



---

## Historic Architectural Review Commission Staff Report for Item 17

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

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

**Meeting Date:** January 23, 2024

**Applicant:** Matthew Stratton, Architect

**Application Number:** H2024-0002

**Address:** 622 United Street

---

### **Description of Work:**

New wooden frame single family house. New pool, deck, and site improvements.

### **Site Facts:**

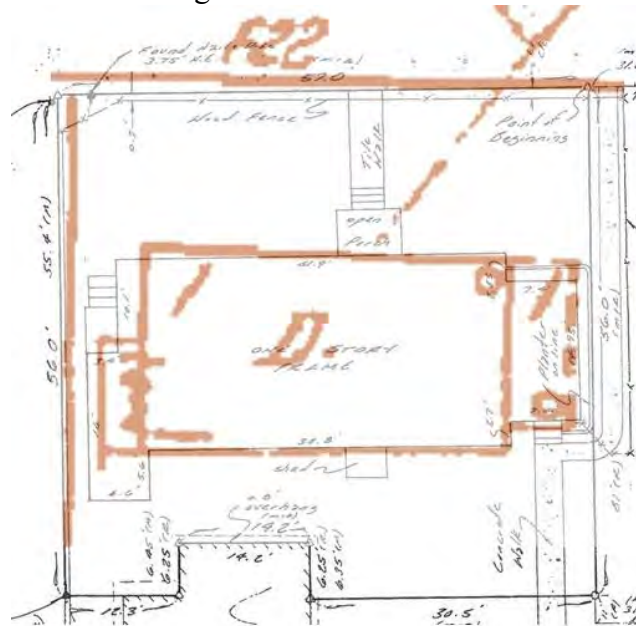
The site under review is located on the south side of United Street, between two corner lots facing Elizabeth and Southard Streets. The site comprises of a one-story non-contributing but historic structure. The current main structure is a frame building that had small alterations on its footprint. To the east side of the lot there is a one-story historic and contributing house, which does not have its original footprint. Towards the west side, two -story CMU hotel buildings dominate the corner space. According to the Sanborn Maps historically the lot used to have one-story structures. Most adjacent same land use structures are one-story, while immediately towards the rear there is a two-story multifamily structure (3 units- 1304 Elizabeth Street) and across the street (621 United Street) there is a one-story historic single-family house with a steep hip roof, built in the 1920's (current dormers are not historic). The lot is located on an x flood zone.

## Guidelines Cited on Review:

- Solar collectors (page 28), specific guidelines 1 and 2.
- New Construction (pages 38a- 38q), specifically guidelines **1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 20, 22, 23, 24** and 25.
- Deck, Patios, Hot Tubs and Pools (pages 39-a), specifically first paragraph and guideline 1.
- Fences and walls (pages 41-42), specifically guidelines 2, 3, and 4.
- Parking Areas, Landscaping and Open Space Environment (page 43), specifically guidelines 1 and 3.

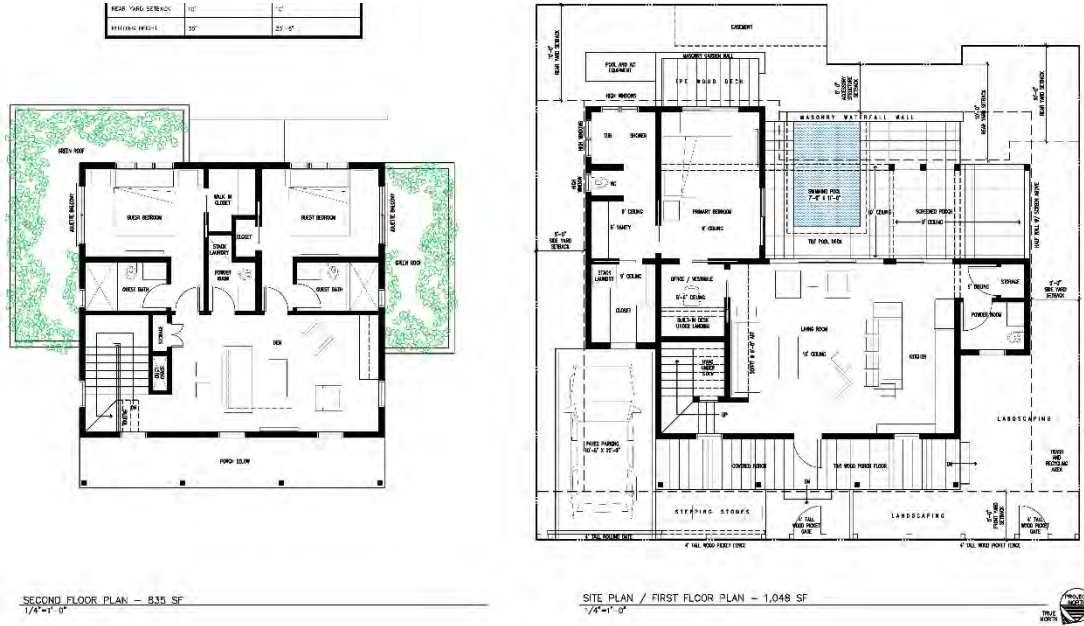
## Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a new frame house. The new building will have an “L” shape form and the building frontage will have an eyebrow look and will feature a three-bay full front porch. Two one-story volumes with flat *green* roofs will flank on each side the eyebrow structure. At the rear of the two-story central core the building will have a two-story shed roof. This portion of the building will be lower, approximately 2’-6” lower, than the front portion of the building.

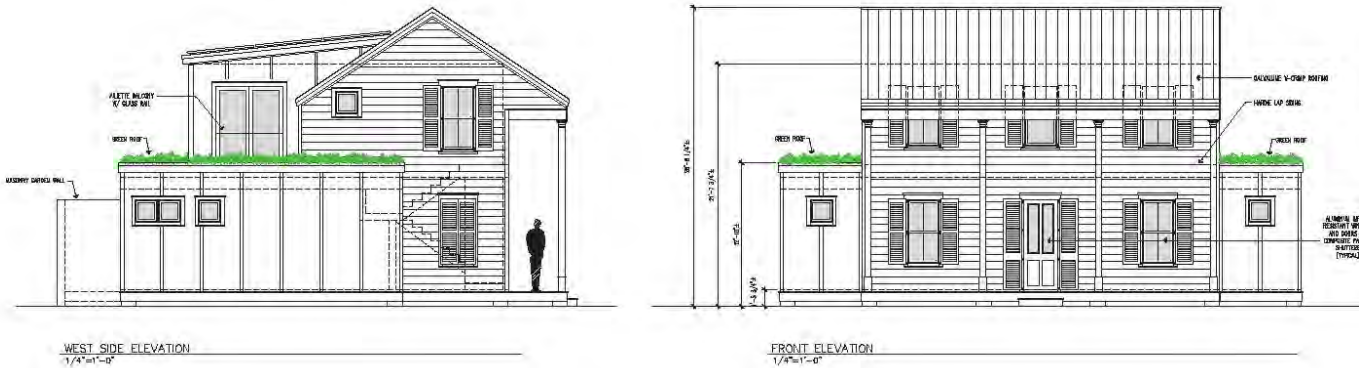


1962 Sanborn map over survey.

The building will have horizontal hardi siding on the central volume of the building while hardi board and batten pattern is proposed on the one-story portions of the building, as well as at the rear two-story. Windows will be two-over two impact units, shutters will be composite, and all doors will be aluminum.



*Proposed site plan and floor plans.*



*Proposed front and east elevations.*

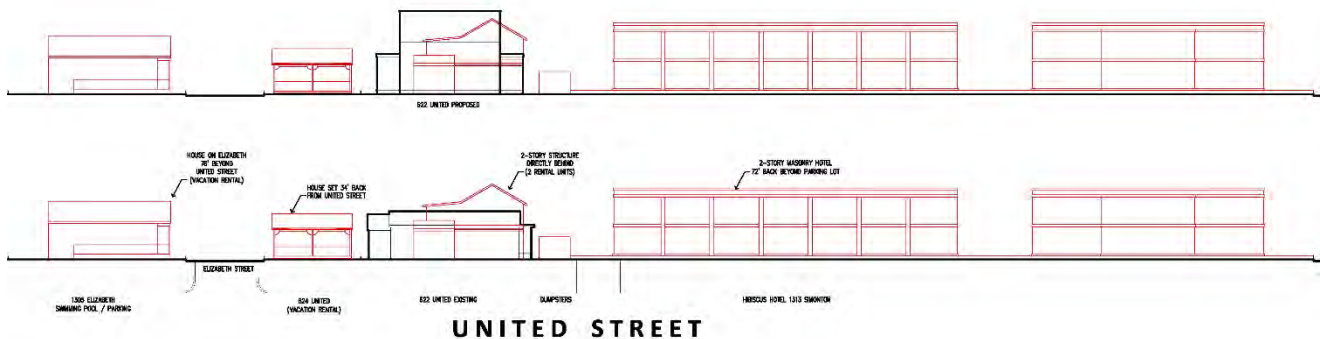
The plans include annotations as the eyebrow portion of the building will be covered with 5 v-crimp panels, while the rear portion of the two-story lower roof will have standing seam. This specific roof will have solar panels installed over it and the panels will be flush with the roof. One-

story flat roofs will be used as green gardens, and the roof will be finished with 5-v crimp. Maximum height of the house will be approximately 26'-8 1/4".

A pool with a water feature wall, 6 foot in height, and deck are proposed behind the house. A paved driveway is proposed on the northeast portion of the lot. Front 4-foot-high wood picket fences and gates are included in the plan, as well as a 4' tall rolling gate for driveway access and

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

It is staff's opinion that the proposed new house does not meet several of the guidelines for new construction. Most of the same land use structures are one-story, and staff believe that the scheme should recognize that context by lowering the scale and mass of the structure on the front portion of the design. Staff also find that the use of flat roofs is foreign to the immediate adjacent same land use structures. Although these flat roofs are described as green garden roofs, there are not such type of roof in the adjacent single-family houses. If the Commission finds these flat roofs in compliance with HARC regulations, there should be a requirement that these roofs shall have vegetation all time and shall not be used as roof decks. Staff also find the treatment of the front elevations of the one-story structures dissimilar to the rhythm and window forms found in the urban context.



*Elevation study. In black line are the proposed and existing buildings profiles.*

Staff find the pool, deck, solar panels, driveway, and fences all meet cited guidelines specific to each element.

# APPLICATION

RECEIVED

DEC 28 2023

BY: TK

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



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

HARC COA # <b>HARC 2024</b>	REVISION # <b>0002</b>	INITIAL & DATE <b>TK 12-28-2023</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	<b>622 UNITED STREET</b>	
NAME ON DEED:	<b>COCO GENERAL PARTNERSHIP</b>	PHONE NUMBER <b>(615) 753-5539</b>
OWNER'S MAILING ADDRESS:	<b>622 UNITED STREET</b>	EMAIL <b>CUMBERLAND.TERRACE@GMAIL.COM</b>
	<b>KEY WEST, FL 33040</b>	
APPLICANT NAME:	<b>MATTHEW STRATTON</b>	PHONE NUMBER <b>(305) 923-9670</b>
APPLICANT'S ADDRESS:	<b>3801 FLAGLER AVE.</b>	EMAIL <b>MSTRATTONARCHITECT@GMAIL.COM</b>
	<b>KEY WEST, FL 33040</b>	
APPLICANT'S SIGNATURE:	<i>Matthew Stratton</i>	DATE <b>12/27/23</b>

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  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: <b>CONSTRUCT NEW 1,883 SF WOOD FRAME SINGLE FAMILY RESIDENCE — 1 AND 2 STORY</b>
MAIN BUILDING: <b>EYEBROW STYLE WITH CEMENTICIOUS LAP SIDING, BOARD AND BATTEN SIDING, ALUMINUM IMPACT RESISTANT DOORS AND WINDOWS, GALVALUME V-CRIMP MAIN ROOF, VEGETATED LOW ROOFS</b>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
<b>DEMOLISH EXISTING 1,045 SF SINGLE FAMILY RESIDENCE IN ITS ENTIRETY</b>

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

ACCESSORY STRUCTURE(S):	
20 LF MASONRY GARDEN WALL AT REAR	
18 LF MASONRY WATERFALL FEATURE WALL AT REAR	
PAVERS: 272 SF SIDEWALK AND DRIVEWAY AT FRONT. 283 SF TILE POOL DECK AT REAR.	FENCES: NEW 4' TALL WOOD PICKET FENCE, ROLLING DRIVEWAY GATE, 2 PEDESTRIAN GATES AT FRONT
DECKS: 50 SF IPE WOOD DECK AT REAR	PAINTING: WHITE EXTERIOR SIDING AND TRIM SHUTTER COLOR T.B.D.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): 7'x11' IN GROUND POOL WITH PUMP, FILTER AND HEATER/CHILLER
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): SOLAR PANELS AT REAR SHED ROOF	OTHER: GREENRISE TECHNOLOGIES MODULAR GREEN ROOF SYSTEMS (AT 1-STORY ROOFS)

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>H2024-0002</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

*622 UNITED STREET*

PROPERTY OWNER'S NAME:

*COCO GENERAL PARTNERSHIP*

APPLICANT NAME:

*MATTHEW STRATTON*

*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  
*[Signature]*

*12 27 23*  
*Jennifer Willard*  
*member of Coco GP* DATE AND PRINT NAME

**DETAILED PROJECT DESCRIPTION OF DEMOLITION**

*DEMOLISH 1,045 SF 1-STORY SINGLE FAMILY HOME  
IN ITS ENTIRETY*

**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.

(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.

*THIS 1960'S ERA STRUCTURE IS RECTANGULAR IN PLAN WITH NO PORCHES AND A LOW SLOPE GABLE ROOF. EXTERIOR SIDING IS BOARD AND BATTEN, WINDOWS AND DOORS ARE ALUMINUM, AND FOUNDATIONS ARE CONCRETE PIERS.*



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.

N/A

(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.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

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

N/A

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

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

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

THE MODEST 1960'S STRUCTURE OFFERS NO HISTORIC CHARACTER OR ATTRIBUTES TO THE NEIGHBORHOOD

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

A REPLACEMENT STRUCTURE IS BEING PROPOSED ON THE SITE

(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.

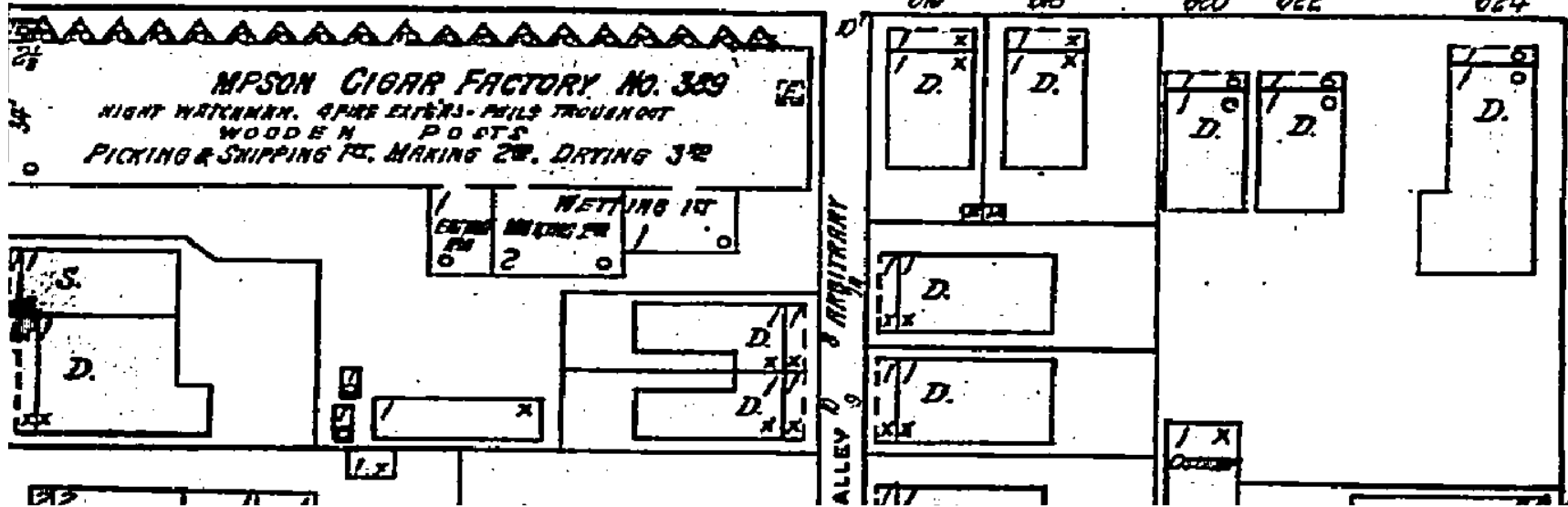
THIS STRUCTURE EXHIBITS NO CHARACTERISTICS THAT WOULD QUALIFY AS CONTRIBUTING

# SANBORN MAPS

27

CHLARS ST.

30



1926 Sanborn Map



27

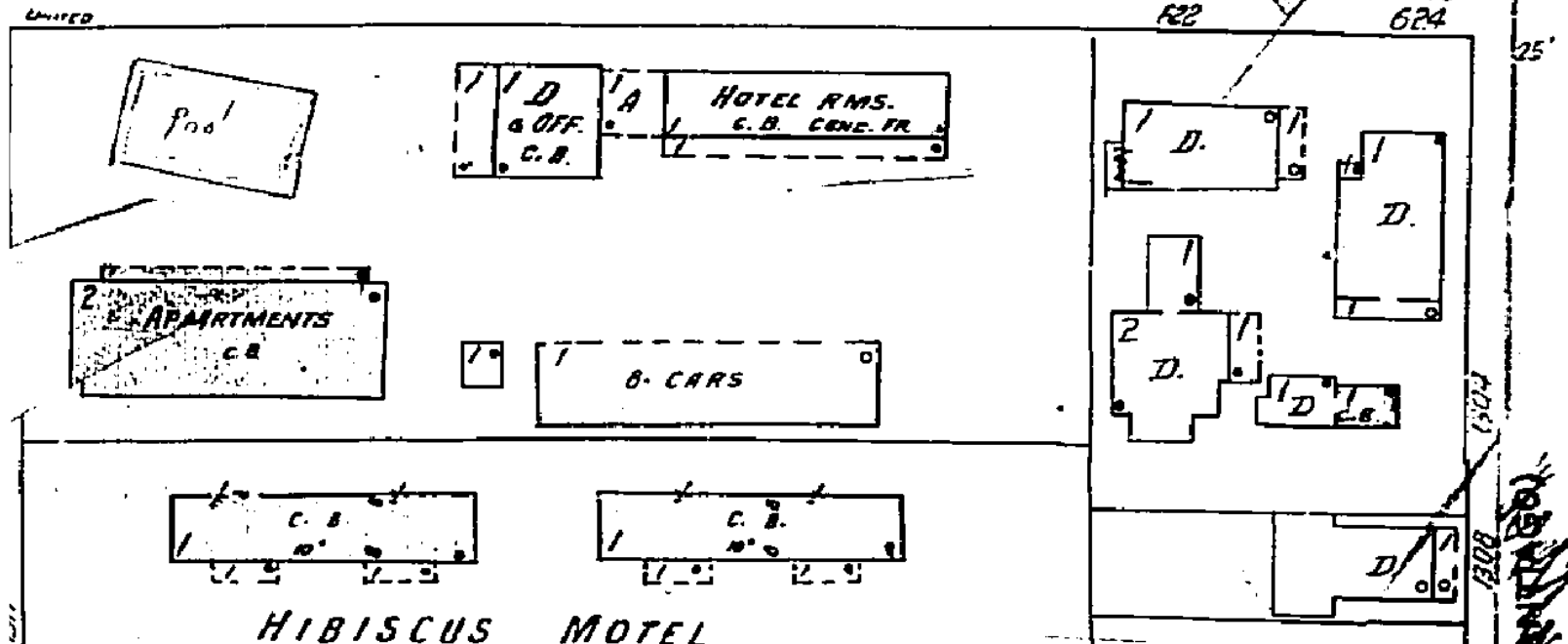
CALRIS ST.

TH

T.H.

8-1/2

50



1962 Sanborn Map

# PROJECT PHOTOS



**622 United Street circa 1965. Monroe County Library.**





**2015 – Current owners purchased dilapidated property and remodeled**



**624 United (Corner)**

**622 United**

**Hibiscus Hotel**



**624 United**

**622 United**



**622 United  
(NW Corner)**

**Hibiscus Hotel Dumpsters**

**Hibiscus Hotel**



**Hibiscus Hotel Dumpster Enclosure directly adjacent to west**



**Hibiscus Hotel, dumpster enclosure and parking lot adjacent property to west**



**624 United**

**Front Porch not historic**

**Gingerbread not historic**

**Front part of house was demolished in the 1970's**



**624 United – Historic Photo before demolition of front part of house**





624 United

622 United



**624 United**

**622 United – East Side**



**622 United – Front and East Side**



**622 United – Front**



622 United – Front



622 United – West



**622 United – Rear**



**622 United – West side**

**1304 Elizabeth Street  
(2-story structure behind)**

**View from Hibiscus Hotel parking lot**





**1304 Elizabeth Street (2-story structure behind)**

**View from Hibiscus Hotel parking lot**



**2-story structure at rear (1304 Elizabeth)**

**1-story structure in foreground also part of 1304 Elizabeth**



**2-story structure at rear (1304 Elizabeth)**

**1-story structure in foreground also part of 1304 Elizabeth**

**Hibiscus Hotel in background**



**Centennial Bank**

**605-A United (Offices)**

**Across United Street looking West**



**605-A United (Offices)**

**615-A United**

**Across United Street looking West**



**615-A United (Offices)**

**621 United (directly across street)**



**621 United (directly across street)**



**View across United Street looking toward east – 1 and 2-story residences**





**View up United Street looking toward east**



**View up Elizabeth Street toward United Street**



**Former Dion Oil Company Building – 638 United**



**Houses across United Street**

**631 United**

**633 United**

**635 United**



**630 South Street (1 block south)**



**630 South Street (1 block south)**

**Santa Maria Resort**

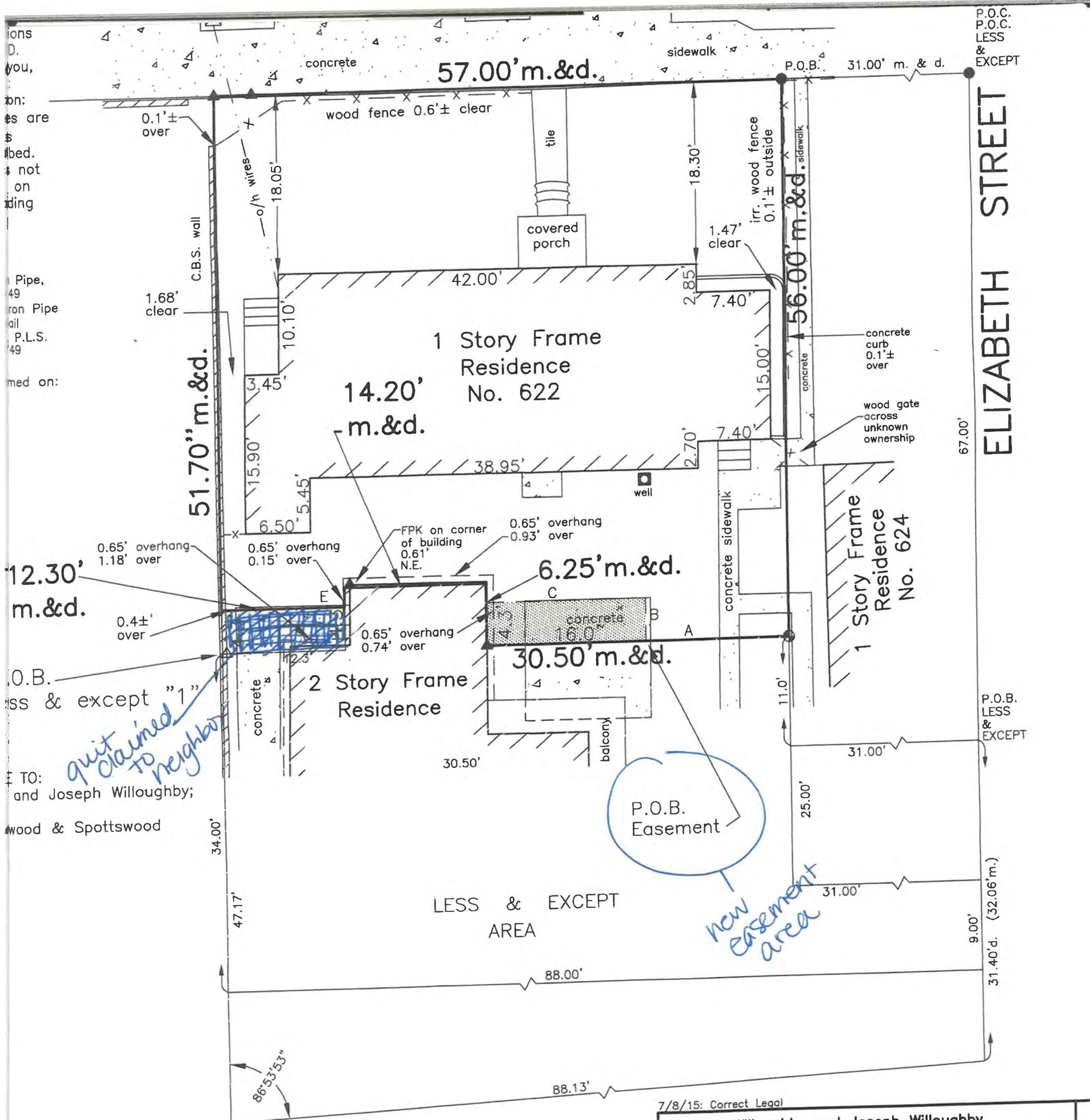


**630 South Street (1 block south)**

**Reach Hotel in Background**

# SURVEY





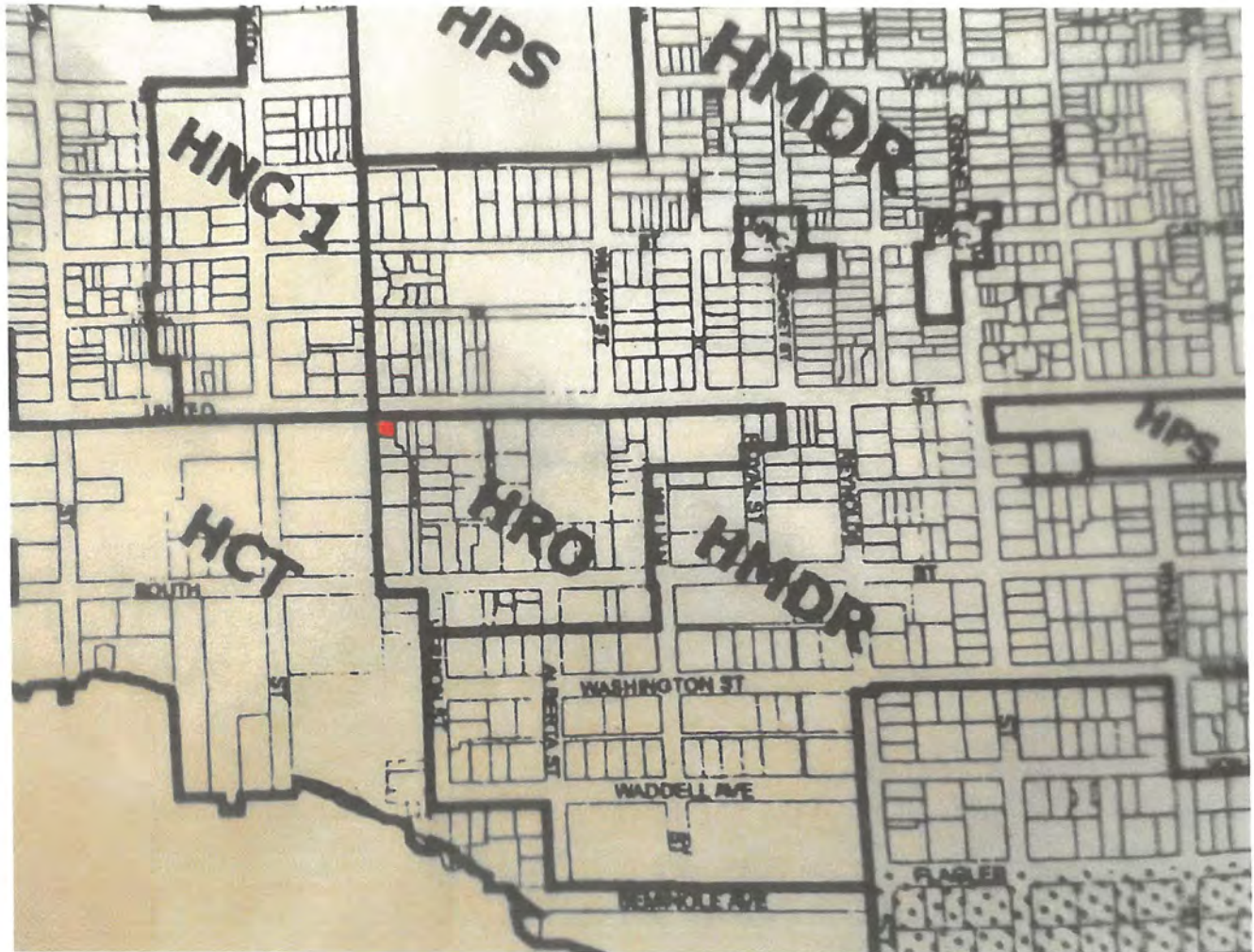
CERTIFY that the attached BOUNDARY SURVEY is the best of my knowledge and belief; that it meets the standards adopted by the Florida Board of Land Surveyors, Chapter 472.027, and the American Land Title Association, and encroachments unless shown hereon.

Professional Engineer No. 36810 State  
 NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

7/8/15: Correct Legal			
Jennifer Willoughby and Joseph Willoughby 622 United, Key West, Florida 33042			
BOUNDARY SURVEY			Dwn No.: 15-196
Scale: 1"=10'	Ref. 218-34 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 4/9/15		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
4/22/15: Added 3' Easement			
6/23/15: Added Less & Except 1 and 2			
7/3/15: Less Out to Easement			
fred/dwg/kw/block148/622united			

J  
S  
K

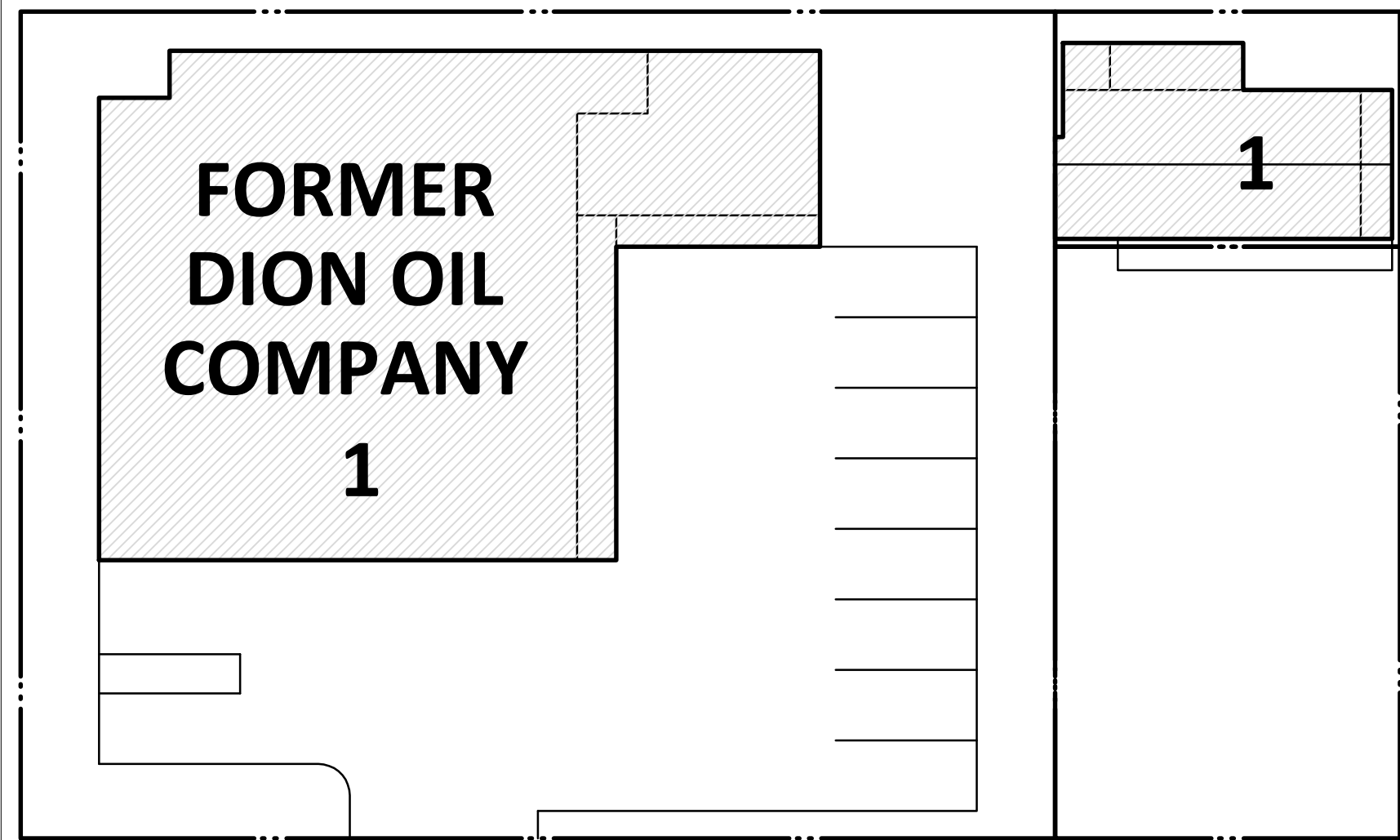
# PROPOSED DESIGN



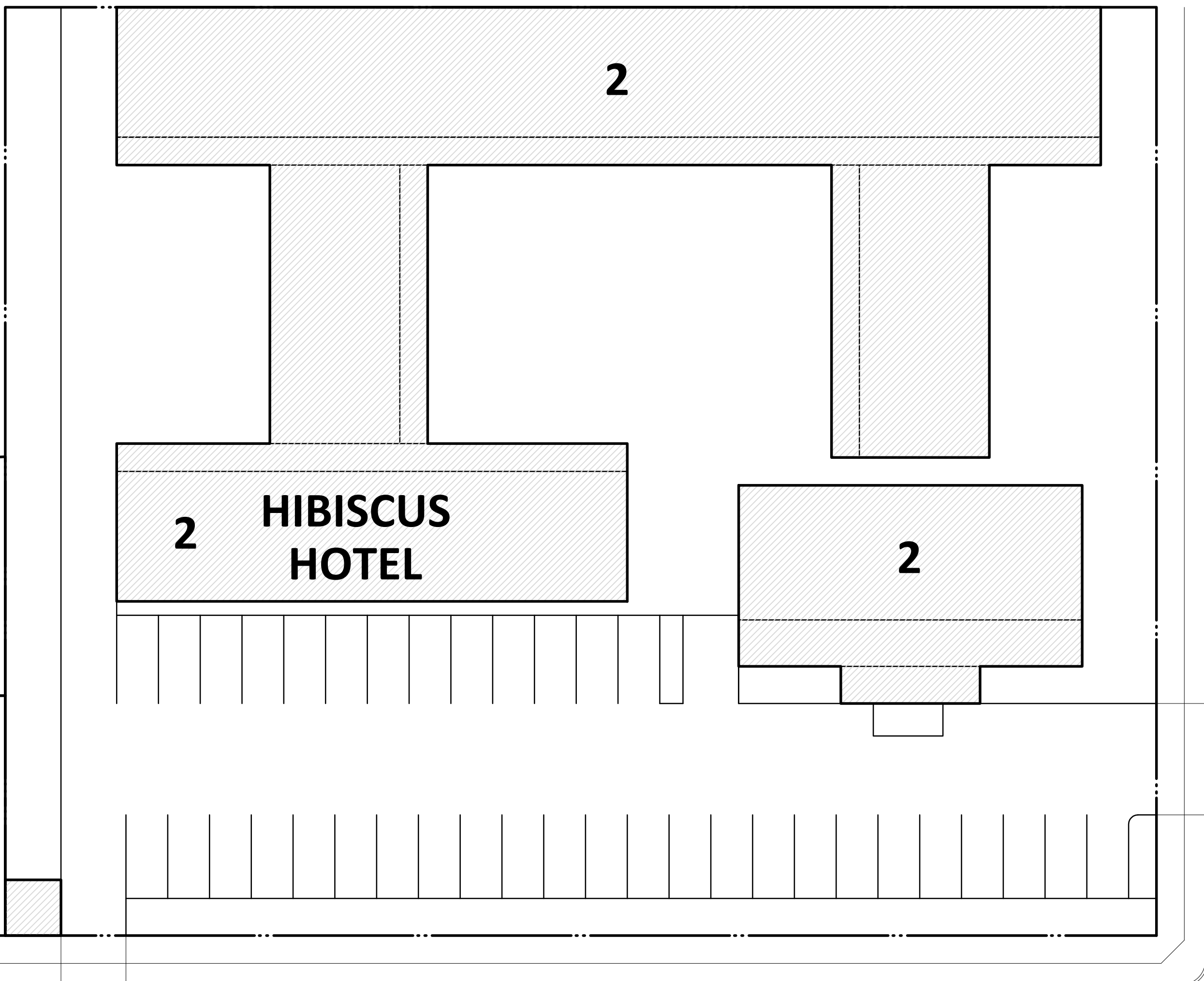
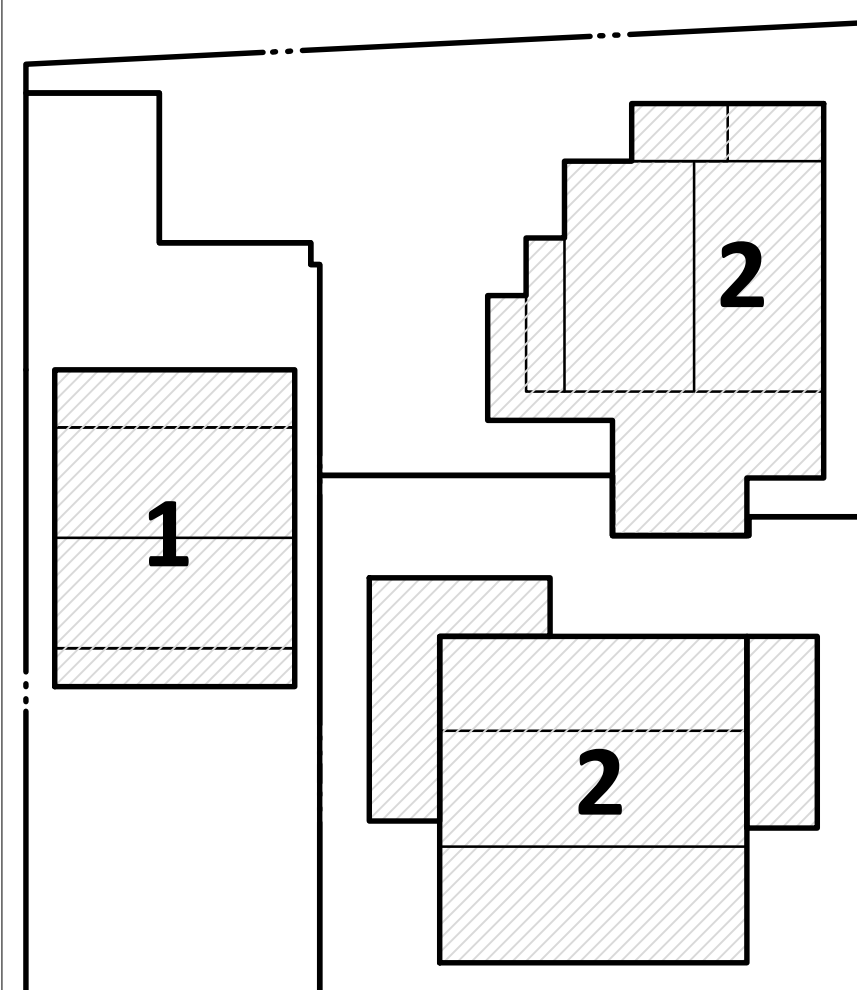
Zoning Map

Project Site (622 United) marked in Red

VILLA MILL ALLEY

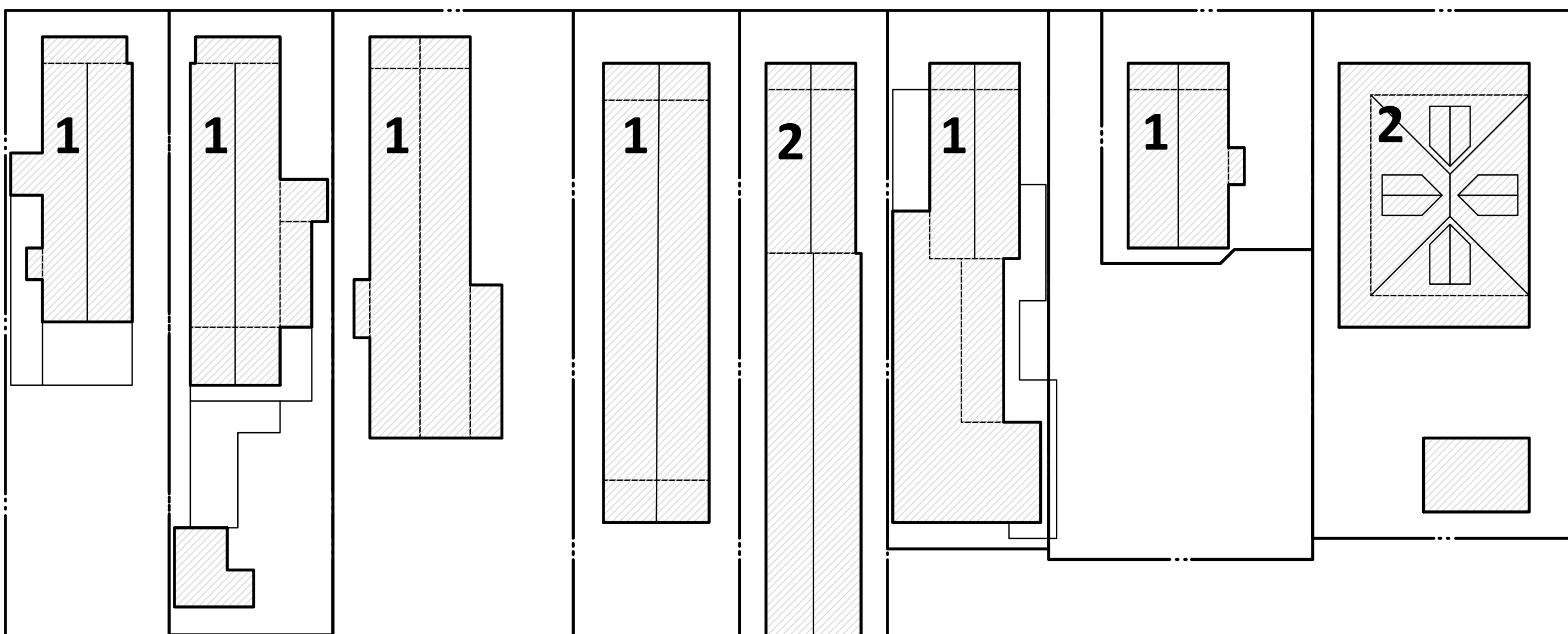


ELIZABETH STREET

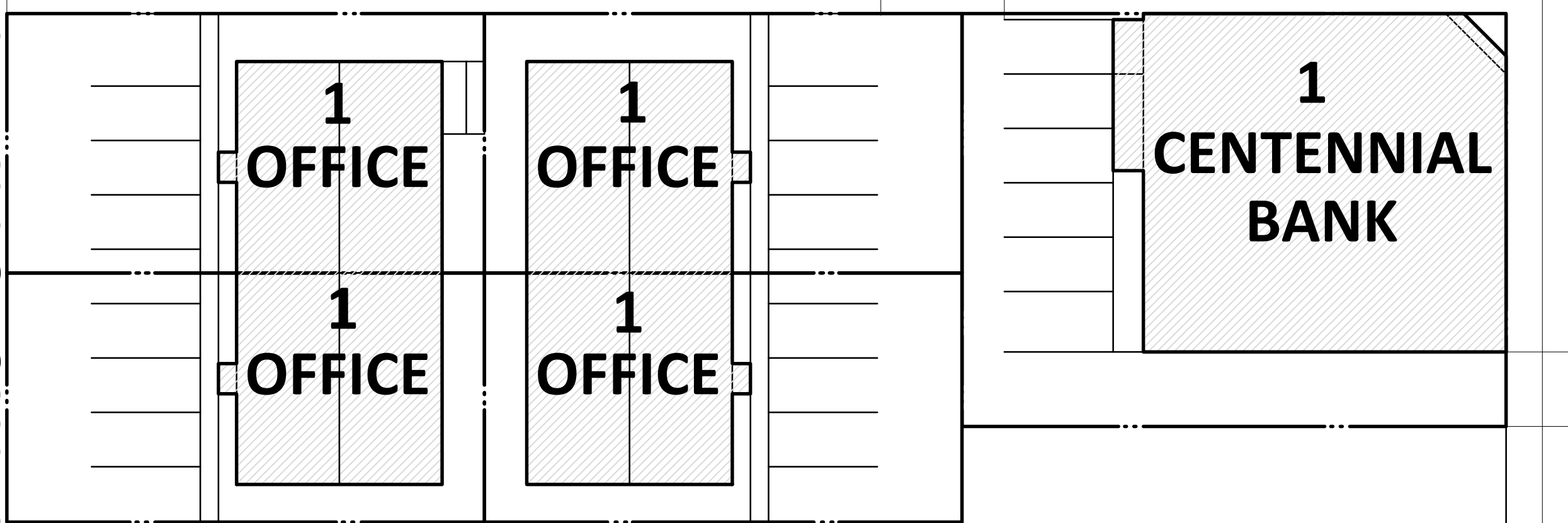


UNITED STREET

PROJECT SITE:  
622 UNITED EXISTING  
ZONE DISTRICT HRO  
FLOOD ZONE "X"

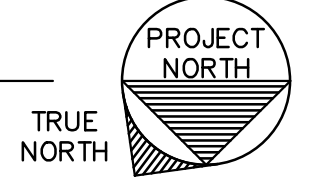


CALIAS STREET



SIMONTON STREET

NEIGHBORHOOD SITE PLAN  
1" = 20'-0"



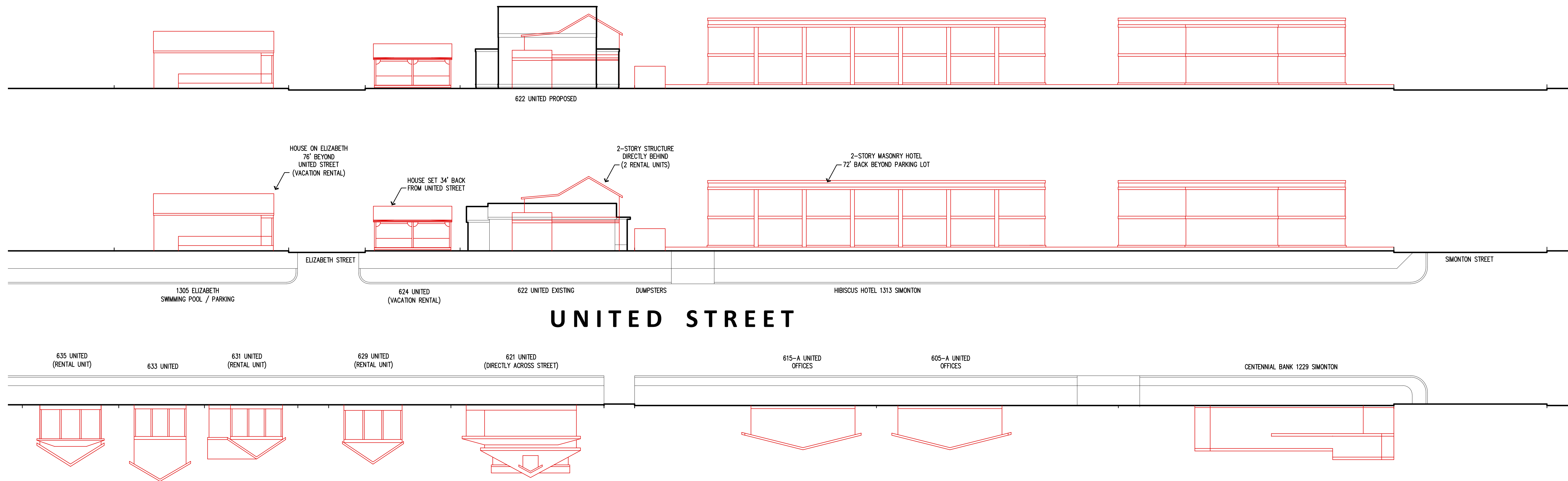
New Single Family Residence  
**622 United Street**  
Key West, Florida 33040

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

Date 12.26.23

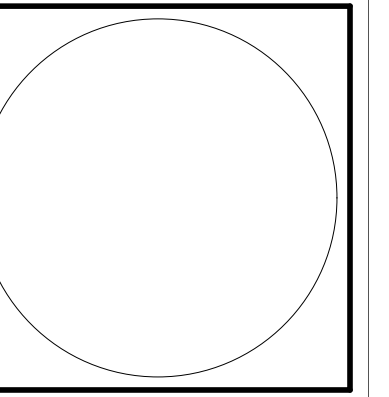
Project #

1

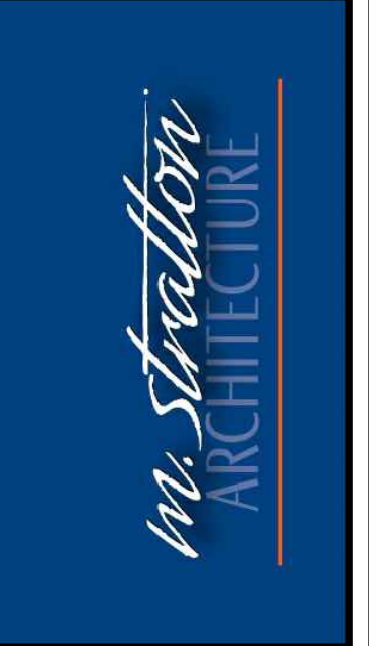


**UNITED STREET**

**New Single Family Residence**  
**622 United Street**  
 Key West, Florida 33040



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

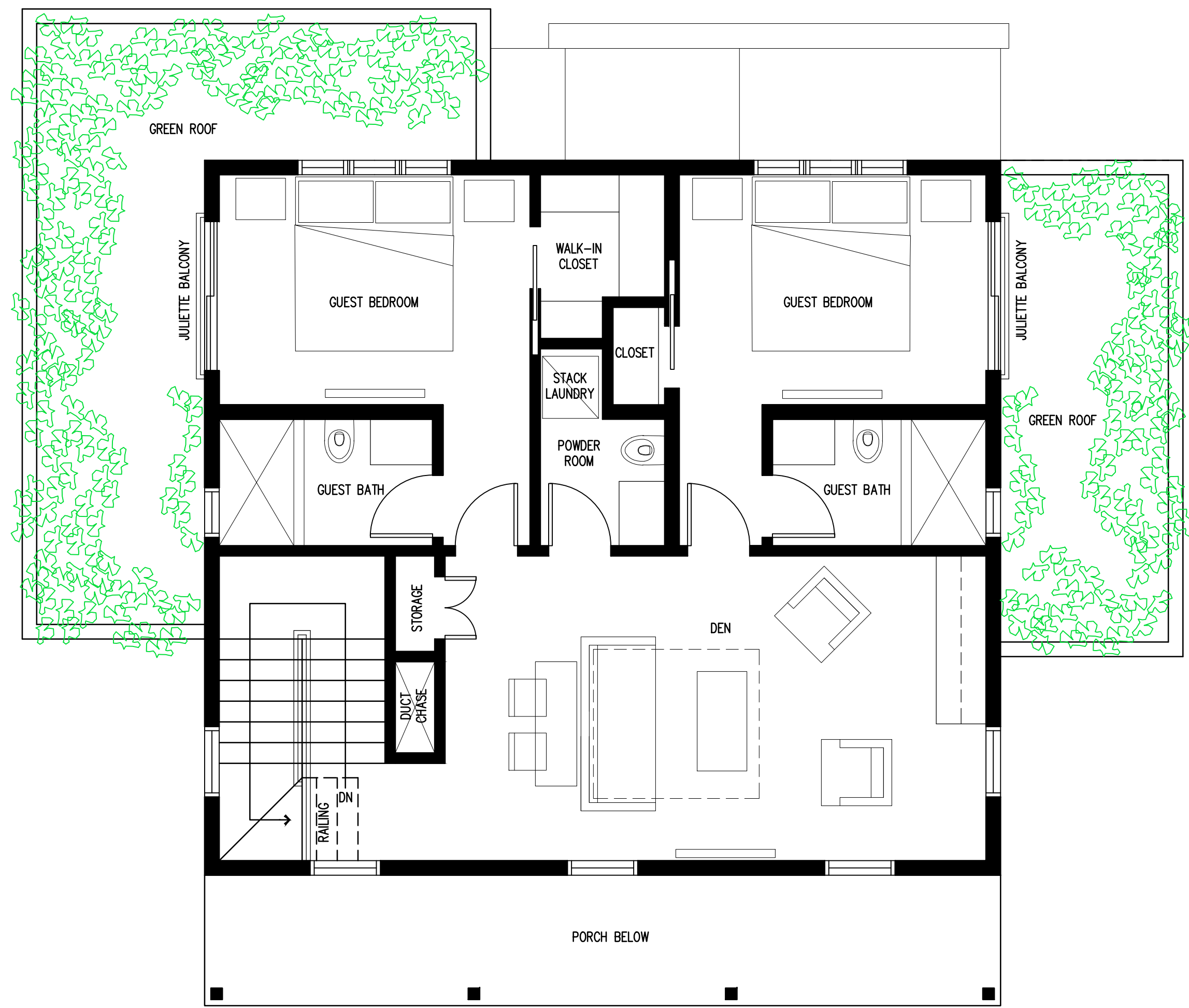


Date 12.26.23

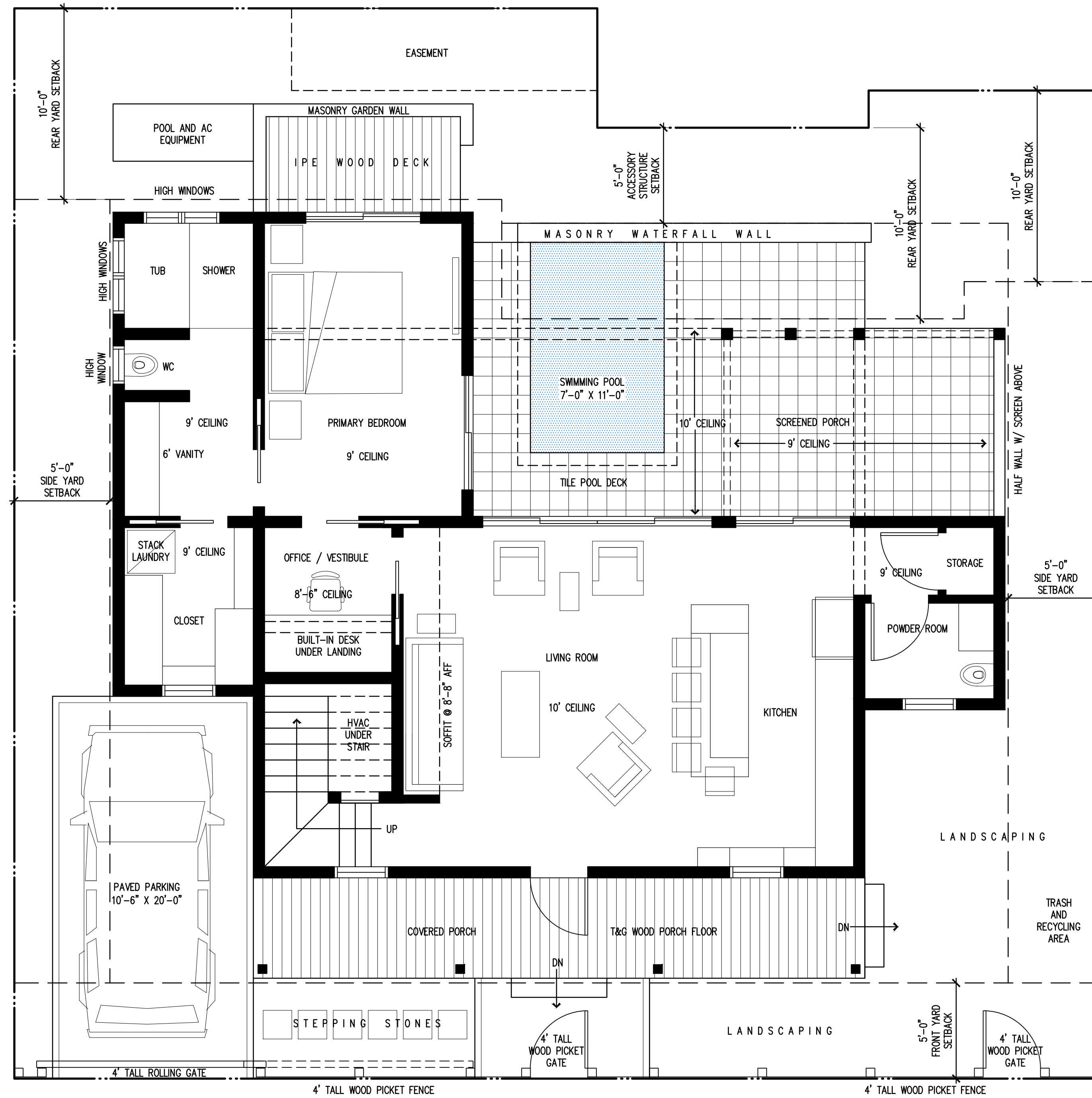
Project #

**2**

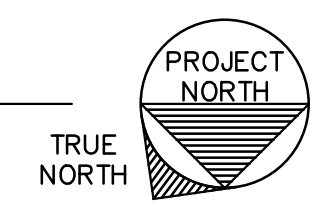
SITE DATA CALCULATIONS		
3,050 SF LOT ZONING DISTRICT HRO	ALLOWED	PROPOSED
BUILDING COVERAGE	1,525 SF (50%) MAX.	1,522 SF (49.8%)
IMPERVIOUS SURFACE	1,830 SF (60%) MAX.	753 SF (24.7%)
OPEN SPACE	1,068 SF (35%) MIN.	1,077 SF (35.3%)
FRONT YARD SETBACK	5'	5'
SIDE YARD SETBACK	5'	5'
REAR YARD SETBACK	10'	10'
BUILDING HEIGHT	30'	26'-8" ±



SECOND FLOOR PLAN – 835 SF  
1/4"=1'-0"



SITE PLAN / FIRST FLOOR PLAN – 1,048 SF  
1/4"=1'-0"



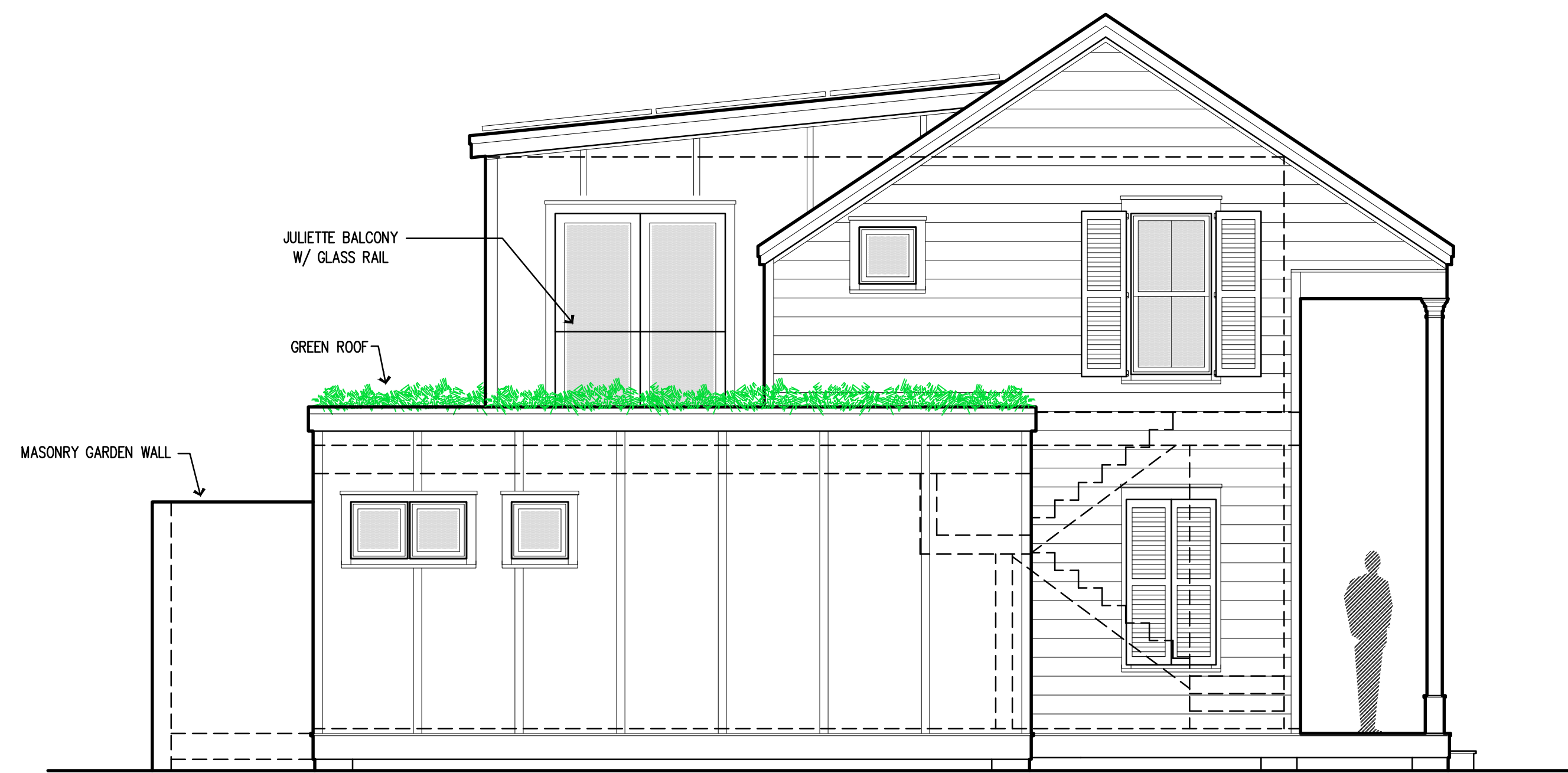
**New Single Family Residence**  
**622 United Street**  
Key West, Florida 33040

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

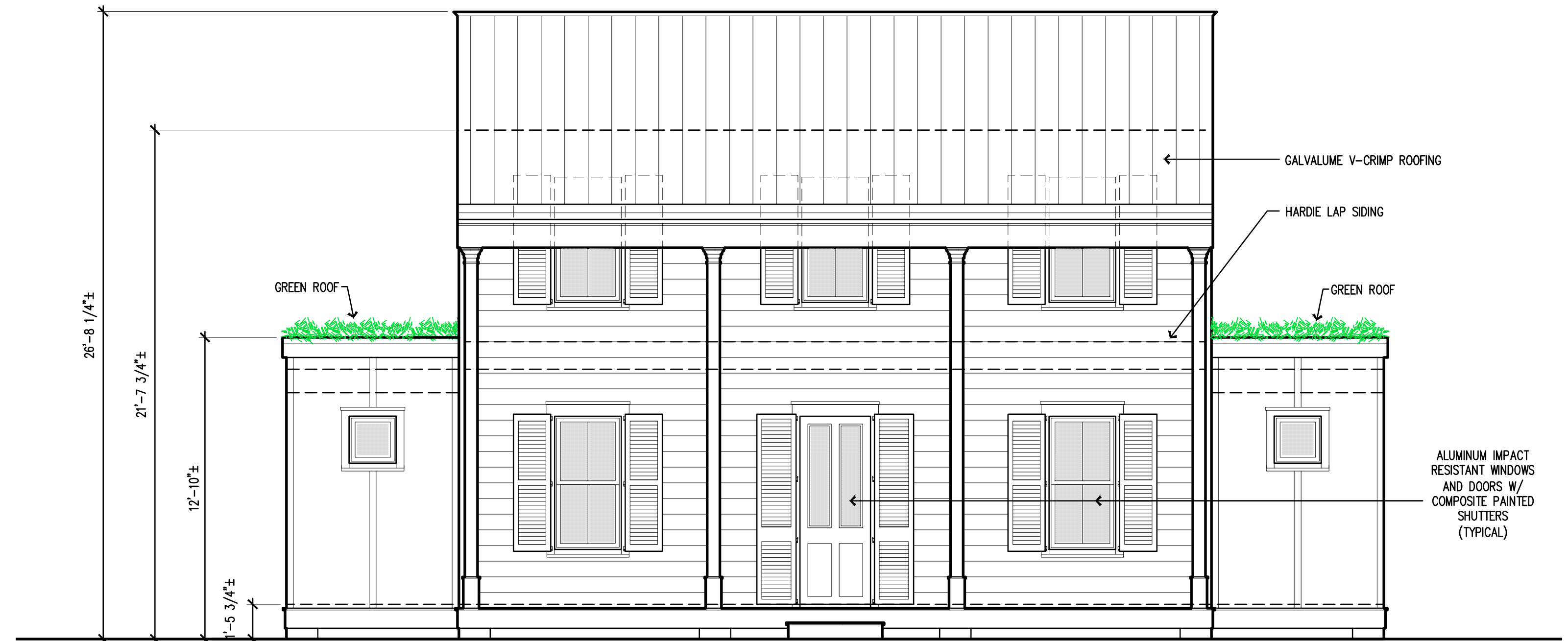


Date 12.26.23  
Project #

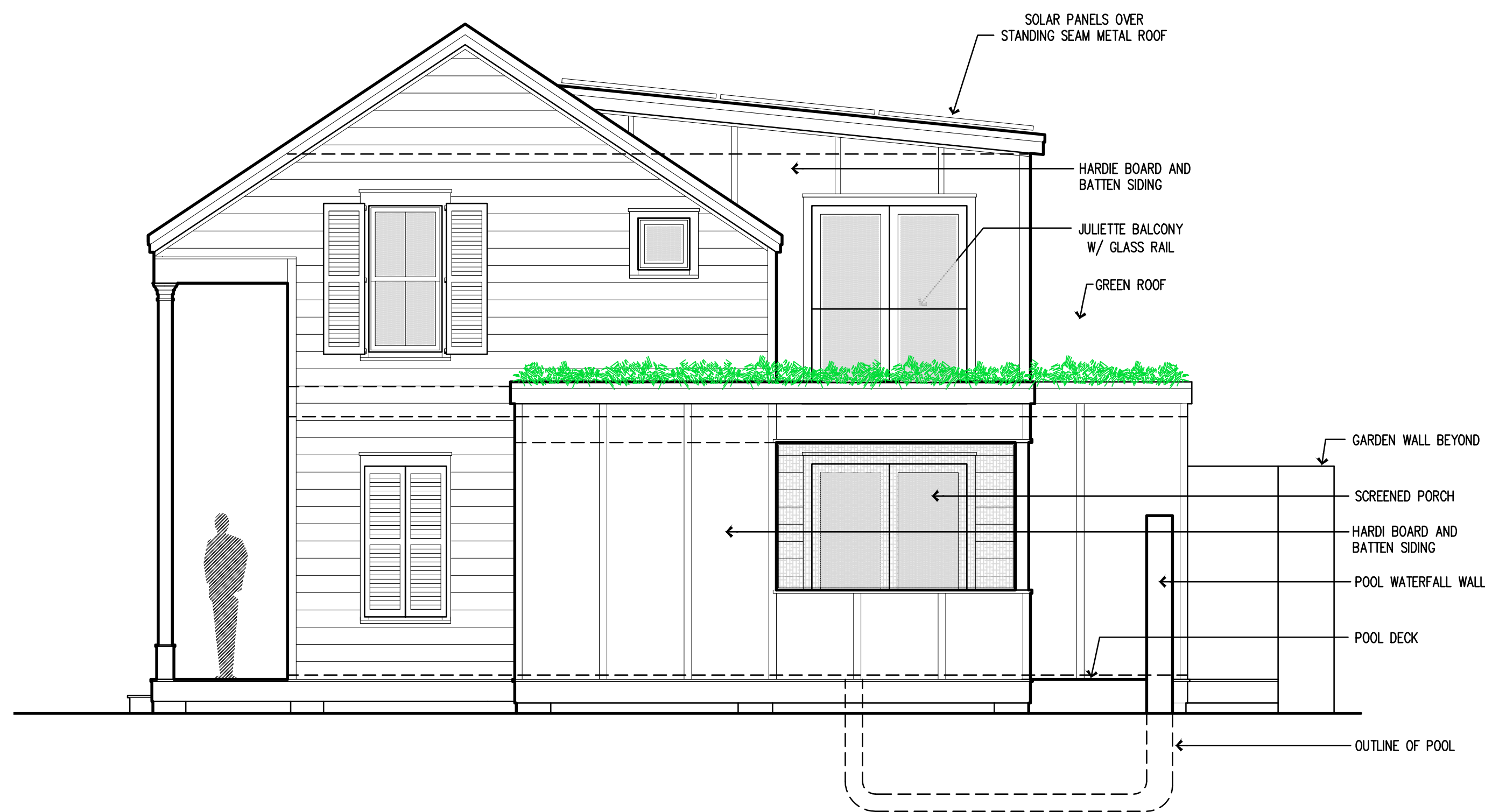
3



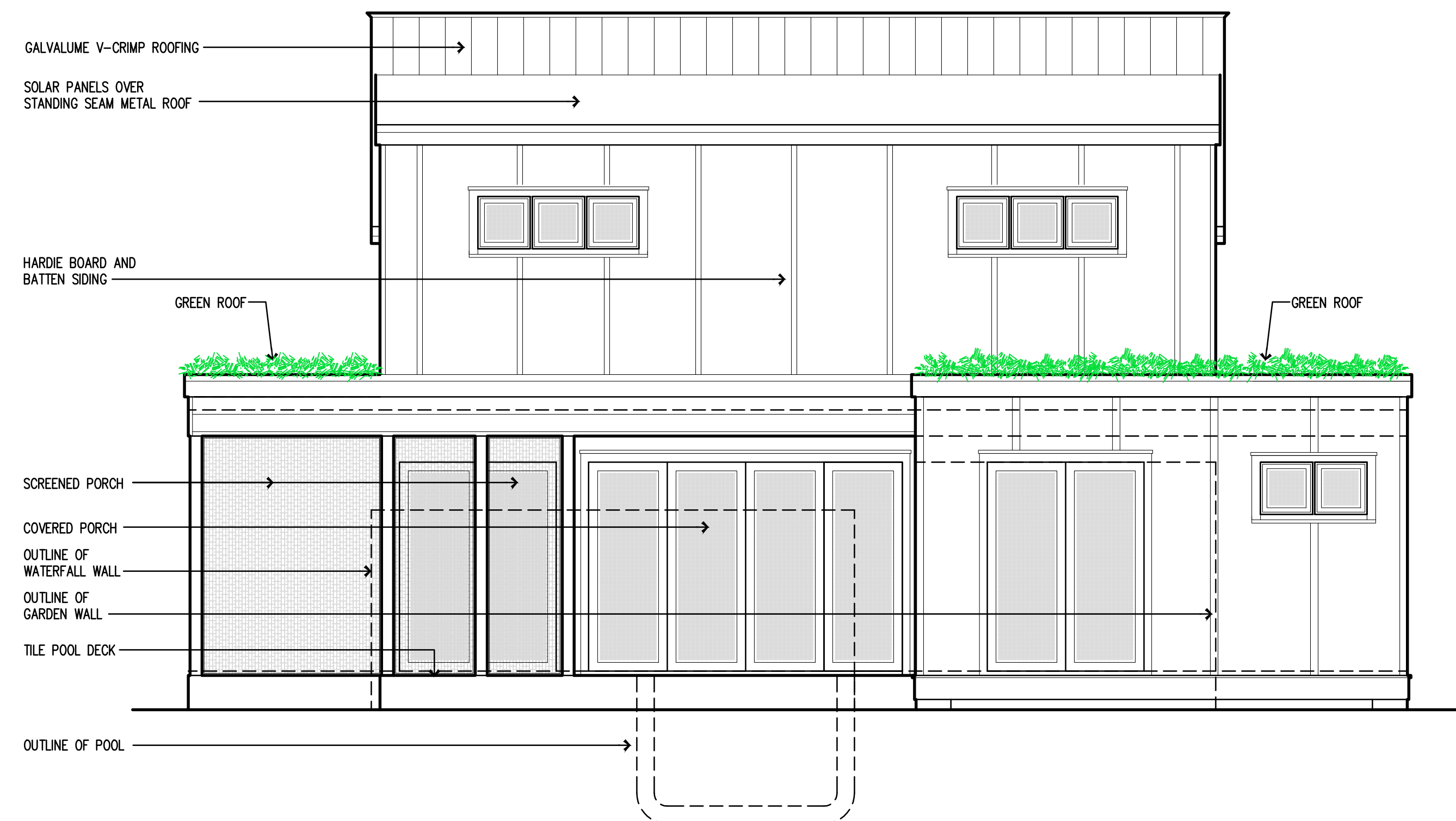
WEST SIDE ELEVATION  
1/4"=1'-0"



FRONT ELEVATION  
1/4"=1'-0"



EAST SIDE ELEVATION  
1/4"=1'-0"



REAR ELEVATION  
1/4"=1'-0"

New Single Family Residence  
**622 United Street**  
Key West, Florida 33040

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

*M. Stratton*  
ARCHITECTURE

Date 12.26.23

Project #

4

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., January 23, 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 HOUSE. NEW POOL, DECK, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING HOUSE.**

**#622 UNITED STREET**

**Applicant – Matthew Stratton, Architect**

**Application #H2024-0002**

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: 622 UNITED ST. KEY WEST FL on the 18<sup>th</sup> day of JANUARY, 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 JANUARY 23, 2024.

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

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

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

**Signed Name of Affiant:** Matthew Stratton

**Date:** 1/18/24

**Address:** 3801 FLAGLER AVE

**City:** KEY WEST

**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

## NOTARY PUBLIC

Sign Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public - State of Florida (seal)

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



622

FLORIDA  
DV2664R

Public Meeting Notice

MI VLT

# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## Disclaimer

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

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

## Summary

**Parcel ID** 00036430-000000  
**Account#** 1037273  
**Property ID** 1037273  
**Millage Group** 10KW  
**Location** 622 UNITED St, KEY WEST  
**Address**  
**Legal** KW D T SWEENEY'S DIA O-327 PT LOTS 1-2 SQR 5 TR 17 D2-491 G9-151  
**Description** OR494-691 OR921-983D/C OR921-984D/C OR921-985 OR977-162/63 OR1258-1061/62 OR1574-679 OR1579-1093/94C OR2752-1712 OR2752-1722/24 OR2944-1324 OR3022-0199  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6096  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

COCO GENERAL PARTNERSHIP  
 622 United St  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$170,369	\$172,221	\$146,712	\$148,273
+ Market Misc Value	\$7,970	\$8,197	\$8,424	\$8,651
+ Market Land Value	\$513,639	\$441,656	\$329,412	\$361,133
= Just Market Value	<b>\$691,978</b>	<b>\$622,074</b>	<b>\$484,548</b>	<b>\$518,057</b>
= Total Assessed Value	<b>\$640,736</b>	<b>\$622,074</b>	<b>\$484,548</b>	<b>\$518,057</b>
- School Exempt Value	(\$640,736)	(\$622,074)	\$0	(\$25,000)
= School Taxable Value	<b>\$0</b>	<b>\$0</b>	<b>\$484,548</b>	<b>\$493,057</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$441,656	\$172,221	\$8,197	\$622,074	\$622,074	\$622,074	\$0	\$0
2021	\$329,412	\$146,712	\$8,424	\$484,548	\$484,548	\$0	\$484,548	\$0
2020	\$361,133	\$148,273	\$8,651	\$518,057	\$518,057	\$25,000	\$493,057	\$0
2019	\$357,351	\$149,834	\$8,878	\$516,063	\$516,063	\$25,000	\$491,063	\$0
2018	\$349,543	\$151,395	\$9,105	\$510,043	\$510,043	\$25,000	\$485,043	\$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)	3,050.11	Square Foot	57	56

**Buildings**

<b>Building ID</b>	2892	<b>Exterior Walls</b>	B & B
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1953
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2013
<b>Building Name</b>		<b>Foundation</b>	CONC BLOCK
<b>Gross Sq Ft</b>	1093	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1045	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CONC S/B GRND
<b>Condition</b>	EXCELLENT	<b>Heating Type</b>	FCD/AIR NON-DC with 0% NONE
<b>Perimeter</b>	200	<b>Bedrooms</b>	2
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	10	<b>Grade</b>	450
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,045	1,045	0
OPU	OP PR UNFIN LL	32	0	0
OPF	OP PRCH FIN LL	16	0	0
<b>TOTAL</b>		<b>1,093</b>	<b>1,045</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1989	1990	0 x 0	1	1 UT	2
WOOD DECK	2017	2018	0 x 0	0	552 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/19/2020	\$0	Quit Claim Deed	2265812	3022	0199	30 - Unqualified	Improved		
12/10/2018	\$100	Quit Claim Deed	2201727	2944	1324	30 - Unqualified	Improved		
7/20/2015	\$370,000	Warranty Deed		2752	1722	03 - Qualified	Improved		
4/28/1999	\$180,000	Warranty Deed		1574	0679	Q - Qualified	Improved		

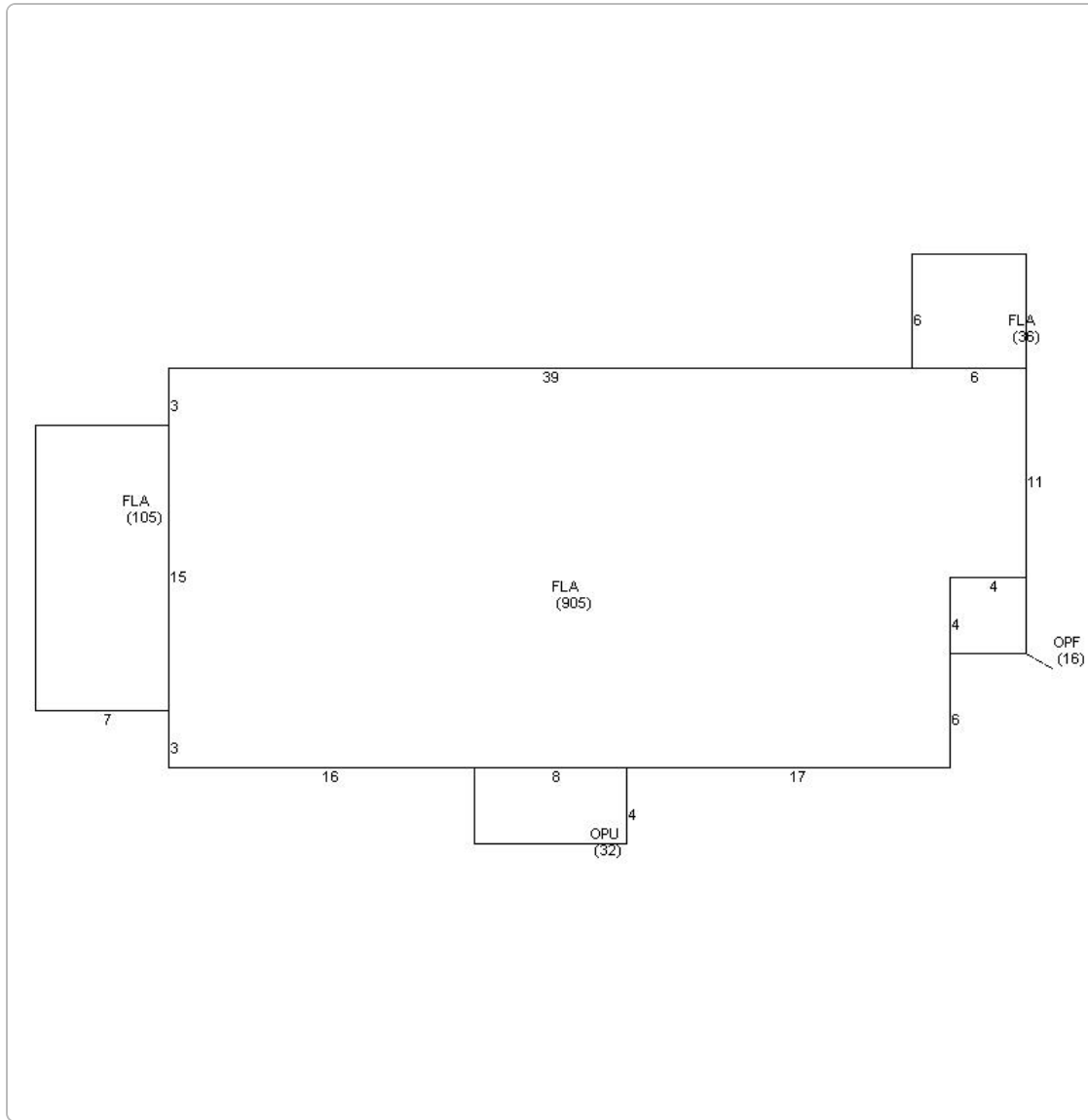
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-4204	12/23/2016	5/14/2017	\$3,000		INSTALL WOOD DECK ATTACHED TO THE HOUSE IN BACK OF PROPERTY. DECK WILL BE 800SF, 24" OF GROUND
16-849	3/7/2016	3/31/2016	\$8,470		R&R VCRIM METAL ROOFING 13 SQRS
15-4280	10/20/2015	9/24/2015	\$9,000		INSTALL HARDI SIDING AND BOARD AND BATTEN 700SF
15-3592	8/27/2015	4/11/2016	\$5,000		INSTALL 700SF OF T&G ON LIVING ROOM AND BEDROOM CEILING INSTALL 800SF OF CEMENT BOARD FLOOR FOR TILE, RE FRAME EXSISING BATRHOOM PARTITION
15-3542	8/25/2015	4/11/2016	\$10,000		ROUGH/TRIM 2 TOILETS, 3 HAND SINKS, 1 KITCH, 1 TUB 1 SHOWER, 1 WH
15-3391	8/14/2015	4/11/2016	\$2,400		COMPLETE REMODEL OF RESIDENTAIL DWEILLING
15-3306	8/7/2015	4/11/2016	\$6,000		REJPLACE KITCHEN CABINETS AND DAMAGED SHEET ROCK REPAINT ITNERIOR
03-3342	10/1/2003	12/31/2003	\$3,600		200 AMP & REWIRE ELE.
03-2566	7/31/2003	12/31/2003	\$3,600		PLUMBING
98-0633	3/11/1998	12/12/1998	\$500		REPLACE GALVANIZED LINE

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



### Map



### TRIM Notice

[2023 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: 1/18/2024, 5:30:12 AM

[Contact Us](#)

