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### **Staff Report for Item 7a**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** August 25, 2015

**Applicant:** K2M Design Inc.

**Application Number:** H15-01-1014

**Address:** #1402 Walton Street

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#### **Description of Work:**

New house on vacant lot.

#### **Site Facts:**

The vacant lot was lot 2 of 1021 Washington Street. Having been platted but never developed, it received a beneficial use allocation in 2015. The site does have a very historic coral wall that runs along the property line. A neighbor has provided photos that show the fence was in existence at least by 1948.

#### **Guidelines Cited in Review:**

New Construction (pages 36-38a), specifically guidelines 1, 2, 3, 4, 5, 6, and 7 for new construction.

#### **Staff Analysis**

This Certificate of Appropriateness proposes a new house on a vacant lot. The two-story structure will be approximately 27.5 feet tall. The proposed plans show one-story sections on the front, rear, and side of the house. This helps to break up the massing, making the house more compatible with the neighborhood in terms of mass and scale. The neighboring house was one-story, but in 2005, a large two-story addition was constructed, changing the mass, scale, height, and proportion of the house considerably. The houses across the street vary between small one-story buildings and larger two-story

structures. The proposed architecture is fairly traditional, but will utilize more modern materials: hardi-board siding, impact resistant aluminum windows and doors, and a v-crimp roof.

The design also includes site work, with a new driveway, a pool with a water feature under 30 inches.

### **Consistency with Guidelines**

1. The proposed house is compatible with the neighboring house in terms of proportion, scale, and mass.
2. There is a sympathetic relationship between the proposed height and massing of the house and its adjacent structures.

It is staff's opinion that the proposed design is consistent with the guidelines for new construction.

## Karen DeMaria

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**From:** Karen DeMaria  
**Sent:** Wednesday, August 19, 2015 1:22 PM  
**To:** Kelly Perkins  
**Subject:** 1402 Whalton St new development

I did a quick review of the plans for 1402 Whalton St. The plans do not distinguish between existing vegetation and new, proposed vegetation. There are several protected and regulated trees on the property. There is a unique tree located in the rear of the property and a large mahogany tree in the front corner of the lot. Most of the rest of the vegetation consists of palms. It is not known at this time whether the proposed development will impact any of these trees. No tree removal permits have been issued for the property.

Sincerely,

Karen DeMaria  
Urban Forestry Manager/Tree Commission  
Certified Arborist  
305-809-3768

# APPLICATION



# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> %		

**ADDRESS OF PROPOSED PROJECT:**

1402 Whalton Street

# OF UNITS **1**

**RE # OR ALTERNATE KEY:**

00039160-000200

**NAME ON DEED:**

Washington Street Partners

PHONE NUMBER **863-602-0332**

**OWNER'S MAILING ADDRESS:**

6604 Crescent Lake Drive

EMAIL **eatwell@tampabay.rr.com**

Lakeland, FL 33813

**CONTRACTOR COMPANY NAME:**

N/A

PHONE NUMBER **N/A**

**CONTRACTOR'S CONTACT PERSON:**

N/A

EMAIL **N/A**

**ARCHITECT / ENGINEER'S NAME:**

K2M Design, Inc.

PHONE NUMBER **305.292.7722**

**ARCHITECT / ENGINEER'S ADDRESS:**

1001 Whitehead Street, Suite 101

EMAIL **asarno@k2mdesign.com**

Key West, FL 33040

**HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:**  YES     NO (SEE PART C FOR HARC APPLICATION.)

**CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:**

N/A

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.

**PROJECT TYPE:**  ONE OR TWO FAMILY     MULTI-FAMILY     COMMERCIAL     NEW     REMODEL  
 CHANGE OF USE / OCCUPANCY     ADDITION     SIGNAGE     WITHIN FLOOD ZONE **AE 6**  
 DEMOLITION     SITE WORK     INTERIOR     EXTERIOR     AFTER-THE-FACT

**DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,**

Construction of new two-story single

family residence on vacant lot. Partial demolition of existing freestanding perimeter wall to create openings for street access (driveway and pedestrian).

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: <b>Anthony D. Sarno</b>
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Please refer to enclosed Authorization and Verification forms.	
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
**ATTENTION:** NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE, OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Altered stone & concrete wall with metal pickets	Stone & Concrete	Reuse existing stone with new concrete

**DEMOLITION:** PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H- \_\_\_\_\_**



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

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.

A non-contributing concrete and rock wall of indeterminate age, totaling 181 lineal feet, is located on the front, side and rear lot lines of this vacant platted lot. The wall appears to be predominately composed of a mixture of broken cap rock and concrete. Iron bars appear between columns. The wall has been altered over time as evidenced by: (1) rusted areas where iron work appears to have been removed; (2) placement or replacement of columns, and (3) concrete repair work of a contemporary nature.

**OR THAT THE BUILDING OR STRUCTURE;**

- (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.

Anecdotal reports establish that the wall was built, and then altered, over several decades. It does not appear to be distinctive as to the type, period or method of construction of a historically significant period.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

There is no record of the wall being specifically associated with historic events.

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

There is no record that the wall played a significant part in the development, heritage, history or cultural characteristics of the City of Key West, the State of Florida, or the United States of America.

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

This lot is not known to be the site of a historic event that had a significant effect on society.

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

This altered wall is not an exemplar of Key West's heritage.

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

The existing site wall does not relate to a distinctive architectural style, but rather is a product of simple construction methodology of the time in which it was constructed.

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- (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.

The altered wall is not part of or related to any public space. The only applicable "plan" is the plat, which authorized development of this lot for a single family house.

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- (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.

The portion of the wall proposed for demolition is substantially similar in appearance to the boundary wall located on the side and rear of this lot, and on the front and rear boundaries of Lots 3, 4 and 5 in the same subdivision, so it is neither unique nor singular. The portion to be removed is the minimum necessary to comply with the LDRs' access mandates, including Code Sec. 122-1150 ("Structures to have access"), and Code sec. 108-641 (Driveways, aisles and stalls).

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- (i) Has not yielded, and is not likely to yield, information important in history.

There is no evidence that this wall has or will yield information important to history.

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**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H- \_\_\_\_\_**



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(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

No Reason Concept plans for HARC approval prior to permit submission.

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.

N/A The wall is not proposed to be removed; 91.8% of the existing wall will remain.

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

N/A The existing wall will remain along the majority of the property perimeter and the limited demolition proposed will maintain the existing relationship of the wall to the public way.

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**AND**

(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.

N/A The wall is not proposed to be removed.

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

N/A This altered structure would not qualify as contributing, and it is not proposed to be removed.

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

*I 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

PROPERTY OWNER'S SIGNATURE: <b>On behalf of Owner</b>	<b>07/01/2015</b> <b>Anthony D. Sarno</b> DATE AND PRINT NAME:
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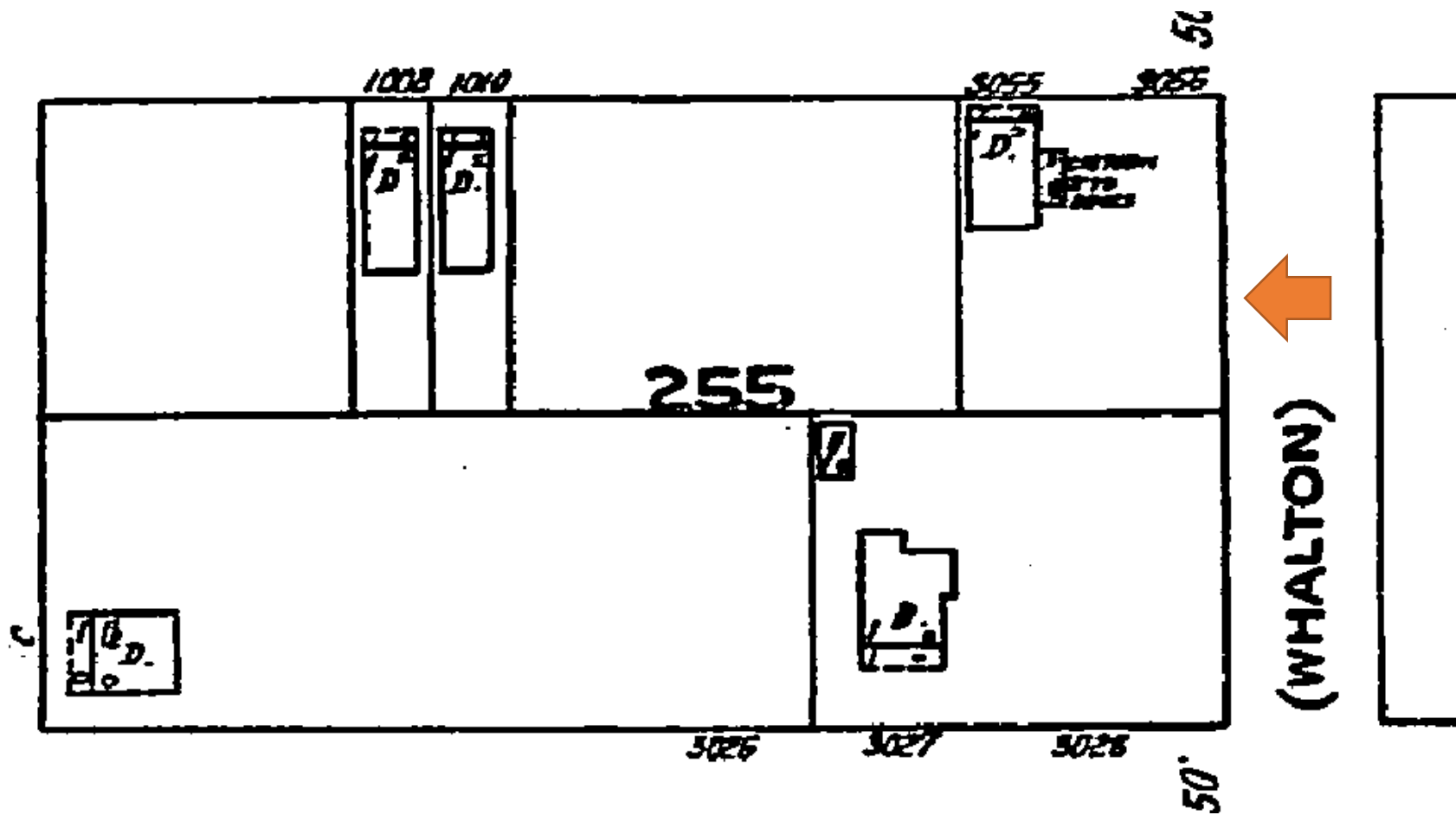
**OFFICE USE ONLY**

<b>BUILDING DESCRIPTION:</b>					
<input type="checkbox"/>	Contributing	Year built _____	Style _____	Listed in the NRHP <input type="checkbox"/>	Year _____
<input type="checkbox"/>	Not listed	Year built _____	Comments _____		

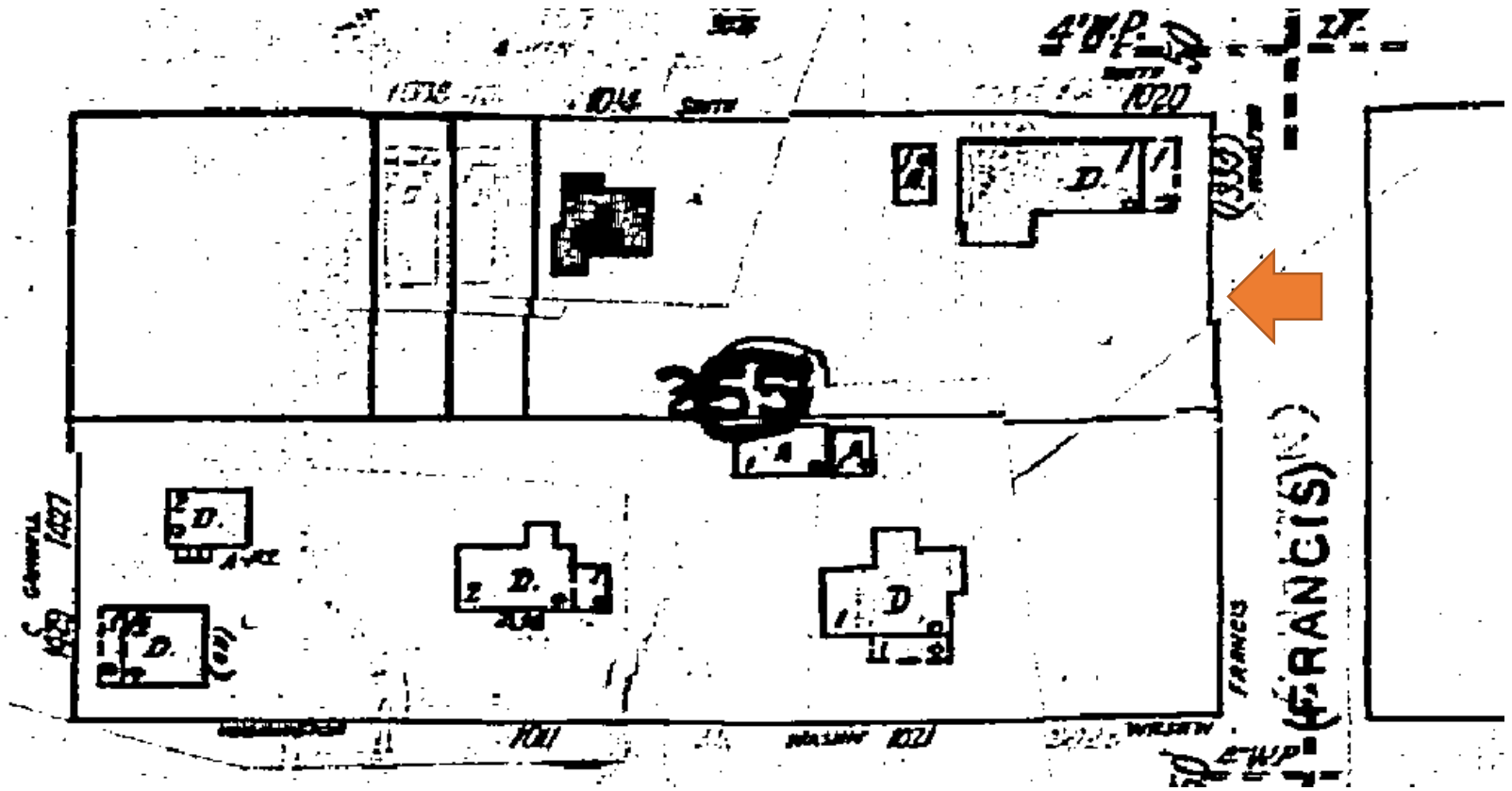
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
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# SANBORN MAPS

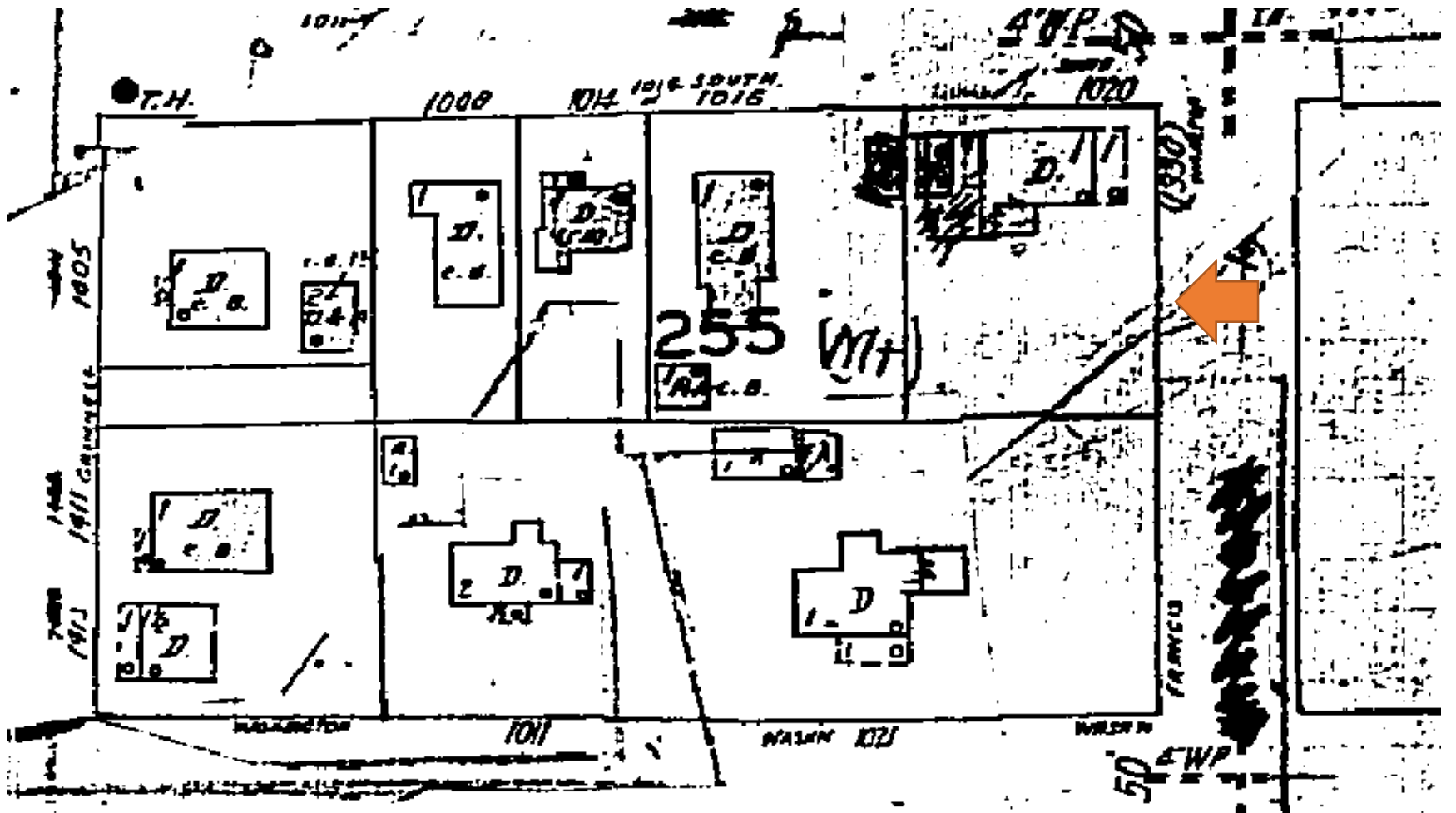




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Photograph taken on 1016 South Street, c. 1948. Courtesy of Paula Carbonell. Note that you can see the columns from the wall on Whalton Street in the background.



Photograph taken on 1016 South Street, 1950s. Courtesy of Paula Carbonell.





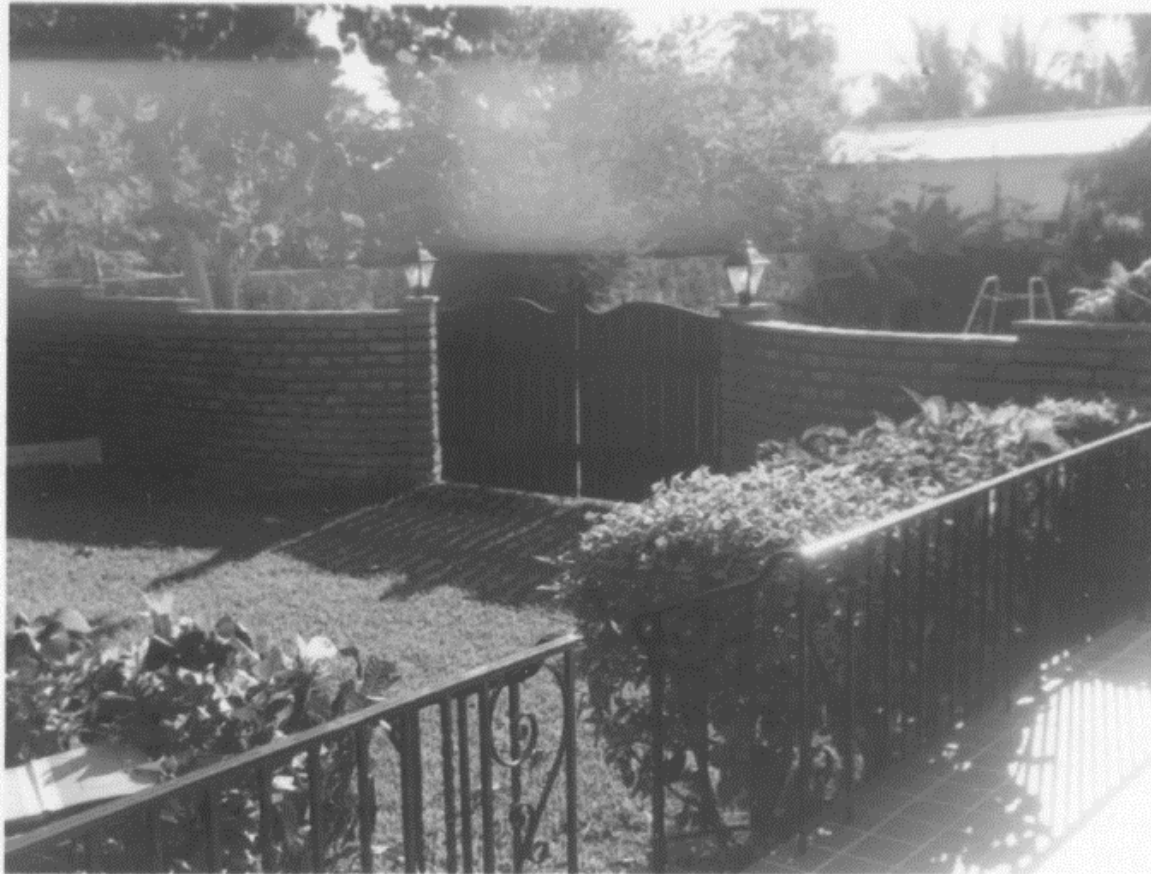
Photograph taken on 1016 South Street, c. 1951. Courtesy of Paula Carbonell.



Photograph taken on 1016 South Street, c. 1951. Courtesy of Paula Carbonell.



NOV 1958



Photograph taken on 1016 South Street, 1958. Courtesy of Paula Carbonell.





Portion of wall to be demolished.





Portion of wall to be demolished.





Portion of wall to be demolished. The left column will remain.





Portion of wall to be demolished. The right column will remain.





The center portion of this wall to be demolished for pedestrian access.





View of the property (1402 Whalton Street) and the neighborhood from the intersection of Whalton Street and Washington Street



View of 1402 Whalton Street from the intersection of South Street and Whalton Street





View of 1402 Whalton Street from Washington Street



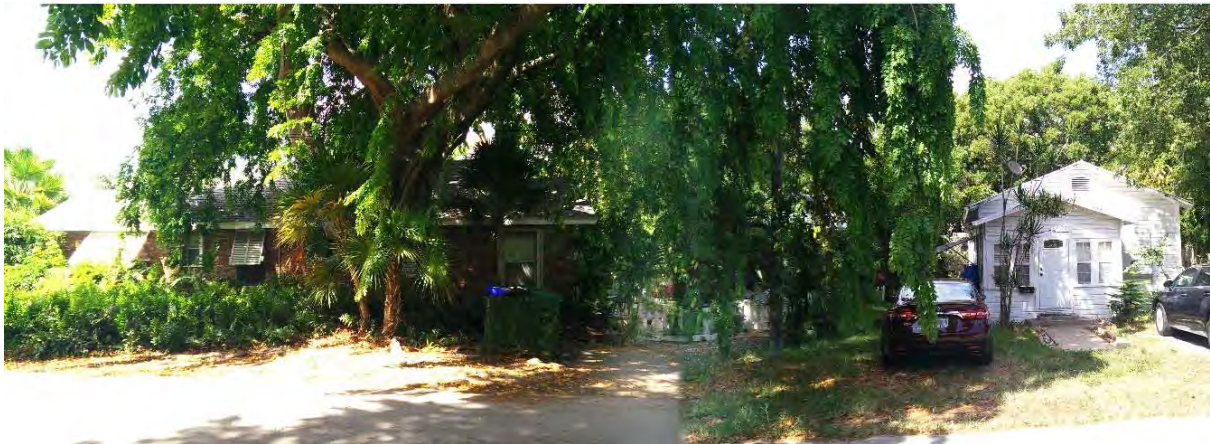


View of 1402 Whalton Street and adjacent house from Whalton Street





View of the historic wall surrounding the property on Whalton Street



View of the property and trees across the street from 1402 Whalton Street





View of 1402 Whalton Street from Whalton Street and South Street

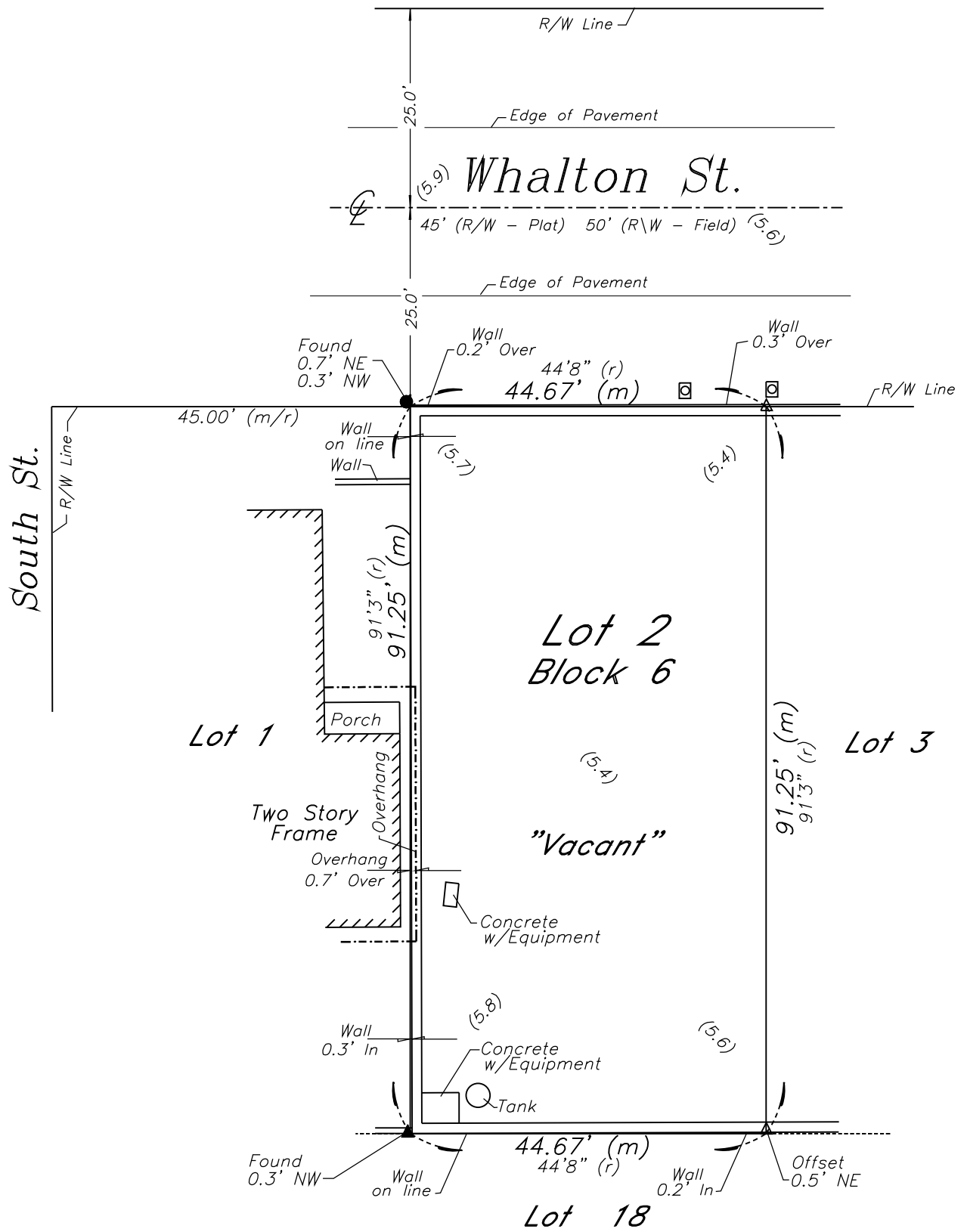
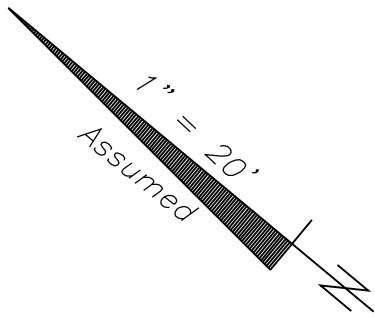




View of the house adjacent to 1402 Whalton St.

# SURVEY

# Boundary Survey Map of Lot 2, Block 6, KEY WEST WEBB REALTY COMPANY'S SUBDIVISION



## LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊠ Sewer Cleanout

### NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1402 Whalton 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: January 15, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Flood Insurance Rate Map Zone: AE (EL 6); Community Panel #120168; 1516K; 2-18-05.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

**BOUNDARY SURVEY OF:** On the Island of Key West being known as Lot 2, Block 6, of the KEY WEST WEBB REALTY COMPANY SUBDIVISION, as recorded in Plat Book 1, at Page 42, of the Public Records of Monroe County, Florida.

**BOUNDARY SURVEY FOR:** Barry Barroso;

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

January 16, 2015

THIS SURVEY  
IS NOT  
ASSIGNABLE

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



Professional Surveyor & Mapper  
PSM #6298

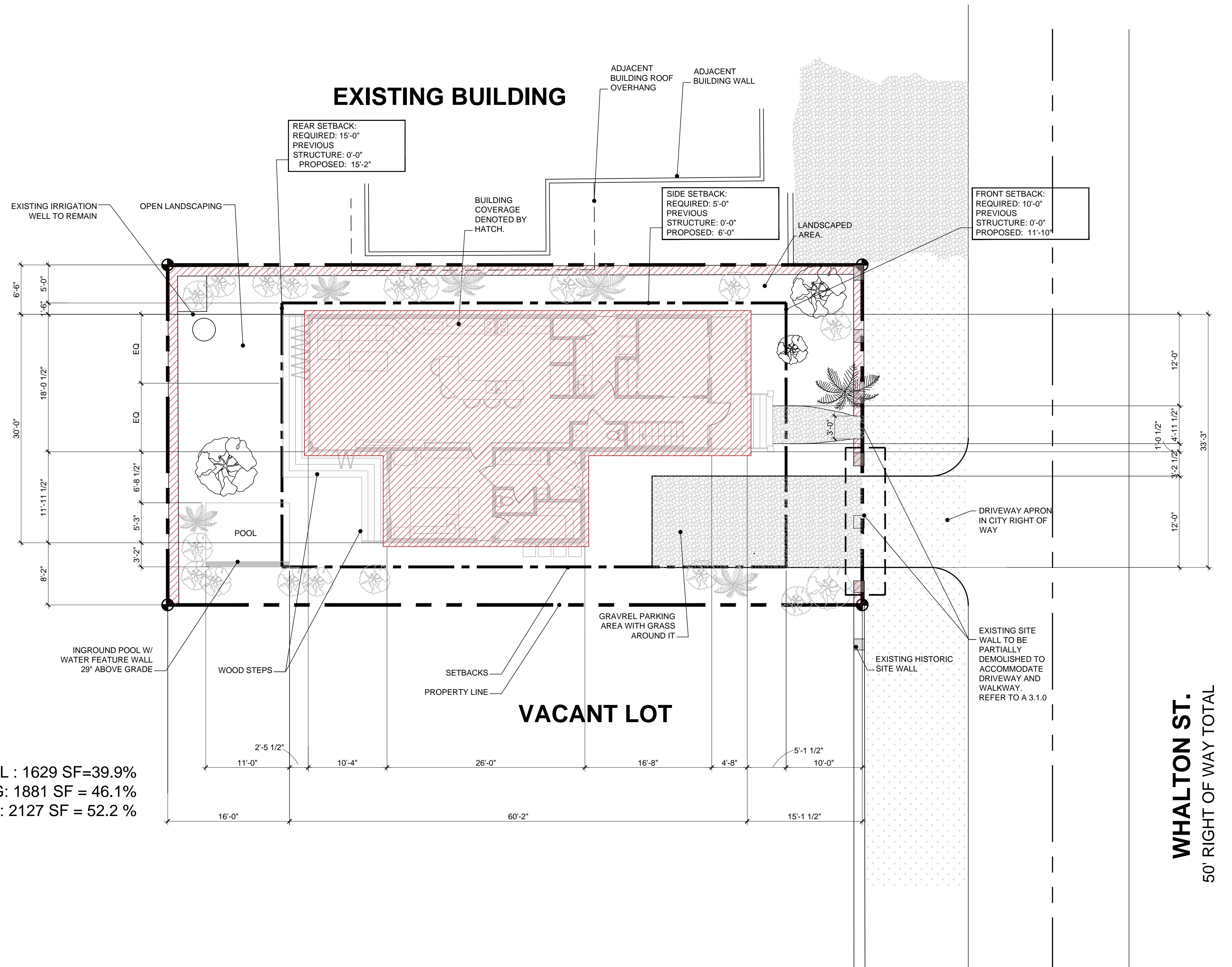
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN



SITE DATA TABLE				
1402 Whalton Street				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING		Historic Medium Density Residential (HMDR)		
FLOOD ZONE		ZONE AE		
SIZE OF SITE	4,000 SF MIN	4,076.14 SF	4076.14 SF	NONE
MINIMUM LOT WIDTH	40'-0"	44'-8"	44'-8"	NONE
MINIMUM LOT DEPTH	90'-0"	91'-3"	91'-3"	NONE
HEIGHT	30'-0"	NA	NA	NONE
SETBACK 1: FRONT	10'-0"	NA	10'-9"	NONE
SETBACK 2: SIDE	5'-0"	NA	5'-8"	NONE
SETBACK 3: STREET SIDE	7'-6"	NA	NA	NONE
SETBACK 4: REAR	15'-0"	NA	15'-7"	NONE
FLOOR AREA RATIO	1.0 MAX	0.99	0.99	NONE
BUILDING COVERAGE	40% MAX	NA	39.9% (1,629.2 SQ.FT)	NONE
IMPERVIOUS SURFACE	60% MAX	1%	52.2% (2127.7 SQ.FT)	NONE
OPEN SPACE LANDSCAPING	35% MIN	98%	46.1% (1881.6 SF)	NONE
<b>FLOOR AREA</b>				
FIRST FLOOR		0	1,176.8 SF	
SECOND FLOOR		0	661.1 SF	
FLOOR AREA TOTAL		0	1,837.9 SF	

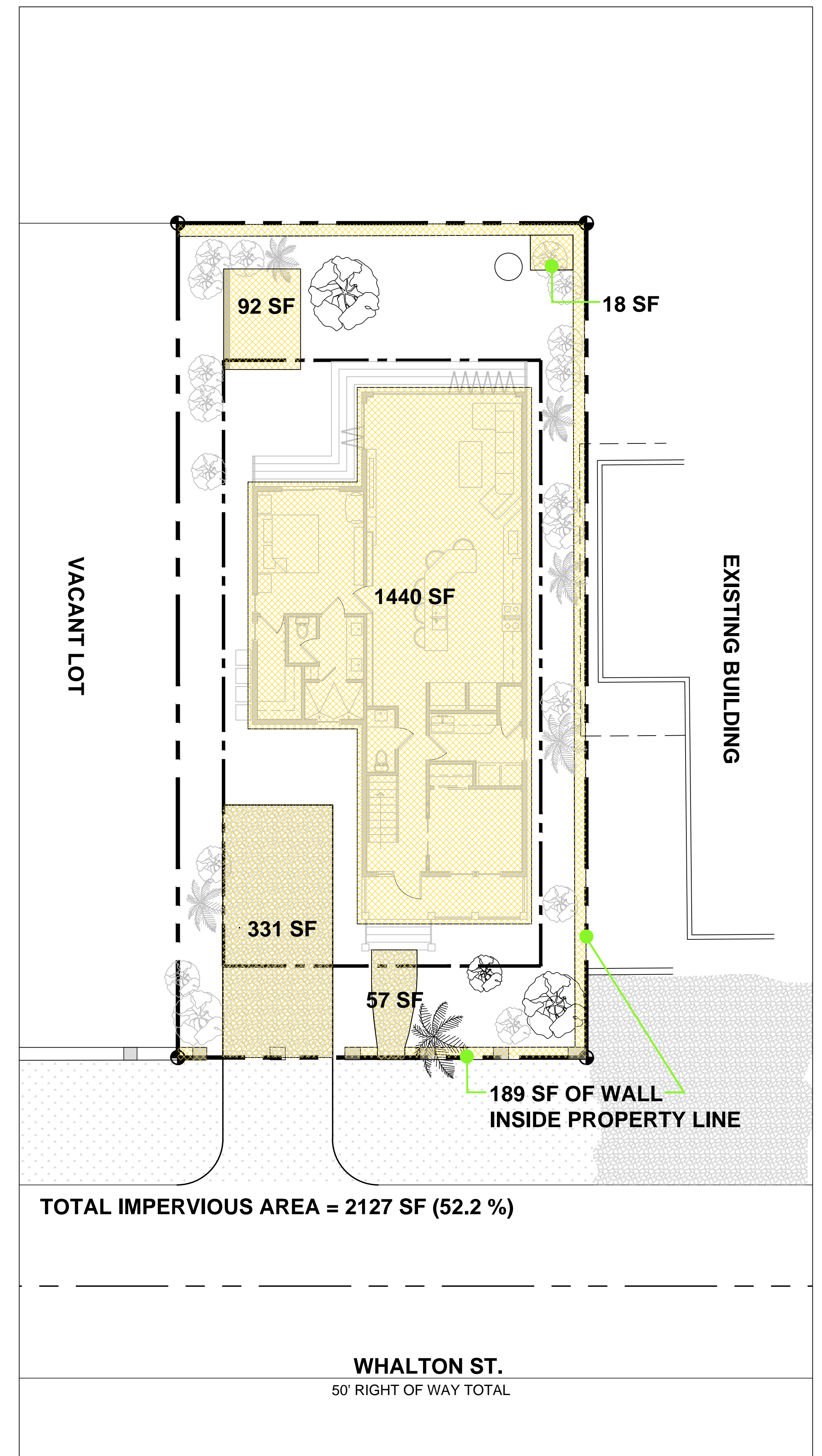
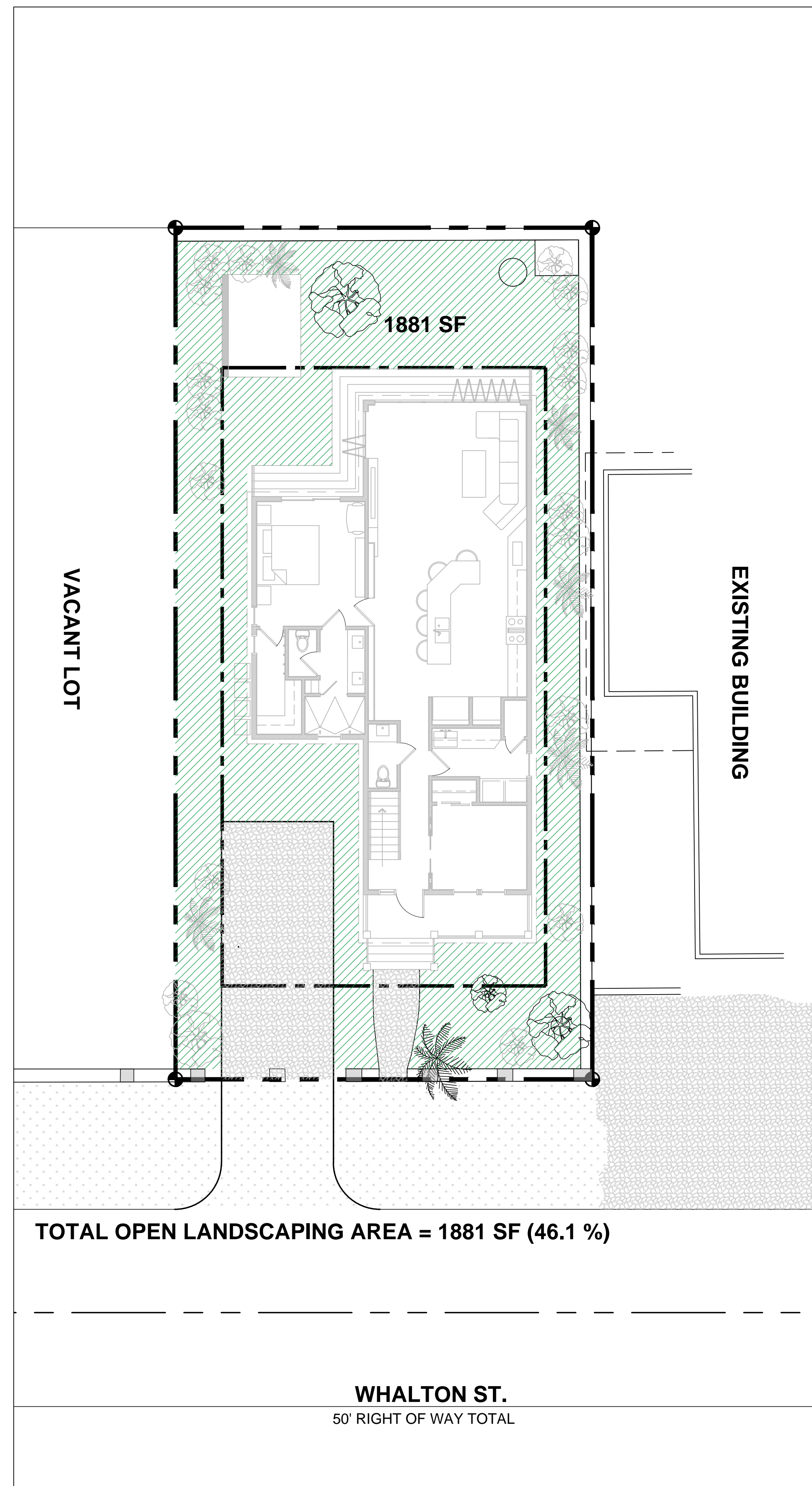
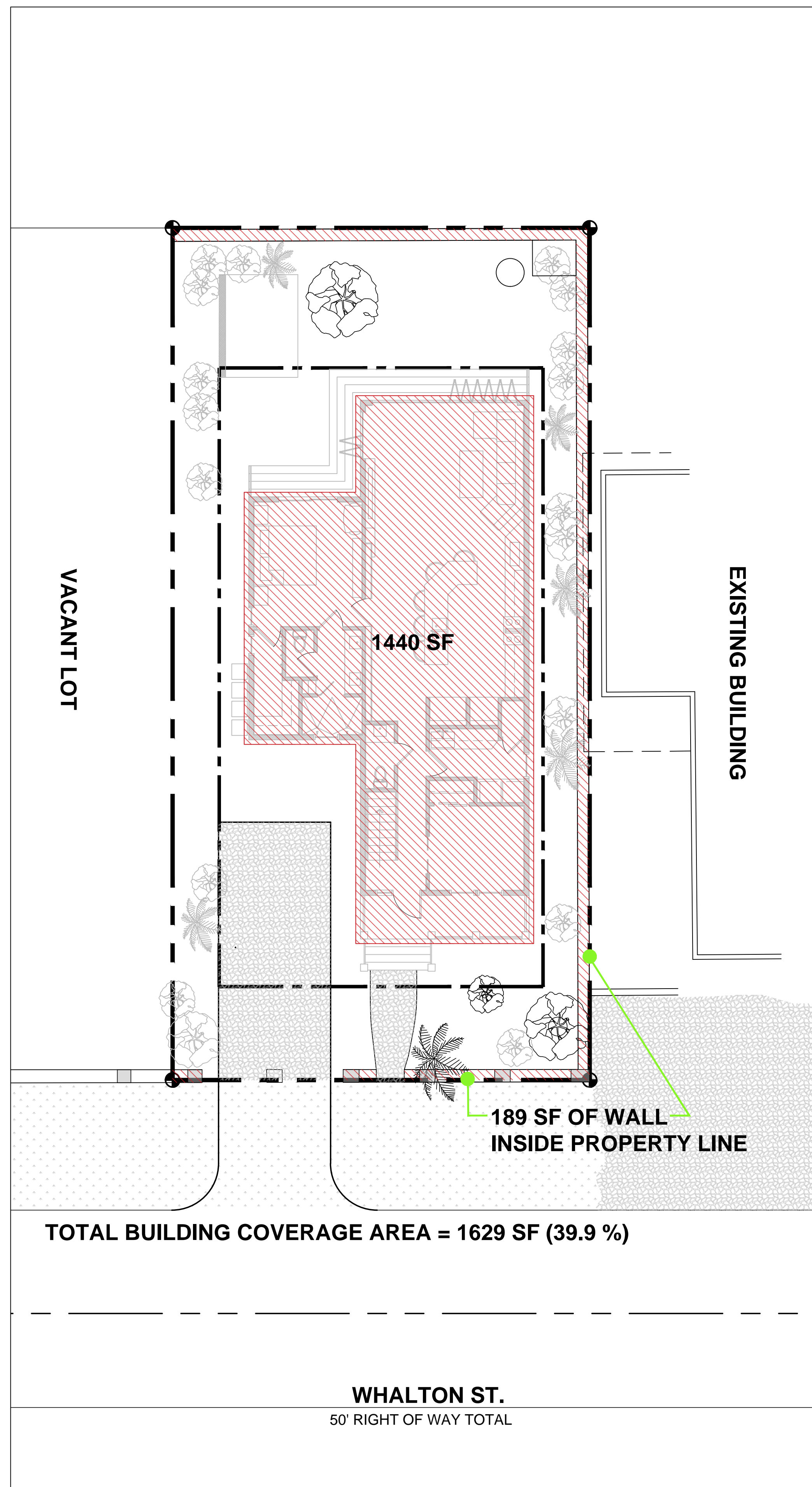
BUILDING COVERAGE: 1440 SF (BUILDING) + 189 SF (EXISTING WALL) : 1629 SF=39.9%  
 OPEN SPACE LANDSCAPING: 1881 SF = 46.1%  
 IMPERVIOUS AREA: 2127 SF = 52.2 %



WHALTON ST.  
50' RIGHT OF WAY TOTAL

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



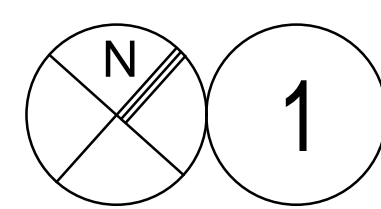
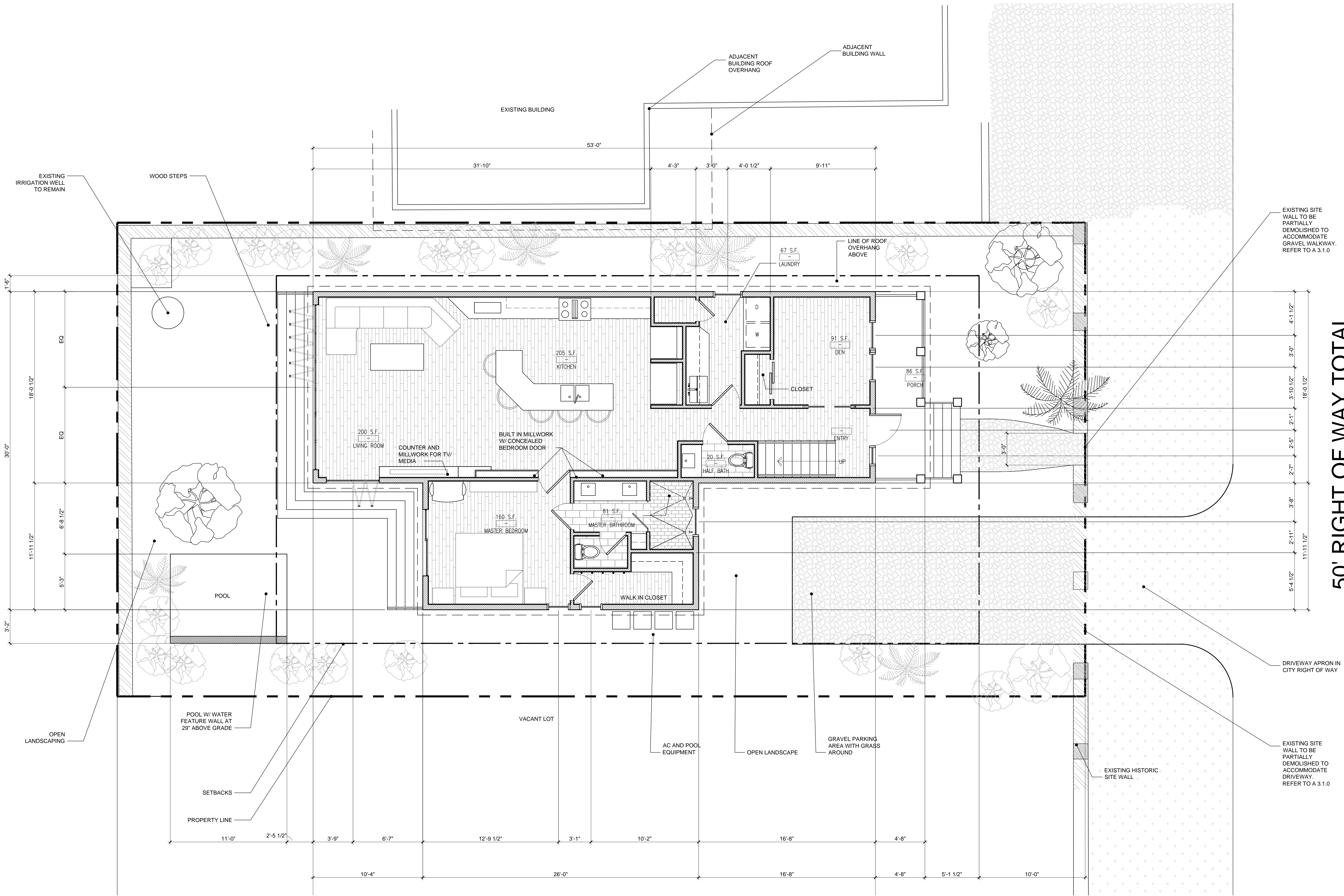


1 SITE PLAN WITH BUILDING COVERAGE  
SCALE: 1/8"=1'-0"

2 SITE PLAN WITH OPEN SPACE  
SCALE: 1/8"=1'-0"

3 SITE PLAN WITH IMPERVIOUS AREA  
SCALE: 1/8"=1'-0"



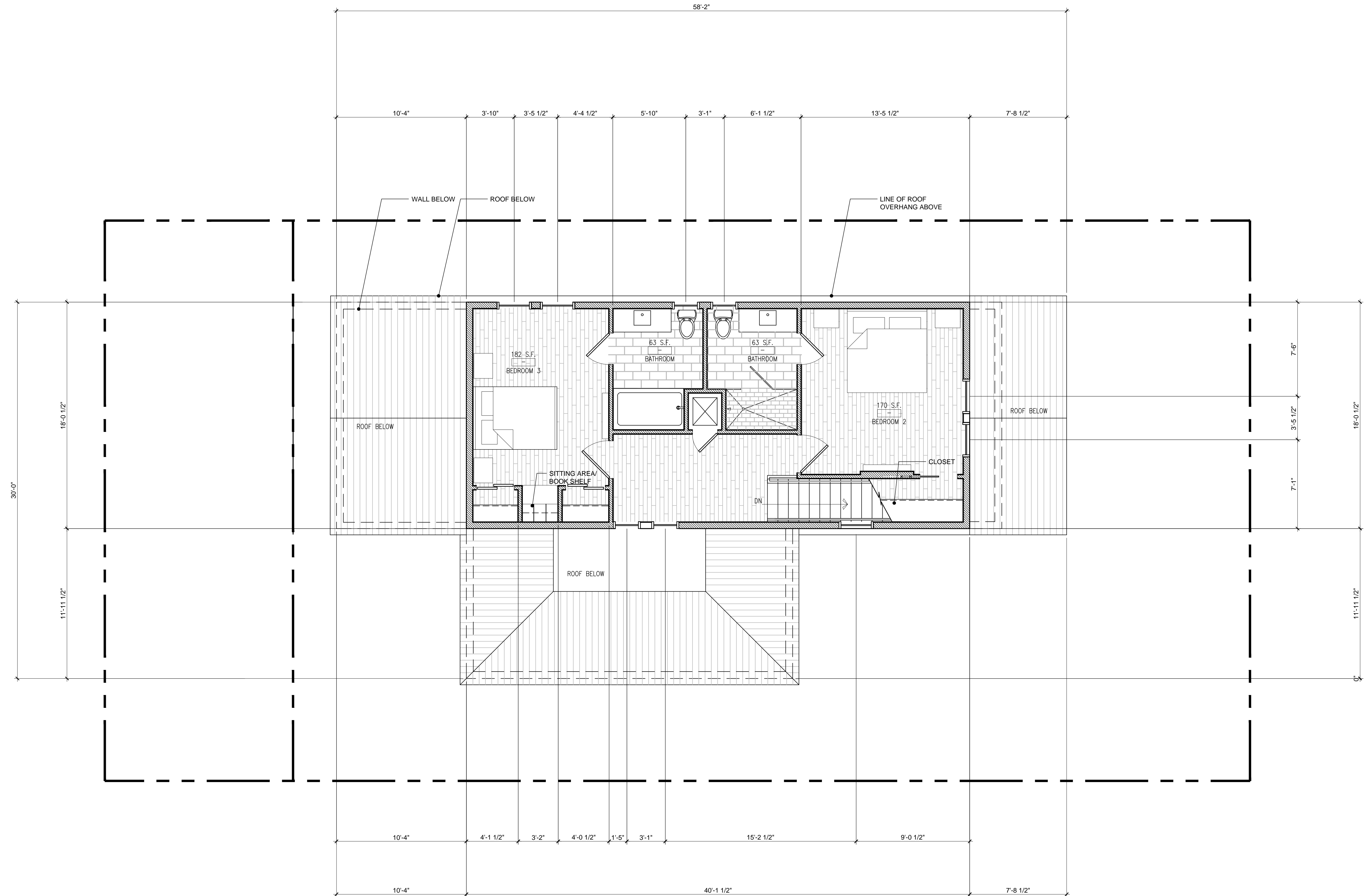


**FIRST FLOOR PLAN**

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



**50' RIGHT OF WAY TOTAL**  
**WHALTON ST.**



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



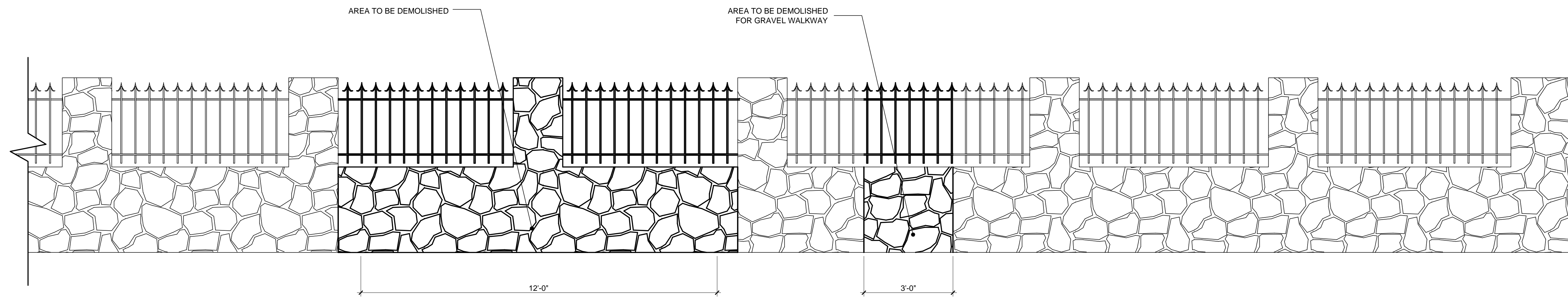




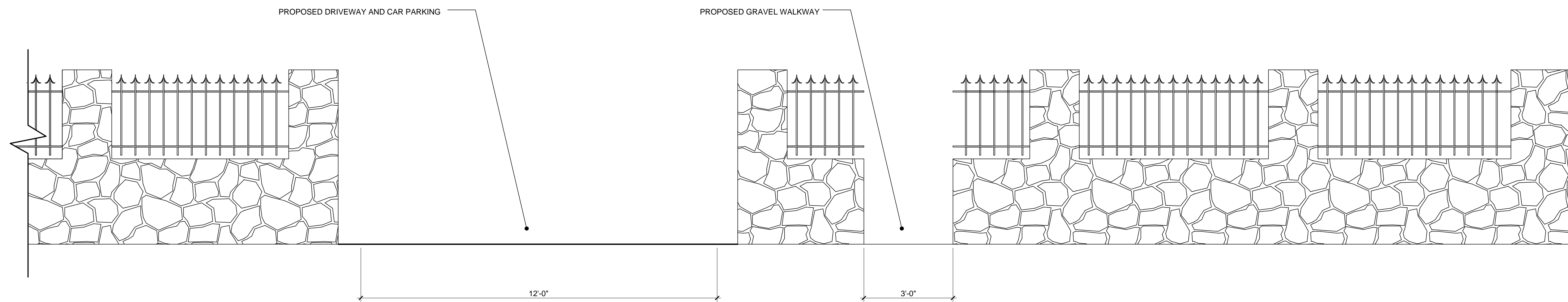
1

WHALTON STREET. ELEVATION

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



**2** EXISTING WALL ON WHALTON ST.  
SCALE: 1/2"=1'-0"



**1** PROPOSED DEMOLITION TO PROVIDE GRAVEL DRIVEWAY AND WALKWAY  
SCALE: 1/2"=1'-0"





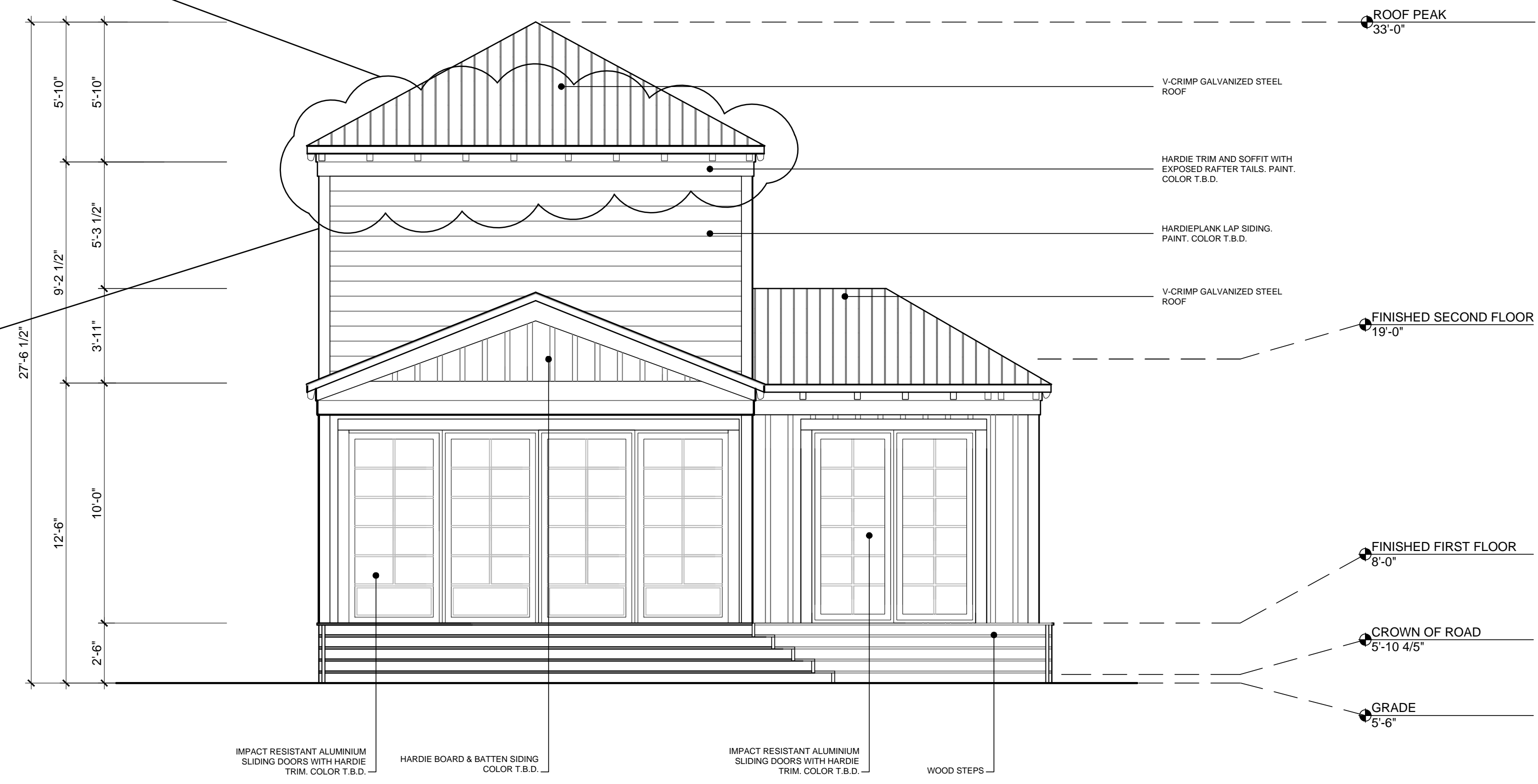
1 WHALTON STREET PERSPECTIVE 1  
SCALE:





1 WHALTON STREET PERSPECTIVE 2  
SCALE:





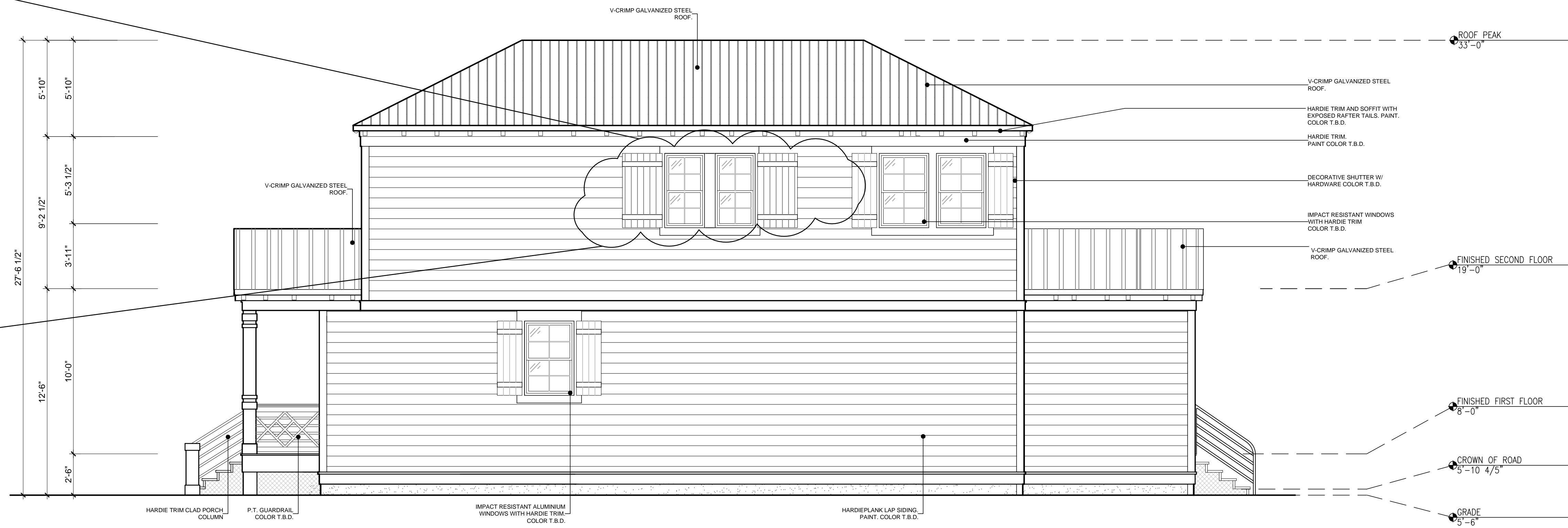
**2** WEST ELEVATION

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



**1** EAST ELEVATION- WHALTON ST.

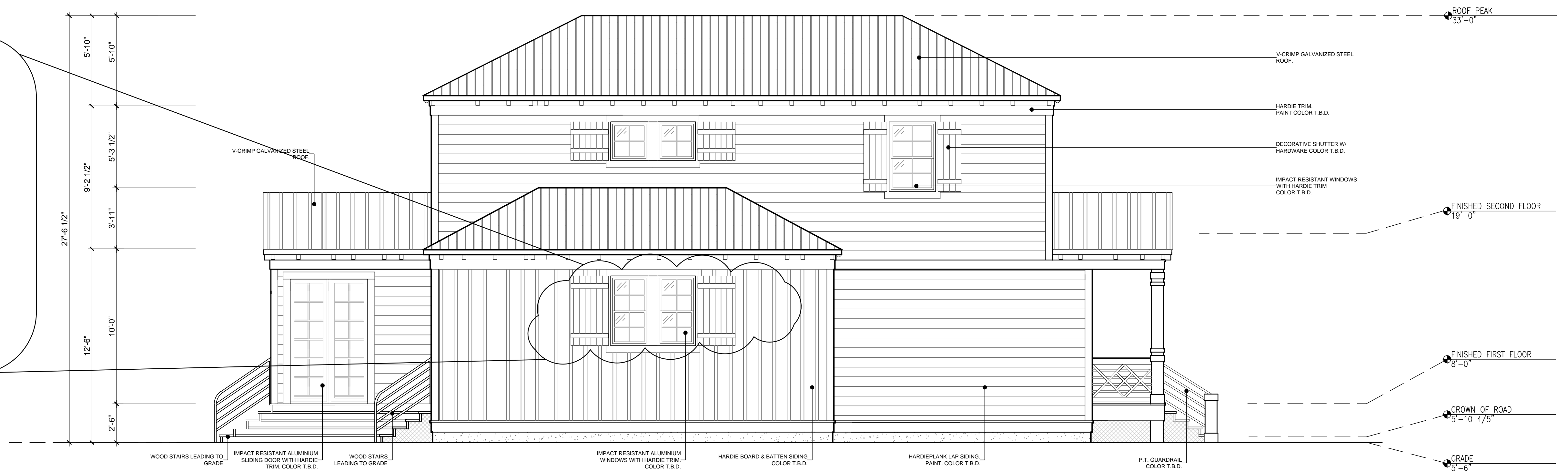
SCALE: 1/4"=1'-0"



**2 NORTH ELEVATION**

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

2



**1 SOUTH ELEVATION**

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

1



# SECTION 04

## Products and Materials

### Lap Siding

HardiePlank Smooth

### Board and Batten Siding

HardiePlank Smooth

### Trim

HardieTrim 5/4 Smooth

### Soffit

Hardie Non-Vented Smooth

### Impact Windows

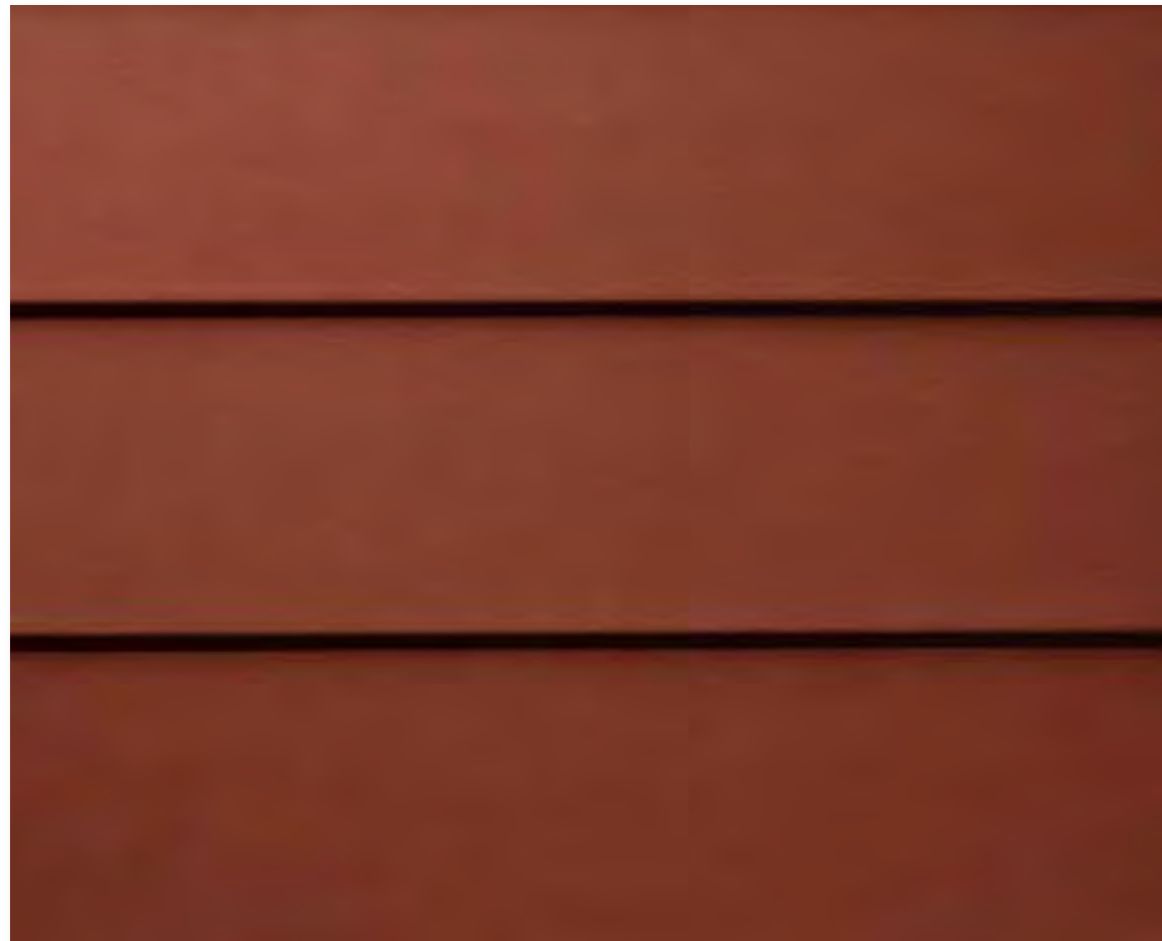
CGI Single Hung Windows Series 360

Estate Collection

### Impact Doors

CGI Sliding Series 560

Estate Collection



**SMOOTH\***

*Countrylane Red*

<b>Thickness</b>	5/16 in.					
<b>Length</b>	12 ft. planks					
<b>Width</b>	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
<b>Exposure</b>	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
<b>ColorPlus Pcs./Pallet</b>	324	280	252	210		
<b>Prime Pcs./Pallet</b>	360	308	252	230	190	152
<b>Pcs./Sq.</b>	25.0	20.0	16.7	14.3	12.5	9.3

**Available Colors**



**Plank Coastal Colors\***



[View all HardiePlank Lap Siding Products](#)

\*6.25 in. and 8.25 in. also available in coastal colors. 9.25 in. and 12 in. only available primed.

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



**SMOOTH**

*Evening Blue Panel & Evening Blue Smooth Batten*

<b>Thickness</b>	5/16 in.		
<b>Size</b>	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
<b>Pcs./Pallet</b>	50	50	50
<b>Pcs./Sq.</b>	3.2	2.8	2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

\*4 ft. x 9 ft. HardiePanel vertical siding only available primed.





**5/4 SMOOTH**

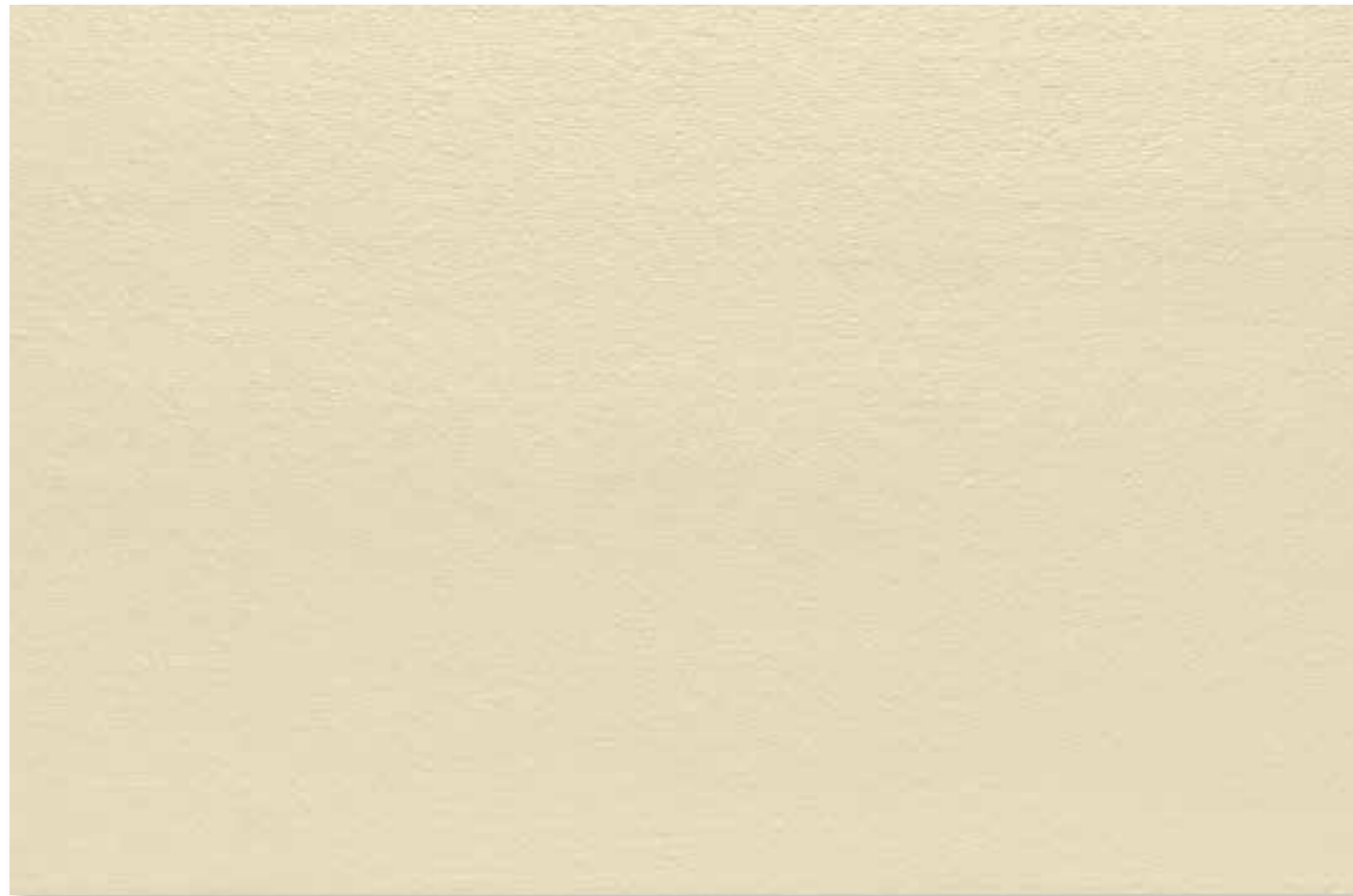
*Arctic White*

<b>Thickness</b>	1 in.				
<b>Length</b>	12 ft. boards				
<b>Width</b>	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
<b>Pcs./Pallet</b>	238	160	120	100	80

**Available Colors**



[View all HardieTrim Boards](#)



**NON-VENTED SMOOTH**

*Sail Cloth*

<b>Thickness</b>	1/4 in.			
<b>Length</b>	12 ft.	12 ft.	8 ft.	8 ft*
<b>Width</b>	12 in.	16 in.	24 in.	48 in.
<b>ColorPlus Pcs./Pallet</b>	216	156	108	
<b>Prime Pcs./Pallet</b>	200	150	100	50

**Available Colors**



[View all HardieSoffit Products](#)

\*48 in. x 8 ft. panels only available primed.

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 25, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW HOUSE ON VACANT LOT. PARTIAL DEMOLITION OF  
HISTORIC FENCE.**

**FOR- #1402 WHATLON STREET**

**Applicant – K2M Design Inc.**

**Application #H15-01-1014**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



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The Historic Architectural Review Commission will hold a public hearing ~~at 5:30 p.m. August 25, 2015~~ at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

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**FOR- #1402 WHALTON STREET**

Applicant - K2M Design Inc.

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Public  
Meeting  
Notice





Public Meeting Notice



# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:  
COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared **Shikhar Kapur**, 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:  
**1402 Whalton Street** on the **18th** day of **August, 2015**.

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 **August 28, 2015**.

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 **H15-01-1014**.

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

**Signed Name of Affiant:**

Shikhar Kapur  
**Date:** 8/18/2015  
**Address:** 1001 Whitehead Street  
**City:** Key West  
**State, Zip:** Florida, 33040

The forgoing instrument was acknowledged before me on this 18<sup>th</sup> day of August, 2015.

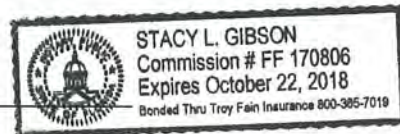
By (Print name of Affiant) **Shikhar Kapur** who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name:

Print Name:

Stacy L. Gibson  
STACY L. GIBSON



Notary Public - State of Florida (seal)

My Commission Expires: October 22, 2018



# PROPERTY APPRAISER INFORMATION





**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**The Offices of the Property Appraiser will be closed Friday the 3rd for Independence Day.**

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 9102866 Parcel ID: 00039160-000200**

### Ownership Details

**Mailing Address:**  
WASHINGTON ST PARTNERS LLC  
6604 CRESCENT LAKE DR  
LAKELAND, FL 33813-4652

### Property Details

**PC Code:** 00 - VACANT RESIDENTIAL  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1402 WHALTON ST KEY WEST  
**Subdivision:** The Webb Realty Co  
**Legal Description:** KW WEBB REALTY CO SUB PB1-42 LOT 2 SQR 6 TR 18 OR145-472/474 OR2290-1990/92E OR2743-1523/25

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	45	91	4,075.23 SF

### Appraiser Notes

FOR THE 2015 TAX ROLL THIS PARCEL (LOT 2) HAS BEEN SPLIT OUT OF RE 00039160-000000 AK 1039900 PER PROPERTY OWNER'S REQUEST.



## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

There is no value history to display for this parcel.

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/29/2015	2743 / 1523	2,500,000	<u>WD</u>	<u>05</u>

This page has been visited 110,840 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, Everett Atwell Jr. as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of Washington St Partners LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Anthony D. Sarno of K2M Design, Inc.  
*Please Print Name of Representative*

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

[Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this June 29, 2015  
*Date*

by EVERETT ATWELL, JR.  
*Name of person with authority to execute documents on behalf on entity owner*

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

[Signature]  
*Notary's Signature and Seal*



STACY L. GIBSON  
*Name of Acknowledger typed, printed or stamped*

# FF 170806  
*Commission Number, if any*



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as Director  
*(print name)* *(print position; president, managing member)*  
of K2M Design, Inc.  
*(print name of entity serving as Authorized Representative)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1402 Whalton Street, Key West, Florida 33040

*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*AS*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this June 29, 2015 by  
ANTHONY D. SARNO *date*  
*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

*Stacy L. Gibson*  
*Notary's Signature and Seal*



STACY L GIBSON  
*Name of Acknowledger typed, printed or stamped*

# FF 170806  
*Commission Number, if any*



Prepared by and return to:

JOHN M. SPOTTSWOOD, JR.  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 15-014-JM  
Will Call No.:

06/02/2015 4:25PM  
DEED DOC STAMP CL: Krys \$17,500.00

Doc# 2031423  
Bk# 2743 Pg# 1523

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 29th day of May, 2015 between Shirley P. Wood, a married woman joined herein by Norman Wood Sr., whose post office address is 1021 Washington Street, Key West, FL 33040, grantor, and Washington St Partners, LLC, a Florida Limited Liability Company whose post office address is 6604 Crescent Lake Drive, Lakeland, FL 33813, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

**See Exhibit "A" Attached**

**Parcel Identification Numbers: 00039160-000000 and 00039160-000200**

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Monica Hornyak  
Witness Name: MONICA HORNYAK

Shirley P. Wood (Seal)  
Shirley P. Wood

Enca H. Sterling  
Witness Name: Enca H. Sterling

Norman Wood (Seal) Sr.  
Norman Wood, Sr.  
NORMAN

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 29th day of May, 2015 by Shirley P. Wood and Norman Wood, Sr., who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Monica Hornyak  
Notary Public

Printed Name: Monica Hornyak

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





**EXHIBIT "A"**

On the Island of Key West and known on William A. Whitehead' s map or said Island delineated in February A.D.1829, as part of Tract Eighteen (18) , but now better known as Lot Two (2) of Block Six (6), Tract Eighteen (18) according to the Plat and diagram of The Webb Realty Company recorded in Plat Book One (1), Page 42, Monroe County, Florida, Records.

ALSO

On the Island of Key West and known on William A. Whitehead' s map of said Island delineated in February A.D. 1829, as part of Tract Eighteen (18) , and is better known and described as Lot Three (3) of Square Six (6) , according to the Plat or Diagram of part of said Tract Eighteen (18) made by the Webb Realty Company and recorded in Plat Book One (1), Page 42, Monroe County, Florida, Records. COMMENCING at a point on Whalton Street eighty-nine (89) feet, eight (8) inches from the corner of Whalton and South Streets and runs on said Whalton Street southeasterly forty-four (44) feet, eight (8) inches; thence at right angles southwesterly ninety-six (96) feet, three (3) inches; thence at right angles northwesterly forty-four (44) feet, eight (8) inches; thence at right angles northeasterly ninety-six (96) feet, three (3) inches out to Whalton Street, the Point of Commencement.

ALSO

On the Island of Key West and known on William A. Whitehead' s map of said Island delineated in February, A.D. 1829, as part of Tract Eighteen (18) , and is now more particularly known and described as Lots Four (4) and Five (5) of Square Six (6) of said part of Tract Eighteen (18), in accordance, with Plat of said part of Tract Eighteen (18), made by Webb Realty Company and recorded in Plat Book 1, Page 42, Monroe County, Florida, Records. COMMENCING at the corner of Whalton and Washington Streets, and runs northwesterly on said Whalton Street eighty-nine (89) feet and eight (8) inches; thence at right angles southwesterly ninety-six (96) feet and three (3) inches; thence at right angles southeasterly eighty-nine (89) feet and eight (8) inches, out to Washington Street; thence runs northeasterly along said Washington Street ninety-six (96) feet and three (3) inches to the Point of Beginning.

ALSO

On the Island of Key West and known on William A. Whitehead' s map of said Island delineated in February A.D. 1829, as part of Tract Eighteen (18) , but now better known as Lot Six (6) of Square Six (6), of part of said Tract Eighteen (18) , according to the Plat of the Webb Realty Company and recorded in Plat Book One (1), Page 42, Monroe County, Florida, Records. Said Lot Six (6) commences at a point on Washington Street distant ninety-one (91) feet and three (3) inches from the corner of Washington and Whalton Streets, and runs thence on Washington Street in a southwesterly direction forty-eight (48) feet; thence at right angles in a northwesterly direction one hundred and twelve (112) feet; thence at right angles in a northeasterly direction forty-eight (48) feet; thence at right angles in a southeasterly direction one hundred and twelve (112) feet to the Point of Beginning.

ALSO

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Tract Eighteen (18) , and more particularly described as lot Seven (7) of Block Six (6) , of said part of Tract Eighteen (18) , according to the Plat or Diagram of said part of Tract Eighteen (18) recorded in Plat Book One (1) , Page 42, Monroe County, Florida, Records. COMMENCING at a point on Washington Street, distant southwesterly from the corner of Whalton and Washington Streets one hundred and thirty-nine (139) feet and three (3) inches and running thence along Washington Street in a southwesterly direction forty-seven (47) feet and nine (9) inches; thence at right angles in a northwesterly direction one hundred and twelve (112) feet; thence at right angles in a northeasterly direction forty-seven (47) feet and nine (9) inches; thence at right angles in a southeasterly direction one hundred and twelve (112) feet out to the Point of Beginning on Washington Street.



# *State of Florida*

## *Department of State*

Doc# 2031424  
Bk# 2743 Pg# 1526

I certify from the records of this office that WASHINGTON ST PARTNERS LLC is a limited liability company organized under the laws of the State of Florida, filed on February 23, 2015.

The document number of this limited liability company is L15000033318.

I further certify that said limited liability company has paid all fees due this office through December 31, 2015 and that its status is active.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Twenty-sixth day of May, 2015*



*Ken DeJoy*  
**Secretary of State**

Tracking Number: CU7985348665

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>