



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: June 28, 2022

Applicant: Carlos Rojas

Address: #1103 Watson Street

Description of Work:

Demolition of non-historic sheds.

Site Facts:

The property under review contains a historic one-story frame vernacular structure, which is listed on our survey as contributing, with a year built circa 1948. The footprint has been altered and enlarged over time and there are two small, non-historic sheds on the rear elevation of the structure. The property also contains a one-story accessory structure, which is utilized as a carport.

This project received variances to exceed allowed building coverage and impervious surface ratio from the Planning Board in May, 2022. One of the conditions of the approval was that the applicant also apply for an easement for the existing encroachments of a concrete wall and a frame shed over City right-of-way on Virginia Street. The easement has not yet been applied for.

Ordinances Cited on Review:

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

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of two small sheds attached to the rear of the house at 1103 Watson Street. The sheds are not historic. A proposal to construct an addition at the rear of the house is under review as part of this application.

It is staff's opinion that the request for the demolition of the existing non-historic sheds shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

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

It is staff's opinion that the removal of the sheds will not have a negative effect on the character of the surrounding neighborhood.

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

The sheds are non-historic.

- (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 sheds under review have not acquired historic significance that is important to the site or surrounding district.

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

It is staff's opinion that the sheds in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2022-0022	REVISION #	INITIAL & DATE TK
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:

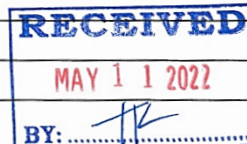
1103 Watson Street Key West	
Joanne Shannon	PHONE NUMBER 301 440-6124
1103 Watson Street	EMAIL Jshannon@metcraft1.com
Carlos Rojas	PHONE NUMBER 305 923 3567
2012 Roosevelt Drive	EMAIL architectkw@hotmail.com
Key West, FL	DATE 4-29-22

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:	Add Bathroom, renovate interior + exterior
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
	Demo small sheds see plan



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:
DECKS:	PAINTING: yes to match
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
remove 1 parking space - replace with grass	
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.

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:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

1103 Watson Street Key West

Carlos Rojas

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

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

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

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

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.
(c) Has no significant character, interest, or value as part to 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.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(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.
(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.

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.

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);

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

Does not apply

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

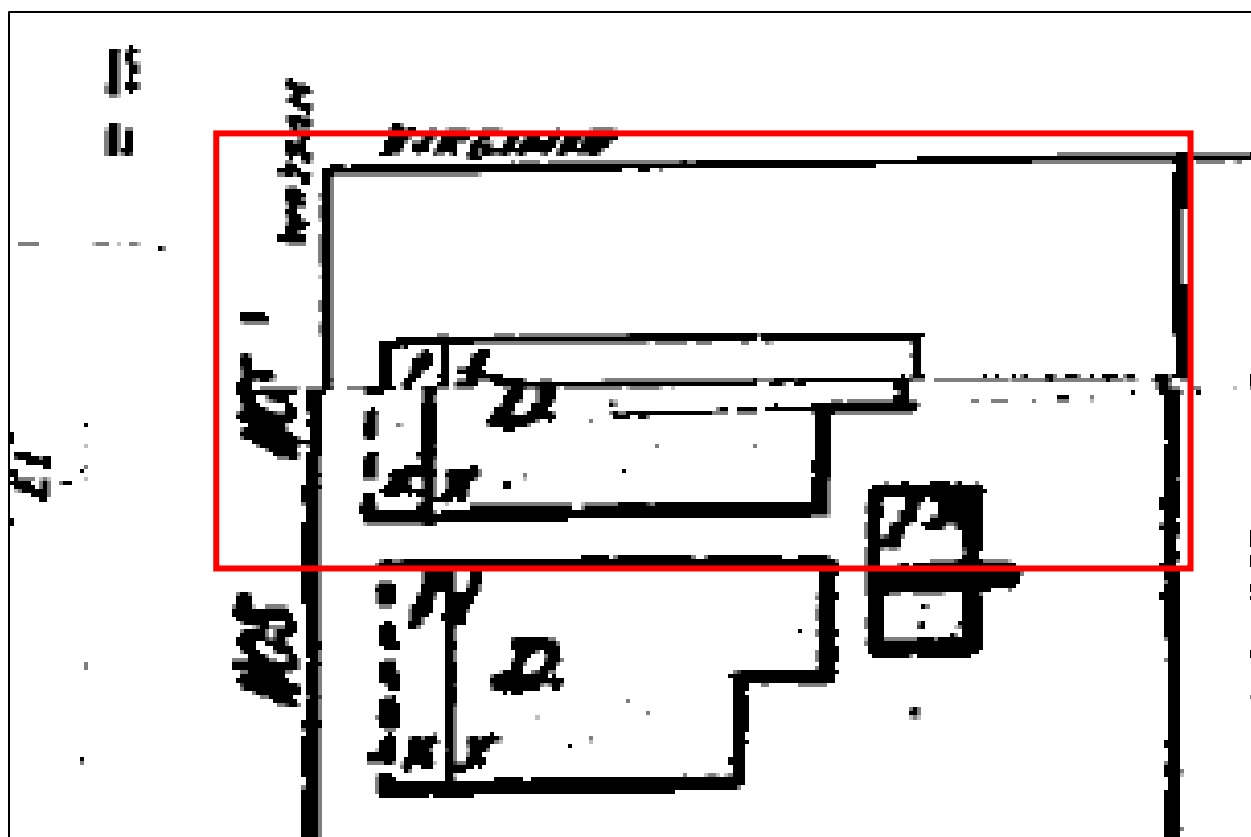
Does not apply

→ (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

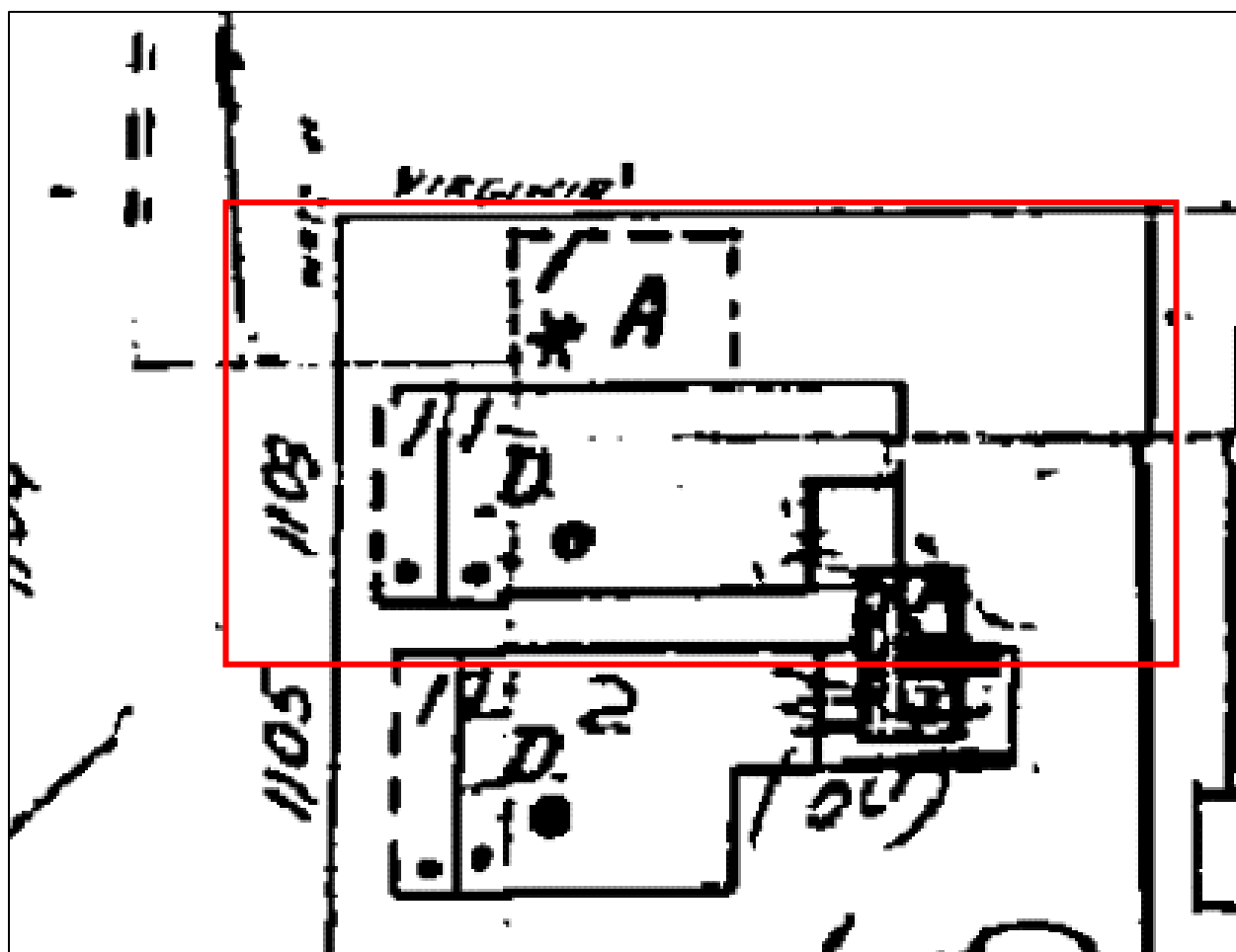
→ (4) Removing buildings or structures that would otherwise qualify as contributing.

Not applicable

SANBORN MAPS



1948 Sanborn map with the property at 1103 Watson Street indicated in red.



1962 Sanborn map with the property at 1103 Watson Street indicated in red.

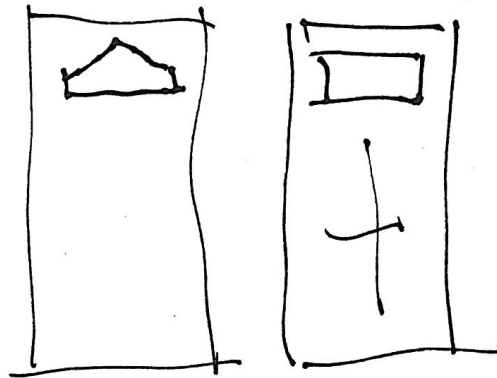
PROJECT PHOTOS



1965 photo of the house at 1103 Watson Street.



Front Elevation



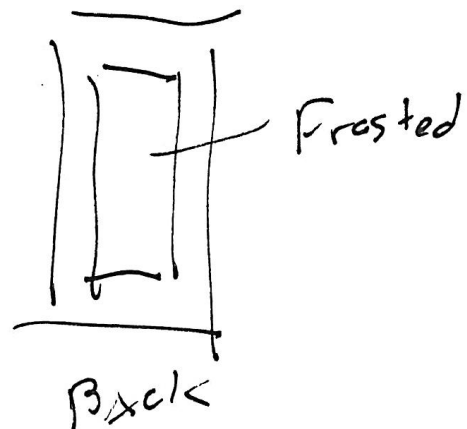
Front

~~2617~~
~~Permit~~ sched

Note

Alarm windows

Variance Received





Remove
shed

2

Remove Locker/shed

rear side



Left side

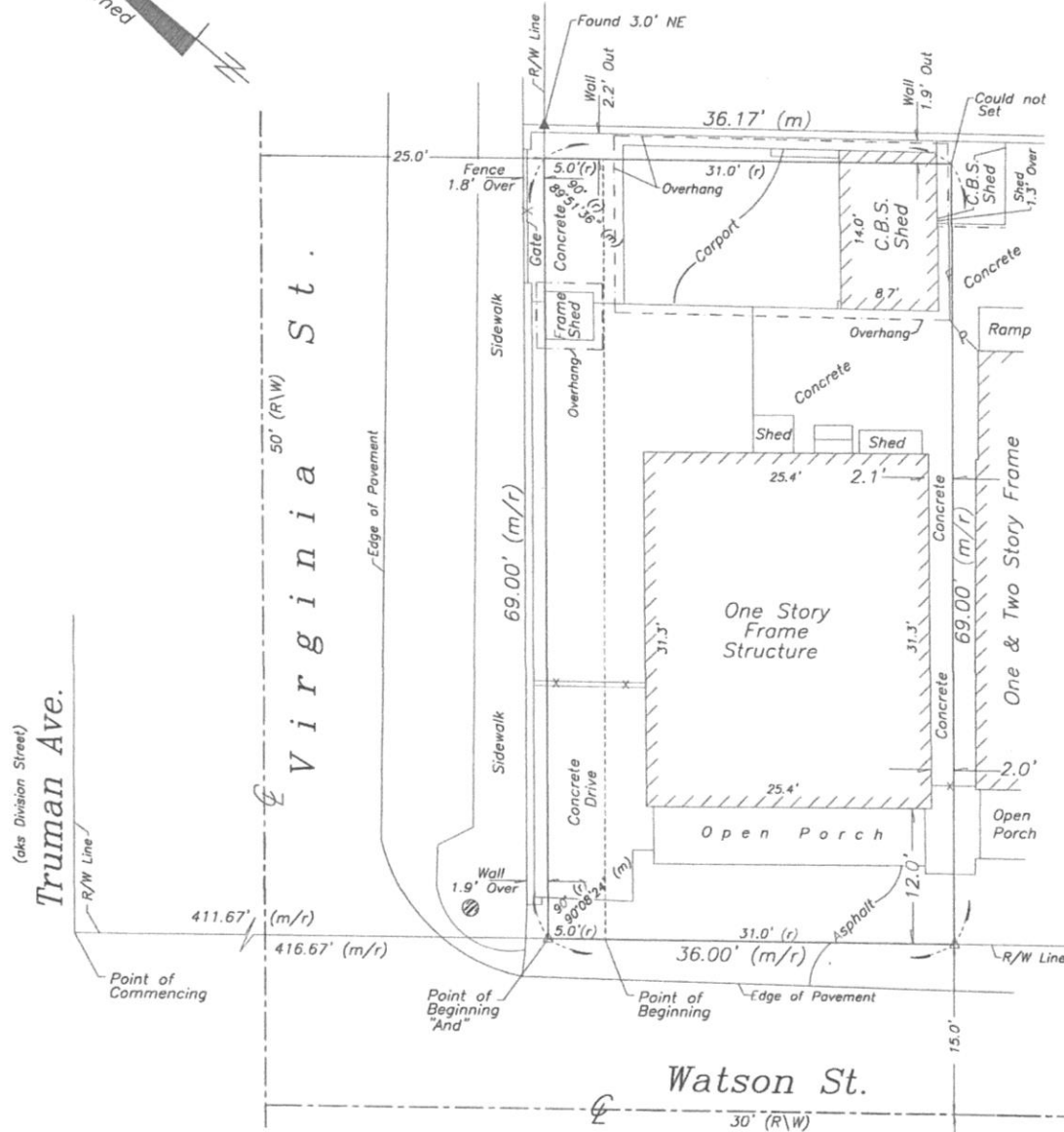
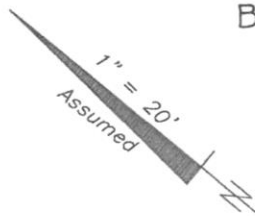


Pemo Dwinings

Left sid

SURVEY

Boundary Survey Map of part of Tract 13, ISLAND OF KEY WEST



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (2863)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



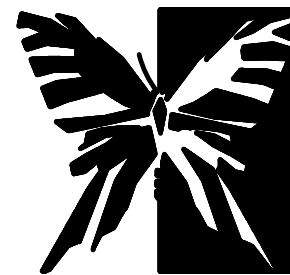
Professional Surveyor & Mapper
PSM #6886

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

VARIANCE/ HARC APPLICATION DRAWINGS REMODEL/ BATHROOM ADDITION

1103 Watson Street
Key West, Florida
January 19, 2022



Carlos O. Rojas Jr, AIA
AR 0016754

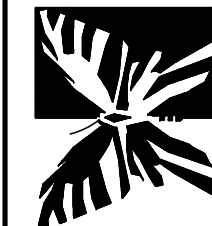
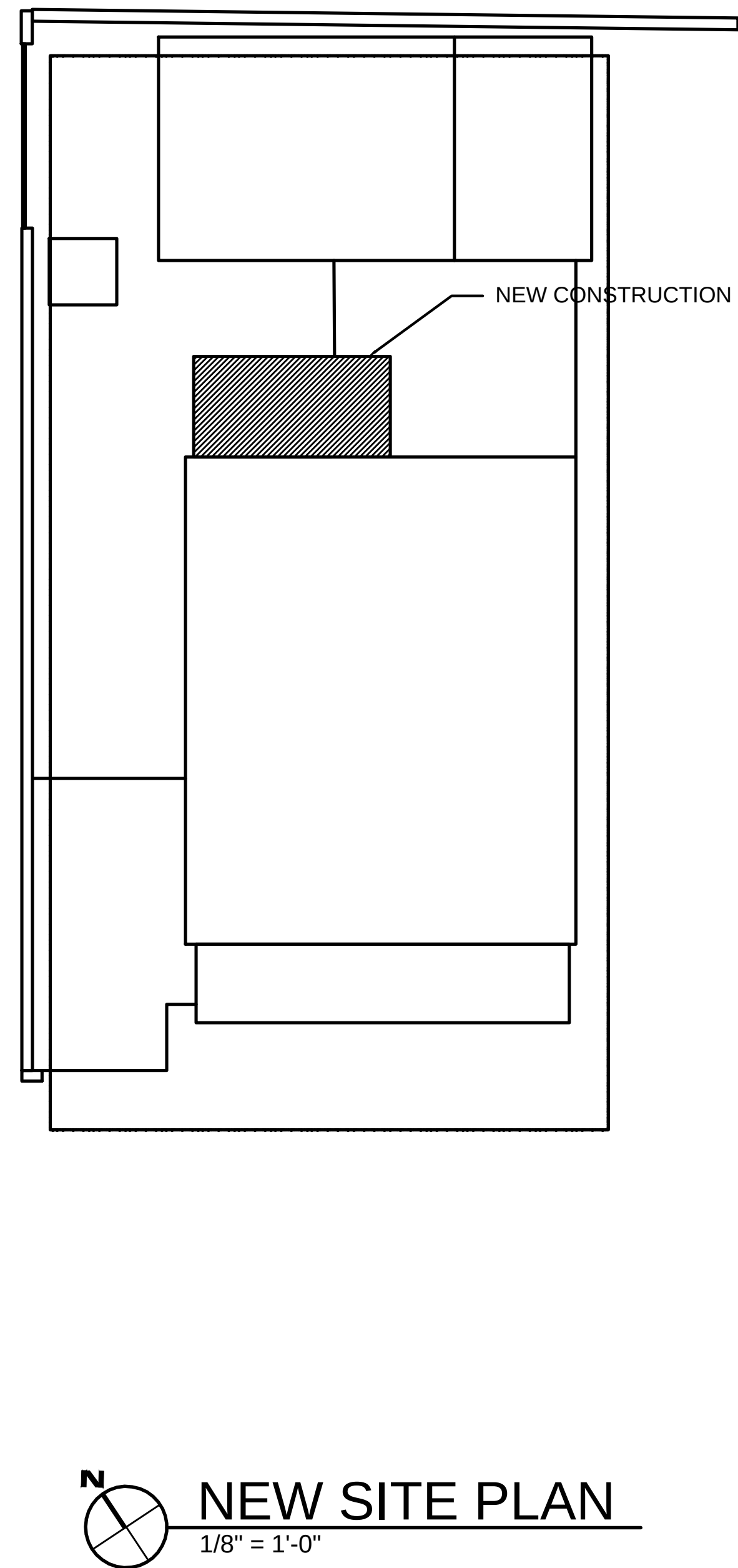
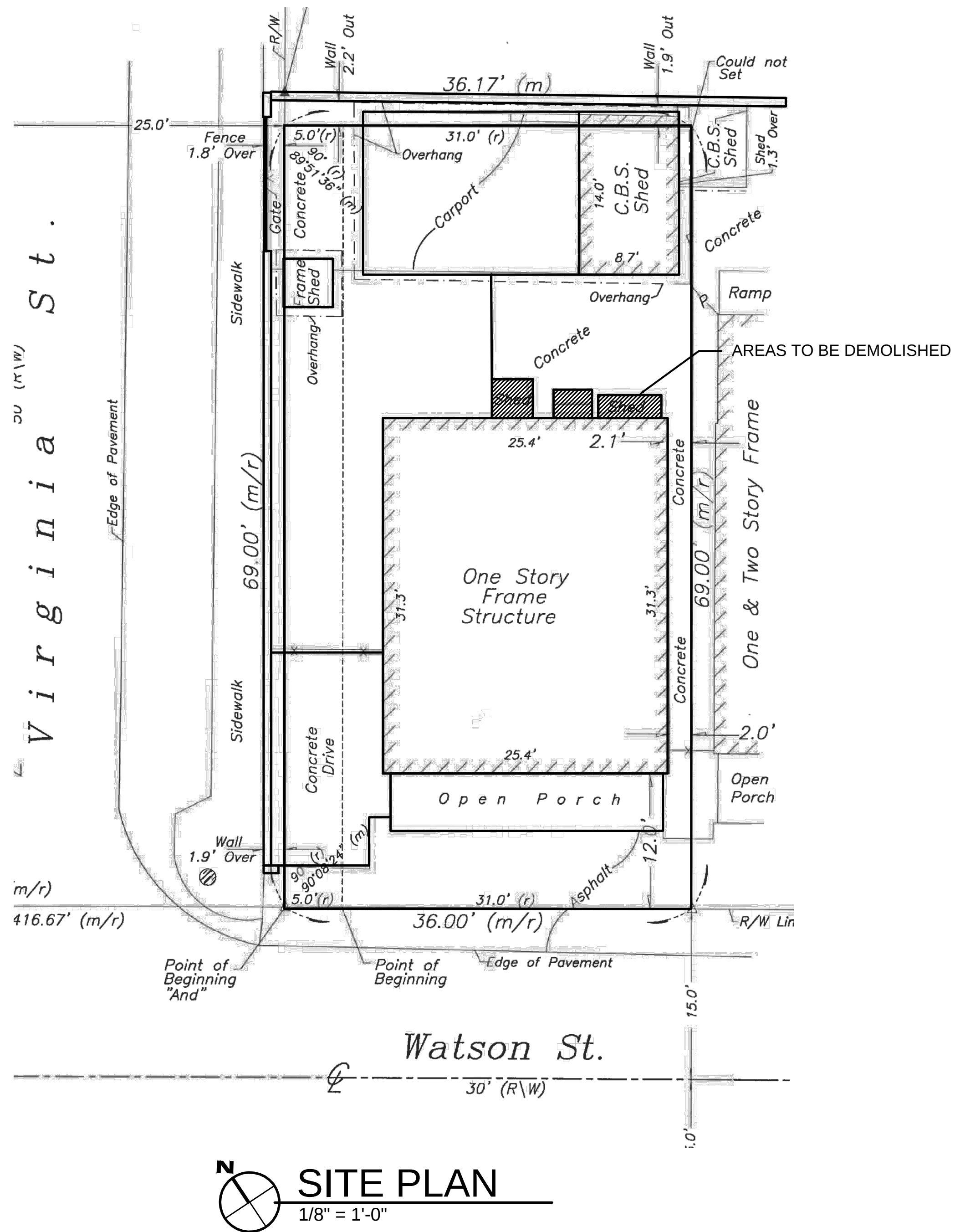
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
ArchitectKW@Hotmail.com

Schedule of Drawings

Sht.	Title
T-1	TITLE SHEET SCHEDULE OF DRAWINGS
AB-1	AS BUILT ELEVATIONS
C-1	SITE PLANS
C-2	SITE CALCULATIONS
A-1	1ST FLOOR PLAN
A-2	PROPOSED FRONT AND REAR ELEVATIONS
A-3	PROPOSED SIDE ELEVATIONS

Attached Documents

Title
SURVEY/ ELEVATION CERTIFICATE
WINDOW AND DOOR MANUF. SPEC



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Revisions

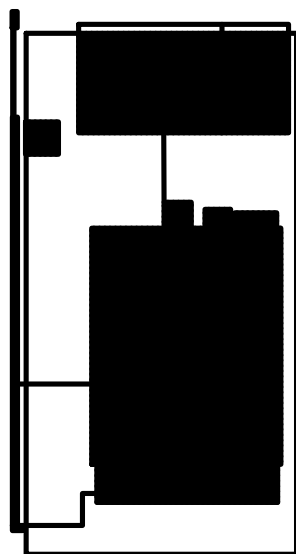
Carlos O. Rojas, AIA
1103 Watson Street
Key West, Florida

Project Number	0120821
Date	12/8/2021
Drawn By	COR

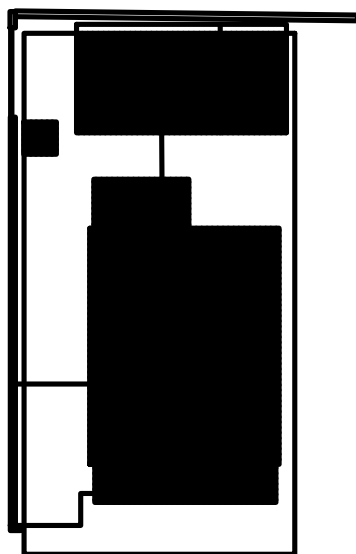
C1



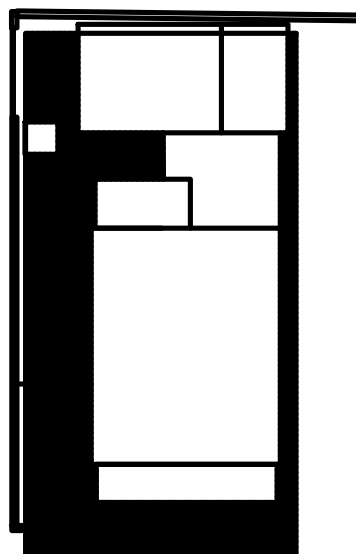
TOTAL SITE
2589 SQFT



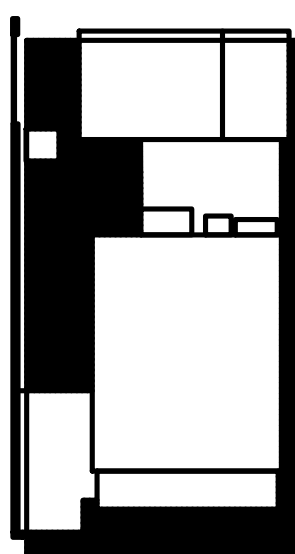
EXISTING BUILDING COVERAGE
1330.9 SQFT



NEW BUILDING COVERAGE
1380.6 SQFT



NEW PERVIOUS SURFACE
1655 SQFT OF IMPERVIOUS SURFACE



EXISTING PERVIOUS SURFACE
1797 SQFT OF IMPERVIOUS SURFACE

SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	2589 SF	4000 SF MIN	2589 SF	EXISTING HARDSHIP
BUILDING AREA	1330.9 SF	1035 SF	1380.6 SF	EXISTING NONCONFORMITY EXPANDING BY 2%
BUILDING COVERAGE %	51.3%	40%	53.3%	
IMPERVIOUS COVERAGE	1797 SF	1553.4 SF	1655 SF	EXISTING NONCONFORMITY REDUCING BY 3.1% IN COMPLIANCE
IMPERVIOUS COVERAGE %	69%	60%	63.9%	
BUILDING HEIGHT	16'-3"	30'-0"	16'-3"	IN COMPLIANCE
FRONT SETBACK	7'-0"	10'-0"	7'-0"	NOT EXPANDING IN COMPLIANCE
SIDE SETBACK	2'-1"	5'-0"	2'-1"	NOT EXPANDING IN COMPLIANCE
REAR SETBACK	22'-5"	19'-0"	19'-5"	IN COMPLIANCE
STREET SIDE SETBACK	8'-9"	7'-0"	8'-9"	IN COMPLIANCE

SITE CALCULATION DIAGRAMS

SEE SITE TABLE FOR NUMERIC DESCRIPTION

DESIGN DATA:

WIND VELOCITY: 180 MPH ASCE 7 - 10
VELOCITY PRESSURE: 48.1 P.S.F.
WIND IMPORTANCE: 1.0
BUILDING CONDITION: ENCLOSED
EXPOSURE CATEGORY: "C"

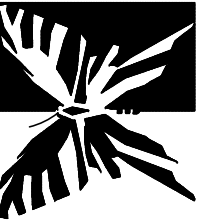
WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-10
SOIL BEARING 2000 PSF (ASSUMED)
COMPACT & TEST ALL FOOTINGS
CONC. @ 28 DAYS 2500 PSI
REINF. STL. - ASTM A615 GR 40
MORTAR TYPE "S"
CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)
GROUT - 3/8" MIN. AGGREGATE 2,000 PSI

ROOF: LIVE LOAD - 40 PSI
DEAD LOAD - 25 PSI

FLOOR LOADING:
LIVING AREAS-----50 PSF (LIVE LOAD)
DECKS/ENTRYS-----40 PSF (LIVE LOAD)

ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE
LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)

I CERTIFY THAT THESE DOCUMENTS COMPLY WITH THE FLORIDA BUILDING CODE 2020.



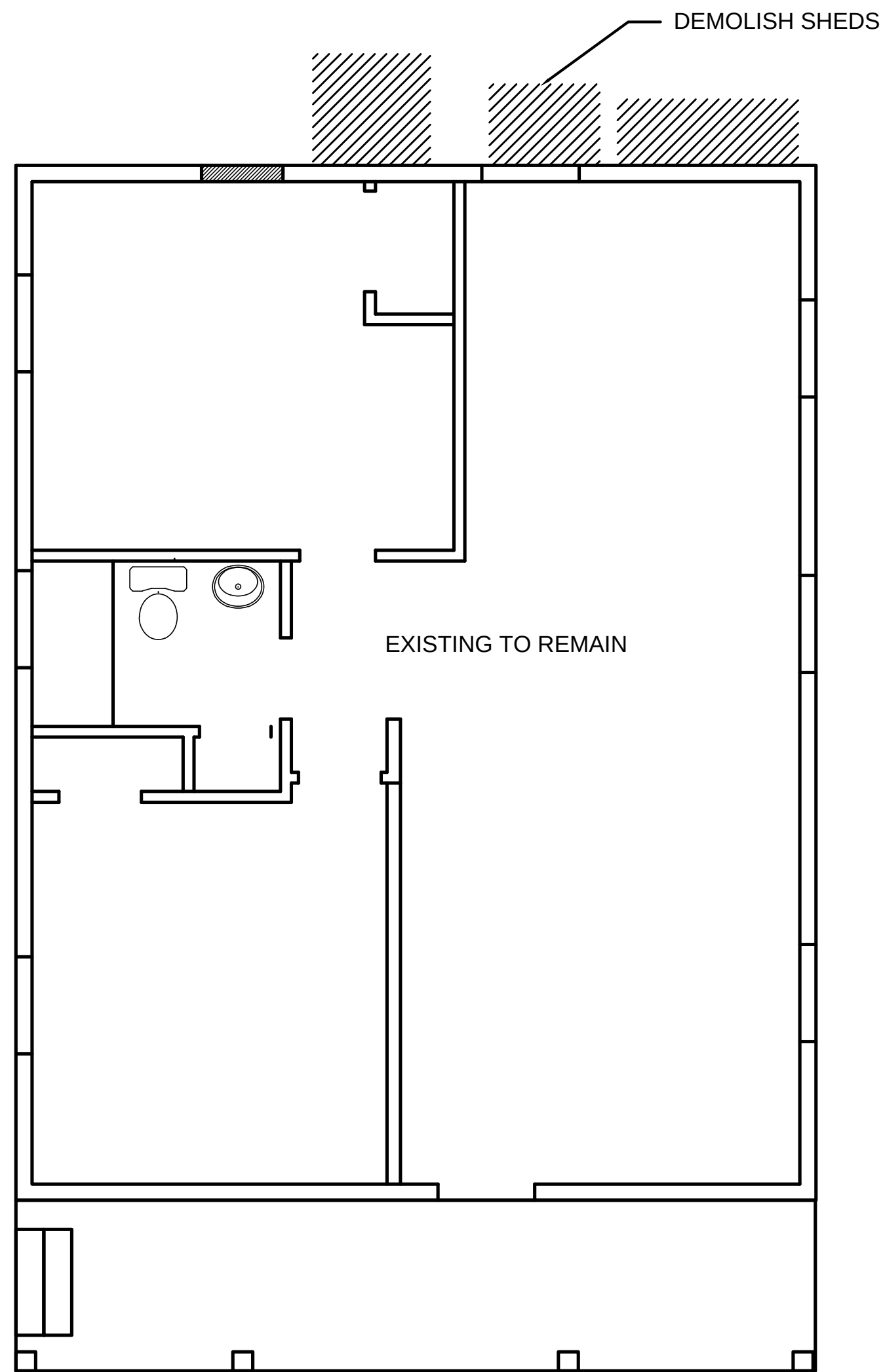
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ArchitectKV@hotmail.com

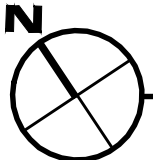
Revisions

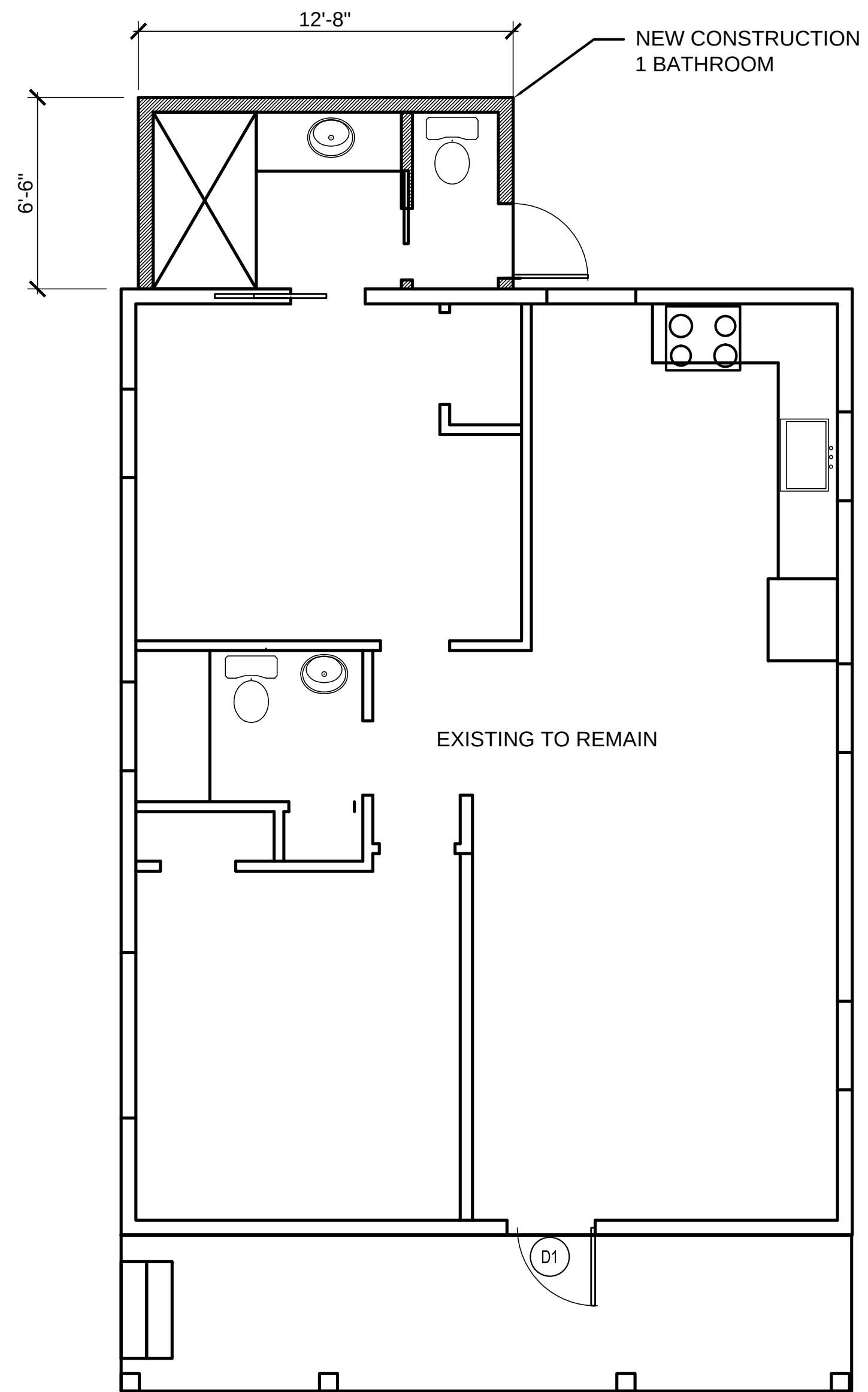
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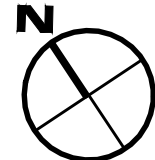
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COR

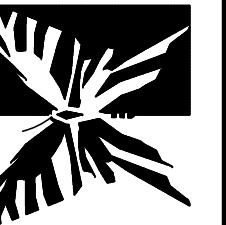
C2




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




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



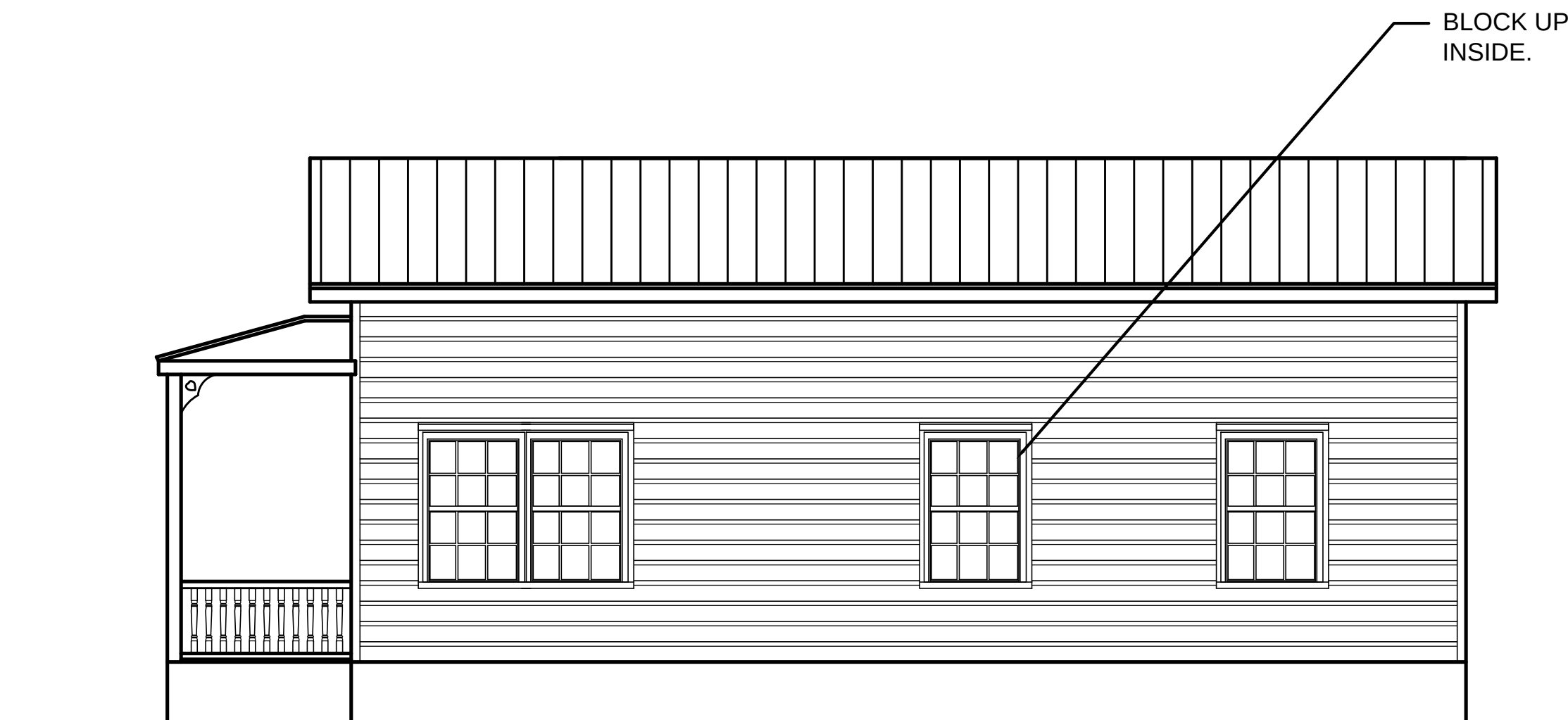
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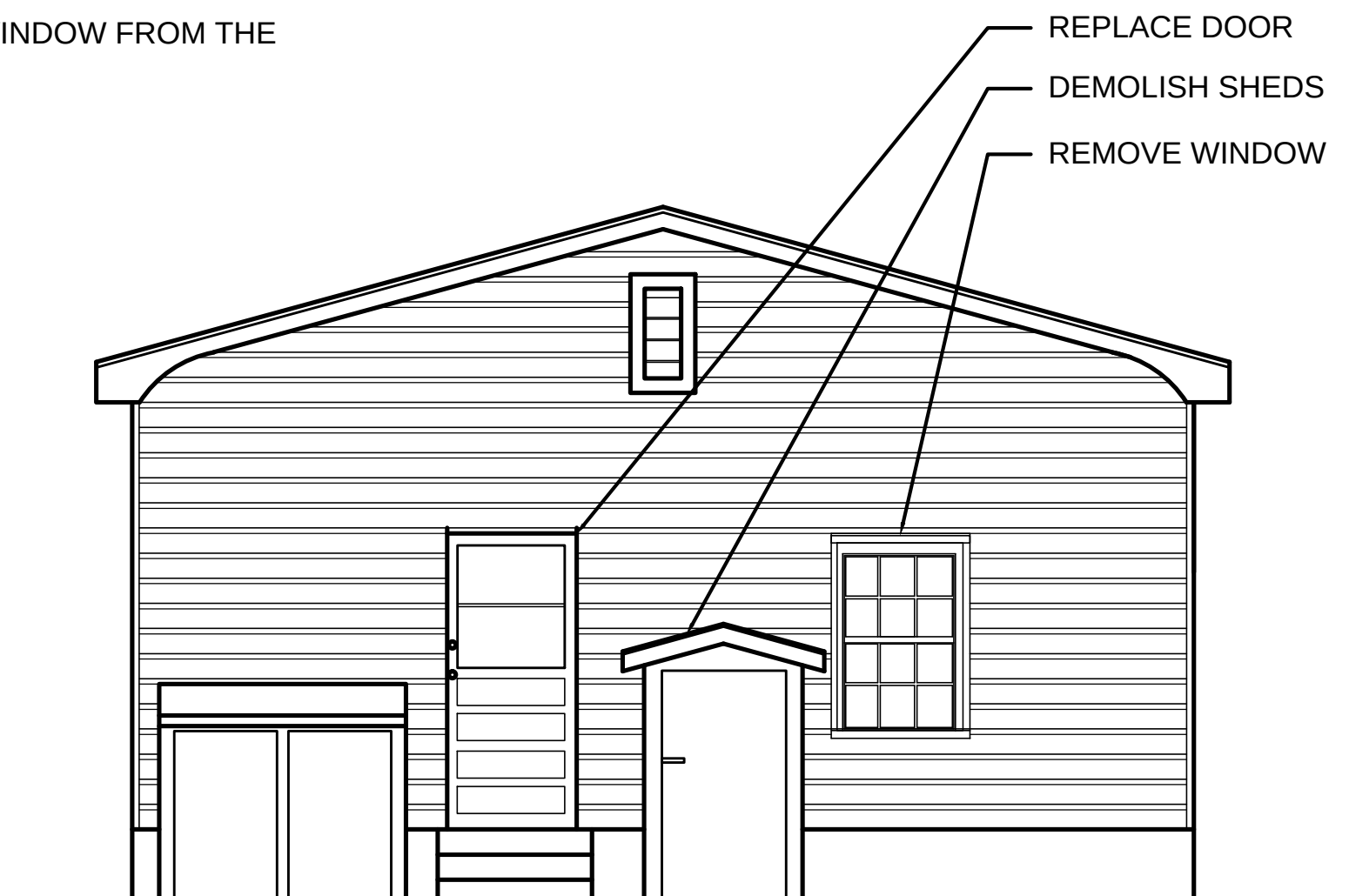
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 0120821
 Date
 12/8/2021
 Drawn By
 COR

A1



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



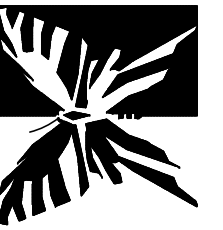
EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"



EXISTING FRONT ELEVATION

1/4" = 1'-0"



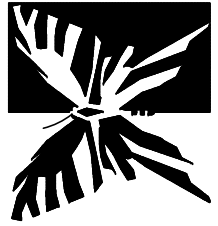
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AB1



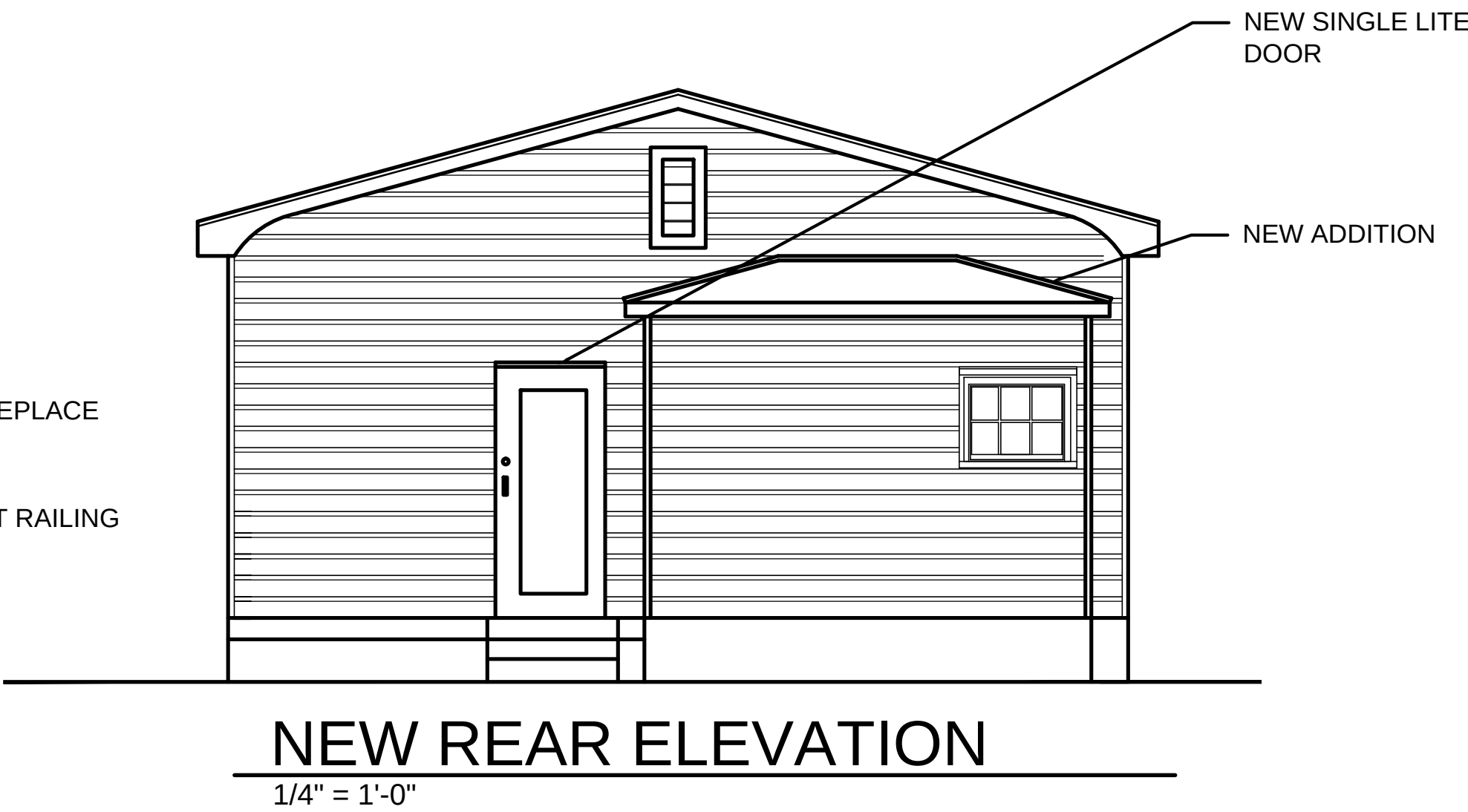
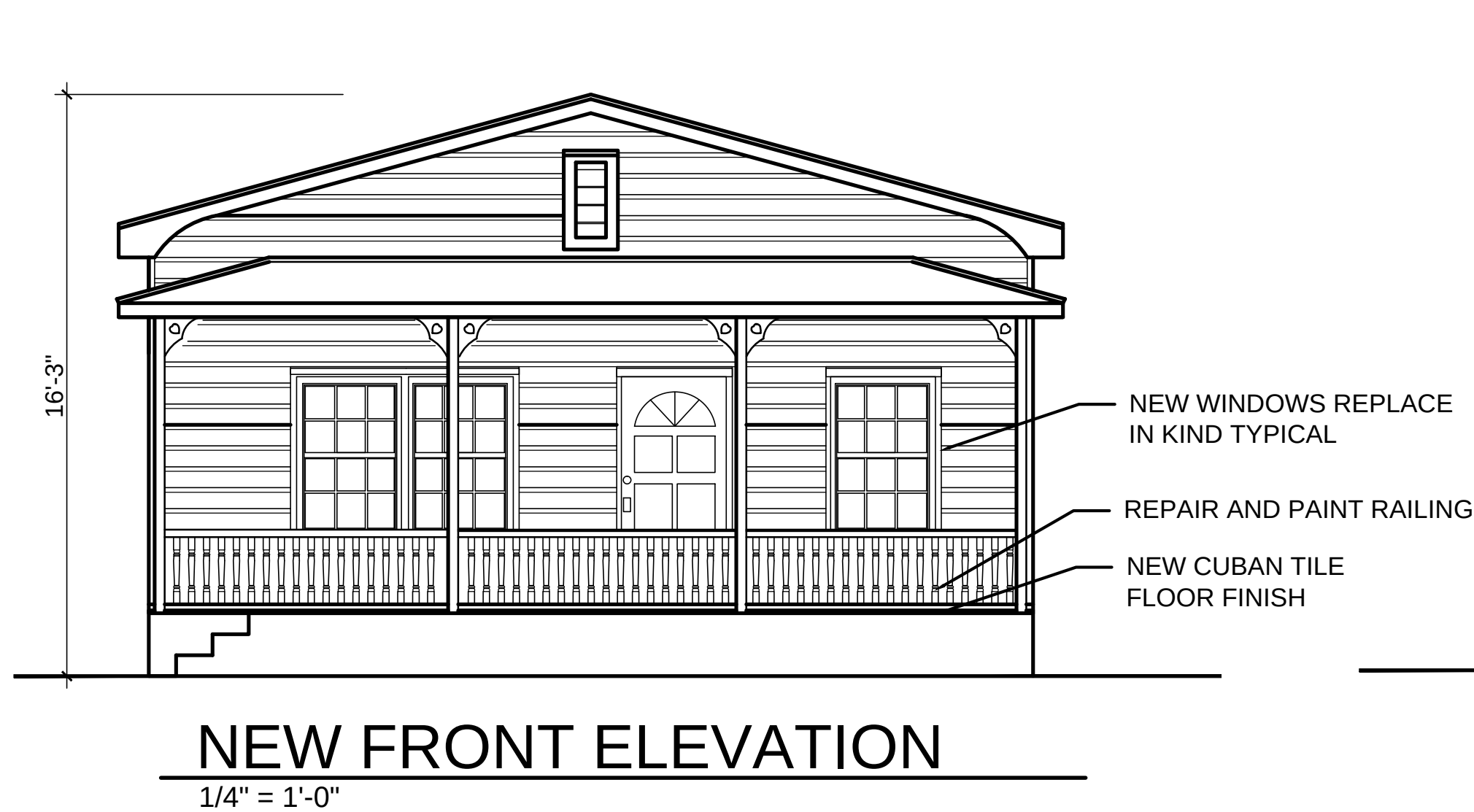
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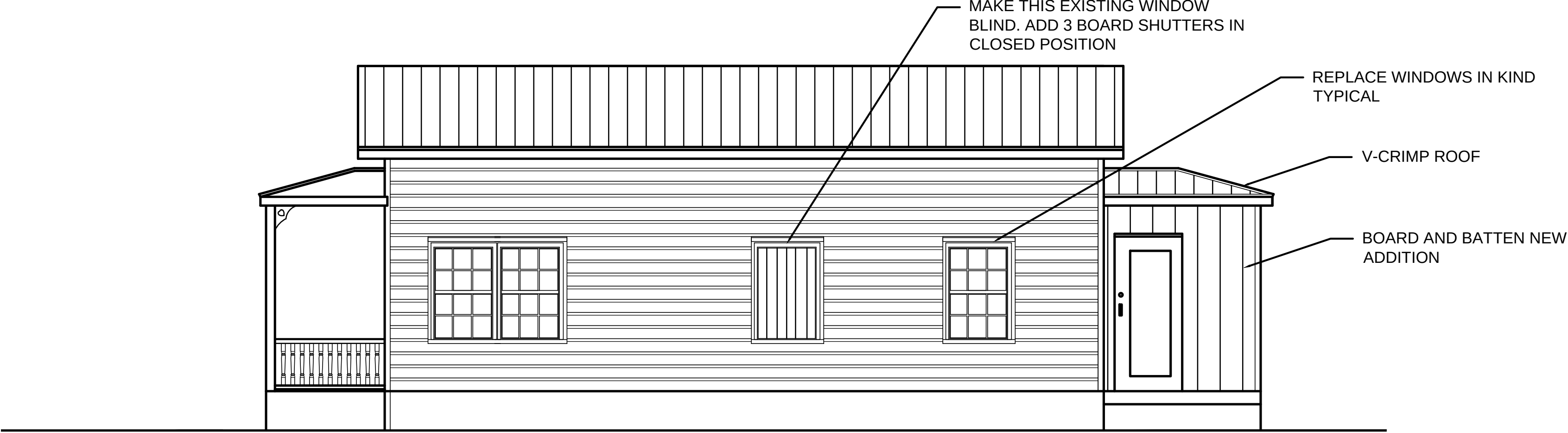
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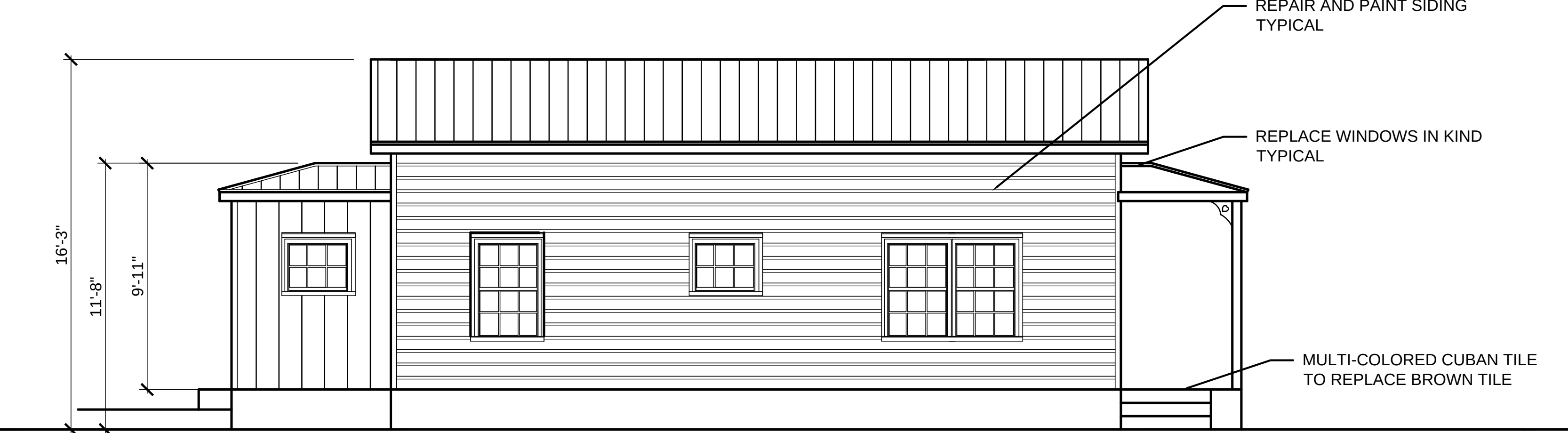
A2





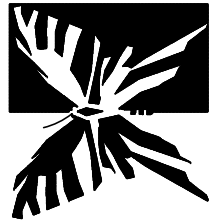
NEW RIGHT SIDE ELEVATION

1/4" = 1'-0"



NEW LEFT SIDE ELEVATION

1/4" = 1'-0"



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Revisions

Carlos O. Rojas, AIA
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Key West, Florida

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Drawn By
COR

A3

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 28, 2022.** In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE AND REAR ADDITION. **DEMOLITION OF NON-HISTORIC SHEDS.**

#1103 Watson Street

Applicant – Carlos Rojas Application #H2022-0022

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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.

PROPERTY APPRAISER INFORMATION

**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 00033480-000000
 Account# 1034274
 Property ID 1034274
 Millage Group 10KW
 Location 1103 WATSON ST, KEY WEST
 Address
 Legal KW GWYNIN SUB PT OF TR-13 G68-48 OR138-436/37 OR2248-1327/28 OR2903-859
 Description OR2903-860 OR2932-1696 OR3108-2241
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

SHANNON ROBERT
 5025 Clear Valley Pl
 Brandywine MD 20613

SHANNON JOANNE
 5025 Clear Valley Pl
 Brandywine MD 20613

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$107,641	\$89,701	\$85,856	\$87,138
+ Market Misc Value	\$4,826	\$4,826	\$4,826	\$4,821
+ Market Land Value	\$308,979	\$338,732	\$331,866	\$327,861
= Just Market Value	\$421,446	\$433,259	\$422,548	\$419,820
= Total Assessed Value	\$421,446	\$433,259	\$422,548	\$132,031
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	(\$25,500)
= School Taxable Value	\$396,446	\$408,259	\$422,548	\$106,531

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	2,139.00	Square Foot	31	69

Buildings

Building ID	2644	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1948	
Building Type	S.F.R. - R1/ R1	Effective Year Built	2002	
Gross Sq Ft	1306	Foundation	WD CONC PADS	
Finished Sq Ft	775	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	GOOD	Flooring Type	SFT/HD WD	
Perimeter	112	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	27	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	300	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	294	0	70
OPX	EXC OPEN PORCH	125	0	60
FLA	FLOOR LIV AREA	775	775	112
SBF	UTIL FIN BLK	112	0	44
TOTAL		1,306	775	286

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1974	1975	1	322 SF	2
FENCES	1974	1975	1	632 SF	5
LC UTIL BLDG	1984	1985	1	12 SF	1
WALL AIR COND	1987	1988	1	1 UT	1
FENCES	1999	2000	1	50 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/25/2021	\$600,000	Warranty Deed	2327701	3108	2241	01 - Qualified	Improved
10/19/2018	\$100	Quit Claim Deed	2191456	2932	1696	30 - Unqualified	Improved
3/15/2018	\$0	Death Certificate	2166080	2903	860	88 - Unqualified	Improved

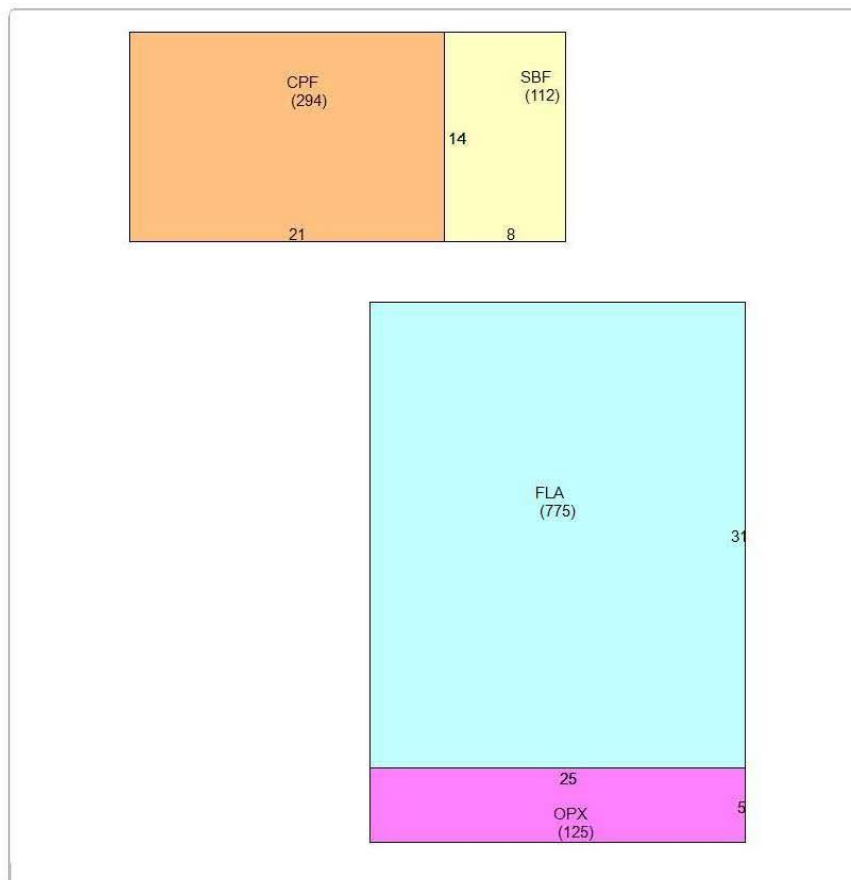
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-0614	5/5/2022	3/16/2022	\$12,000	Residential	R&R metal v-crimp grace ice & water shield ridge cap 5 v-crimp metal roofing
0102338	6/19/2001	12/26/2001	\$800	Residential	3SQS V-CRIMP

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



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Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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