



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: April 28, 2026

Applicant: Island Fence

Application Number: C2026-0014

Address: 207 Petronia Street

Description of Work:

Request for Postponement by Staff - New 6' wood picket fence enclosure along the side of the building facing Emma Street.

Site Facts:

The building under review is a non-historic structure within the historic district. According to the Property Appraiser's records, it was constructed in 1997 and first appears in the 1998 aerial photo. The property is located on a corner lot between Petronia Street and Emma Street and is currently occupied by Santiago's Bodega. Currently, the structure sits on the ground and is located within an X flood zone.



Photo taken by Property Appraiser's on 03/22/17.



Photo taken by Property Appraiser's on 03/22/17.



Photo of property under review from 2019 (Petronia Street).

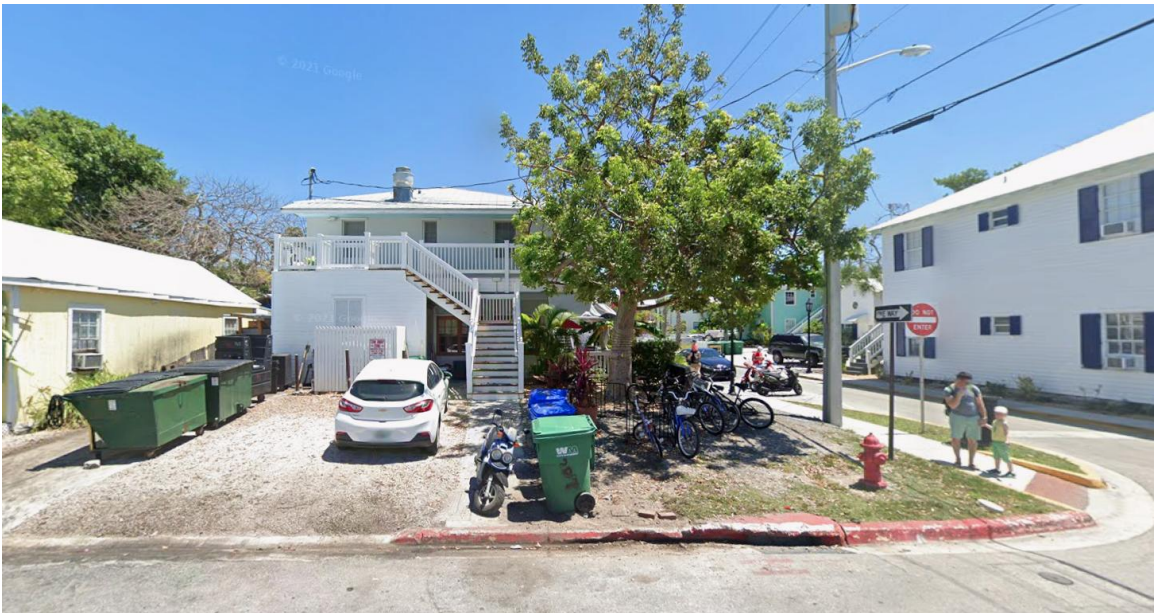


Photo of property under review from 2019 (Emma Street).



1998 aerial photo.

Guidelines Cited on Review:

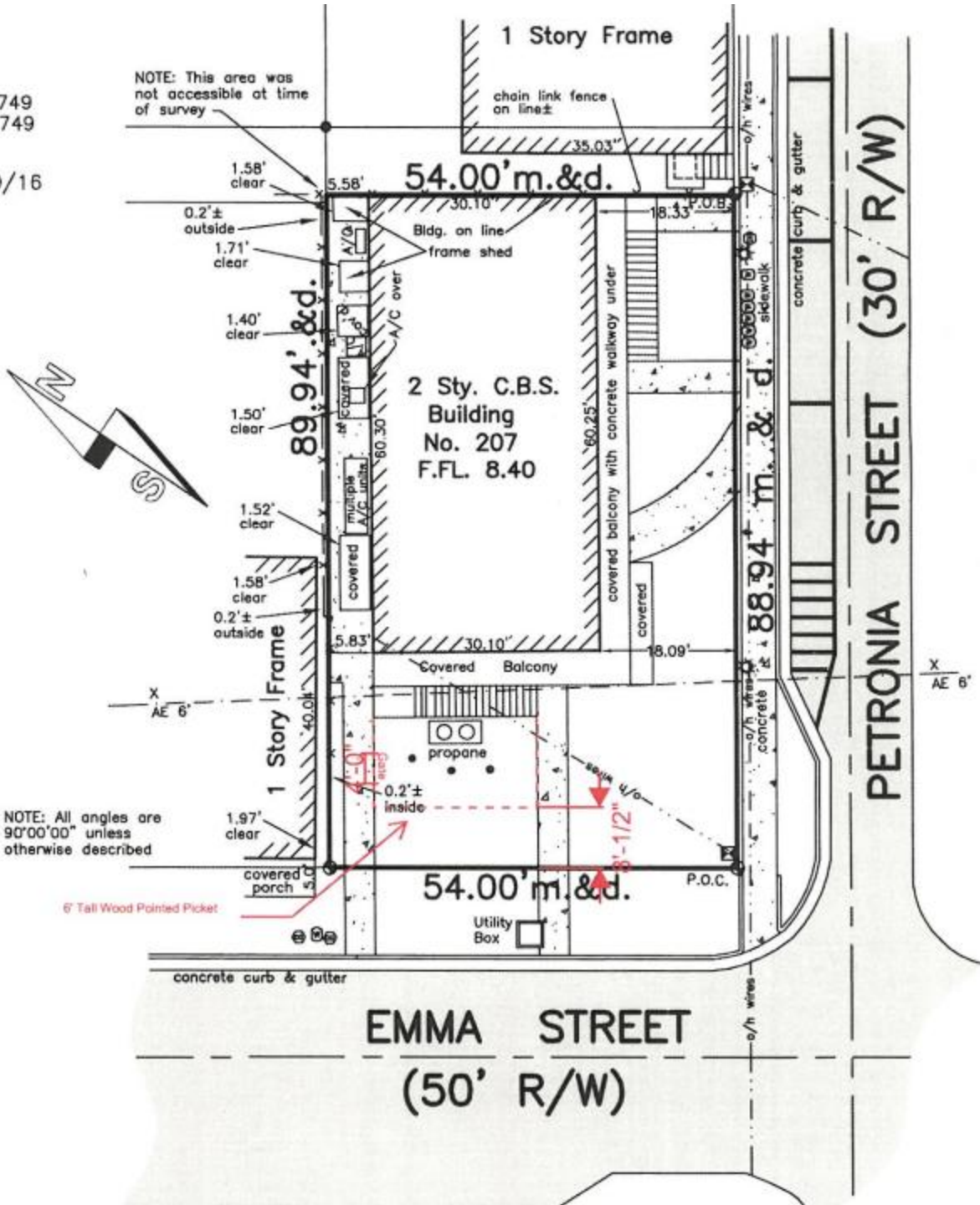
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.

Staff Analysis:

A Certificate of Appropriateness is currently under review for a new 6 foot tall wood picket fence along the side of the building facing Emma Street. The fence is proposed to enclose existing propane tanks. The proposed fence will be painted white and will have 6x6 wooden posts, pointed pickets, and approximately ¾" spacing between pickets. A 4 foot wide gate is proposed facing the adjacent property.

Surrounding properties feature a mix of fence types, including wood picket, masonry, and chain-link. A portion of the proposed fence is located within the 10 foot front setback along Emma Street; therefore, per the HARC Guidelines, the fence height in this area is limited to a maximum of 4 feet.

D. 2749
 D. 2749
 bar
 1/30/16



Proposed Site Plan (location of fence in red).

Consistency with Cited Guidelines:

The Fence & Walls Guidelines state that a picket fence up to 4 feet in height is allowed along the front of a structure, and for corner lots, this 4 foot height must remain consistent along both the front and side elevations at least to the rear edge of the structure (Guideline 3).

While the proposed fence is located along the side elevation facing Emma Street, not the primary front façade on Petronia Street, a portion of the fence falls within the 10 foot front setback along Emma Street. Per the Guidelines, fences within this setback area are limited to 4 feet in height.

The Guidelines also state that 6 foot fences are allowed only along side and rear property lines and may begin at least 10 feet from the front property line, or from the rear of where the façade of the house joins the front porch (Guidelines 4 and 6).

Staff notes that the structure is not historic and the fence will conceal existing propane tanks. Additionally, the proposed wood picket design is a compatible material within the district. Based on these factors, the HARC Commission may consider the request.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>COAC 26-0014</i>	REVISION #	INITIAL & DATE <i>2/27/26 GH11</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	207 Petronia Street, Key West, FL 33040	
NAME ON DEED:	Happy Lion LLC	PHONE NUMBER (913) 579-6639
OWNER'S MAILING ADDRESS:	1822 Meadowbend Drive, Longwood FL, 32750	EMAIL jason@santiagosbodega.com
APPLICANT NAME:	Island Fence	PHONE NUMBER Islandfence33040@gmail.com
APPLICANT'S ADDRESS:	1109 17th Terrace, Key West, FL 33040	EMAIL 305-509-3375
APPLICANT'S SIGNATURE:		DATE 2/27/2026

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: To install a 9x12 6' Tall wood pointed picket storage enclosure at rear of building, portion to be within 10FT setback seeking approval.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

**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**

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES: 6x6 posts, 2x4 rails, 1x4 pointed wood pickets Historical style 6'
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

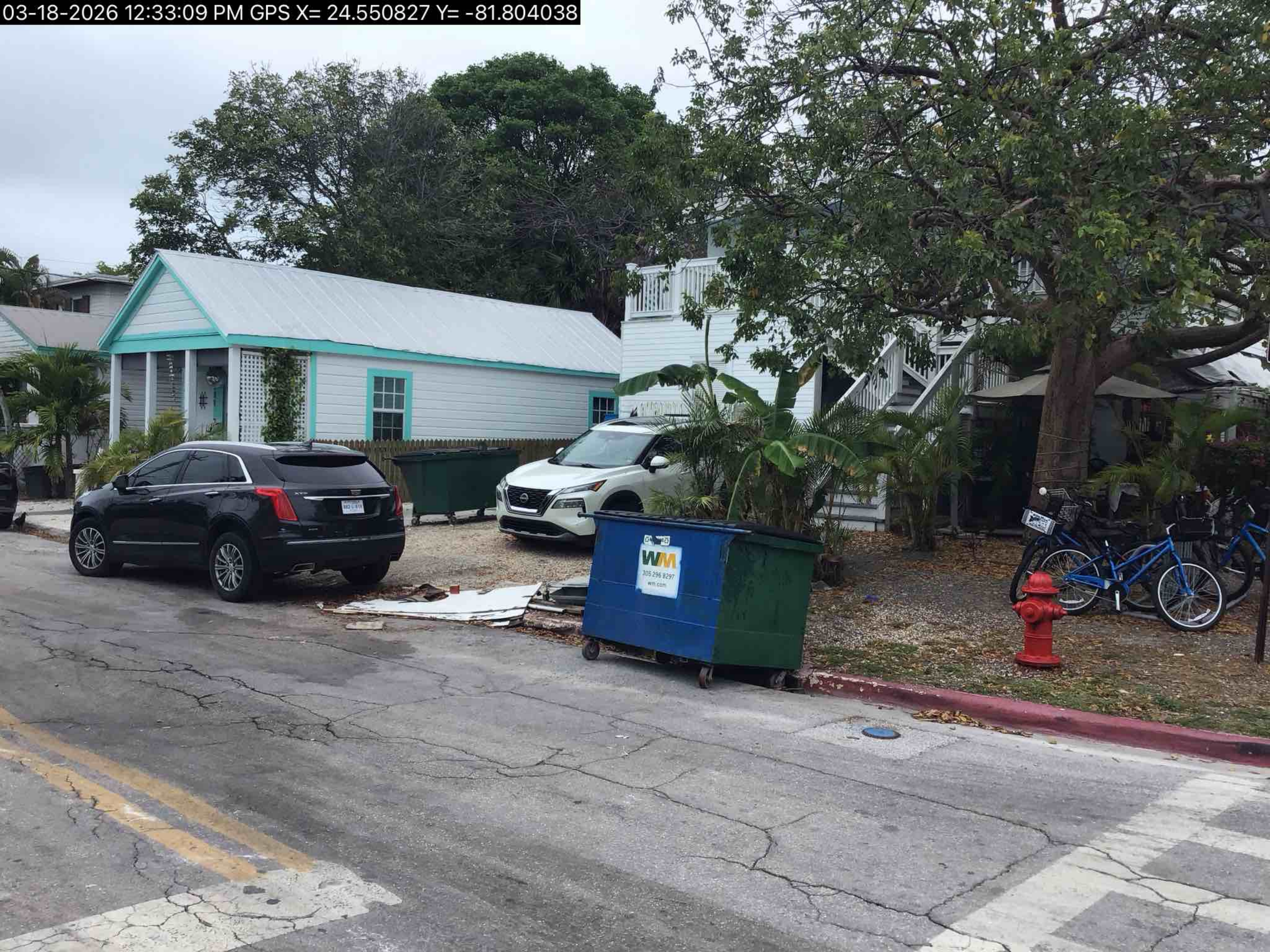
PROJECT PHOTOS



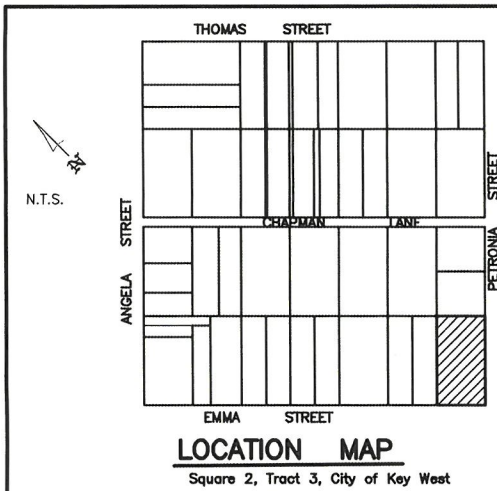
TOW AWAY ZONE







SURVEY



SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Petronia St.
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Bayou Elevation: 4.23'

MONUMENTATION:

▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊕ = Fd. 1/2" I.B., P.L.S. No. 2749
● = Found 1/2" iron pipe/bar
Field Work performed on: 6/30/16

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CL	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plot
C.B.S.	Concrete Block Stucco	PB	Plot Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.FL	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FPK	Found Nail & Disc	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

SYMBOLS

☒	Concrete Utility Pole	☼	Street Light
⊕	Fire Hydrant	⊕	Wood Utility Pole
⊕	Sanitary Sewer Clean Out	⊕	Water Meter

LEGAL; DESCRIPTION:

In the City of Key West, Lot 26, Square 2, Tract 3, and more particularly described by metes and bounds as being on the corner of Petronia and Emma Streets and having a frontage on Emma Street of Fifty-four (54) feet and on Petronia Street of Ninety-eight (98) feet per deed recorded in Deed Book "PP" at Page 274 of the Public Records of Monroe County, Florida and being rectangular in shape.

LESS: (O.R. 1550, pg. 1461)

A parcel of land on the Island of Key West and being a part of Lot 26, according to T.J. Ashe's Plat as recorded in Deed Book "I" at Page 77 of the Public Records of Monroe County, Florida, and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way line (ROWL) of Emma and the NW'ly ROWL of Petronia Street and run thence NE'ly and along the NW'ly ROWL of the said Petronia Street for a distance of 89.27 feet (89'-3 1/4") to the POINT OF BEGINNING of the parcel land being described herein; thence NW'ly and a right angle for a distance of 54.00 feet; thence NE'ly and at a right angle for a distance of 8.73 feet (8'-8 3/4"); thence SE'ly and at a right angle for a distance of 54.00 feet to the NW'ly ROWL of said Petronia Street; thence SW'ly and along the said ROWL of said of the said Petronia Street for a distance of 8.73 feet (8'-8 3/4") back to the POINT OF BEGINNING.

LESS (o.r. 1550, Pg. 1462)

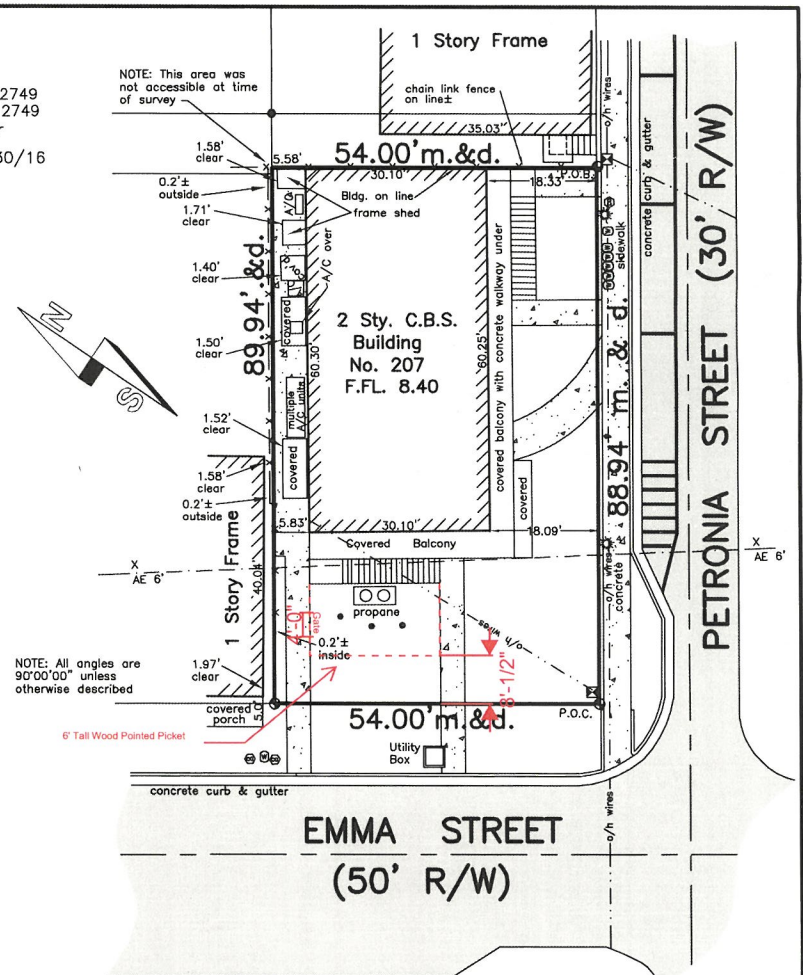
A parcel of land on the Island of Key West and being a part of Lot 26, according to T.J. Ashe's Plat as recorded in Deed Book "I" at Page 77 of the Public Records of Monroe County, Florida, and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way line (ROWL) of Emma and the NW'ly ROWL of Petronia Street and run thence NE'ly and along the NW'ly ROWL of the said Petronia Street for a distance of 88.94 feet (8'-11 1/4") to a point where the NE'ly face of a concrete structure known as 207 Petronia Street, when extended SE'ly intersects the said ROWL of the said Petronia Street, said point being the POINT OF BEGINNING of the parcel of land being described herein; thence NW'ly and a right angle and along the NE'ly face of the said concrete structure, and the NW'ly extension thereof, for a distance of 54.00 feet; thence NE'ly and at a right angle for a distance of 0.33 feet (0'-4"); thence SE'ly and at a right angle for a distance of 54.00 feet to the NW'ly ROWL of said Petronia Street; thence SW'ly and along the said ROWL of said of the said Petronia Street for a distance of 0.33 feet (0'-4") back to the POINT OF BEGINNING.

CERTIFICATION:

I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



AGH Property Investments, Inc.
207 Petronia Street, Key West, Fl. 33040

BOUNDARY SURVEY Dwg. No. 16-283

Scale 1" = 20'	Ref. 219-1 File	Flood Panel No. 1517 K	Dwn. By F.H.H.
Date: 5/27/15		Flood Zone AE	Flood Elev. 8'

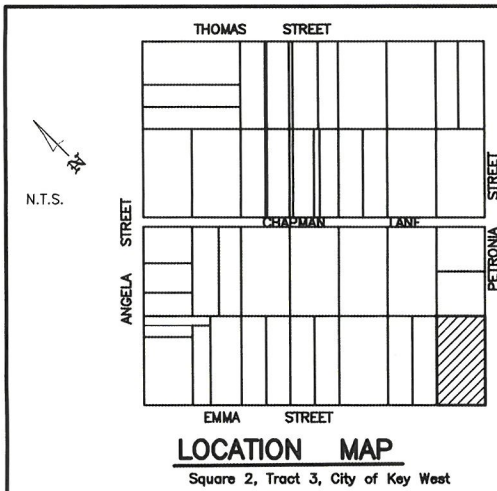
REVISIONS AND/OR ADDITIONS	
7/21/16:	Updated, rear line, misc.

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive Suite 201 Key West, Fl. 33040
(305) 293-0466 Fax: (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700

fred\drawings\keywest\block59\207petronia

PROPOSED DESIGN



SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Petronia St.
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Bayou Elevation: 4.23'

MONUMENTATION:

▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊕ = Fd. 1/2" I.B., P.L.S. No. 2749
● = Found 1/2" iron pipe/bar
Field Work performed on: 6/30/16

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CL	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plot
C.B.S.	Concrete Block Stucco	PB	Plot Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.FL	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FPK	Found Nail & Disc	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

SYMBOLS

☒	Concrete Utility Pole	☼	Street Light
⊕	Fire Hydrant	⊕	Wood Utility Pole
⊕	Sanitary Sewer Clean Out	⊕	Water Meter

LEGAL; DESCRIPTION:

In the City of Key West, Lot 26, Square 2, Tract 3, and more particularly described by metes and bounds as being on the corner of Petronia and Emma Streets and having a frontage on Emma Street of Fifty-four (54) feet and on Petronia Street of Ninety-eight (98) feet per deed recorded in Deed Book "PP" at Page 274 of the Public Records of Monroe County, Florida and being rectangular in shape.

LESS: (O.R. 1550, pg. 1461)

A parcel of land on the Island of Key West and being a part of Lot 26, according to T.J. Ashe's Plat as recorded in Deed Book "I" at Page 77 of the Public Records of Monroe County, Florida, and said parcel being described as follows: COMMENCE at the intersection of the NE'y right-of-way line (ROWL) of Emma and the NW'y ROWL of Petronia Street and run thence NE'y and along the NW'y ROWL of the said Petronia Street for a distance of 89.27 feet (89'-3 1/4") to the POINT OF BEGINNING of the parcel of land being described herein; thence NW'y and a right angle for a distance of 54.00 feet; thence NE'y and at a right angle for a distance of 8.73 feet (8'-8 3/4"); thence SE'y and at a right angle for a distance of 54.00 feet to the NW'y ROWL of said Petronia Street; thence SW'y and along the said ROWL of said of the said Petronia Street for a distance of 8.73 feet (8'-8 3/4") back to the POINT OF BEGINNING.

LESS (o.r. 1550, Pg. 1462)

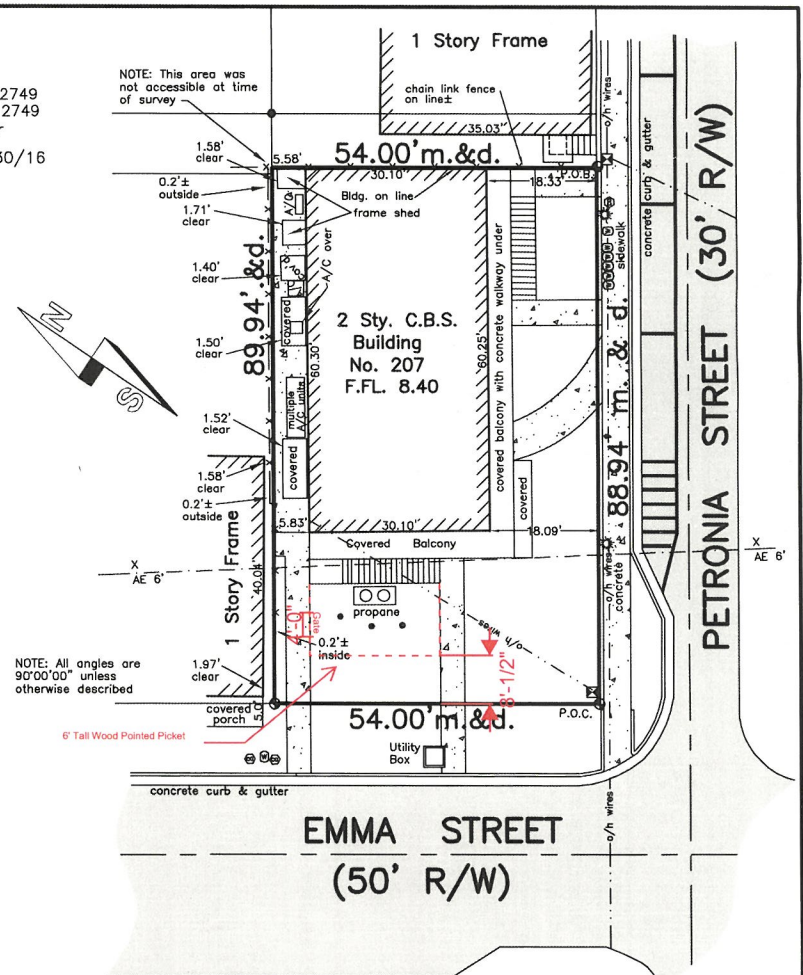
A parcel of land on the Island of Key West and being a part of Lot 26, according to T.J. Ashe's Plat as recorded in Deed Book "I" at Page 77 of the Public Records of Monroe County, Florida, and said parcel being described as follows: COMMENCE at the intersection of the NE'y right-of-way line (ROWL) of Emma and the NW'y ROWL of Petronia Street and run thence NE'y and along the NW'y ROWL of the said Petronia Street for a distance of 88.94 feet (8'-11 1/4") to a point where the NE'y face of a concrete structure known as 207 Petronia Street, when extended SE'y intersects the said ROWL of the said Petronia Street, said point being the POINT OF BEGINNING of the parcel of land being described herein; thence NW'y and a right angle and along the NE'y face of the said concrete structure, and the NW'y extension thereof, for a distance of 54.00 feet; thence NE'y and at a right angle for a distance of 0.33 feet (0'-4"); thence SE'y and at a right angle for a distance of 54.00 feet to the NW'y ROWL of said Petronia Street; thence SW'y and along the said ROWL of said of the said Petronia Street for a distance of 0.33 feet (0'-4") back to the POINT OF BEGINNING.

CERTIFICATION:

I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



AGH Property Investments, Inc.
207 Petronia Street, Key West, Fl. 33040

BOUNDARY SURVEY Dwg. No. 16-283

Scale 1" = 20'	Ref. 219-1 File	Flood Panel No. 1517 K	Dwn. By F.H.H.
Date: 5/27/15		Flood Zone AE	Flood Elev. 8'

REVISIONS AND/OR ADDITIONS

7/21/16: Updated, rear line, misc.

fred\drawings\keywest\block59\207petronia

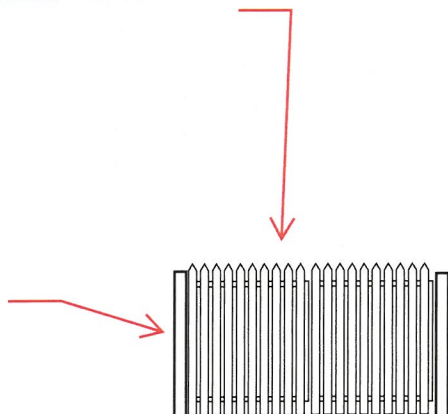
ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive Suite 201 Key West, Fl. 33040
(305) 293-0466 Fax: (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700

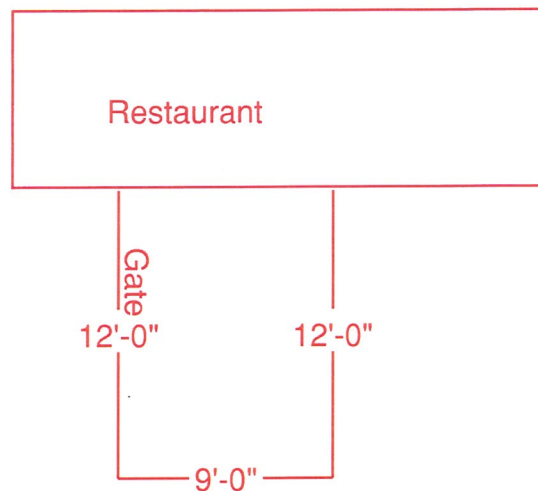
207 Petronia Street
Key West, FL 33040
Design Drawing Enclosure
Scale 1/8" = 1'-0"

6' Tall Wood Pointed Picket

6x6 Wood Posts



Top View



Notes:

6' tall overall

1x4" 60 degree pointed pickets pressure treated (white)

3/4" gap spacing in between pickets

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., March 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW 6' WOOD PICKET FENCE ENCLOSURE ALONG
THE SIDE OF THE BUILDING FACING EMMA STREET.**

#207 PETRONIA STREET

Applicant – Island Fence Application #C2026-0014

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.

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 _____
Island Fence - Anthony Galvan, 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:
207 Petronia Street, Key West, FL 33040 on the
18th day of March, 2026.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on March 24th,
2026.

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

The Certificate of Appropriateness number for this legal notice is COAC2026-0014.

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

Signed Name of Affiant:

[Signature]
Date: March 18th, 2026

Address: 1109 17th Terrace

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 18 day of
March, 2026.

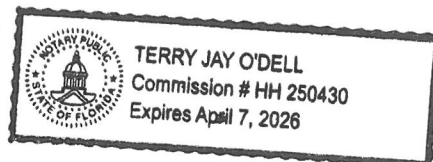
By (Print name of Affiant) Anthony Galvan who is
personally known to me or has produced ID as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)
My Commission Expires: April 7, 2026





202

Santiago's
TAPAS-STYLE RESTAURANT AND BAR
Bodega

Public Meeting Notice

Olives

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 00013740-000000
 Account# 1014125
 Property ID 1014125
 Millage Group 11KW
 Location 207 PETRONIA St, KEY WEST
 Address
 Legal Description KW PT LOT 26 SQR 2 TR 3 PP-274 OR1262-401/02 OR1279-786/88 OR1316-1452/53 OR1550-1454/62 OR1550-1466/72 OR1862-504 OR2106-1443 OR2481-787 OR2814-1256/57
 (Note: Not to be used on legal documents.)
 Neighborhood 32060
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HAPPY LION LLC
 1822 Meadowbend Dr
 Longwood FL 32750

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$571,036	\$458,927	\$446,645	\$472,167
+ Market Misc Value	\$2,832	\$1,986	\$2,076	\$2,167
+ Market Land Value	\$1,154,047	\$1,057,876	\$1,057,876	\$1,057,876
= Just Market Value	\$1,727,915	\$1,518,789	\$1,506,597	\$1,532,210
= Total Assessed Value	\$1,670,667	\$1,518,789	\$1,502,146	\$1,365,588
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,727,915	\$1,518,789	\$1,506,597	\$1,532,210

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,057,876	\$458,927	\$1,986	\$1,518,789	\$1,518,789	\$0	\$1,518,789	\$0
2023	\$1,057,876	\$446,645	\$2,076	\$1,506,597	\$1,502,146	\$0	\$1,506,597	\$0
2022	\$1,057,876	\$472,167	\$2,167	\$1,532,210	\$1,365,588	\$0	\$1,532,210	\$0
2021	\$769,365	\$469,822	\$2,257	\$1,241,444	\$1,241,444	\$0	\$1,241,444	\$0
2020	\$653,960	\$488,868	\$2,347	\$1,145,175	\$1,145,175	\$0	\$1,145,175	\$0
2019	\$778,524	\$488,868	\$2,438	\$1,269,830	\$1,269,830	\$0	\$1,269,830	\$0
2018	\$778,524	\$443,790	\$2,528	\$1,224,842	\$1,224,842	\$0	\$1,224,842	\$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
(1200)	4,820.58	Square Foot	54	89.3

Buildings

Building ID	39606	Exterior Walls	C.B.S.
Style		Year Built	1997
Building Type	APTS-A / 03A	EffectiveYearBuilt	2000
Building Name		Foundation	
Gross Sq Ft	4704	Roof Type	
Finished Sq Ft	3600	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	360	Bedrooms	0
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,600	3,600	0
OPU	OP PR UNFIN LL	320	0	0
OOU	OP PR UNFIN UL	32	0	0
OPF	OP PRCH FIN LL	376	0	0
OUF	OP PRCH FIN UL	376	0	0
TOTAL		4,704	3,600	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1996	1997	0 x 0	1	446 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/1/2016	\$1,600,000	Warranty Deed		2814	1256	01 - Qualified	Improved		
8/2/2010	\$100	Quit Claim Deed		2481	787	11 - Unqualified	Improved		
4/19/2005	\$1,425,000	Warranty Deed		2106	1443	Q - Qualified	Improved		
2/25/2003	\$725,000	Warranty Deed		1862	0504	Q - Qualified	Improved		
7/1/1994	\$53,000	Warranty Deed		1316	1452	Q - Qualified	Vacant		
5/1/1993	\$10,600	Tax Deed		1262	401	J - Unqualified	Vacant		

Permits

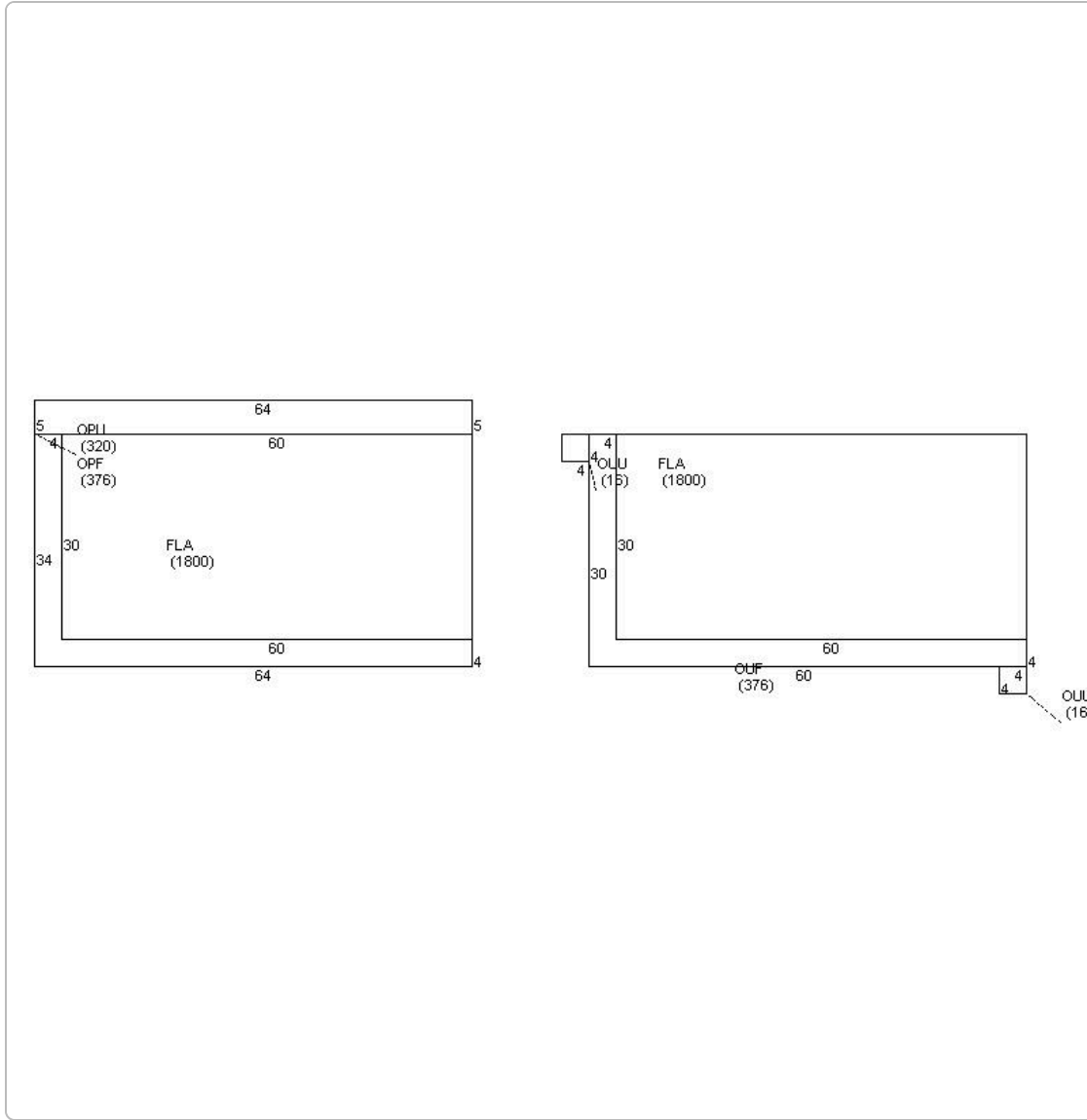
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2023-1170	05/02/2023	Completed	\$4,400	Commercial	Roof top guard rail.
17-3464	10/11/2017	Active	\$0	Commercial	DEMO EXISTING EXTERIOR STAIRCASE AND BALCONY. CONSTRUCT AN NEW EXTERIOR WALL TO SCREEN THE WALK IN COOLER. EXTERIOR WALL SHALL HAVE HARDBOARD SIDING AND COLONIAL SHUTTERS. A NEW DOOR SHALL BE INSTALLED ALONG THE REAR WALL OF THE BUILDING.
17-00002757	07/24/2017	Completed	\$1,500	Commercial	RELOCATE (2) CONDENSING UNITS TO ALLOW FOR FIRE EXIST DORR (ON BRACKETS), TO MATCH EXISTING CONDENSING UNITS. ELECTRIC BY OTHER. ** NOC EXEMPT** *HARC INSPECTION REQUIRED**
17-00002772	07/24/2017	Completed	\$2,541	Commercial	REMOVE EXISTING FIRE SUPPRESSION SYSTEM, INCLUDING MECHANDICAL CONTROLS, DISCHARGE, PIPING, PULL STATION AND CABEL TO ACCOMMODATE INSTALLATION OF STANLESS STELL BACK SPLASH. REPLACE REMOVE SYSTEM COMPONENTS. **NOC EXEMPT**
17-00002707	07/20/2017	Completed	\$2,500	Commercial	REPLACE EXISTING GAS LINES WITH NEW GAS LINES. CONNECT TO EXISTING TANKS (PROPANE) AND COOKING EQUIPMENT. **NOC EXEMPT** *HARC INSPECTION REQUIRED**
17-00002740	07/17/2017	Completed	\$8,600	Commercial	ROUGH IN AND TRIM OUT 4 FLOOR DRAINS 1 -FLOOR MOP SINK AND FAUCET, MOVE UTILITY SINK, MOVE 3 COMPARTMENT SINKS, MOVE 3 -COMPARTMENT SINKS, MOVE HAND SINK AND HOSE BIB. N.O.C REQUIRED. GH
17-2419	07/13/2017	Completed	\$8,225	Commercial	RENOVATIONS OF SANTIAGO'S BODEGA KITCHEN. INSTALL NEW EXIT DOOR COVER WALLS WITH STAINLESS STEEL PANELS. CUT, CHIP, DEMOLISH CONCRETE FLOOR AND REPALCE WITH EPOXY SURFACE CONCRETE FLOOR.
17-00002642	07/11/2017	Completed	\$6,850	Commercial	DISCONNECTING AND RECONNECTING OF EXISTING A/C, DEVICES AND COVER PLATES, CONDUIT, WIRING ON WALLS AND A/C MINI SPLIT. ALL IN SAME LOCATIONS. **NOC REQUIRED**
15-4372	11/20/2015	Expired	\$2,000	Commercial	CONCRETE SLAB FOR PROPANE TANKS.
15-3190	08/03/2015	Completed	\$800	Commercial	ELECTRIC HOOK-UP OF A/C SPLIT UNIT.
15-2828	07/23/2015	Completed	\$2,450	Commercial	INSTALL 3 TON DUCTLESS A/C
10-3431	12/17/2010	Completed	\$3,600	Commercial	INSTALL 2 TON MINI-SPLIT SYSTEM.
10-3430	11/04/2010	Completed	\$3,800	Commercial	INSTALL BAR ELECTRIC FROM PREVIOUSLY INSTALLED 70 AMP SUB-PANEL INCLUDING BAR RECEPTACLES AND REFRIGERATOR OUTLETS.
10-3428	11/01/2010	Completed	\$4,600	Commercial	CONSTRUCT NEW BAR, WOOD FRAME APPROXIMATELY 30' X 3.5' CONSTRUCT NEW BACK BAR. INSTALL NEW WOOD SUB-FLOOR AND WOOD FLOORING. INTERIOR WORK ONLY.
10-3429	11/01/2010	Completed	\$5,500	Commercial	PLUMBING FOR 3-COMP SINK; 2 HANDSINKS, 2 ICEBINS, 1 DISHWASHER, 1 ESPRESSO MACHINE AND 2 FLOOR DRAINS.
10-2683	09/03/2010	Completed	\$300	Commercial	REVISION: FRAM ADN INSTALL ONE DOOR TO OFFICE.

Number	Date Issued	Status	Amount	Permit Type	Notes
10-2634	08/20/2010	Completed	\$4,300	Commercial	RELOCATE EXISTING ELECTRICAL PANEL TO NEW SEAM WALL APPROX 15. ADD 60 AMP BAR SUB-PANEL. ADD SMOKE DETECTORS, STROBE EXIT AND EMERGENCY LIGHTING. ELIMINATE EXISTING ELECTRICAL STUB-OUT AND CHANGE SWITCH.
10-2098	07/28/2010	Completed	\$3,200	Commercial	RENOVATION TO INTERIOR ONLY. DRYWALL, FLOORING, PAINT.
04-1815	06/03/2004	Completed	\$3,500	Commercial	ROOFING-METAL & RUBBER
03-3276	11/21/2003	Completed	\$12,000	Commercial	NEW ROOF OVERHANG, R&R RAILINGS
9802852	10/22/1998	Completed	\$1	Commercial	SIGNS
9802852	10/22/1998	Completed	\$1	Commercial	SIGNS
9703700	10/21/1998	Completed	\$10,000	Commercial	INSTALL FIXTURES ETC
9802431	08/05/1998	Completed	\$1,970	Commercial	HOOD FIRE SYSTEM
9802431	08/04/1998	Completed	\$1,970	Commercial	FIRE SUPPRESSION SYSTEM
9802295	07/21/1998	Completed	\$2,500	Commercial	INSTALL ONE HOOD ONLY
9802295	07/21/1998	Completed	\$2,500	Commercial	INSTALL HOOD
9801427	05/11/1998	Completed	\$2,500	Commercial	OUTLETS/SWITCHES ETC.
9801427	05/05/1998	Completed	\$2,500	Commercial	ELECTRICAL
9703700	04/27/1998	Completed	\$10,000	Commercial	RESTUARANT FRONT BLDG
9703700	04/22/1998	Completed	\$10,000	Commercial	RESTAURANT IN FRONT
9700798	03/09/1998	Completed	\$4,775	Commercial	ELECTRICAL
9700798	02/27/1998	Completed	\$4,775	Commercial	INSTALL WASHERS & HEATER
9700798	01/26/1998	Completed	\$4,775	Commercial	LAUNDRAMAT & OFFICE SPACE
9700798	01/25/1998	Completed	\$4,775	Commercial	CONS LAUNDRAMAT/OFF SPACE
9704799	06/01/1997	Completed	\$1		CENTRAL AC
9704799	06/01/1997	Completed	\$1		PLUMBING
9704799	05/01/1997	Completed	\$1		22 SQS V-CRIMP ROOF
9704799	05/01/1997	Completed	\$1		ELECTRICAL
9704799	05/01/1997	Completed	\$1	Commercial	PLUMBING
9704799	03/01/1997	Completed	\$175,000	Commercial	NEW 2 STORY COMM/APTS

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: 3/18/2026, 2:12:02 AM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL