



## **Historic Architectural Review Commission Staff Report for Item 3**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: January 28, 2025

Applicant: Matthew Stratton

Application Number: H2024-0059

Address: 1319 Villa Mill Alley and 711 South Street

### **Description of Work:**

Renovations to non-historic accessory structure.

### **Site Facts:**

The site under review is located at the end of Villa Mill Alley, accessible from United Street. The site is adjacent to 711 South Street. 1319 Villa Mill Alley consists of a non-historic accessory structure and a pool, while 711 South Street consists of a contributing structure. A Unity of Title was executed for 1319 Villa Mill Alley and 711 South Street as Key West zoning code requires a primary structure (main dwelling) before building accessory structures on a residential lot. The primary contributing structure was built in 1957, and the accessory structure was built in 2001.

Currently both the contributing structure and the accessory structure sit on the ground and are within an AE-6 flood zoning.



*Current photo of structure under review.*

**Guidelines Cited on Review:**

- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows, Storefronts, Shutters, and Window Protection (pages 29a-30e), specifically guidelines A (6 and 7), B (4).
- Guidelines for Additions and Alterations on Contributing, Non-contributing, and Non-historic buildings and structures (pages 37a-37k), specifically guidelines 6 (first sentence), 13, 14 (first sentence), 22, 25, and 30.
- Guidelines for New construction in the Historic District (pages 38a-38q), specifically guidelines 1, 2, 5, 8, 10, 11, 12, 13 (first sentence), 14, 15, 18, 22, 23, 24, and 25.
- Guidelines for Outbuildings: carports, gazebos, garages, sheds, shelters, & accessory structures (pages 40-41), specifically guidelines 1, 2, 3, 4, 5, and 9.

## **Staff Analysis:**

A Certificate of Appropriateness is under review for renovations to a non-historic accessory structure. A Unity of Title has been executed for both properties, 1319 Villa Mill Alley and 711 South Street. The rear wall (east elevation) of the accessory structure will be removed on the second floor. Part of the second story deck on the east elevation will be enclosed in order to add interior space which will feature hardie cement lap siding, single hung aluminum impact windows, and 5 v-crimp roofing.

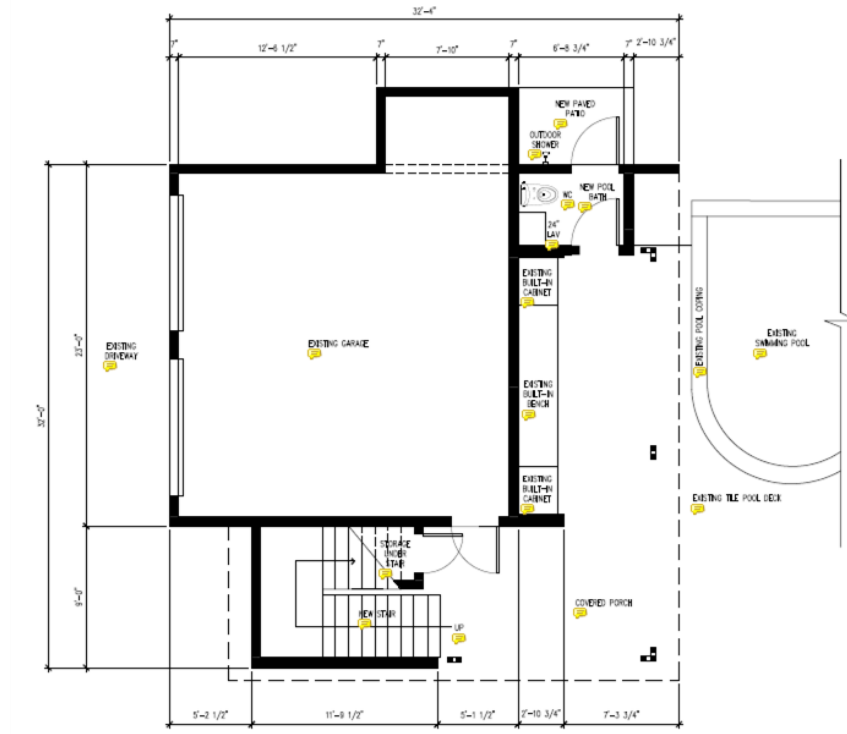


*Proposed East Elevation.*

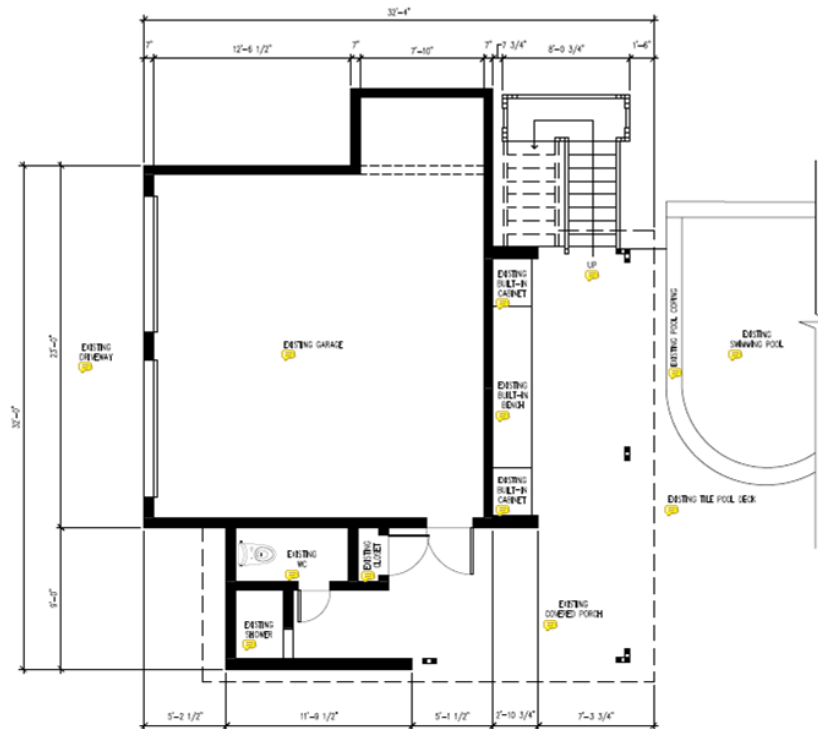


*Existing East Elevation.*

The exterior staircases will be relocated where the pool bath is located, and the pool bath will be relocated where the stairs are currently located.



*Proposed Ground Floor Plan.*



*Existing Ground Floor Plan.*



The square footage of the overall accessory structure will remain the same. On the west elevation which faces Villa Mill Alley, instead of one window, there will be two aluminum impact windows. The garage doors will be replaced with new aluminum impact garage doors. A portion of the roof will also be removed. The existing gable will remain on the ends with the addition of a shed roof in between the gables, adding height to the interior space. The gutters and downspouts will be white.



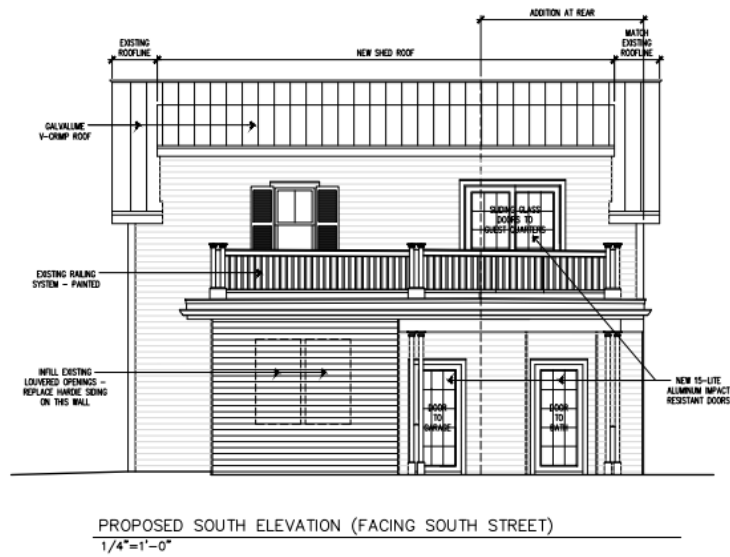
PROPOSED WEST ELEVATION (FACING VILLA MILL ALLEY)  
1/4"=1'-0"

*Proposed West Elevation.*



EXISTING WEST ELEVATION (FACING VILLA MILL ALLEY)  
1/4"=1'-0"

*Existing West Elevation.*



*Proposed South Elevation.*



*Existing South Elevation.*

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

The plans indicate an existing two-story accessory structure which is not historic. Staff opines that the design will be cohesive with the surrounding context and that it meets cited guidelines. The new structure will not change in footprint.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**City of Key West**

1300 White Street  
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1319 VILLA MILL ALLEY AND 711 SOUTH STREET	
DOUGLAS & JEANNE SCHROCK	PHONE NUMBER (574) 536-4763
711 SOUTH ST.	EMAIL DOUGSCROIX@EARTHLINK.NET
KEY WEST, FL 33040	
MATTHEW STRATTON	PHONE NUMBER (305) 923-9670
3801 FLAGLER AVE	EMAIL MSTRATTONARCHITECT@GMAIL.COM
KEY WEST FL 33040	
<i>Matthew Stratton</i>	DATE 12/26/2024

**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: RENOVATE EXISTING ACCESSORY STRUCTURE.
MAINTAIN EXISTING FOOTPRINT AND BUILDING HEIGHT.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
REMOVE REAR WALL AT SECOND STORY AND REMOVE
PORTION OF ROOF. REMOVE AND RELOCATE EXTERIOR
STAIR AND POOL BATH AT GROUND LEVEL.

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): 235 SF ADDITION AT SECOND STORY (REAR) OVER EXISTING SUN DECK STRUCTURE. RAISE FLOOR LEVEL, ALTER ROOFLINE, RELOCATE EXTERIOR STAIR AND POOL BATH. NEW WINDOWS AND DOORS. HARDIE LAP SIDING, PVC TRIM, GALVALUME V-CRIMP ROOF.	
PAVERS:	FENCES:
N/A	N/A
DECKS: ALTER EXISTING ROOF DECK (REDUCE SIZE)	PAINTING: 100% INTERIOR & EXTERIOR SAME EXTERIOR COLOR SCHEME
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
N/A	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1319 VILLA MILL ALLEY

PROPERTY OWNER'S NAME:

DOUGLAS AND JEANNINE SCHROCK

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

DOUG SCHROCK

12/26/2024  
DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE REAR WALL AT SECOND STORY AND REMOVE PORTION OF ROOF. REMOVE AND RELOCATE EXTERIOR STAIR AND POOL BATH.

## 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.

SELECTIVE DEMOLITION IS AT REAR AND NOT VISIBLE FROM RIGHT-OF-WAY. NEIGHBORING STRUCTURES ON VILLA MILL ALLEY ARE NOT HISTORIC STRUCTURES.

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

SELECTIVE DEMOLITION DOES NOT IMPACT EXISTING BUILDINGS FOOTPRINT OR BUILDING HEIGHT. EXISTING RELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACES WILL NOT BE AFFECTED.

(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.

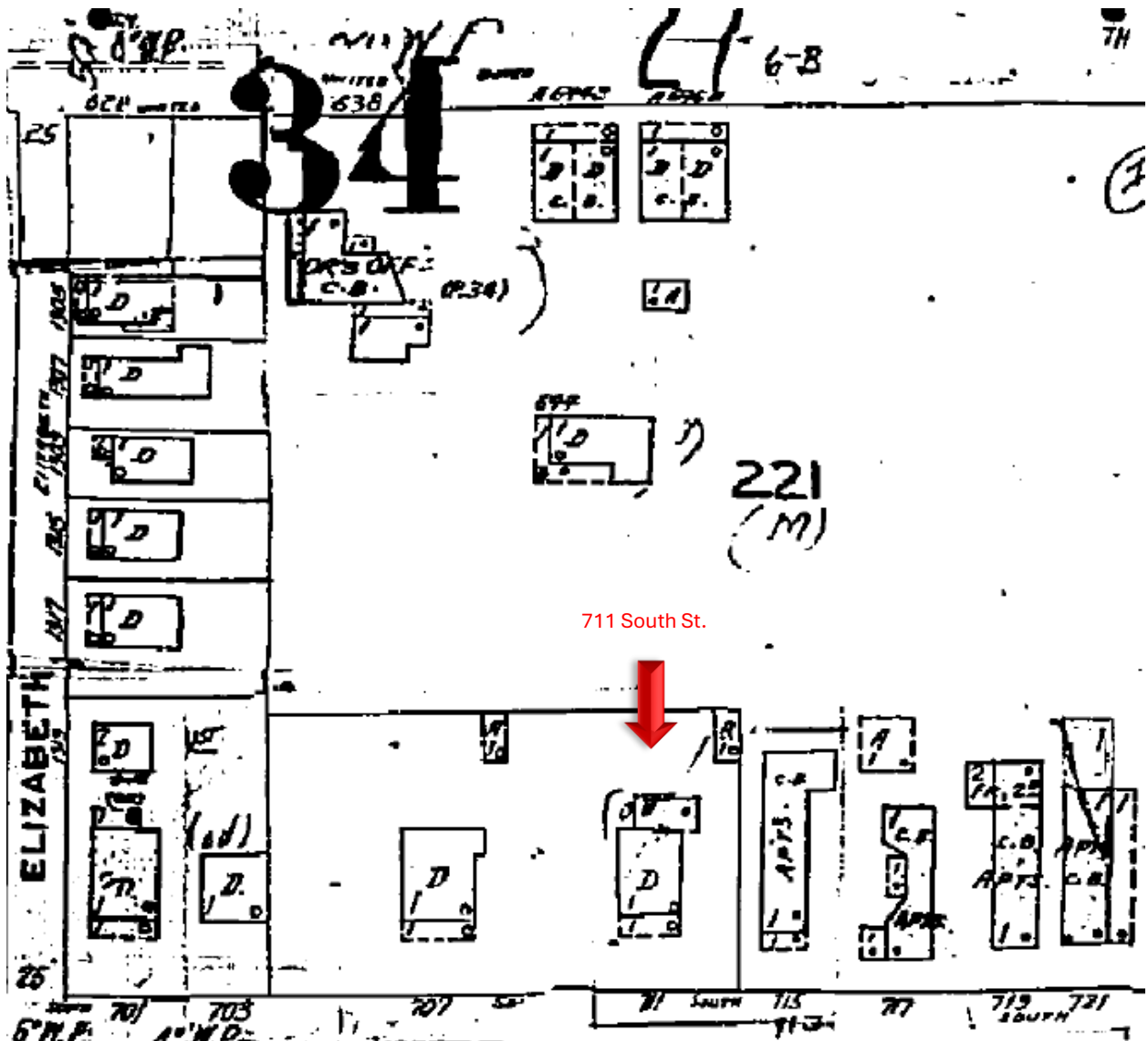
THE SELECTIVE DEMOLITION WILL NOT BE VISIBLE AND WILL NOT HAVE ANY IMPACT ON THE SURROUNDING NEIGHBORHOOD

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

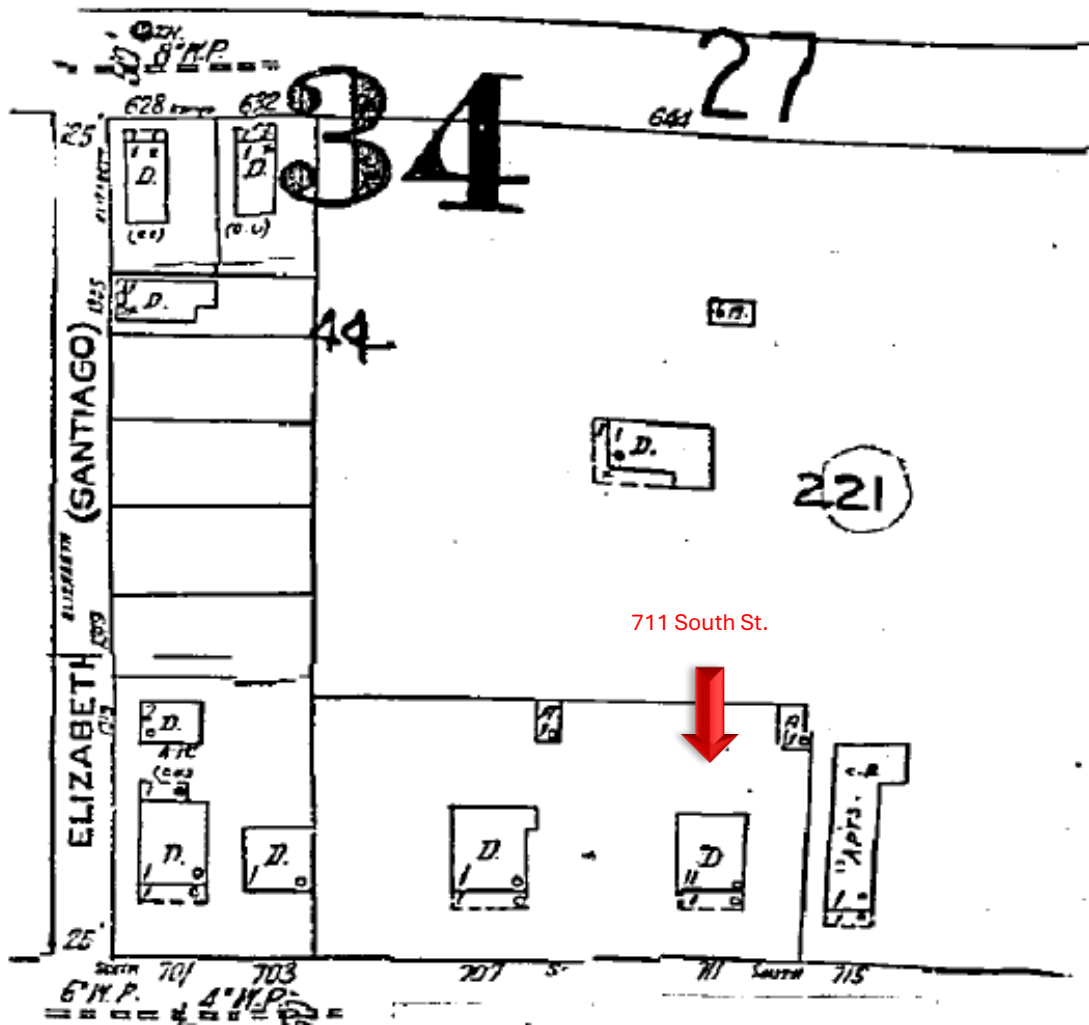
THE BUILDING WAS CONSTRUCTED IN 2001 AND DOES NOT QUALIFY AS HISTORIC OR CONTRIBUTING.



# SANBORN MAPS



1962 Sanborn Map showing 711 South St. 1319 Villa Mill Alley constructed in 2001.



1948 Sanborn Map showing 711 South St.

# PROJECT PHOTOS



**1309 Villa Mill Alley**





**1311 Villa Mill Alley – Neighbor to North**



**1311 Villa Mill Alley – Neighbor to North**





**1319 Villa Mill Alley – West Elevation (facing Villa Mill Alley)**





**End of Villa Mill Alley (rear of 707 South Street at End of Villa Mill Alley)**



**1316 Villa Mill Alley (across alley)**

# SURVEY



SCALE:	1"=20'
FIELD WORK DATE:	08/28/24
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	24081903

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

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

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC  
VERTICAL DATUM OF 1929 (NGVD29) UNLESS NOTED OTHERWISE, AS ESTABLISHED BY  
NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT U 397, "PID AA1653" HAVING A  
PUBLISHED ELEVATION OF 4.52 FEET NGVD29

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES AE (EL. 6) PER FEMA FIRM MAP  
NUMBER 12087C; PANEL NUMBER 1516K WITH AN EFFECTIVE DATE OF 02/18/05. FIRM  
MAP BASE FLOOD ELEVATION REFERS TO NGVD29. FLOOD ZONE LINES SHOWN ON  
THIS SURVEY WERE DOWNLOADED FROM MSC.FEMA.GOV ON 6/19/2024 AS A  
GEOREFERENCED SHAPE FILE AND IMPORTED TO AUTOCAD .DWG FILE. NO REVISIONS  
HAVE BEEN POSTED FOR THIS AREA AS OF THE DATE OF THIS SURVEY. AN ACCURATE  
ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF SAID MAP, THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY  
HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE  
FROM THE ZONE AS NOTED.

## MAP OF BOUNDARY SURVEY

LOT 12, TRACT 17  
DIAGRAM OF PART OF TRACT 17  
ISLAND CITY LAND CO. KEY WEST  
PLAT BOOK 1, PAGE 26  
MONROE COUNTY, FLORIDA

ADDRESS:  
1319 VILLA MILL ALLEY, KEY WEST, FLORIDA 33040

BEARING BASE:  
N56°00'00"E ALONG THE NORTHERLY PROPERTY LINE OF 1319  
VILLA MILL ALLEY ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE  
INDICATED

CERTIFIED TO:  
SCHROCK H DOUGLAS TRUST 12/13/2000  
SCHROCK JEANNINE B TRUST 12/13/2000

LEGAL DESCRIPTION (Official Records Book 2794, Page 921 AND  
ALSO):

On the Island of Key West, in the County of Monroe, State of  
Florida, in Tract 17, as delineated by Wm. A. Whitehead in  
February, 1829, as a portion of Tract 17 and according to a  
subdivision of said Tract by Adam Cordon as Part of Lot 5, said  
Tract 17, but now better known as Lot 12 in said Tract 17  
according to a Plat duly recorded in Plat Book 1, Page 26, Monroe  
County Records, February 20 1892, said Lot 12 having a front of  
45 feet by a depth of 90 feet. The said Plat being a Plat of Island  
City Land Co., Key West, Florida.


ABBREVIATIONS:	
(C) = CALCULATED	NAVD = NORTH AMERICAN VERTICAL
CL = CENTERLINE	DATUM 1988
CLF = CHAINLINK FENCE	NGS = NATIONAL GEODETIC SURVEY
(D) = DEED	NGVD = NATIONAL GEODETIC VERTICAL
EB = ELECTRIC BOX	DATUM (1929)
EM = ELECTRIC METER	P = PLAT
(F) = FIELD	PID = PERMANENT IDENTIFIER
FFE = FINISHED FLOOR	ROL = ROOF OVERHANG LINE
ELEVATION	SCO = SANITARY CLEAN-OUT
LB = LICENSE BUSINESS	SMH = SANITARY MANHOLE
LS = LICENSE SURVEYOR	SV = SEWER VALVE
(M) = MEASURED	

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

- GENERAL NOTES
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
  - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
  - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
  - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
  - UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
  - THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
  - SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED   
ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632

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



MAP OF BOUNDARY SURVEY  
PART OF LOT 7 AND ALL OF LOT 8 BLOCK 18 TRACT 17  
KEY WEST INVESTMENT COMPANY'S  
SUBDIVISION OF PART OF TRACT 17  
PLAT BOOK 1, PAGE 88  
MONROE COUNTY, FLORIDA

ADDRESS:  
711 SOUTH STREET, KEY WEST, FLORIDA 33040

BEARING BASE:  
N56°00'00"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF  
SOUTH STREET ASSUMED (SEE SKETCH)

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE  
INDICATED

CERTIFIED TO:  
SCHROCK H DOUGLAS TRUST 12/13/2000  
SCHROCK JEANNINE B TRUST 12/13/2000

LEGAL DESCRIPTION (Official Records Book 2794, Page 921 AND  
ALSO):

In the City of Key West, and known as Part of Lot 7 and all of Lot 8,  
Block 18 of Tract 17, according to the diagram of the KEY WEST  
INVESTMENT COMPANY'S SUBDIVISION of Part of Tract 17 recorded  
in Plat Book 1, Page 88, of Monroe County, Florida Records, said lots  
being further described by metes and bounds as follows:  
COMMENCING at the intersection of the Northeastly right of way line  
of Elizabeth Street with the Northwestly right of way line of South  
Street and running thence in a Northeastly direction along the said  
right of way of South Street for a distance of 206.65 feet to the Point of  
Beginning; thence at right angles in a Northwestly direction for a  
distance of 120.0 feet; thence at right angles in a Northeastly direction  
for a distance of 93.35 feet; thence at right angles in a Southeastly  
direction for a distance of 120.0 feet to the said right of way line of South  
Street; thence at right angles in a Southwestly direction along the said  
South Street for a distance of 93.35 feet back to the Point of Beginning.

ABBREVIATIONS:  
(C) = CALCULATED  
CL = CENTERLINE  
CLF = CHAINLINK FENCE  
(D) = DEED  
EB = ELECTRIC BOX  
EM = ELECTRIC METER  
(F) = FIELD  
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ELEVATION  
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SV = SEWER VALVE

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

GENERAL NOTES  
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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.  
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER  
REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE  
SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE  
ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.  
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES  
ALONG PROPERTY LINES.  
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING  
PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING  
PARTY OR PARTIES.  
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS  
INDICATED OTHERWISE.  
7. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.  
8. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY  
STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A  
REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.  
9. SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR  
CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD  
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AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF  
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA  
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS  
SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF  
FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS),  
1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN  
PROVIDED.

SIGNED  
ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632

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

SCALE: 1"=20'  
FIELD WORK  
DATE: 08/28/24  
REVISION  
DATE: -/-/  
SHEETS: 1 OF 1  
DRAWN BY: GF  
CHECKED BY: RER  
INVOICE NO.: 24081904

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

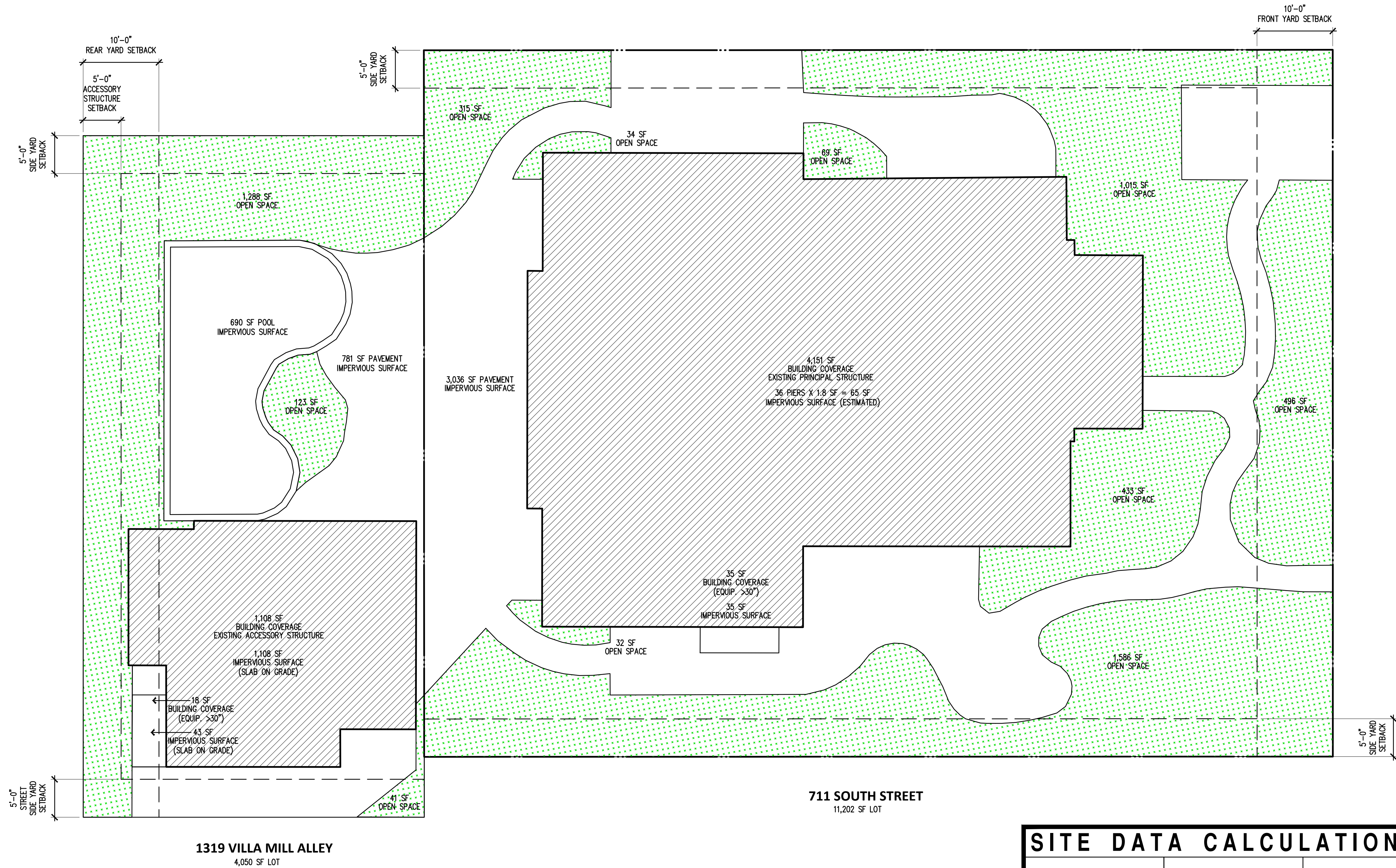
2 BOUNDARY MONUMENTS:  
(B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS  
ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS  
MAY BE USED THAT IS DURABLE AND IDENTIFIABLE.  
(EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC  
VERTICAL DATUM OF 1929 (NGVD29) UNLESS NOTED OTHERWISE, AS ESTABLISHED BY  
NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT U 397, "PID AA1653" HAVING A  
PUBLISHED ELEVATION OF 4.52 FEET NGVD29

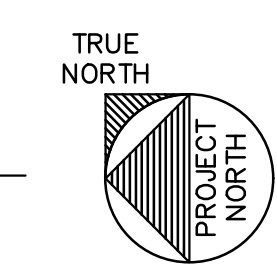
SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES AE (EL. 6) PER FEMA FIRM MAP  
NUMBER 12087C; PANEL NUMBER 1516K WITH AN EFFECTIVE DATE OF 02/18/05. FIRM  
MAP BASE FLOOD ELEVATION REFERS TO NGVD29. FLOOD ZONE LINES SHOWN ON  
THIS SURVEY WERE DOWNLOADED FROM MSC.FEMA.GOV ON 6/19/2024 AS A  
GEOREFERENCED SHAPE FILE AND IMPORTED TO AUTOCAD .DWG FILE. NO REVISIONS  
HAVE BEEN POSTED FOR THIS AREA AS OF THE DATE OF THIS SURVEY. AN ACCURATE  
ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF SAID MAP, THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY  
HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE  
FROM THE ZONE AS NOTED.

# PROPOSED DESIGN





SITE PLANS  
1/4"=1'-0"



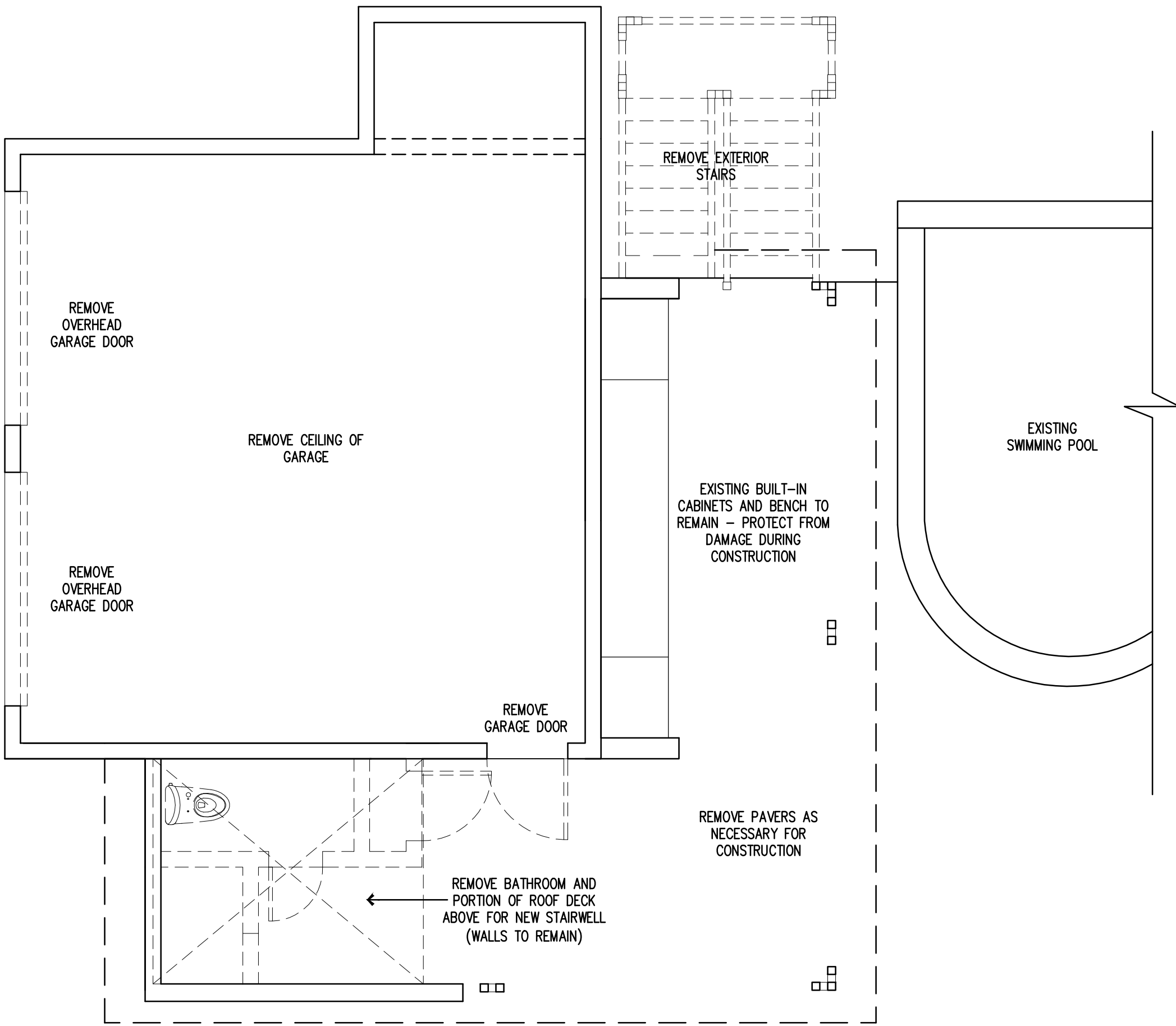
SITE DATA CALCULATIONS			
ZONE HRO	ALLOWED	EXISTING	PROPOSED
11,202 SF LOT (SOUTH ST) 4,050 SF LOT (VILLA MILL) 15,252 SF LOT TOTAL			
BUILDING COVERAGE	7,626 SF (50%) MAX.	4,186 SF - SOUTH (37.4%) 1,126 SF - VILLA MILL (27.8%) TOTAL = 5,312 SF (34.8%)	UNCHANGED
IMPERVIOUS SURFACE	9,151 SF (60%) MAX.	3,136 SF - SOUTH (28.0%) 2,622 SF - VILLA MILL (64.7%) TOTAL = 5,758 SF (37.8%)	UNCHANGED
OPEN SPACE	5,338 SF (35%) MIN.	3,980 SF - SOUTH (35.5%) 1,452 SF - VILLA MILL (35.9%) TOTAL = 5,432 SF (35.6%)	UNCHANGED
FRONT YARD SETBACK	5'	25.1'	UNCHANGED
SIDE YARD SETBACK STREET SIDE YARD SETBACK	5'	13.6' EAST 17.1' WEST	UNCHANGED
REAR YARD SETBACK	10'	24.6' + 45.0' = 69.6'	UNCHANGED
REAR YARD COVERAGE	900 SF REAR YARD X 30% MAX. COVERAGE = 270 SF	73 SF (8.1%)	UNCHANGED
BUILDING HEIGHT	30'		UNCHANGED

Improvements to  
711 SOUTH STREET &  
1319 VILLA MILL ALLEY  
Key West, Florida 33040

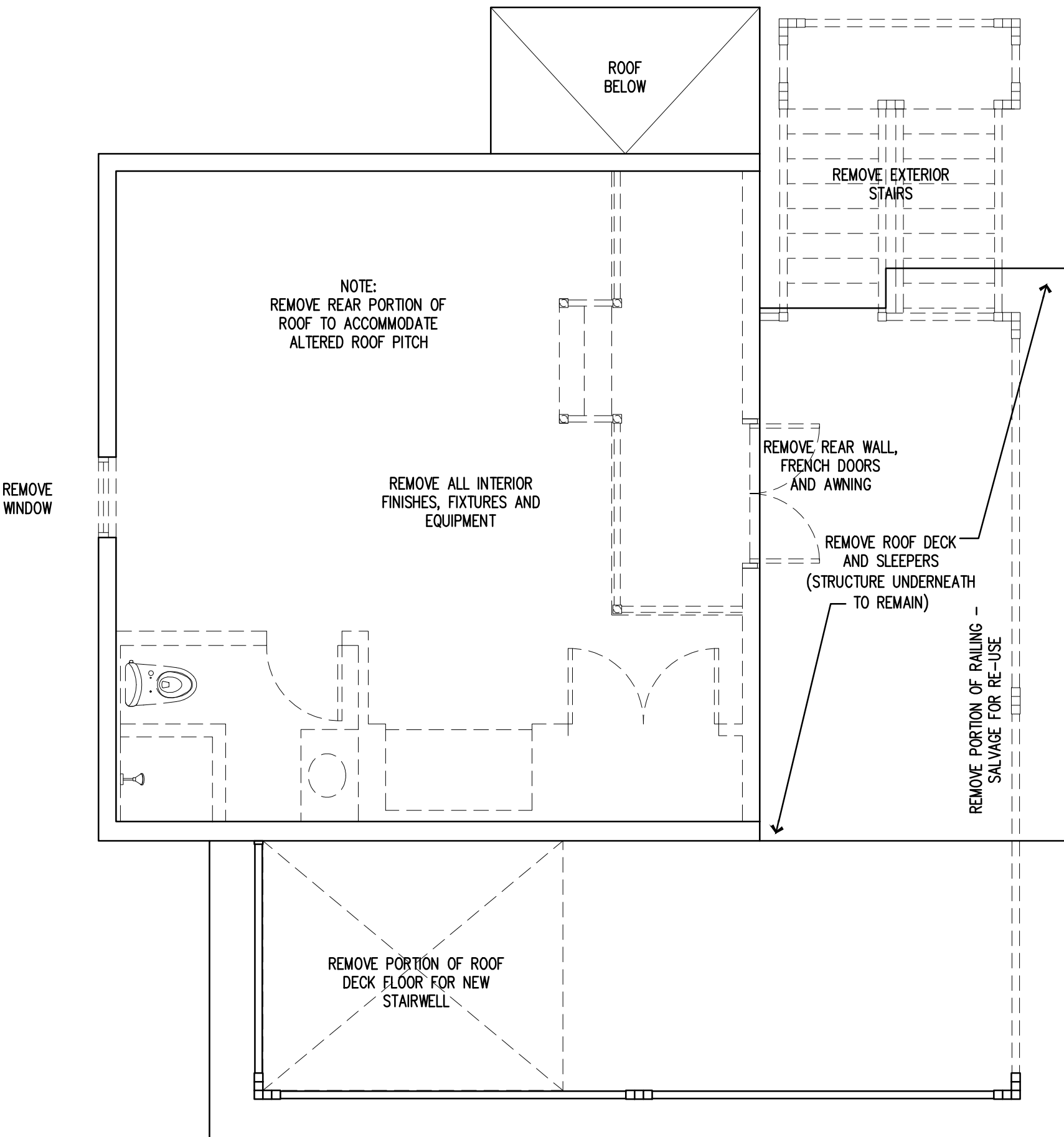
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com



Date 12.26.24  
Project #



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



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

Improvements to  
**711 SOUTH STREET &  
 1319 VILLA MILL ALLEY**  
 Key West, Florida 33040

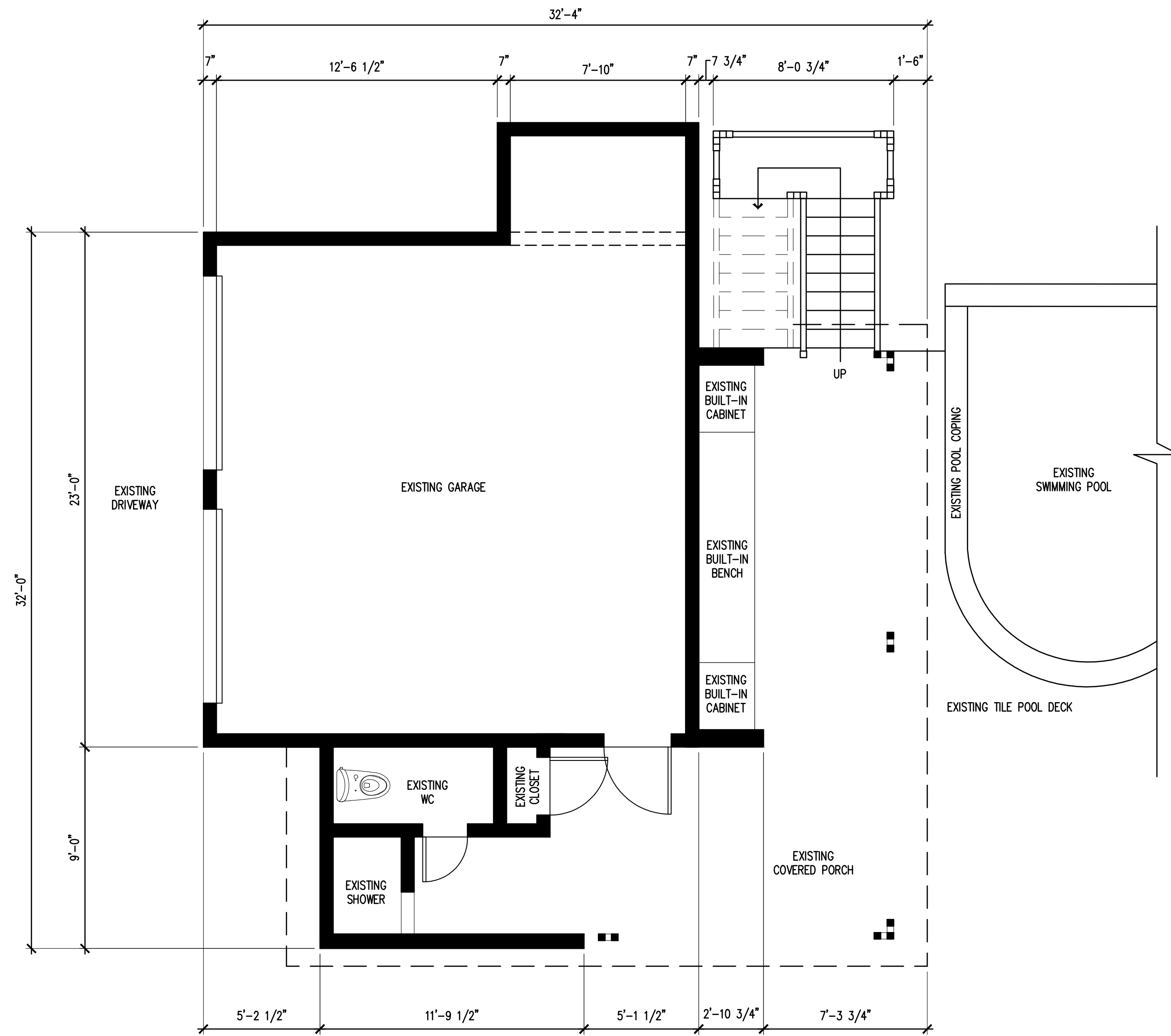
M. Stratton Architecture  
 3801 Flagler Ave.  
 Key West, Florida 33040  
 305.923.9670  
 Matthew@MStrattonArchitecture.com



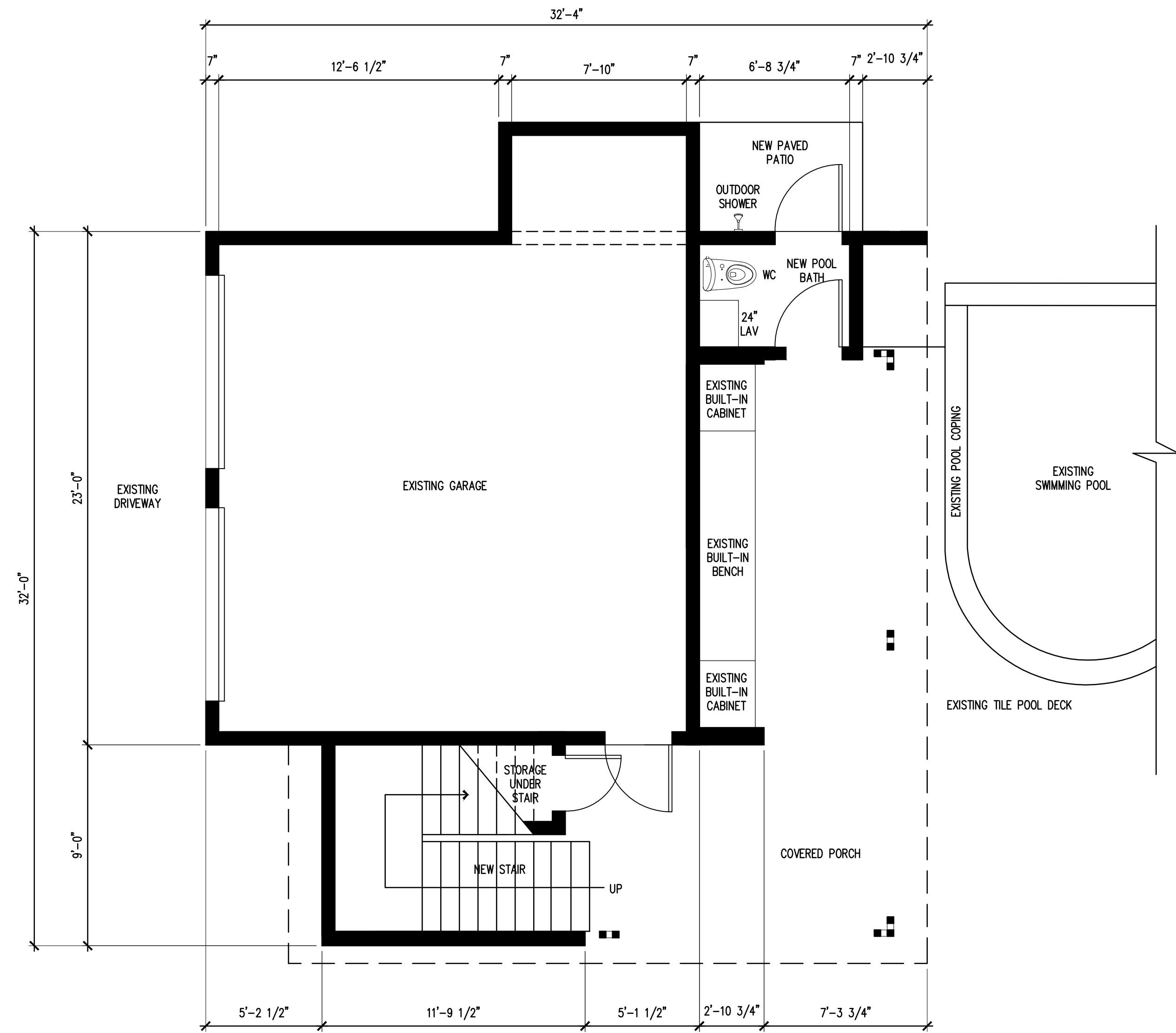
Date 12.26.24  
 Project #

D-1





EXISTING GROUND FLOOR PLAN – 1319 VILLA MILL ALLEY  
 1/4"=1'-0"



PROPOSED GROUND FLOOR PLAN – 1319 VILLA MILL ALLEY  
 1/4"=1'-0"

Improvements to  
 711 SOUTH STREET &  
 1319 VILLA MILL ALLEY  
 Key West, Florida 33040

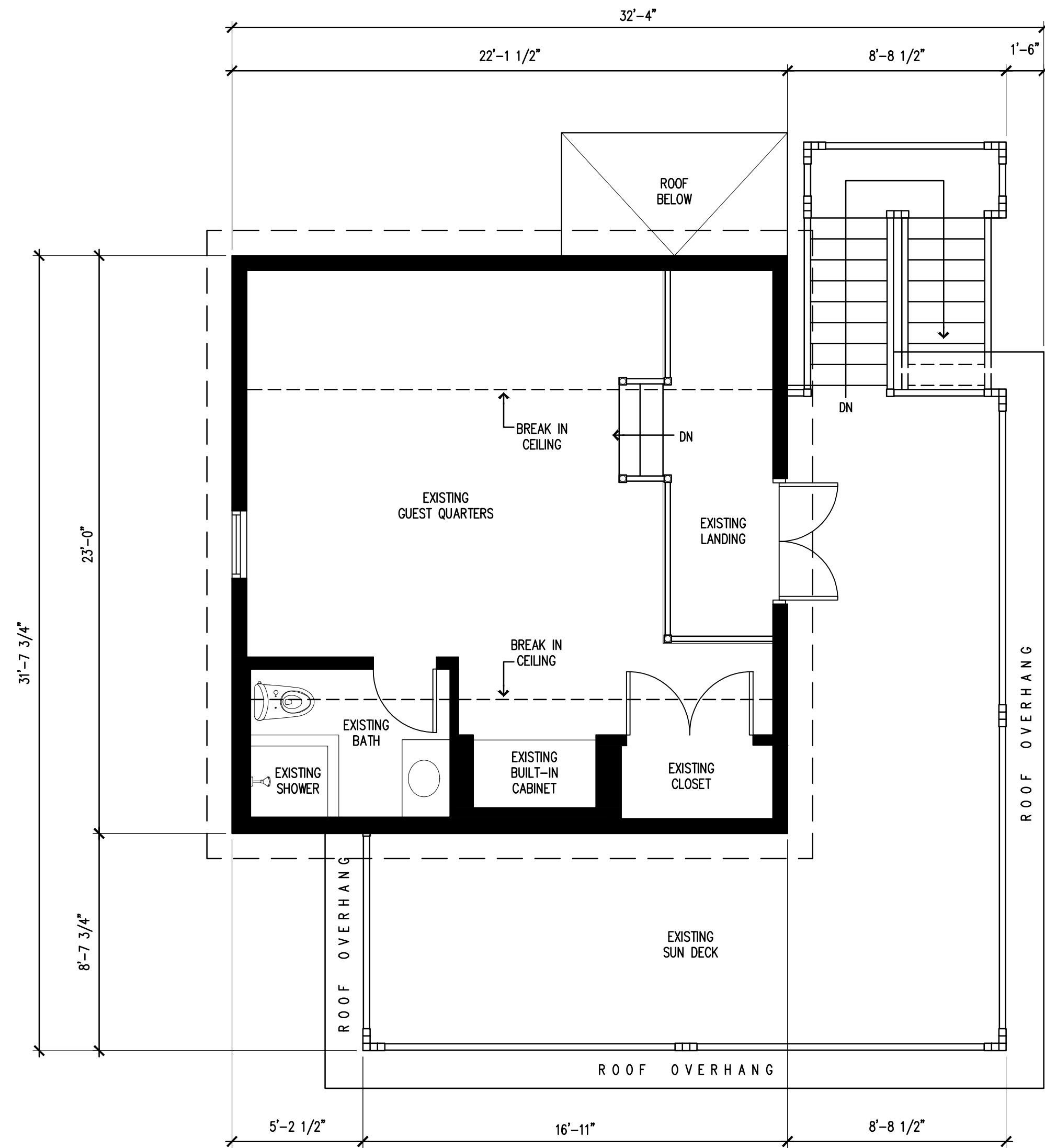
M. Stratton Architecture  
 3801 Flagler Ave.  
 Key West, Florida 33040  
 305.923.9670  
 Matthew@MStrattonArchitecture.com

*M. Stratton*  
 ARCHITECTURE

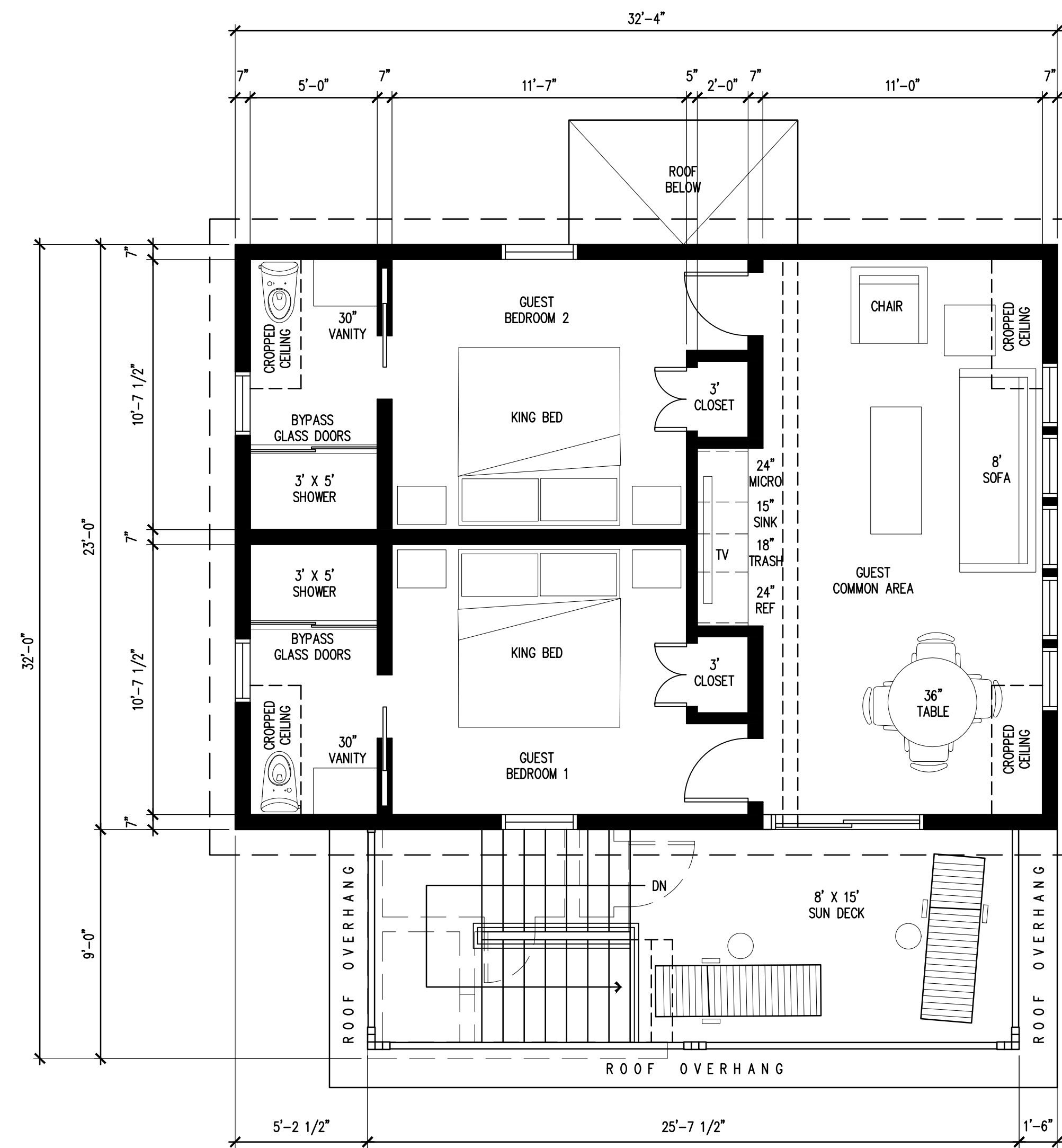
Date 12.26.24

Project #

A-2



EXISTING SECOND FLOOR PLAN – 1319 VILLA MILL ALLEY  
1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN – 1319 VILLA MILL ALLEY  
1/4"=1'-0"

Improvements to  
711 SOUTH STREET &  
1319 VILLA MILL ALLEY  
Key West, Florida 33040

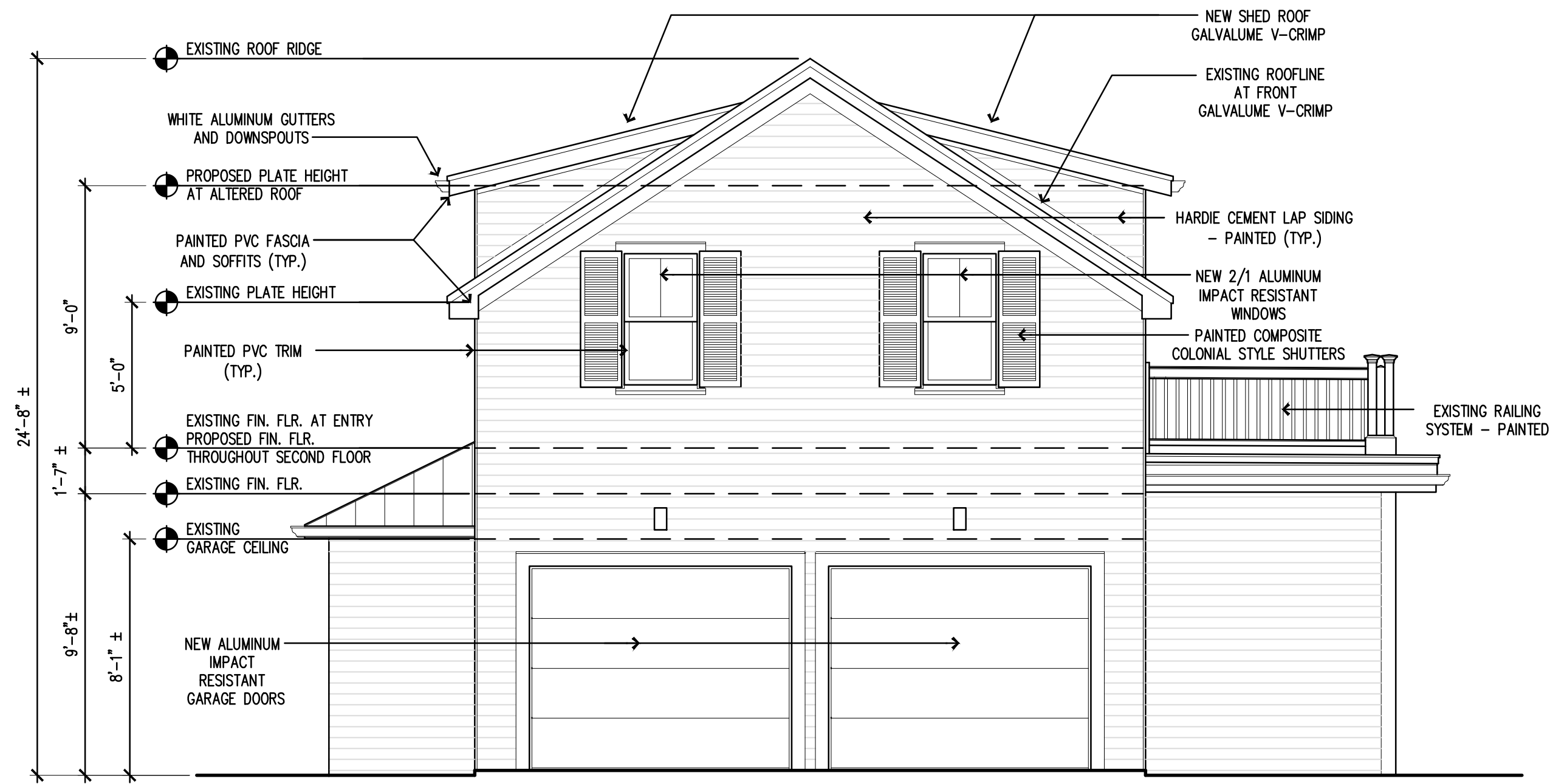
M. Stratton Architecture  
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
Matthew@MStrattonArchitecture.com

*M. Stratton*  
ARCHITECTURE

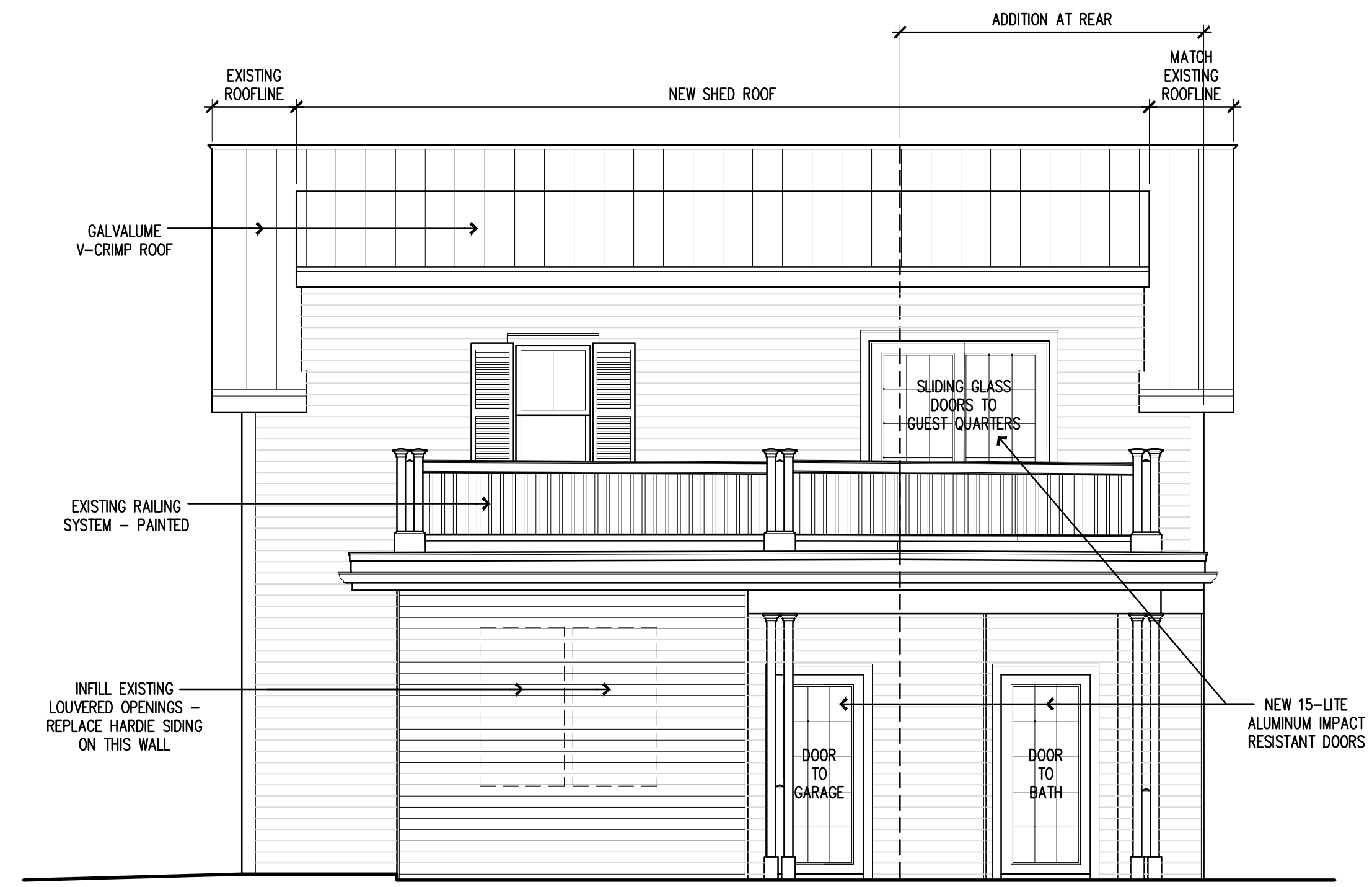
Date 12.26.24

Project #

A-3



PROPOSED WEST ELEVATION (FACING VILLA MILL ALLEY)  
1/4"=1'-0"



PROPOSED SOUTH ELEVATION (FACING SOUTH STREET)  
1/4"=1'-0"



EXISTING WEST ELEVATION (FACING VILLA MILL ALLEY)  
1/4"=1'-0"



EXISTING SOUTH ELEVATION (FACING SOUTH STREET)  
1/4"=1'-0"

Improvements to  
711 SOUTH STREET &  
1319 VILLA MILL ALLEY  
Key West, Florida 33040

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

M. Stratton  
ARCHITECTURE

Date 12.26.24

Project #

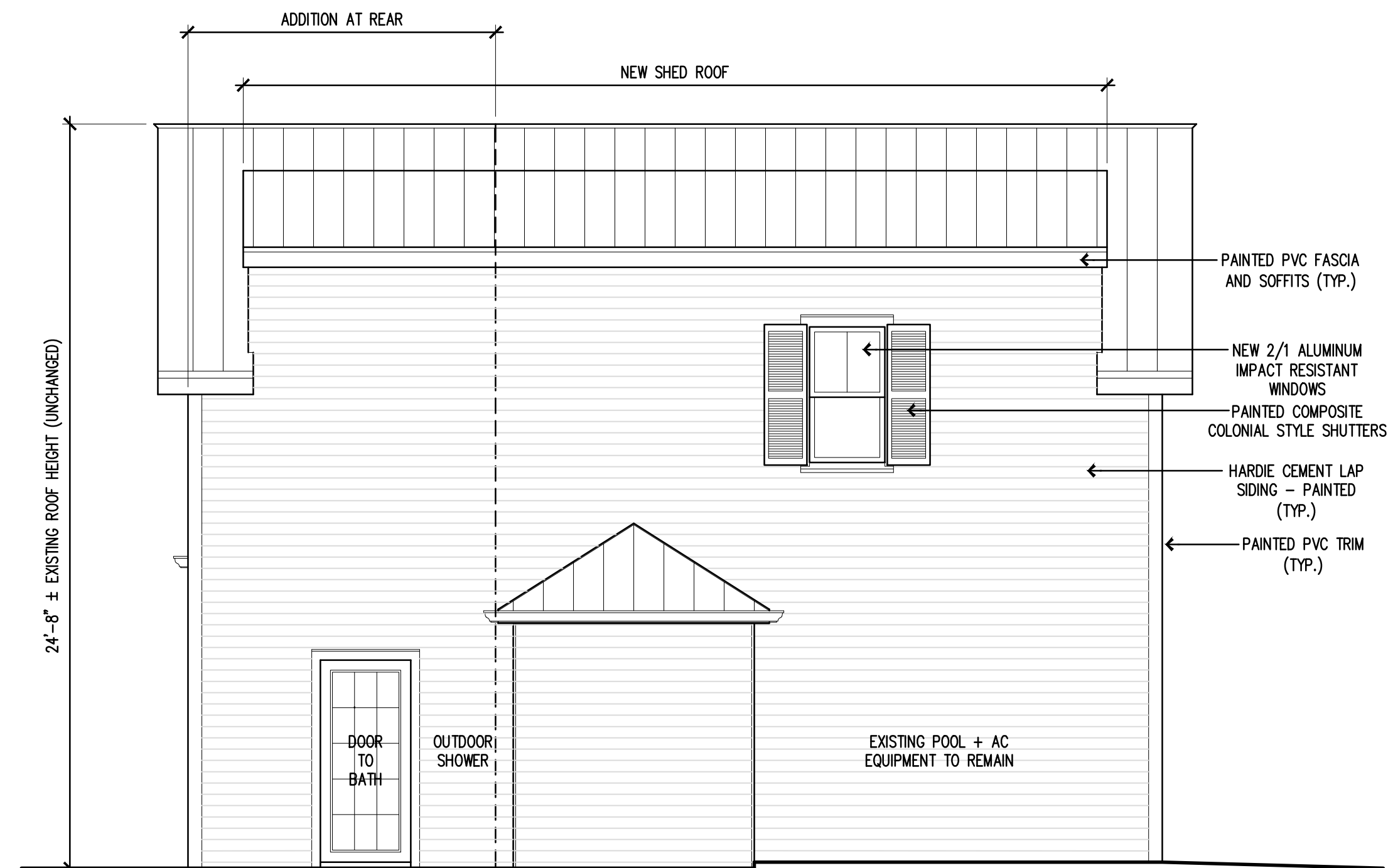
A-4



PROPOSED EAST ELEVATION (FACING POOL)  
1/4"=1'-0"



EXISTING EAST ELEVATION (FACING POOL)  
1/4"=1'-0"



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



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

Improvements to  
711 SOUTH STREET &  
1319 VILLA MILL ALLEY  
Key West, Florida 33040

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

M. Stratton  
ARCHITECTURE

Date 12.26.24

Project #

A-5

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., January 28, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO NON-HISTORIC ACCESSORY STRUCTURE.  
DEMOLITION OF SECOND STORY REAR WALL AND PORTION OF  
ROOF. RELOCATION OF EXTERIOR STAIRS AND POOL BATH.**

**#1319 VILLA MILL ALLEY & 711 SOUTH STREET.**

**Applicant – Matthew Stratton    Application #H2024-0059**

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: 1319 VILLA MILL ALLEY AND 711 SOUTH ST on the 22<sup>nd</sup> day of JANUARY, 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 JAN 28, 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 H2024-0059

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

Signed Name of Affiant: Matthew Stratton

Date: 1/22/25

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 23 day of JANUARY, 2025.

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

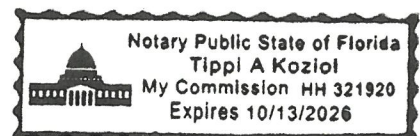
## NOTARY PUBLIC

Sign Name: Tippi A. Koziol

Print Name: Tippi A. Koziol

Notary Public - State of Florida (seal)

My Commission Expires: 10/13/2026











Public  
Meeting  
Notice

711











# 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 00036710-000100  
Account# 8878206  
Property ID 8878206  
Millage Group 10KW  
Location 1319 VILLA MILL Alley, KEY WEST  
Address  
Legal KW ISLAND CITY LAND SUB PB1-26 LOT 12 SQR 5 TR 17 OR1369-1779 OR1598-166/167 OR1787-1756/57 OR2557-654/57 OR2703-715/17 OR2794-921/22  
Description (Note: Not to be used on legal documents.)  
Neighborhood 6131  
Property Class VACANT RES (0000)  
Subdivision  
Sec/Twp/Rng 05/68/25  
Affordable No  
Housing



### Owner

[SCHROCK H DOUGLAS TRUST 12/13/2000](#)  
711 South St  
Key West FL 33040

[SCHROCK JEANNINE B TRUST 12/13/2000](#)  
711 South St  
Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$978,075	\$1,020,600	\$769,703	\$506,048
= Just Market Value	\$978,075	\$1,020,600	\$769,703	\$506,048
= Total Assessed Value	\$673,550	\$612,318	\$556,653	\$506,048
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$978,075	\$1,020,600	\$769,703	\$506,048

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$978,075	\$0	\$0	\$978,075	\$673,550	\$0	\$978,075	\$0
2023	\$1,020,600	\$0	\$0	\$1,020,600	\$612,318	\$0	\$1,020,600	\$0
2022	\$769,703	\$0	\$0	\$769,703	\$556,653	\$0	\$769,703	\$0
2021	\$506,048	\$0	\$0	\$506,048	\$506,048	\$0	\$506,048	\$0
2020	\$467,775	\$0	\$0	\$467,775	\$467,775	\$0	\$467,775	\$0
2019	\$506,048	\$0	\$0	\$506,048	\$506,048	\$0	\$506,048	\$0
2018	\$486,911	\$0	\$0	\$486,911	\$479,469	\$0	\$486,911	\$0

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

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,050.00	Square Foot	45	90

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/27/2016	\$3,650,000	Warranty Deed		2794	921	05 - Qualified	Vacant		
9/3/2014	\$100	Warranty Deed		2703	715	11 - Unqualified	Vacant		
2/10/2012	\$100	Quit Claim Deed		2557	654	11 - Unqualified	Vacant		
5/22/2002	\$1	Warranty Deed		1787	1756	M - Unqualified	Improved		
9/23/1999	\$1	Warranty Deed		1598	0166	M - Unqualified	Improved		
9/1/1995	\$97,200	Warranty Deed		1369	1779	U - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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[Last Data Upload: 1/14/2025, 1:57:01 AM](#)

Contact Us

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

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

### Summary

Parcel ID 00038230-000000  
Account# 1038971  
Property ID 1038971  
Millage Group 10KW  
Location 711 SOUTH St, KEY WEST  
Address  
Legal KW KW INVESTMENT CO SUB PB1-88 PT LOT 7 AND ALL LOT 8 SQR 18 TR  
Description 17 G3-460 OR281-156/57 OR832-2483 OR832-2485 OR465-445/46  
OR1339-1027 OR1598-166/67 OR1787-1756/57 OR2703-715/17 OR2794-921/22  
(Note: Not to be used on legal documents.)  
Neighborhood 6131  
Property Class SINGLE FAMILY RESID (0100)  
Subdivision  
Sec/Twp/Rng 05/68/25  
Affordable No  
Housing



### Owner

[SCHROCK H DOUGLAS TRUST 12/13/2000](#)  
711 South St  
Key West FL 33040

[SCHROCK JEANNINE B TRUST 12/13/2000](#)  
711 South St  
Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$3,024,770	\$2,904,573	\$2,642,110	\$2,283,976
+ Market Misc Value	\$49,347	\$51,006	\$52,666	\$54,325
+ Market Land Value	\$1,700,464	\$1,774,397	\$1,338,191	\$879,805
= Just Market Value	\$4,774,581	\$4,729,976	\$4,032,967	\$3,218,106
= Total Assessed Value	\$4,283,300	\$3,893,909	\$3,539,917	\$3,218,106
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,774,581	\$4,729,976	\$4,032,967	\$3,218,106

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,700,464	\$3,024,770	\$49,347	\$4,774,581	\$4,283,300	\$0	\$4,774,581	\$0
2023	\$1,774,397	\$2,904,573	\$51,006	\$4,729,976	\$3,893,909	\$0	\$4,729,976	\$0
2022	\$1,338,191	\$2,642,110	\$52,666	\$4,032,967	\$3,539,917	\$0	\$4,032,967	\$0
2021	\$879,805	\$2,283,976	\$54,325	\$3,218,106	\$3,218,106	\$0	\$3,218,106	\$0
2020	\$813,265	\$2,307,768	\$55,986	\$3,177,019	\$2,965,799	\$0	\$3,177,019	\$0
2019	\$879,805	\$2,210,753	\$57,646	\$3,148,204	\$2,696,181	\$0	\$3,148,204	\$0
2018	\$846,535	\$1,545,181	\$59,358	\$2,451,074	\$2,451,074	\$0	\$2,451,074	\$0

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

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	11,202.00	Square Foot	93	120

### Buildings

Building ID	2993	Exterior Walls	CUSTOM
Style	1 STORY ELEV FOUNDATION	Year Built	1948
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7468	Roof Type	IRR/CUSTOM
Finished Sq Ft	3274	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	364	Bedrooms	4
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	2
Depreciation %	5	Grade	700
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETCHED GARAGE	589	0	0
OPX	EXC OPEN PORCH	1,488	0	0
FLA	FLOOR LIV AREA	3,274	3,274	0
OPU	OP PR UNFIN LL	280	0	0
OOU	OP PR UNFIN UL	405	0	0
PTO	PATIO	1,432	0	0
TOTAL		7,468	3,274	0

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1994	1995	4 x 17	1	68 SF	3
FENCES	1995	1996	6 x 213	1	1278 SF	2
WALL AIR COND	2001	2002	0 x 0	1	1 UT	2
RES POOL	2001	2002	0 x 0	1	1000 SF	1
BRICK PATIO	2001	2002	0 x 0	1	1120 SF	2
FENCES	2001	2002	6 x 213	1	1278 SF	2
CUSTOM PATIO	2001	2002	0 x 0	1	51 SF	4

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/27/2016	\$3,650,000	Warranty Deed		2794	921	05 - Qualified	Improved		
9/3/2014	\$100	Warranty Deed		2703	715	11 - Unqualified	Improved		
2/10/2012	\$100	Quit Claim Deed		2557	654	11 - Unqualified	Improved		
5/22/2002	\$3,000,000	Warranty Deed		1787	1756	M - Unqualified	Improved		
9/23/1999	\$625,000	Warranty Deed		1598	0166	M - Unqualified	Improved		
1/1/1995	\$417,500	Warranty Deed		1339	1027	Q - Qualified	Improved		
5/1/1981	\$96,300	Warranty Deed		832	2483	U - Unqualified	Improved		

### Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
20-3446	01/12/2021	Completed	\$14,390	Residential	INSTALL 1200 SQ/FT (12 SQS) OF SHINGLE METAL ROOFING. N.O.C. W/APPLICATION. HARC
11-2603	07/27/2011	Completed	\$5,387		INSTALL 300sf OF SINGLE PLY ROOFING ON PORCH, MAINT & PAINT ORIGINAL VCRIMP
02-1584	07/17/2002	Completed	\$17,000		PLUMBING
02-1584	07/15/2002	Completed	\$17,000		ELECCTRIC
02-1584	06/20/2002	Completed	\$15,000		PLUMBING & PAINT
9602132	05/01/1996	Completed	\$2,200		FENCE
B953552	10/01/1995	Completed	\$1,000		WOOD FENCE
B950490	02/01/1995	Completed	\$7,000		GENERAL REPAIRS

### View Tax Info

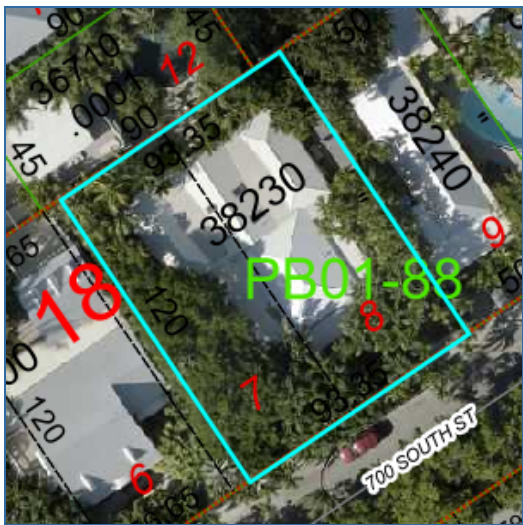
[View Taxes for this Parcel](#)

### Sketches (click to enlarge)





Map



TRIM Notice

2024 TRIM Notice (PDF)

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