



## Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: March 23, 2021  
December 16, 2020 - **Postponed**

Applicant: Spottswood, Spottswood, Spottswood and Sterling

Application Number: H2020-0037

Address: #914 Thomas Street

### Description of Work:

New frame house with off-street parking. New walkways and pool. New fences.

### Site Facts:

The site under review is a vacant lot behind the structure located at 916 Thomas Street. The address of the subject site is 914 Thomas Street. 914 and 916 Thomas Street make up the Thomas Street Homeowners Association (HOA), which was recorded in 2019.

The 1912 Sanborn map shows 3 structures on one lot: 914, 916 and 916½ Thomas Street. In 1912, 914 Thomas was a structure situated between 916 and 910 Thomas, with a frontage on the street. The structure at 916 Thomas sat where it still does today, and 916½ was a structure that sat directly behind 916 Thomas, where this application is now proposing a new structure. The structure that sat at 914 Thomas was razed around 1973, while the structure that sat at 916½ was razed sometime between 1948 and 1962.

A build-back letter was written for the lot at 914 Thomas Street in October 2017, establishing one residential dwelling unit on the property. The applicant has submitted a letter clarifying that this application is to be reviewed as a new residence, and not pursuant to the build-back letter.

### Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guideline 3.
- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 14 and 18.

## Staff Analysis:

This item was postponed from the December 16, 2020, HARC meeting. The design proposed in December was a 1,700 square foot “eyebrow” structure, which reached a maximum height of 27.5 feet. When considering the immediate context, staff found the previous design to be out of scale.

A revised design is now proposed for review. The newly proposed design maintains the total living area at 1,700 square feet, but the style is no longer to be considered that of an “eyebrow.” The proposed height has been reduced from 27.5 to approximately 23.7 feet. Off-street parking, walkways, a pool, and fencing are still part of this application.

The height of the new design appears to be just under 4 feet taller than the height of the existing structure at 916 Thomas.

All new roofing material is to be 5 v-crimp metal. The siding of the new structure is to be painted HardiePlank lap siding with Hardie trim.

The design also includes two covered porches, one at the front and one at the rear. The porches are to be wood with composite decking and Hardie trim.

This proposal also includes a ribbon driveway for off-street parking, new walkways, a 22-foot by 8-foot in-ground pool, and fencing.

## Consistency with Cited Guidelines:

It is staff’s opinion that the proposed design does not meet the cited guidelines.

While the scale and massing have been reduced since the project was last presented in December, staff still believes that elements of the form and proportions of the proposed structure are incompatible with the immediate context. The paragraph under guideline 4 on page 38-e of the Guidelines for New Construction reads, “Proposals must respect the distinctive character of the immediate area by following the existing scale, height, **building and roof forms**, rhythm, **proportions** and materials. New development can achieve compatibility with nearby architecture through setback, **roof pitch and shape**, building materials, windows and doors, **ratio of solid vs. void**, height, width, and massing. It must be visually harmonious with adjacent buildings and public spaces.” Staff feels that the proposed roof form is out of character of the immediate area and is not visually harmonious with the surrounding context. The proportion and ratio of the roof seem irregular and unbalanced with the rest of the building form when viewed from each elevation.

Guidelines 1 and 2 under New Construction speak to the compatibility of new proposals with the character of the area in which they are to be located. The proposed roof form does not reflect the character of the district, sub-area, or block. Guidelines 11 and 14 under New Construction address the need for consistency in scale, form, massing, and proportion when new buildings are compared to adjacent buildings of same land use. While scale and massing have been improved since this project was last presented, form and proportion—of the roof form, specifically—appear incompatible with the adjacent context. Guidelines 12 and 18 under New Construction, as

well as guideline 3 under Roofing, all speak to roof forms proposed in new construction being compatible with surrounding roof forms. Guideline 18 under New Construction specifies that new proposals should, “Use roof forms that appear similar to the established range of roof shapes of same typology in the immediate surrounding area and are compatible with the architectural style of a new building.” The roof shape that is proposed is not similar to any established roof shape in the area.

Overall, staff feels that the form and proportion of the roof on the proposed design is out of character for the district and does not resemble any established roof form in the area. The irregularity of form and unbalanced proportions of the proposed roof affect the overall design and make the proposal incompatible with the surrounding context.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



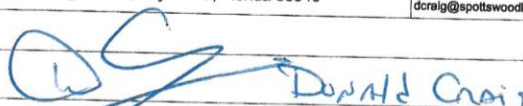
City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA # 2020-0037	REVISION # 1	INITIAL & DATE 2/22/2021
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	914 Thomas Street, Key West Florida 33040		
NAME ON DEED:	Thomas St Partners LLC	PHONE NUMBER	863 602 0332
OWNER'S MAILING ADDRESS:	2209 Long Leaf Circle Lakeland, FL 33810	EMAIL	ironwoodvg@tampabayrr.com
APPLICANT NAME:	Spottswood, Spottswood, Spottswood and Sterling PLLC	PHONE NUMBER	305 294 9556
APPLICANT'S ADDRESS:	500 Fleming Street, Key West, Florida 33040	EMAIL	dcralg@spottswoodlaw.com and erica@spottswoodlaw.com
APPLICANT'S SIGNATURE:			DATE 10/27/2020 2-19-21

**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 ☒

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>	
<b>GENERAL:</b>	Replacement of a two story residence which burned down with a new 1 and 1/2 residence, offstreet parking, walkways and a pool together with fencing
<b>MAIN BUILDING:</b>	Create a new 1700 sq. ft. one and a half story residence behind an existing residence. The new residence is one of many two-story and 1.5 story residences in the immediate area (please see street elevations). The new structure is shielded from Thomas St. by the structure in front and by heavy vegetation. The new structure is designed as an "eyebrow" structure to minimize mass and scale. The proposed home has been re-designed and reduced in size in response to staff comments
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>	

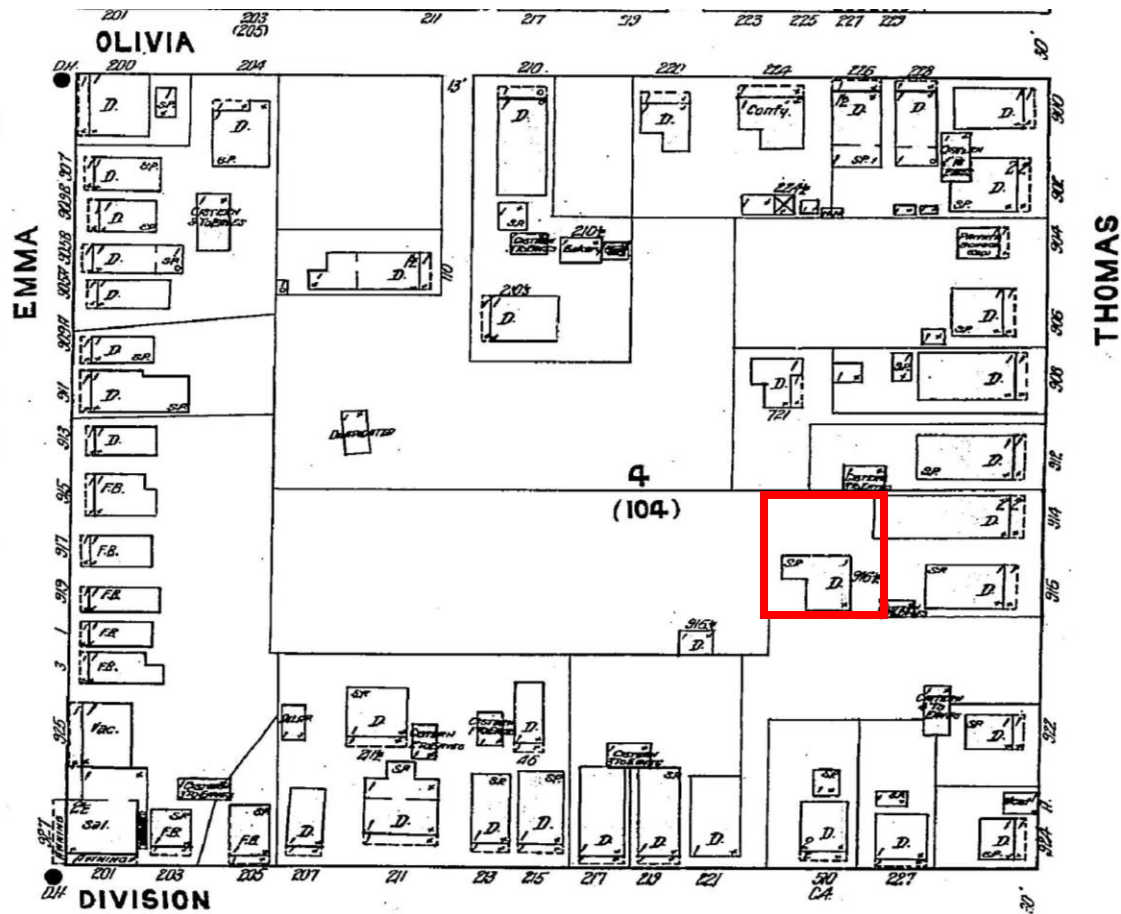
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: yes brick pavers	FENCES: yes wooden fences
DECKS: yes wooden deck	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Landscaping will be added	a swimming pool will be added
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
AC Condensers will be used	

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:		

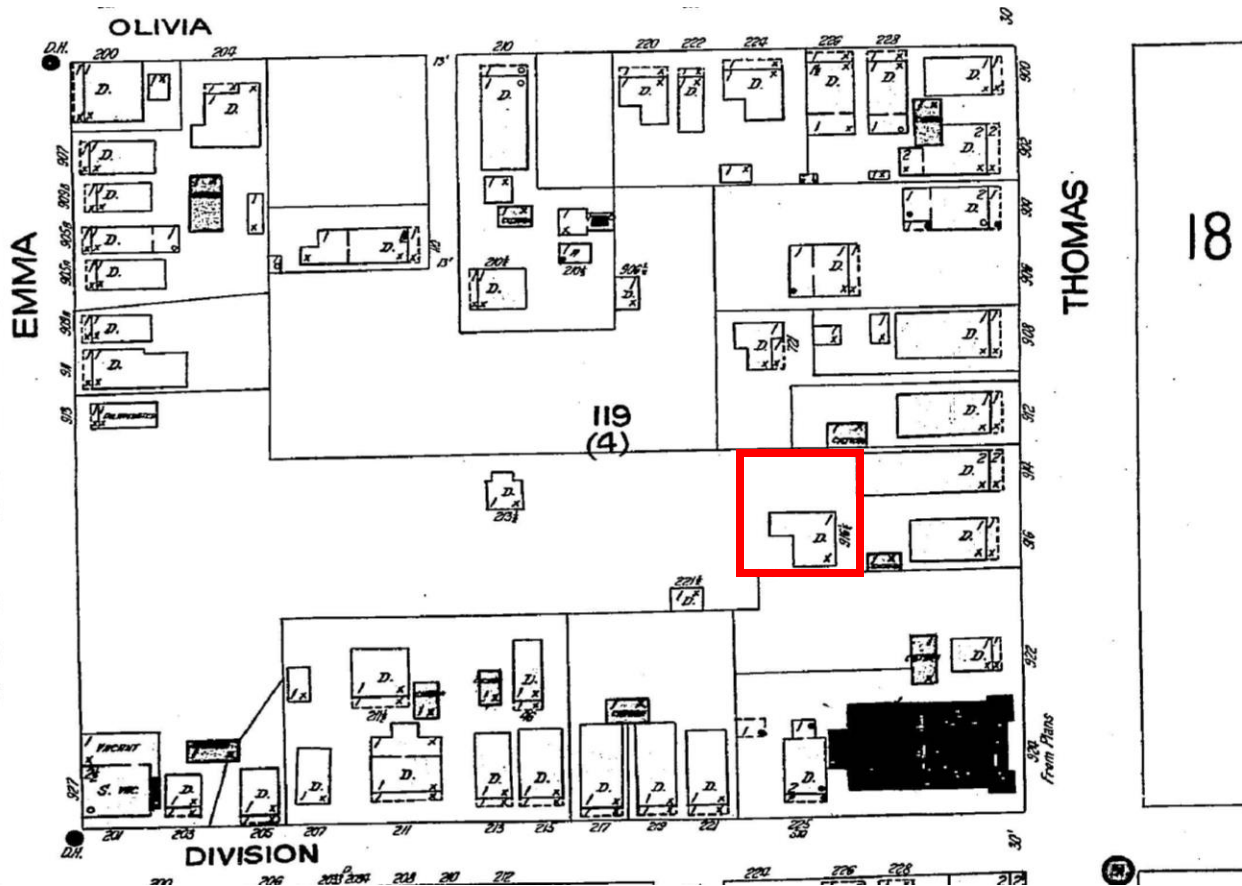
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# SANBORN MAPS

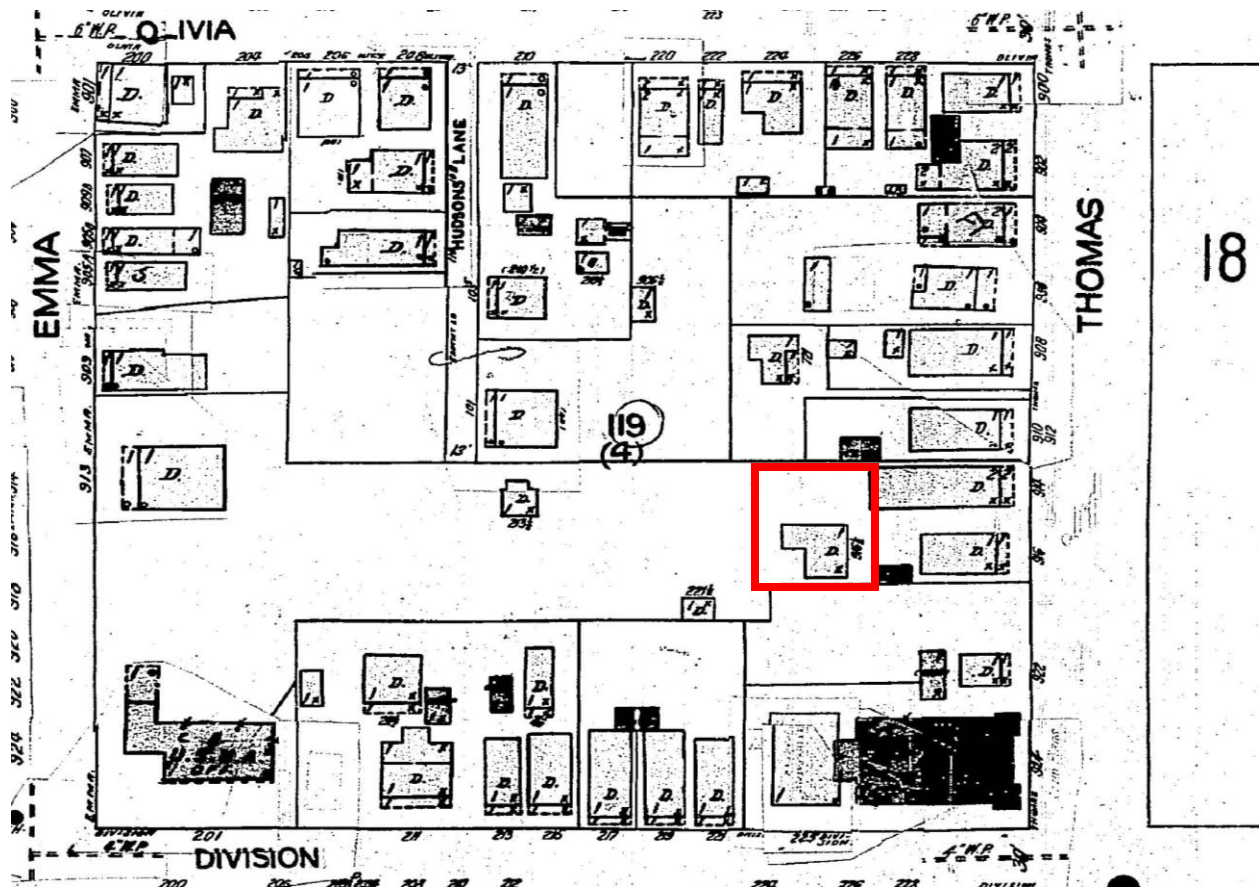


1912 Sanborn map indicating the location of the newly proposed structure.

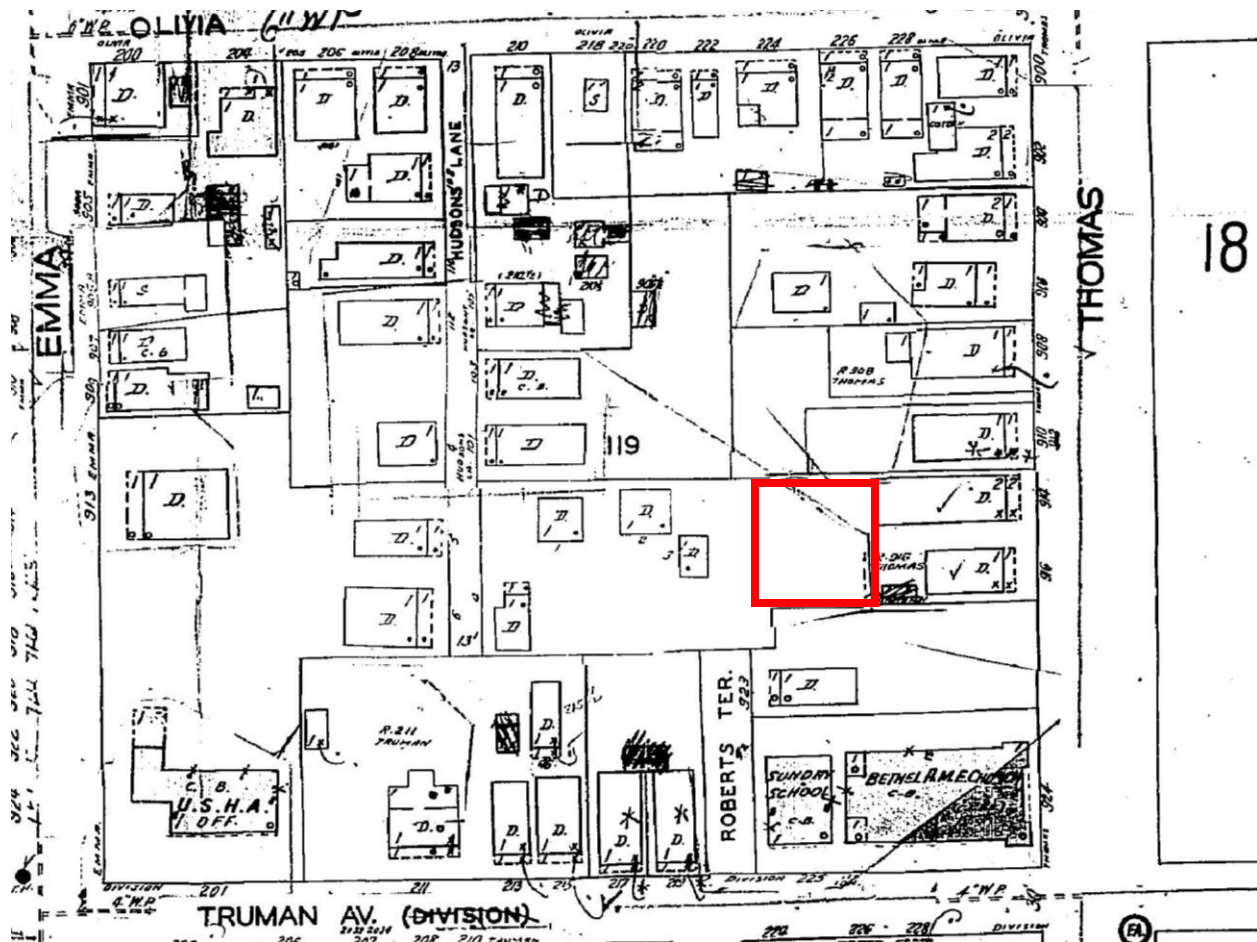




1926 Sanborn map indicating the location of the newly proposed structure.



1948 Sanborn map indicating the location of the newly proposed structure.



1962 Sanborn map indicating the location of the newly proposed structure.

# PROJECT PHOTOS



1965 photo of the structure that once fronted 914 Thomas Street. The structure was razed in 1973.





1965 photo of the structure at 916 Thomas Street. The structure that stood directly behind it at 916½ Thomas Street was razed sometime between 1948 and 1962.



Photo of 916 Thomas Street.





Photo of 914 Thomas Street lot entry.





Photo of 910 Thomas Street.



Photo of 922 Thomas Street.





Photo of 911 Thomas Street.



Photo of 917 Thomas Street.





Photo of 927 & 921 Thomas Street.



Photo looking at entry parking.





Photo looking from front right to front left corner.



Photo looking from front right to back right corner.





Photo looking from front right to back left corner.



Photo looking from back left to back right corner.





Photo looking from back right corner to front left.



Photo of back right corner – view of 3 Hutchinson Lane and 219 Olivia Street.

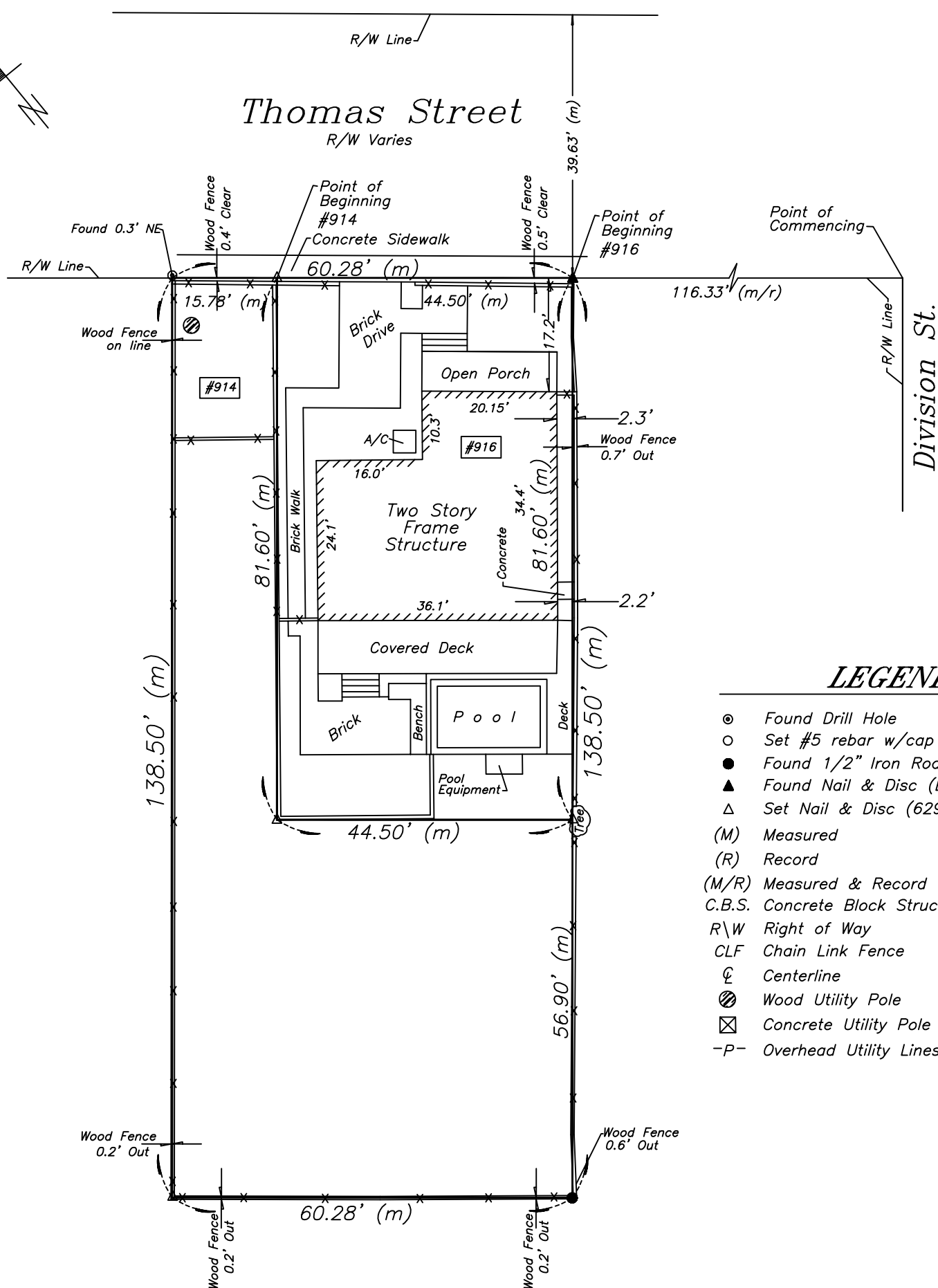
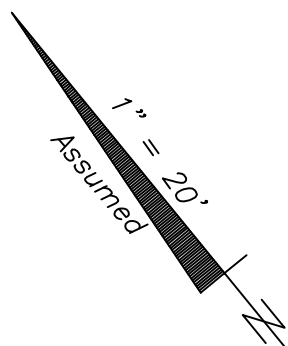




Photo looking at front right corner from center – view of 910 Thomas Street.

# SURVEY

Boundary Survey Map of Lot 4, Square 4 of C.W. Tift's Diagram  
on the Island of Key West



LEGEND

- ⊙ Found Drill Hole
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (LB 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

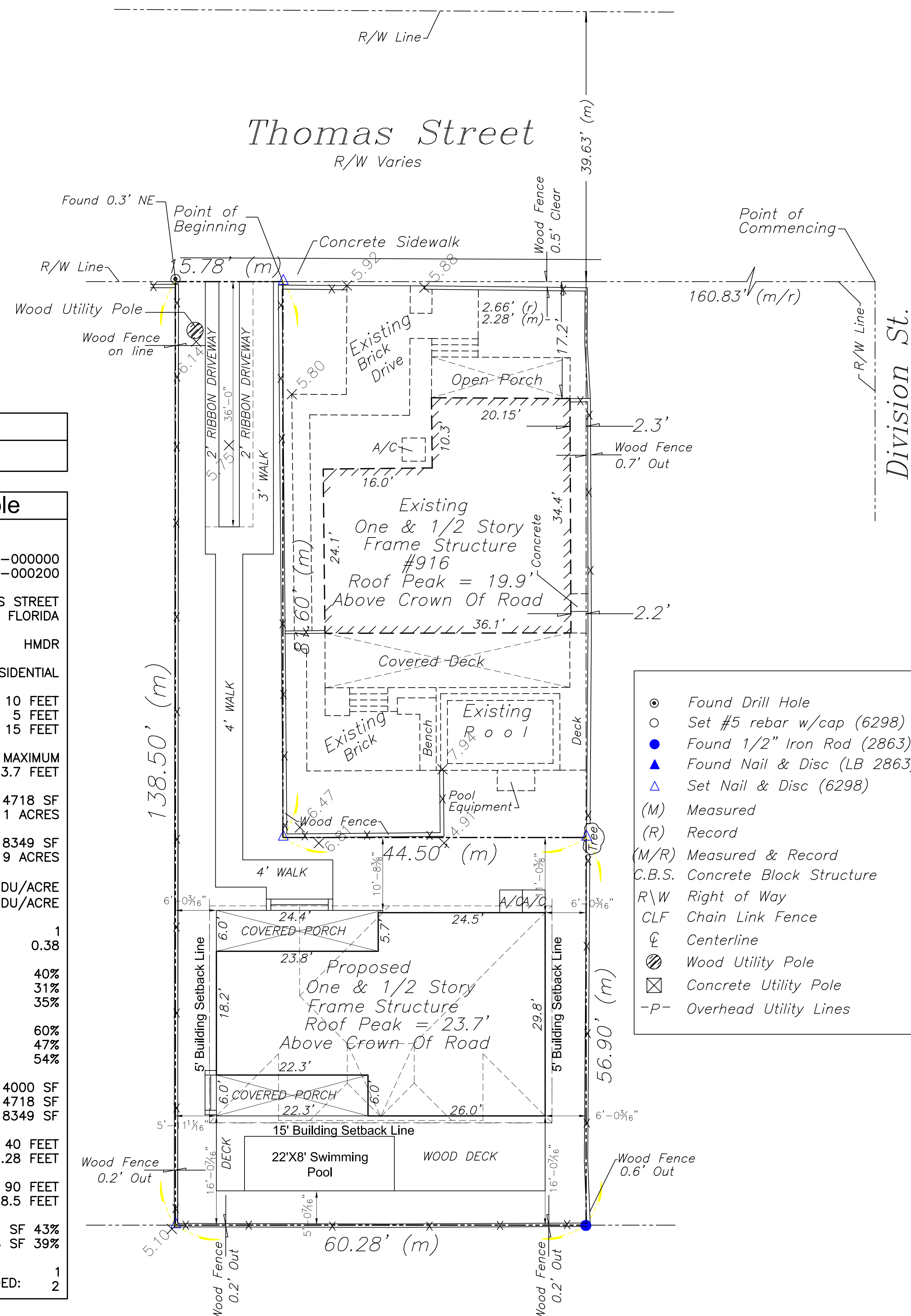
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN





1.) THE EXISTING SITE IS VACANT

1.) THE EXISTING SITE IS VACANT

**DESCRIPTION:**

**PARCEL ID NUMBER:** 00015050-000000  
& 00015050-000200

**PROJECT ADDRESS:** 914 THOMAS STREET  
KEY WEST, FLORIDA

**ZONING:** HMDR

**USE:** SINGLE FAMILY RESIDENTIAL

**MINIMUM SETBACKS:** FRONT: 10 FEET  
SIDE: 5 FEET  
REAR: 15 FEET

**BUILDING HEIGHT ALLOWED:** 30 FEET MAXIMUM  
**ACTUAL BUILDING HEIGHT:** 23.7 FEET

**SITE AREA:** 4718 SF  
0.11 ACRES

**MASTER PARCEL AREA:** 8349 SF  
0.19 ACRES

**MAXIMUM DENSITY ALLOWED:** 16 DU/ACRE  
**ACTUAL DENSITY:** 10.09 DU/ACRE

**MAXIMUM FLOOR AREA RATIO:** 1  
**ACTUAL FLOOR AREA RATIO:** 0.38

**MAXIMUM BUILDING COVERAGE:** 40%  
**ACTUAL BUILDING COVERAGE:** 31%  
**MASTER PARCEL BUILDING COVERAGE:** 35%

**MAXIMUM IMPERVIOUS SURFACE RATIO:** 60%  
**ACTUAL IMPERVIOUS SURFACE RATIO:** 47%  
**MASTER PARCEL IMPERVIOUS SURFACE RATIO:** 54%

**MINIMUM LOT SIZE:** 4000 SF  
**ACTUAL LOT SIZE:** 4718 SF  
**MASTER PARCEL LOT SIZE:** 8349 SF

**MINIMUM LOT WIDTH:** 40 FEET  
**ACTUAL LOT WIDTH:** 60.28 FEET

**MINIMUM LOT DEPTH:** 90 FEET  
**ACTUAL LOT DEPTH:** 138.5 FEET

**OPEN SPACE:** 2049 SF 43%  
**MASTER PARCEL OPEN SPACE:** 3258 SF 39%

**REQUIRED OFF-STREET PARKING SPACES:** 1  
**ACTUAL OFF-STREET PARKING SPACES PROVIDED:** 2

*All that parcel of land lying in Key West, Monroe County, Florida, and more particularly described as: Commencing 116.33 feet from the corner of Thomas and Division (Truman Avenue) Streets and running thence along Thomas Street in a Northwesterly direction 2.66 feet; thence at right angles in a Southwesterly direction 138 feet, 6 inches; thence at right angles in a Southeasterly direction 2.66 feet; thence at right angles in a Northeasterly direction 138 feet, 6 inches to the Place of Beginning on Thomas Street.*

Project No. APC-1934 - Scale: 1"=10'-0"

**Thomas Street Residence II**  
914 Thomas Street

**Key West, Florida**

Date Issued: 10-02-20

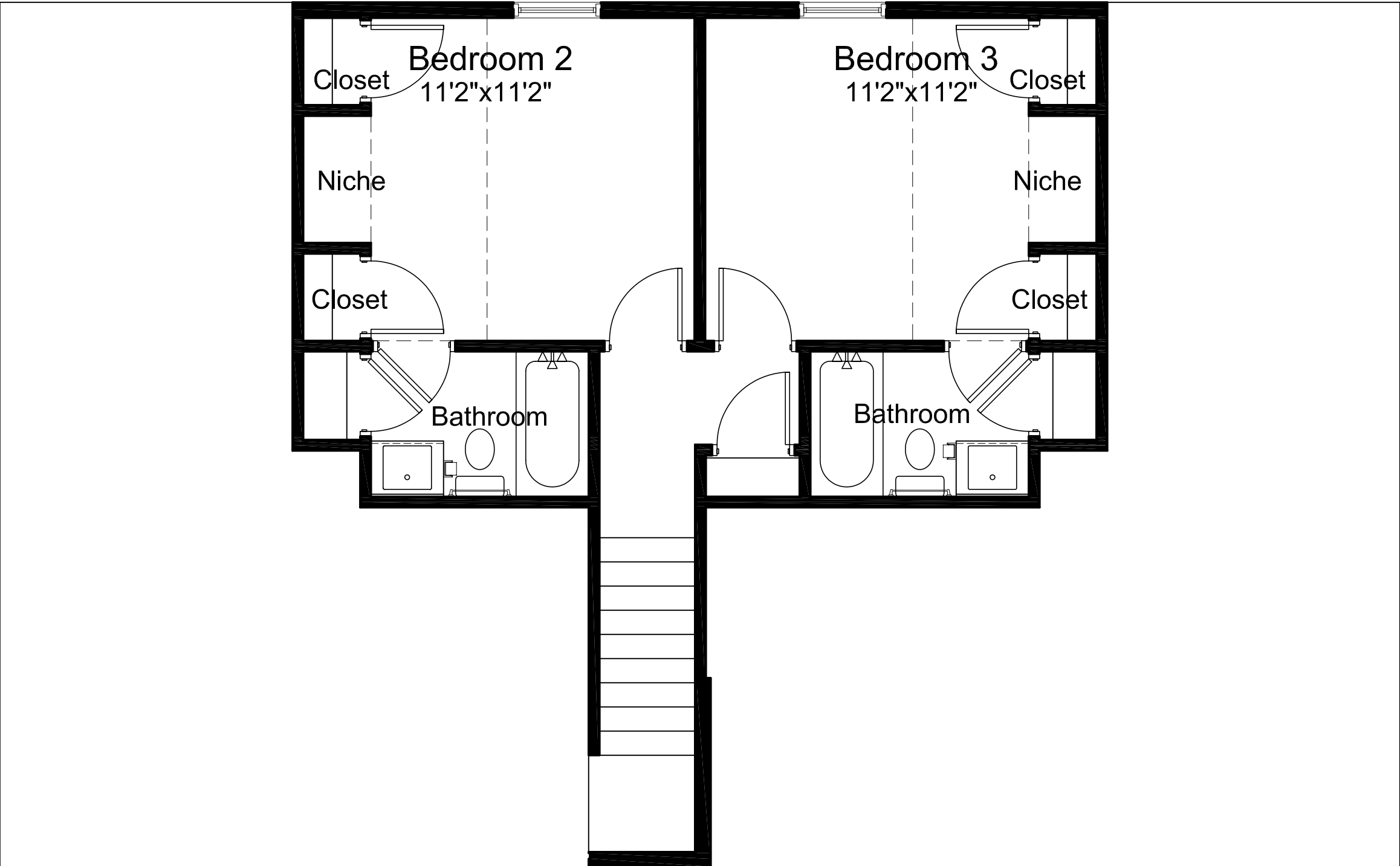
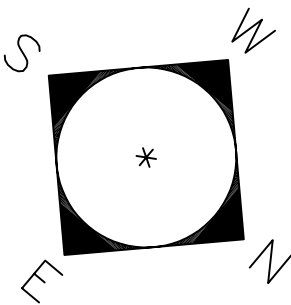
# Site Plan

**ALDERMAN Planning**  
COMPANY

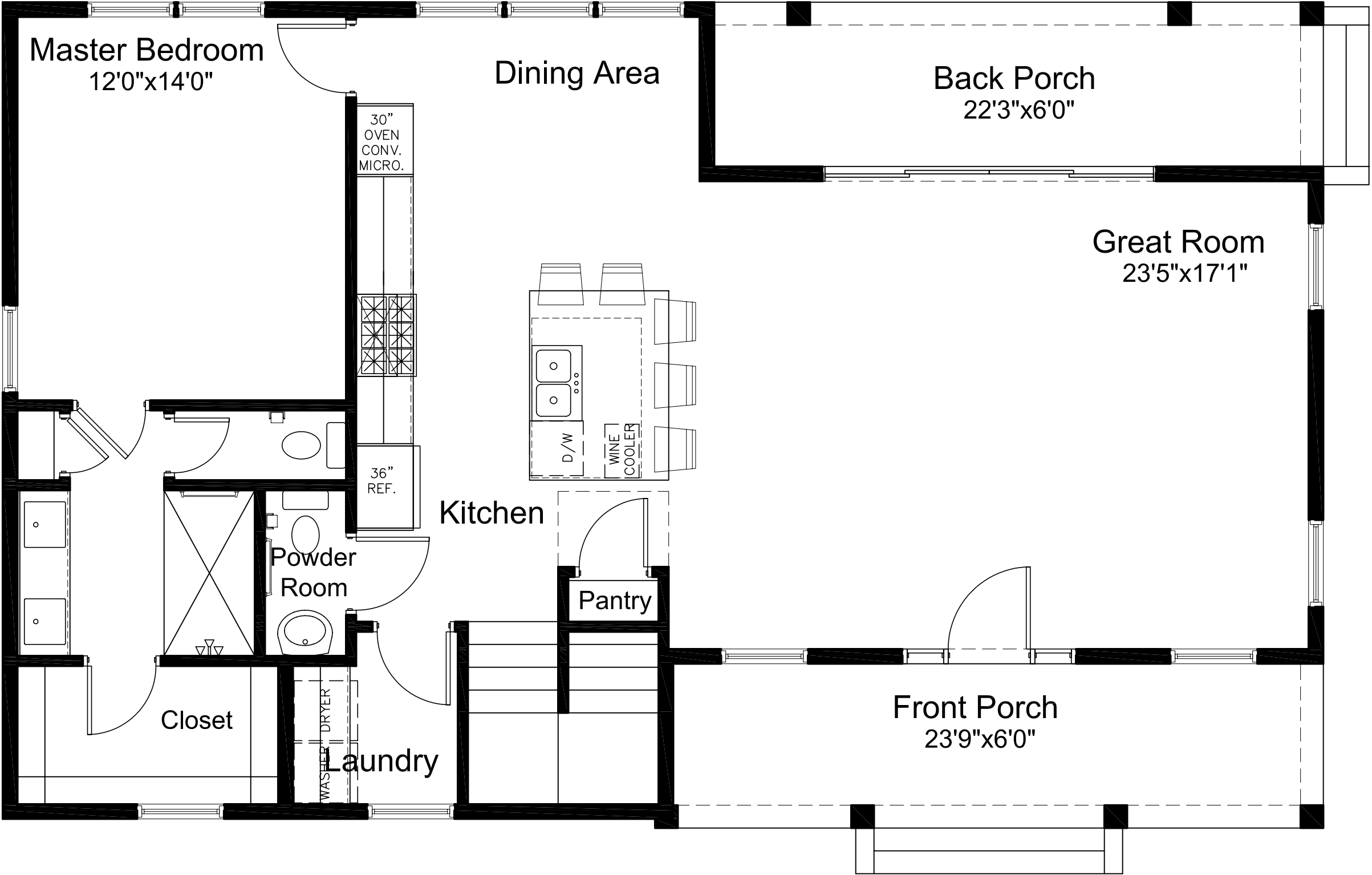
Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

Sheet

## A.0.1



Second Floor Plan



First Floor Plan

Area Tabulation	
LIVING AREA:	
FIRST FLOOR:	1171 SqFt
SECOND FLOOR:	531 SqFt
TOTAL LIVING:	1702 SqFt
COVERED AREAS:	277 SqFt
TOTAL UNDER ROOF:	1979 SqFt

Project No. APC-1934 - Scale: 1/4"=1'-0"

0'1'2'4'6'8'10'

16

**Thomas Street Residence II**  
914 Thomas Street  
Key West, Florida

Date Issued: 10-02-20		Revision:	
No.:	Date:		

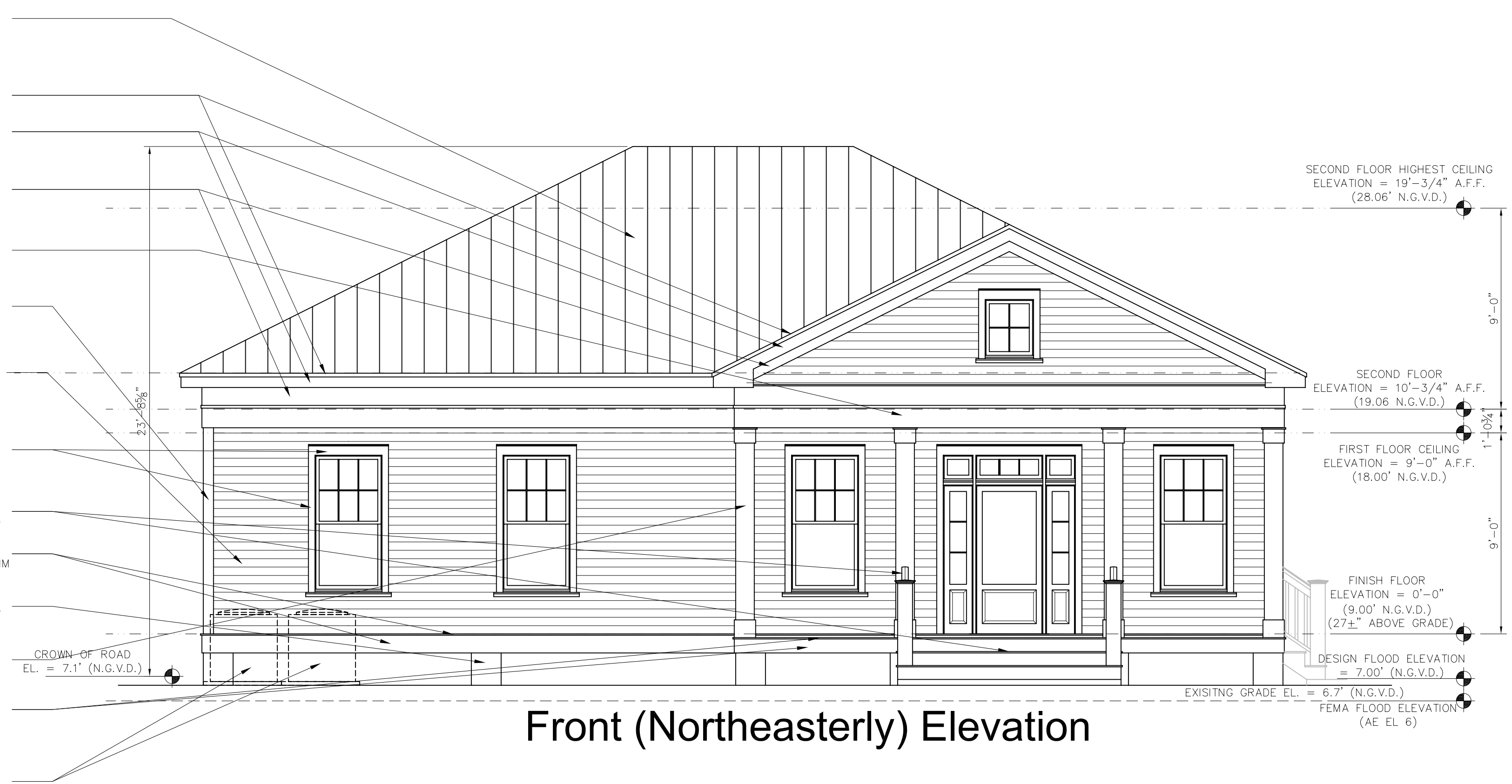
**Floor Plans**

**ALDERMAN Planning**  
COMPANY  
Phone: 813.833.5161  
617 Marshall Street, Lexington, VA 24450





Left Side (Southeasterly) Elevation



Front (Northeasterly) Elevation



Right Side (Northwesterly) Elevation



Rear (Southwesterly) Elevation

Notes	
1.)	WINDOWS: INSULATED VINYL IMPACT
2.)	DOORS: FIBERGASS IMPACT

Project No. APC-1934 - Scale: 1/4"=1'-0"

16

8

4

2

1

0

16

8

4

2

1

0

Thomas Street Residence II

914 Thomas Street

Key West, Florida

Date Issued: 10-02-20

No.:

Date:

Revision:

Elevations

ALDERMAN Planning

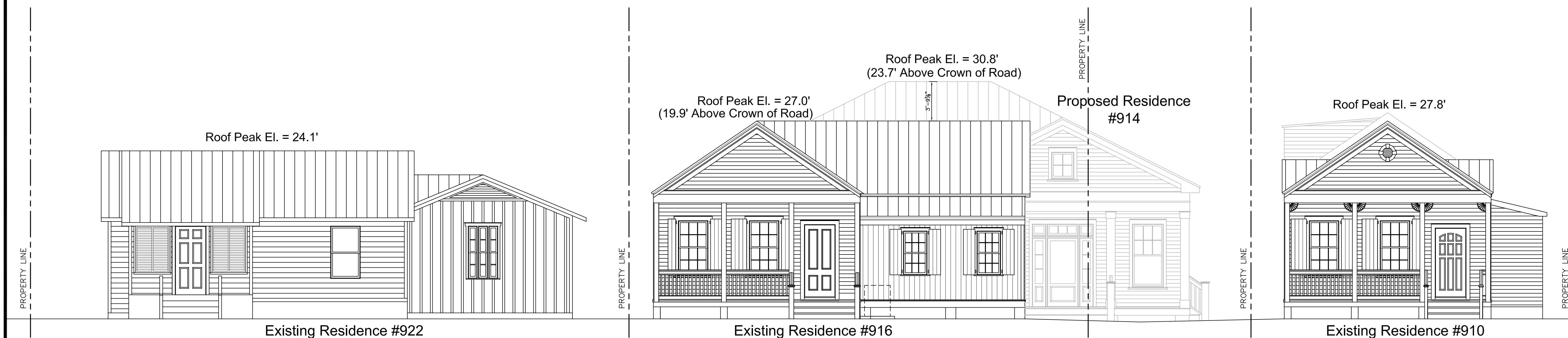
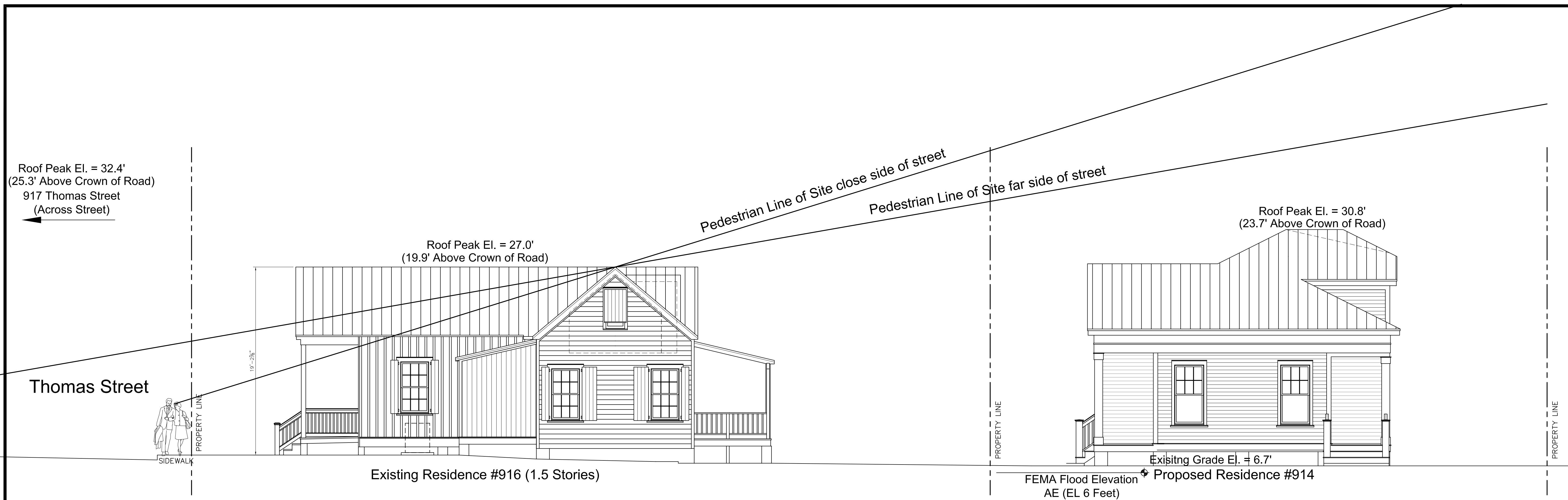
COMPANY

Phone: 813.833.5161

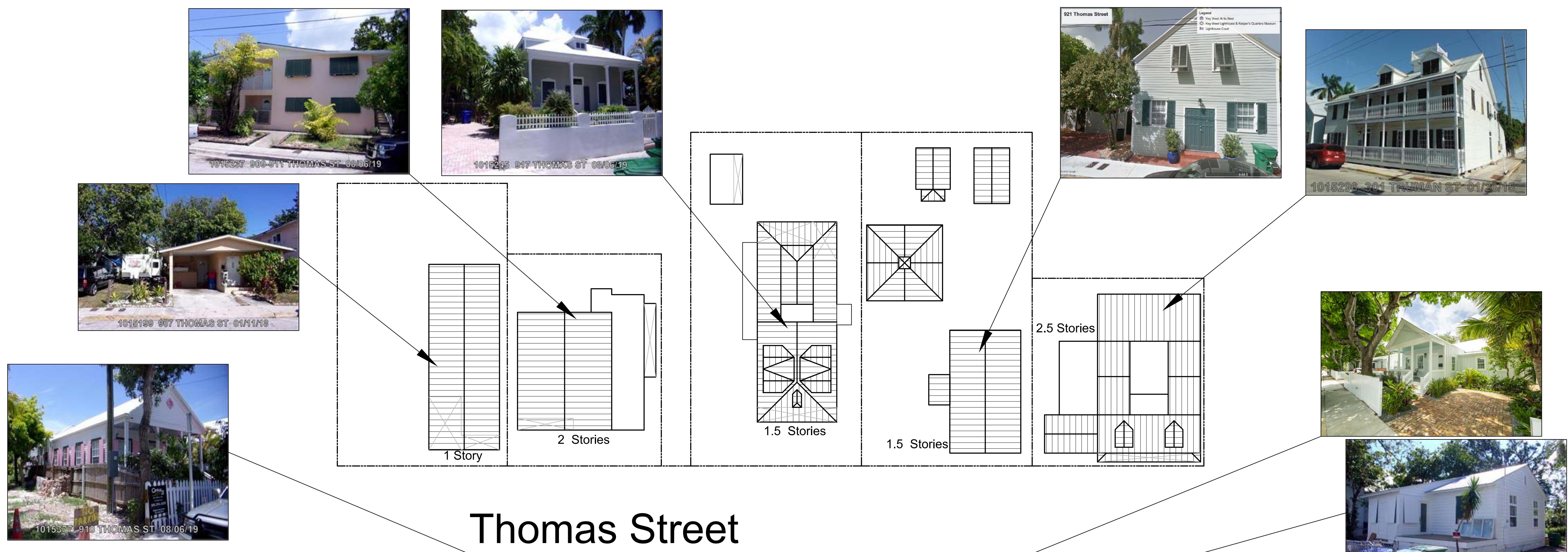
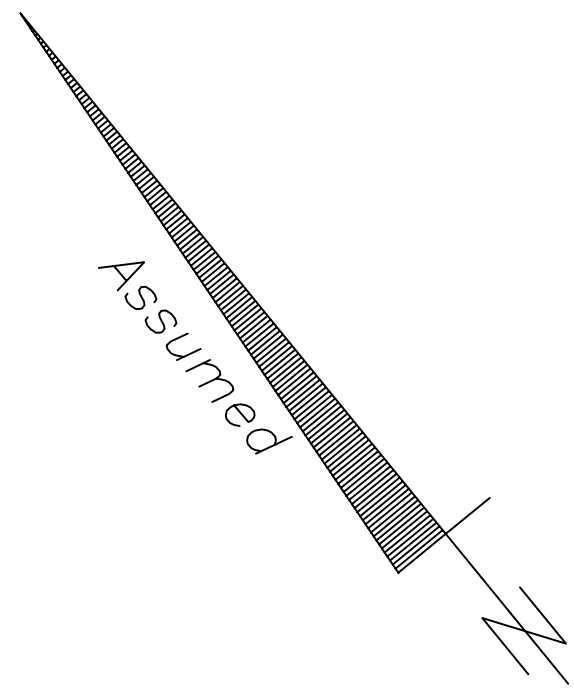
617 Marshall Street, Lexington, VA 24450

Sheet

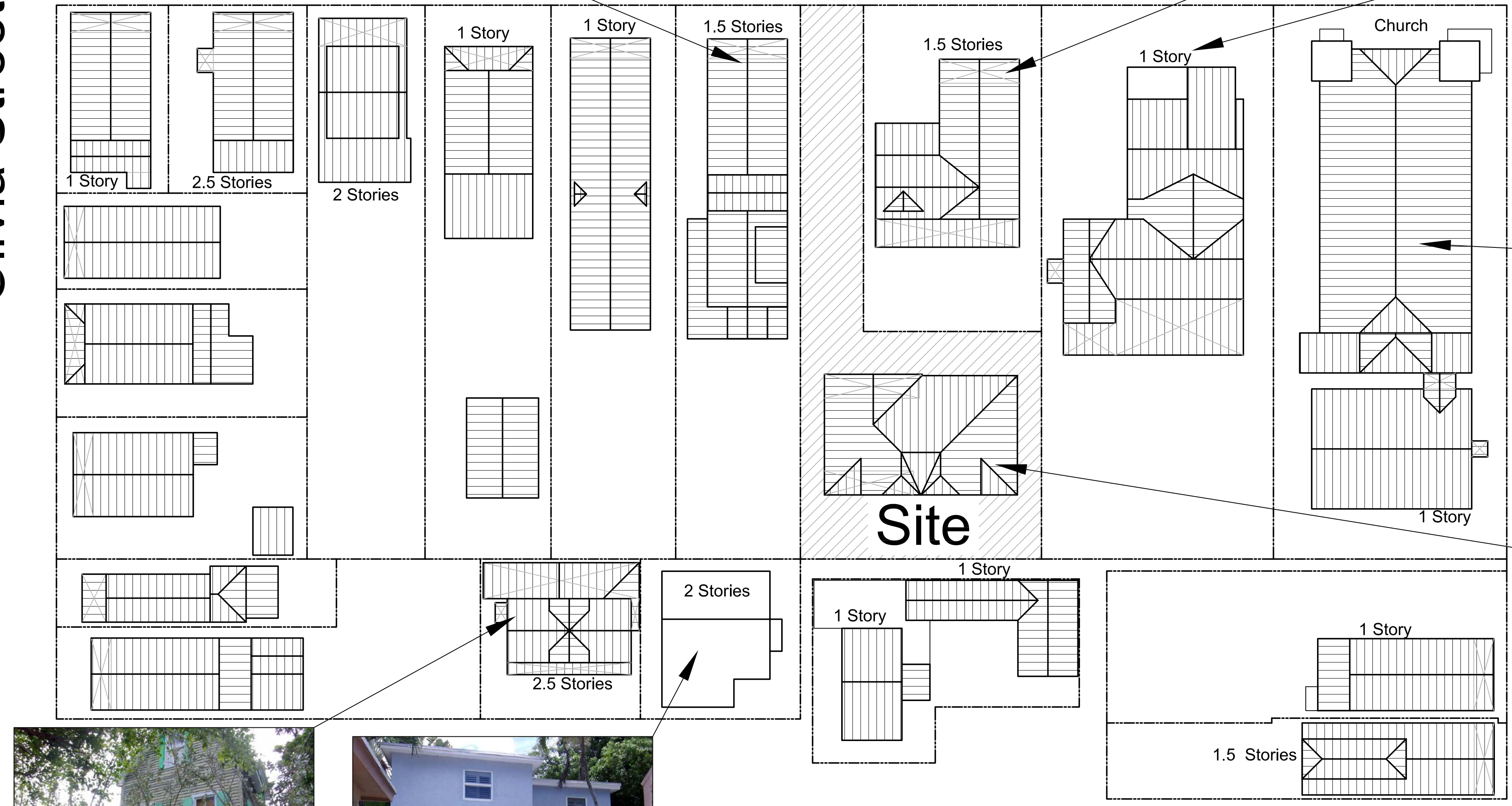
A.2.1







Olivia Street



Truman Avenue



**Exhibit 2**

**ALDERMAN Planning**  
COMPANY  
Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

Date Issued: 10-02-20

No.:  
Date:  
Revision:

Project No. APC-1934 - Scale: 1"=20'-0"

**Thomas Street Residence II**  
914 Thomas Street  
Key West, Florida

Sheet

**E.1.2**



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 23, 2021 at City Hall, 1300 White Street**, Key West, Florida. 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](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

## **NEW ONE AND A HALF-STORY STRUCTURE.**

### **#914 THOMAS STREET**

**Applicant – Spottswood, Spottswood, Spottswood and Sterling**

**Application #H2020-0037**

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](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 Barry Barroso, 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: 914 Thomas Street on the 16<sup>th</sup> day of March, 2021.

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 3/23/21, 2021.

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 \_\_\_\_\_.

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

**Signed Name of Affiant:**

Barry Barroso  
**Date:** 3-16-21  
**Address:** 1014 White St  
**City:** Key West  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of March, 2021.

By (Print name of Affiant) Barry Barroso who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Cornelia Jacobs  
Print Name: Cornelia Jacobs  
Notary Public - State of Florida (seal)  
My Commission Expires: 12-17-21



CORNELIA W. JACOBS  
Commission # GG 285036  
Expires December 17, 2022  
Bonded Thru Budget Notary Services











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# 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 00015050-000200  
 Account# 9104458  
 Property ID 9104458  
 Millage Group 11KW  
 Location 914 THOMAS ST, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR4 TR3 G11-244 (AKA UNIT 914 THOMAS ST HOA) OR946-1481D/C OR946-1482/87 OR951-1909/10 OR946-1488D/C OR946-1490/92 OR992-916/917 OR992-918/19 OR1077-375 OR1099-263 OR1107-1635 OR1122-145/46 OR1168-761 OR1168-1024/1025F/J OR1304-1/2 OR1514-1459/61 OR2321-421C OR2779-2196D/C OR2897-1009/10 OR2976-706DEC  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class VACANT RES (0000)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing

**Owner**

[THOMAS ST PARTNERS LLC](#)  
 6565 Heritage Park Pl  
 Lakeland FL 33813

**Valuation**

	2019
+ Market Improvement Value	\$0
+ Market Misc Value	\$0
+ Market Land Value	\$326,500
= Just Market Value	\$326,500
= Total Assessed Value	\$326,500
- School Exempt Value	\$0
= School Taxable Value	\$326,500

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	4,087.00	Square Foot	0	0

**View Tax Info**

[View Taxes for this Parcel](#)

**Map**

TRIM Notice

Trim Notice

2019 Notices Only

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

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[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

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Developed by



[Version 2.3.48](#)