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## Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: October 22, 2024

Applicant: Mathew Stratton

Application Number: H2024-0047

Address: 824 Baptist Lane

### **Description of Work:**

Demolition of one-story CBS structure and wood frame.

### **Site Facts:**

The building under review is historic since it's more than 50 years old and is a non-contributing structure to the historic district. This one-story concrete block structure was constructed in 1964 and features a low-pitched gable roof with a shed roof porch. Residences in the neighborhood are wood frame, which makes this the only concrete block residential structure and relatively small in scale compared to others in the area. The lot to the right of the front elevation is vacant, the lot to the left contains a two-story wood structure, and the lot in front of the building is 1 ½ stories tall. Additionally, there is a shed at the rear of the property that extends over the property line, along with an open porch and a concrete pad on the north elevation of the building.

Currently the house sits on the ground, and it is in an AE-7 flood zone.



*Photo of house under review circa 1965. Monroe County Library.*



*Photo taken by Property Appraiser's office 06/28/19.*



*Current photo of house under review.*

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

- Section 102-217 (3), demolition of historic but non-contributing, non-historic or non-contributing buildings or structures of the Land Development Regulations.

### **Staff Analysis:**

The Certificate of Appropriateness outlines the proposal for the demolition of a historic and non-contributing structure. This one-story CBS house has preserved its original proportions and fenestrations since its construction in 1964. It consists of two bedrooms and one bathroom, and features a front-gabled roof. While the house originally had asphalt shingles, it currently has a 5 V-crimp roofing system.

Since the structure to be demolish under review have some structural historic components the evaluation shall be based on section 102-218 (a) (1) and (2) of the Land Development Regulations, which requires the following criteria for demolitions:

- (1) *If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that the structure under review for demolition is structurally sound. Staff have not received any documentation or determination indicating that the structure is irreparably compromised due to extreme deterioration.

- (2) *For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

The applicant has submitted drawings as part of this review. If the Commission approves the design and demolition, HARC staff will conduct a review of the construction documents during the building permitting process to ensure consistency with the approved schematic plans.

The following is the criteria of section 102-125 shall apply for the review:

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

Staff believes that the structure under review is not within the period of significance for the district and does not reflect distinctive architectural characteristics of a specific period or style.

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

It is the staff's understanding that no notable events have occurred at the site that are relevant to local, state, or national history.

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

The house under review does not hold significant value in terms of development, heritage, or the cultural record of the city.

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

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

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

The house under review does not exemplify the social, cultural, or historic heritage of the city, as it is historic due to its age of construction but does not possess architectural attributes nor is part of the period of significance of the historic district.

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

The building under review cannot be considered fine example of a distinctive architectural style.

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

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The house under review does not exemplify the remaining significant architectural type in its neighborhood and does not possess any significant visual features.

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

The house under review does not provide significant historical information, as it falls outside the period of significance for the historic district, is not linked to any notable historic events or individuals, and

does not exemplify any architectural style that is unique to Key West or the South Florida region.

In conclusion, it is the staff's opinion that the request for demolition of the house meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**City of Key West**

1300 White Street  
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:	824 BAPTIST LANE	
NAME ON DEED:	ERIC TEVES & MICHAEL SCOTT BURAU	PHONE NUMBER (305) 432-6740
OWNER'S MAILING ADDRESS:	522 OLIVIA ST. KEY WEST, FL	EMAIL ERICTEVES70@GMAIL.COM
APPLICANT NAME:	MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
APPLICANT'S ADDRESS:	3801 FLAGLER AVE KEY WEST, FL	EMAIL MSTRATTONARCHITECT@GMAIL.COM
APPLICANT'S SIGNATURE:	<i>Matthew Stratton</i>	DATE 9/30/24

**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: CONSTRUCT NEW 1,723 SF WOOD FRAME SINGLE FAMILY RESIDENCE WITH SWIMMING POOL, DECK, PICKET FENCING, HARDIE SIDING, IMPACT WINDOWS AND DOORS, GALVALUME U-CRIMP ROOF
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
DEMOLISH 1-STORY CBS RESIDENCE AND WOOD FRAME SHED



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):	
N/A	
PAVERS:	FENCES:
CRUSHED STONE AT OFFSTREET PARKING	6' WOOD PICKET FENCE
DECKS:	PAINTING:
AZEK OF IPE WOOD DECK AT POOL	100% EXTERIOR COLOR TBD
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
NEW PRIVACY LANDSCAPING	200 SF 9 x 13 POOL w/WATERFALL
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
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	824 BAPTIST LANE
PROPERTY OWNER'S NAME:	ERIC TEVES
APPLICANT NAME:	MATTHEW STRATTON, ARCHITECT

*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		9/30/24 Eric TEVES	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
REMOVE 1-STORY CBS STRUCTURE (CIRCA 1964)
REMOVE WOOD FRAME SITED IN REAR YARD

**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.

THE PRIMARY STRUCTURE IS NOT LISTED AS A "CONTRIBUTING" STRUCTURE, BUT IS CONSIDERED HISTORIC BECAUSE OF ITS AGE. THE STRUCTURE IS A PLAIN, 1-STORY CBS WITH LOW-PITCH GABLE ROOF AND SITED ROOF PORCH. THE STRUCTURES HAVE NO DISTINCTIVE ARCHITECTURAL STYLE OR SIGNIFICANCE.

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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

NO SIGNIFICANT EVENTS ASSOCIATED WITH THIS PROPERTY ARE KNOWN

(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.

NONE ARE KNOWN

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

NONE ARE KNOWN

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

IT DOES NOT

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

IT DOES NOT

(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.

IT DOES NOT

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,

IT HAS NOT AND IS NOT LIKELY TO

**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.

THIS IS THE ONLY CBS RESIDENTIAL STRUCTURE IN A NEIGHBORHOOD OF WOOD FRAME STRUCTURES. IT IS ONE OF THE SMALLEST SCALE HOUSES IN THE NEIGHBORHOOD.

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

THE PROPOSED REPLACEMENT STRUCTURE WILL PROVIDE BETTER SCALE AND RELATIONSHIP TO SURROUNDING STRUCTURES.

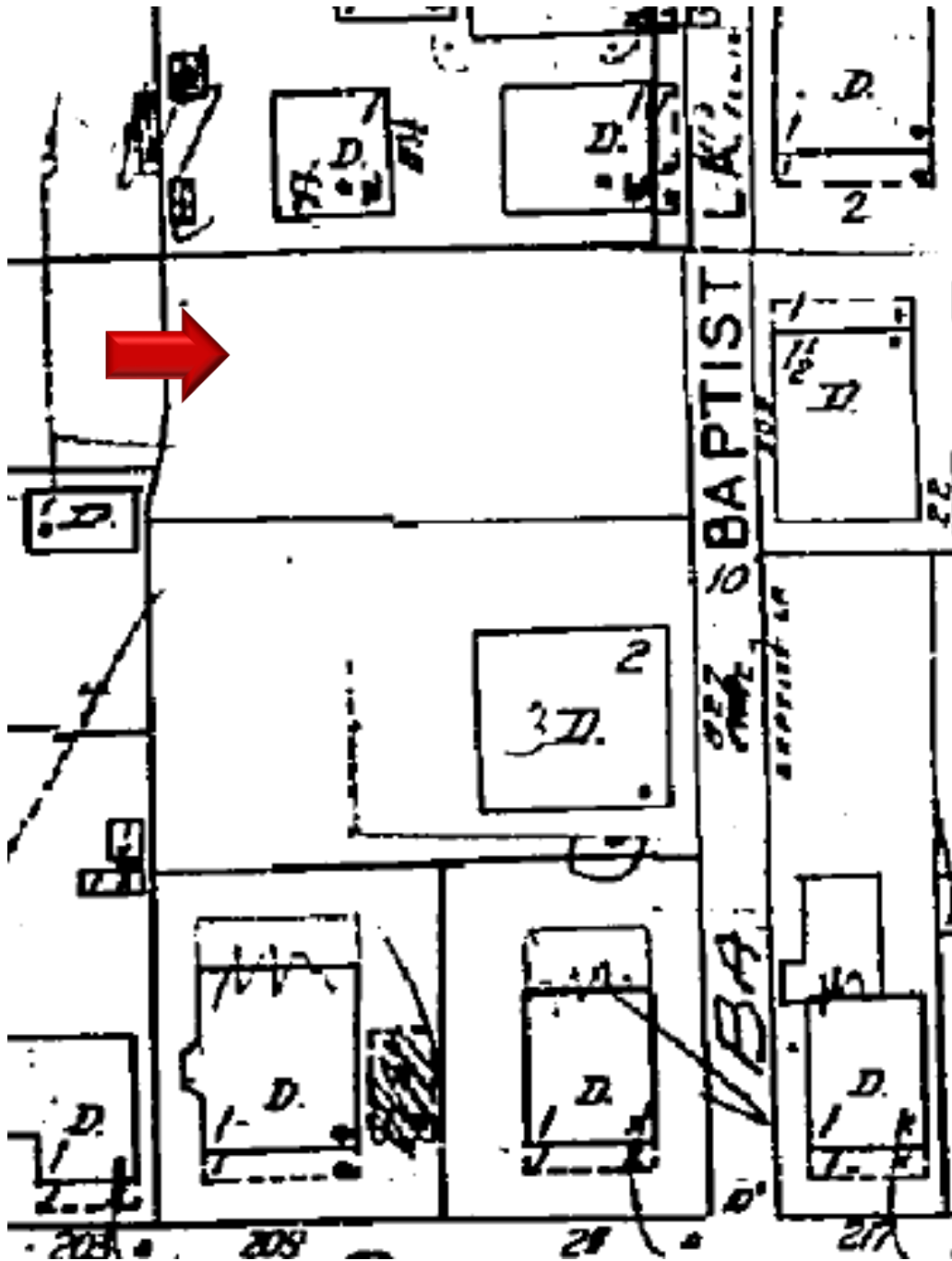
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

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

THERE ARE NO ARCHITECTURAL QUALITIES OR HISTORICAL ATTRIBUTES THAT WOULD QUALIFY THIS STRUCTURE AS A SIGNIFICANT CONTRIBUTION TO THE HISTORIC DISTRICT.

# SANBORN MAPS



1962 Sanborn Map.

# PROJECT PHOTOS



**806 Baptist Lane**





812 Baptist Lane





**814 Baptist Lane**





**824 Baptist Lane - Front**



**824 Baptist Lane – Side (north) looking towards rear**



**824 Baptist Lane – Side (north) looking towards street**



824 Baptist Lane – Side (south) looking towards rear





**824 Baptist Lane – Rear – Wood Frame Shed**



**822 Baptist Lane – Empty lot next door – looking west**



**822 Baptist Lane – Empty lot next door – looking northwest**



**827 Baptist Lane**





829 Baptist Lane (rear)



**217 Olivia – Rear  
(Across Lane)**



**2 Baptist Lane**  
**(Across Lane)**





**4, 5 and 6 Baptist Lane  
(Across Lane)**



**813 Baptist Lane**

**(Across Lane)**

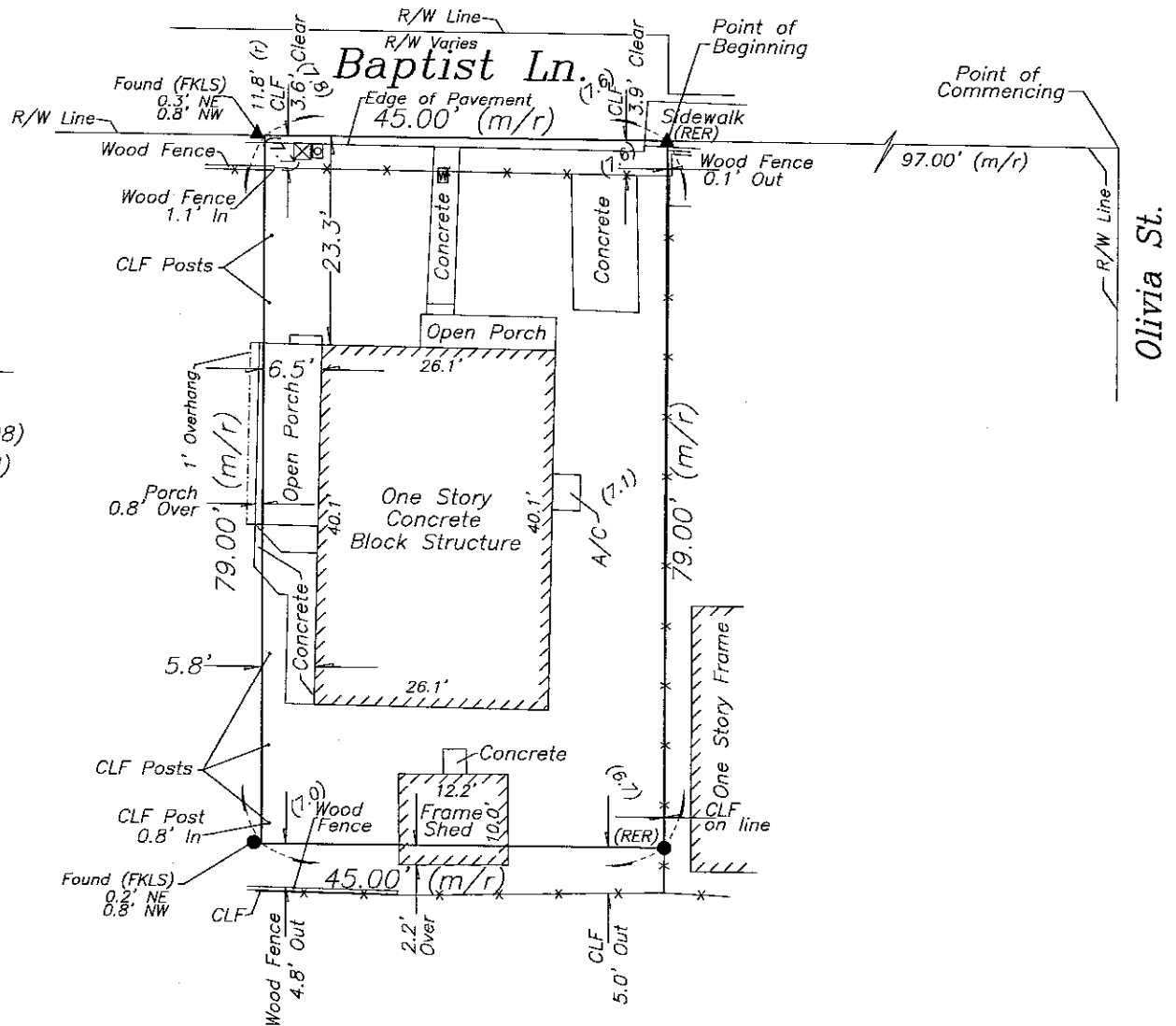
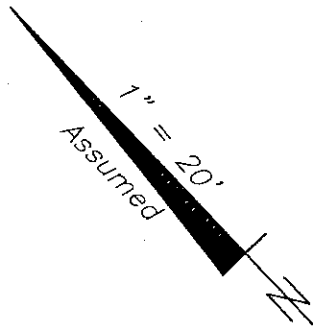


**805 Baptist Lane**

**(Across Lane)**

# SURVEY

# Boundary Survey Map of part of Lot 2, Square 2, Tract 3 Island of Key West, Florida



## LEGEND

- ⊙ Found 3/4" Iron Pipe (6298)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (As Noted)
- ▲ Found Nail & Disc (As Noted)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- ⊡ Sewer Cleanout
- ⊢ Water Meter
- (6.9) Spot Elevation (Typical)

### NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 824 Baptist Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 24, 2024.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: BASIC

**BOUNDARY SURVEY OF:** On the Island of Key West, and known as Part of Lot Two (2), Square Two (2), Tract Three (3). Recorded in Plat Book 2, Page 47, Public Records, Monroe County, Florida. Commence at a point Ninety-seven (97) feet from the Northeast (Southwest) corner of Olivia Street and Baptist Lane and running thence in a Westerly direction Forty-five (45) feet; thence at right angles in a Northerly (Southerly) direction Seventy-nine (79) feet; thence at right angles in an Easterly direction Forty-five (45) feet; thence at a right angle in a Southerly (Northerly) direction Seventy-nine (79) feet to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Eric Teves;

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

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

June 6, 2024  
9/16/24 added elevations

THIS SURVEY  
IS NOT  
ASSIGNABLE

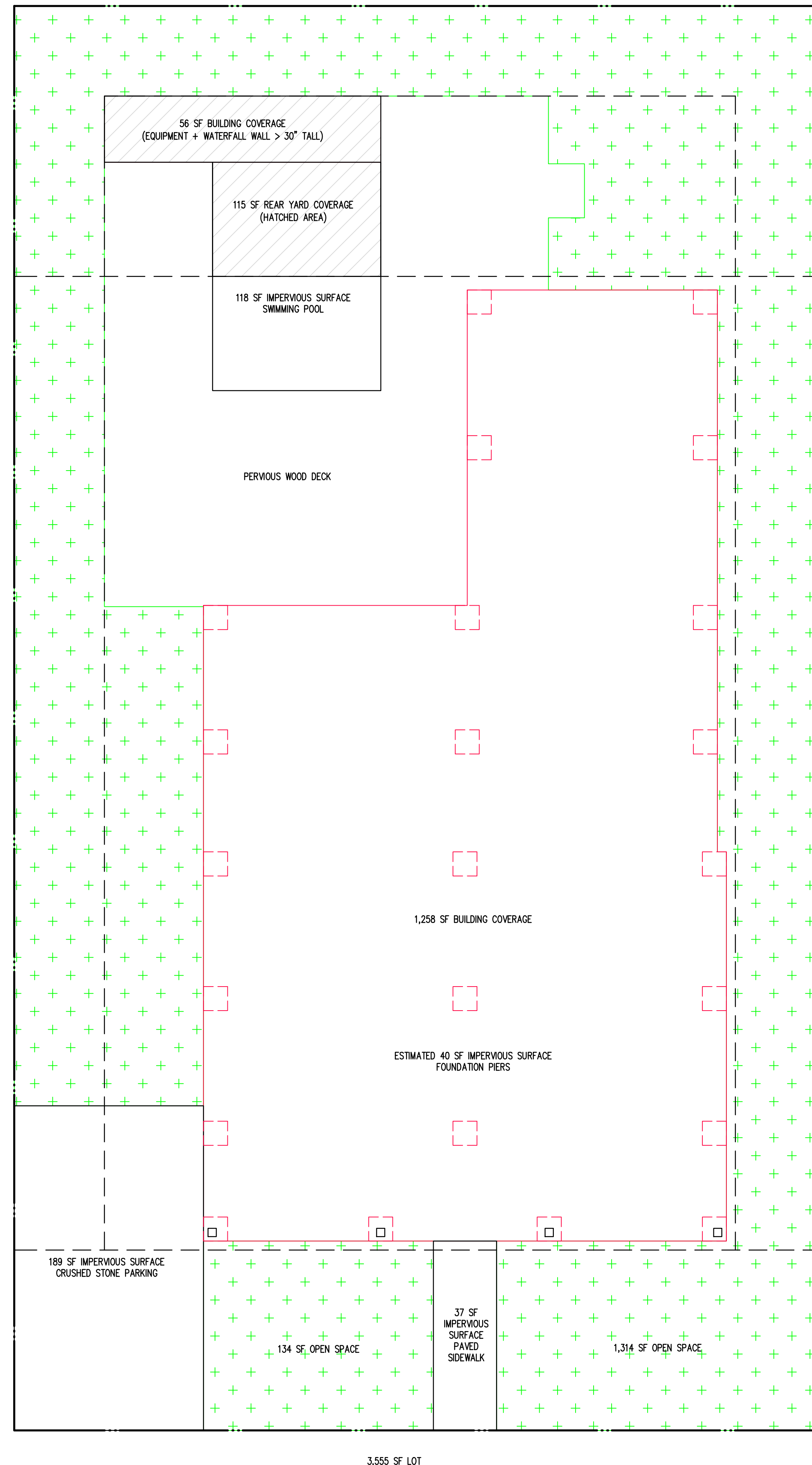
**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN



SITE DATA DIAGRAM  
1/4"=1'-0"

SITE DATA CALCULATIONS		
ZONING DISTRICT HMDR 3,555 SF LOT	ALLOWED	PROPOSED
BUILDING COVERAGE	1,422 SF (40%) MAX.	1,314 SF (37%)
IMPERVIOUS SURFACE	2,133 SF (60%) MAX.	440 SF (12.4%)
OPEN SPACE	1,244 SF (35%) MIN.	1,448 SF (40.7%)
FRONT YARD SETBACK	10'	10'-6"
SIDE YARD SETBACK	5'	10'-6" SOUTH 5'-6" NORTH
STREET SIDE YARD SETBACK	7'-6"	N/A
REAR YARD SETBACK	15'	15'-6"
REAR YARD COVERAGE	675 SF REAR YARD X 30% MAX. COVERAGE = 203 SF	115 SF (17.0%)
BUILDING HEIGHT	30'	26'-6-3/4"

New Single Family Residence  
**824 Baptist Lane**  
Key West, Florida 33040

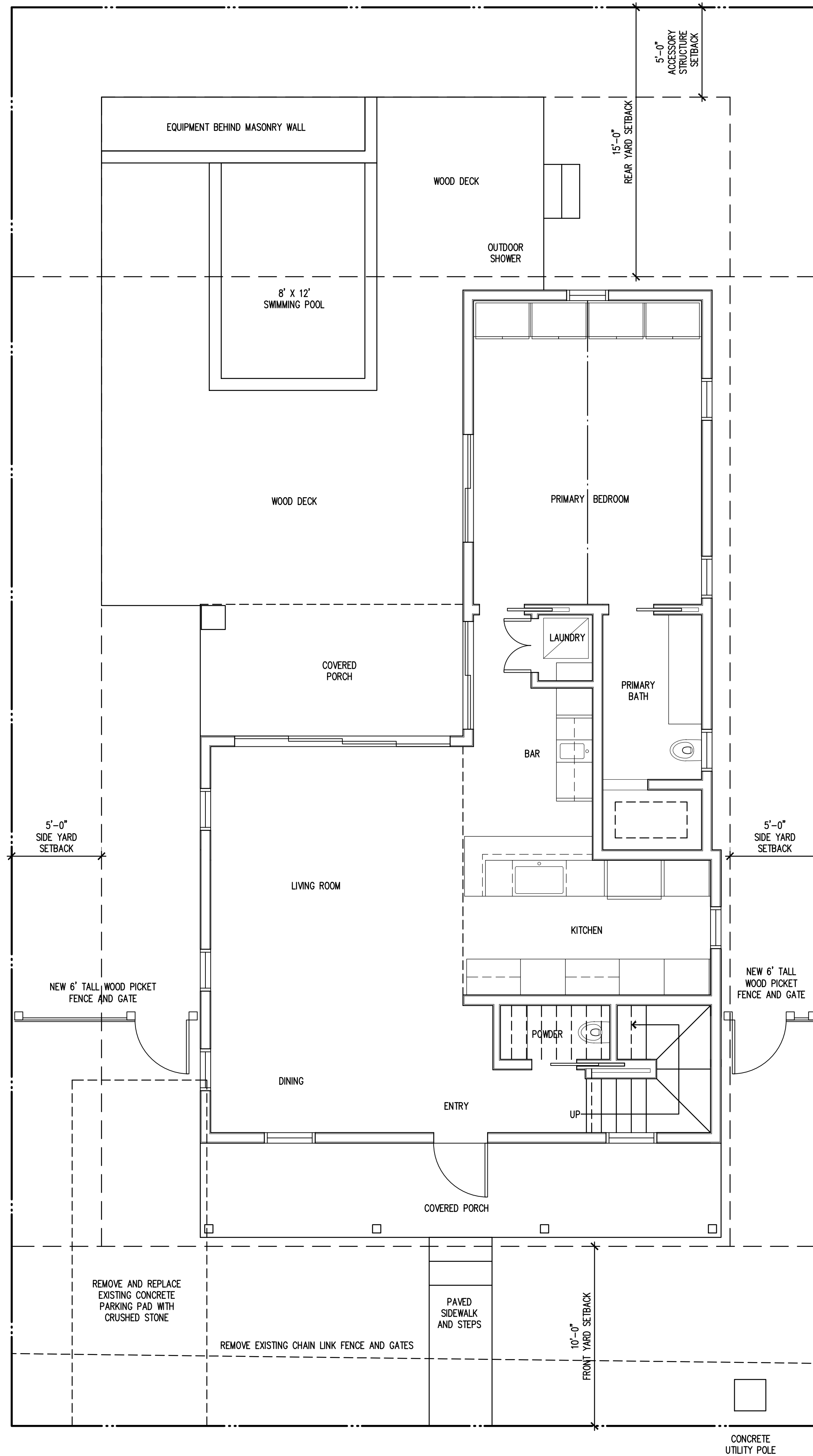
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



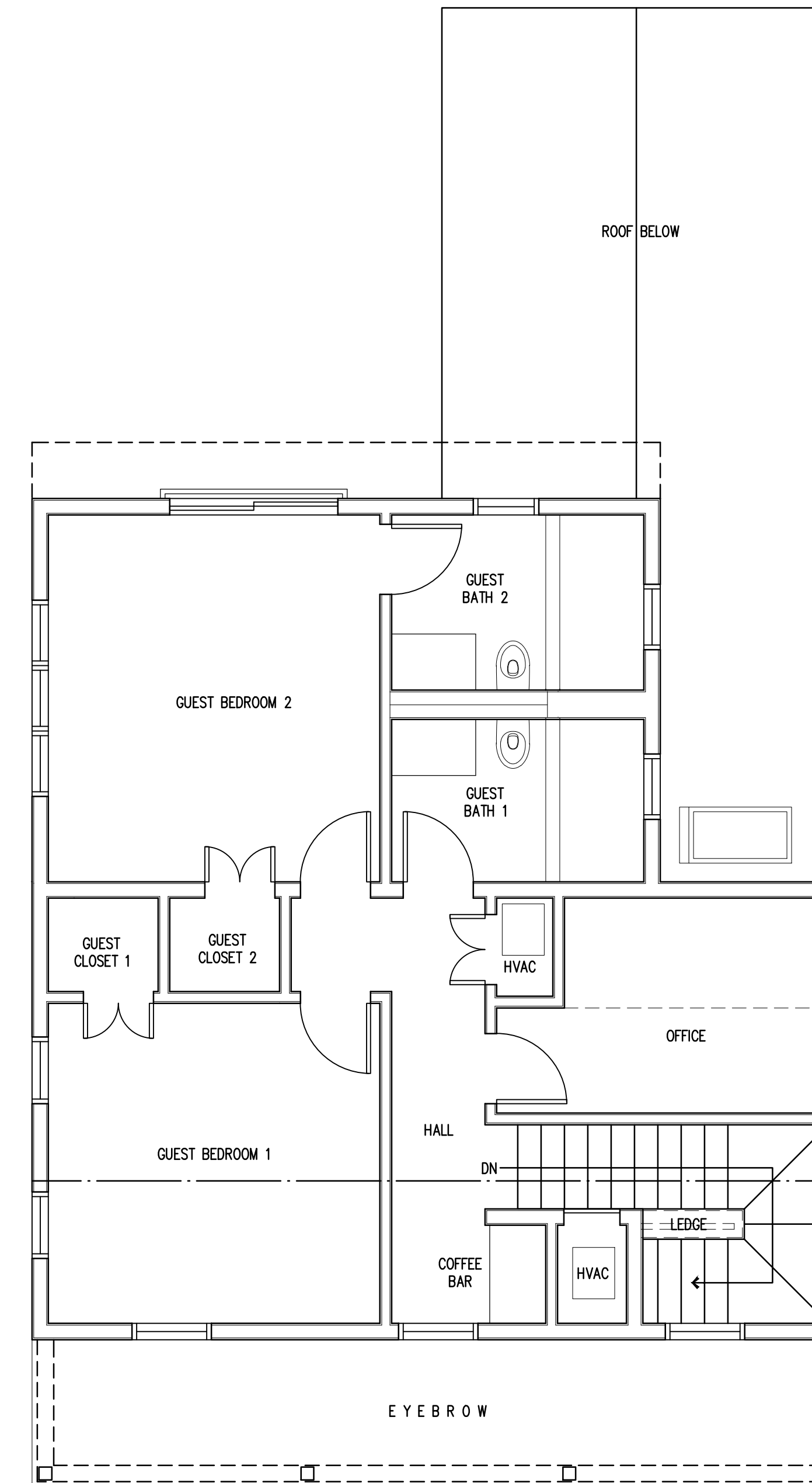
Date 9.23.24

Project #

A-1



SITE PLAN - FIRST FLOOR PLAN  
 1/4" = 1'-0"

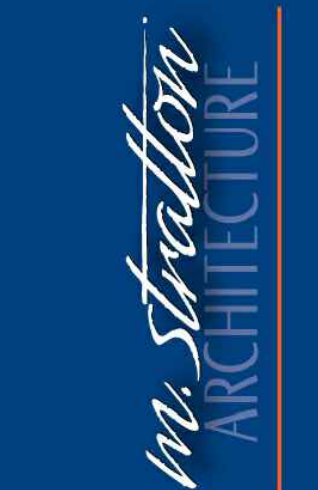


SECOND FLOOR PLAN  
 1/4" = 1'-0"



New Single Family Residence  
**824 Baptist Lane**  
 Key West, Florida 33040

M. Stratton Architecture  
 3801 Flagler Ave.  
 Key West, Florida 33040  
 305.923.9670  
 Matthew@MStrattonArchitecture.com



Date 9.23.24

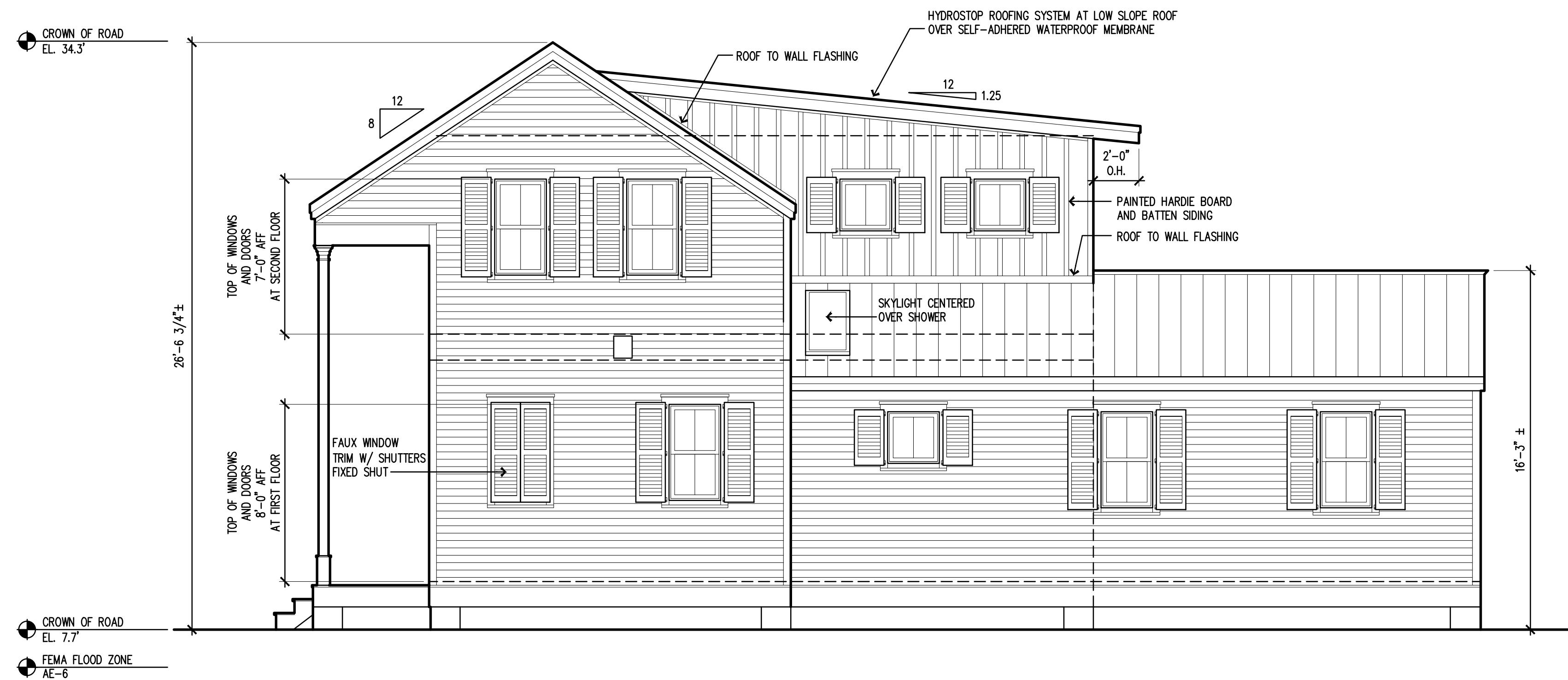
Project #

A-2





FRONT ELEVATION (EAST)  
1/4"=1'-0"



SIDE ELEVATION (NORTH)  
1/4"=1'-0"



SIDE ELEVATION (SOUTH)  
1/4"=1'-0"



REAR ELEVATION (WEST)  
1/4"=1'-0"

New Single Family Residence  
**824 Baptist Lane**  
Key West, Florida 33040

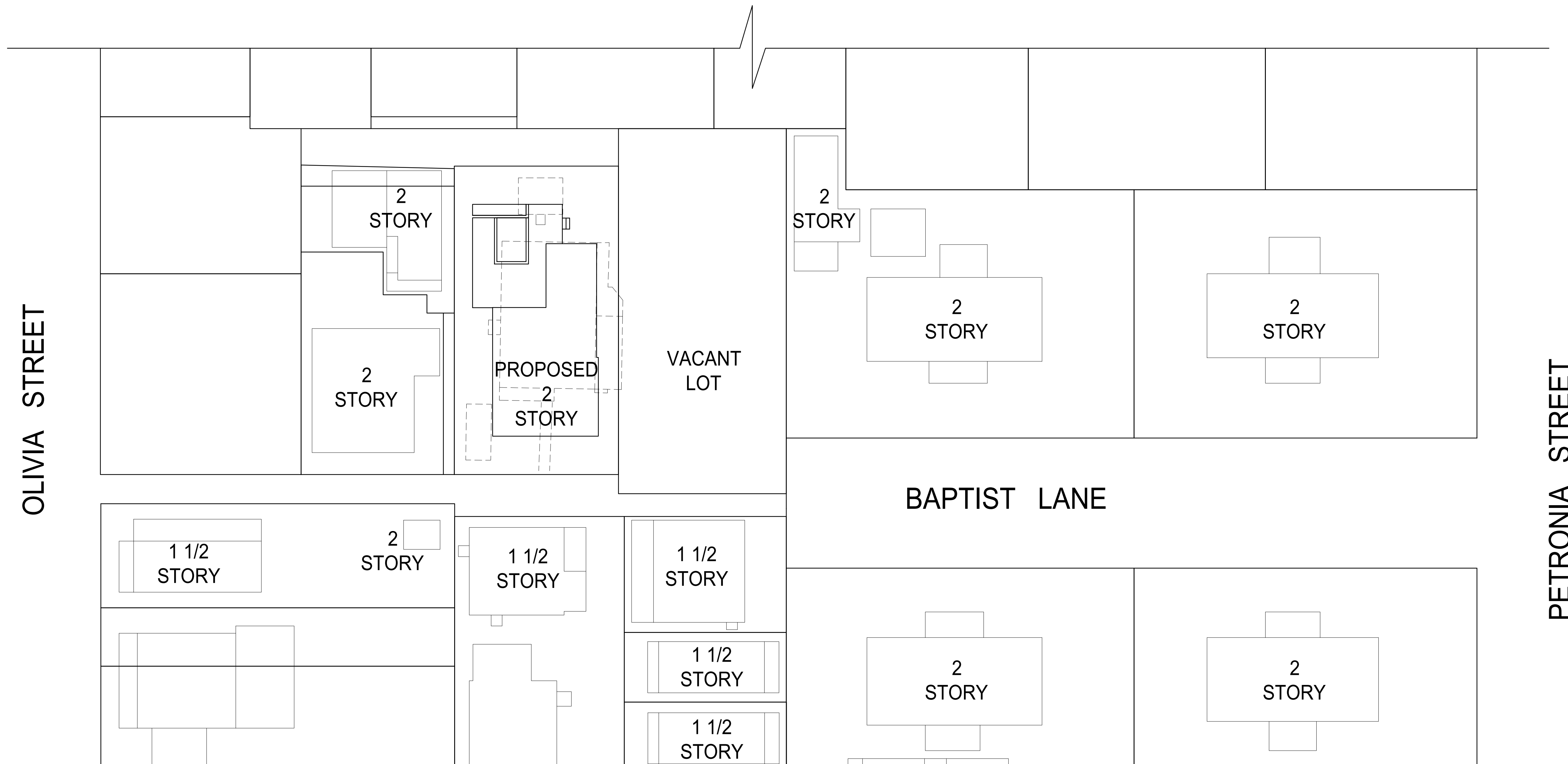
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



Date 9.23.24

Project #

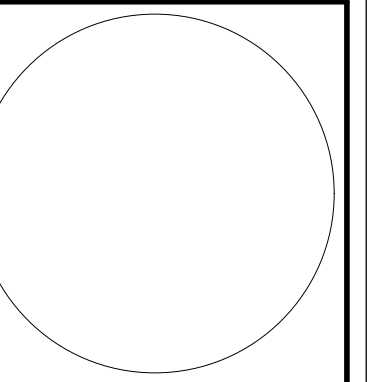
**A-3**



STREETSCAPE  
1/16" = 1'-0"



New Single Family Residence  
**824 Baptist Lane**  
Key West, Florida 33040



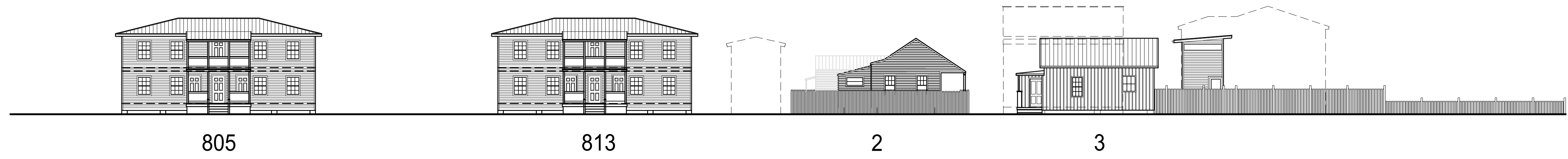
M. Stratton Architecture  
3801 Flagler Ave.  
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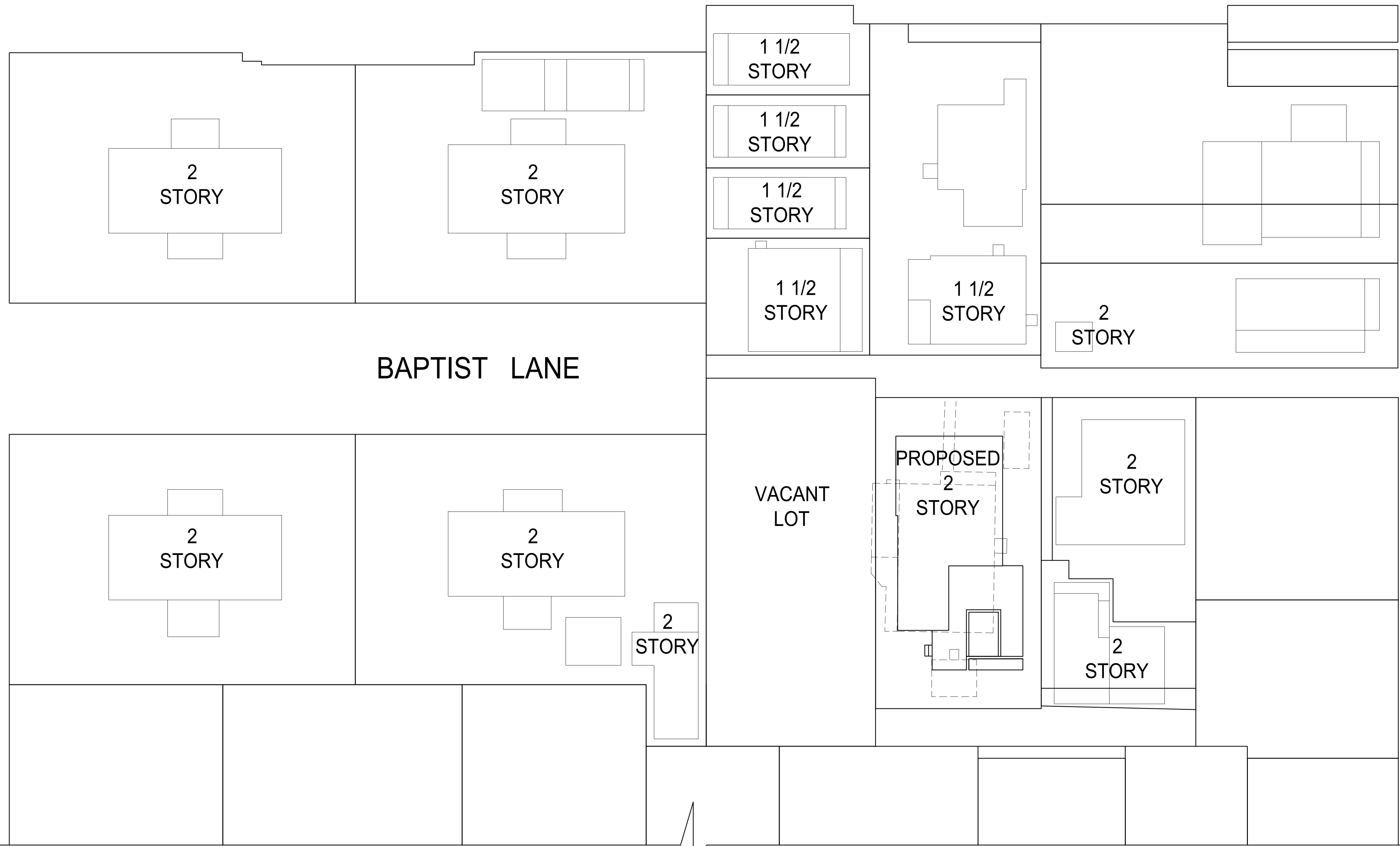
Date 9.23.24

Project #

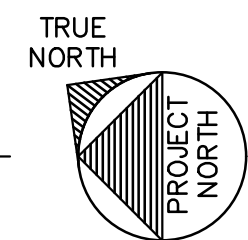
**A-4**



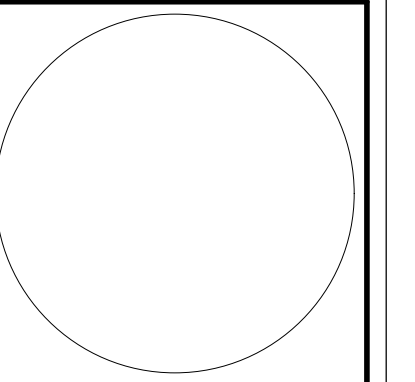
PETRONIA STREET



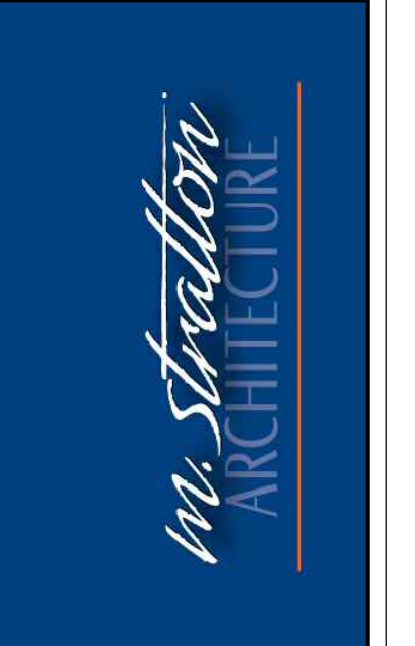
OLIVIA STREET



New Single Family Residence  
**824 Baptist Lane**  
Key West, Florida 33040



M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



Date 9.23.24  
Project #

**A-5**

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., October 22, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW WOOD FRAME SINGLE FAMILY STRUCTURE, POOL, DECK,  
AND FENCES. DEMOLITION OF ONE-STORY CBS STRUCTURE  
AND WOOD FRAME SHED.**

**#824 BAPTIST LANE**

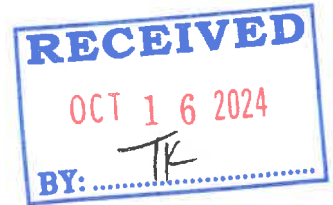
**Applicant – Mathew Stratton Application #H2024-0047**

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 MATTHEW STRATTON, 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: 824 BAPTIST LANE on the 16<sup>TH</sup> day of OCTOBER, 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 OCTOBER 22, 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 H2024-0047

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

Signed Name of Affiant: [Signature]

Date: 10/16/24

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of October, 2024.

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

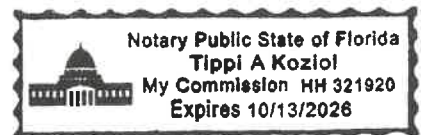
## NOTARY PUBLIC

Sign Name: Tippi A. Kozioł

Print Name: Tippi A. Kozioł

Notary Public - State of Florida (seal)

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





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Public Meeting Notice

DO NOT BLOCK GATE

# 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 00014620-000000  
 Account# 1015008  
 Property ID 1015008  
 Millage Group 11KW  
 Location 824 BAPTIST Ln, KEY WEST  
 Address  
 Legal KW PT LT 2 SQR 2 TR 3 B2-47 G54-312 OR189-132 OR985-1935 OR2437-743  
 Description OR2443-1566 OR2447-470 OR2817-2054 OR2817-2050 OR3287-1192 OR3287-1195  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



1015008 824 BAPTIST LN 06/28/19

### Owner

[TEVES ERIC](#)  
 522 Olivia St  
 Key West FL 33040

[BURAU MICHAEL SCOTT](#)  
 522 Olivia St  
 Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$150,553	\$139,129	\$143,104	\$124,465
+ Market Misc Value	\$4,137	\$4,137	\$3,043	\$3,043
+ Market Land Value	\$886,901	\$910,791	\$552,447	\$447,930
= Just Market Value	\$1,041,591	\$1,054,057	\$698,594	\$575,438
= Total Assessed Value	\$622,942	\$604,799	\$587,184	\$570,082
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$597,942	\$579,799	\$562,184	\$545,082

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$886,901	\$150,553	\$4,137	\$1,041,591	\$622,942	\$25,000	\$597,942	\$418,649
2023	\$910,791	\$139,129	\$4,137	\$1,054,057	\$604,799	\$25,000	\$579,799	\$449,258
2022	\$552,447	\$143,104	\$3,043	\$698,594	\$587,184	\$25,000	\$562,184	\$111,410
2021	\$447,930	\$124,465	\$3,043	\$575,438	\$570,082	\$25,000	\$545,082	\$5,356
2020	\$432,999	\$126,170	\$3,043	\$562,212	\$562,212	\$25,000	\$537,212	\$0
2019	\$461,368	\$115,940	\$3,505	\$580,813	\$580,813	\$25,000	\$555,813	\$0
2018	\$510,800	\$117,645	\$3,465	\$631,910	\$631,910	\$25,000	\$606,910	\$0

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

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,555.00	Square Foot	45	84.5

## Buildings

Building ID	1052	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1964
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2001
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1334	Roof Type	GABLE/HIP
Finished Sq Ft	1040	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	132	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	31	Grade	500
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	156	0	0
FLA	FLOOR LIV AREA	1,040	1,040	0
PTO	PATIO	138	0	0
<b>TOTAL</b>		<b>1,334</b>	<b>1,040</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1963	1964	0 x 0	1	105 SF	2
LC UTIL BLDG	1987	1988	0 x 0	1	100 SF	1
WALL AIR COND	1988	1989	0 x 0	1	1 UT	2
FENCES	1997	1998	4 x 45	1	180 SF	2
CH LINK FENCE	1959	1960	0 x 0	1	520 SF	1
CARPORT	1984	1985	10 x 20	1	200 SF	2
FENCES	1989	1990	0 x 0	1	230 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/31/2024	\$935,000	Warranty Deed	2470547	3287	1195	01 - Qualified	Improved		
7/31/2024	\$100	Quit Claim Deed	2470546	3287	1192	11 - Unqualified	Improved		
12/3/2009	\$0	Order (to be used for Order Det. Heirs, Probate in		2443	1566	11 - Unqualified	Improved		

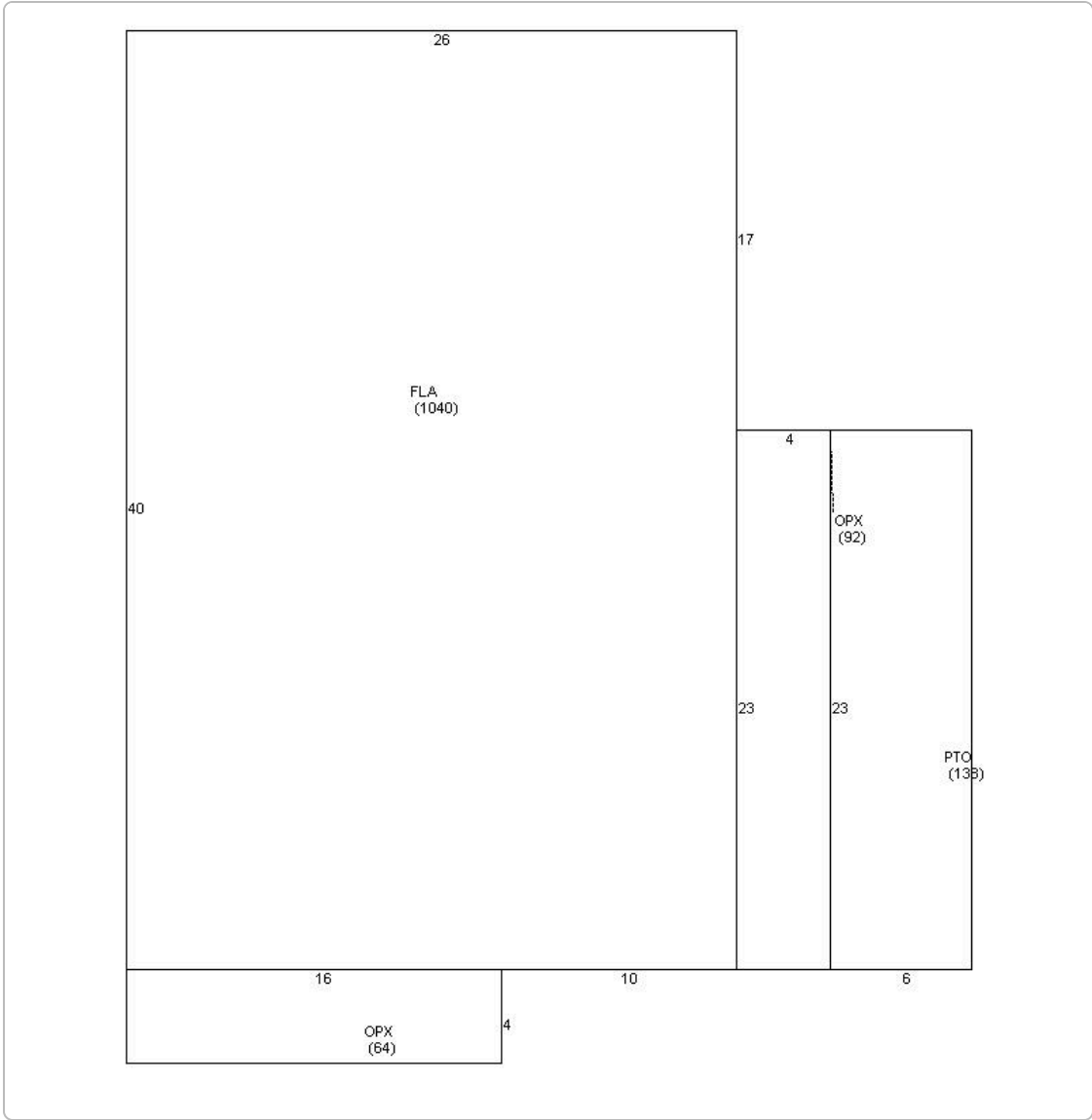
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-1331	4/10/2014	5/27/2014	\$5,500		RE STUCCO EXISTING BLDG, SCORING PRESSURE WASH AND BONDING
14-0780	3/10/2014	7/28/2014	\$10,250		REMOVE ASHALT SHINGLES & REPLACE WITH 5-V CRIMP METAL 16 SQS. INSTALL ONE SQ PLYWOOD OVER PORCH AND MODIFIED ON FLAT ROOF 2 SQS.
14-0780	3/10/2014	12/5/2014	\$10,250		REMOVE ASPHALT SHINGLES & REPLACE WITH VCRIMP METAL 16 SQRS
05-0487	2/16/2005	7/6/2006	\$4,500		INSTALL 13 STORM SHUTTERS
0201478	6/7/2002	8/13/2002	\$5,479		REPLACE WINDOWS
9802557	9/2/1998	1/1/1999	\$300	Residential	FENCE FOR EMPTY LOT

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



**Photos**



