

# Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review

**Commission Members** 

From: Matthew Crawford

Historic Preservation Manager

Meeting Date: August 26, 2025

Applicant: Sandbar Design Studio Inc.

Application Number: C2025-0073

Address: 1318 William Street

# **Description of Work:**

New addition on north elevation of new construction. New pool, pool deck, and site improvements.

# **Site Facts:**

The building under review is a non-historic and non-contributing structure within the historic district. Construction started in 2024, and the structure is still under construction.

This one-story historic, non-contributing property is located along William Street. The site includes the primary structure along with a non-historic rear cottage with a non-historic metal shed.

Currently the house is located within an AE-8 flood zone.



Photo of property under review Front (East) Elevation.



Photo of property under review Front and Left side (East and South) Elevations.



Photo of Property Under Review Left Side (South) Elevation.



Photo of property under review Front and Right side (East and North) Elevations.



Photo of property under review Front (East) Elevation from Street.

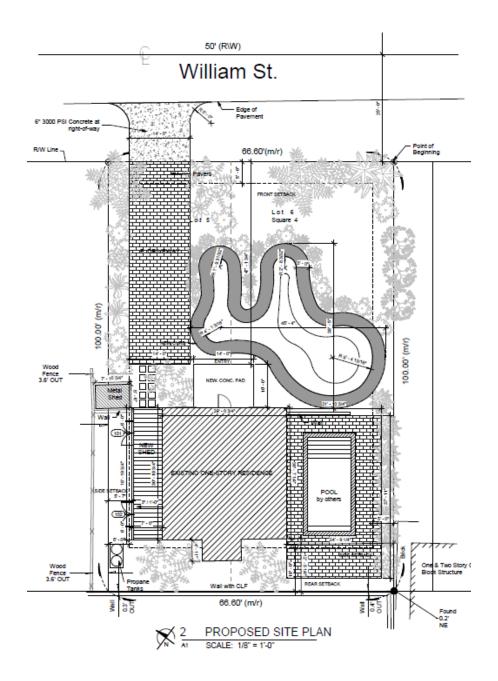
# **Guidelines Cited on Review:**

- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 6, 13, 14, 19, 25 (first sentence), and 26.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 8, 12, 14, 18, 22, and 23.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools and Related Equipment (page 39a), specifically guidelines 1 and 3.
- Guidelines for Parking Areas, Landscaping, & Open Space Environment (page 43), specifically guidelines 5 and 7.

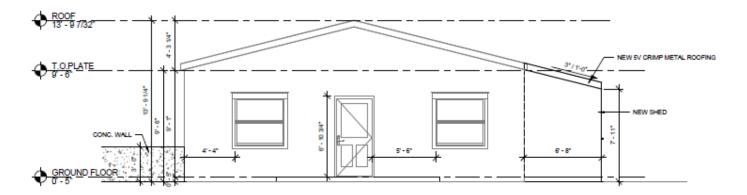
# **Staff Analysis:**

A Certificate of Appropriateness is currently under review for the construction of a new side elevation addition following the roofline of the current structure. The new addition will include two double doors that match the size, material, and color of the current door on this elevation. The addition will have the same stucco siding and 5V Crimp roofing as the existing structure. There will be a new pool and brick pool deck constructed at the south elevation of the structure. A new brick driveway will be constructed from the front (East)

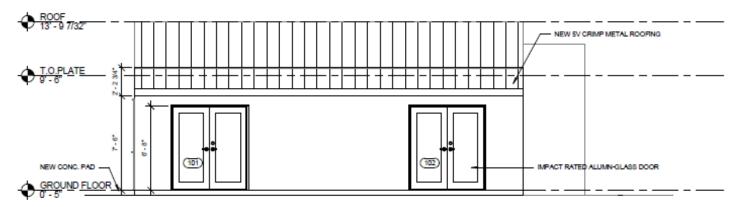
elevation of the structure to the edge of the pavement. There will also be a curved paver path at the front (East) elevation of the structure in the front yard of the property.



Proposed Site Plan.



Proposed Front (East Elevation).



Proposed Side (North) Elevation.

# **Consistency with Cited Guidelines:**

Staff finds the design to be generally compatible with structure under construction and surrounding context. The proposed addition follows the Guidelines for Roofing including Guideline 3 which states "roofing materials and forms used in new construction must be visually compatible with the existing historical and architectural context of the streetscape and neighborhood." The proposed addition will have a 5 v-crimp metal roof that follows the roofline of the current structure. The structure also follows the Guidelines for additions. Guideline 1 states that "additions shall require no or minimal changes to the character defining features of a building and its site." The current property only consists of non-historic construction, thus there are no character defining features.

The structure follows Guideline 13 of New Additions which states "New additions must have a similar building form found in the existing structure. New addition massing shall be similar or smaller than the massing found in the existing building and adjacent structures." It also follows Guideline 18 of New Construction which states structures should have "roof

forms that appear similar to the established range of roof shapes of same typology in the immediate surrounding area and are compatible with the architectural style of a new building." The proposed addition will have a similar building form as the existing structure as it follows the roofline of the current structure. The addition also Guideline 22 states that "materials used for roofs, walling and windows etc. shall echo those used on the predominant or adjacent historic structures of same typology." The proposed addition will have a 5 v-crimp metal roof, which is compatible with the current structure and the surrounding area.

The new addition also follows Guideline 14 of New Construction, which states "there must be a consistency of scale and proportion. The width and height of new construction shall be similar to those buildings of the same land use immediately adjacent to it." The proposed addition follows the same roofline as the current structure on the property and stays consistent with the width and height of construction immediately adjacent to the property.

The proposed pool and pool deck follow Guideline 1 of Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment, which states "wood decking or brick patios are allowed on non-street-side or rear yards. Wood decks must not be built on the front or street-side yard of any building adjacent to the public right-of-way." The proposed brick patio is on the left side of the existing structure, a non-street side of the structure. The proposed pool follows Guideline 3, which states "pools and related equipment proposed in HARC-approved locations must be screened from sight from the right-of-way." The pool equipment is proposed to be at the rear of the current structure, screened from the right-of-way.

The proposed driveway and paver path follow the Guidelines for Parking Areas, Landscaping, & Open Space Environment, specifically guideline 5. Guideline 5 states "excessive use of paving, driveways or walkways that cover traditionally open space is discouraged." The design of the proposed driveway introduces a single, appropriately scaled paver driveway that would maintain a balance between hardscape and landscape. The portion of the driveway within city right-of-way will be the standard city design of 6" 3000psi concrete to meet engineering requirements. The proposed paver path would also maintain this balance as its narrow width and curvilinear design preserve the predominance of open yard space in front of the structure. Guideline 7 states that "concrete or gravel lawns, front patios and circular driveways are not appropriate." The proposed driveway is straight with no circular pattern.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



ADDRESS OF PROPOSED PROJECT:

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

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

1318 William Street

NAME ON DEED:	KZ00 LLC	<b>PHONE NUMBER</b> 714-267-9557			
OWNER'S MAILING ADDRESS:	1252 N Eagle Lake Dr  EMAIL ash@keywestbutterfly.com				
	Kalamazoo MI 49009				
APPLICANT NAME:	Sandbar Design Studio, Inc	<b>PHONE NUMBER</b> 847-903-5854			
APPLICANT'S ADDRESS:	29183 Camellia Lane	EMAIL INFO@SANDBARDESIGNSTUDIO.COM			
	Big Pine Key, FL 33043				
APPLICANT'S SIGNATURE:	Crica Poole	<b>DATE</b> 07/25/2025			
PUNISHABLE PER SECTION 775.082 OR DESCRIBED IN THE APPLICATION SHALL APPLICANT FURTHER STIPULATES THAT DESCRIPTION OF WORK, AS DESCRIBED AND THE SUBMITTED PLANS, THE AFORE PROJECT INCLUDES: REPLACEMENT OF PROJECT INVOLVES A CONTRIBUTING SEPROJECT INVOLVES A STRUCTURE THAT	S OR HER OFFICIAL DUTY SHALL BE GUILTY OF A M 775.083. THE APPLICANT FURTHER HEREBY ACKNOW. BE THE SCOPE OF WORK THAT IS CONTEMPLATED T SHOULD FURTHER ACTION BE TAKEN BY THE CIT HEREIN, AND IF THERE IS CONFLICTING INFORMATIC EMENTIONED DESCRIPTION OF WORK SHALL BE CONTEMPLATED OF WINDOWS	LEDGES THAT THE SCOPE OF WORK AS BY THE APPLICANT AND THE CITY. THE Y FOR EXCEEDING THE SCOPE OF THE IN BETWEEN THE DESCRIPTION OF WORK ROLLING.  ELEVATION OF A STRUCTURE STRUCTURE: YES NO x TER: YES NO_X_			
NEW ATTACHED SHED. NEW	PAVER DRIVEWAY & PATHS. NEW POOL	& POOL DECK.			
REFER TO PLANS FOR HEIGH	T, DIMENSIONS, SQUARE FOOTAGES.				
MAIN BUILDING:					
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# 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

	:(S):				
	FUTUR	E POOL PER PLAN			
PAVERS:		FENCES:			
PAVER DRIVES & PA	ATHS PER PLAN.				
DECKS:		PAINTING:			
-		PAINT COLOR TBD, WITH HARC A DURING CONSTRUCTION	PPROVAL,		
SITE (INCLUDING GRADIN	G. FILL. TREES. ETC):	POOLS (INCLUDING EQUIPMENT):			
		FUTURE POOL PER PLAN, IN REA	R YARD		
ACCESSORY EQUIPMENT	(GAS, A/C, VENTS, ETC):	OTHER:			
AC & POOL EQUIP.	AT REAR OF HOUSE				
		1			
OFFICIAL USE ONLY:	HARC COM	IMISSION REVIEW	EXPIRES ON:		
MEETING DATE:					
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MEETING DATE:  REASONS OR CONDITIONS:	APPROVED NOT APPROVED _	DEFERRED FOR FUTURE CONSIDERATION	INITIAL:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# PROJECT PHOTOS











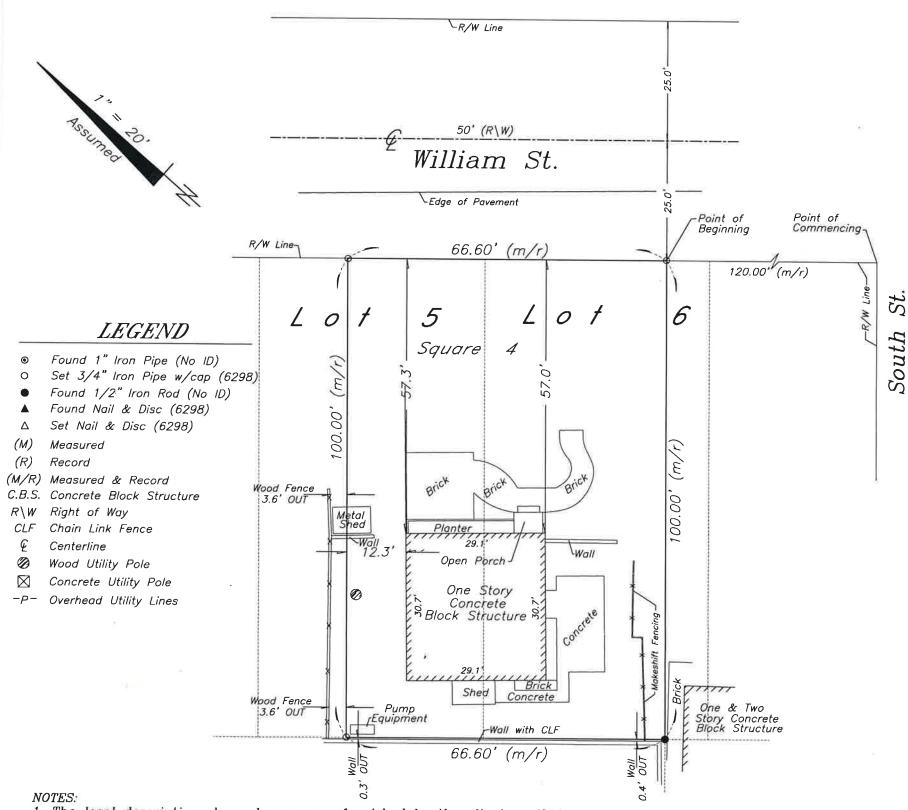








# Boundary Survey Map of part of Lots 5 \$ 6, Square 4, PIERCE AND WHITE'S DIAGRAM, Tract 17, Key West, FL



- The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
- Underground foundations and utilities were not located.
   All angles are 90° (Measured & Record) unless otherwise noted.
- 4. Street address: 1318 William 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. Date of field work: September 11, 2015 and May 17, 2023
  9. Ownership of fences is undeterminable unless otherwise noted
- 9. Ownership of fences is undeterminable, unless otherwise noted. 10. All bricking, interior fencing and concrete is not shown.
- 11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February A.D., 1829, as a part of Tract 17, but now better known as Part of Lots 5 and 6, in Square 4, of said Tract 17, according to PIERCE AND WHITE'S DIAGRAM of Square or Lot No. 4, of Tract 17, recorded in Deed Book 898, Page 599, Monroe County, Florida Public Records, said land being described by metes and bounds as follows: COMMENCING at a point on William Street distant 120 feet northwesterly from the corner of the intersection of South and William Streets and running thence along William Street in a Northwesterly direction 66.6 feet; thence at right angles in a Southwesterly direction 100 feet; thence at right angles in a northeasterly direction 100 feet to the Point or Place of Beginning of William Street.

BOUNDARY SURVEY FOR: Brugman Family Limited Partnership;

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 September 28, 2015 Updated May 18, 2023

THIS SURVEY
IS NOT
ASSIGNABLE



Professional Surveyor & Mapper PSM #6298

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

# PROPOSED DESIGN

# **BUILDING DATA**

**LOCATION MAP** 

1318 WILLIAM ST, KEY WEST, FL 33040

# **CONTRACTOR GENERAL NOTES:**

- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO
- COMMENCEMENT OF WORK. - FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD
- CONSTRUCTION MATERIALS. - FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6 WALL R-VALUE (CAVITY) = 13 ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

# SITE DATA: FLOOD ZONE ZONING

X-ZONE

HISTORIC RESIDENTIAL (HRO) FLUM INCORPORATED (INC)

# LEGAL DESCRIPTION:

KW WHITE AND PIERCE DIAGRAM N-613 PT LOT 5 AND PT LOT 6 SQR 4 TR 17 OR3-26 OR172-557-558-559-560 OR506-984 OR776-1273/1281 OR898-599 OR1467-2175/76 OR2756-1745 OR3261-0657

RE #: 00036820-000000

ADDRESS: 1318 WILLIAM ST, KEY WEST, FL 33040

SUBDIVISION: OLD TOWN - UNRECORD (1.0)

MAX BUILDING HEIGHT = 35' FROM COR OR LAG, WHICHEVER IS LOWER. LAG IS LOWER THAN COR.

OCCUPANCY: R3

TYPE OF CONSTRUCTION: VB

# GENERAL NOTES

BEFORE PROCEEDING WITH THE WORK.

ALL CONFLICTS.

- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
- 2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB

SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT

- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE
- FLORIDA BUILDING CODE, 8TH EDITION, LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT, HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF
- 3. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO
- . CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.

THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.

- 8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
- 9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- 10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
- 11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA
- 12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR
- 13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE, SHALL BE FURNISHED.
- 14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
- 15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
- 16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- 17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
- 18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

**CODE INFORMATION** 

# **SYMBOLS**

**BUILDING CODE** MECHANICAL CODE: 2023 FLORIDA MECHANICAL CODE PLUMBING CODE 2023 FLORIDA PLUMBING CODE **ELECTRICAL CODE:** FUEL GAS CODE 2023 FLORIDA FUEL GAS CODE **ENERGY CODE:** STANDARD LOAD DESIGN CRITERIA **ASCE 7-22** 

# LOCAL BUILDING REQUIREMENTS:

FEMA REQUIREMENTS: DESIGN FLOOD ELEVATION: CURRENT ZONING MAX BUILDING HEIGHT: **USE GROUP:** 

2023 FLORIDA BUILDING CODE, 8TH EDITION 2020 NATIONAL ELECTRIC CODE (NEC) NFPA 2023 FLORIDA ENERGY CONSERVATION CODE

# KEY WEST CODES AND ORDINANCES

FLOOD ZONE: X-ZONE NGVD 1929 FLOOD ZONE: X-ZONE NGVD 1929 HISTORICAL RESIDENTIAL (HRO) 35' FROM COR/LAG RESIDENTIAL

ALL ELEVATIONS PROVIDED IN NGVD 1929.

# SCOPE OF WORK:

Impervious Surface (%)

Building Coverage (%)

**Proposed Developments** 

Building Coverage

Open Space

Open Space (%)

Impervious Surface

**Building Coverage** 

Open Space (%)

Open Space

Impervious Surface (%)

Building Coverage (%)

NEW SITE PAVERS & DRIVEWAY. NEW PERGOLA AND ATTACHED SHED PER PLAN

15% PAVERS/CONC. 140 IS

HOUSE

PAVER DRIVE

SHED

POOL

POOL DECK 610 IS

CONC. PATIO 140 IS

PAVER PATH

939 IS/BC

660 IS

459 IS

220 IS

216 IS/BC

	SITE DAT	A TABLE		
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HRO	HRO	HRO	N/A
Flood Zone	X-ZONE	X-ZONE	X-ZONE	N/A
Size of Site	7,000	7,000	7,000	N/A
Height	30'-0"	13'-9.25"	13'-9.25"	N/A
Front Setback	5'-0"	5'-0"	5'-0"	N/A
Side Setback A	5'-0"	5'-0"	5'-0"	N/A
Side Setback B	5'-0"	5'-0" 5'-0" 5'-0"		N/A
Street Side Setback	5'-0"	5'-0"	5'-0"	N/A
Rear Setback	10'-0"	7'-3.5"	7'-3.5"	N/A
Building Coverage	50%	13%	17%	N/A
Impervious Surface	60%	15%	46%	N/A
Open Space	35%	85%	54%	N/A
Breakdowns (SF)				
Lot Area	7,000			
Existing Co	verages			
Impervious Surface	1,079	HOUSE	939	IS/BC

939

13%

5,921

85%

3,244

46%

1,155

17%

3,756

54%

**ABBREVIATIONS** 

AHU A/V BO

CL CLG

CMU

CO CONC

D DIA DTLS

DW

FBC FEC

GA GAL GFI

**GWB** 

HVAC

HB

LHM MAX

MEP

MIN NIC

NTS O.C. PSI

PT

RCP

RE

RO

STL THK

TO TOP

TOW TYP

VTR

WC

WD

W/D

WP

U.N.O.

REF REQ'D

ABOVE FINISHED FLOOR

CONCRETE MASONRY UNIT

AIR HANDLING UNIT

**AUDIO VISUAL BOTTOM OF** 

CENTERLINE CEILING

**CLEAN OUT** 

CONCRETE

DIAMETER

DISHWASHER

**ELECTRICAL METER** 

FLORIDA BUILDING CODE FIRE EXTINGUISHER CABINET

GROUND FLOOR IMPACT

LOWEST HORIZONTAL MEMBER

POUNDS PER SQUARE INCH

**UNLESS OTHERWISE NOTES** 

REFLECTED CEILING PLAN

MECHANICAL, ELECTRICAL, PLUMBING

HEATING, VENTILATION, & AIR CONDITIONING

GYPSUM WALL BOARD

**DETAILS** 

GAUGE

GALLON

HOSE BIB

MAXIMUM

MINIMUM

NOT IN CONTRACT

PRESSURE TREATED

NOT TO SCALE ON CENTER

REFERENCE

REQUIRED

STEEL THICK

TOP OF

TYPICAL

WASHER

WOOD

TOP OF PILE

TOP OF WALL

VENT TO ROOF

WATER CLOSET

WASHER/DRYER

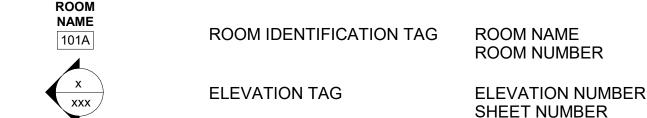
WATER HEATER

WATERPROOF

REFRIGERATOR

**ROUGH OPENING** 

DRYER





INTERIOR ELEVATION TAG

**ELEVATION NUMBER** SHEET NUMBER

**SECTIONNUMBER** 

SHEET NUMBER

**DETAIL NUMBER** 

SHEET NUMBER

DRAWING INDEX

COVER SHEET

SITE PLAN

SECTION TAG

DOOR TAG. REFER TO DOOR SCHEDULE WINDOW TAG. REFER TO WINDOW SCHEDULE WALL TAG. REFER TO WALL TYPES.

\_\_\_\_\_\_\_\_\_\_\_\_ BREAK LINE 0' 4' 8' 16'

**GRAPHIC SCALE** 

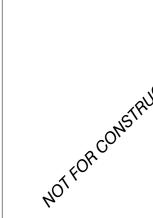
101

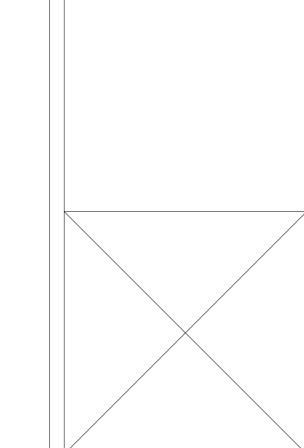
**-** (1i)

**NORTH ARROW** 

View Name DRAWING TITLE Sheet Number SCALE: View Scale

DETAIL NUMBER TITLE SHEET NUMBER SCALE



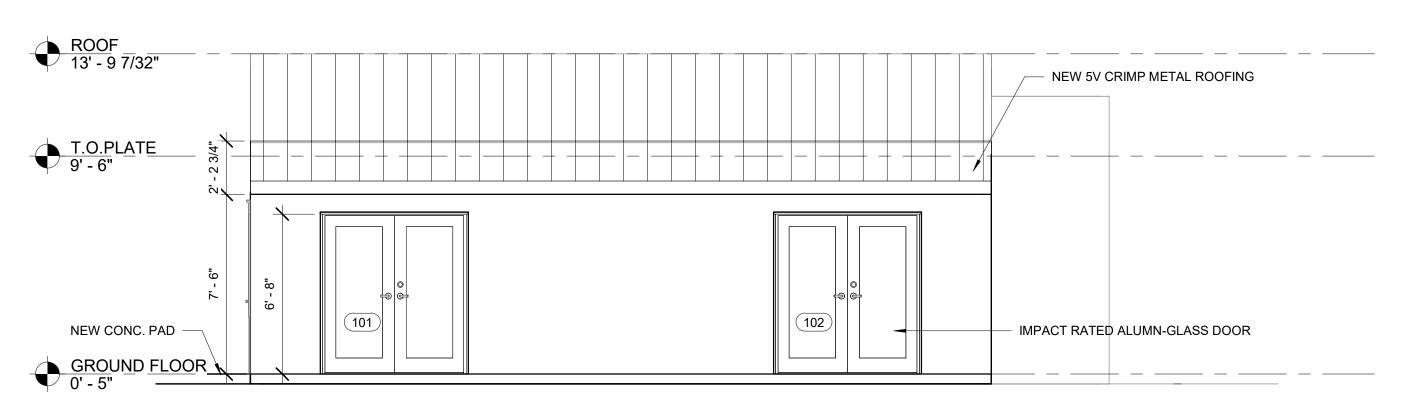


**COVER SHEET** 

SHEET TITLE

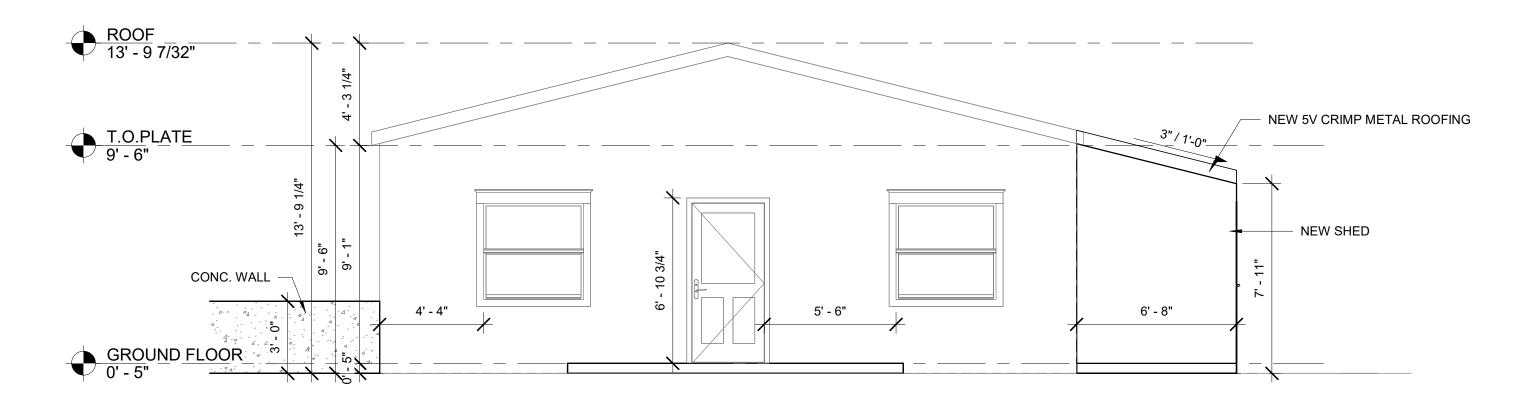
PROJECT NO. DRAWN BY: M4E LLC

KZO2025 APPROVED BY: EHP



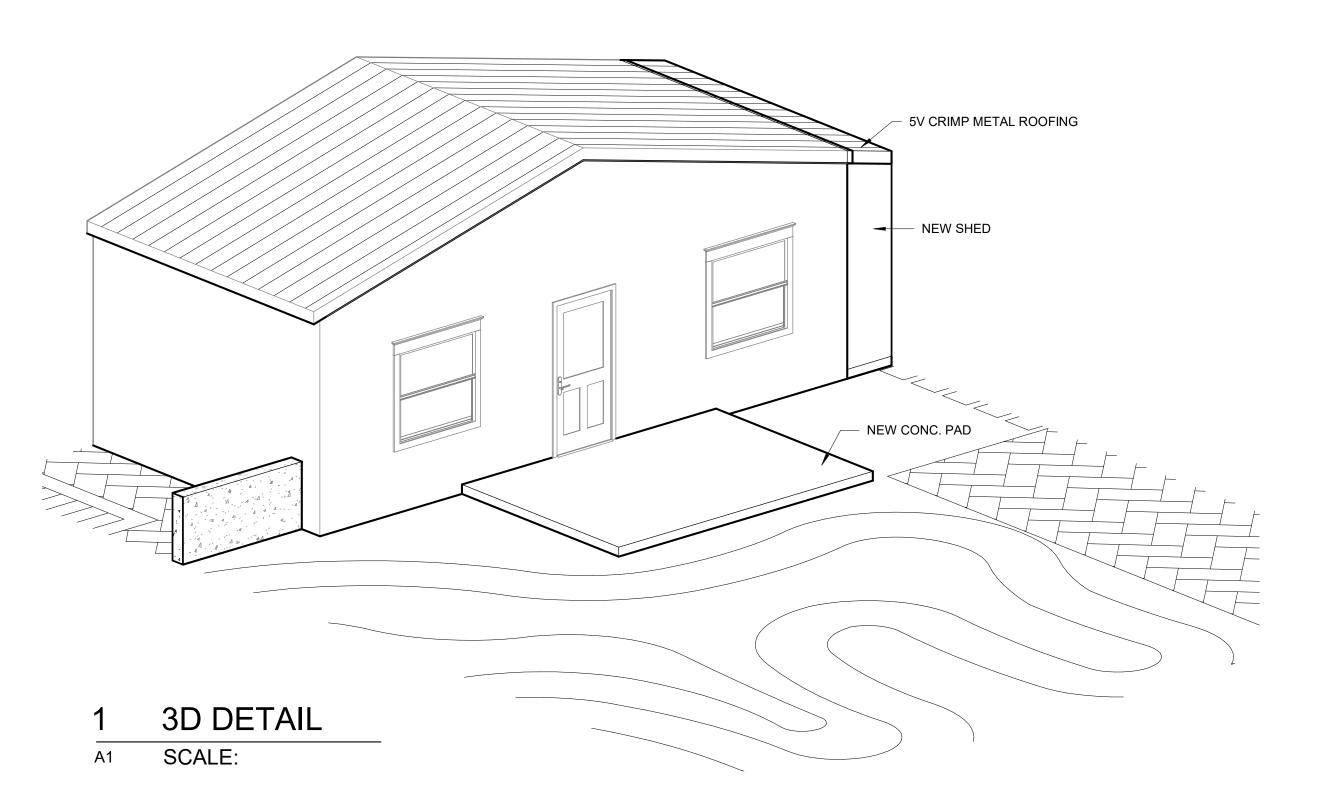
# 4 WEST ELEVATION (NEW SHED)

A1 SCALE: 1/4" = 1'-0"

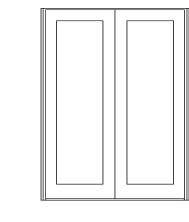


# 3 NORTH ELEVATION

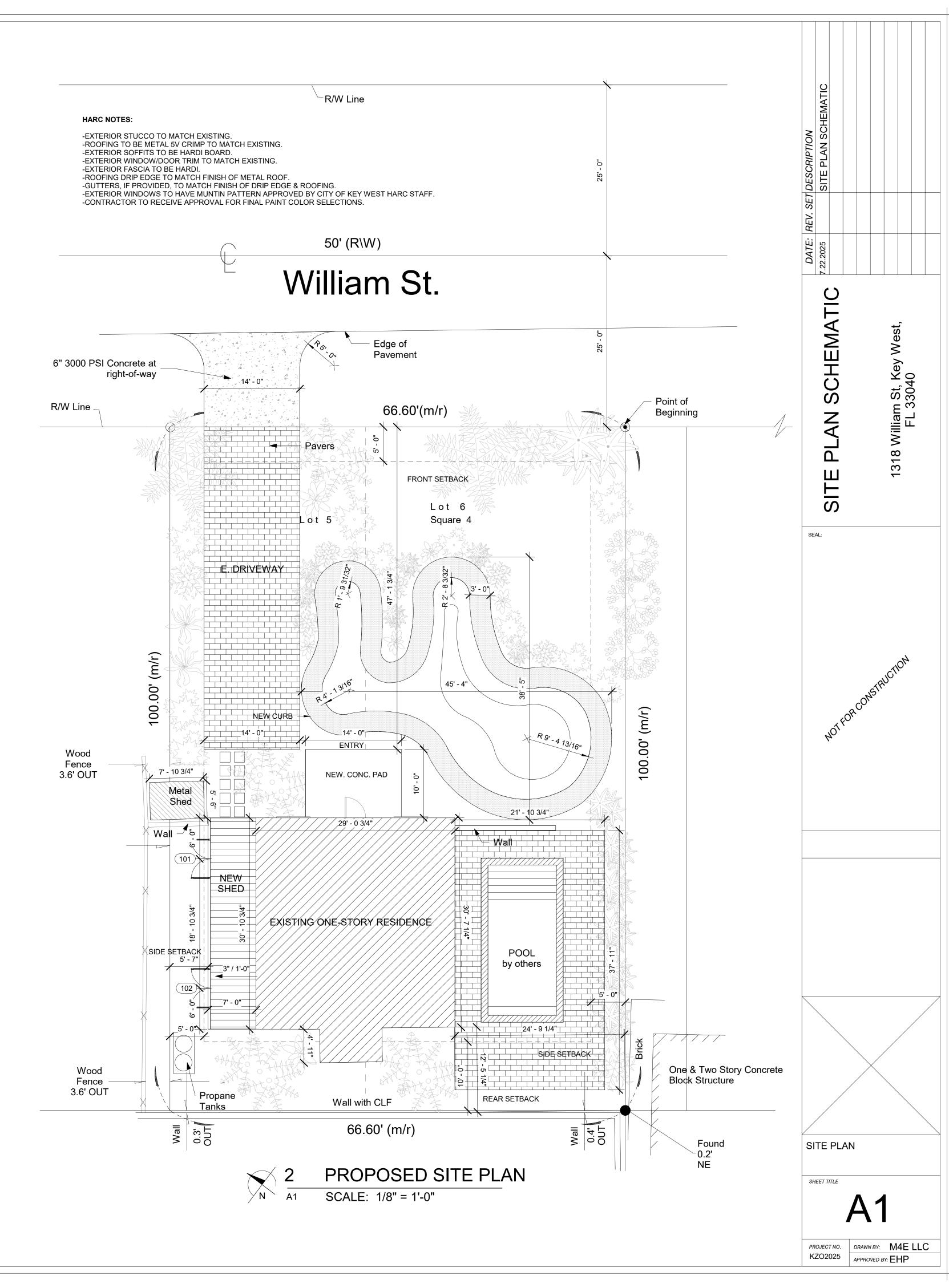
A1 SCALE: 1/4" = 1'-0"



DOOR SCHEDULE									
Mark	Manufacturer	Model	Type	Description	Width	Height			
101	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	IMPACT RATED DOUBLE OUTSWING DOOR	6' - 0"	6' - 8"			
102	TBD BY CONTRACTOR/CLIENT	TBD BY CONTRACTOR/CLIENT	Α	IMPACT RATED DOUBLE OUTSWING DOOR	6' - 0"	6' - 8"			



<u>TYPE "A"</u> IMPACT RATED DOUBLE OUTSWING DOOR W/ GLAZING



The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. August 26, 2025, at City Hall. 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

# NEW ADDITION ON NORTH ELEVATION OF NEW CONSTRUCTION. NEW POOL, POOL DECK, AND SITE IMPROVEMENTS.

# **#1318 WILLIAM STREET**

Applicant – Sandbar Design Studio Inc. Application #C2025-0073

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 <a href="https://www.cityofkeywest-fl.gov">www.cityofkeywest-fl.gov</a>.

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
, 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:
1318 William Street, Key West, FL 33040 on the
20th day of, 20_25
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
20 <u>25</u> .
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
2. A photograph of that legal notice posted in the property is attached hereto.
Signed Name of Affiant:
Signed Name of Affiant:
PETER OTAVA
PETER OTAVA  Date: 03/20125
PETER OTAVA  Date: 08/10/25  Address: 17243 STAPIENCE
PETER OTAVA  Date: 08/10/25  Address: 17243 STAPIENCE
PETER OTAVA  Date: 03/20125
PETER OTAVA  Date: 08/10/25  Address: 17243 STAPIENCE
Date: 08/10/25  Address: 17243 SMARIENCE  City: SUPAIL COAF  State, Zip: FL 53042
Date: 08/10/25  Address: 17243 SMARIENCE  City: SUPAIL COAF  State, Zip: FL 53042
Date:
Date: 08/10/25  Address: 17243 SMARIENCE  City: SUPAIL COAF  State, Zip: FL 53042
Date:
Date: OBIN 125 Address: 17243 STATIENT  City: State, Zip: Ft 53047  The forgoing instrument was acknowledged before me on this day of 2005.  By (Print name of Affiant) PETEN OTAM who is personally known to me or has produced personally known to me or has produced identification and who did take an oath.  NOTARY PUBLIC Sign Name: Manual Public S
Date: OBIDITE Address: 1243 SWAPENUM City: WPAIL COAF State, Zip: FL 53042  The forgoing instrument was acknowledged before me on this day of personally known to me or has produced identification and who did take an oath.  NOTARY PUBLIC AND DECEMBRANCE Print Name: PCAR DECEMBRANCE
Date: OBINITE Address: 17243 STATIENCE City: SUPPLICATE State, Zip: FC 53040  The forgoing instrument was acknowledged before me on this day of Agriculture as a complete the
Date:
Date: OBINITE Address: 17243 STATIENCE City: SUPPLICATE State, Zip: FC 53040  The forgoing instrument was acknowledged before me on this day of Agriculture as a complete the

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# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

# \*\*PROPERTY RECORD CARD\*\*

# 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 sťatement.

## Summary

Parcel ID 00036820-000000 1037656 Account# 1037656 Property ID Millage Group 10KW

Location 1318 WILLIAM St, KEY WEST

Address

KW WHITE AND PIERCE DIAGRAM N-613 PT LOT 5 AND PT LOT 6 SQR 4 TR 17 Legal OR3-26 OR172-557-558-559-560 OR506-984 OR776-1273/1281 OR898-599 Description

OR1467-2175/76 OR2756-1745 OR3261-0657 (Note: Not to be used on legal documents.)

Neighborhood 6131

SINGLE FAMILY RESID (0100) **Property Class** 

Subdivision 05/68/25

Sec/Twp/Rng Affordable No

Housing



## Owner

KZOO LLC 1252 N Eagle Lake Dr Kalamazoo MI 49009

# Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$119,791	\$110,068	\$125,546	\$112,860
+ Market Misc Value	\$1,226	\$1,226	\$1,226	\$1,226
+ Market Land Value	\$1,352,400	\$1,411,200	\$1,064,280	\$699,720
= Just Market Value	\$1,473,417	\$1,522,494	\$1,191,052	\$813,806
= Total Assessed Value	\$1,083,177	\$984,706	\$895,187	\$813,806
- School Exempt Value	\$O	\$0	\$0	\$0
= School Tayable Value	\$1 <i>4</i> 73 <i>4</i> 17	\$1 522 49 <i>4</i>	\$1 191 052	\$813.806

# **Historical Assessments**

Year	Land Value	<b>Building Value</b>	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,352,400	\$119,791	\$1,226	\$1,473,417	\$1,083,177	\$0	\$1,473,417	\$0
2023	\$1,411,200	\$110,068	\$1,226	\$1,522,494	\$984,706	\$0	\$1,522,494	\$0
2022	\$1,064,280	\$125,546	\$1,226	\$1,191,052	\$895,187	\$0	\$1,191,052	\$0
2021	\$699,720	\$112,860	\$1,226	\$813,806	\$813,806	\$0	\$813,806	\$0
2020	\$646,800	\$114,519	\$1,226	\$762,545	\$762,545	\$0	\$762,545	\$0
2019	\$699,720	\$116,179	\$1,226	\$817,125	\$817,125	\$0	\$817,125	\$0
2018	\$673,260	\$116,179	\$1,194	\$790,633	\$790,633	\$0	\$790,633	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

# Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,000.00	Square Foot	70	100

# **Buildings**

Building ID Style Building Type Building Name Gross Sq Ft Stories Condition Perimeter Functional Obs Economic Obs Depreciation % Interior Walls	0			Exterior Walls Year Built EffectiveYearBuilt Foundation Roof Type Roof Coverage Flooring Type Heating Type Bedrooms Full Bathrooms Half Bathrooms Grade Number of Fire Pl	C.B.S. 1958 1990 WD CONC PADS FLAT OR SHED ASPHALT SHINGL CONC ABOVE GRD NONE with 0% NONE 2 1 0 500 0
Code D	escription	Sketch Area	Finished Area	Perimeter	
FLA F	LOOR LIV AREA	899	899	0	
OPF C	P PRCH FIN LL	25	0	0	
PTO P.	ATIO	174	0	0	
SBF U	JTIL FIN BLK	45	0	0	
TOTAL		1,143	899	0	

# Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade	
CONC PATIO	1975	1976	0 x 0	1	200 SF	2	
FENCES	1975	1976	0×0	1	40 SF	5	
LC UTIL BLDG	1964	1965	8 x 10	1	80 SF	1	

# Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/31/2024	\$1,250,000	Warranty Deed	2450018	3261	0657	03 - Qualified	Improved		
8/7/2015	\$100	Quit Claim Deed		2756	1745	11 - Unqualified	Improved		
11/1/1996	\$160,000	Quit Claim Deed		1467	2175	K - Unqualified	Improved		
10/1/1983	\$78.600	Warranty Deed		909	500	LL-Unqualified	Improved		

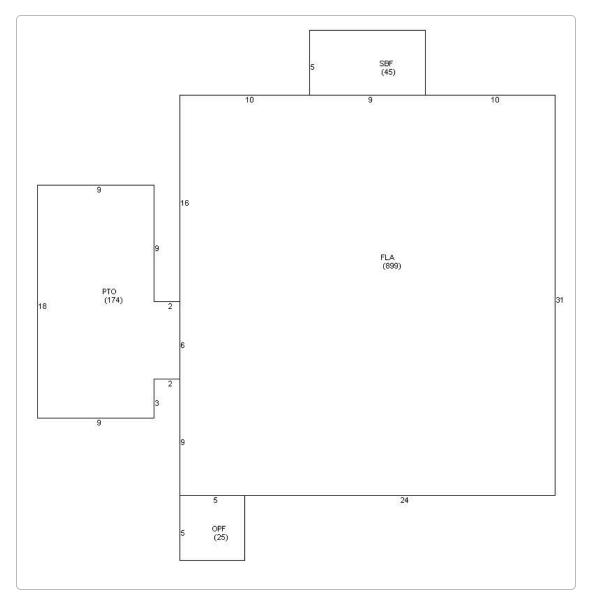
# **Permits**

Monahan	Data Januari	Chahaa	A	Permit	N-4
Number	Date Issued	Status	Amount	Туре	Notes
24- 3113	01/06/2025	Active	\$23,500	Residential	We are going to frame walls out of wood, we are going to install drywall on walls & ceiling, we are going to install cabinets/vanities we are going to all trim and interior doors.
24- 3114	01/06/2025	Active	\$6,500	Residential	Install 5v crimp roofing to HARC approved gable roo
24- 1624	06/14/2024	Active	\$0	Residential	
24- 0964	04/17/2024	Active	\$0		Demolish drywall, cabinets and countertops Exploratory Demo so engineer can see what is structural and what is not
24- 0507	03/11/2024	Active	\$14,700	Residential	Update Electrical Service to 200 amp
15- 4934	01/14/2016	Completed	\$20,000		ATF***REPLACE SPALLING, REPLACE WINDOWS, PATCH STUCCO, 9 WINDOWS
09- 2882	09/08/2009	Completed	\$10,000		R & R MODIFIED RUBBER ROOFING SYSTEM 9 SQRS

# View Tax Info

View Taxes for this Parcel

# Sketches (click to enlarge)



# Photos



# Мар



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