



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: August 23, 2023

Applicant: Daniel Stickley, Owner

Application Number: H2023-0024

Address: 322 Margaret Street

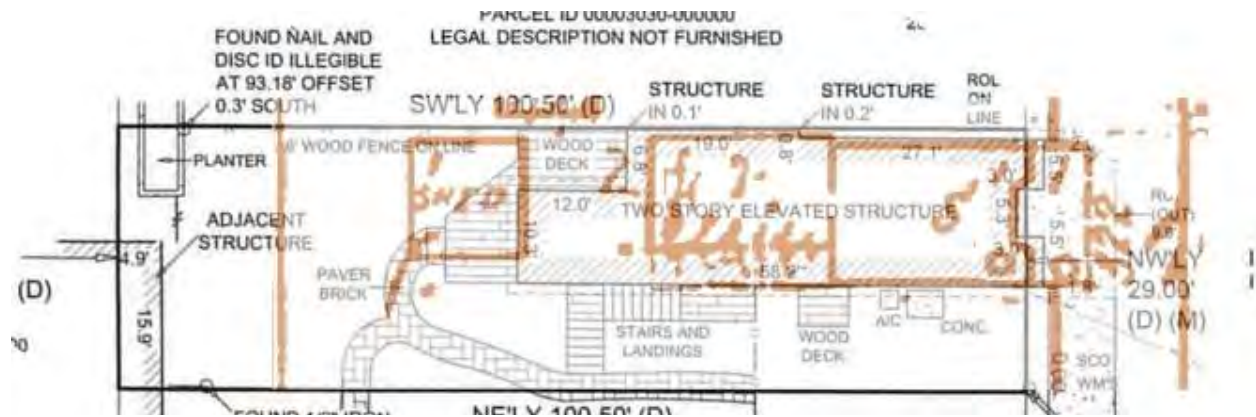
Description of Work:

Replacement of shed roof to gable roof at rear non-historic addition.

Site Facts:

The structure under review is a contributing resource to the historic district. The frame vernacular structure was built in 1926 and Sanborn maps indicate that it used to be a shop. Between the 1948 and 1962 Sanborn maps the rear portion of the building was changed to a two-story. Staff was not able to find documents that yield evidence of when did the second floor was added.

A Certificate of Appropriateness was recently approved at staff level for siding repairs and replacement of windows. The front of the building sits over city's right-of-way and staff informed the owner about this and his next steps to request and easement.



1962 Sanborn Map and current survey overlay.



The building circa 1965.



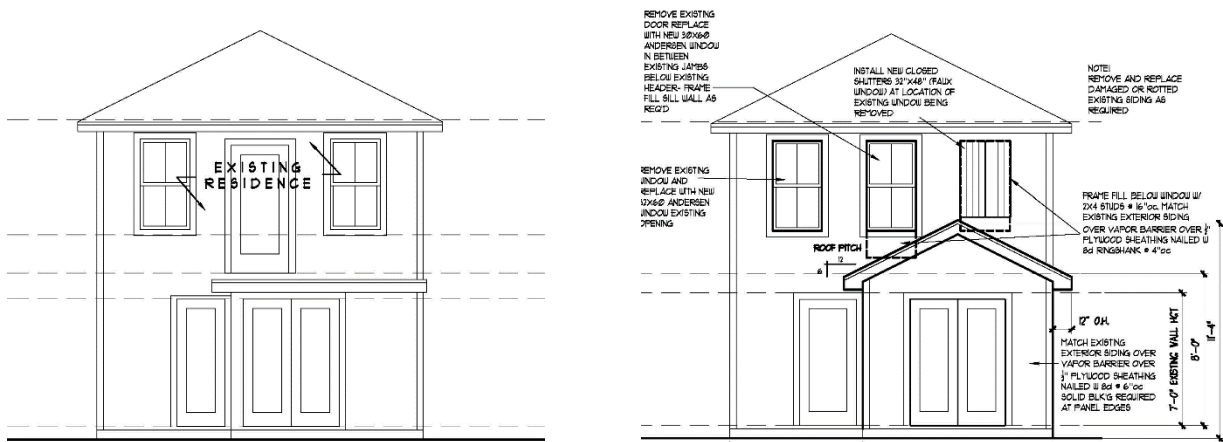
Rear of building.

Guidelines Cited on Review:

- Roofing (page 26), specifically guideline 2.
- Additions and alterations (pages 37a-37k), specifically guidelines 1, first sentence of 5, 12, and 14.
- New construction (pages 38a-38q), specifically guidelines 1, 18, and correcting existing conditions mentioned in last sentence of guideline 20.

Staff Analysis:

The Certificate of Appropriateness under review proposes roof line changes in the rear non-historic portion of the house. The new owners originally wanted to make a safer roof deck as there is currently a rear door on the second floor that gives access to the flat roof. Staff was not able to find permits for the existing door. The owner’s desire is to replace the existing flat roof with a traditional gable roof.



Existing and proposed rear elevations.

The exterior walls will not extend in height, but an end gable will be created and sided with wood lap siding. The existing first floor rear doors will be relocated and centralized with the gable roof. The second-floor door will be removed and a new two-over two impact window will be replacing it. The southernmost rear fenestration at the second floor will be covered with a shutter. The new gable roof will be finish with 5 v-crimp metal panels and the eaves will extend one foot.

Consistency with Cited Guidelines:

It is staff’s opinion that the proposed design is consistent with cited guidelines. The removal of a flat roof that was never intended to become a roof deck and replacing it with a gable roof is an appropriate design solution. The rear addition where the new gable roof is proposed is not historic and all proposed changes pertaining fenestrations are on secondary elevations which have no character defining features. The proposed changes will have no adverse effect on the historic house or surrounding properties.

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 # HARC 2023-0024	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	RECEIVED JUL 28 2023

BY: *TR*

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

322 Margaret St Key West FL	
JNL Brothers LLC	PHONE NUMBER 941-662-6242
106 Laby Lane Rotonda, FL 39447	EMAIL Dan@EnglewoodGlass.com
Daniel Stuckley	PHONE NUMBER 941-662-6242
299 S. Indiana Ave Englewood, FL 34223	EMAIL Dan@EnglewoodGlass.com
<i>[Signature]</i>	DATE 7/11/23

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: <i>Replacement Windows & Door Size for a Size DS</i>
<i>Rear Bedroom Roof Replace Flat Roof with Gable Roof</i>
<i>Replace Any Rotted Siding Like for Like</i>
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
<i>The rear Flat Roof</i>

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):	
PAVERS:	FENCES:
DECKS:	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:	___ 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 # <i>H-2023-0024</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

300 MARGARET STREET

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.**

[Signature]

PROPERTY OWNER'S SIGNATURE

2/28/23

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

[Empty lines for detailed project description]

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.

(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.

[Signature]

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.
(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.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(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.
(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.

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

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 structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Removing Flat Roof that is not historical. Adding Gable Roof to match historical. Wall Height is 7' to ceiling

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

Removing non historic flat roof
N/A

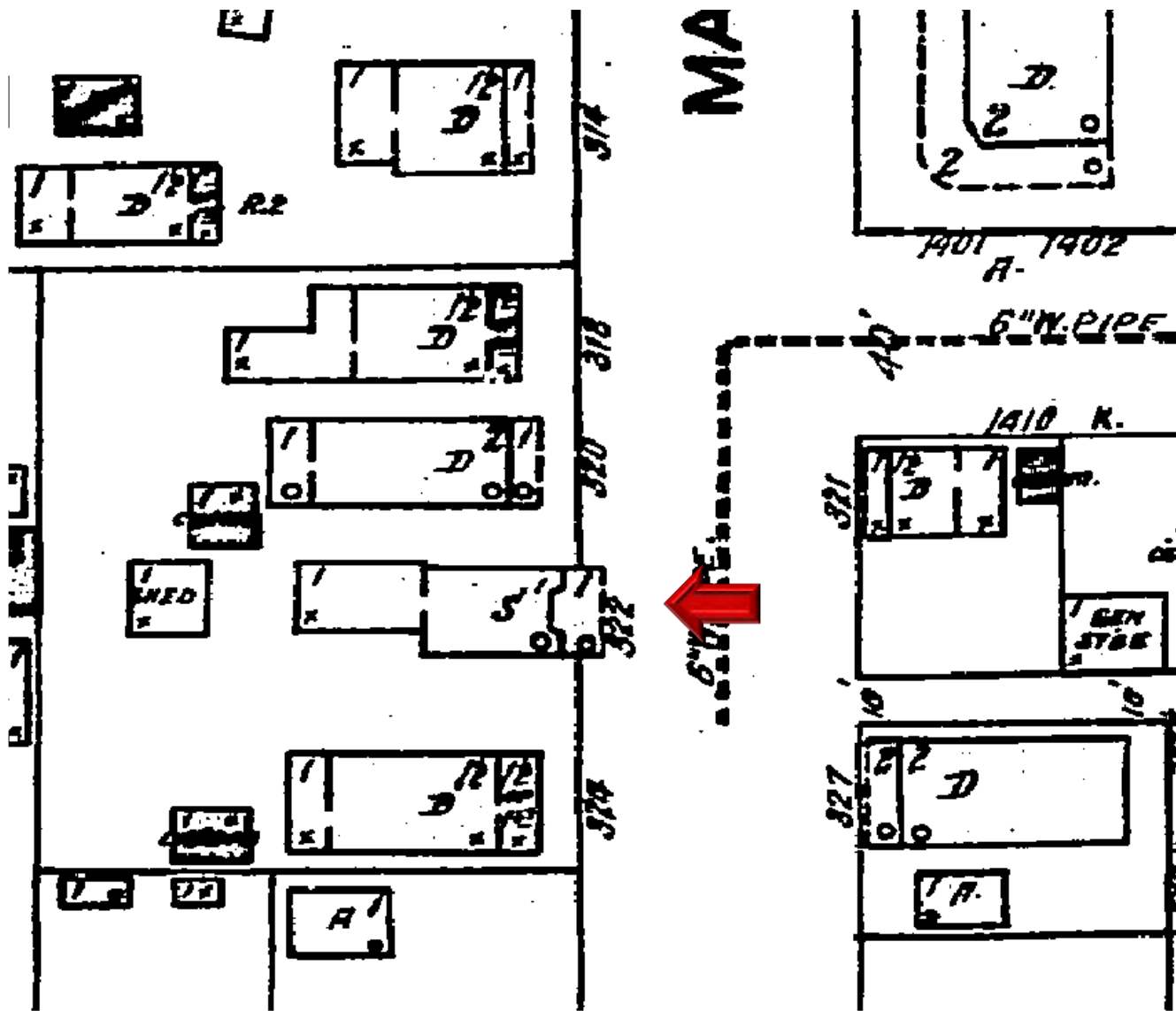
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

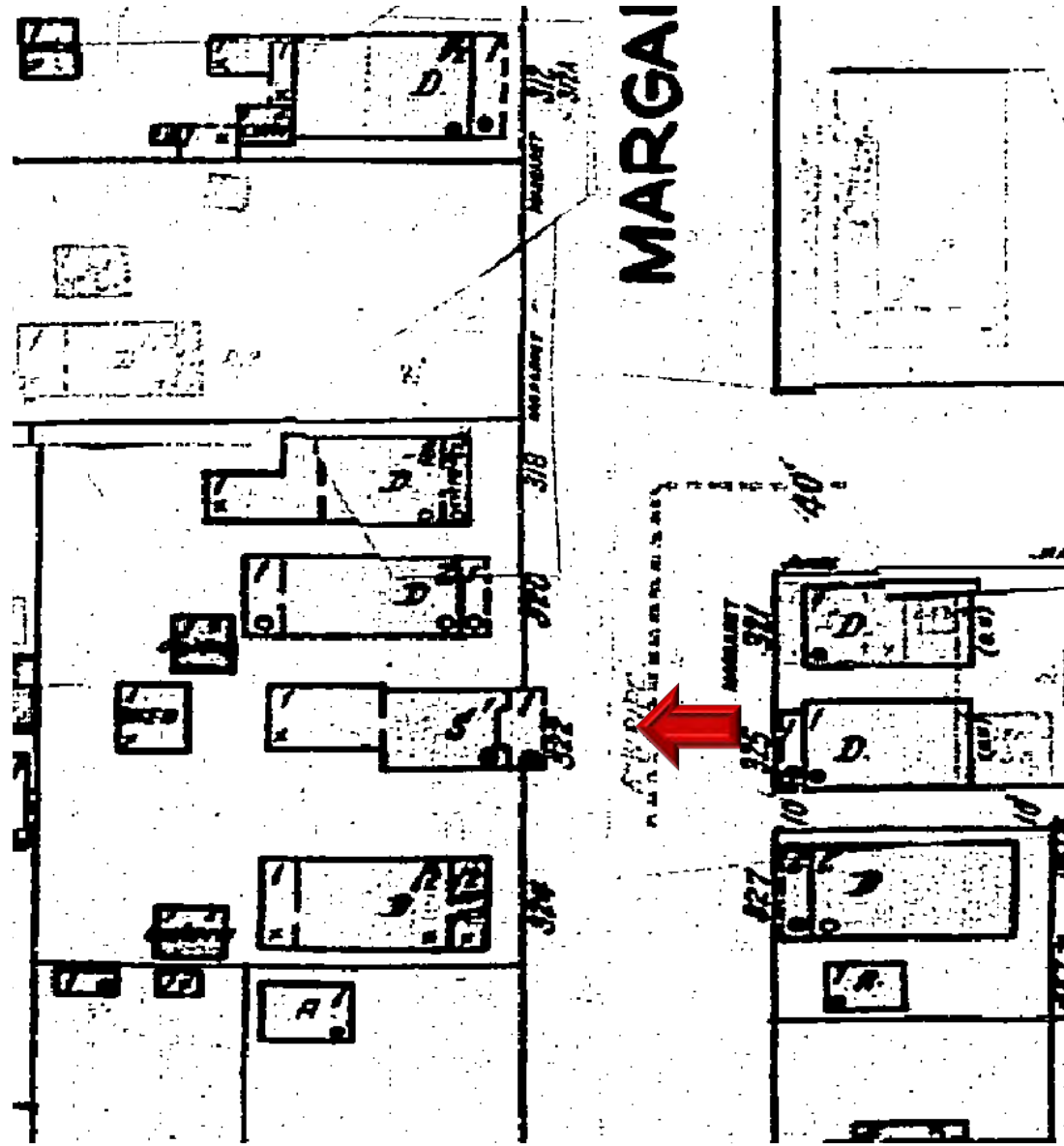
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

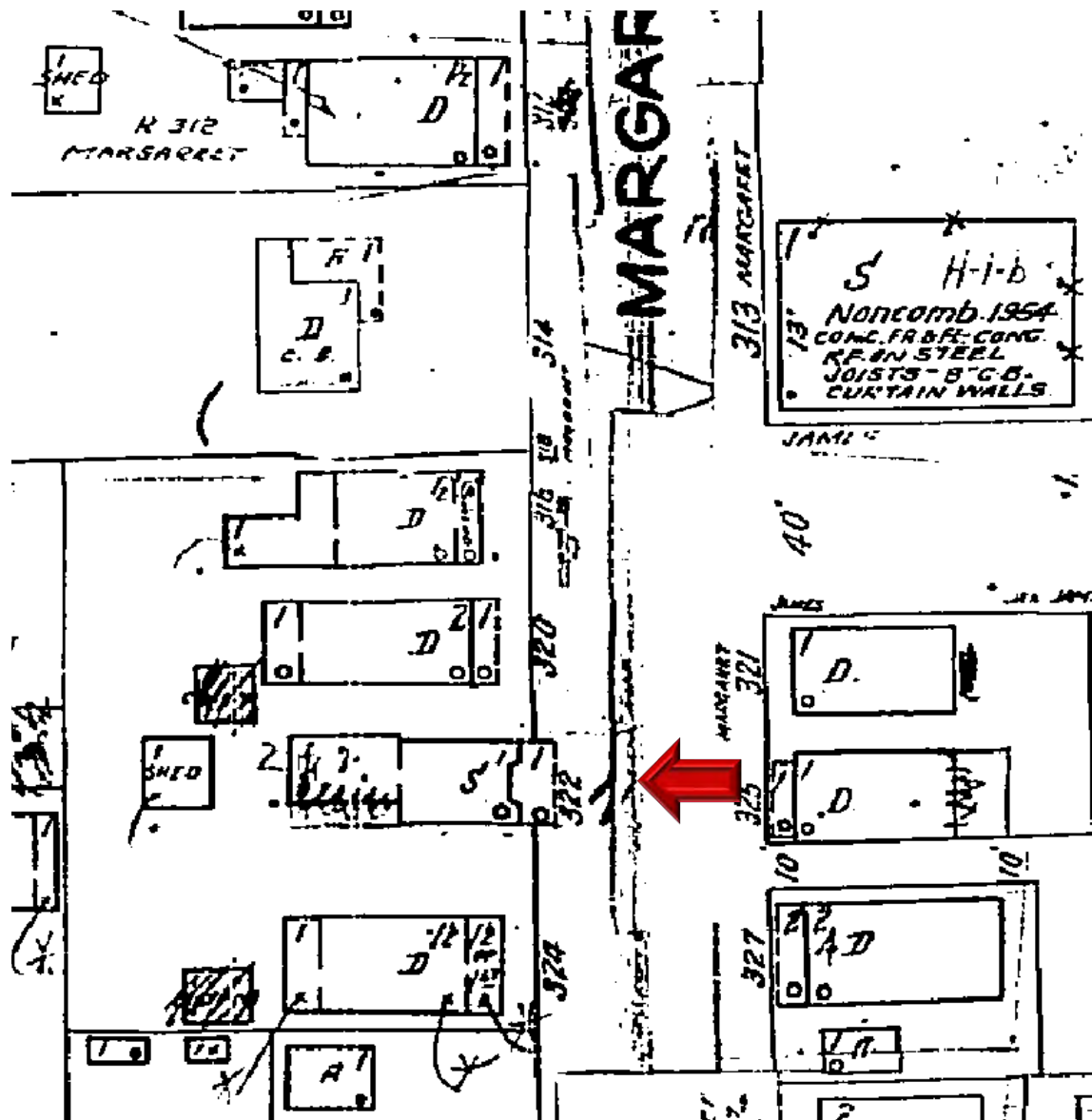
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



322 Margaret Street circa 1965. Monroe County Library.







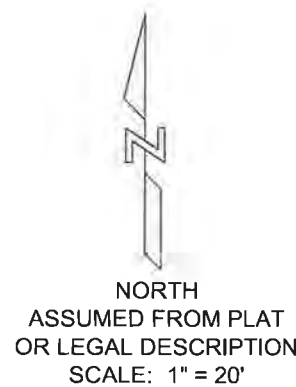
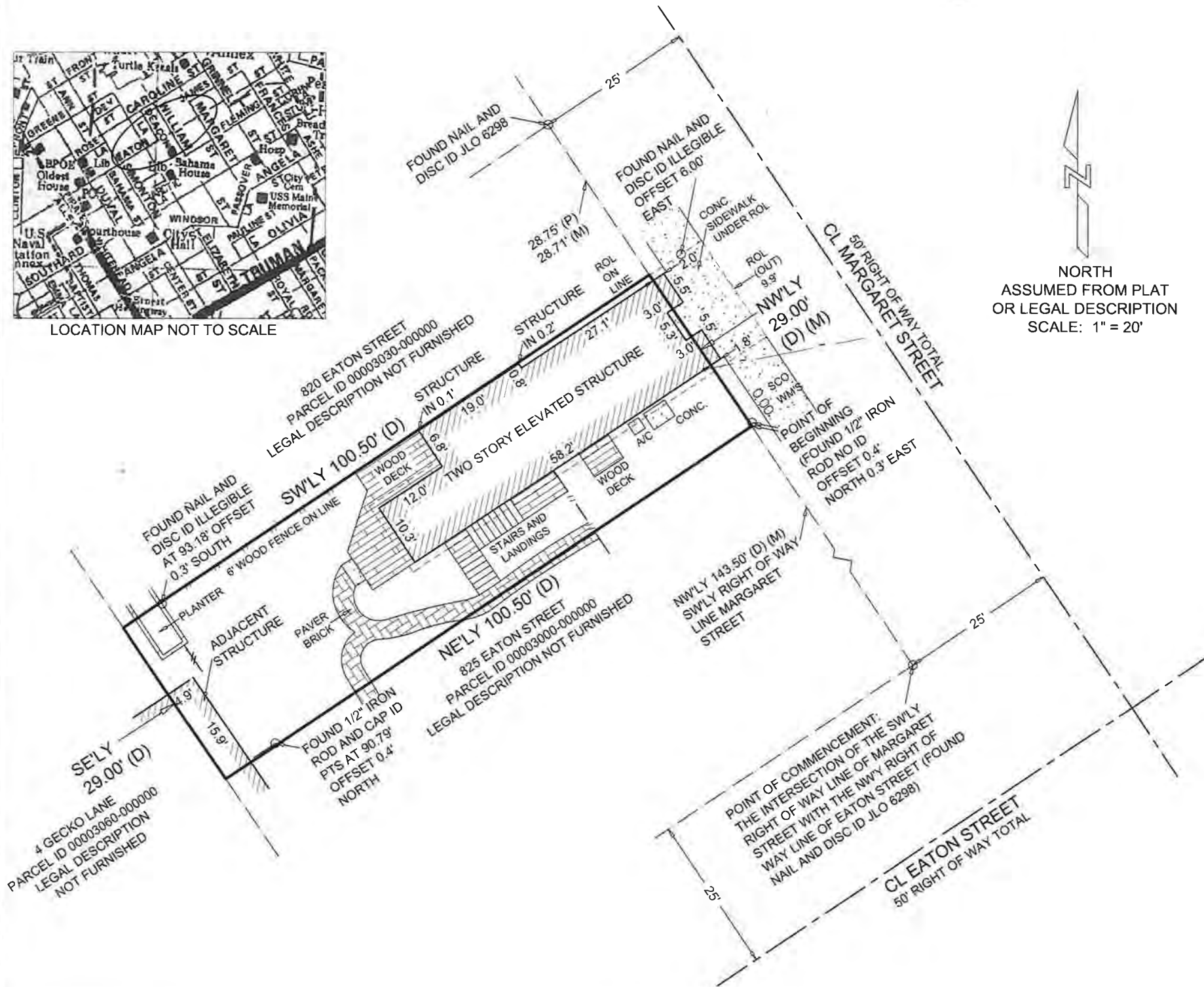
SURVEY

MAP OF BOUNDARY SURVEY

PART OF LOT 1, SQUARE 21
WILLIAM A. WHITEHEAD'S MAP OR PLAN OF THE ISLAND OF KEY DELINEATED FEBRUARY, 1829
MONROE COUNTY, FLORIDA



LOCATION MAP NOT TO SCALE



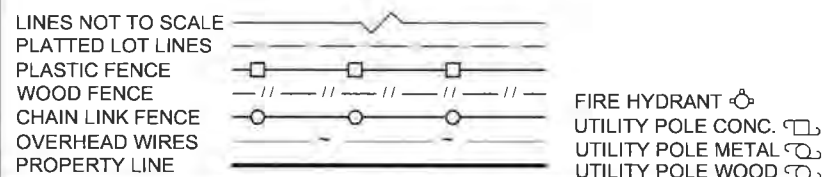
ADDRESS: 322 MARGARET STREET, KEY WEST, FLORIDA 33040
BEARING BASE: NW'LY ALONG THE SW'LY RIGHT OF WAY LINE OF MARGARET STREET (D)
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

LEGAL DESCRIPTION:
On the Island of Key West, and known as part of Lot One (1) of Square Twenty-one (21) according to the map or plan of the Island of Key West as delineated in February, 1829 by William A. Whitehead; said parcel being further described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line (ROWL) of Margaret Street with the NW'ly ROWL of Eaton Street and running thence in a NW'ly direction along the SW'ly ROWL of the said Margaret Street for a distance of 143.5 feet to the Point of Beginning of the parcel hereinafter described; thence continue NW'ly along the SW'ly ROWL of the said Margaret Street for a distance of 29.0 feet; thence SW'ly and at right angles for a distance of 100.5 feet; thence SE'ly and at right angles for a distance of 29.0 feet; thence NE'ly and at right angles for a distance of 100.5 feet back to the Point of Beginning.

CERTIFIED TO:
- Douglas and Courtney Hays
- Chicago Title Insurance Company
- Spottswood, Spottswood, Spottswood & Sterling, PLLC

GENERAL NOTES
1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE

ABBREVIATIONS:
(C) = CALCULATED
CA = CENTRAL ANGLE
CL = CENTERLINE
CLF = CHAINLINK FENCE
CONC = CONCRETE
(D) = DEED
EB = ELECTRIC BOX
EM = ELECTRIC METER
(F) = FIELD
FI = FENCE INSIDE
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GL = GROUND LEVEL
L = ARC LENGTH
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM 1988
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
P = PLAT
PID = PERMANENT IDENTIFIER
R = RADIUS
ROL = ROOF OVERHANG LINE
SCO = SANITARY CLEAN-OUT
SMH = SANITARY MANHOLE
SV = SEWER VALVE
WM = WATER METER
WV = WATER VALVE

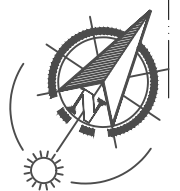
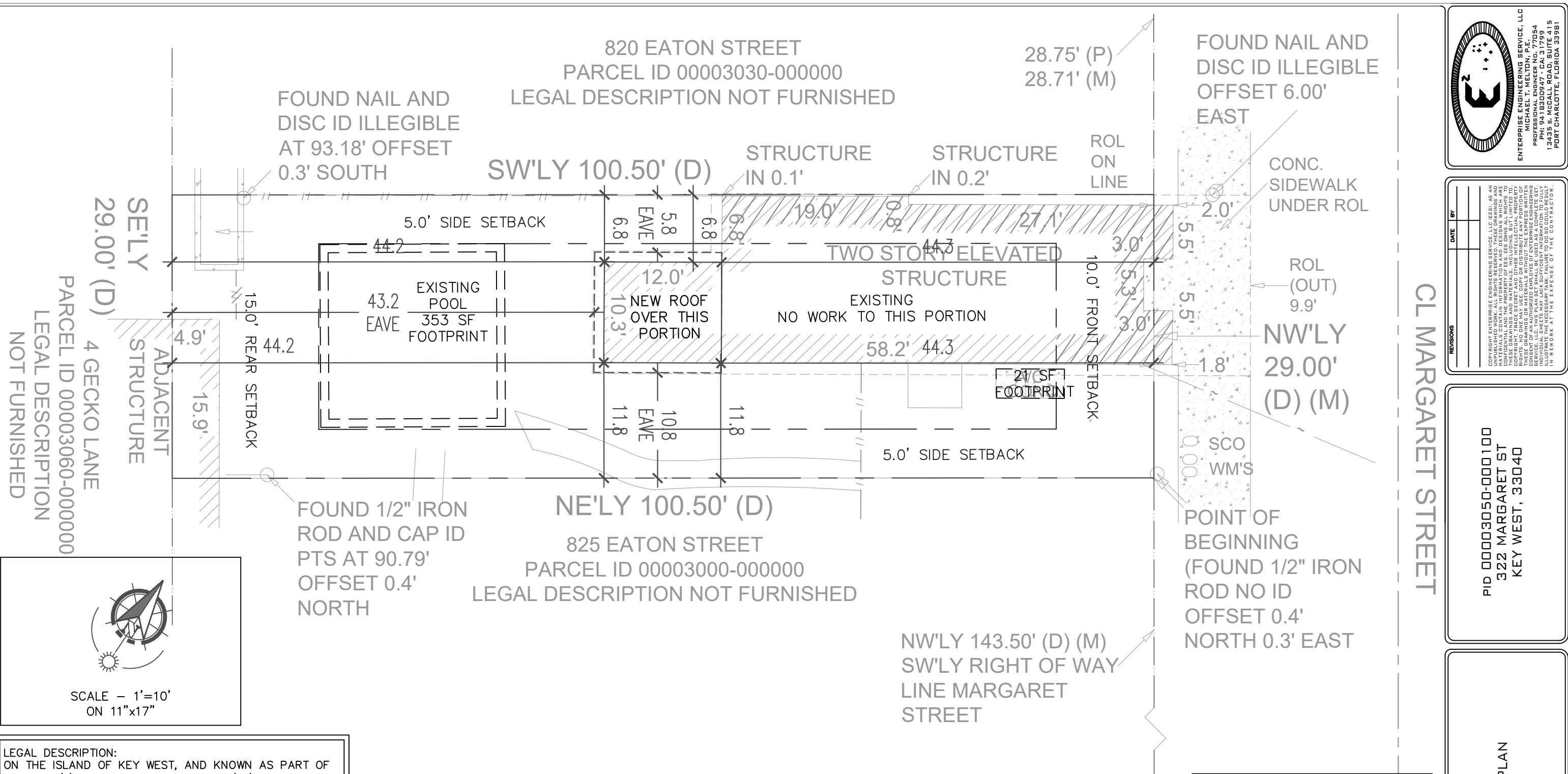


SCALE: 1"=20'
FIELD WORK DATE: 02/05/21
REVISION DATE: -/-
SHEETS: 1 OF 1
DRAWN BY: GF
CHECKED BY: RER
INVOICE NO: 21012703

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B) 3 (ENCROACHMENTS), & 1(B) 4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
SIGNED:
ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

PROPOSED DESIGN



SCALE - 1"=10'
ON 11"x17"

LEGAL DESCRIPTION:
ON THE ISLAND OF KEY WEST, AND KNOWN AS PART OF LOT ONE (1) OF SQUARE TWENTY-ONE (21) ACCORDING TO THE MAP OR PLAN OF THE ISLAND OF KEY WEST AS DELINEATED IN FEBRUARY, 1829 BY WILLIAM A. WHITEHEAD; SAID PARCEL BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SW'LY RIGHT OF WAY LINE (ROWL) OF MARGARET STREET WITH THE NW'LY ROWL OF EATON STREET AND RUNNING THENCE IN A NW'LY DIRECTION ALONG THE SW'LY ROWL OF THE SAID MARGARET STREET FOR A DISTANCE OF 143.5 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE CONTINUE NW'LY ALONG THE SW'LY ROWL OF THE SAID MARGARET STREET FOR A DISTANCE OF 29.0 FEET; THENCE SW'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 100.5 FEET; THENCE SE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 29.0 FEET; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 100.5 FEET BACK TO THE POINT OF BEGINNING.

REFER TO C-2 FOR GENERAL NOTES

MICHAEL T. MELTON
LICENSE
No. 77054
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS SHEET IS NOT VALID UNLESS SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER.

ENTERPRISE ENGINEERING SERVICE, LLC
MICHAEL T. MELTON, P.E.
PROFESSIONAL ENGINEER NO. 77054
PH: 941.830.0947 • CA: 31799
13435 S. MCCALL ROAD, SUITE 415
PORT CHARLOTTE, FLORIDA 33981

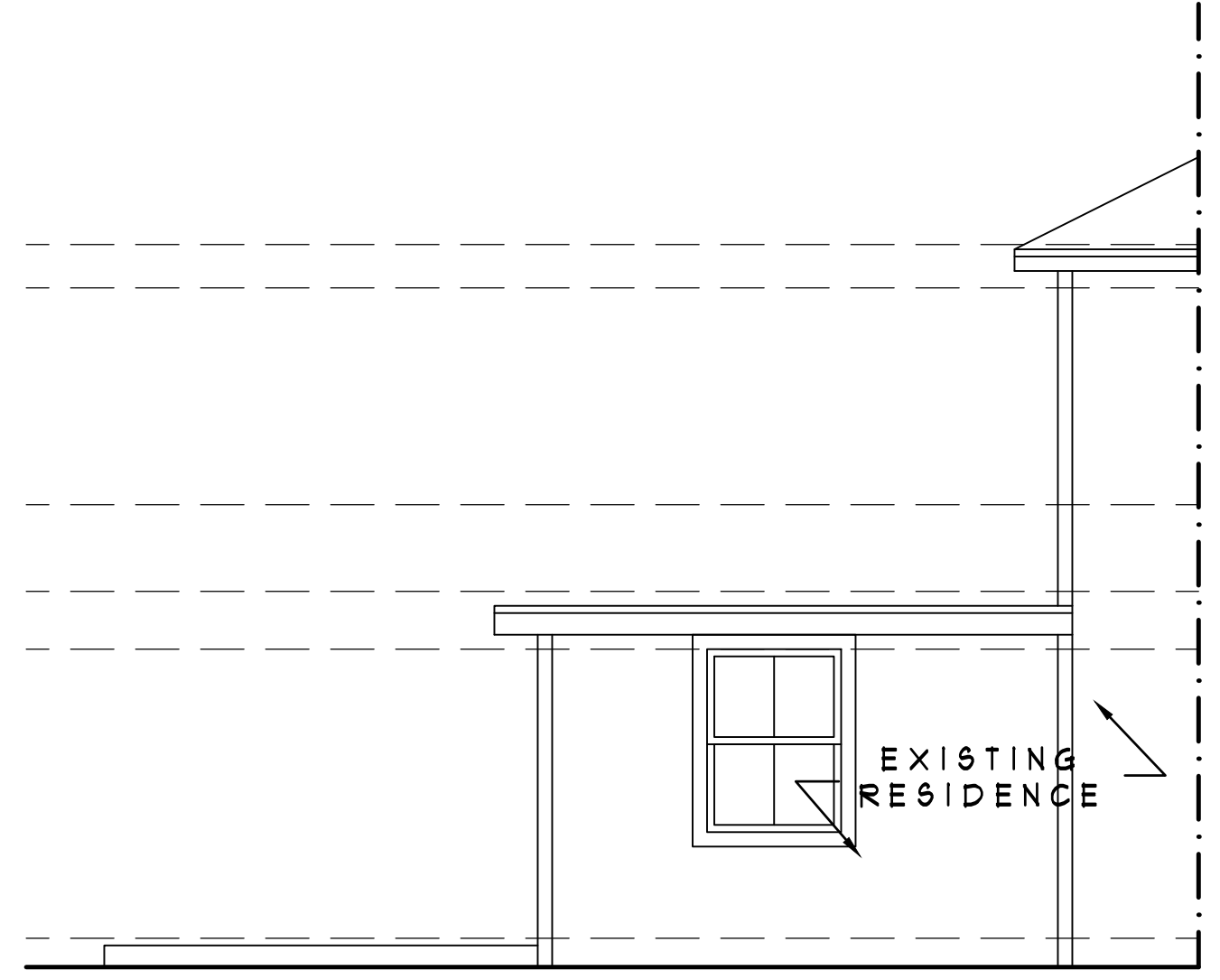
REVISIONS	DATE	BY

PID 00003050-000100
322 MARGARET ST
KEY WEST, 33040

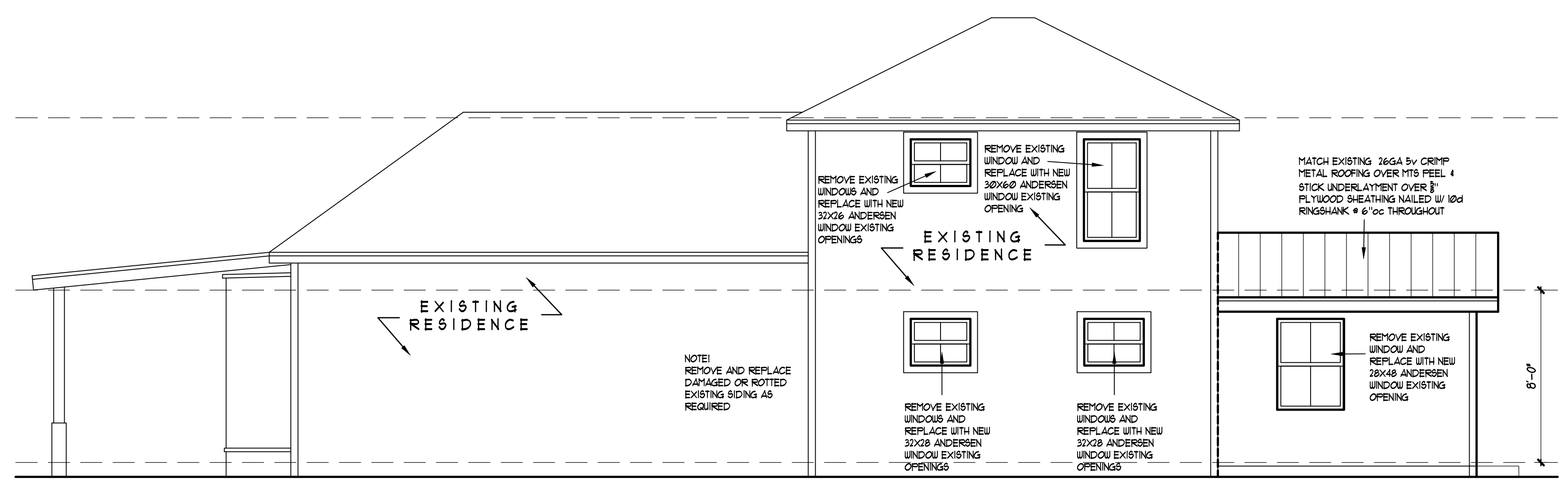
SITE PLAN

DATE: 8/21/23
DRAWN: MTM
CHECKED: MTM
JOB: 21011.001

SHEET NUMBER
C-1



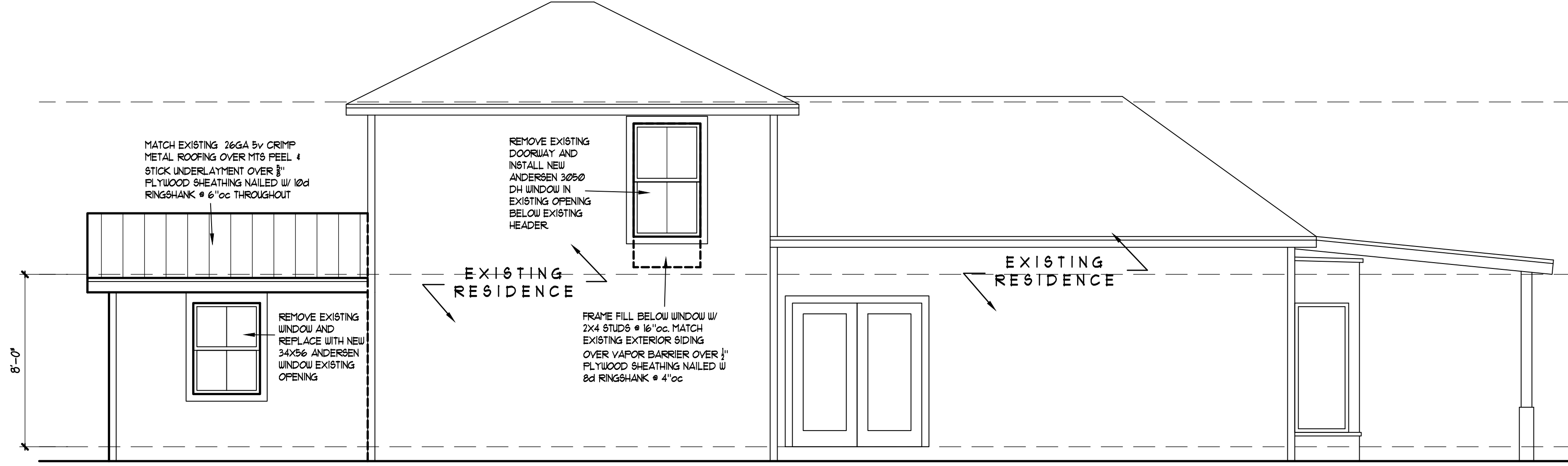
EXISTING LEFT SIDE ELEVATION
 SCALE - 1/4"=1'-0"



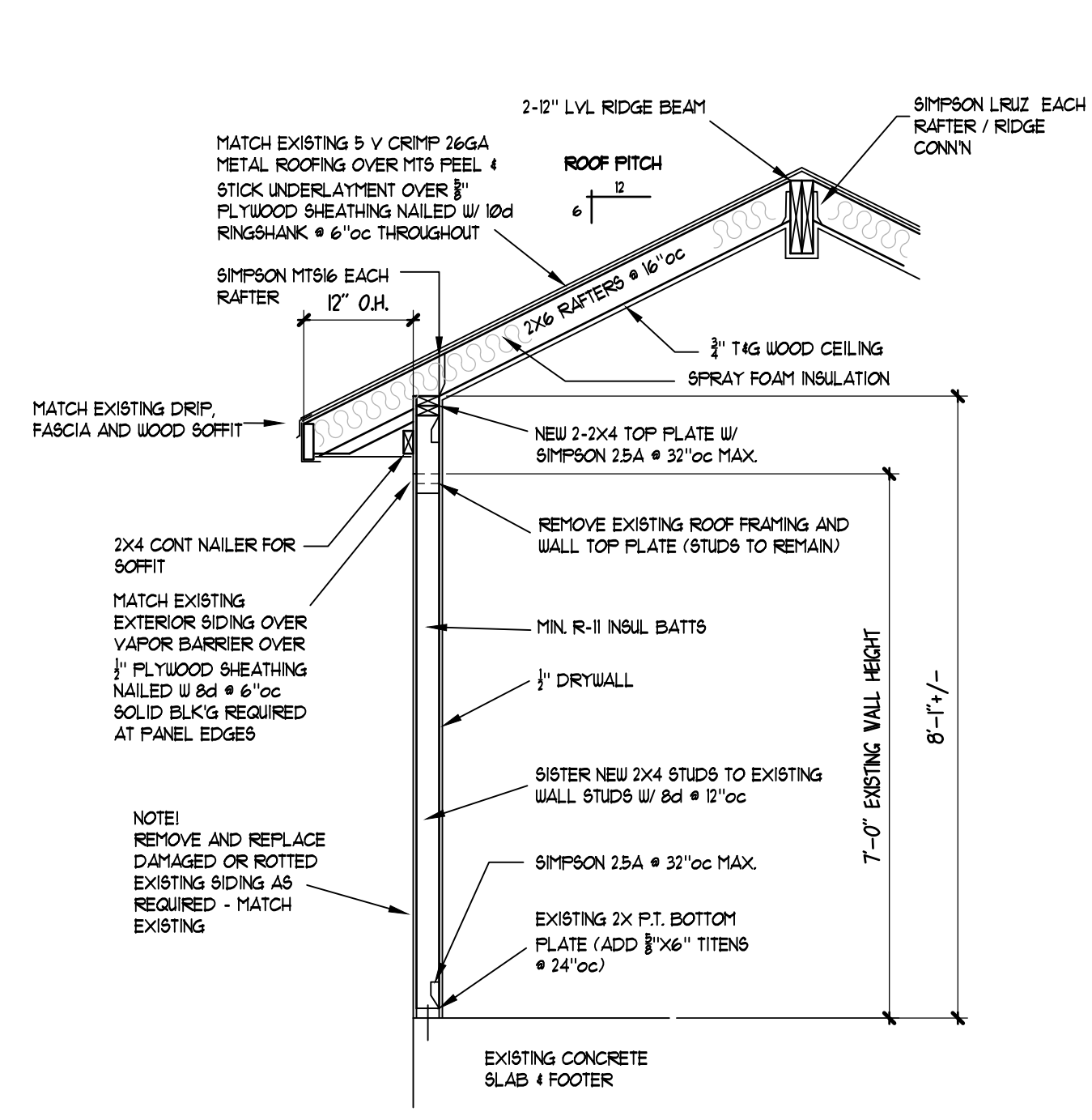
PROPOSED LEFT SIDE ELEVATION
 SCALE - 1/4"=1'-0"



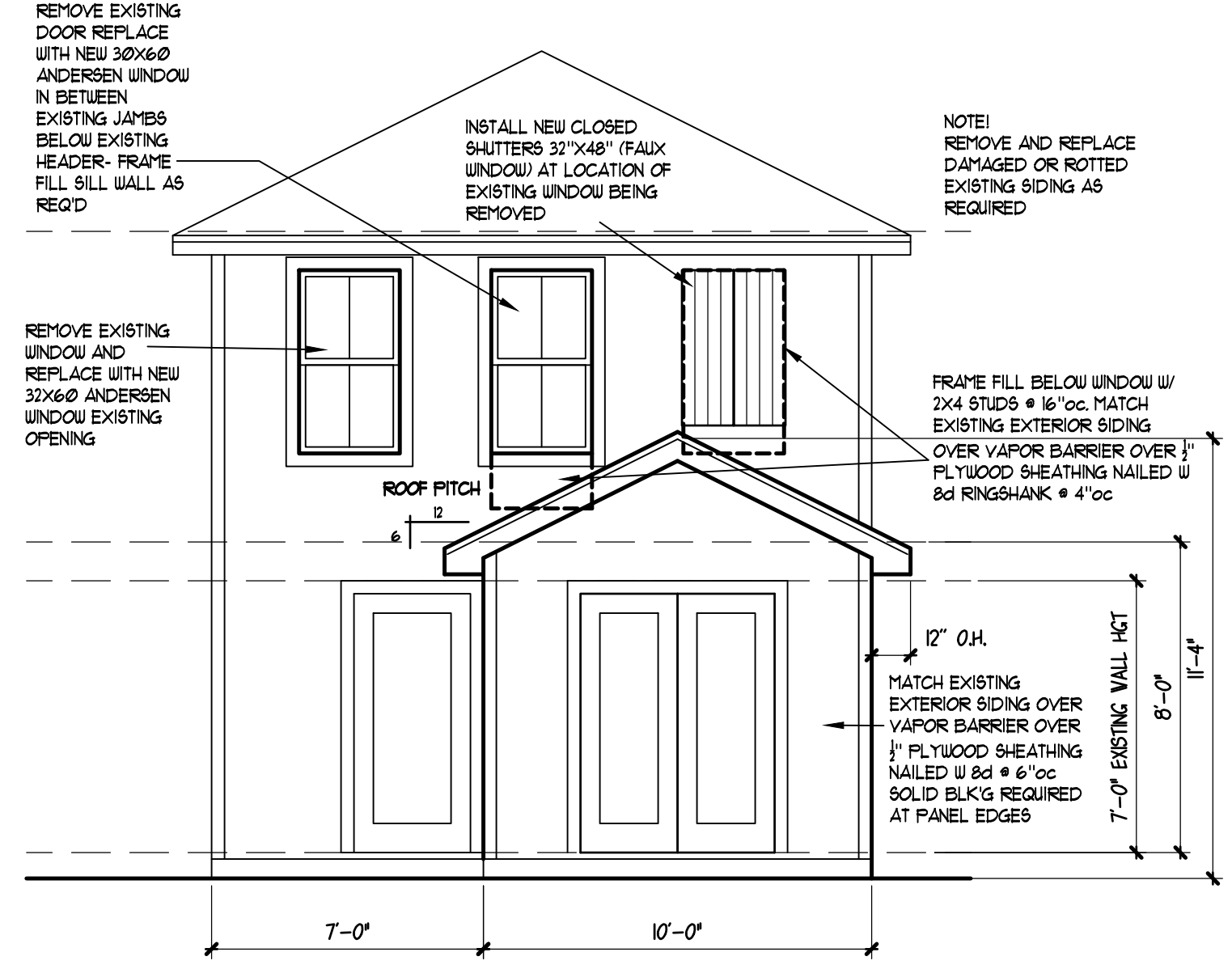
EXISTING REAR ELEVATION
 SCALE - 1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
 SCALE - 1/4"=1'-0"



SECTION Z
 SCALE - 1/2"=1'-0"



PROPOSED REAR ELEVATION
 SCALE - 1/4"=1'-0"

ADDENDUM TO PERMIT NUMBER BLD2022-2007

BUILT BY:
ENGLEWOOD GLASS & MIRROR
CGC 1516558

A RESIDENCE FOR:
322 MARGARET ST.
KEY WEST

DATE DRAWN
 JUNE 17, 2023

DRAWN BY
 J. SCOTT

DATE REVISED
 AUG. 4, 2023

SHEET
 2 OF 2

JOB NUMBER
 22-181

EROSION CONTROL MAINTENANCE SCHEDULE NOTES:

1. THE CONTRACTOR SHALL INSTALL SILT FENCE, STAKED HAY BALES, AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS, AS SHOWN ON THE DRAWINGS, SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE. STAKED SYNTHETIC BARRIERS OR OTHER TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT THE TOE OF ALL EXPOSED SLOPES WHICH MEET OR EXCEED FOUR HORIZONTAL TO ONE VERTICAL AND ARE WITHIN 25 FEET OF WETLANDS, WATERS OF THE STATE, OR ANY OTHER SURFACE WATER FEATURE NOT BOUNDED ENTIRELY BY THE LIMITS OF DEVELOPMENT SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

3. ALL TEMPORARY EROSION DEVICES AND FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETED, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS: THE CONTRACTOR SHALL REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

4. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT SHALL BE OBSERVED DURING CONSTRUCTION BY THE CONTRACTOR. THE METHODS WHICH SHOULD BE USED INCLUDE, BUT ARE NOT LIMITED TO:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM DRAINAGE SYSTEM BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL UTILIZE SAND BAGS AND SYNTHETIC BALES OR OTHER EROSION CONTROL METHODS TO CONTROL SEDIMENT TRANSPORT.

B. CONTRACTOR SHALL PLACE SOD AROUND ALL INLETS A MINIMUM OF 3 FEET TO MINIMIZE ROAD AND STORM DRAINAGE SILTATION.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AT ALL TIMES DURING CONSTRUCTION BY UTILIZING WATER TRUCKS, ANTI-DRAFT FENCING AND BY COVERING OPEN BODIED TRUCKS TRANSPORTING DEBRIS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MONITORING OF TURBIDITY LEVELS OF ANY WATER DISCHARGE OFFSITE. TURBIDITY SAMPLE LOCATIONS WILL BE VERIFIED BY THE ENGINEER PRIOR TO THE BEGINNING OF CONSTRUCTION.

SITE GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF MONROE COUNTY FLORIDA.

2. THE SITE IS POTENTIALLY SERVICED BY LOCAL UTILITIES FOR WATER OR SEWER. THE CONTRACTOR TO COORDINATE WITH THE UTILITY COMPANY TO DETERMINE ACTUAL LOCATION OF PROVIDED UTILITIES, IF APPLICABLE.

3. THERE SHALL BE NO CHANGE OR DEVIATION OF THESE PLANS OR SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ENGINEER IS OBTAINED.

4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF DURING STAKING OR GRADING AN ERROR IS FOUND IN THE PLANS. THE ENGINEER MAY ACCEPT, REVISE TO ACCOMMODATE CONDITIONS, OR REJECT THE FACILITY BEING CONSTRUCTED. IT IS IMPERATIVE THAT THE CONTRACTOR NOTIFY THE ENGINEER OF THESE SITUATIONS AS SOON AS POSSIBLE.

5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY ON-SITE OR OFF-SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND REPORT THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS, WHETHER THEY ARE IDENTIFIED ON THE DRAWINGS OR NOT.

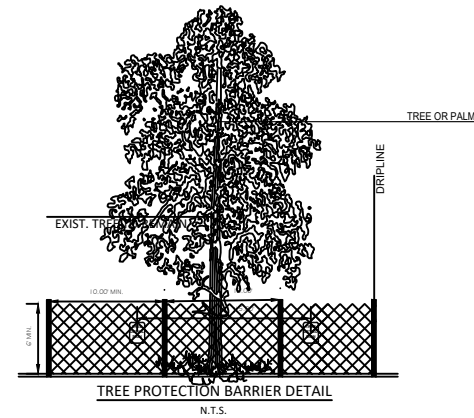
6. THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE THE ROOT SYSTEMS OF TREES AND OTHER LANDSCAPE FEATURES WHICH ARE TO BE SAVED AND/OR SALVAGED FOR RESTORATION PURPOSES. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED.

7. SITE IS TO BE GRADED PER PLAN. ALL STORMWATER RUN-OFF SHALL BE DIRECTED TO THE RETENTION AREA OR OFF-SITE DRAINAGE FACILITY.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF WETLAND DEGRADATION AND SILTATION. STAKED SYNTHETIC BALES, SEDIMENT BARRIERS OR OTHER TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT THE TOE OF ALL EXPOSED SLOPES WHICH MEET OR EXCEED FOUR HORIZONTAL TO ONE VERTICAL AND ARE WITHIN 25 FEET OF WETLANDS, WATERS OF THE STATE, OR ANY SURFACE WATER FEATURE NOT BOUNDED ENTIRELY BY THE LIMITS OF THE DEVELOPMENT SITE. SEDIMENT CONTROL DEVICES SHALL BE PLACED AND MAINTAINED SUCH THAT DRAINAGE WILL NOT OVERFLOW OR BYPASS THE DEVICE AND SHALL REMAIN IN PLACE UNTIL THE SLOPE IS LEVELED OR PERMANENTLY STABILIZED. ANY SOIL TRANSPORTED TO WETLANDS OR OTHER SURFACE WATERS OUTSIDE OF THE JOB SITE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REMOVED IMMEDIATELY AT THE CONTRACTORS EXPENSE.

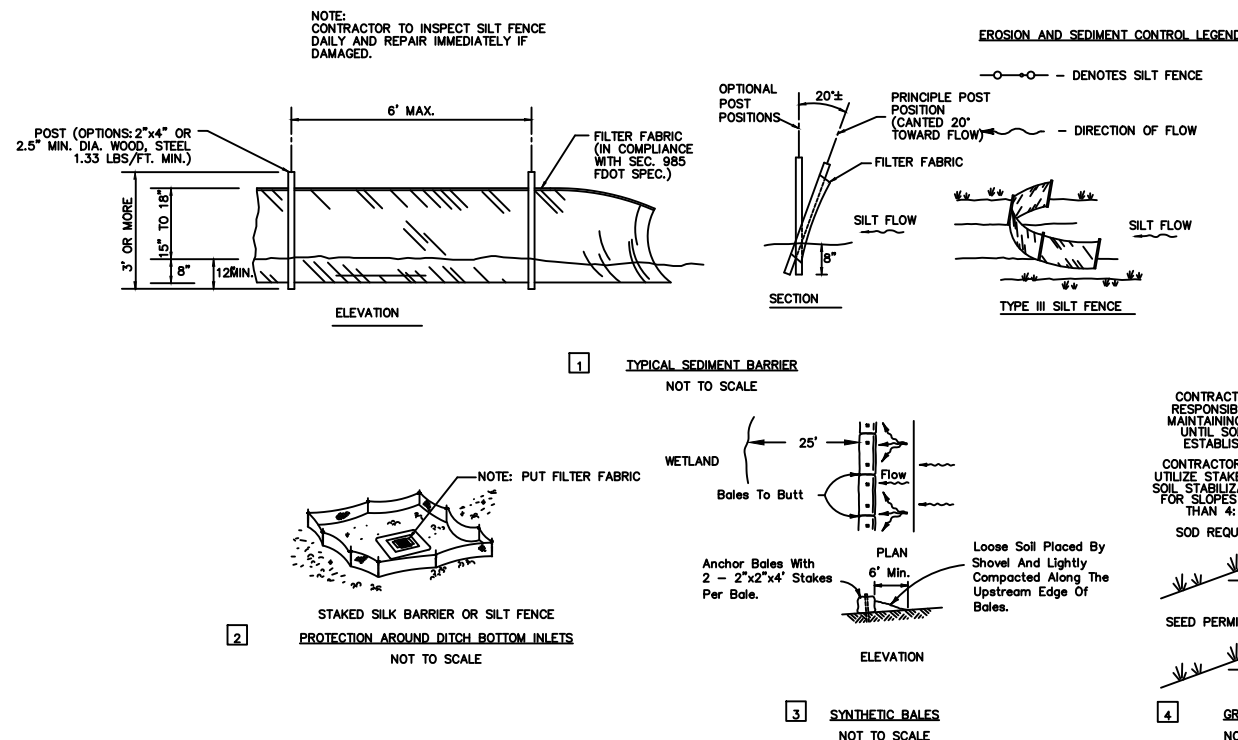
9. WHERE AN ADJOINING PROPERTY HAS A STRUCTURE AT A LOWER ELEVATION THAN THE PROPOSED STRUCTURE AND THE EXISTING SLOPE ON THE ADJOINING PROPERTY IS SLOPING DOWNWARD FROM THE PROPOSED STRUCTURE, A SWALE MUST BE PROVIDED ENTIRELY ON THE SUBJECT PROPERTY IN ORDER TO ENSURE THAT DRAINAGE OCCURS ACROSS THE SUBJECT PROPERTY WITHOUT INTERFERENCE TO DRAINAGE OF THE ADJOINING PARCEL.

CONTRACTORS NOTE:
AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST.

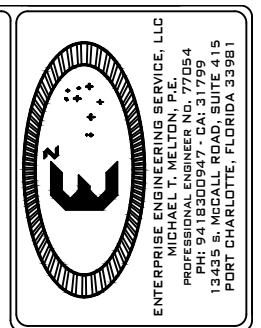


NOTE:
BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.

- MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- NO STOCKPIILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
- FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.



THIS SHEET IS NOT VALID UNLESS SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER.



ENTERPRISE ENGINEERING SERVICE, LLC
MICHAEL T. MELTON, P.E.
PROFESSIONAL ENGINEER NO. 77054
PH: 8418300947 - CA: 31799
13435 S. MCCALL ROAD, SUITE 415
PORT CHARLOTTE, FLORIDA 33981

PID 00003050-000100
322 MARGARET ST
KEY WEST, 33040

GENERAL NOTES

DATE: 8/21/23
DRAWN: MTM
CHECKED: MTM
JOB: 21011.001
SHEET NUMBER
C-2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 23, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF SHED ROOF TO GABLE ROOF AT REAR NON-HISTORIC ADDITION. DEMOLITION OF NON-HISTORIC SHED ROOF AT REAR.

#322 MARGARET STREET

Applicant – Daniel Stickley Application #H2023-0024

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00003050-000100
 Account# 8792107
 Property ID 8792107
 Millage Group 10KW
 Location Address 322 MARGARET St, KEY WEST
 Legal Description KW PT LOT 1 SQR 21 OR1176-493/94 OR3081-1756 OR3170-0075
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

JNL BROTHERS LLC
 106 Lady Ln
 Cape Haze FL 33947

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$170,501	\$170,500	\$121,746	\$121,746
+ Market Misc Value	\$422	\$422	\$830	\$830
+ Market Land Value	\$926,652	\$525,103	\$525,103	\$525,103
= Just Market Value	\$1,097,575	\$696,025	\$647,679	\$647,679
= Total Assessed Value	\$1,097,575	\$696,025	\$468,556	\$437,900
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,097,575	\$696,025	\$453,682	\$451,545

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$525,103	\$121,746	\$830	\$647,679	\$468,556	\$25,000	\$453,682	\$168,997
2020	\$525,103	\$121,746	\$830	\$647,679	\$437,900	\$25,000	\$451,545	\$171,134
2019	\$525,103	\$127,636	\$830	\$653,569	\$408,541	\$25,000	\$451,057	\$177,512
2018	\$525,103	\$118,280	\$830	\$644,213	\$382,189	\$25,000	\$443,596	\$175,617

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
(1200)	2,914.00	Square Foot	29	100.5

Buildings

Building ID	44255	Exterior Walls	AB AVE WOOD SIDING
Style	2 STORY ON GRADE	Year Built	1928
Building Type	APTS-D / 03D	EffectiveYearBuilt	2009
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1566	Roof Type	GABLE/HIP
Finished Sq Ft	1180	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	
Perimeter	246	Bedrooms	0

Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	400
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,180	1,180	0
OPU	OP PR UNFIN LL	112	0	0
OUU	OP PR UNFIN UL	128	0	0
OPF	OP PRCH FIN LL	146	0	0
TOTAL		1,566	1,180	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1987	1988	0 x 0	1	1 UT	2
FENCES	1987	1988	4 x 24	1	96 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/22/2022	\$1,295,000	Warranty Deed	2372620	3170	0075	01 - Qualified	Improved		
3/12/2021	\$985,000	Warranty Deed	2308599	3081	1756	03 - Qualified	Improved		
7/1/1991	\$136,000	Warranty Deed		1176	493	Q - Qualified	Improved		

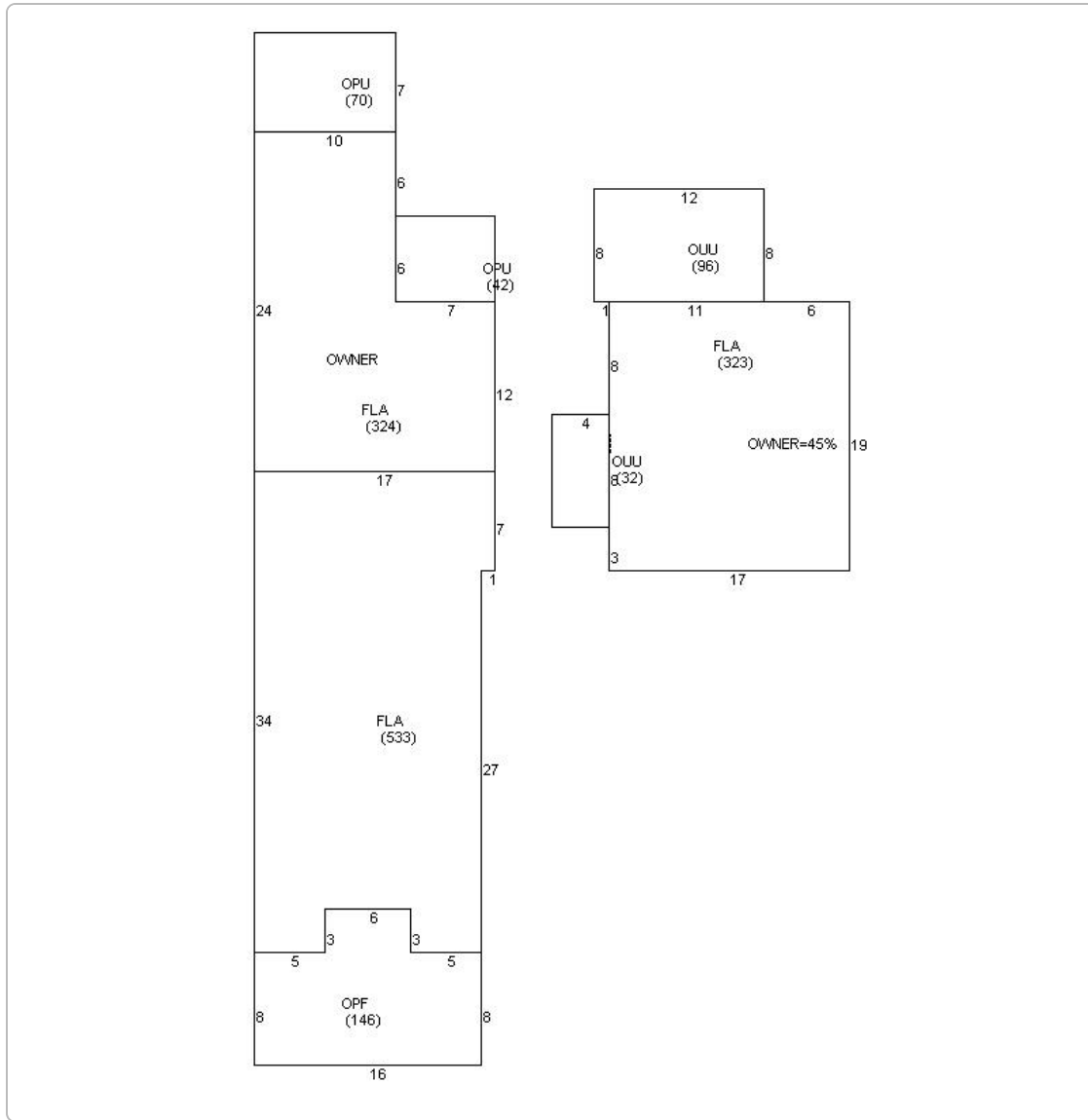
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-1338	5/9/2023		\$2,300	Residential	Install new circuits for new pool equipment New pool power NOC exempt 5/9/2023 12:41:30 PM (Terry Richardson) The Electrical and Barrier Finals to be completed before filling the pool as required
23-0914	4/7/2023		\$60,000	Residential	13' x 19' Shotcrete Swimming Pool w/ New pool Equipment.
BLD2023-0678	3/8/2023		\$32,500	Residential	Relocate one toilet and one drain, add two hose bibs outside. Move the toilet and vanity drain and add two hose bibs in the backyard.
22-2007	1/31/2023		\$12,000	Commercial	Interior remodel - Adding internal stairs, adding walls, opening a non-bearing wall for doorway. Drywall repairs and painting. *
21-2738	12/1/2021	10/11/2021	\$2,000	Commercial	install 2 ductless A/C units (to replace existing wall units) and hook up new central split system to replace existing unit. No increase of electrical load added. A/C permit issued. N
21-1733	9/3/2021	7/16/2021	\$1,550	Commercial	Rear flat roof: Replace 2SQ existing roofing with new HydroStop Rubber Membrane. N.O.C. EXEMPT. HARC INSPECTION REQUIRED. GH
21-2343	9/3/2021	10/5/2021	\$13,500	Commercial	to install two single zone mini splits and one ducted system. rh1t2417stanja / RA1624AJ1NA, / mszgl12 muzgl12 / mszgl24 muzgl24
16-3793	10/5/2016	3/20/2017	\$20,000	Commercial	FLOORING, LEVEL EXISTING FLOOR JOIST AND ADD FLOOR JOIST AS PER PLAN. ADD HURRICANE TIES AND CONNECTORS, INSTALL NEW PLYWOOD AND T & G FLOORING DRYWALL REPAIR AND INTERIOR PAINTING TOUCH UP. SEE ATTACHED PLAN FOR DETAILS. NOC REC'D REVISION#1-REPLACE FOUNDATION PIERS ALONG CENTER & NORTH SIDE OF HOUSE. SEE ATTACHED PLAN. N.O.C. WITH APPLICATION. HARD INSPECTION REQUIRED.
02/2620	11/12/2002	11/26/2002	\$405		INSTALL SKYLIGHT
0200118	1/17/2002	11/26/2002	\$2,200		INSULATION
0103892	12/7/2001	11/26/2002	\$10,091		NEW METAL SHINGLE ROOF
9902248	7/6/1999	11/15/1999	\$7,500	Residential	REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



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](#) | [GDPR Privacy Notice](#)
Last Data Upload: 8/16/2023, 4:01:55 AM

Contact Us

