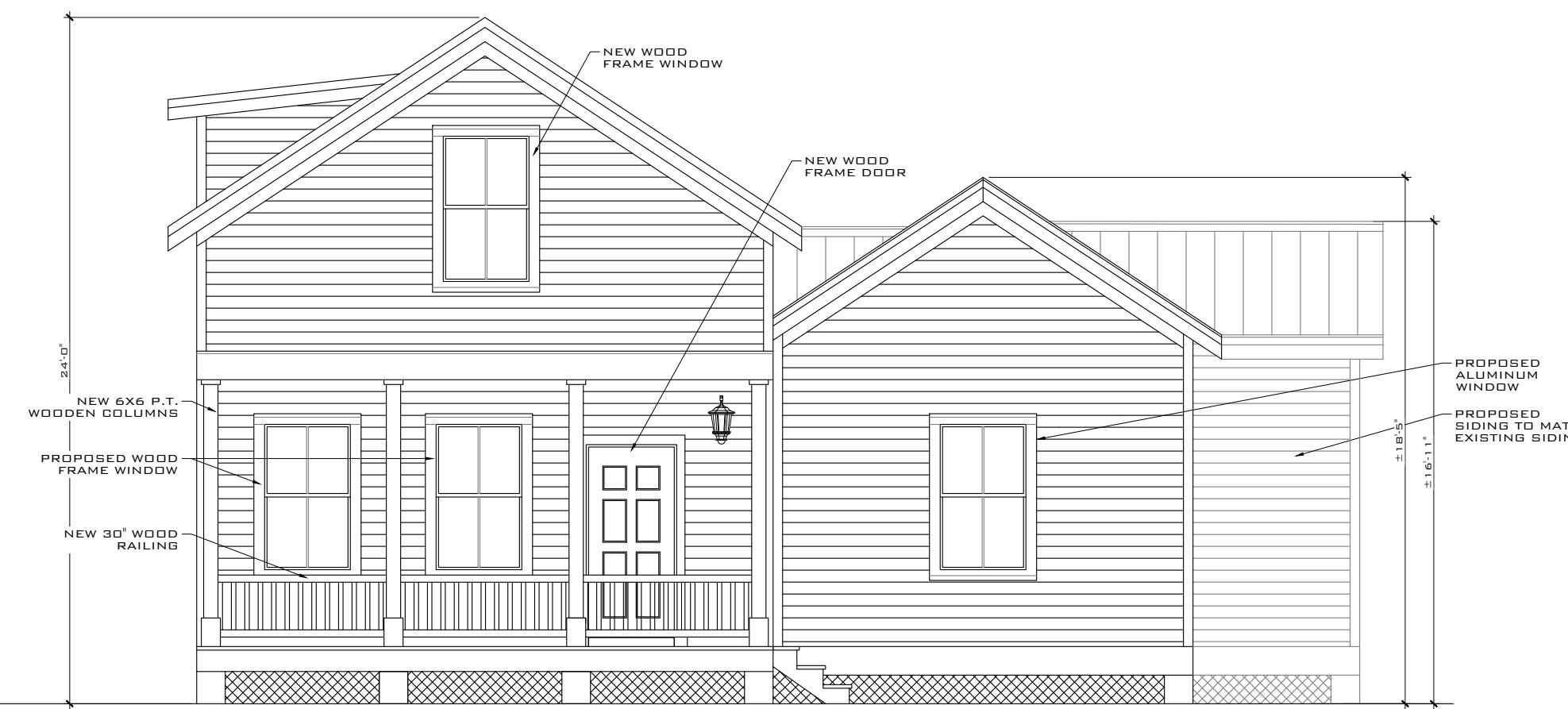
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**ARTIBUS DESIGN**  
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KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAREK LYZWINSKI  
PROJECT: 10 LOWES LANE

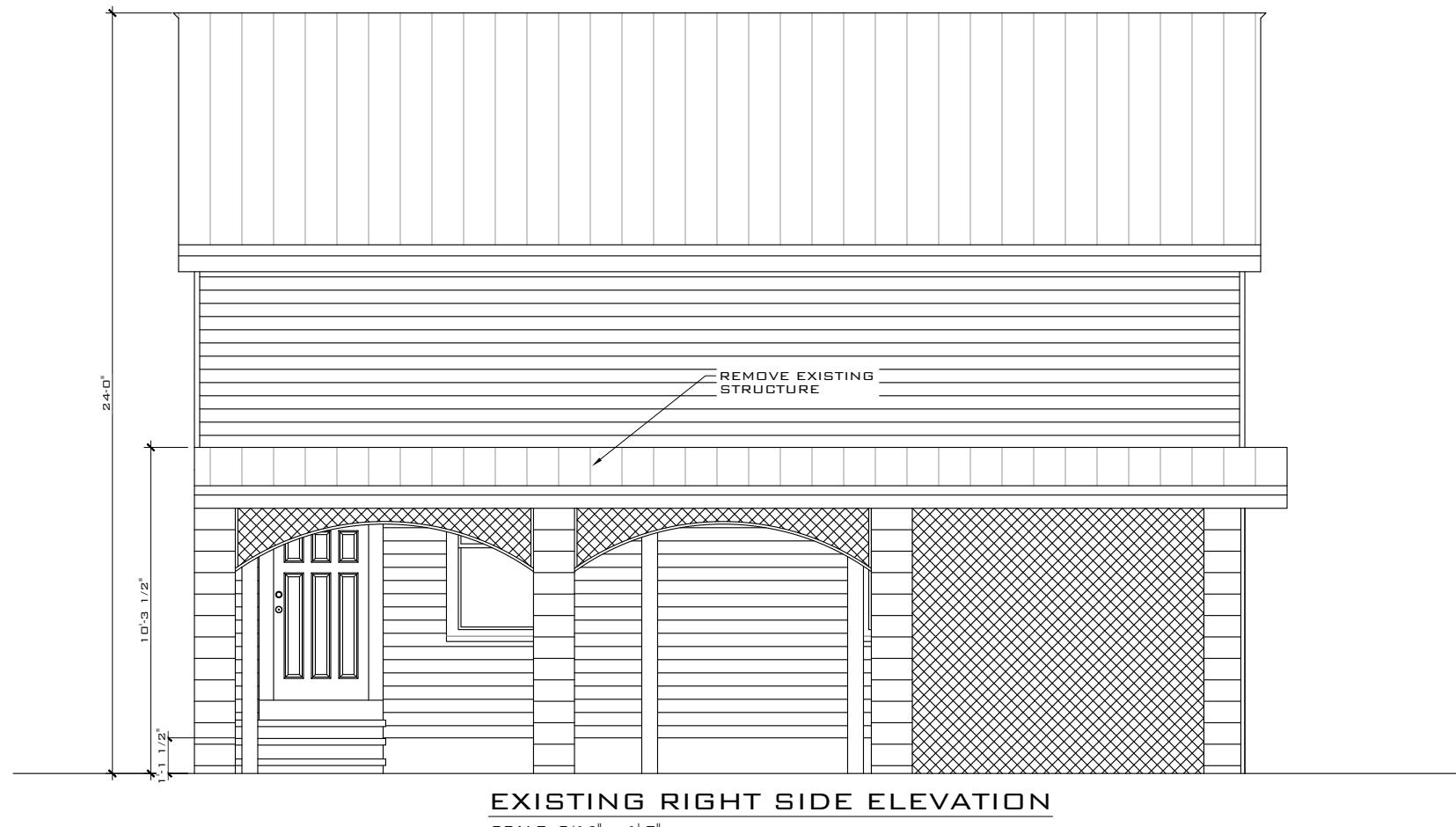
SITE: 10 LOWES LANE,  
KEY WEST, FL 33040  
TITLE: FRONT ELEVATIONS

SCALE AT 11x17:  
AS SHOWN DATE: 01/20/23 DRAWN: DA CHECKED: SAM  
PROJECT NO: 2206-04 DRAWING NO: A-103 REVISION: 1



PROPOSED FRONT ELEVATION

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



**EXISTING RIGHT SIDE ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

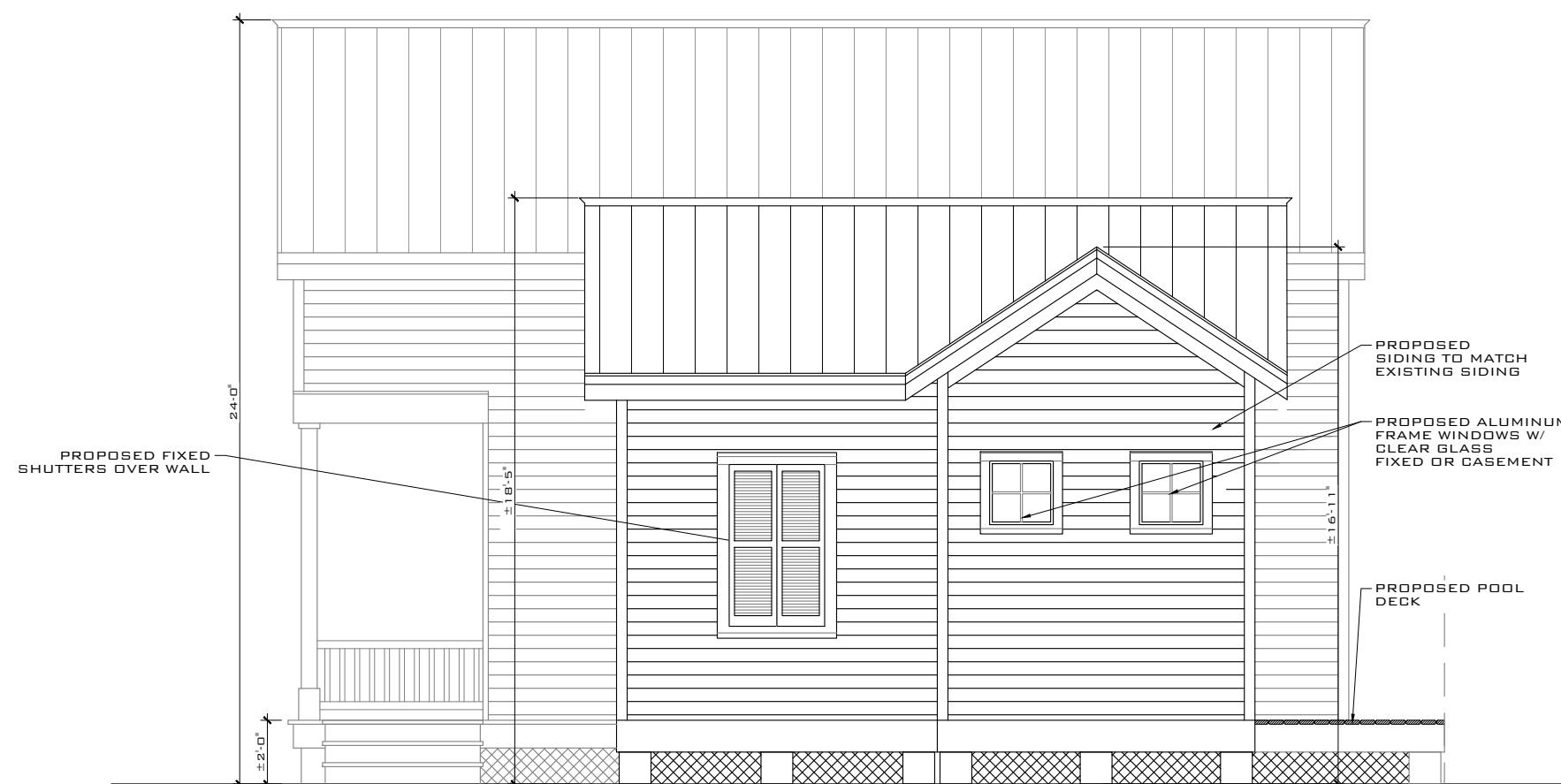
**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAREK LYZWINSKI  
PROJECT: 10 LOWES LANE

SITE: 10 LOWES LANE,  
KEY WEST, FL 33040  
TITLE: SIDE ELEVATIONS

SCALE AT 11x17:  
AS SHOWN DATE: 01/20/23 DRAWN: DA CHECKED: SAM  
PROJECT NO: DRAWING NO: REVISION:  
2206-04 A-104 1



**PROPOSED RIGHT SIDE ELEVATION**

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



EXISTING REAR ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
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KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAREK LYZWINSKI

PROJECT: 10 LOWES LANE

SITE: 10 LOWES LANE,  
KEY WEST, FL 33040

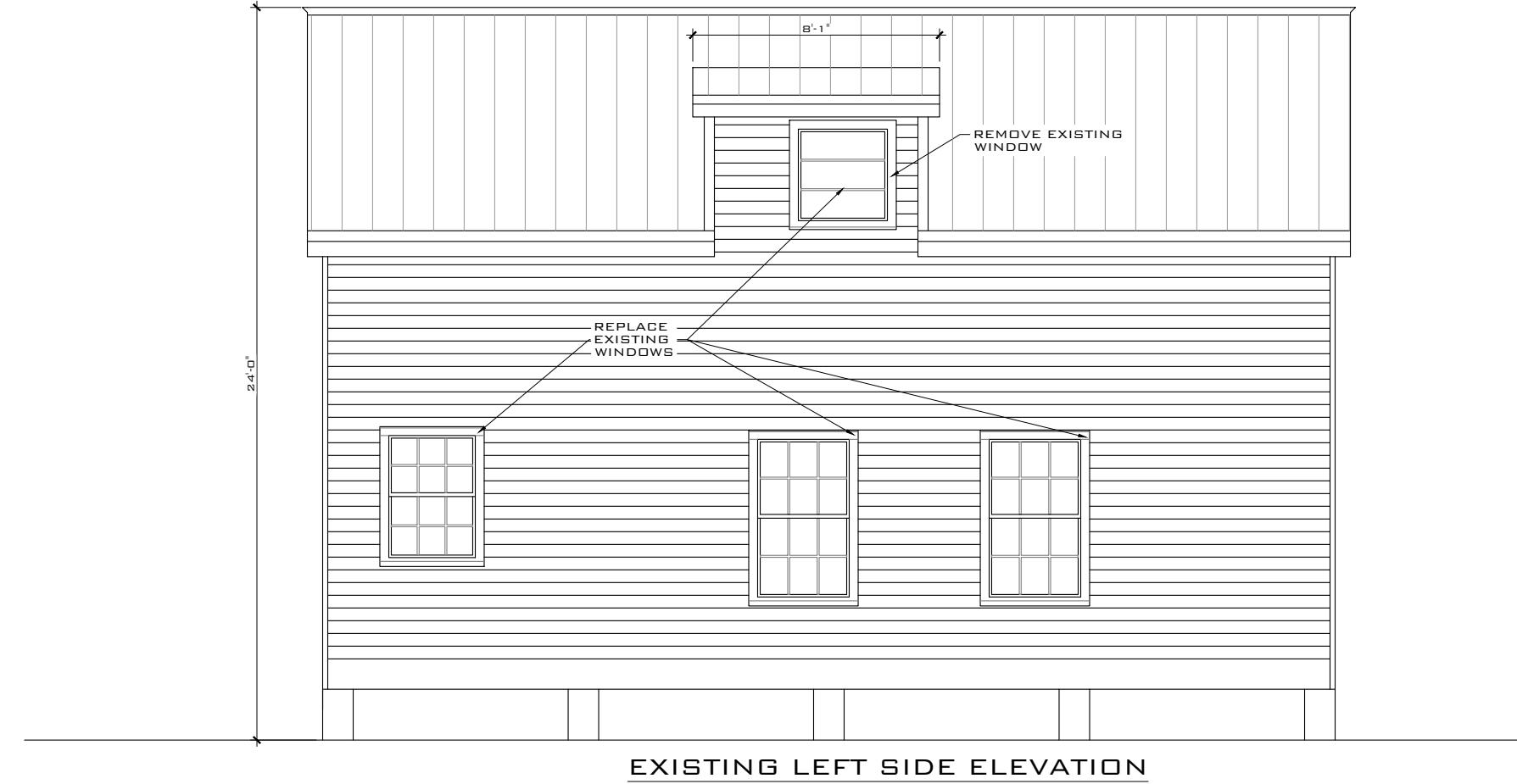
TITLE: REAR ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2206-04	A-105	1	



PROPOSED REAR ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAREK LYZWINSKI  
PROJECT: 10 LOWES LANE

SITE: 10 LOWES LANE,  
KEY WEST, FL 33040  
TITLE: SIDE ELEVATIONS

SCALE AT 11x17:  
AS SHOWN DATE: 01/20/23 DRAWN: DA CHECKED: SAM  
PROJECT NO: DRAWING NO: REVISION:  
2206-04 A-106 1

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 28, 2023, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T U-verse channel 99, or type this link into your browser:

<http://keywestcity.granicus.com/MediaPlayer> . 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 TO EXISTING HOUSE. NEW SIDE ADDITION. NEW POOL  
DECK AND SITE IMPROVEMENTS. DEMOLITION OF CARPORT. REMOVAL  
OF FRONT PORCH ENCLOSURE AND PARTIAL DEMOLITION OF REAR  
WALL FOR NEW SLIDING DOORS.**

**#10 LOWES LANE**

**Applicant – Serge Mashtakov, Artibus Design Application #H2023-0003**

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:

RECEIVED  
FEB 21 2023  
TK  
BY: .....

BEFORE ME, the undersigned authority, personally appeared Artibus Design - Aleena Haichenia, 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:

10 Lowes Ln on the  
20 day of February, 2023.

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 28th of February, 2023.

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 H 2023-0003

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

**Signed Name of Affiant:**

Artibus Design  
**Date:** 02/20/2023  
**Address:** 3710 N Roosevelt Blvd  
**City:** Key West  
**State, Zip:** Florida, 33040

The forgoing instrument was acknowledged before me on this 21 day of February, 2023.

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

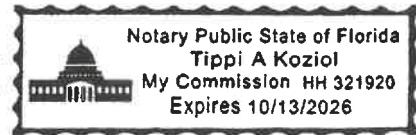
**NOTARY PUBLIC**

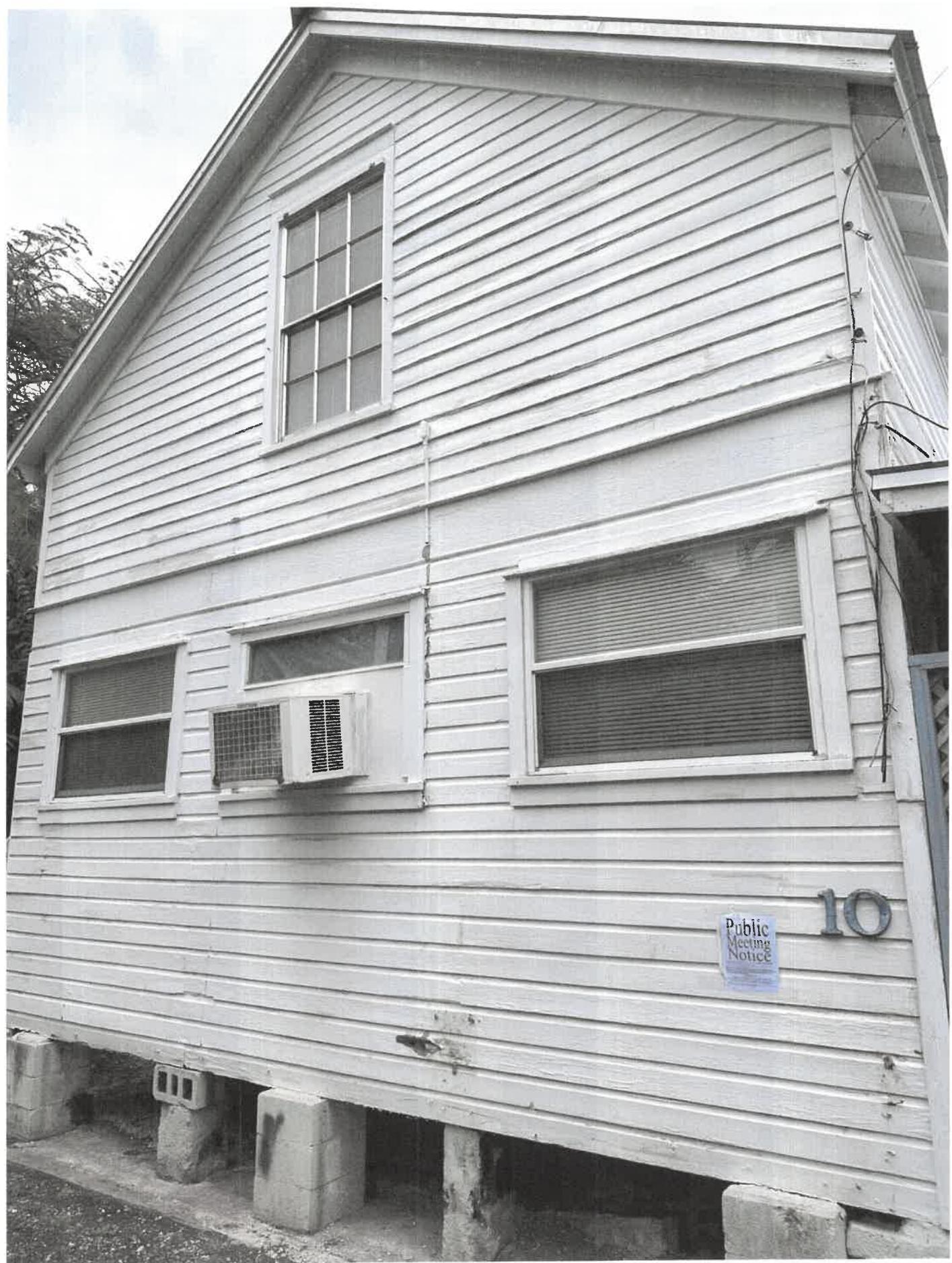
Sign Name: Tippi A Koziol

Print Name: Tippi A. Koziol

Notary Public - State of Florida (seal)

My Commission Expires: 10/13/26





# PROPERTY APPRAISER INFORMATION

 **qPublic.net™** Monroe County, FL
**Disclaimer**

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

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

**Summary**

Parcel ID	00007530-000000
Account#	1007803
Property ID	1007803
Millage Group	10KW
Location	10 LOWE Ln, KEY WEST
Address	
Legal	KW PT LOT 4 SQR 45 OR260-432/33 OR862-1909 OR1464-1346/47
Description	OR1550-72/73 OR1828-2132/37 OR2201-48/53 OR2748-1831/32 OR3184-0369
(Note: Not to be used on legal documents.)	
Neighborhood	6108
Property	SINGLE FAMILY RESID (0100)
Class	
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable	No
Housing	

**Owner**

LYZWINSKI DAREK  
10 Lowes Ln  
Key West FL 33040

**Valuation**

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$157,582	\$142,244	\$145,713	\$130,051
+ Market Misc Value	\$17,025	\$17,437	\$17,849	\$18,260
+ Market Land Value	\$654,258	\$489,726	\$461,981	\$419,396
= Just Market Value	<b>\$828,865</b>	<b>\$649,407</b>	<b>\$625,543</b>	<b>\$567,707</b>
= Total Assessed Value	<b>\$714,348</b>	<b>\$649,407</b>	<b>\$624,478</b>	<b>\$567,707</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$828,865</b>	<b>\$649,407</b>	<b>\$625,543</b>	<b>\$567,707</b>

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,458.00	Square Foot	49.02	50

**Buildings**

Building ID	516	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	Effective Year Built	2005
Gross Sq Ft	1734	Foundation	WD CONC PADS
Finished Sq Ft	680	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	108	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	22	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	680	0	0
FLA	FLOOR LIV AREA	680	680	0
OPF	OP PRCH FIN LL	374	0	0
TOTAL		1,734	680	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1983	1984	1	108 SF	2
LC UTIL BLDG	1983	1984	1	36 SF	1
FENCES	1983	1984	1	72 SF	2
WOOD DECK	2017	2018	0	261 SF	2
FENCES	2017	2018	0	288 SF	2
RES POOL	2017	2018	0	171 SF	2

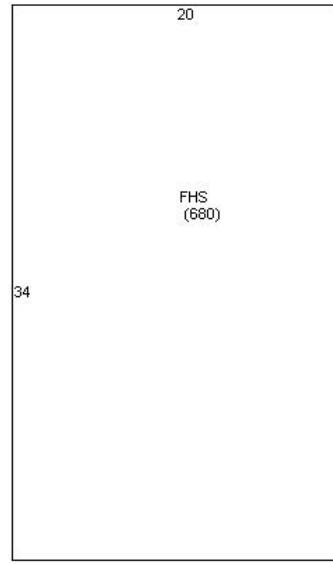
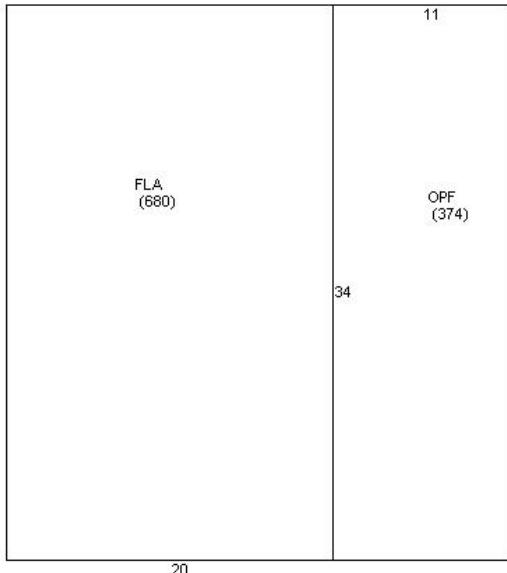
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/7/2022	\$1,375,000	Warranty Deed	2383499	3184	0369
6/30/2015	\$1,900,000	Warranty Deed		2748	1831
9/1/1982	\$62,500	Warranty Deed		862	1909

**Permits**

Number 	Date Issued 	Date Completed 	Amount 	Permit Type 
17-345	2/27/2017	7/3/2017	\$3,800	Residential
16-4466	11/18/2016	4/21/2017	\$2,800	
16-522	5/16/2016	5/12/2017	\$19,000	
15-1829	5/11/2015	5/11/2015	\$100	
12-1146	4/3/2012	3/24/2014	\$1,600	
10-4228	12/16/2010	2/22/2001	\$4,800	
10-0020	1/11/2010	2/22/2011	\$600	
10-0032	1/7/2010	2/22/2011	\$1,577	
06-2298	4/12/2006	12/11/2006	\$5,200	
06-1899	3/24/2006	12/11/2006	\$9,200	Residential
01-3271	9/28/2001	12/4/2001	\$2,000	Residential

**View Tax Info**[View Taxes for this Parcel](#)**Sketches (click to enlarge)**



## Photos



**Map****TRIM Notice**[2022 TRIM Notice \(PDF\)](#)**2022 Notices Only**

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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