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## **Historic Architectural Review Commission Staff Report for Item 6**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: April 28, 2026

Applicant: William P. Horn Architect, PA

Application Number: C2025-0088

Address: 630 Mickens Lane

### **Description of Work:**

Two new single-family residences and site improvements.

### **Site Facts:**

The property is currently a vacant lot located at the corner of Angela Street and Mickens Lane. The Spanish lime and fig trees were approved for removal by Tree Commission on December 9, 2025. The Sapodilla tree was denied being removed on February 17, 2026. Currently the property is located within an X flood zone.



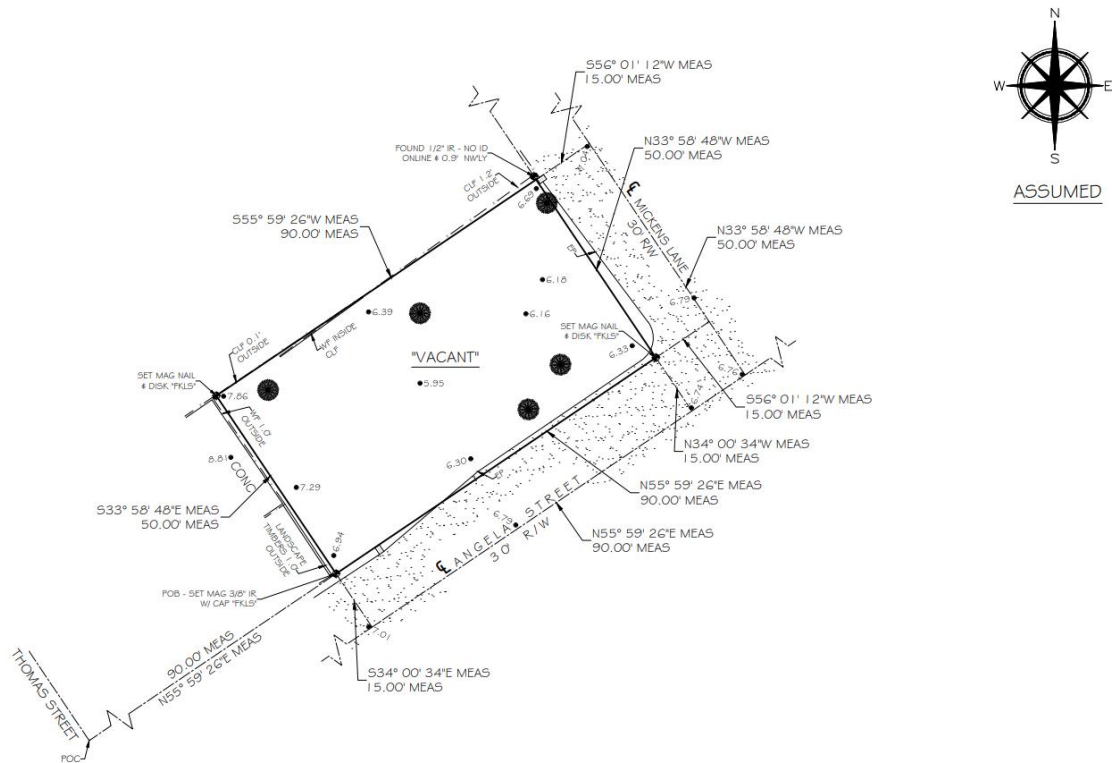
*Photo of property under review, view from Angela Street.*



*Photo of property under review, view from Mickens Lane.*



*Photo of property under review looking towards Mickens Lane.*



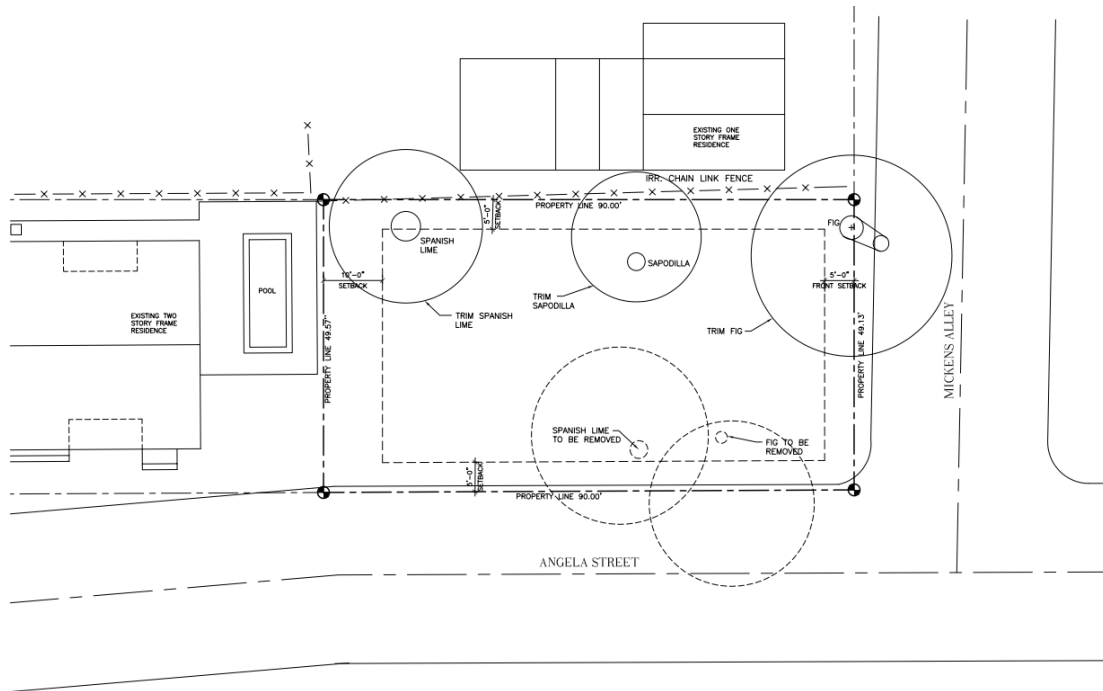
*Current survey.*

## **Guidelines Cited on Review:**

- Guidelines for Roofing (pages 26-26a), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches, & Doors (pages 32-33), specifically guidelines 9, 10, 11, and 12.
- Guidelines for Foundations and Lattice Infill (page 34), specifically guidelines 1 and 2.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.
- Guidelines for Parking Areas, Landscaping and open space environment (page 43), specifically guidelines 2, 3, 4, and 6.

## **Staff Analysis:**

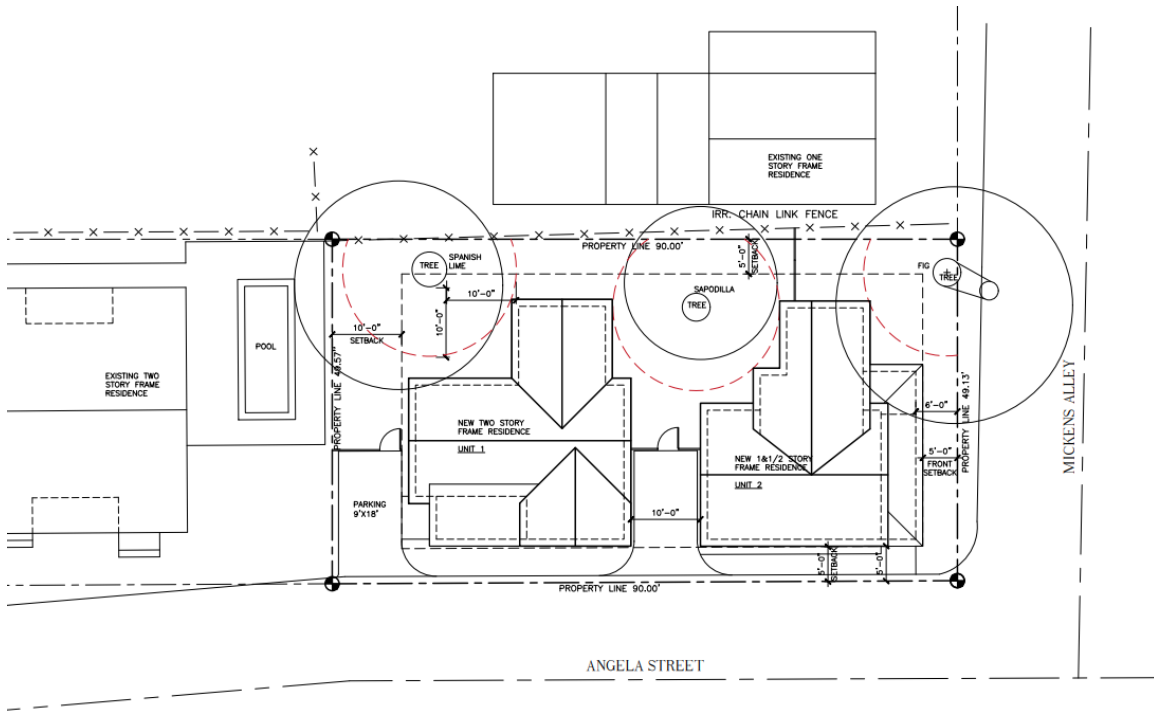
A Certificate of Appropriateness is currently under review for two new single-family residences on a vacant lot located between Angela Street and Mickens Lane. One structure is proposed as two stories tall and the other as one and a half stories tall. Both structures will feature 5 v-crimp roofing, 2 over 2 aluminum windows, fiber cement lap siding and trim, wood lattice between piers, aluminum railings IPE decking, and 6x6 wood columns. Both structures will also have front porches, Unit 1 facing Angela Street and Unit 2 facing Mickens Lane. There will be total of two parking spaces with brick pavers, one for each residence and 6' tall wood picket fencing.



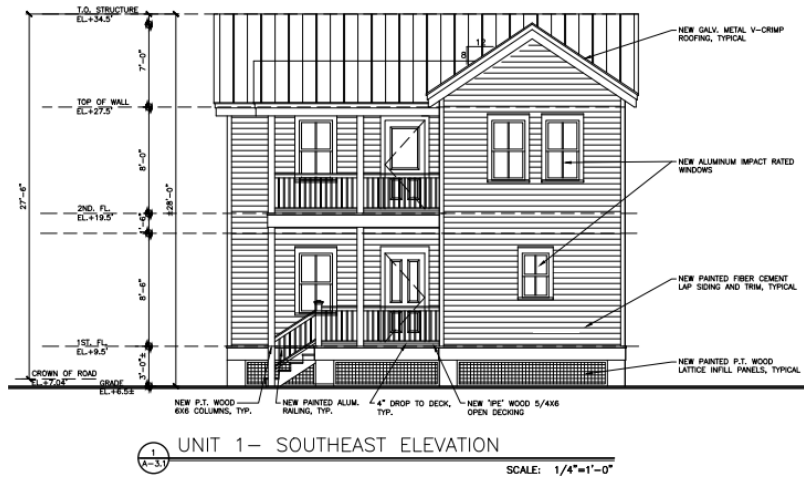
EXISTING SITE PLAN

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

*Existing Site Plan.*



*Proposed Site Plan.*



*Proposed Southeast Elevation, Unit 1.*



*Proposed Northeast Elevation, Unit 1.*



3  
A-3.1 UNIT 1- NORTHWEST ELEVATION  
SCALE: 1/4"=1'-0"

*Proposed Northwest Elevation, Unit 1.*



4  
A-3.2 UNIT 1- SOUTHWEST ELEVATION  
SCALE: 1/4"=1'-0"

*Proposed Southwest Elevation, Unit 1.*



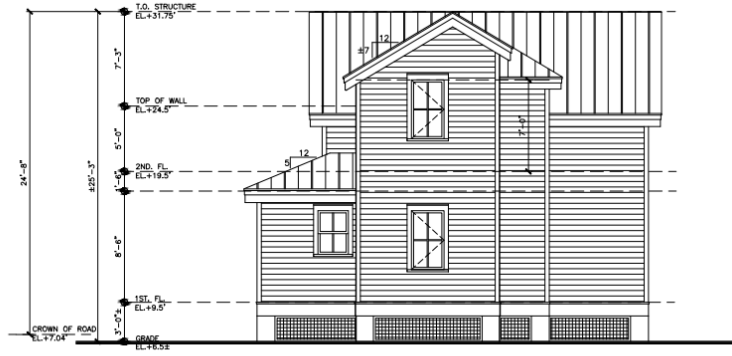
1  
A-3.2 UNIT 2- SOUTHEAST ELEVATION  
SCALE: 1/4"=1'-0"

*Proposed Southeast Elevation, Unit 2.*



2  
A-3.2 UNIT 2- NORTHEAST ELEVATION  
SCALE: 1/4"=1'-0"

*Proposed Northeast Elevation, Unit 2.*



3  
A-3.2 UNIT 2- NORTHWEST ELEVATION SCALE: 1/4"=1'-0"

*Proposed Northeast Elevation, Unit 2.*



4  
A-3.2 UNIT 2- SOUTHWEST ELEVATION SCALE: 1/4"=1'-0"

*Proposed Northeast Elevation, Unit 2.*



*Proposed Streetscape Elevation, Unit 1 & 2.*

**Consistency with Cited Guidelines:**

The proposed two new single-family residences are consistent with the HARC Guidelines for New Construction. The scale and massing is compatible with the surrounding context, and the proposed materials are appropriate. The 2 over 2 window configuration maintains proper proportions, and the overall design is consistent with the character of adjacent structures.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

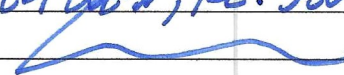


## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE <b>'X'</b>	ZONING DISTRICT <b>H20</b>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	<b>630 MILKENS LANE, KEY WEST, FL. 33040</b>		
NAME ON DEED:	<b>631 THOMAS ASSOC, LTD 4/MOBILE</b>	PHONE NUMBER	<b>305-295-7022</b>
OWNER'S MAILING ADDRESS:	<b>HOUSE HOTELS + RESORTS</b>	EMAIL	<b>SYGN@MOBILEHOUSEHOTELS.COM</b>
	<b>600 6th St. S, KIRKLAND WA 98033</b>		
APPLICANT NAME:	<b>WILLIAM P. HORN ARCHITECT, PA</b>	PHONE NUMBER	<b>305-296-8302</b>
APPLICANT'S ADDRESS:	<b>915 BENTON ST.</b>	EMAIL	<b>WILLIAM@WPHORNARCHITECT.COM</b>
	<b>KEY WEST, FL. 33040</b>		
APPLICANT'S SIGNATURE:		DATE	<b>3/30/2026</b>

**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 N/A RELOCATION OF A STRUCTURE N/A 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:	<b>TWO NEW SINGLE FAMILY RESIDENCES, TWO FRANKLIN SPACES, WALKWAYS + FENCING - SEE PLANS</b>
MAIN BUILDING:	<b>NEW 2-STORY RESIDENCE AND NEW 1 1/2 STORY RESIDENCE</b>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	<b>N/A</b>

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>N/A</i>	
PAVERS: <i>BLACK PAVERS FOR 2-PARKING SPACES + WALKWAYS</i>	FENCES: <i>NEW 6' HIGH WOOD PICKET FENCING</i>
DECKS: <i>1PB DECKS + STAIN TREADS</i>	PAINTING: <i>PAINT BUILDINGS + FENCING WHITE</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC): <i>REMOVE 2-TREES</i>	POOLS (INCLUDING EQUIPMENT): <i>N/A</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): <i>+ A/C CONDENSER UNITS</i>	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.

# PROJECT PHOTOS

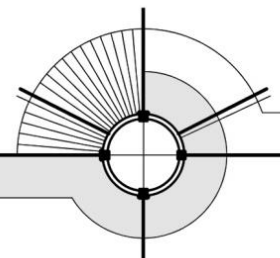


**630 Mickens Lane**  
**FRONT VIEW (MICKENS LANE)**

**WILLIAM P. HORN ARCHITECT, PA.**

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

[WWW.WPHORNARCHITECT.COM](http://WWW.WPHORNARCHITECT.COM)



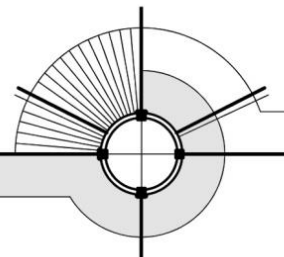


**630 Mickens Lane**  
FRONT VIEW (LEFT SIDE OF PROPERTY)

WILLIAM P. HORN ARCHITECT, PA.

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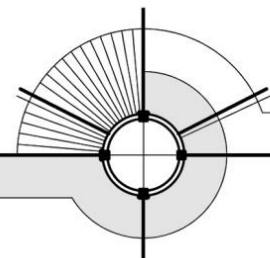


**630 Mickens Lane**  
FRONT VIEW (RIGHT SIDE OF PROPERTY)

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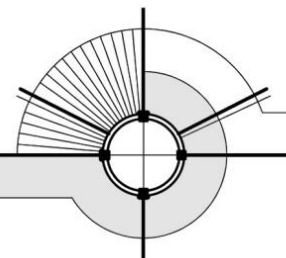


**630 Mickens Lane**  
**ANGELA STREET VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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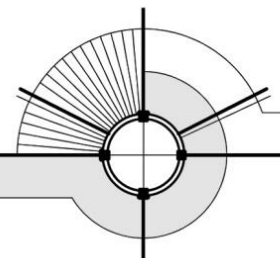


**630 Mickens Lane**  
**ANGELA STREET VIEW**

WILLIAM P. HORN ARCHITECT, PA.

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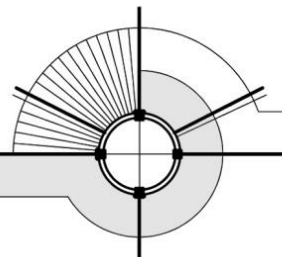


**630 Mickens Lane**  
**ANGELA STREET VIEW (RIGHT OF PROPERTY)**

**WILLIAM P. HORN ARCHITECT, PA.**

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



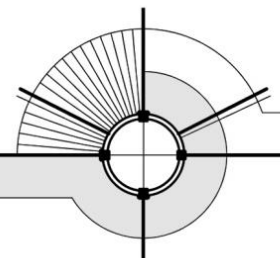


**630 Mickens Lane**  
ANGELA STREET VIEW (LEFT OF PROPERTY)

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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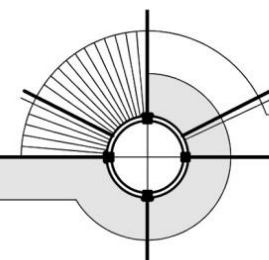


**630 Mickens Lane**  
**ANGELA STREET VIEW**

**WILLIAM P. HORN ARCHITECT, PA.**

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# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N33°58'48"W ASSUMED  
ALONG THE CENTERLINE OF  
MICKENS LANE.

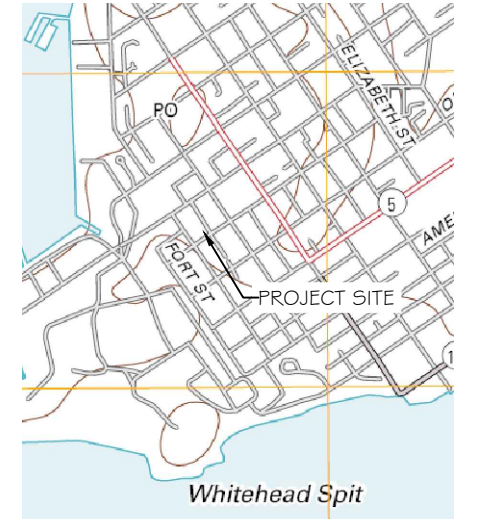
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

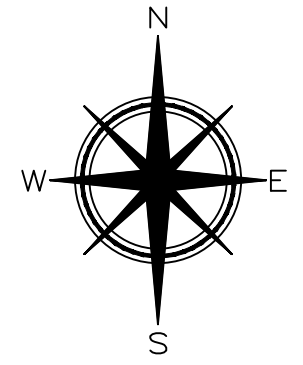
ADDRESS:  
630 MICKENS LANE  
KEY WEST, FL 33040

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

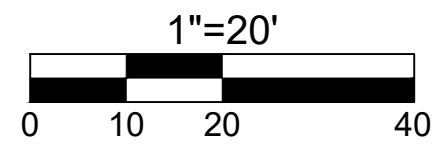
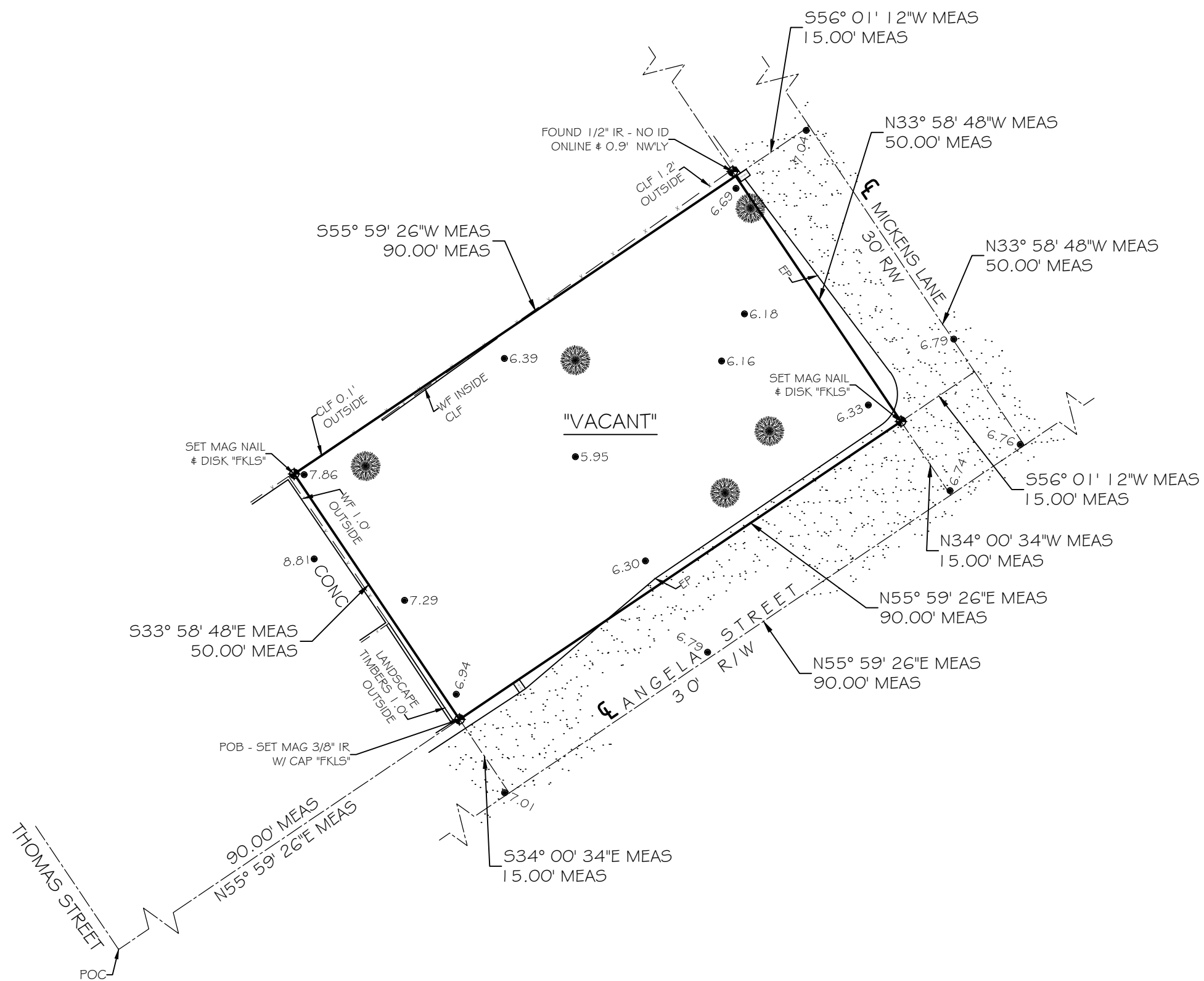
# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E



ASSUMED



TOTAL AREA = 4,500.00 SQFT ±

### LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- - 8" WOOD PYLON
- - SPOT GRADE ELEVATION (TYPICAL)
- ✿ - PALM TREE
- - TREE (UNKNOWN SPECIES)

CERTIFIED TO -  
631 THOMAS ASSOCIATES LTD;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

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

### SURVEYOR NOTES -

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND ARE CERTIFIED TO AND ACCURACY OF 0.1' +/-.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).


### LEGAL DESCRIPTION -

On the Island of Key West, and known on William A. Whitehead's map of said island delineated in February, A.D. 1829, as a part of Lot 4 in Square 63. A certain piece of land situated in said City and known upon the map of said City, delineated by Wm. A. Whitehead in February 1829 as part of Lot Number Four (4) in Square Sixty-three and bounded as follows. BEGINNING at a point Ninety (90) feet from Thomas Street on the line of said City, and running on said line Ninety (90) feet, thence back at right angles with said City line Fifty (50), making a parallelogram of Ninety (90) feet by Fifty (50) feet.

SCALE: 1"=20'  
FIELD WORK DATE: 1/19/2021  
MAP DATE: 01/04/2022  
REVISION DATE: XXXXXXXX  
SHEET: 1 OF 1  
DRAWN BY: MPB  
JOB NO.: 21-461

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

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

SIGNED:   
ERIC A. ISAAC, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

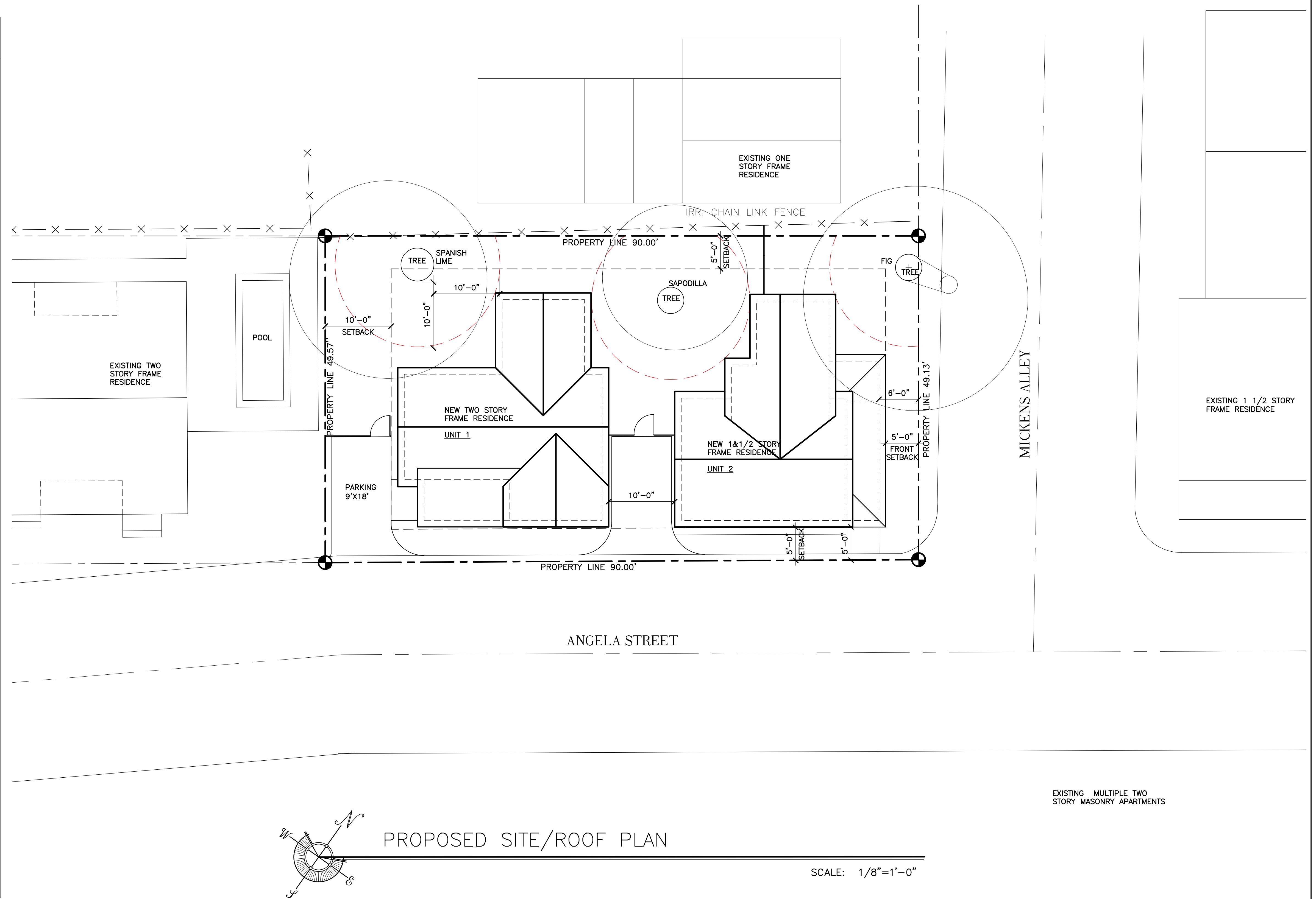


**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HIGHWAY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5email@gmail.com

# PROPOSED DESIGN

# SITE DATA

SITE AREA:	4,441.63 S.F.	
FLOOD ZONE:	'X'	
LAND USE:	HRO (HISTORIC RESIDENTIAL/OFFICE)	
HEIGHT:	ALLOWED:	MAX. 30'-0"
	EXISTING:	= N/A
	PROPOSED:	= 27'-6" (FROM C.O.R)
SETBACKS:		
FRONT SETBACK:		
	REQUIRED	= 5'-0"
	EXISTING	= N/A
	PROPOSED	= 5'-0"
SIDE SETBACK:		
	REQUIRED	= 5'-0"
	EXISTING	= N/A
	PROPOSED	= 8'-7"
STREET SIDE SETBACK:		
	REQUIRED	= 5'-0"
	EXISTING	= N/A
	PROPOSED	= 5'-0"
REAR SETBACK:		
	REQUIRED	= 10'-0"
	EXISTING	= N/A
	PROPOSED	= 10'-0"
BUILDING COVERAGE AREA:		
	ALLOWED:	2,220.81 S.F. (50%)
	EXISTING:	0
	PROPOSED:	1,830.8 S.F. (41.2%)
IMPERVIOUS AREA:		
	ALLOWED:	2,665 S.F. (60%)
	EXISTING:	0
	PROPOSED:	498.1 S.F. (11.2%) (NEW BUILDINGS ARE RAISED ABOVE GRADE)
LANDSCAPE AREA:		
	REQUIRED:	1,554.5 S.F. (35% MIN.)
	EXISTING:	100% (VACANT LAND)
	PROPOSED:	2,309.6 S.F. (52%)
OPEN SPACE AREA:		
	REQUIRED:	1,554.5 S.F. (35% MIN.)
	EXISTING:	100% (VACANT LAND)
	PROPOSED:	2,309.6 S.F. (52%)
PARKING:		
	REQUIRED:	2
	EXISTING:	0
	PROPOSED:	2



PROPOSED SITE/ROOF PLAN

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

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AR 13537

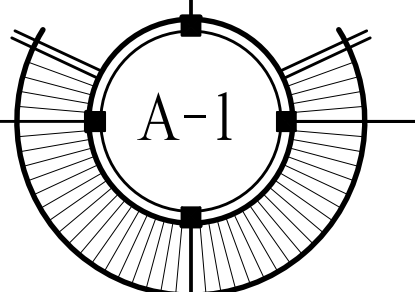
NEW RESIDENCE  
630 MICKENS LANE  
KEY WEST, FLORIDA.

SEAL

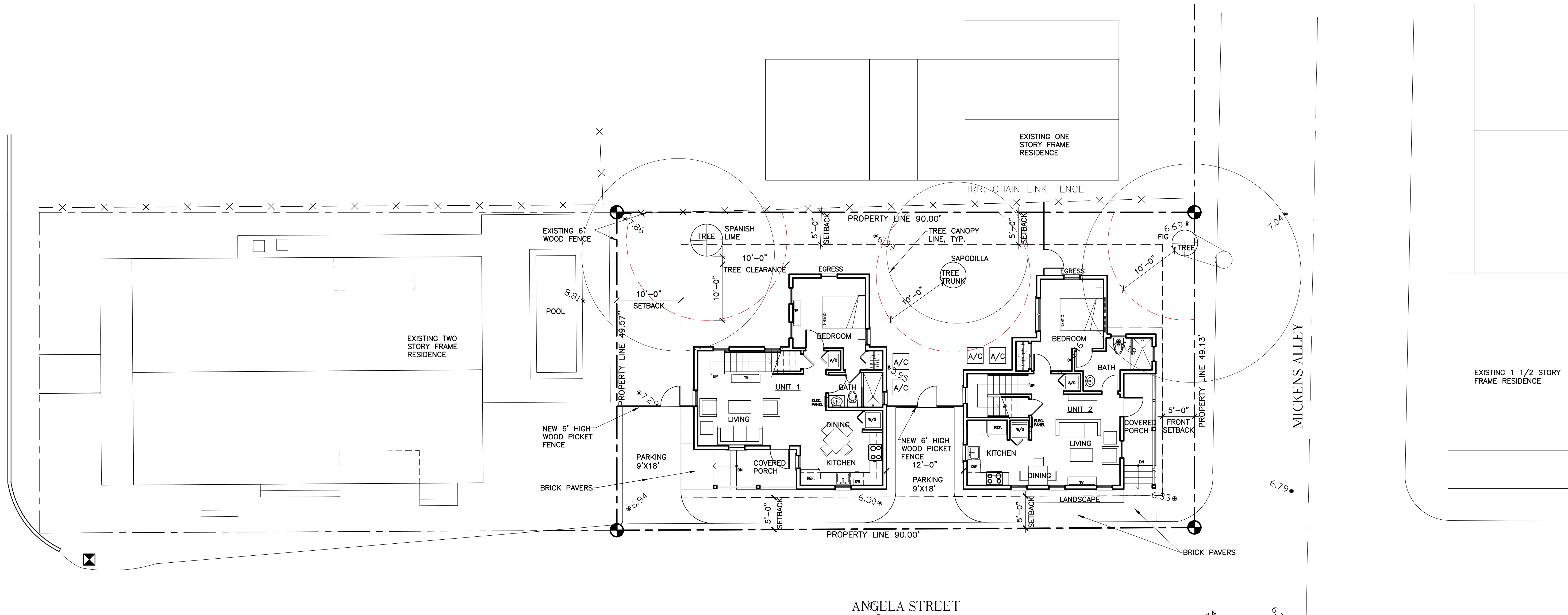
DATE  
08-09-2021  
09-03-2025 HARC

REVISIONS  
03-23-2026 HARC REV.

DRAWN BY  
CAB  
EMA  
PROJECT  
NUMBER  
2123

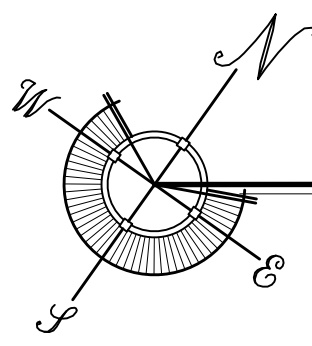


NEW RESIDENCE  
630 MICKENS LANE  
KEY WEST, FLORIDA



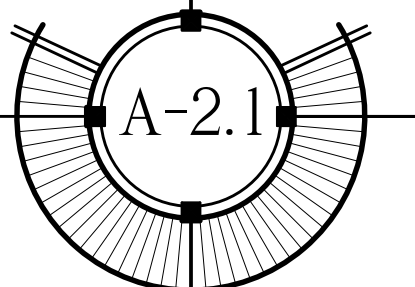
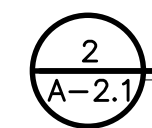
PROPOSED FIRST FLOOR PLAN

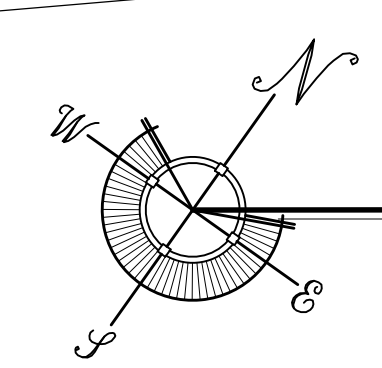
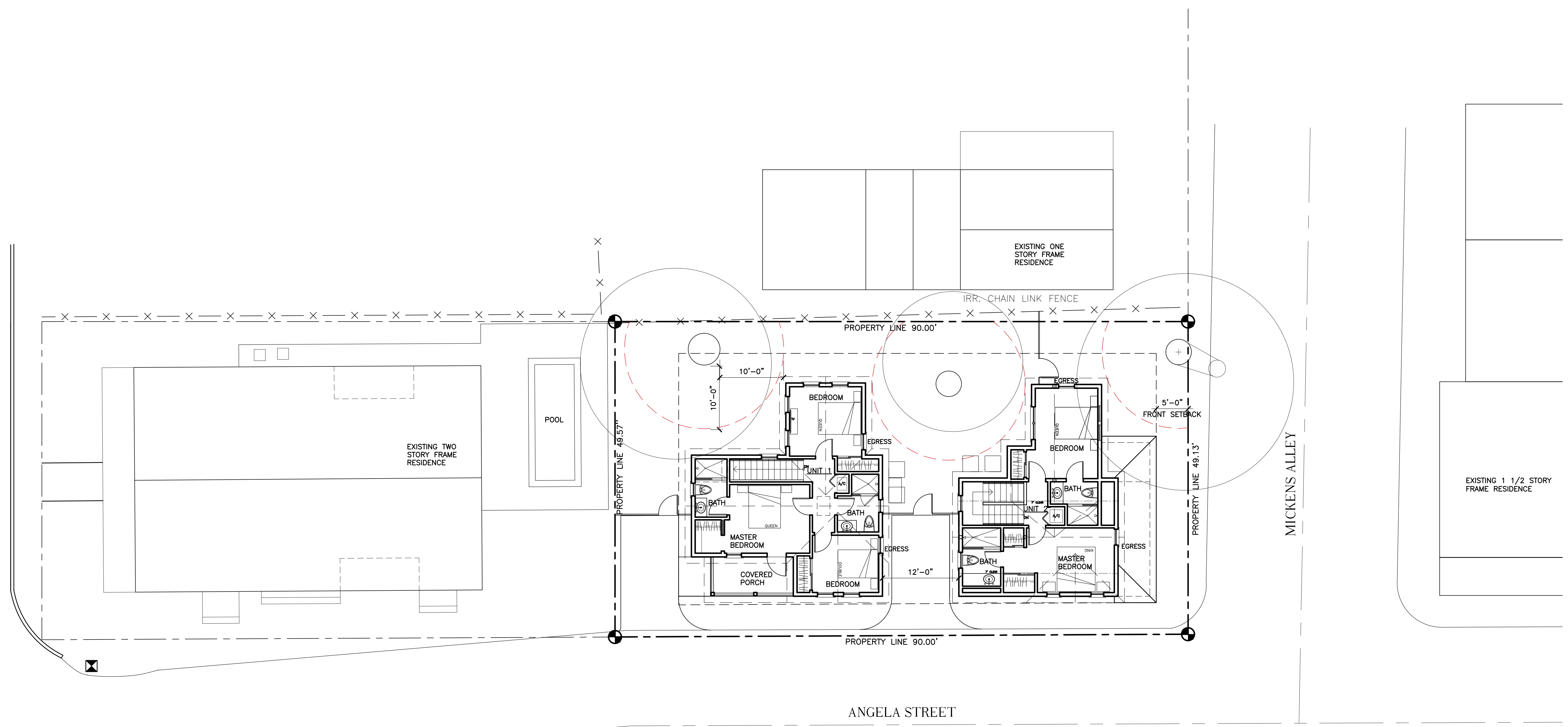
SCALE: 1/8"=1'-0"



ANGELA STREET STREETSCAPE

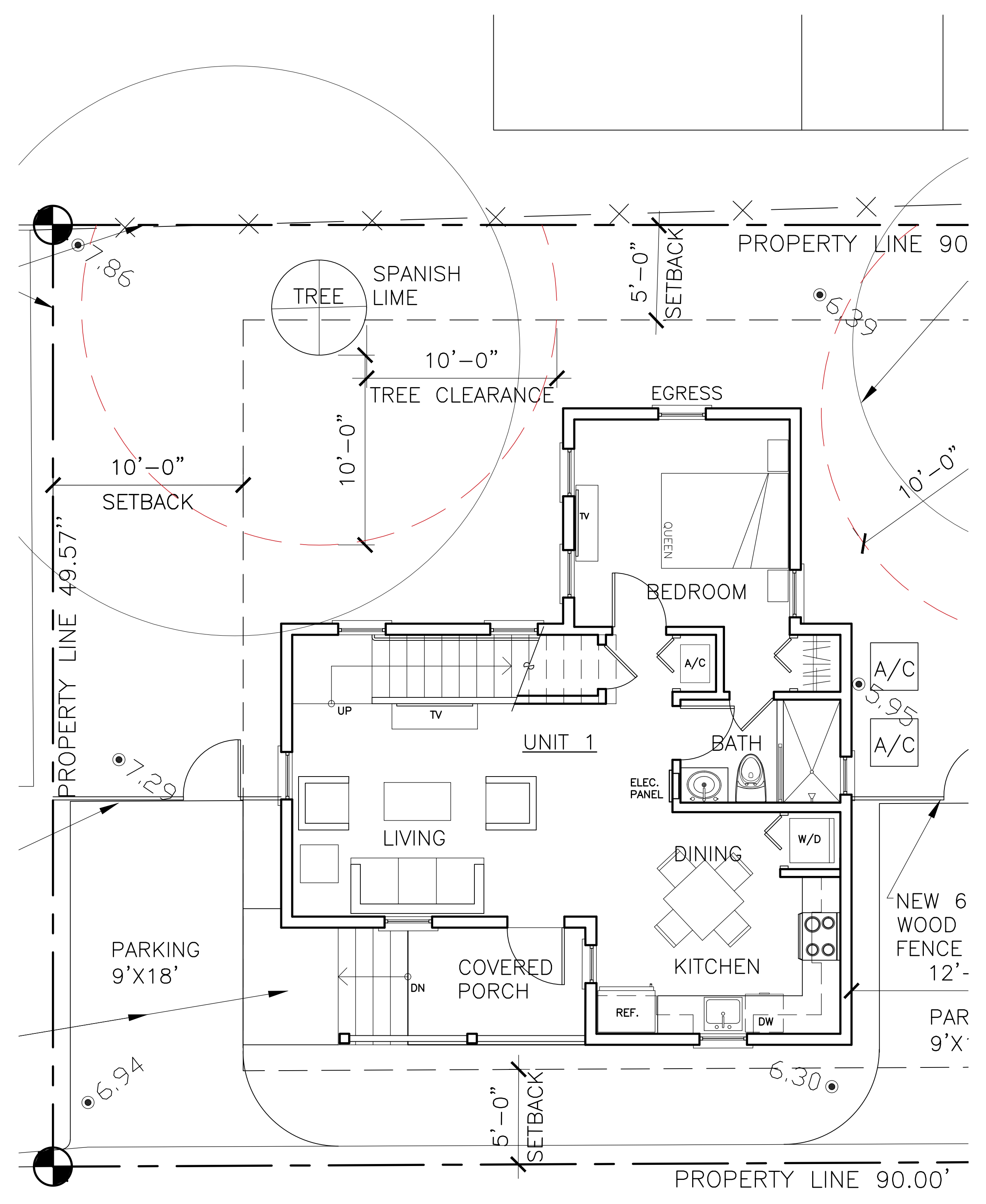
SCALE: 1/8"=1'-0"





PROPOSED SECOND FLOOR PLAN

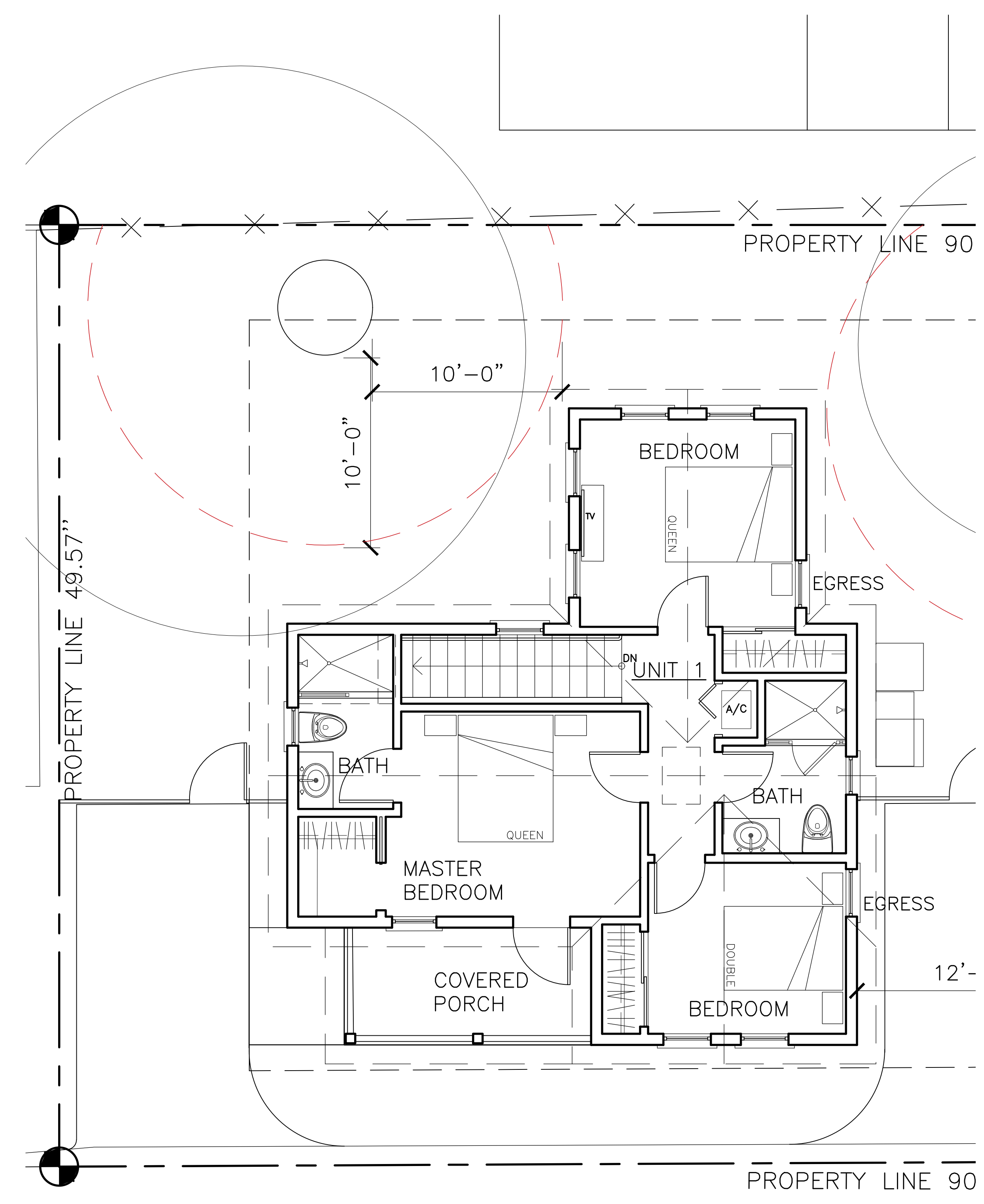
SCALE: 1/8"=1'-0"



PROPOSED UNIT #1 FIRST FLOOR PLAN

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

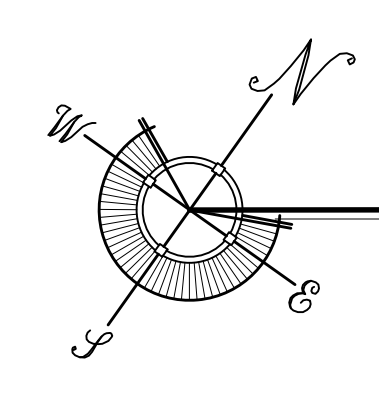
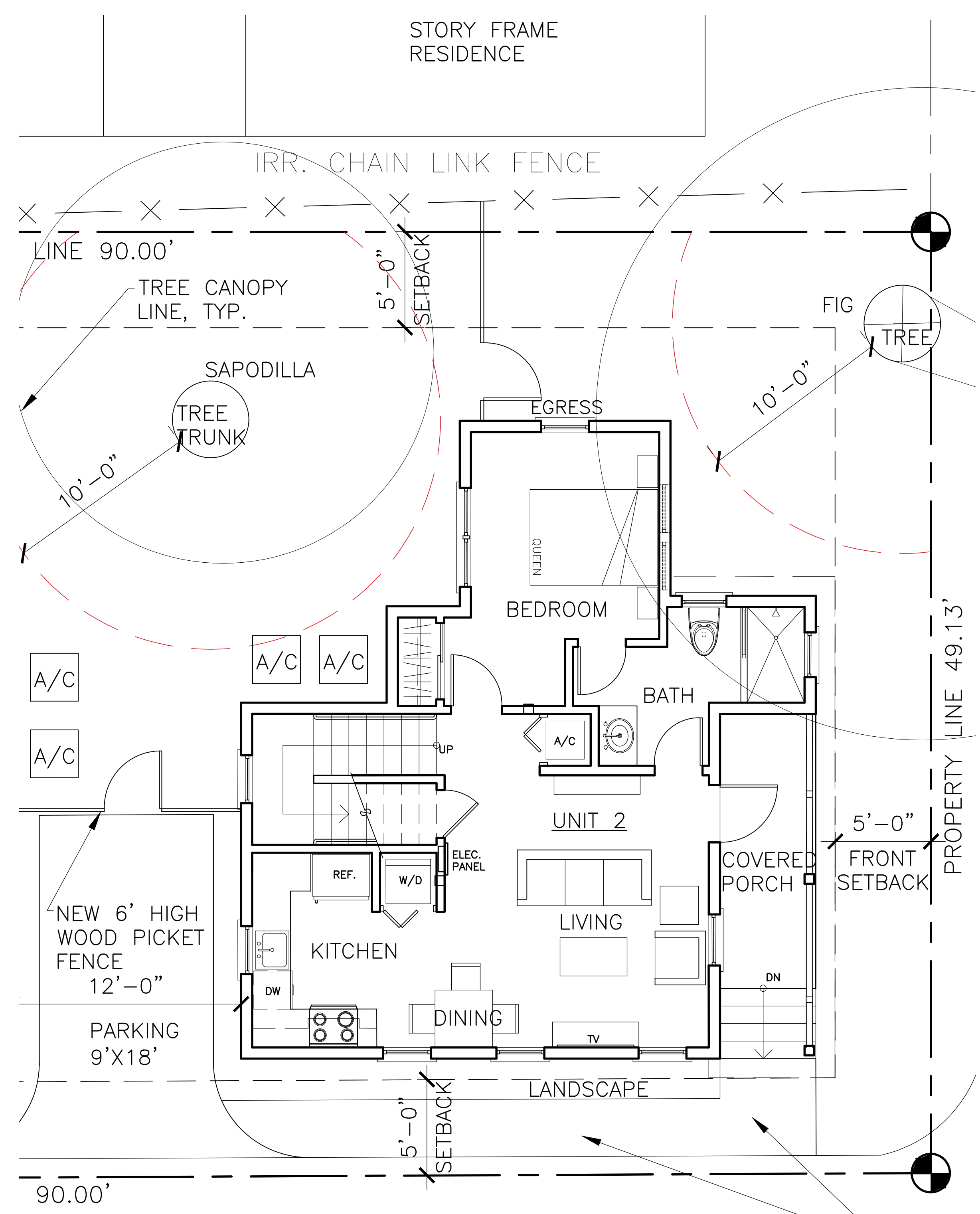
ANGELA ST



PROPOSED UNIT #1 SECOND FLOOR PLAN

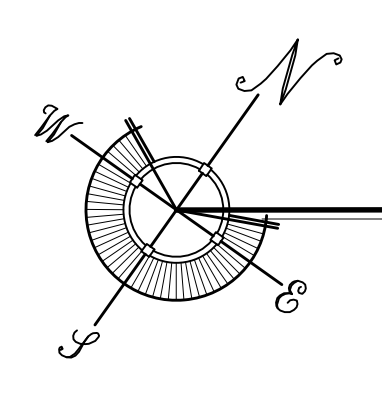
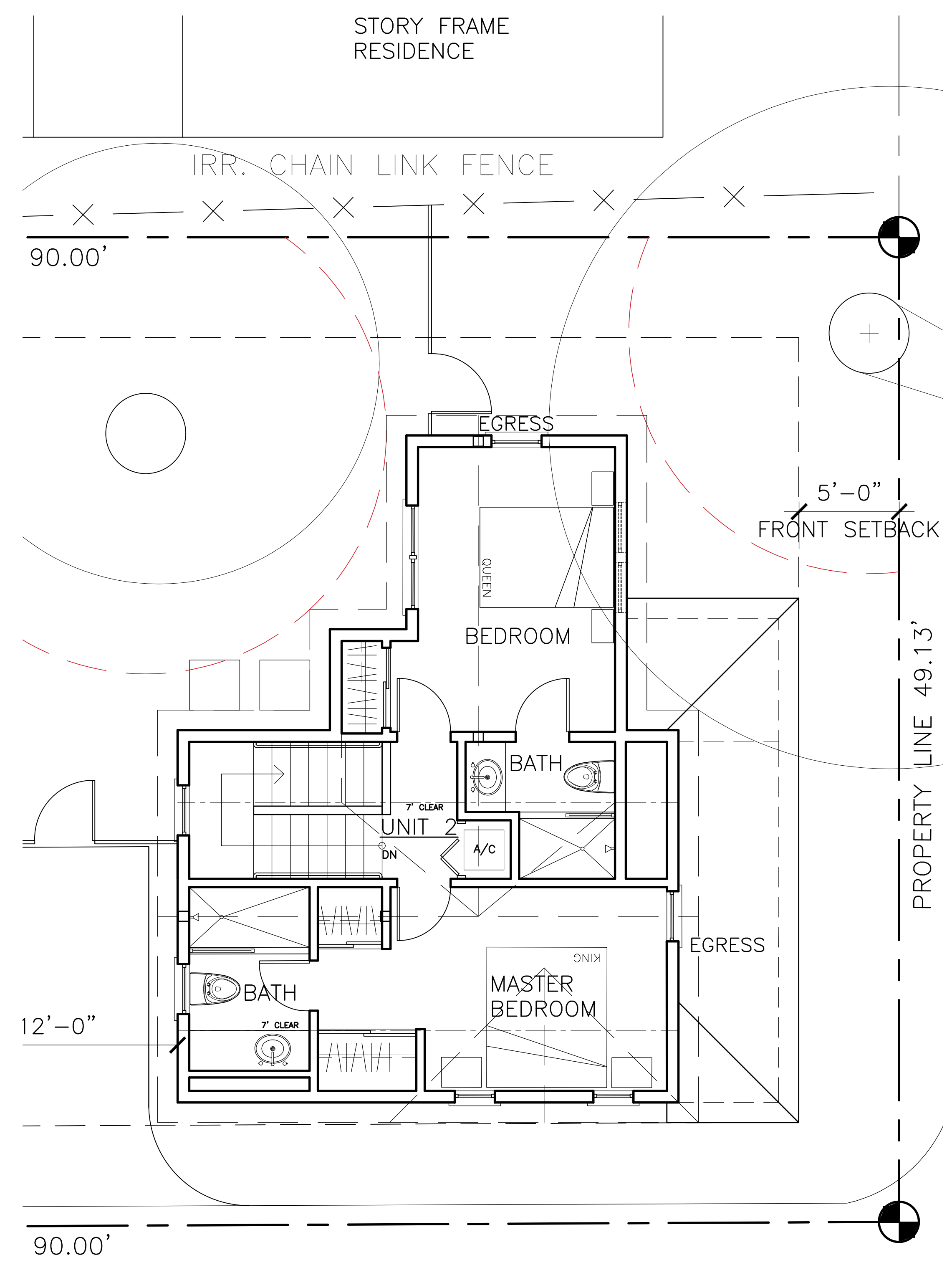
SCALE: 1/4"=1'-0"

ANGELA ST



PROPOSED UNIT #2 FIRST FLOOR PLAN

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



PROPOSED UNIT #2 SECOND FLOOR PLAN

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



1 UNIT 1 – SOUTHEAST ELEVATION  
A-3.1 SCALE: 1/4"=1'-0"



2 UNIT 1 – NORTHEAST ELEVATION  
A-3.1 SCALE: 1/4"=1'-0"



3 UNIT 1 – NORTHWEST ELEVATION  
A-3.1 SCALE: 1/4"=1'-0"



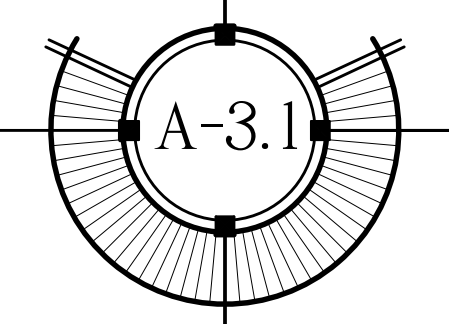
4 UNIT 1 – SOUTHWEST ELEVATION  
A-3.1 SCALE: 1/4"=1'-0"

SEAL

DATE  
08-09-2021  
09-03-2025 HARC

REVISIONS  
03-23-2026 HARC REV.

DRAWN BY  
CAB  
EMA  
PROJECT NUMBER  
2123





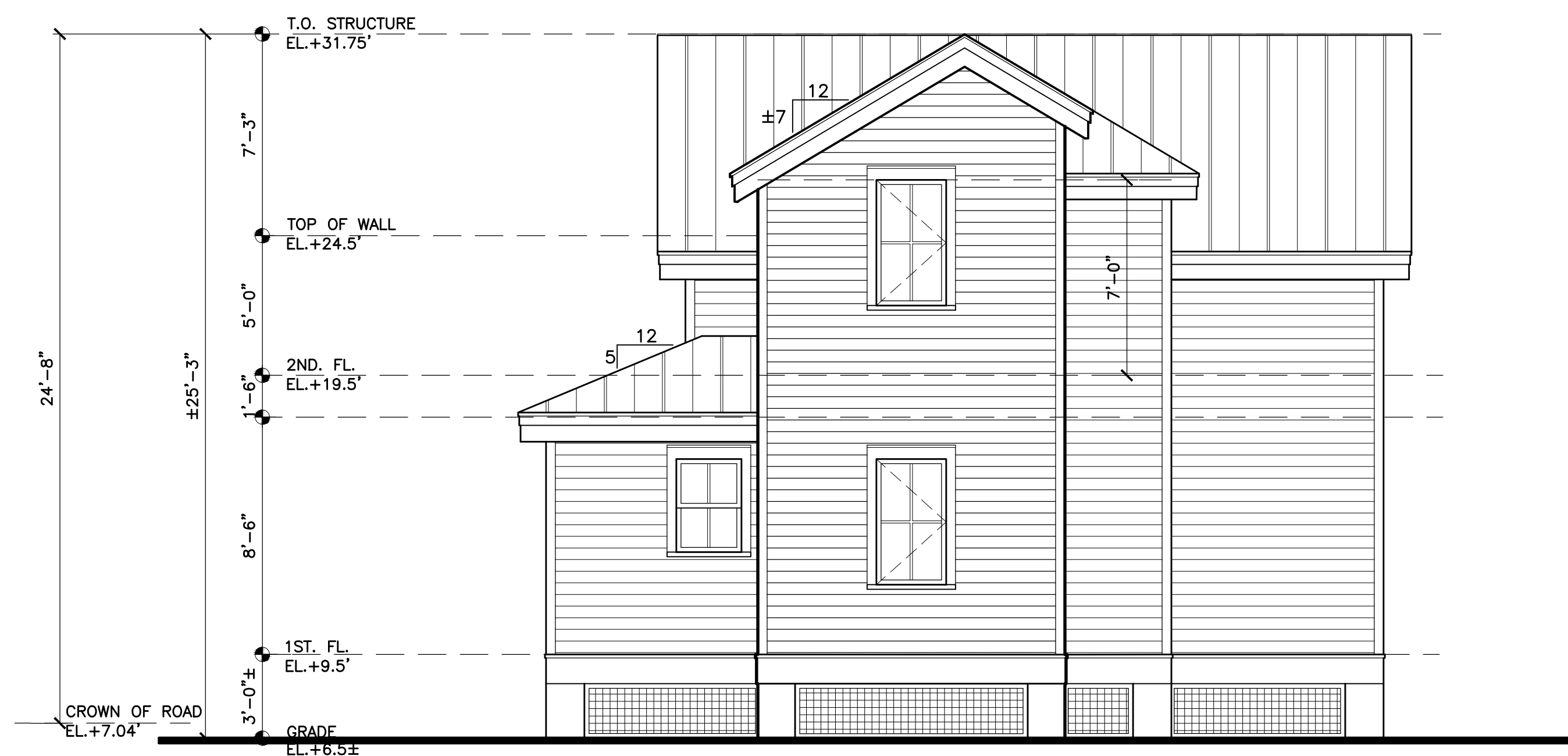
1 UNIT 2- SOUTHEAST ELEVATION

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



2 UNIT 2- NORTHEAST ELEVATION

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



3 UNIT 2- NORTHWEST ELEVATION

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



4 UNIT 2- SOUTHWEST ELEVATION

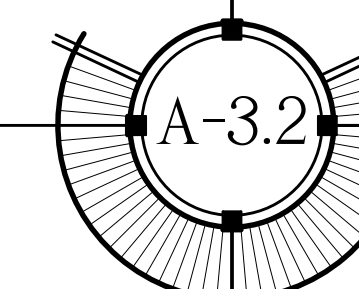
SCALE: 1/4"=1'-0"

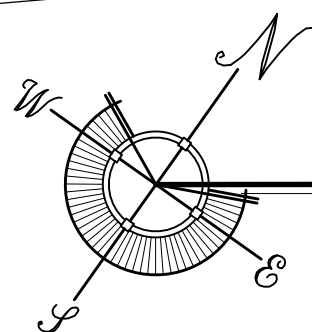
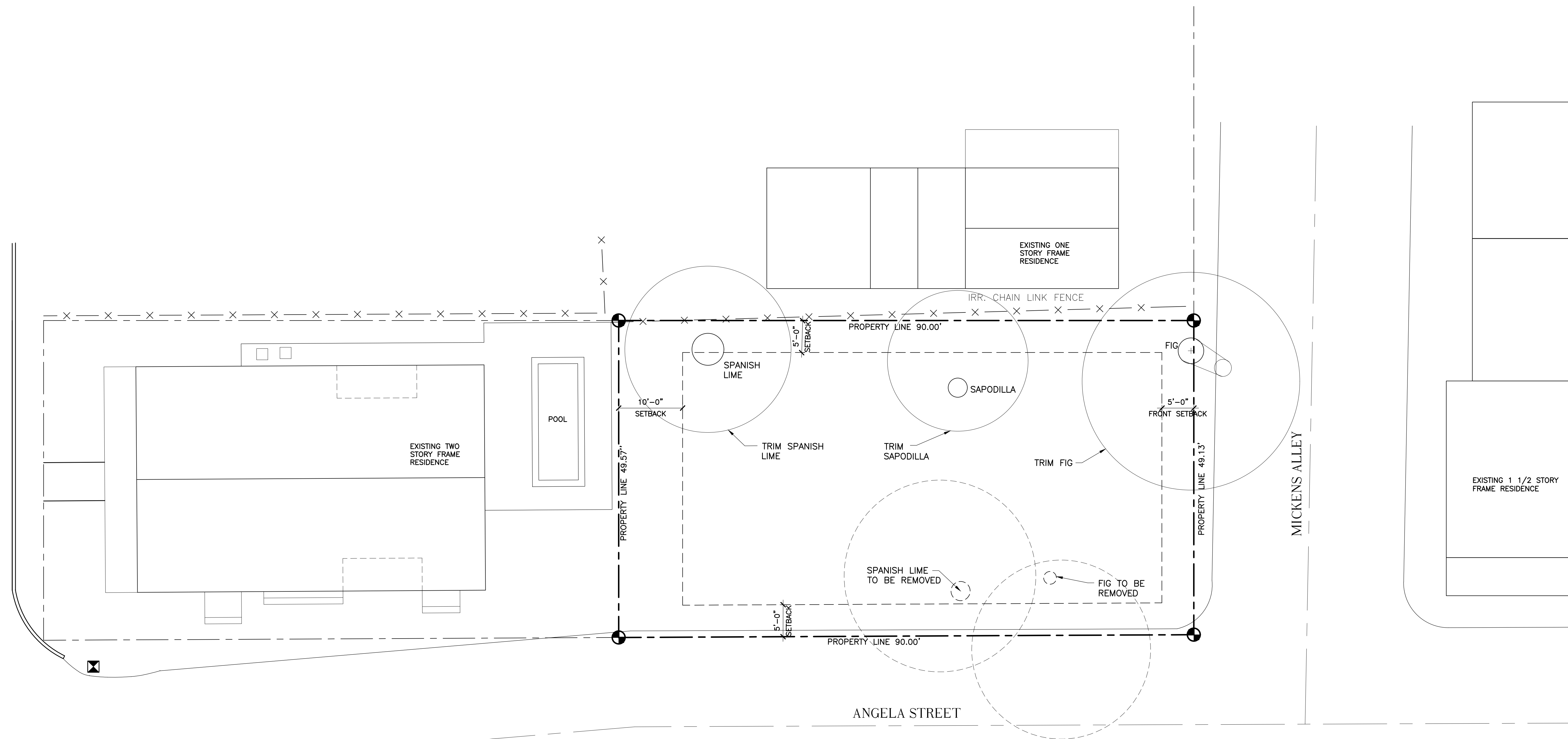
SEAL

DATE  
08-09-2021  
09-03-2025 HARC

REVISIONS  
03-23-2026 HARC REV.

DRAWN BY  
CAB  
EMA  
PROJECT NUMBER  
2123

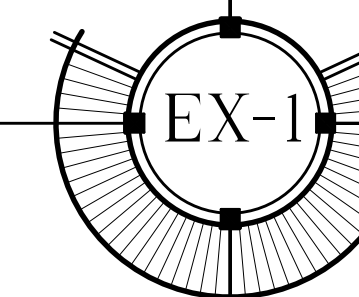




EXISTING SITE PLAN

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

NEW RESIDENCE  
630 MICKENS LANE  
KEY WEST, FLORIDA



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 28, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## TWO NEW SINGLE-FAMILY RESIDENCES AND SITE IMPROVEMENTS.

#630 MICKENS LANE

Applicant – William P. Horn Architect, PA    Application #C2025-0088

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM P. HORN, 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:

630 MILKENS LANE on the 20th day of APRIL, 2026.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on APRIL 28, 2026, 2026.

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

The Certificate of Appropriateness number for this legal notice is C2025-0088

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

**Signed Name of Affiant:**

Date: 4/21/26  
Address: 915 EATON ST.  
City: KEY WEST  
State, Zip: FL. 33040

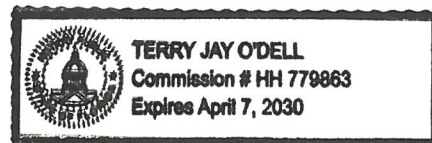
The forgoing instrument was acknowledged before me on this 21 day of April, 2026.

By (Print name of Affiant) William Horn who is personally known to me or has produced ID as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Terry O'Dell  
Print Name: Terry O'Dell

Notary Public - State of Florida (seal)  
My Commission Expires: April 7, 2030



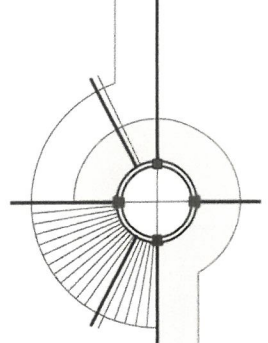


## 630 MICKENS LANE PUBLIC NOTICE

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

[WWW.WPHORNARCHITECT.COM](http://WWW.WPHORNARCHITECT.COM)



# 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 00013120-000000  
 Account# 1013510  
 Property ID 1013510  
 Millage Group 11KW  
 Location 630 MICKENS Ln, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 63 ZZ-205 OR1365-553/58 OR1365-559/64  
 Description OR1369-92 OR1369-108/21 OR1369-122/38 OR1409-317/25  
 OR1413-1410/12 OR1413-1413/15 OR1549-1545/49 OR1597-503/07  
 OR1650-1932/33 OR1880-1860/61 OR2049-607/09 OR2153-1891  
 OR2153-1892 OR2153-1893 OR2153-1894 OR2153-1895  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class VACANT RES (0000)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

[631 THOMAS ASSOCIATES LTD](#)  
 C/O NOBLE HOUSE HOTELS & RESORTS ATTN  
 JANETTE AMENT  
 600 6th ST S  
 Kirkland WA 98033

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$345,863	\$345,863	\$345,863	\$209,664
= Just Market Value	\$345,863	\$345,863	\$345,863	\$209,664
= Total Assessed Value	\$256,212	\$232,920	\$211,745	\$192,495
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$345,863	\$345,863	\$345,863	\$209,664

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$345,863	\$0	\$0	\$345,863	\$232,920	\$0	\$345,863	\$0
2023	\$345,863	\$0	\$0	\$345,863	\$211,745	\$0	\$345,863	\$0
2022	\$209,664	\$0	\$0	\$209,664	\$192,495	\$0	\$209,664	\$0
2021	\$174,995	\$0	\$0	\$174,995	\$174,995	\$0	\$174,995	\$0
2020	\$173,344	\$0	\$0	\$173,344	\$173,344	\$0	\$173,344	\$0
2019	\$176,646	\$0	\$0	\$176,646	\$176,646	\$0	\$176,646	\$0
2018	\$176,646	\$0	\$0	\$176,646	\$176,646	\$0	\$176,646	\$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 UNPERMITTED (01DM)	4,523.00	Square Foot	0	0

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
9/15/2005	\$550,000	Warranty Deed		2153	1895	Q - Qualified		

**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



**Map**



**TRIM Notice**

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

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 4/22/2026, 10:20:39 PM

[Contact Us](#)

