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**Historic Architectural Review Commission  
Staff Report for Item 5**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** June 27, 2017

**Applicant:** Artibus Design

**Application Number:** H17-03-0015

**Address:** #1107 Southard Street

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**Description of Work:**

Reconstruction of one-story rear addition with a higher shed roof. New wood porch railings. New patio roof. New windows and doors. Replace wood siding as needed. New a/c units on side and new pavers at front.

**Site Facts:**

The two-story structure at 1107 Southard Street is listed as a contributing resource in the survey. It was originally a one-story structure, constructed c. 1892, but between 1899 and 1912, the second story was expanded to create a two-story structure. At some point, the second floor was expanded towards the rear. The house currently has a one-story addition in the rear that is in very poor condition. It is unclear if that addition appears on the 1962 Sanborn map, as the footprints between the current floorplans and the Sanborn maps do not line up.

This property received a variance from Planning Board in April 2017.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 1, 2, 4, 5, 6, 9, and 10.

HARC Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 2, 4, 5, 6, 11, 12, 13, 14, 19, 22, 23, 24, 30, and 31.

### **Staff Analysis**

This Certificate of Appropriateness proposes a new one-story addition in the rear. It will be constructed in a slightly smaller footprint than the existing addition, as the current addition encroaches on a neighboring property. The new addition will have a slightly taller roof, as the current addition's ceiling height does not meet code.

Other changes include removing the mid-20<sup>th</sup> screen wall on the front porch and replacing it with wood railings, new 2/2 wood windows for the house, and a new patio roof. The existing front door is very old, so the applicant is proposing to refinish it.

Site work includes demolishing a historic cistern, constructing a new deck, new concrete pavers for a parking space, and new fencing. Mechanical equipment will be located on the side of the building, towards the rear of the property.

### **Consistency with Guidelines**

1. The proposed addition, while slightly taller than the existing addition, will not have an impact on the contributing structure nor the neighboring properties. The increased height is due to building code requirements.

It is staff's opinion that the proposed design is consistent with the Secretary of the Interior's Standards for Rehabilitation and the HARC Guidelines for additions and alterations.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <b>17-003-00015</b>	BUILDING PERMIT NUMBER <b>X</b>	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		YES NO %

259840591-OK

ADDRESS OF PROPOSED PROJECT:

1107 SOUTHARD STREET

# OF UNITS  
1

RE # OR ALTERNATE KEY:

00007140-000000

NAME ON DEED:

EDGAR G. BRASWELL, IV

PHONE NUMBER  
305.797.7248

OWNER'S MAILING ADDRESS:

715 FIRST STREET

EMAIL  
RACHEL@CONCRETEBELLA.COM

KEY WEST, FL 33040

CONTRACTOR COMPANY NAME:

BELLA CONSTRUCTION OF KEY WEST, INC.

PHONE NUMBER  
305.292.9888

CONTRACTOR'S CONTACT PERSON:

RACHEL BASHORE

EMAIL  
RACHEL@CONCRETEBELLA.COM

ARCHITECT / ENGINEER'S NAME:

ARTIBUS DESIGN, SERGE MASHTAKOV

PHONE NUMBER  
305.304.3512

ARCHITECT / ENGINEER'S ADDRESS:

3706 N. ROOSEVELT BLVD., SUITE I-208

EMAIL  
SERGE@ARTIBUSDESIGN.COM

KEY WEST, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ 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: ☒ ONE OR TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ NEW ☒ REMODEL  
☐ CHANGE OF USE / OCCUPANCY ☐ ADDITION ☐ SIGNAGE ☐ WITHIN FLOOD ZONE  
☐ DEMOLITION ☐ SITE WORK ☐ INTERIOR ☒ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

*one story addition, pavers at front per plan. rebuild patio roof per plan. Demo + rebuild deteriorated  
 \*\*FOR HARC REVIEW ONLY\*\* new 4/c units per plan, new wood deck per plan, replace wooden windows + doors per plan, replace black porch  
 facade with wood per plan, restore + replace wood siding, ext. paint*

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:

OWNER SIGNATURE:

QUALIFIER SIGNATURE:

Notary Signature as to owner:

Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

Personally known or produced \_\_\_\_\_ as identification.

Personally known or produced \_\_\_\_\_ as identification.

Oper: KEYMAC Date: 5/02/17 55 Type: BP Drawn: 1  
 2017 300015 Receipt no: 18460  
 PT \* BUILDING PERMIT REVIEW

Trans number: 1.00 \$100.00  
 OK CHECK 3104710  
 651 \$100.00

Trans date: 5/02/17 Time: 11:51:42



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

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

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

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ 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: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ 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](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ 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 & DOORS	WOOD	WOOD
FRONT PORCH FAÇADE	BLOCK	WOOD
FRONT PORCH FLOORING	TILE	TBD-OPEN FOR DISCUSSION

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		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
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-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



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 EXISTING REAR ADDITION IS IRREVOCABLY COMPROMISED BY EXTREME  
DETERIORATION, AND IS ALSO ENCROACHING ONTO 1111 SOUTHWARD ST.  
WE PROPOSE TO REBUILD ONE STORY ADDITION AS PER PLAN.

**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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (c) Has no significant character, interest, or value as part 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.

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

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

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

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- (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.

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- (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.

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

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**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.*

Edgar H. Braswell IV

PROPERTY OWNER'S SIGNATURE:

Edgar H. Braswell IV

DATE AND PRINT NAME:

5.2.17

**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 \_\_\_\_\_

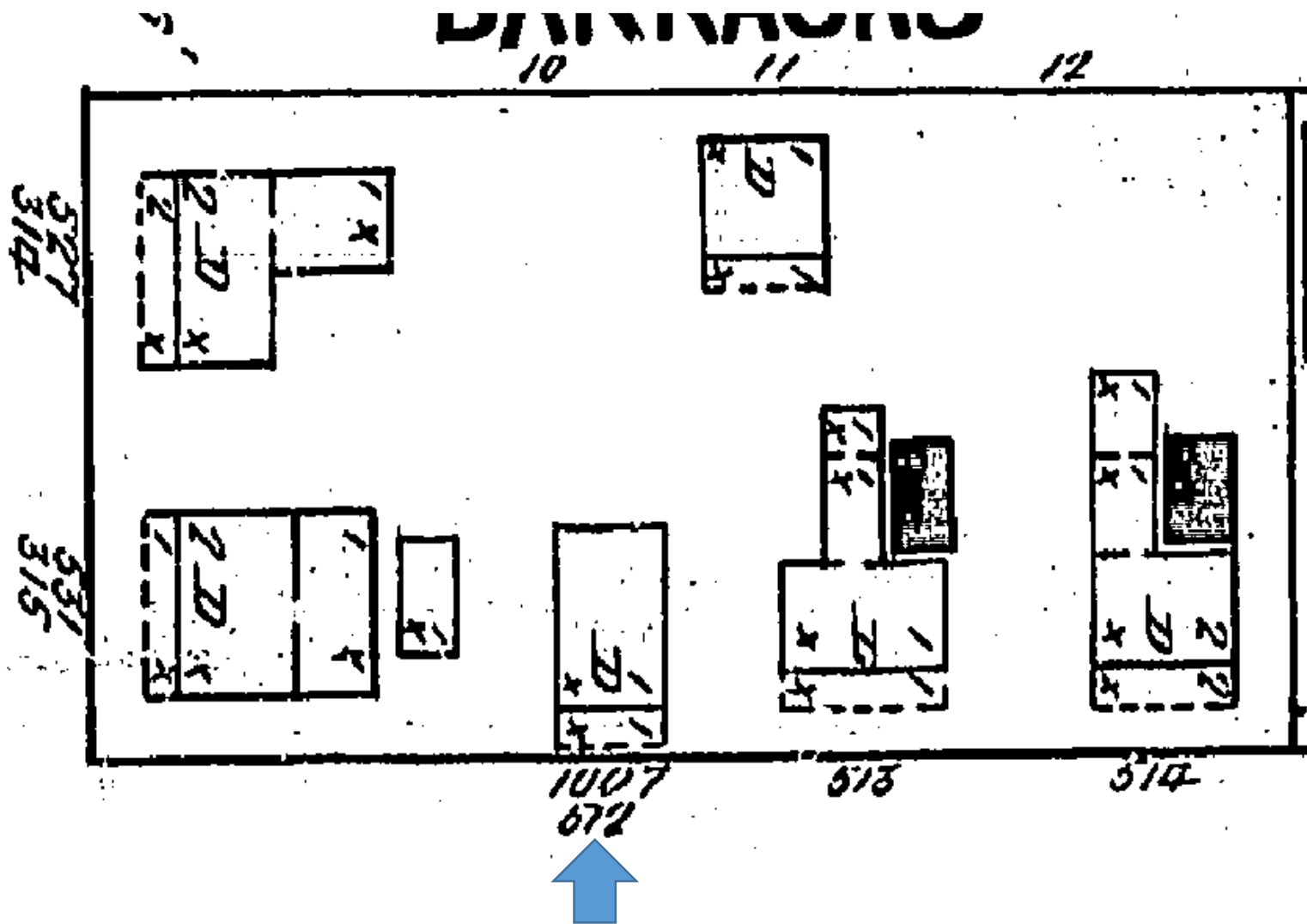
First reading meeting date \_\_\_\_\_

Second Reading meeting date \_\_\_\_\_

**TWO YEAR EXPIRATION DATE** \_\_\_\_\_

Staff Comments

# SANBORN MAPS

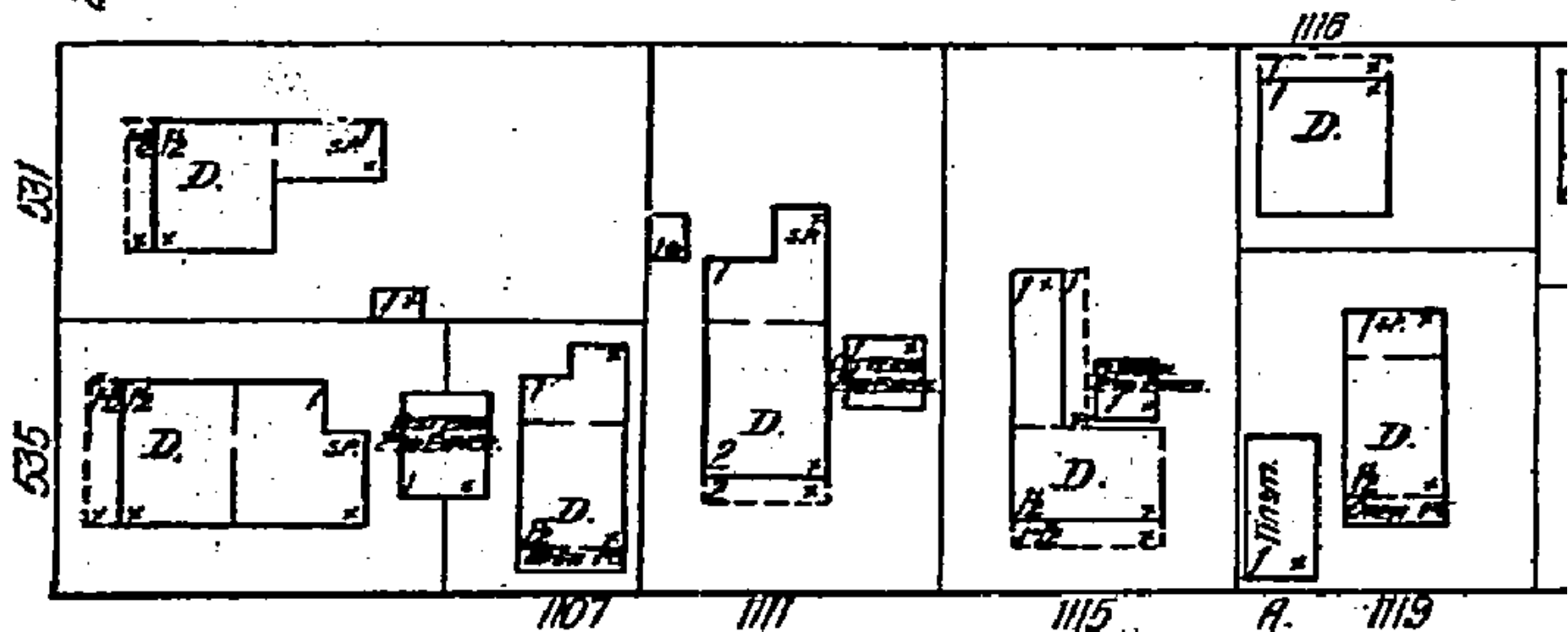


1892 Sanborn Map



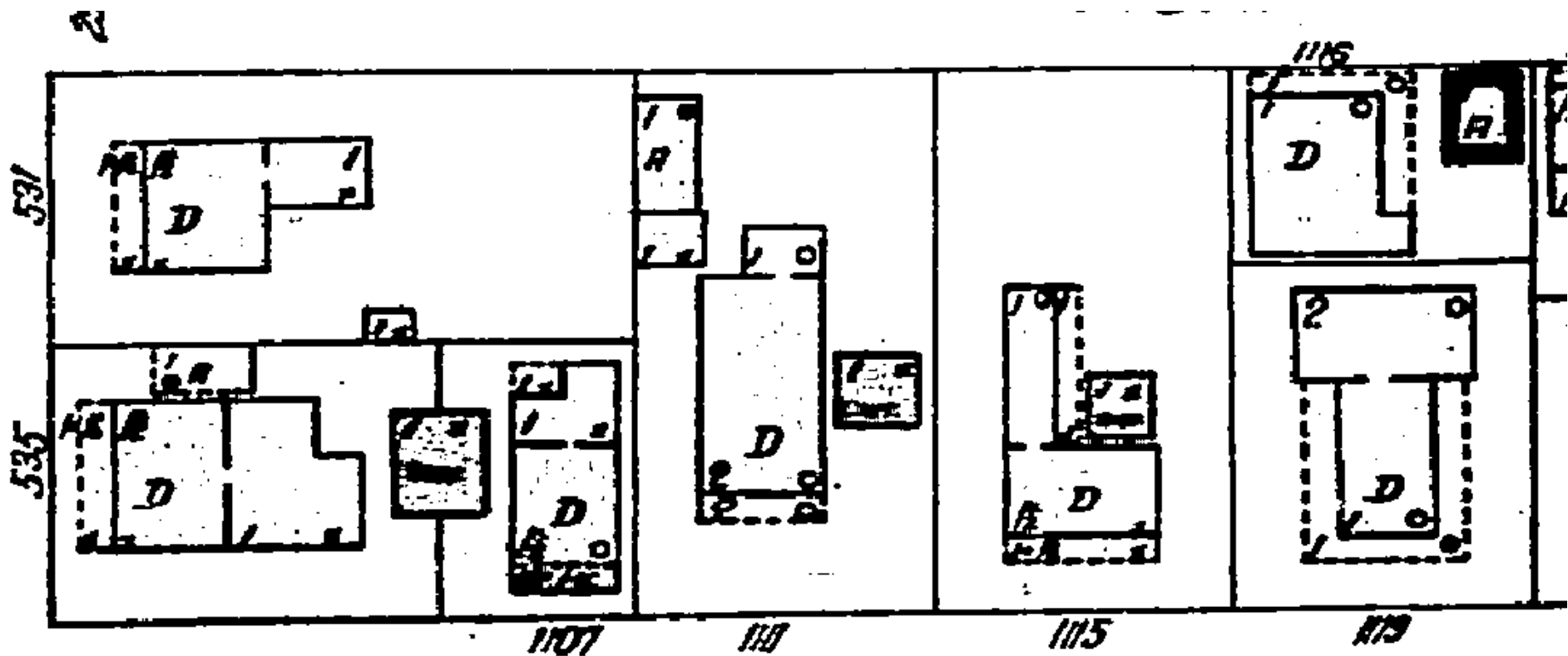
25

STUMP LANE (BAR



1912 Sanborn Map

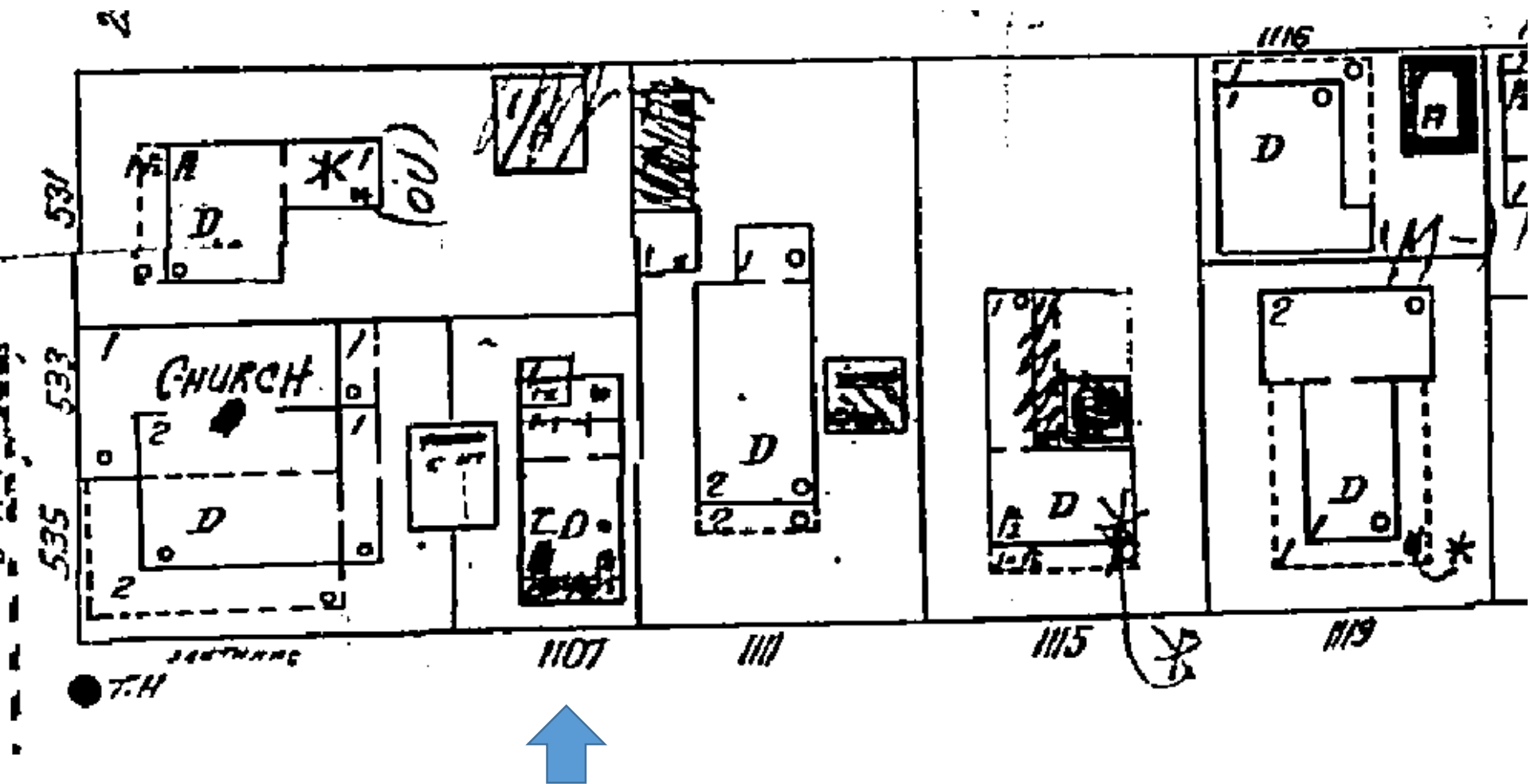




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.

















EXISTING CONDITIONS



FIGURE 1  
FRONT STREET VIEW OF HOUSE

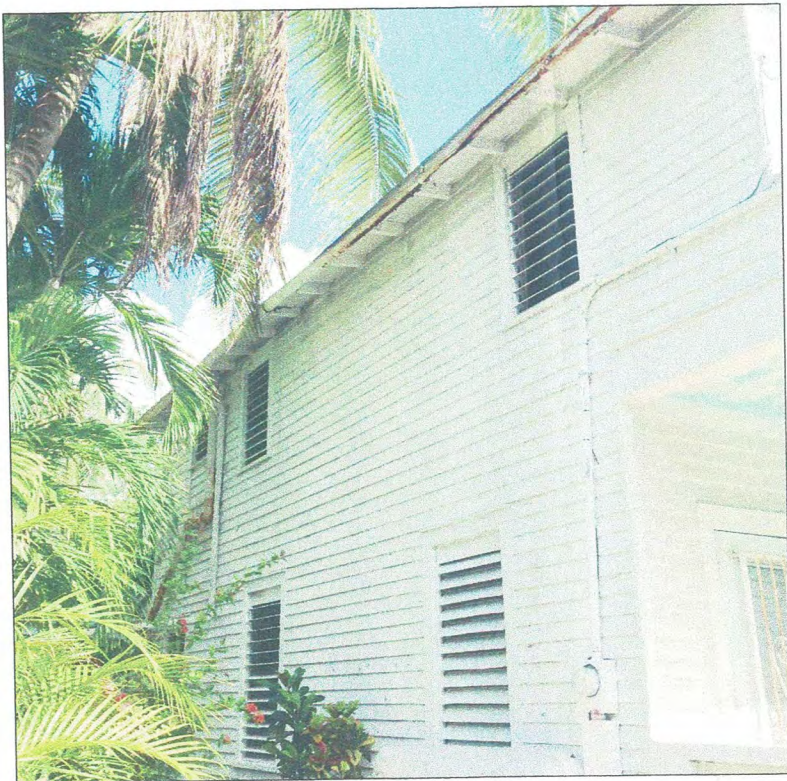


FIGURE 2  
LEFT VIEW OF HOUSE

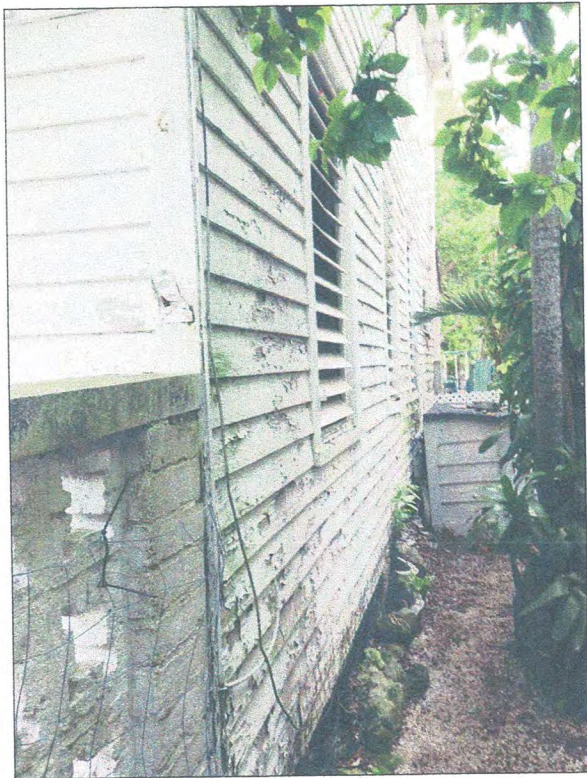


FIGURE 3  
RIGHT VIEW OF HOUSE

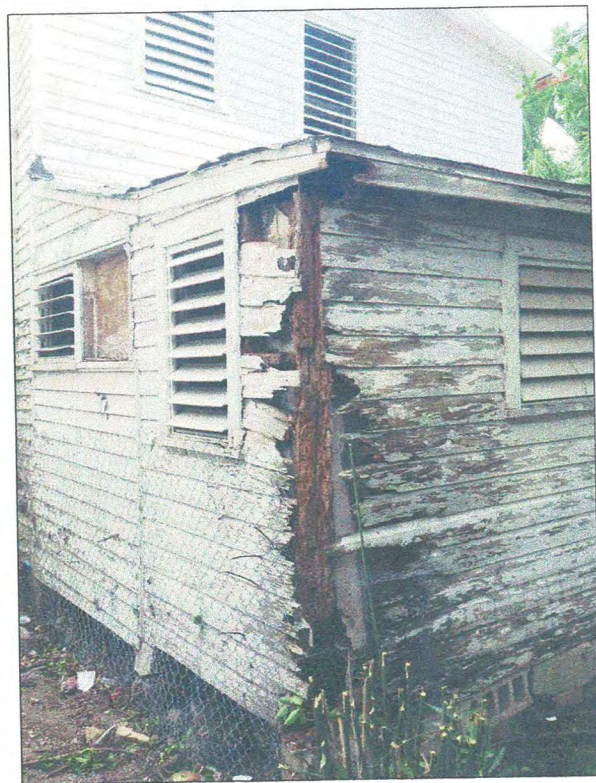


FIGURE 4  
REAR VIEW OF DAMAGED ADDITION

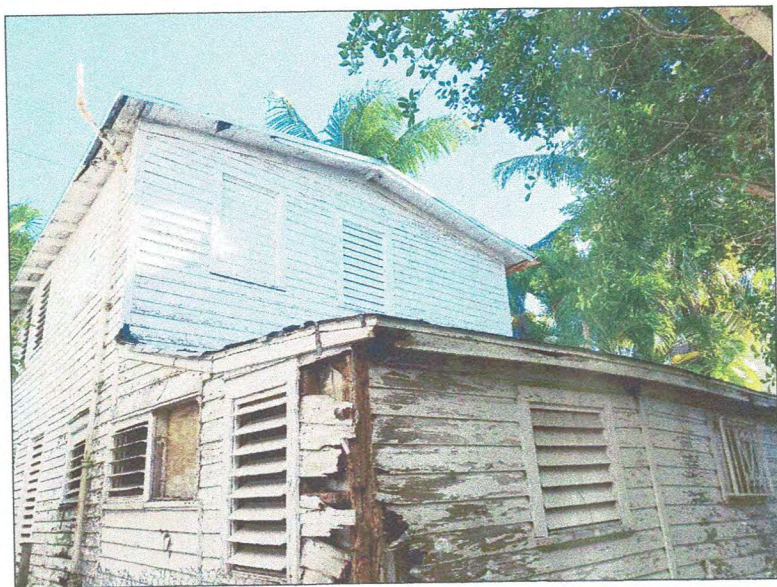


FIGURE 5  
REAR VIEW OF HOUSE

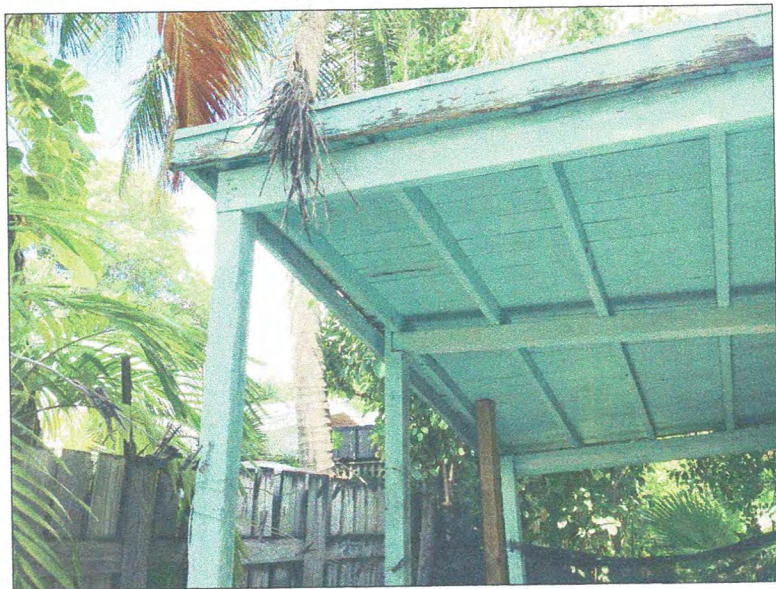


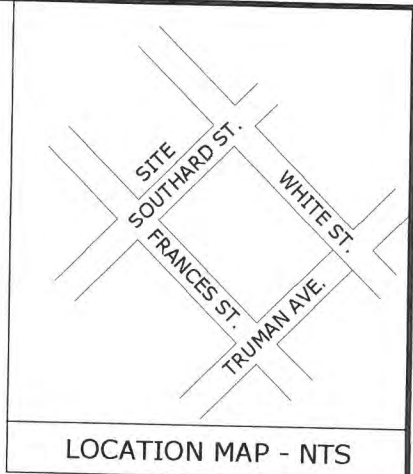
FIGURE 6  
VIEW OF PORCH ROOF



# SURVEY

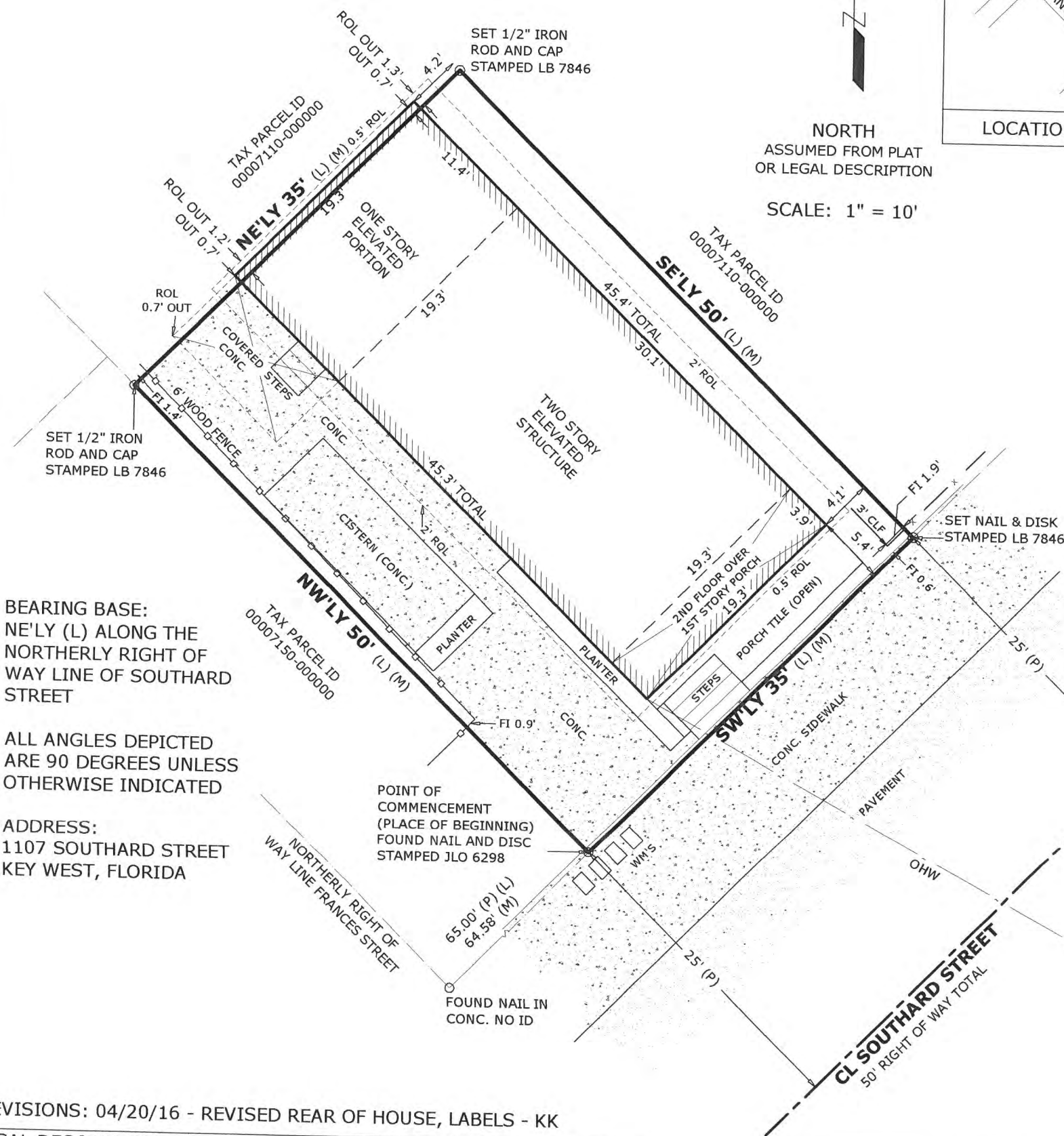
# MAP OF BOUNDARY SURVEY

A PORTION OF LOT 4, SQUARE 44  
W.A. WHITEHEAD'S MAP  
DEED BOOK "K", PAGES 68 AND 69  
MONROE COUNTY, FLORIDA



NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION

SCALE: 1" = 10'



BEARING BASE:  
NE'LY (L) ALONG THE  
NORTHERLY RIGHT OF  
WAY LINE OF SOUTHARD  
STREET

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
1107 SOUTHARD STREET  
KEY WEST, FLORIDA

REVISIONS: 04/20/16 - REVISED REAR OF HOUSE, LABELS - KK

## LEGAL DESCRIPTION:

In the City of Key West being in Lot 4, according to a subdivision of said Lot 4 in Square 44, of W. A. Whitehead's map, delineated in February, A. D., 1829, made by Geo. W. Watson, and recorded in Deed Book "K", Pages 68 and 69 of the Public Records of Monroe County, Florida, and particularly described as follows:

Commencing at a point 65 feet distant from the N.E. corner of Francis and Southard Streets, and running thence in a NW'y direction 50 feet; thence in a NE'y direction 35 feet; thence in a SE'y direction 50 feet to Southard Street; thence in a SW'y direction along Southard Street 35 feet to the place of beginning.

## CERTIFIED TO:

EDWARD G. BRASWELL IV

NOTE: 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 THE 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.

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

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

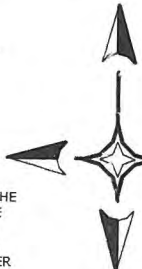
SCALE: 1" = 10'  
FIELD WORK DATE: 04/07/16  
REVISION DATE: 04/20/16  
SHEET: 1 OF 1  
DRAWN BY: GF  
CHECKED BY: RER  
INVOICE #: 16040502

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 53-17, 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



CONSTRUCTION PLANS  
FOR  
1107 SOUTHARD ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
1107 SOUTHARD ST  
KEY WEST, FL 33040

OWNER:  
EDGAR BRASWELL  
1107 SOUTHARD ST  
KEY WEST, FL. 33040

NOTE: NOT FOR CONSTRUCTION  
FOR HARC AND PLANNING  
APPROVAL ONLY

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
SUITE I-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

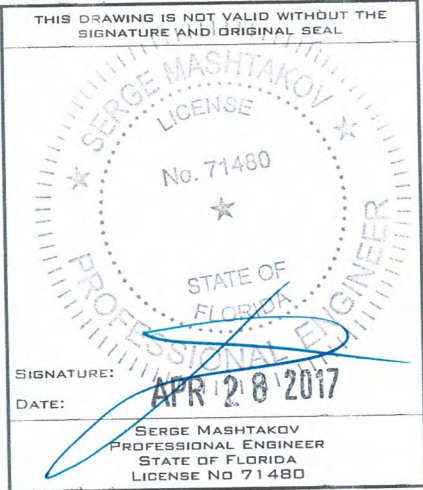
CLIENT: EDGAR BRASWELL  
1107 SOUTHARD ST  
KEY WEST, FL 33040

PROJECT: 1107 SOUTHARD ST

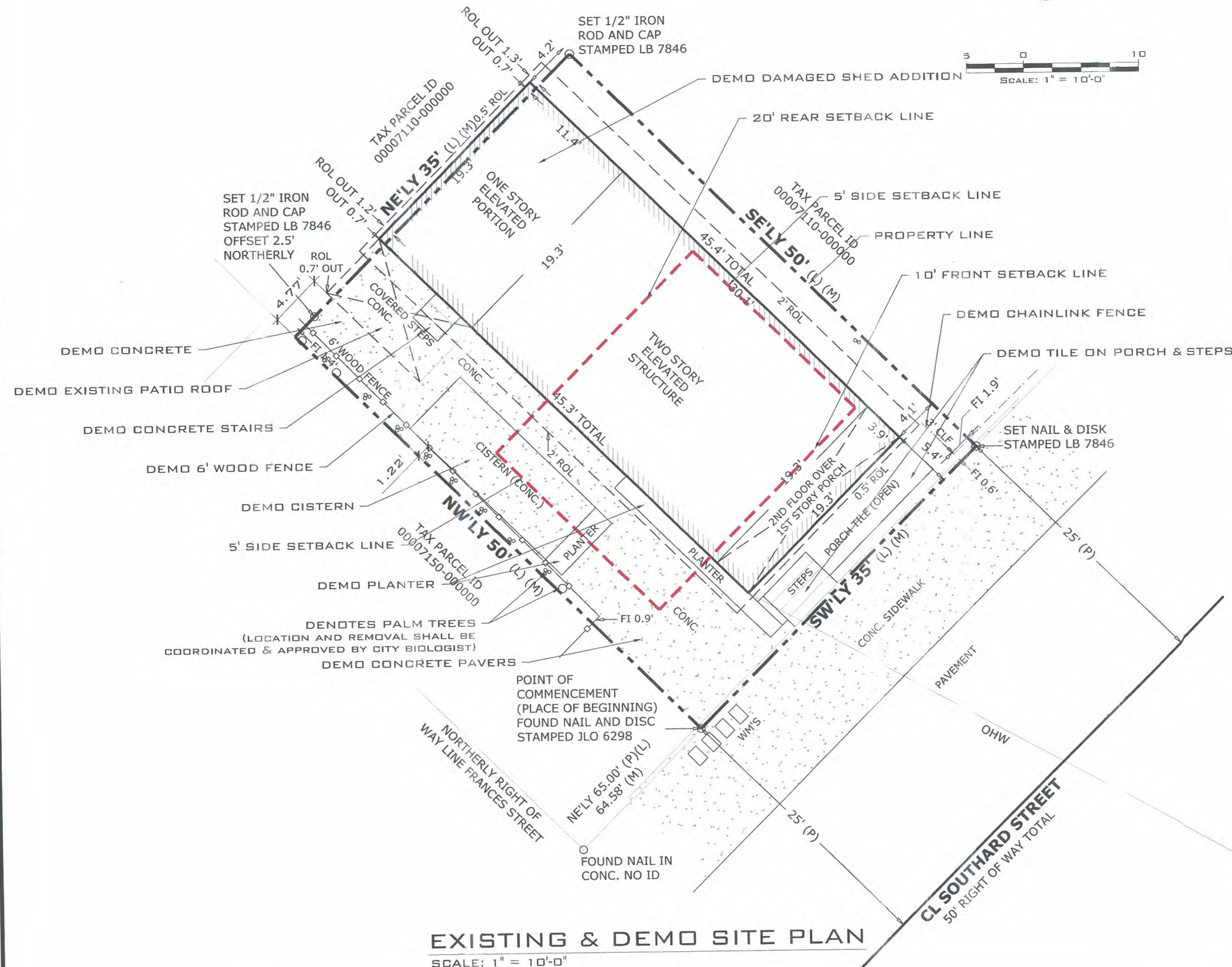
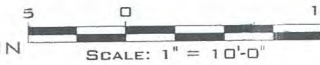
SITE: 1107 SOUTHARD ST  
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/16"=1'-0"	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1609-06	DRAWING NO: G-100	REVISION: 1	







**EXISTING & DEMO SITE PLAN**  
SCALE: 1" = 10'-0"

**SITE DATA:**

TOTAL SITE AREA: ±1,750.00 SQ.FT

LAND USE: HHDR

FLOOD ZONE: AE6

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED:	60% (1,050.00 SQ.FT)
EXISTING	89.86% (±1,572.59 SQ.FT.)
PROPOSED	79.88% (±1,397.85 SQ.FT.)
	IMPROVEMENT

**MAXIMUM BUILDING COVERAGE:**

REQUIRED	50% (875.00 SQ.FT)
EXISTING	67.22% (±1,176.41 SQ.FT.)
PROPOSED	67.22% (±1,176.41 SQ.FT.)
	NO CHANGE

**OPEN SPACE MINIMUM:**

REQUIRED	35% (612.50 SQ.FT)
EXISTING	10.14% (±177.41 SQ.FT.)
PROPOSED	08.68% (±151.93 SQ.FT.)
	PER APPROVED VARIANCE

**SETBACKS**

**FRONT:**

REQUIRED	10 FT
EXISTING	±4'-10" (ROOF OVERHANG)
PROPOSED	±4'-10" (ROOF OVERHANG)
	NO CHANGE

**SIDE:**

REQUIRED	5 FT
EXISTING	±4'-9" (PORCH ROOF OVERHANG)
PROPOSED	±4'-9" (PORCH ROOF OVERHANG)
	NO CHANGE

**SIDE:**

REQUIRED	5 FT
EXISTING	±2'-2" (ROOF OVERHANG)
PROPOSED	±2'-2" (ROOF OVERHANG)
	NO CHANGE

**REAR:**

REQUIRED	20 FT
EXISTING	-1'-4" (BUILDING OVER LINE)
PROPOSED	0'-0" (BUILDING ON LINE)
	IMPROVEMENT

**MAXIMUM HEIGHT:** 30 FT

EXISTING	±20'-7"
PROPOSED	±20'-7"
	NO CHANGE

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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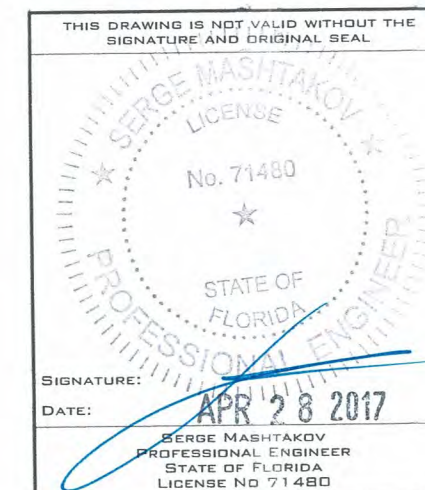
**CLIENT:** EDGAR BRASWELL  
1107 SOUTHWARD ST  
KEY WEST, FL 33040

**PROJECT:** 1107 SOUTHWARD ST

**SITE:** 1107 SOUTHWARD ST  
KEY WEST, FL 33040

**TITLE:** EXISTING SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	C-101	1	








SCALE AT 11X17: AS SHOWN	DATE: 04/28/17	DRAWN: BDB	CHECKED: SAN
PROJECT NO: 1609-06	DRAWING NO: C-102		REVISION: 1

THIS DRAWING IS NOT VALID WITHOUT THE  
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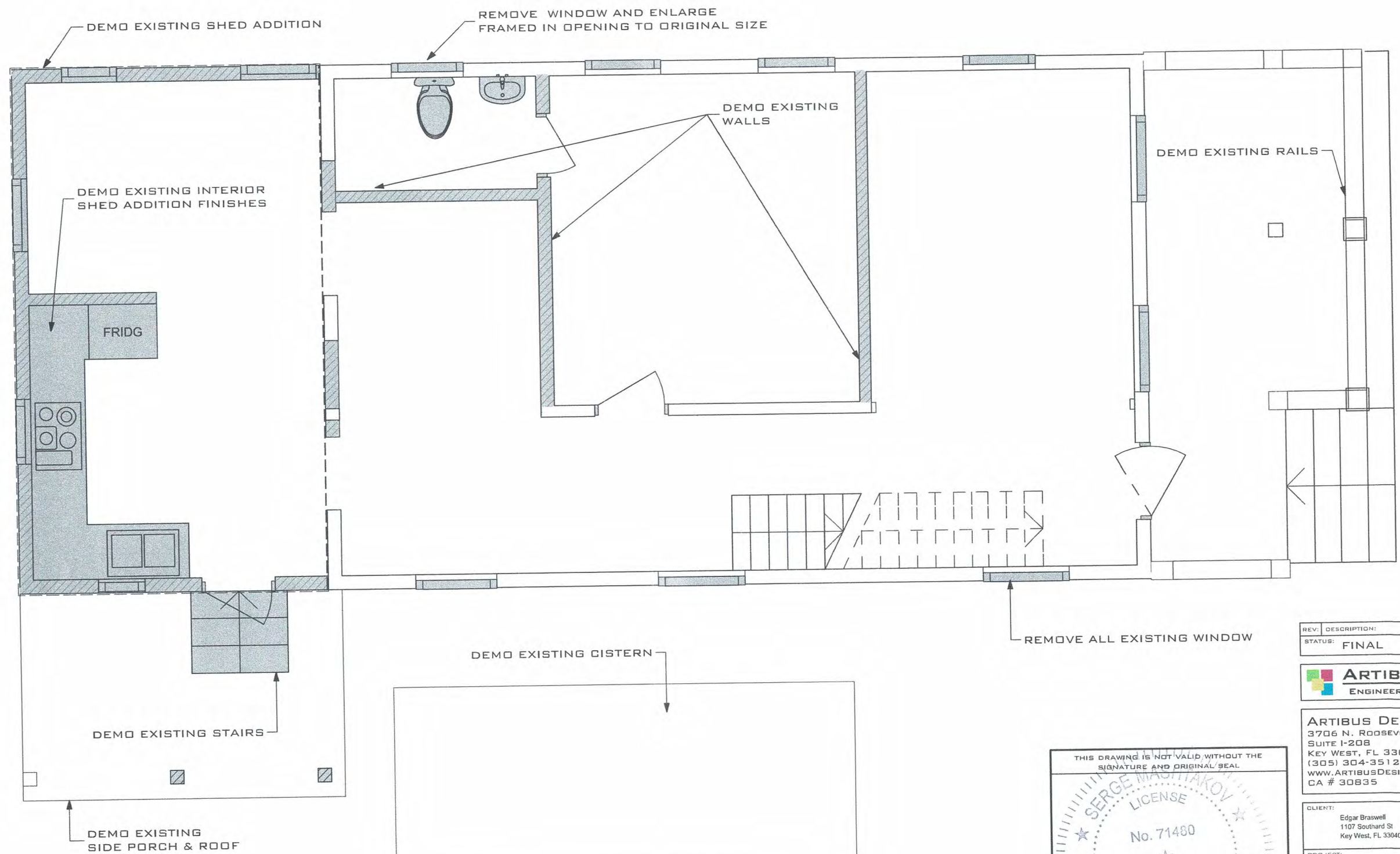


SIGNATURE: \_\_\_\_\_

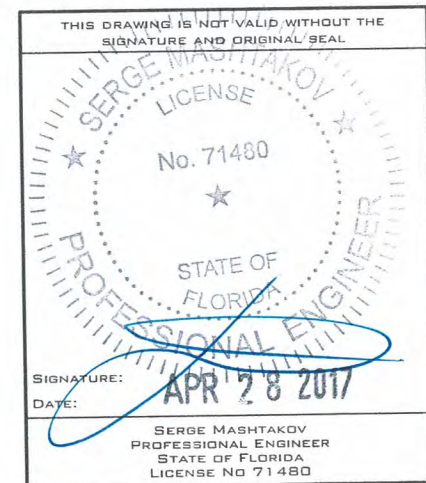
DATE: JUN 14 2017


SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480



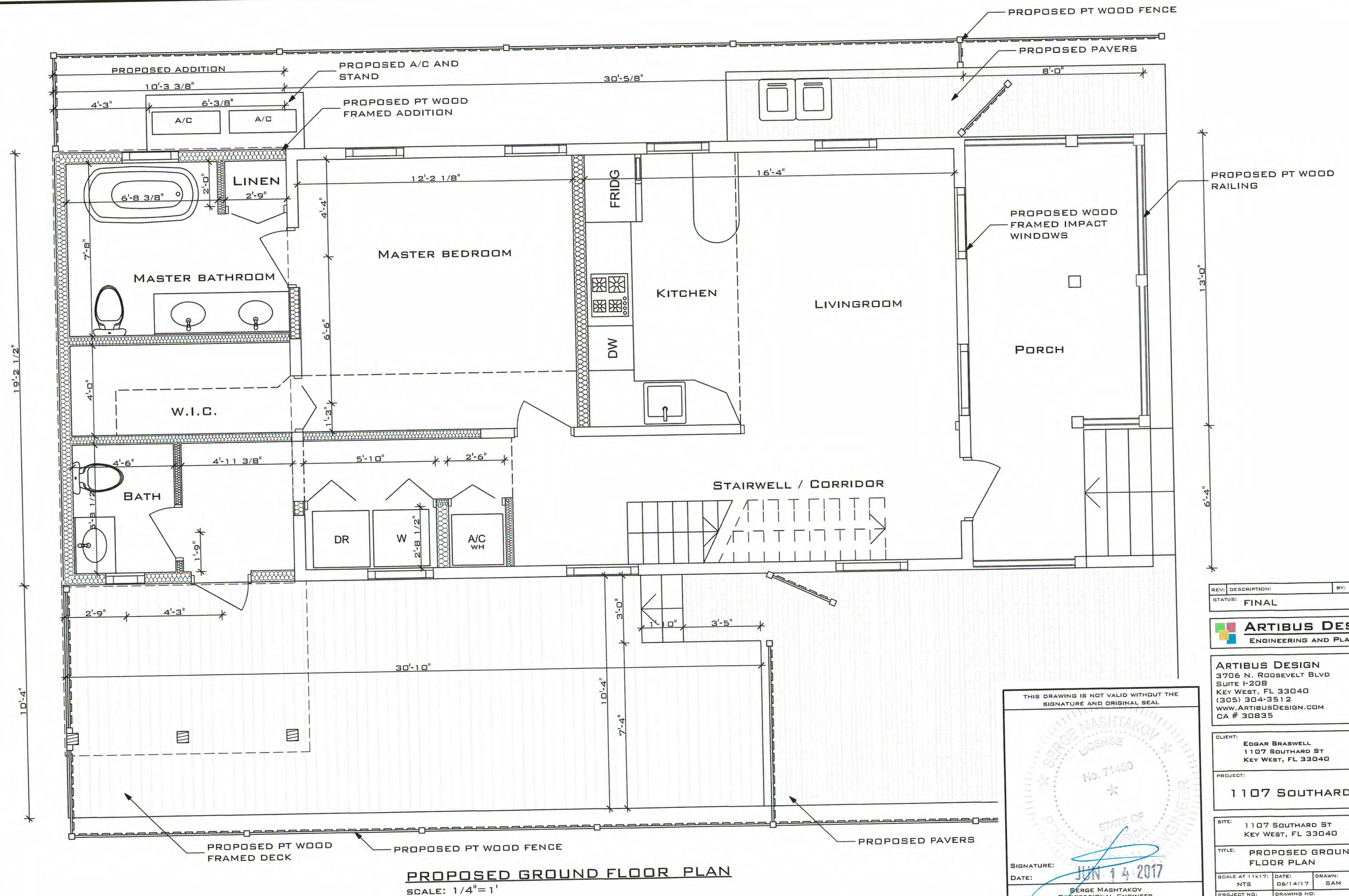


**EXISTING AND DEMO GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'

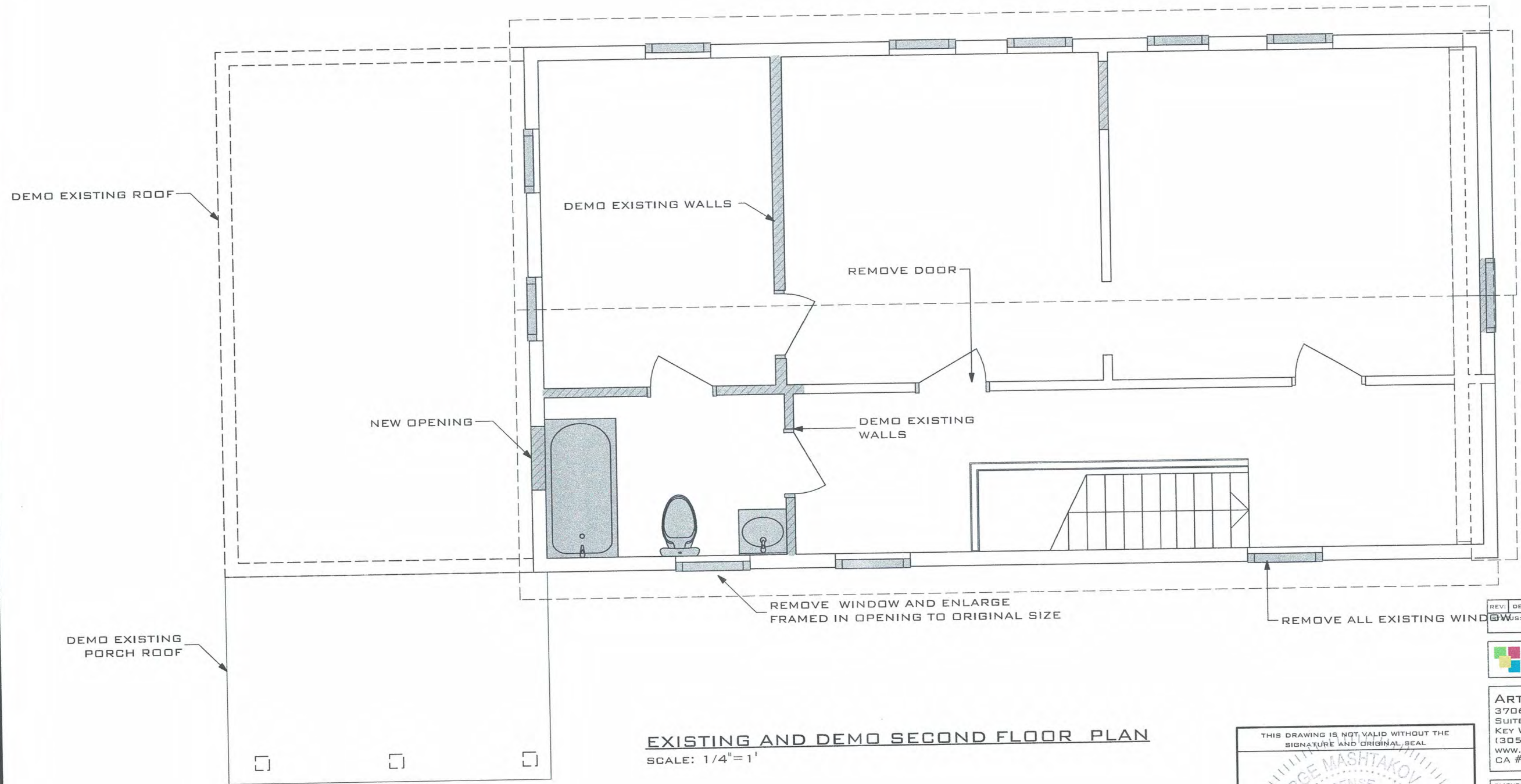


REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			
<div><b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING</div>			
<div><b>ARTIBUS DESIGN</b> 3706 N. ROOSEVELT BLVD SUITE 1-208 KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835</div>			
CLIENT: Edgar Braswell 1107 Southard St Key West, FL 33040			
PROJECT: 1107 SOUTHARD ST			
SITE: 1107 SOUTHARD ST KEY WEST, FL 33040			
TITLE: EXISTING AND DEMO GROUND FLOOR PLAN			
SCALE AT 1/4"=1': NTS	DATE: 04/26/17	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1609-06	DRAWING NO: A-101		REVISION:









REV.	DESCRIPTION	BY	DATE
01	FINAL		



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CA # 30835

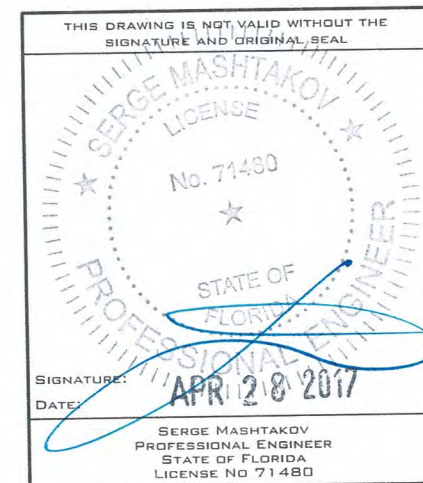
CLIENT:  
Edgar Braswell  
1107 Southard St  
Key West, FL 33040

PROJECT:  
**1107 SOUTHARD ST**

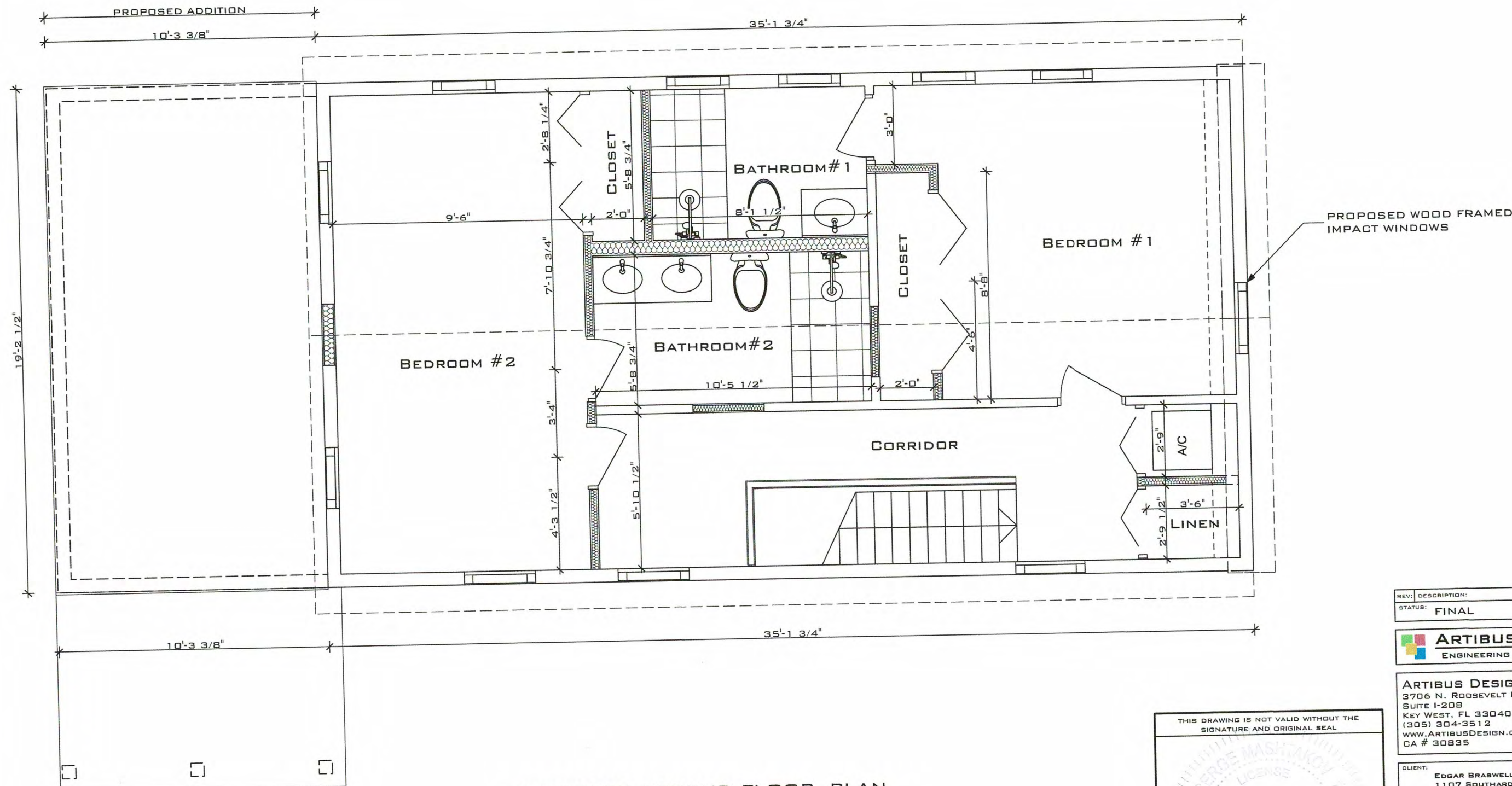
SITE:  
1107 SOUTHARD ST  
KEY WEST, FL 33040

TITLE:  
**EXISTING AND DEMO  
SECOND FLOOR PLAN**

SCALE AT 11x17: NTS	DATE: 04/26/17	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1609-06	DRAWING NO: A-102	REVISION:	







**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

*(Signature)*

DATE: JUN 14 2017

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT:  
EDGAR BRASWELL  
1107 SOUTHARD ST  
KEY WEST, FL 33040

PROJECT:  
**1107 SOUTHARD ST**

SITE:  
1107 SOUTHARD ST  
KEY WEST, FL 33040

TITLE:  
**PROPOSED SECOND FLOOR PLAN**

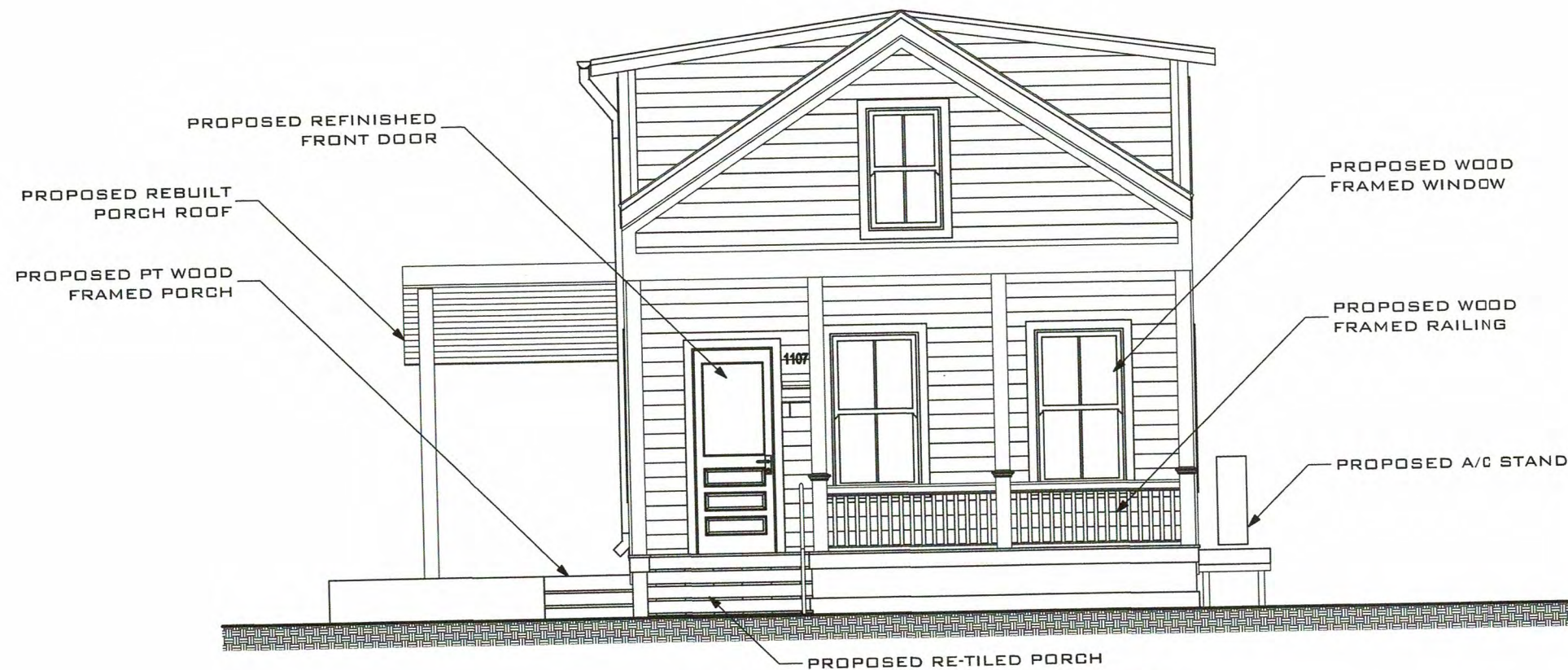
SCALE AT 1/4"=1': NTS	DATE: 06/14/17	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1609-06	DRAWING NO: A-104	REVISION:	





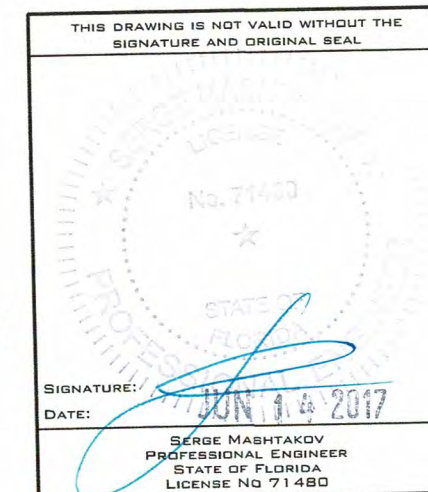
**EXISTING FRONT ELEVATION**

SCALE: 3/16" = 1'



**PROPOSED FRONT ELEVATION**

SCALE: 3/16" = 1'



REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT: EDGAR BRASWELL  
1107 SOUTHARD ST  
KEY WEST, FL 33040

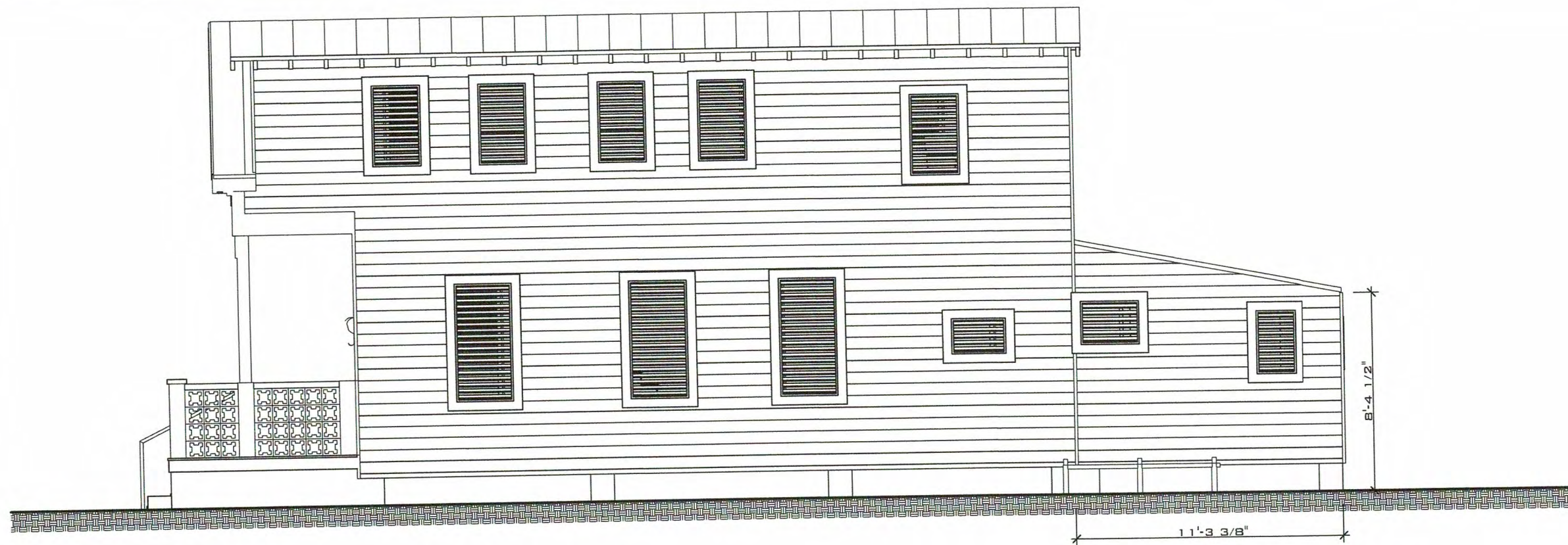
PROJECT: 1107 SOUTHARD ST

SITE: 1107 SOUTHARD ST  
KEY WEST, FL 33040

TITLE: FRONT ELEVATION

SCALE AT 11x17: NTS	DATE: 06/14/17	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1609-06	DRAWING NO: A-105	REVISION:	

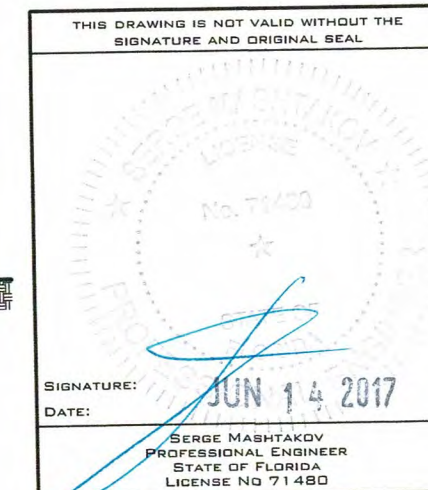




**EXISTING RIGHT ELEVATION**  
SCALE: 3/16"=1'



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/16"=1'



REV.	DESCRIPTION	BY	DATE
STATUS:	FINAL		



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CA # 30835

CLIENT:  
EDGAR BRASWELL  
1107 SOUTHARD ST  
KEY WEST, FL 33040

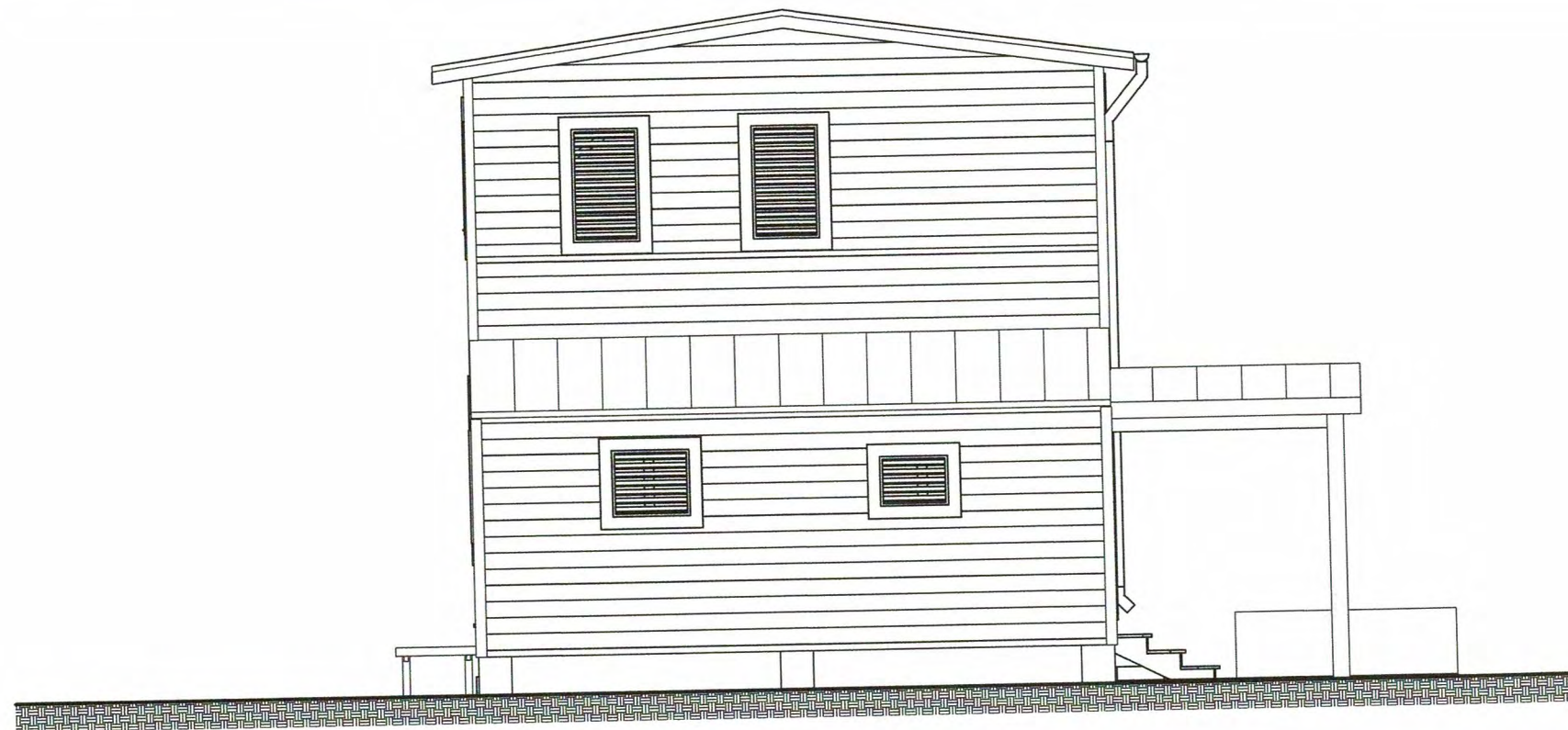
PROJECT:  
**1107 SOUTHARD ST**

SITE:  
1107 SOUTHARD ST  
KEY WEST, FL 33040

TITLE:  
**RIGHT ELEVATION**

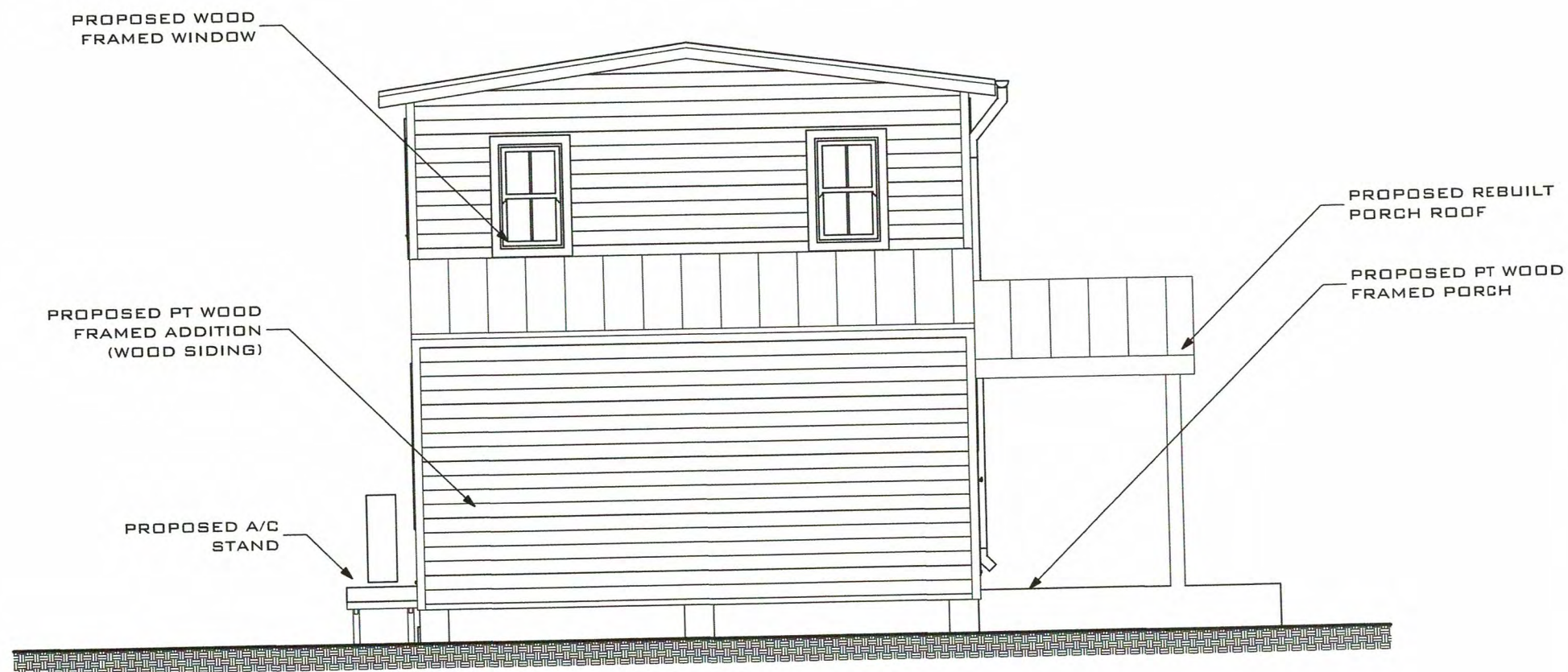
SCALE AT 1/16"=1': NTS	DATE: 06/14/17	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1609-06	DRAWING NO: A-106	REVISION:	





**EXISTING REAR ELEVATION**

SCALE: 3/16"=1'



**PROPOSED REAR ELEVATION**

SCALE: 3/16"=1'

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]* DATE: JUN 14 2017

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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(305) 304-3512  
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CA # 30835

CLIENT: EDGAR BRASWELL  
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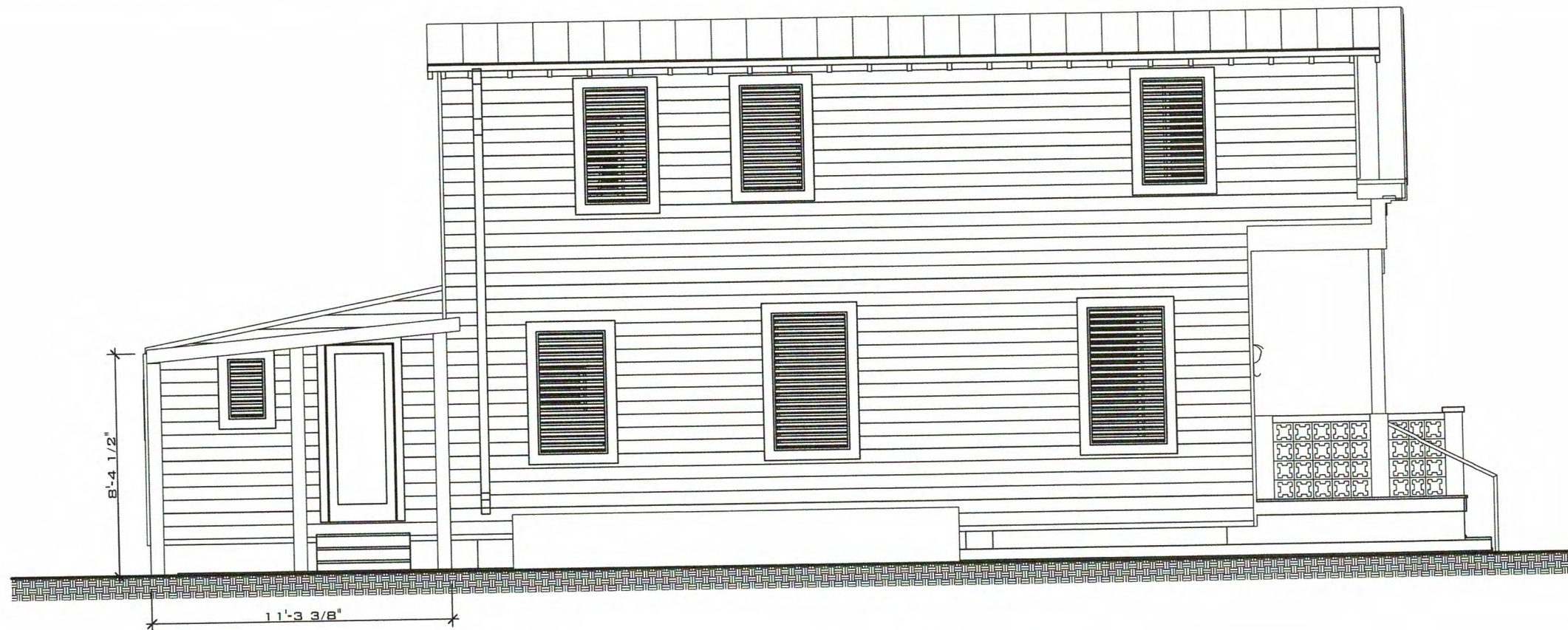
PROJECT: 1107 SOUTHARD ST

SITE: 1107 SOUTHARD ST  
KEY WEST, FL 33040

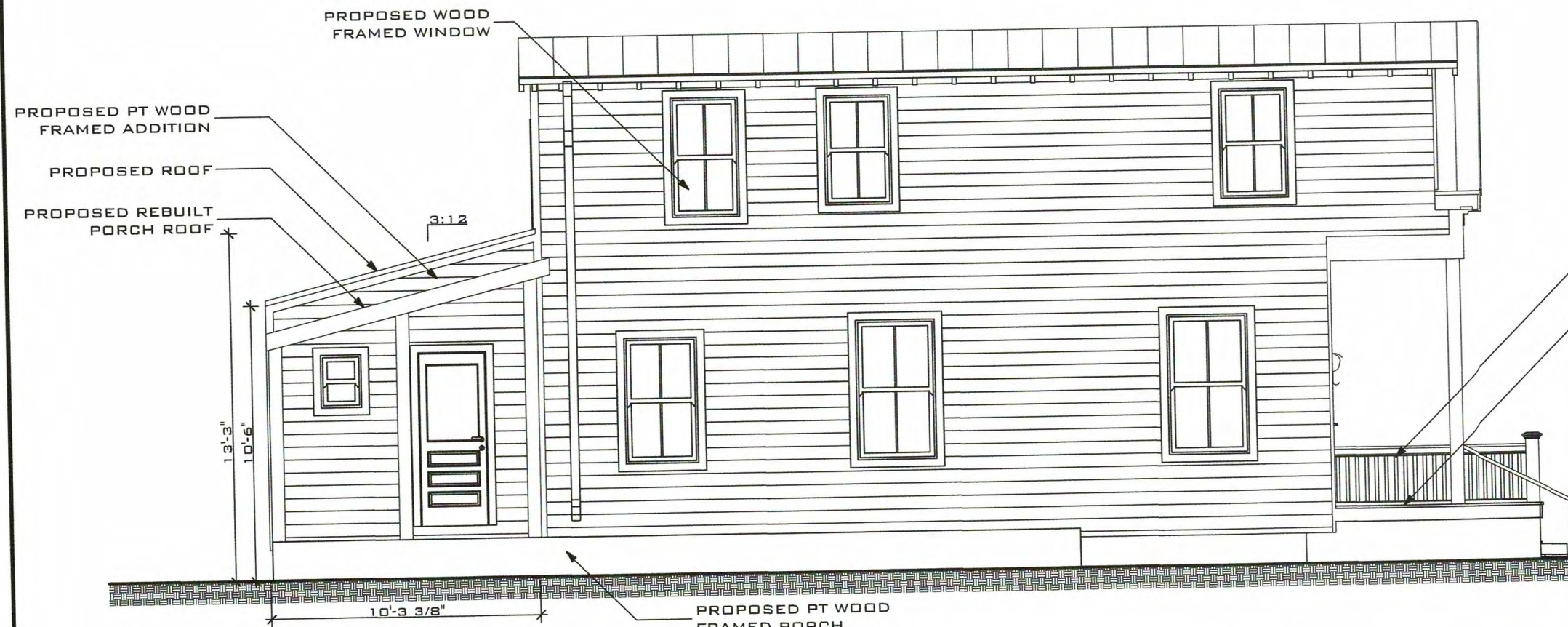
TITLE: REAR ELEVATION

SCALE AT 1/16": NTS	DATE: 06/14/17	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1609-06	DRAWING NO: A-107	REVISION:	





**EXISTING LEFT ELEVATION**  
SCALE: 3/16"=1'



**PROPOSED LEFT ELEVATION**  
SCALE: 3/16"=1'

PROPOSED WOOD  
FRAMED RAILING

PROPOSED RE-TILED PORCH

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*  
DATE: JUN 14 2017

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
EDGAR BRASWELL  
1107 SOUTHARD ST  
KEY WEST, FL 33040

PROJECT:  
**1107 SOUTHARD ST**

SITE:  
1107 SOUTHARD ST  
KEY WEST, FL 33040

TITLE:  
**LEFT ELEVATION**

SCALE AT 1/16"=1': NTS	DATE: 06/14/17	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1609-06	DRAWING NO: A-108	REVISION:	



# PLANNING BOARD RESOLUTION

**PLANNING BOARD  
RESOLUTION NO. 2017-14**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM OPEN SPACE, SIDE AND REAR YARD SETBACK REQUIREMENTS ON PROPERTY LOCATED AT 1107 SOUTHARD STREET (RE # 00007140-000000) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-346(b), AND 122-630(6) B. & C. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to reconstruct a rear addition and porch on the property located at 1107 Southard Street (RE # 00007140-000000); and

**WHEREAS**, Section 108-346(b) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states residential uses shall provide a minimum of 35 percent open space; and

**WHEREAS**, the existing open space is 10.14% and the proposed open space is 8.65% of the property; and

**WHEREAS**, Section 122-630(6)(b) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states the side setback is 5 feet or 10 percent of lot width to a maximum of 15 feet, whichever is greater; and

**WHEREAS**, the existing side setbacks are 4 feet 9 inches on the right side and 2 feet 2 inches on the left side; and

**WHEREAS**, the proposed side setbacks are 4 feet 9 inches on the right side and 4 feet on the left side; and

**WHEREAS**, Section 122-630(6)(c) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states the rear setback is 20 feet; and

**WHEREAS**, the existing rear setback is 1 foot and 4 inches over the property line and the proposed rear setback is 0 feet; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 20, 2017; 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

**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 variance; 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 the minimum open space requirements, sides and rear setback requirements variance for the reconstruction of a rear addition and porch on the property located at 1107 Southard Street (RE # 00007140-000000) in the HHDR Zoning District pursuant to Sections 90-395, 108-346(b), 122-630(6) b. & c. of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed November 18, 2016 by Artibus Design, Professional Engineering. No approval granted for any other work or improvements shown on the plans other than the construction of an addition to the property.

**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 their 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 this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance 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

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 20th day of April 2017.

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

  
Cristy Spottswood, Planning Board Vice Chairman  
5/4/2017  
Date

Attest:

  
Patrick Wright, Interim Planning Director  
5-9-17  
Date

Filed with the Clerk:

  
Cheryl Smith, City Clerk  
5-10-17  
Date



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 27, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RECONSTRUCTION OF ONE-STORY REAR ADDITION WITH A HIGHER SHED ROOF. NEW WOOD PORCH RAILINGS. NEW PATIO ROOF. NEW WINDOWS AND DOORS. REPLACE WOOD SIDING AS NEEDED. NEW A/C UNITS ON SIDE AND NEW PAVERS AT FRONT. DEMOLITION OF REAR ONE-STORY ADDITION.**

**FOR- #1107 SOUTHARD STREET**

**Applicant – Artibus Design**

**Application #H17-03-0015**

**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 305-809-3731 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 Rachel Bashore, 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:

1107 Southard Street on the  
20 day of June, 2017.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on June 27, 2017.

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 H17-03-0015

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 6.20.2017

**Address:** 1107 Southard St.

**City:** Key West

**State, Zip:** FL, 33040

The forgoing instrument was acknowledged before me on this 20 day of June, 2017.

By (Print name of Affiant) Rachel Bashore who is personally known to me or has produced identification and who did take an oath.

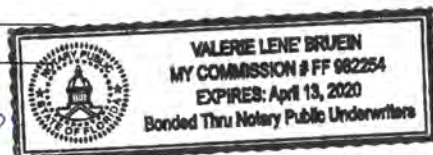
**NOTARY PUBLIC**

Sign Name: [Signature]

Print Name: Valerie Bruein

Notary Public - State of Florida (seal)

My Commission Expires: April 13, 2020







Public  
Meeting  
Notice

**Bella**  
CONSTRUCTION  
OF KEY WEST INC.  
305.292.9888  
WWW.CONCRETEBELLA.COM  
LIC#CGC1518284

AR  
ENGINE  
WW







# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## Summary

**Parcel ID** 00007140-000000  
**Account #** 1007404  
**Property ID** 1007404  
**Millage Group** 10KW  
**Location** 1107 SOUTHARD ST , KEY WEST  
**Address**  
**Legal** KW PT LOT 4 SQR 44 A3-342 SERIES 3 FILE P-7 OR865-1198L/E  
**Description** OR865-1199/1200T/C OR1868-2337D/C OR2592-2416/15ORD  
OR2719-1428/29ORD OR2719-1431ORD OR2776-2049/50ORD  
OR2789-2426ORD OR2793-955ORD OR2819-150/51 OR2854-1385/86R/S  
(Note: Not to be used on legal documents)  
**Neighborhood** 6108  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

BRASWELL EDGAR G  
 715 1st ST  
 Key West FL 33040

BASHORE RACHEL R/S  
 715 1st ST  
 Key West FL 33040

## Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$138,109	\$143,846	\$135,440	\$139,310
+ Market Misc Value	\$752	\$655	\$595	\$595
+ Market Land Value	\$312,319	\$255,479	\$238,447	\$205,026
= Just Market Value	\$451,180	\$399,980	\$374,482	\$344,931
= Total Assessed Value	\$439,978	\$399,980	\$368,804	\$335,277
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$451,180	\$399,980	\$374,482	\$344,931

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,750.00	Square Foot	34	50

## Buildings

Building ID	480	Exterior Walls	WD FRAME
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS
Gross Sq Ft	1673	Roof Type	GABLE/HIP
Finished Sq Ft	1444	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	228	Bedrooms	3
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	1
Depreciation %	52	Grade	400
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	152	0	0
FLA	FLOOR LIV AREA	1,444	1,444	0
OPF	OP PRCH FIN LL	77	0	0
TOTAL		1,673	1,444	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1979	1980	1	152 SF	1
WALL AIR COND	1984	1985	1	1 UT	2



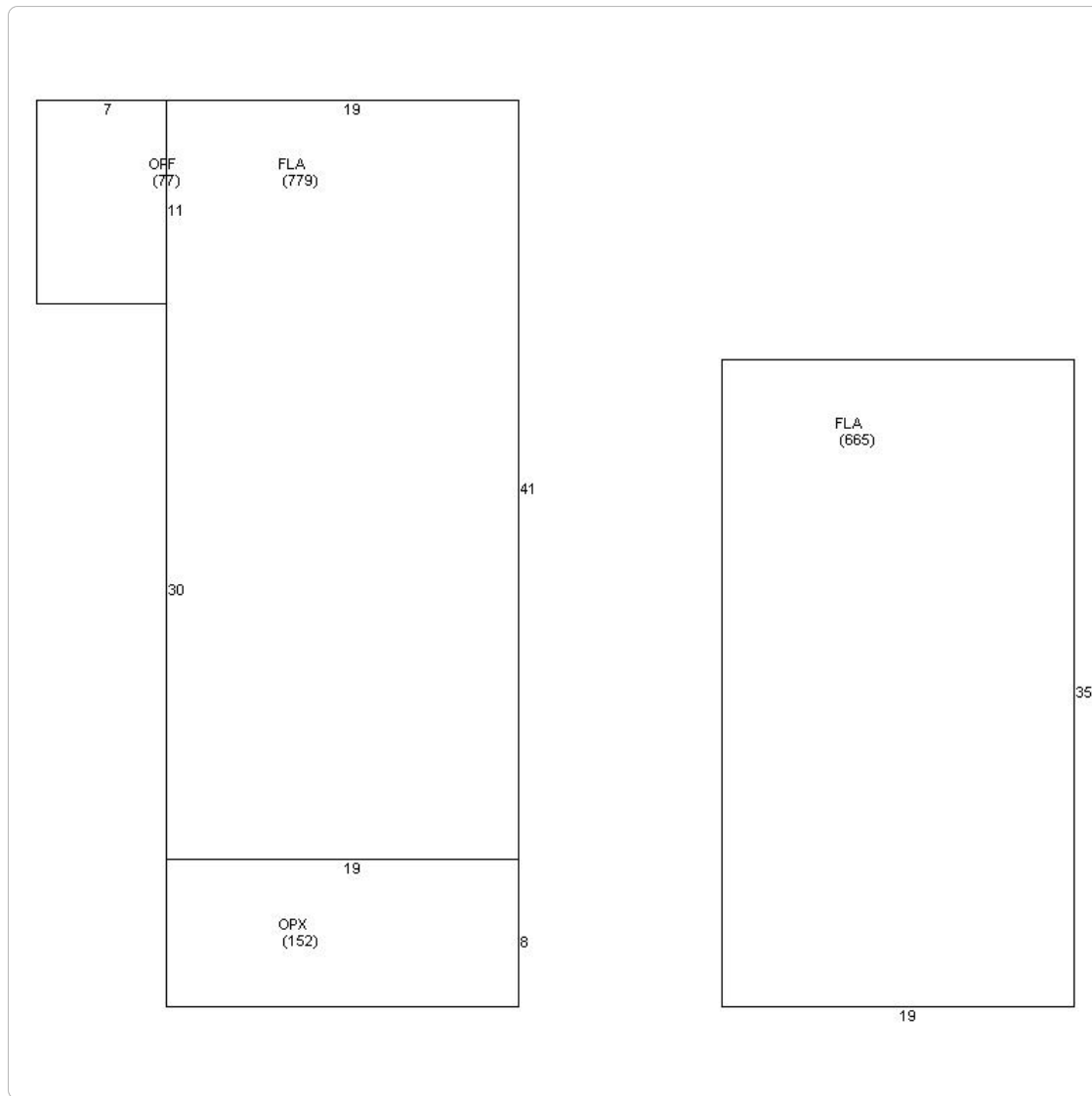
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/15/2017	\$0	Warranty Deed	2123151	2854	1385	16 - Unqualified	Improved
10/4/2016	\$492,000	Warranty Deed	2094377	2819	150	02 - Qualified	Improved
4/12/2016	\$0	Order (to be used for Order Det. Heirs, Probate in		2793	955	11 - Unqualified	Improved
3/7/2016	\$0	Order (to be used for Order Det. Heirs, Probate in		2789	2426	11 - Unqualified	Improved
10/1/1982	\$0	Quit Claim Deed		865	1198	U - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-156	3/3/2017		\$1,000	Residential	DEMO CHAIN LINK,EXISTING WOOD FENCE REPLACE DEMO FENCING WITH 6'H WOOD PICKET
17-155	2/13/2017		\$7,000	Residential	R&R FOUNDATION PER PLAN. REPLACE FIRST/SECOND FLR FRAMING AND FLOOR JOISTS PER PLAN
09-3721	10/29/2009	2/25/2011	\$4,300		INSTALL 5 VCRIMP METAL ROOF IN PLACE OF ASHPALT SHINGLES.

**Sketches (click to enlarge)**



### Photos



## Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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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