



Historic Architectural Review Commission Staff Report for Item 13

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Architectural Preservationist

Meeting Date: August 26, 2025

Applicant: Gary the Carpenter

Application Number: C2025-0075

Address: 510 Fleming Street

Description of Work:

Partial demolition of front portion of roof.

Site Facts:

The building under review is a historic and contributing structure within the historic district, constructed 1994 according to Tax Appraiser's data. The site includes the main two-story structure.

Currently the house sits on piers and is located within an X flood zone.



Photo of property under review.



Photo of Property Under Review Front (North) Elevation.



Photo of Property Under Review Front (North) Elevation.

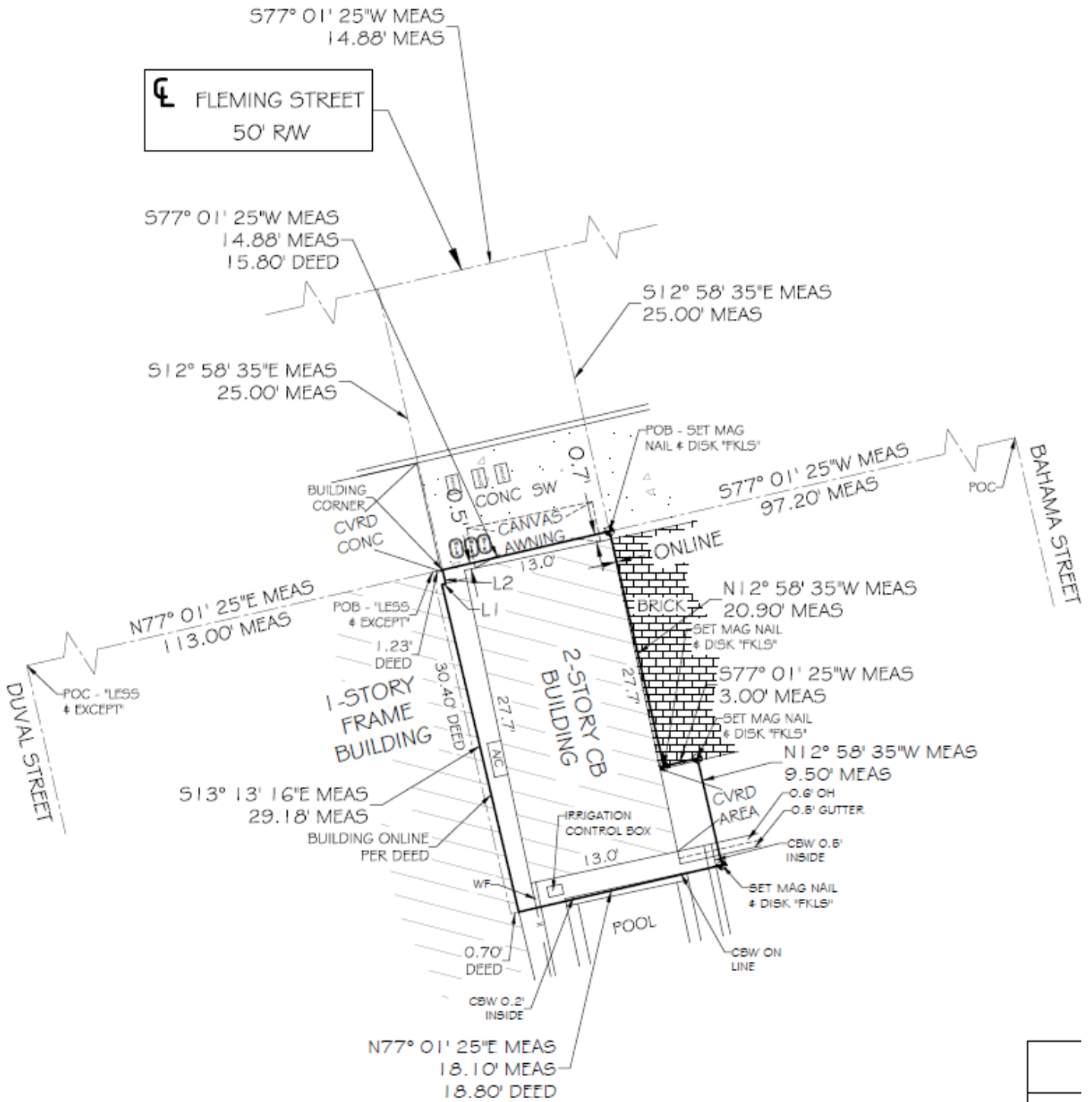


Photo of Property Under Review Front (North) Elevation.



2024 Google Earth Aerial Imagery.

Current Survey.

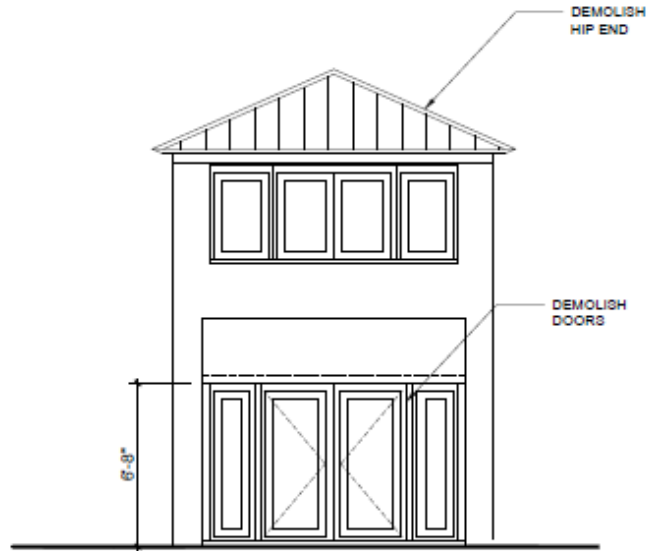


Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations

Staff Analysis:

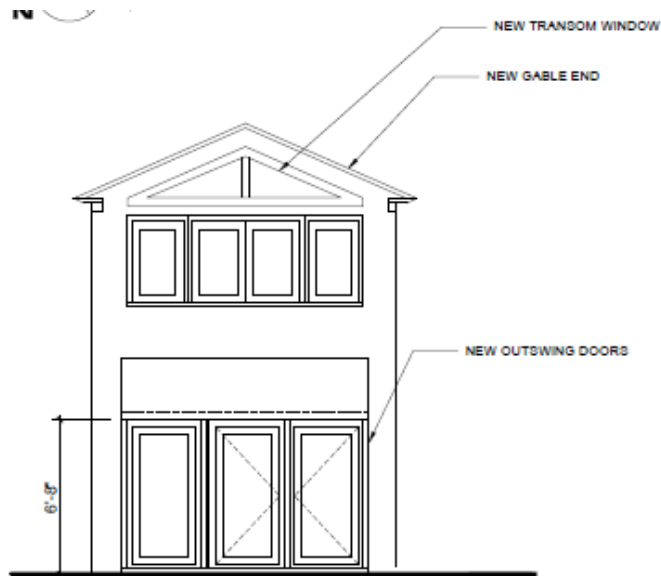
A Certificate of Appropriateness is currently under review for the partial demolition of the front portion of the roof.



EXISTING ELEVATION

1/4"=1'-0"

Proposed Front Elevation.



PROPOSED ELEVATION

1/4"=1'-0"

Existing Front Elevation.

Since the structure under review is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

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

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

The structure and roof are not historic and does not contribute to the character of the building.

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

The structure and roof are not historic and does not destroy 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.

This will not be the case.

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

The structure and roof are not historic. Staff opines that the structure would not qualify as contributing in the near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.

APPLICATION

HARC MINOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

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

The filing of this application does not ensure approval as submitted. Certain proposed work may require Commission review. I hereby certify that the proposed work is authorized by 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 a Building Permit may also be required PRIOR to commencing the work outlined above and that there will be a **HARC FINAL inspection** required under this Certificate.

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

| | |
|--------------------------|--------------------------|
| 510 Fleming | PHONE NUMBER: |
| MARYANN FENICATO | (305) 395-9065 |
| 510 Fleming | EMAIL: |
| Key West FL 33040 | MAFENICATO@HOTMAIL.COM |
| Joe Clements | PHONE NUMBER: |
| | (305) 304-0841 |
| 800 Simonton Kw FL 33040 | EMAIL: |
| | JOE@GARYTHECARPENTER.COM |
| | DATE |
| | 6/27/25 |

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 DESCRIPTION: Use this space to describe in detail the changes you plan to make to the property. Required information includes any changes in size or shape to the existing structure(s), any changes to exterior materials, changes to size, number, or type of windows and doors, etc. Please attach any photographs, surveys, manufacturer's specifications, and drawings that will help describe your project.

Work to be done will affect: (Please select all applicable)

Main Building Secondary Structure Site Mechanical Equipment Fence

FRONT PORTION OF ROOF

APPROX 13 X 8

V CRIMP RIP ROOF TO BECOME V CRIMP GABLE
PLEASE SEE ENGINEERED DRAWINGS

ARCHITECTURAL FEATURES IN SCOPE OF WORK AND MATERIALS

| FEATURES | ORIGINAL MATERIAL | PROPOSED MATERIAL |
|--|-------------------|-------------------|
| Awnings | | |
| Decks | | |
| Doors / Windows | | |
| Electrical (Raisers, Solar Panels, Generators, etc.) | | |
| Fences and walls | | |
| Gas Tanks | | |
| Mechanical Hood | | |
| Mechanical HVAC or Cooling Systems | | |
| Pavers or hard ground finish | | |
| Pool and Spas/ Equipment | | |
| Roofing (Gutters, Downspouts, Skylights, etc.) | | |
| Shutters and Storm Protection | | |
| Siding / Masonry Walls | | |
| Site Work | | |
| Utilities | | |
| Others | | |

APPLICATIONS FOR PAINTING OR REPAINTING

| ELEMENT TO BE PAINTED | CURRENT COLOR | PROPOSED COLOR |
|-----------------------|---------------|----------------|
| | | |

APPLICATIONS FOR SIGNAGE

| | | |
|---------------------------------|-----------------------|---------------------------------|
| SIGN COPY: | PROPOSED MATERIALS: | SIGNS WITH ILLUMINATION: |
| | | Type of Light: |
| | | Color and Lumens: |
| BUSINESS LINEAL FOOTAGE: | Light Lineal Footage: | |

HARC PLANNER DECISION:

Approved _____ Conditions _____ Requires Commission Approval _____

HARC PLANNER SIGNATURE AND DATE

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

| | |
|-----------------|----------------|
| HARC COA # | INITIAL & DATE |
| ZONING DISTRICT | BLDG PERMIT # |

| | |
|-------------------------------------|------------------|
| ADDRESS OF PROPOSED PROJECT: | 510 FLEMING ST |
| PROPERTY OWNER'S NAME: | MARYANN FENICATO |
| APPLICANT NAME: | JOE CLEMENTS |

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 | Maryann Fenicato | 7/24/25 DATE AND PRINT NAME |
|----------------------------|------------------|--------------------------------|

DETAILED PROJECT DESCRIPTION OF DEMOLITION

*

Demo of FRONT PORTION OF ROOF AREA
 TO BE REBUILT AS GABLE & TRIANGLE
 WINDOWS

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

N/A

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

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

N/A

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

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

PROJECT PHOTOS



Photo of property under review.



Photo of Property Under Review Front (North) Elevation.



Photo of Property Under Review Front (North) Elevation.



Photo of Property Under Review Front (North) Elevation.

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S77°01'25"W ASSUMED
ALONG THE CENTERLINE OF
FLEMING STREET.

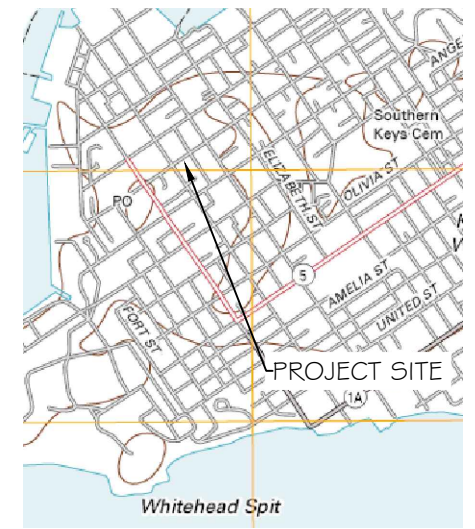
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

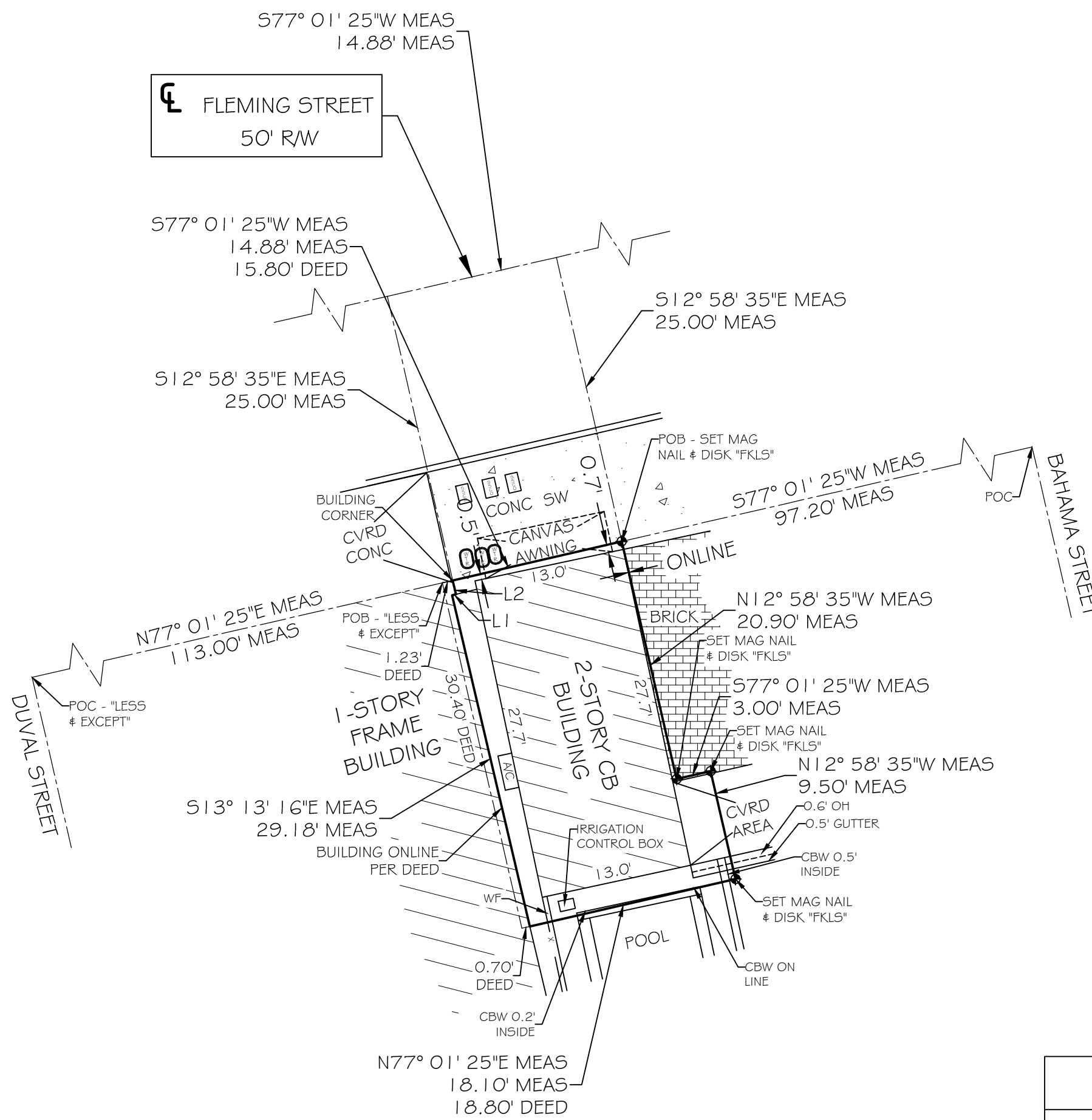
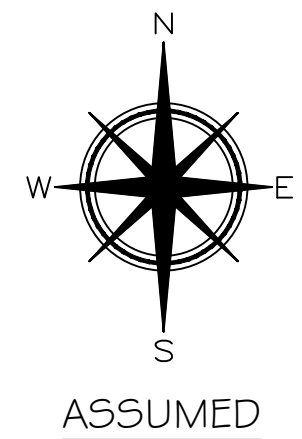
ADDRESS:
510 FLEMING STREET,
KEY WEST, FL 33040

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

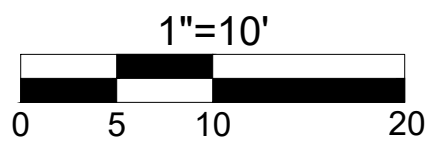
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



| Line # | Length | Direction |
|--------|------------|--------------------|
| L1 | 0.35' MEAS | N76° 46' 44"E MEAS |
| L2 | 1.23' MEAS | N13° 13' 16"W MEAS |



TOTAL AREA = 489.09 SQFT±

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE

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.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- THE WESTERLY BOUNDARY LINE IS MONUMENTED BY THE NEIGHBORING BUILDING.

CERTIFIED TO -

MARYANN FENICATO;

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

| | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW-OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C 4 G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | R/W = RIGHT-OF-WAY LINE |
| CLP = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| EL = ELEVATION | DHW = OVERHEAD WIRE | TYP = TYPICAL |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PK = PARKER KALON NAIL | WF = WOOD FENCE |
| FI = FENCE INSIDE | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FND = FOUND | POB = POINT OF BEGINNING | WM = WATER METER |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WPP = WOOD POWER POLE |
| FOL = FENCE ON LINE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| | | WV = WATER VALVE |

LEGAL DESCRIPTION -

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, of Square 50, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Southeastery Right-of-Way line of Fleming Street with the Southwestery Right-of-Way line of Bahama Street and run thence Southwestery along the Southeastery Right-of-Way line of Fleming Street for a distance of 97.20 feet to the Point of Beginning; thence continue Southwestery along the Southeastery Right-of-Way line of said Fleming Street for a distance of 15.80 feet; thence Southeastery and at right angles for a distance of 30.40 feet; thence Northeastery and at right angles for a distance of 18.80 feet; thence Northwestery and at right angles for a distance of 9.50 feet; thence Southwestery and at right angles for a distance of 3.00 feet; thence Northwestery and at right angles for a distance of 20.90 feet back to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, of Square 50, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said being more particularly described by metes and bounds as follows:
Commencing at the intersection of the SEly Right-of-Way line of Fleming Street with the NEly Right-of-Way line of Duval Street and run thence NEly along the SEly Right-of-Way line of said Fleming Street for a distance of 113.00 feet to the Point of Beginning; thence SEly at right angles for a distance of 30.40 feet to a point feet; thence NEly and at right angles for a distance of 0.70 feet to the face of an existing frame structure; thence NWly with a deflection angle of 90 degrees 17' 07" to the left and along the NEly face of said structure for a distance of 29.18 feet to a point; thence NEly and at right angles along said structure for a distance of 0.35 feet; thence NWly and at right angles along said structure for a distance of 1.23 feet to the SEly Right-of-Way line of the said Fleming Street; thence SWly and along the said Fleming Street for a distance of 0.92 feet back to the Point of Beginning.

SCALE: 1"=10'
FIELD WORK DATE: 06/04/2024
MAP DATE: 06/14/2024
REVISION DATE: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: IDG
JOB NO.: 24-141

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

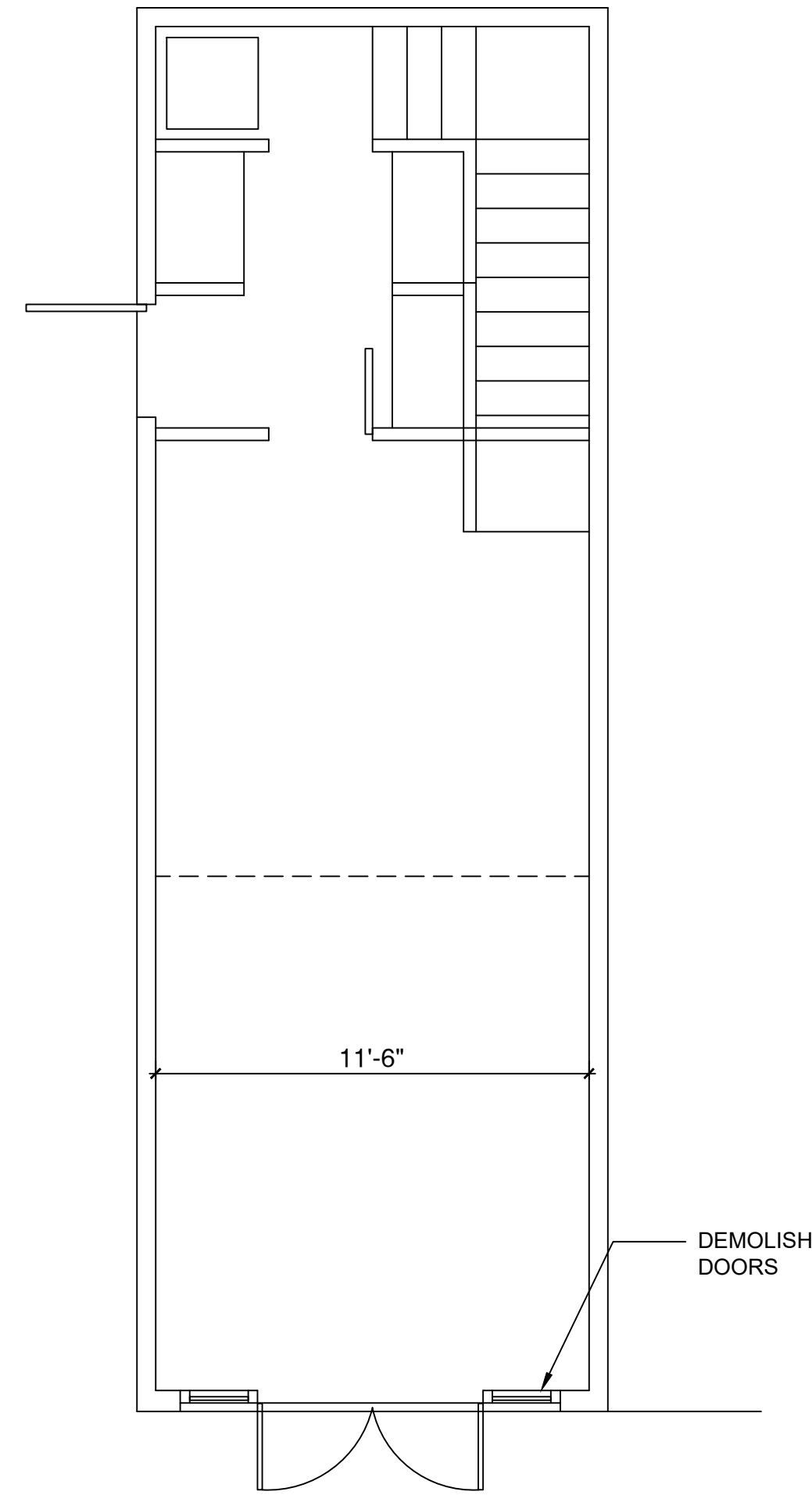
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED: ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

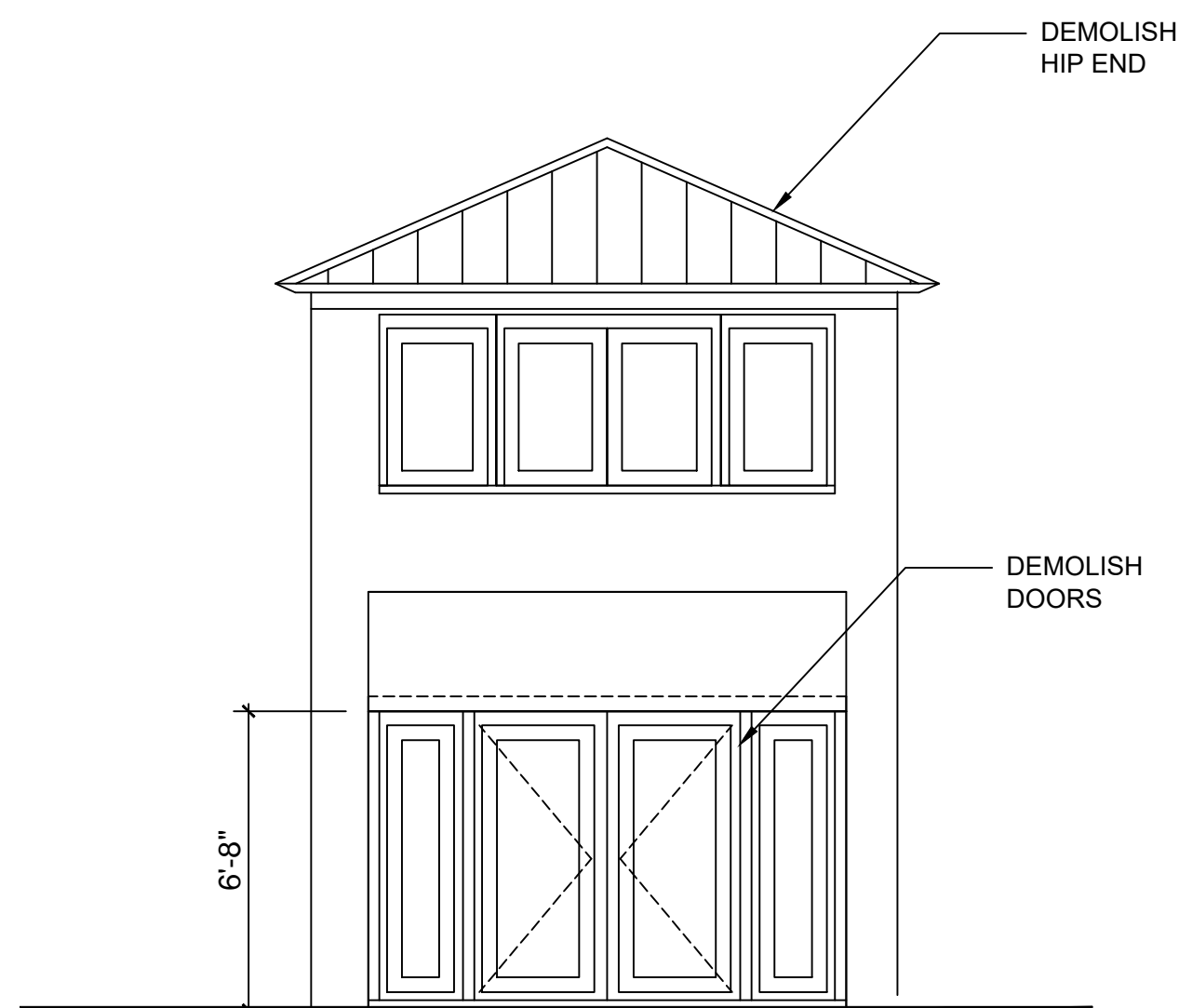


**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

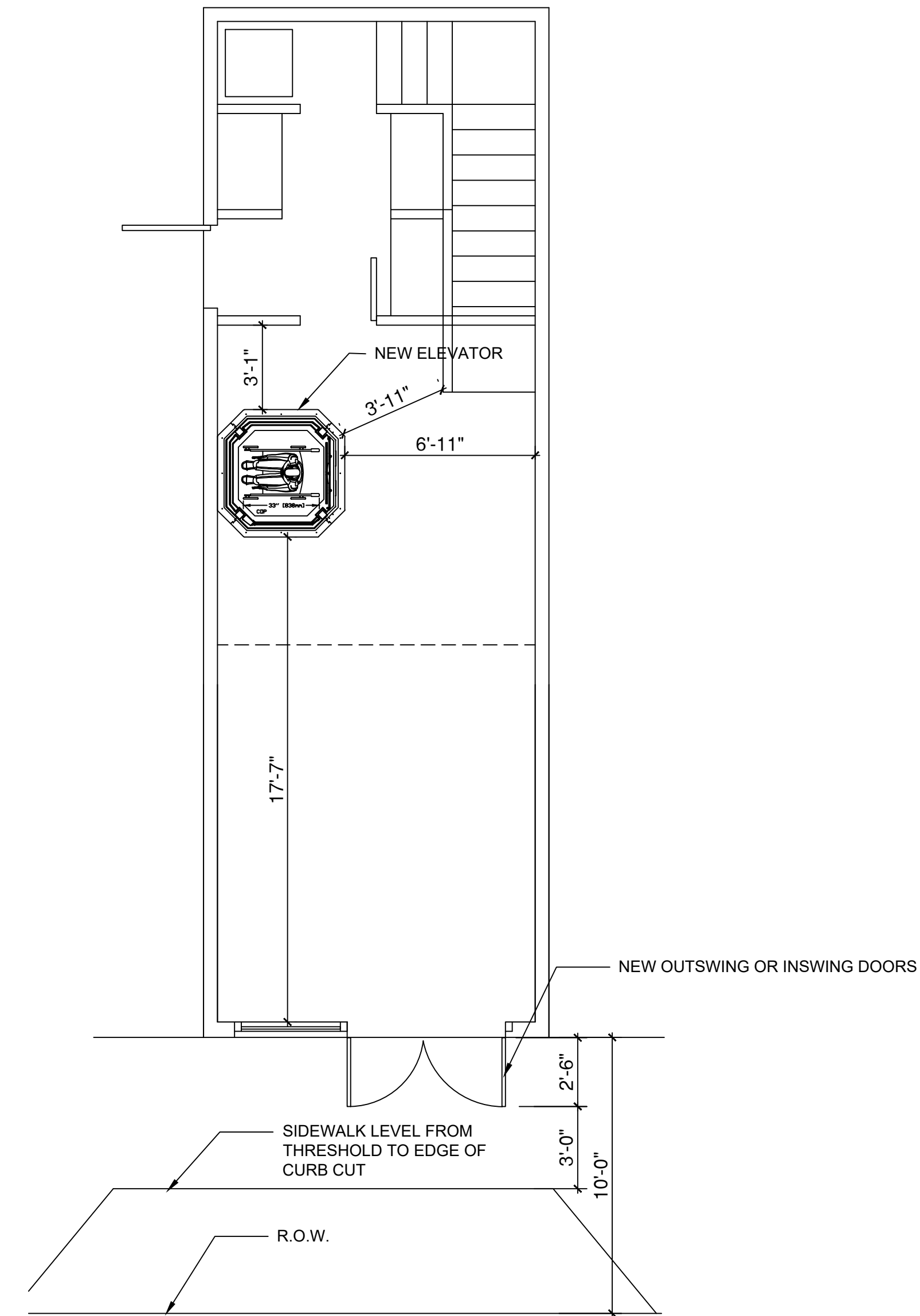
PROPOSED DESIGN



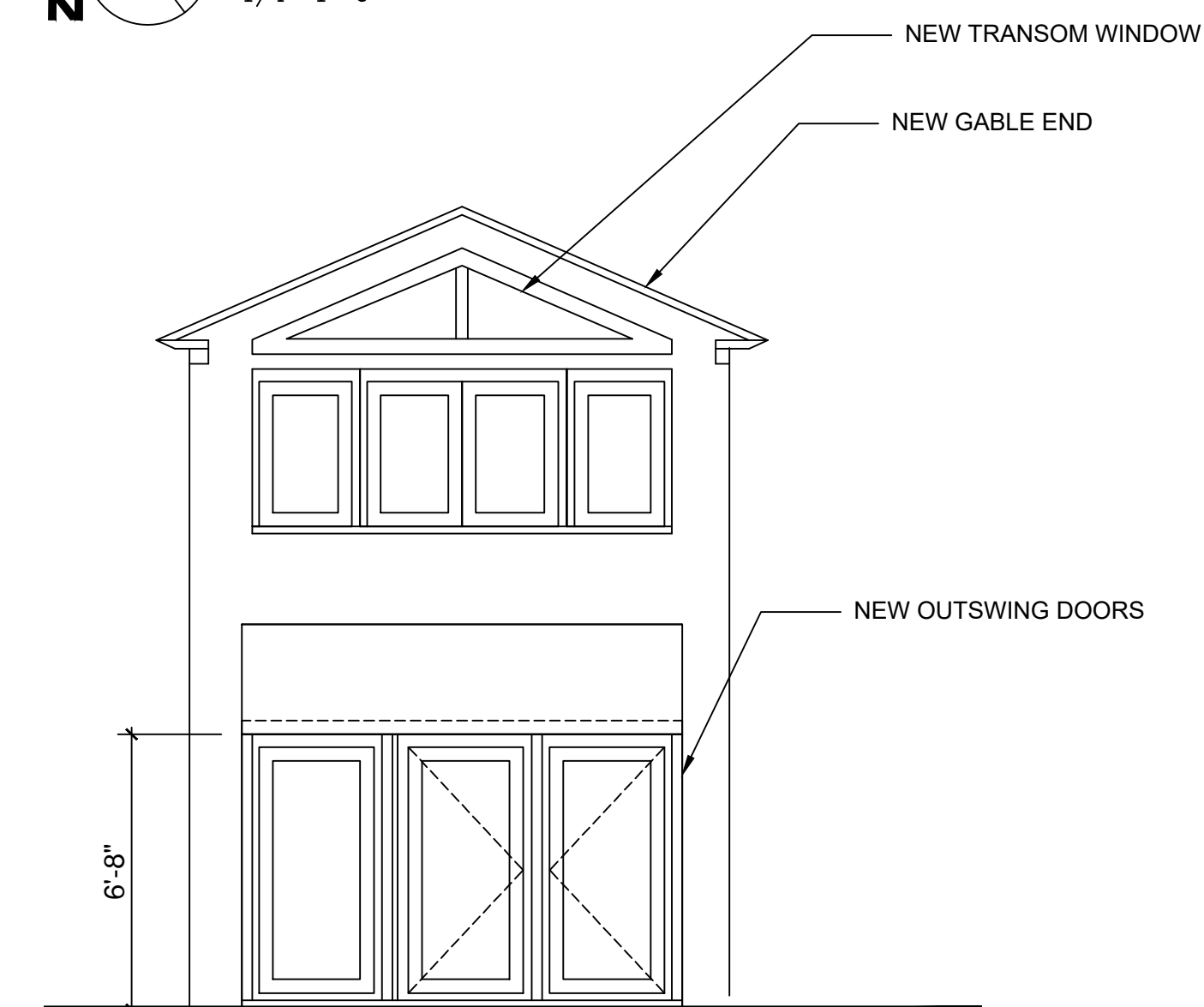
EXISTING GROUND FLOOR PLAN
 1/4"=1'-0"



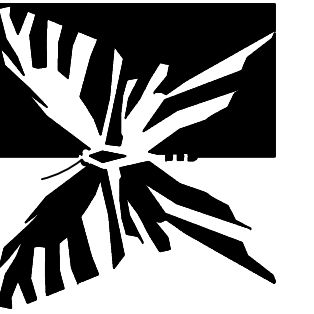
EXISTING ELEVATION
 1/4"=1'-0"



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



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



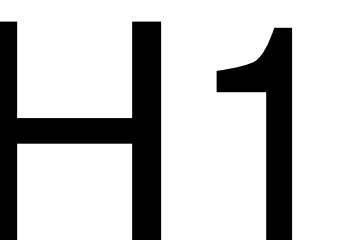
Carlos O. Rojas, AIA
 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
 (305) 292-4870
 Architect@Hotmail.com

Revisions

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Carlos O. Rojas, AIA
510 Fleming Street
Key West, Florida 33040

Project Number
 071024
 Date
 7/10/2024
 Drawn By
 COR



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. August 26, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RECONFIGURATION OF FRONT PORTION OF ROOF.

**CONVERSION FROM GABLE TO HIP ROOF AND ADDITION OF
UPPER GABLE END WINDOW. PARTIAL DEMOLITION OF FRONT
PORTION OF ROOF.**

#510 FLEMING STREET

Applicant – Gary the Carpenter Application #C2025-0075

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.

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 Gary Burchfield, 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:
510 Flemming on the 19 day of August, 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 Aug 26th, 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 COAC2025-0025

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

Signed Name of Affiant:

Gary Burchfield

Date: 8/19/2025

Address: 800 Summerwood St

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19th day of August, 2025.

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

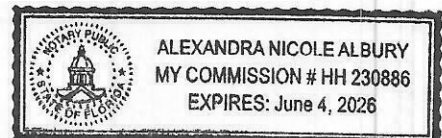
NOTARY PUBLIC

Sign Name: Alexandra Albury

Print Name: Alexandra Albury

Notary Public - State of Florida (seal)

My Commission Expires: July, 2026





510





5
1
0



5
1
0



ALTERATIONS - FIT or FIX
You bring the CLOTHING, we do the rest - I do NOT make up anything!
Everyday to Elegant - Corsets, Gowns, Wedding Suits, & BRIDES!
So I am Cinderella's fairy godmother - dress me and let the MAGIC
HAPPEN - in time for service - TOURISTS come, don't wait!
Contact Maryann: 305-395-9065



ALTERATIONS - FIT or FIX
Call Maryann at 305-395-9065

Public Meeting Notice

510
HEARTS
510
HEARTS
510
HEARTS

510
SOUND
12 - 7 pm



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 00009540-000300
Account# 8843925
Property ID 8843925
Millage Group 10KW
Location 510 FLEMING St, KEY WEST
Address
Legal Description KW PT LOT 3 SQR 50 (A/K/A PT PARCEL B) OR638-496 OR762-1435 OR1291-1878(RES NO 93-591) OR1742-1461 OR2472-1626 OR2939-2395 OR2966-1772 OR3196-1095 OR3215-2455 OR3268-1427 OR3272-1182
(Note: Not to be used on legal documents.)
Neighborhood 32040
Property Class STORE COMBO (1200)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

FENICATO MARYANN
 510 Fleming St
 Key West FL 33040

Valuation

| | 2025 Preliminary Values | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values |
|----------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$167,162 | \$117,369 | \$115,237 | \$105,583 |
| + Market Misc Value | \$304 | \$304 | \$304 | \$304 |
| + Market Land Value | \$960,152 | \$804,283 | \$804,283 | \$662,351 |
| = Just Market Value | \$1,127,618 | \$921,956 | \$919,824 | \$768,238 |
| = Total Assessed Value | \$1,127,618 | \$921,956 | \$919,824 | \$426,068 |
| - School Exempt Value | (\$25,000) | \$0 | \$0 | \$0 |
| = School Taxable Value | \$1,102,618 | \$921,956 | \$919,824 | \$768,238 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$804,283 | \$117,369 | \$304 | \$921,956 | \$921,956 | \$0 | \$921,956 | \$0 |
| 2023 | \$804,283 | \$115,237 | \$304 | \$919,824 | \$919,824 | \$0 | \$919,824 | \$0 |
| 2022 | \$662,351 | \$105,583 | \$304 | \$768,238 | \$426,068 | \$0 | \$768,238 | \$0 |
| 2021 | \$520,418 | \$105,583 | \$304 | \$626,305 | \$387,335 | \$0 | \$626,305 | \$0 |
| 2020 | \$231,297 | \$120,522 | \$304 | \$352,123 | \$352,123 | \$0 | \$352,123 | \$0 |
| 2019 | \$199,757 | \$126,783 | \$304 | \$326,844 | \$326,844 | \$0 | \$326,844 | \$0 |
| 2018 | \$195,111 | \$117,465 | \$304 | \$312,880 | \$312,880 | \$0 | \$312,880 | \$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) | 489.00 | Square Foot | 16 | 30 |

Buildings

| | | | |
|-----------------------|------------------|---------------------------|----------------|
| Building ID | 44315 | Exterior Walls | C.B.S. |
| Style | 2 STORY ON GRADE | Year Built | 1994 |
| Building Type | COM/RES C / 12C | EffectiveYearBuilt | 2015 |
| Building Name | | Foundation | CONCRETE SLAB |
| Gross Sq Ft | 810 | Roof Type | GABLE/HIP |
| Finished Sq Ft | 810 | Roof Coverage | METAL |
| Stories | 2 Floor | Flooring Type | CERM/CLAY TILE |
| Condition | EXCELLENT | Heating Type | |
| Perimeter | 178 | Bedrooms | 0 |
| Functional Obs | 0 | Full Bathrooms | 1 |
| Economic Obs | 0 | Half Bathrooms | 1 |
| Depreciation % | 13 | Grade | 400 |
| Interior Walls | with 0% DRYWALL | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|-------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 810 | 810 | 0 |
| TOTAL | | 810 | 810 | 0 |

Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|---------------|------------|-----------|-------|----------|-------|-------|
| WALL AIR COND | 1993 | 1994 | 0 x 0 | 1 | 1 UT | 3 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 4/16/2024 | \$0 | | 2459044 | 3272 | 1182 | 11 - Unqualified | Improved | | |
| 3/28/2024 | \$1,400,000 | Warranty Deed | 2455998 | 3268 | 1427 | 01 - Qualified | Improved | | |
| 2/28/2023 | \$100 | Quit Claim Deed | 2410323 | 3215 | 2455 | 11 - Unqualified | Improved | | |
| 9/21/2022 | \$1,200,000 | Warranty Deed | 2393356 | 3196 | 1095 | 01 - Qualified | Improved | | |
| 5/22/2019 | \$710,000 | Warranty Deed | 2222146 | 2966 | 1772 | 19 - Unqualified | Improved | | |

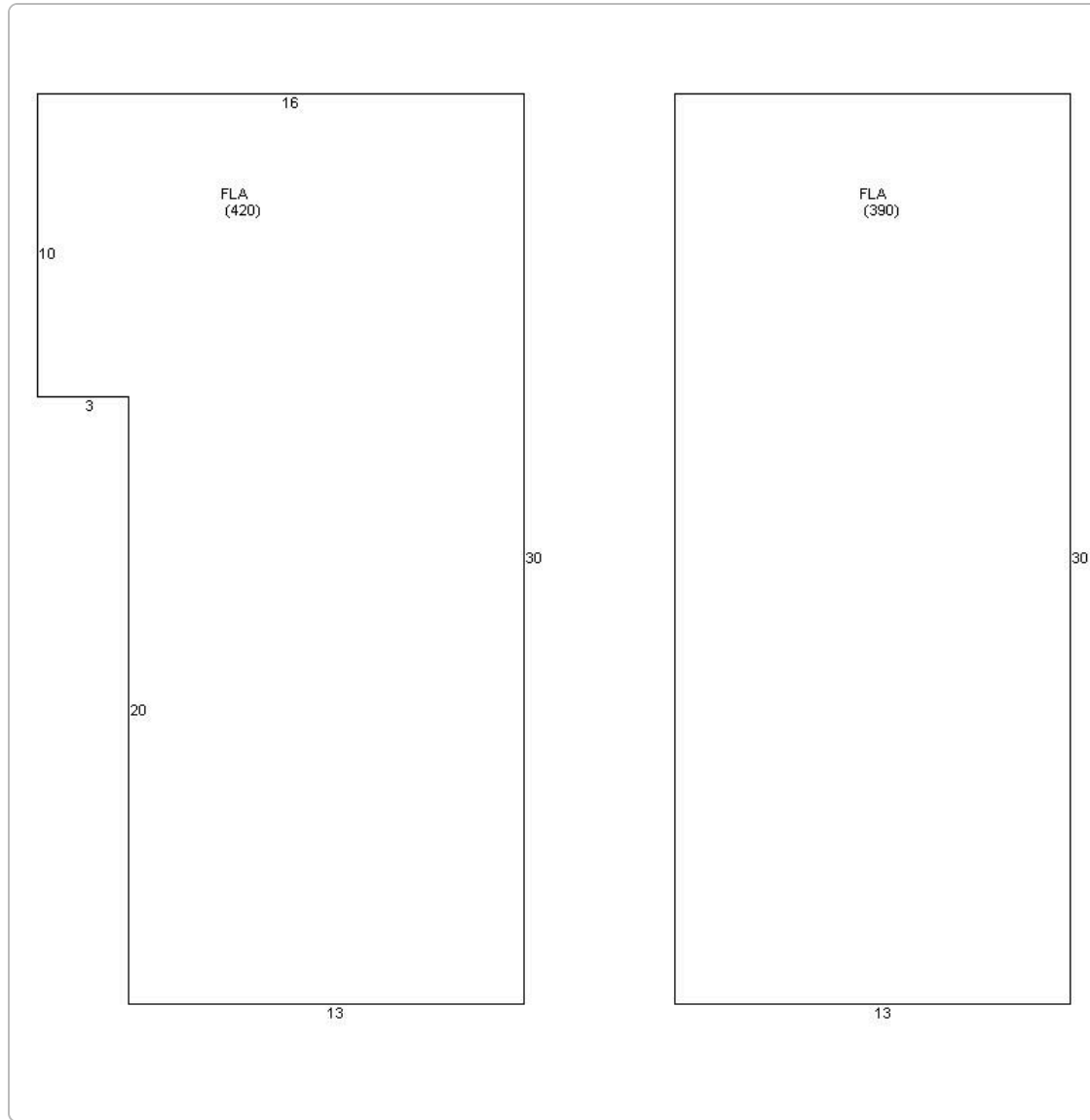
Permits

| Number | Date Issued | Status | Amount | Permit Type | Notes |
|--------------|-------------|-----------|----------|-------------|--|
| BLD2024-3122 | 12/30/2024 | Active | \$3,500 | | tucco front and sides of building |
| BLD2024-1908 | 09/03/2024 | Completed | \$70,000 | Commercial | Modify doors on front lower and modify windows on front upper. Doors downstairs will be increased height and open in. Windows upstairs will become horizontal rollers |
| BLD2022-0779 | 03/25/2022 | Completed | \$17,000 | Commercial | REPLACE THE EXISTING METAL FRONT DOOR WITH NEW. REPLACE THE EXISTING METAL WINDOWS ON THE FRONT OF THE BUILDING AND THE SIDE BETWEEN 508 & 510 FLEMING WITH NEW. ***WINDOW FRAMES AND GRID TO BE WHITE TO MATCH EXISTING. GRID TO BE 7/8" OR 5/8" WIDE. ET*** NOC REQUIRED HARC REQUIRED |
| 0101188 | 05/03/2001 | Completed | \$8,000 | | CONVERT GBF TO FLA |
| 0101508 | 04/05/2001 | Completed | \$800 | | INSTALL AWNINGS ON FRONT |
| B933459 | 12/01/1993 | Completed | \$3,800 | Commercial | 2ND STORY ADD TO GARAGE |

View Tax Info

[View Taxes for this Parcel](#)

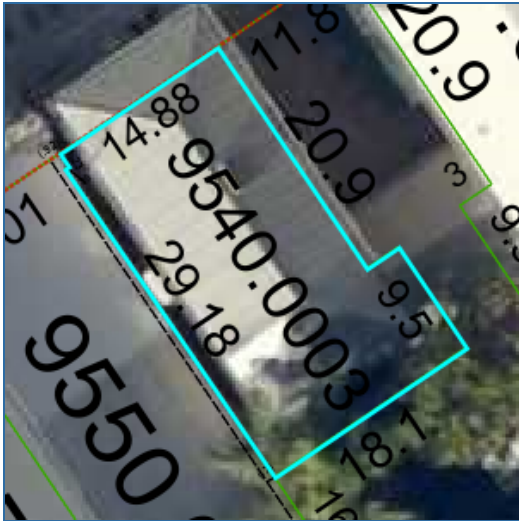
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 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

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