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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-Silva, MSHP  
Historic Preservation Planner

Meeting Date: June 28, 2022

Applicant: A2O Architecture

Application Number: H2022-0027

Address: 316 Southard Street

### **Description of Work:**

Renovations to main house. New one-story rear addition. Rebuild and relocate carport.

### **Site Facts:**

The property under review contains a one-story wood frame structure listed as a contributing resource to the historic district. The frame vernacular house was built circa 1926 and a structure for a car has been depicted in all Sanborn Maps. Some changes to the house include rear additions, reconfiguration of front elevation and newer roof for the carport. The house has an “L” shape porch with broken tiles deck. The house still possesses the historic turned columns, balusters, and gingerbread on the front porch. Contractor obtained building permits for interior work and for new foundations to be build at same height as existing.

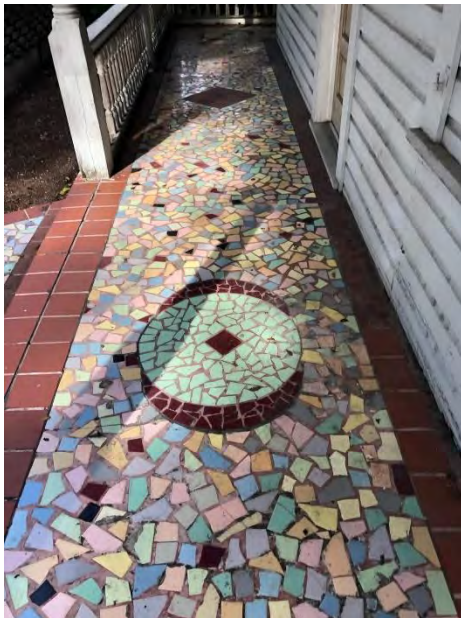
### **Guidelines Cited on Review:**

- Windows (pages 29-30), specifically guidelines 3 and 5.
- Entrances, porches, and doors (pages 32-33), specifically guidelines 3, 4, and 7.
- Additions and alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, 22, 30, and 32.
- New Construction (pages 38a- 38q), specifically guidelines 1, 10, 11, 12, 18, 23, and 24.

- Outbuildings (page 40-41), specifically second paragraph and guidelines I, 3, 4, and 8.
- Parking areas, landscaping, and open space environment (page 43), specifically guidelines 1, 3, and 6.

**Staff Analysis:**

The Certificate of Appropriateness under review proposes the renovation of a one-story single-family house. The plans also include the demolition to non- historic rear additions to a sawtooth and the reconstruction of the carport on a new location and without current side encroachments to the west side. Renovations of the house include the use of the attic space by lowering the floor plate. Two new wood 2 over 2 wood impact windows with louvered shutters will be placed at both gable ends for egress purposes. For the exterior, the plans include the relocation of the front door to the western side of the façade, as this was the historical location. Windows will be replaced with two over two wood impact units. The front porch elements will be repaired or replaced when needed with replicas of same material. On the west side an existing door fenestration will be relocated due to the new location of the carport. Wood novelty siding across the house will be repaired and replaced as needed with same. Metal shingles will be repaired and replaced as needed through the historic portion of the house.

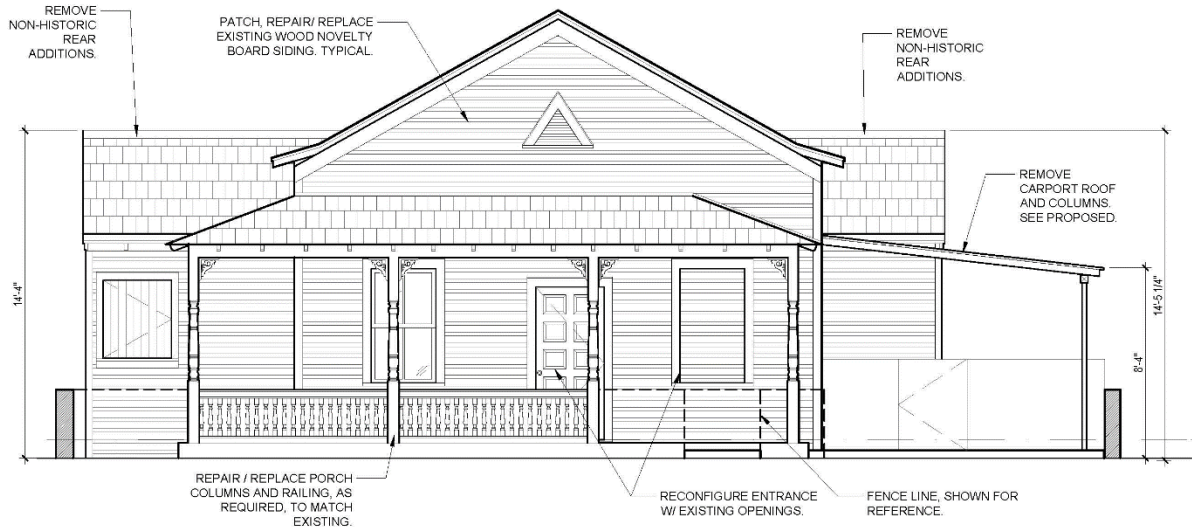


*Detail of front porch deck.*

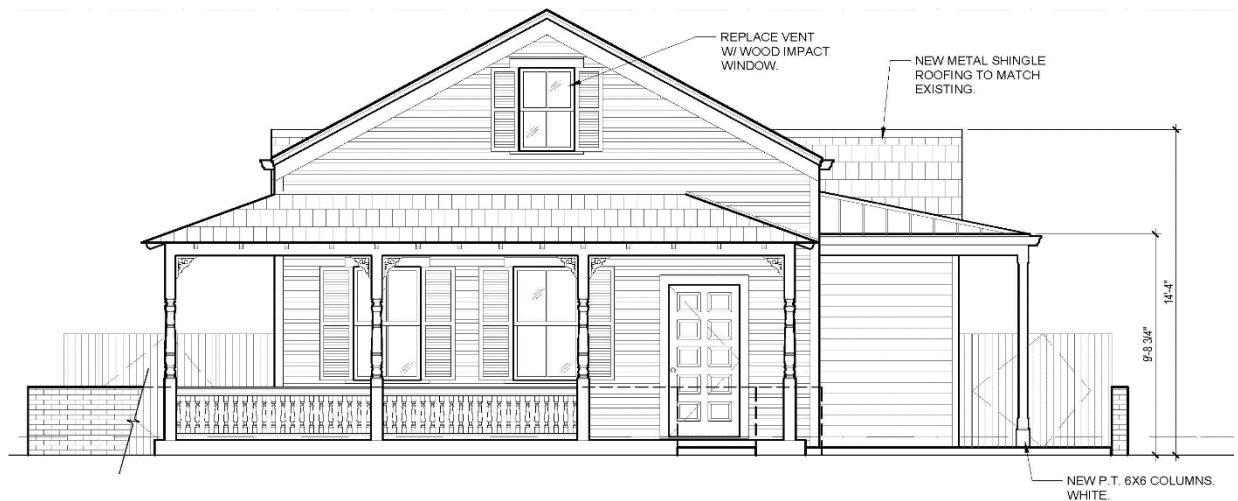


*Detail of "L" shape porch.*

The plan includes replacement of the existing carport, which is almost flush with the front façade. The new design relocates the carport approximately 23' from the front property line and reduces the width of it as it is over the neighbor's property. The new porch will have 6" by 6" wood posts that will support a shed roof covered with 5 v-crimp metal system. At the rear of the house a new one-story frame addition will be attached to half of a saw tooth that has been altered through time. The new roof will include three skylights and will be covered with 5 v-crimp metal system. The rear addition will have impact aluminum sliders and a door on its south elevation and aluminum impact windows on its west and east elevations. Siding for the new addition will be hardie board.



*Existing front elevation*



*Proposed front elevation*

The plan includes new walkways and driveway to be done in brick. Existing front brick fence and side cmu fence will be restored.

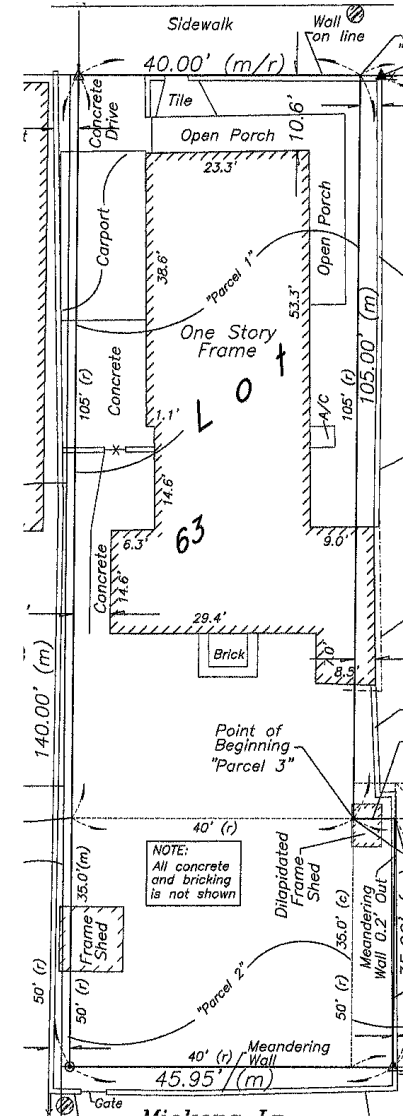
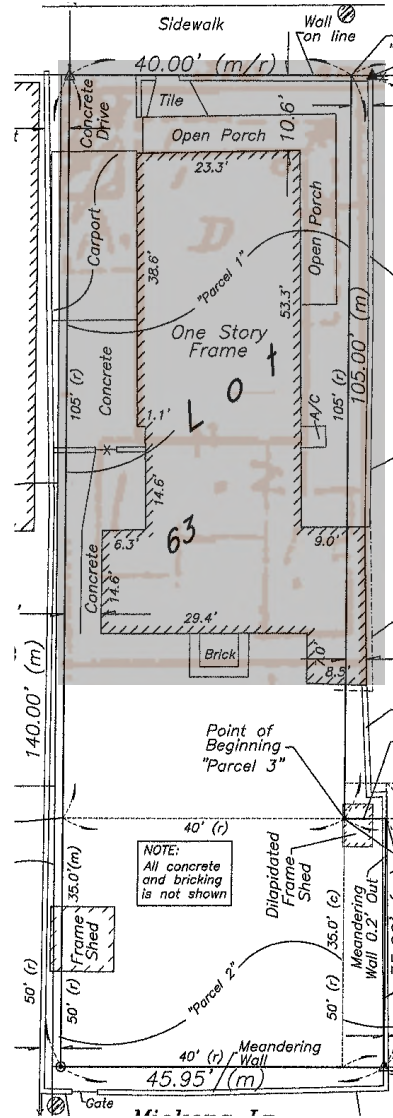
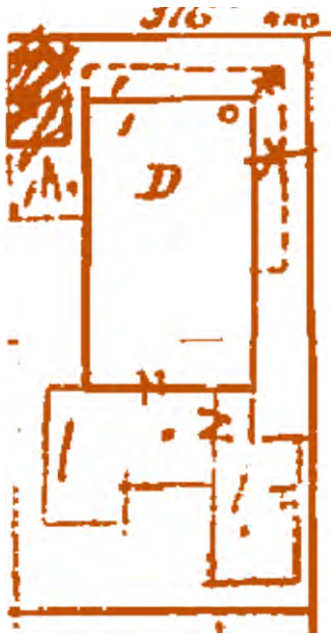
**Consistency with Cited Guidelines:**

Staff finds the proposal to be consistent with cited guidelines. The proposed changes that will affect the three-dimensional envelope of the house will be done at the rear elevation and will be harmonious to the historic fabric. Relocating the carport will liberate the main façade of this volume and will make the structure read as a secondary element to the house. Although there is one adjacent property with carports or garages, guidelines for accessory structures allow repairs or restoration of carports.

Staff also opines that the proposed rear addition is an appropriate design. The west elevation will have a rectangular picture window, which is not compatible with traditional fenestrations, but due to the proposed

interior use and its location it will not adversely impact the house or surrounding properties. Staff finds that the proposed renovations to the house are necessary and appropriate to the house and will benefit the neighboring properties.

# 1962 Sanborn Map and Current Survey



# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # 2022-0027	REVISION #	INITIAL & DATE TK
FLOOD ZONE X [0.2%]	ZONING DISTRICT HRO	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	316 SOUTHARD STREET	
NAME ON DEED:	RAYMOND VAZQUEZ & MATT NOONER	PHONE NUMBER 305.395.1777
OWNER'S MAILING ADDRESS:	1205 TRUMAN AVE.	EMAIL RAYMOND @ RAYMOND.VAZQUEZ.COM
	KEY WEST, FL 33040	
APPLICANT NAME:	A20 ARCHITECTURE, LLC.	PHONE NUMBER 305.741.7676
APPLICANT'S ADDRESS:	3700 N. ROOSEVELT BLVD. #202	EMAIL a20architecture@gmail.com
	KEY WEST, FL 33040	
APPLICANT'S SIGNATURE:		DATE 06.31.2022

**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:	- REMOVE EXISTING NON-HISTORIC ADDITIONS @ REAR OF STRUCTURE.
	- REBUILD & RELOCATE CARPORT TO PROVIDE RELIEF TO FRONT FACADE.
	- REPLACE ROOFING IN-KIND [LIKE MATERIALS & FINISHES].
	- FINAL COLOR SELECTIONS T.B.D. [SELECTIONS BY OWNER].
MAIN BUILDING:	- REPAIR/REPLACE DETERIORATED NOVELTY SIDING.
	- REPLACE ROOFING IN-KIND.
	- REPLACE WINDOWS [RESTORE AS APPLICABLE FOR FRONT FACADE].
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
DEMOLITION OF WALLS & ROOF STRUCTURES [NON-HISTORIC ADDITIONS] TO UNIFY REAR ADDITION TO HARMONIZE WITH FRONT STRUCTURE.	

**RECEIVED**  
MAY 31 2022  
BY: TK

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

ACCESSORY STRUCTURE(S): DEMO 'SHED 1'; 'SHED 2' TO REMAIN.	
PAVERS: PERACE AMORPHIC PATHWAYS W/ SAND- SET BRICK.	FENCES: EXISTING BRICK WALLS TO REMAIN. ADD 6' HEIGHT WOOD GATES @ SIDES.
DECKS: N/A.	PAINTING: FINAL COLOR SELECTIONS T.B.D. [OWNER TO SELECT]
SITE (INCLUDING GRADING, FILL, TREES, ETC): N/A.	POOLS (INCLUDING EQUIPMENT): N/A.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): N/A.	OTHER: N/A.

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
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:
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:	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 # # 2022-0087	INITIAL & DATE
ZONING DISTRICT HR2	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 316 SOUTHARD STREET

PROPERTY OWNER'S NAME: RAYMOND J. VAZQUEZ & MATT. A. NOONER

APPLICANT NAME: A20 ARCHITECTURE, LLC.

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: *[Signature]*

DATE AND PRINT NAME: RAYMOND J. VAZQUEZ  
MATTHEW A. NOONER

**DETAILED PROJECT DESCRIPTION OF DEMOLITION**

DEMOLITION OF NON-HISTORIC ADDITIONS @ REAR OF PRINCIPLE STRUCTURE.

**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.

WHEN COMBINING MULTIPLE ADDITIONS, ROOF DRAINAGE WAS COMPROMISED CAUSING MASSIVE DETERIORATION BETWEEN STRUCTURES.

(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.

ADDITIONS DO NOT MEET DESCRIBED CRITERIA; MAIN STRUCTURE TO REMAIN.

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.

ADDITIONS NOT APPARENTLY CONNECTED TO HISTORICAL EVENTS.

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

ADDITIONS NOT APPARENTLY CONNECTED TO EITHER CULTURAL CHARACTERISTICS NOR THE LIFE OF A SIGNIFICANT HISTORIC PERSONALITY.

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

ADDITIONS NOT PART OF HISTORIC EVENT.

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

ADDITIONS DO NOT EXEMPLIFY HISTORIC HERITAGE OF CITY.

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

ADDITIONS DO NOT PORTRAY 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 FOR ADDITIONS.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

NOT APPLICABLE FOR ADDITIONS.

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,
<i>NOT APPLICABLE FOR ADDITIONS</i>

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

*NOT APPLICABLE FOR ADDITIONS.*

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

*NOT APPLICABLE FOR ADDITIONS.*

(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

*NOT APPLICABLE FOR ADDITIONS.*

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

*NOT APPLICABLE FOR ADDITIONS.*



**City of Key West  
Planning Department**

**Authorization Form**  
*(Individual or Joint Owner)*

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

I, RAYMOND J. VAZQUEZ & MATTHEW A. NOONER authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

AZO ARCHITECTURE, LLC. / ANTONIO A. OSBORN, JR. / AILEEN A. OSBORN  
*Please Print Name of Representative*

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

[Signature]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

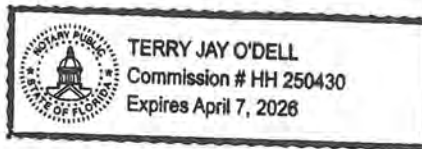
Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_  
*Date*

by RAYMOND J. VAZQUEZ & MATTHEW A. NOONER  
*Name of Owner*

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

[Signature]

*Notary's Signature and Seal*



Terry O'Dell

*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name VAZQUEZ & NOONER				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 316 SOUTHARD STREET				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00012960-000000) (KW PT LOT 2 SQR 63)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>24.5536 N</u> Long. <u>-81.8035 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 316 SOUTHARD STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BASIC Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.


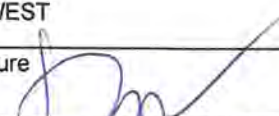
Check the measurement used.

- |   |            |  |                                 |
|---|------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | <u>9.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>N/A</u> | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | <u>N/A</u> | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | <u>N/A</u> | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>8.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>7.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>8.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | <u>7.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name J. LYNN O'FLYNN	License Number 6298	Place Seal Here  	
Title P.S.M.			
Company Name J. LYNN O'FLYNN, INC.			
Address 3430 DUCK AVENUE			
City KEY WEST	State Florida		ZIP Code 33040
Signature 	Date 05-13-2022	Telephone (305) 296-7422	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C2. e) - AIR CONDITIONER UNIT

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 316 SOUTHARD STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 316 SOUTHARD STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number
<b>SECTION G – COMMUNITY INFORMATION (OPTIONAL)</b>			
<p>The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.</p>			
<p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p>			
<p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p>			
<p>G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.</p>			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
<p>G7. This permit has been issued for:      <input type="checkbox"/> New Construction    <input type="checkbox"/> Substantial Improvement</p>			
<p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p>			
<p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p>			
<p>G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p>			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
<p>Comments (including type of equipment and location, per C2(e), if applicable)</p>			
<input type="checkbox"/> Check here if attachments.			





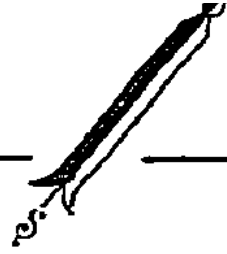
SANBORN MAP [1926] W/ OVERLAY CURRENT MAP – 316 Southard St.



SANBORN MAP [1962] W/ OVERLAY CURRENT MAP– 316 Southard St.

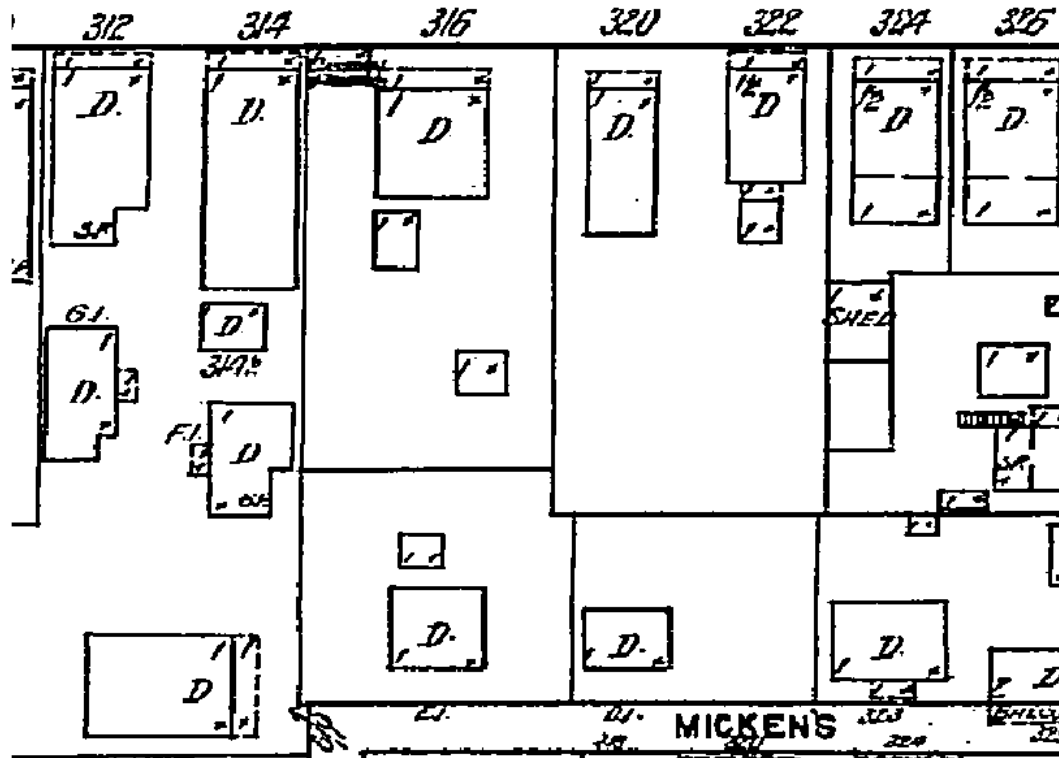
# SANBORN MAPS

8



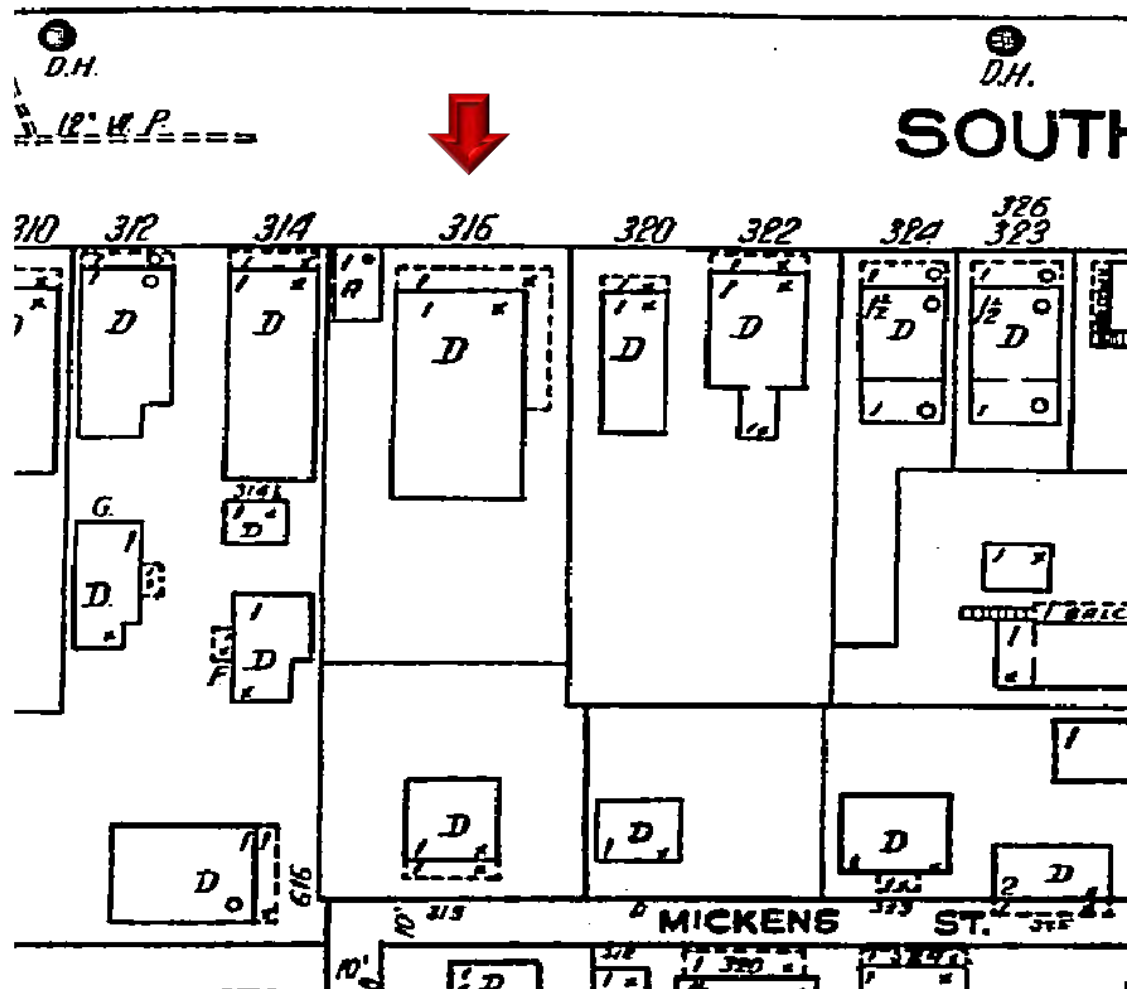
12 W.P.

SOUT



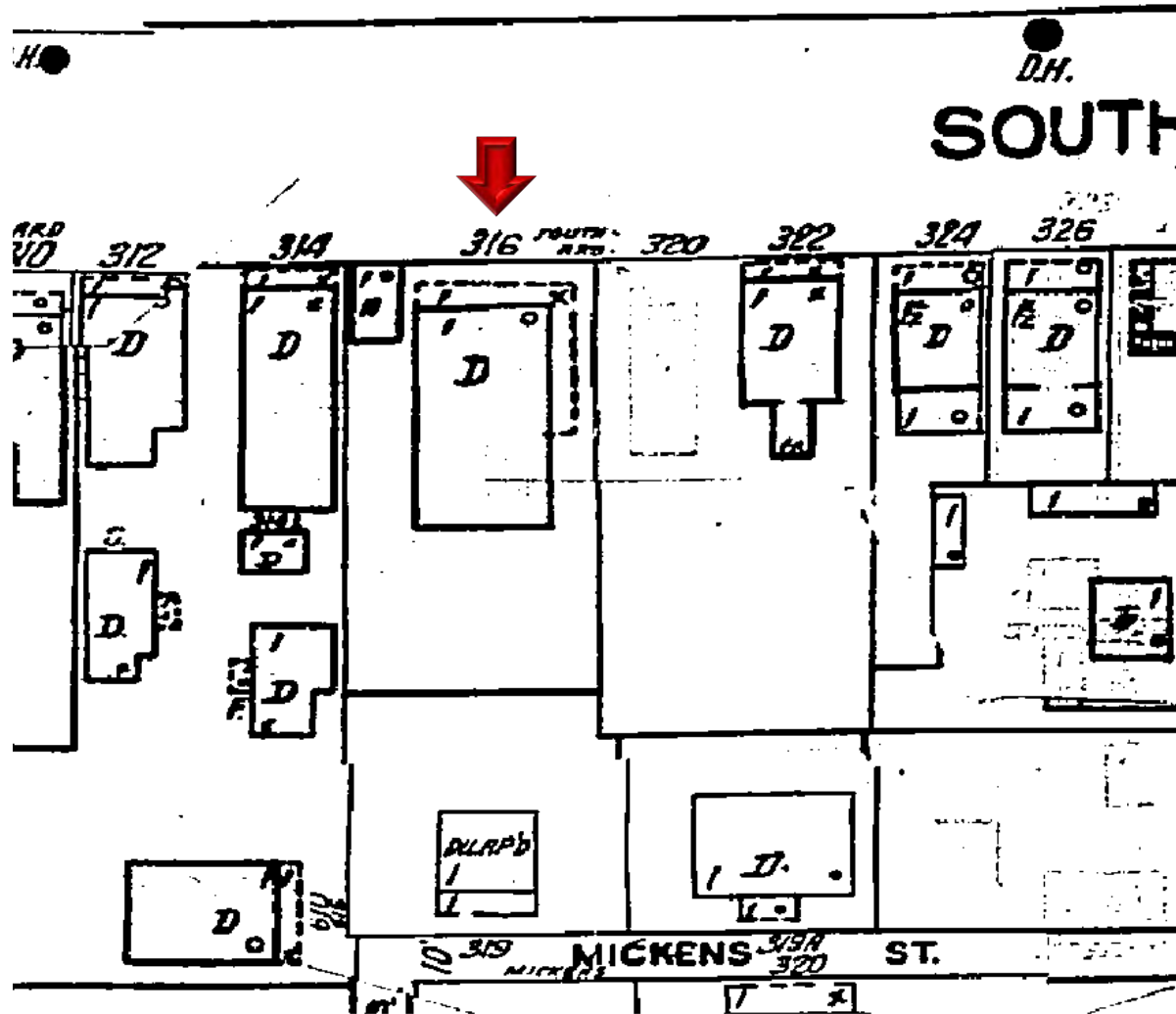
1912 Sanborn Map

8



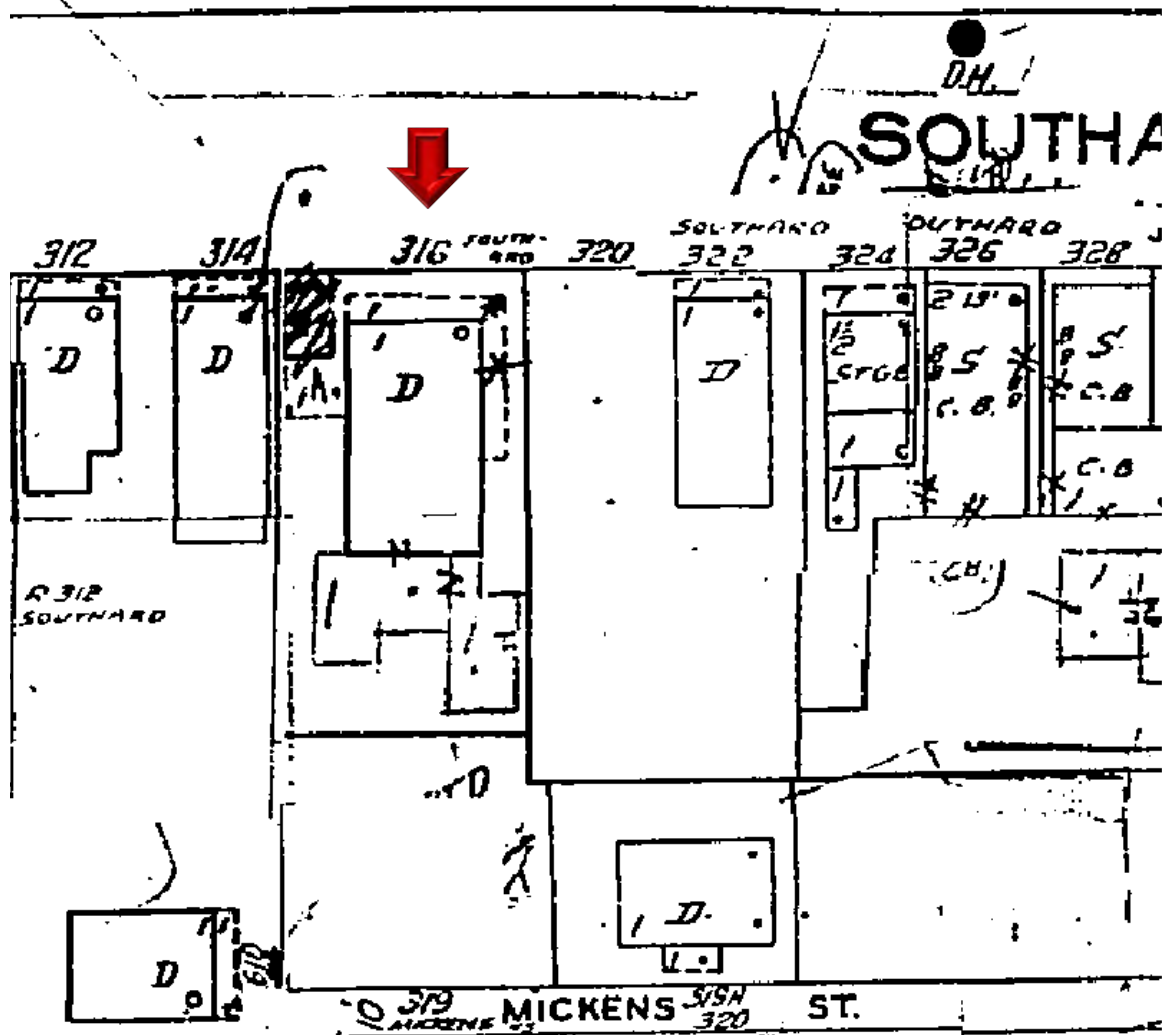
1926 Sanborn Map

8



1948 Sanborn Map

8



1962 Sanborn Map

# PROJECT PHOTOS



**316 Southard Street circa 1965. Monroe County Library.**





530 White Head Street [across the street]- Lester Building, Monroe County Offices



316 Southard Street



322 Southard Street



314 Southard Street



314 Southard Street

316 SOUTHARD SITE PHOTOS

































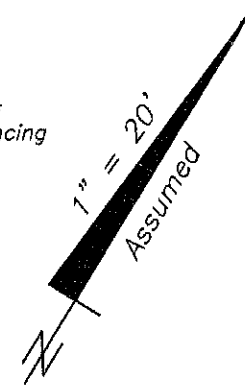
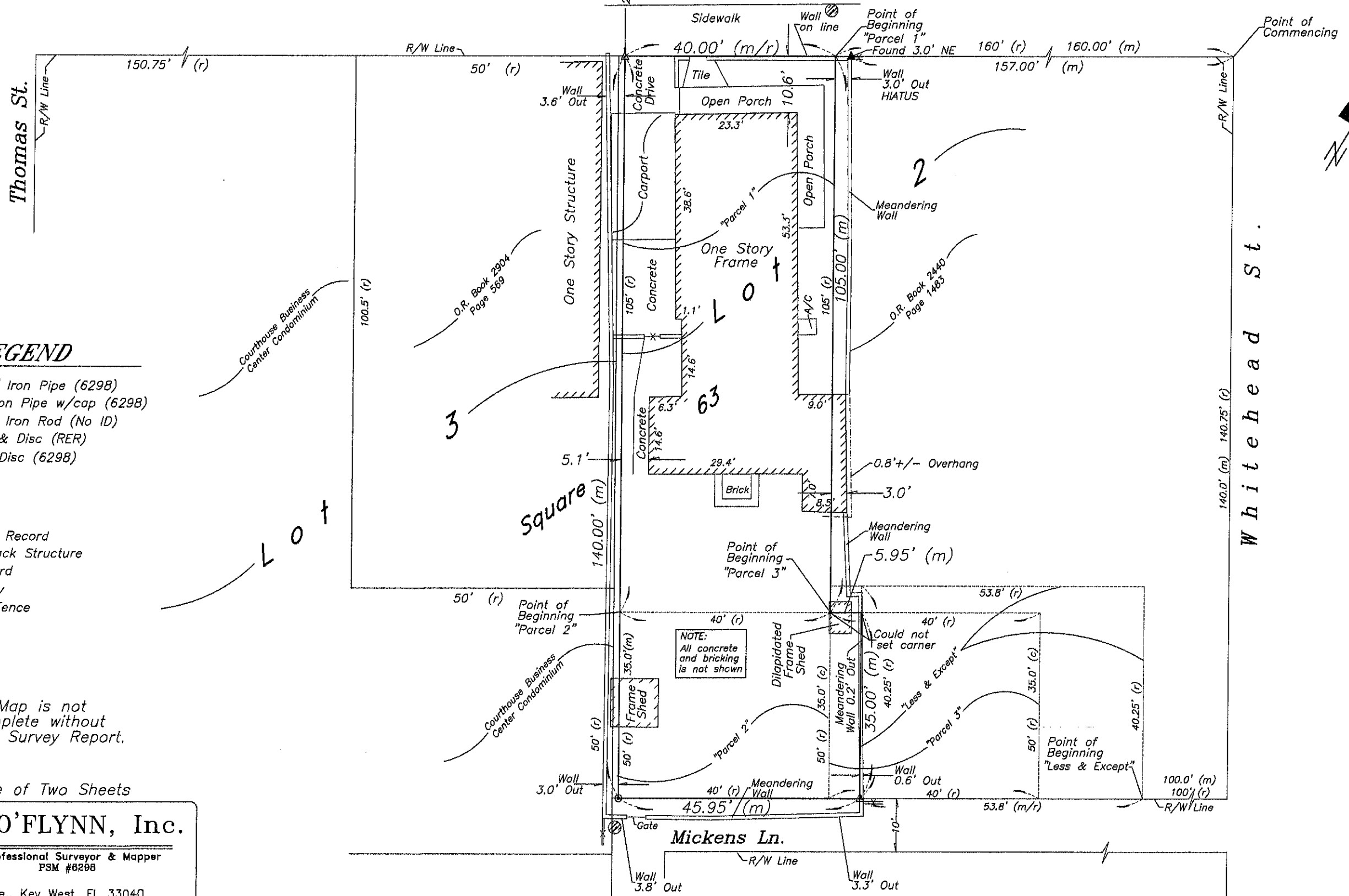




# SURVEY

# Boundary Survey Map of part of Lot 2, Square 63, Island of Key West, Florida

50' (R\W)  
**Southard St.**



## LEGEND

- ⊙ Found 3/4" Iron Pipe (6298)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (C) Calculated
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- O.R. Official Record
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Utility Pole

NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #8298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Boundary Survey Report of part of Lot 2, Square 63, Island of Key West, Florida

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 316 Southard Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: July 22, 2021.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.

## BOUNDARY SURVEY OF: Parcel 1, as described in Deed Book A-1, Page 201:

All those certain lots and parcel of land lying and being in the County of Monroe and State of Florida, described as follows:

On the Island of Key West and known as part of Lot Two (2) in Square Sixty-three (63), according to W.A. Whitehead's map delineated in February, A.D. 1829, but better described as Lot Four (4) in Thouron's sub-division of said Lot Two (2).

Commencing at a point on Southard Street, distant one hundred and sixty (160) feet from the corner of Whitehead and Southard Streets, and running thence along the line of Southard Street in a Southwesterly direction forty (40) feet; thence at right angles in a Southeasterly direction one hundred and five (105) feet; thence at right angles in a Northeasterly direction forty (40) feet; thence at right angles in a Northwesterly direction one hundred and five (105) feet to the place of beginning.

## Parcel 2, as described in Deed Book RR, Page 420:

All that part parcel or lot of land lying and being in the County of Monroe and State of Florida, described as follows:

In the City of Key West and known on Whitehead's plan of said city delineated in February, A.D., 1829 as part of Lot Two (2) in Square Number Sixty-three (63):

Commencing at a point one hundred and five (105) feet from Southard Street and two hundred (200) feet from Whitehead Street, and running thence in a Southeasterly direction Fifty (50) feet; thence Northeasterly Forty (40) feet; thence Northwesterly Fifty (50) feet to land adjoining the Estate of John Bullman. The Southeasterly front of forty (40) feet being along the line of a ten foot alley.

Note: Land of John Bullman is as described in Deed Book E, Page 702.

## Parcel 3, as described in Deed Book G, Page 113:

All that certain piece or parcel of land lying in the City of Key West, and known on Whitehead's plan of said city delineated in February, 1829, as a part of Lot No. 2, in Square 63.

Commencing at a point One hundred and five (105) feet from Southard Street and One hundred and sixty (160) feet from Whitehead Street and running thence Fifty (50) feet in a Southeasterly direction; thence Northeasterly Forty (40) feet along the line of a ten foot alley; thence Northwesterly Fifty (50) feet to lands belonging and occupied by Mary Alvers.

The above also being described as follows in the Warranty Deed recorded in OR 2252, Page 268:

Lying and being in the County of Monroe, State of Florida, to wit:

In the City of Key West and known on Whitehead's plan of said city delineated in February, A.D., 1829 as a part of Lot Two in Square Number Sixty-three (63):

Commencing at a point One hundred and five (105) feet from Southard Street and One hundred and sixty (160) feet from Whitehead Street, running thence Fifty (50) feet in a Southeasterly direction; thence Northeasterly Forty (40) feet along the line of a ten (10) foot alley; thence Northwesterly Fifty (50) feet; thence Southwesterly Forty (40) feet to the Point of Beginning.

LESS AND EXCEPT: That portion thereof lying within the boundaries of the following described parcel, as described in the Warranty Deed recorded in OR 836, Page 1330:

On the Island of Key West, Monroe County, Florida, being a part of Lot 2, in Square 63, of Whitehead's Map delineated in 1829, and being described as follows:

Commence at the intersection of the Southeasterly right-of-way of Southard Street with the Southwesterly right-of-way of Whitehead Street and run thence Southeasterly along the said right-of-way of Whitehead Street for a distance of 140.75 feet; thence at right angles and Southwesterly for a distance of 100 feet to the Point of Beginning of the parcel of land being described herein; thence at right angles and Northwesterly for a distance of 40.25 feet; thence at right angles and Southwesterly for a distance of 53.8 feet; thence at right angles and Southeasterly for a distance of 40.25 feet; thence at right angles and Northeasterly for a distance of 53.8 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Raymond J. Vazquez & Matthew A. Nooner; Chicago Title Insurance Company; Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
Michael L. Sanfelippo, as Trustee of the Michael L. Sanfelippo Revocable Living Trust dated August 27, 2013;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

May 22, 2022

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #8298

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

# PROPOSED DESIGN

# 316 SOUTHARD ST.

KEY WEST, FL 33040

RESIDENTIAL RENOVATION

PARCEL: 00012960-000000

## HARC SUBMISSION

**A2O**  
ARCHITECTURE

ARCHITECT:

CONSULTANTS:

RESIDENTIAL RENOVATION

NOONER & VAZQUEZ RESIDENCE

316 SOUTHARD STREET  
KEY WEST, FLORIDA 33040

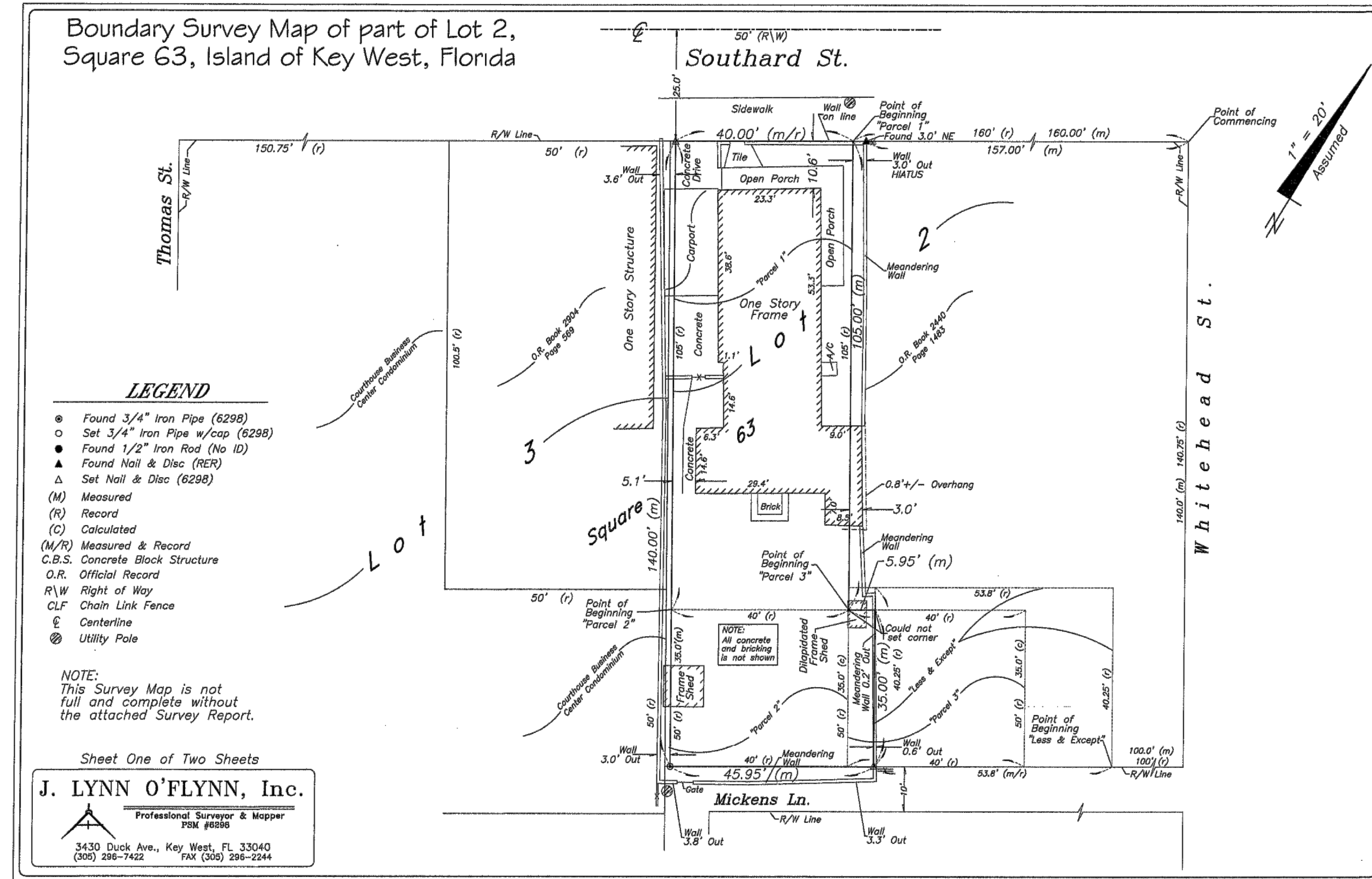
SUBMISSIONS:

COVER, SCOPE OF WORK, COPY OF SURVEY

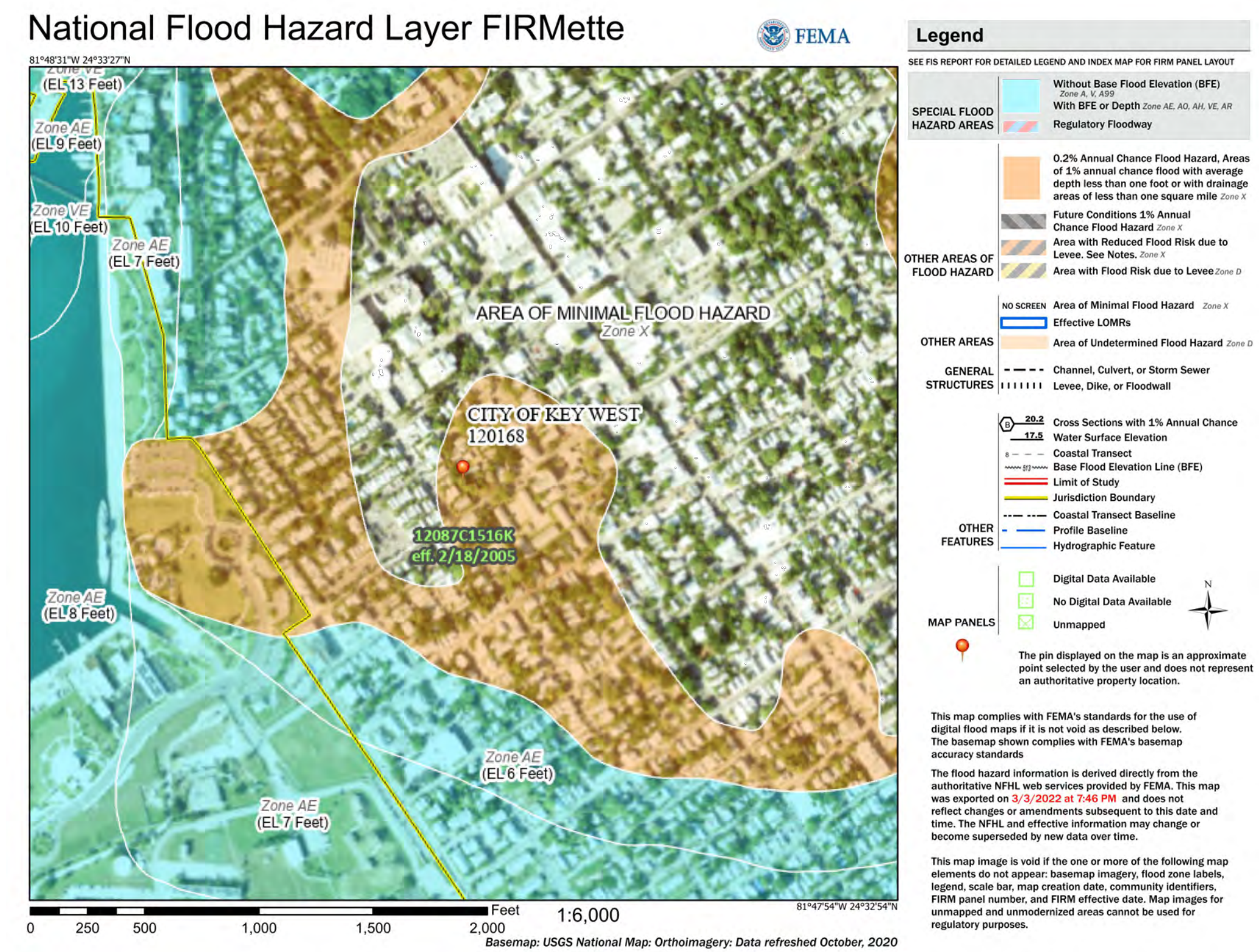
SHEET:

**G7.0**

MAY 31, 2022



1 COPY OF SURVEY  
SCALE: NOT TO SCALE



2 FEMA FLOOD MAP  
SCALE: NOT TO SCALE

CLARIFICATIONS / PERMIT COMMENTS / DRAWINGS

### DRAWING INDEX

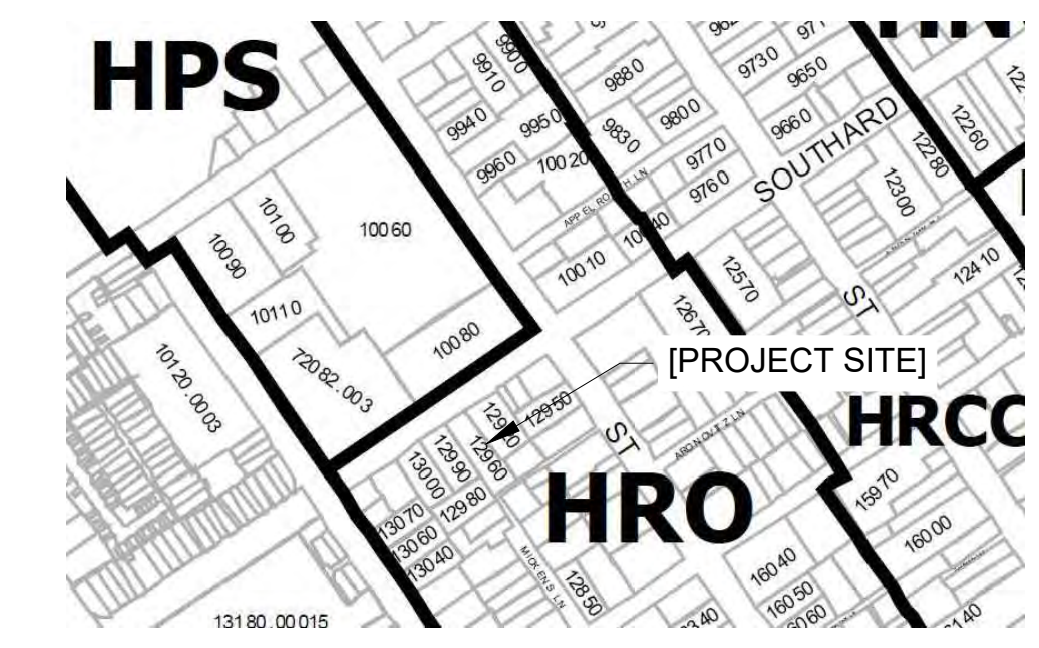
GENERAL	
G1.0	COVER, SCOPE, INDEX AND SURVEY COPY
G1.1	GENERAL NOTES
ARCHITECTURAL	
A1.1	EXISTING & PROPOSED SITE PLANS & SITE DATA TABLE
A1.2	NEIGHBORHOOD MASSING - EXISTING & PROPOSED
A2.1	EXISTING FLOOR PLAN
A2.2	PROPOSED FLOOR PLANS
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS

### SCOPE OF WORK

- HARC SUBMISSION:
- REMOVE EXISTING NON-HISTORIC ADDITIONS AT REAR OF PROPERTY.
  - REBUILD CARPORT & RELOCATE TO PROVIDE RELIEF TO FRONT FACADE.
  - REPLACE ROOFING IN-KIND (LIKE MATERIALS & FINISHES).
  - FINAL COLOR SELECTIONS T.B.D (SELECTIONS BY OWNER).

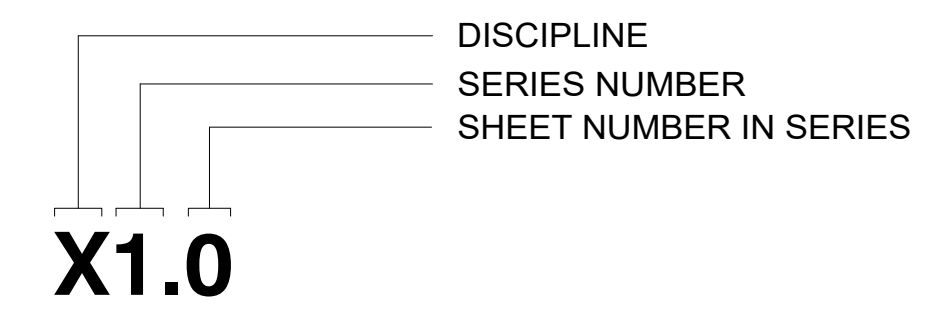
### CODE INFORMATION

- APPLICABLE CODES  
FLORIDA BUILDING CODE 7TH EDITION 2020; WITH ALL AMENDMENTS.  
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA: HISTORIC HIGH DENSITY RESIDENTIAL DISTRICT
- FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS  
ZONE - X  
ASCE 7-16 WIND LOADS
- USE AND OCCUPANCY CLASSIFICATION  
RESIDENTIAL R-3
- FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY)  
NGVD 1929  
FLOOD ZONE X [0.2% ANNUAL FLOOD HAZARD]
- DESIGN CRITERIA  
WIND LOADS: 180 MPH ULTIMATE; 139.4 MPH NOMINAL  
WIND EXPOSURE: D  
FLOOR LOADS: 40 PSF LL - 20 PSF DL  
ROOF LOADS: 20 PSF LL - 15 PSF DL  
SEISMIC LOAD: 0

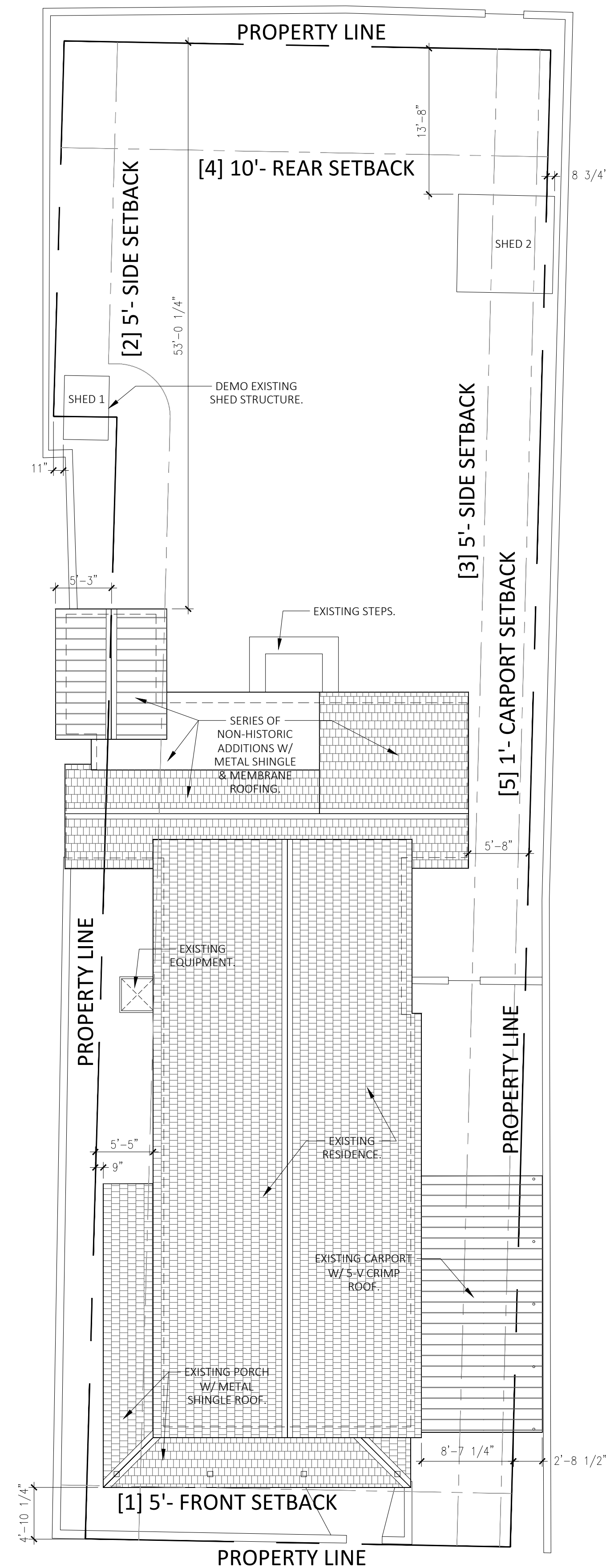


3 LOCATION MAP  
SCALE: NOT TO SCALE

### SHEET NUMBERING SYSTEM







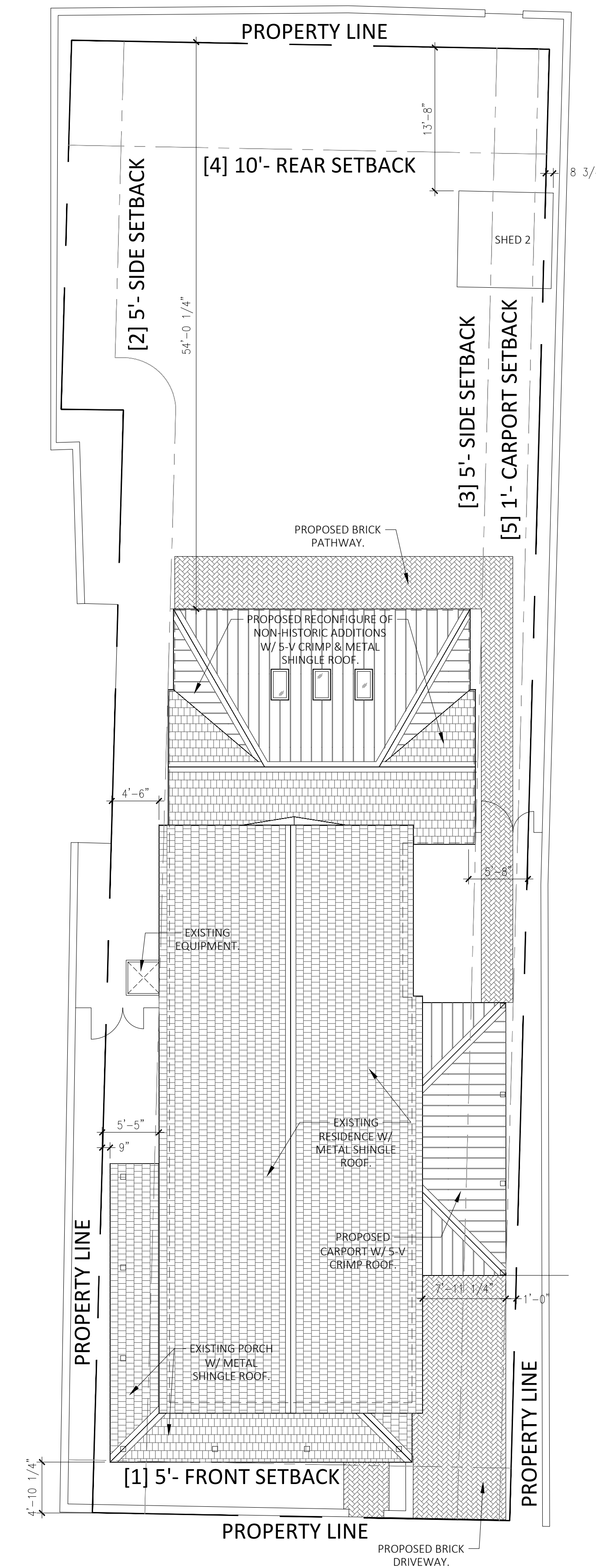
SOUTHARD STREET  
50' R/W

1 EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"

0 8 16 24  
GRAPHIC SCALE: 1/8"=1'-0"

PROJECT SITE DATA				
316 SOUTHARD ST., KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00012960-000000				
ZONING DISTRICT	HRO			
FLOOD ZONE	X [0.2 % ANNUAL CHANCE]			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	5,920.00 SF	5,920.00 SF	COMPLIES
HEIGHT	PRIMARY 30'-0" 19'-7 1/4" 19'-7 1/4" COMPLIES			
SETBACKS	FRONT YARD 5'-0" 4'-10 1/2" 4'-10 1/2" EXISTING			
	SIDE YARD 1 5'-0" 0'-0" 9" PORCH [1*] EXISTING [1*]			
	SIDE YARD 2 5'-0" 5'-8" 5'-8" COMPLIES			
	REAR YARD 10'-0" 13'-8" / 53'-0 1/4" 13'-8" / 54'-0 1/4" COMPLIES			
	POOL REAR YARD 5'-0" N/A N/A N/A			
	CARPORT SIDE YARD 1'-0" 0'-0" 1'-0" COMPLIES			
SITE COVERAGES	RESIDENCE N/A 2,031.26 SF 2,001.62 SF N/A			
	COVERED PORCH N/A 245.29 SF 245.29 SF N/A			
	CARPORT N/A 271.56 SF 206.62 SF N/A			
	EQUIPMENT N/A 10.48 SF 10.48 SF N/A			
	SHED 1 N/A 25.17 SF 0.0 SF N/A			
	SHED 2 N/A 82.12 SF 82.12 SF N/A			
	PAVING N/A 209.31 SF 489.50 SF N/A			
BUILDING COVERAGE	50% MAX [2,960.00 SF]	45.03% [2,665.88 SF]	43.01% [2,546.13 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [3,552.00 SF]	48.57% [2,875.25 SF]	51.28% [3,035.63 SF]	COMPLIES
OPEN SPACE	35% MIN [2,072.00 SF]	51.43% [3,044.75 SF]	48.72% [2,884.37 SF]	COMPLIES
REAR YARD ACCESSORY OPEN SPACE [TOTAL AREA: 455.87SF]	30% MAX [136.76 SF]	N/A	N/A	N/A

- NOTES:
- SITE PLAN BASED ON SURVEY DATED MAY 22, 2022 BY J. LYNN O'FLYNN, INC.



SOUTHARD STREET  
50' R/W

2 PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"

0 8 16 24  
GRAPHIC SCALE: 1/8"=1'-0"

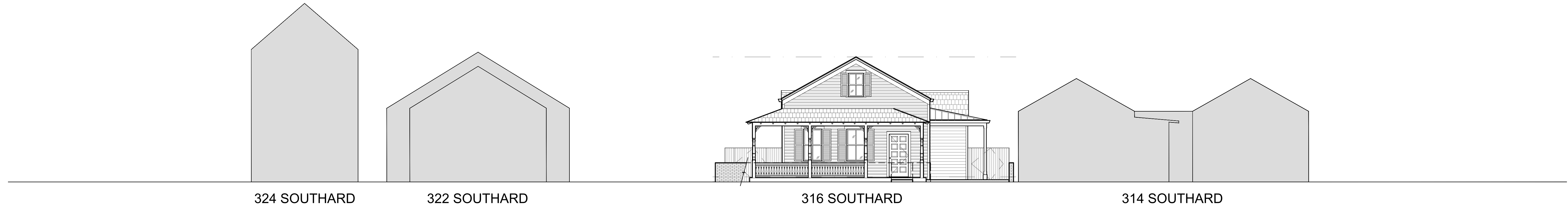
A<sup>2</sup>O ARCHITECTURE  
P: 305.241.7074 | T: 305.241.7075 | E: INFO@A2OARCH.COM  
1000 N. MIAMI AVENUE, SUITE 1000, MIAMI, FL 33136

ARCHITECT: ALIENA GONZALEZ  
CONSULTANTS: NOONER & VAZQUEZ RESIDENCE

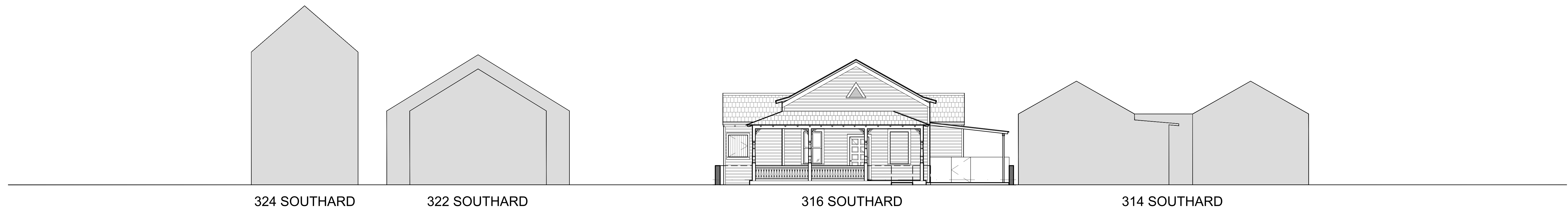
**RESIDENTIAL RENOVATION**  
316 SOUTHARD STREET  
KEY WEST, FLORIDA 33040

SUBMISSIONS: TITLE: EXISTING & PROPOSED SITE PLANS & DATA TABLE  
APPROVALS: PROJECT #: 22-07

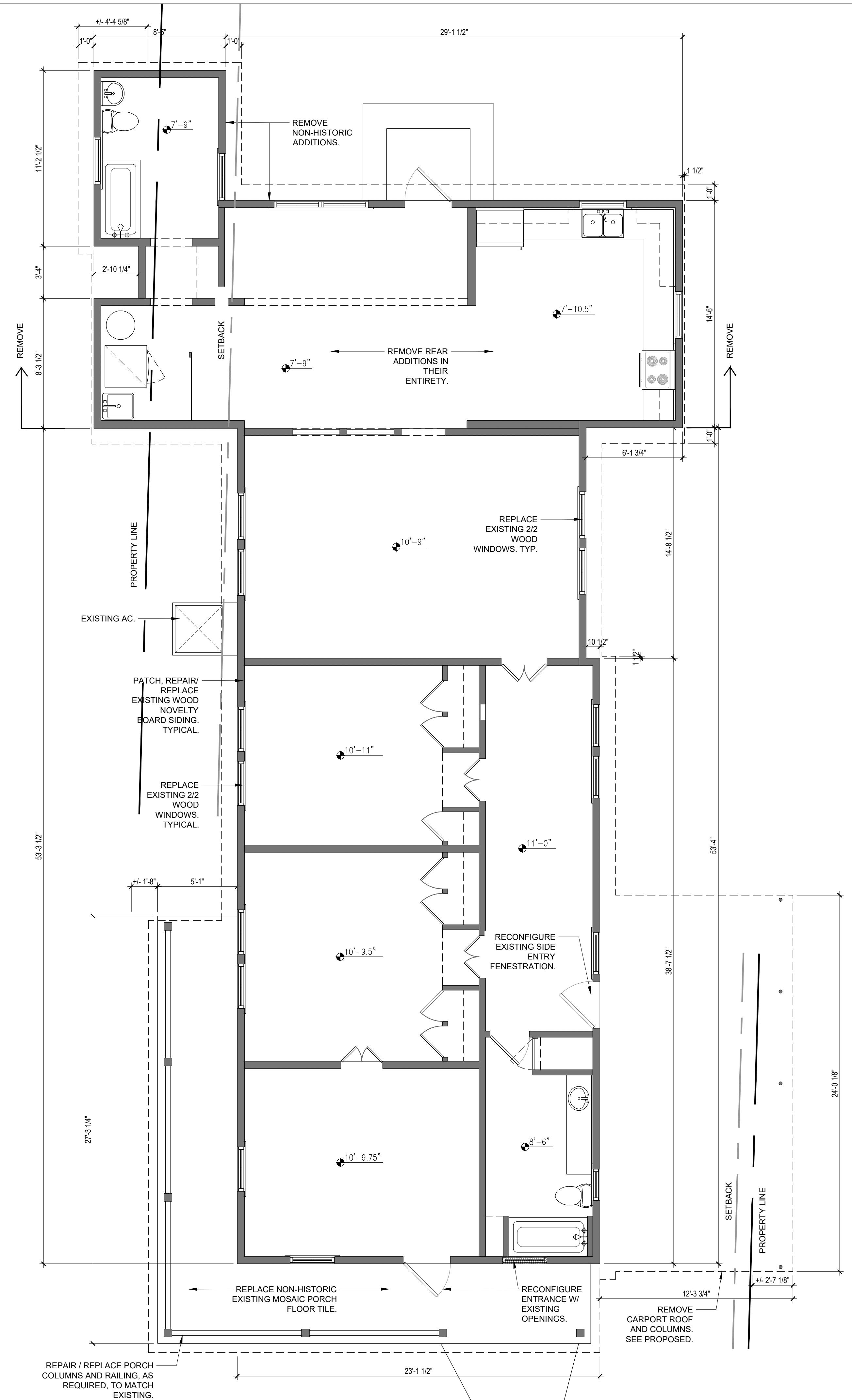
SHEET: A1.1  
MAY 31, 2022  
© 2022 BY A2O ARCHITECTURE, LLC



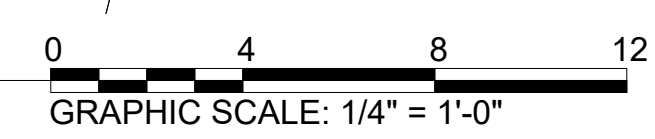
2 PROPOSED NEIGHBORHOOD MASSING - SOUTHARD STREET  
SCALE: 1/8"=1'-0"



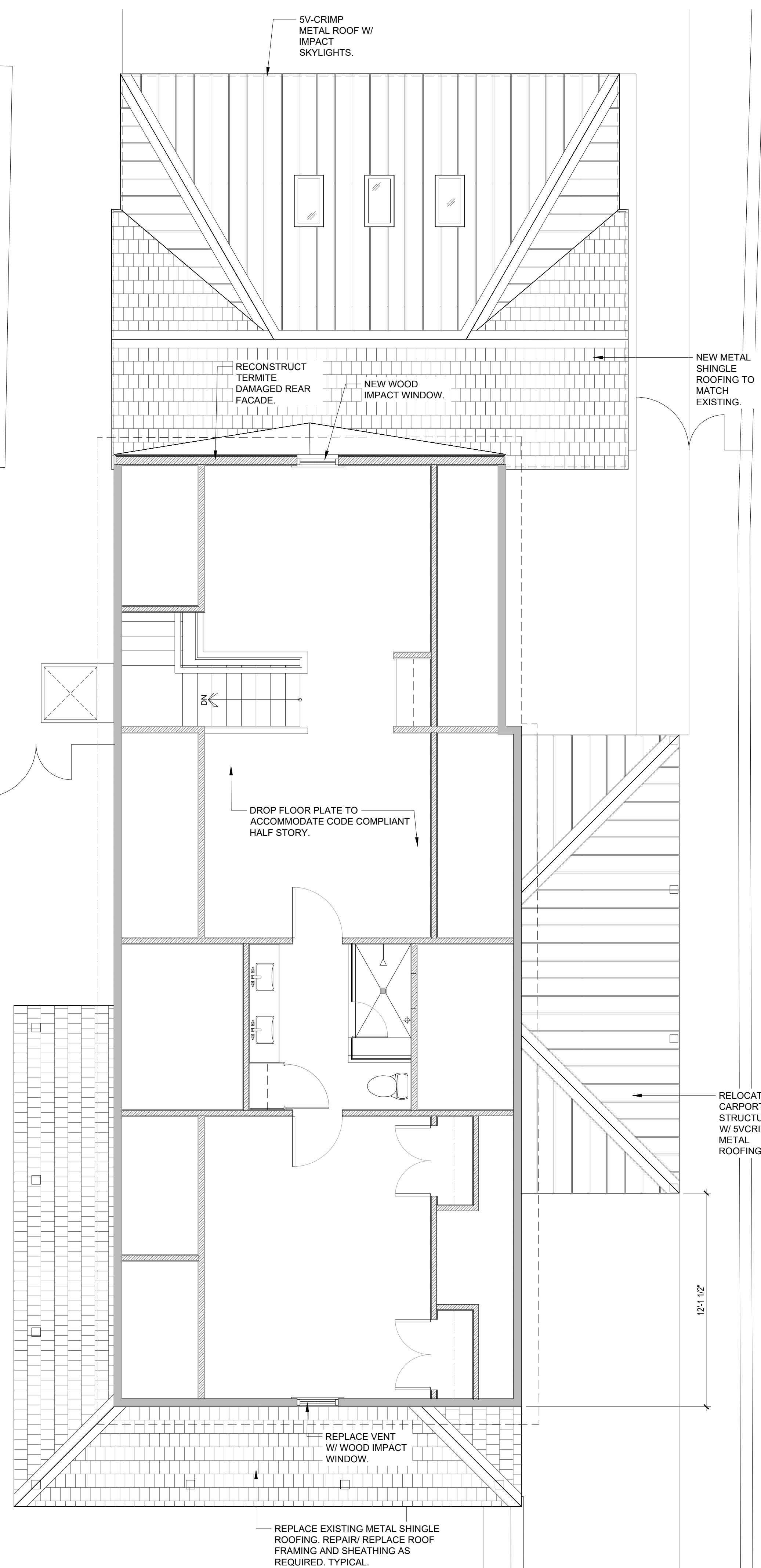
1 EXISTING NEIGHBORHOOD MASSING - SOUTHARD STREET  
SCALE: 1/8"=1'-0"



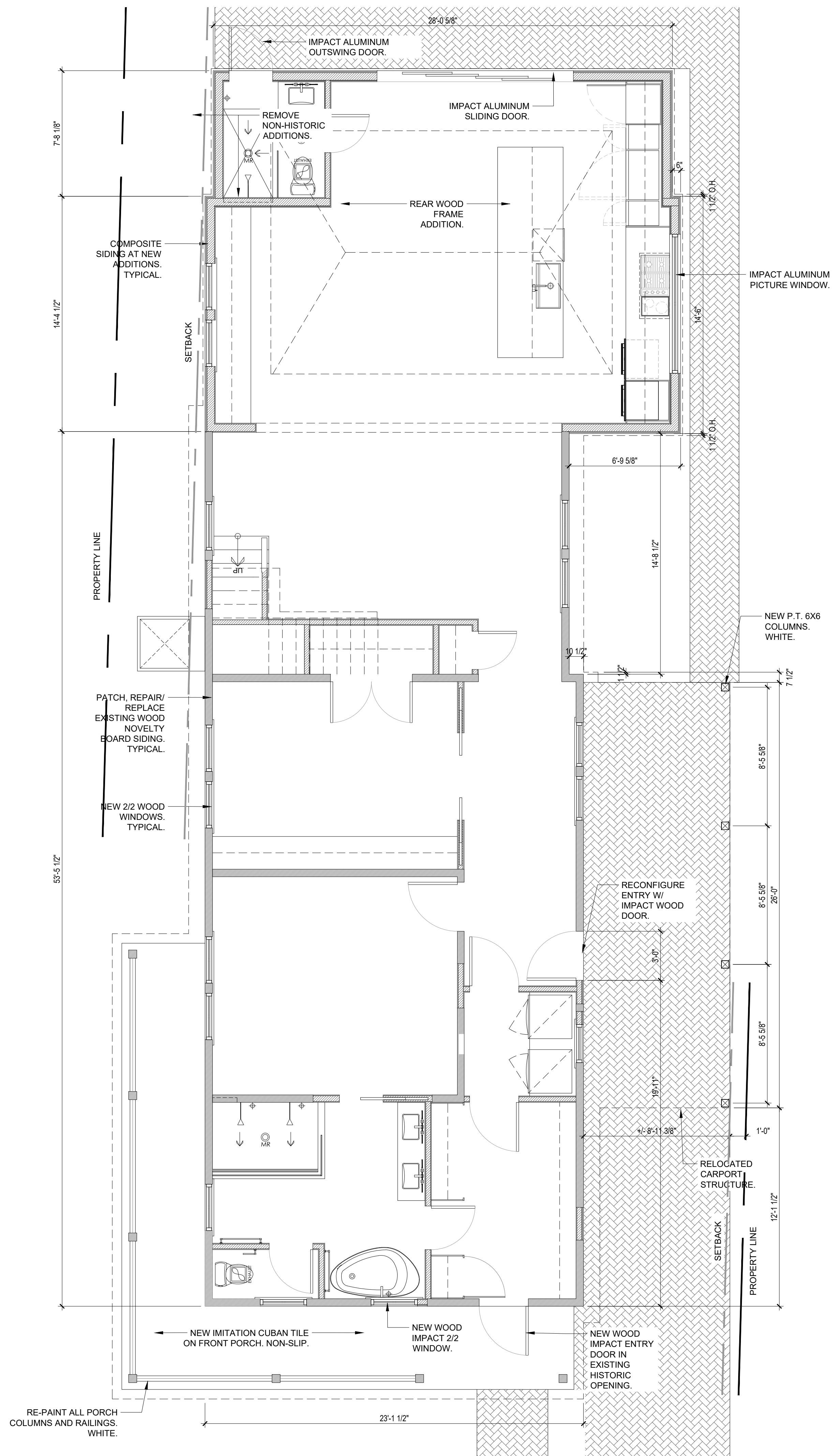
**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



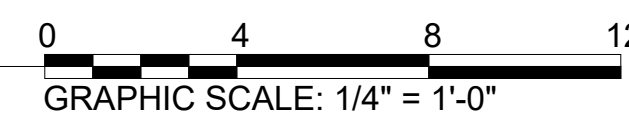
<p><b>A2.7</b></p>	<p><b>EXISTING FLOOR PLAN</b></p>	<p>SUBMISSIONS:</p>	<p>APPROVALS:</p>	<p>NOONER &amp; VAZQUEZ RESIDENCE</p> <p><b>RESIDENTIAL RENOVATION</b></p> <p>316 SOUTHARD STREET KEY WEST, FLORIDA 33040</p>	<p>CONSULTANTS:</p>	<p>ARCHITECT:</p>
<p>SHEET:</p>	<p>PROJECT # : 22.07</p>			<p>NOONER &amp; VAZQUEZ RESIDENCE</p>		
<p><b>A2O ARCHITECTURE</b></p> <p>P: 305.242.7070 F: 305.242.7071 WWW.A2OARCHITECTURE.COM PROF. REG. ARCHITECT PROF. REG. INTERIOR DESIGNER</p>				<p>ALYSSA GORDON, R.A. LUCIANO J. ARROYO LINDSEY GARDNER, G.D.S.</p>		



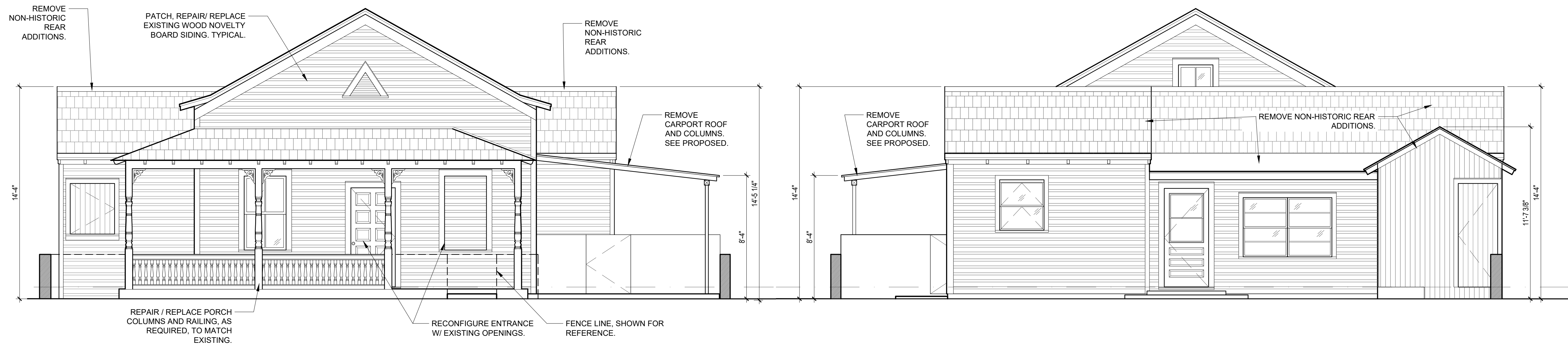
**2 SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



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



<p><b>A2O</b> ARCHITECTURE</p> <p><small>P: 352.742.7670 F: 352.742.7671 WWW.A2OARCHITECTURE.COM PROF. REG. ARCHITECT PROF. REG. ARCHITECT</small></p>	<p>ARCHITECT:</p>	<p>CONSULTANTS:</p>	<p>NOONER &amp; VAZQUEZ RESIDENCE</p> <h1 style="margin: 0;">RESIDENTIAL RENOVATION</h1> <p>316 SOUTHARD STREET KEY WEST, FLORIDA 33040</p>
<p>SHEET:</p>	<p>TITLE:</p>	<p>SUBMISSIONS:</p>	<p>PROPOSED FLOOR PLANS</p> <p>PROJECT #: 22-07</p>
<p><b>A2.2</b></p>			<p>APPROVALS:</p>
<p>MAY. 31, 2022 © 2022 BY A2O ARCHITECTURE, LLC</p>			



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

2 SOUTH - REAR ELEVATION  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



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



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

**A2O**  
ARCHITECTURE

P. 305.741.1674  
L. 305.741.1674  
PROF. REG. ARCH. 00000292  
PROJECT REGISTERED UNDER REG. 45, WEST FL. 2016

ARCHITECT:  
CONSULTANTS:  
NOONER & VAZQUEZ RESIDENCE  
316 SOUTHARD STREET  
KEY WEST, FLORIDA 33040

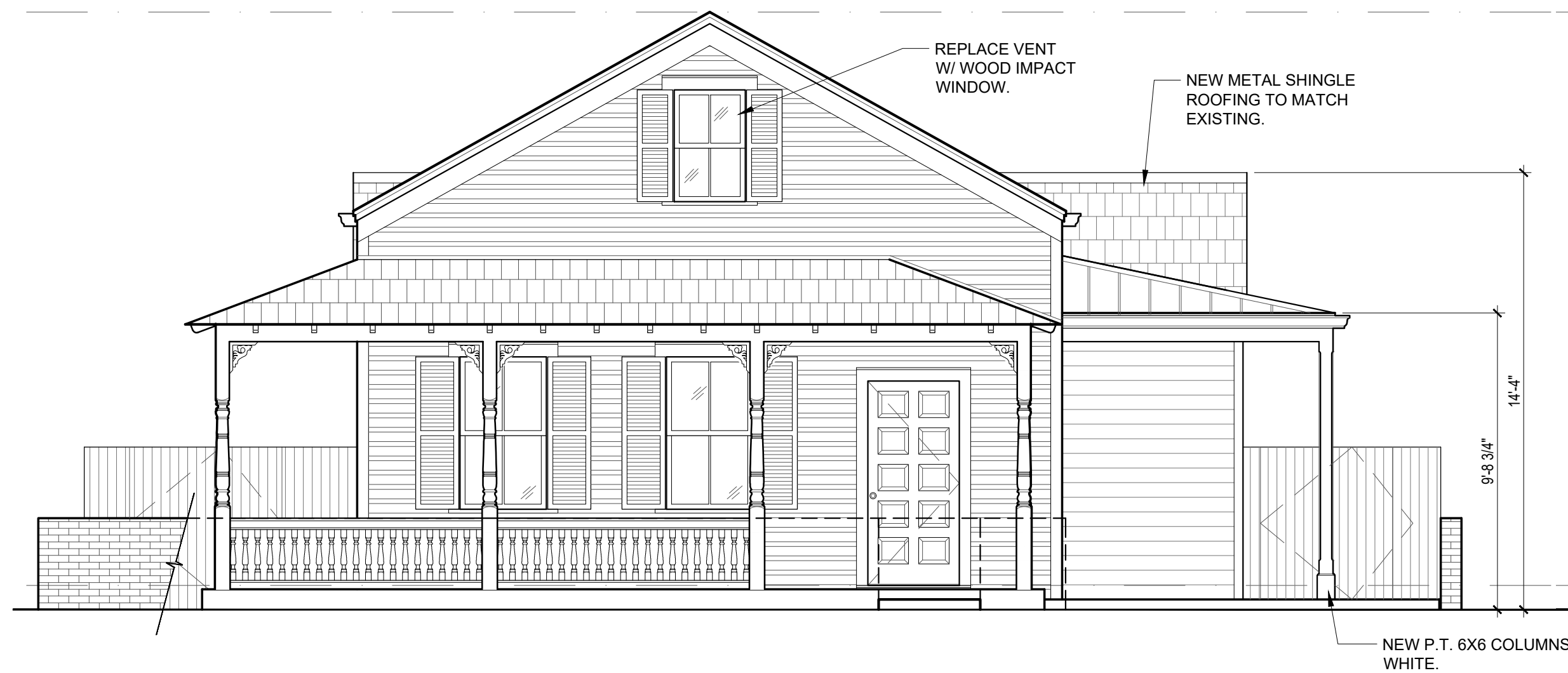
**RESIDENTIAL RENOVATION**

SUBMISSIONS: APPROVALS:

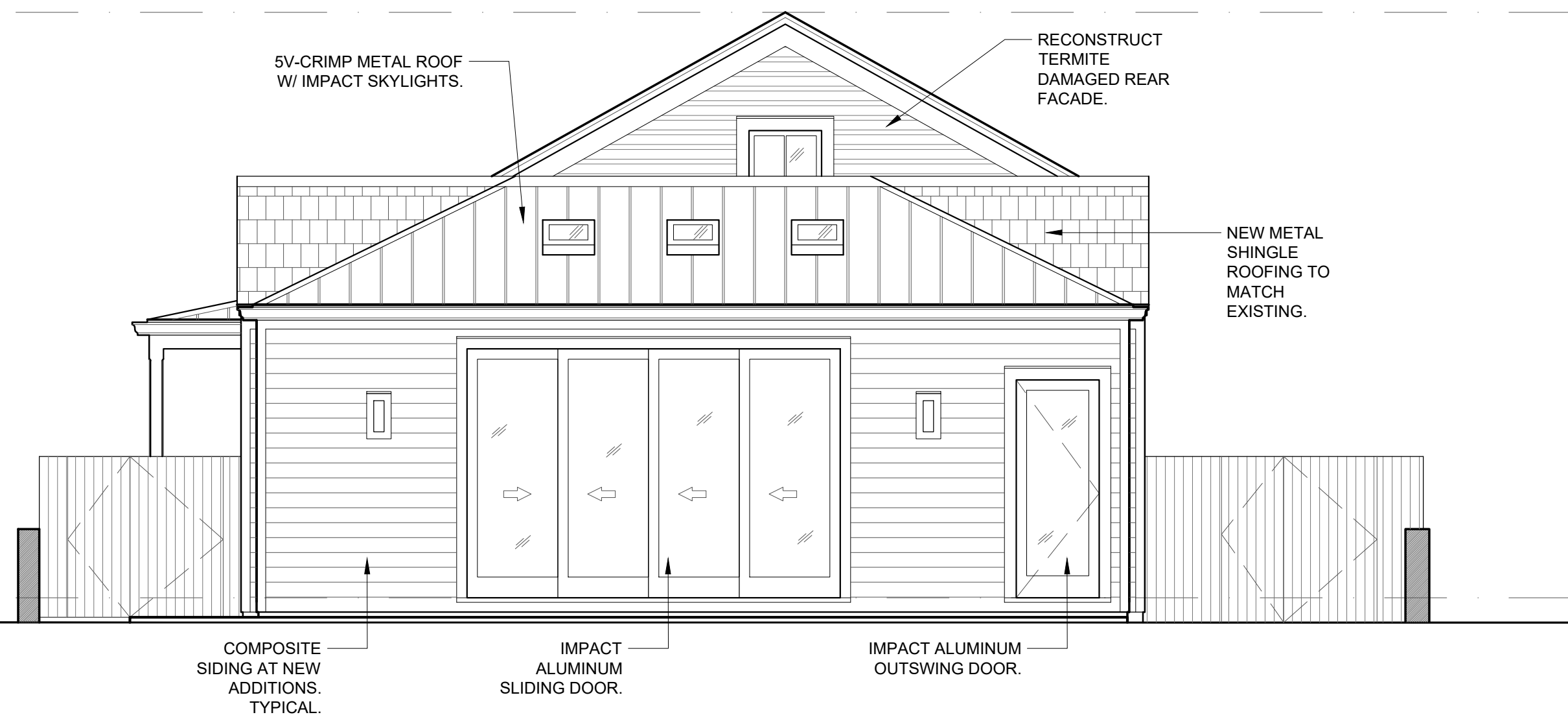
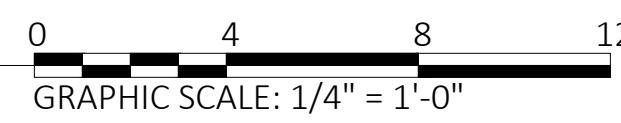
TITLE: EXISTING EXTERIOR ELEVATIONS  
PROJECT #: 22.07

A3.1

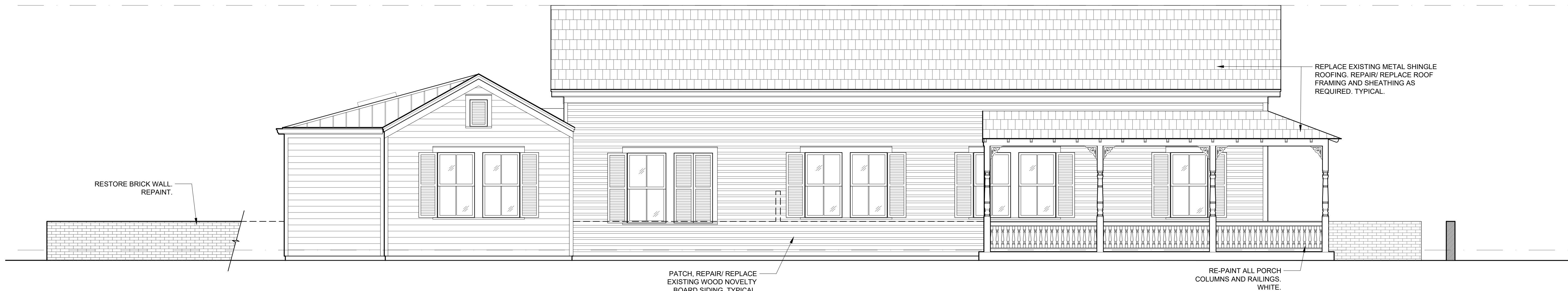
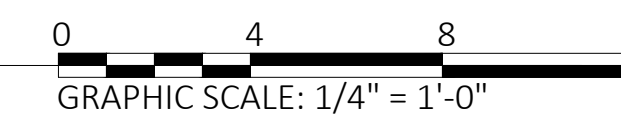
DRAWING SIZE: 24"X36" (10" NOT SCALE DRAWING)  
JUNE 15, 2022  
© 2022 BY A2O ARCHITECTURE, LLC



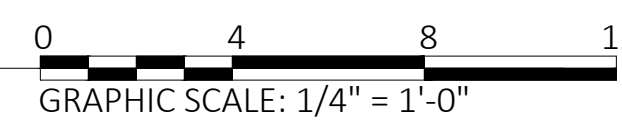
1 NORTH - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



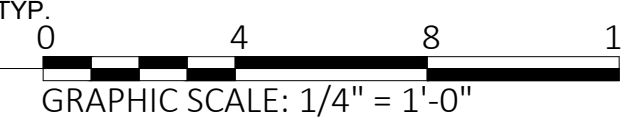
2 SOUTH - REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 28, 2022, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO MAIN HOUSE. NEW ONE-STORY REAR ADDITION. REBUILD AND RELOCATE CARPORT. DEMOLITION OF REAR NON-HISTORIC ADDITIONS.**

**#316 SOUTHARD STREET**

**Applicant –A2O Architecture**

**Application #H2022-0027**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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.



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

**BEFORE ME**, the undersigned authority, personally appeared ANTONIO  
A. OSBORN, JR., 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:  
316 SOUTHARD ST., KEY WEST, FLORIDA 33040 on the  
08 day of JUNE, 2022.

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 28,  
2022.

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 H2022-0027.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** 06.10.2022

**Address:** 3700 N. ROOSEVELT BLVD. #202

**City:** KEY WEST

**State, Zip:** FLORIDA, 33040

The forgoing instrument was acknowledged before me on this 10 day of  
June, 2022.

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

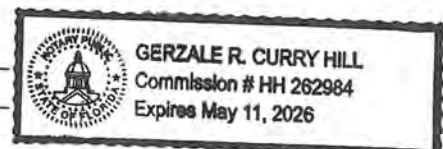
**NOTARY PUBLIC**

Sign Name: [Signature]

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_





# Public Meeting Notice

The Historic Preservation Board (HPB) will hold a public meeting on **Monday, June 27, 2022, 6:00 PM** at the **Historic Preservation Board**, 305 Southard Street, Suite 300, St. Augustine, FL 32084. The meeting will be held in person and will be open to the public. The meeting will be held in person and will be open to the public. The meeting will be held in person and will be open to the public.

# Public Notice

The City of St. Augustine will hold a public meeting on **Monday, June 27, 2022, 6:00 PM** at the **Historic Preservation Board**, 305 Southard Street, Suite 300, St. Augustine, FL 32084. The meeting will be held in person and will be open to the public. The meeting will be held in person and will be open to the public.

**G J R**  
**J N**

**Build  
Cor**

**"From form to  
Licensed & In  
305-896-4677 30  
GarciaJonesk**

Op. 08. 2022



316

Public Meeting Notice

Public Notice

**GARCIA JONES**

**Building Contractor**

**"From form to Finish"**

Licensed & Insured

305-896-4677 305-360-1820

GarciaJonesKW.com

NO 212100

316 SOUTHARD ST. - HARC POSTING - 2



316 SOUTHARD ST. - HARB POSTING - 3

# PROPERTY APPRAISER INFORMATION

**Disclaimer**

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

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

**Summary**

Parcel ID 00012960-000000  
 Account# 1013358  
 Property ID 1013358  
 Millage Group 10KW  
 Location 316 SOUTHARD St, KEY WEST  
 Address  
 Legal KW PT LOT 2 SQR 63 G41-90 A1-201 G60-225 ORDERS OF CHAMBERS CO JUDGE 1-  
 Description 223 J1-327 OR1191-133 OR2236-1638/40 OR2252-268/69 OR2252-270/271  
 OR2256-1134/35 OR2910-1431/32 OR2915-1402/04 OR2964-1112 OR2988-85  
 OR2988-88 OR3168-2299  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

VAZQUEZ RAYMOND J  
 1221 Johnson St  
 Key West FL 33040  
 NOONER MATTHEW A  
 1221 Johnson St  
 Key West FL 33040

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$174,738	\$179,731	\$182,227	\$159,761
+ Market Misc Value	\$5,566	\$5,566	\$5,566	\$5,533
+ Market Land Value	\$568,320	\$549,376	\$585,370	\$585,370
= Just Market Value	\$748,624	\$734,673	\$773,163	\$750,664
= Total Assessed Value	\$748,624	\$687,411	\$624,919	\$568,108
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$748,624	\$734,673	\$773,163	\$750,664

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,920.00	Square Foot	40	141

**Buildings**

Building ID 904  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 2314  
 Finished Sq Ft 1634  
 Stories 1 Floor  
 Condition POOR  
 Perimeter 196  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 30  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1938  
 EffectiveYearBuilt 1999  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type FCD/AIR DUCTED  
 Bedrooms 2  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	276	0	0
OPX	EXC OPEN PORCH	235	0	0
FLA	FLOOR LIV AREA	1,634	1,634	0
SBF	UTIL FIN BLK	169	0	0
TOTAL		2,314	1,634	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1969	1970	1	1060 SF	3
BRICK PATIO	1975	1976	1	350 SF	2
LC UTIL BLDG	1975	1976	1	81 SF	1

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/12/2022	\$1,805,000	Warranty Deed	2371858	3168	2299	03 - Qualified	Improved
10/3/2019	\$100	Warranty Deed	2239393	2988	0088	16 - Unqualified	Improved
10/3/2019	\$100	Warranty Deed	2239392	2988	0085	16 - Unqualified	Improved
10/3/2018	\$100	Quit Claim Deed	2220241	2964	1112	14 - Unqualified	Improved
7/5/2018	\$100	Warranty Deed	2176712	2915	1402	11 - Unqualified	Improved
6/7/2018	\$100	Warranty Deed	2172514	2910	1431	16 - Unqualified	Improved

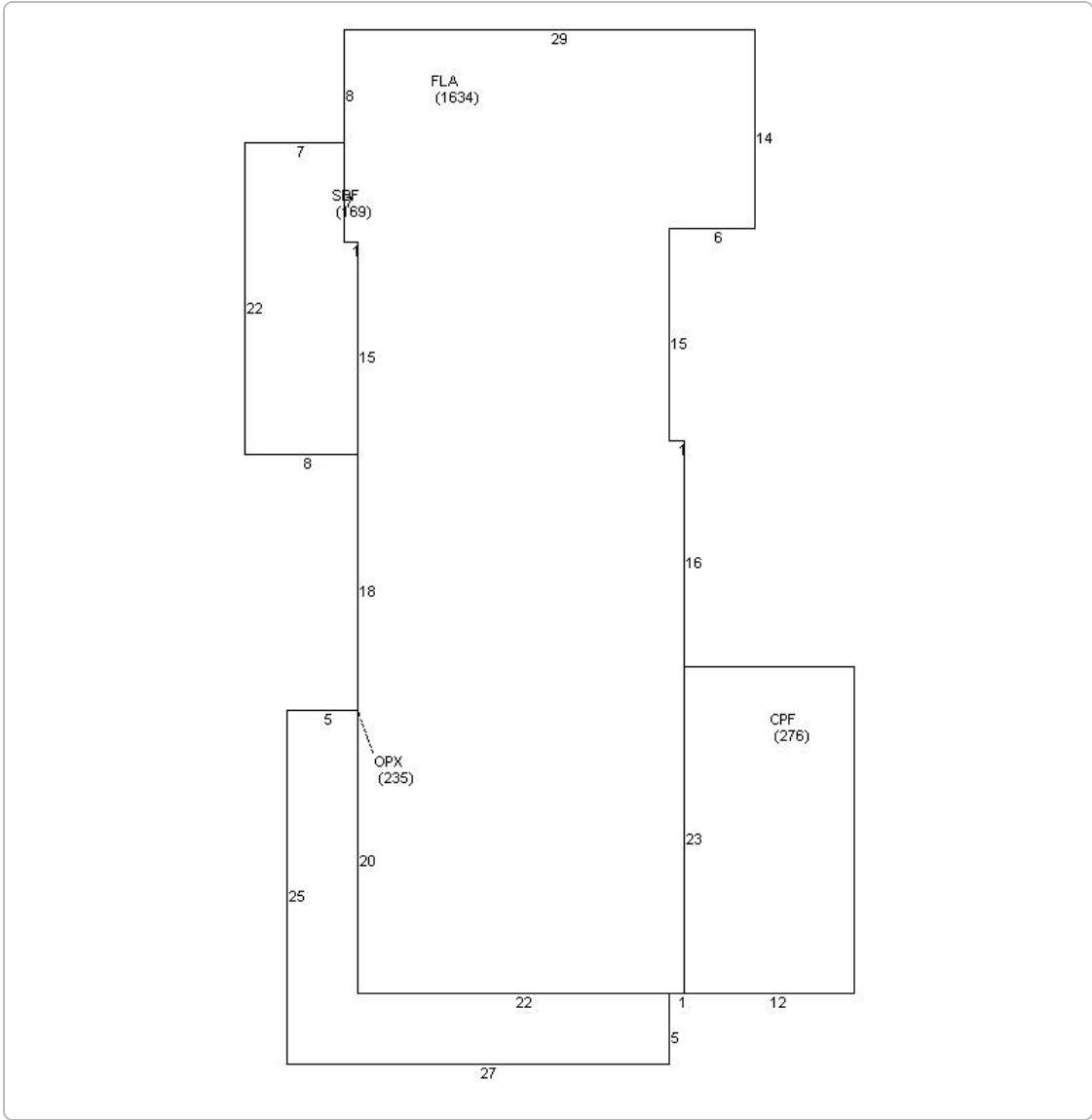
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-1074	5/9/2022		\$15,000	Residential	Remove wall coverings, remove bath/kitchen fixtures and remove floor coverings
03-1054	3/25/2003	9/29/2003	\$4,000	Residential	INSTALL 4-TON A/C
03-0461	2/13/2003	9/26/2003	\$10,000	Residential	UPGRADE ELECTRIC
A952896	9/1/1995	12/1/1995	\$2,956	Residential	23 SQS V-CRIMP ROOFING

## View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



**Photos**





## Map



## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

### 2021 Notices Only

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 Schneider  
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