Historic Architectural Review Commission
Staff Report for Item 11

To:	Acting Chairman Richard McChesney and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	August 23, 2016
Applicant:	Anthony Sarno, Architect
Application Number:	H16-03-0056
Address:	#1117 South Street

Description of Work:

Demolition of rear addition.

Site Facts:

The building under review, build in 1925, is a contributing resource to the historic district. According to the Sanborn maps, the house is a frame structure with veneer brick. The northeast corner of the house historically used to be an open porch that on latter days was enclosed. The existing east addition covered by the eaves is not historic.

In July 21, 2016, the project received Planning Board approval for a variance on building coverage for an increase of 1.6% because of the rear addition.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of a non- historic rear addition and shed. The Sanborn maps clearly depict a different footprint on the northeast corner of

the house as what is existing. The removal of the non-historic elements will allow the requested rear addition to the house.

Since the elements to be demolished are non-historic, this review shall be based on section 102-218 (b), which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits 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 non-historic elements on the house will not jeopardize the historic character of the neighborhood.

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

The proposed elements to be demolished are not historic.

(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.*

The non-historic elements are not significant or important in defining the historic character of the site.

(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 shed or rear addition of the house will not qualify to be contributing elements to the historic fabric in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition as it complies with the criteria for demolition stated in the Land Development Regulations. If approved this will be the only reading required.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

$50.00 APPLICATION FEE NON-REFUNDABLE

City of Key West
3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040
Phone: 305.809.3956
www.cityofkeywest-fl.gov

HARC PERMIT NUMBER	BUILDING PERMIT NUMBER	INITIAL & DATE

FLOODPLAIN PERMIT	REVISION #

FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO _____%

ADDRESS OF PROPOSED PROJECT:	1117 South Street, Key West, Florida 33040	# OF UNITS 1
RE # OR ALTERNATE KEY:	00040210-000000	
NAME ON DEED:	Joseph Francis Moody and Tina Colleen Moody	PHONE NUMBER (801) 244-3328
OWNER'S MAILING ADDRESS:	1117 South Street Key West, Florida 33040	EMAIL jmoody112@aol.com
CONTRACTOR COMPANY NAME:		PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:		EMAIL
ARCHITECT / ENGINEER'S NAME:	Anthony Architecture, LLC	PHONE NUMBER 305.395.2846
ARCHITECT / ENGINEER'S ADDRESS:	1615 United Street Key West, Florida 33040	EMAIL anthony@anthonyarchitecture.com

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: X **YES** ___ **NO (SEE PART C FOR HARC APPLICATION.)**

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE: X **ONE OR TWO FAMILY** ___ **MULTI-FAMILY** ___ **COMMERCIAL** ___ **NEW** X **REMODEL**
___ **CHANGE OF USE / OCCUPANCY** X **ADDITION** ___ **SIGNAGE** ___ **WITHIN FLOOD ZONE** _____
X **DEMOLITION** X **SITE WORK** X **INTERIOR** X **EXTERIOR** ___ **AFTER-THE-FACT**

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Project includes replacement of windows and doors, renovation of non-historic additions, rear addition, restoration of the brick facade, repair of metal shingle roofing with grey coating to create watertight roof system, fencing, landscaping, and inground pool with water feature. Refer to cover letter and drawings for detailed scope of work.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:	QUALIFIER PRINT NAME:
Joseph Francis Moody Tina Colleen Moody	Anthony D. Sarno
OWNER SIGNATURE: Tina Moody	QUALIFIER SIGNATURE:
Notary Signature as to owner: Colleen Fuller	Notary Signature as to qualifier: Stacy L. Gibson
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 29th DAY OF July, 20 16.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 22nd DAY OF March, 20 16.
NOTARY PUBLIC COLLEEN L. FULLER Notary Public, State of Florida Commission# FF 237246 My comm. expires June 3, 2019	STACY L. GIBSON Commission # FF 170806 Expires October 22, 2018 Bonded Thru Troy Fain Insurance 800-385-7019
Personally known or produced Florida Driver Licenses as identification	Personally known or produced _____ as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: _X__ MAIN STRUCTURE ____ ACCESSORY STRUCTURE _x__ SITE

ACCESSORY STRUCTURES: _x_ GARAGE / CARPORT _x_ DECK _x_ FENCE _X_ OUTBUILDING / SHED

FENCE STRUCTURES: _x_ 4 FT. _x_ 6 FT. SOLID ___ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: _x_ INGROUND ___ ABOVE GROUND ___ SPA / HOT TUB _x_ PRIVATE ___ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: _x__ NEW ___ ROOF-OVER ___ TEAR-OFF _x_ REPAIR ___ AWNING
____ 5 V METAL ___ ASPLT. SHGLS. _x_ METAL SHGLS. ___ BLT. UP ___ TPO ___ OTHER

FLORIDA ACCESSIBILITY CODE: ___ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ____ # OF SINGLE FACE ____ # OF DOUBLE FACE ____ REPLACE SKIN ONLY ___ BOULEVARD ZONE
____ POLE ___ WALL ___ PROJECTING ___ AWNING ___ HANGING ___ WINDOW
SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

_____ MECHANICAL: ___ DUCTWORK ___COMMERCIAL EXH. HOOD ___ INTAKE / EXH. FANS ___ LPG TANKS
A / C: ___ COMPLETE SYSTEM ___ AIR HANDLER ___ CONDENSER ___ MINI-SPLIT

_____ ELECTRICAL: ___ LIGHTING ___ RECEPTACLES ___ HOOK-UP EQUIPMENT ___ LOW VOLTAGE
SERVICE: ___ OVERHEAD ___ UNDERGROUND ___ 1 PHASE ___ 3 PHASE _____ AMPS

_____ PLUMBING: ___ ONE SEWER LATERAL PER BLDG. ___ INGROUND GREASE INTCPTRS. ___ LPG TANKS
RESTROOMS: ___ MEN'S ___ WOMEN'S ___ UNISEX ___ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: **PAINTING SINGLE FAMILY: $10** **STAFF APPROVAL: $50** **COMMISSION REVIEW $100**

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: _X_GENERAL _x_DEMOLITION ___SIGN ___PAINTING ___OTHER

ADDITIONAL INFORMATION:_____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Windows and Doors	Aluminum Frame	Wood Impact / Aluminum Impact at addition
Siding	Wood	Wood / Hardieboard at addition
Metal Roof Shingles	Metal	Metal with grey coating
Brick Facade	Brick	Cleaned Brick

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ___ **BUSINESS SIGN** ___ **BRAND SIGN** ___ **OTHER:** _____

BUSINESS LICENSE # **IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE** _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:	INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.	

OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVIEW	
____ APPROVED ____ NOT APPROVED	____DEFERRED FOR FUTURE CONSIDERATION	____ TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS: House is listed as contributing. Guidelines for additions / ordinance for demolition - non-historic. Guidelines for windows - decks - pools.		
HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.
IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- 16-01 · 0056

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

The proposed demolition is to non-historic portions of the home, including a partial demolition of a Northwest rear addition to accommodate new sliding doors, removal of a rear shed that is in poor condition, and partial demolition of a Northeast rear addition to allow expansion to the rear for a master bedroom. Restoration of deteriorated wood

OR THAT THE BUILDING OR STRUCTURE;

(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.

Not applicable. The proposed demolition is to non-historic elements. Restoration is to period representative condition.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Not applicable. The proposed demolition is to non-historic elements.

(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.

Restoration is to period representative condition. Structure is not associated with the life of a person significant in the past.

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

Not the site of an historic event with a significant effect upon society.

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

Does not.

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

Proposed demolition is to non-historic elements. Restoration is to period representative condition.

(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.

Not applicable.

(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.

Not applicable.

(i) Has not yielded, and is not likely to yield, information important in history.

Has not and is not likely to yield information important to history.

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____Yes Number of pages and date on plans _____

_X_____No Reason Plans included are design plans, with construction plans to follow after approval.

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The proposed demolition is to non-historic elements at the rear of the existing home. The neighborhood character will not be altered.

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

The proposed demolition is to non-historic elements at the rear of the property and will not alter the relationship between neighboring buildings.

AND

(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.

The proposed demolition is to non-historic elements at the rear of the existing home and will not impact the neighborhood character. Only restoration is being done to facade.

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

Demolition is proposed to non-historic elements, leaving the original historic home intact.

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 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 there will be a final inspection 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: Tina C Moody	DATE AND PRINT NAME: Joseph F. Moody 7/29/16 Tina C Moody 7/29/16

OFFICE USE ONLY

BUILDING DESCRIPTION:				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ **TWO YEAR EXPIRATION DATE** _____	Staff Comments

City of Key West
Planning Department

Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Joseph Francis Moody & Tina Colleen Moody authorize
Please Print Name(s) of Owner(s) as appears on the deed

Anthony D. Sarno of Anthony Architecture, LLC
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Signature of Owner

Tina Colleen Moody
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this March 21st, 2016
Date

by JOSEPH F. & TINA C. MOODY.
Name of Owner

He/She ~~is personally known to me or has~~ presented Florida Driver's Licenses as identification.

COLLEEN L. FULLER
Notary Public, State of Florida
Commission# FF 237246
My comm. expires June 3, 2019

Notary's Signature and Seal

Colleen L Fuller
Name of Acknowledger typed, printed or stamped

FF237246
Commission Number, if any

City of Key West
Planning Department

Verification Form
(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as President
(print name) *(print position: president, managing member)*

of Anthony Architecture, LLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1117 South Street, Key West, Florida 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this January 21, 2016 by
date

ANTHONY D. SARNO
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Stacy L Gibson
Notary's Signature and Seal

STACY L. GIBSON
Commission # FF 170806
Expires October 22, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

STACY L. GIBSON
Name of Acknowledger typed, printed or stamped

FF # 170806
Commission Number, if any

Doc# 2062275 02/02/2016 9:55AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

02/02/2016 9:55AM
DEED DOC STAMP CL: Krys $5,530.00

Prepared by and return to:
Erica Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: **15-695-EB**
Purchase Price: $790,000.00

Doc# 2062275
Bk# 2780 Pg# 703

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **29th** day of **January, 2016** between **Dianne M. Murray, a married woman, formerly known as Dianne M. Owen,** whose post office address is **30 Floral Avenue, Key West, FL 3304**030 Floral Avenue, Key West, FL 33040, grantor, and **Joseph Francis Moody and Tina Colleen Moody, husband and wife** whose post office address is **1406 Olivia Street, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

> **On the Island of Key West and known on William A. Whitehead's Map delineated in February, A. D. 1829, as a Part of Tract Eighteen (18) but particularly described as being Part of Lot Sixteen (16) and all of Lot Twenty (20) according to George W. Nichols subdivision of Tract Eighteen (18), Diagram of which is recorded in Plat Book One (1) and Page 42, Monroe County, Florida Records. Being better described as follows:**
>
> **Commencing at a point on the Northeast side of South Street, distant Southwesterly from the corner of White and South Streets One Hundred Forty-Four (144) feet, Nine (9) inches; running thence along South Street in a Southwesterly direction Seventy-Eight (78) feet, Six (6) inches; thence at right angles in a Northwesterly direction Ninety-Two (92) feet, Six (6) inches; thence at right angles in a Northeasterly direction seventy-Eight (78) feet, Six (6) inches; thence at right angles in a Southeasterly direction Ninety-Two (92) feet, Six ((6) inches to the Point of Beginning.**
>
> **Parcel Identification Number: 00040210-000000**
>
> **Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**
>
> **The property herein conveyed does NOT constitute the Homestead property of the Grantor, as defined under the Florida Constitution.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Erica H Sterling

Witness Name: MARY E. TURSO

Dianne M. Murray (Seal)
Dianne M. Murray

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of January, 2016 by Dianne M. Murray, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MARY E. TURSO
MY COMMISSION EXPIRES
May 16, 2017
#FF 018940
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

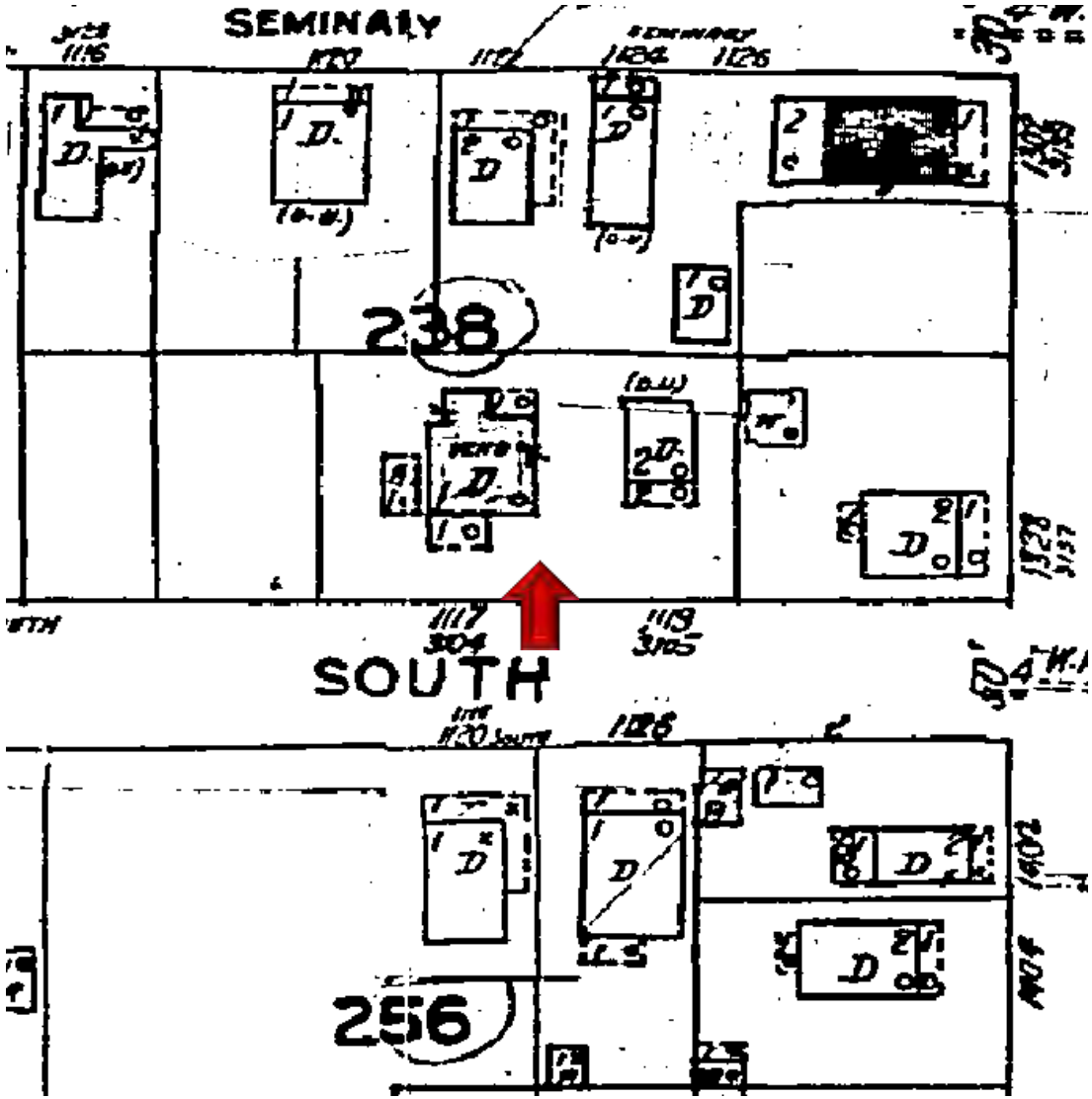
Printed Name: MARY E. TURSO

My Commission Expires: 5/16/17

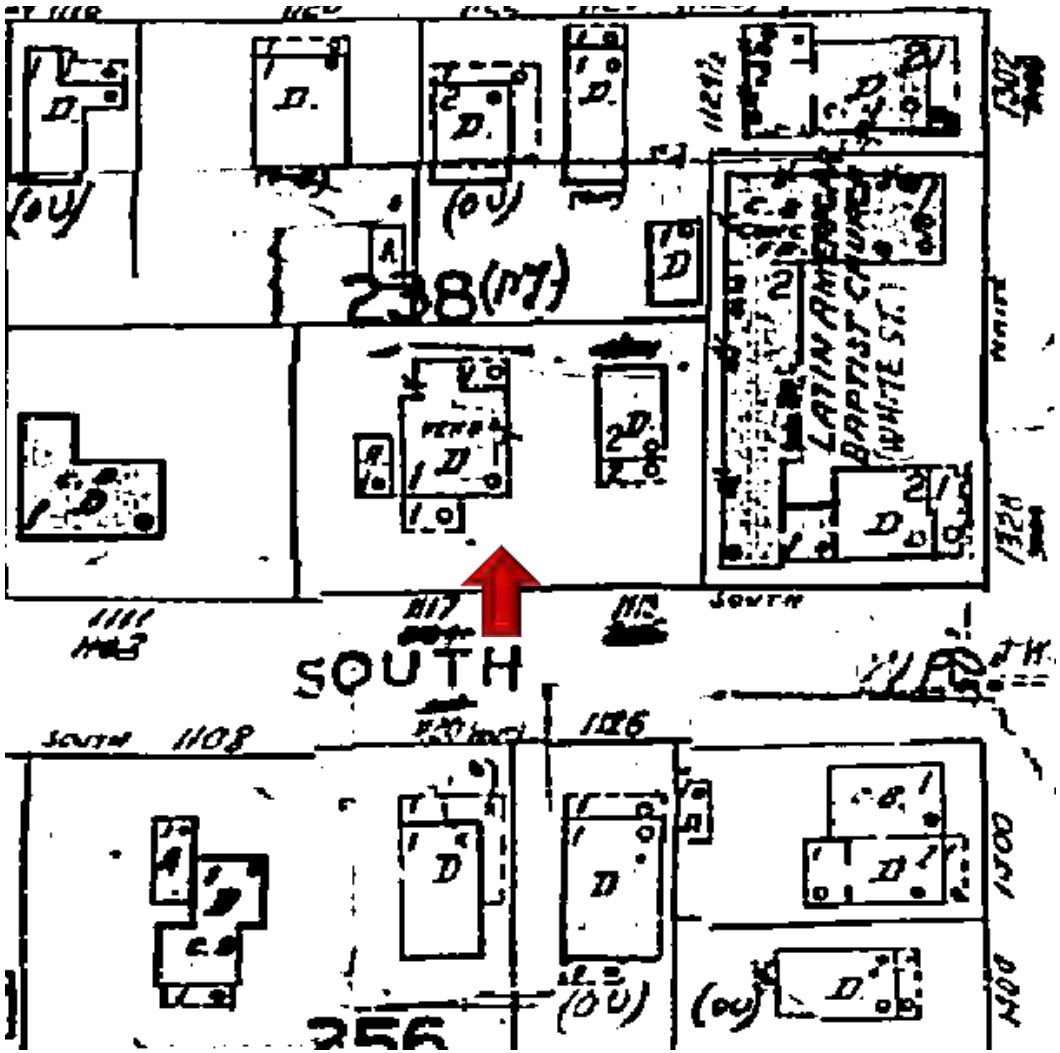
MONROE COUNTY
OFFICIAL RECORDS

DoubleTime®

SANBORN MAPS



Sanborn map 1948



Sanborn map 1962

PROJECT PHOTOS

1117 South Street circa 1965. Monroe County Library.

PHOTO DOCUMENATION PACKAGE: 1117 SOUTH STREET

1117 South Street – Current Front Façade

PHOTO DOCUMENATION PACKAGE: 1117 SOUTH STREET

1117 South Street – Rear Additions and Covered Patio

1117 South Street – Northeast Rear Addition and East Elevation

1117 South Street – Covered Patio

PHOTO DOCUMENATION PACKAGE: 1117 SOUTH STREET

1117 South Street – Southeast Corner at Front Facade

PLANNING BOARD RESOLUTION

PLANNING BOARD
RESOLUTION NO. 2016-38

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO THE MAXIMUM BUILDING COVERAGE REQUIREMENT ON PROPERTY LOCATED WITHIN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-600 (4) (a) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a rear master bedroom addition on property located at 1117 South Street (RE # 00040210-000000; AK # 1040924); and

WHEREAS, Section 122-600 (4) (a) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that maximum building coverage is 40%; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2016; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

_____ Chairman

_____ Planning Director

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for variance to maximum building coverage for property located at 1117 South Street (RE # 00040210-000000; AK

_____ Chairman

_____ Planning Director

1040924) to construct a rear master bedroom addition on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to sections 90-395 and 122-600 (4) (a) of the Land Development Regulations.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in its entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of

_____ Chairman

_____ Planning Director

Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of July 2016.

Authenticated by the Chairman of the Planning Board and the Planning Director;

Sam Holland, Planning Board Chairman — Date 7/28/16

Attest:

Thaddeus Cohen, Planning Director — Date 7/27/16

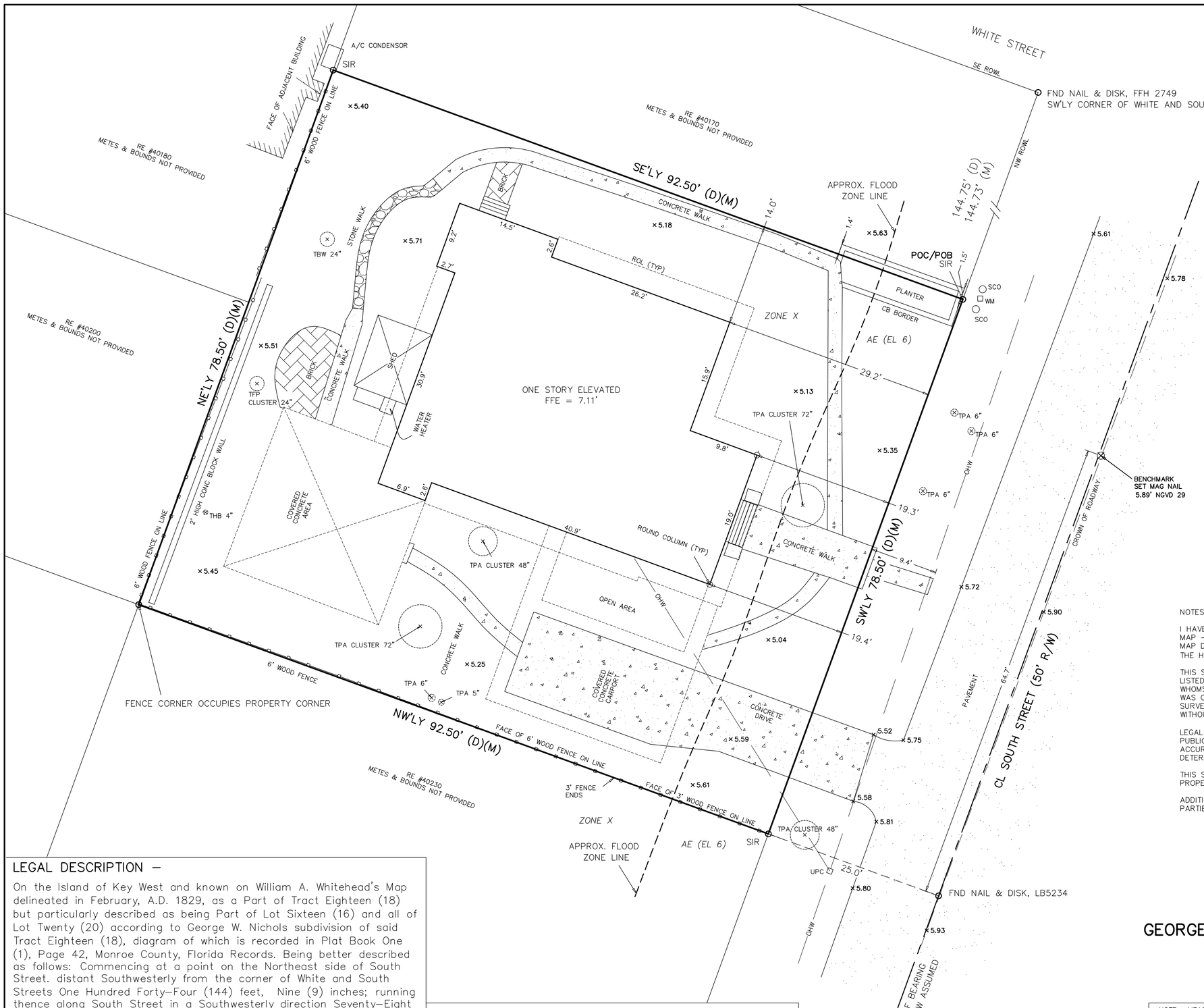
Filed with the Clerk:

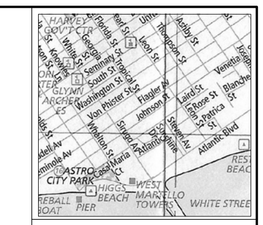
Cheryl Smith, City Clerk — Date 7/28/16

_____ Chairman

_____ Planning Director

SURVEY





LOCATION MAP – NTS

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 10'

BEARING BASE:
90° LOT PER LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1117 SOUTH STREET
KEY WEST, FL 33040

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

BENCHMARK USED: PID AA0020
STAMPING: D 121 1945
MARK LOGO: CGS
EL. 3.91', NGVD29

NOTES:

I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP – COMMUNITY NO.: 120168; MAP NO.: 12087C–1516K
MAP DATE: 02–18–05; REVISED EFFECTIVE DATE: 02–18–05
THE HERON DESCRIBED PROPERTY APPEARS TO BE IN FLOOD ZONE: AE (EL 6) AND ZONE X

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MAP OF BOUNDARY SURVEY
PART LOT 16 AND ALL LOT 20
GEORGE W. NICHOLS SUBDIVISION OF TRACT EIGHTEEN
ON THE ISLAND OF KEY WEST

LEGAL DESCRIPTION –

On the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, as a Part of Tract Eighteen (18) but particularly described as being Part of Lot Sixteen (16) and all of Lot Twenty (20) according to George W. Nichols subdivision of said Tract Eighteen (18), diagram of which is recorded in Plat Book One (1), Page 42, Monroe County, Florida Records. Being better described as follows: Commencing at a point on the Northeast side of South Street. distant Southwesterly from the corner of White and South Streets One Hundred Forty–Four (144) feet, Nine (9) inches; running thence along South Street in a Southwesterly direction Seventy–Eight (78) feet, Six (6) inches; thence at right angles in a Northwesterly direction Ninety–Two (92) feet, Six (6) inches; thence at right angles in a Northeasterly direction Seventy–Eight (78) feet, Six (6) inches; thence at right angles in a Southeasterly direction Ninety–Two (92) feet, Six (6) inches to the Point of Beginning.

CERTIFIED TO –

SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
CHICAGO TITLE INSURANCE COMPANY
JOSEPH F. MOODY AND TINA C. MOODY
JP MORGAN CHASE BANK, N.A.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK–FLOW PREVENTER
BO = BLOW OUT
C = CALCULATED
C&G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CI = CURB INLET
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
C/S = CONCRETE SLAB
CVRD = COVERED
D = DEED
DEASE = DRAINAGE EASEMENT
DELTA = DELTA ANGLE
DMH = DRAINAGE MANHOLE
EB = ELECTRIC BOX
EL = ELEVATION
ELEV = ELEVATED
EM = ELECTRIC METER
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FN&D = FOUND NAIL & DISK (#XXXX)
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GB = GRADE BREAK
GI = GRATE INLET
GL = GROUND LEVEL
GW = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LE = LOWER ENCLOSURE
LS = LANDSCAPING
M = MEASURED
MB = MAILBOX
MHWL = MEAN HIGH WATER LINE
MTLF = METAL FENCE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
P = PLAT
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PK = PARKER KALON NAIL
PM = PARKING METER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
ROWL = RIGHT OF WAY LINE
R/W = RIGHT OF WAY
SCO = SANITARY CLEAN–OUT
SN&D = SET NAIL & DISK LB 7846
SIR = SET IRON ROD ½" LB 7846
SMH = SANITARY MANHOLE
SPV = SPRINKLER CONTROL VALVE
SV = SEWER VALVE
TB = TELEPHONE BOX
TBM = TIDAL BENCHMARK
TMH = TELEPHONE MANHOLE
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPM = METAL UTILITY POLE
UPW = WOOD UTILITY POLE
VB = VIDEO BOX
WD = WOOD DECK
WDF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE
T = TREE
TBW = BUTTONWOOD
THB = HIBISCUS
TFP = FISHTAIL PALM
TPA = PALM

SCALE:	1"=10'
FIELD WORK DATE	1/16/16
REVISION DATE	–/–/–
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RER
INVOICE #:	16010701

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

SIGNED

ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 – 1348
FAX (305) 872 – 5622

PROPOSED DESIGN

MOODY RESIDENCE

RESIDENTIAL RENOVATION

1117 SOUTH STREET, KEY WEST, FLORIDA 33040

HARC APPLICATION

JULY 28, 2016

TEAM

Contractor

-

Owner

Joe and Tina Moody
1117 South Street
Key West, Florida 33040

A/E

Anthony Architecture, LLC
1615 United Street, Key West
305.395.2846
Anthony@AnthonyArchitecture.com

APPROVALS

DRC

Submitted: March 22, 2016
Meeting: Not Required
Approval #: N/A

PLANNING

Submitted: March 22, 2016
Revised: June 10, 2016
Meeting: June 16, 2016
Revised: June 22, 2016
Revised: July 12, 2016
Meeting: July 21, 2016
Approval #: Pending

TREE

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

CITY COMMISSION

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

HARC

Submitted: July 28, 2016
Meeting (1st Reading): August 23, 2016
Approval #: Pending

BUILDING CODE REVIEW

2014 Florida Building Code, Residential

Refer to Site Data Table AE1.2 and A1.2 for FEMA & LDR Compliance

LOCATION

SCOPE OF WORK

This project includes renovation of existing home with rear addition, restoration of historic elements, in-ground pool in side yard, perimeter fencing, and landscaping throughout. The scope of Work Includes:

- Restoration of the existing front porch with new aluminum impact casement windows, wood impact entrance door with transom, and wood siding;
- Replacement of the existing aluminum frame windows with wood impact on the front and side elevations and aluminum impact on the rear elevation;
- Replacement of the West elevation aluminum window with aluminum impact outswing door;
- Reconfiguration of the non-historic Northwest addition with new hardiplank siding and aluminum impact sliding glass door;
- Removal of the non-historic rear shed addition;
- Reconfiguration and expansion to the rear of the Northeast addition, continuing the roof line and metal shingles, aluminum impact windows and sliding glass door, wood siding on the street facing façade, and hardiplank siding on the remaining facades;
- Restoration of the roof dormers with wood louvers;
- Construction of in-ground pool with water feature on the West side, set behind the carport;
- Cleaning and repair of the existing brick façade;
- Repair of the damaged roof shingles with matching type, and coating the existing roof in a grey coating to match the original galvanized metal color;
- 4-foot-tall picket fence along South Street, with sliding gate at driveway and swing gate at sidewalk;
- 6-foot-tall picket fence at side and rear property lines and to enclose the equipment area on the East façade;
- Painting of new wood and elements in white.

INDEX OF DRAWINGS

A0.1 - Cover Sheet
AE1.1 - Existing Site Plan
AE1.2 - Existing Calc Plans and Data Table
AE2.1 - Existing First Floor Plan
AE3.1 - Existing Exterior Elevations
AE3.2 - Existing Exterior Elevations
A1.1 - Proposed Site Plan
A1.2 - Proposed Calc Plans and Data Table
A2.1 - First Floor Plan
A2.2 - Attic Floor Plan
A3.0 - Street Elevation and Photos
A3.1 - Exterior Elevations
A3.2 - Exterior Elevations

PROJECT

Residential Renovation

- AT -

1117 South Street

- FOR -

CLIENT

Joe and Tina Moody
1117 South Street
Key West, Florida 33040

Anthony Architecture, LLC
1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

REVISIONS

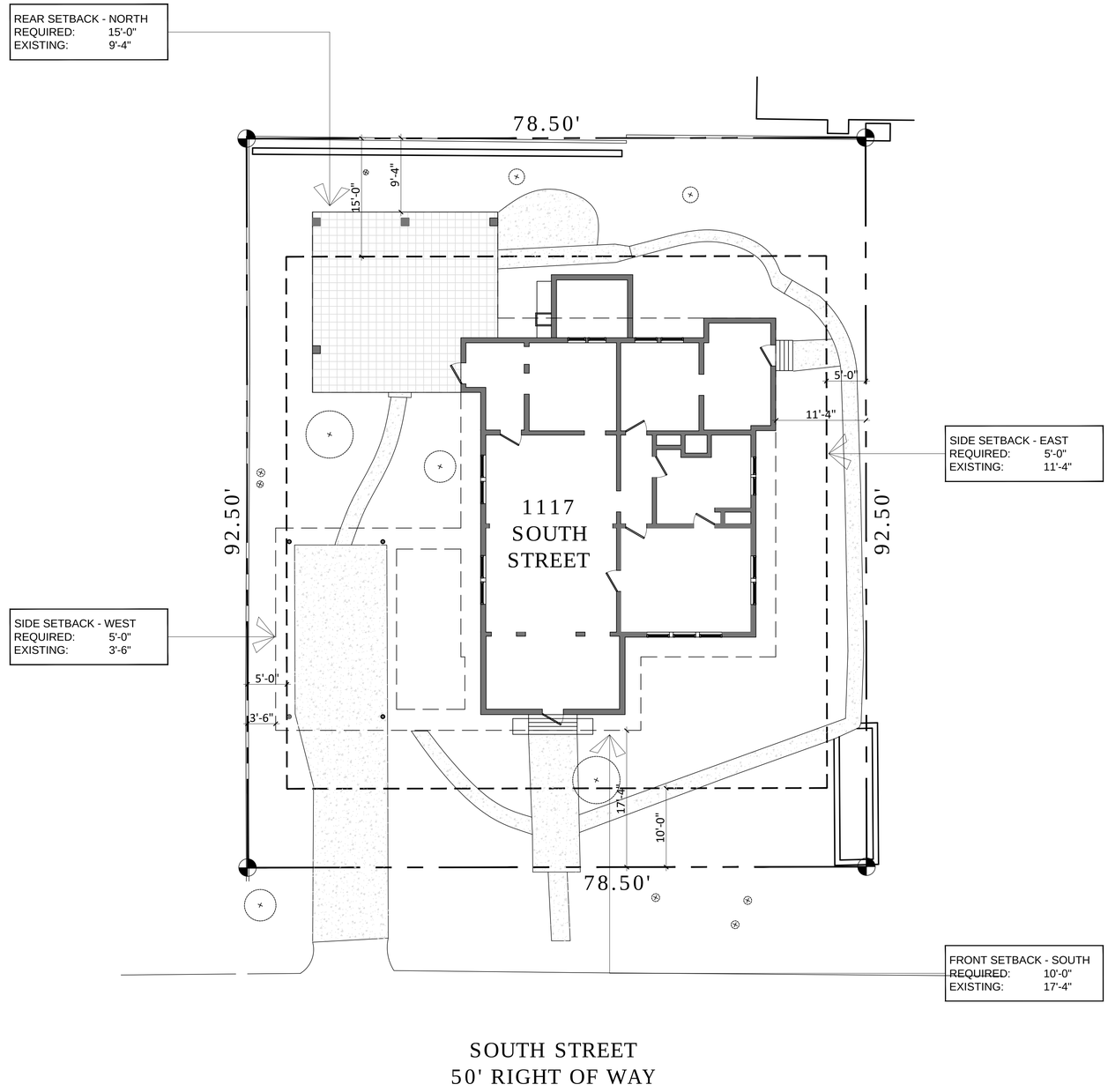
Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

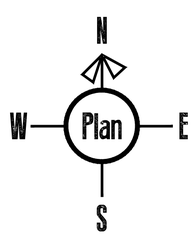
A 0.1

Anthony Architecture, LLC
info@AnthonyArchitecture.com | 305.395.2846

DATE
July 28, 2016

PROJECT
1117 South Street, Key West, Florida 33040





01 Existing Site Plan
1/8" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
1117 South Street, Key West, Florida 33040

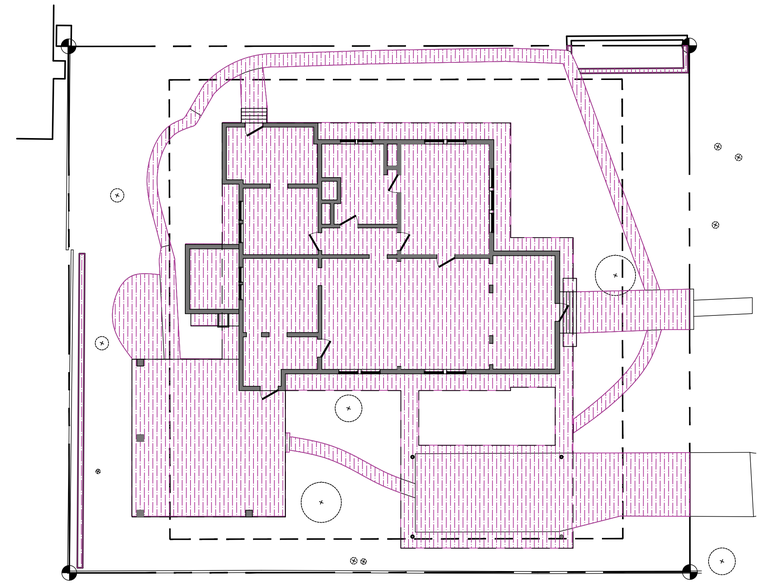
CLIENT
Joe and Tina Moody

DRAWING
EXISTING SITE PLAN

DATE
July 28, 2016

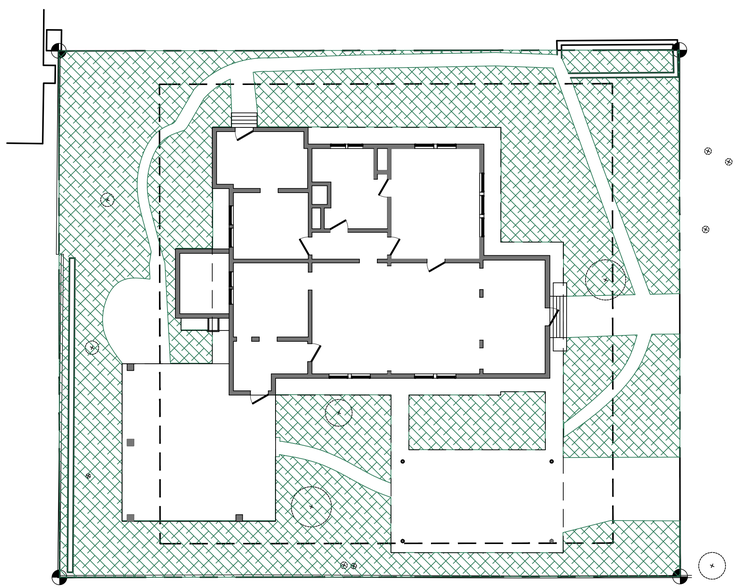
AE 1.1

SITE DATA TABLE				
1117 South Street				
	CODE REQUIREMENT	**EXISTING**	**PROPOSED**	**VARIANCE REQUESTED**
ZONING	Historic Medium Density Residential District (HMDR)			
FLOOD ZONE	ZONE X			
SIZE OF SITE	4,000 SQ FT MIN	7,261.25 SQ FT	7,261.25 SQ FT	NONE
MINIMUM LOT WIDTH	40'-0"	78'-6"	78'-6"	NONE
MINIMUM LOT DEPTH	90'-0"	92'-6"	92'-6"	NONE
HEIGHT	30'-0"	21'-0"	21'-0"	NONE
FRONT SETBACK - SOUTH	10'-0"	17'-4"	17'-4"	NONE
SIDE SETBACK - EAST	5'-0"	11'-4"	11'-4"	NONE
REAR SETBACK - NORTH	15'-0"	9'-4"	9'-4"	NONE
SIDE SETBACK - WEST	5'-0"	3'-6"	3'-6"	NONE
FLOOR AREA RATIO	1.0 MAX (7,261.25 SQ FT)	0.22 (1,575 SQ FT)	0.24 (1,777 SQ FT)	NONE
BUILDING COVERAGE	40% MAX (2,904.50 SQ FT)	40.14% (2,914.61 SQ FT)	41.60% (3,021.04 SQ FT)	1.60% (106.43 SQ FT)
IMPERVIOUS SURFACE	60% MAX (4,356.75 SQ FT	50.91% (3,696.40 SQ FT)	54.28% (3,941.34 SQ FT)	NONE
OPEN SPACE LANDSCAPING	35% MIN (2,541.44 SQ FT)	49.09% (3,564.52 SQ FT)	45.73% (3,320.68 SQ FT)	NONE
FLOOR AREA				
FIRST FLOOR		1,575 SQ FT	1,777 SQ FT	
FLOOR AREA TOTAL		1,575 SQ FT	1,777 SQ FT	



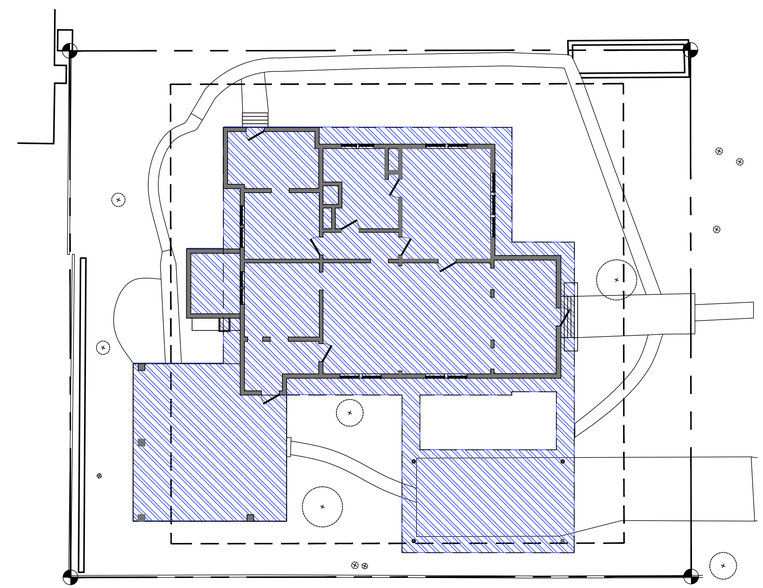
02 Impervious Surface Plan - Existing 3,696.40 Square Feet (50.91%)

3/32" = 1'-0"



03 Open Space Plan - Existing 3,564.52 Square Feet (49.09%)

3/32" = 1'-0"



01 Building Coverage Plan - Existing 2,914.61 Square Feet (40.14%)

3/32" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

DRAWING
EXISTING CALC PLANS & DATA TABLE

DATE
July 28, 2016

AE 1.2

01 Existing First Floor Plan

1/4" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

1615 United Street
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Prof. Reg. ID. IB26001303

PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

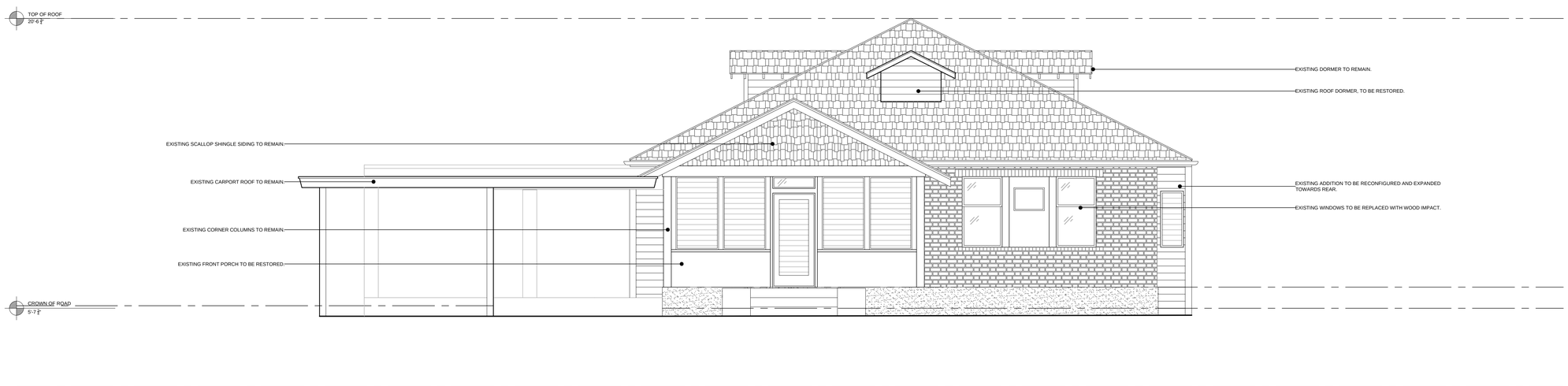
DRAWING
EXISTING FIRST FLOOR PLAN

DATE
July 28, 2016

AE 2.1

02 Existing East Elevation

1/4" = 1'-0"



01 Existing South Elevation - South Street

1/4" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

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Key West, Florida 33040
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Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

DRAWING
EXISTING EXTERIOR ELEVATIONS

DATE
July 28, 2016

AE 3.1

02 Existing West Elevation

1/4" = 1'-0"

01 Existing North Elevation

1/4" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

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Prof. Reg. ID. IB26001303

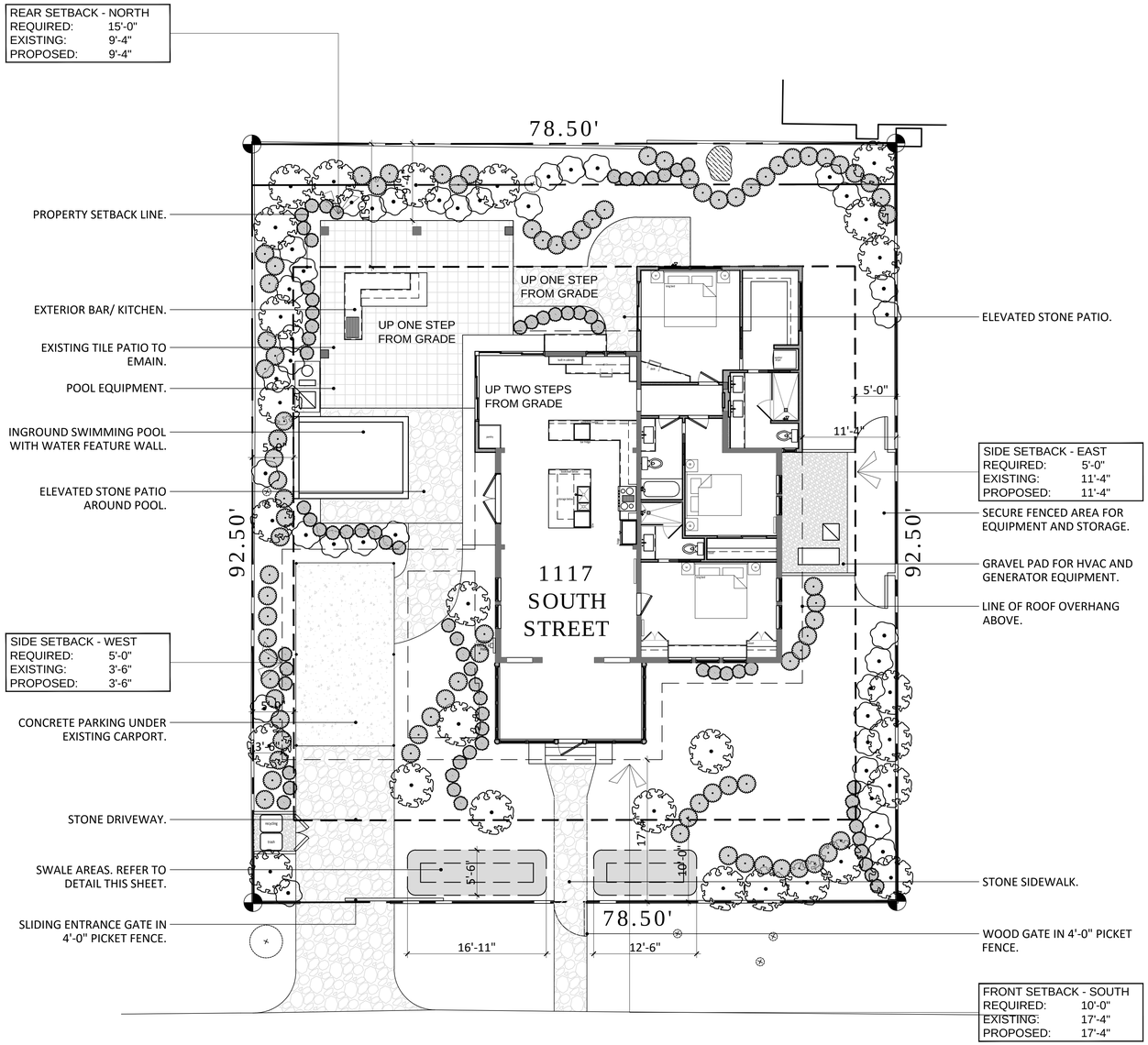
PROJECT
1117 South Street, Key West, Florida 33040

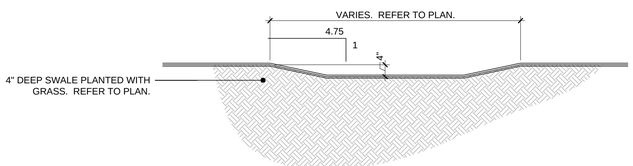
CLIENT
Joe and Tina Moody

DRAWING
EXISTING EXTERIOR ELEVATIONS

DATE
July 28, 2016

AE 3.2



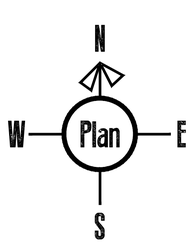


THIS PROJECT IS AN EXPANSION OF AN EXISTING HOME. THERE IS 639.39 SQ FT OF NEW IMPERVIOUS SURFACE. AN EXPANSION OF AN EXISTING HOME REQUIRES 2 CUBIC FEET OF SWALE VOLUME PER 25 SQ FT OF NEW IMPERVIOUS SURFACE.

639.39 SQ FT / 25 SQ FT = 25.58 CU FT OF NEW SWALE REQUIRED.

TOTAL SWALE VOLUME: 35.35 CU. FT.

TYPICAL SWALE DETAIL



01 Proposed Site Plan

1/8" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

1615 United Street
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Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

DRAWING
PROPOSED SITE PLAN

DATE
July 28, 2016

A 1.1

SITE DATA TABLE				
1117 South Street				
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SIZE OF SITE	4,000 SQ FT MIN	7,261.25 SQ FT	7,261.25 SQ FT	NONE
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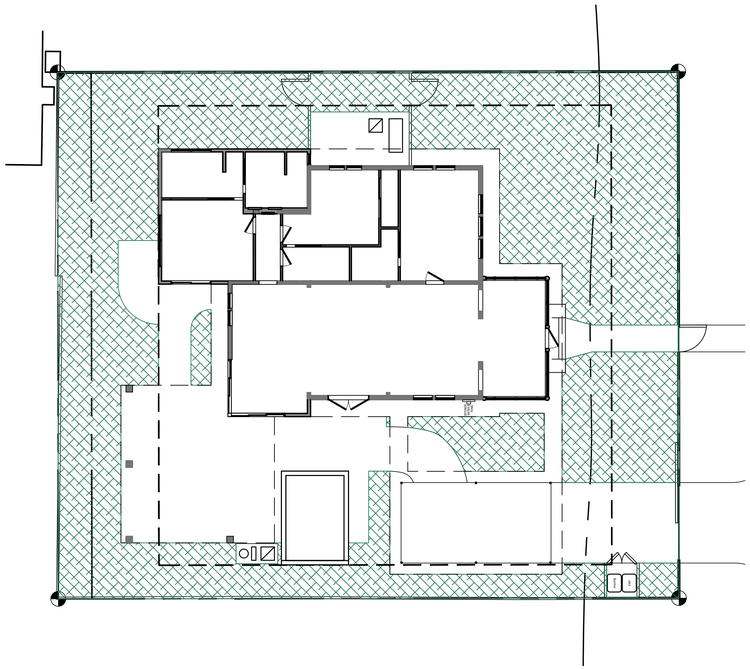
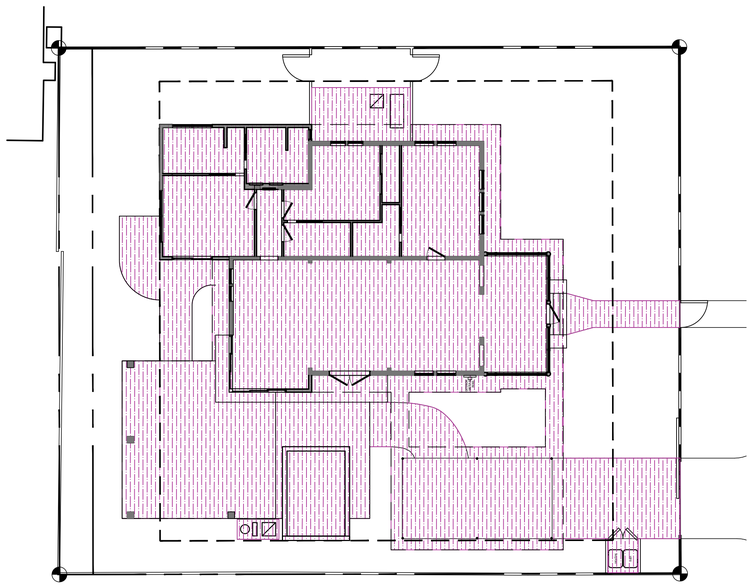


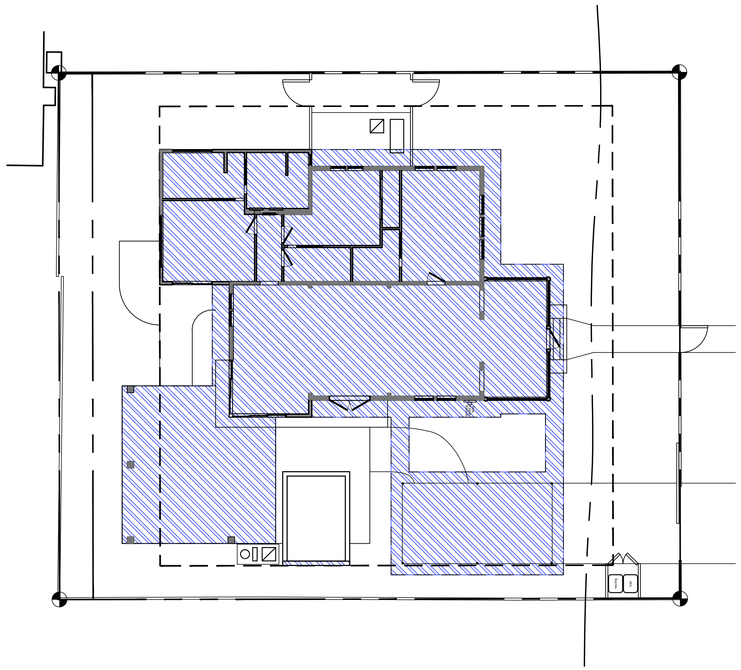
02 Open Space Plan - Proposed — 3,320.68 Square Feet (45.73%)

3/32" = 1'-0"



04 Impervious Surface Plan - Proposed — 3,941.34 Square Feet (54.28%)

3/32" = 1'-0"



01 Building Coverage Plan - Proposed — 3,021.04 Square Feet (41.60%)

3/32" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

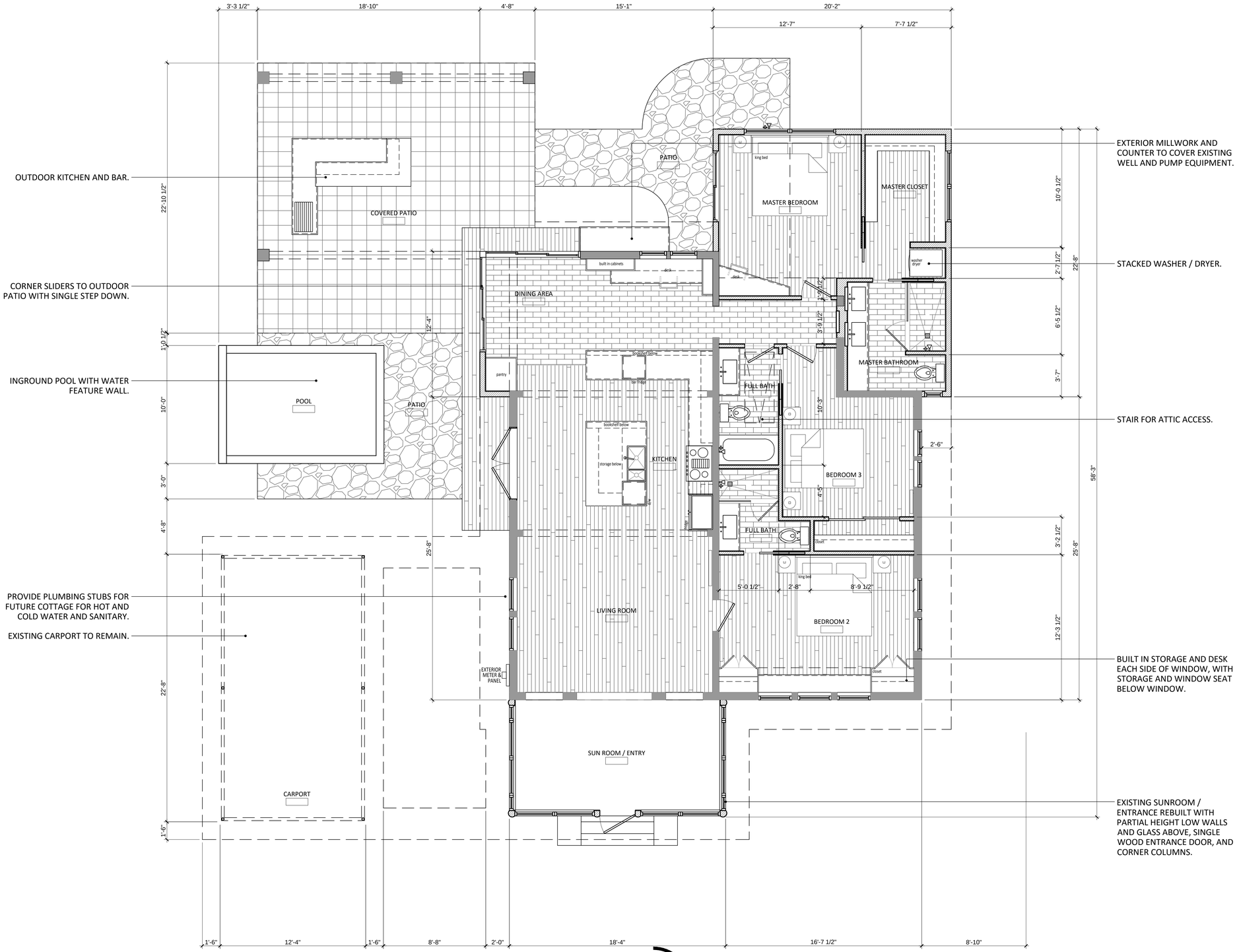
PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

DRAWING
PROPOSED CALC PLANS & DATA TABLE

DATE
July 28, 2016

A 1.2



01 First Floor Plan

1/4" = 1'-0"

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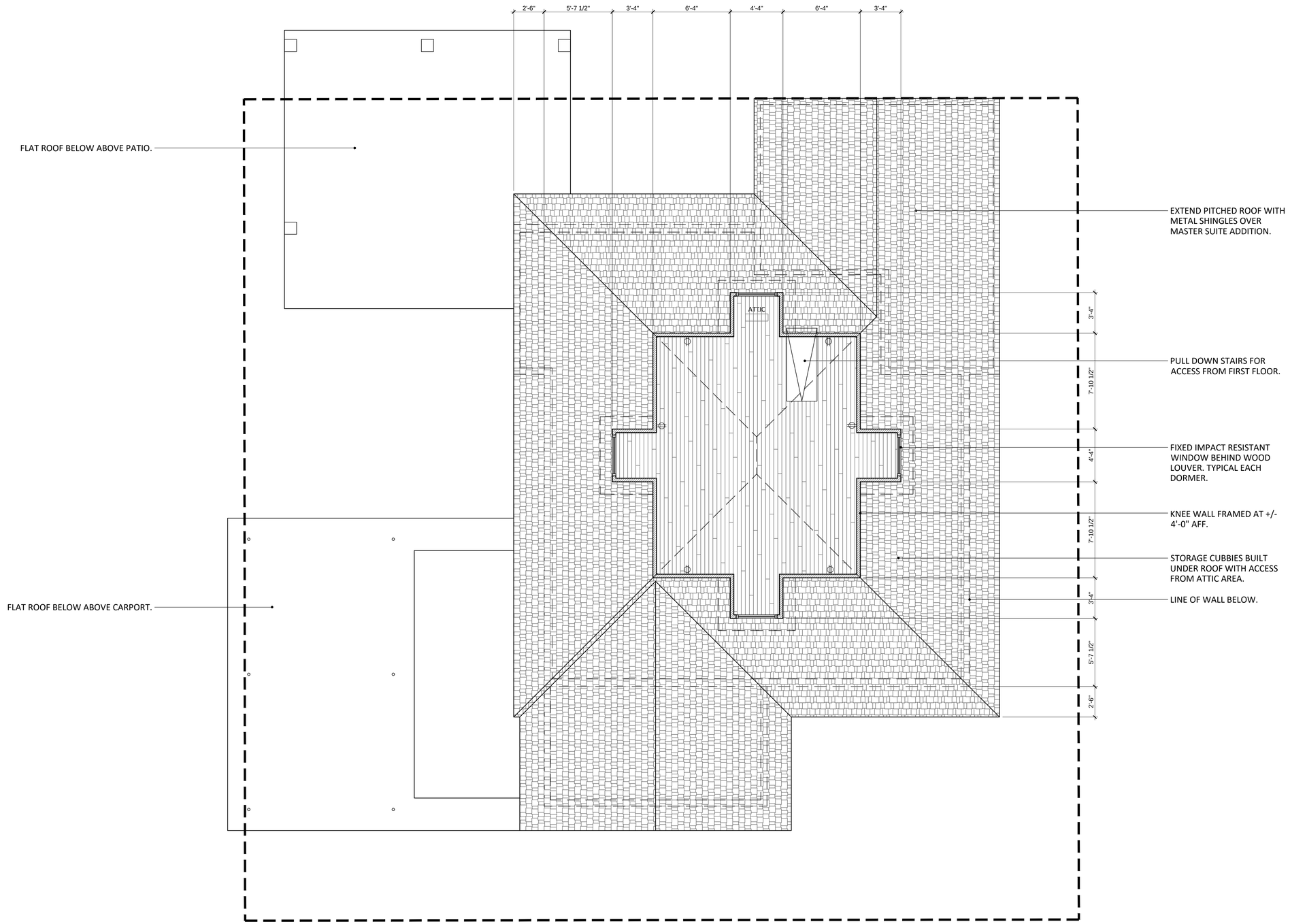
PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

DRAWING
FIRST FLOOR PLAN

DATE
July 28, 2016

A 2.1



01 Attic Floor Plan

1/4" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

1615 United Street
Key West, Florida 33040
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Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

DRAWING
ATTIC FLOOR PLAN

DATE
July 28, 2016

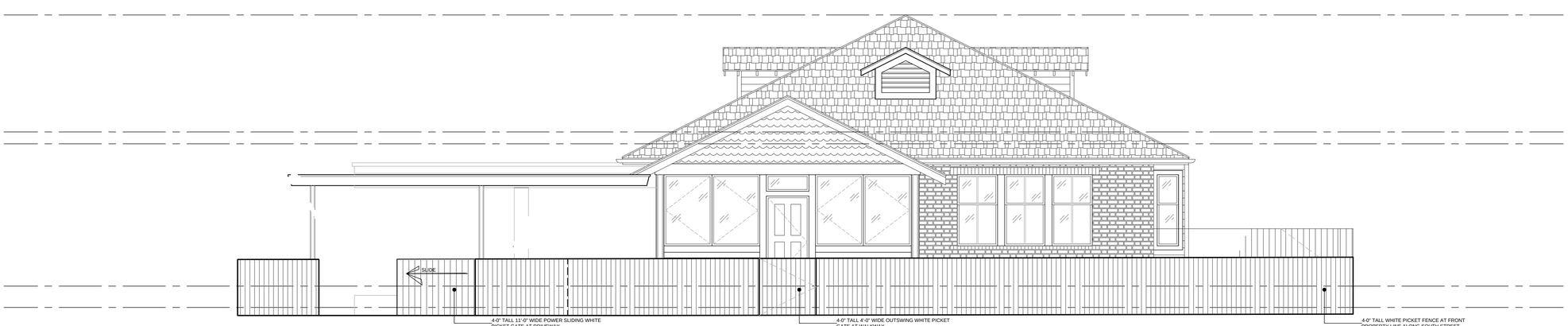
A 2.2

03 Existing Photo - 1965

N.T.S.

02 Existing Photo - 2016

N.T.S.



01 South Elevation - South Street Streetscape

1/4" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

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Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

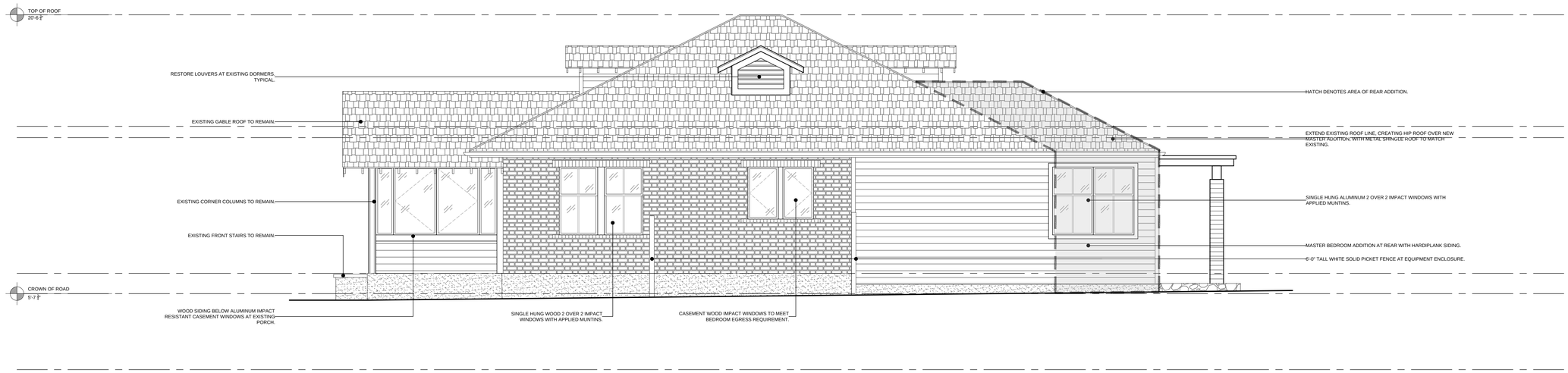
PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

DRAWING
STREET ELEVATION AND PHOTOS

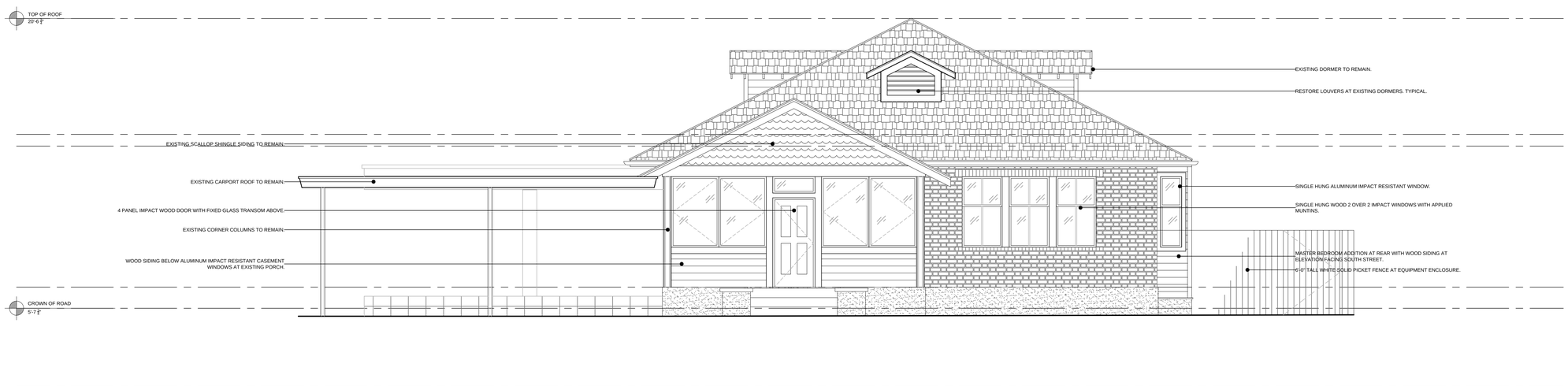
DATE
July 28, 2016

A 3.0



02 East Elevation

1/4" = 1'-0"



01 South Elevation - South Street

1/4" = 1'-0"

Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

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Key West, Florida 33040
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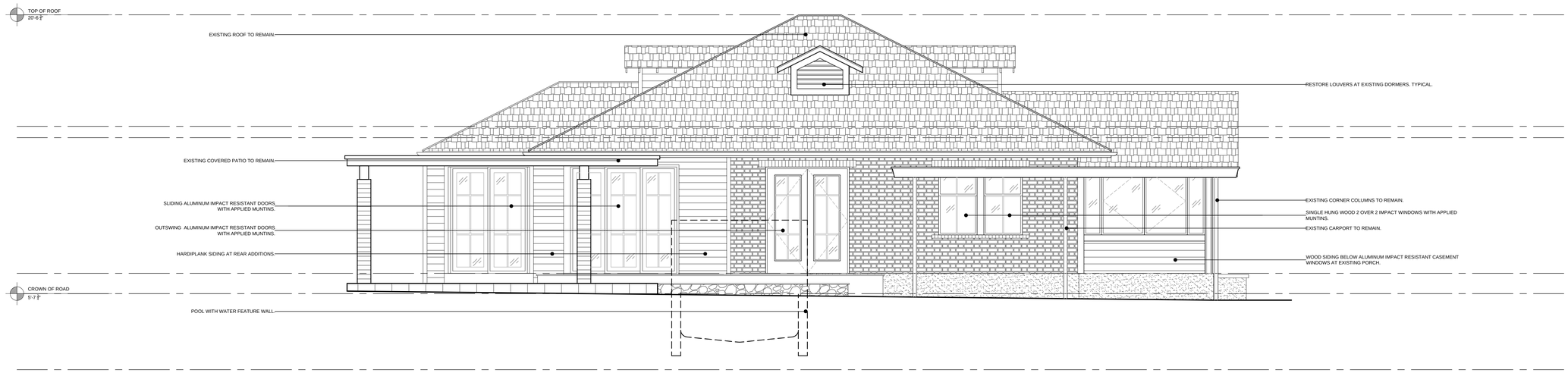
PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

DRAWING
EXTERIOR ELEVATIONS

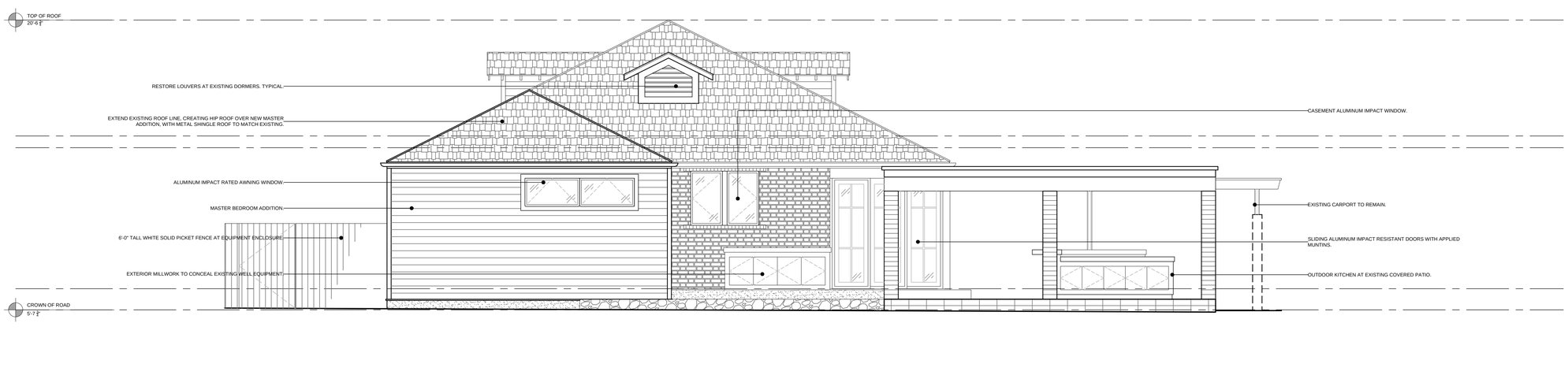
DATE
July 28, 2016

A 3.1



02 West Elevation

1/4" = 1'-0"



01 North Elevation

1/4" = 1'-0"

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Anthony D. Sarno: License # AR95308
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PROJECT
1117 South Street, Key West, Florida 33040

CLIENT
Joe and Tina Moody

DRAWING
EXTERIOR ELEVATIONS

DATE
July 28, 2016

A 3.2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

FOR- #1117 SOUTH STREET

Applicant – Anthony Sarno **Application #H16-03-0056**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

RENOVATIONS TO EXISTING HOUSE. NEW REAR ADDITION. NEW FENCES AND POOL WITH WATER FEATURE. DEMOLITION OF REAR ADDITION.

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 305-809-3731 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 Anthony D. Sarno, 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: 1117 South Street, Key West, Florida 33040 on the 18th day of August, 2016.

   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 August 23, 2016.

   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 H16-03-0056.

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

Signed Name of Affiant: Anthony D. Sarno
Date: August 18, 2016
Address: 1615 United Street
City: Key West
State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 18th day of August, 2016.

By (Print name of Affiant) Anthony D. Sarno who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: Stacy L. Gibson
Print Name: Stacy L. Gibson
Notary Public - State of Florida (seal)
My Commission Expires: October 22, 2018

STACY L. GIBSON
Commission # FF 170806
Expires October 22, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Public
Meeting
Notice

1117
Public
Meeting
Notice

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PROPERTY APPRAISER INFORMATION

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Return to Search Results | Modify Search | New Search | Send Email to MCPA Regarding this Parcel | Estimate Taxes on this Parcel

Print Page

Previous Record **Alternate Key: 1040924 Parcel ID: 00040210-000000** Next Record

Ownership Details

Mailing Address:
MOODY JOSEPH FRANCIS AND TINA COLLEEN
1117 SOUTH ST
KEY WEST, FL 33040-4807

Property Details

PC Code:	01 - SINGLE FAMILY
Millage Group:	10KW
Affordable Housing:	No
Section-Township-Range:	05-68-25
Property Location:	1117 SOUTH ST KEY WEST
Subdivision:	George W Nichols Sub
Legal Description:	KW GEORGE W NICHOLS SUB PB1-42 PT LOT 16 AND LOT 20 SQR 1 TR 18 H2-293 OR827-1481 OR839-1675/76 OR839-1703L/E OR1232-256D/C OR2779-2454D/C OR2780-703/04

Click Map Image to open interactive viewer

Monroe County Links

» Monroe County Home Page
» BOCC
» Growth Management
» Building Dept.
» Code Compliance
» FEMA Flood Insurance Info

Monroe County Constitutional Officers

» Clerk of the Courts
» Sheriff's Office
» Elections Supervisor
» Tax Collector

Monroe County Cities

» City of Key West
» City of Marathon
» City of Key Colony Beach
» City of Layton
» Islamorada, Village of Islands

First Time Home Buyer (IRS)

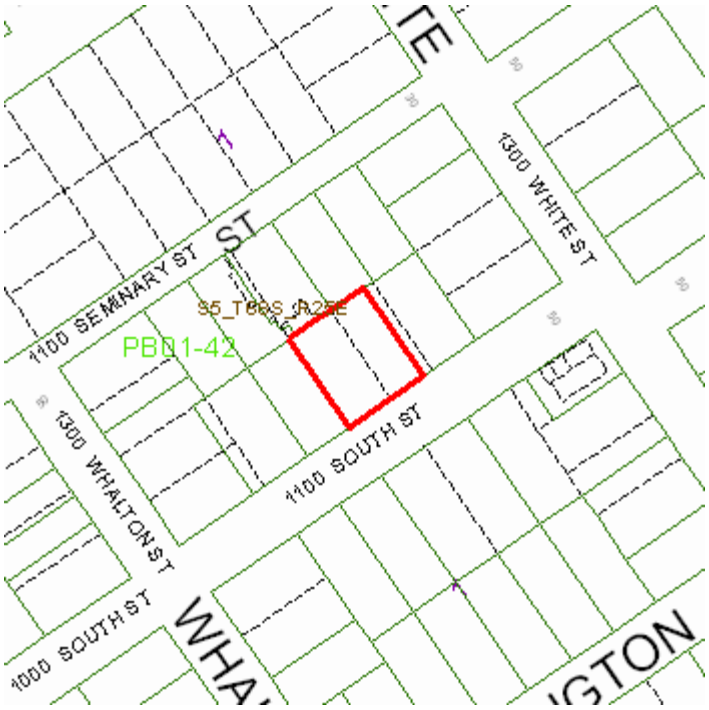
» Cancellation of Debt Flyer (English)
» Cancellation of Debt Flyer (Spanish)
» 1st Time Homebuyers Fact Sheet
» 1st Time Homebuyers Basic Information
» 1st Time Homebuyers Scenarios
» 1st Time Homebuyers Q&A's

IRS Links

» Make Work Pay Credit
» Energy Conservation Credit

Other Links

» FL Dept Rev - Property Tax Oversight
» Census Info



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	79	93	7,261.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1629
Year Built: 1925

Building 1 Details

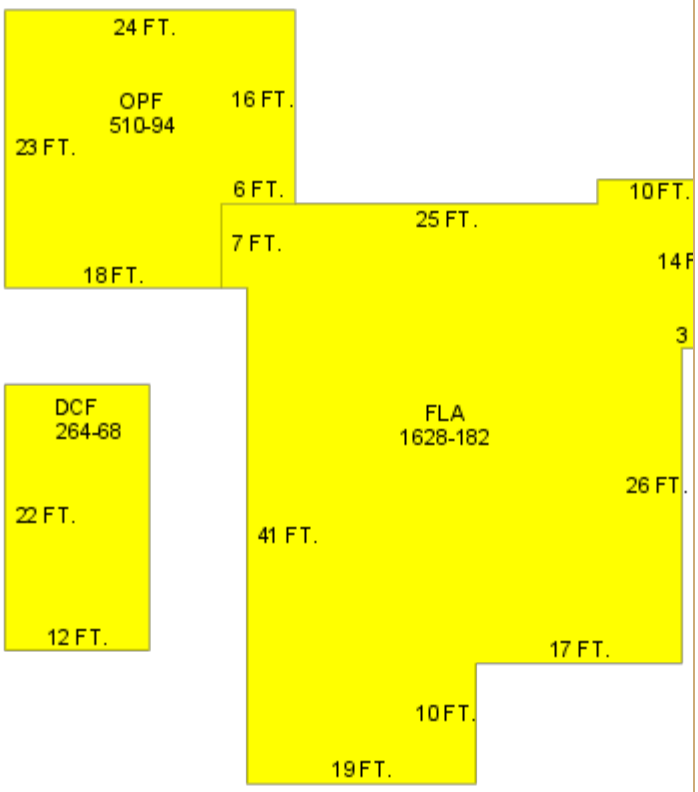
Building Type	R1	**Condition**	A
Effective Age	90	**Perimeter**	182
Year Built	1925	**Special Arch**	0
Functional Obs	0	**Economic Obs**	0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	IRR/CUSTOM	**Roof Cover**	METAL
Heat 1	NONE	**Heat 2**	NONE
Heat Src 1	NONE	**Heat Src 2**	NONE

Extra Features:

2 Fix Bath	1
3 Fix Bath	0
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA	12:ABOVE AVERAGE WOOD	1	1924	N	N	0.00
2	OPF		1	1924	N	N	0.00

3	DCF	1	1924	N	N	0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	474 SF	79	6	2005	2006	2	30
1	PT3:PATIO	200 SF	0	0	1959	1960	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	E954005	11/01/1995	12/01/1995	3,000	Residential	UPGRADE ELECTRICAL
2	9901789	05/25/1999	08/04/1999	4,200	Residential	ROOF
3	04-1181	04/13/2004	10/22/2004	500	Residential	SEWER LATERAL
4	05-1877	05/23/2005	11/22/2005	5,546	Residential	maimtan & paint victoian metal shingles

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	39,783	2,466	691,463	733,712	733,712	0	733,712
2015	147,884	2,201	646,848	796,933	311,158	25,500	285,658
2014	139,242	2,051	468,459	609,752	308,688	25,500	283,188
2013	143,220	2,117	359,202	504,539	304,126	25,500	278,626
2012	145,209	2,167	263,415	410,791	299,042	25,500	273,542
2011	145,209	2,217	329,268	476,694	290,332	25,500	264,832
2010	167,090	2,283	556,904	726,277	286,041	25,500	260,541
2009	187,987	2,333	754,915	945,235	278,521	25,500	253,021
2008	172,885	2,383	689,795	865,063	278,243	25,500	252,743
2007	235,173	2,449	798,710	1,036,332	270,139	25,500	244,639
2006	334,310	2,499	653,490	990,299	263,550	25,500	238,050
2005	332,541	1,070	471,965	805,576	254,263	25,500	228,763
2004	206,363	1,070	363,050	570,483	246,857	25,500	221,357
2003	214,617	1,070	186,971	402,658	242,255	25,500	216,755
2002	189,026	1,070	186,971	377,067	236,578	25,500	211,078
2001	166,992	1,095	168,274	336,361	232,853	25,500	207,353

2000	174,398	1,516	136,144	312,058	226,071	25,500	200,571
1999	147,254	738	136,144	284,136	220,128	25,500	194,628
1998	125,539	629	136,144	262,312	216,662	25,500	191,162
1997	108,574	544	121,622	230,740	213,041	25,500	187,541
1996	91,610	459	121,622	213,691	206,836	25,500	181,336
1995	83,467	246	121,622	205,335	201,792	25,500	176,292
1994	74,645	220	121,622	196,487	196,487	25,500	170,987
1993	73,300	0	121,622	194,922	194,922	25,500	169,422
1992	73,300	0	121,622	194,922	194,922	25,000	169,922
1991	73,300	0	121,622	194,922	194,922	25,000	169,922
1990	76,539	0	96,208	172,747	172,747	25,000	147,747
1989	69,581	0	90,763	160,344	160,344	25,000	135,344
1988	36,081	0	74,425	110,506	110,506	25,000	85,506
1987	35,732	0	49,738	85,470	85,470	25,000	60,470
1986	35,811	0	27,106	62,917	62,917	25,000	37,917
1985	34,597	0	16,799	51,396	51,396	25,000	26,396
1984	31,329	0	16,799	48,128	48,128	25,000	23,128
1983	31,329	0	16,799	48,128	48,128	25,000	23,128
1982	31,914	0	11,820	43,734	43,734	25,000	18,734

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/28/2016	2780 / 703	790,000	WD	37
9/1/1981	839 / 1702	40	WD	U

This page has been visited 225,306 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176