



## **Historic Architectural Review Commission Staff Report for Item 4**

To: Chairman Bryan Green and Historic Architectural  
Review Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: September 22, 2020

Applicant: Seth Neal, Architect

Address: 710 Caroline Street

### **Description of Work:**

Elevation and renovation of an existing historic structure, including new entry stair. New rear pool and deck for mechanical equipment.

### **Site Facts:**

The principal single-family house in the site is a two-story frame vernacular structure build circa 1926. The contributing house has been neglected for many years and still maintains its original exterior configuration except for a rear second story wood porch and stairs build in the 1990's. All windows are non- historic. The house currently sits below current FEMA flood zone and front and side yards are extremely narrow. At some time, the house used to have two units, one on each floor; which is why the front façade has two doors at the first level.

### **Guidelines Cited on Review:**

- Building Exterior- Wood (page 24), specifically guidelines 1 and 2.
- Roofing (page 26), specifically guideline 1.
- Windows (pages 29-30), specifically guideline 3.
- Entrances, Porches and Doors (pages 32-33), specifically guidelines 3, 5, 7, and 9.
- Foundations and lattice (page 34), specifically first paragraph and guideline 1.
- Decks, Patios, Hot Tubs and Pools (pages 39-40), specifically guidelines 1, 3, and 4.
- Fences and walls (pages 41-42), specifically 1, 2, and 3.

### **Staff Analysis:**

The Certificate of Appropriateness under review is for the rehabilitation of a historic single-family house. As part of the design it is intended to raise the building approximately 3' - 6" from grade in order to conform with current flood regulations (AE-6). For such improvement new concrete foundations are proposed as well as a new wooden front porch deck and stairs. The plans propose the restitution of a single-entry door on the main façade and installation of double windows, where the second front door is located. Due to the new proposed height and small side and front yards, the design includes an entry stair that will encroach two steps inside of the front porch. Existing turned columns will be kept and turned balusters will be replicated as needed.

Non-historic windows will all be replaced with 2 over 2 wood impact units and two pairs of aluminum single glass bifold doors will be installed at the rear facade. The plans include the replacement of wood siding on the east and west elevations with hardie board, as the building is less than 3 feet setback on its side yards. The front and rear elevations will maintain wood siding and will have repairs and in-kind replacement as needed. The roof will have new metal shingles.

The plans include a new pool to be install at rear of the house. A raised wooden deck for mechanical equipment is also proposed at the rear of the house. A new four feet front wooden fence is proposed with a roll gate for pedestrian access. The applicant will install a sprinkler system in the house.

### **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed design meets the current cited guidelines, except the proposed new hardi board siding on the west side of the house. The eastern side of the house is less than 2' - 6" from the neighboring building and the wall is not visible from the street. The western side of the house is visible from the street and should maintain its wood siding and repair/ replace as needed. Staff also recommends the removal of the existing front fence, as it is over city's right-of-way and there are no easements approved for it. Finally, the request to raise the house up to current code is a necessity to protect the historic building. Although there is no space in the site for required minimum entry stairs, staff finds that this solution is the most appropriate design strategy for this specific case. Although an entry stair will be added to the house, the new design is based on traditional entry stairs.



# 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 AE6	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

710 CAROLINE STREET	
NATURE'S BOUNDARY LLC	PHONE NUMBER 1-419-789-4556
11741 ROAD 191	EMAIL chericooper@live.com
OAKWOOD OH 45873	
SETH NEAL, T.S. NEAL ARCHITECT	PHONE NUMBER 305-340-8857 251-422-9547
22974 OVERSEAS HWY	EMAIL SETHNEAL@TSNEALARCHITECTS.COM
CUDJIB KEY, FL 33042	
<i>[Signature]</i>	DATE 8-31-2020

**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 ☒

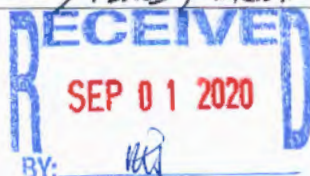
DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: RENOVATION & RAISING EXISTING STRUCTURE TO MEET FLOOD REQUIREMENTS.  
 REMOVE EXISTING REAR RAISED DECK & NEW POOL AT REAR YARD.

MAIN BUILDING: NEW FOUNDATION & FLOOR FRAMING, REPAIR EX. WALLS, FLOOR & ROOF AS REQUIRED. NEW <sup>WOOD</sup> WINDOWS & DOORS. NEW <sup>LAP</sup> SIDING & REPAIR AS REQUIRED, NEW PRESSURIZED METAL ROOFING, SEE DRAWINGS FOR ADDITION INFORMATION

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

REAR RAISED DECK, FENCE, EXISTING FLOOR/FOUNDATION, REAR STAIRS, WOOD DECK





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

ACCESSORY STRUCTURE(S): <i>Pool &amp; EQUIPMENT</i>	
PAVERS: <i>NO</i>	FENCES: <i>YES , WOOD AT FRONT (CAROLINE ST.)</i>
DECKS: <del>NO</del> <i>YES , WALKWAY AT SIDE OF HOUSE</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): <i>YES , SEE SUB PLAN</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
<i>YES , A/C , SEE SUB PLAN</i>	

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:		
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:		
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:		
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS: <i>This is a contributing building.</i>				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



# HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #
HMDR	

ADDRESS OF PROPOSED PROJECT:

710 CAROLINE STREET

PROPERTY OWNER'S NAME:

CHERYL COOPER, NATURE'S BOUNDARY LLC

APPLICANT NAME:

SETH NEAL, T.S. NEAL ARCHITECT

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.**

Nature's Boundary, LLC	Nature's Boundary, LLC	8/31/20
PROPERTY OWNER'S SIGNATURE	Cheryl J. Cooper	DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE RAISED REAR DECK, FENCE, WALKWAY/DECK, REAR STAIRS, REMOVE EXISTING 1<sup>ST</sup> FLOOR & FOUNDATION SYSTEM, DEMO. FOR NEW DOOR OPENINGS AT REAR, WOOD DECK AT REAR OF THE PROPERTY, SIDE ENTRY DOOR

## 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.

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.



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.

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

(e) Does 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.

(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.

(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.

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

#### CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE ELEMENTS OF THE BUILDING BEING DEMOLISHED DO NOT DEFINE THE OVERALL HISTORIC CHARACTER OF THE DISTRICT OR NEIGHBORHOOD

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

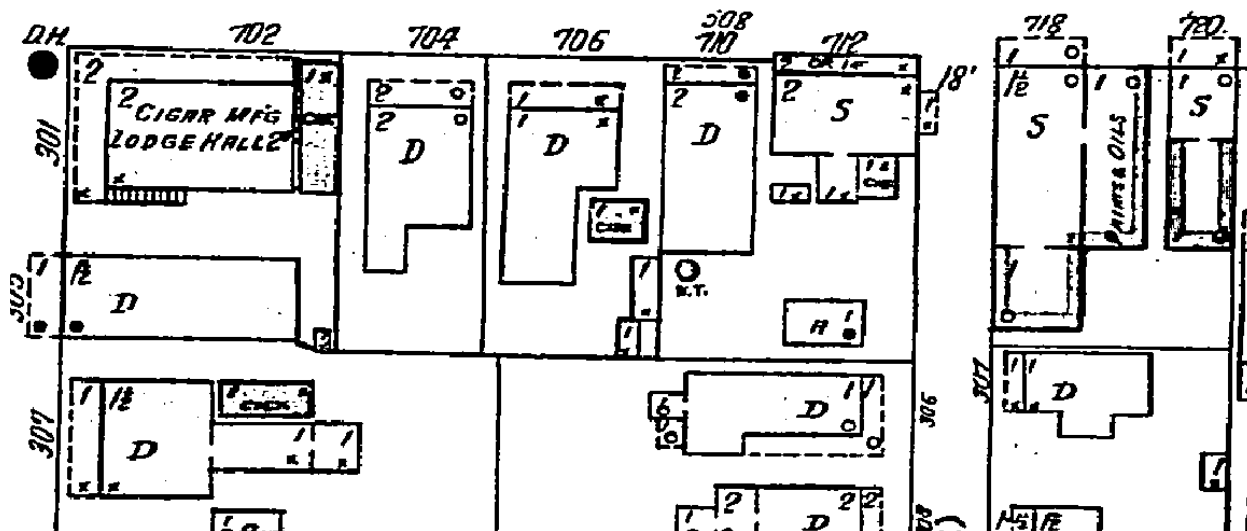
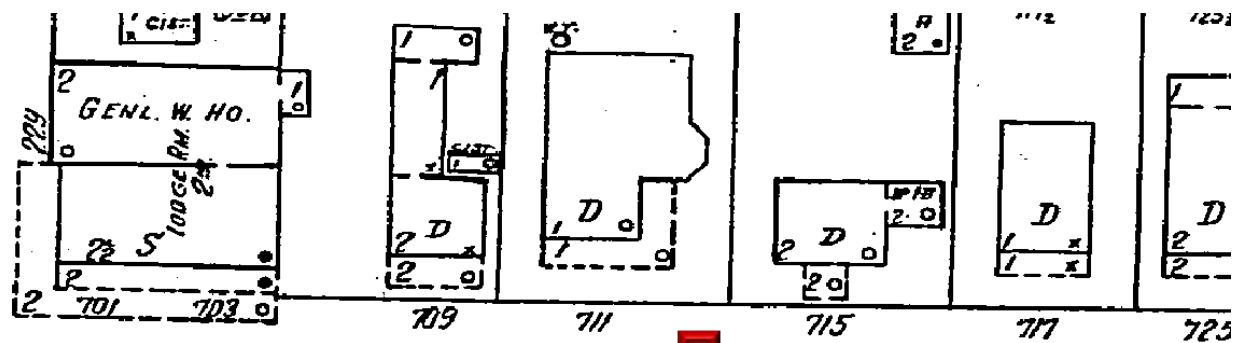
THE ELEMENTS OF THE SITE & BUILDING BEING DEMOLISHED DOES NOT DESTROY THE HISTORIC RELATIONSHIP BETWEEN BUILDINGS

(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.

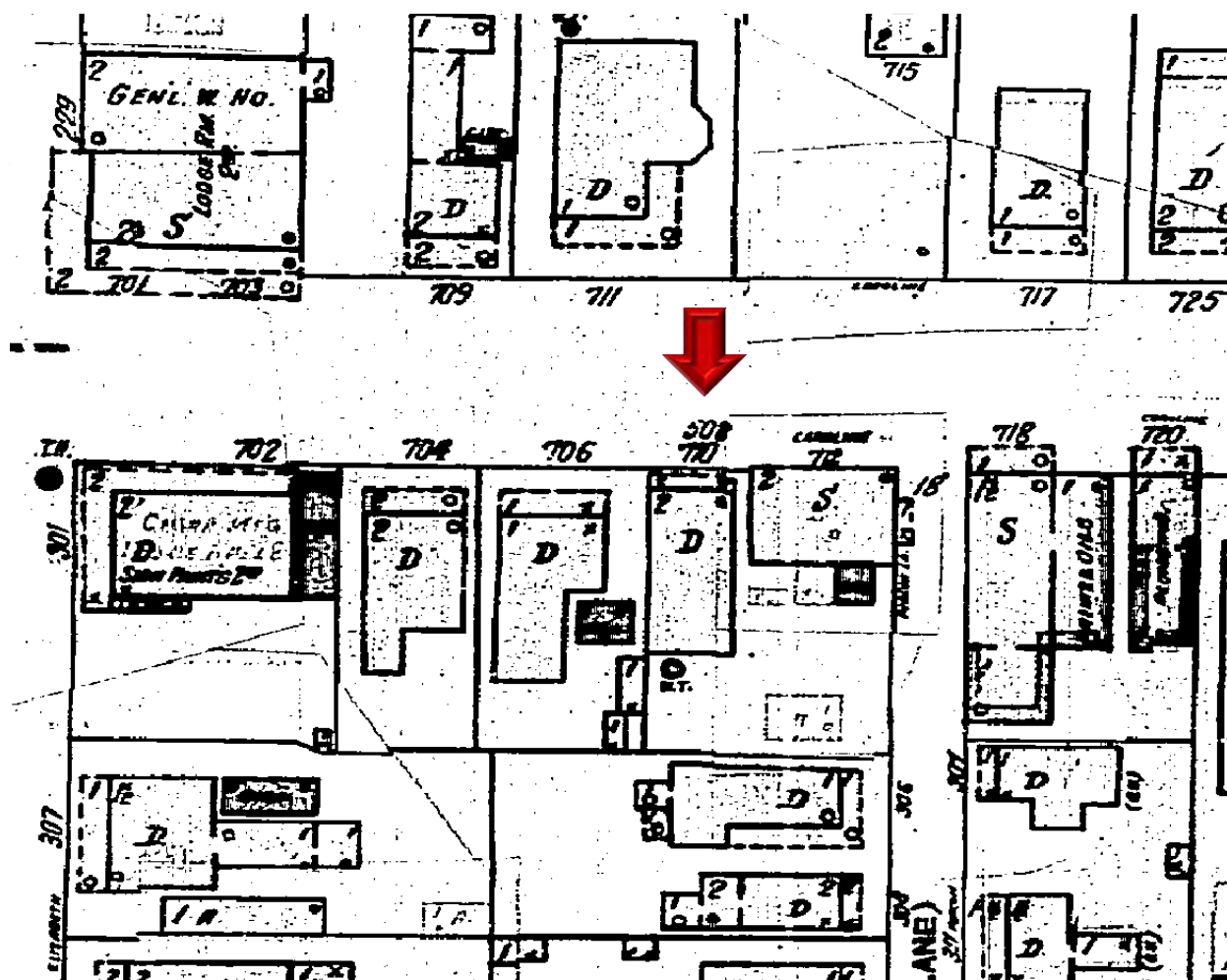
REMOVING LATER ADDITIONS DOES NOT DEFINE THE HISTORIC CHARACTER OF THE SITE.

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

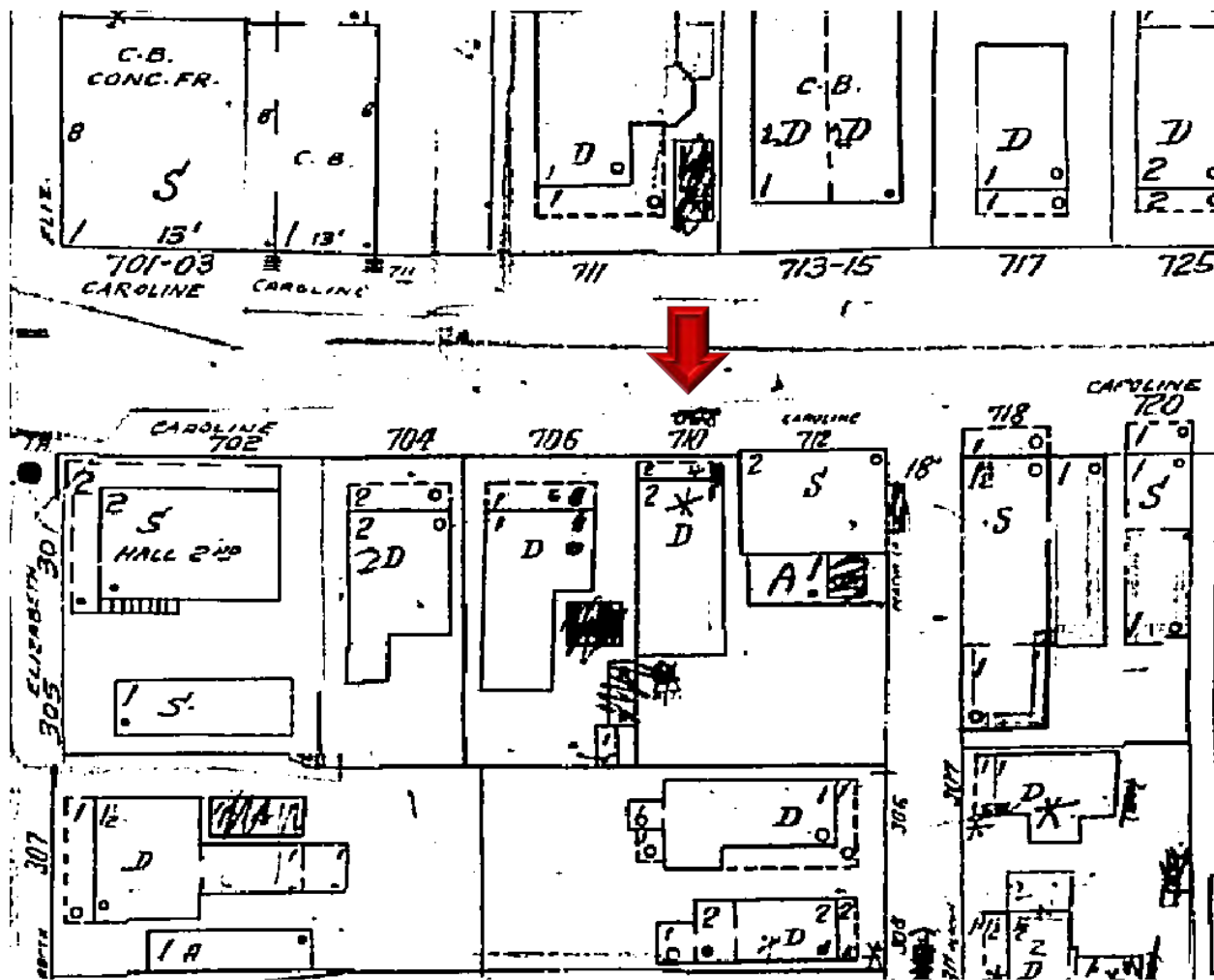
STRUCTURES BEING REMOVED WOULD NOT QUALIFY AS CONTRIBUTING.



1926 Sanborn map



1948 Sanborn map



1962 Sanborn map



# PROJECT PHOTOS



**710 Caroline Street circa 1965. Monroe County Library.**





Caroline Street





710

Text

Partial  
Front Porch









Left side





Partial Left Side  
View to Rear





Partial Right Side  
View to Rear



**Left Side looking  
to Street**





# Partial 2nd Floor Front Porch







Partial Rear  
Elevation View



# Partial Rear Elevation View





# PROPOSED DESIGN



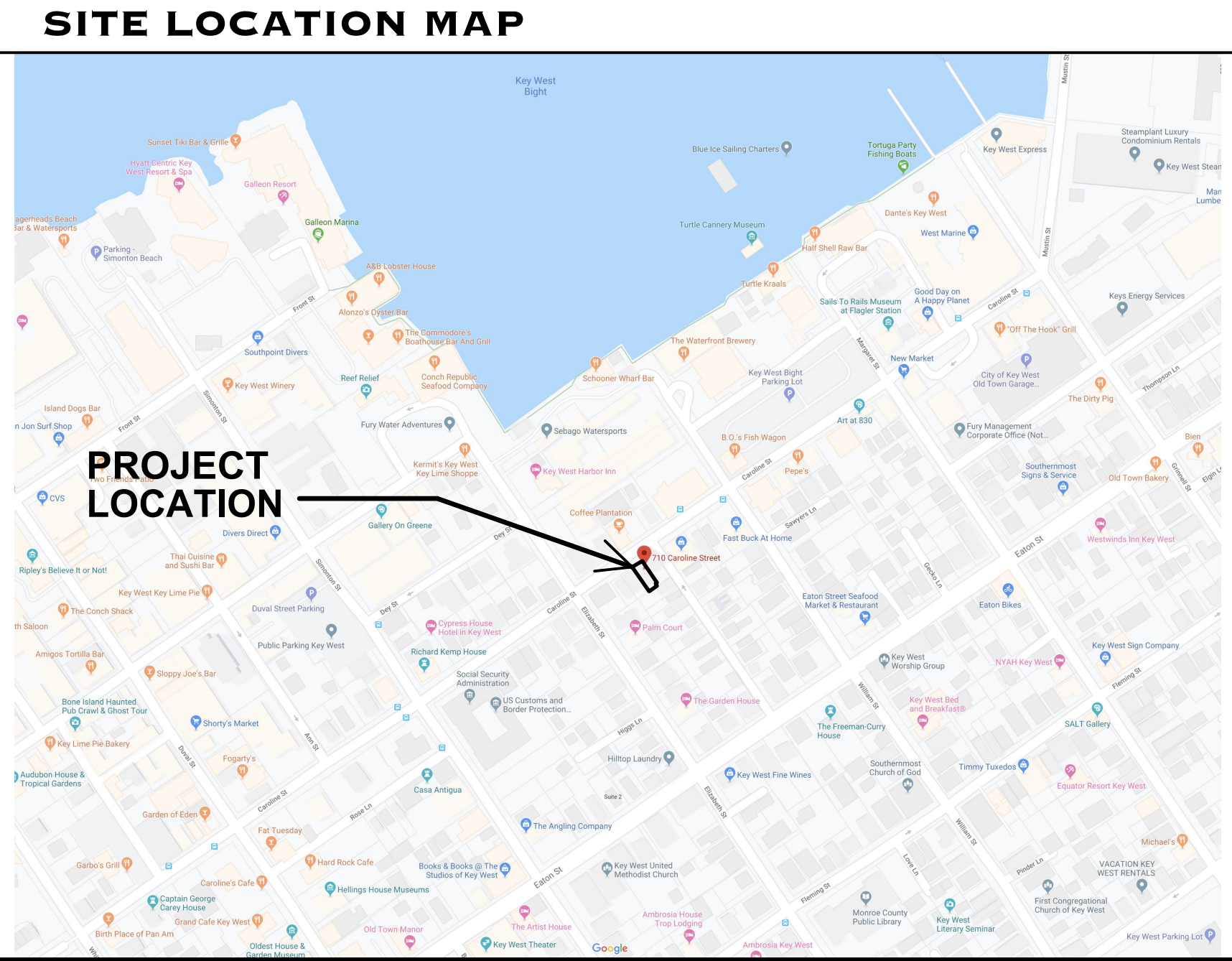
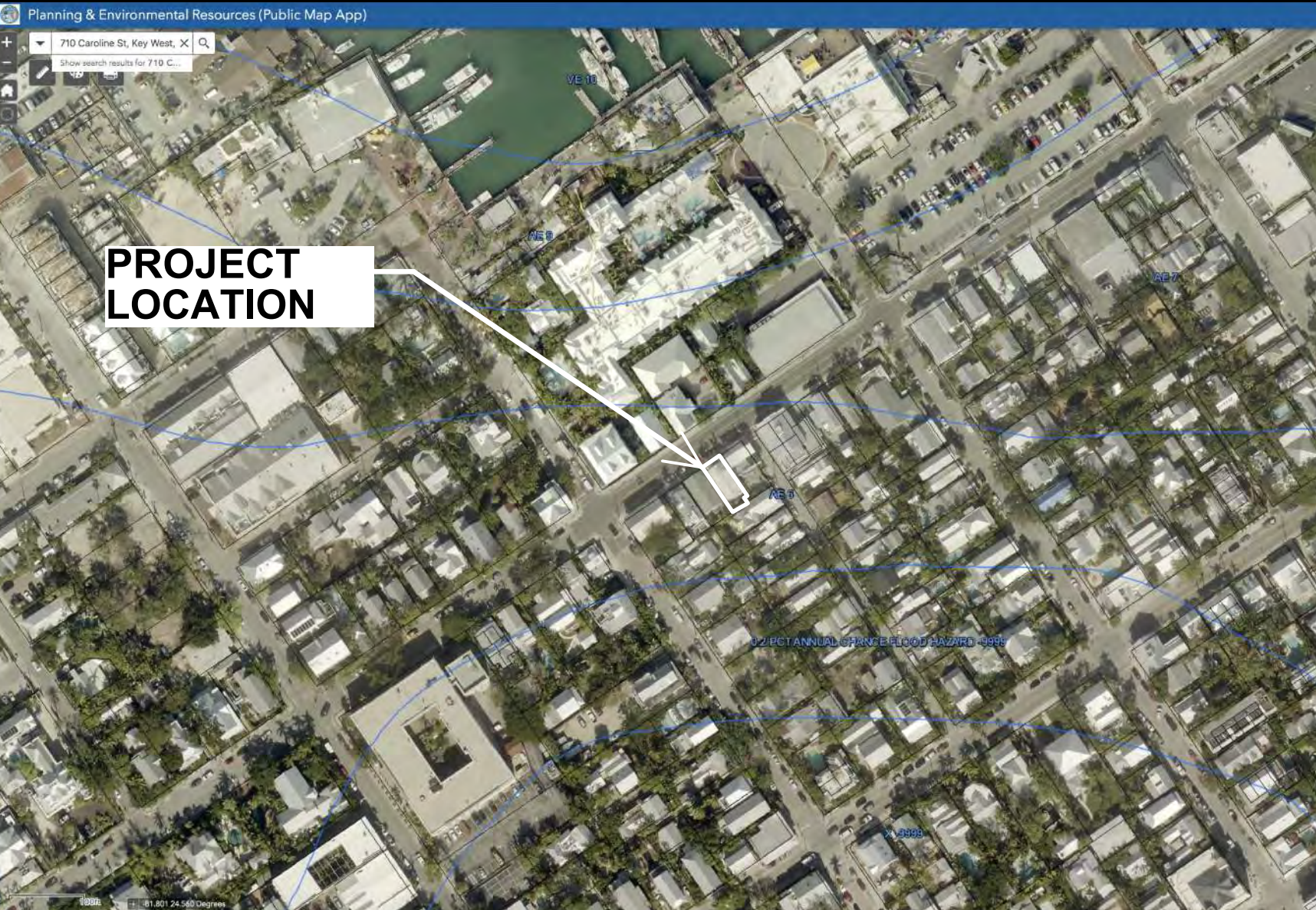
SITE DATA710 CAROLINE STREET  
RE: 00003710 - 000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	NO CHANGE
SITE AREA	2,095.6 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	1,665 SQ. FT. (79.5% EXISTING)	1,257.4 SQ. FT. (60% MAX)	1,654.5 SQ. FT. (78.9%)	IMPROVED NON CONFORMING
OPEN SPACE	189 SQ. FT. (9% EXISTING)	733.5 SQ. FT. (35% MIN)	441 SQ. FT. (21.0%)	IMPROVED NON CONFORMING
BUILDING COV.	1,644 SQ. FT. (78.5% EXISTING)	838 SQ. FT. (40% MAX)	1,643SQ. FT. (78.4%)	IMPROVED NON CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	NA	130.2 SQ. FT. (30% MAX OF REAR YRD)	116.4 SQ. FT. (26.8%)	CONFROMING
FRONT YARD 50% GREEN SPACE COV.	302.5 SQ. FT. FRONT YARD AREA 78.5 SF (28.9%)	302.5 (50% MIN) 151.25 SF	302.5 SQ. FT. FRONT YARD AREA 112 SF (37.0%)	IMPROVED NON CONFORMING
SETBACKS				
FRONT SETBACK	3'-2"	10'	EXISTING	EXISTING NON CONFORMING
REAR SETBACK	1'-10"	15'	11'-5"	IMPROVED NON CONFORMING
WEST SIDE SETBACK	10 1/2"	5'	EXISTING	EXISTING NON CONFORMING
EAST SIDE SETBACK	1'-1 1/2"	5'	EXISTING	EXISTING NON CONFORMING
BUILDING HEIGHT	27'-5"	30'-0"	30'-0"	CONFORMING

SCOPE OF WORK:

RENOVATION OF EXISTING RESIDENCE AT 710  
CAROLINE STREET & RAISING EXISTING STRUCTURE TO  
COMPLY W/ APPLICABLE FEMA FLOOD ZONE.

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



DESIGN NOTES:

GENERAL NOTES:

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

DRAWING SCHEDULE:	
T1.1	TITLE, SITE DATA & PROJECT INFO
C1.1	SURVEY + EXISTING SITE PLAN
EX1.1	EXISTING FLOOR PLANS
EX2.1	EXISTING ELEVATIONS
A1.1	1ST & 2ND FLOOR PLANS ROOF PLAN
A3.1	ELEVATIONS



T.S. NEAL  
ARCHITECTS INC.  
22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042  
305-340-8857  
251-422-9547




A RENOVATION FOR  
CHERI COOPER  
710 CAROLINE STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
TITLE & PROJECT  
INFORMATION

DRAWN: EDSA / TSN  
CHECKED: TSN  
DATE: 08-20-2020

REVISION #	DATE

T1.1  
SHEET #



T S N  
T. S. NEAL ARCHITECTS, INC.



BEARING BASE:  
ALL BEARINGS ARE BASED  
ON 585°03'04"W ASSUMED  
ALONG THE CENTERLINE OF  
CAROLINE STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
710 CAROLINE STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE  
BASE ELEVATION: 6

FINISHED FLOOR ELEVATION WAS  
TAKEN AT THE DOOR THRESHOLD  
LOCATION AS INDICATED ON THE  
SURVEY MAP, NO INTERIOR FLOOR  
ELEVATIONS WERE MEASURED OR  
VERIFIED.

ELEVATIONS SHOWN HEREON ARE  
IN FEET AND BASED ON THE  
NATIONAL GEODETIC VERTICAL  
DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION:  
NATIONAL GEODETIC SURVEY  
BENCHMARK: DESIGNATION '872  
4580 TIDAL 24" P.I.D. AA0003,  
ELEVATION=6.39' (NGVD 1929)

#### LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ☒ - CONCRETE POWER POLE

Parcel Line Table		
Line #	Length	Direction
L1	6.50' MEAS	N4° 56' 01"W MEAS
L2	4.53' MEAS	N85° 03' 59"E MEAS
L3	3.50' MEAS	N4° 56' 01"W MEAS
L4	0.94' MEAS	S85° 03' 51"W MEAS

REVISION 1: ADDED ELEVATIONS AND BENCHMARK INFORMATION, CORRECTED BALCONY, AND WD - FIELD WORK DATE 09/12/2019

CERTIFIED TO -

Natures Boundary LLC, a Florida limited liability company,  
Oropeza Stones Cardenas, PLLC;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE. 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 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.

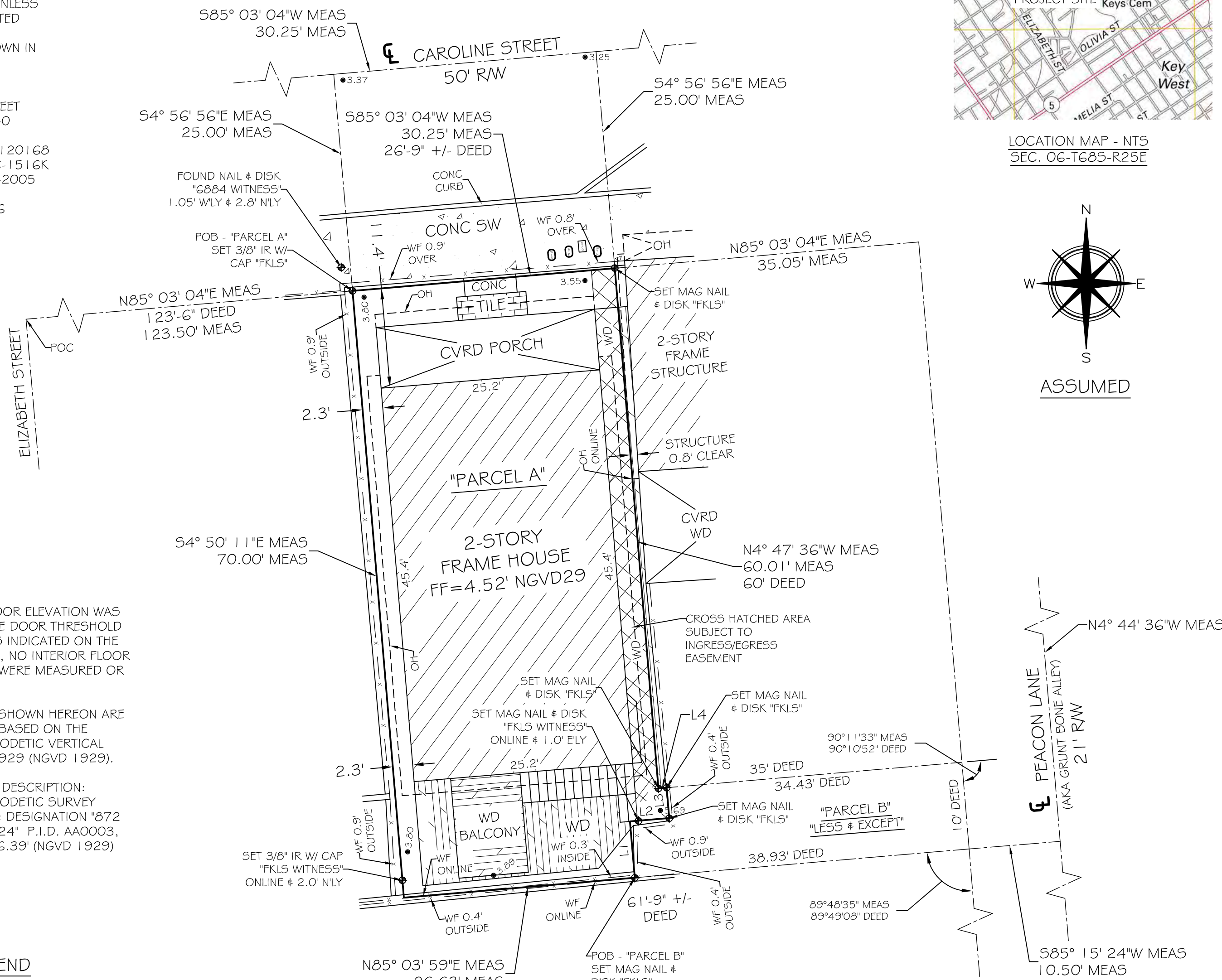
SCALE: 1"=10'  
FIELD WORK DATE: 06/20/2019  
MAP DATE: 06/25/2019  
REVISION DATE: 09/19/2019  
SHEET 1 OF 1  
DRAWN BY: MPB  
JOB NO.: 19-239

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

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

FLORIDA KEYS LAND SURVEYING  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

## MAP OF BOUNDARY SURVEY



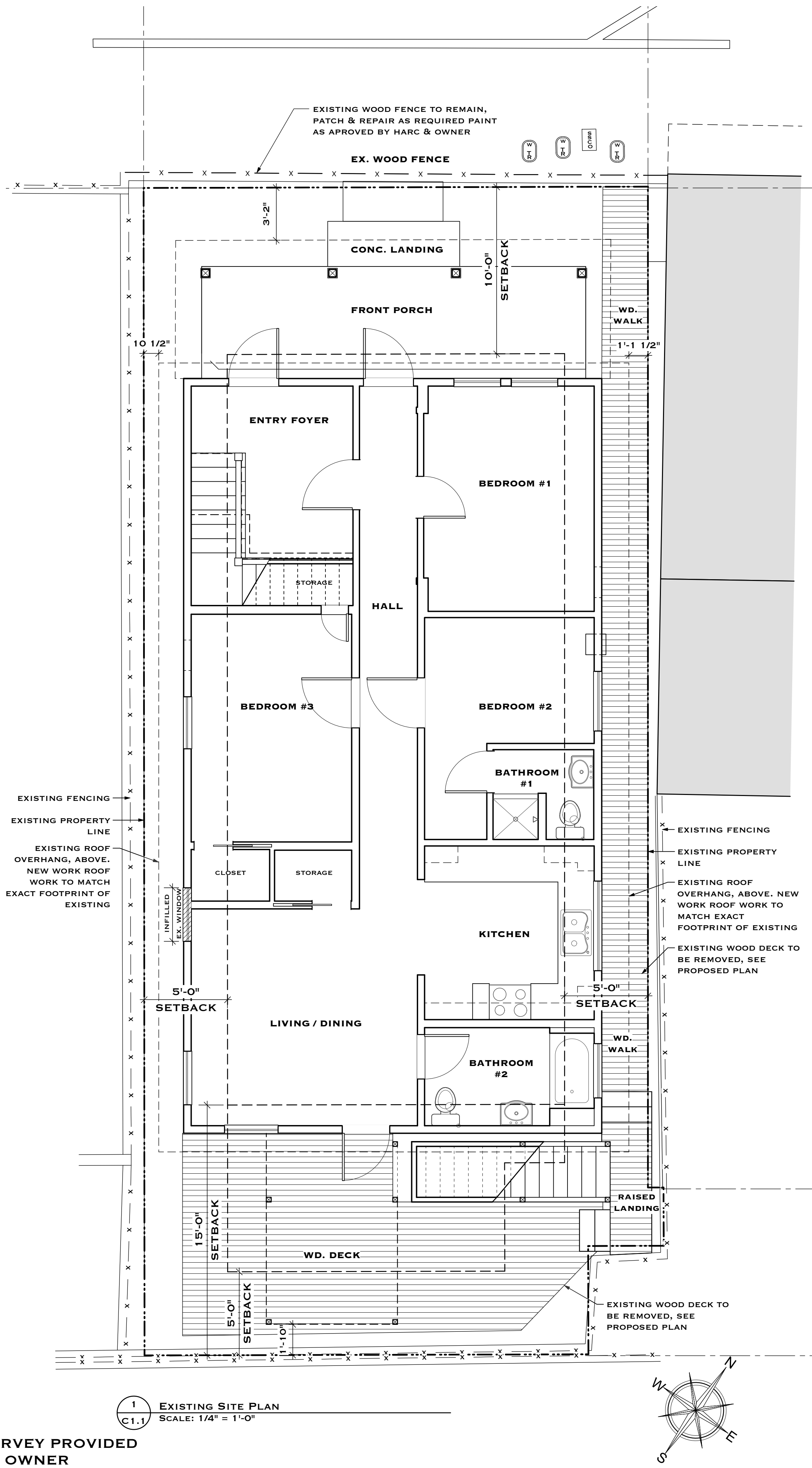
#### LEGAL DESCRIPTION -

"PARCEL A"  
ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF  
DIAGRAM OF THE SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829, AS PART OF LOT  
THREE(3), IN SQUARE TWENTY-TWO (22), BUT IS BETTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE SOUTHWESTERLY SIDE OF CAROLINE STREET,  
DISTANT NORTHEASTERLY FROM THE CORNER OF CAROLINE AND ELIZABETH STREETS,  
ONE HUNDRED AND TWENTY-THREE (123) FEET AND SIX (6) INCHES; RUNNING THENCE  
AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION SEVENTY (70) FEET; THENCE AT  
RIGHT ANGLES IN A NORTHEASTERLY DIRECTION SIXTY-ONE (61) FEET AND NINE (9)  
INCHES MORE OR LESS OUT TO GRUNT BONE LANE; THENCE IN A NORTHWESTERLY  
DIRECTION ALONG GRUNT BONE LANE TEN (10) FEET; THENCE AT RIGHT ANGLES IN A  
SOUTHWESTERLY DIRECTION, THIRTY FIVE FEET; THENCE AT RIGHT ANGLES IN A  
NORTHWESTERLY DIRECTION SIXTY (60) FEET OUT TO CAROLINE STREET; THENCE AT  
RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ALONG CAROLINE STREET, TWENTY-SIX  
(26) FEET AND NINE (9) INCHES, MORE OR LESS TO THE POINT OF BEGINNING.

"PARCEL B" - LESS & EXCEPT  
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A.  
WHITEHEAD'S MAP OR DIAGRAM OF SAID ISLAND, DELINEATED IN FEBRUARY, AD. 1829,  
AS PART OF LOT THREE (3) IN SQUARE TWENTY-TWO (22), SAID PARCEL BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
COMMENCE AT NELY RIGHT OF WAY LINE OF ELIZABETH STREET WITH THE SELY RIGHT  
OF WAY LINE OF CAROLINE STREET AND RUN THENCE NELY ALONG THE SELY RIGHT OF  
WAY LINE OF THE SAID CAROLINE STREET FOR A DISTANCE OF 123.50 FEET; THENCE  
SELY AND AT RIGHT ANGLES FOR A DISTANCE OF 70.00 FEET; THENCE NELY AND AT  
RIGHT ANGLES FOR A DISTANCE OF 26.63 FEET TO THE POINT OF BEGINNING OF THE  
PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE NWLY AND AT RIGHT ANGLES FOR  
A DISTANCE OF 6.50 FEET; THENCE NELY AND AT RIGHT ANGLES FOR A DISTANCE OF  
4.53 FEET; THENCE NWLY AND AT RIGHT ANGLES FOR A DISTANCE OF 3.50 FEET;  
THENCE NELY AND AT RIGHT ANGLES FOR A DISTANCE OF 34.43 FEET TO THE SWLY  
RIGHT OF WAY LINE OF PEACOCK LANE; THENCE SELY WITH A DEFLECTION ANGLE OF  
90°1'05"2" TO THE RIGHT AND ALONG THE SWLY RIGHT OF WAY LINE OF THE SAID  
PEACOCK LANE FOR A DISTANCE OF 10.00 FEET; THENCE SWLY WITH A DEFLECTION  
ANGLE OF 89°49'08" TO THE RIGHT FOR A DISTANCE OF 38.93 FEET BACK TO THE  
POINT OF BEGINNING.

AND SUBJECT TO:  
AN EXCLUSIVE EASEMENT FOR PURPOSES OF PEDESTRIAN INGRESS AND EGRESS, AS  
WELL AS USE FOR THE MAINTENANCE OF THE PARCEL AT 712 CAROLINE STREET, SAID  
EASEMENT RECORDED IN OR BOOK 237 I, PAGES 1807-1812 OF THE PUBLIC  
RECORDS OF MONROE COUNTY, FLORIDA.



T.S. NEAL  
ARCHITECTS INC.  
22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042  
305-340-8857  
251-422-9547

A RENOVATION FOR  
CHERI COOPER  
710 CAROLINE STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
EXISTING SITE PLAN &  
SURVEY

DRAWN: EDSA / TSN  
CHECKED: TSN  
DATE: 08-20-2020

REVISION # DATE

C1.1  
SHEET #

T.S. NEAL  
ARCHITECTS INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505





22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

A RENOVATION FOR  
**CHERI COOPER**  
710 CAROLINE STREET  
KEY WEST, FL 33040

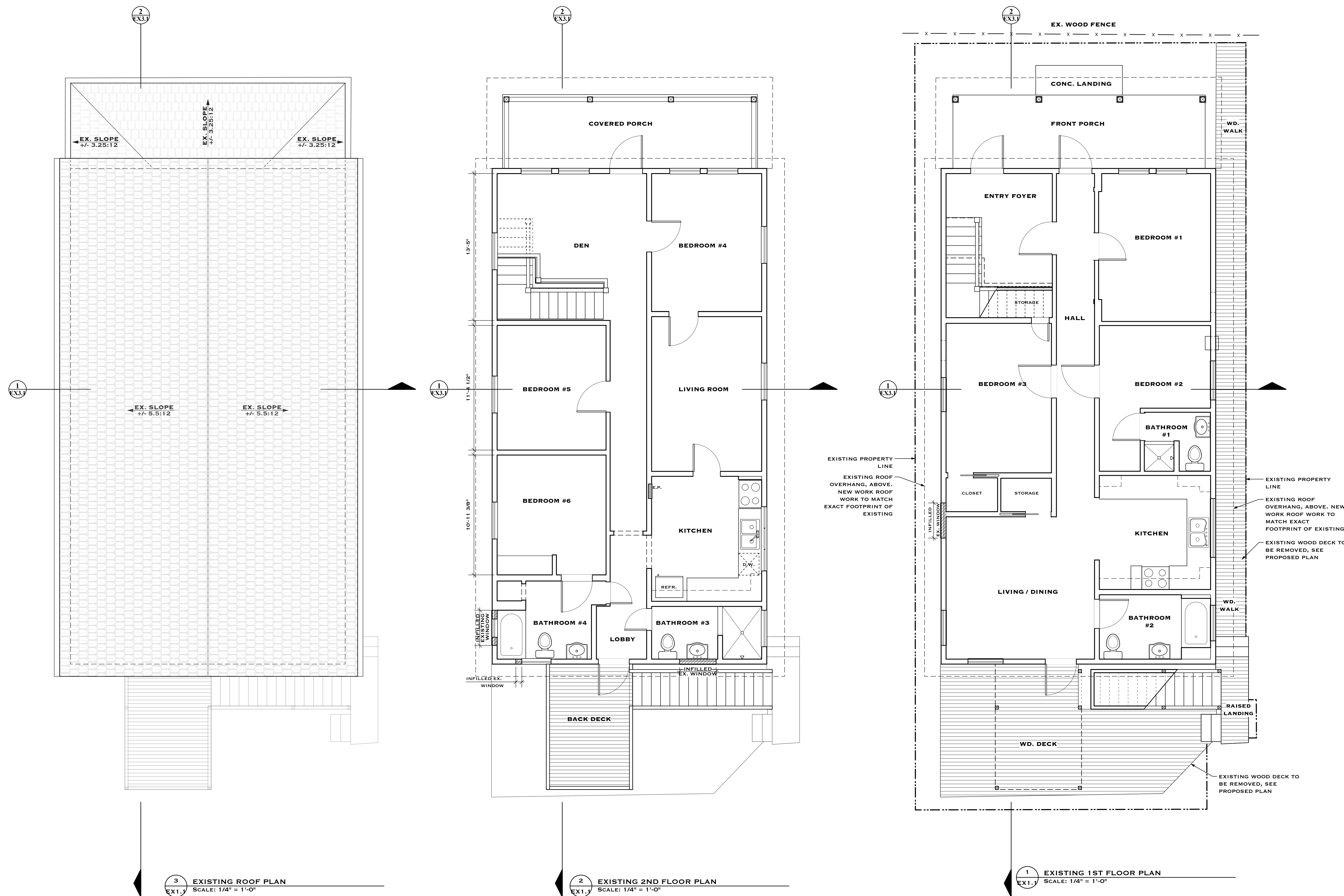
**DRAWING TITLE:**  
**EXISTING FLOOR PLANS**

**DRAWN:** EDSA / TSN  
**CHECKED:** TSN  
**DATE:** 08-20-2020


**EX1.1**  
SHEET #



T. S. NEAL ARCHITECTS, INC.



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



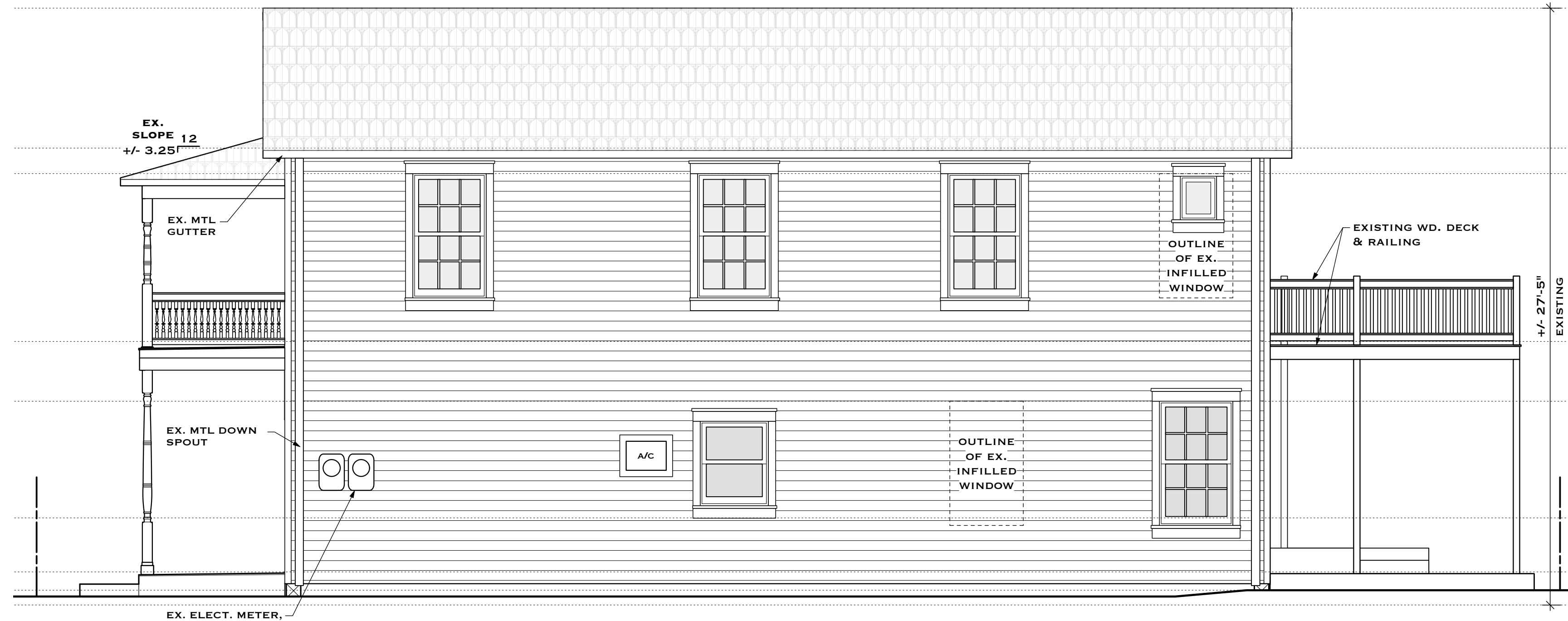


2 EXISTING SIDE ELEVATION  
EX2.1 SCALE: 1/4" = 1'-0"

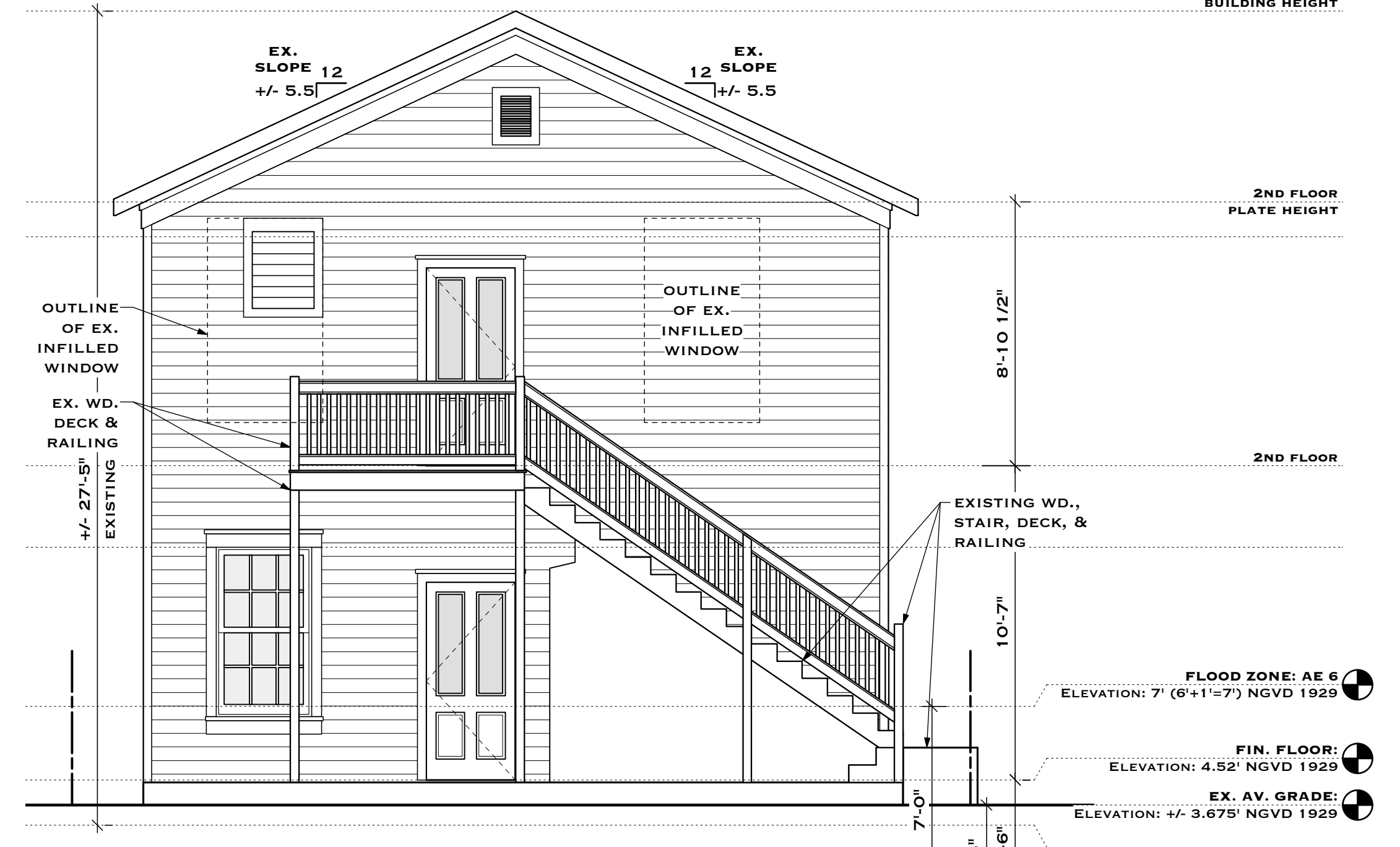


1 EXISTING FRONT ELEVATION  
EX2.1 SCALE: 1/4" = 1'-0"

FLOOD ZONE: AE 6  
ELEVATION: 7' (6'+1'=7') NGVD 1929  
FIN. FLOOR:  
ELEVATION: 4.52' NGVD 1929  
EX. AV. GRADE:  
ELEVATION: +/- 3.675' NGVD 1929  
EX. CROWN OF ROAD (AVERAGE)  
ELEVATION: 3.31' NGVD 1929  
ELEVATION 0'-0"  
NGVD 1929



4 EXISTING SIDE ELEVATION  
EX2.1 SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION  
EX2.1 SCALE: 1/4" = 1'-0"

FLOOD ZONE: AE 6  
ELEVATION: 7' (6'+1'=7') NGVD 1929  
FIN. FLOOR:  
ELEVATION: 4.52' NGVD 1929  
EX. AV. GRADE:  
ELEVATION: +/- 3.675' NGVD 1929  
EX. CROWN OF ROAD (AVERAGE)  
ELEVATION: 3.31' NGVD 1929  
ELEVATION 0'-0"  
NGVD 1929



T.S. NEAL  
ARCHITECTS INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

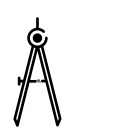
A RENOVATION FOR  
CHERI COOPER  
710 CAROLINE STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
EXISTING ELEVATIONS

DRAWN: EDSA / TSN  
CHECKED: TSN  
DATE: 08-20-2020

REVISION # DATE

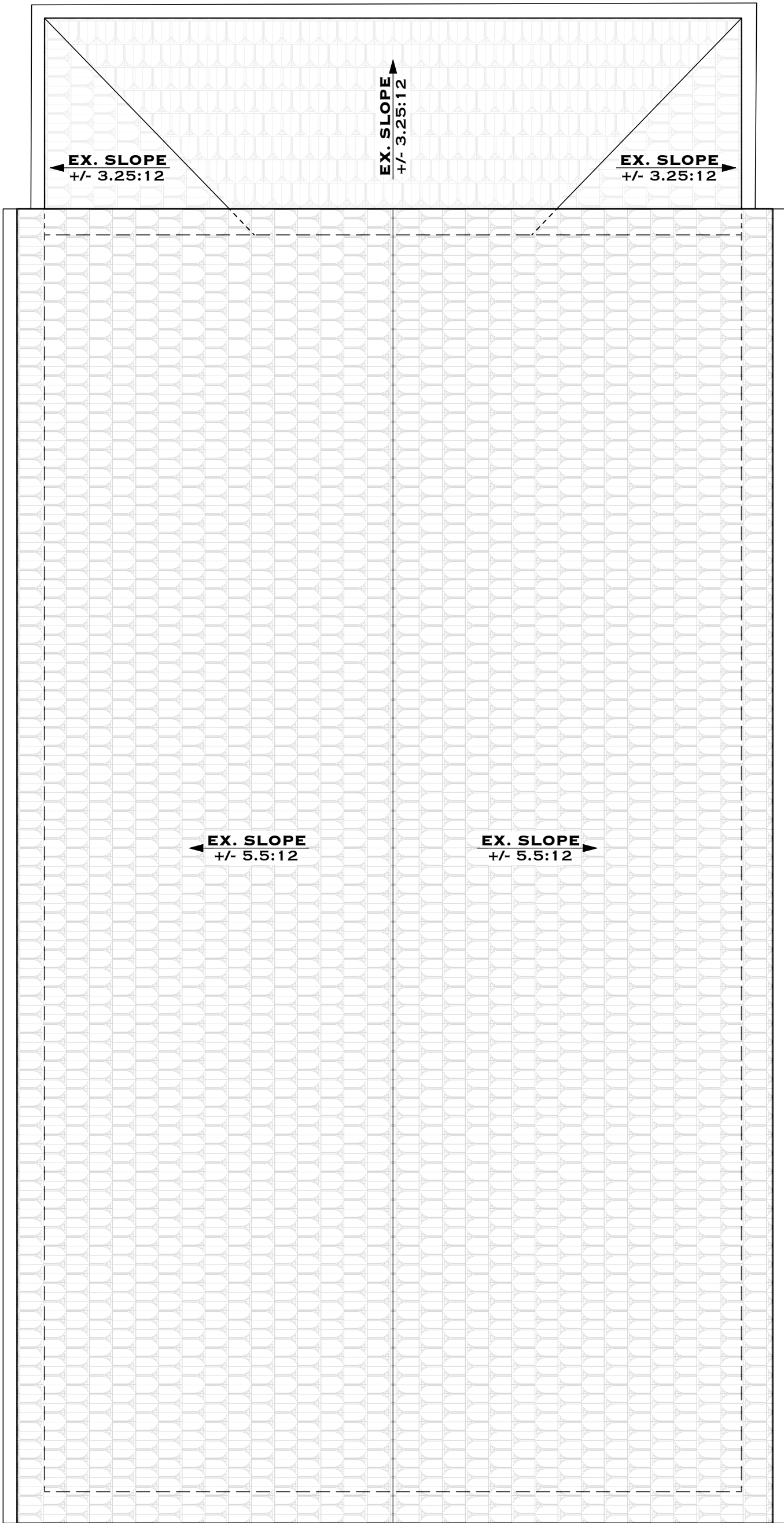
EX2.1  
SHEET #



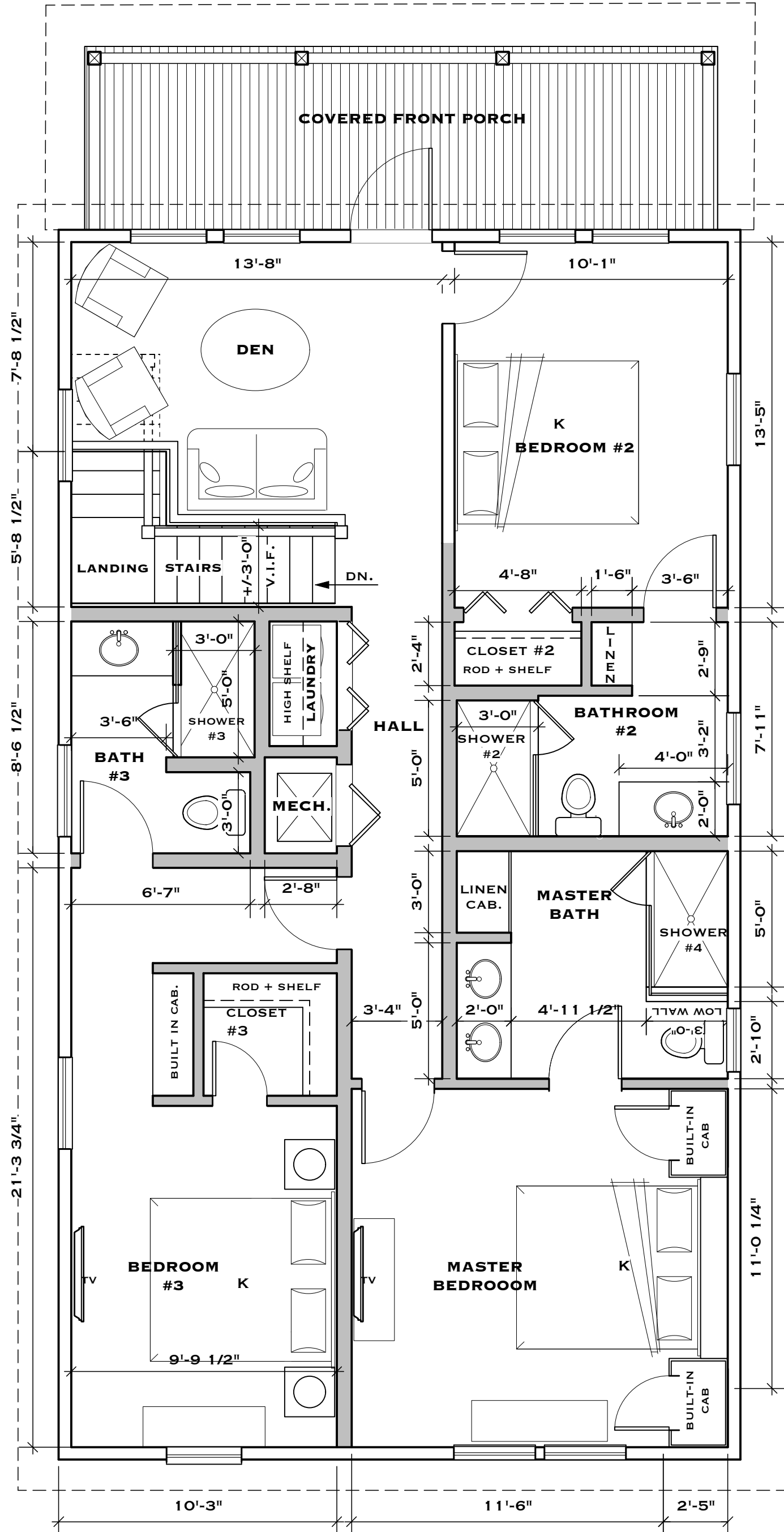
TSN

T. S. NEAL ARCHITECTS, INC.

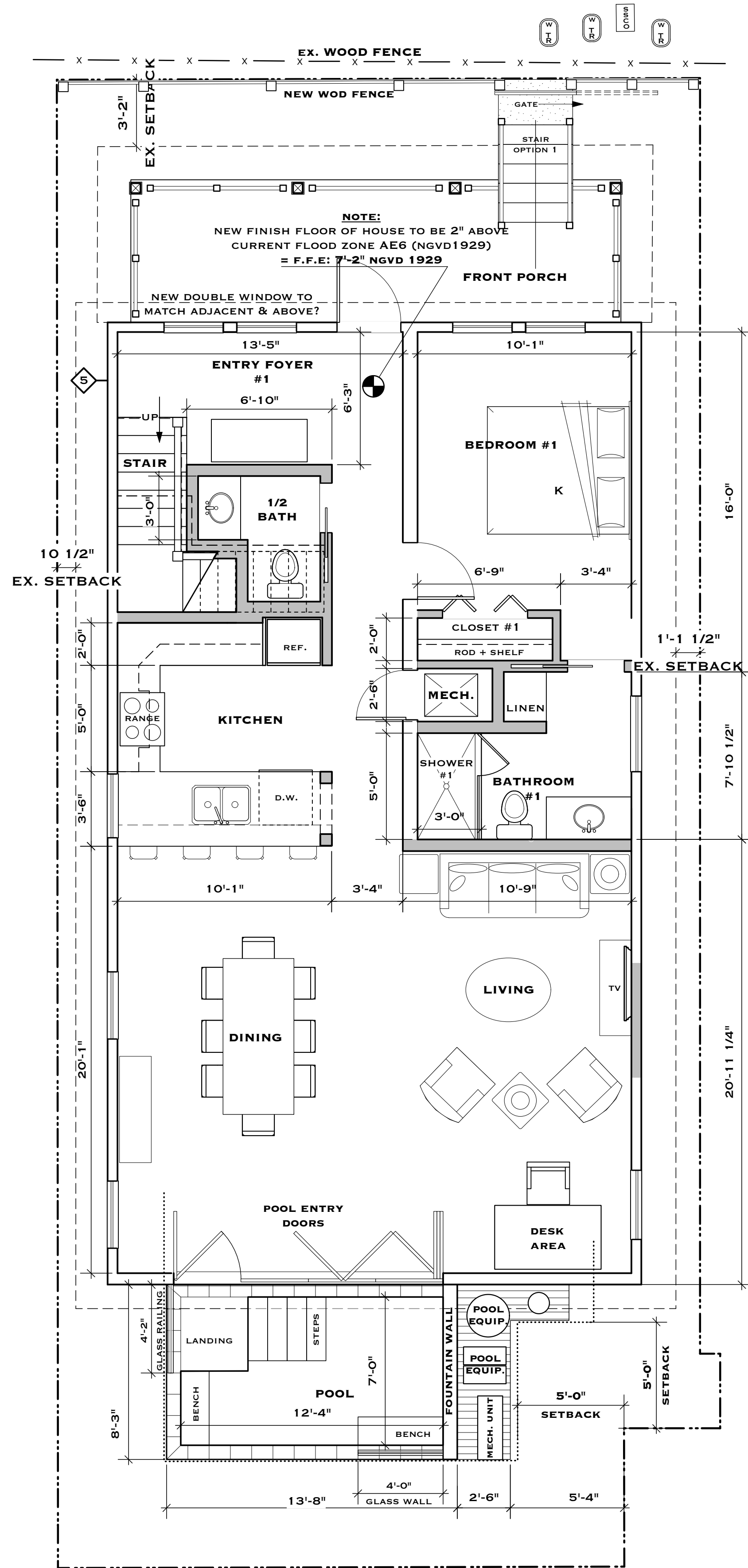
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



3 ROOF PLAN  
SCALE: 1/4" = 1'-0"



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



1 FIRST FLOOR + SITE PLAN  
SCALE: 1/4" = 1'-0"

**WALL TYPE LEGEND:**  
(SEE WALL TYPES)

EXISTING WALLS

NEW 2x4 (4 1/2") OR 2x6 (6 1/2) PT STUD WALLS

DEMOLITION



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

T.S. NEAL  
ARCHITECTS INC.

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33042

305-340-8857  
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A RENOVATION FOR  
**CHERI COOPER**  
710 CAROLINE STREET  
KEY WEST, FL 33040

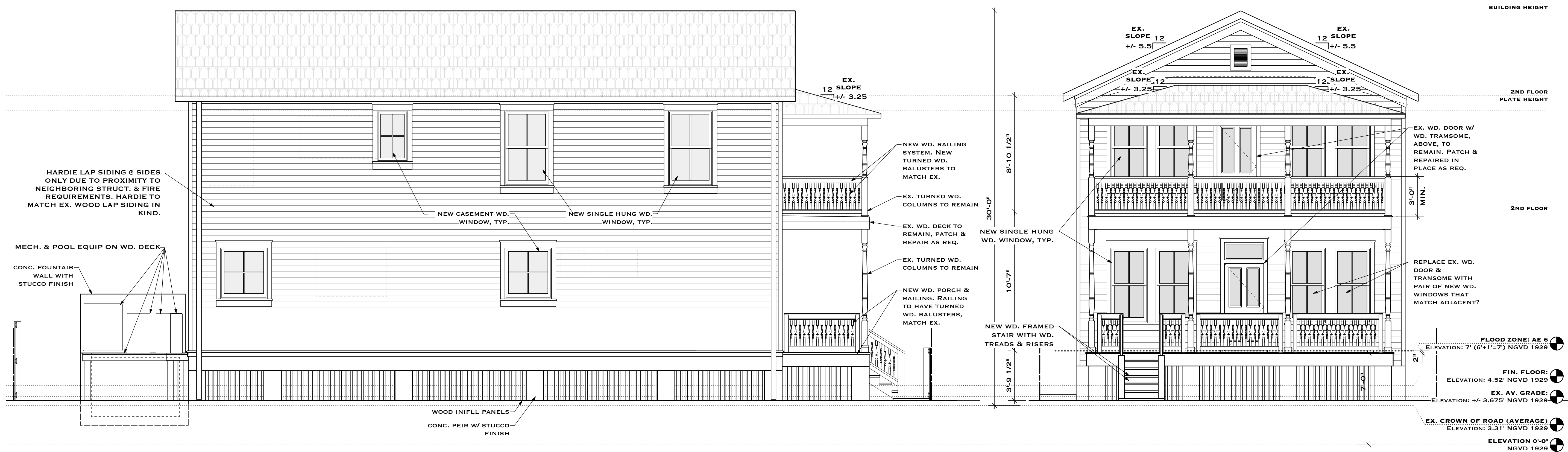
DRAWING TITLE:  
FIRST & SECOND FLOOR PLANS  
+ FRONT & REAR ELEVATIONS

DRAWN: ED SA / TSN  
CHECKED: TSN  
DATE: 08-20-2020

REVISION #	DATE

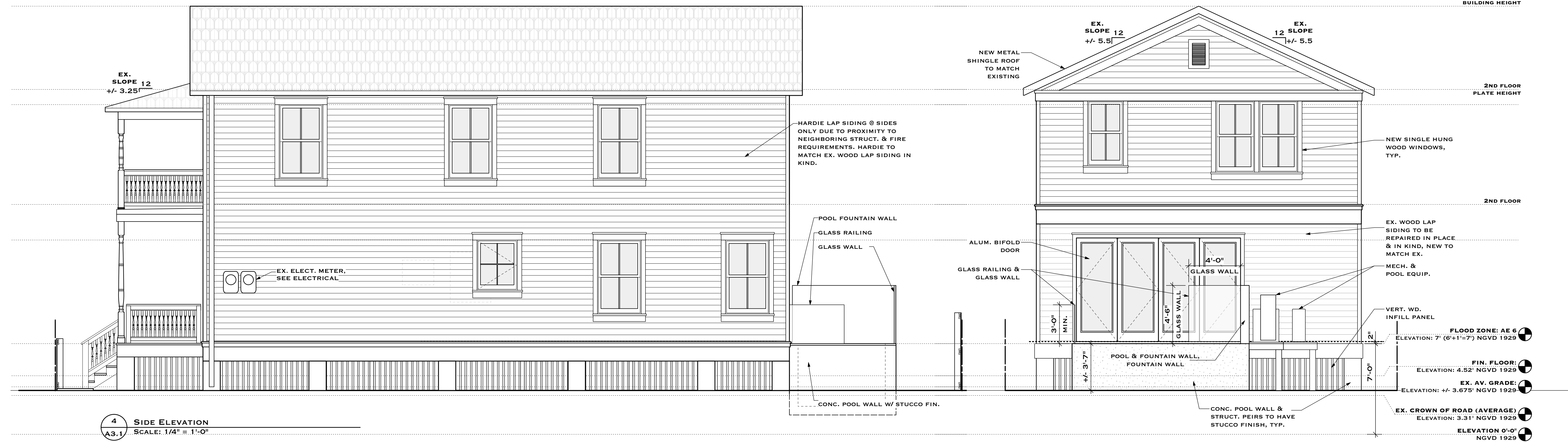
**A1.1**  
SHEET #

T S N  
T. S. NEAL ARCHITECTS, INC.



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

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



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

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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., September 22, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1)

The purpose of the hearing will be to consider a request for:

**ELEVATION AND RENOVATION OF AN EXISTING HISTORIC STRUCTURE,  
INCLUDING NEW ENTRY STAIR. NEW REAR POOL AND DECK FOR  
MECHANICAL EQUIPMENT.**

**#710 CAROLINE STREET**

**Applicant – Seth Neal. Architect**

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# 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** 00003710-000000  
**Account#** 1003875  
**Property ID** 1003875  
**Millage Group** 10KW  
**Location** 710 CAROLINE St, KEY WEST  
**Address**  
**Legal** KW PT LOT 3 SQR 22 H1-567 COUNTY JUDGE'S DOCKET 8-143A G4-418  
**Description** OR931-368/369 OR957-632/633 OR986-1827/1828 OR1470-280/281  
OR1470-282/283 OR1947-959/960 OR2296-1258/1261 OR2370-1274/75  
OR2937-154CT OR2973-104  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6108  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

[NATURES BOUNDARY LLC](#)  
 11741 Road 191  
 Oakwood OH 45873

## Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$537,397	\$552,751	\$578,313	\$54,323
+ Market Misc Value	\$2,789	\$2,789	\$2,789	\$2,816
+ Market Land Value	\$319,352	\$336,592	\$296,365	\$296,365
= Just Market Value	\$859,538	\$892,132	\$877,467	\$353,504
= Total Assessed Value	\$859,538	\$892,132	\$388,854	\$353,504
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$859,538	\$892,132	\$877,467	\$353,504

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	1,849.00	Square Foot	0	70

## Buildings

**Building ID** 218  
**Style** 2 STORY ELEV FOUNDATION  
**Building Type** S.F.R. - R1 / R1  
**Gross Sq Ft** 3167  
**Finished Sq Ft** 2250  
**Stories** 2 Floor  
**Condition** GOOD  
**Perimeter** 280  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 30  
**Interior Walls** WALL BD/WD WAL

**Exterior Walls** WD FRAME  
**Year Built** 1928  
**EffectiveYearBuilt** 1998  
**Foundation** WD CONC PADS  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** CONC S/B GRND  
**Heating Type** NONE with 0% NONE  
**Bedrooms** 6  
**Full Bathrooms** 4  
**Half Bathrooms** 0  
**Grade** 550  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	322	0	0
FLA	FLOOR LIV AREA	2,250	2,250	0
OPU	OP PR UNFIN LL	563	0	0
OUU	OP PR UNFIN UL	32	0	0
<b>TOTAL</b>		<b>3,167</b>	<b>2,250</b>	<b>0</b>



## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1983	1984	1	1 UT	1
WOOD DECK	1984	1985	1	168 SF	1
FENCES	1984	1985	1	325 SF	3
FENCES	1984	1985	1	60 SF	2
WOOD DECK	1994	1995	1	64 SF	2
WALL AIR COND	1996	1997	1	1 UT	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/3/2019	\$588,600	Warranty Deed	2227133	2973	104	12 - Unqualified	Improved
11/20/2018	\$100	Certificate of Title	2195180	2937	154	11 - Unqualified	Improved
10/31/2003	\$600,000	Warranty Deed		1947	0959	Q - Qualified	Improved
8/1/1997	\$355,000	Warranty Deed		1470	0282	M - Unqualified	Improved
1/1/1985	\$1	Warranty Deed		931	368	M - Unqualified	Improved

## Permits

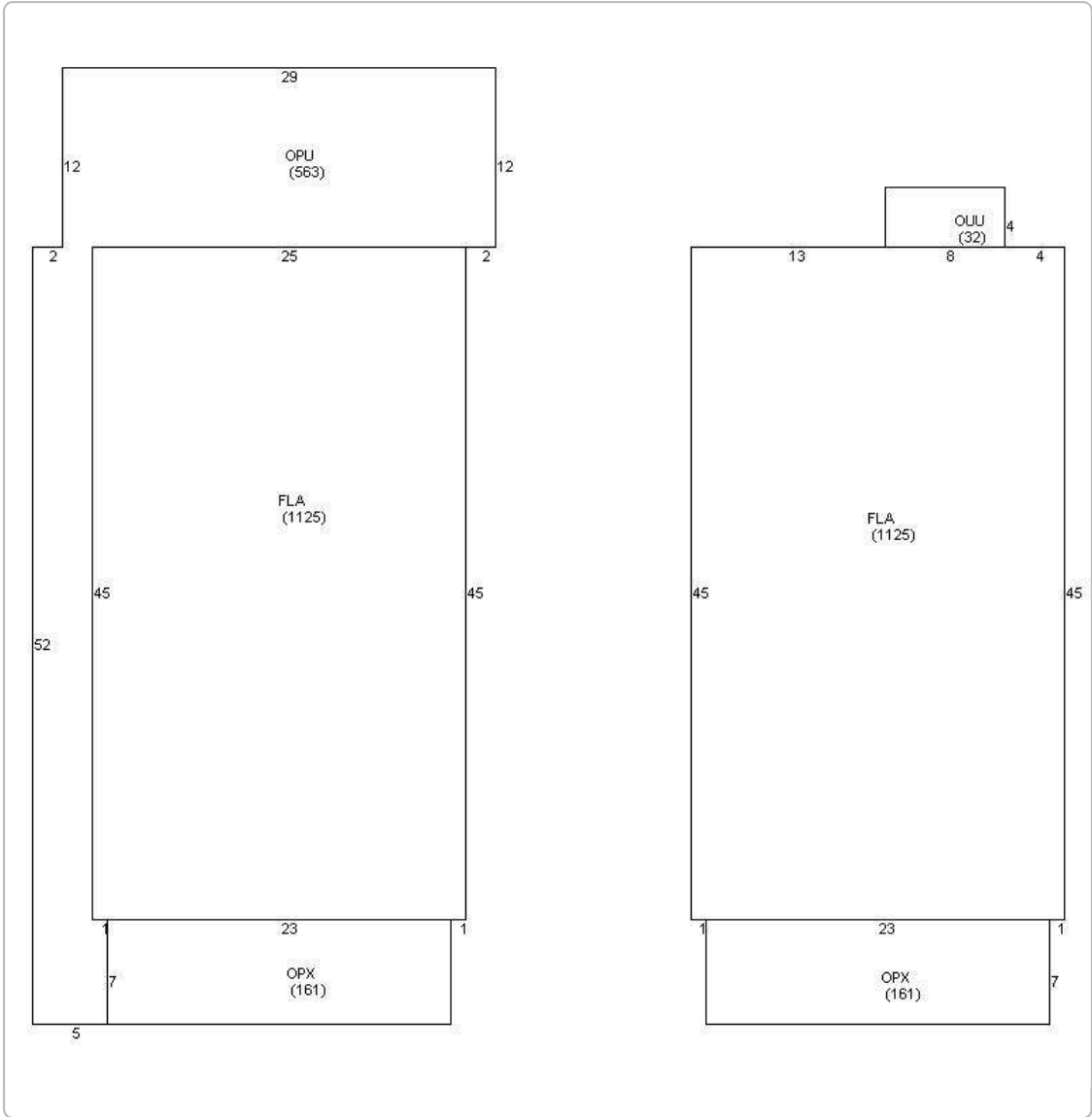
Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
19-3716	3/11/2020		\$5,800	Residential	(Interior Only) Non structural interior demolition of existing finishes
19-4557	3/11/2020		\$0	Residential	Renovation of existing residence, work to include a new foundation, new windows and doors. Patching and repairing siding (approximately 1200sf). New deck, new kitchens, new bathrooms. No impact to existing trees. Fire sprinkler system will be installed on a separate permit
12-2830	8/1/2012	8/1/2012	\$0		C.O. CHANGE USE OF STRUCTURE FROM MULTI FAMILY TO SFR. NO PERMITS WERE OBTAINED FOR THIS CONVERSION.
07-4080	8/28/2007	2/26/2008	\$2,500	Commercial	REPLACE ONE 3-GANG CAN WITH A NEW 200 AMPERES
07-0472	1/30/2007	6/1/2007	\$1,150	Commercial	EXCAVATE TO REPAIR BROKEN SEWER LINE
06-5114	9/6/2006	9/28/2006	\$800	Commercial	INSTALL LATTICE ON 2ND FLR BALCONY
06-4432	7/25/2006	9/28/2006	\$3,500	Commercial	REPLACE ROTTEN WOOD ON PORCH & BALCONY - REPLACE ROTTEN SIDING
04-0676	3/11/2004	12/13/2004	\$2,000	Commercial	GUTTERS
A95-4070	11/1/1995	12/1/1995	\$600	Commercial	WOOD DECK

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





Photos



## Map



## TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

## 2020 Notices Only

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

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

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Version 2.3.84

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 **Schneider**  
GEOSPATIAL