



Historic Architectural Review Commission Staff Report for Item 14

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: August 26, 2025

Applicant: T.S. Neal Architects

Application Number: C2025-0035

Address: 612 Petronia Street (Rear)

Description of Work:

New two-story wood frame residence, new pool, and site improvements.

Site Facts:

The building under review is historic but non-contributing, constructed sometime between 1948 and 1962. It appears on the 1962 Sanborn Map but is absent on the 1948 Map. This one-and-a-half-story structure is located at the rear of Petronia Street lot, with part of the building constructed of CMU and the remainder of wood framing. Additionally, a variance was approved by Planning Board on July 17, 2025 for front, side, and rear setbacks.

Currently the house sits on the ground and is located within an X flood zone.



Photo of property under review circa 1965. Monroe County Library.



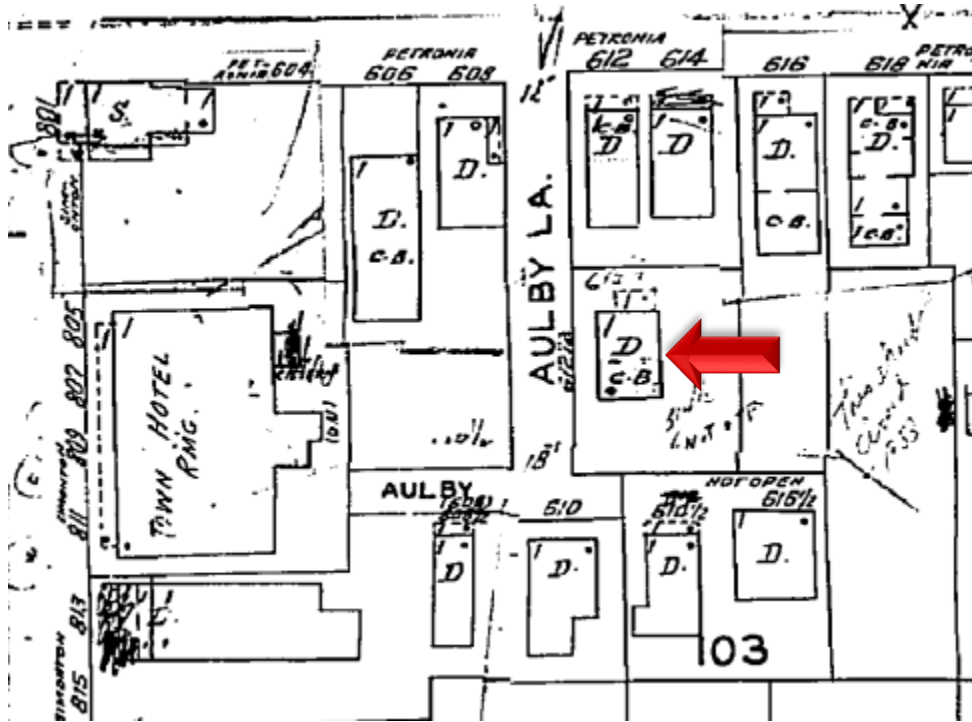
Photo of property under review.



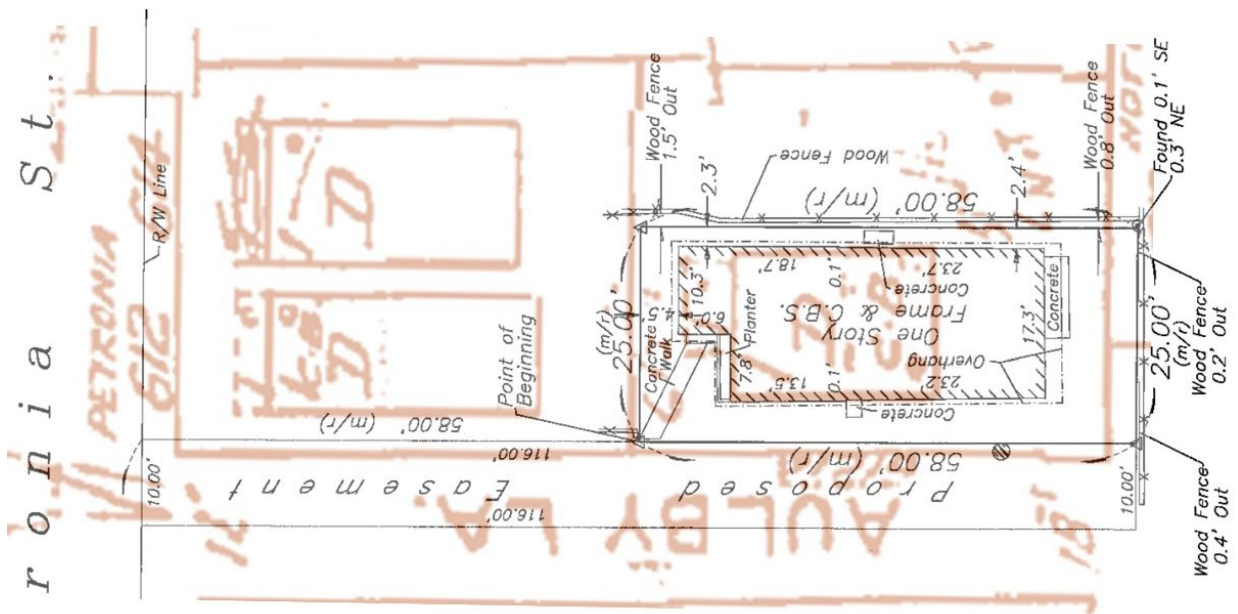
Photo of property under review.



Photo of property under review.



1962 Sanborn Map and current survey.



Current survey and 1962 Sanborn Map.



1964 Aerial photo.



1975 Aerial photo.

Guidelines Cited on Review:

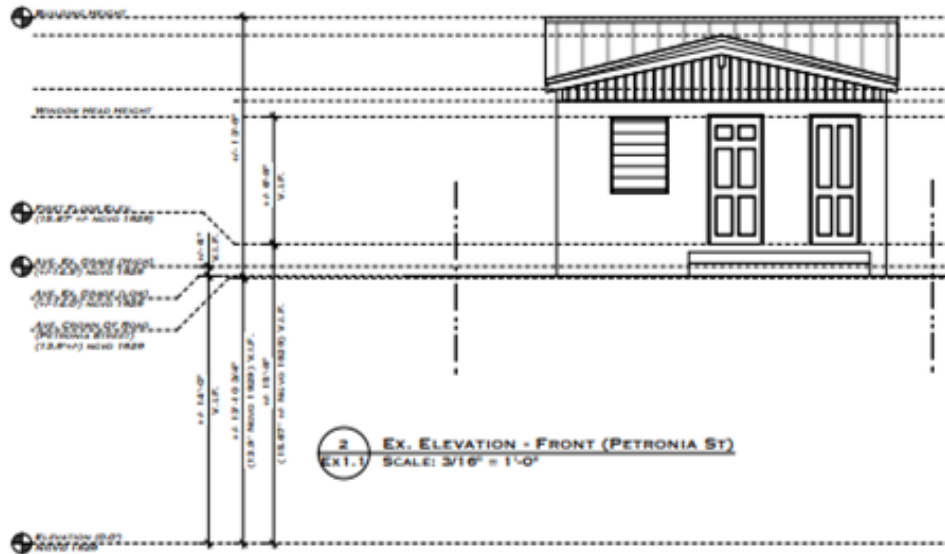
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Shutters (pages 30a-30c), specifically guidelines 4 and 5.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 17 (first sentence), 18, 21, 22, 23, 24, and 25.
- Guidelines for decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guidelines 3 and 4.
- Guidelines for fences and walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 6, 8, 9, and 10.
- Guidelines for Parking areas, landscaping, and open space environment (page 43), specifically guidelines 2, 3, 6, and 9.

Staff Analysis:

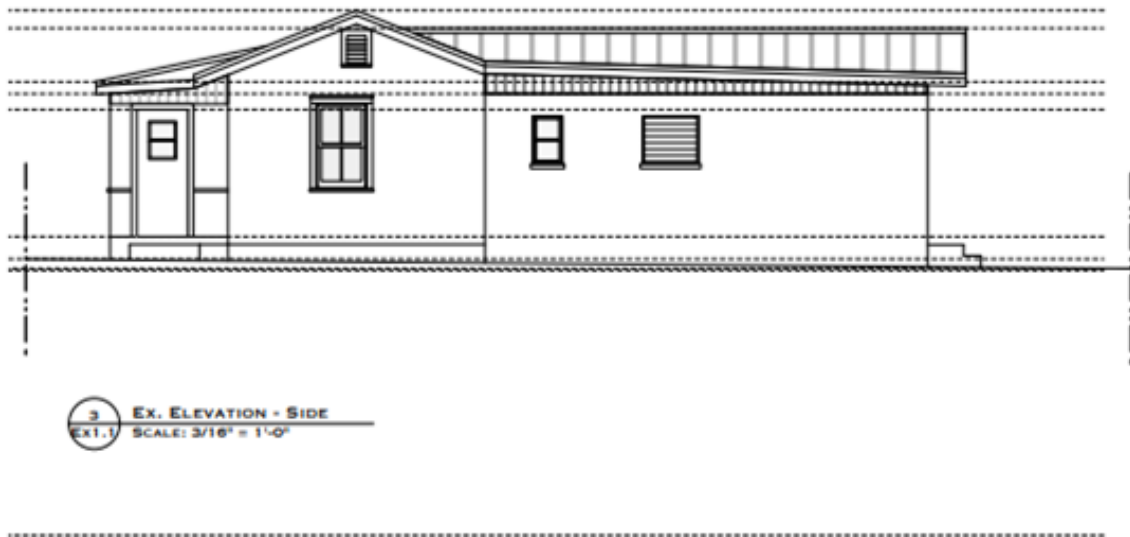
A Certificate of Appropriateness is under review for the construction of a new two-story residence with a new pool, pool deck, and one-car parking space. The existing one-story structure encroaches into setbacks and received Planning Board approval for variances for the proposed structure on the front, side, and rear setbacks on July 17, 2025.

The proposed two-story residence will feature Hardie lap siding with composite trim and shutters, 5V-crimp metal roofing, and aluminum impact windows. The front elevation includes a gabled-roof stoop with wood columns wrapped in composite trim, decorative wood brackets, and cement-composite shingles at the gable. Shed dormers are proposed on both side elevations to provide additional interior height, and the rear gable also incorporates decorative cement-composite shingles. The rear yard will include a pool and equipment, with a sand-finished stucco feature wall. A four-foot-tall wood picket fence with a sliding gate is proposed along the street frontage.

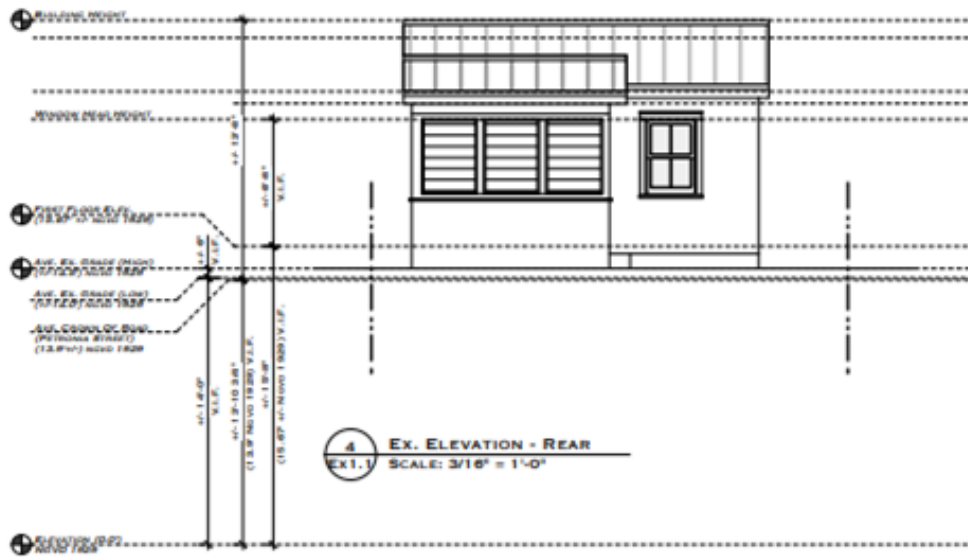
The surrounding context includes a mix of one and two-story structures. The building fronting Petronia Street is two stories in height, while the rear is primarily composed of one-story structures.



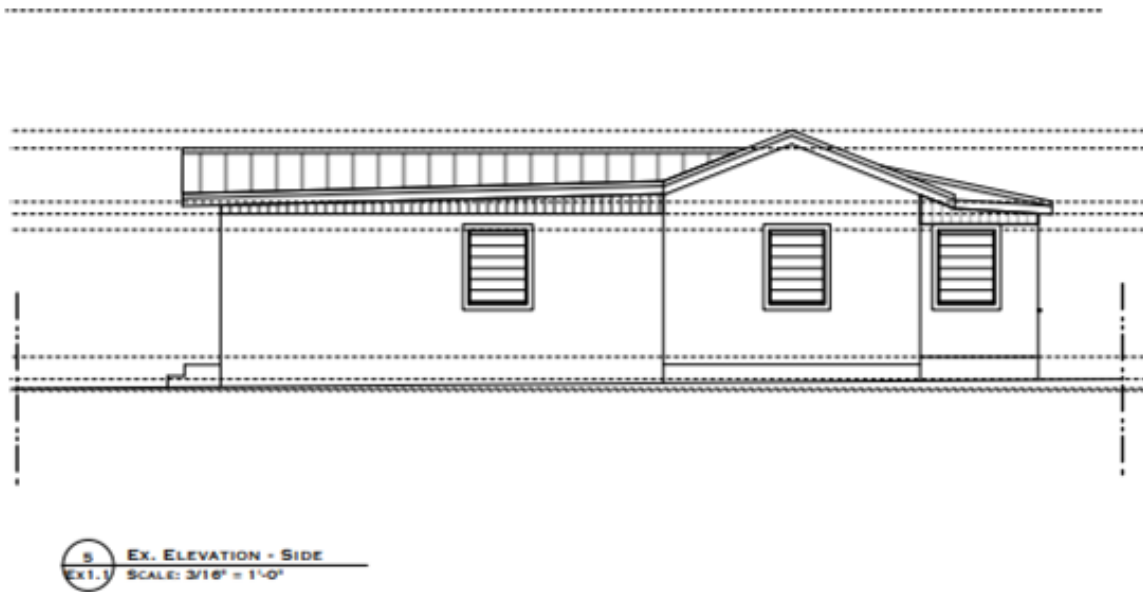
Existing Front Elevation.



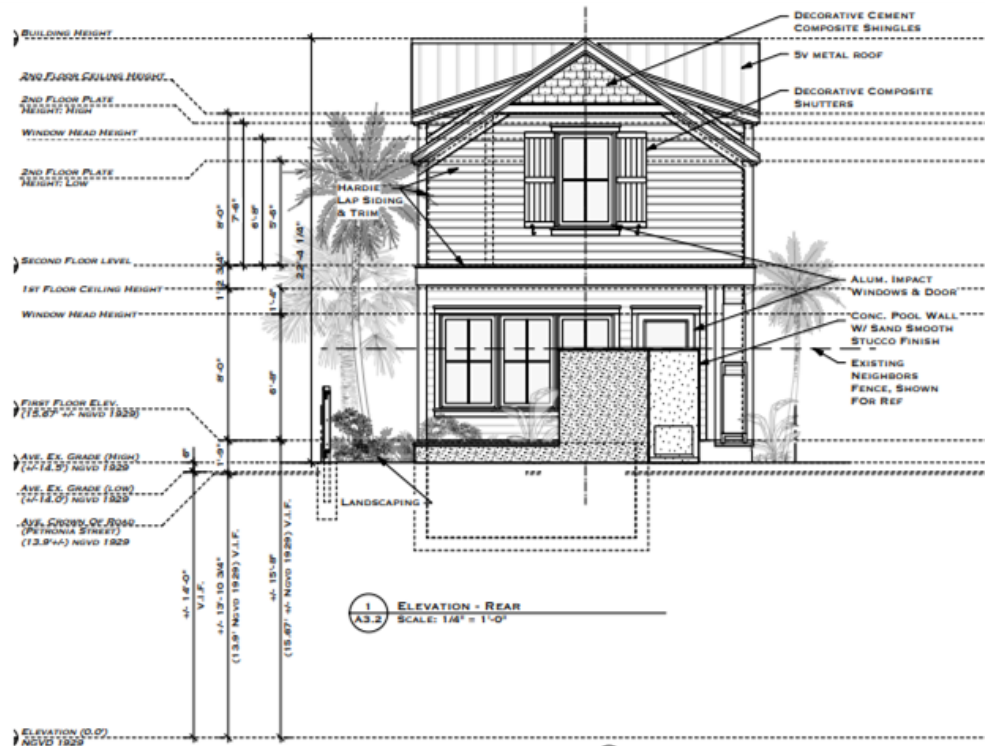
Existing Side Elevation.



Existing Rear Elevation.



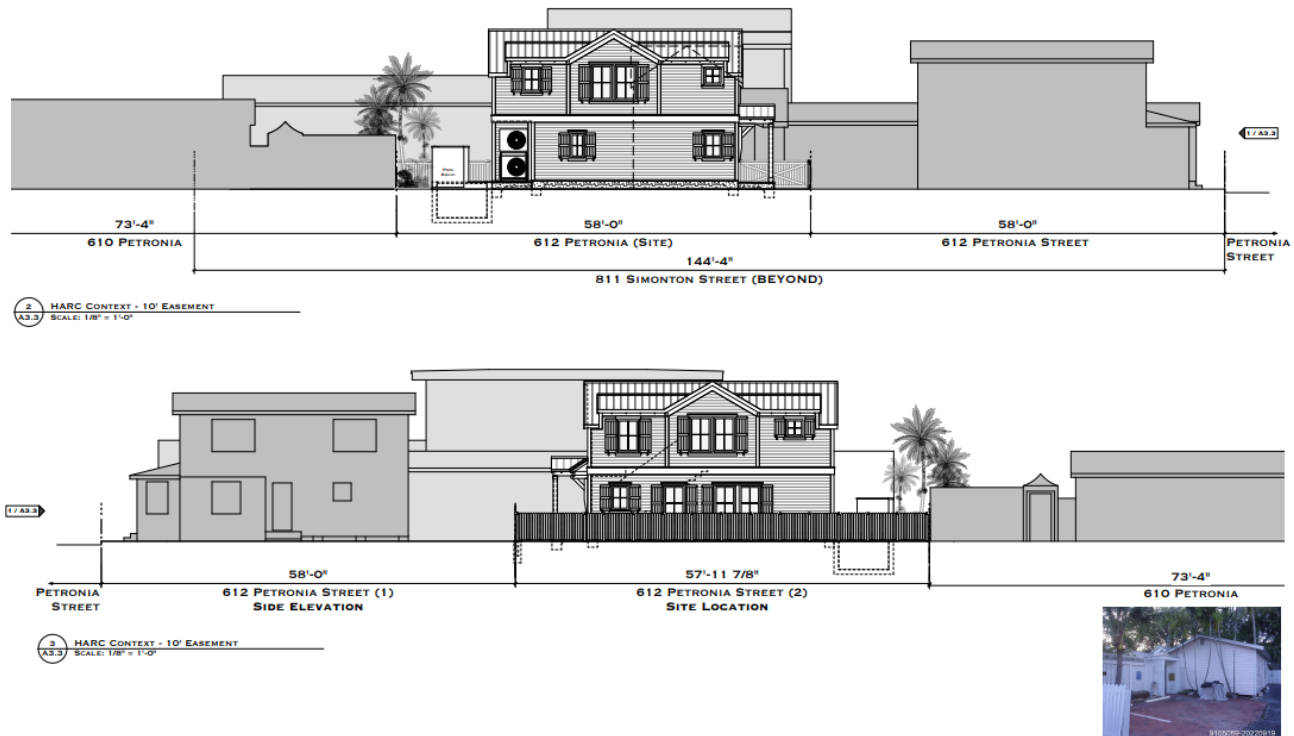
Existing Side Elevation.



Proposed Rear Elevation.



Proposed Side Elevation.



Proposed two-story with surrounding context.

Consistency with Cited Guidelines:

The proposed two-story residence is taller than the existing two-story historic structure at the front facing Petronia Street and is slightly taller than some nearby two-story buildings. However, because the new structure is located at the rear of the lot, it will be only minimally visible from the public right-of-way. As a result, its increased height will not strongly impact the Petronia Street streetscape, and the contributing two-story structure at the front of the property will continue to define the character of the site when viewed from Petronia Street. The design has already been reduced in scale, and the overall height cannot be further lowered without compromising minimum clearance requirements, unless the roof form were changed to a hip roof configuration.

City of Key West
1300 White Street
Key West, FL 33040

Electronically sent to:

Planning Director, Katie P. Halloran katie.halloran@cityofkeywest-fl.gov

Clerk of Court, Keri O'Brian kobrien@cityofkeywest-fl.gov and

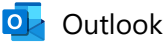
Historic Preservation Manager, Daniela Salume daniela.salume@cityofkeywest-fl.gov

To: City of Key West planning staff, Planning Board members and HARC Board members,

I, Thelma Whyns reside at 612 Petronia St. (Front) and have no
objection to the applicant's application for the variance application to reconstruct the residential home at
612 Petronia Street, Rear.

Thelma Whyns
Signed

4-26-2025
Date



FW: [EXTERNAL] Fwd: FW: 612 Petronia

From Daniela Salume <daniela.salume@cityofkeywest-fl.gov>
Date Thu 7/31/2025 2:43 PM
To Matthew Crawford <matthew.crawford@cityofkeywest-fl.gov>

From: Seth Neal <sethneal@tsnarchitects.com>
Sent: Thursday, July 31, 2025 1:37 PM
To: Daniela Salume <daniela.salume@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Fwd: FW: 612 Petronia

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Daniela,

See email chain below, letter of support from Joy Davis 616 Petronia.

Thanks, Seth

T. S. Neal Architects, Inc.
22974 Overseas Highway
Cudjoe Key, FL 33042
[251-422-9547](tel:251-422-9547) / [305-340-8857](tel:305-340-8857)

----- Forwarded message -----
From: **Richard McChesney** <richard@spottswoodlaw.com>
Date: Tue, Jul 29, 2025 at 1:10 PM
Subject: FW: 612 Petronia
To: Seth Neal <sethneal@tsnarchitects.com>

Richard J. McChesney, Esq.
Spottswood, Spottswood, Spottswood & Sterling
500 Fleming Street
Key West, FL 33040
(305) 294-9556 - Office
(305) 504-2696 - Fax
richard@spottswoodlaw.com

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From: Richard McChesney
Sent: Friday, July 11, 2025 9:44 AM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Lori Thompson <lthompson@spottswoodlaw.com>; Joy Davis <jd2thesun@aol.com>
Subject: FW: 612 Petronia

Good Morning Ben,

We received a letter of support from Joy Davis (copied on this email) for this project. Joy is the owner of both 616 and 614 Petronia Street.

Thank you,

Richard J. McChesney, Esq.
Spottswood, Spottswood, Spottswood & Sterling
500 Fleming Street
Key West, FL 33040
(305) 294-9556 - Office
(305) 504-2696 - Fax
richard@spottswoodlaw.com

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From: Ben Sorensen <ben@bensorensenconsulting.com>
Sent: Sunday, June 29, 2025 6:37 AM
To: Richard McChesney <richard@spottswoodlaw.com>
Cc: Lori Thompson <lthompson@spottswoodlaw.com>; Neal Seth <sethneal@tsnarchitects.com>
Subject: Re: 612 Petronia

Team,

Here is Joy Davis’ letter of support.

To: City of Key West planning staff, Planning Board members and HARC Board members,

I, _____Joy Davis_____

reside at _____616 Petronia St.

_____ and have no

objection to the applicant’s application for the variance application to reconstruct the residential home at 612 Petronia Street, Rear.

Joy Davis

_____6/27/25_____

Signed

Date

Ben

Dr. Ben Sorensen
President
Sorensen Consulting, Inc.
M: 954-802-3311
E: ben@bensorensenconsulting.com
W: www.bensorensenconsulting.com
[LinkedIn](#)

To: Key West Old Town Property Approval Board

From: Robert Whyms III

Subj: Support for renovation of property at 612 Petronia Street (#2, rear)

My name is Robert Whyms, III. I was born in Key West and raised at 612 Petronia Street (front). My mother continues to live there today.

This letter is written in support of the Sorenson family's proposed rebuilding of the neighboring property behind us, at 612 Petronia Street (#2, rear). It needs major repair and will be greatly improved by the renovation proposed.

I support the board's vote of approval to go forward with the planned rebuild at 612 Petronia Street (#2 rear) as it will complement the continued enhancement of our neighborhood.

Sincerely,

Robert Whyms III

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:

612 Petronia Street #2 Key West Fl 33040

NAME ON DEED:

Benjamin S. & Anna F. Sorensen

PHONE NUMBER 954-802-3311

OWNER'S MAILING ADDRESS:

924 SE 5th Ct

EMAIL ben@bensorensenconsulting.com

Fort Lauderdale Fl 33301

APPLICANT NAME:

T.S. Neal Architect- Seth Neal

PHONE NUMBER 305-340-8857

APPLICANT'S ADDRESS:

22974 Overseas Hwy

EMAIL sethneal@tsnarchitects.com

Cudjoe Key Fl 33042

APPLICANT'S SIGNATURE:

Seth Neal

DATE April 22, 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 x INVOLVES A HISTORIC STRUCTURE: YES x NO___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO x

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

GENERAL:

Demo existing wood & cmu structure and replace with new two story wood framed residence on lot and pool at rear yard

See Plans for additional information

MAIN BUILDING:

New house will have composite lap siding & trim, 5 v metal roofing, stucco piers with lattice infill, and metal impact doors & windows.

Provide one on site parking space and small pool at rear.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

yes

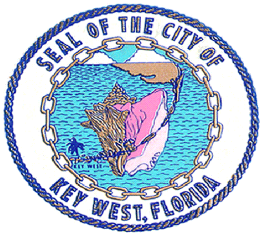
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
none	
PAVERS:	FENCES:
none	yes, wood on seperate permit
DECKS:	PAINTING:
none	
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	yes
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
yes	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

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

ADDRESS OF PROPOSED PROJECT:

612 Petronia Street #2

PROPERTY OWNER'S NAME:

Benjamin S. & Anna F. Sorensen

APPLICANT NAME:

T.S. Neal Architect- Seth Neal

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**.

<i>Ben Sorensen</i> PROPERTY OWNER'S SIGNATURE	4/14/25 - Ben Sorensen DATE AND PRINT NAME
---	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demo existing wood and cmu one story structure. Deteriorated floors, walls, & roof framing in the wood framed section of the house. The block portion of the house has spalling at the walls tie beam, corners and the floor are cracked.

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.

yes

(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.

No, nothing of historic significance

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.

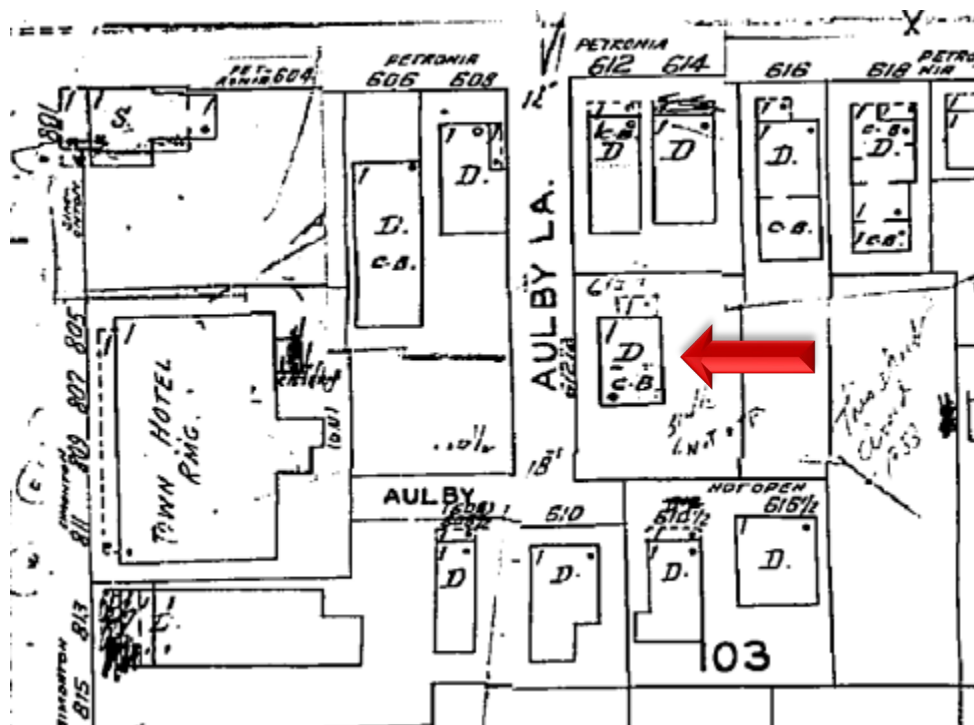
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
no, not to our knowledge
(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
no, not to our knowledge
(d) Is not the site of a historic event with significant effect upon society.
no, not to our knowledge
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
no
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
no
(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.
no
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

no
(i) Has not yielded, and is not likely to yield, information important in history.
no

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS

















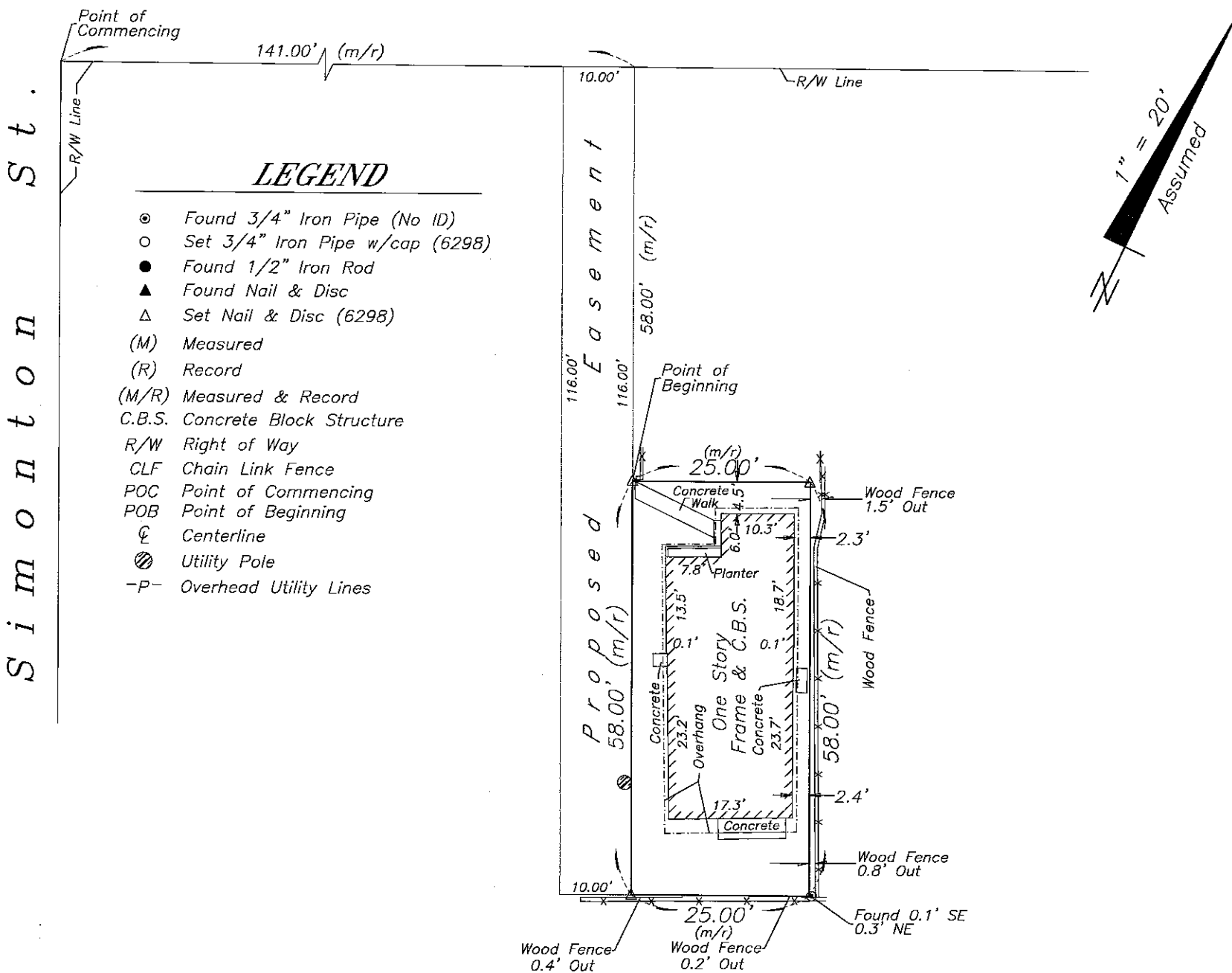




SURVEY

Boundary Survey Map of Part of Lot 1, Square 4, Tract 4
Island of Key West

P e t r o n i a S t .



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: 612 Rear Petronia 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. All bricking and concrete is not shown.
9. Date of field work: July 30, 2024, September 30, 2024 and March 12, 2025
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is part of Lot 1, Square 4, Tract 4, more particularly described as follows: Start at a point on the Southeasterly side of Petronia Streets distant 141 feet Northeasterly from the corner of Simonton and Petronia Streets and run thence at right angles in a Southeasterly direction 58 feet for a Point of Beginning; thence at right angles in a Northeasterly direction a distance of 25 feet; thence at right angles in a Southeasterly direction a distance of 58 feet; thence at right angles in a Southwesterly direction a distance of 25 feet; thence at right angles in a Northwesterly direction a distance of 58 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Sorenson;

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

August 6, 2024
Updated September 30, 2024
Updated March 12, 2025

THIS SURVEY
IS NOT
ASSIGNABLE


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					612 PETRONIA STREET RE# 00016370-000000					PROJECT CONTACT LIST:					DRAWING SCHEDULE:																
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK	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@MEPDDESIGNGROUPLLC.COM O: 954-290-8165					SURVEYOR: J. LYNN O'FLYNN, INC. 3430 DUCK AVENUE KEY WEST, FL 33040 MAIL@OFLYNNSURVEYING.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					T1.1 C1.1 EX1.1 A1.1 A3.1 A3.2 A3.3	TITLE, SITE DATA & PROJECT INFO ARCHITECTURAL SITE PLAN & SURVEY EXISTING PLANS ELEVATIONS & DEMOLITION PLAN FLOOR PLANS & ROOF PLAN ELEVATIONS ELEVATIONS - HARC CONTEXT
DISTRICT	HHDR	HHDR	HHDR	NO CHANGE																											
SITE AREA	1,450 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE																											
LOT SIZE	25' X 58' SEE SURVEY	40' X90' (MIN)	EXISTING	NO CHANGE																											
IMPERVIOUS	553 SQ. FT. (38.1%)	870 SQ. FT. (60% MAX)	775 SQ. FT. (53.4%)	CONFORMS																											
OPEN SPACE	673 SQ. FT. (46.4%)	507.5 SQ. FT. (35% MIN)	674 SQ. FT. (46.5%)	CONFORMS																											
BUILDING COV.	708 SQ. FT. (48.8%)	725 SQ. FT. (50% MAX)	691 SQ. FT. (47.7%)	CONFORMS																											
ACCESSORY STRUCTURE REAR YARD COV.	NONE	REAR YARD AREA: 500 SQ. FT. (30% OF 500)= 150 SQ FT MAX REAR YARD COV.	13 SQ. FT. (8.6%) WATERFEATURE WALL & POOL EQUIP.	CONFORMS																											
FRONT YARD 50% GREEN SPACE COV.	89 SQ. FT. (35.6%)	FRONT YARD AREA: 250 SQ. FT. (80% OF 250)= 125 Sq Ft GREEN SPACE (MIN)	218 SQ. FT. (87%)	CONFORMS																											
SETBACKS																															
FRONT SETBACK	3'-7"	10'	5'-0"	IMPROVEMENT																											
REAR SETBACK	8'-8"	20'	12'-8 1/2"	IMPROVEMENT																											
SIDE SETBACK EAST	1'-8"	5'	2'-0"	IMPROVEMENT																											
SIDE SETBACK WEST	4'-2"	5'	4'-11"	IMPROVEMENT																											
BUILDING HEIGHT	12'-8" +/-	30'-0"	22'-4"	CONFORMS																											
FEMA MAP FLOOD ZONE: FLOOD ZONE X					SITE LOCATION MAP:																										
GENERAL NOTES:																															
<div>1. DO NOT SCALE ANY DRAWING.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.</div> <div>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.</div> <div>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.</div> <div>8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.</div> <div>9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.</div> <div>10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.</div> <div>11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.</div> <div>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.</div> <div>13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.</div> <div>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.</div>					DESIGN NOTES:																										
SCOPE OF WORK:					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.O CONSTRUCTION TYPE: TYPE VB																										
COMMENTS:																															

A NEW RESIDENCE AT

612 PETRONIA STREET #2

KEY WEST, FL 33040

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
HORZ.	= 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
TL	= 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



**DRAWINGS ARE
FOR PLANNING &
HARC PURPOSES
ONLY NOT FOR
CONSTRUCTION**

**A NEW RESIDENCE AT
BEN & ANNA SORENSEN
612 PETRONIA STREET #2
KEY WEST, FL 33040**

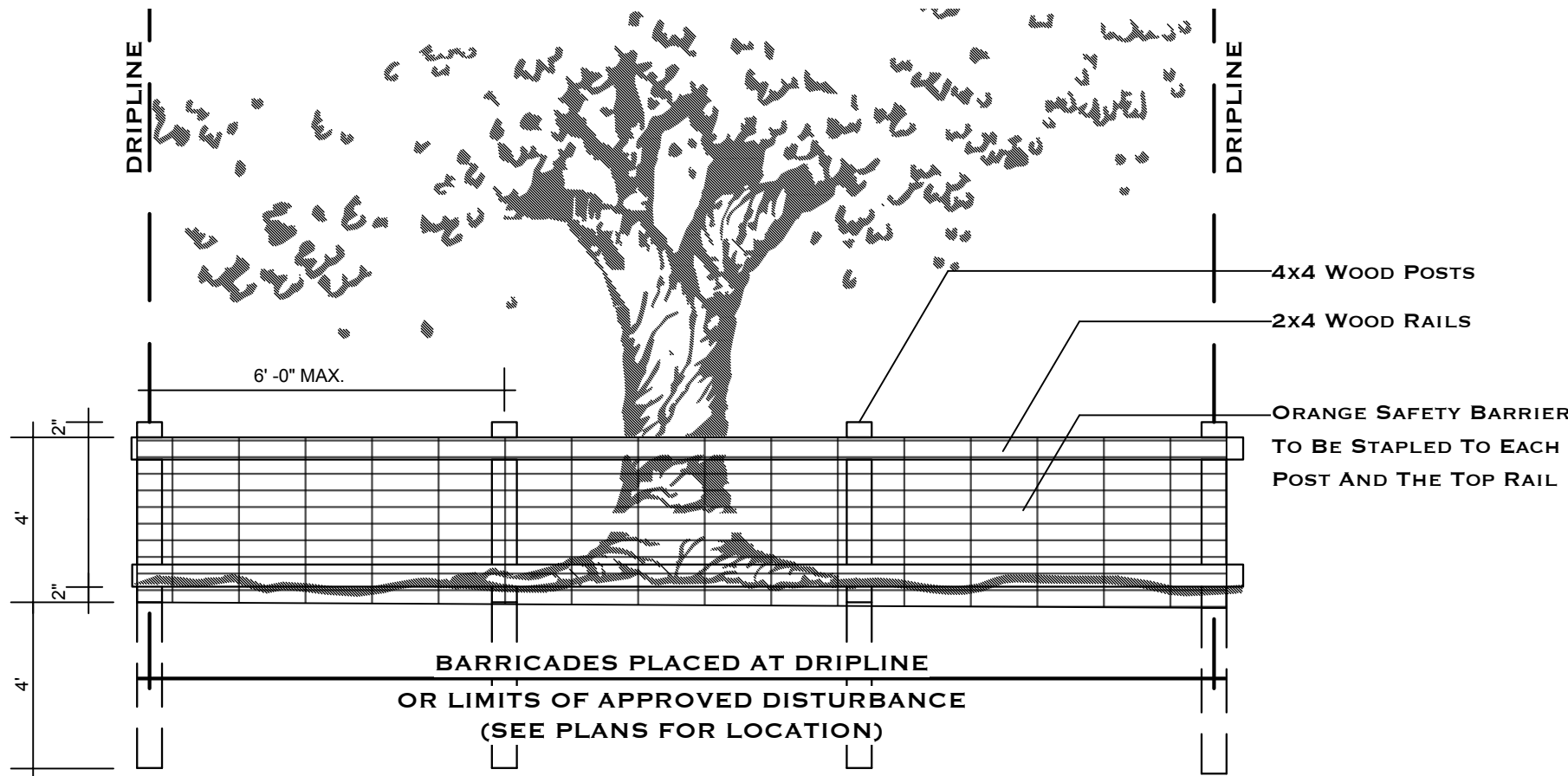
DRAWING TITLE:
**TITLE & SITE DATA &
PROJECT
INFORMATION**

DRAWN: TSN / EDSA
CHECKED: -
DATE: 03-20-2025

1	2
3	4

T1.1
SHEET #





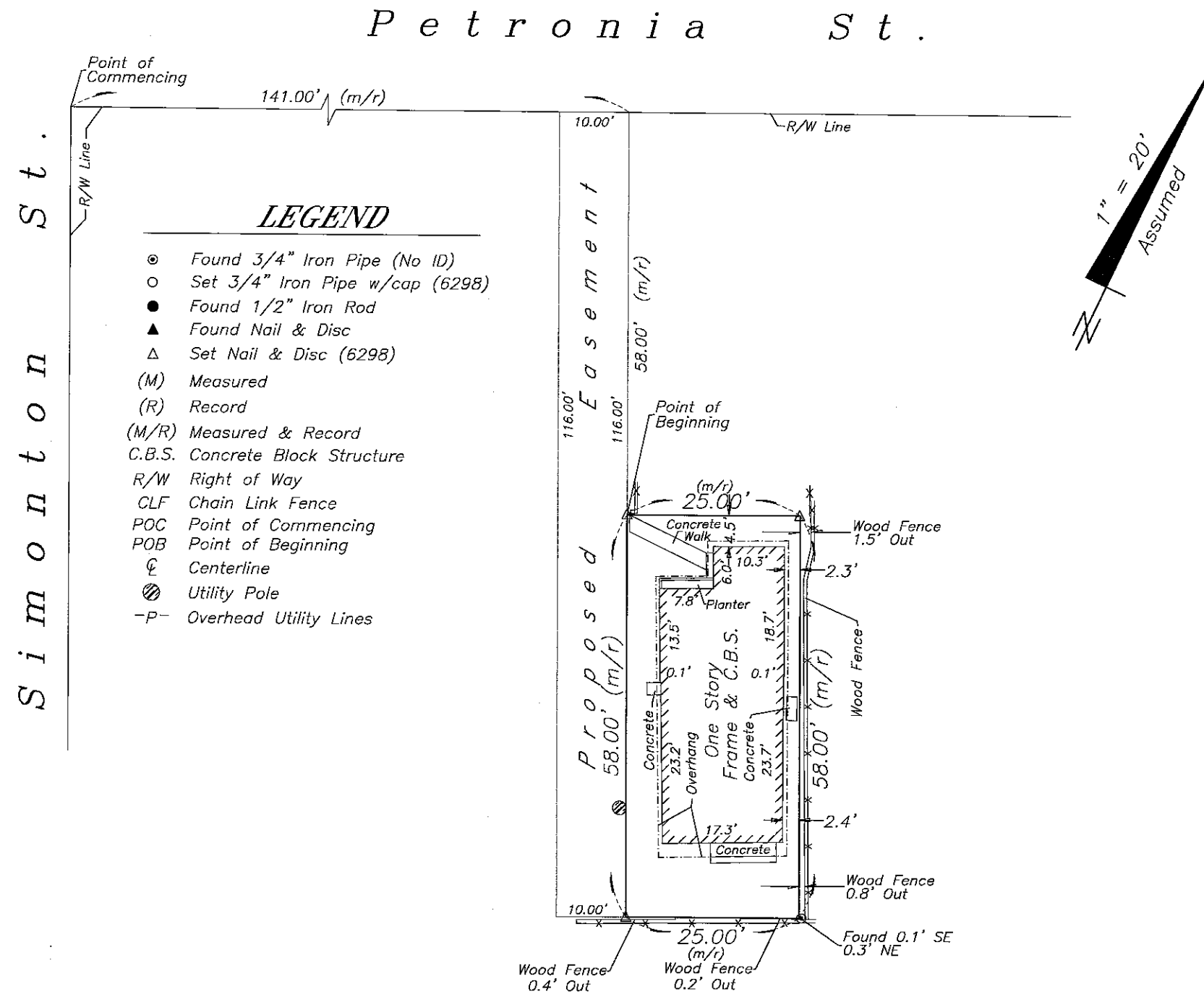
TREE PROTECTION AND PRESERVATION NOTES:

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.

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 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 CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE 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 FENCES 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 CONSTRUCTION. 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 DRIVES. 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 ENTIRE TIME OF CONSTRUCTION. 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 & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF 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-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW 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 FULLEST 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 GRAVEL, SHALL BE IN PLACE PRIOR TO ISSUANCE OF C.O. FOR PROJECT.
10. INSTALL SILT FENCE AROUND PERIMETER OF PROPERTY PRIOR TO ANY CONSTRUCTION ACTIVITIES ONSITE. SEE SILT FENCE DETAILS.
11. CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.

Boundary Survey Map of Part of Lot 1, Square 4, Tract 4
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: 612 Rear Petronia 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. All bricking and concrete is not shown.
 9. Date of field work: July 30, 2024, September 30, 2024 and March 12, 2025
 10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is part of Lot 1, Square 4, Tract 4, more particularly described as follows: Start at a point on the Southeastery side of Petronia Streets distant 141 feet Northeastly from the corner of Simonton and Petronia Streets and run thence at right angles in a Southeastery direction 58 feet for a Point of Beginning; thence at right angles in a Northeastly direction a distance of 25 feet; thence at right angles in a Southeastery direction a distance of 58 feet; thence at right angles in a Southwesterly direction a distance of 25 feet; thence at right angles in a Northwestery direction a distance of 58 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Sorenson;

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 51-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

August 6, 2024
Updated September 30, 2024
Updated March 12, 2025

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

SURVEY PROVIDED BY OWNER FOR REF. ONLY.
NOT TO SCALE, REFERENCE ONLY


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

DRAWINGS ARE
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HARC PURPOSES
ONLY NOT FOR
CONSTRUCTION

A NEW RESIDENCE AT
BEN & ANNA SORENSEN
612 PETRONIA STREET #2
KEY WEST, FL 33040

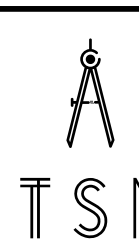
DRAWING TITLE:
SURVEY & SITE DETAILS

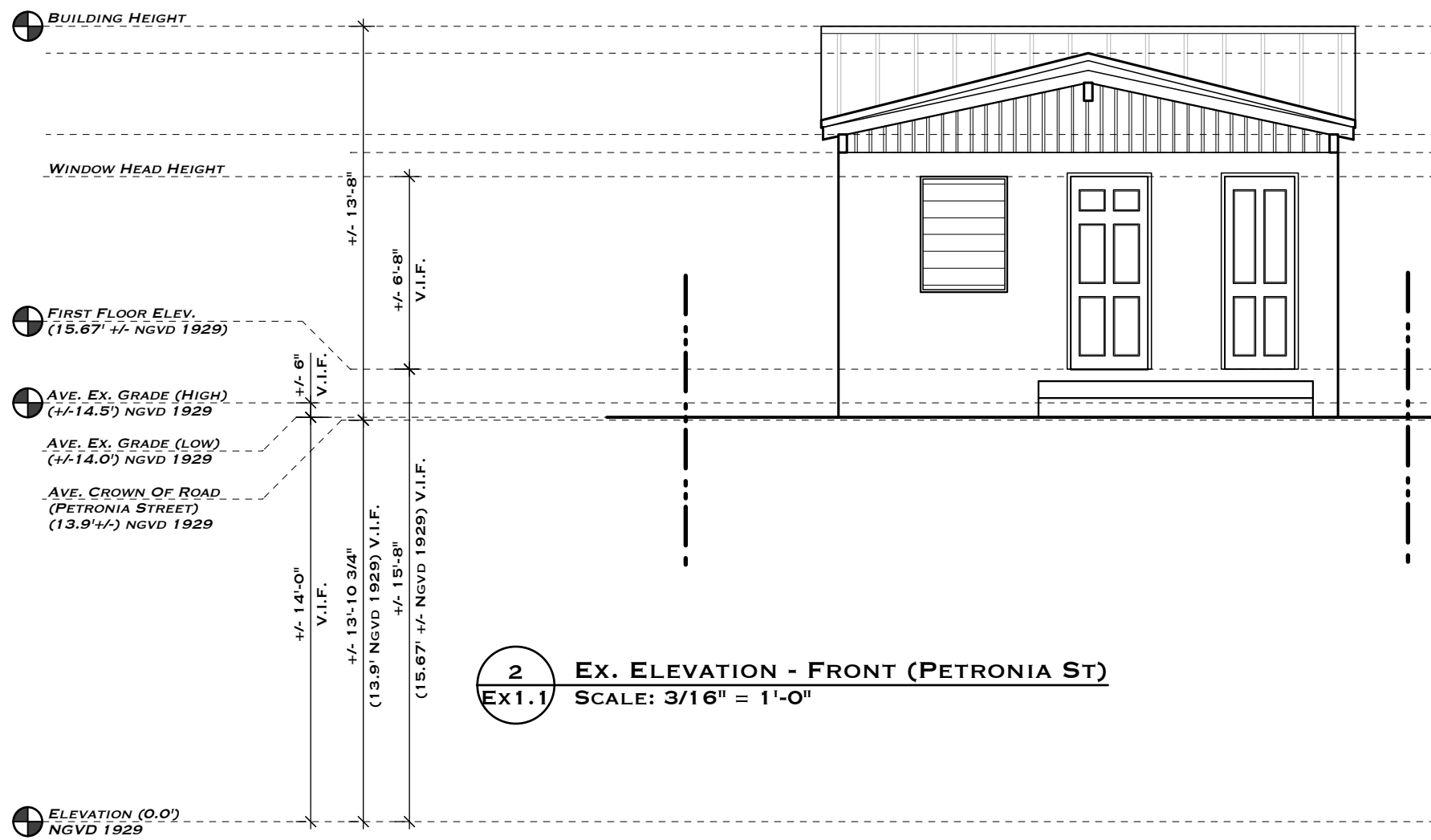
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CHECKED: -
DATE: 03-20-2025

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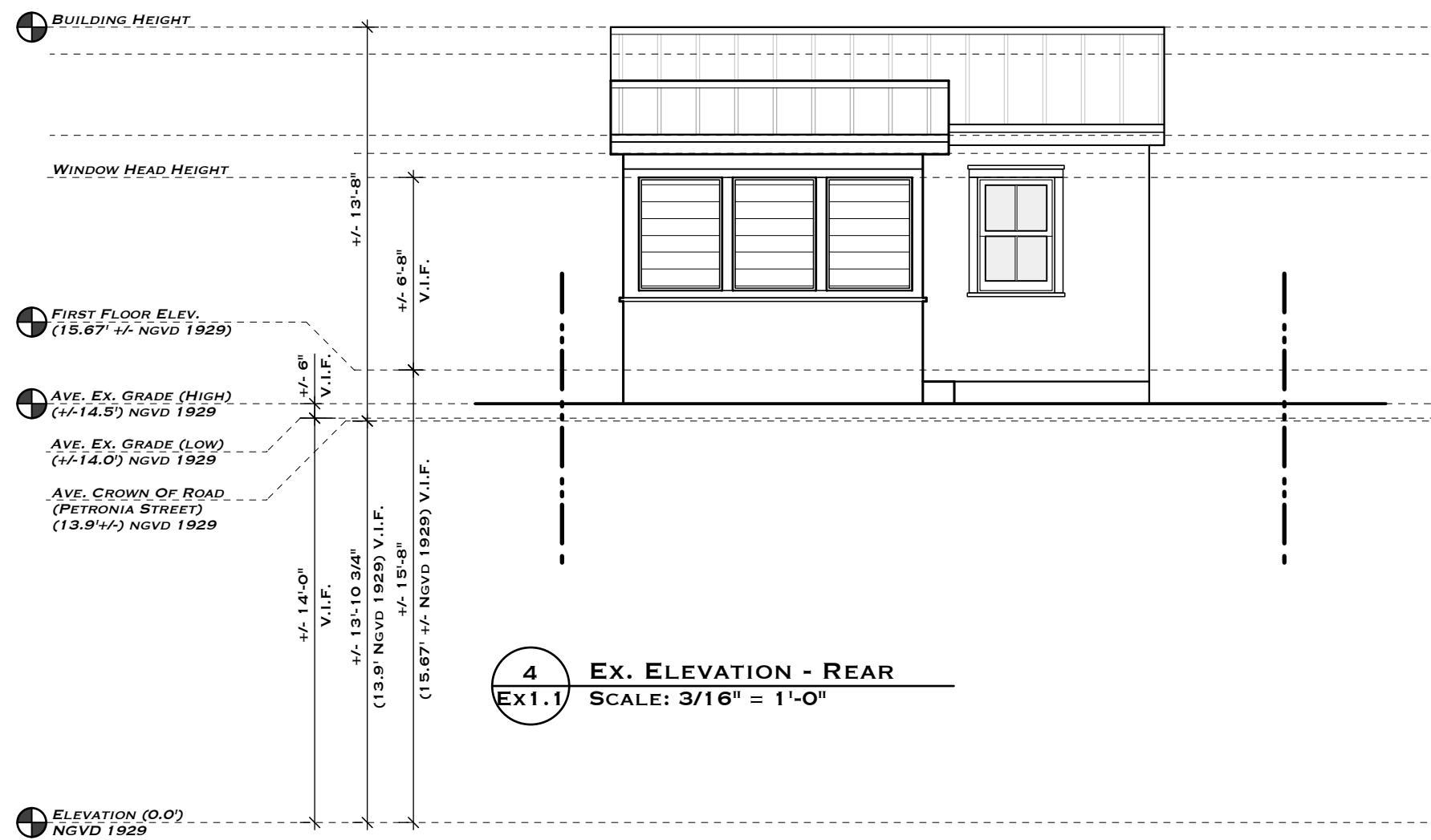
REVISION # DATE

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SHEET #

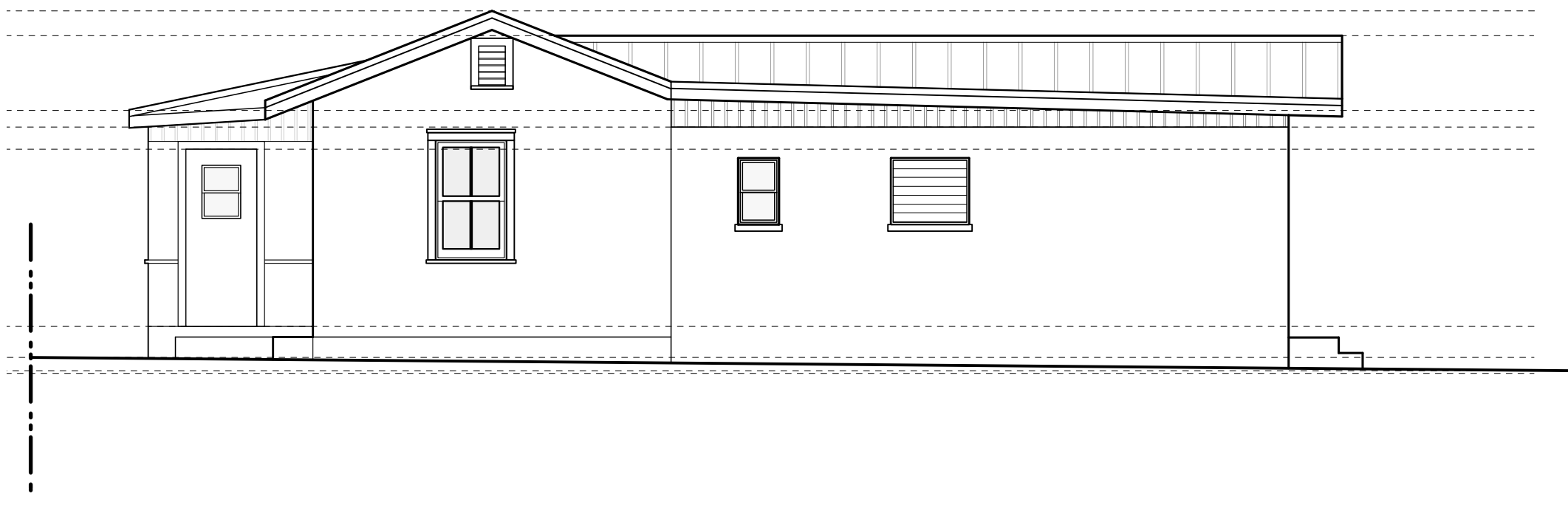

TSN
T. S. NEAL ARCHITECTS, INC.



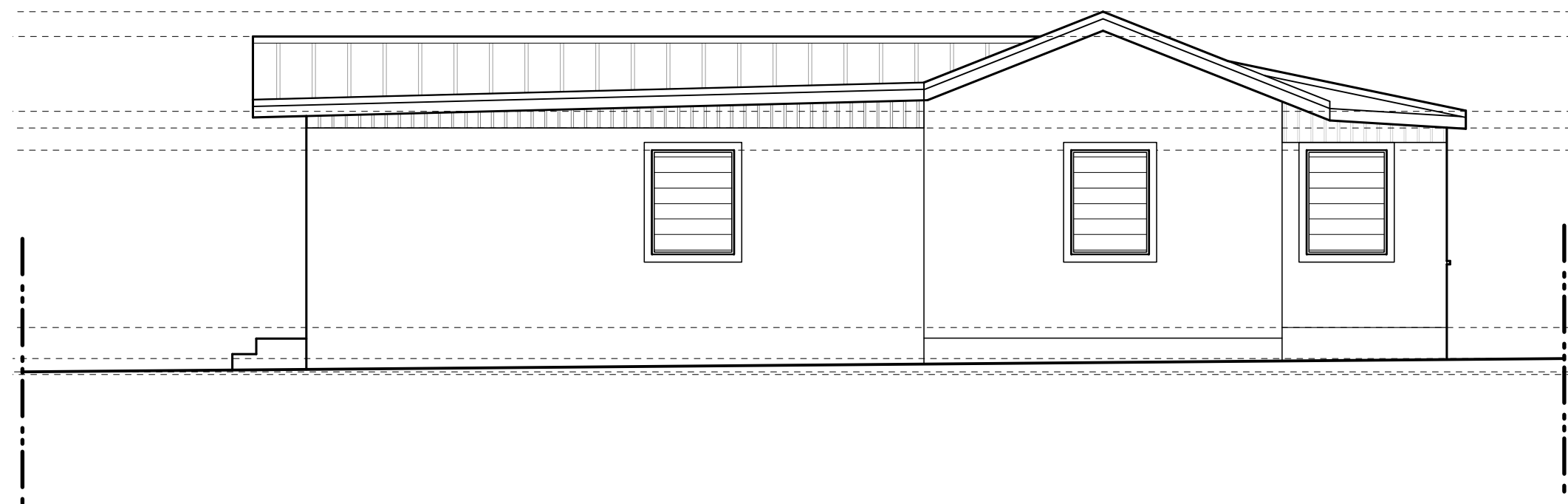
2 EX. ELEVATION - FRONT (PETRONIA ST)
EX1.1 SCALE: 3/16" = 1'-0"



4 EX. ELEVATION - REAR
EX1.1 SCALE: 3/16" = 1'-0"



3 EX. ELEVATION - SIDE
EX1.1 SCALE: 3/16" = 1'-0"



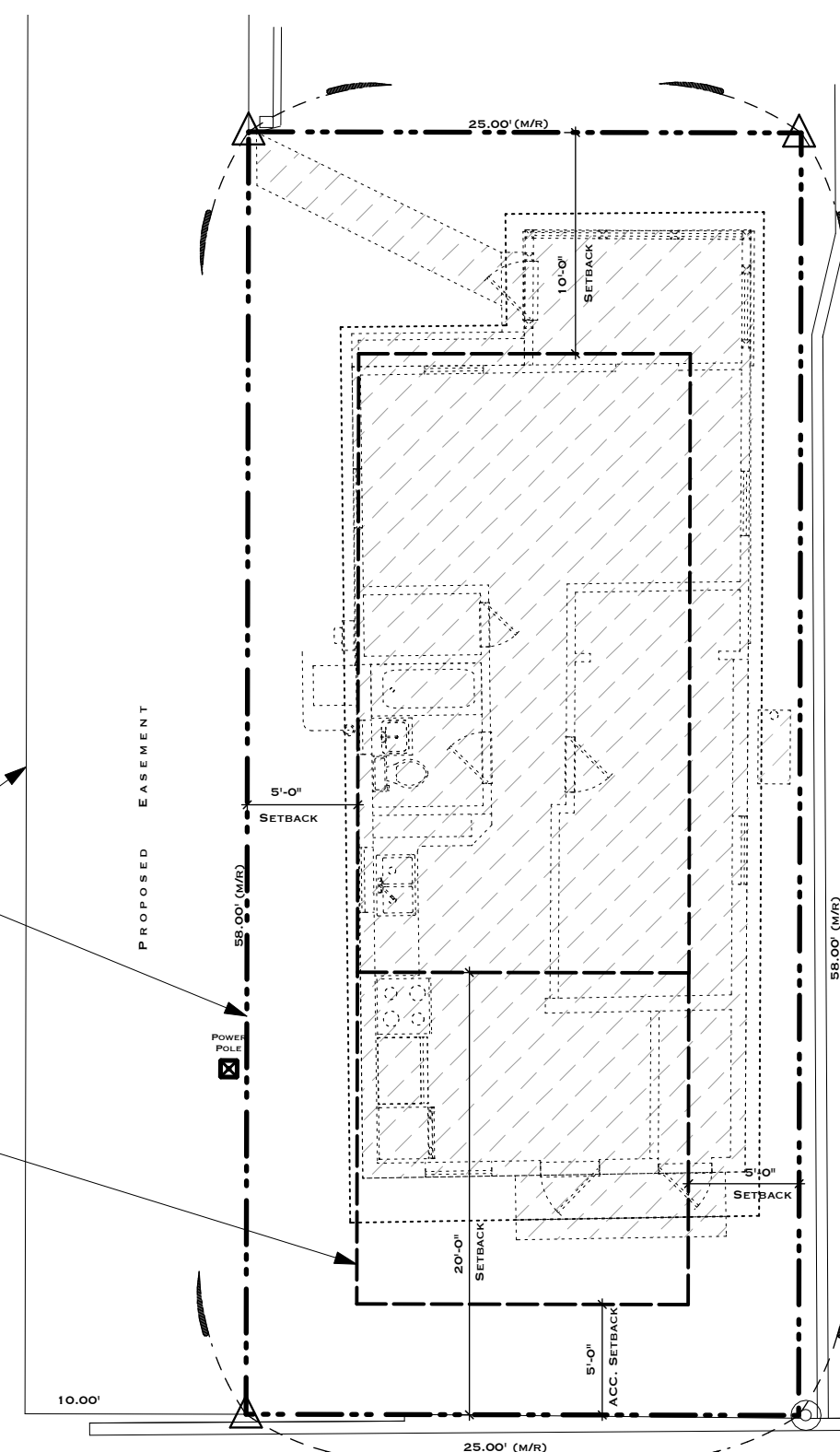
5 EX. ELEVATION - SIDE
EX1.1 SCALE: 3/16" = 1'-0"

SITE DATA 612 PETRONIA STREET RE# 00016370-000000				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	No Change
SITE AREA	1,450 SQ. FT.	4,000 SQ. FT.	EXISTING	No Change
LOT SIZE	25' X 58' SEE SURVEY	40' X 90' (MIN)	EXISTING	No Change
IMPERVIOUS	553 SQ. FT. (38.1%)	870 SQ. FT. (60% MAX)	775 SQ. FT. (53.4%)	CONFORMS
OPEN SPACE	673 SQ. FT. (46.4%)	507.5 SQ. FT. (35% MIN)	674 SQ. FT. (46.5%)	CONFORMS
BUILDING COV.	708 SQ. FT. (48.8%)	725 SQ. FT. (50% MAX)	691 SQ. FT. (47.7%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	NONE	REAR YARD AREA: 500 SQ. FT. (30% OF 500) 150 SQ FT MAX REAR YARD COV.	13 SQ. FT. (8.6%) WATERFEATURE WALL & POOL EQUIP.	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	89 SQ. FT. (35.6%)	FRONT YARD AREA: 250 SQ. FT. (50% OF 250) 125 SQ FT GREEN SPACE (MIN)	218 SQ. FT. (87%)	CONFORMS
SETBACKS				
FRONT SETBACK	3'-7"	10'	5'-0"	IMPROVEMENT
REAR SETBACK	8'-8"	20'	12'-8 1/2"	IMPROVEMENT
SIDE SETBACK EAST	1'-8"	5'	2'-0"	IMPROVEMENT
SIDE SETBACK WEST	4'-2"	5'	4'-11"	IMPROVEMENT
BUILDING HEIGHT	12'-8" +/-	30'-0"	22'-4"	CONFORMS

DEMOLITION NOTE:
EXISTING STRUCTURE,
WALKWAYS, STEPS &
LANDINGS TO BE
COMPLETELY REMOVED.
SITE IS TO BE PREPPED
FOR NEW RESIDENTIAL
STRUCTURE, PARKING &
POOL.

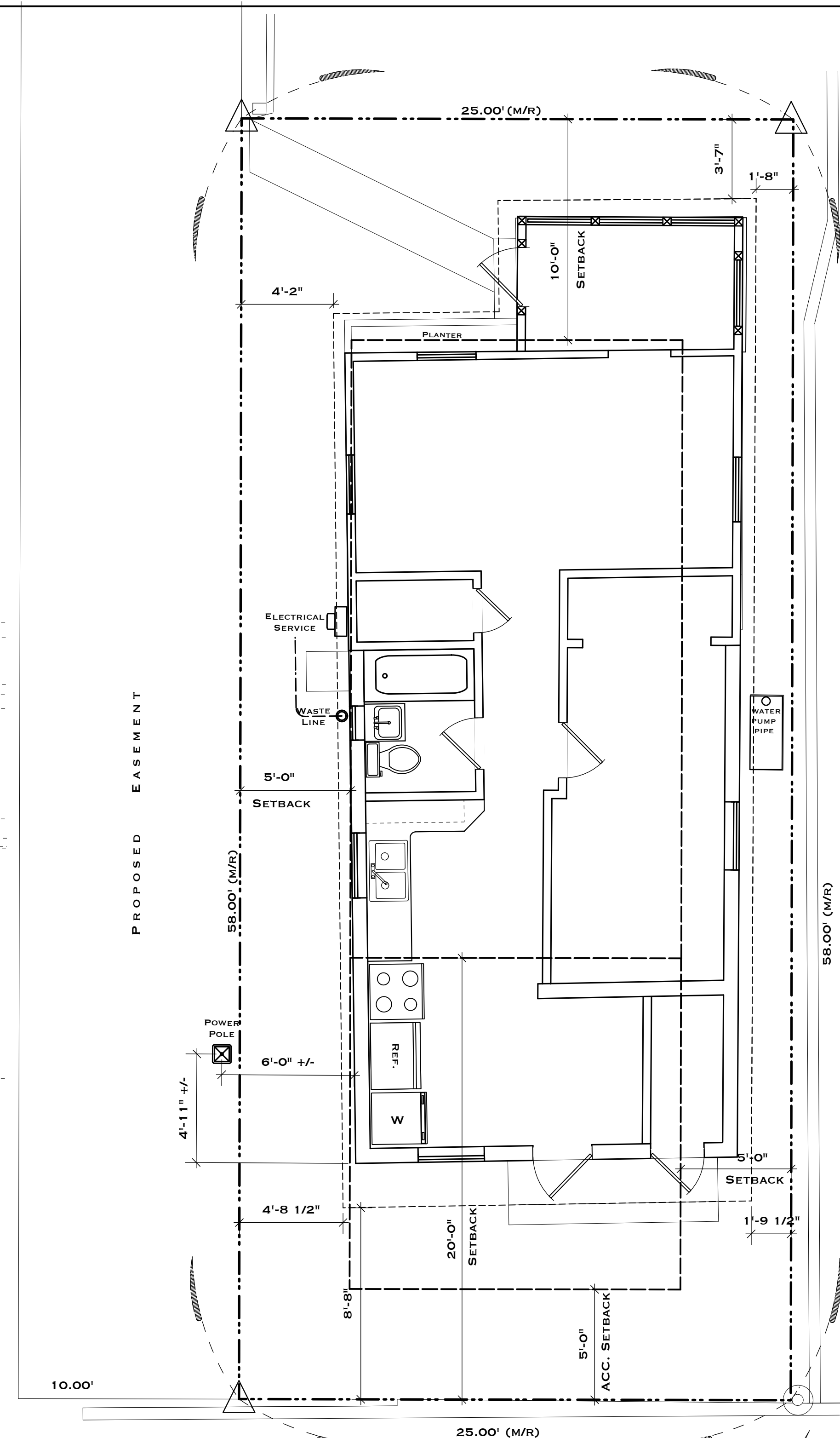
EX. EASEMENT
EX. PROP. LINE, SEE
SURVEY

EX. PROP. SETBACK
LINES, SEE SURVEY

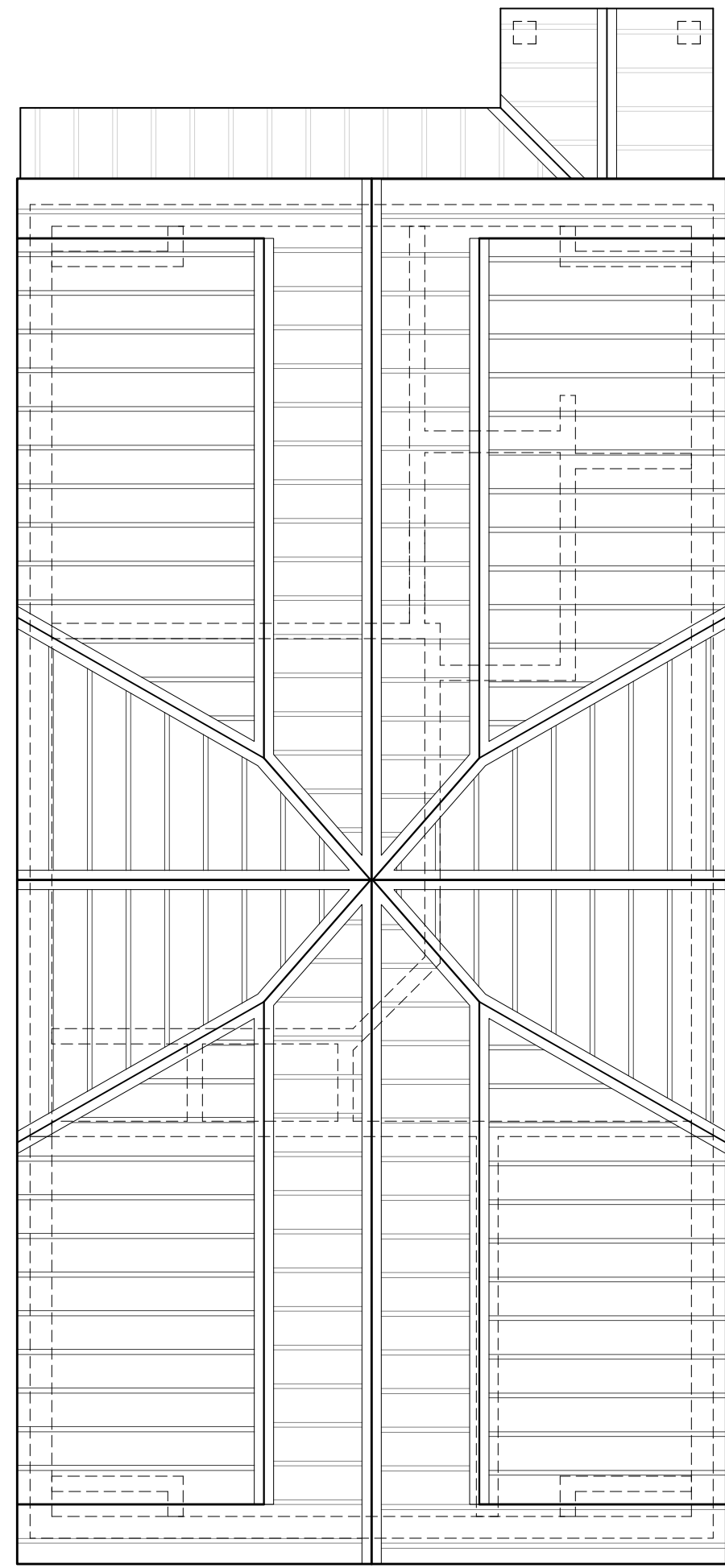


6 DEMOLITION PLAN
EX1.1 SCALE: 1/8" = 1'-0"

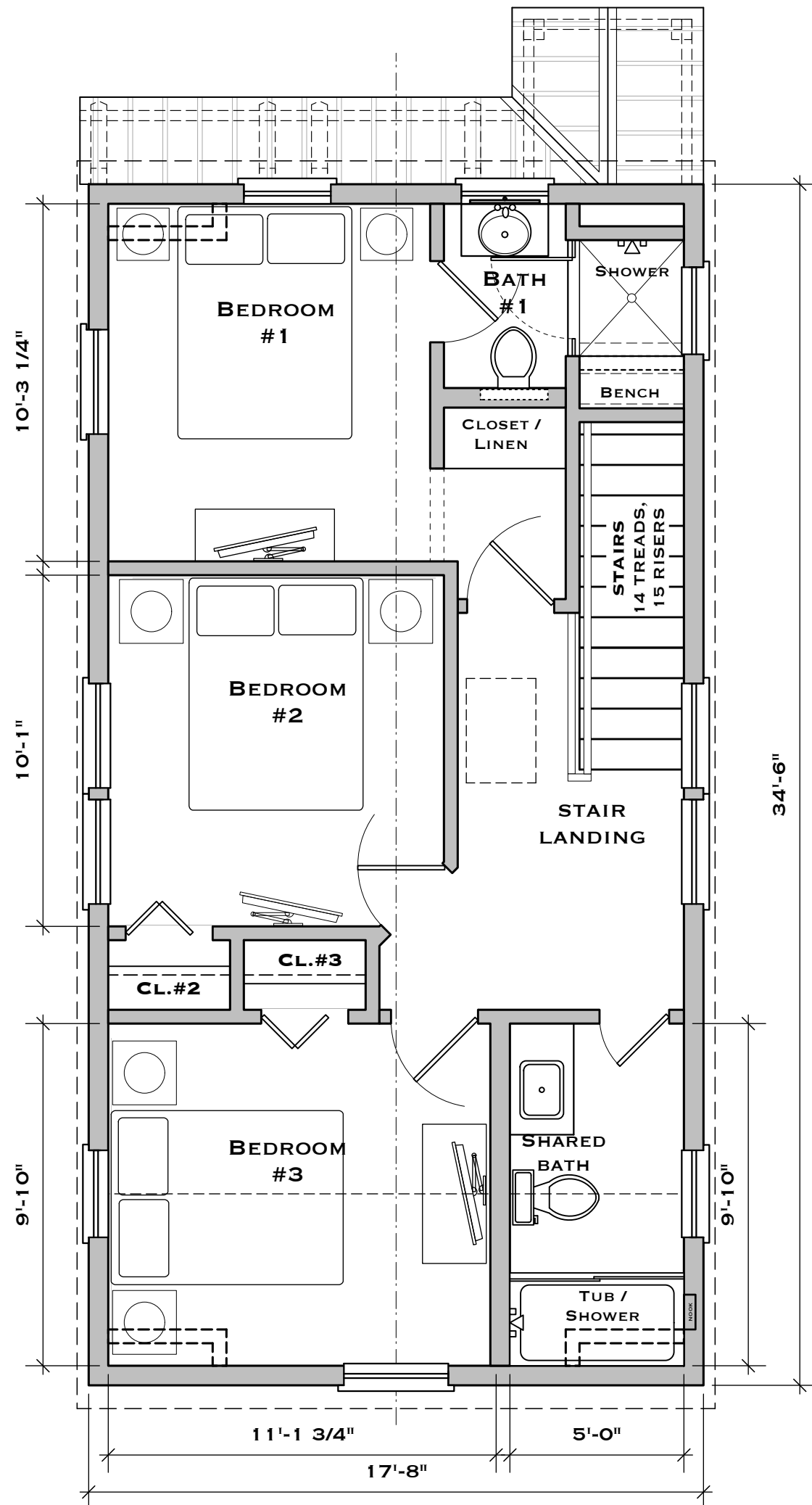
DEMOLITION KEY
EXTENT OF DEMOLITION
OF STRUCTURE
EXTENT OF ROOF, ABOVE,
TO BE DEMOLISHED



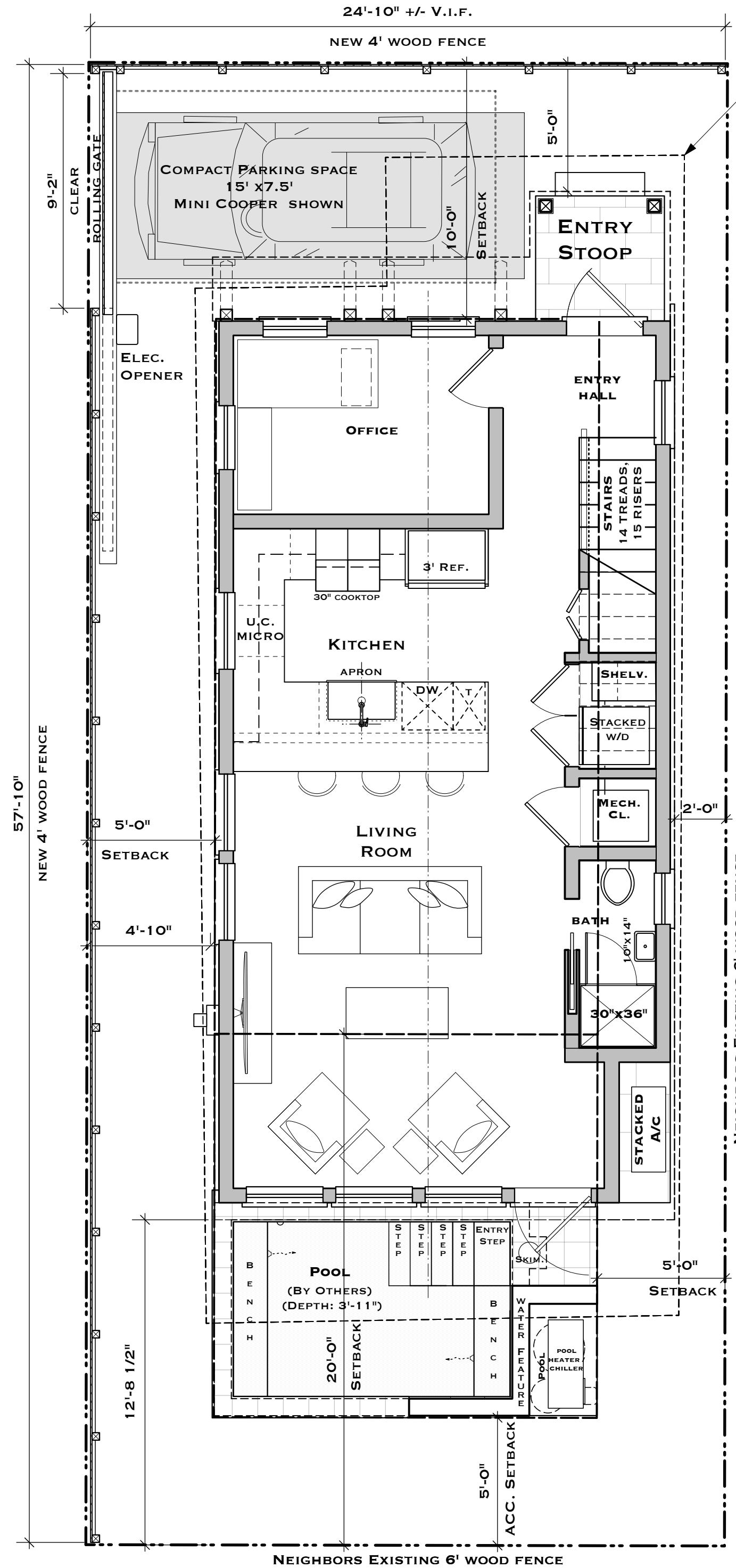
1 EXISTING SITE & FLOOR PLAN
EX1.1 SCALE: 1/4" = 1'-0"



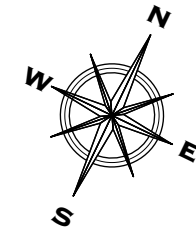
3 ROOF PLAN
A1.1 SCALE: 1/4" = 1'-0"



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



1 1ST FLOOR PLAN - LARGE LIVING ROOM
A1.1 SCALE: 1/4" = 1'-0"



SITE DATA 612 PETRONIA STREET				
RE# 00016370-000000				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	NO CHANGE
SITE AREA	1,450 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	25' X 58' SEE SURVEY	40' X90' (MIN)	EXISTING	NO CHANGE
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ACCESSORY STRUCTURE REAR YARD COV.	NONE	REAR YARD AREA 500 SQ. FT. (100% OF 500)	13 SQ. FT. (8.6%)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	89 SQ. FT. (35.6%)	FRONT YARD AREA 250 SQ. FT. (100% OF 250)	218 SQ. FT. (87%)	CONFORMS
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BUILDING HEIGHT	12'-8" +/-	30'-0"	22'-4"	CONFORMS

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

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612 PETRONIA STREET #2
KEY WEST, FL 33040

DRAWING TITLE:
FLOOR PLANS & ROOF PLAN

DRAWN: TSN / EDSA
CHECKED: -
DATE: 03-20-2025

-	-
-	-
-	-
-	-

REVISION # DATE

A1.1

SHEET #

T.S. NEAL ARCHITECTS, INC.

BUILDING HEIGHT LIMIT
30'-0"

BUILDING HEIGHT

2ND FLOOR CEILING HEIGHT
2ND FLOOR PLATE
HEIGHT: HIGH
WINDOW HEAD HEIGHT

2ND FLOOR PLATE
HEIGHT: LOW

SECOND FLOOR LEVEL

1ST FLOOR CEILING HEIGHT
WINDOW HEAD HEIGHT

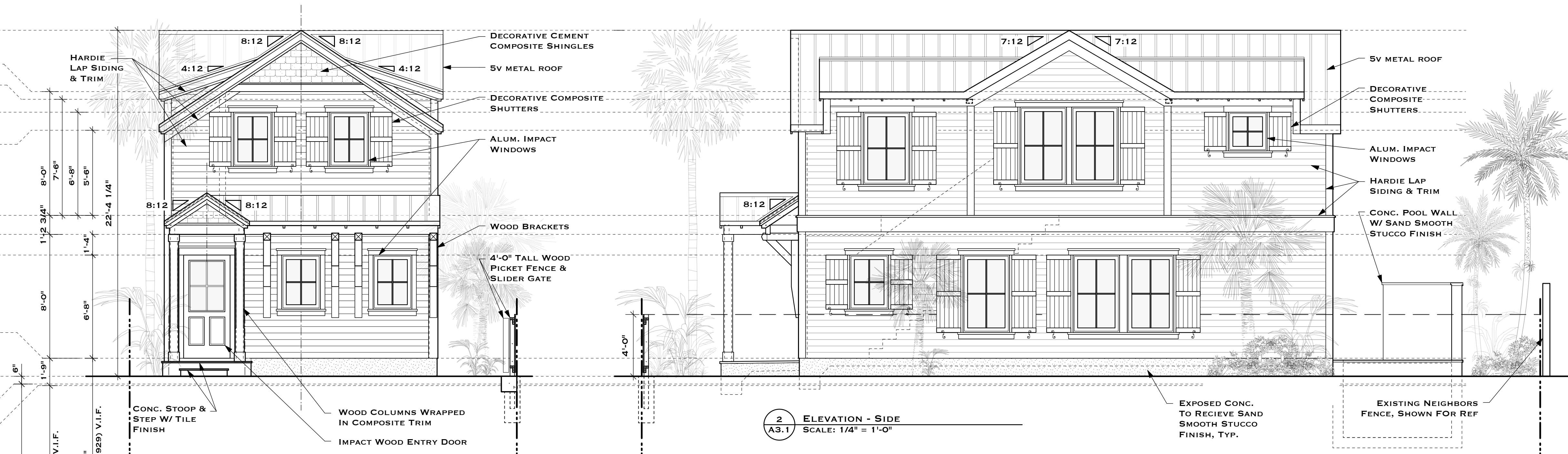
FIRST FLOOR ELEV.
(15.67' +/- NGVD 1929)

Ave. Ex. GRADE (HIGH)
(+/-14.5') NGVD 1929

Ave. Ex. GRADE (LOW)
(+/-14.0') NGVD 1929

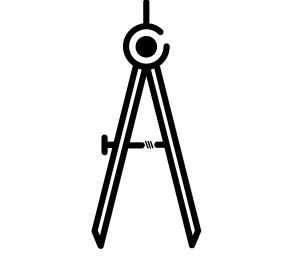
Ave. CROWN OF ROAD
(PETRONIA STREET)
(13.9' +/-) NGVD 1929

ELEVATION (0.0')
NGVD 1929



1 ELEVATION - PETRONIA STREET (FRONT)
SCALE: 1/4" = 1'-0"

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



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

DRAWINGS ARE
FOR PLANNING &
HARC PURPOSES
ONLY NOT FOR
CONSTRUCTION

A NEW RESIDENCE AT
BEN & ANNA SORENSEN
612 PETRONIA STREET #2
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS

DRAWN: TSN / EDSA
CHECKED: -
DATE: 03-20-2025

REVISION # DATE

A3.1

SHEET #



TSN
T. S. NEAL ARCHITECTS, INC.

BUILDING HEIGHT LIMIT
30'-0"

BUILDING HEIGHT

2ND FLOOR CEILING HEIGHT

2ND FLOOR PLATE
HEIGHT: HIGH

WINDOW HEAD HEIGHT

2ND FLOOR PLATE
HEIGHT: LOW

SECOND FLOOR LEVEL

1ST FLOOR CEILING HEIGHT

WINDOW HEAD HEIGHT

FIRST FLOOR ELEV.
(15.67' +/- NGVD 1929)

AVE. EX. GRADE (HIGH)
(+/-14.5') NGVD 1929

AVE. EX. GRADE (LOW)
(+/-14.0') NGVD 1929

AVE. CROWN OF ROAD
(PETRONIA STREET)
(13.9'+/-) NGVD 1929

ELEVATION (0.0')
NGVD 1929

BUILDING HEIGHT

2ND FLOOR CEILING HEIGHT

2ND FLOOR PLATE
HEIGHT: HIGH

WINDOW HEAD HEIGHT

2ND FLOOR PLATE
HEIGHT: LOW

SECOND FLOOR LEVEL

1ST FLOOR CEILING HEIGHT

WINDOW HEAD HEIGHT

FIRST FLOOR ELEV.
(15.67' +/- NGVD 1929)

AVE. EX. GRADE (HIGH)
(+/-14.5') NGVD 1929

AVE. EX. GRADE (LOW)
(+/-14.0') NGVD 1929

AVE. CROWN OF ROAD
(PETRONIA STREET)
(13.9'+/-) NGVD 1929

ELEVATION (0.0')
NGVD 1929

1
A3.2
ELEVATION - REAR
SCALE: 1/4" = 1'-0"

2
A3.2
ELEVATION - REAR
SCALE: 1/4" = 1'-0"

DECORATIVE CEMENT
COMPOSITE SHINGLES

SV METAL ROOF

DECORATIVE COMPOSITE
SHUTTERS

HARDIE
LAP SIDING
& TRIM

ALUM. IMPACT
WINDOWS & DOOR

CONC. POOL WALL
W/ SAND SMOOTH
STUCCO FINISH

EXISTING
NEIGHBORS
FENCE, SHOWN
FOR REF

LANDSCAPING

1
A4.1

DECORATIVE CEMENT
COMPOSITE SHINGLES

SV METAL ROOF

DECORATIVE COMPOSITE
SHUTTERS

HARDIE
LAP SIDING
& TRIM

ALUM. IMPACT
WINDOWS & DOOR

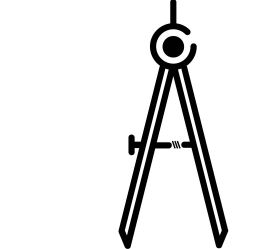
EXISTING
NEIGHBORS
FENCE, SHOWN
FOR REF

4'-0" TALL WOOD
PICKET FENCE

3
A3.2
ELEVATION - SIDE
SCALE: 1/4" = 1'-0"

EXISTING NEIGHBORS
FENCE, SHOWN FOR REF

POOL
EQUIP.



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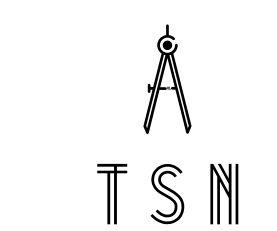
DRAWING TITLE:
ELEVATIONS

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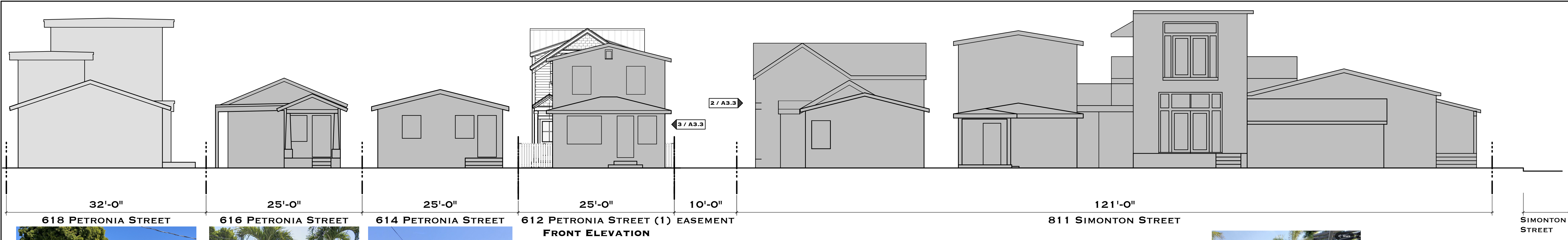
A3.2

SHEET #

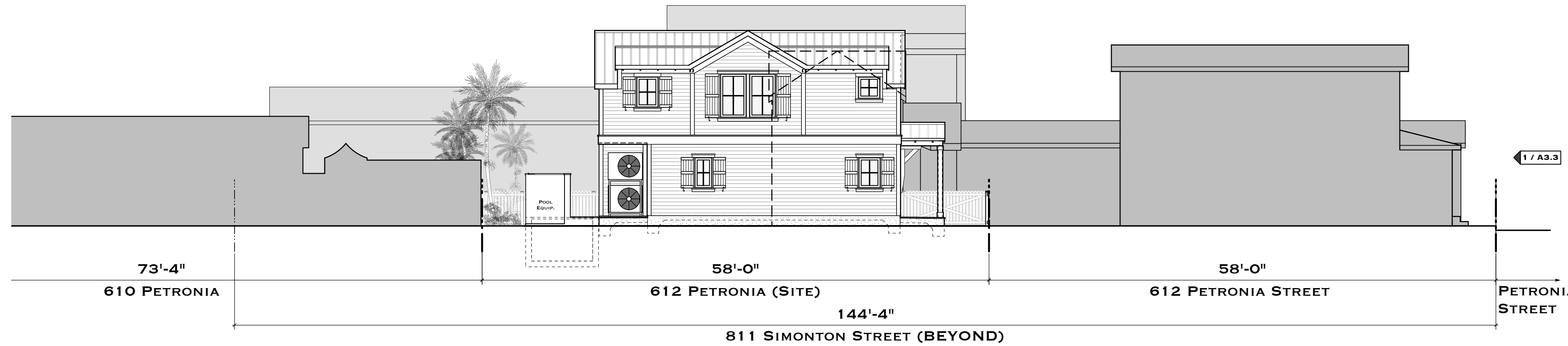


T.S. NEAL ARCHITECTS, INC.

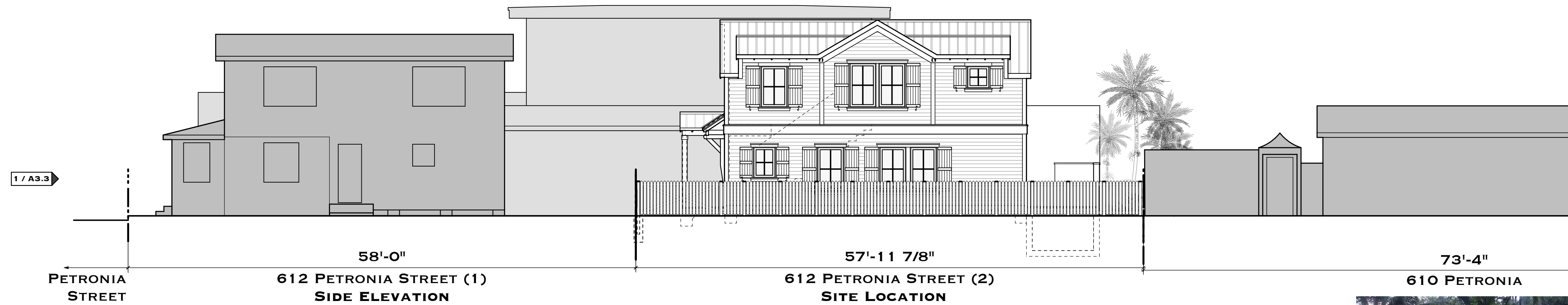
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



1 HARC CONTEXT - PETRONIA STREET
SCALE: 1/8" = 1'-0"



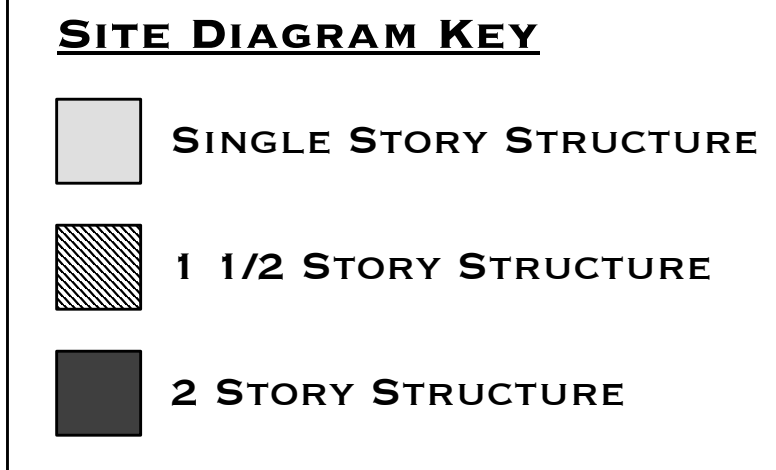
2 HARC CONTEXT - 10' EASEMENT
SCALE: 1/8" = 1'-0"



3 HARC CONTEXT - 10' EASEMENT
SCALE: 1/8" = 1'-0"



4 HARC CONTEXT - SITE DIAGRAM
NOT TO SCALE



NOTICING

Public Meeting Notice

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 TWO-STORY WOOD FRAME RESIDENCE, NEW POOL, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING ONE-STORY WOOD AND CMU STRUCTURE AND SITE FEATURES.

#612 PETRONIA STREET

Applicant – T.S. Neal Architects Application #C2025-0035

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 305-809-3975 or visit our website at 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. SEATH NEAL, 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: 612 PETERNIX on the 18 day of AUGUST, 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 8-26, 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 2025-0035.

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

Signed Name of Affiant:

T. Seath Neal

Date: 8-26-25

Address: 22974 OAKLEAF DR NW

City: CUV505 KSJ

State, Zip: FL 33042

The foregoing instrument was acknowledged before me on this 18 day of August, 2025.

By (Print name of Affiant) T Seath Neal who is personally known to me or has produced identification and who did take an oath.

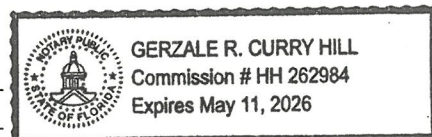
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____





Public Meeting Notice

THE TOWN OF NORTH PLAINS RESIDENTS, NEW ZEALAND
WILL MEET TO DISCUSS THE PROPOSED DEVELOPMENT OF A NEW
PUBLIC BUILDING, PLEASE PLACE YOUR COMMENTS
HERE.

PLEASE
Clean Up
After
Your Pet

PROPERTY APPRAISER INFORMATION

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 statement.

Summary

Parcel ID	00016370-000000
Account#	1016764
Property ID	1016764
Millage Group	10KW
Location Address	612 PETRONIA St 2, KEY WEST
Legal Description	KW PT LOT 1 SQR 4 TR 4 OR42-486 OR399-741 OR730-532 OR3178-2114 OR3293-1867 (Note: Not to be used on legal documents.)
Neighborhood	6103
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

SORENSEN BENJAMIN S 924 SE 5th Ct Fort Lauderdale FL 33301	SORENSEN ANNA F 924 SE 5th Ct Fort Lauderdale FL 33301
--	--

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$102,875	\$95,183	\$88,663	\$74,644
+ Market Misc Value	\$501	\$501	\$501	\$501
+ Market Land Value	\$650,325	\$625,313	\$400,200	\$262,214
= Just Market Value	\$753,701	\$720,997	\$489,364	\$337,359
= Total Assessed Value	\$753,701	\$94,123	\$91,382	\$88,721
- School Exempt Value	\$0	(\$30,000)	(\$25,500)	(\$25,500)
= School Taxable Value	\$753,701	\$64,123	\$65,882	\$63,221

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$650,325	\$102,875	\$501	\$753,701	\$753,701	\$0	\$753,701	\$0
2023	\$625,313	\$95,183	\$501	\$720,997	\$94,123	\$30,000	\$64,123	\$500,000
2022	\$400,200	\$88,663	\$501	\$489,364	\$91,382	\$25,500	\$65,882	\$397,982
2021	\$262,214	\$74,644	\$501	\$337,359	\$88,721	\$25,500	\$63,221	\$248,638
2020	\$238,453	\$75,742	\$501	\$314,696	\$87,497	\$25,500	\$61,997	\$227,199
2019	\$225,113	\$66,960	\$501	\$292,574	\$85,530	\$25,500	\$60,030	\$207,044
2018	\$206,770	\$68,058	\$501	\$275,329	\$83,936	\$25,500	\$58,436	\$191,393

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)	1,450.00	Square Foot	25	58

Buildings

Building ID	1196	Exterior Walls	C.B.S. with 47% WD FRAME
Style	GROUND LEVEL	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1995
Building Name		Foundation	CONCR FTR
Gross Sq Ft	726	Roof Type	GABLE/HIP
Finished Sq Ft	666	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	110	Bedrooms	1
Functional Obs	20	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	60	0	32
FLA	FLOOR LIV AREA	666	666	146
TOTAL		726	666	178

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1959	1960	4 x 141	1	564 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/20/2024	\$500,000	Warranty Deed	2475517	3293	1867	01 - Qualified	Improved		
6/10/2022	\$100	Warranty Deed	2379355	3178	2114	14 - Unqualified	Improved		

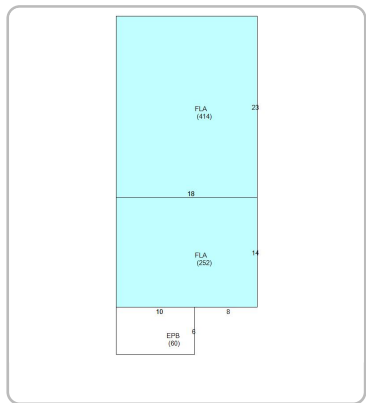
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
06-4024	07/05/2006	Completed	\$3,500	Residential	REPLACE 1,000 SF SHINGLE ROOF W/ V-CRIMP.

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Photos.

Information

MONROE COUNTY

PROPERTY APPRAISER

Monroe County, Florida
500 Whitehead Street
Key West, FL 33040
www.mcpafl.org

Property Appraiser
Scott P. Russell, CFA
(305) 292-3420

[Property Information Request](#)

[Contact Us:](#)
webmaster@mcpafl.org

Announcements

[How to use the Beacon site - view Demo Videos](#)