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**Historic Architectural Review Commission  
Staff Report for Item 6**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** July 24, 2018

**Applicant:** Bender & Associates- Haven Burkee- Architect

**Application Number:** H18-01-0028

**Address:** #813 Waddell Avenue

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**Description of Work:**

Demolition of exterior rear wall, roof, and partial demolition of west wall on main house-  
**Second Reading.**

**Site Facts:**

The building in question is not in the surveys. According to the Property Appraiser's records, the one-story cbs house is more than 50 years, as it was built in 1954. The 1962 Sanborn map depicts in the lot a one-story concrete block dwelling. By looking at the 1962 Sanborn map, the ca. 1965 photo and the Property Appraiser's records it is staff's opinion that the house was expanded and altered towards its west side. The ranch house has flat roofs, an exterior chimney, and pronounced horizontal eaves. Across the site, there is an open lot. The house located towards the east side is a new two-story frame structure and the house located towards the west side is a one-story cbs house. Although the house is on an "x" flooding zone, the area is prone to heavy floods.

The city recognizes a second unit through a Beneficial Use Allocation granted in 2014. The city also vacated an alleyway, located towards the east side of the lot.

**Ordinance Cited on Review:**

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the architectural elements in the main house.

## Staff Analysis

This report is for the second reading for request demolition of historic elements within the house. On June 26, 2018, the Commission approved proposed new plans and the first reading for demolition. The Certificate of Appropriateness proposes the demolition of the existing roof, exterior rear wall and partial demolition of the west wall. Staff visited this site more than two years ago, as there was an application that proposed the demolition of the entire structure. Since then no building permits or COA applications have been filed for exterior repairs. Today the house looks more deteriorated, but there is still no evidence of severe deterioration or a collapsible structure.

It is staff's opinion that the request for the elements of the main house proposed to be demolition should be reviewed based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

- (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 criteria of section 102-125(1) through (9).*
- (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.*

*(b) 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;*

The existing house depicts an important architectural period of mid-century modern architecture. The reconstruction of the roof that will match the existing one is necessary for protecting the house of flood damage. The proposed partial demolition of the side wall and demolition of the rear wall will not jeopardize nor will diminish the character of the mid-century home nor its surroundings.

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

The ample front yard will be kept and, although there will be a side addition, the side yard will be larger than minimum required by

zoning regulations. The site is a double lot and the extension will give a much needed lot to volume ratio, which is one of many important characteristics in the Casa Marina area.

- (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.*

This will not be the case for the existing cbs ranch house.

- (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 existing structure does qualify as a contributing structure to the Casa Marina area, but the design promotes the preservation of the building, with the exception of the roof rear wall and partial side wall.

Staff opines that the elements to be demolished do not meet the following criteria:

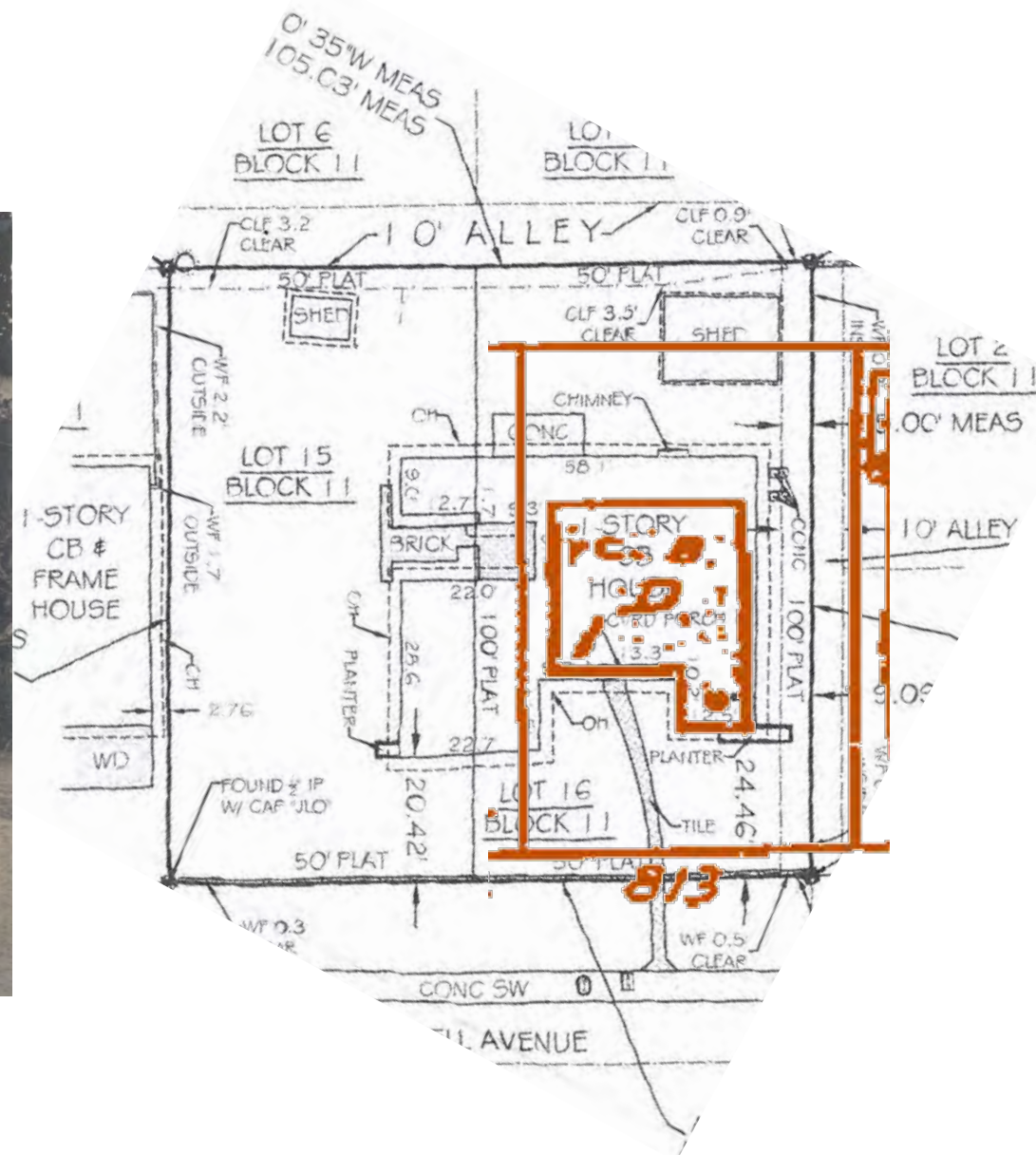
- (1) The one-story mid-century ranch house embodies distinctive characteristics of its time, period of construction and aesthetics for its style. Although the house shows some minor deterioration, it still possesses its historic architectural attributes. The proposed elements to be demolished will not alter nor jeopardize the historic character and architectural quality of the house.
- (2) Staff is not aware that the house is specifically associated with events that have made a significant contribution to local, state, or national history.
- (3) The house has significant character, interest, and value as part of the Casa Marina development. The house represents a period of construction however; the house is not associated with the life of a person significant in the past. The demolition of the architectural elements will not diminish the architectural value of the house.
- (4) Staff is not aware of any historic event with a significant effect upon society.
- (5) The house exemplifies the historic heritage of the city. Casa Marina was developed as a contemporary community of its time where distinctive yard patterns as well as mid-century simple architecture are character-defining features of the historic neighborhood. The removal of the roof and its build back, the removal of the rear wall and the partial removal of the side wall will not have any effect of historic patterns found in the area.
- (6) The historic house portrays distinctive architectural style of its time and the proposed design will promote and preserve such.
- (7) The house is not related to a square, park, or other distinctive area.

(8) The house does have a unique location and singular physical characteristic, which represents an established and familiar visual feature of its neighborhood. The proposed design will preserve the visual features of the mid-century house.

(9) The house yields, and is likely to yield, information important in history, it is a historic house and is a physical record of its time, and the proposed design will not jeopardize that record. The new additions will read as such and not as part of the historic fabric of the building.

In conclusion, it is staff's opinion that the Commission can consider the requested demolitions as they comply with the criteria for demolition stated under the Land Development Regulations. If approved, this will be the last required reading for the demolition of the roof, rear wall and partial demolition of the side wall of the house.





# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

|            |                 |                |
|------------|-----------------|----------------|
| HARC COA # | REVISION #      | INITIAL & DATE |
| FLOOD ZONE | ZONING DISTRICT | BLDG PERMIT #  |

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

|                              |                                                                                                   |                                    |
|------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------|
| ADDRESS OF PROPOSED PROJECT: | 813 Waddell Avenue                                                                                |                                    |
| NAME ON DEED:                | Fred Maggio                                                                                       | PHONE NUMBER                       |
| OWNER'S MAILING ADDRESS:     | 727 Waddell Avenue                                                                                | EMAIL                              |
|                              | Key West, FL                                                                                      |                                    |
| APPLICANT NAME:              | Bender & Associates Architects                                                                    | PHONE NUMBER 305-296-1347          |
| APPLICANT'S ADDRESS:         | 410 Angela Street                                                                                 | EMAIL hburkee@benderarchitects.com |
|                              | Key West, FL                                                                                      |                                    |
| APPLICANT'S SIGNATURE:       |  (Haver Bulfee) | DATE 5.29.18                       |

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☒  
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐  
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

|                                                                                                      |                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC. |                                                                                                                                                                                                                                                                         |
| GENERAL:                                                                                             | Renovation of a historic non-contributing single family residence and construction of a new addition. The renovation includes elevating the building to resolve past and potential future flooding issues. See attached drawings for detailed plans and specifications. |
|                                                                                                      |                                                                                                                                                                                                                                                                         |
| MAIN BUILDING:                                                                                       |                                                                                                                                                                                                                                                                         |
|                                                                                                      |                                                                                                                                                                                                                                                                         |
|                                                                                                      |                                                                                                                                                                                                                                                                         |
|                                                                                                      |                                                                                                                                                                                                                                                                         |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):                                         |                                                                                                                                                                                                                                                                         |
|                                                                                                      |                                                                                                                                                                                                                                                                         |



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

|                                              |                                  |
|----------------------------------------------|----------------------------------|
| ACCESSORY STRUCTURE(S):                      |                                  |
|                                              |                                  |
|                                              |                                  |
| PAVERS:                                      | FENCES:                          |
|                                              |                                  |
| DECKS:                                       | PAINTING: See attached drawings. |
|                                              |                                  |
| SITE (INCLUDING GRADING, FILL, TREES, ETC.): | POOLS (INCLUDING EQUIPMENT):     |
| See attached drawings.                       |                                  |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): | OTHER:                           |
| See attached drawings.                       |                                  |
|                                              |                                  |

|                                        |                                              |                                       |                                                            |                         |
|----------------------------------------|----------------------------------------------|---------------------------------------|------------------------------------------------------------|-------------------------|
| <b>OFFICIAL USE ONLY:</b>              |                                              | <b>HARC COMMISSION REVIEW</b>         |                                                            | <b>EXPIRES ON:</b>      |
| MEETING DATE:<br>06/26/2018            | <input checked="" type="checkbox"/> APPROVED | <input type="checkbox"/> NOT APPROVED | <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:<br>[Signature] |
| MEETING DATE:                          | <input type="checkbox"/> APPROVED            | <input type="checkbox"/> NOT APPROVED | <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:                |
| MEETING DATE:                          | <input type="checkbox"/> APPROVED            | <input type="checkbox"/> NOT APPROVED | <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:                |
| REASONS OR CONDITIONS:                 |                                              |                                       |                                                            |                         |
|                                        |                                              |                                       |                                                            |                         |
| STAFF REVIEW COMMENTS:                 |                                              |                                       |                                                            |                         |
|                                        |                                              |                                       |                                                            |                         |
| FIRST READING FOR DEMO:<br>[Signature] |                                              | 06/24/2018                            |                                                            |                         |
| HARC STAFF SIGNATURE AND DATE:         |                                              | SECOND READING FOR DEMO:              |                                                            |                         |
|                                        |                                              | HARC CHAIRPERSON SIGNATURE AND DATE:  |                                                            |                         |
|                                        |                                              |                                       |                                                            |                         |

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**

1300 WHITE STREET

KEY WEST, FLORIDA 33040

|                 |                |
|-----------------|----------------|
| HARC COA #      | INITIAL & DATE |
| ZONING DISTRICT | BLDG PERMIT #  |

|                              |                                |
|------------------------------|--------------------------------|
| ADDRESS OF PROPOSED PROJECT: | 813 Waddell Avenue             |
| PROPERTY OWNER'S NAME:       | Fred Maggio                    |
| APPLICANT NAME:              | Bender & Associates Architects |

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

|                            |                                                                                   |             |                     |
|----------------------------|-----------------------------------------------------------------------------------|-------------|---------------------|
| PROPERTY OWNER'S SIGNATURE |  | Fred Maggio | 5.2918              |
|                            |                                                                                   |             | DATE AND PRINT NAME |

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Removal of rear yard and partial West side yard exterior walls to accommodate a new addition.  
 Removal of existing roof structure to perform repair work to concrete tie-beams and to extend wall height and floor elevation to address past and potential future flooding issues. Also to be removed are two non-historic storage sheds. See attached plans and specifications.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

Not applicable

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

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

The existing building is a 1960's construction that embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

The existing building is not specifically associated with events that have made a significant contribution to local, state or national history.

(c) Has no significant character, interest, or value as part to the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

The existing building 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.

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

The existing building is not the site of a historic event with significant effect upon society.

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

The existing building is not exemplify the cultural, political, economic, social, or historic heritage of the city.

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

The existing building does not portray the environment in an area of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

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.

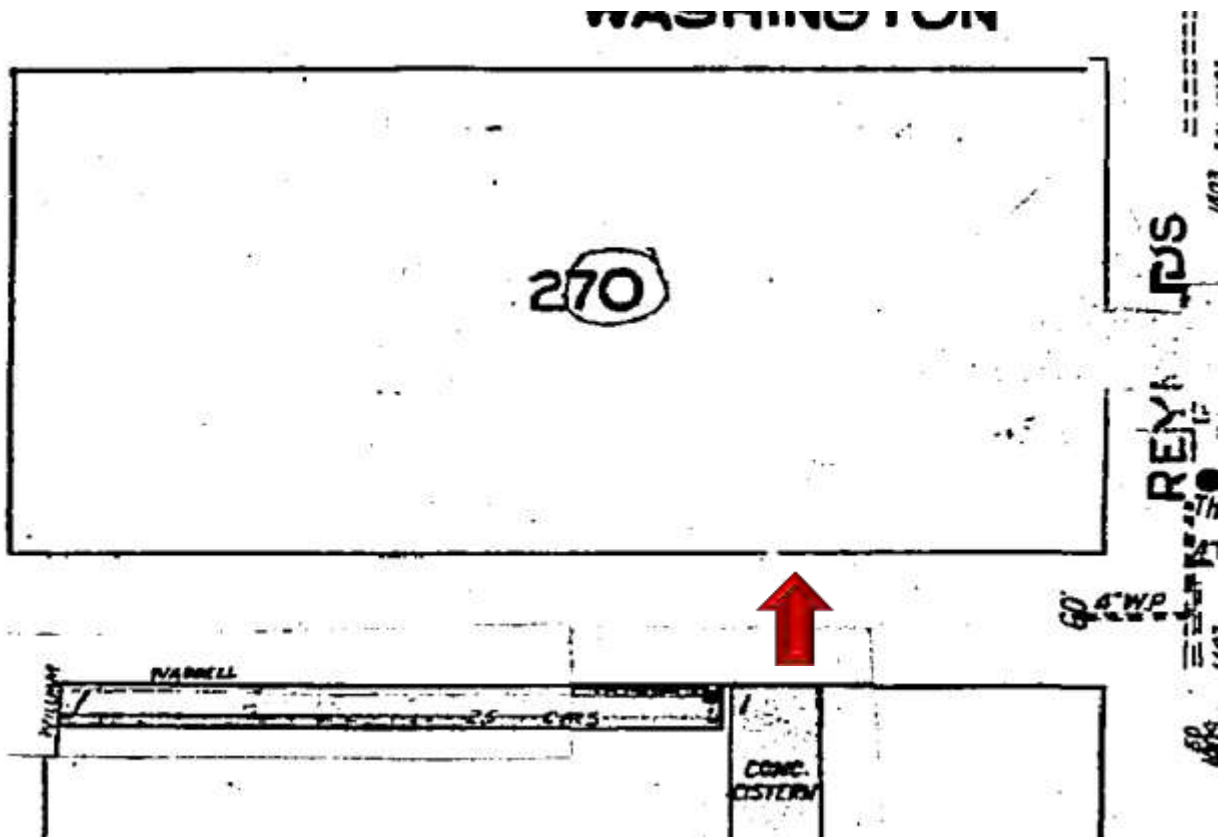
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

|                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> The existing building 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. |
|                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/> (i) Has not yielded, and is not likely to yield, information important in history.                                                                                                                                                                                        |
| <input type="checkbox"/> The existing building has not yielded, and is not likely to yield, information important to history.                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                    |

|                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>                                                                                                                                                                                                                          |
| <b>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);</b> |
| (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.                                                                                                                                   |
| <input type="checkbox"/> Not applicable.                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                         |
| (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.                                                                                                                                                             |
| <input type="checkbox"/> Not applicable.                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                         |
| (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.                                                        |
| <input type="checkbox"/> Not applicable.                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                         |
| (4) Removing buildings or structures that would otherwise qualify as contributing.                                                                                                                                                                                                                      |
| <input type="checkbox"/> Not applicable.                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                         |

# SANBORN MAPS





#813 Waddell Avenue Sanborn map 1948.



# PROJECT PHOTOS



# SURVEY



813 Waddell

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N61°09'27"E ASSUMED  
ALONG THE CENTERLINE OF  
WADDELL AVENUE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

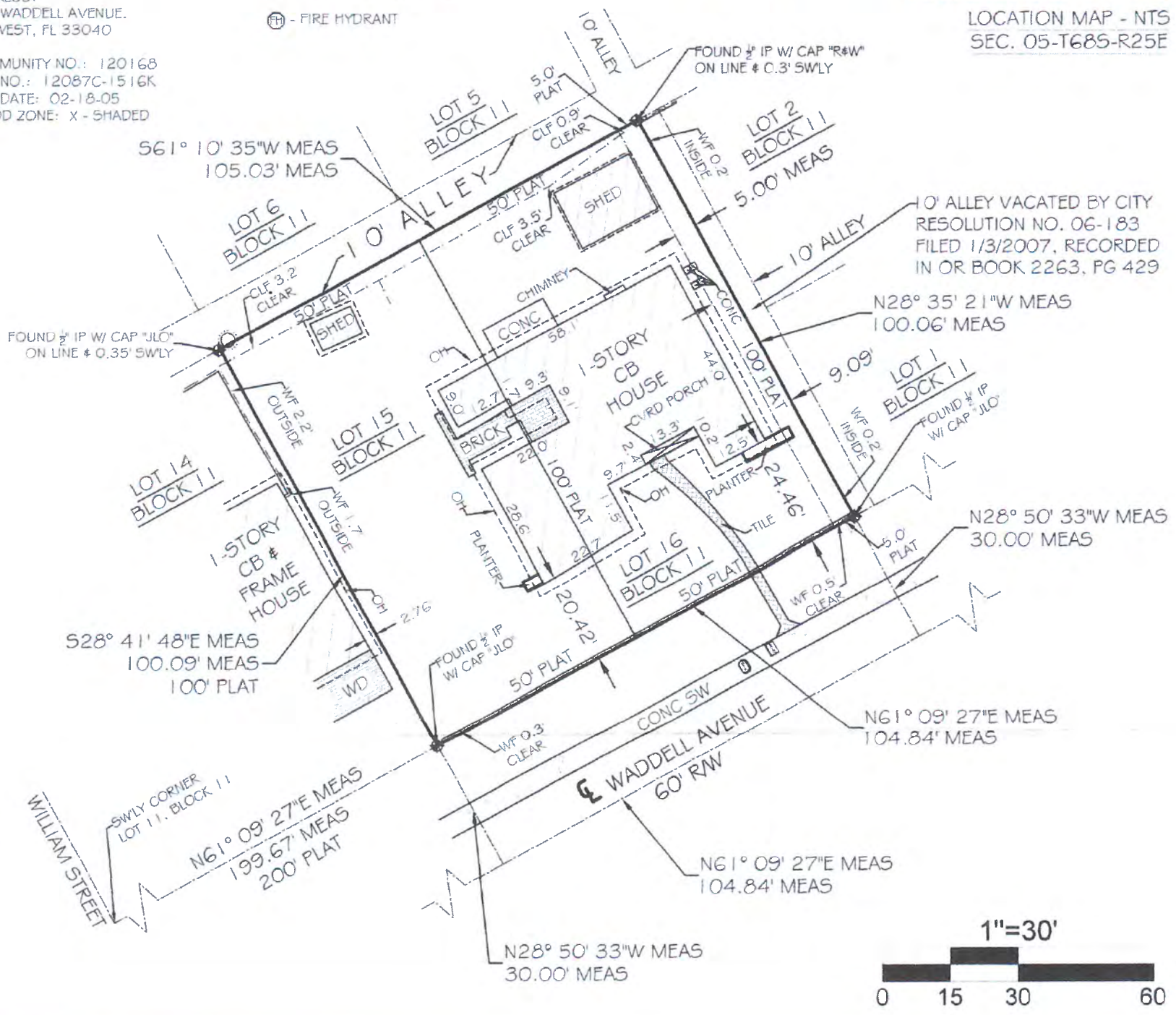
ADDRESS:  
813 WADDELL AVENUE.  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X - SHADED

- LEGEND**
- WATER METER
  - SANITARY SEWER CLEAN OUT
  - MAILBOX
  - WOOD POWER POLE
  - CONCRETE POWER POLE
  - FIRE HYDRANT



LOCATION MAP - NTS  
SEC. 05-T685-R25E



## LEGAL DESCRIPTION -

Lot Fifteen (15) and Sixteen (16) in Block Eleven (11) of Tract Seventeen (17) according to The Key West Investment Company's Subdivision, recorded in Plat Book 1, Page 69, Monroe County, Florida, Records.

## TOGETHER WITH:

That portion of a vacated alleyway in the dimensions of 100 feet in length and 10 feet in width to the abutting property owners at 1426 Reynolds Street and 813 Waddell Avenue, as shown in City Resolution No. 06-183, filed 1/3/2007, recorded in Official Records Book 2263, Page 429 of the Public Records.

## CERTIFIED TO -

813 Waddell Properties, LLC, a Florida limited liability company;  
Smith|Oropeza|Hawks, Attorneys at Law;  
Chicago Title Company;

TOTAL AREA = 10,500.92 SQFT±

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         | GUY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT        |
| BO = BLOW OUT                     | HOB = HOSE BOX                                 | PRC = POINT OF REVERSE CURVE       |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | PT = POINT OF TANGENT              |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | R = RADIUS                         |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | RAW = RIGHT OF WAY LINE            |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                                   | SSCO = SANITARY SEWER CLEAN-OUT    |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | SW = SIDE WALK                     |
| CONC = CONCRETE                   | MF = METAL FENCE                               | TBM = TEMPORARY BENCHMARK          |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TOS = TOP OF BANK                  |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE                 |
| DEASE = CENTRAL ANGLE             | NTS = NOT TO SCALE                             | TS = TRAFFIC SIGN                  |
| EL = ELEVATION                    | OH = ROOF OVERHANG                             | UTR = UTILITY                      |
| ENCL = ENCLOSURE                  | OHW = OVERHEAD WIRE                            | UTR = UTILITY EASEMENT             |
| EP = EDGE OF PAVEMENT             | PC = POINT OF CURVE                            | WD = WOOD DECK                     |
| FF = FINISHED FLOOR ELEVATION     | PM = PARKING METER                             | WF = WOOD FENCE                    |
| FH = FIRE HYDRANT                 | PCC = POINT OF COMPOUND CURVE                  | WL = WOOD LANDING                  |
| FI = FENCE INSIDE                 | PCP = PERMANENT CONTROL POINT                  | WM = WATER METER                   |
| FND = FOUND                       | PK = PARKER KALON NAIL                         | WPP = WOOD POWER POLE              |
| FO = FENCE OUTSIDE                | POB = POINT OF BEGINNING                       | WRCL = LINE OF DEBRIS ON SHORE     |
| FOL = FENCE ON LINE               | PI = POINT OF INTERSECTION                     | WV = WATER VALVE                   |

NOTE: 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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

|                 |            |
|-----------------|------------|
| SCALE:          | 1"=30'     |
| FIELD WORK DATE | 02/25/2015 |
| REVISION DATE   | XX/XX/XXXX |
| SHEET           | 1 OF 1     |
| DRAWN BY:       | MPB        |
| CHECKED BY:     |            |
| INVOICE NO.:    |            |

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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, FSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



**FLORIDA KEYS  
LAND SURVEYING**

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKLSeMail@Gmail.com



# PROPOSED DESIGN

# 813 WADDELL AVENUE

Key West Florida 33040  
(HARC APPLICATION)

| SITE MAP - KEY WEST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <p>SITE LOCATION:<br/>813 WADDELL AVENUE<br/>KEY WEST, FL 33040</p> <p>Not to Scale</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                        | <p>PROJECT: 813 WADDELL</p> <p>ARCHITECT'S PROJECT No.: 1812</p> <p>CONTACT: Fred Maggio</p> <p>Address: 813 Waddell Avenue<br/>Key West Florida, 33040</p> <p>Tel:</p> <p>ARCHITECT: BENDER &amp; ASSOCIATES ARCHITECTS, P.A.<br/>Address: 410 Angela Street, Key West, FL 33040<br/>Tel: (305) 296-1347 Fax: (305) 296-2727<br/>E-mail: <a href="mailto:bibender@bellsouth.net">bibender@bellsouth.net</a><br/>Principal: Bert L. Bender (Principal-in-Charge)<br/>Architect: Haven Burkee</p> <p>ENGINEERING CONSULTANT:<br/>STRUCTURAL: H.M. KEISTER ASSOCIATES<br/>Address: 2077 University Boulevard, North, Jacksonville, FL 32211<br/>Tel: (904) 743-4633 Fax: (904) 744-6985<br/>Representative: Mark J. Keister, P.E.,</p> |                        | <p>1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:</p> <p>FLORIDA BUILDING CODE - Building 2017 EDITION<br/>FLORIDA BUILDING CODE - Existing 2017 EDITION<br/>FLORIDA BUILDING CODE - Residential 2017 EDITION<br/>FLORIDA BUILDING CODE - Plumbing 2017 EDITION<br/>FLORIDA BUILDING CODE - Fuel Gas 2017 EDITION<br/>FLORIDA BUILDING CODE - Mechanical 2017 EDITION<br/>FLORIDA BUILDING CODE - Energy Conservation 2017 EDITION<br/>NATIONAL ELECTRICAL CODE 2008 EDITION<br/>NFPA 101 LIFE SAFETY CODE w/ Florida Modifications<br/>2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION<br/>NFPA 1 2006 EDITION</p> <p>This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.</p> <p>2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.</p> <p>3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.</p> <p>4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.</p> <p>5. Dimensions shall take precedence over scale.</p> <p>6. All new utilities shall be underground.</p> <p>7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.</p> <p>8. After completion of construction remove all debris and construction equipment. Restore site to original condition.</p> <p>9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.</p> <p>10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.</p> <p>11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.</p> |     |                       |     |              |     |                  |    |         |      |          |    |           |     |               |     |                       |     |         |    |               |     |         |      |                  |    |             |     |                        |     |         |     |       |     |                       |    |                      |     |        |    |       |      |          |     |                   |     |        |   |                   |      |          |     |            |    |           |       |                  |     |        |       |              |     |        |    |                    |    |                 |    |                 |      |           |      |               |      |          |   |          |    |       |     |         |     |         |     |                        |    |              |     |                        |      |            |      |          |    |                 |    |      |      |            |     |                    |     |          |    |              |      |                                        |     |         |     |                  |  |  |     |              |  |  |     |        |  |  |    |                   |  |  |     |            |  |  |     |         |  |  |    |                 |  |  |     |         |  |  |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.</p> <p>Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (i), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |                       |     |              |     |                  |    |         |      |          |    |           |     |               |     |                       |     |         |    |               |     |         |      |                  |    |             |     |                        |     |         |     |       |     |                       |    |                      |     |        |    |       |      |          |     |                   |     |        |   |                   |      |          |     |            |    |           |       |                  |     |        |       |              |     |        |    |                    |    |                 |    |                 |      |           |      |               |      |          |   |          |    |       |     |         |     |         |     |                        |    |              |     |                        |      |            |      |          |    |                 |    |      |      |            |     |                    |     |          |    |              |      |                                        |     |         |     |                  |  |  |     |              |  |  |     |        |  |  |    |                   |  |  |     |            |  |  |     |         |  |  |    |                 |  |  |     |         |  |  |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <table><tbody><tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr><tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr><tr><td>A/C</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr><tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr><tr><td>BUR</td><td>BUILT UP ROOF</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td></tr><tr><td>CAB</td><td>CABINET</td><td>PL</td><td>PROPETRY LINE</td></tr><tr><td>CER</td><td>CERAMIC</td><td>PLAM</td><td>PLASTIC LAMINATE</td></tr><tr><td>CL</td><td>CENTER LINE</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr><tr><td>CLG</td><td>CEILING</td><td>PNL</td><td>PANEL</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>PT</td><td>CCA PRESSURE TREATED</td></tr><tr><td>COL</td><td>COLUMN</td><td>FT</td><td>POINT</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>FVC</td><td>POLYVINYLCHLORIDE</td></tr><tr><td>DBL</td><td>DOUBLE</td><td>R</td><td>RADIUS (OR) RISER</td></tr><tr><td>DIAG</td><td>DIAGONAL</td><td>R/A</td><td>RETURN AIR</td></tr><tr><td>DS</td><td>DOWNSPOUT</td><td>REBAR</td><td>STEEL REINF. BAR</td></tr><tr><td>DTL</td><td>DETAIL</td><td>REFR.</td><td>REFRIGERATOR</td></tr><tr><td>DNR</td><td>DRAWER</td><td>SF</td><td>SQUARE FOOT (FEET)</td></tr><tr><td>EJ</td><td>EXPANSION JOINT</td><td>SS</td><td>STAINLESS STEEL</td></tr><tr><td>ELEV</td><td>ELEVATION</td><td>SPEC</td><td>SPECIFICATION</td></tr><tr><td>ELEC</td><td>ELECTRIC</td><td>T</td><td>TREAD(S)</td></tr><tr><td>EQ</td><td>EQUAL</td><td>TYP</td><td>TYPICAL</td></tr><tr><td>EXH</td><td>EXHAUST</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr><tr><td>FV</td><td>FIELD VERIFY</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr><tr><td>GALV</td><td>GALVANIZED</td><td>VERT</td><td>VERTICAL</td></tr><tr><td>GI</td><td>GALVANIZED IRON</td><td>WD</td><td>WOOD</td></tr><tr><td>HORZ</td><td>HORIZONTAL</td><td>WNF</td><td>WELDED WIRE FABRIC</td></tr><tr><td>HDM</td><td>HARDWARE</td><td>WH</td><td>WATER HEATER</td></tr><tr><td>HVAC</td><td>HEATING VENTILATING &amp; AIR CONDITIONING</td><td>W/O</td><td>WITHOUT</td></tr><tr><td>FOC</td><td>FACE OF CONCRETE</td><td></td><td></td></tr><tr><td>FOS</td><td>FACE OF STUD</td><td></td><td></td></tr><tr><td>FIN</td><td>FINISH</td><td></td><td></td></tr><tr><td>FE</td><td>FIRE EXTINGUISHER</td><td></td><td></td></tr><tr><td>FND</td><td>FOUNDATION</td><td></td><td></td></tr><tr><td>FTG</td><td>FOOTING</td><td></td><td></td></tr><tr><td>ID</td><td>INSIDE DIAMETER</td><td></td><td></td></tr><tr><td>MAX</td><td>MAXIMUM</td><td></td><td></td></tr></tbody></table> | AB                                     | ANCHOR BOLT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MIN                    | MINIMUM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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PROPETRY LINE | CER | CERAMIC | PLAM | PLASTIC LAMINATE | CL | CENTER LINE | PLF | POUNDS PER LINEAL FOOT | CLG | CEILING | PNL | PANEL | CMU | CONCRETE MASONRY UNIT | PT | CCA PRESSURE TREATED | COL | COLUMN | FT | POINT | CONC | CONCRETE | FVC | POLYVINYLCHLORIDE | DBL | DOUBLE | R | RADIUS (OR) RISER | DIAG | DIAGONAL | R/A | RETURN AIR | DS | DOWNSPOUT | REBAR | STEEL REINF. BAR | DTL | DETAIL | REFR. | REFRIGERATOR | DNR | DRAWER | SF | SQUARE FOOT (FEET) | EJ | EXPANSION JOINT | SS | STAINLESS STEEL | ELEV | ELEVATION | SPEC | SPECIFICATION | ELEC | ELECTRIC | T | TREAD(S) | EQ | EQUAL | TYP | TYPICAL | EXH | EXHAUST | UNO | UNLESS NOTED OTHERWISE | FV | FIELD VERIFY | VCT | VINYL COMPOSITION TILE | GALV | GALVANIZED | VERT | VERTICAL | GI | GALVANIZED IRON | WD | WOOD | HORZ | HORIZONTAL | WNF | WELDED WIRE FABRIC | HDM | HARDWARE | WH | WATER HEATER | HVAC | HEATING VENTILATING & AIR CONDITIONING | W/O | WITHOUT | FOC | FACE OF CONCRETE |  |  | FOS | FACE OF STUD |  |  | FIN | FINISH |  |  | FE | FIRE EXTINGUISHER |  |  | FND | FOUNDATION |  |  | FTG | FOOTING |  |  | ID | INSIDE DIAMETER |  |  | MAX | MAXIMUM |  |  | <p>TRUE NORTH</p> <p>FLOOR PLANS, ETC. (THROUGHOUT DWGS.)</p> <p>SITE PLANS (ONCE ONLY)</p> <p>NORTH ARROWS</p> <p>BUILDING SECTION</p> <p>WALL SECTION</p> <p>CUT DETAIL INDICATOR</p> <p>BLOWN-UP DETAIL INDICATOR (PERTAINS TO DETAIL PLAN INDICATOR ON SMALLER SCALE PLAN)</p> | <p>DWG. # ON SHEET</p> <p>REFERENCE SHEET</p> <p>CROSS SECTION DWG. TITLE</p> <p>1/4" = 1'-0"</p> <p>DRAWING SCALE</p> <p>SECTION &amp; DETAIL DRWG. TITLES</p> <p>POCHE ONLY WHERE ELEVATIONS ARE INDICATED</p> <p>SHT. A8</p> <p>INDICATES # OF ELEVATION</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN)</p> <p>FIRST # INDICATES FLOOR</p> <p>206</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME)</p> <p>NUMBERS 23</p> <p>LETTERS A</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY)</p> <p>LETTERS PE</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE &amp; SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL &amp; INSTITUTIONAL PROJECTS)</p> | <p>MATERIAL DESIGNATIONS</p> <p>CONCRETE MASONRY UNITS IN PLAN</p> <p>CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN</p> <p>METAL IN ELEVATION</p> <p>METAL IN SECTION</p> <p>FINISH WOOD IN ELEV. &amp; IN SECTION</p> <p>DIMENSION LUMBER IN SECTION (CONTINUOUS)</p> <p>WOOD BLOCKING IN SECTION (DISCONTINUOUS)</p> <p>GYPSTUM WALL BOARD IN SECTION (LARGE SCALE)</p> <p>EARTH, NATURAL SUBSTRATE</p> <p>GRAVEL, AGGREGATE BASE COURSE, FILL</p> <p>FIBERGLASS BATT INSULATION</p> <p>RIGID INSULATION</p> <p>PARTITIONS &amp; WALLS</p> <p>CONCRETE MASONRY UNITS</p> <p>POURED CONCRETE</p> <p>WOOD FRAME</p> <p>METAL STUDS</p> <p>EXISTING CONSTRUCTION TO REMAIN</p> <p>EXISTING CONSTRUCTION TO BE DEMOLISHED</p> | <p>SHEET INDEX</p> <p>C COVER</p> <p>C1 SURVEY</p> <p>A0 EXISTING SITEPLAN, PROPOSED SITE PLAN, PROJECT STATISTICS</p> <p>A1 EXISTING FLOOR PLAN / DEMOLITION PLAN</p> <p>A2 PROPOSED FLOOR PLAN</p> <p>A3 EXISTING EXTERIOR ELEVATION, PROPOSED EXTERIOR ELEVATION</p> <p>A4 EXISTING EXTERIOR ELEVATION, PROPOSED EXTERIOR ELEVATION</p> <p>A5 EXISTING EXTERIOR ELEVATION, PROPOSED EXTERIOR ELEVATION</p> <p>A6 EXISTING EXTERIOR ELEVATION, PROPOSED EXTERIOR ELEVATION</p> <p>A7 PHOTOGRAPHS OF EXISTING BUILDING</p> <p>A8 PHOTOGRAPHS OF ADJACENT BUILDINGS</p> <p>A9 PHOTOGRAPHS SHOWING DETERIORATION OF EXISTING BUILDING</p> <p>A10 THREE DIMENSIONAL RENDERING OF STREET FACADE</p> <p>A11 THREE DIMENSIONAL RENDERING OF REAR YARD FACADE</p> |
| AB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| A/C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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813 WADDELL  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS

Project No. 1812

Date: 05/24/2018

C



MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N61°09'27"E ASSUMED  
ALONG THE CENTERLINE OF  
WADDELL AVENUE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

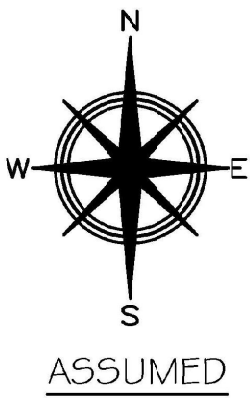
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
813 WADDELL AVENUE,  
KEY WEST, FL 33040

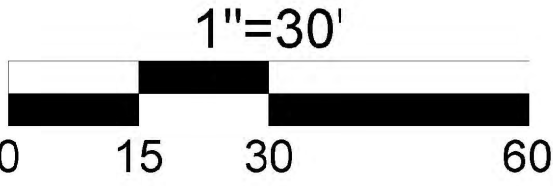
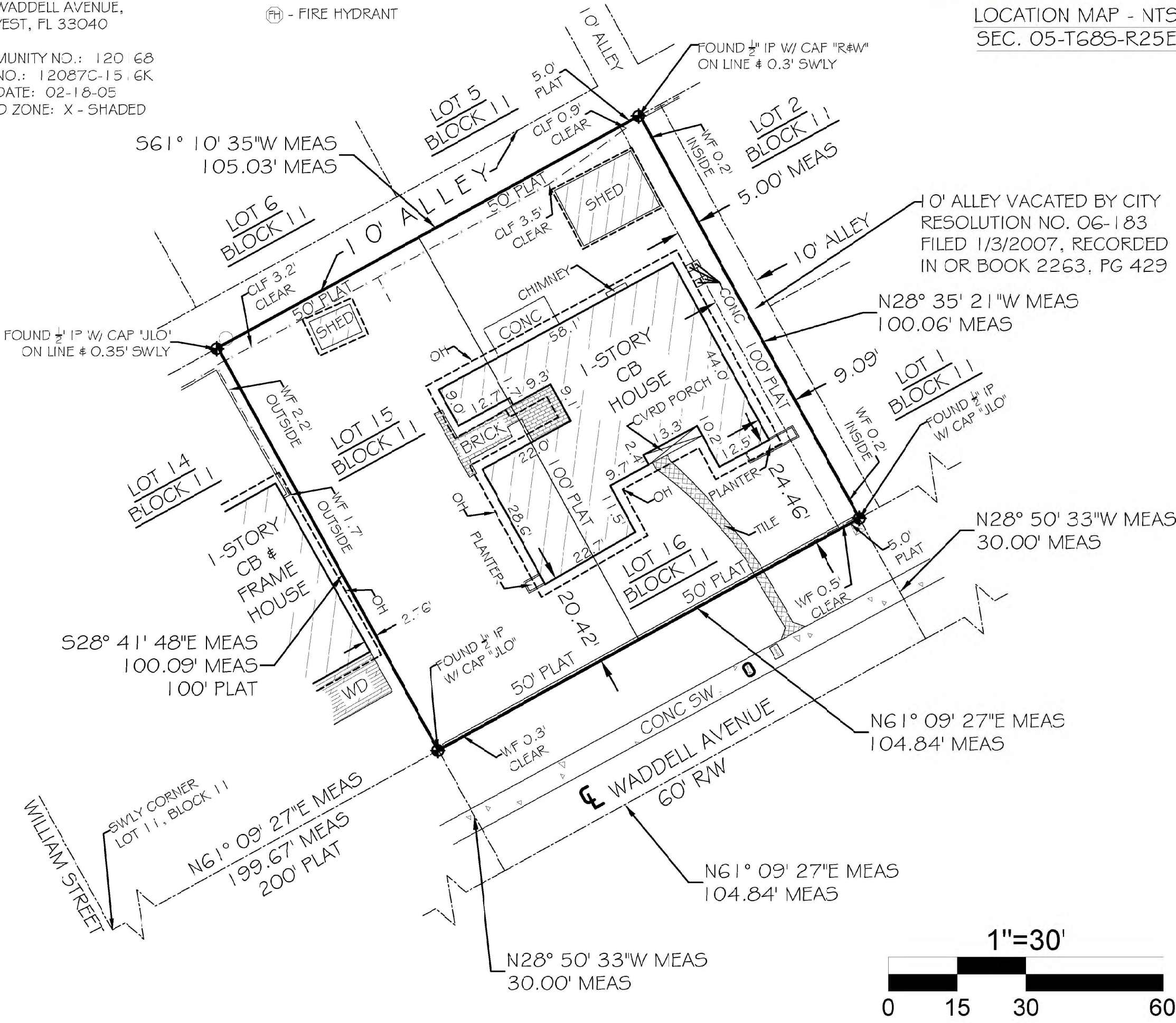
COMMUNITY NO.: 120 68  
MAP NO.: 12087C-15 6K  
MAP DATE: 02-18-05  
FLOOD ZONE: X - SHADED

LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- ⊕ - FIRE HYDRANT



LOCATION MAP - NTS  
SEC. 05-T685-R25E



LEGAL DESCRIPTION -

Lot Fifteen (15) and Sixteen (16) in Block Eleven (11) of Tract Seventeen (17) according to The Key West Investment Company's Subdivision, recorded in Plat Book 1, Page 69, Monroe County, Florida, Records.

TOGETHER WITH:

That portion of a vacated alleyway in the dimensions of 100 feet in length and 10 feet in width to the abutting property owners at 1426 Reynolds Street and 813 Waddell Avenue, as shown in City Resolution No. 06-183, filed 1/3/2007, recorded in Official Records Book 2263, Page 429 of the Public Records.

CERTIFIED TO -

813 Waddell Properties, LLC, a Florida limited liability company;  
Smith|Oropeza|Hawks, Attorneys at Law;  
Chicago Title Company;

TOTAL AREA = 10,500.92 SQFT±

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          | GLY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                      | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| CB & G = 2" CONCRETE CURB & GUTTER | IR = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK                | IR = IRON ROD                                  | RT = POINT OF TANGENT                |
| CL = CENTERLINE                    | L = ARC LENGTH                                 | R = RADIUS                           |
| CLF = CHAINLINK FENCE              | MS = LANDSCAPING                               | RAW = RIGHT OF WAY LINE              |
| CM = CONCRETE MONUMENT             | MB = MAILBOX                                   | SSCO = SANITARY SEWER CLEAN-OUT      |
| CONC = CONCRETE                    | MEAS = MEASURED                                | SW = SIDE WALK                       |
| CPF = CONCRETE POWER POLE          | MF = METAL FENCE                               | TEM = TEMPORARY BENCH-MARK           |
| CRD = COVERED                      | MHW = MEAN HIGH WATER LINE                     | TOD = TOP OF BANK                    |
| DELTA = CENTRAL ANGLE              | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOP OF SLOPE                   |
| DEASE = DRAINAGE EASEMENT          | STS = NOT TO SCALE                             | TS = TRAFFIC SIGN                    |
| D = ELEVATION                      | CH = ROOF OVERHANG                             | TYP = TYPICAL                        |
| ENCL = ENCLOSURE                   | OW = OVERHEAD WIRES                            | UR = UNSURVEYED                      |
| EP = EDGE OF PAVEMENT              | PC = POINT OF CURVE                            | UB = UTILITY BASEMENT                |
| FF = FINISHED FLOOR ELEVATION      | PM = PARKING METER                             | WD = WOOD DECK                       |
| FI = FIRE HYDRANT                  | POC = POINT OF COMPOUND CURVE                  | WF = WOOD FENCE                      |
| F = FENCE INSIDE                   | PCP = PERMANENT CONTROL POINT                  | WL = WOOD LANDING                    |
| FND = FOUND                        | PK = PAKER KALON NAIL                          | WM = WATER METER                     |
| FO = FENCE OUTSIDE                 | POS = POINT OF BEGINNING                       | WPT = WOOD POWER POLE                |
| FOL = FENCE ON LINE                | PI = POINT OF INTERSECTION                     | WRACK LINE = LINE OF DEBRIS ON SHORE |
|                                    |                                                | WM = WATER VALVE                     |

NOTE: 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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE DOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=30'  
FIELD WORK DATE: 02/25/2015  
REVISION DATE: XXXXXXXX  
SHEET 1 OF 1  
DRAWN BY: MPB  
CHECKED BY: -----  
INVOICE NO.: -----

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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

SIGNED  
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LSW 7847



19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKLSeMail@Gmail.com

813 WADDELL  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

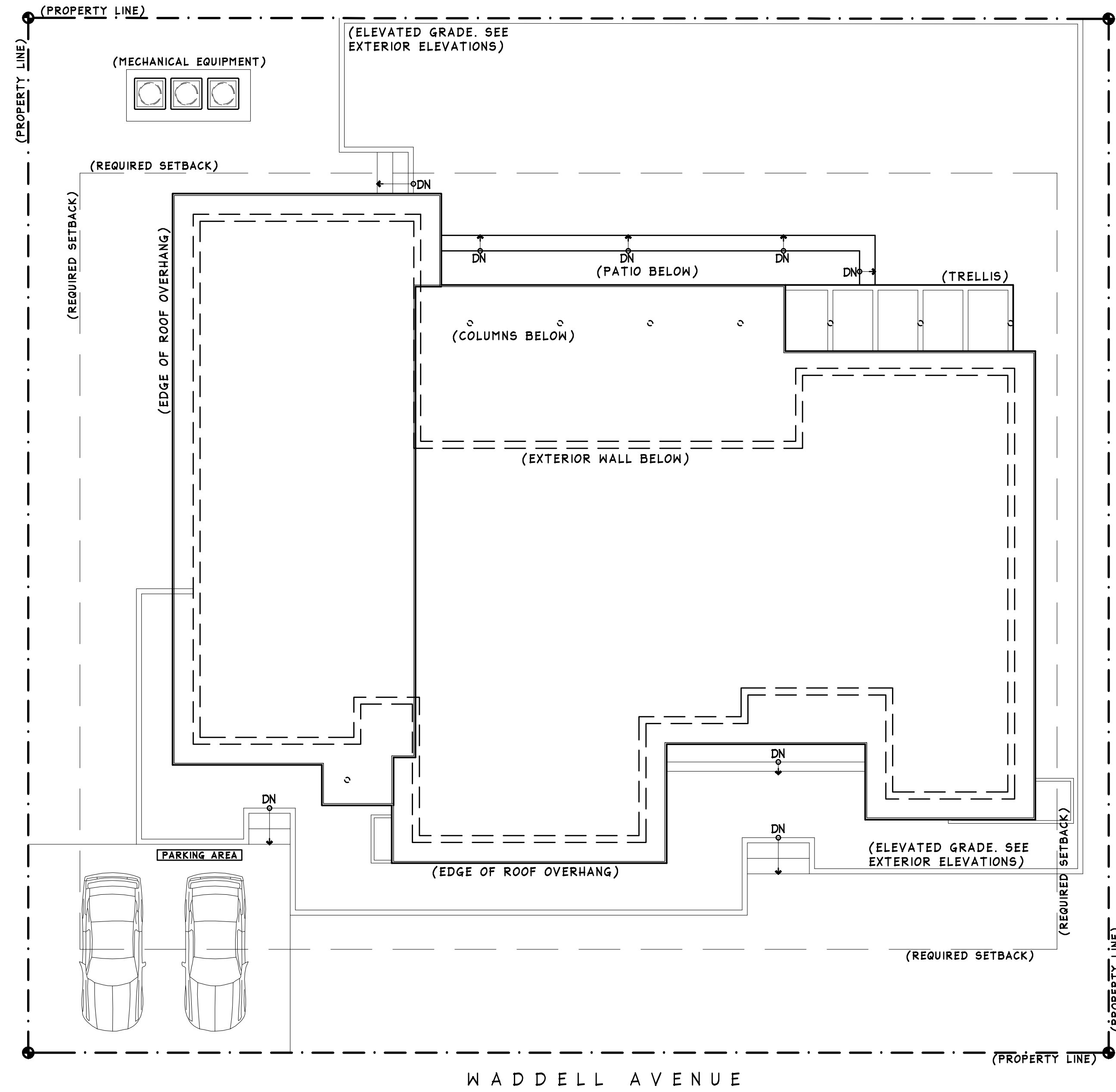
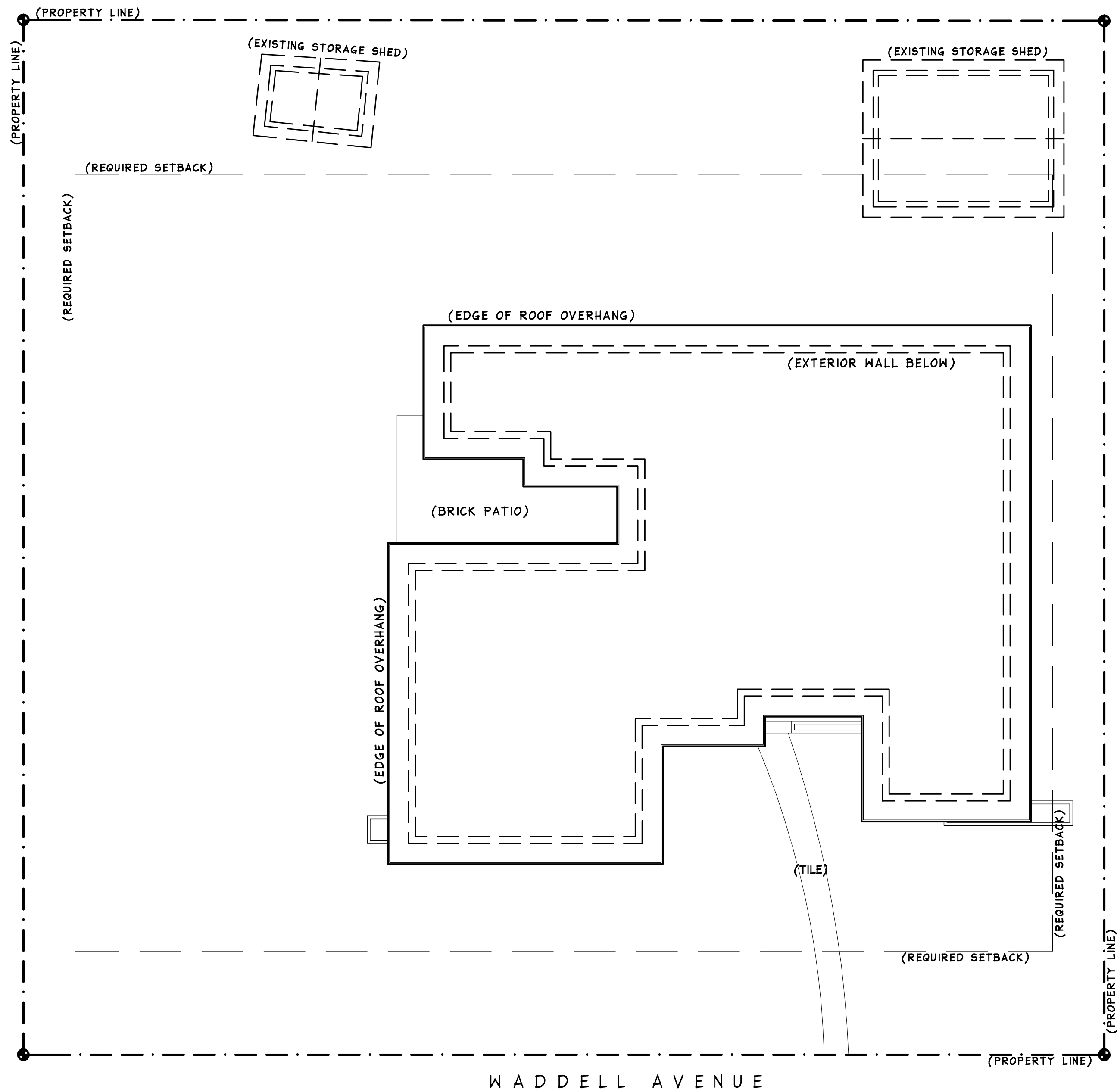
Project No.: 1812  
Date: 05/24/2018

C1

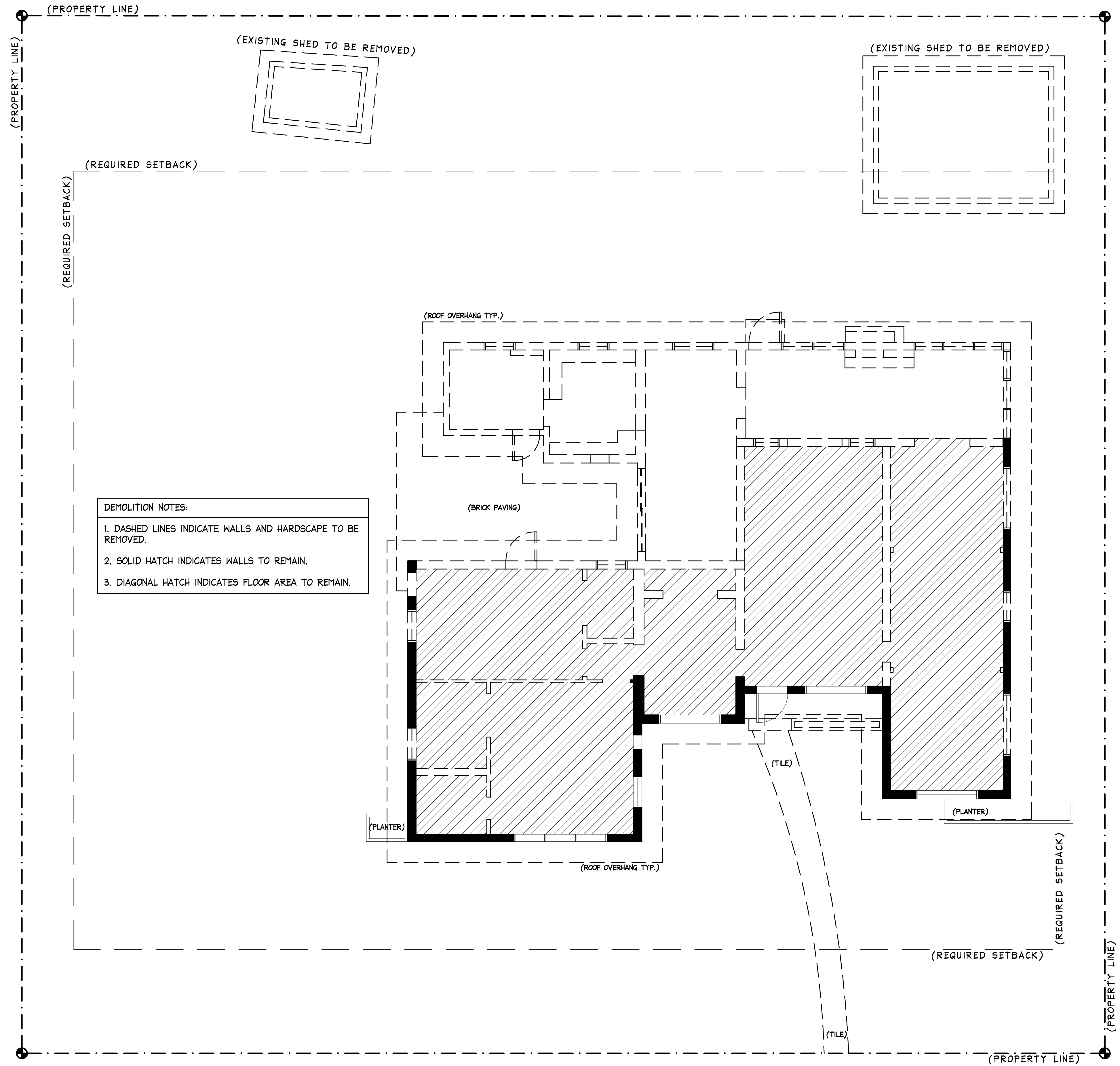




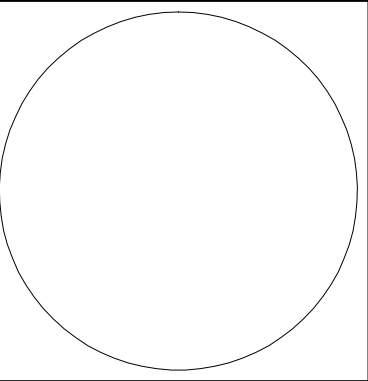
| PROJECT STATISTICS                      |                 |            |                    |
|-----------------------------------------|-----------------|------------|--------------------|
| FEMA FLOOD ZONE                         | ZONE 'X'        |            |                    |
| ZONING DESIGNATION                      | HPDR            |            |                    |
| LOT SIZE                                | 10,500 S.F.     |            |                    |
| OCCUPANCY                               | SINGLE FAMILY   |            |                    |
|                                         | REQUIRED        | EXISTING   | PROPOSED           |
| BUILDING COVERAGE<br>10,500 S.F. X 40%  | 4,200 S.F. MAX. | 3,115 S.F. | 4,190 S.F.         |
| BUILDING HEIGHT                         | 30'-0" MAX.     | 10'-10"    | 13'-0"             |
| IMPERVIOUS SURFACE<br>10,500 S.F. X 60% | 6,300 S.F. MAX. | 3,290 S.F. | 5,050 S.F.         |
| FRONT SETBACK (STREET)                  | 10'-0" MIN.     | 14'-6"     | 14'-6" (NO CHANGE) |
| SIDE SETBACK (EAST)                     | 5'-0" MIN.      | 7'-1"      | 7'-1" (NO CHANGE)  |
| SIDE SETBACK (WEST)                     | 5'-0" MIN.      | 35'-2"     | 14'-0"             |
| REAR SETBACK                            | 15'-0" MIN.     | 29'-6"     | 17'-0"             |
| OPEN SPACE (35%)                        | 3,675 S.F. MIN. | 7,210 S.F. | 5,450 S.F.         |







813 WADDELL  
KEY WEST, FLORIDA



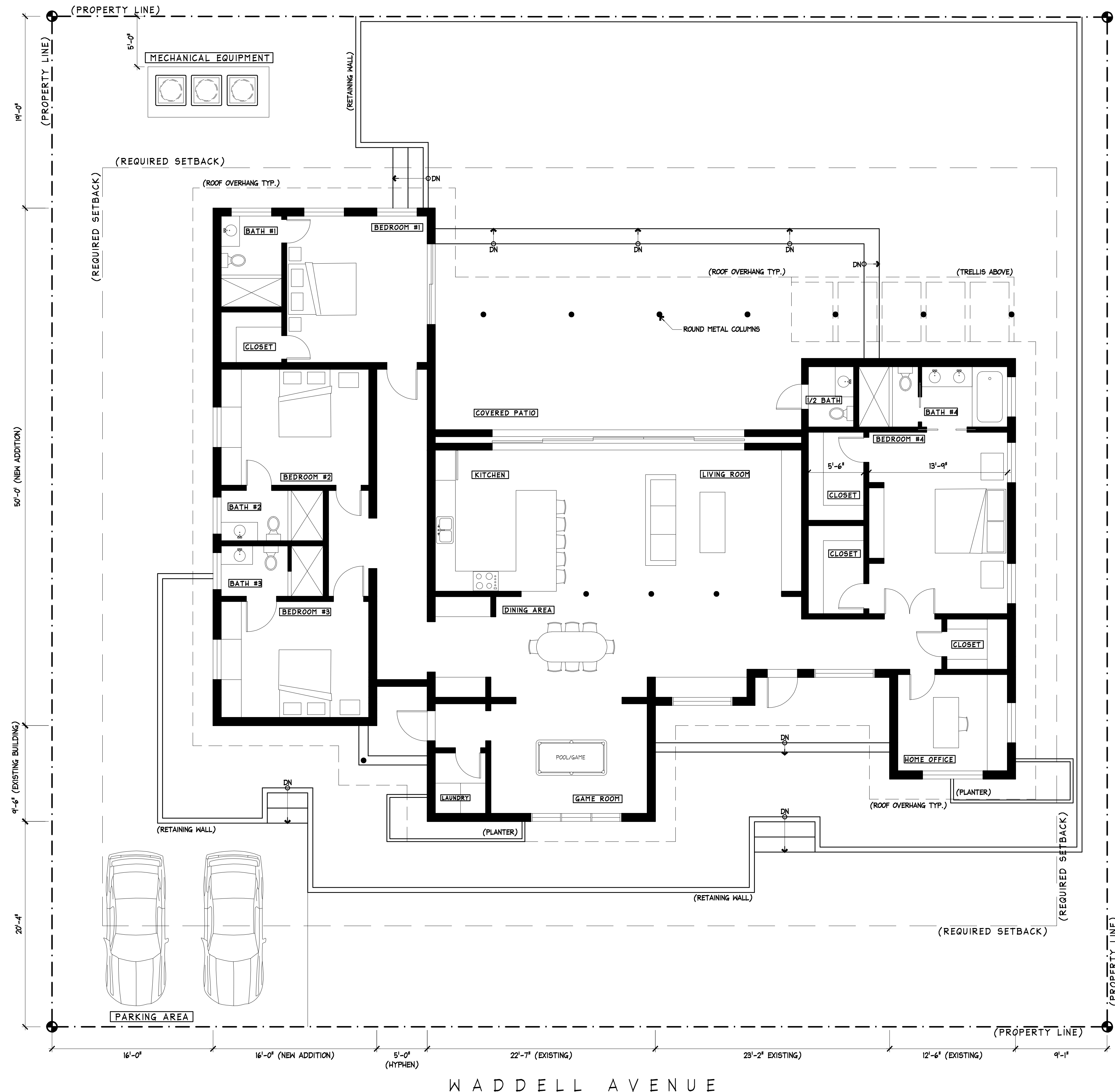
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

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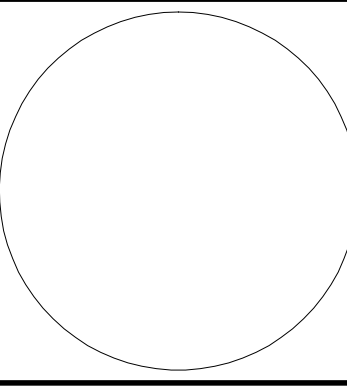
EXISTING FLOOR PLAN 012  
Date: 05/24/2018

A1





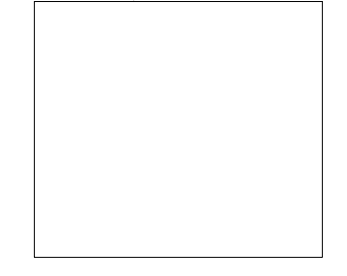
813 WADDELL  
KEY WEST, FLORIDA



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EXISTING FLOOR PLAN 02



Date: 05/24/2018

A2



1  
A3

EXISTING SOUTH ELEVATION ( STREET ELEVATION )

SCALE: 1/4" = 1'-0"

- GENERAL EXTERIOR ELEVATION NOTES
1. ALL EXTERIOR WALLS ARE TO BE STUCCO PAINTED WHITE UNLESS NOTED OTHERWISE.
  2. ALL FASCIA AND OTHER MISCELLANEOUS WOOD TRIM IS TO BE PAINTED WHITE.
  4. ALL WINDOWS AND DOORS ARE TO BE ALUMINUM WITH ANODIZED ALUMINUM FINISH.
  5. EXTERIOR WALLS AND PLANTERS SHOWN WITH BRICK FINISH ARE TO MATCH EXISTING BRICK FINISH (PAINTED).

2  
A3

PROPOSED SOUTH ELEVATION ( STREET ELEVATION )

SCALE: 1/4" = 1'-0"

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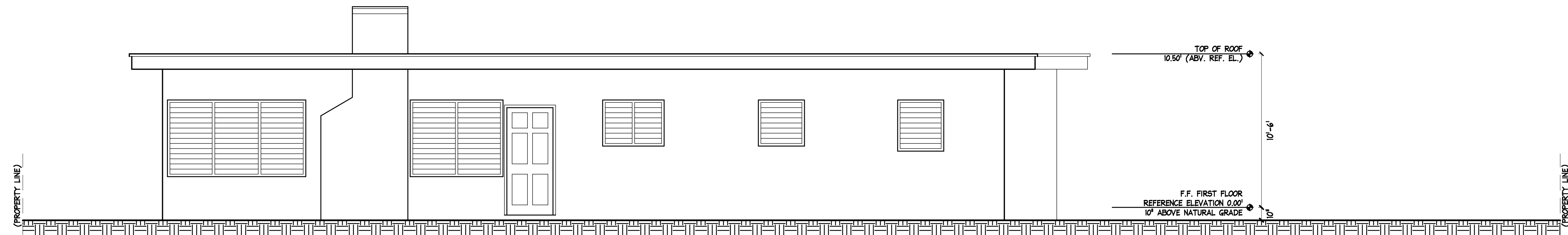
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EXISTING FLOOR PLAN 012

Date: 05/24/2018

A3

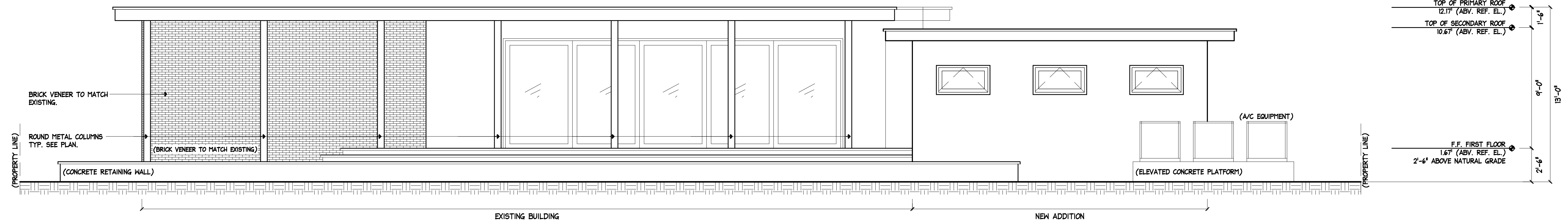




1  
A4  
EXISTING NORTH ELEVATION (REAR YARD)

SCALE: 1/4" = 1'-0"

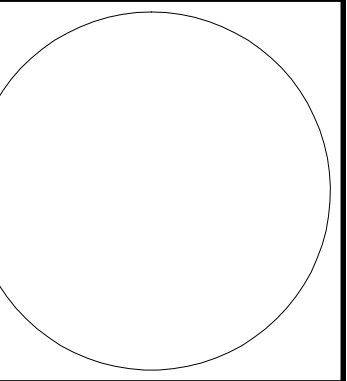
- GENERAL EXTERIOR ELEVATION NOTES
1. ALL EXTERIOR WALLS ARE TO BE STUCCO PAINTED WHITE UNLESS NOTED OTHERWISE.
  2. ALL FASCIA AND OTHER MISCELLANEOUS WOOD TRIM IS TO BE PAINTED WHITE.
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2  
A4  
PROPOSED NORTH ELEVATION (REAR YARD)

SCALE: 1/4" = 1'-0"

813 WADDELL  
KEY WEST, FLORIDA



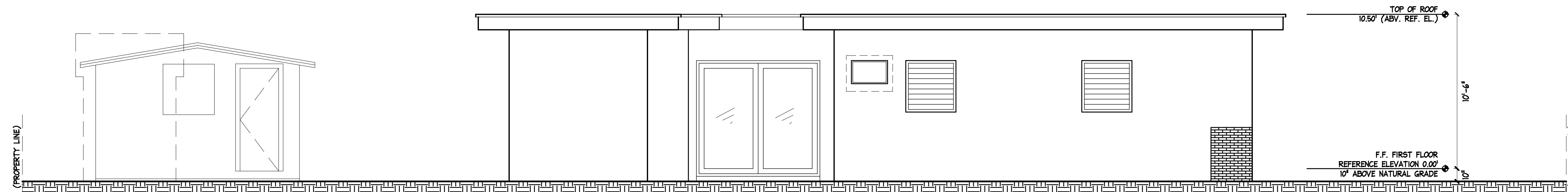
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
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EXISTING FLOOR PLAN 012  
Date: 05/24/2018

A4



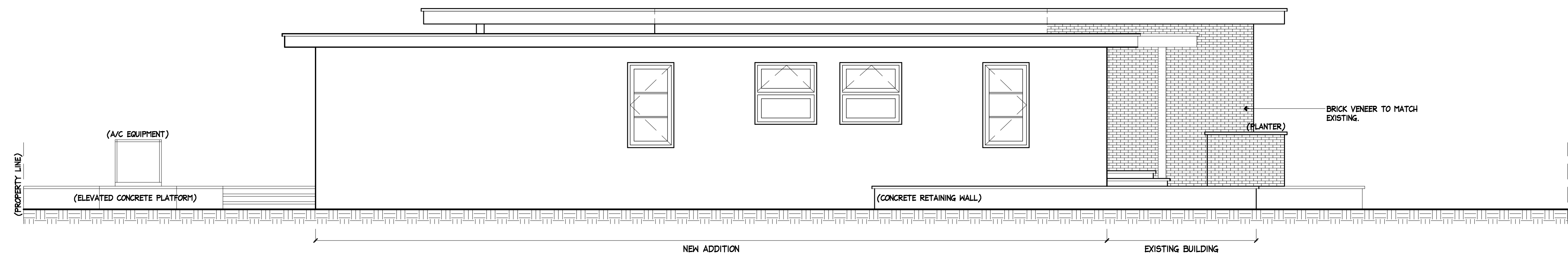


1  
A5

EXISTING WEST ELEVATION (SIDE YARD)

SCALE: 1/4" = 1'-0"

- GENERAL EXTERIOR ELEVATION NOTES
1. ALL EXTERIOR WALLS ARE TO BE STUCCO PAINTED WHITE UNLESS NOTED OTHERWISE.
  2. ALL FASCIA AND OTHER MISCELLANEOUS WOOD TRIM IS TO BE PAINTED WHITE.
  4. ALL WINDOWS AND DOORS ARE TO BE ALUMINUM WITH ANODIZED ALUMINUM FINISH.
  5. EXTERIOR WALLS AND PLANTERS SHOWN WITH BRICK FINISH ARE TO MATCH EXISTING BRICK FINISH (PAINTED).



2  
A5

PROPOSED WEST ELEVATION (SIDE YARD)

SCALE: 1/4" = 1'-0"

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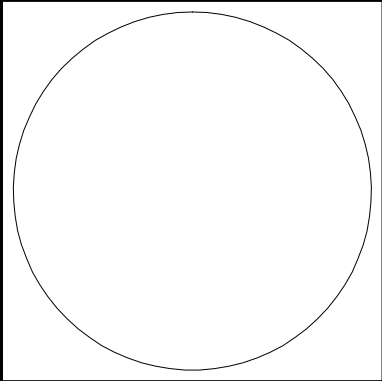
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p.a.

EXISTING FLOOR PLAN 8/2  
Date: 05/24/2018

A5



813 WADDELL  
KEY WEST, FLORIDA

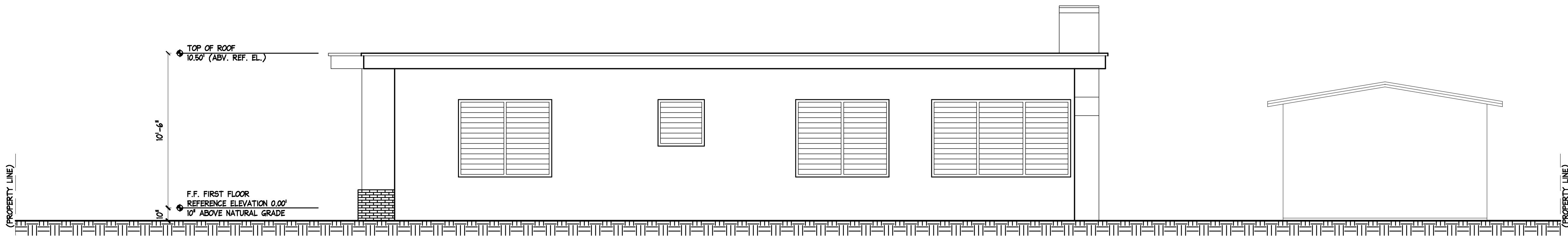


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Florida License AAC002022

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EXISTING FLOOR PLAN 012  
Date: 05/24/2018

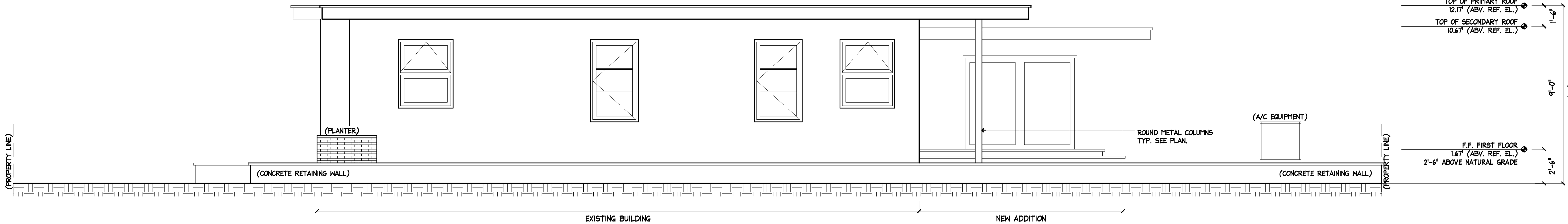
A6



1 EXISTING EAST ELEVATION (SIDE YARD)

SCALE: 1/4" = 1'-0"

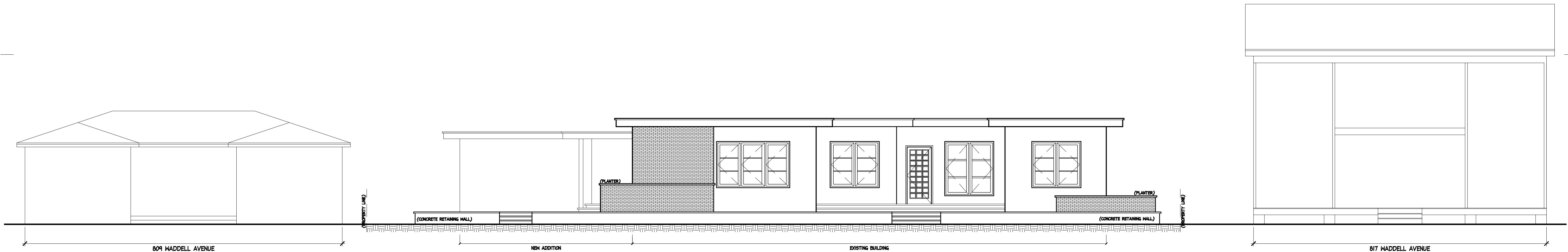
- GENERAL EXTERIOR ELEVATION NOTES
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  2. ALL FASCIA AND OTHER MISCELLANEOUS WOOD TRIM IS TO BE PAINTED WHITE.
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2 PROPOSED EAST ELEVATION (SIDE YARD)

SCALE: 1/4" = 1'-0"





1  
A6.1

C O N T E X T   E L E V A T I O N   ( S T R E E T )

SCALE: 1/4" = 1'-0"

8 1 3   W A D D E L L  
KEY WEST, FLORIDA

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Key West, Florida 33040  
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Facsimile (305) 296-2727  
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*Bender & Associates*  
ARCHITECTS  
*p.a.*

EXISTING FLOOR PLAN 012  
Date: 05/24/2018

A6.1





1  
A7 PHOTO OF EXISTING EAST ELEVATION SCALE: N.T.S.



2  
A7 PHOTO OF EXISTING NORTH ELEVATION SCALE: N.T.S.



3  
A7 PHOTO OF EXISTING WEST ELEVATION SCALE: N.T.S.



4  
A7 PHOTO OF EXISTING NORTH ELEVATION SCALE: N.T.S.

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Project No: 1812  
Date: 05/24/2018

A7





1  
A8

PHOTO OF ADJACENT PROPERTY TO SOUTH SCALE: N.T.S.



2  
A8

PHOTO OF ADJACENT PROPERTY TO WEST SCALE: N.T.S.



3  
A8

PHOTO OF ADJACENT PROPERTY TO EAST SCALE: N.T.S.

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KEY WEST, FLORIDA

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Project No: 1812  
Date: 05/24/2018

A8





1 INTERIOR WATER DAMAGE SCALE: N.T.S.



2 NON-HISTORIC ADDITION (ORIGINAL EXTERIOR WALL VISIBLE) SCALE: N.T.S.



3 INTERIOR WATER DAMAGE SCALE: N.T.S.



4 EXTERIOR SPALLING SCALE: N.T.S.

813 WADDELL  
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p.a.

Project N° : 1812  
Date: 05/29/2018

A9





2  
A10

EXISTING SOUTH ELEVATION ( STREET ELEVATION )

SCALE: N.T.S.

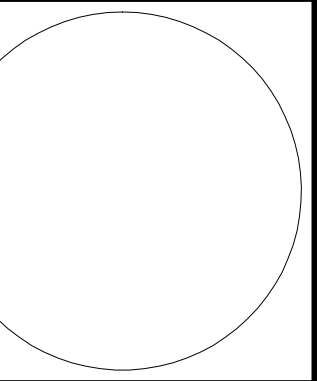


1  
A10

PROPOSED SOUTH ELEVATION ( STREET ELEVATION )

SCALE: N.T.S.

813 WADDELL  
KEY WEST, FLORIDA



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Key West, Florida 33040  
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Project N° : 1812  
Date: 05/24/2018

A10





2  
A11

EXISTING NORTH ELEVATION ( REAR YARD )

SCALE: N.T.S.



1  
A11

PROPOSED NORTH ELEVATION ( REAR YARD )

SCALE: N.T.S.

813 WADDELL  
KEY WEST, FLORIDA

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p.a.

Project No. 1812  
Date: 05/24/2018

A11



# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 22, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**TWO NEW TWO-STORY FRAME SINGLE FAMILY HOMES. NEW POOLS AND OPEN SIDE CABANAS. FENCES DECKS, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING CBS HOUSE. DEMOLITION OF TWO ACCESSORY STRUCTURES IN BACK OF PROPERTY.**

**FOR- #813 WADDELL AVENUE UNITS A & B**

**Applicant – William Shepler, Architect**

**Application #H16-01-0008**

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](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 HAROLD BURKEE, 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:

813 WADDELL AVE. on the 19<sup>TH</sup> day of JUNE, 20 18.

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 26<sup>TH</sup>, 20 18.

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 18-03-0028.

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

**Signed Name of Affiant:** [Signature]

**Date:** 6.21.18

**Address:** 410 ANGELA ST.

**City:** KEY WEST

**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 21<sup>ST</sup> day of JUNE, 20 18.

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

## NOTARY PUBLIC

Sign Name: Ayn Lewis

Print Name: Ayn Lewis

Notary Public - State of Florida (seal)

My Commission Expires: 5/2/2021









# PROPERTY APPRAISER INFORMATION





## Monroe County, FL

### Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00037540-000000  
**Account #** 1038288  
**Property ID** 1038288  
**Millage Group** 10KW  
**Location** 813 WADDELL Ave , KEY WEST  
**Address**  
**Legal** KW KW INVESTMENT CO SUB PB1-69 LOTS 15 16 SQR 11 TR 17 G50-274/75 G46-168/69 ADD WESTERLY 5 FEET OF ALLEY OR2227-231/32 OR2227-243/244 OR2263-429/433(RES NO 06-183) OR2404-2434/35 OR2445-2036/38 OR2476-1784/85P/R OR2606-2188/92 OR2606-2199/203 OR2727-1287/88  
**Description** (Note: Not to be used on legal documents)  
**Neighborhood** 6131  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision** Key West Investment Co's Sub  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

813 WADDELL PROPERTIES LLC  
 727 Waddell Ave  
 Key West FL 33040

### Valuation

|                            | 2017      | 2016      | 2015      | 2014      |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$147,321 | \$127,566 | \$165,133 | \$153,159 |
| + Market Misc Value        | \$6,132   | \$6,249   | \$5,501   | \$5,045   |
| + Market Land Value        | \$731,850 | \$822,366 | \$768,792 | \$557,144 |
| = Just Market Value        | \$885,303 | \$956,181 | \$939,426 | \$715,348 |
| = Total Assessed Value     | \$885,303 | \$956,181 | \$746,522 | \$678,657 |
| - School Exempt Value      | \$0       | \$0       | \$0       | \$0       |
| = School Taxable Value     | \$885,303 | \$956,181 | \$939,426 | \$715,348 |

### Land

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 10,500.00       | Square Foot | 105      | 100   |



**Buildings**

|                       |                  |                           |                   |
|-----------------------|------------------|---------------------------|-------------------|
| <b>Building ID</b>    | 2951             | <b>Exterior Walls</b>     | C.B.S.            |
| <b>Style</b>          |                  | <b>Year Built</b>         | 1954              |
| <b>Building Type</b>  | S.F.R. - R1 / R1 | <b>EffectiveYearBuilt</b> | 1954              |
| <b>Gross Sq Ft</b>    | 2327             | <b>Foundation</b>         | CONCR FTR         |
| <b>Finished Sq Ft</b> | 2207             | <b>Roof Type</b>          | FLAT OR SHED      |
| <b>Stories</b>        | 1 Floor          | <b>Roof Coverage</b>      | TAR & GRAVEL      |
| <b>Condition</b>      | AVERAGE          | <b>Flooring Type</b>      | CONC ABOVE GRD    |
| <b>Perimeter</b>      | 276              | <b>Heating Type</b>       | NONE with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>           | 5                 |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>     | 2                 |
| <b>Depreciation %</b> | 57               | <b>Half Bathrooms</b>     | 0                 |
| <b>Interior Walls</b> | PLYWOOD PANEL    | <b>Grade</b>              | 500               |
|                       |                  | <b>Number of Fire Pl</b>  | 1                 |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 2,207        | 2,207         | 0         |
| OPF          | OP PRCH FIN LL | 39           | 0             | 0         |
| PTO          | PATIO          | 81           | 0             | 0         |
| <b>TOTAL</b> |                | <b>2,327</b> | <b>2,207</b>  | <b>0</b>  |

**Yard Items**

| Description   | Year Built | Roll Year | Quantity | Units  | Grade |
|---------------|------------|-----------|----------|--------|-------|
| CH LINK FENCE | 1964       | 1965      | 1        | 500 SF | 1     |
| UTILITY BLDG  | 1974       | 1975      | 1        | 247 SF | 3     |
| LC UTIL BLDG  | 1979       | 1980      | 1        | 105 SF | 4     |
| WALL AIR COND | 1979       | 1980      | 1        | 2 UT   | 2     |
| TILE PATIO    | 1981       | 1982      | 1        | 94 SF  | 4     |
| WALL AIR COND | 1990       | 1991      | 1        | 1 UT   | 1     |
| FENCES        | 2013       | 2014      | 1        | 420 SF | 2     |

**Sales**

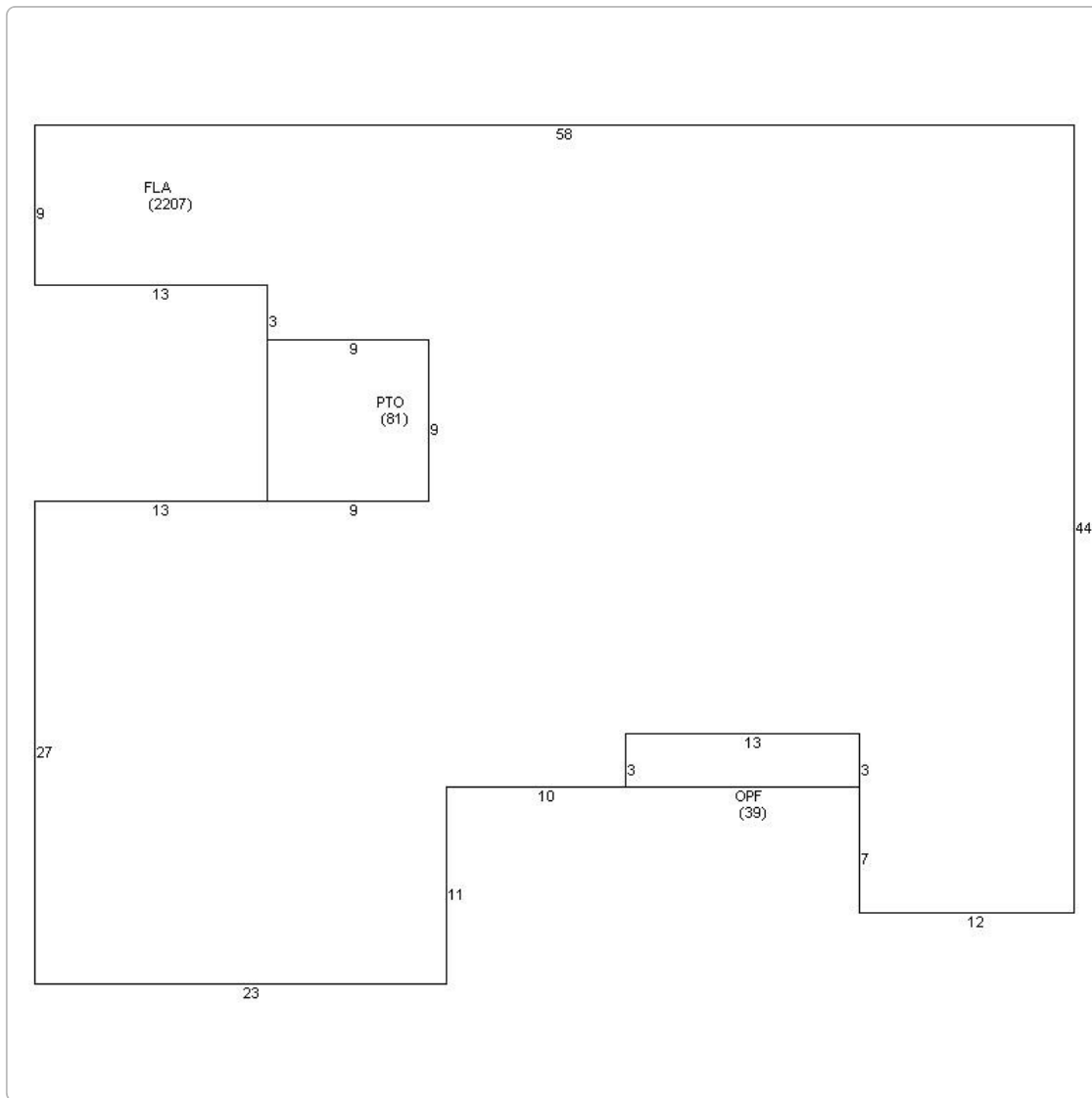
| Sale Date  | Sale Price  | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 3/3/2015   | \$1,175,000 | Warranty Deed   |                   | 2727      | 1287      | 02 - Qualified     | Improved           |
| 12/28/2012 | \$406,300   | Warranty Deed   |                   | 2606      | 2188      | 98 - Unqualified   | Improved           |
| 12/28/2012 | \$406,300   | Warranty Deed   |                   | 2606      | 2199      | 98 - Unqualified   | Improved           |
| 4/6/2010   | \$100       | Warranty Deed   |                   | 2476      | 1784      | 19 - Unqualified   | Improved           |
| 12/30/1996 | \$100       | Quit Claim Deed |                   | 2404      | 2434      | J - Unqualified    | Improved           |
| 12/30/1996 | \$100       | Quit Claim Deed |                   | 2445      | 2036      | J - Unqualified    | Improved           |

**Permits**

| Number<br>⬆ | Date Issued<br>⬆ | Date Completed<br>⬆ | Amount<br>⬆ | Permit Type<br>⬆ | Notes<br>⬆                                                                                                                        |
|-------------|------------------|---------------------|-------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 15-0423     | 2/6/2015         | 3/29/2016           | \$200       | Residential      | ELECTRICAL DEMOLITION, REMOVE WIRING.                                                                                             |
| 13-0707     | 2/22/2013        | 4/8/2014            | \$500       | Residential      | CAPP OFF SEWER LINE IN YARD, CAPP OFF WATER LINE FROM HOME AND INSTALL CONSTRUCTION HOSE BIB                                      |
| 13-0156     | 2/6/2013         | 4/8/2014            | \$2,000     | Residential      | 105 FT LONG PICKET FENCE 4 FT HIGH W/2 GATES 12 FT WIDE. PAINTED WHITE.                                                           |
| 13-0254     | 1/25/2013        | 1/25/2013           | \$1,000     | Residential      | AFTER THE FACT: ALL WORK TO BE DONE ON INSIDE. REMOVAL OF ROTTED BASEBOARD, DOORS & FRAMES, SHELVES, CABINETS, SHEETROCK PLYWOOD. |
| 13-0303     | 1/25/2013        | 4/8/2014            | \$500       | Residential      | DEMO., ELECTRICAL REMOVING OF INDOOR ELECTRICAL PANEL CLOTH ROMEX CONDUCTORS                                                      |
| 9803006     | 10/2/1998        |                     | \$4,000     | Residential      | STORM DAMAGE                                                                                                                      |
| B941171     | 4/1/1994         | 12/1/1994           | \$7,760     |                  | INSTAL ACCORDIAN SHUTTERS                                                                                                         |

**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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