



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 23, 2020

Applicant: Seth Neal, Architect

Application Number: H2020-0016

Address: 1316 Whalton Street

Description of Work:

New guest house on vacant lot.

Site Facts:

The site under review has a two and a half story non-historic house that was build in 2019. Originally the site comprised of two lots which were combined in to 1316 Whalton Street.

Guidelines Cited on Review:

- New Construction (pages 38a-q), specifically guidelines 1, 2, 6 7, 8, 9, 11, 12, 13, 14, 18, 22, 24, and 25.
- Outbuildings (pages 40-41), specifically guidelines 1, 3, 4, and 9.

Staff Analysis:

The Certificate of Appropriateness under review is for the construction of a one-story frame accessory structure. The building will be located approximately 23 feet from the front property line and towards the northeast side of the principal building. The structure will be rectangular in footprint, will have a front gable roof and a two-bay front porch with wooden turned columns.

Materials proposed for the building are hardie board siding, 5 V-crimp metal panels for roofing, wood impact windows, wood front door, impact sliders on the rear, and wood louvered shutters for the front and southeast elevations. The design also proposes one off street parking space.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design is consistent with the sited guidelines. Currently the site has a large open space between the principal house and the neighboring corner house. The scale of the building will serve as a transitional element between both principal houses.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

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

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

ADDRESS OF PROPOSED PROJECT:

1316 WHARTON STREET

NAME ON DEED:

DAKK UNITED LLC

PHONE NUMBER

405-830-6162

OWNER'S MAILING ADDRESS:

9211 LAKE HESTER PARKWAY

EMAIL

KIMDAVIS405@gmail.com

SUITE 109 OKLAHOMA CITY, OK 73120

APPLICANT NAME:

SETH NEAL, T. SETH NEAL ARCHITECT

PHONE NUMBER

305-340-8857

APPLICANT'S ADDRESS:

22974 OVERSEAS HWY

EMAIL

SETHNEAL@TSNARCHITECTS.COM

CUD505 KEY, FL 33042

APPLICANT'S SIGNATURE:

T. Seth Neal

DATE

5-6-2020

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO

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

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

GENERAL:

NEW GUEST HOUSE ON VACANT LOT AT 1316 WHARTON STREET

MAIN BUILDING:

BUILDING WILL HAVE HANDICAP LAP SIDING, ^{S-V} METAL ROOF, WOOD WINDOWS & COLUMNS TO MATCH MAIN HOUSE ON PROPERTY.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

N/A

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

ACCESSORY STRUCTURE(S): <i>N/A</i>	
PAVERS:	FENCES: <i>YES, WOOD PAINTED TO MATCH EXISTING, SEE PLANS</i>
DECKS: <i>YES, EXTENSION OF MAIN HOUSE WOOD DECK, SEE PLANS</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

PROJECT PHOTOS





No
Parking







Public
Meeting
Notice

TSN

T. S. NEAL ARCHITECTS INC.

305.340.8857





1316





SURVEY

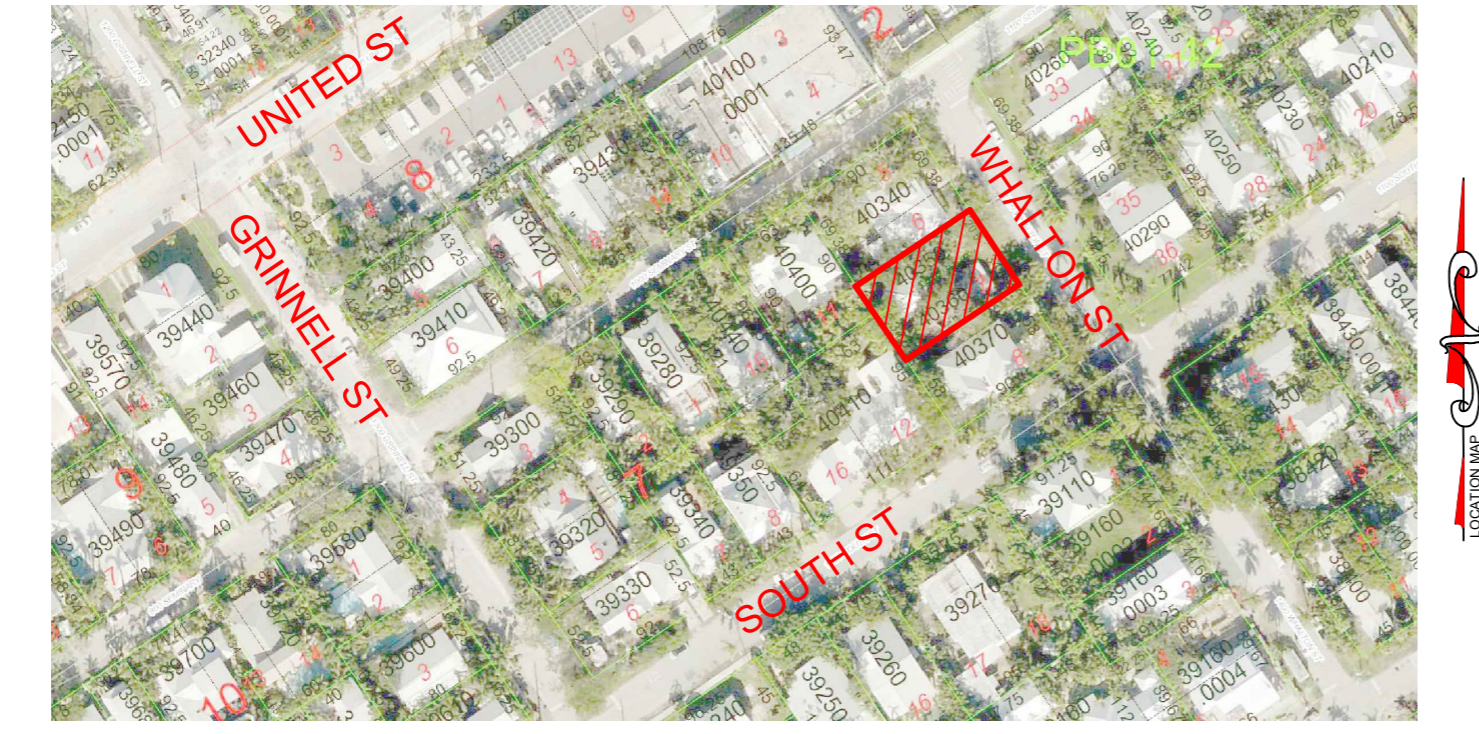
- ABBREVIATIONS:**
- A = ARC
 - A/C = AIR CONDITIONER
 - BLDG. = BUILDING
 - CB = CATCH BASIN
 - CBS = CONCRETE, BLOCK, STUCCO
 - CH = CHORD
 - CH BR = CHORD BEARING
 - C & G = CURB AND GUTTER
 - CLF = CHAIN LINK FENCE
 - CLR = CLEAR
 - CONC = CONCRETE
 - CP = CONCRETE POST
 - D° = DEGREE
 - D = DELTA
 - DIP = DUCTILE IRON PIPE
 - E = EAST
 - EB = ENGINEERING BUSINESS NUMBER
 - ELEV = ELEVATION
 - ELECT = ELECTRIC
 - ENC = ENCROACHMENT
 - EP = EDGE OF PAVEMENT
 - FIP = FOUND IRON PIPE
 - FPL = FLORIDA POWER AND LIGHT
 - FND = FOUND
 - I.P. = IRON PIPE
 - L = LENGTH
 - LB = SURVEYOR BUSINESS NUMBER
 - M & R = MEASURED AND RECORD
 - MEAS = MEASURED
 - MH = MANHOLE
 - N = NORTH
 - NO. = NUMBER
 - N & DISC = NAIL AND DISC
 - NO ID. = NO IDENTIFICATION NUMBER
 - N.T.S. = NOT TO SCALE
 - OBV. = OBSERVED ANGLE
 - O/E = OVERHEAD ELECTRIC
 - O/E = OVERHEAD ELECTRIC
 - ORB = OFFICIAL RECORDS BOOK
 - O' = MINUTE OR FEET
 - O" = SECOND OR INCH
 - P = PLAT
 - PAV = PAVEMENT
 - PB = PLAT BOOK
 - PCC = POINT OF COMPOUND CURVATURE
 - PC = POINT OF CURVATURE
 - PG = PAGE
 - PL = PLANTER
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PI = POINT OF INTERSECTION
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PT = POINT OF TERMINATION
 - PRC = POINT OF REVERSE CURVATURE
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - R = RADIUS OR RECORD
 - REG = REGULAR
 - RNG = RANGE
 - RLS = REGISTERED LAND SURVEYOR
 - R/W = RIGHT OF WAY
 - S = SOUTH
 - SEC = SECTION
 - STA = STATION
 - SWK = SIDEWALK
 - T = TANGENT
 - SS = SANITARY SEWER
 - TWP = TOWNSHIP
 - W = WEST
 - W = WITH
 - WF = WOOD FENCE
 - WM = WATER METER
 - WV = WATER VALVE
 - ZW = ZURWELLE-WHITTAKER, INC.

SURVEYOR'S NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929 UNLESS OTHERWISE NOTED
13. BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.

COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET
 SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET
 RURAL LINEAR: 1 FOOT IN 5,000 FEET

**LOCATION MAP (N.T.S.)
 A PART OF
 SQUARE 2, TRACT 18
 PB 1, PG 42
 CITY OF KEY WEST, FL**



FLOOD INFORMATION:

COMMUNITY NUMBER : 120168
 PANEL NUMBER : 12087C1516
 SUFFIX : K
 DATE OF FIRM : 02-18-2005
 FIRM ZONE : X
 BASE FLOOD ELEVATION : N/A

FIELD WORK INFORMATION:

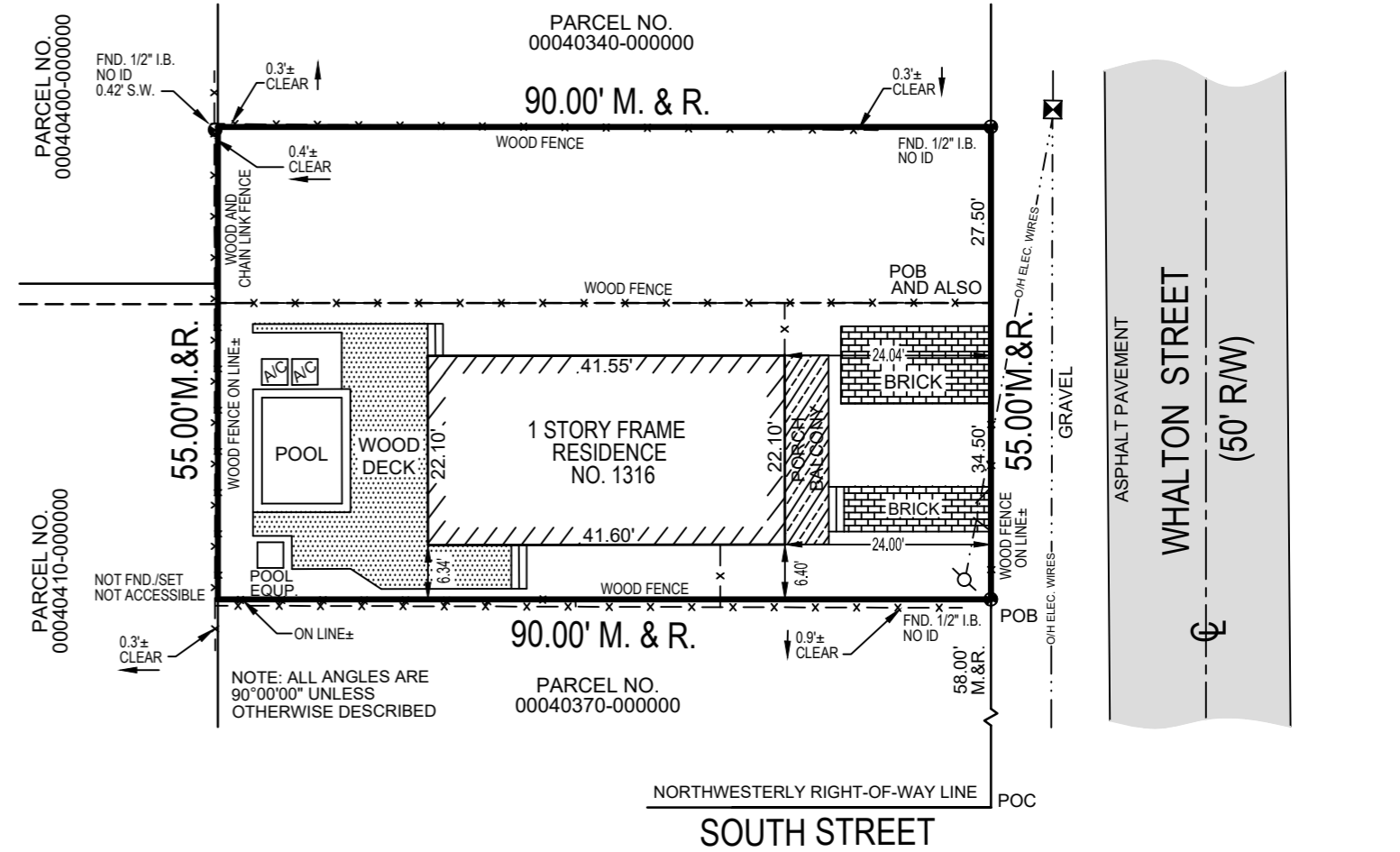
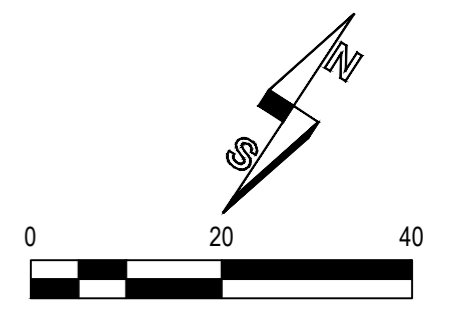
DATE FIELD WORK : 01-07-2020
 DATE DRAFTING : 01-17-2020
 DATE SIGNED AND SEALED : 01-17-2020
 REVISED FIELD SURVEY : N/A

- SYMBOL LEGEND:**
- ☉ LIGHT POLE
 - CONC. POLE
 - ⊞ ELECTRIC BOX
 - ⊞ TRAFFIC SIGNAL BOX
 - ⊞ FIRE HYDRANT
 - ▨ STORM SEWER/CATCH BASIN
 - ⊞ WATER METER
 - SIGN
 - ⊞ TELEPHONE BOX
 - ⊞ WATER VALVE
 - EL. 7.05 ELEVATIONS
 - ⇒ TRAFFIC LANE FLOW
 - ⊞ CENTER LINE
 - MONUMENT LINE
 - ∅ DIAMETER.

RESERVED:

BENCHMARK INFORMATION:
 NOT REQUESTED

SURVEYORS NOTE:
 SHEET SIZE 13"X19"



LEGAL DESCRIPTION:
 A parcel of land on the Island of Key West and known as the Northwesterly 34 feet and 6 inches of Lot 7, Square 2, of George W. Nichols Subdivision of Tract 18 as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at intersection of the Northwesterly Right-of-Way line of South Street with the Southwesterly Right-of-Way line of Whalton Street and run thence Northwesterly along the Southwesterly Right-of-Way line of said Whalton Street for a distance of 58.00 feet to the Point of Beginning; thence continue Northwesterly along the Southwesterly Right-of-Way line of the said Whalton Street for a distance of 34.50 feet to the Northerly corner of the said Lot 7; thence Southwesterly and at right angles along the Northwesterly boundary line of the said Lot 7 for a distance of 90.00 feet to the Westerly corner of the said Lot 7; thence Southeasterly and at right angles along the Southeasterly boundary line of the said Lot 7 for a distance of 34.50 feet; thence Northeasterly and at right angles for a distance of 90.00 feet back to the Point of Beginning.
AND ALSO:
 A parcel of land on the Island of Key West and known as the SE'ly 20 feet and 6 inches of Lot 6, Square 2, of George W. Nichols Subdivision of Tract 18, as recorded in Plat Book 1, at Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follow:
 A parcel of land on the Island of Key West and known as the Northwesterly 34 feet and 6 inches of Lot 7, Square 2, of George W. Nichols Subdivision of Tract 18 as recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at intersection of the Northwesterly Right-of-Way line of South Street with the Southwesterly Right-of-Way line of Whalton Street and run thence Northwesterly along the Southwesterly Right-of-Way line of said Whalton Street for a distance of 92.50 feet to E'ly corner of the said Lot 6, said point also being the Point of Beginning; thence continue Northwesterly along the Southwesterly Right-of-Way line of the said Whalton Street for a distance of 20.50 feet; thence Southwesterly and at right angles for a distance of 90.00 feet to the SW'ly boundary line of the said Lot 6; thence Southeasterly and at right angles along the SW'ly boundary line of the said Lot 6 for a distance of 20.50 feet to the S'ly corner of said Lot 6; thence Northeasterly and at right angles along the SE'ly boundary line of said Lot 6 for a distance of 90.00 feet back to the Point of Beginning.

ZURWELLE-WHITTAKER
 SURVEYORS & ENGINEERS
 SINCE 1926

MONROE COUNTY SURVEYING & MAPPING, INC
 SURVEYORS & MAPPERS, CIVIL ENGINEERS
 A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
 1100 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
 PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

DAKK UNITED, LLC
AN OKLAHOMA LIMITED COMPANY
316 WHALTON STREET
KEY WEST, FL 33040

Eddie A. Martinez
EDDIE A. MARTINEZ
 PROFESSIONAL SURVEYOR AND
 MAPPER NO. LS6755
 STATE OF FLORIDA

JOB No.	N/A	DRAWN:	DRF
FIELD BOOK:	N/A	REVISED:	EAM
SCALE:	1"=20'	SHEET No.	1 OF 1

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:
 \\Fred\land Surveying Data\Data MCSM\Drawings\Key West\Block 189\1316 WHALTON 01-13-20\1316 WHALTON UPDATE 1-10-20.dwg

PROPOSED DESIGN

SITE DATA 1316 WHALTON ST.

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,950 SQ. FT.	4,000 SQ. FT.	EXISTING	SEE SURVEY
LOT SIZE	90' X 55'	40' X 90' (MIN)	EXISTING	SEE SURVEY
IMPERVIOUS	1,616 SQ. FT. 33% IMPERVIOUS	2,970 (60% MAX)	2,371 SQ. FT. 47.9% IMPERVIOUS	CONFORMS
OPEN SPACE	2,955 SQ. FT. 60% OPEN SPACE	1,732.5 (35% MIN)	1,845 SQ. FT. 37% OPEN SPACE	CONFORMS
BUILDING COV.	1,185 SQ. FT. 24% BLD. COV.	1,980 (40% MAX)	1,875 SQ. FT. 37.6% BLD. COV.	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	181 SQ. FT. 22% COVERAGE (POOL & AC UNITS)	247 (30% MAX COV.) 826 SQ. FT. REAR YARD AREA	193 SQ. FT. 23% COVERAGE (POOL, AC & POOL HEATER UNITS)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	408 SQ. FT. 74% OPEN SPACE	275 (50% MIN) 550 SQ. FT. REAR YARD AREA	378 SQ. FT. 68.7% OPEN SPACE	CONFORMS
SETBACKS				
EAST SIDE SETBACK	5'-5"	5'	33'-6 1/2"	CONFORMS
WEST SIDE SETBACK	25'-8"	5'	5'-2"	CONFORMS
REAR SETBACK	23'-5"	15'	23'-5"	CONFORMS
FRONT SETBACK	17'-11"	10'	23'-0"	CONFORMS
BUILDING HEIGHT	27'-5"	30'	14'-9"	CONFORMS

FEMA MAP FLOOD ZONE X



SITE LOCATION MAP



DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2017 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "D"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS

GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- 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.
- 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.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- 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.
- 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.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- 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.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

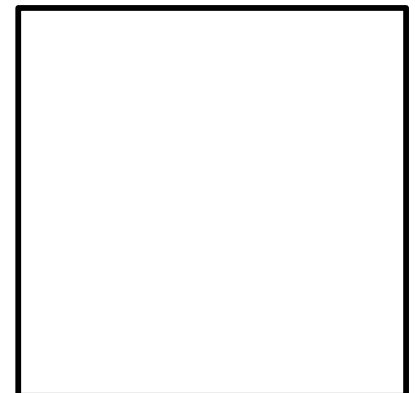
DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO SURVEY
- C1.1 ARCHITECTURAL SITE PLAN, GUEST HOUSE FLOOR PLAN, & STREETSCAPE
- A1.1 FLOOR PLAN & ELEVATIONS

SCOPE OF WORK:

A NEW GUEST HOUSE AT 1316 WHALTON STREET

DAKK UNITED, LLC
AN OKLAHOMA LIMITED COMPANY
1316 WHALTON STREET
KEY WEST, FL 33040



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DRAWING TITLE:
TITLE & PROJECT INFORMATION

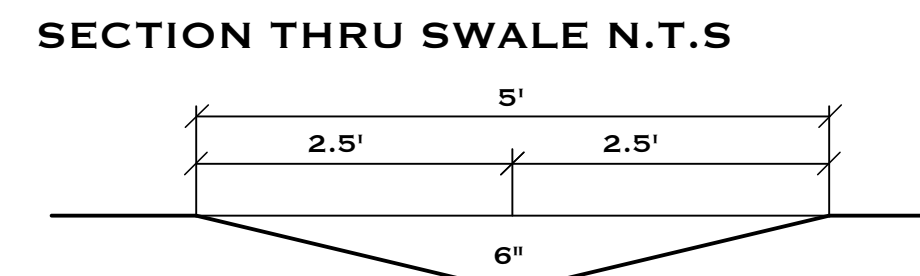
DRAWN: TSN
CHECKED:
DATE: 04-08-2020

REV. #1	05-04-2020
REV. #2	05-05-2020
REVISION #	DATE

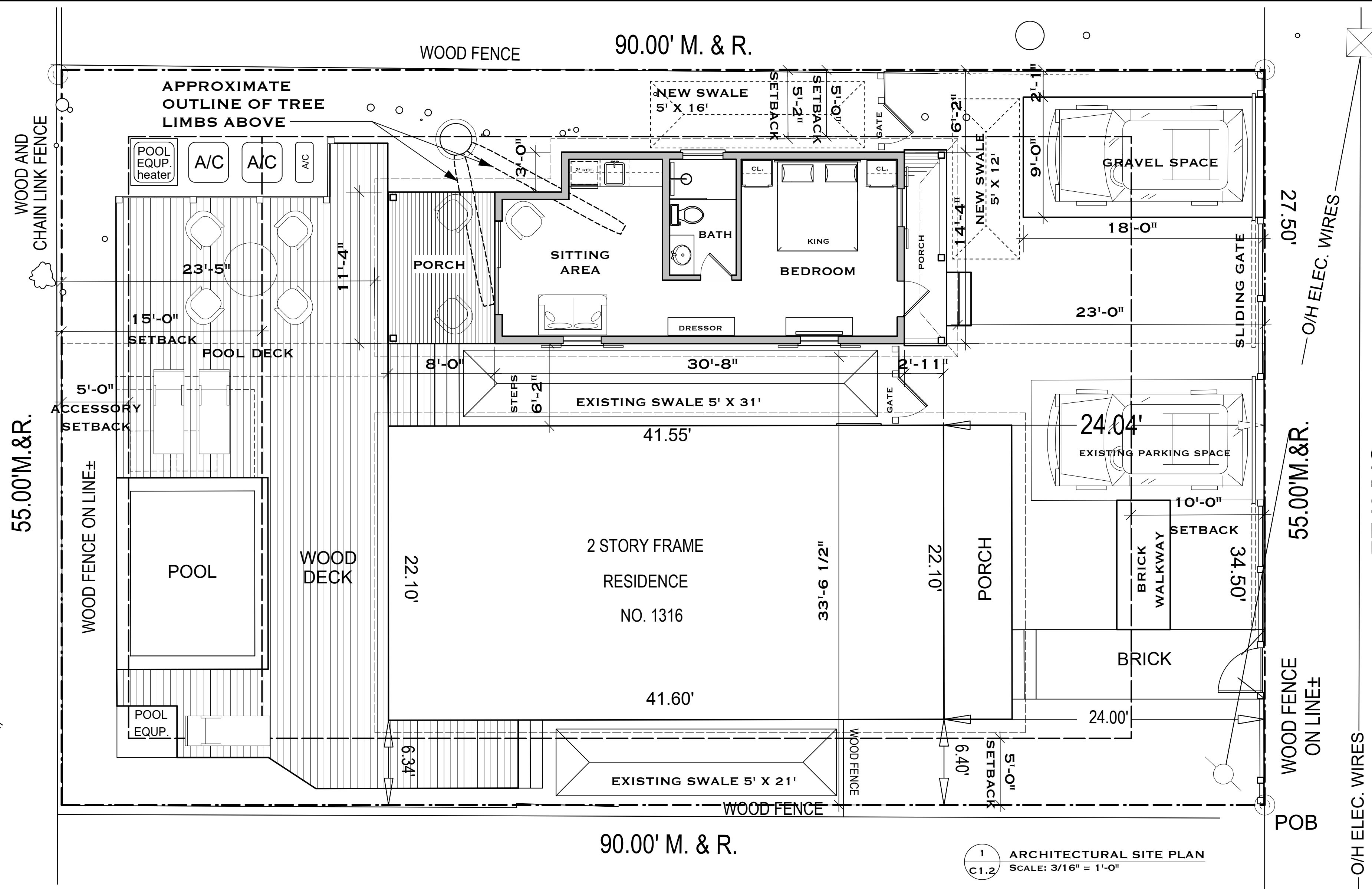
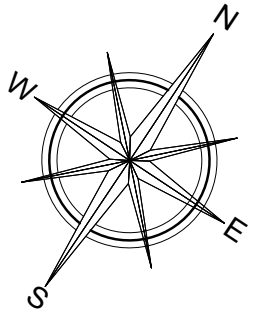
T1.1
SHEET #



SWALE CALCULATIONS:
 LOT SIZE 4,950 SQ. FT.
 IMPERVIOUS AREA 2,371 SQ. FT.
 IMPERVIOUS 52.4%
 TOTAL 2,371 SQ. FT.
 CUBIC FT REQUIRED 2,371 SQ. FT. / 12 = 198 CU FT.
 50% REDUCTION = 99 CU FT.
 EXISTING 5' X 21' (1) SWALE = 26.25 CU FT
 5' X 31' (1) SWALE = 38.75 CU FT
 CUBIC FT SUPPLIED 65 CU FT.
 99 CU FT. - 65 CU. FT = 34 CU. FT. ADDITIONAL CAPACITY
 NEW 5' X 16' (1) SWALE = 20 CU FT
 5' X 12' (1) SWALE = 15 CU FT
 NEW CUBIC FT SUPPLIED 35 CU FT.



SITE DRAINAGE CALCULATION
 1.25 CU FT PER FT.



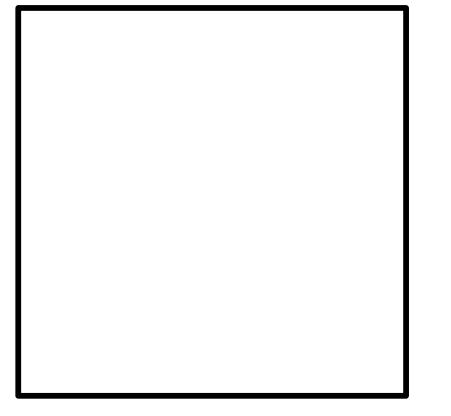
1 ARCHITECTURAL SITE PLAN
 C1.2 SCALE: 3/16" = 1'-0"

SITE DATA		1316 WHALTON ST.		
ITEM	EXISTING MAIN HOUSE	REQ. PER LDR	PROPOSED GUEST HOUSE	REMARK
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OPEN SPACE	2,955 SQ. FT. 60% OPEN SPACE	1,732.5 (35% MIN)	1,845 SQ. FT. 37% OPEN SPACE	CONFORMS
BUILDING COV.	1,185 SQ. FT. 24% BLD. COV.	1,980 (40% MAX)	1,875 SQ. FT. 37.8% BLD. COV.	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	181 SQ. FT. 22% COVERAGE (POOL & AC UNITS)	247 (30% MAX COV.) REAR YARD AREA	193 SQ. FT. 23% COVERAGE (POOL, AC & POOL HEATER UNITS)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	408 SQ. FT. 74% OPEN SPACE	275 (50% MIN) 550 SQ. FT. REAR YARD AREA	378 SQ. FT. 68.7% OPEN SPACE	CONFORMS
SETBACKS				
EAST SIDE SETBACK	5'-5"	5'	33'-6 1/2"	CONFORMS
WEST SIDE SETBACK	25'-8"	5'	5'-2"	CONFORMS
REAR SETBACK	23'-5"	15'	23'-5"	CONFORMS
FRONT SETBACK	17'-11"	10'	23'-0"	CONFORMS
BUILDING HEIGHT	27'-5"	30'	14'-9"	CONFORMS
FEMA MAP FLOOD ZONE X				



3 STREET SCALE
 C1.2 SCALE: 1" = 10 FT

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



DAKK UNITED, LLC
 AN OKLAHOMA LIMITED COMPANY
 1316 WHALTON STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 ARCHITECTURAL SITE PLAN,
 GUEST HOUSE FLOOR PLAN, &
 STREETSCAPE
 DRAWN: TSN
 CHECKED:
 DATE: 04-08-2020

REV. #1	05-04-2020
REV. #2	05-05-2020
REVISION #	DATE

C1.1
 SHEET #

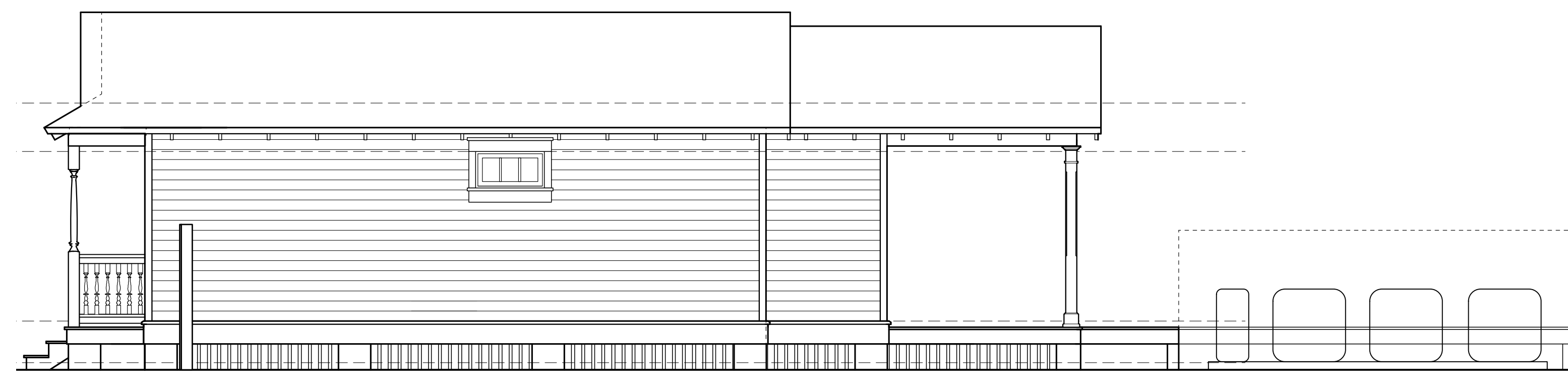
T.S.N.
 T. S. NEAL ARCHITECTS, INC.



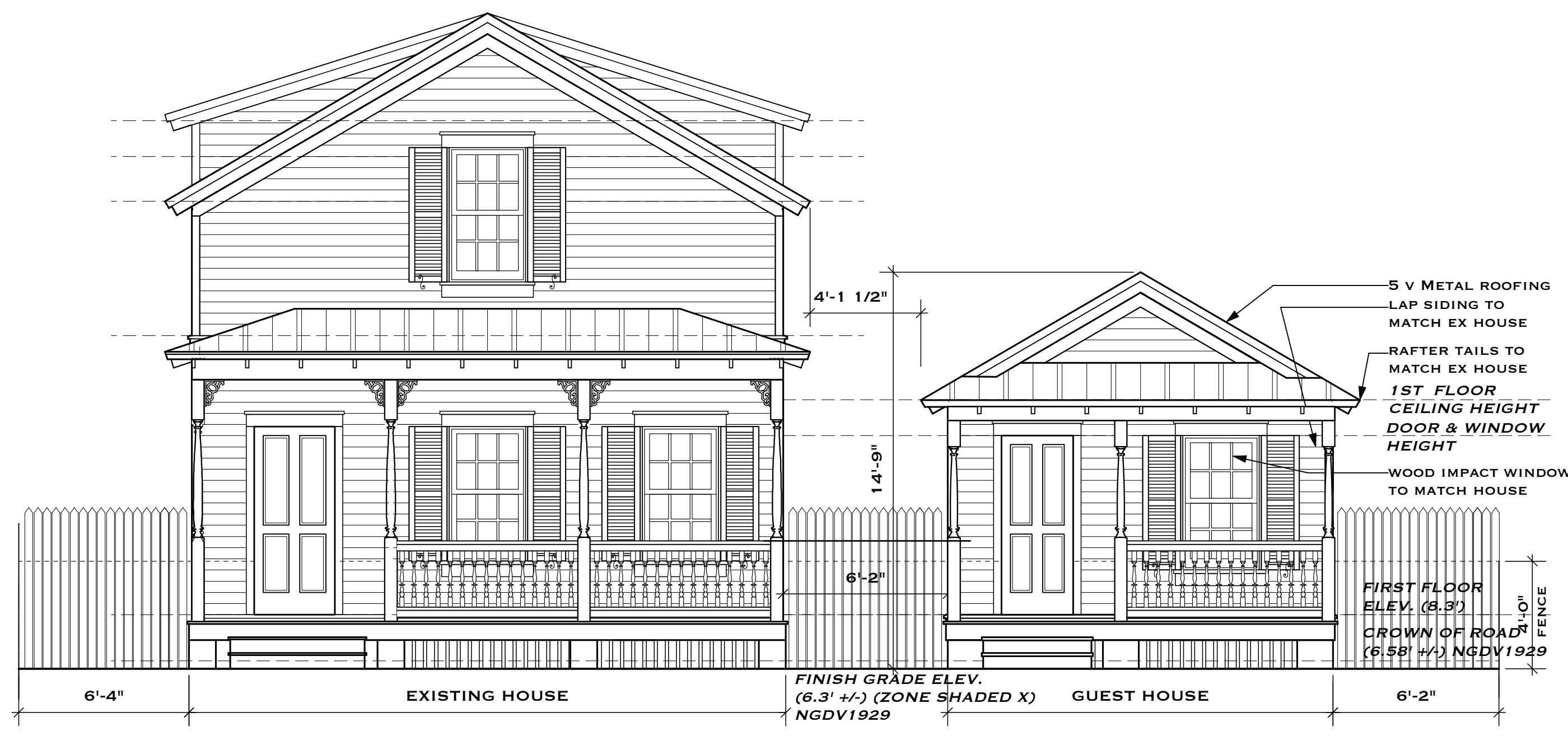
REV. #1	05-04-2020
REV. #2	05-05-2020

REVISION #	DATE
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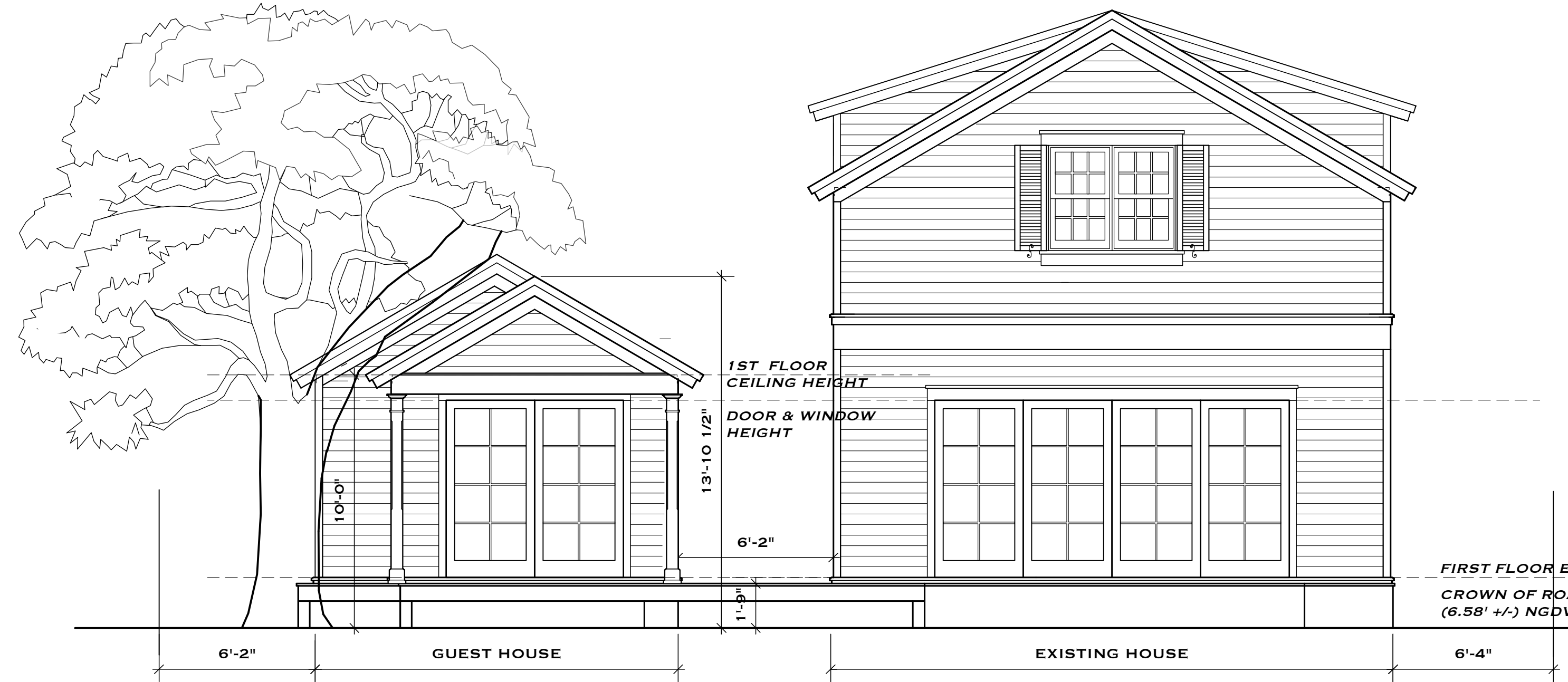
A1.1
 SHEET #



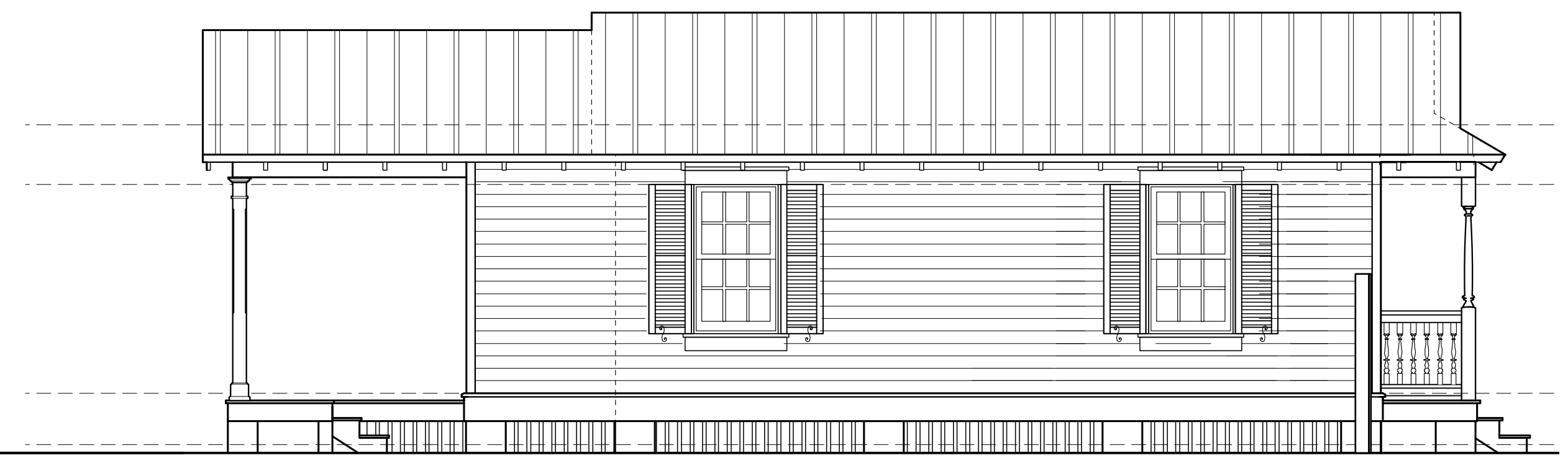
2 NORTHWEST SIDE ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"



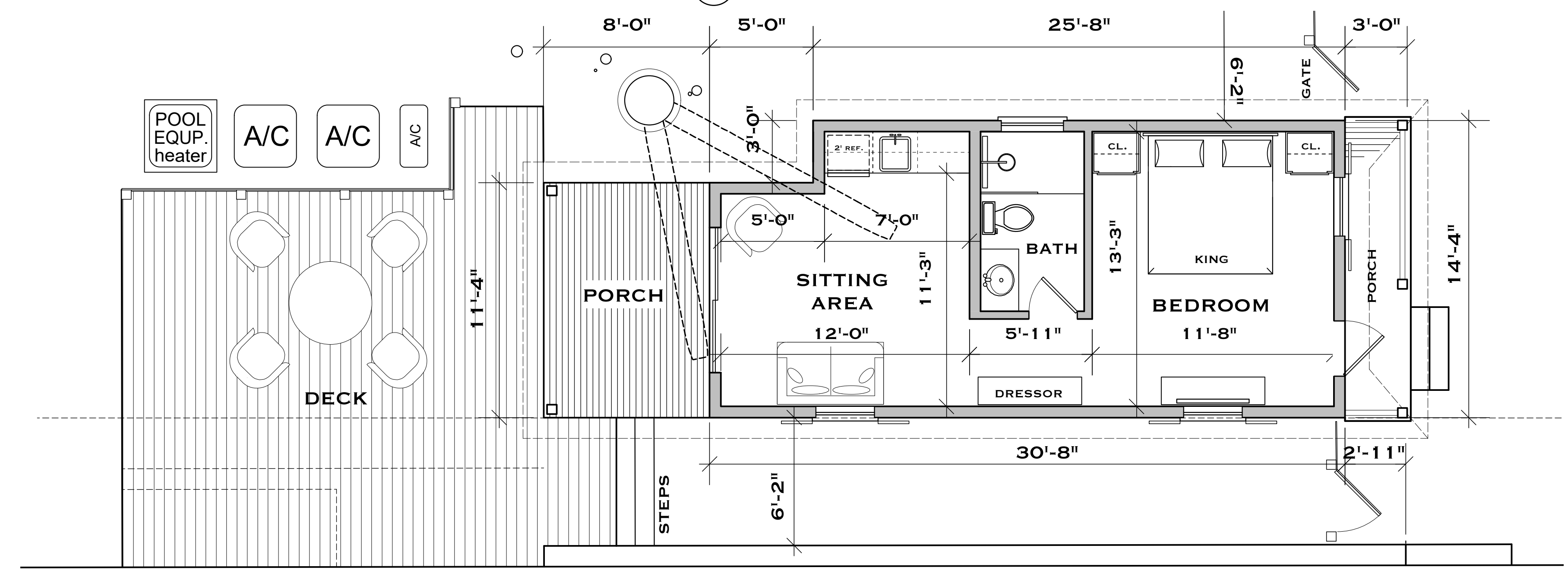
1 FRONT ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"



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



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



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 23, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

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

NEW GUEST HOUSE ON VACANT LOT **#1316 WHALTON STREET**

Applicant – Seth Neal, Architect Application #H2020-0016

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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 Timothy Seth 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: 1316 WADLTON STREET on the 17th day of JUNE, 2022.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JUNE 23rd, 2020.

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 H2020-0016.

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

Signed Name of Affiant:

Timothy Seth Neal
Date: 6-17-2020
Address: 22974 OVERSEAS HWY
City: CUDSOB KEY FL
State, Zip: FL 33042

The forgoing instrument was acknowledged before me on this 17 day of June, 2020.

By (Print name of Affiant) Timothy Seth Neal who is personally known to me or has produced FL DL N400817764490 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Margarita Pedroza
Print Name: Margarita Pedroza
Notary Public - State of Florida (seal)
My Commission Expires: 8/20/2023





Public Meeting Notice

NEW GREAT ROOM ON VACATION

T S N
T. S. NEAL ARCHITECTS, INC

305 . 340 . 8857

PROPERTY APPRAISER INFORMATION



Disclaimer

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

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

Summary

Parcel ID 00040360-000000
 Account# 1041076
 Property ID 1041076
 Millage Group 10KW
 Location 1316 WHALTON St, KEY WEST
 Address
 Legal KW GEORGE W NICHOLS SUB PB1-42 PT LTS 6 AND 7 SQR 2 TR 18 (A/K/A UNIT 1 AND UNIT 2)
 Description OR52-464/65 OR505-1083 OR746-55/56 OR912-2267 OR1223-1330/31 OR1907-222/23
 OR2096-1295/97 OR2259-2327DEC OR2860-1086/89C/T OR2888-2333/37 OR2899-1593/95DEC OR2899-1596/98 OR2899-1599DEC OR2967-2287 OR2991-2214C/T OR3001-2459 OR3002-496 OR3003-1266U/T
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision George W Nichols Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DAKK UNITED LLC
 1404 Brighton Ave
 Oklahoma City OK 73120

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$27,899	\$39,856	\$36,889
+ Market Misc Value	\$0	\$20,168	\$20,168	\$20,168
+ Market Land Value	\$410,139	\$415,961	\$372,367	\$334,831
= Just Market Value	\$410,139	\$464,028	\$432,391	\$391,888
= Total Assessed Value	\$410,139	\$464,028	\$331,849	\$301,681
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$410,139	\$464,028	\$432,391	\$391,888

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,950.00	Square Foot	55	90

Buildings

Building ID 63604
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1958
 Finished Sq Ft 1848
 Stories 2 Floor
 Condition EXCELLENT
 Perimeter 0
 Functional Obs 0
 Economic Obs 0
 Depreciation % 0
 Interior Walls DRYWALL
 Exterior Walls CUSTOM
 Year Built 2019
 EffectiveYearBuilt 2019
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	110	0	54
FLA	FLOOR LIV AREA	1,848	1,848	256
TOTAL		1,958	1,848	310

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WATER FEATURE	2019	2020	1	1 UT	3
FENCES	2019	2020	1	244 SF	2
WOOD DECK	2019	2020	1	266 SF	4
BRICK PATIO	2019	2020	1	272 SF	2
FENCES	2019	2020	1	408 SF	2
RES POOL	2019	2020	1	126 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/27/2019	\$1,900,000	Warranty Deed	2250632	3002	0496	01 - Qualified	Improved
5/10/2019	\$100	Quit Claim Deed	2222976	2967	2287	30 - Unqualified	Improved
1/13/2018	\$420,000	Warranty Deed	2152665	2888	2333	12 - Unqualified	Improved
6/16/2017	\$100	Certificate of Title	2127917	2860	1086	38 - Unqualified	Improved
3/2/2005	\$650,000	Warranty Deed		2096	1295	Q - Qualified	Improved
7/2/2003	\$390,000	Warranty Deed		1907	0222	M - Unqualified	Improved
6/1/1984	\$1	Warranty Deed		912	2267	U - Unqualified	Improved

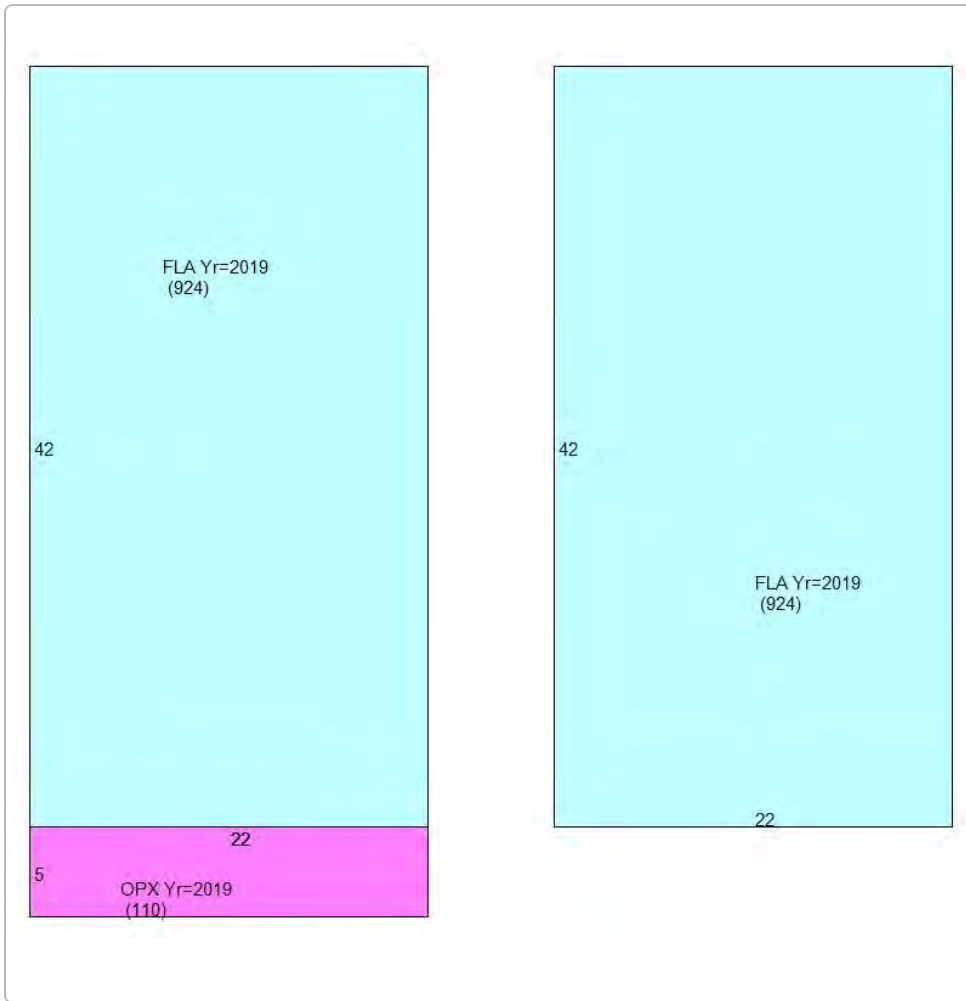
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-1371	10/25/2019	10/25/2019	\$9,350	Residential	
18-1536	10/25/2019	10/25/2019	\$1,000	Residential	
19-0963	10/25/2019	10/25/2019	\$8,500	Residential	
19-1133	10/25/2019	10/25/2019	\$20,000	Residential	
19-1280	10/25/2019	10/25/2019	\$11,000	Residential	
19-2106	9/6/2019	10/25/2019	\$16,500	Residential	INSTALL 2.5 TON CENTRAL AC SYSTEM
18-1438	5/4/2018	10/25/2019	\$250,000	Residential	NEW 1150SF SFR TO REPLACE RECENTLY DEMOLISHED HOUSE
18-815	3/7/2018	10/2/2018	\$12,500	Residential	DEMO ALL IMPROVEMENTS
18-816	3/7/2018	10/2/2018	\$12,500	Residential	
13-0200	1/17/2013	1/17/2013	\$1,000	Residential	REMOVE CAST IRON SEWER & REPLACE WITH PVC
13-0201	1/17/2013	1/17/2013	\$1,000	Residential	REMOVE CAST IRON SEWER AND REPLACE WITH PVC

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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



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