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## Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: February 24, 2026

Applicant: T.S. Neal Architects, Seth Neal

Application Number: C2025-0100

Address: 624 United Street

### **Description of Work:**

**Request to Withdraw by Applicant - Second Reading** - Renovations, relocation and elevation of contributing structure. New one-story rear addition, pool, pool deck, wood pergola, and site improvements. Demolition of historic rear porch, shed roof addition, and non-historic front porch.

### **Site Facts:**

The building under review is a contributing structure within the historic district, constructed circa 1889 according to the survey list, however it is not shown on the 1912 Sanborn map. The site is located at the corner of United and Elizabeth Street and consists of the primary one-story wood frame structure which is placed towards the rear of the lot. A historic photograph from circa 1965 indicates that the "L"-shaped front portion of the house was removed in 1975. Currently the house sits on piers and is located within an X flood zone.



*Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.*



*Photo from property under review in 1975.*



1037290 624 UNITED ST 06/09/21

*Photo taken by the Property Appraiser's office 06/09/21.*



**624 UNITED STREET VIEW**

*Current photo of property under review.*



*Current photo of property under review.*



*Current photo of property under review.*



*1964 aerial photo, circled in red showing L shape.*



*1968 aerial photo, circled in red.*



*1972 aerial photo, circled in red.*



*1994 aerial photo, circled in red.*



## Guidelines Cited on Review:

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26-26a), specifically guidelines 1, 2, 3, 4 (first sentence), and 6.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 8, 9) and B (1 and 3-first sentence).
- Guidelines for Shutters (pages 30a-30c), specifically guidelines 1, 2, 3, 4, and 5.
- Guidelines for Entrances, Porches, Doors, and exterior staircases (pages 32-33), specifically guidelines 1, 2, 3, 5, 7, 9, 12, 15 and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 14, 17, 18 (second sentence), 19, 21 (first sentence), 22, 26 (first sentence), 27, 28, 29, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (first and last sentence), 8, 9, 11, 12, 13 (first sentence), 14, 17, 18, 22, 23, 24, and 25.
- Guidelines for Demolitions & Relocations (page 39), specifically guidelines 1, 2, and 4.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1, 2, 3, and 4.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1 (first sentence), 3, 4, 5, and 6.
- Guidelines for Parking (page 43), specifically guidelines 2, 3, 5, and 6.

## Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition.
- Section 102-281 - Guidelines for rehabilitation or **relocation** of designated historic structure; mitigation plan for relocation, demolition or rehabilitation of historic structure.

## **Staff Analysis:**

A Certificate of Appropriateness is currently under review for renovations to a contributing structure. The proposed plans include elevating the house by 16 inches and relocating it toward the front of the lot meeting the required 5-foot setback for this zoning district. Additionally, there will be a new one-story rear addition, a pool and pool deck, a wood pergola to help screen the pool from public view, and various site improvements.

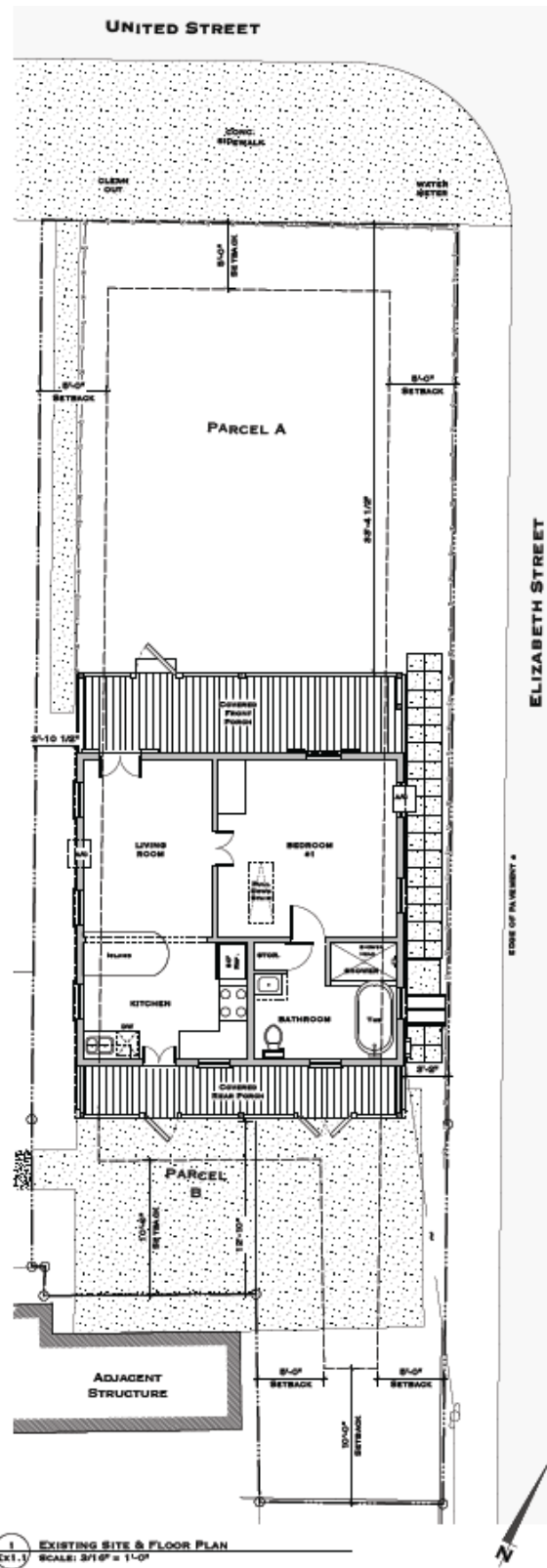
At the rear, the existing shed roof will be removed and replaced with a gable roof that is lower than the main house gable and finished with 5V-crimp metal roofing. The new rear addition will feature a perpendicular gable roof that attaches to the main structure, also using 5V-crimp.

The existing non-historic front porch will be replaced with a new porch featuring a centered gabled entry facing United Street, 5V-crimp roofing, wood railings and posts, and new steps leading to the yard. This elevation will also feature faux shutters in the center, and doors on each side for access to interior rooms. The rear will feature an aluminum sliding glass door, although due to the lot being in a corner, it will be slightly visible from public view. The house will feature new 6-over-6 wood windows on the historic portion and aluminum in the new addition, wood lap siding to match the existing siding, and decorative wood brackets at the rear addition. Vertical wood lattice is proposed between the foundation piers.

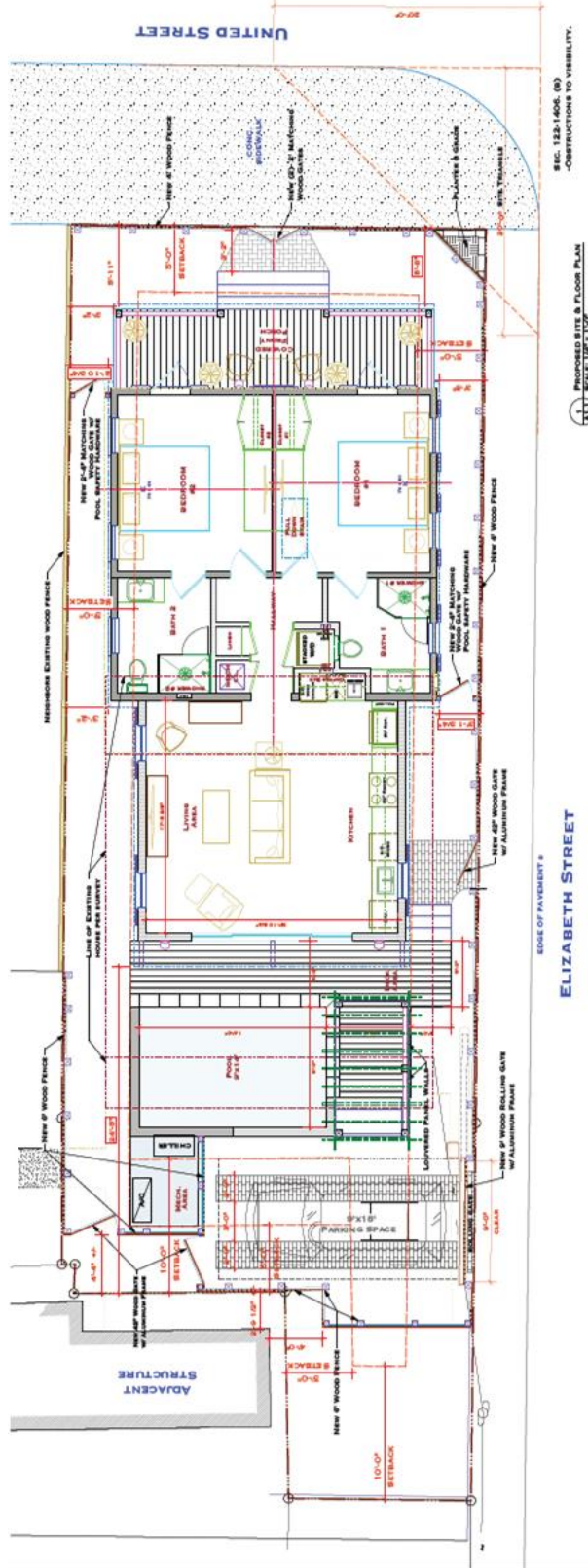
All new decking will be wood, and both the pergola and its louvers will be constructed of wood. The pool is proposed at the rear and the pergola acts as a barrier from public view on Elizabeth Street, however, due to the corner-lot configuration, full concealment is challenging.

Proposed fencing includes 4-foot wood fencing along street-facing elevations and 6-foot fencing along the sides and rear. A rolling gate with an aluminum frame is proposed for the driveway. Mechanical and pool equipment will be located at the rear and screened with fencing.

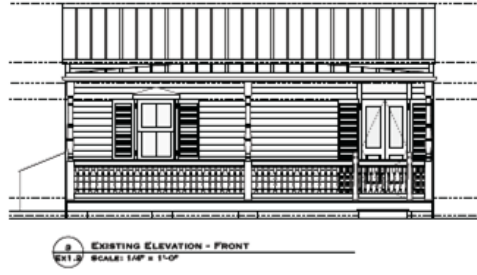
As for demolition, the plans propose removing the historic rear porch and the historic shed roof addition also in the rear and replace it with a gable roof. The non-historic front porch will also be demolished. Sanborn maps indicate the original house had an L-shaped configurations, which the front portion was removed around 1975 as shown in the photographs.



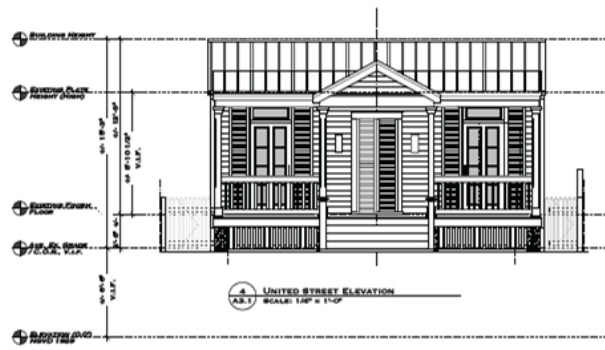
*Existing Site Plan.*



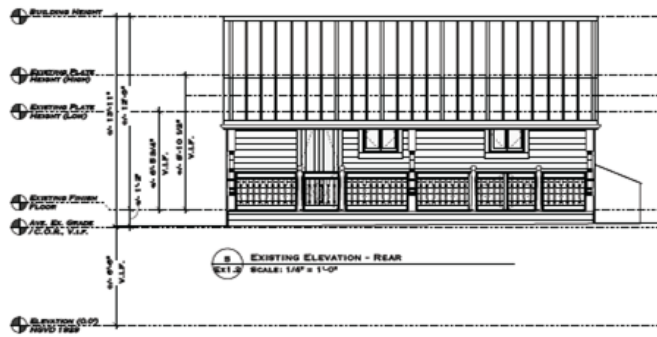
Proposed Site Plan.



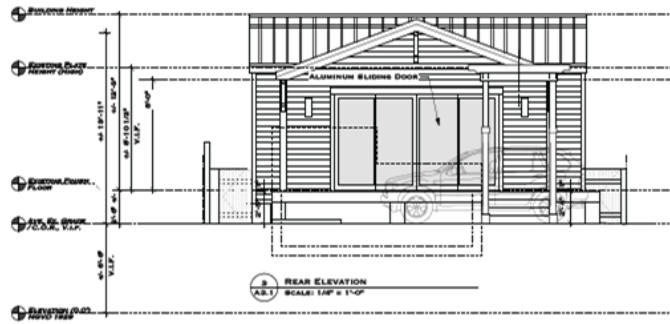
*Existing Front Elevation (United Street).*



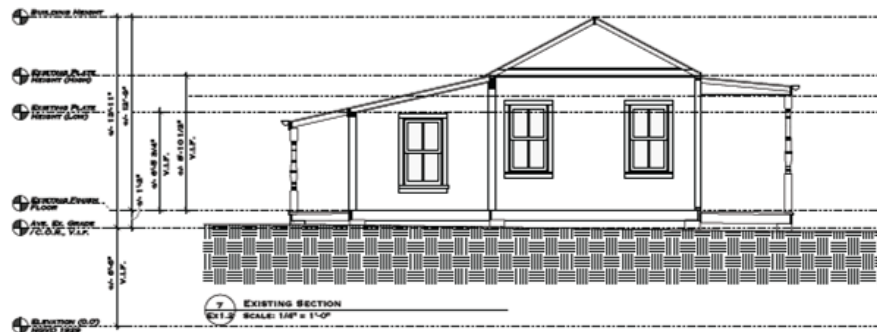
*Proposed Front Elevation (United Street).*



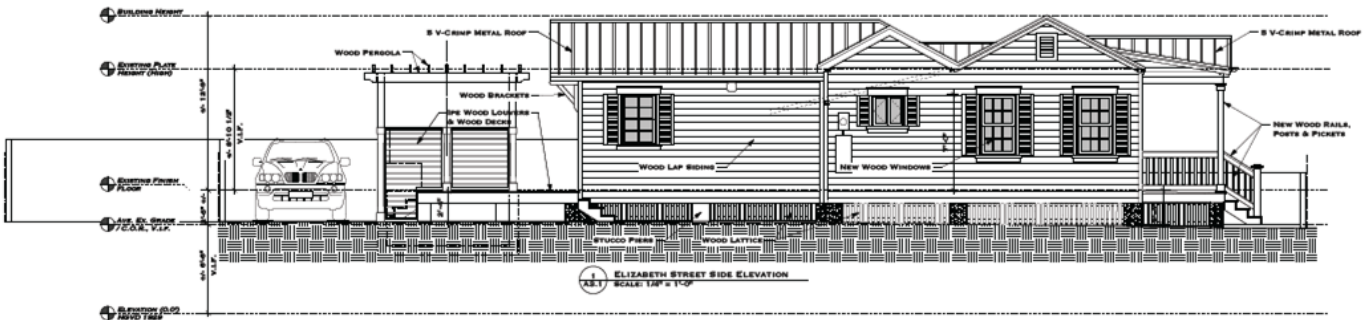
*Existing Rear Elevation.*



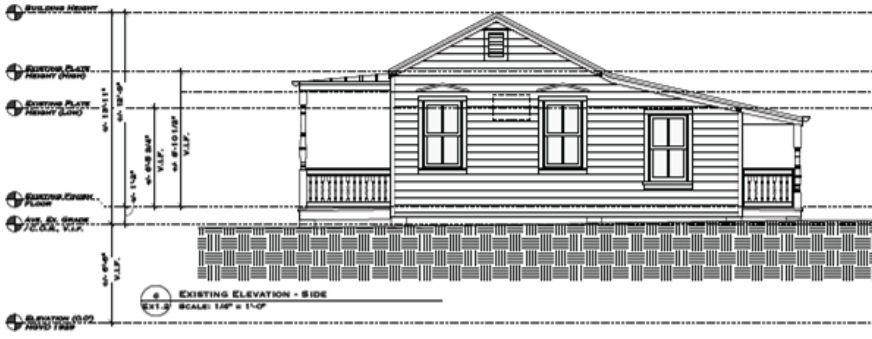
*Proposed Rear Elevation.*



*Existing Side Elevation (Elizabeth Street).*



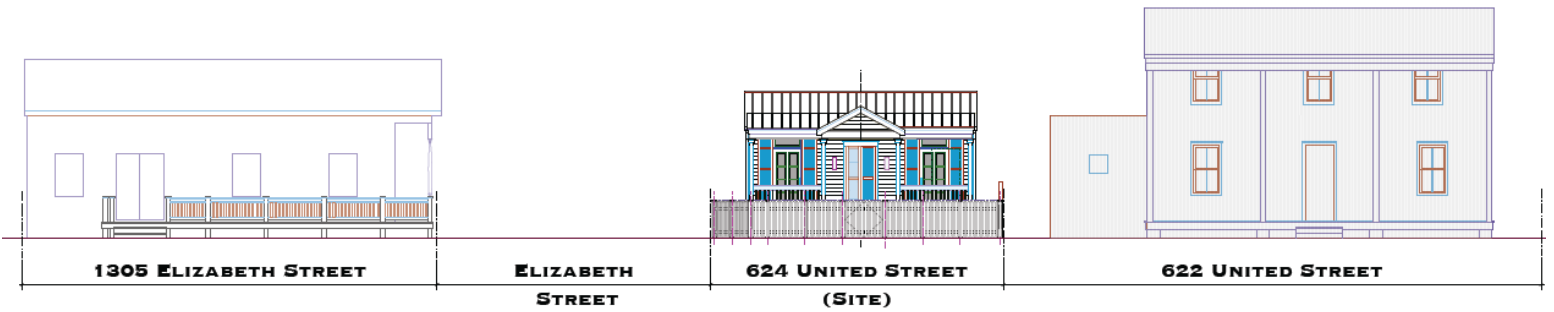
*Proposed Side Elevation (Elizabeth Street).*



*Existing Side Elevation.*



*Proposed Side Elevation.*



**HARC CONTEXT ELEVATION**  
SCALE: 5/16\"/>

*Proposed Elevation with context.*

## **Consistency with Cited Guidelines:**

Overall, the proposed work is generally consistent with the HARC Guidelines for the renovation of contributing structures. The new rear addition and roof forms are subordinate in scale and massing to the primary structure, and the use of 5V-crimp roofing, wood lap siding, wood windows, and wood detailing throughout is appropriate with materials for contributing buildings. The use of wood decking, wood pergola construction, and wood lattice between piers is also appropriate.

Site improvements such as the fencing, screening of mechanical equipment, and overall landscape layout are consistent with the guidelines. Because the property is a corner lot, the aluminum sliding door and pool area will have partial visibility from public view. Guideline 12 of Entrances, Porches & Doors states that sliding glass doors are not appropriate on any publicly visible façade of a contributing historic structure. Likewise, the Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment Guidelines (first paragraph, Guideline 1, and Guideline 3) require that pools, decking, and related equipment be screened from public view and not visually prominent on street-facing elevations. Staff recommends extending the proposed louvered wall on the pergola further toward the house to provide more effective screening for the pool, the wood decking, and the rear sliding glass door.

For a house built circa 1889, Guideline 9 specifies that doors should be six- or four-paneled wood doors unless historic documentation shows otherwise. Guideline 11 for Doors states that French doors may be appropriate only for side and rear entrances but are generally not appropriate as primary front doors on residential structures. Staff therefore recommends revising the front entry doors to a historically appropriate six- or four-paneled wood door configuration or half-glazed.

## **Criteria for Demolition:**

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

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

The rear shed roof and porch are historic, however the front porch is not historic. None of these components exhibit significant deterioration.

The following is the criteria of section 102-125:

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

The rear porch and shed-roof addition, although simpler in form they are historic but do not portray significant characteristics.

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

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

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

While the overall house contributes to the historic character of the neighborhood, the portions proposed for demolition are not known to be associated with any significant individuals.

- 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 as a whole reflects the historic development of the neighborhood; however, the rear porch and shed-roof addition do not individually exemplify cultural or historic heritage of the city.

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

The main roof and principal massing portray the early 20th-century architectural character of the structure. The rear shed-roof addition and porch, while historic, are secondary features.

- 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 sits on a corner lot and contributes to the visual character of the neighborhood, but the rear porch and rear shed-roof addition do not constitute as familiar visual landmarks.

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

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

Based on the above criteria, staff finds that the demolition of the historic rear porch and historic shed-roof addition does not meet the criteria, however, it may be considered because, although historic, these elements do not exhibit significant architectural detailing or distinctive craftsmanship and the structure has been altered through time. Additionally, the rear porch is not original. The demolition of the non-historic front porch is appropriate, as it is not historic and is supported by Sanborn Maps and photographs showing an earlier porch configuration.

Because demolition involves historic components of a contributing structure, it will require two readings. Staff will review construction plans to ensure all demolition and new work remain consistent with approved drawings.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



## City of Key West

1300 White Street  
Key West, Florida 33040

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

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

<b>ADDRESS OF PROPOSED PROJECT:</b>	624 United Street	
<b>NAME ON DEED:</b>	Kingsley Girl LLC	<b>PHONE NUMBER</b> 904-370-4352
<b>OWNER'S MAILING ADDRESS:</b>	2860 Greenbriar Blvd	<b>EMAIL</b> ellen.kavanaugh@gmail.com
	Wellington, Fl 33414	Contact person: Ellen Kavanaugh
<b>APPLICANT NAME:</b>	T.S. Neal Architects- Seth Neal	<b>PHONE NUMBER</b> 305-340-8857
<b>APPLICANT'S ADDRESS:</b>	22974 Oversea Hwy	<b>EMAIL</b> sethneal@tsnarchitects.com
	Cudjoe Key Fl	
<b>APPLICANT'S SIGNATURE:</b>	<i>Seth Neal</i>	<b>DATE</b> 11-13-2025

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

**PROJECT INCLUDES:** REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
**PROJECT INVOLVES A CONTRIBUTING STRUCTURE:** YES  NO  **INVOLVES A HISTORIC STRUCTURE:** YES  NO   
**PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER:** YES  NO

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b>
Renovation & addition to one story wood framed residence. Existing house to be lifted 16" and relocated on lot.
New pool and deck at rear yard. Demo existing front & rear porch, and portion of rear shed roof.
<b>MAIN BUILDING:</b>
Painted Wood lap siding. replace with new wood window and doors at historic & new addition.
metal windows & doors at new addition, 1x wood trim & 2x corner boards, wood columns & railings, wood decking at porches and pool deck.
5 v crimp metal roofing.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
Yes

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

<b>ACCESSORY STRUCTURE(S):</b>	
Yes, pool & pergola	
<b>PAVERS:</b>	<b>FENCES:</b> new wood fence
New concrete parking strips & brick landings	
<b>DECKS:</b> yes, pool deck	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
	yes
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
Yes, condensor see site plan	

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

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**  
 1300 WHITE STREET  
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HRO	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	624 United Street Key West Fl
PROPERTY OWNER'S NAME:	Kingsley Girl LLC
APPLICANT NAME:	T.S. Neal Architect- Seth Neal

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	11-13-2025 Ellen Kavanaugh DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demo existing wood front & rear porch and shed roof at rear addition to the house

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.
no
(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.
No, nothing of historic 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, not to our knowledge

(c) Has no significant character, interest, or value as part fo 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, not to our knowledge

(d) Is not the site of a historic event with significant effect upon society.  
no, not to our knowledge

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.  
no

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.  
no

(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.  
no

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

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

no

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

no

**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);**

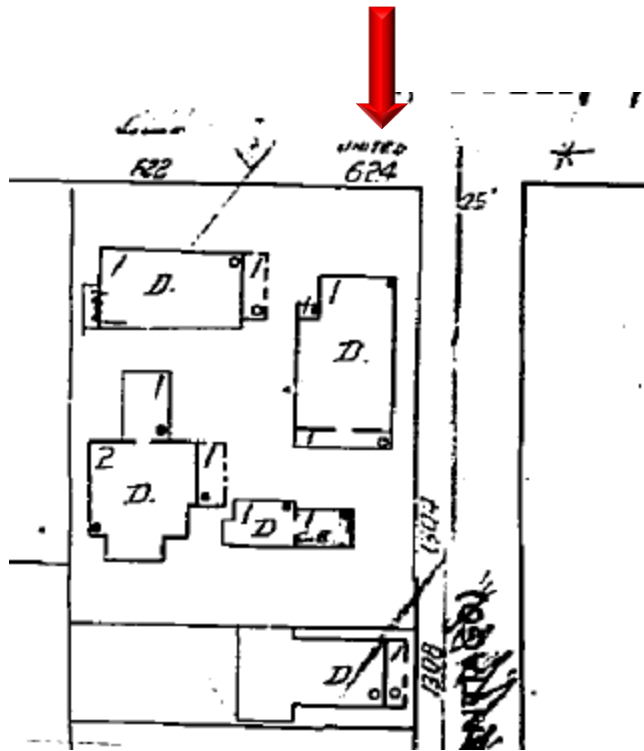
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

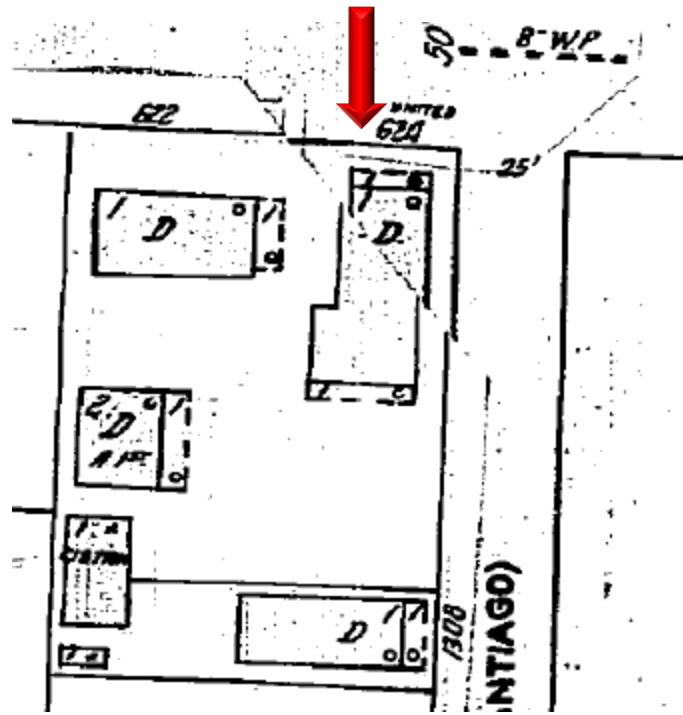
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

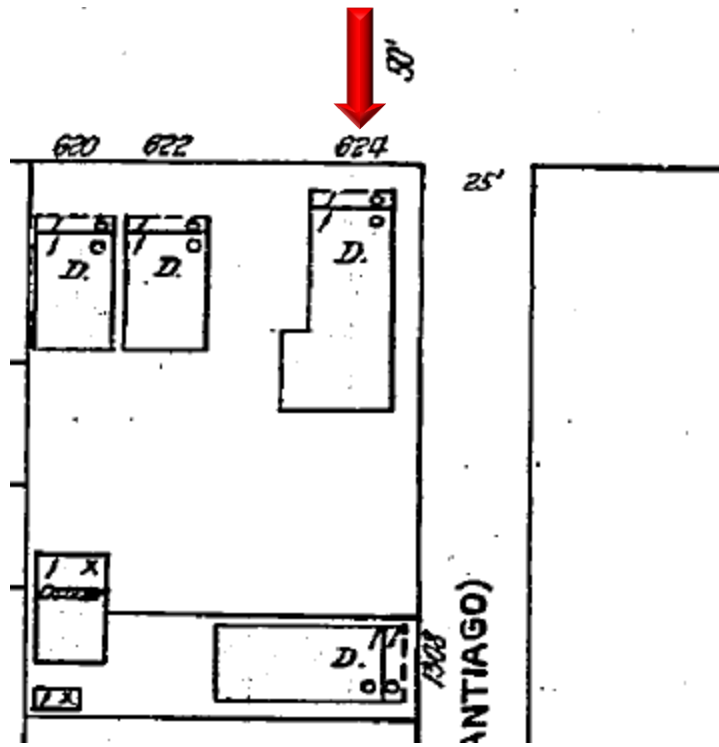
(4) Removing buildings or structures that would otherwise qualify as contributing.

# SANBORN MAPS

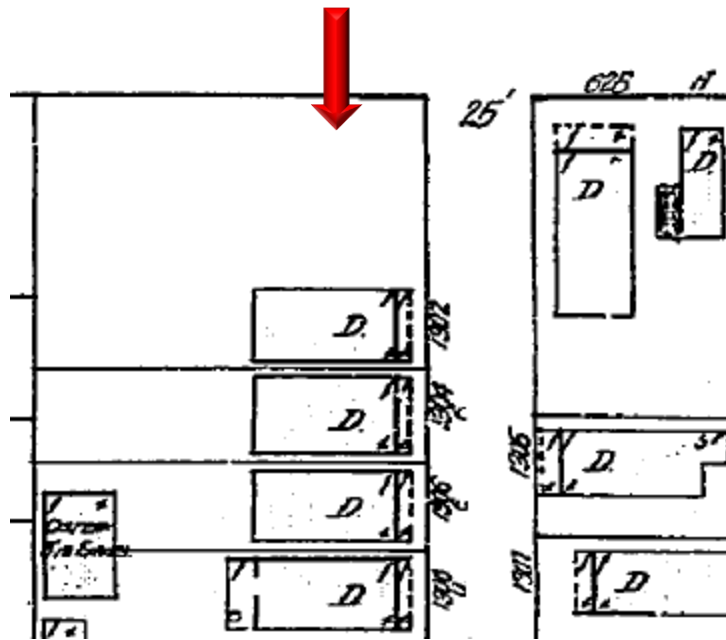


1962 Sanborn Map





1926 Sanborn Map



1912 Sanborn Map

# PROJECT PHOTOS



**624 UNITED STREET VIEW**



**ELIZABETH STREET ELEVATION**

624

**FOR YOUR PROTECTION**  
Key West Police Department Officers are authorized by the owner of these premises to advise any person to leave the premises.  
Failure to leave the premises after being instructed may result in an arrest for trespassing after warning.  
Florida State Statute §10.09  
REPORT CRIMES - STAY NAMELESS - REWARDS  
CRIME STOPPERS 1-800-346-TIPS  
www.floridastatepolice.com for a tip

**POSTED  
NO TRESPASSING  
KEEP OUT**



**UNITED STREET ELEVATION**



**REAR ELEVATION**



**REAR / SIDE ELEVATION**





NO TRESPASSING

DANGER  
CONSTRUCTION AREA  
KEEP OUT

622 UNITED STREET

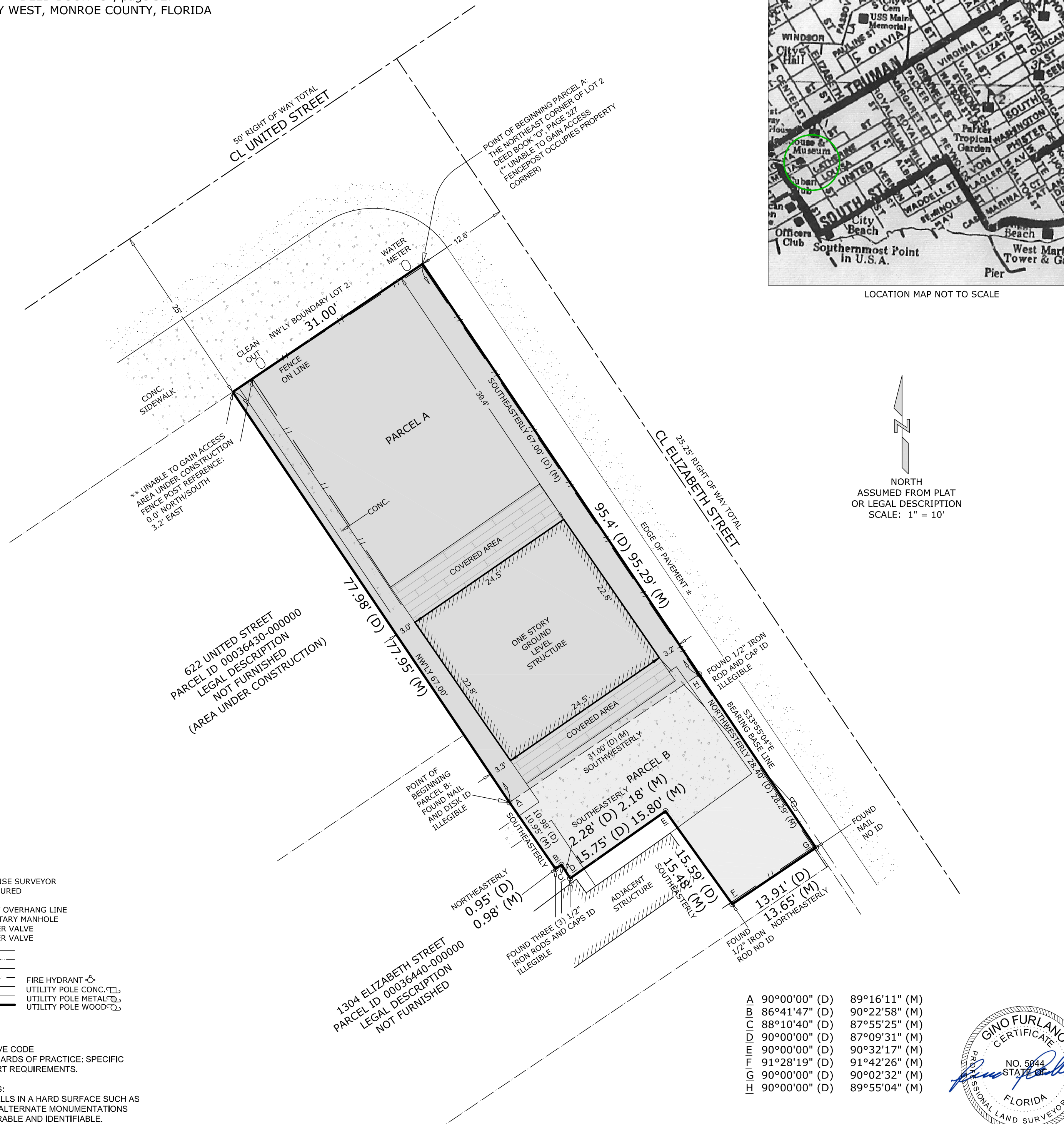
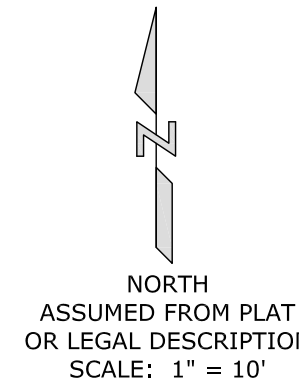
# SURVEY

**MAP OF BOUNDARY SURVEY**

A PART OF LOT 2  
D.T. SWEENEY'S DIAGRAM  
DEED BOOK "O", page 327  
KEY WEST, MONROE COUNTY, FLORIDA



LOCATION MAP NOT TO SCALE



**LEGAL DESCRIPTION:**

**PARCEL A**  
A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK "O" AT PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 31.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 67.00 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 31 FEET BACK TO THE POINT OF BEGINNING.

**PARCEL B**  
A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK "O" AT PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF THE SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY AT RIGHT ANGLES, A DISTANCE OF 10.98 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 86°41'47", A DISTANCE OF 0.95 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 88°10'40", A DISTANCE OF 2.28 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.75 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.59 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 91°28'19", A DISTANCE OF 13.91 FEET; THENCE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 28.40 FEET; THENCE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

**CERTIFIED TO:** Kingsley and Company, LLC  
- Highsmith & Van Loon, P.A.  
- Old Republic National Title Ins. Co.  
- FineMark National Bank & Trust, its successors and/or assigns as their interest may appear

**ADDRESS:**  
624 UNITED STREET, KEY WEST, FLORIDA 33040

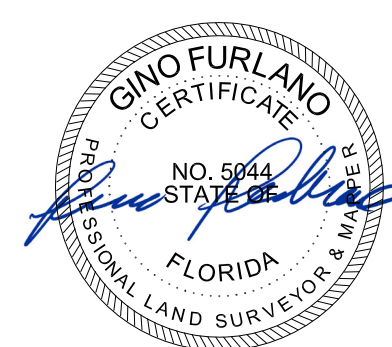
**BEARING BASE:**  
S33°55'04"E ALONG THE WESTERLY RIGHT OF WAY LINE OF ELIZABETH STREET ASSUMED

**ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED**

- GENERAL NOTES**
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - 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.
  - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
  - UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
  - SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846  
31193 AVENUE A, BIG PINE KEY, FL. 33043  
OFFICE (305) 872 - 1348  
EMAIL: INFO@REECESURVEYING.COM

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 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS); SCHEDULE "B" HAS NOT BEEN PROVIDED.



A	90°00'00" (D)	89°16'11" (M)
B	86°41'47" (D)	90°22'58" (M)
C	88°10'40" (D)	87°55'25" (M)
D	90°00'00" (D)	87°09'31" (M)
E	90°00'00" (D)	90°32'17" (M)
F	91°28'19" (D)	91°42'26" (M)
G	90°00'00" (D)	90°02'32" (M)
H	90°00'00" (D)	89°55'04" (M)

**ABBREVIATIONS:**

(C) = CALCULATED	LS = LICENSE SURVEYOR
CL = CENTERLINE	(M) = MEASURED
(D) = DEED	P = PLAT
EB = ELECTRIC BOX	ROL = ROOF OVERHANG LINE
EM = ELECTRIC METER	SMH = SANITARY MANHOLE
(F) = FIELD	SV = SEWER VALVE
LB = LICENSE BUSINESS	WV = WATER VALVE

**LINE NOT TO SCALE**

PLATTED LOT LINES	---	FIRE HYDRANT	⊕
PLASTIC FENCE	—□—□—	UTILITY POLE CONC.	⊕
WOOD FENCE	—□—□—	UTILITY POLE METAL	⊕
CHAIN LINK FENCE	—□—□—	UTILITY POLE WOOD	⊕
OVERHEAD WIRES	—○—○—		
PROPERTY LINE	—		

SCALE: 1"=10'  
FIELD WORK DATE: 10/08/24  
REVISION DATE: -/-/  
SHEETS: 1 OF 1  
DRAWN BY: GF  
CHECKED BY: KB  
INVOICE NO.: 24092402

**\*\* FLORIDA ADMINISTRATIVE CODE CHAPTER 53-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.**

**2 BOUNDARY MONUMENTS:**  
(B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL ELECTRONIC SEAL OF A FLORIDA SURVEYOR AND MAPPER

GINO FURLANO  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5044

# PROPOSED DESIGN

# SITE DATA

**624 UNITED STREET**  
RE# 00036450-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HRO	HRO	HRO	No CHANGE
SITE AREA	2,688.6 SQ. FT.	4,000 SQ. FT.	EXISTING	No CHANGE
LOT SIZE	SEE SURVEY	40' X90' (MIN)	EXISTING	No CHANGE
IMPERVIOUS	576 SQ. FT. (21.4%)	1,613 SQ. FT. (60% MAX)	490 SQ. FT. (18.2%)	CONFORMS
OPEN SPACE	1,346 SQ. FT. (50.0%)	941 SQ. FT. (35% MIN)	1,090 SQ. FT. (40.5%)	CONFORMS
BUILDING COV.	815 SQ. FT. (30.3%)	1,344.3 SQ. FT. (50% MAX)	1,149 SQ. FT. (42.7%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	NONE	REAR YARD AREA: 303.8 SQ. FT. (30% OF 500)= 91.1 SQ FT MAX REAR YARD COV.	NONE	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	146 SQ. FT. (94.2%)	FRONT YARD AREA: 155 SQ. FT. (50% OF 155)= 77.5 SF 77.5 SQ FT GREEN SPACE (MIN)	35 SQ. FT. (22.6%)	CONFORMS
<b>SETBACKS</b>				
FRONT SETBACK UNITED STREET	33'-4 1/2"	5'	5'-8"	CONFORMS
REAR SETBACK	12'-10"	10'	24'-5"	CONFORMS
SIDE SETBACK ELIZABETH STREET	3'-1 1/2"	5'	3'-1 3/4"	IMPROVEMENT
SIDE SETBACK WEST	2'-10 1/2"	5'	2'-10 3/4"	IMPROVEMENT
BUILDING HEIGHT	13'-11" +/-	30'-0"	15'-3" +/-	CONFORMS

## FEMA MAP FLOOD ZONE: FLOOD ZONE X



## SITE LOCATION MAP:

### FLOOD ZONE X



## GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

## SCOPE OF WORK:

RENOVATION TO EXISTING ONE STORY PRINCIPAL STRUCTURE ALONG WITH ONE STORY ADDITION AT REAR. NEW POOL AND DECK IN THE REAR YARD.

## COMMENTS:

## PROJECT CONTACT LIST:

ARCHITECTS  
T. S. NEAL ARCHITECTS, INC.  
22974 OVERSEAS HIGHWAY  
CUDJOE KEY, FL 33042  
EVAN@TSNARCHITECTS.COM  
M 251-422-9547  
O 305-340-8857

## DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.1 SURVEY & NOTES
- EX1.1 EXISTING SITE & FLOOR PLAN + SITE CALC. DIAGRAMS
- EX1.2 EXISTING FLOOR PLAN, ROOF PLAN, ELEVATIONS & SECTIONS
- A1.1 PROPOSED SITE AND FLOOR PLANS
- A3.1 PROPOSED EXTERIOR ELEVATIONS

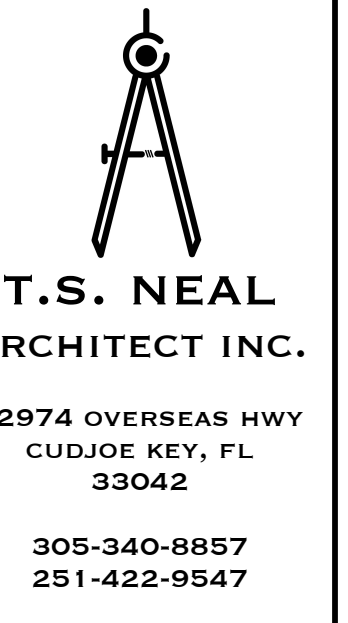
## ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
- A.F.F. = ABOVE FINISH FLOOR
- A.A.G. = ABOVE ADJACENT GRADE
- ALUM. = ALUMINUM
- ARCH. = ARCHITECTURAL
- BALC. = BALCONY
- BD. = BOARD
- C.I.P. = CAST IN PLACE
- C.J. = CONTROL JOINT
- CL. = CLOSET
- CL. = CENTERLINE
- CONC. = CONCRETE
- COORD. = COORDINATE
- C.O.R. = CROWN OF ROAD
- D. = DRYER
- DIM. = DIMENSION
- DN. = DOWN
- DTL. = DETAIL
- DW. = DISHWASHER
- DWG. = DRAWING
- ELECT. = ELECTRICAL
- ELEV. = ELEVATOR
- E.P. = ELECTRICAL PANEL
- EQ. = EQUAL
- EX. = EXISTING
- E.J. = EXPANSION JOINT
- F.F.E. = FINISH FLOOR ELEVATION
- FIN. = FINISH
- FREZ. = FREEZER
- GYP. BD. = GYPSUM WALL BOARD
- HORIZ. = HORIZONTAL
- HR. = HOUR
- MAX. = MAXIMUM
- MECH. = MECHANICAL
- MIC. = MICROWAVE OVEN
- MIN. = MINIMUM
- M.R. = MOISTURE RESISTANT
- N.A. = NOT APPLICABLE
- N.I.C. = NOT IN CONTRACT
- O.H. = OPPOSITE HAND
- PT. = PAINTED
- PT. = PRESSURE TREATED
- R.A. = RETURN AIR
- REF. = REFERENCE
- REFR. = REFRIGERATOR
- REQ. = REQUIRED
- SCHED. = SCHEDULE
- S.F. = SQUARE FOOT
- SIM. = SIMILAR
- STOR. = STORAGE
- STRUCT. = STRUCTURAL
- SQ. = SQUARE
- TL. = TILE
- TYP. = TYPICAL
- U.C. = UNDER COUNTER
- U.N.O. = UNLESS NOTED OTHERWISE
- VERT. = VERTICAL
- V.I.F. = VERIFY IN FIELD
- W. = WASHER
- W/ = WITH
- WD. = WOOD
- W.H. = WATER HEATER

# 624 UNITED STREET

## KEY WEST, FL 33040

## DESIGN NOTES:



DRAWINGS ARE FOR PLANNING & HARC PURPOSES ONLY NOT FOR CONSTRUCTION

624 UNITED STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
TITLE & SITE DATA &  
PROJECT  
INFORMATION

DRAWN: TSN / EDSA / JE

CHECKED: -

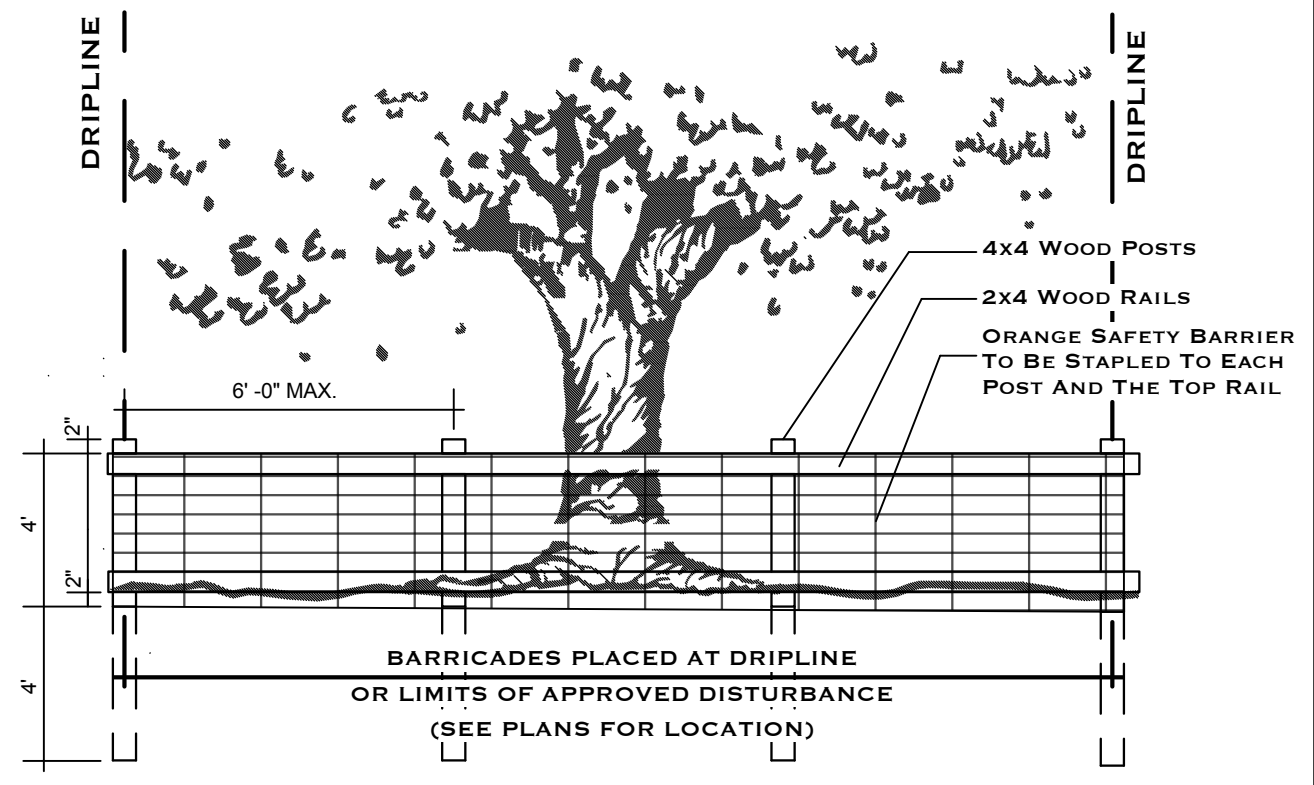
DATE: 11-13-2025

REVISION # DATE

**T1.1**

SHEET #





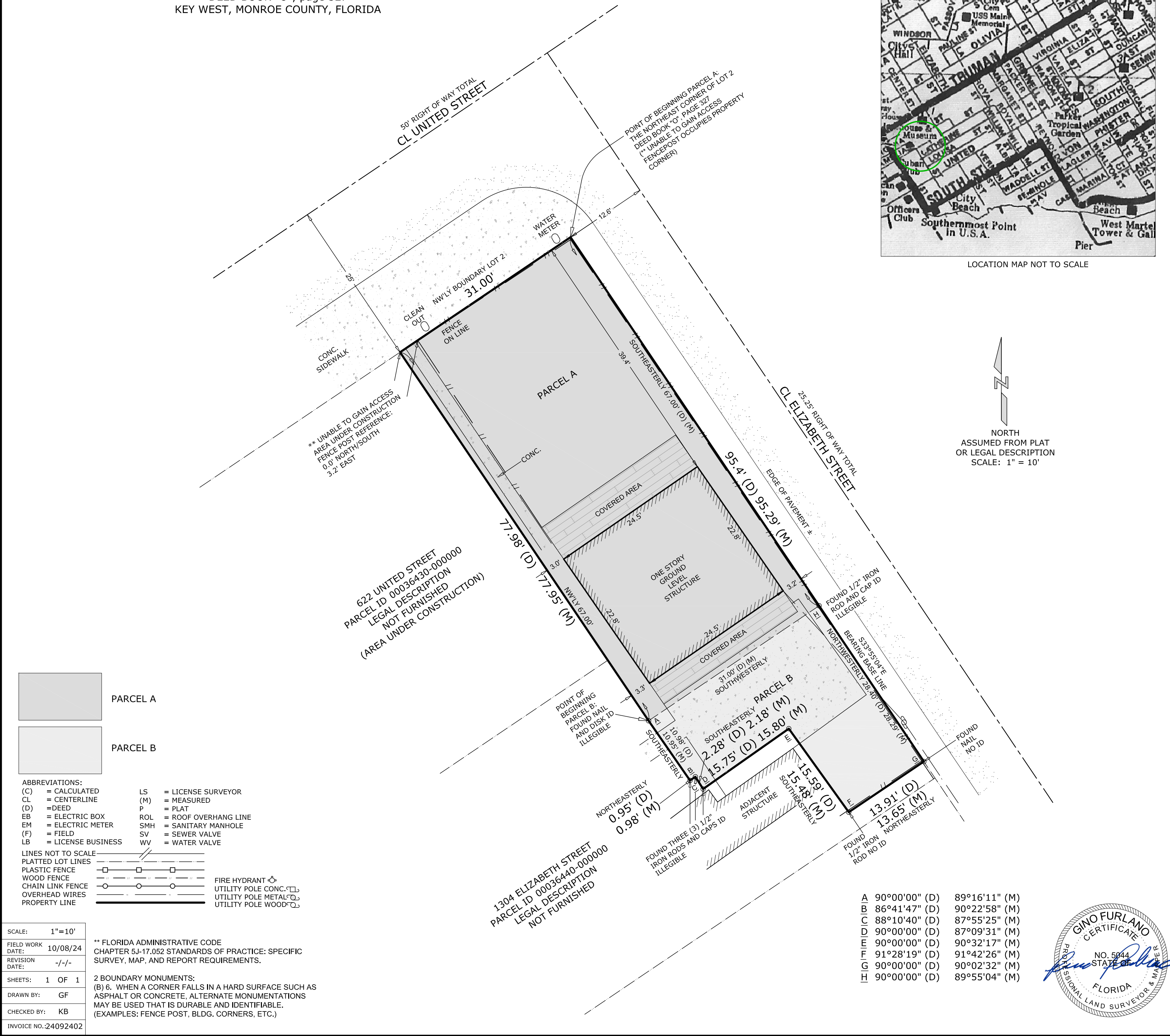
**TREE PROTECTION AND PRESERVATION NOTES:**

- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
  - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
  - SKINNING AND BRUISING OF BARK
  - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
- PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCRoACHMENT WITHIN THE BARRICADE.
- FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
- THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
- ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANS I 1300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
- NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
- NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
- A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
- ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

**SITE NOTES**

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, AND PORCHES IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
- THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
- THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM THE BUILDING AND DRIVEWAYS. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS AS NECESSARY.
- THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & LANDSCAPE DESIGNER PRIOR TO REMOVAL. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
- THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION, SEE CIVIL.
- THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER. SEE MEP DRAWINGS.
- CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.
- PERMANENT SITE STABILIZATION, SOD, OR GRAVEL, SHALL BE IN PLACE PRIOR TO ISSUANCE OF C.O. FOR PROJECT.
- INSTALL SILT FENCE AROUND PERIMETER OF PROPERTY PRIOR TO ANY CONSTRUCTION ACTIVITIES ONSITE. SEE SILT FENCE DETAILS.
- CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.

**MAP OF BOUNDARY SURVEY**  
A PART OF LOT 2  
D.T. SWEENEY'S DIAGRAM  
DEED BOOK "O", page 327  
KEY WEST, MONROE COUNTY, FLORIDA



SCALE: 1"=10'	FIELD WORK DATE: 10/08/24	REVISION DATE: -/-/-	SHEETS: 1 OF 1	DRAWN BY: GF	CHECKED BY: KB	INVOICE NO.: 24092402
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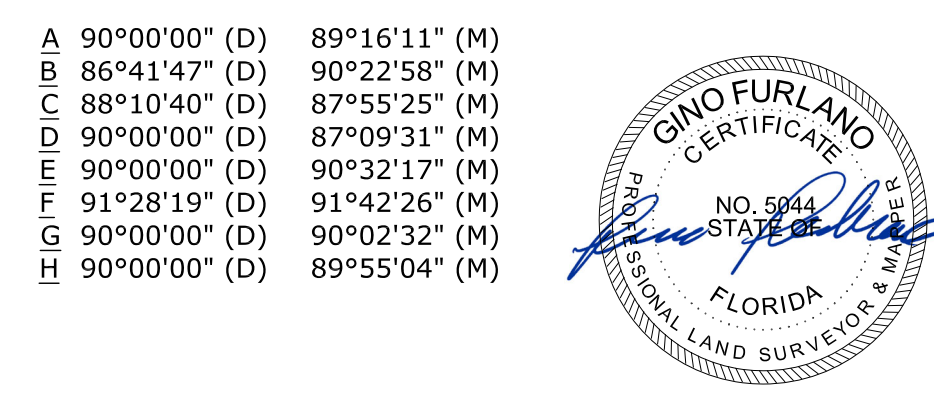
  

LINES NOT TO SCALE	PLATTED LOT LINES	WOOD FENCE	CHAIN LINK FENCE	OVERHEAD WIRES	PROPERTY LINE
PLASTIC FENCE	FIRE HYDRANT	UTILITY POLE CONC.	UTILITY POLE METAL	UTILITY POLE WOOD	

\*\* FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

2 BOUNDARY MONUMENTS: (B) B. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)



**LEGAL DESCRIPTION:**  
PARCEL A  
A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK "O" AT PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 31.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 67.00 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 31 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B  
A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK "O" AT PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF THE SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY AT RIGHT ANGLES, A DISTANCE OF 10.98 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 86°41'47", A DISTANCE OF 0.95 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 88°10'40", A DISTANCE OF 2.28 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.75 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.59 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 91°28'19", A DISTANCE OF 13.91 FEET; THENCE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 28.40 FEET; THENCE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: Kingsley and Company, LLC  
- Highsmith & Van Loon, P.A.  
- Old Republic National Title Ins. Co.  
- FineMark National Bank & Trust, its successors and/or assigns as their interest may appear

ADDRESS:  
624 UNITED STREET, KEY WEST, FLORIDA 33040

BEARING BASE:  
S33°55'04"E ALONG THE WESTERLY RIGHT OF WAY LINE OF ELIZABETH STREET ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

- GENERAL NOTES
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - 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.
  - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES.
  - ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - PARTY OR PARTIES.
  - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
  - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS 7. INDICATED OTHERWISE.
  - UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A 9. REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
  - SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846  
31193 AVENUE A, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
EMAIL: INFO@REECESURVEYING.COM

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. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

**Gino Furlano**  
Digitally signed by Gino Furlano  
Date: 2025.10.16 15:05:16  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5044

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL ELECTRONIC SEAL OF A FLORIDA SURVEYOR AND MAPPER

**SURVEY PROVIDED BY OWNER FOR REF. ONLY.  
NOT TO SCALE, REFERENCE ONLY**

**T.S. NEAL ARCHITECT INC.**  
22974 OVERSEAS HWY  
CUJEO KEY, FL 33042  
305-340-9857  
251-422-9547

**DRAWINGS ARE FOR PLANNING & HARC PURPOSES ONLY NOT FOR CONSTRUCTION**

**624 UNITED STREET  
KEY WEST, FL 33040**

**DRAWING TITLE:  
SURVEY & SITE DETAILS**

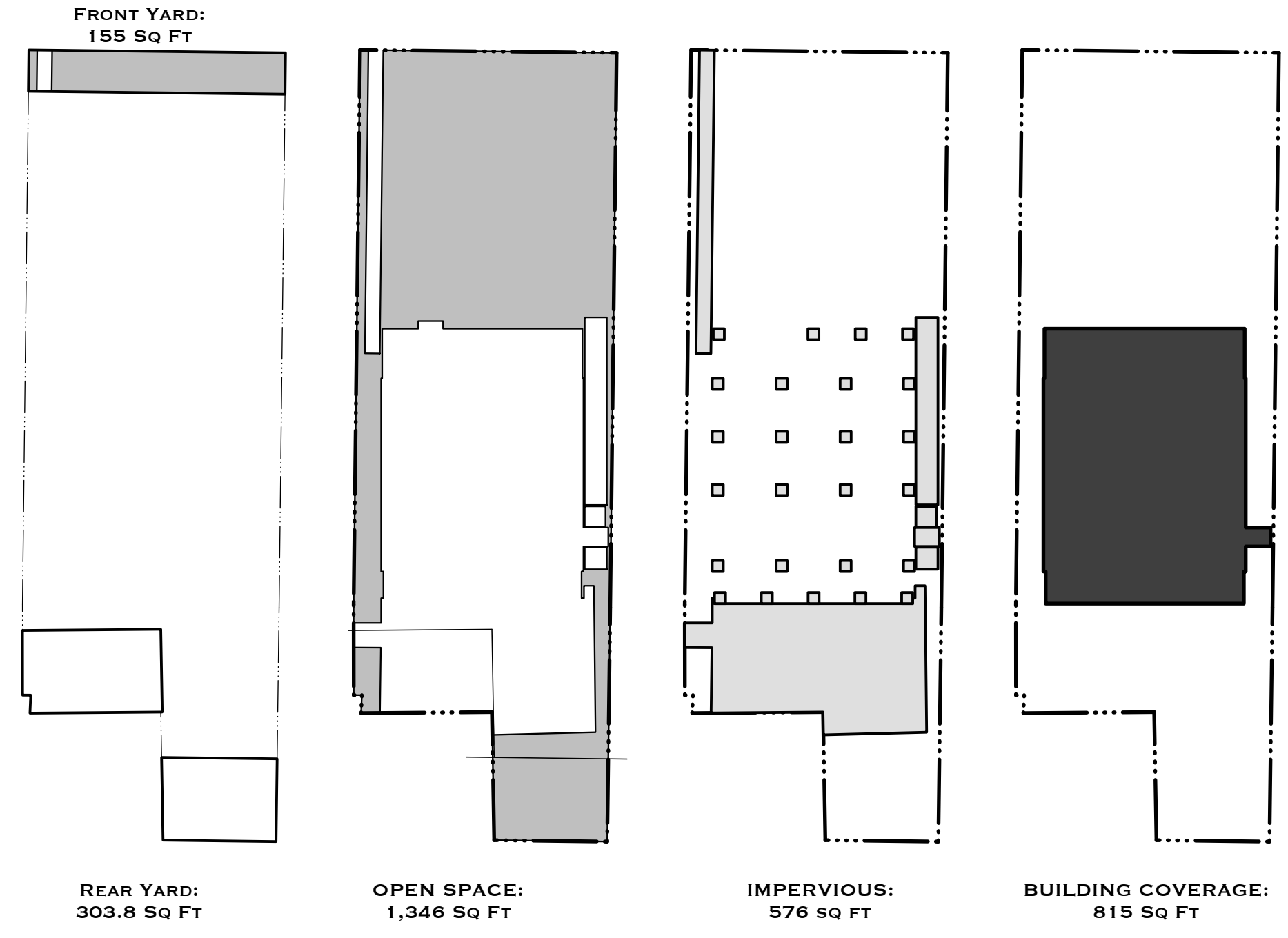
DRAWN: TSN / EDSA / JE  
CHECKED: -  
DATE: 11-13-2025

REVISION #	DATE

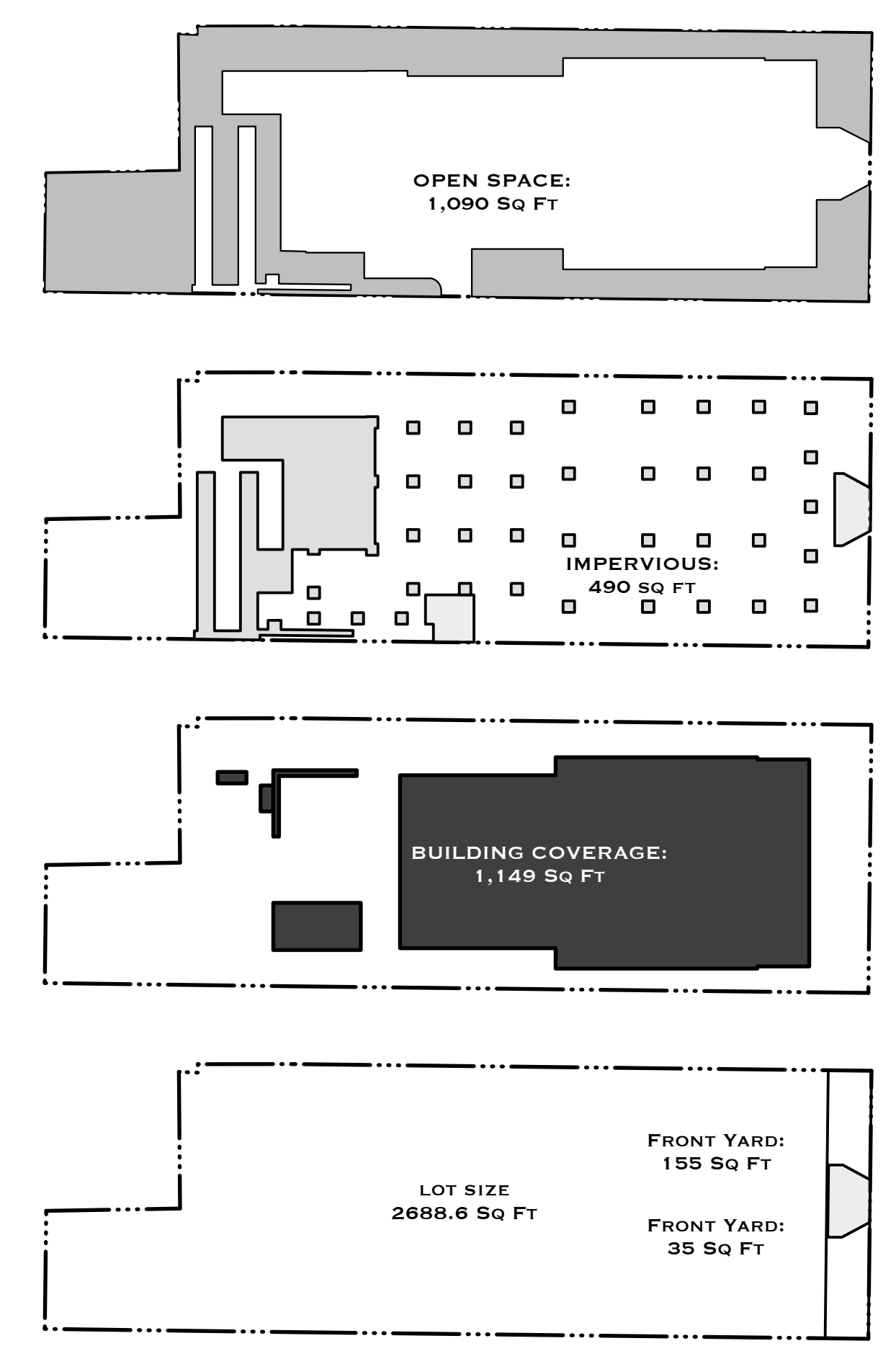
**C1.1**  
SHEET #

**TSN**  
T. S. NEAL ARCHITECTS, INC.

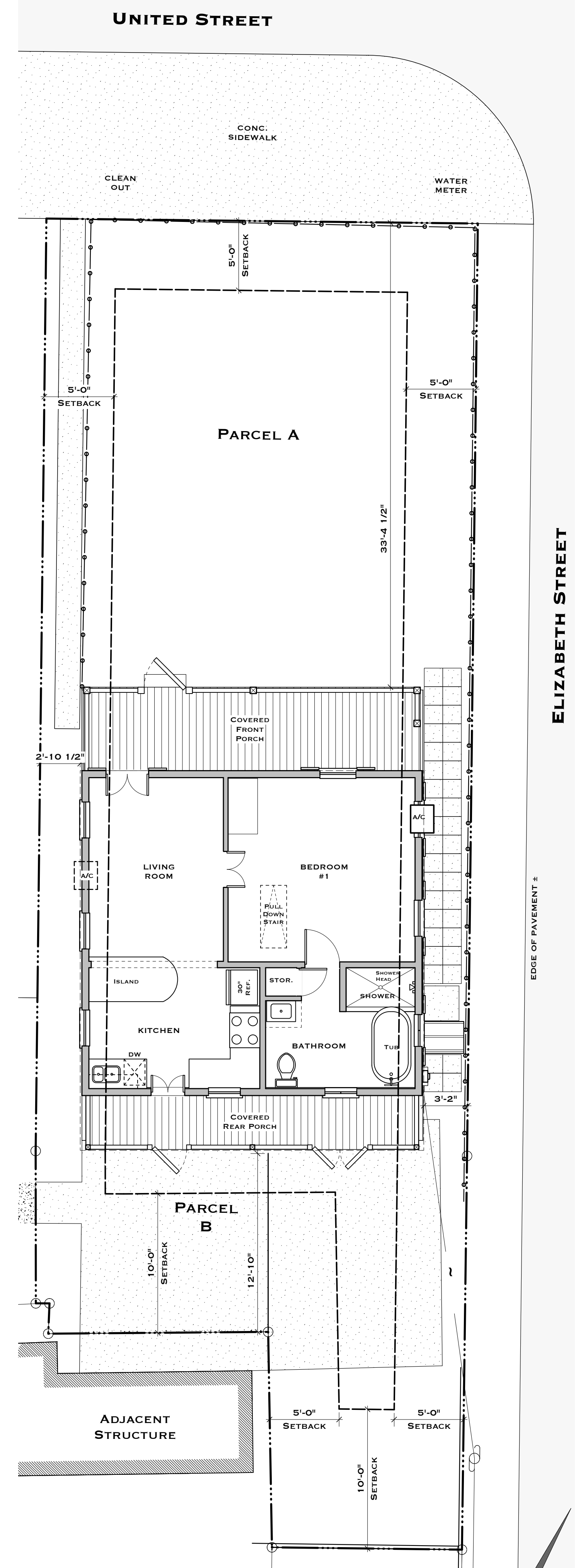
SITE DATA		624 UNITED STREET RE# 00036450-000000		
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HRO	HRO	HRO	No CHANGE
SITE AREA	2,688.6 SQ. FT.	4,000 SQ. FT.	EXISTING	No CHANGE
LOT SIZE	SEE SURVEY	40' X90' (MIN)	EXISTING	No CHANGE
IMPERVIOUS	576 SQ. FT. (21.4%)	1,613 SQ. FT. (60% MAX)	490 SQ. FT. (18.2%)	CONFORMS
OPEN SPACE	1,346 SQ. FT. (50.0%)	941 SQ. FT. (35% MIN)	1,090 SQ. FT. (40.5%)	CONFORMS
BUILDING COV.	815 SQ. FT. (30.3%)	1,344.3 SQ. FT. (50% MAX)	1,149 SQ. FT. (42.7%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	NONE	REAR YARD AREA: 303.8 SQ. FT. (90% OF 500'-91.1 SQ FT MAX REAR YARD COV.	NONE	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	146 SQ. FT. (94.2%)	FRONT YARD AREA: 155 SQ. FT. (90% OF 155'-77.5 SF 77.5 SQ FT GREEN SPACE (MIN)	35 SQ. FT. (22.6%)	CONFORMS
<b>SETBACKS</b>				
FRONT SETBACK UNITED STREET	33'-4 1/2"	5'	5'-8"	CONFORMS
REAR SETBACK	12'-10"	10'	24'-5"	CONFORMS
SIDE SETBACK ELIZABETH STREET	3'-1 1/2"	5'	3'-1 3/4"	IMPROVEMENT
SIDE SETBACK WEST	2'-10 1/2"	5'	2'-10 3/4"	IMPROVEMENT
BUILDING HEIGHT	13'-11" +/-	30'-0"	15'-3" +/-	CONFORMS



2 EXISTING SITE CALC DIAGRAMS  
SCALE: 1/16" = 1'-0"



3 PROPOSED SITE CALC DIAGRAMS  
SCALE: 1/16" = 1'-0"



1 EXISTING SITE & FLOOR PLAN  
SCALE: 3/16" = 1'-0"

T.S. NEAL  
ARCHITECT INC.  
22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042  
305-340-8857  
251-422-9547

DRAWINGS ARE  
FOR PLANNING &  
HARC PURPOSES  
ONLY NOT FOR  
CONSTRUCTION

624 UNITED STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
EXISTING SITE & FLOOR  
PLAN + SITE CALCULATION  
DIAGRAMS

DRAWN: TSN / EDSA / JE  
CHECKED: -  
DATE: 11-13-2025

REVISION # DATE

Ex1.1  
SHEET #

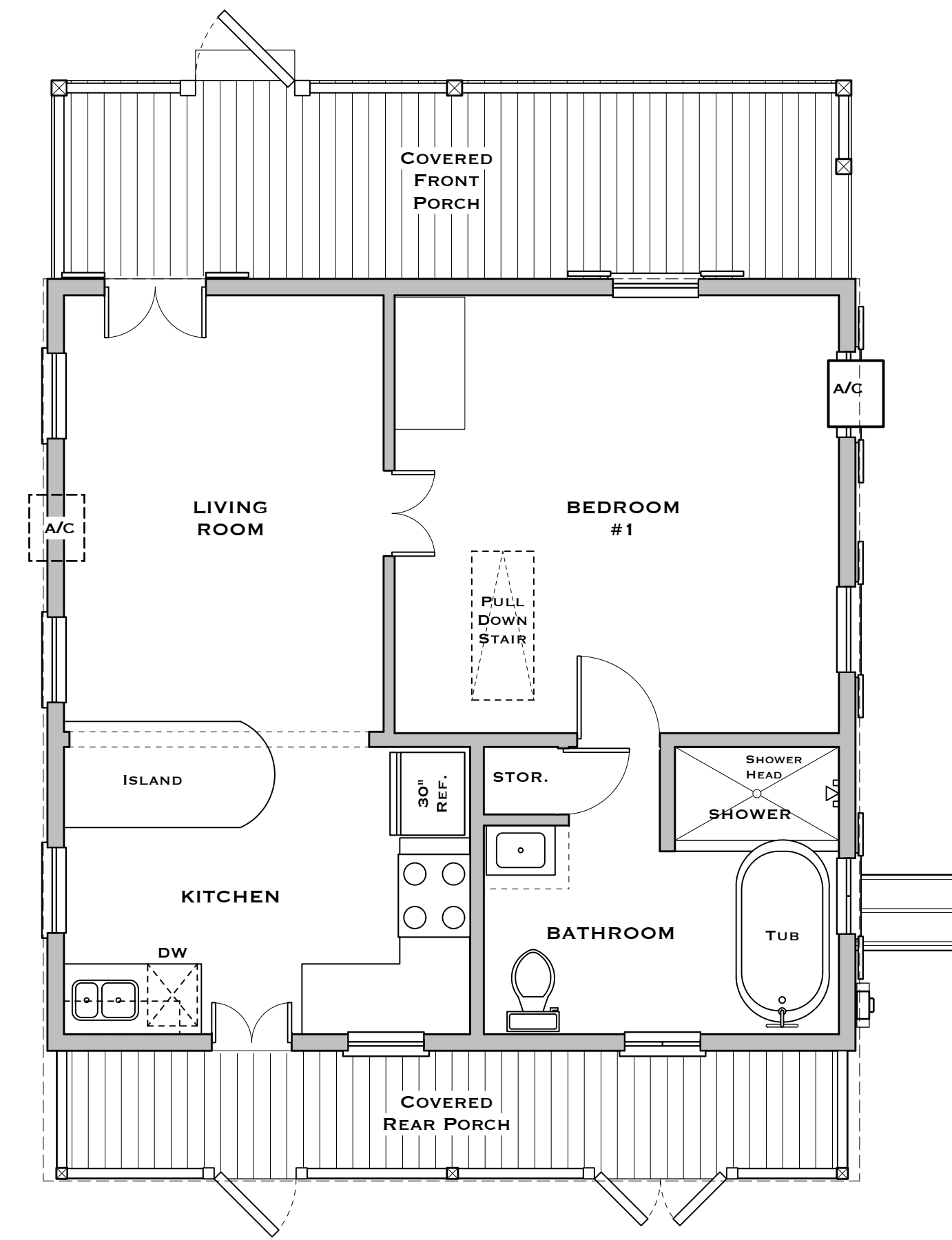
TSN  
T. S. NEAL ARCHITECTS, INC.

**DRAWINGS ARE  
 FOR PLANNING &  
 HARC PURPOSES  
 ONLY NOT FOR  
 CONSTRUCTION**

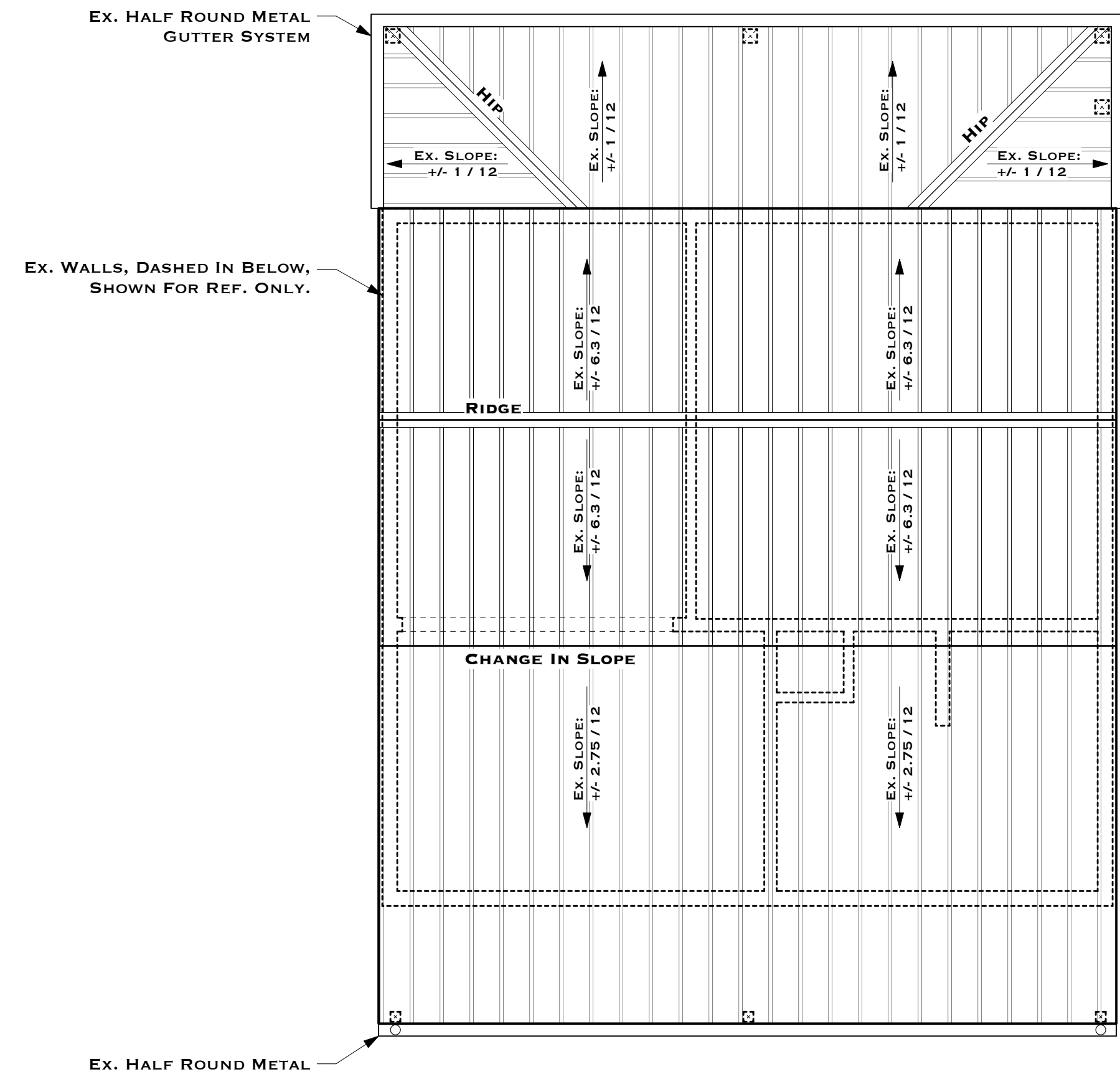
**624 UNITED STREET  
 KEY WEST, FL 33040**

**DRAWING TITLE:  
 EXISTING FLOOR & ROOF  
 PLAN + ELEVATIONS &  
 SECTION**  
 DRAWN: TSN / EDSA / JE  
 CHECKED: -  
 DATE: 11-13-2025

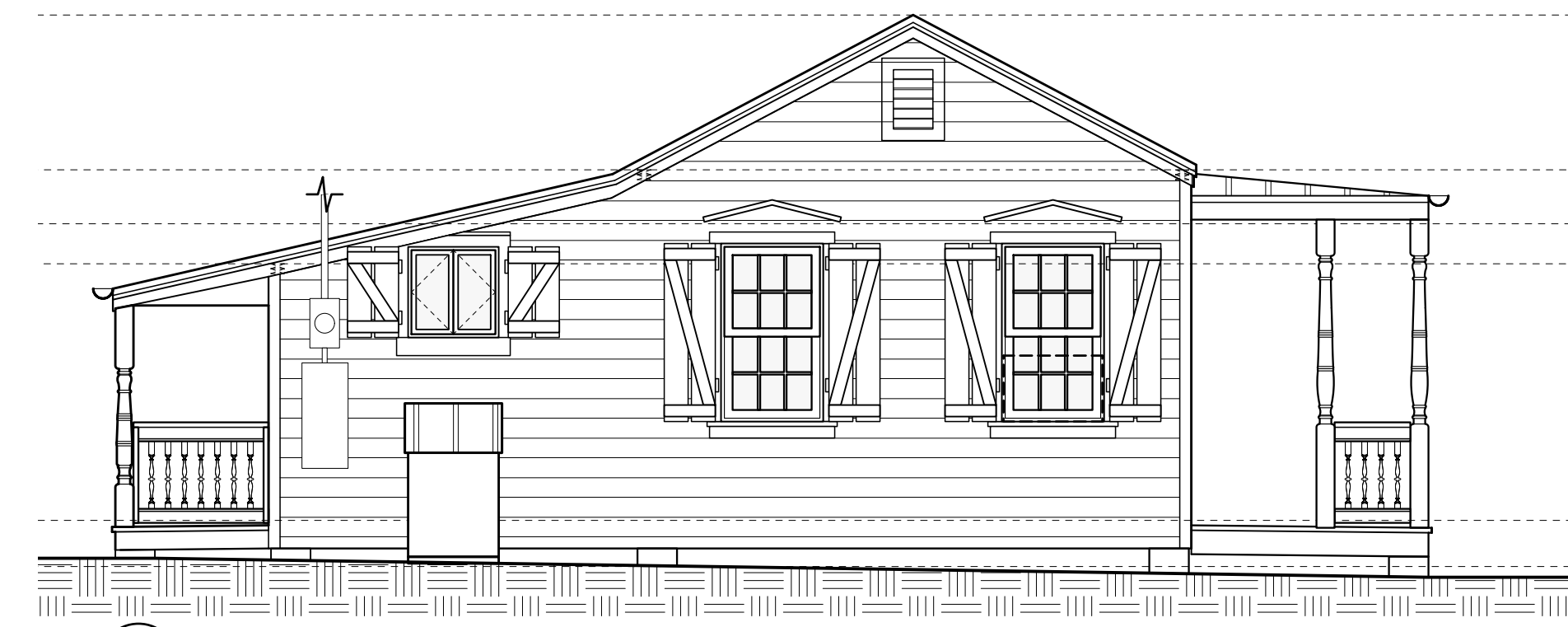
REVISION #	DATE



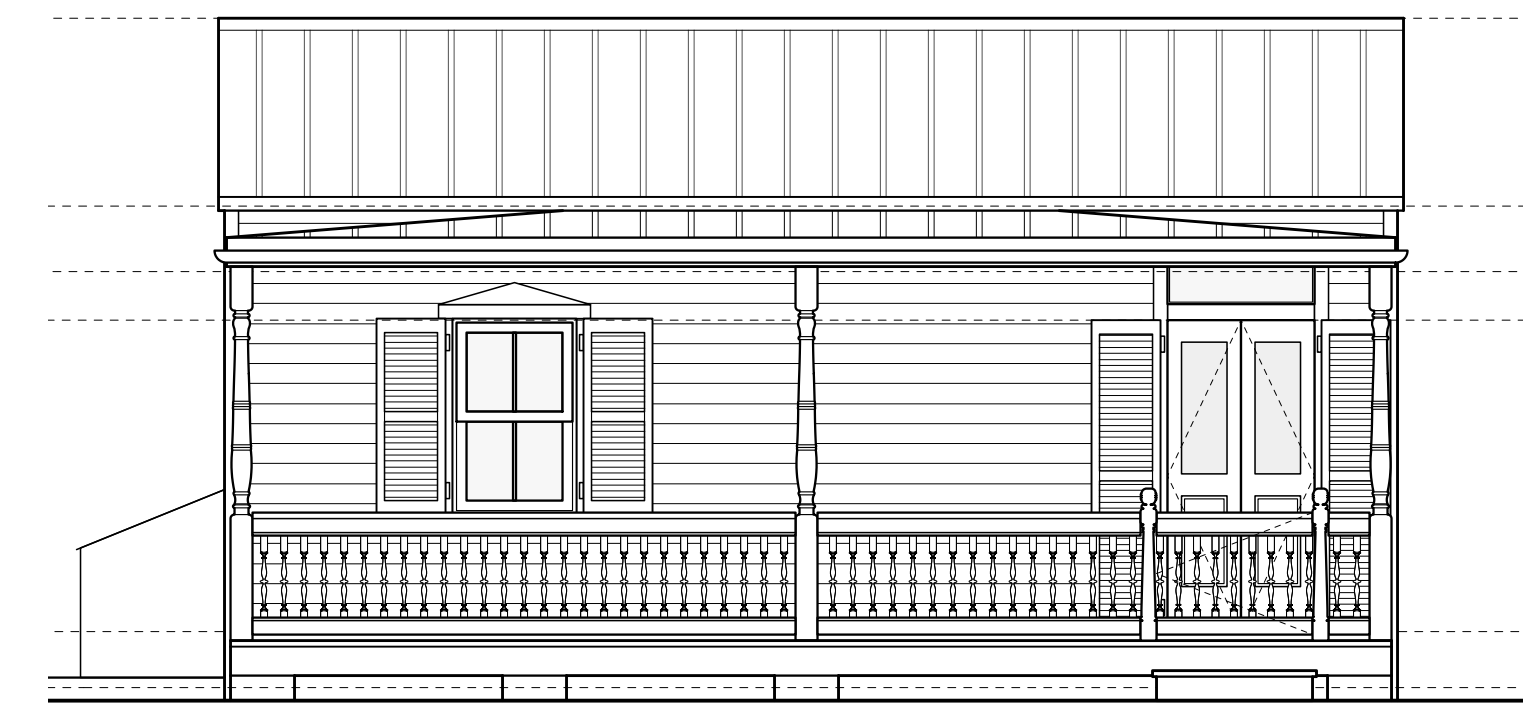
**1** EXISTING FLOOR PLAN  
 EX1.2 SCALE: 1/4" = 1'-0"



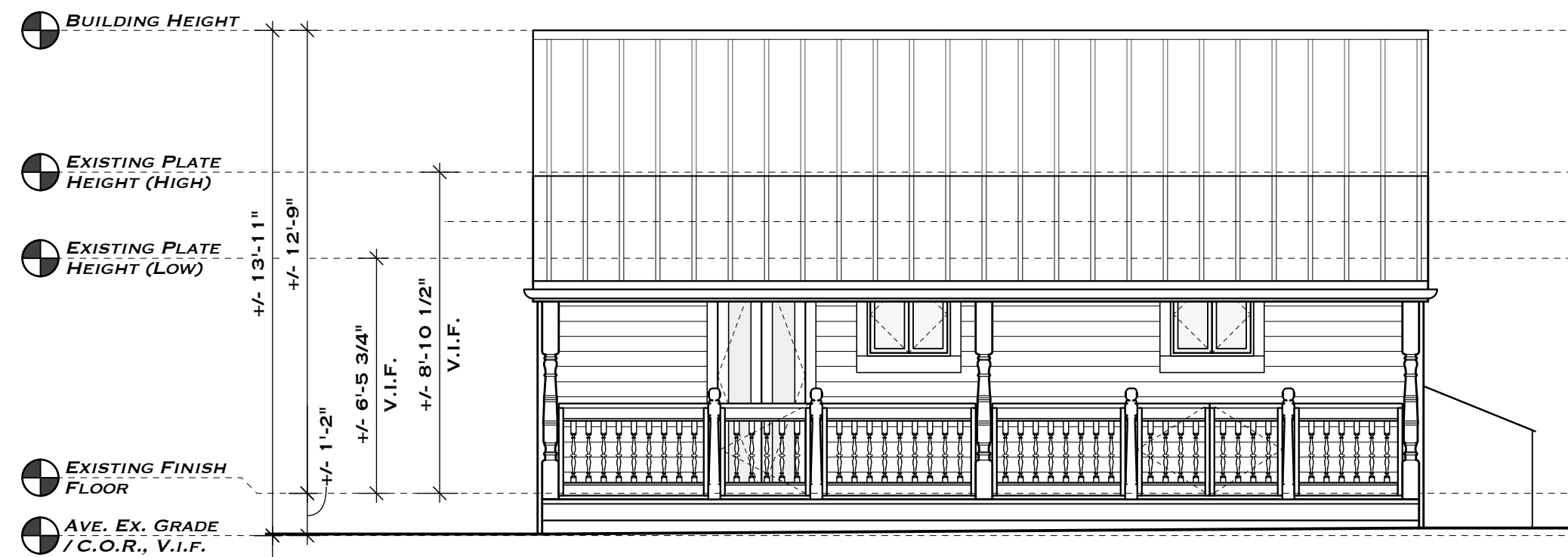
**2** EXISTING ROOF PLAN  
 EX1.2 SCALE: 1/4" = 1'-0"



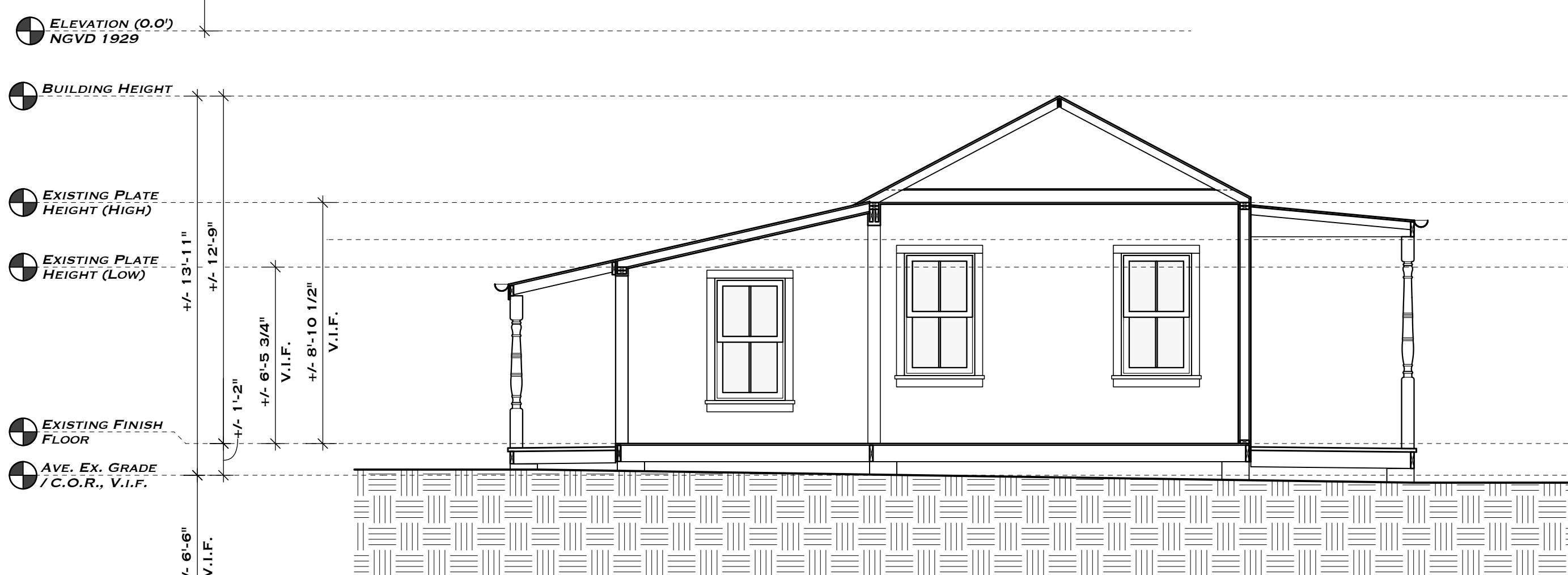
**4** EXISTING ELEVATION - SIDE  
 EX1.2 SCALE: 1/4" = 1'-0"



**3** EXISTING ELEVATION - FRONT  
 EX1.2 SCALE: 1/4" = 1'-0"



**5** EXISTING ELEVATION - REAR  
 EX1.2 SCALE: 1/4" = 1'-0"



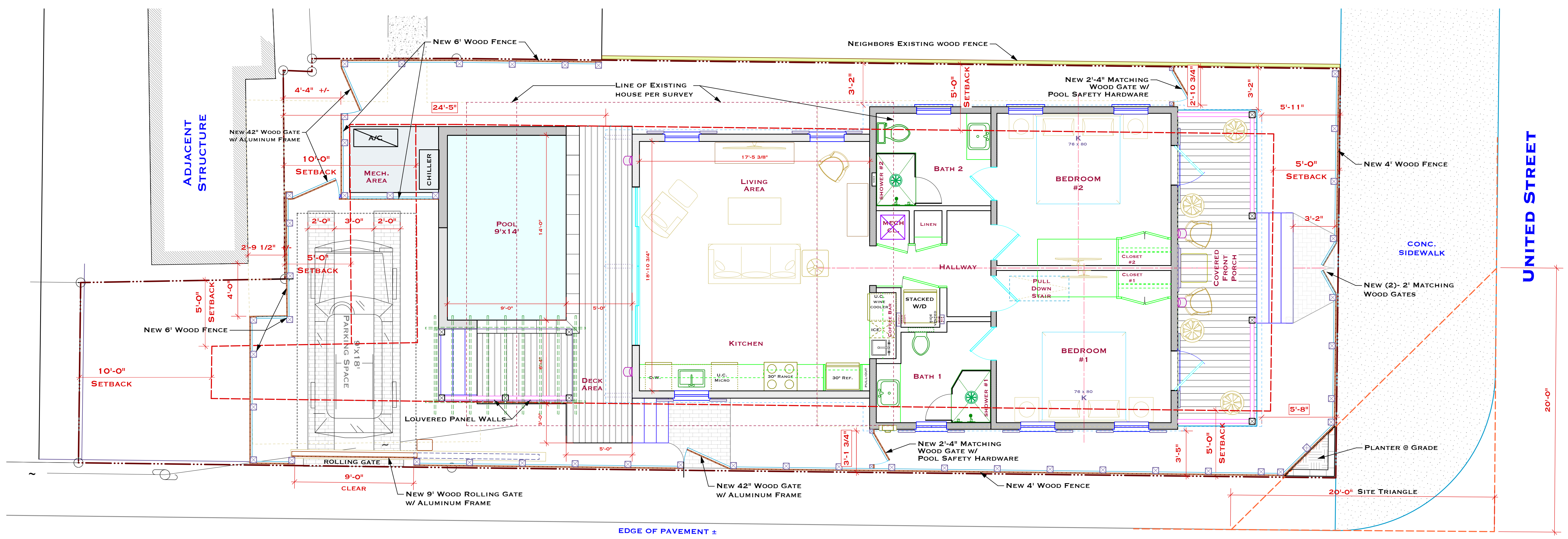
**7** EXISTING SECTION  
 EX1.2 SCALE: 1/4" = 1'-0"



**6** EXISTING ELEVATION - SIDE  
 EX1.2 SCALE: 1/4" = 1'-0"

**DRAWINGS ARE FOR PLANNING & HARC PURPOSES ONLY NOT FOR CONSTRUCTION**

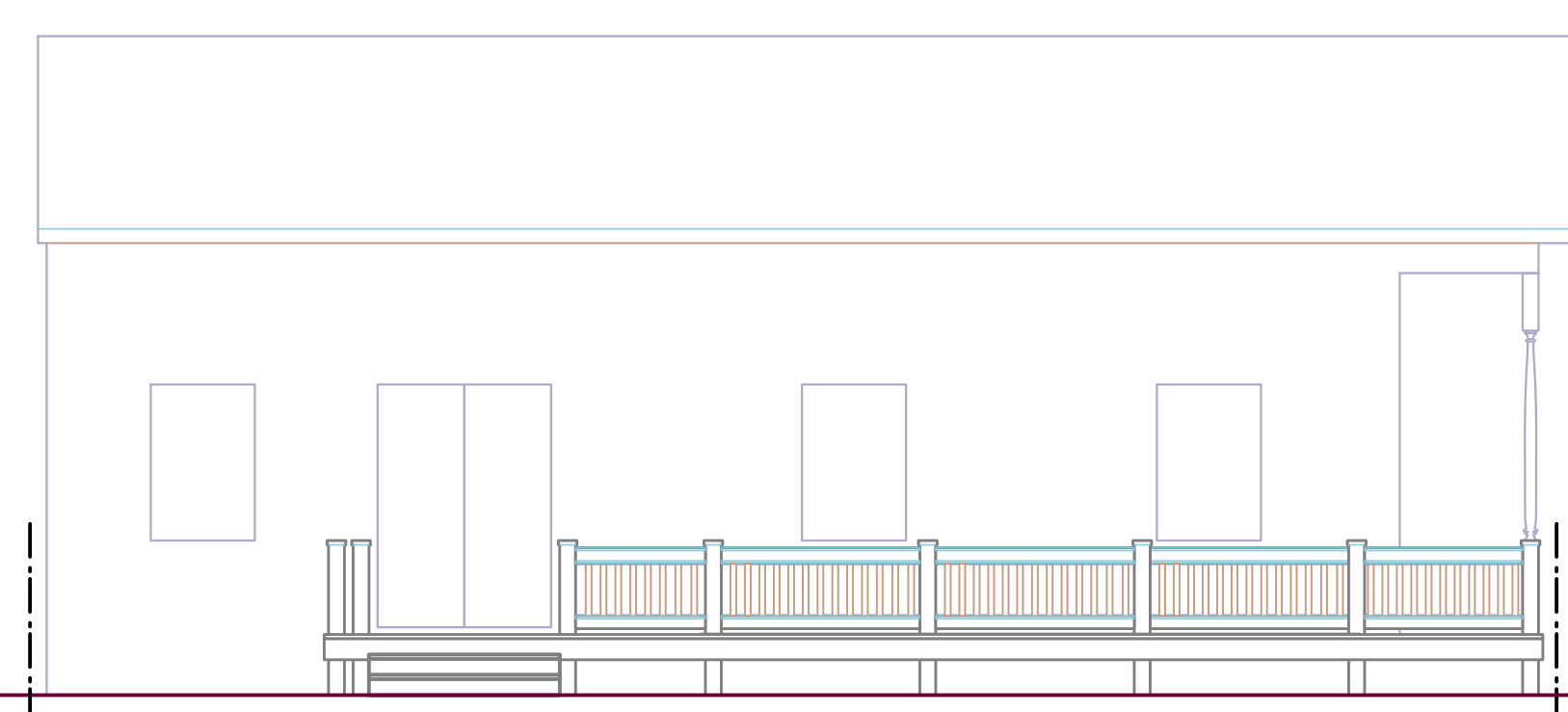
**624 UNITED STREET  
 KEY WEST, FL 33040**



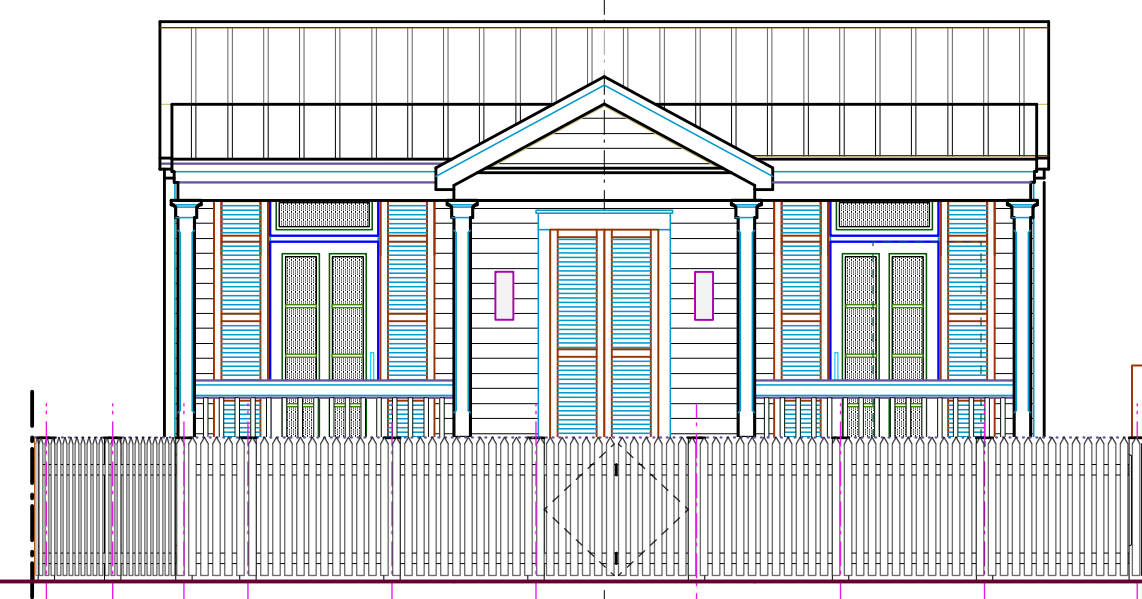
**ELIZABETH STREET**

**1**  
**A1.1** PROPOSED SITE & FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

SEC. 122-1406. (B)  
 -OBSTRUCTIONS TO VISIBILITY.



**1305 ELIZABETH STREET**



**624 UNITED STREET  
 (SITE)**



**622 UNITED STREET**

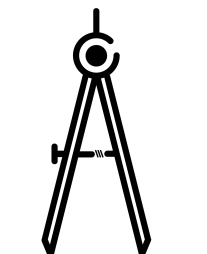
**2**  
**A1.1** HARC CONTEXT ELEVATION  
 SCALE: 3/16" = 1'-0"

**DRAWING TITLE:  
 PROPOSED SITE &  
 FLOOR PLANS**

DRAWN: TSN / EDSA / JE  
 CHECKED: -  
 DATE: 11-13-2025

REVISION # DATE

**A1.1**  
 SHEET #



T.S. NEAL  
ARCHITECT INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-9857  
251-422-9547

DRAWINGS ARE  
FOR PLANNING &  
HARC PURPOSES  
ONLY NOT FOR  
CONSTRUCTION

624 UNITED STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
EXTERIOR ELEVATIONS

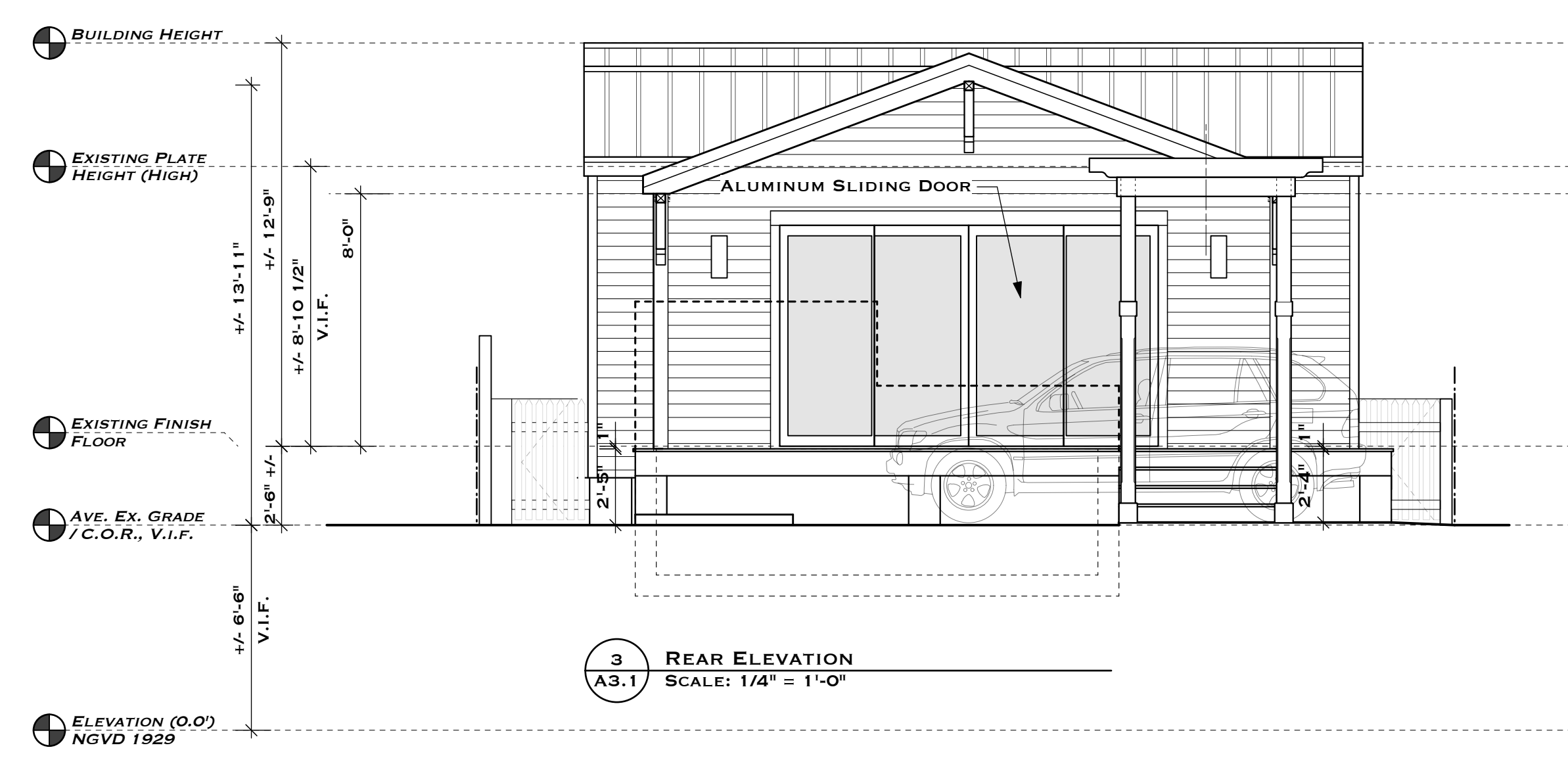
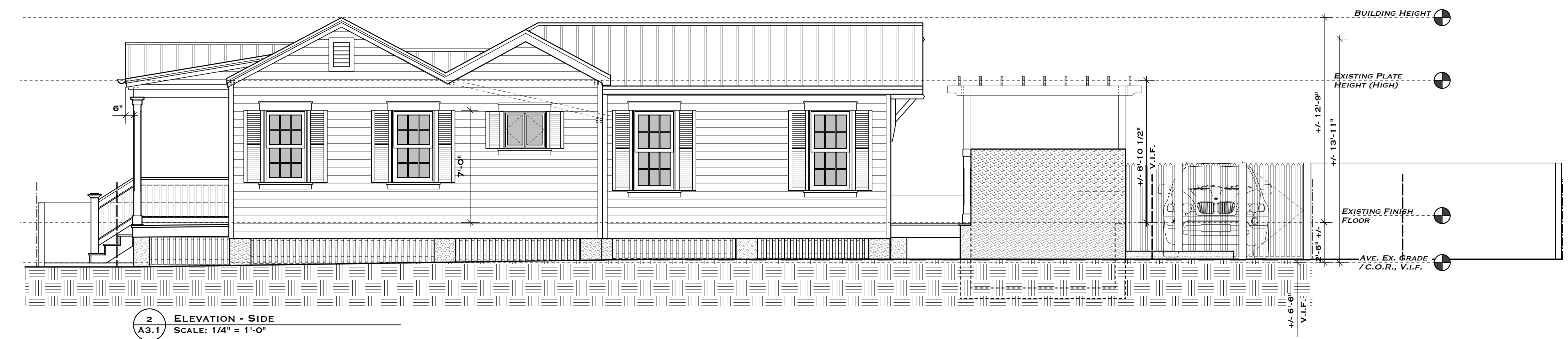
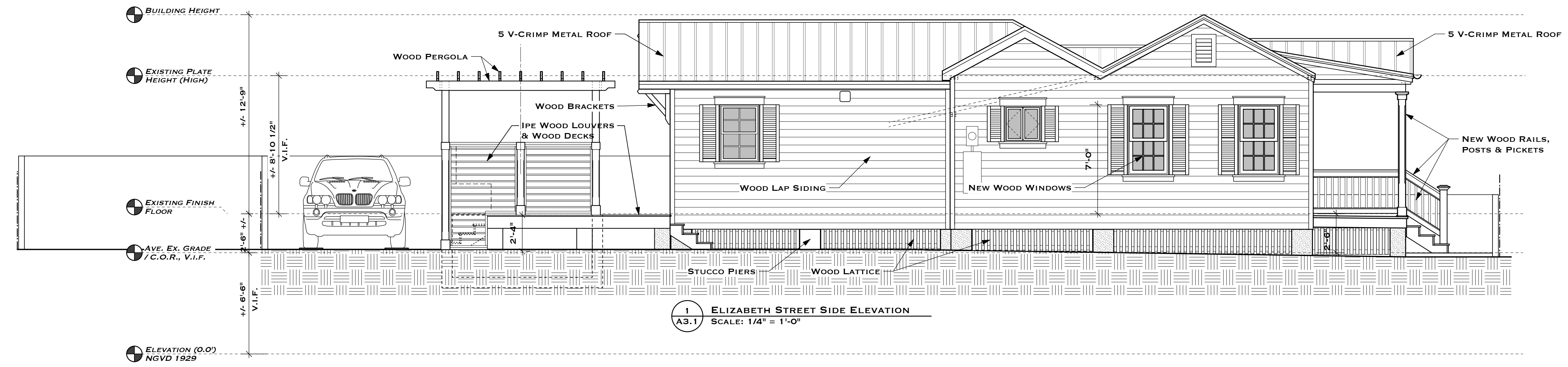
DRAWN: TSN / EDSA / JE  
CHECKED: -  
DATE: 11-13-2025

REVISION # DATE

A3.1  
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., December 16, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS, RELOCATION AND ELEVATION OF CONTRIBUTING STRUCTURE, NEW ONE-STORY REAR ADDITION, POOL, POOL DECK, WOOD PERGOLA, AND SITE IMPROVEMENTS. DEMOLITION OF HISTORIC REAR PORCH, SHED ROOF ADDITION, AND NON-HISTORIC FRONT PORCH.

#624 UNITED STREET

Applicant – T.S. Neal Architects, Seth Neal    Application #C2025-0100

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

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

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



Public  
Meeting  
Notice



# Public Meeting Notice

The following information is provided for your information and is not intended to constitute an offer of insurance. For more information, please visit [www.farmersgroup.com](http://www.farmersgroup.com).

**AGRICULTURAL BUSINESS OWNERS POLICY** provides coverage for the business operations of agricultural businesses, including crop, farm, and other agricultural operations. This policy is designed to provide coverage for the business operations of agricultural businesses, including crop, farm, and other agricultural operations.

#### INSURED ADDRESS

Applicant: T. A. Paul, Inc., 10000 N. US Highway 1, Suite 100, Tampa, FL 33613

For more information, please contact your agent or the Florida Department of Insurance, 2501 N. Florida Avenue, Tallahassee, FL 32309. This notice is provided for your information and is not intended to constitute an offer of insurance.

## HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_  
TIMOTHY SETH NEAL, 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:

\_\_\_\_\_ 624 UNTRD \_\_\_\_\_ on the  
4 day of DECEMBER, 2025.

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 DECEMBER 16, 2025.

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 #C2025-0100

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

Signed Name of Affiant:

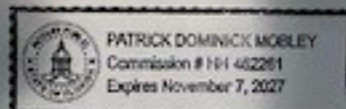
[Signature]  
Date: 12-4-2025  
Address: 22974 OVERSEAS HWY  
City: CORSOB KEY  
State, Zip: FLORIDA 33042

The forgoing instrument was acknowledged before me on this 4 day of  
December, 2025.

By (Print name of Affiant) Timothy Seth Neal who is  
~~personally known to me~~ or has produced \_\_\_\_\_ as  
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]  
Print Name: Patrick Dominick Morley  
Notary Public - State of Florida (seal)  
My Commission Expires: 11/7/2027



# 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 00036450-000000  
 Account# 1037290  
 Property ID 1037290  
 Millage Group 10KW  
 Location Address 624 UNITED St, KEY WEST  
 Legal Description KW D T SWEENEY'S DIA O-327 PT LOT 2 SQR 5 TR 17 OR191-396 OR977-156 OR1122-1492 OR1730-584 OR3327-2463 OR3333-0727  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

KINGSLEY GIRL LLC  
2860 Greenbriar Blvd  
Wellington FL 33414

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$323,661	\$292,278	\$272,665	\$253,154
+ Market Misc Value	\$4,566	\$3,012	\$3,054	\$3,097
+ Market Land Value	\$569,481	\$569,481	\$594,241	\$448,157
= Just Market Value	\$897,708	\$864,771	\$869,960	\$704,408
= Total Assessed Value	\$573,692	\$521,538	\$474,125	\$431,023
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$897,708	\$864,771	\$869,960	\$704,408

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$569,481	\$292,278	\$3,012	\$864,771	\$521,538	\$0	\$864,771	\$0
2023	\$594,241	\$272,665	\$3,054	\$869,960	\$474,125	\$0	\$869,960	\$0
2022	\$448,157	\$253,154	\$3,097	\$704,408	\$431,023	\$0	\$704,408	\$0
2021	\$296,475	\$92,224	\$3,140	\$391,839	\$391,839	\$0	\$391,839	\$0
2020	\$325,024	\$72,051	\$1,110	\$398,185	\$398,185	\$0	\$398,185	\$0
2019	\$321,558	\$72,051	\$1,110	\$394,719	\$394,719	\$0	\$394,719	\$0
2018	\$314,593	\$74,110	\$1,110	\$389,813	\$389,813	\$0	\$389,813	\$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
RES SUPERIOR DRY (01SD)	2,691.31	Square Foot	31	67

**Buildings**

<b>Building ID</b>	2895	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1908
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2012
<b>Building Name</b>		<b>Foundation</b>	CONC BLOCK
<b>Gross Sq Ft</b>	825	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	575	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	GOOD	<b>Heating Type</b>	NONE
<b>Perimeter</b>	96	<b>Bedrooms</b>	1
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	15	<b>Grade</b>	500
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	150	0	0
FLA	FLOOR LIV AREA	575	575	0
OPF	OP PRCH FIN LL	100	0	0
<b>TOTAL</b>		<b>825</b>	<b>575</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1987	1988	6 x 24	1	144 SF	2
FENCES	1987	1988	4 x 121	1	484 SF	2
CONC PATIO	1987	1988	0 x 0	1	206 SF	2
BRICK PATIO	1999	2000	0 x 0	1	225 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/26/2025	\$865,000	Warranty Deed	2506364	3333	0727
5/19/2025	\$100	Quit Claim Deed	2502365	3327	2463
9/29/2001	\$215,000	Warranty Deed		1730	0584
2/1/1990	\$15,000	Warranty Deed		1122	1492

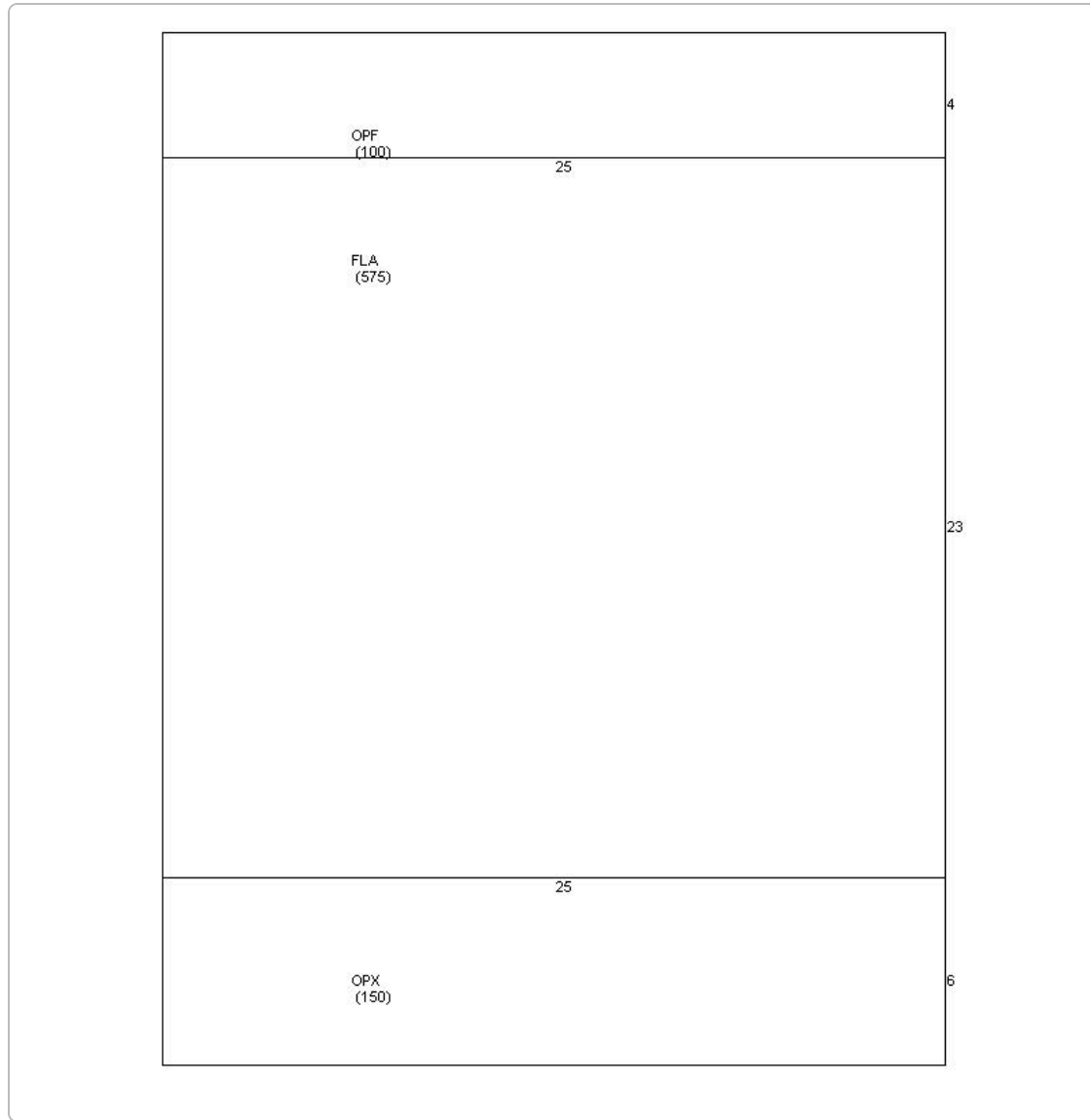
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
09-0261	02/20/2009	Completed	\$3,900		R & R 900sf OLD VCRIMP PANELS WITH CORRUGATED METAL PANELS INCLUDING REMOVAL OF HATCHES
05-4815	11/01/2005	Completed	\$2,000	Residential	HURRICANE DAMAGE - REPAIR EXISTING ROOF
02-0758	01/27/2005	Completed	\$400	Residential	PERMIT UPGRADE - PORCH WORK
02-0761	01/27/2005	Completed	\$900	Residential	PERMIT UPGRADE - PORCH FLOOR
02-1560	01/27/2005	Completed	\$1	Residential	PERMIT UPGRADE - PORCH ROOF
03-2381	07/24/2003	Completed	\$220	Residential	INSTALLED A/C UNIT
0201560	06/13/2002	Completed	\$500	Residential	REPAIRS TO ROOF
0201314	05/17/2002	Completed	\$300	Residential	PLUMBING
0200713	05/13/2002	Completed	\$1,109	Residential	UPGRADE SERVICE/WIRING
0201124	05/07/2002	Completed	\$2,500	Residential	ELECTRICAL ALTERATIONS
0200713	04/12/2002	Completed	\$9,000	Residential	REMODEL KITCHEN
0200758	04/08/2002	Completed	\$400	Residential	PORCH REPAIRS
0200761	04/08/2002	Completed	\$900	Residential	PORCH REPAIRS
0103918	12/11/2001	Completed	\$978	Residential	REPLACE SIDING
0103520	11/02/2001	Completed	\$986	Residential	REPLACE 3 WINDOWS
9903093	09/10/1999	Completed	\$807	Residential	REPAIR SIDING

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

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: 12/11/2025, 8:54:30 AM

Contact Us

Developed by  
 **SCHNEIDER**  
GEO SPATIAL