



Historic Architectural Review Commission Staff Report for Item 22

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: June 24, 2025

Applicant: Bender & Associates Architects

Application Number: C2025-0059

Address: 601 Howard England Way (Fort Zachary Taylor)

Description of Work:

New Fort Zachary Taylor visitor center and site improvements.

Site Facts:

Fort Zachary Taylor is a significant historic military site located at the southwestern tip of Key West, originally constructed in 1845. The fort is a designated National Historic Landmark and contributes to the broader historic fabric of Key West. Situated within the boundaries of a state park, the structure retains many original features, including brick masonry, vaulted ceilings, and cannon emplacements. The surrounding landscape includes original gun mounts, a moat, and remnant military infrastructure, all of which contribute to its historic integrity.

Currently the house sits on the ground, and it is on an AE-8 flood zoning.



Photo of Fort Zach circa 1880. Monroe County Library.



Photo of Fort Zach in 1937. Monroe County Library.



Aerial photo taken by Ty Symroski and Wendy Tucker on Sept. 1, 1999. Monroe County Library.



8643896 FT. ZACH #125007 8/17/06

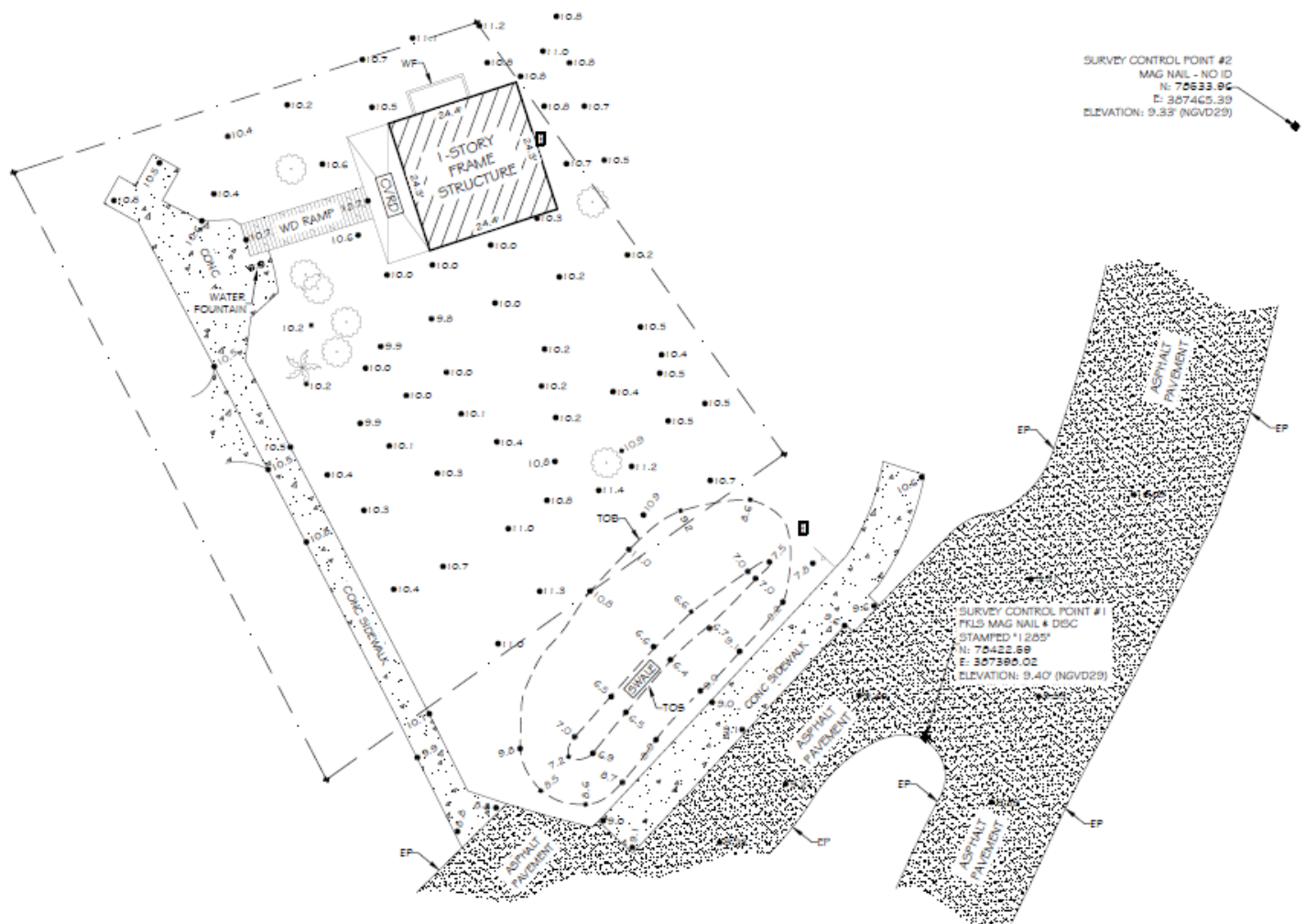
Photo taken by the Property Appraiser's office 8/17/06.



Photo of property under review.



Photo of property under review.



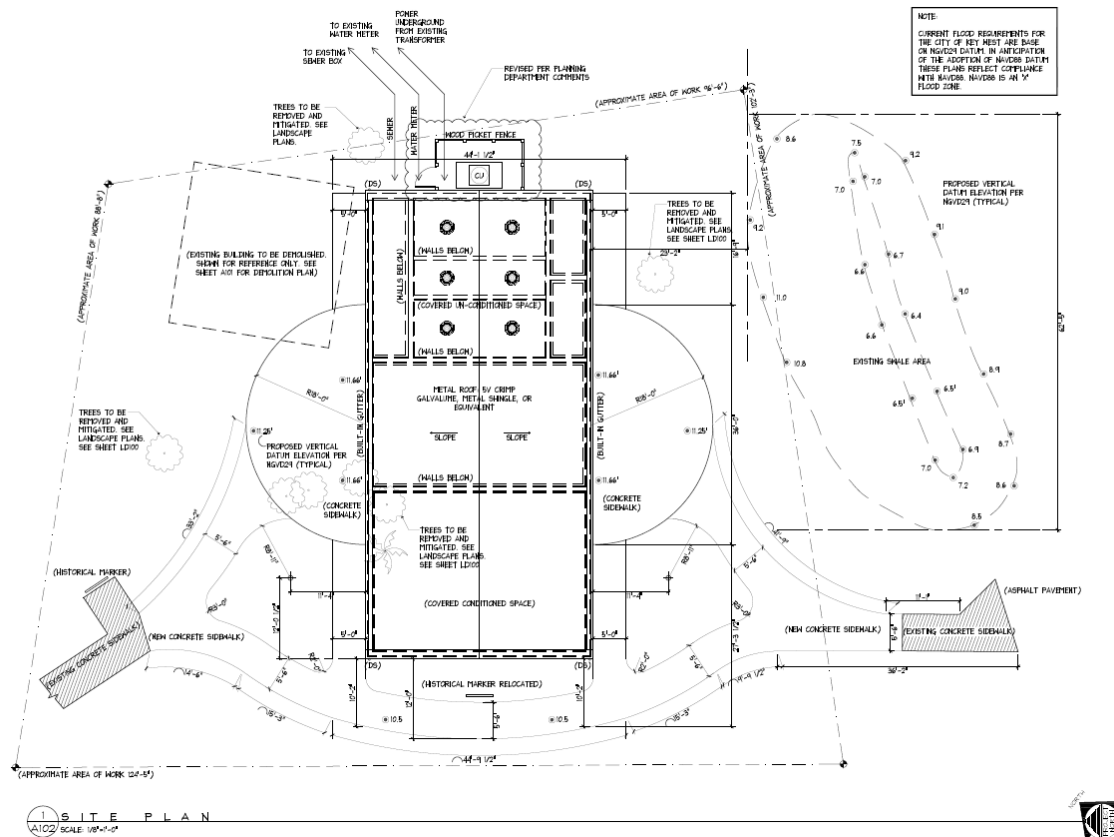
Current survey.

Guidelines Cited on Review:

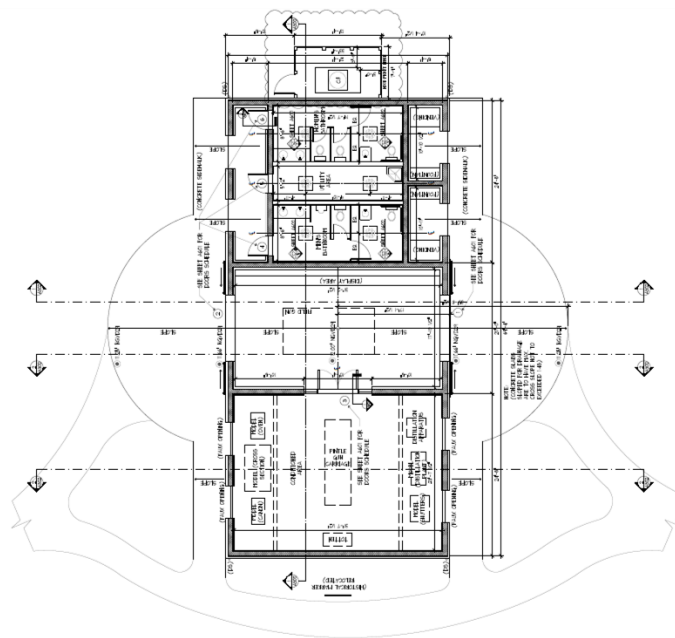
- Guidelines for Building Exteriors-masonry (page 25), specifically first paragraph.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Scuttles and Skylights (page 28), specifically guideline 1.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6 (first two sentences), 7, 8, 11, 12, 13 (first sentence), 14, 15, 18, 22, 23, 24, and 25.
- Guidelines for HVAC, antennas, trash facilities & satellite dishes (pages 42-43), specifically guidelines 1, 2, 5 and 6 (first sentence).

Staff Analysis:

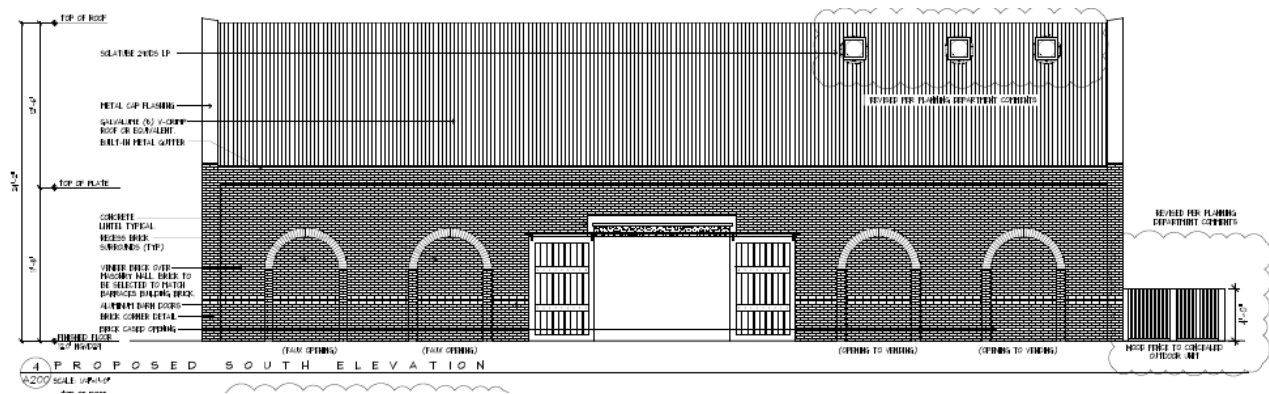
A Certificate of Appropriateness is currently under review for the construction of a new Visitor Center with restrooms at Fort Zachary Taylor. The proposed project includes demolition of the existing restroom facility to accommodate the new structure. Looking at the floor plan, the new building will include a conditioned visitor center on one side, an open central breezeway, and unconditioned restroom facilities with adjacent vending machines on the other side. The structure will feature a gabled 5V-crimp metal roof with solatubes for natural lighting, built-in metal gutters, and a brick veneer over masonry with recessed brick detailing to visually reference the adjacent historic barracks. The building also incorporates aluminum barn-style doors to complement the industrial military aesthetic of the site. Site improvements include new concrete walkways and the relocation of an existing historic marker. HVAC equipment will be screened from public view with a wood picket fence.



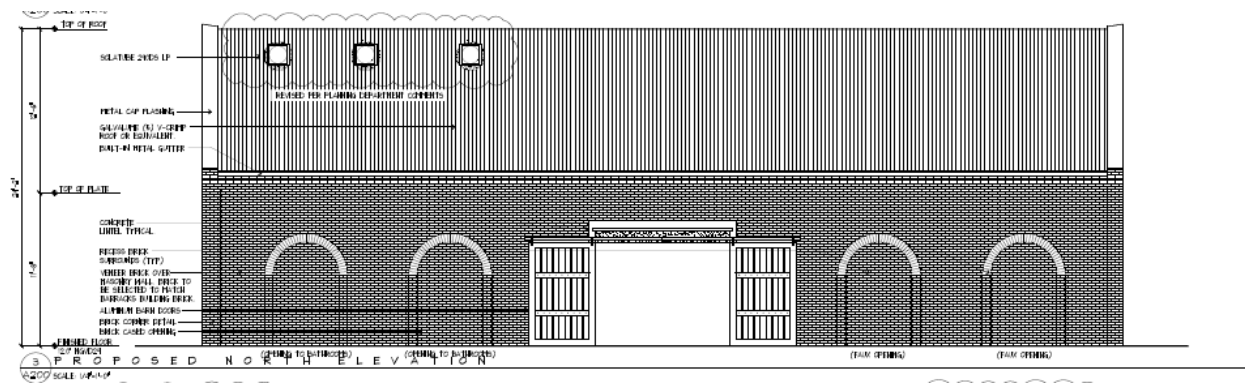
Proposed Site Plan.



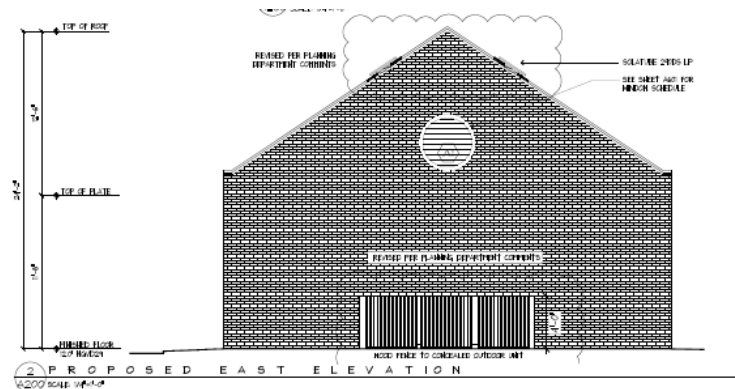
Proposed Floor Plan.



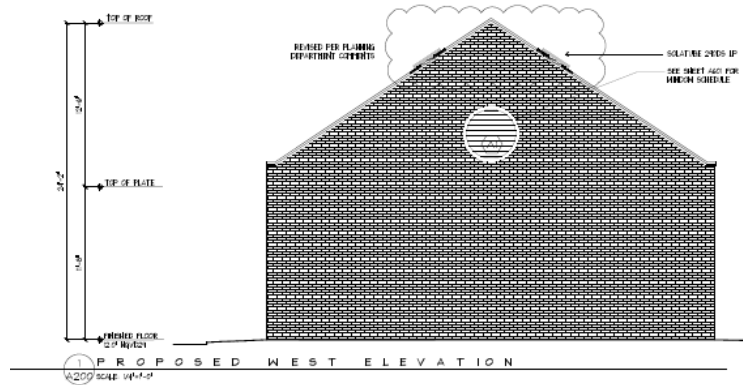
Proposed South Elevation.



Proposed North Elevation.



Proposed East Elevation.



Proposed West Elevation.

Consistency with Guidelines Cited Guidelines:

The proposed new Visitor Center at Fort Zachary Taylor demonstrates consistency with the HARC Guidelines. The building's gable roof form, 5V-crimp metal roofing, and brick veneer with recessed detailing reflect the materiality and architectural character of the adjacent historic barracks. The overall scale of the building is subordinate to the historic fort structures nearby. Staff opines that the overall design is cohesive with the surrounding context.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET

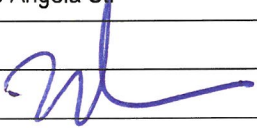


City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # C6AS2025-0059	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:	601 Howard England Dr.	
NAME ON DEED:	David Matson, FDEP BDC Assistant Bureau Chief	PHONE NUMBER 850-245-2460
OWNER'S MAILING ADDRESS:	3800 Commonwealth Blvd 260L, MS520	EMAIL
APPLICANT NAME:	Bender & Associates Architects.	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela St.	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 05.27.2025

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: New Fort Zachary Taylor Visitor Center.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Existing Restrooms

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): N/A	
PAVERS: N/A	FENCES: N/A
DECKS: N/A	PAINTING: N/A
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
New AC Unit. See plans	

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.

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:	601 Howard England Dr.
PROPERTY OWNER'S NAME:	David Matson, FDEP BDC Assistant Bureau Chief
APPLICANT NAME:	Bender & Associates Architects

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	David Matson Digitally signed by David Matson Date: 2025.06.04 07:59:31 -04'00'	David Matson FDEP/BDC Assistant Bureau Chief DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of Non-Historic Existing restrooms.

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.
Restrooms to be demolished are non-historic.
(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.
Restrooms to be demolished are non-historic.

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.

Restrooms to be demolished are non-historic.

(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.

Restrooms to be demolished are non-historic.

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

Restrooms to be demolished are non-historic.

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

Restrooms to be demolished are non-historic.

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

Restrooms to be demolished are non-historic.

(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.

Restrooms to be demolished are non-historic.

(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.

Restrooms to be demolished are non-historic.

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,
Restrooms to be demolished are non-historic.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The removal of the non-historic Restrooms does not adversely affect the overall historic character of the district or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The removal of the non-historic Restrooms 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 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 removal of the non-historic Restrooms does not adversely affect the overall historic character of the district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

PROJECT PHOTOS



4 EXISTING VIEW FROM PARKING LOT
A201 SCALE: N.T.S.



3 EXISTING NORTH VIEW OF EXISTING STRUCTURE
A201 SCALE: N.T.S.



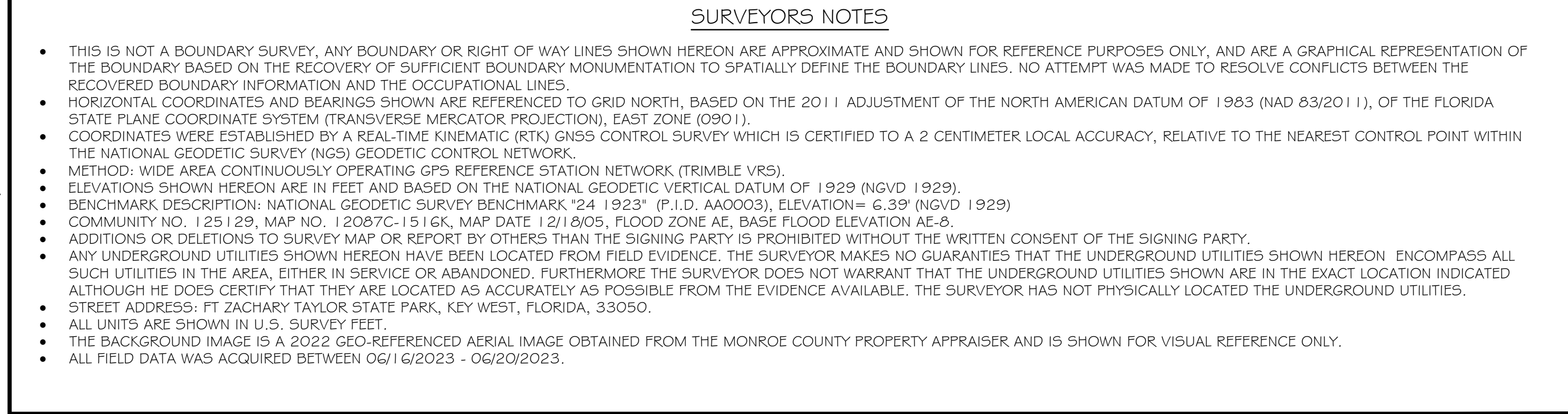
2 EXISTING WEST VIEW
A201 SCALE: N.T.S.



1 EXISTING SOUTH VIEW
A201 SCALE: N.T.S.

SHEET NO.		FORT ZACHARY TAYLOR HISTORIC STATE PARK		PROFESSIONAL REGISTRATION HAVEN BURKE ROGERS AR97561		DESIGNER : HBR		ISSUE DATE: 05.22.2025		SYMBOL		REVISION		DATE	
A201		SHEET TITLE		EXISTING PHOTOS		DRAWN BY: ACA		COMP. FILE No.:		A					
		PROJECT TITLE				REVIEWED BY: HBR		STATE PROJECT No.: 61450C		B					
						Consultant :									

SURVEY



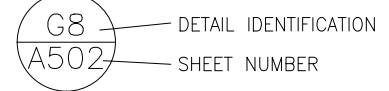
1 AREA SURVEY INDICATING AREA OF WORK (APPROXIMATE)
A100 SCALE: N.T.S.

PROPOSED DESIGN

[illegible]

SECTION IDENTIFICATION

SHEET NUMBER



DISTRICT 5
MONROE COUNTY

*VISITOR CENTER
HARC SUBMITTAL
PROJECT # 61450C*

CODE LIST

FLORIDA BUILDING CODE, BUILDING (FBC-B).....	2023 Edition
FLORIDA BUILDING CODE, FUEL GAS (FBC-FG).....	2023 Edition
FLORIDA BUILDING CODE, MECHANICAL (FBC-M).....	2023 Edition
FLORIDA BUILDING CODE, PLUMBING (FBC-P).....	2023 Edition
FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB).....	2023 Edition
FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R).....	2023 Edition
FLORIDA FIRE PREVENTION CODE (FFPC).....	2023 Edition
NATIONAL ELECTRICAL CODE NFPA-70.....	2020 Edition
FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONST.	Latest Edition
FDOT DESIGN STANDARDS.....	Latest Edition
FLORIDA ACCESSIBILITY CODE.....	2023 Edition

DESIGN DATA

CONSTRUCTION TYPE:	-----	TOTAL BUILDING AREA PER FLOOR:	-----
OCCUPANCY CLASS:	-----	BUILDING HEIGHT/NUMBER OF STORIES:	-----
OCCUPANT LOAD:	-----	REQUIRED SPRINKLER OR ALARM SYSTEM:	Yes / No
TOTAL EXITS:	-----	NUMBER OF BEDROOMS:	-----
SQ FT ALTERED AREA	-----	LEVEL OF ALTERATION:	-----

DESIGN LOADS (FBC-B CHAPTER 16):

WIND LOADS (FBC-B SECTION 1609):

LIFE SAFETY PLAN:

NEW FORT ZACKARY TAYLOR VISITOR CENTER.

ARCHITECTURAL:	
COVER	INDEX OF DRAWINGS, SCOPE OF PROJECT, CODES
A100	SURVEY
A101	DEMOLITION PLAN
A102	SITE PLAN
A103	FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A201	EXISTING PHOTOS

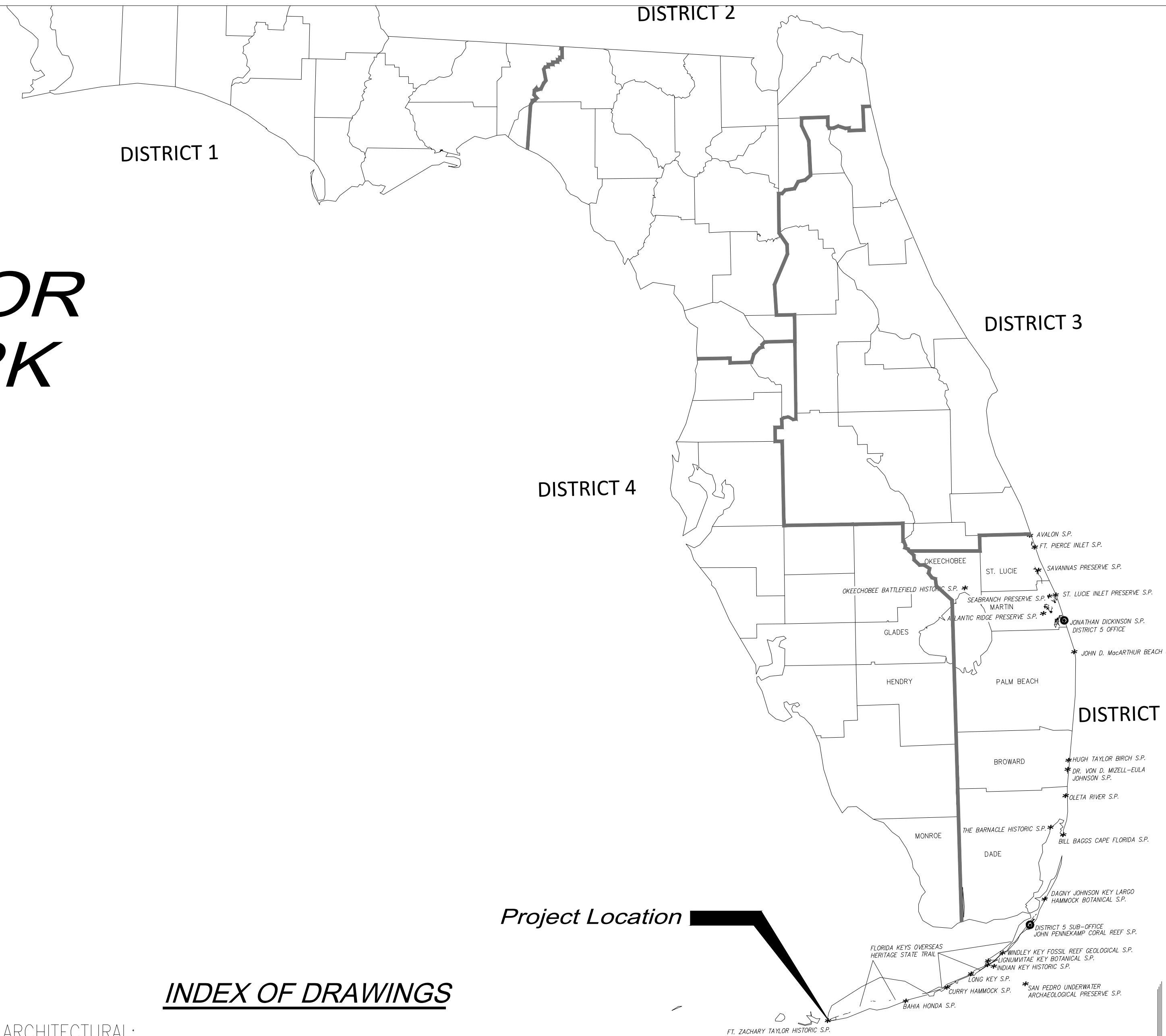
Bender & Associates Architects
DESIGNER

CN207
CONSULTANT CONTRACT No.

05.22.2025
INITIAL ISSUE DATE

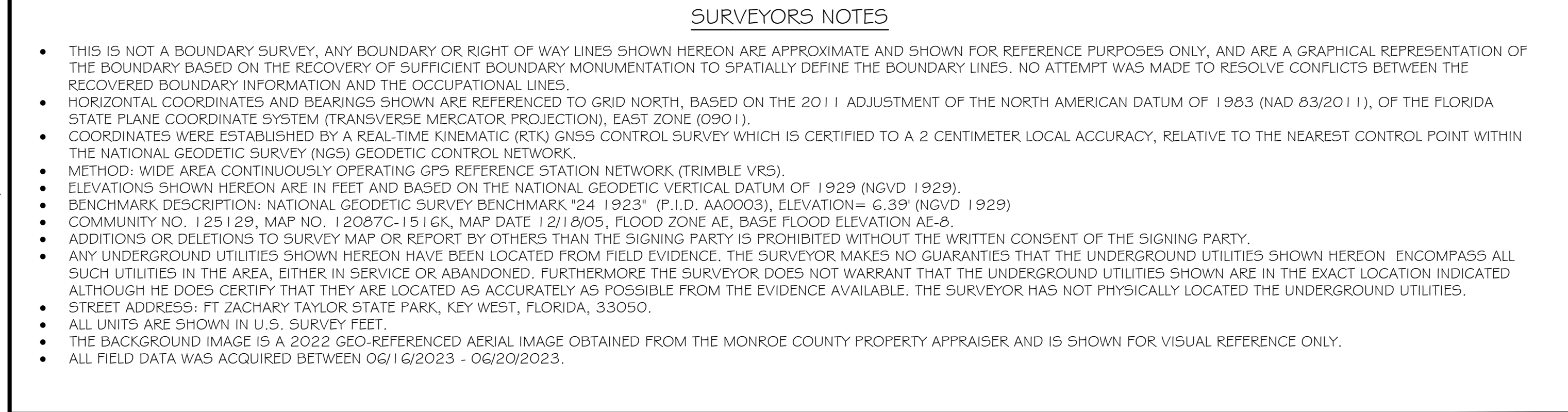
Division of Recreation and Parks

Bureau of Design and Construction

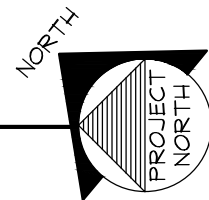
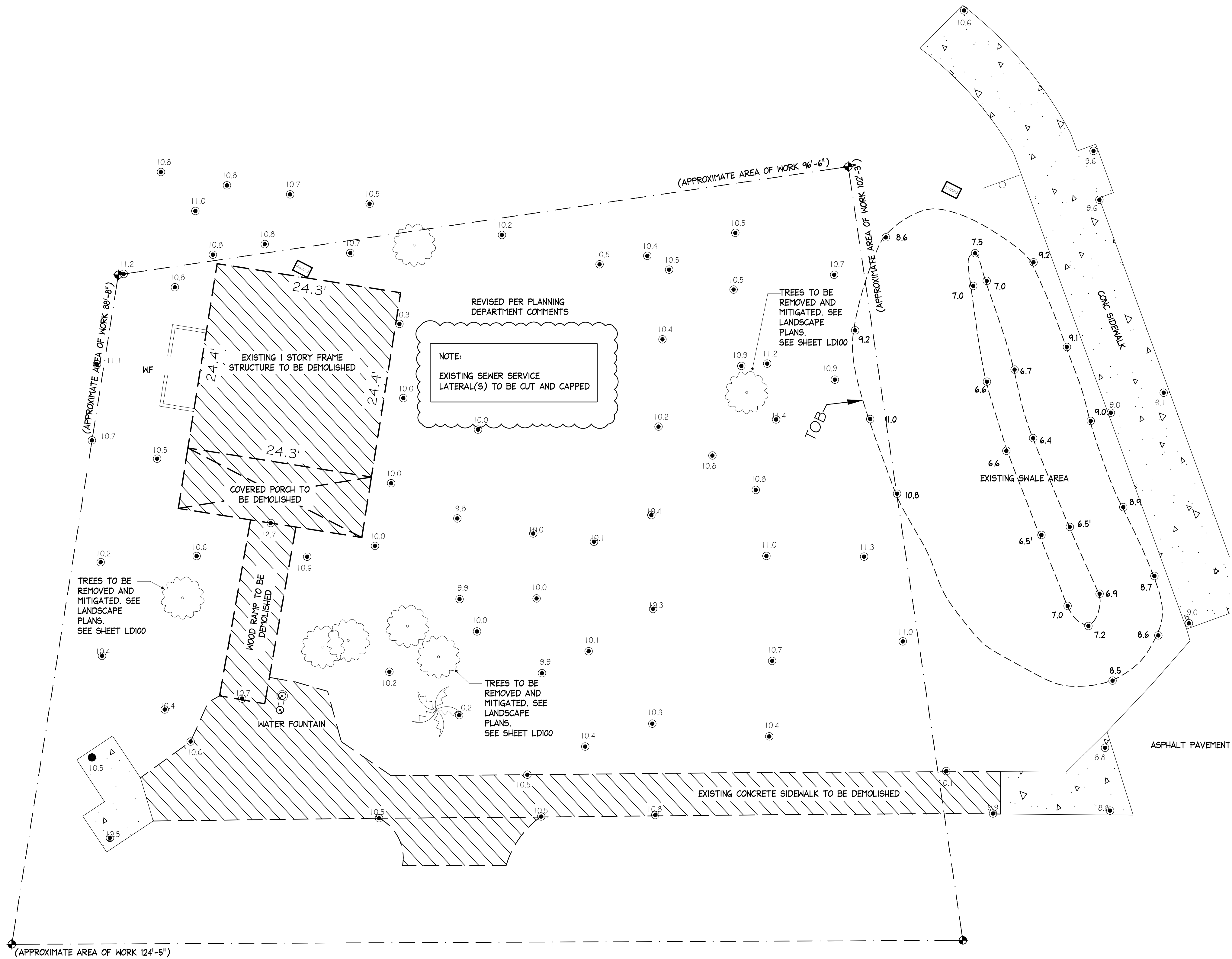


FORT ZACKARY TAYLOR
VISITOR CENTER

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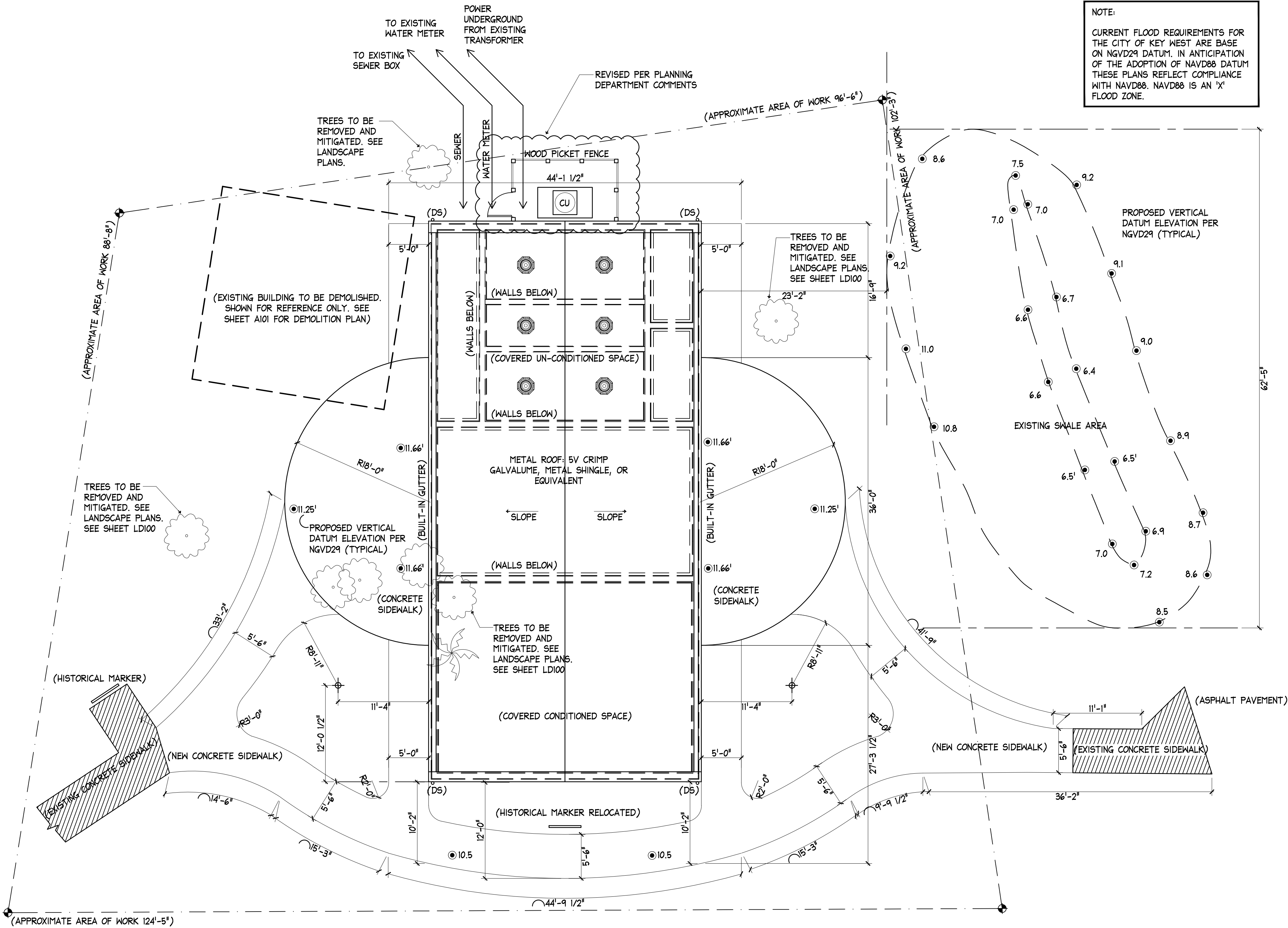
1 AREA SURVEY INDICATING AREA OF WORK (APPROXIMATE)
A100 SCALE: N.T.S.



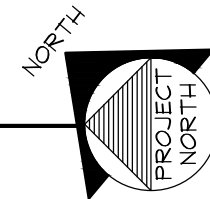
FORT ZACHARY TAYLOR HISTORIC STATE PARK		PROFESSIONAL REGISTRATION HAVEN BURKE ROGERS AR97561		DESIGNER : HBR	ISSUE DATE: 05.22.2025	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
SHEET TITLE		DEMOLITION PLAN		DRAWN BY: ACA	COMP. FILE No.:	(A)			(C)		
PROJECT TITLE		VISITOR CENTER		REVIEWED BY: HBR	STATE PROJECT No.: 61450C	(B)			(D)		
SHEET NO.		A101		Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburkee@benderarchitects.com Website: www.benderarchitects.com		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157					

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE AE 'B' (NGVD29)/ ZONE 'X' (NAVD88)		
ZONING DESIGNATION	HPS		
WORK AREA	406,169 S.F.		
OCCUPANCY	PUBLIC PARK		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	162,468 S.F.	8,677 S.F.	10,145 S.F.
PROPERTY AREA X 40%			
IMPERVIOUS SURFACE	203,085 S.F.	37,948 S.F.	39,416 S.F.
PROPERTY AREA X 50%			
BUILDING HEIGHT (CROWN OF ROAD)	25'-0" MAX.	18'-0"	24'-2"
FRONT SETBACK	20'-0" MIN.	142'-0" (EXISTING BATHROOM)	120'-0"
SIDE SETBACK (WEST)	10'-0" MIN.	164'-0" (EXISTING BATHROOM)	158'-0"
SIDE SETBACK (EAST)	5'-0" MIN.	175'-0" (EXISTING BATHROOM)	173'-0"
REAR SETBACK	20'-0" MIN.	804'-0" (EXISTING BATHROOM)	794'-0"
OPEN SPACE	20%	368,221 S.F.	366,753 S.F.



1 SITE PLAN
A102 SCALE: 1/8"=1'-0"



FORT ZACHARY TAYLOR HISTORIC STATE PARK

SHEET TITLE

SITE PLAN

PROJECT TITLE

VISITOR CENTER

PROFESSIONAL REGISTRATION
HAVEN BURKE ROGERS
AR97561

DESIGNER : HBR

DRAWN BY: ACA

REVIEWED BY: HBR

Consultant : BENDER & ASSOCIATES ARCHITECTS
Address: 410 Angela Street, Key West
FL 33040
Phone: 305-296-1347
Email: hburkee@benderarchitects.com
Website: www.benderarchitects.com

ISSUE DATE: 05.22.2025

COMP. FILE No.:

STATE PROJECT No.: 61450C

REVISION

SYMBOL

DATE

REVISION

SYMBOL

DATE

REVISION

SYMBOL

DATE

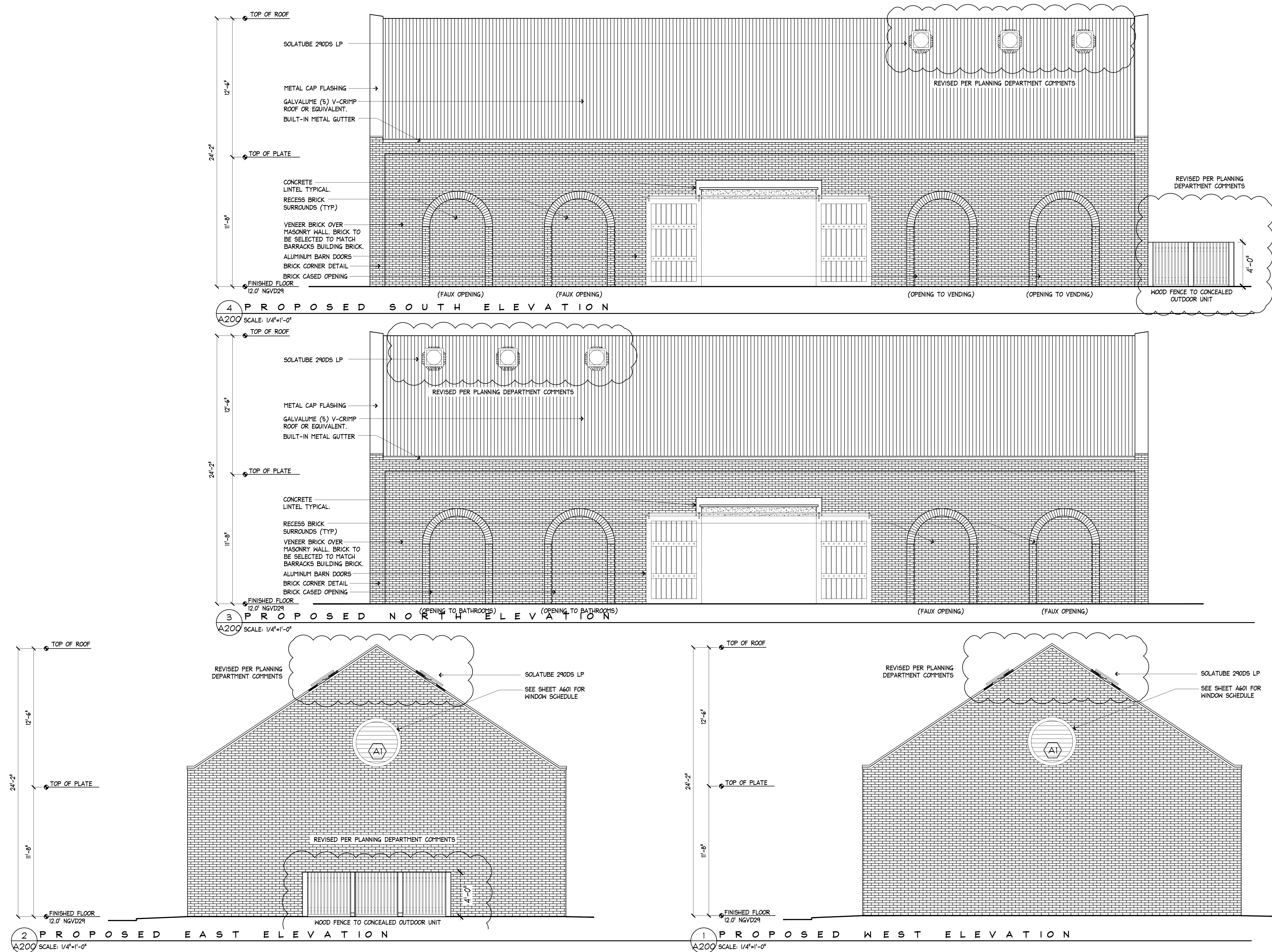
Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction

3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157

SHEET NO.

A102





SHEET NO.		FORT ZACHARY TAYLOR HISTORIC STATE PARK		PROFESSIONAL REGISTRATION TAMEN BURKE ROGERS A697561		DESIGNER : HBR DRAWN BY: ACA REVIEWED BY: HBR ISSUE DATE: 05.22.2025 COMP. FILE No.: STATE PROJECT No.: 61450C SYMBOL SYMBOL DATE REVISION										DATE			
SHEET TITLE		EXTERIOR ELEVATIONS		Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburke@benderarchitects.com Website: www.benderarchitects.com															
PROJECT TITLE		VISITOR CENTER		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157															
A200																			



4 EXISTING VIEW FROM PARKING LOT
A201 SCALE: N.T.S.



3 EXISTING NORTH VIEW OF EXISTING STRUCTURE
A201 SCALE: N.T.S.



2 EXISTING WEST VIEW
A201 SCALE: N.T.S.



1 EXISTING SOUTH VIEW
A201 SCALE: N.T.S.

FORT ZACHARY TAYLOR HISTORIC STATE PARK		PROFESSIONAL REGISTRATION HAVEN BURKE ROGERS AR97561		DESIGNER : HBR		ISSUE DATE: 05.22.2025									
SHEET TITLE				DRAWN BY: ACA		COMP. FILE No.:				SYMBOL		REVISION		DATE	
EXISTING PHOTOS				REVIEWED BY: HBR		STATE PROJECT No.: 61450C				SYMBOL					
								SYMBOL							
PROJECT TITLE				Consultant :											

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 24, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW FORT ZACHARY TAYLOR VISITOR CENTER AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING NON-HISTORIC ONE-STORY RESTROOM STRUCTURE. REMOVAL OF WOOD RAMP AND CONCRETE WALKWAYS.

#601 HOWARD ENGLAND WAY

Applicant – Bender & Associates Application #C2025-0059

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 305-809-3975 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 ANA ALVAREZ, 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:

601 HOWARD ENGLAND WAY on the
16 day of JUNE, 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 JUNE 24, 2025.

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

The Certificate of Appropriateness number for this legal notice is C2025-0059.

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

Signed Name of Affiant:

[Signature]
Date: 06/16/2025
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16th day of June, 2025.

By (Print name of Affiant) Ana Alvarez who is personally known to me or has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Caitlin Dempsey
Notary Public - State of Florida (seal)
My Commission Expires: Oct. 19, 2027



Caitlin Dempsey
Comm.: HH 456193
Expires: Oct. 19, 2027
Notary Public - State of Florida

TRAILS



FORT TAYLOR



Time Line

1792	1793	1794	1795	1796	1797	1798	1799	1800	1801	1802	1803	1804	1805	1806	1807	1808	1809	1810	1811	1812	1813	1814	1815	1816	1817	1818	1819	1820	1821	1822	1823	1824	1825	1826	1827	1828	1829	1830	1831	1832	1833	1834	1835	1836	1837	1838	1839	1840	1841	1842	1843	1844	1845	1846	1847	1848	1849	1850	1851	1852	1853	1854	1855	1856	1857	1858	1859	1860	1861	1862	1863	1864	1865	1866	1867	1868	1869	1870	1871	1872	1873	1874	1875	1876	1877	1878	1879	1880	1881	1882	1883	1884	1885	1886	1887	1888	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898	1899	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	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TRAILS



FORT TAYLOR



FORT HOURS
8 AM TO 5 PM

Public
Restroom

The Key West Planning Board will hold a public hearing at 6:00 PM, May 16, 2023 City Commission Chambers, 1300 White Street, New Key, Florida. You may also attend this meeting virtually via Zoom. Instructions on how to join, connect, watch or listen to the hearing are available online at www.keywestfl.gov/zoom. Click on Agendas & Minutes. Packets including application materials and other information can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: planning-dept@cityofkeywestfl.gov Phone: (305) 899-3744. The first step of the hearing will be to consider a request for:

Minor Development Plan - 601 Howard England Way (JEL 000014300-000100) - A request for a Minor Development Plan to demolish and reconstruct a new, larger visitor center at Fort Zachary Taylor State Park located in the Historic Public and Nonpublic Services (HPS) zoning district, pursuant to Section 100-91 of the Land Development Regulations of the City of Key West, Florida.

NEW FORT ZACHARY TAYLOR VISITOR CENTER AND MUSEUM
IMPROVEMENTS, DEMOLITION OF EXISTING NON HISTORIC ONE-STORY
RESTROOMS, TURE, REMOVAL OF WOOD RAMP AND CURB, RAIL
WALKWAYS.

[illegible]



Public
Notice

Public
Meeting
Notice

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 00001630-000200
 Account# 8643896
 Property ID 8643896
 Millage Group 10KW
 Location Address 601 HOWARD ENGLAND Way 101, KEY WEST
 Legal Description KW 13.32 AC OR815-1685/1690Q/C
 (Note: Not to be used on legal documents.)
 Neighborhood 32140
 Property Class STATE (8700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



8643896 FT. ZACH #125007 8/17/06

Owner

[BOT TIF](#)
 C/O DEP DIVISION OF STATE LANDS
 3900 Commonwealth Blvd Mail Station 108
 Tallahassee FL 32399

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	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
= Just Market Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
= Total Assessed Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
- School Exempt Value	(\$14,400,432)	(\$14,400,432)	(\$14,400,432)	(\$14,400,432)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2023	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2022	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2021	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2020	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2019	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2018	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$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
COMMERCIAL EXEMPT (100E)	9.00	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	4.32	Acreage	0	0

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
2024-1392	06/10/2024	Active	\$19,000	Commercial	Install a 2-ton with ductwork. AIR HANDLER MODEL RH3VZ2417STACNJ W/ CONDENSER MODEL RA16AZ24AJ3CA.
2024-0956	04/09/2024	Completed	\$12,500	Commercial	Perform electric job on new office building. Wire a new office addition, run wires to install lights, ceiling fans, outlets, GFI outlets, and switches, run power for the water heater and air conditioner, and install a 100-amp sub panel
BLD2022-1394	08/23/2022	Completed	\$60,000	Commercial	EXPAND EXISTING CAFE DECK FT ZACK. RE: PERMIT 2022-1394. ADDING 8-10 TABLES CREATING SEATING FOR 40 PEOPLE. AS PER PLANNING THE NEW DECK AREA IS NOT TO BE USED FOR SEATING OF CAFE CUSTOMERS.
06-6554	12/20/2006	Completed	\$18,000	Commercial	UNDERGROUND ELECTRIC SERVICE TO PARK

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Photos



Map



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

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