



Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 28, 2019

Applicant: Seth Neal, Architect

Application Number: H2019-0011

Address: #317 Virginia Street

Description of Work

New wood frame residence on vacant lot. Site improvements including pool, deck, and fences.

Site Facts

The site under review is vacant. The last structure on the site was a one-story frame structure with an enclosed porch, which a fire destroyed in 1969. The majority of same land use structures are one, and one and a half- story structures.

Guidelines Cited on Review

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 8, 9, 11, 12, 14, 17, 18, 22, 23, 24 and 25.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4 of page 40, pools.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, 4, and 9.

Staff Analysis

A Certificate of Appropriateness is under review for a new one and a half- story frame structure as the main building for a vacant lot. The proposed design, based on traditional architecture, does not mimic any specific structure found in the district. The proportions, building form, rhythms of fenestrations, roof forms, textures, and materials are compatible

with similar typology found in the surrounding urban context. The proposed new structure is rectangular in footprint, with a maximum building height of 23'-0" and its width 14'-4". The design incorporates different rooflines and forms that benefit in reducing the scale and mass. The proposal also took into consideration current LDR required setbacks.

The new house will have a three bay one-story front porch covered. The front elevation has a side gable roof with a central dormer, echoing the front façade composition of the historic house located towards its east side. Proposed finishes include hardie lap siding for exterior walls, 2 over 2 impact resistant clad windows, aluminum doors, aluminum sliders on the rear elevation and metal v-crimp panels for the roofing system. The plan also includes a pool and deck in the rear yard and grass pavers on the front as a driveway.

Consistency with Guidelines Cited Guidelines

It is staff's opinion that the proposed design meets the cited guidelines. The new design will bring back an urban façade lost for 50 years. The design is harmonious with the existing historic context and follows all current zoning regulations.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2019-0011	REVISION #	INITIAL & DATE MM 4/30/19
FLOOD ZONE A56	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	317 VIRGINIA STREET	
NAME ON DEED:	WILHELMINA, MARRERO	PHONE NUMBER
OWNER'S MAILING ADDRESS:	318 TRUMAN AVE KEY WEST, FL 33040	EMAIL
APPLICANT NAME:	SETH NEAL T.S. NEAL ARCHITECTS	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22972 OVERSEAS BLVD COROS KEY, FL 33042	EMAIL SETH.NEAL@TSNEALARCHITECTS.COM
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 4-28-2019

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 WOOD FLOORED RESIDENCE WITH POOL ON VACANT LOT. HOUSE WILL HAVE LAP SIDING, 5-V METAL ROOF, & ^{CLAD} ALUMINUM WINDOWS & DOORS. THE HOUSE WILL HAVE A SIDE ENTRY & A PRIVATE FRONT PORCH. CONSIST OF 3 BEDROOMS & 3 1/2 BATHS.
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	NO.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>NA</i>	
PAVERS:	FENCES: <i>SOLID WOOD FENCE AT SIDES & REAR</i>
	<i>YARDS OF PROPERTY, SEE SITE PLAN/FLOOR PLAN</i>
DECKS: <i>WOOD POOL DECK</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): <i>YES, SEE SITE PLAN/FLOOR PLAN FOR LAYOUT</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

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: <i>Vacant lot. New construction</i>			
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 CONSENT FORM

Property:

317 Virginia St, Key West, FL 33040

RE# 00025880-000000

AK# 1026646

Owner:

Wilhelmina Marrero

Loretta Hall POA and Terrance Smith POA

By signing this document, we (Loretta Hall and Terrance Smith as POA for Wilhelmina Marrero current owner of 317 Virginia St in Key West), do hereby consent to allow Clifford Rhoades or his agent(s) to submit and / or present building plans to HARC for a residential structure on the above stated property.

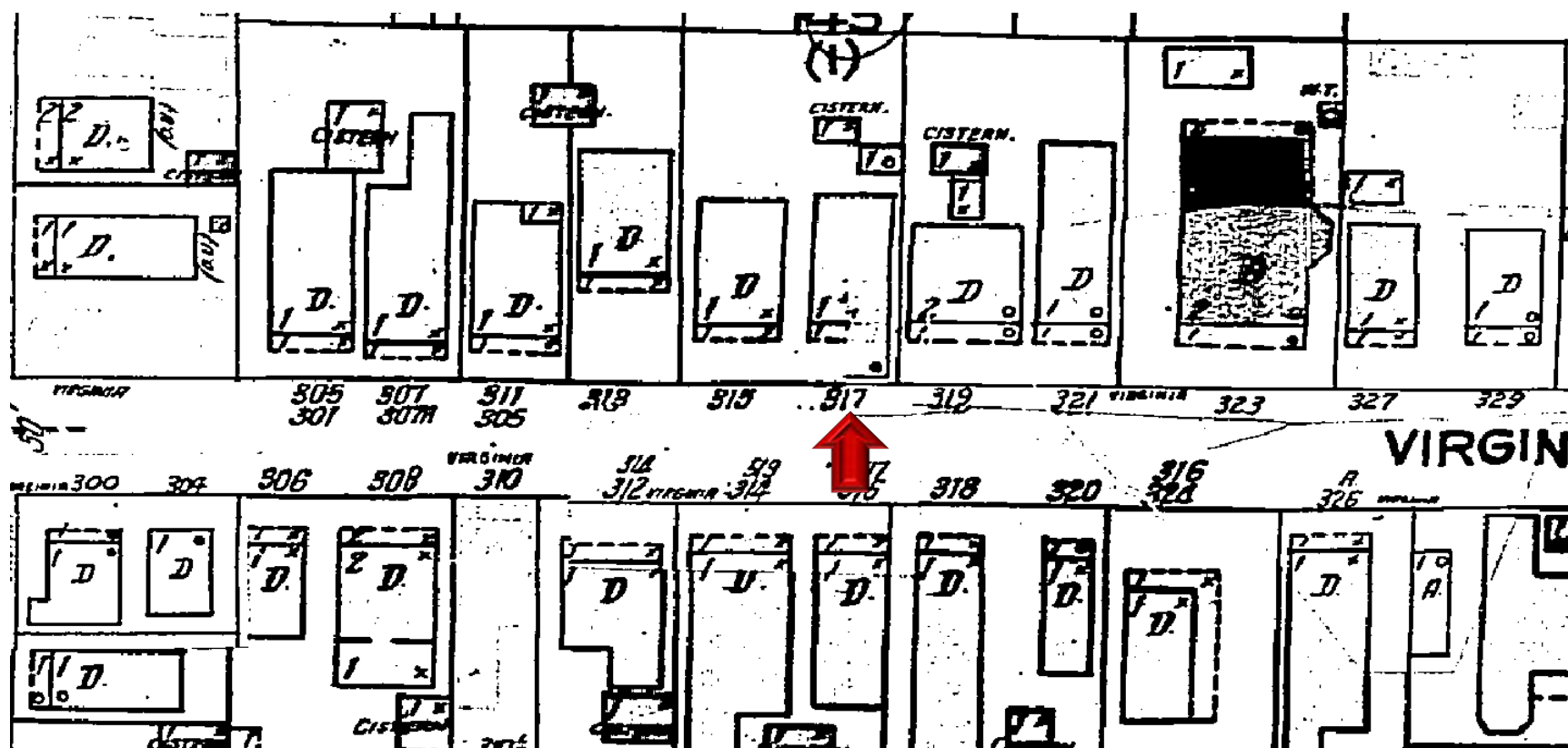
Signed: Loretta Hall POA
Loretta Hall

Date: 4/22/2019 9:40 PM EDT

Signed: Terrance Smith POA
Terrance Smith

Date: 4/22/2019 9:48 PM EDT

SANBORN MAPS



1948 Sanborn map




1962 Sanborn map

PROJECT PHOTOS



317 Virginia Street last house on site. Circa 1965. Monroe County Library.

PHOTO
IMP # 4

																																									
<p style="text-align: center;">NO BLDG FOR 1969 FIRE</p> <div style="text-align: center;"> <p>900 ①</p> <p>50 +1</p> <p>18</p> </div>																																									

CARD /	SCALE 1" =	LAND USE CODE
PLOTTED	FLDWK. BY	DATE
RANDOM	CLASSED BY	DATE

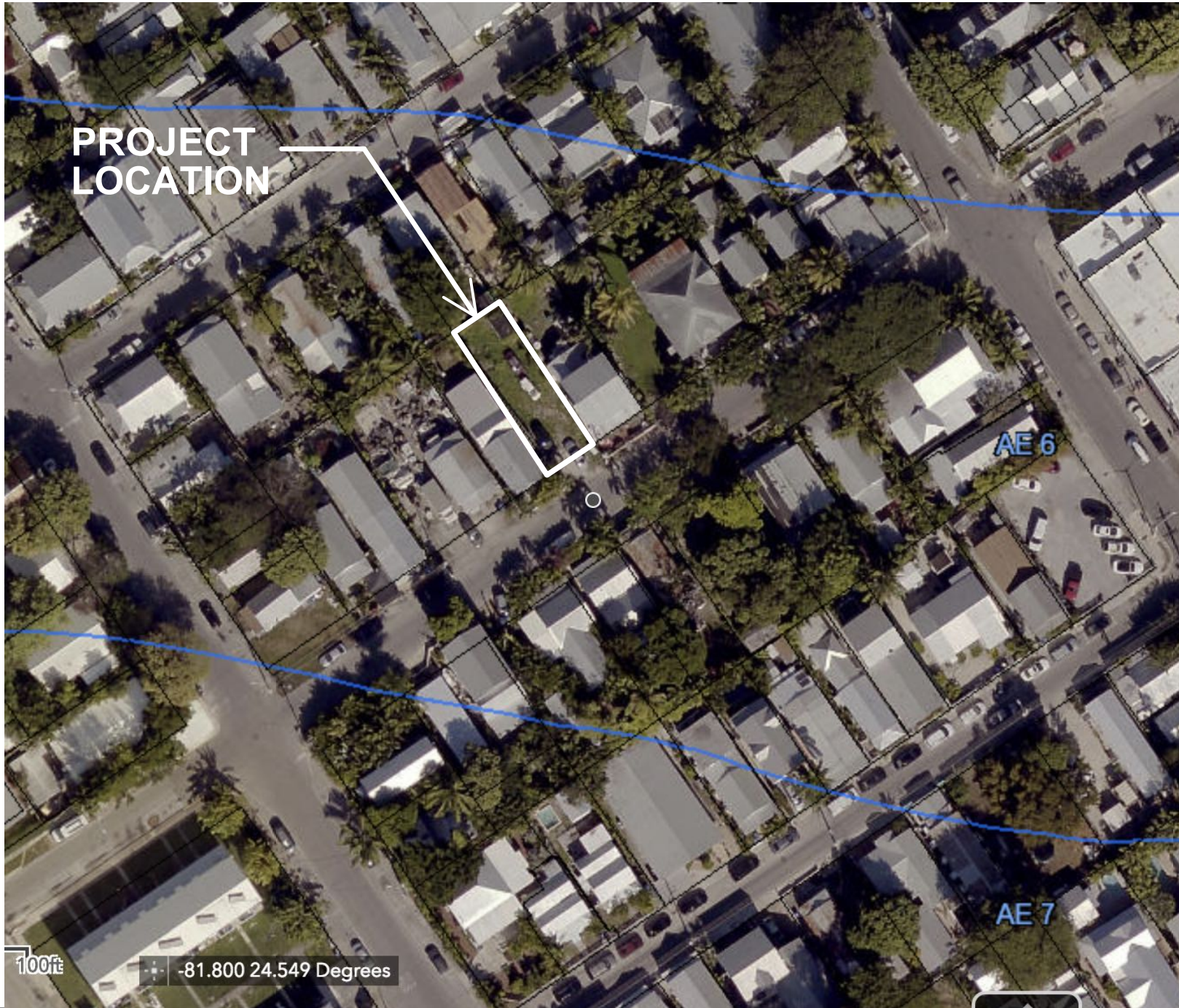
CONSTRUCTION DATA															
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4						
TYPE OF STRUCTURE	Res.					INTERIOR FINISH									
						Unfinished									
						Wd. or Cell. Bds.									
						Wallboard	✓	18							
						Plaster, No Furring									
YEAR BUILT						Plaster, Furring									
						Drywall									
						Wood Panel									
						FLOORS									
						None									
ROOMS					FLOORS										
Total Rooms	6				Single Pine	✓	7								
Eff. Apts.					Concrete										
— Rm. Apts.					Conc., Asph. Tile										
— Rm. Apts.					Conc., Terrazzo										
No. of Baths	1				Double Pine										
No. of Rest Rms.					Double Hardwood										
— Fixt. R. Rms.					Precast Conc.										
— Fixt. R. Rms.					Parquet										
Total Fixtures					Conc. Q. Tile										
FOUNDATION					Conc. Cer. Tile										
Continuous Wall					Marble										
Piers	conc.				ADJUSTMENTS										
Piling					Frame										
ADJUSTMENTS					Height										
Front & Interior					Front & Interior										
Apt. Equiv.					Apt. Equiv.										
Partitions					Partitions										
Special Use					Special Use										
EXTERIOR WALLS					PLUMBING										
Wallboard					None										
Corr. Metal					Poor										
Corr. Asbestos					Good, Plain	✓	8								
Wd. Fr. Stucco					Good, Tile										
Wd. Fr. Asbestos	✓	28			HEATING										
C.B. Plain					None										
C.B. Stucco					Unit Heat										
Wd. Fr. Siding					Cntrl. Heating										
Tile Stucco					Cntrl. Cooling										
Brick					Cntrl. Cool & Heat										
Reinf. Conc.					ELECTRICITY										
Panel, Glass, Mtl.					None										
ROOF TYPE					Poor	✓	1								
Flat, Shed					Average										
Hip, Gable	✓	8			Good										
Bar Joist					CLASS & SCALE										
Wood Truss					CONST. UNITS										
Prestressed					CLASS UNITS										
Steel Truss					TOTAL UNITS										
ROOF MATERIAL					BASE RATE										
Sht. Mtl. Roll	✓	2			ADJ. RATE										
T. & G. B.U.					AREA										
Shing., Wd., Etc.					E.F.										
Shing., Asbestos					E.F.										
Tile, Cement					REP. COST NEW										
Tile, Clay					CONIDITION										
Bermuda					DEP. REP. VALUE										
Slate					DEPRECIATION ADJUSTMENT										
Gypsum					NO.	PHY.	ADJUSTMENT				%	COND.			
					1										
					2										
					3										
					4										

PROPOSED DESIGN

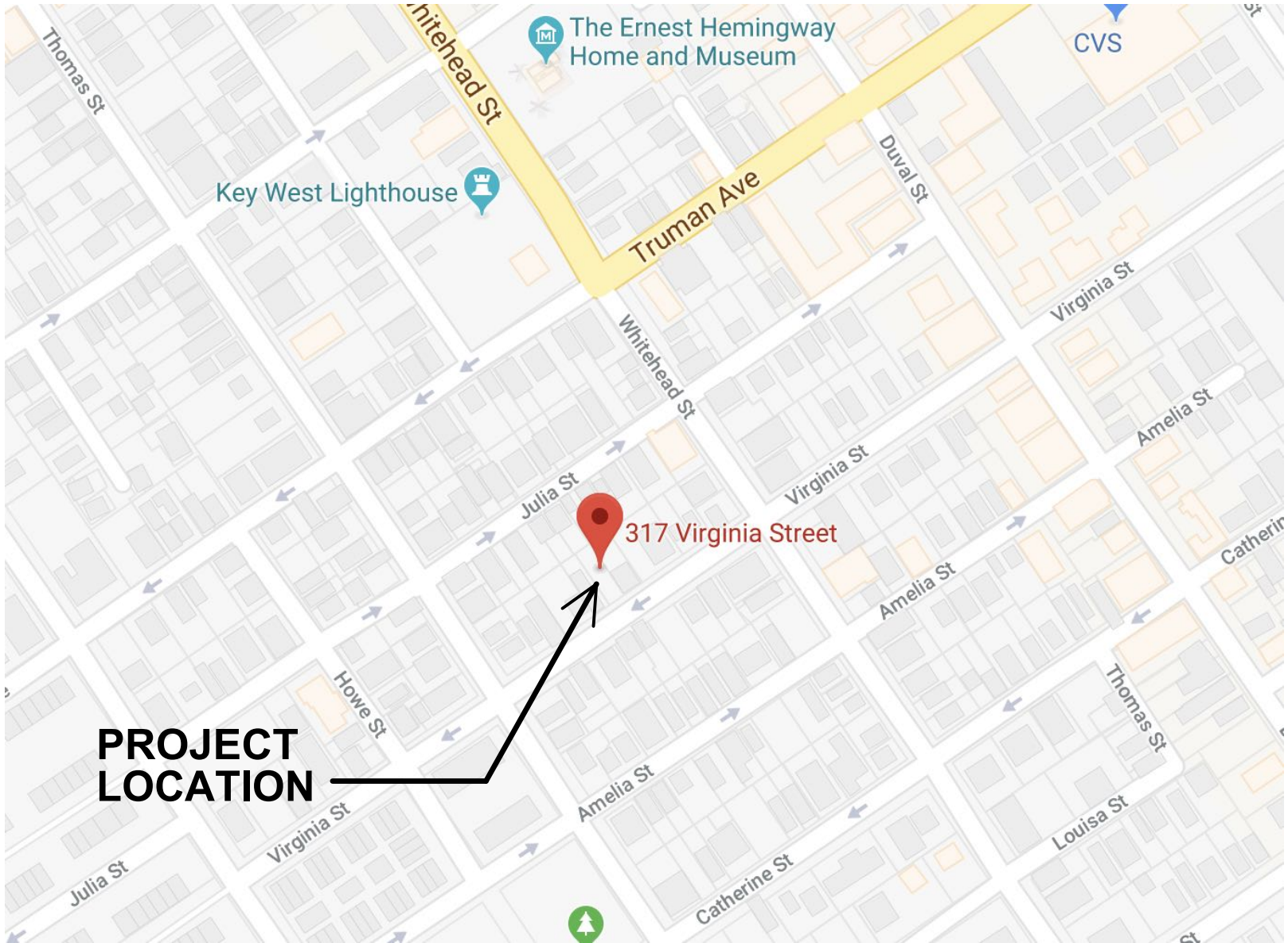
S I T E D A T A 317 VIRGINIA STREET

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	2,194 S.F.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	25.25' X 86.92'	40' X 90' (MIN)	2,194 S.F.	EXISTING
IMPERVIOUS	-	1,316 (60% MAX)	1,277 SF (58.2%)	CONFORMS
OPEN SPACE		768 (35% MIN)	883 SF (40.2%)	CONFORMS
BUILDING COV.		877 (40% MAX)	851 SF (38.8%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.		(30% MAX COV.) 379 SQ. FT. REAR YARD AREA, 114SF	-	NA
FRONT YARD 50% GREEN SPACE COV.		253 SF (50% MIN)	154 SF (60.8%)	CONFORMS
SETBACKS				
FRONT SETBACK		10'	10'	CONFORMS
REAR SETBACK		15'	19'-10"	CONFORMS
WEST SIDE SETBACK		5'	5'-1 1/2"	CONFORMS
EAST SIDE SETBACK		5'	5'-1 1/2"	CONFORMS
BUILDING HEIGHT		30'	23'-0"	CONFORMS

FEMA MAP FLOOD ZONE AE 6, 6'+1'=7' F.F. ELEV.



SITE LOCATION MAP



DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2017 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "D"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET S-1

GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DRAWING SCHEDULE:

- | | |
|------|---------------------------------|
| T1.1 | TITLE, SITE DATA & PROJECT INFO |
| C1.1 | SURVEY |
| A1.1 | PROPOSED FLOOR PLANS |
| A2.1 | PROPOSED ELEVATIONS |
| A3.1 | STREETSCAPE |

SCOPE OF WORK:

A NEW WOOD FRAMED TWO STORY RESIDENCE AND POOL AT THE REAR YARD.



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547



A NEW RESIDENCE FOR
CLIFFORD RHOADES
317 VIRGINIA STREET
KEY WEST, F L 33040

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: EDSA / TSN
CHECKED: -
DATE: 04-27-2019

REVISION #	DATE

T1.1

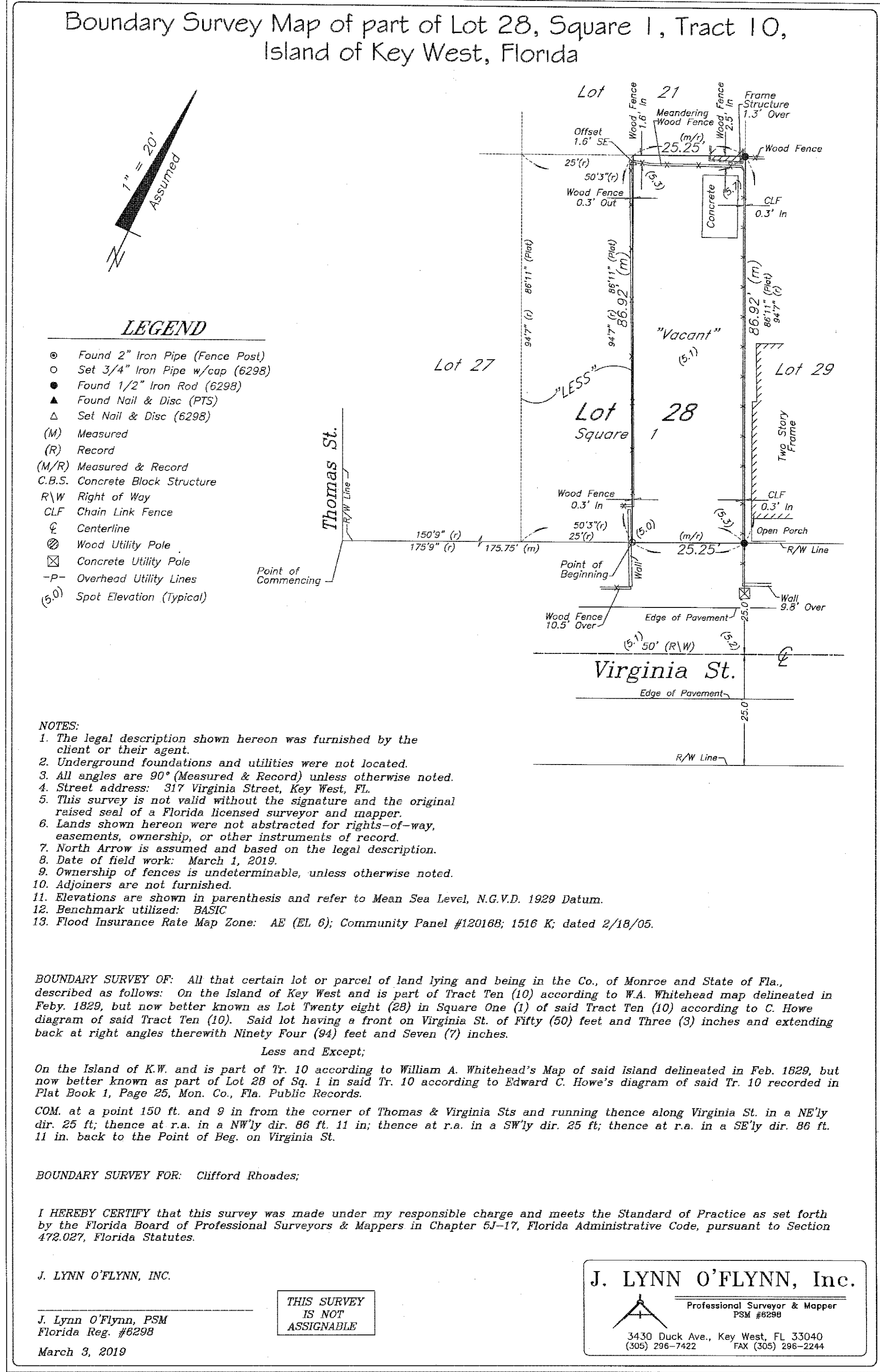
SHEET #



T S N

T. S. NEAL ARCHITECTS, INC.

#5	04-11-2018
REVISION #	DATE



SURVEY PROVIDED BY OWNER



22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

**A NEW RESIDENCE FOR
CLIFFORD RHOADES
317 VIRGINIA STREET
KEY WEST, F L 33040**

DRAWING TITLE:
PROPOSED FLOOR PLANS

DRAWN: EDSA / TSN

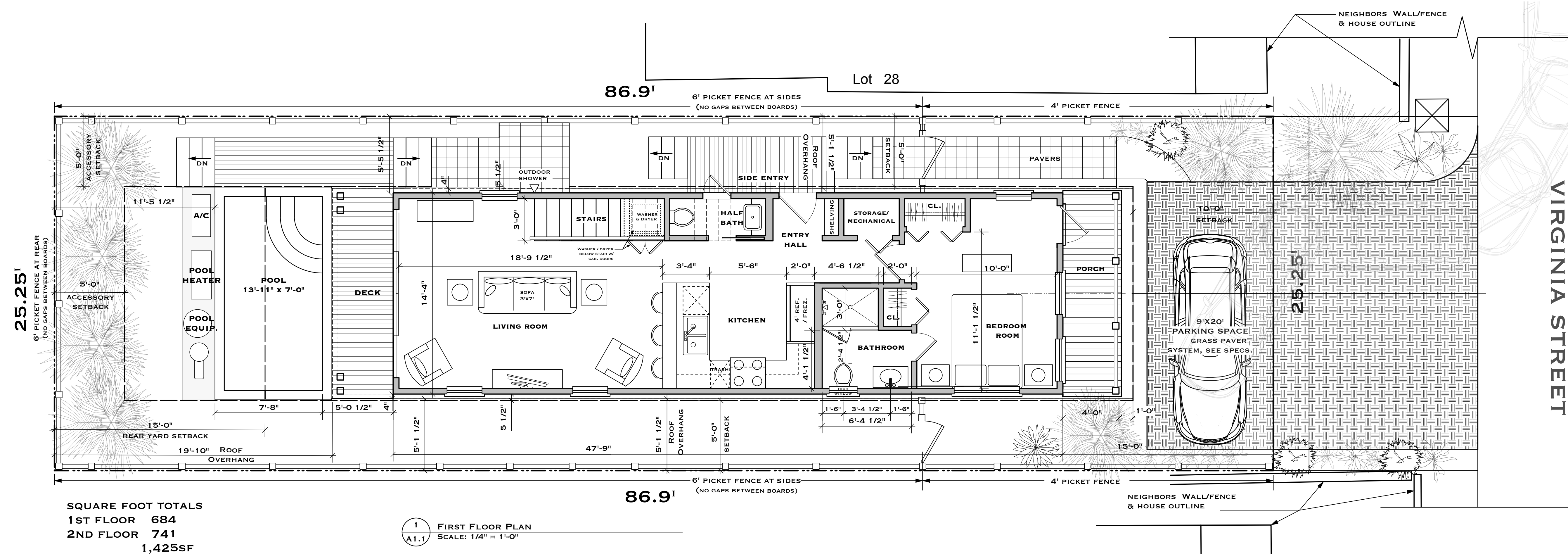
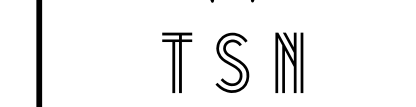
CHECKED: -

DATE: 04-27-2019

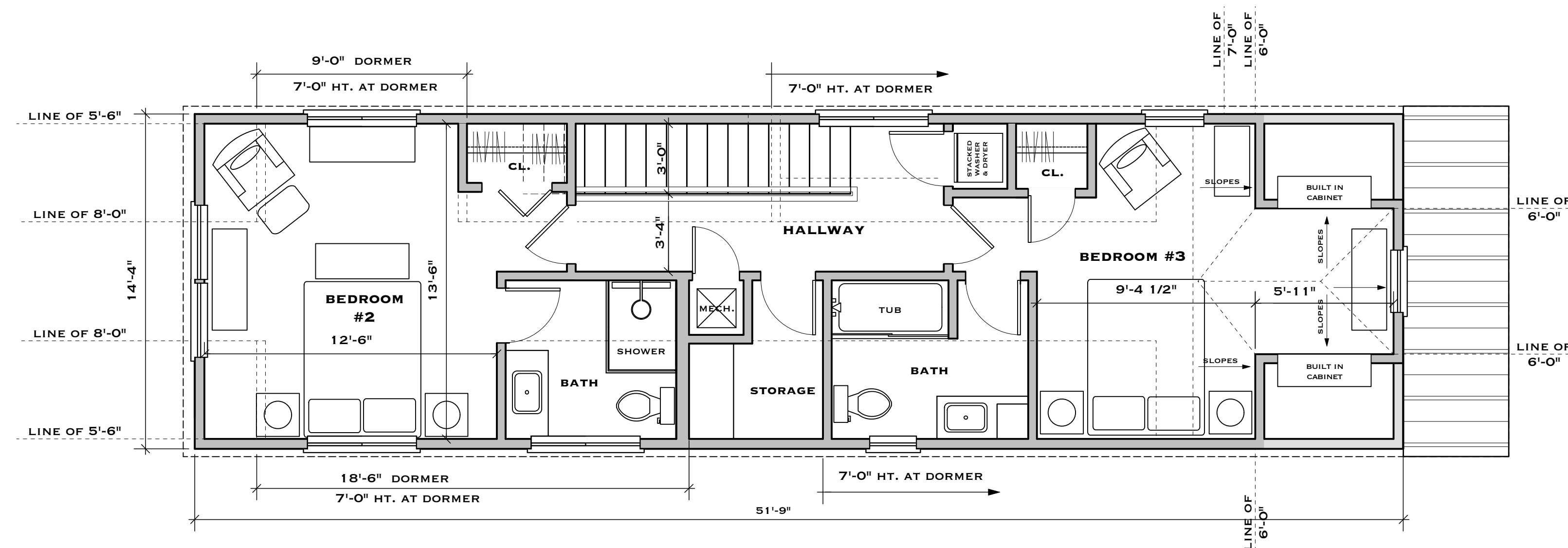
REVISION #	DATE
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A1.1

SHEET #



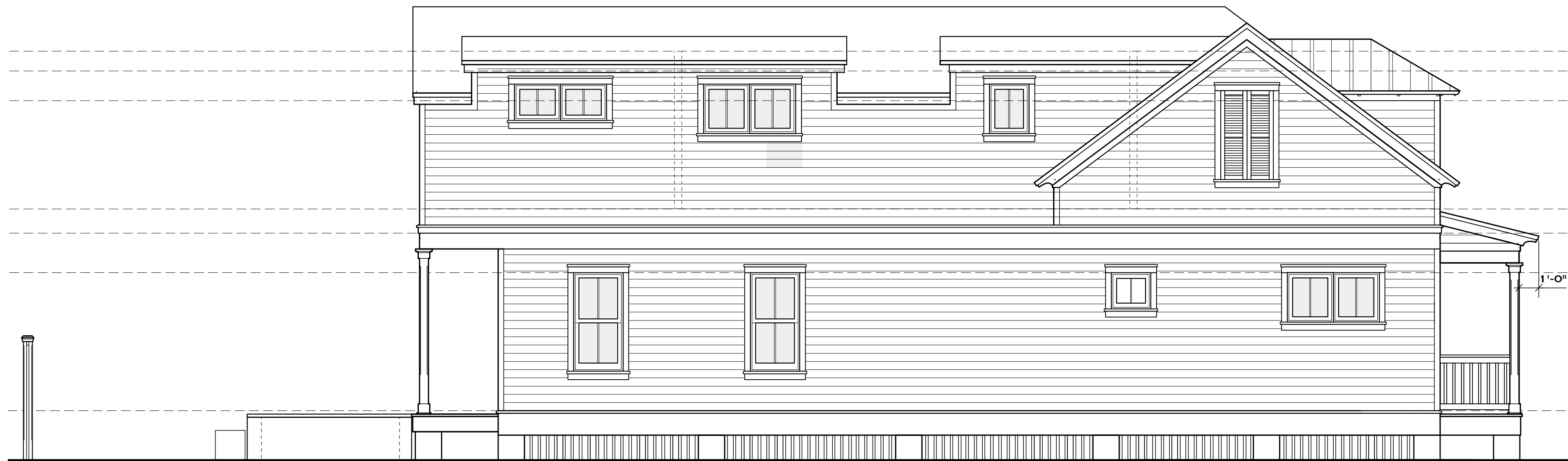
1
A1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



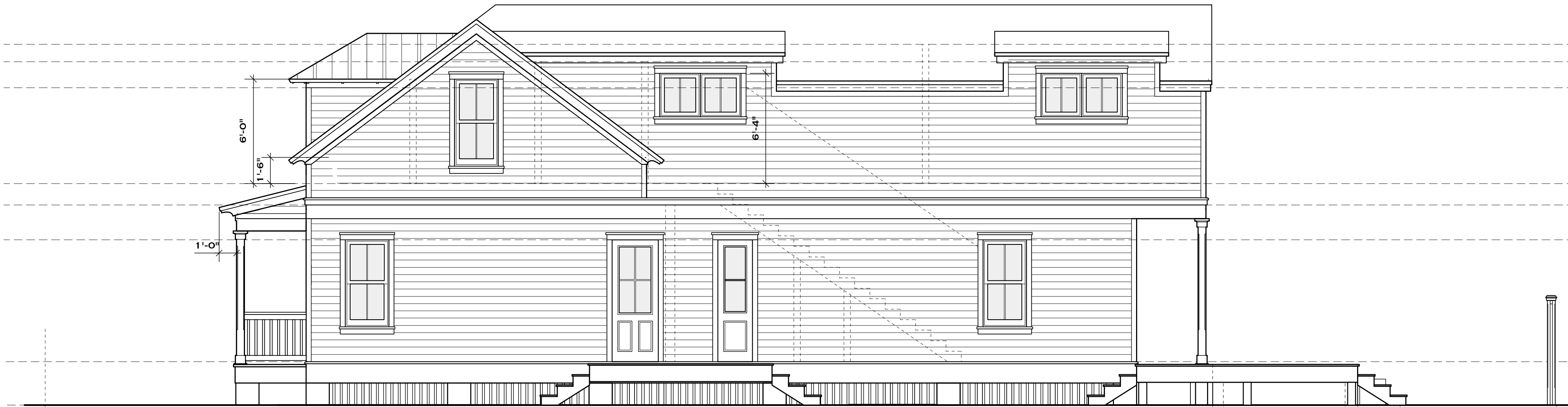
2 2ND FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



2 SIDE ELEVATION - WEST
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION - EAST
SCALE: 1/4" = 1'-0"

2ND FLOOR TYP.
CEILING HEIGHT

2ND FLOOR HEIGHT
1ST FLOOR
CEILING HEIGHT

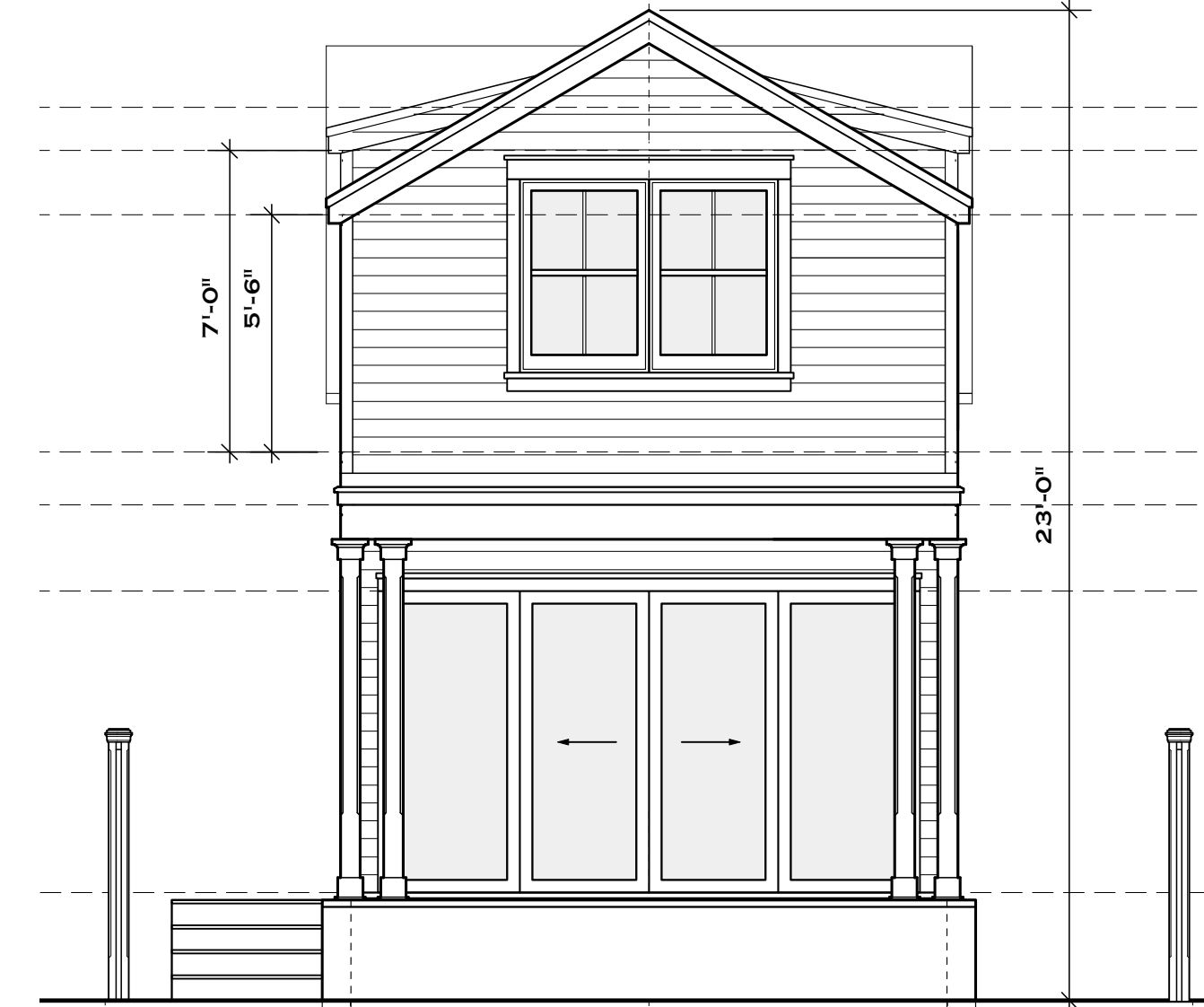
ELEV. 7'-0"
(AE 6, 6+1=7')

ELEV. 7'-0"
(AE 6, 6+1=7')

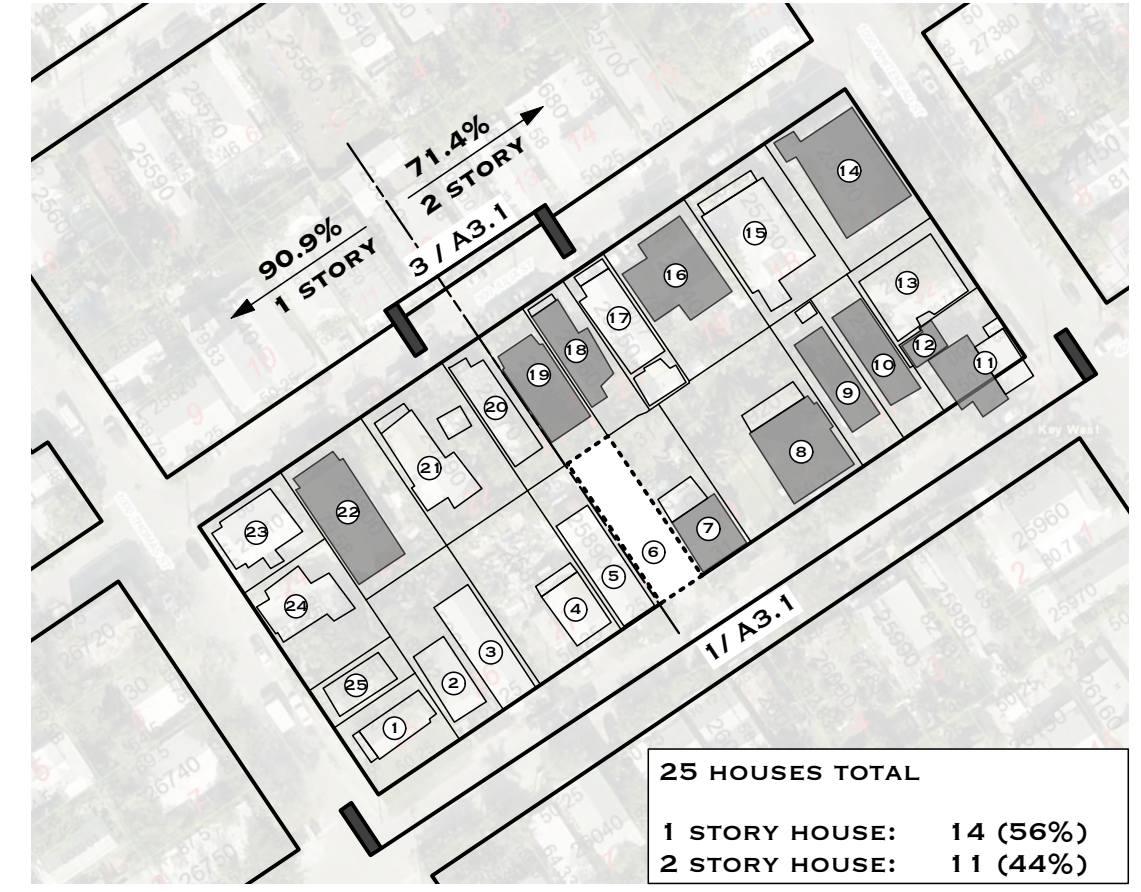
FINISH GRADE ELEV.
(5.15')



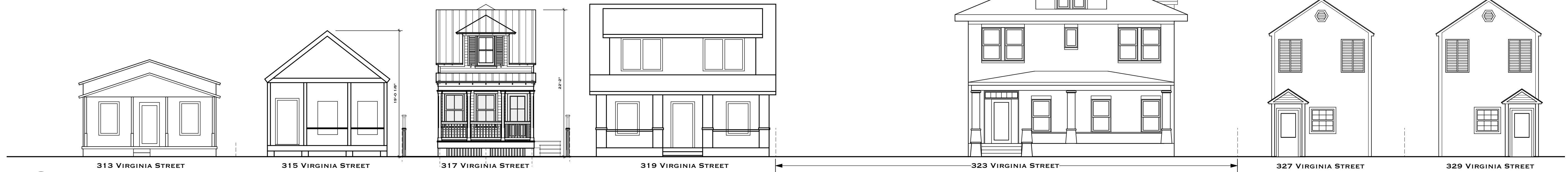
1 VIRGINIA STREET ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



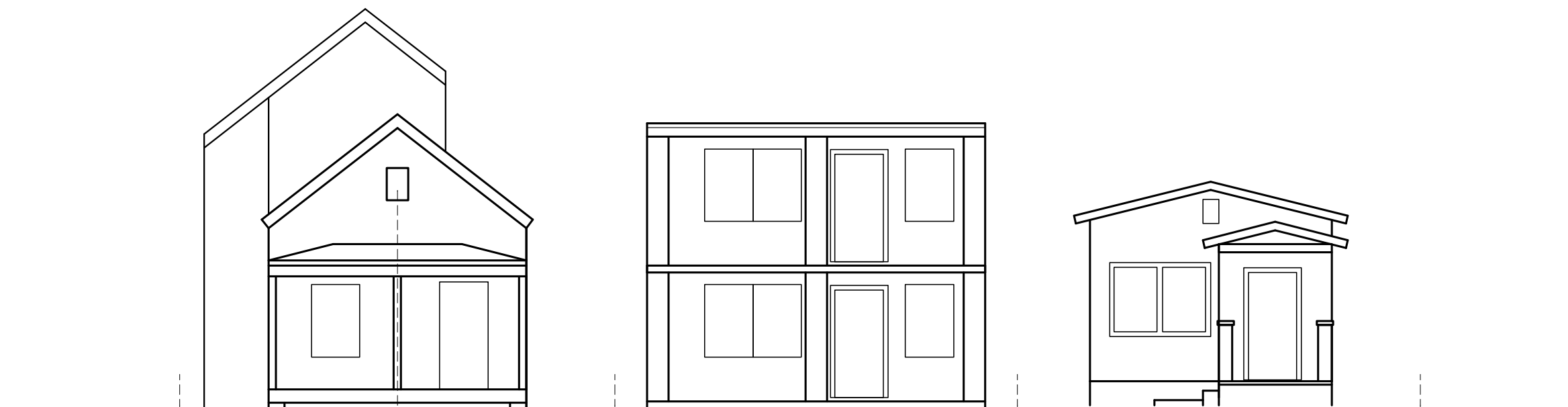
3 REAR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



1 VIRGINIA STREET STREETSCAPE
SCALE: 1/16" = 1'-0"



2 PARTIAL VIRGINIA STREET STREETSCAPE
SCALE: 1/8" = 1'-0"



3 PARTIAL JULIA STREET STREETSCAPE
SCALE: 1/8" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., May 28, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW WOOD FRAME RESIDENCE ON VACANT LOT.
SITE IMPROVEMENTS INCLUDING POOL, DECK, AND
FENCES.**

#317 VIRGINIA STREET

Applicant – Seth Neal, Architect Application #H2019-0011

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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 00025880-000000
Account# 1026646
Property ID 1026646
Millage Group 11KW
Location Address 317 VIRGINIA St, KEY WEST
Legal Description KW PB 1-25-40 PT LOT 28 SQR 1 TR 10 B OF W C-237 CO JUDGE DOCKET 10-9A OR1816-1543/44ORD/DIST(CTT)
(Note: Not to be used on legal documents.)
Neighborhood 6021
Property Class VACANT RES (0000)
Subdivision Tracts 10 and 15
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[MARRERO WILHELMINA](#)
 318 Truman Ave
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,726	\$1,726	\$1,725	\$1,502
+ Market Land Value	\$120,955	\$120,955	\$107,084	\$97,273
= Just Market Value	\$122,681	\$122,681	\$108,809	\$98,775
= Total Assessed Value	\$122,681	\$119,277	\$108,434	\$98,577
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$122,681	\$122,681	\$108,809	\$98,775

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	2,195.00	Square Foot	25.3	86.9

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1964	1965	1	100 SF	3
FENCES	1964	1965	1	804 SF	2

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[Trim Notice](#)**2018 Notices Only**

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, Permits, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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