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**Historic Architectural Review Commission  
Staff Report for Item 8**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Matthew Crawford  
Historic Preservation Assistant

**Meeting Date:** December 16, 2025

**Applicant:** T.S. Neal Architects, Seth Neal

**Application Number:** C2025-0099

**Address:** 719 Poorhouse Lane

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**Description of Work:**

New metal pergola in rear at pool deck.

**Site Facts:**

The 1912, 1926, 1948, and 1962 Sanborn Maps depict a wood frame home at this site, interchangeably known as Petronia Lane. The prior structure was identified in 2011 as a contributing structure to the historic district. In 2021 the Chief Building Officer at that time declared the house unsafe and requested its demolition. The structure was demolished and a new structure approved at the February 2024 HARC Commission meeting is currently under construction.



*1965 photograph of former structure.*



*View from Front of Property Currently Under Construction.*

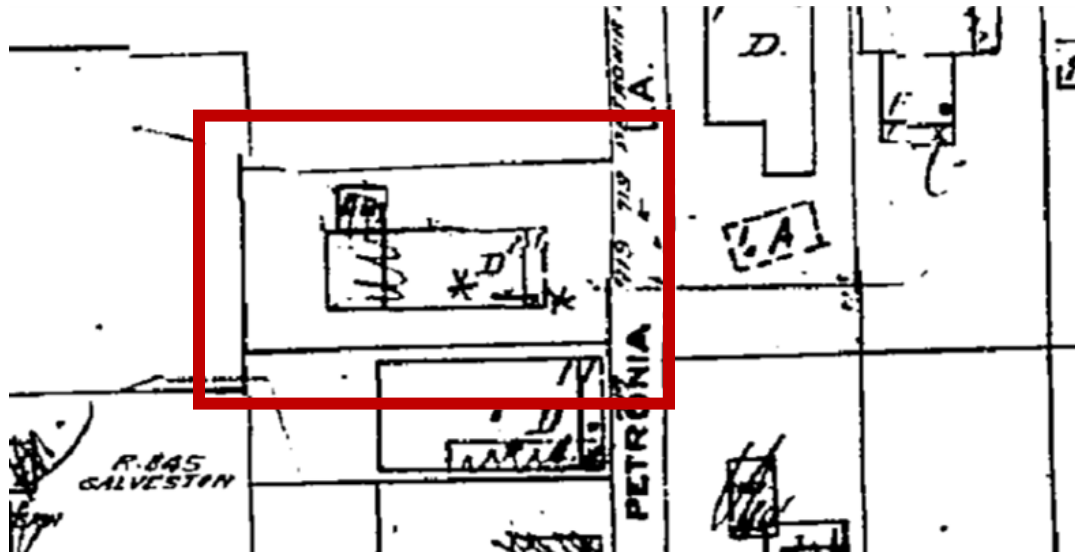


*View from Side of Property.*



**VIEW FROM REAR  
DOOR AT POOL DECK**

*View from Rear of Property at Pool Deck*



*1962 Sanborn map and subject site.*





*Proposed Pergola Design*

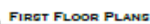
**Guidelines Cited on Review:**

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 14, 18, 22 and 23.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 3, 9 and 10.

**Staff Analysis:**

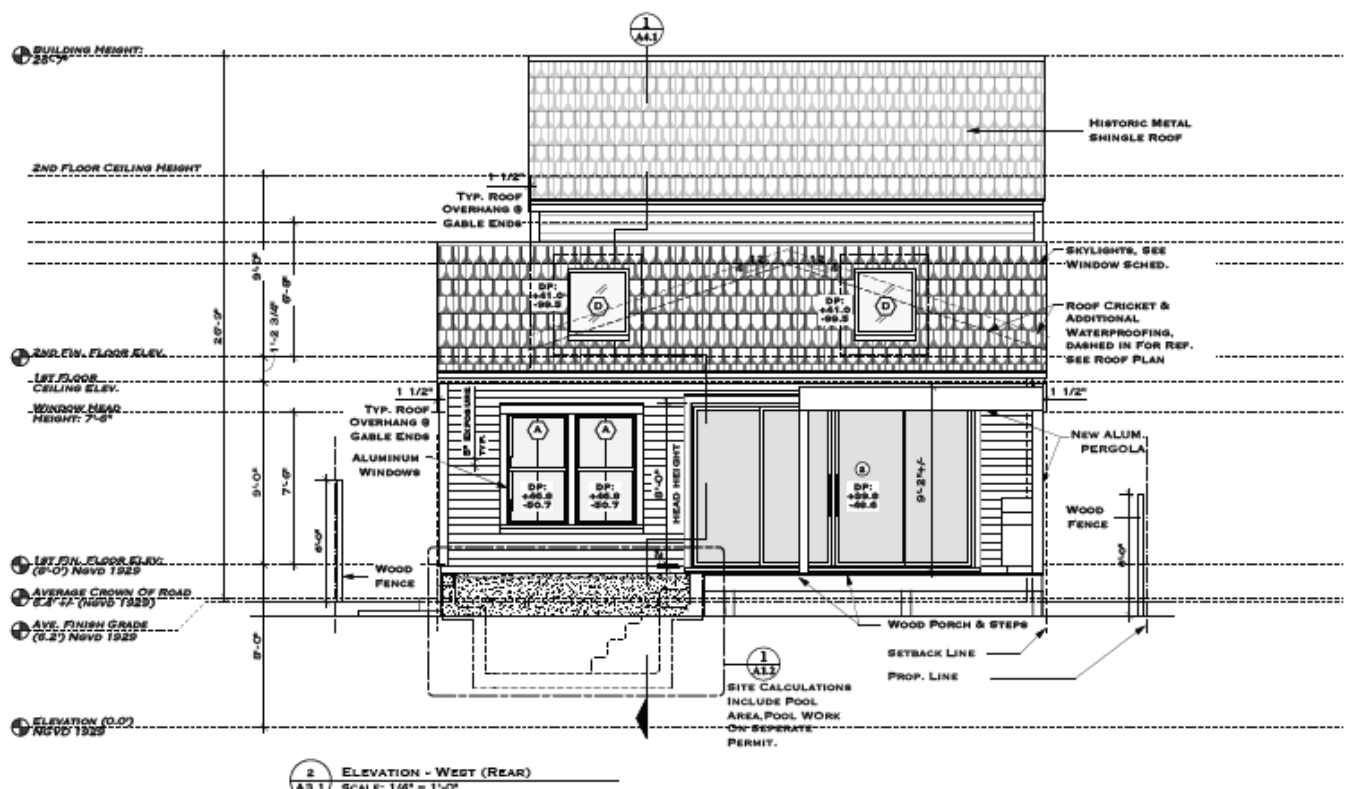
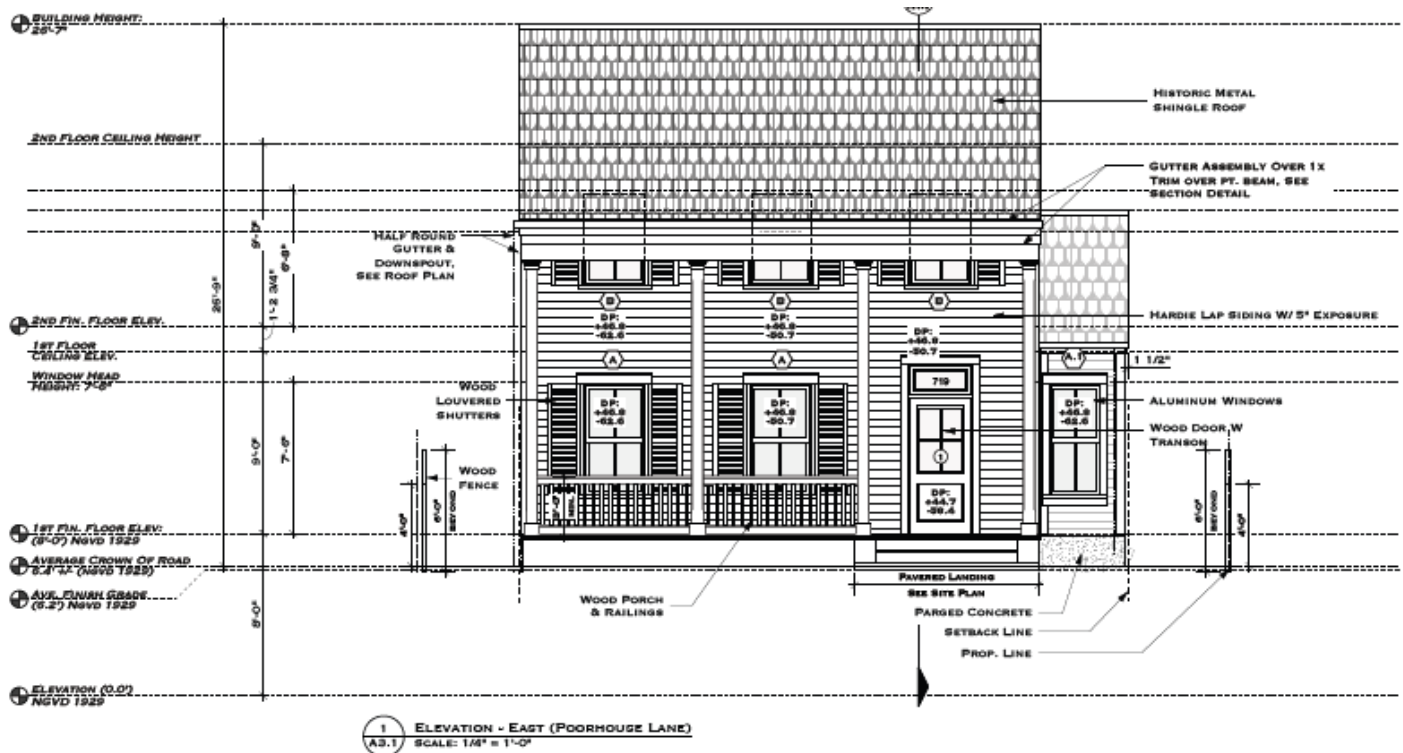
The Certificate of Appropriateness under review proposes the construction of a new metal pergola at the rear of the property. The pergola will be aluminum and will be 9'-2" in height. The proposed design will include four aluminum legs and a louvered aluminum roof.

EDGE OF PAVEMENT—



7 | Page - 719 Poorhouse Lane - item 8









**Consistency with Guidelines Cited Guidelines:**

The pergola will be compatible with the size, scale, color, texture, material and character of the district and will not overshadow any adjacent historic properties. Staff finds that the scale, form and massing proposed are comparable to those of similar structures in the area. The pergola will not exceed the height of the principal structure on site. Staff finds that the pergola complies with the criteria for new construction in the historic district.

According to guideline 10 under Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures, pergolas are to be reviewed on a case-by-case basis. Staff finds the proposed rear location appropriate because it will not be visible from Petronia Lane, and because it is set far back from Poorhouse Lane, positioned behind the pool and screened by the existing six-foot fence, which will significantly limit visibility.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HHDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

719 Pourhouse Lane

NAME ON DEED:

Key West Modernist LLC

PHONE NUMBER 212-518-3130

OWNER'S MAILING ADDRESS:

6417 Montgomery St Ste 2B

EMAIL doug@s3arc.com

Rhinebeck, NY 12572

Contact person: Doug Maxwell

APPLICANT NAME:

T.S. Neal Architects- Seth Neal

PHONE NUMBER 305-340-8857

APPLICANT'S ADDRESS:

22974 Oversea Hwy

EMAIL sethneal@tsnarchitects.com

Cudjoe Key Fl

APPLICANT'S SIGNATURE:

*Seth Neal*

DATE 11-13-2025

**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:

New metal pergola & grill cabinet at rear yard on pool deck. See Drawings

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

No



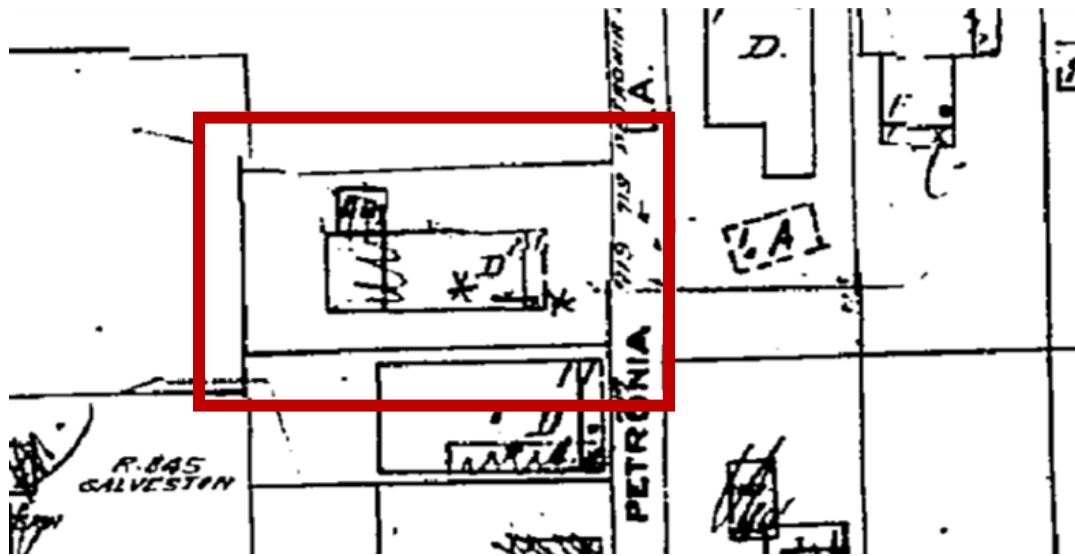
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
Yes, pergola & grill cabinet	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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:		
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.**

# SANBORN MAPS



*1962 Sanborn map and subject site.*

# PROJECT PHOTOS





**VIEW FROM REAR  
DOOR AT POOL DECK**



**SIDE PARKING  
LOT VIEW**





**VIEW FROM SIDE  
PARKING LOT**



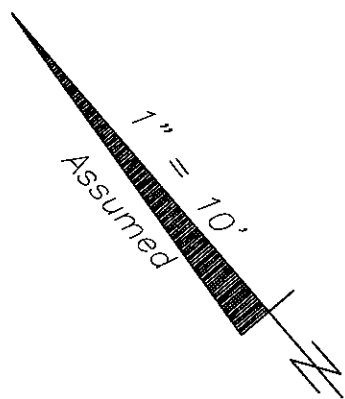
**POORHOUSE LANE VIEW**



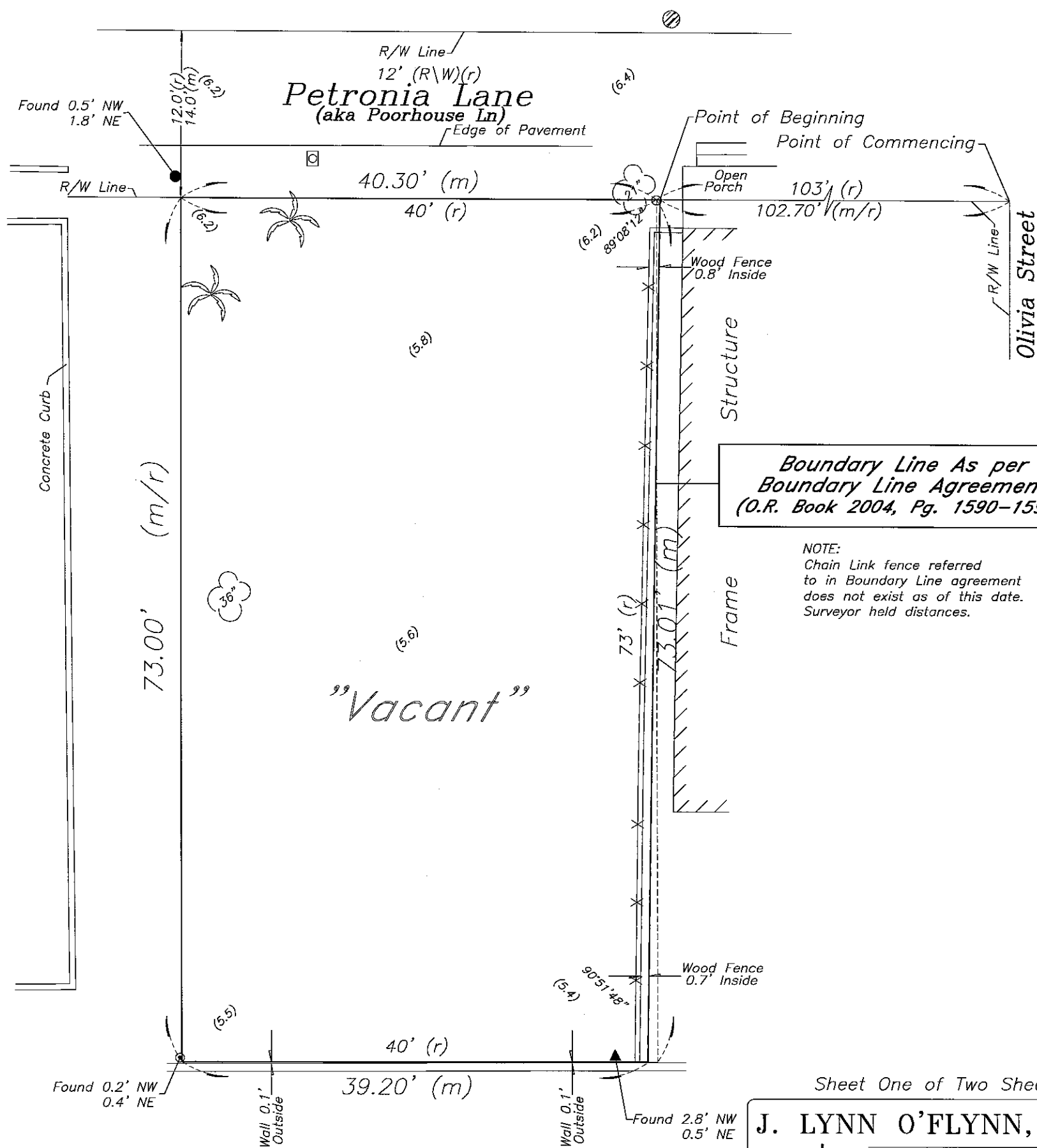
# SURVEY

# Boundary Survey Map of part of Lot 3 of Tract 5 on the Island of Key West

## LEGEND



- |                                   |                                |
|-----------------------------------|--------------------------------|
| ⊙ Found 3/4" Iron Pipe (No ID)    | R\W Right of Way               |
| ○ Set 3/4" Iron Pipe w/cap (6298) | CLF Chain Link Fence           |
| ● Found 1/2" Iron Rod (FKLS)      | ℄ Centerline                   |
| ▲ Found Nail & Disc (FKLS)        | ⊗ Wood Utility Pole            |
| (M) Measured                      | -P- Overhead Utility Lines     |
| (R) Record                        | (6.5) Spot Elevation (Typical) |
| (M/R) Measured & Record           | ☼ Tree (Diameter)              |
| □ Sewer Cleanout                  | 🌴 Palm                         |



Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

# Boundary Survey Report of part of Lot 3 of Tract 5 on the Island of Key West

## 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: 719 Poorhouse Lane, 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: November 12, 2023
10. Ownership of fences is undeterminable, unless otherwise noted.
11. The Southeast boundary line of the subject property was established by the "Boundary Line Agreement in O.R. Book 2004, Page 1590-1593".
12. Elevation are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: Part of Tract Five (5), and better known as part of Lot Three (3) of said of said Tract Five (5) according to J. H. Weatherford' Subdivision of part of said Tract Five (5) in the Island of Key West, duly recorded in Plat Book No. 1, Page 5, of the Public Records of Monroe County, Florida, commencing One Hundred Three (103) feet from the Southeast corner of an alley Twelve (12) feet wide and Olivia Street, and running along said alley-way in a N.W. direction Forty (40) feet, thence at right angles in a S.W. direction Seventy Three (73) feet, thence at right angles in a S.E. direction Forty (40) feet, thence at right angles in a N.E. direction Seventy Three (73) feet to the place of beginning, with the right of way through said alley-way of Twelve (12) feet.

BOUNDARY SURVEY FOR: Key West Modernist LLC;  
WFG National Title Insurance Company;  
atCause Title Agency, LLC;

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

November 17, 2023

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN



SITE DATA 719 POORHOUSE LANE RE#00019610-000000				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	No CHANGE
SITE AREA	2,890.7 SQ. FT.	4,000 SQ. FT.	EXISTING	No CHANGE
LOT SIZE	SEE SURVEY	40' X90' (MIN)	EXISTING	No CHANGE
IMPERVIOUS	0.0%	1,734 SQ. FT. (60% MAX)	1,615 SQ. FT. (55.8%)	CONFORMS
OPEN SPACE	100.0%	1,011.7 SQ. FT. (35% MIN)	1,028 SQ. FT. (35.6%)	CONFORMS
BUILDING COV.	0.0%	1,445.3 SQ. FT. (50% MAX)	1,252.5 SQ. FT. (43.3%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	0.0%	REAR YARD AREA: 800 SQ. FT. (30% OF 800)= 240 SQ FT MAX REAR YARD COV.	214.6 SQ. FT. (26.8%)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	100.0%	FRONT YARD AREA: 400 SQ. FT. (50% OF 400)= 200 SQ FT GREEN SPACE (MIN)	298.5 SQ. FT. (74.6%)	CONFORMS

SETBACKS				
FRONT SETBACK	0'-0"	10'	10'-2"	CONFORMS
REAR SETBACK	0'-0"	20'	20'-0"	CONFORMS
SIDE SETBACK EAST	0'-0"	5'	5'-0"	CONFORMS
SIDE SETBACK WEST	0'-0"	5'	5'-1/2"	CONFORMS
BUILDING HEIGHT	0'-0"	30'-0"	26'-9"	CONFORMS

FEMA MAP FLOOD ZONE: FLOOD ZONE X

SITE LOCATION MAP:



- 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.

SCOPE OF WORK:
A NEW 1 1/2 STORY, SINGLE FAMILY, WOOD FRAMED RESIDENCE ON A RAISED CONCRETE SLAB WITH A POOL & DECK IN THE REAR. THE PROPERTY IS TO HAVE 1 OFF STREET PARKING SPOT.
COMMENTS:

PROJECT CONTACT LIST:						
ARCHITECT: T. S. NEAL ARCHITECTS, INC. 22974 OVERSEAS HIGHWAY CUDJOE KEY, FL 33042 EVAN@TSNARCHITECTS.COM M 251-422-9547 O 305-340-8857	STRUCTURAL ENGINEER: BARTON & SHUMER ENGINEERING, LLC RUSSELL S. BARTON, P.E. 3213 MIDTOWN PARK SOUTH MOBILE, AL 36606 RUSSELL@BARTONENG.COM O 251-219-4942 M 251-689-3394	MEP ENGINEER: MEP DESIGN GROUP AMIN SOUKY MEP@MEPDESIGNGROUPLLC.COM O: 954-290-8165	SURVEYOR: J. LYNN O'FLYNN, INC. 3430 DUCK AVENUE KEY WEST, FL 33040 MAIL@OFLYNNSSURVEYING.COM (305)296-7422 (305) 296-2244 FAX	CIVIL ENGINEER & POOL: O'FLYNN ENGINEERING LLC BRANDON O'FLYNN 1200 FOURTH STREET, #575 KEY WEST, FL 33040 BRANDON@OFLYNNENG.COM M 305-517-5698 O 305-768-1212	CONTRACTOR: MCINTYRE CONSTRUCTION LLC NATE MCINTYRE 908 TRINITY DR UNIT 3 KEY WEST, FL 33040 M 305-849-9864	

REVISION #3  
11-11-2025

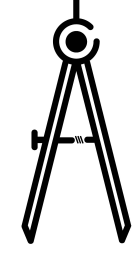
REVISION #2  
07-28-2025

REVISION #3  
11-11-2025

DRAWING SCHEDULE:		
T1.1	TITLE, SITE DATA & PROJECT INFO	REVISION #3 11-11-2025
Co.1	ARCHITECTURAL SITE PLAN & SURVEY	
C-1	STORMWATER MANAGEMENT PLAN	
A1.1	FLOOR PLANS & WALL TYPES	REVISION #3 11-11-2025
A1.2	ENALRGED PLANS & ROOF PLAN	
A1.3	POOL PLAN & SECTION	
A3.1	SCHERULES, DETAILS & FINISH NOTES	
A3.2	ELEVATIONS	
A4.1	BUILDING SECTION & SECTION DETAILS	
S0.0	STRUCTURAL NOTES	
S1.0	FOUNDATION / FLOOR FRAMING PLAN	
S1.1	SECOND FLOOR SHEAR WALL FRAMING PLAN	
S2.0	CEILING FRAMING PLAN	
S3.0	SECTIONS & DETAILS	
S4.0	SECTIONS & DETAILS	
S5.0	SECTIONS & DETAILS	
M-1	FIRST FLOOR MECHANICAL PLAN	
M-2	MECHANICAL DETAILS	
E-1	FIRST FLOOR LIGHTING & POWER PLAN	
E-2	2ND FLOOR LIGHTING & POWER PLAN	
E-3	ELECTRICAL RISER DIAGRAM & NOTES	
P-1	PLUMBING DETAILS & NOTES	
P-2	1ST & 2ND FLOOR SANITARY PLANS + ISOMETRIC	
P-3	1ST & 2ND FLOOR WATER PLANS + ISOMETRIC	
Ps. (1 OF 2)	POOL STRUCTURAL SITE / PLAN & SECTION	
Ps. (2 OF 2)	POOL DETAILS	

ABBREVIATION LEGEND:	
ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
A.A.G.	= ABOVE ADJACENT GRADE
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
CL.	= CENTERLINE
CONC.	= CONCRETE
COORD.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DTL	= DETAIL
DW	= DISHWASHER
DWG	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
F.F.E.	= FINISH FLOOR ELEVATION
FIN.	= FINISH
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORIZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TILE	= TILE
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W/	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

DESIGN NOTES:	CERTIFICATE OF COMPLIANCE:	SQUARE FOOT AREA TABLE:
THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING: FBC 2023 - RESIDENTAL (FBC-R) A.S.C.E. 24-14 REGULATIONS PER FBC 07/ASCE 07-22 EXPOSURE "C" LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. SEE STRUCTURAL DRAWINGS, SHEET SO.0 CONSTRUCTION TYPE: TYPE VB	THIS IS TO CERTIFY THAT I AM A DULY QUALIFIED ARCHITECT LICENSED TO PRACTICE IN THE STATE OF FLORIDA. IT IS FURTHER CERTIFIED THAT I HAVE REVIEWED THE DESIGN, SPECIFICATIONS AND PLANS FOR THE RESIDENTIAL STRUCTURE PROPOSED FOR CONSTRUCTION AT 719 POORHOUSE LANE AND IS IN COMPLIANCE WITH THE ORDINANCE ADOPTED BY THE , CITY OF KEY WEST NO. 87-17 REGARDING COASTAL CONSTRUCTION REQUIREMENTS IN THE MONROE COUNTY. IN THAT THE STRUCTURE IS DESIGNED ON ADEQUATELY ANCHORED PILINGS OR COLUMNS AND IS SECURELY ANCHORED TO SAME IN ORDER TO WITHSTAND VELOCITY WATERS AND HURRICANE WAVE WASH ASSOCIATED WITH THE BASE FLOOD FLOW. LOWEST FINISHED FLOOR ELEVATION: 8.0' N.G.V.D 1929)	<div>SQUARE FOOT AREA TABLE:</div> <div>1ST FLOOR: COVERED PORCH: 114 sq ft CONDITIONED AREA: 1,010 sq ft POOL DECK: 369 sq ft POOL: 101 sq ft</div> <div>2ND FLOOR: CONDITIONED AREA: 608 sq ft</div> <div>TOTALS COVERED PORCH: 114 sq ft CONDITIONED AREA: 1,618 sq ft POOL DECK: 369 sq ft POOL: 101 sq ft</div>



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

A NEW RESIDENCE FOR  
719 POORHOUSE LANE  
KEY WEST, FL 33040


DRAWING TITLE:  
TITLE & SITE DATA &  
PROJECT  
INFORMATION

DRAWN: EDSA  
CHECKED: TSN  
DATE: 05-28-2024

REVISION #2 07-28-2025

REVISION # DATE

T1.1  
SHEET #



T. S. NEAL ARCHITECTS, INC.





22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

**A NEW RESIDENCE FOR  
719 POORHOUSE LANE  
KEY WEST, FL 33040**

**DRAWING TITLE:**  
**SURVEY & SITE DETAILS**

**DRAWN: EDSA**  
**CHECKED: TSN**  
**DATE: 05-28-2024**

REVISION #2	07-28-2025
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REVISION #	DATE
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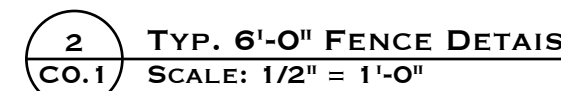
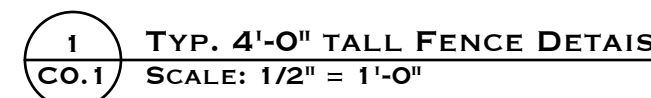
**CO. 1**  
**SHEET #**

T. S. NEAL ARCHITECTS, INC.



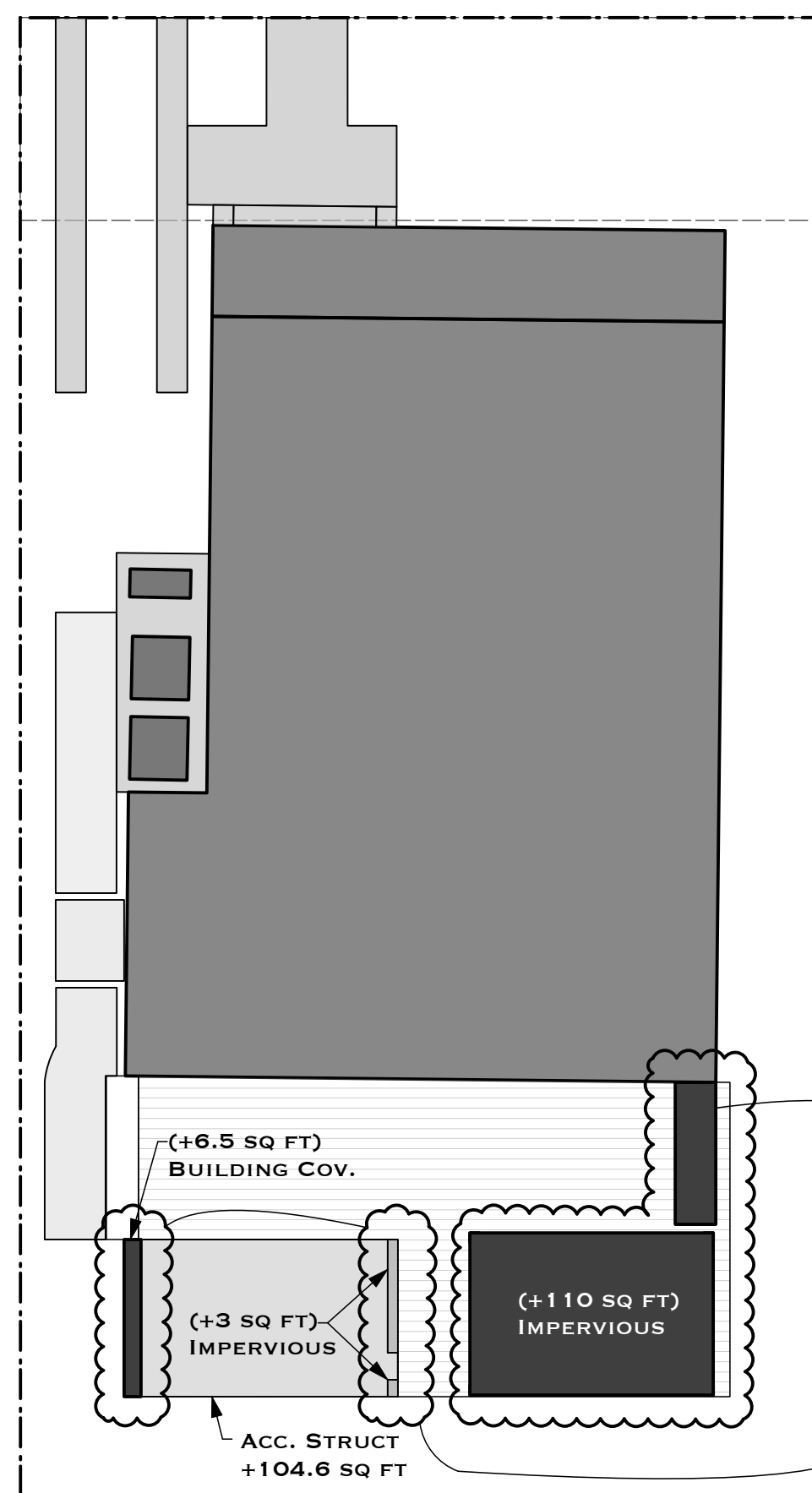
1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
  - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
  - SKINNING AND BRUISING OF BARK
  - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

**NOTE: PAINT ALL FENCING TO BE PAINTED WHITE**



**SITE NOTES**

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, AND PORCHES IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO ANY EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR EXCAVATION WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
3. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FEATURES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO THE BUILDING. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM THE BUILDING AND DRIVEWAYS. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS AS NECESSARY.
5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE BUILDING. PRIOR TO THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & LANDSCAPE DESIGNER PRIOR TO REMOVAL. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL. SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & LANDSCAPE DESIGNER PRIOR TO TREE REMOVAL. PRIOR TO TREE REMOVAL TO IDENTIFY BOUNDS OR CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-A-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN INCONSPICUOUS AREA OF THE SITE. THE OWNER & EMPLOYEES, THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME A NUISANCE OR EYECORE AND SHALL BE EMPTIED REGULARLY.
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL PROVIDE WATERWAY PROTECTION. THE DIRECTION TO COLLECTOR AREAS, NO EXCESS DIRT, MUD, DEBRIS, WASTE CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION, SEE CIVIL.
7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULFILLED EXTENT POSSIBLE AS AGREEABLE TO THE OWNER. SEE MEP DRAWINGS.
8. CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.
9. PERMANENT SITE STABILIZATION, SOD, OR GRASSING, SHALL BE IN PLACE PRIOR TO ISSUANCE OF C.O. FOR PROJECT.
10. INSTALL SILT FENCING AROUND PERIMETER OF PROPERTY PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. SEE SILT FENCING DETAILS.
11. CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.







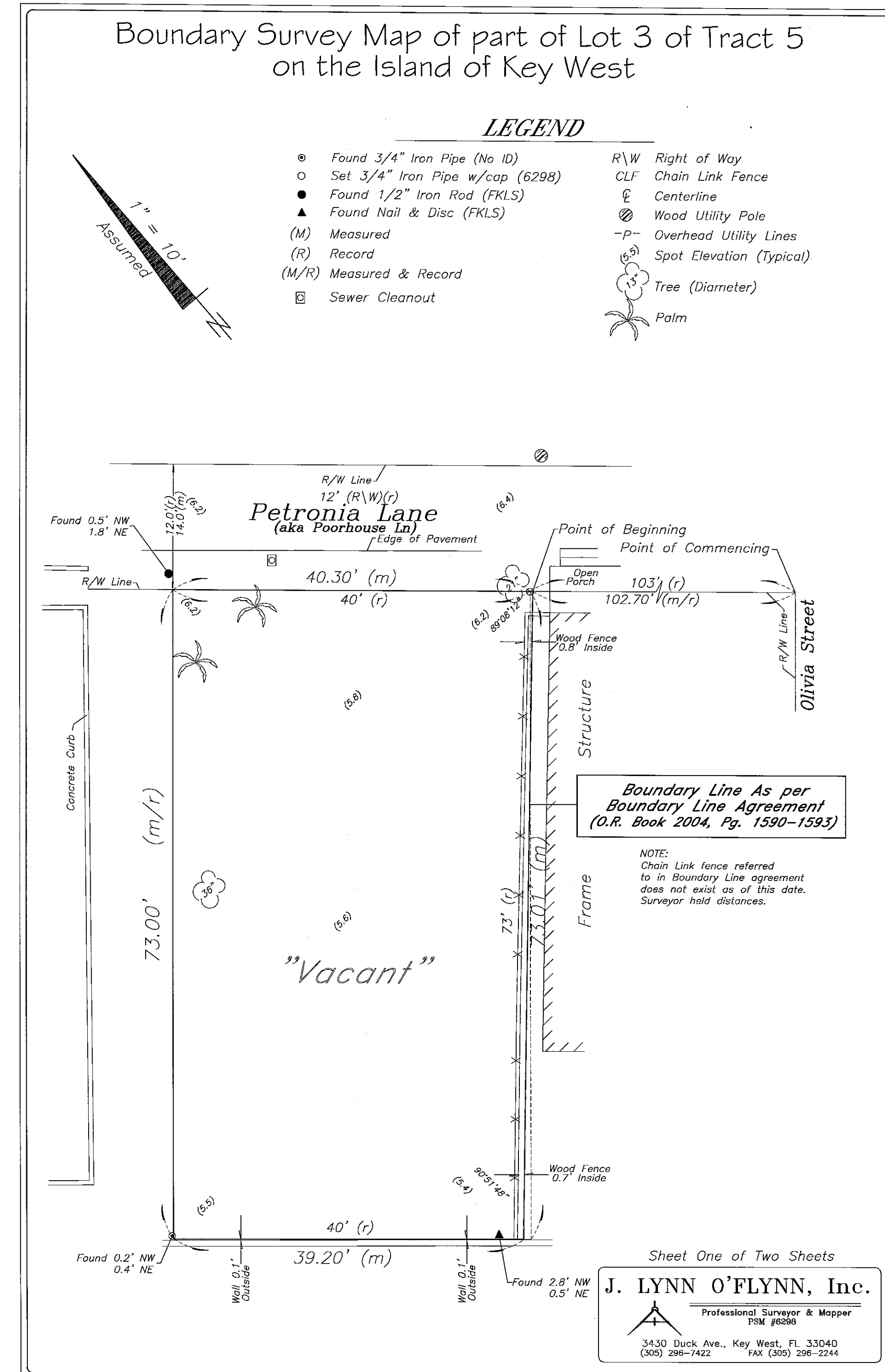
**REVISION #3**  
**11-11-2025**

**REVISION #2**  
**07-28-2025**

3 SITE DATA DIAGRAM  
CO.1 SCALE: 1/8" = 1'-0"

**SITE DATA DIAGRAM KEY:**

 EXTENT OF BUILDING COVERAGE  
 EXTENT OF IMPERVIOUS COVERAGE  
 EXTENT OF DECK COVERAGE  
 EXISTING PROP. LINE, SEE SURVEY



SITE DATA		719 POORHOUSE LANE RE#0001367-000000		
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	NO CHANGE
SITE AREA	3,880.50 SQ. FT.	4,000.50 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X30' (MIN)	EXISTING	NO CHANGE
INFERVIOUS	0.05	1.734 SQ. FT. (100% MAX)	1,676.50 SQ. FT. (50% MAX)	CONFORMS
OPEN SPACE	100.0%	1,011.15 SQ. FT. (35% MIN)	1,011.15 SQ. FT. (35% MIN)	CONFORMS
BUILDING COV.	0.05	1,488.50 SQ. FT. (50% MAX)	1,488.50 SQ. FT. (43.3%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	0.05	100% OF 240 SQ. FT. REAR YARD COV.	314.56 SQ. FT. (100% OF 240)	CONFORMS
FRONT YARD SOIL GREEN SPACE COV.	100.0%	FRONT YARD SOIL GREEN SPACE COV. (100% OF 240)	74.6% (100% OF 240)	CONFORMS
<b>SETBACKS</b>				
FRONT SETBACK	0'-0"	10'	10'-3"	CONFORMS
REAR SETBACK	0'-0"	30'	20'-0"	CONFORMS
SIDE SETBACK EAST	0'-0"	5'	5'-0"	CONFORMS
SIDE SETBACK WEST	0'-0"	5'	5'-11 1/2"	CONFORMS
BUILDING HEIGHT	0'-0"	30'-0"	26'-0"	CONFORMS

**TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505**



22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

**A NEW RESIDENCE FOR  
719 POORHOUSE LANE  
KEY WEST, FL 33040**

**DRAWING TITLE:**  
**FLOOR PLANS & ROOF PLAN**

**DRAWN: EDSA**  
**CHECKED: TSN**  
**DATE: 05-28-2024**

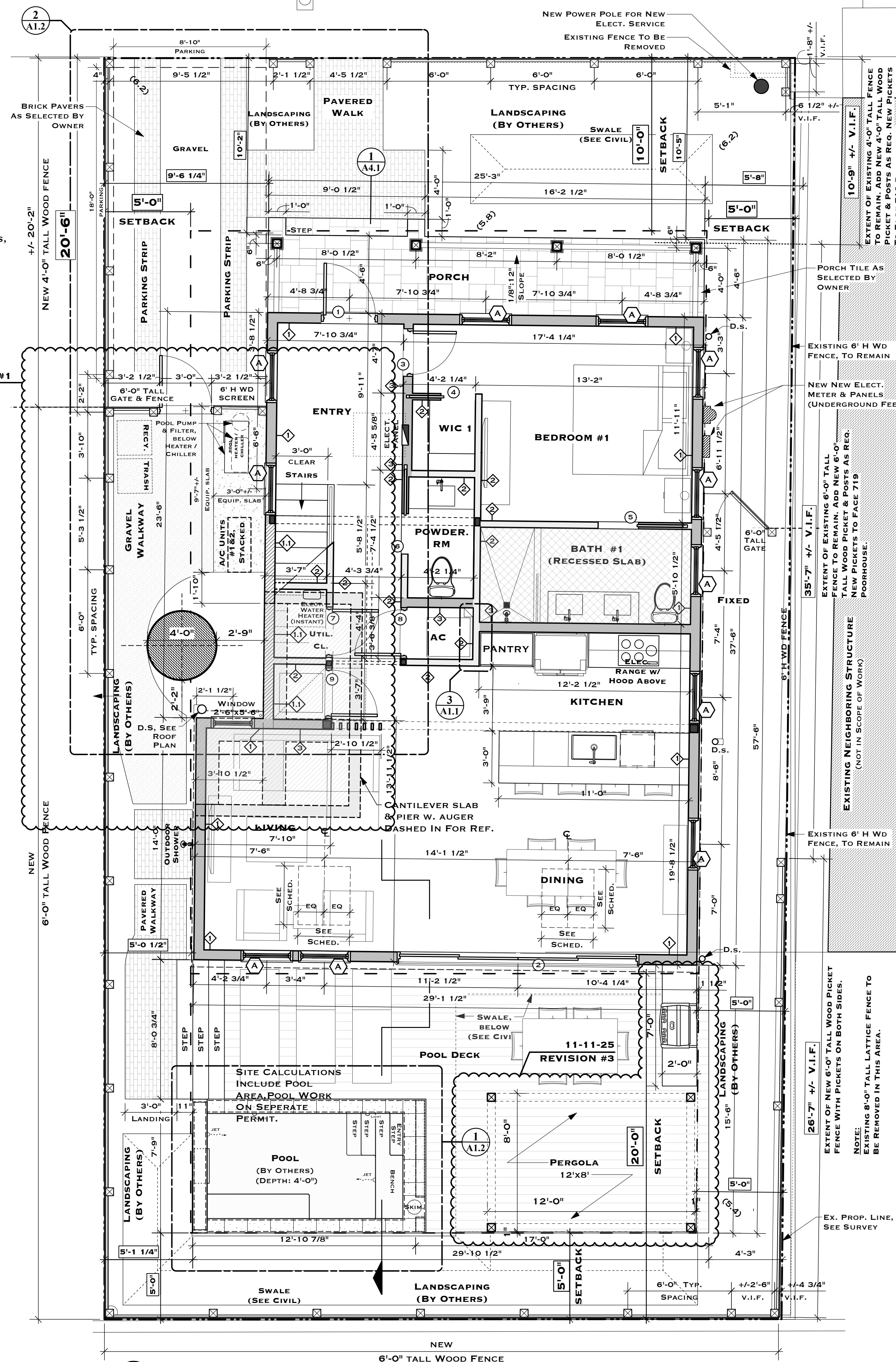
REVISION #1	04-21-2025
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REVISION #	DATE
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**A1.1**  
SHEET #

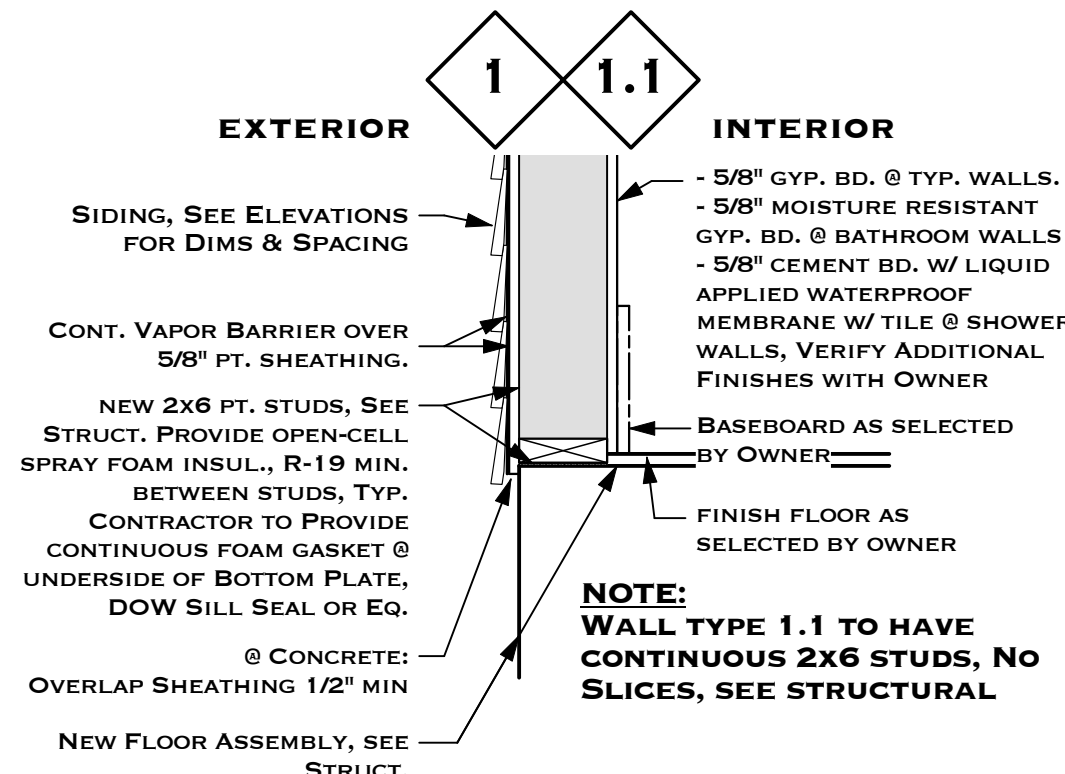


EDGE OF PAVEMENT 

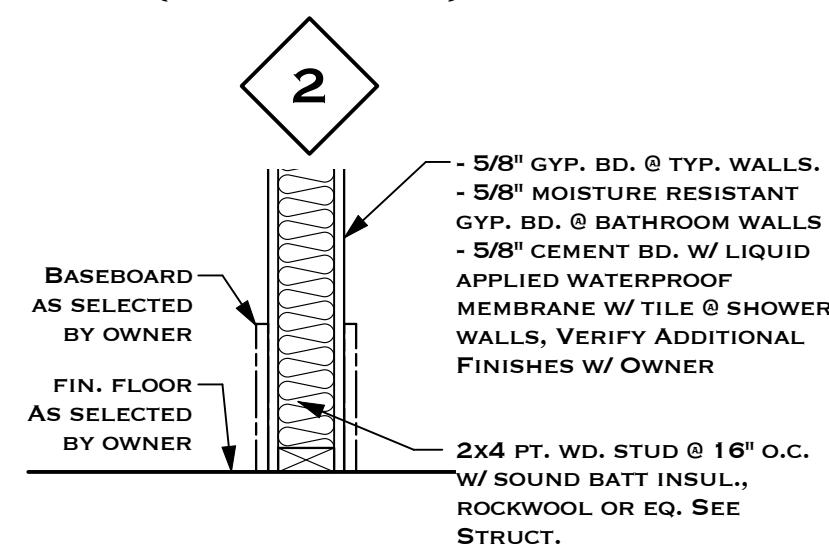


1 FIRST FLOOR PLANS  
A1.1 SCALE: 1/4" = 1'-0"

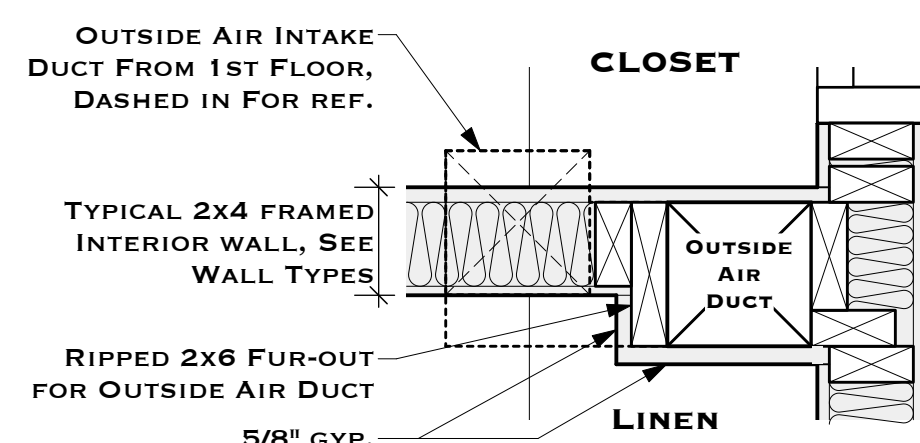
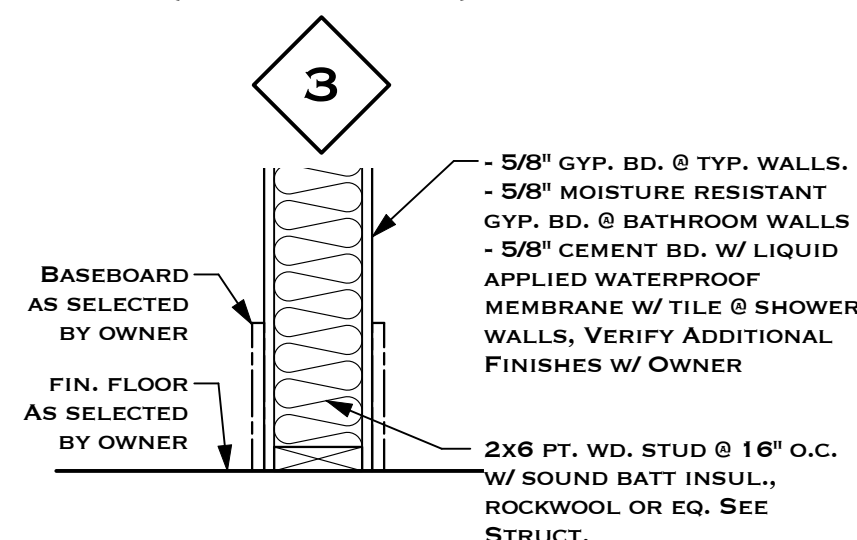
**WALL TYPE 1 & 1.1**  
(NEW EXTERIOR)



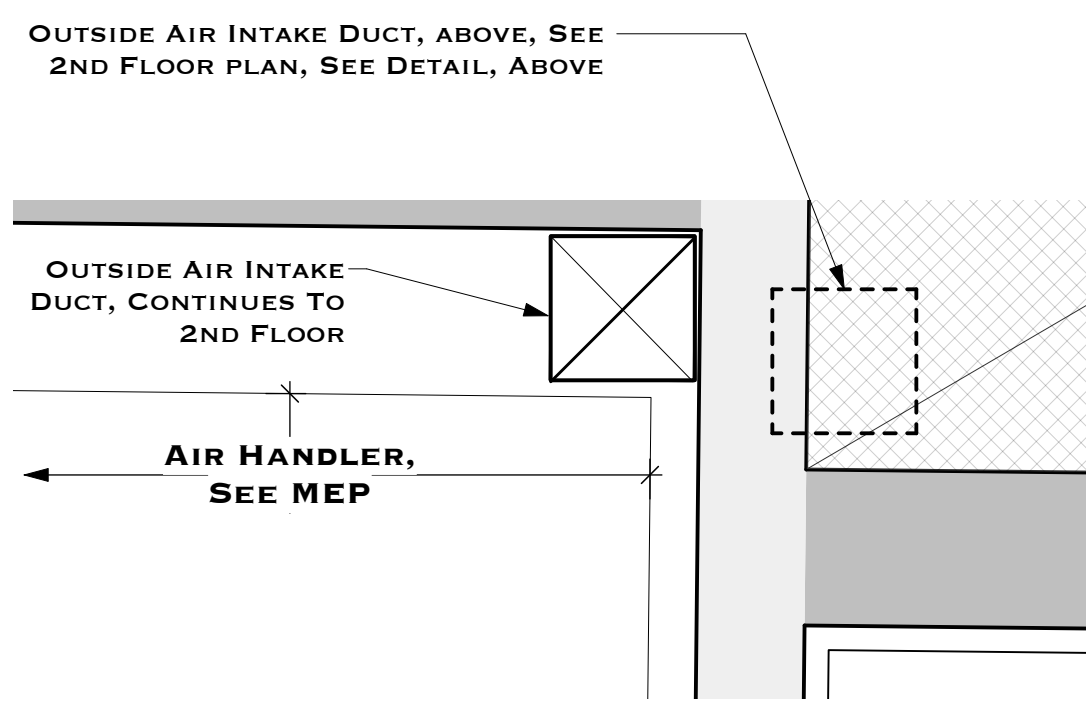
**WALL TYPE 2**  
(INTERIOR 2x4)



**WALL TYPE 3**  
(INTERIOR 2X6)

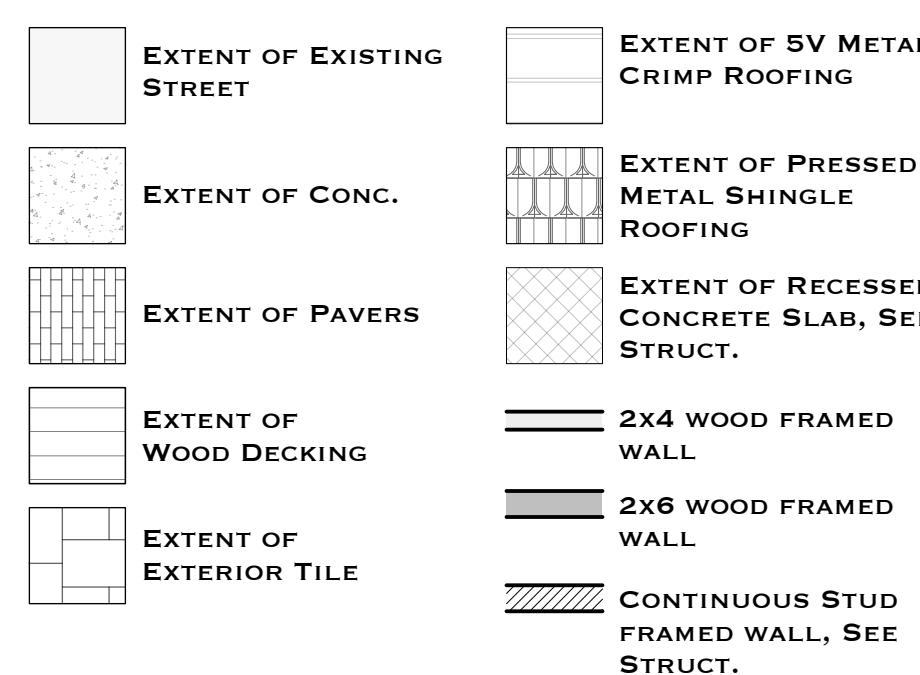


**4** **ENLARGED PLAN - 2ND FLOOR OUTSIDE AIR CHASE**  
**A1.1** **SCALE: 1 1/2" = 1'-0"**

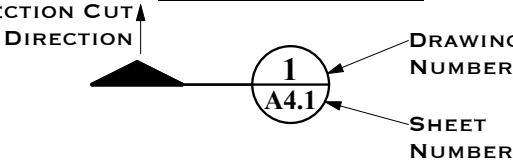


3 ENLARGED PLAN - 1ST FLOOR MECH.  
A1.1 SCALE: 1 1/2" = 1'-0"

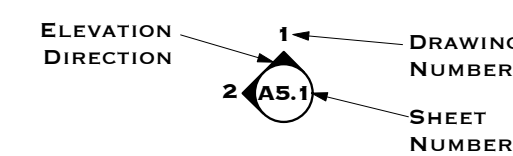
### GRAPHIC LEGEND



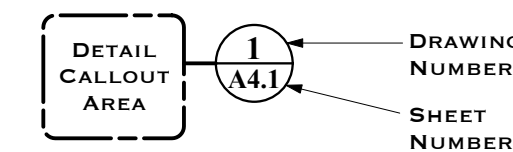
**SECTION MARKER**



**INTERIOR ELEVATION MARKER**



### DETAIL CALLOUT



**NOTE:**  
SEE ROOF PLAN FOR  
ROOF OVERHANGS,  
GUTTERS, DOWNSPOUTS,  
& ROOFING TYPES

REVISION #  
04-21-25

4" ROUND DOWNSPOUTS,  
DASHED IN, FROM ABOVE, TO  
DISCHARGE INTO 12"x9" LE  
HEAD. SEE ELEVATIONS.

SKYLIGHT DASHED IN FOR  
REF, SEE SECTION DETAIL  
FOR EXACT LOCATION, SEE  
WINDOW SCHED. FOR SIZE.

2 2ND FLOOR PLAN  
A1.1 SCALE: 1/4" = 1'-0"

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505





T.S. NEAL  
ARCHITECT INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

A NEW RESIDENCE FOR  
719 POORHOUSE LANE  
KEY WEST, FL 33040

DRAWING TITLE:  
ELEVATIONS

DRAWN: EDSA  
CHECKED: TSN  
DATE: 05-28-2024

REV. #3	11-11-2025

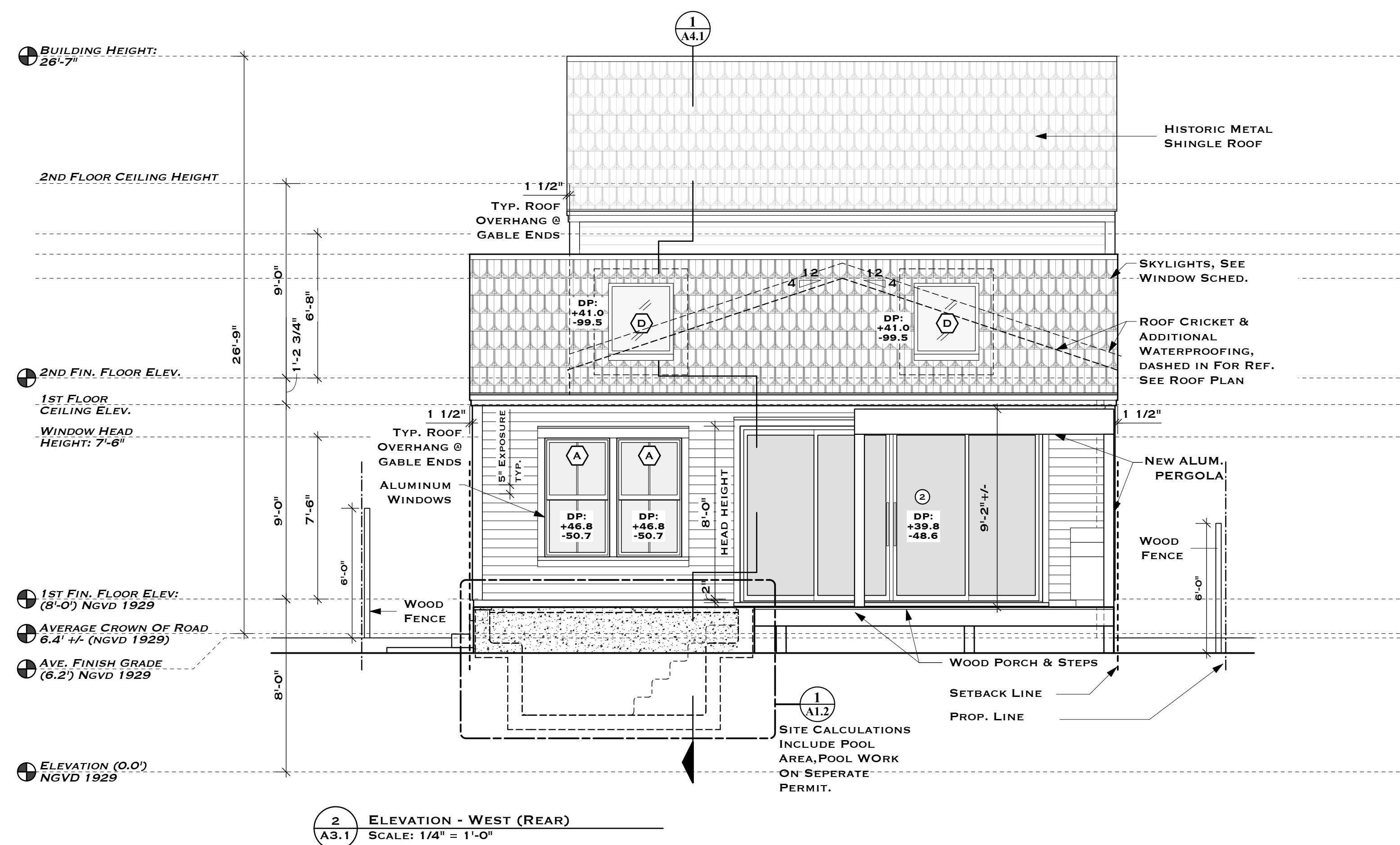
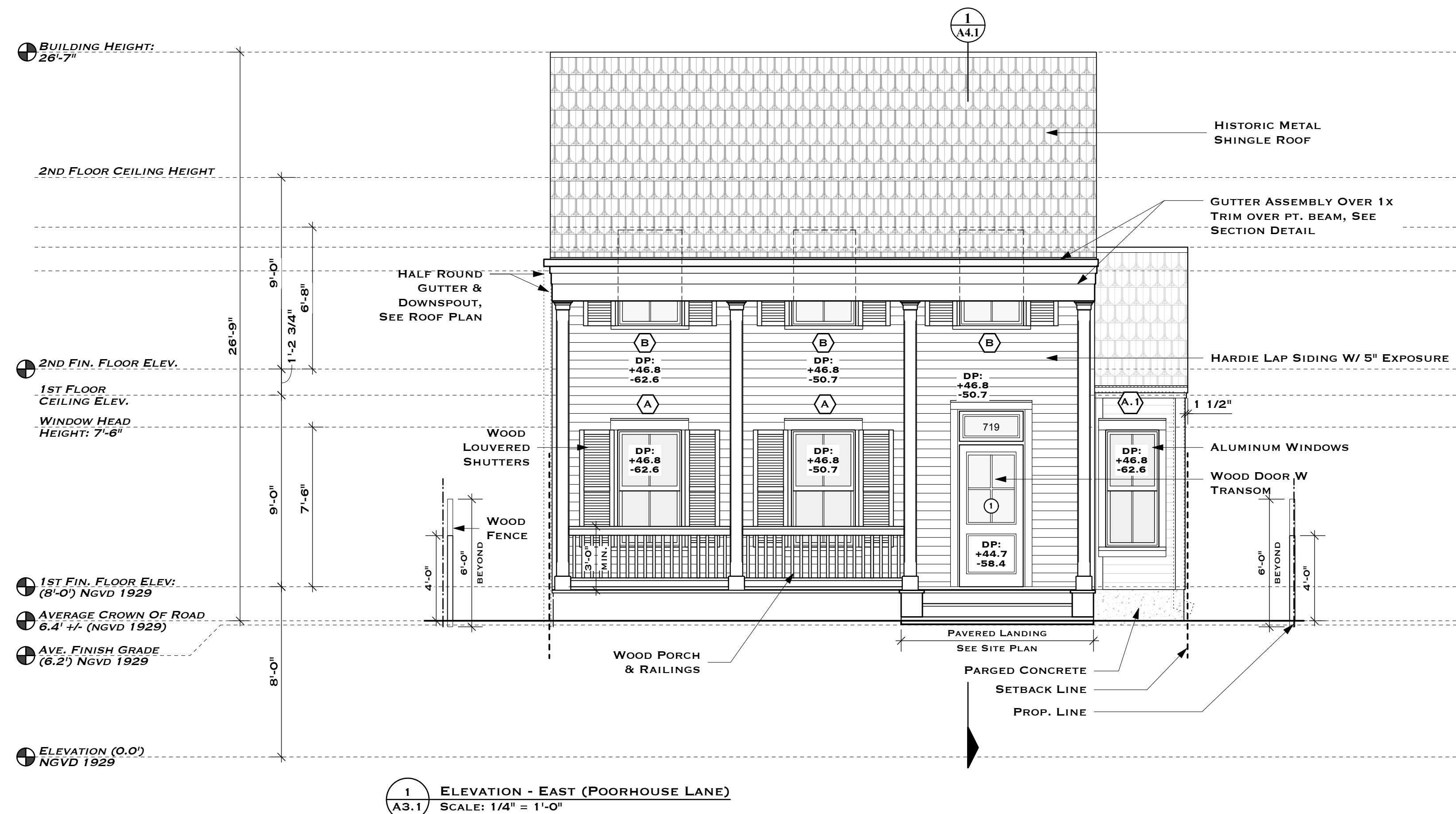
REVISION # DATE

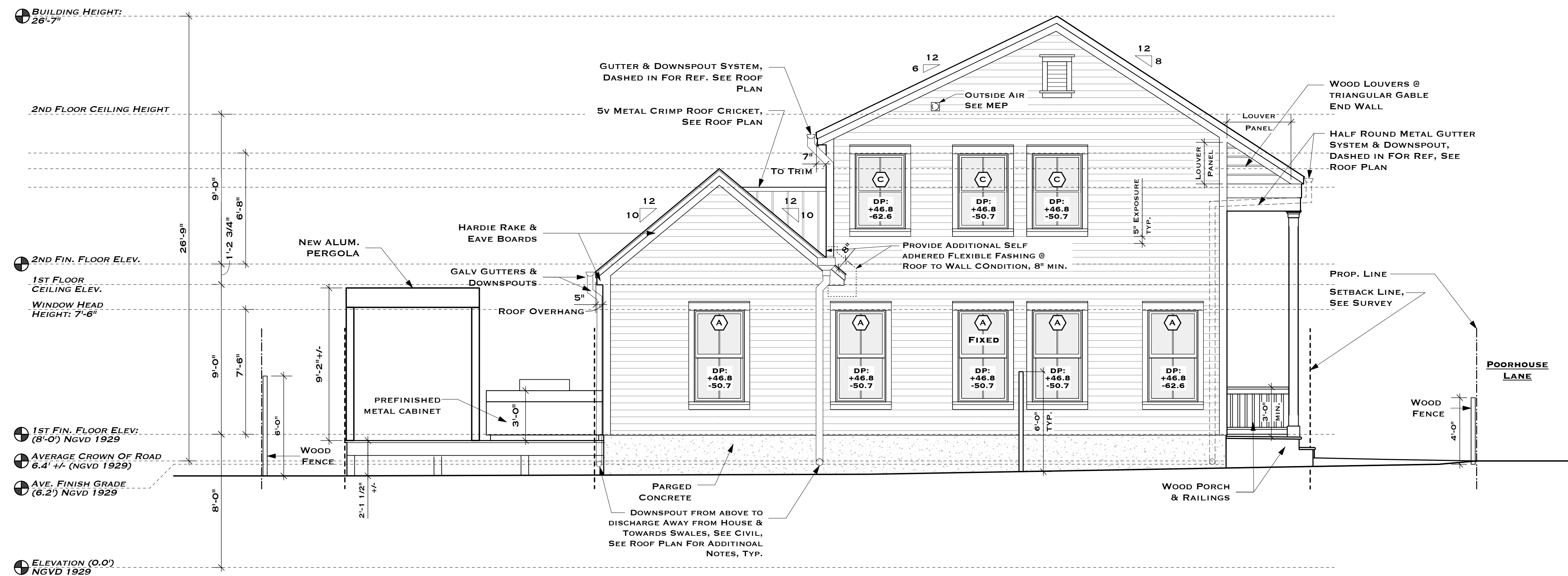
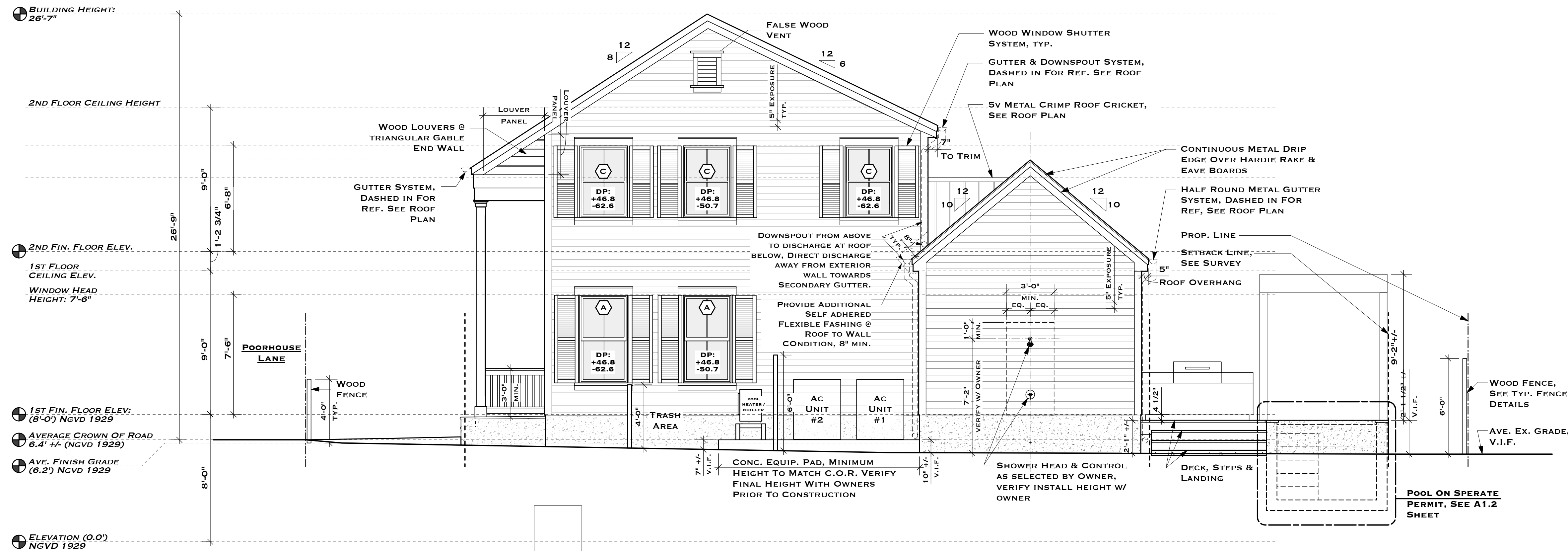
A3.1

SHEET #



T.S. NEAL ARCHITECTS, INC.





REV. #3	11-11-2025
REVISION #	DATE



# TERRA SUMMER



**Bioclimatic Pergolas**





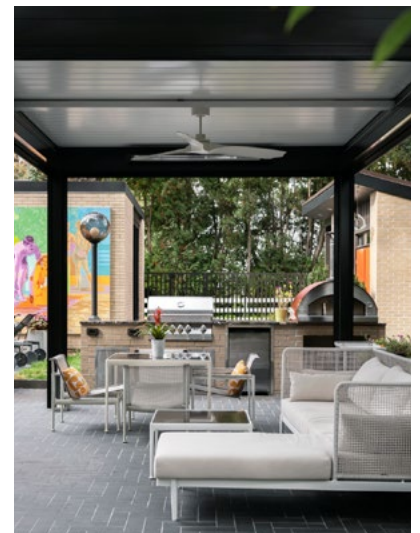
I'm not just a pergola



I'm your  
Outdoor Kitchen



I'm your  
Children's Playground



I'm your  
Morning Sanctuary



# Explore Our Features

- 100% aluminum structure for durability and easy maintenance
- The louvers/blades open up to 115°
- Custom manufacturing
- Maximum size of one unit: 14'9" x 19'8 3/4" \*
- Modular concept allows multiple configurations
- Fully watertight roof/canopy
- Control ventilation and air flow
- Fits perfectly with Terra Summer privacy walls, motorized screens, and sunshades
- Sleek and modern design

## Side Protection Options

- Motorized screens and sunshades
- Fixed screens and sunshades
- Privacy walls

## Add-ons

- LED light strips
- Fan
- Infrared electric heaters
- Smart home and mobile control



## Colors and Finishes

All our colors are powder-coated in-house to ensure exceptional finishing quality, optimal durability, and rigorous quality control.

### Classic Colors



Signal White  
RAL9003



Textured Black  
RAL9005ST



Textured Dark Bronze  
TS108ST

### Designer Colors



Textured Gray Beige  
RAL1019ST



Textured Anthracite Gray  
RAL7016ST



Textured Stone Gray  
RAL7030ST



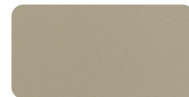
Textured Beige Gray  
RAL7006ST



Textured Graphite Gray  
RAL7024ST



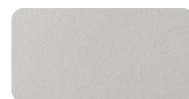
Textured Quartz Gray  
RAL7039ST



Textured Pebble Gray  
RAL7032ST

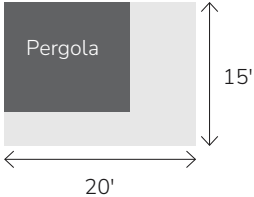
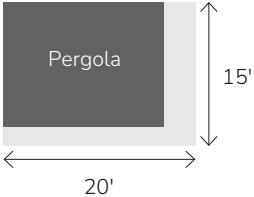
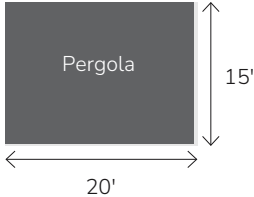


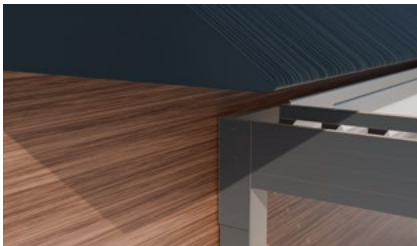
Textured Dusty Gray  
RAL7037ST



Textured White Aluminum  
RAL9006ST

# Comparison Chart

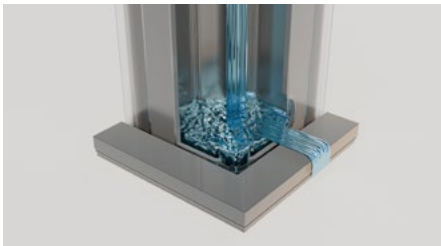
	Manual Louvered Pergola	Motorized Louvered Pergola	Large Motorized Louvered Pergola
Installation type	Freestanding	Freestanding or Wall mount	Freestanding or Wall mount
Maximum dimensions*	<div> <div> <div>11'5" x 13' 5/8"</div> <div>3.5 x 4 meters</div> </div> <div>  </div> </div>	<div> <div> <div>13' x 16'8" 3/4</div> <div>4 x 5 meters</div> </div> <div>  </div> </div>	<div> <div> <div>14'9" x 19'8" 3/4</div> <div>4.5 x 6 meters</div> </div> <div>  </div> </div>
Standard post height	8' / 2.4 m	10' / 3 m	10' / 3 m
Maximum square feet	150 sq.ft / 13.9 sq.m	220 sq. ft. / 20.4 sq.m	290 sq. ft. / 26.9 sq. m
Operating mechanism	Hand-operated mechanism	Electric-powered with remote control (1 x 110V)	Electric-powered with remote control (1 x 110V)
Rotation	90°	90°	115°
Post dimensions	4 1/8" x 4 1/8"	5 1/2" x 5 1/2"	5 1/2" x 5 1/2"
Modular design	✓	✓	✓
Integrated gutter system	✓	✓	✓
Snow load	Up to 20 pds/sq. ft.	Up to 30 pds/sq. ft.	Up to 30 pds/sq. ft.
Wind resistance	Up to 115 mph / 185 km/h	Up to 190 mph / 305 km/h	Up to 190 mph / 305 km/h
Clearance required under soffit	10 1/2"	12 1/2"	13 1/2"



Additional clearance required above the post height \_\_\_\_\_

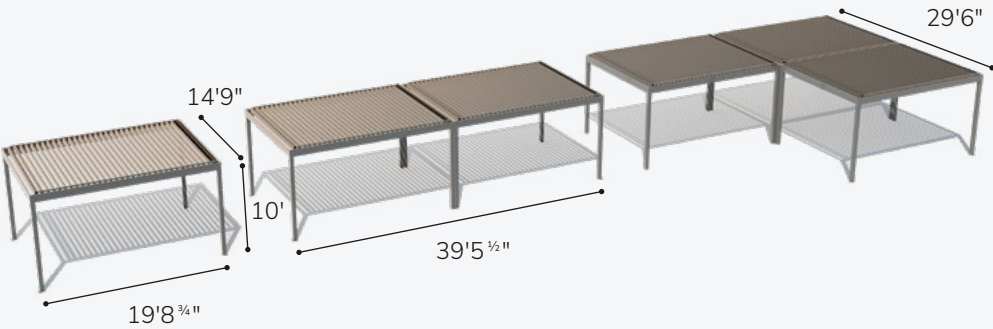


Integrated gutter system \_\_\_\_\_

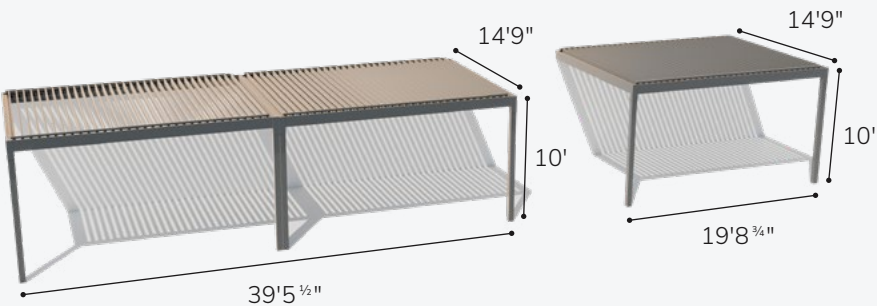


# Installation Types

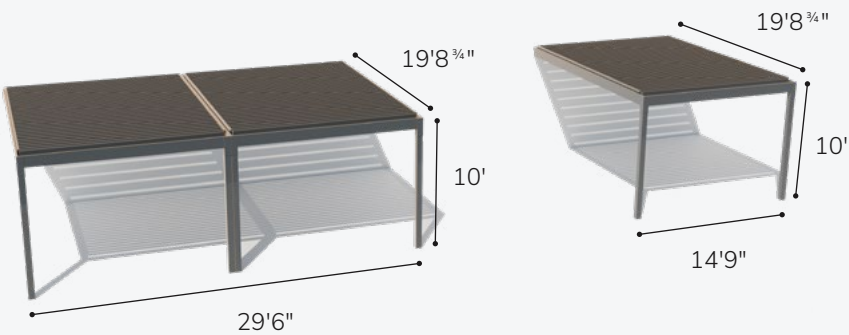
**Freestanding and multi-unit configuration**  
Maximum dimensions\*



**Wall mount with perpendicular louver configuration**  
Maximum dimensions\*



**Wall mount with parallel louver configuration**  
Maximum dimensions\*



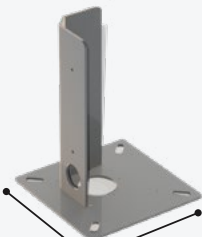
## Foot plates



5 1/2" x 5 1/2"



6 7/8" x 6 7/8"



9" x 9"



\* There is a possibility of increasing the projection up to 22'9" per unit with the addition of an extra post.

## Terra Summer: A Decade of Designing Timeless Spaces

Terra Summer is a specialized manufacturer of high-quality, custom-made solutions for sun protection and outdoor living products.

Designed with innovation and durability in mind, our product range includes louvered pergolas, aluminum privacy walls, and modern retractable screens that integrate seamlessly into your outdoor space.

With its visionary approach and commitment to excellence, Terra Summer has quickly become a key player in North America.



Visit [terrasummer.com](https://terrasummer.com) to discover a wide range of customization options. Select your ideal size, color, lighting, and more to create an outdoor living space tailored to your needs.

Begin your dream outdoor project today.



# TERRA SUMMER



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. December 16, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW METAL PERGOLA IN REAR AT POOL DECK.**

**#719 POORHOUSE LANE**

**Applicant –T.S. Neal Architects Application #C2025-0099**

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 T. Smith, 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:  
719 POOR HOUSE LANE on the 10 day of DECEMBER, 2025.

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 DECEMBER 15<sup>th</sup>, 2025.

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 C2025-0099.

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

Signed Name of Affiant:

Timothy Smith

Date: 12-10-2025

Address: 2297 1/2 OVERSEAS HWY

City: CUDDEBAY

State, Zip: FL 33042

The forgoing instrument was acknowledged before me on this 10 day of DEC., 2025.

By (Print name of Affiant) Timothy Smith who is personally known to me or has produced ID as identification and who did take an oath.

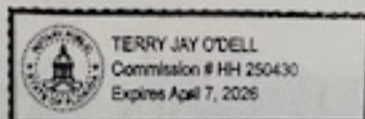
## NOTARY PUBLIC

Sign Name: Terry O'Dell

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

My Commission Expires: April 7, 2026







ISLAND  
270-1111  
786-766-1087

KEEP  
OUT

TSN

A

T.S. NEAL ARCHITECT, INC.  
305.340.8857  
tsnarchitects.com

Public  
Access  
Notice



ND  
5061

CT, INC.  
5 7  
OM

Public  
Meeting  
Notice





# PROPERTY APPRAISER INFORMATION



