



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: August 24, 2021

Applicant: William P. Horn, Architect

Application Number: H2020-0031

Address: 1020 Margaret Street

Description of Work:

Minor Development Plan – Demolition of non-historic additions, structures, fences, and sheds.

Site Facts:

The site in question has never been developed, except for two historic houses, build towards the rear portion of the lot. The lot abuts the Silver Palms hotel in its north property line and residences surrounds the site to its west and south sides. Additions and alterations to both houses as well as accessory structures were built in the site through the years, including a garage circa 1964. Both historic houses are listed as contributing resources to the historic district. The two-story house located towards the northwest side of the lot was first depicted in the 1912 Sanborn map, while the one-story historic frame house located on the southwest corner of the lot is first depicted in the 1926 Sanborn map. The City recognizes five units for this site. On September 15, 2020 the Tree Commission approved with conditions the conceptual landscape plans and on November 3 the urban forester manager approved the conditions. On July 15, 2021 the Planning Board approved the Minor Development Plan and front and rear yard variances for this project. As this is a Minor Development Plan within the historic district, the City Commission must review and approve the proposed design.

Ordinance Cited on Review:

- Land Development Regulations Section 102-217 (3), demolition for non-contributing or non-historic structures.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of an existing one-story garage that was expanded and converted into habitable space located between the existing two historic houses. In addition, the project includes the demolition of non-historic rear additions to unit 2 and removal of ten non-historic sheds located around the property. Existing non-historic fences will also be demolished. It is staff's opinion that the request for demolition should be reviewed based on the demolition criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*
- (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.*

All the structures submitted for demolition review are non-historic. Some sheds were built without permits. All fences, screens and structures are crude in design and may be compromised.

(b) The historic architectural review commission shall not issue permits that would result in:

(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;

The rear addition and the attached extended garage to unit 2 as well as the structures proposed to be demolished are not historic and do not contribute to the historic character of the site.

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

None of the buildings or structures proposed to be demolished are historic.

(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.

None of the buildings and structures in question are significant in defining the historic character of the site.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that the existing buildings and structures in question will not qualify as a contributing element to the house or to the historic site.

In conclusion, staff recommends to the Commission the review of the requested demolition of non-historic buildings and structures as it is consistent with the criteria established in the LDR's. If approved this will be the first and only required reading.

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 # 2020-0031	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1020 Margaret St., Key West, FL 33040		
NAME ON DEED:	Soni and Sons LTD Partnership	PHONE NUMBER	305 292 9596
	OWNER'S MAILING ADDRESS:	EMAIL	tejnut2@gmail.com, kristsoni@gmail.com
	830 Truman Ave. Key West, FL 33040		
APPLICANT NAME:	William P. Horn Architect, PA	PHONE NUMBER	305 296 8302
APPLICANT'S ADDRESS:	915 Eaton St. Key West, FL 33040	EMAIL	william@wphornarchitect.com
APPLICANT'S SIGNATURE:			DATE 9/21/2020

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: Renovate two existing historic single family residential buildings and construct three new single family residential buildings, add new pool and parking lot. Site is licensed for 5 units.
MAIN BUILDING: Existing 2-Story Building to be relocated to the front of Property and renovated with a rear addition, Existing 1-Story Building to be relocated out of side setback and renovated with rear addition. 3 New 2-Story Buildings will be located in the rear yard.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
See attached

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):	
PAVERS: Concrete pavers	FENCES: 4' High wood picket fence around pool, 6' picket fencing around pool equipment.
DECKS: Pool deck to be concrete pavers	PAINTING: White
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
See Site plan	12'x 22' pool w/pool equipment area
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
A/C Condensor units	

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.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- H-2020-004



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.

Contributing buildings to be restored, only demolishing non-historic additions and sheds.

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.

See above

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

See above

- (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.

N/A

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

N/A

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

N/A

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

N/A

- (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.

N/A

- (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.

N/A

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

N/A

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- H-2020-0031



(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 See cover sheet
- No Reason _____

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.

The additions and sheds requested for demolition are non historic and do not have any important features.

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

N/A

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.


The items requested for demolition are non historic and do not have any important features.

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

See above

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:	9/21/2020 Hansa Soni DATE AND PRINT NAME:
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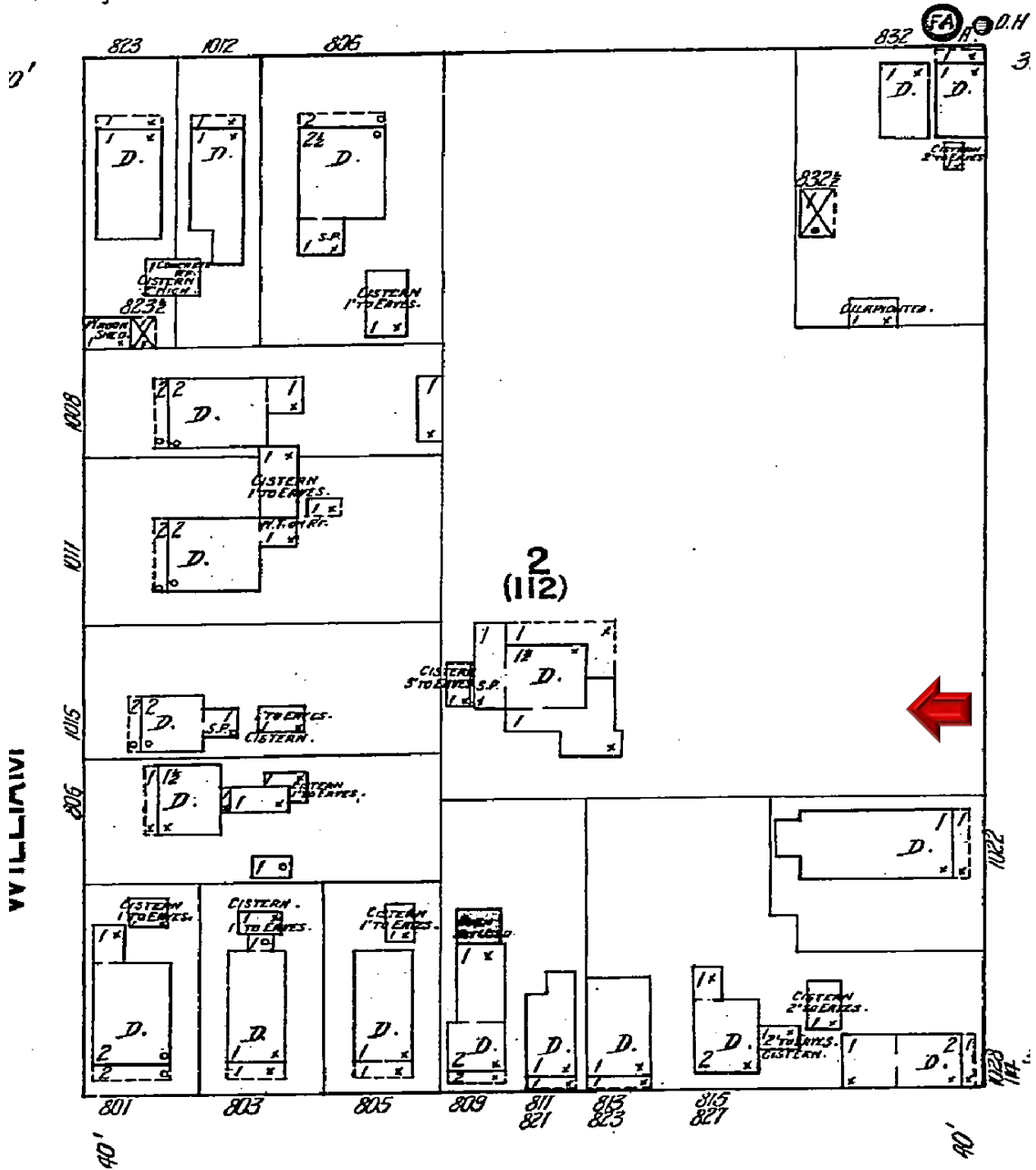
OFFICE USE ONLY

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

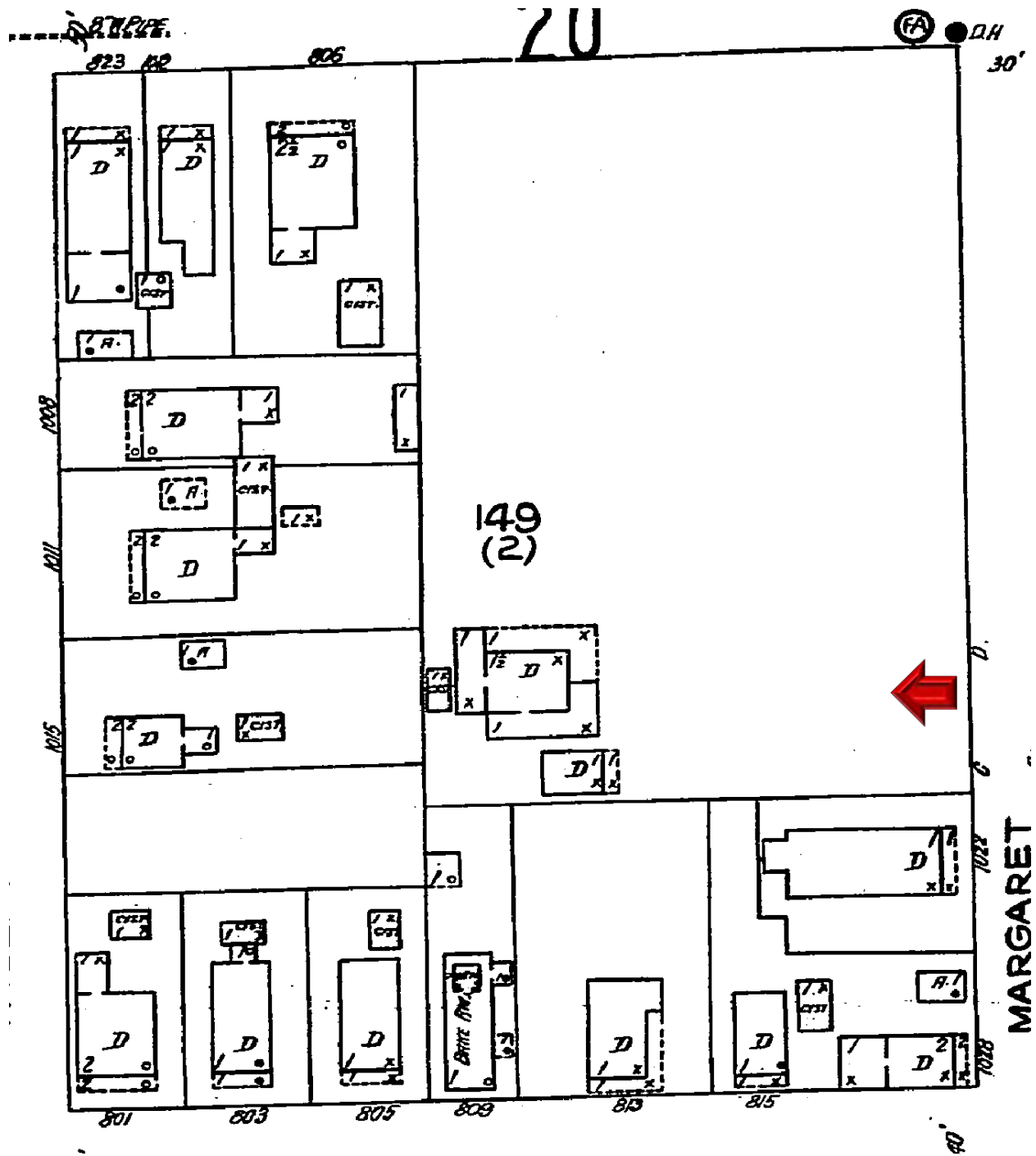
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
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SANBORN MAPS

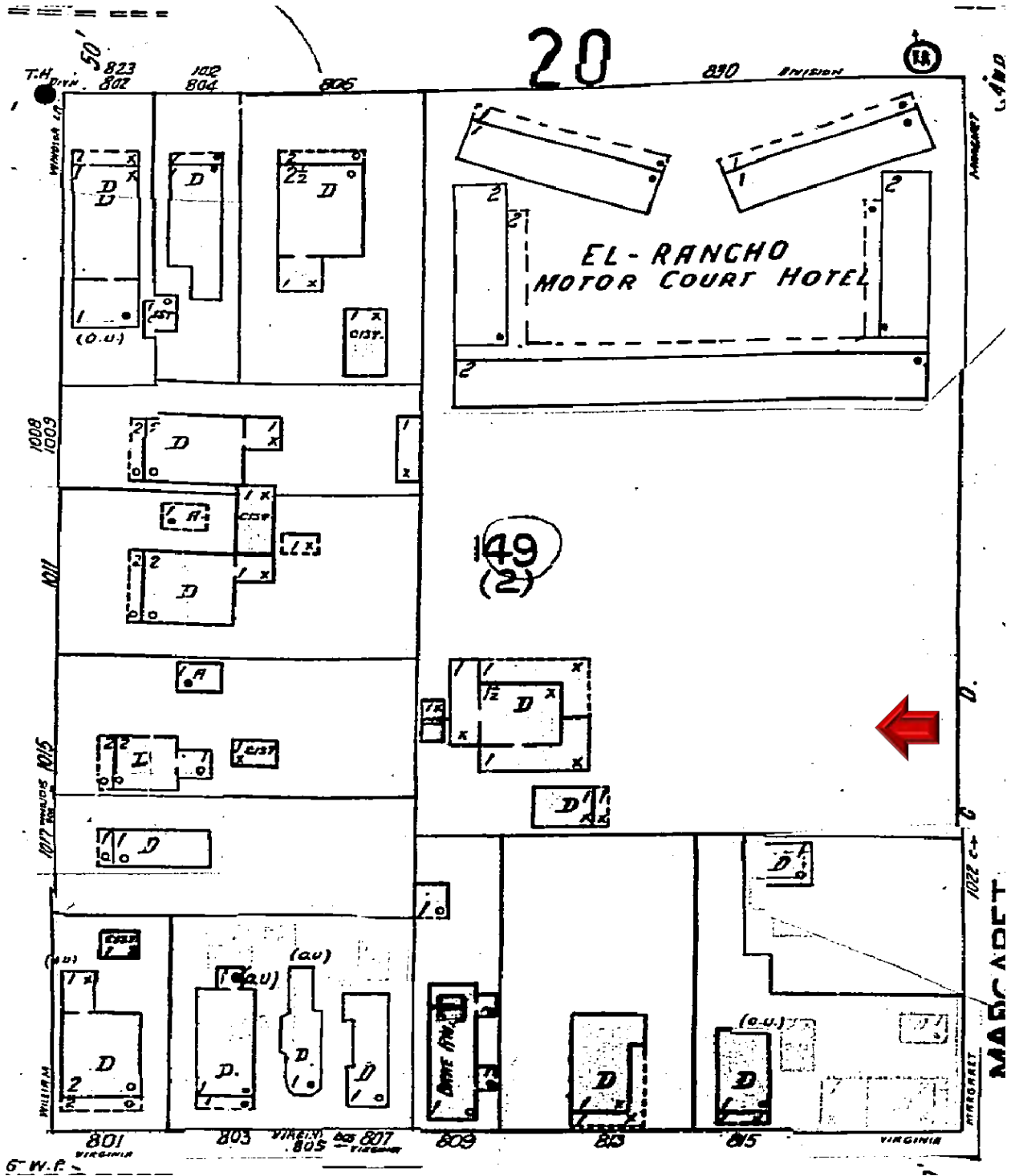
8" W PIPE



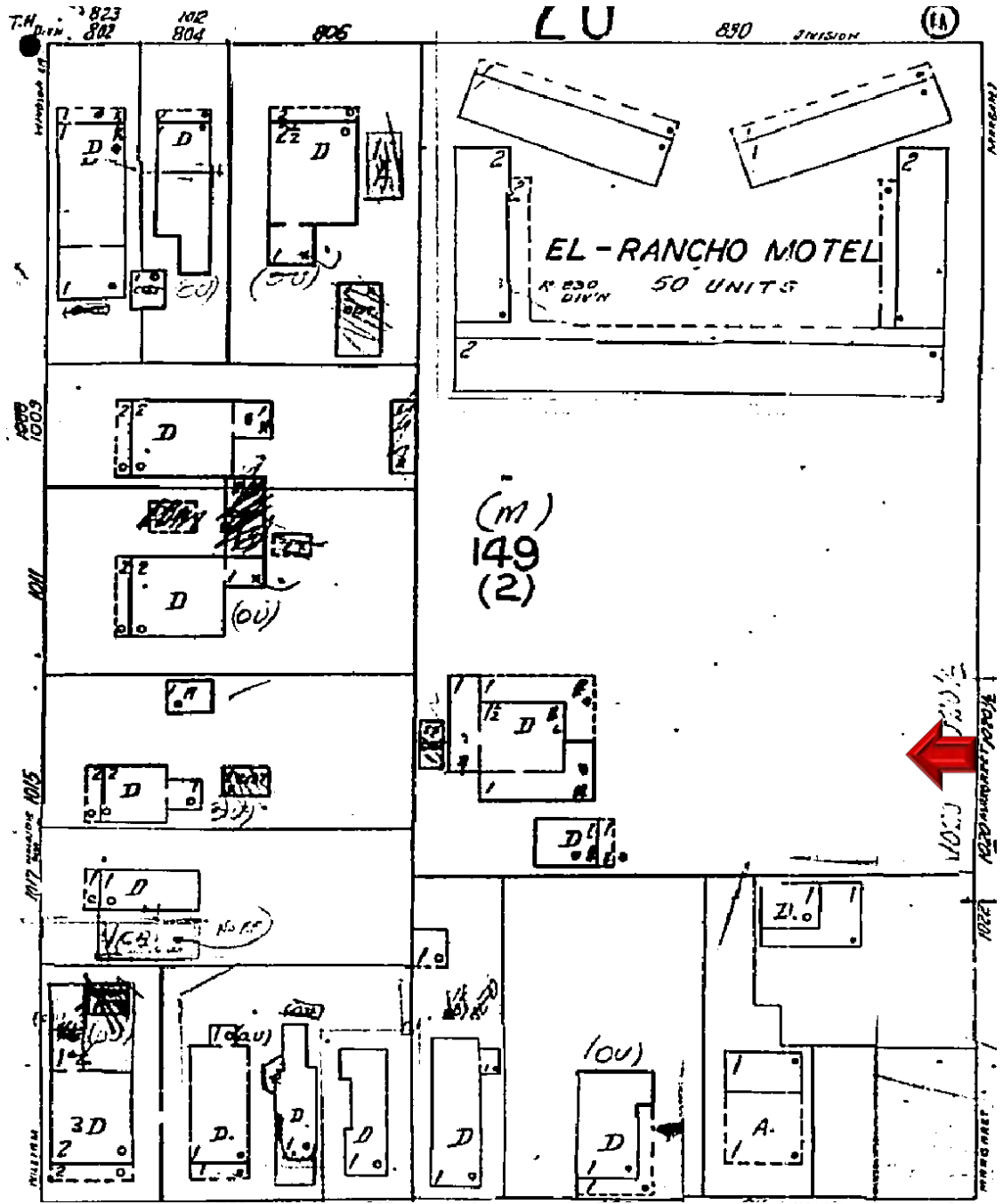
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Aerial Photo of 1918. Monroe County Library.



1020 Margaret Street circa 1965. Monroe County Library.

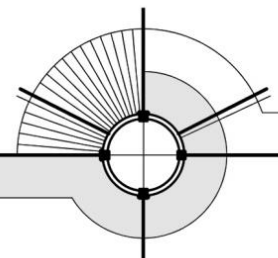


**1020 MARGARET STREET
FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



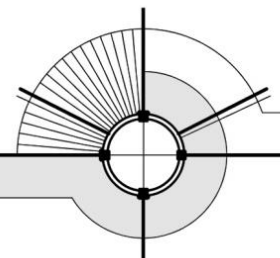


1024 MARGARET Street
LEFT NEIGHBORING PROPERTY

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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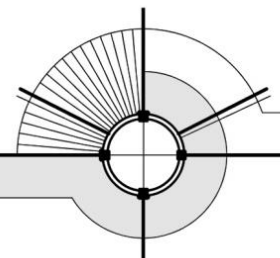


**830 TRUMAN AVENUE
RIGHT NEIGHBORING PROPERTY**

WILLIAM P. HORN ARCHITECT, PA.

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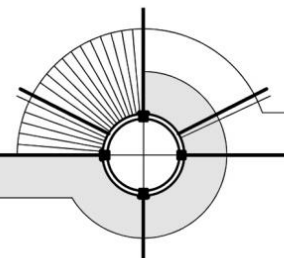


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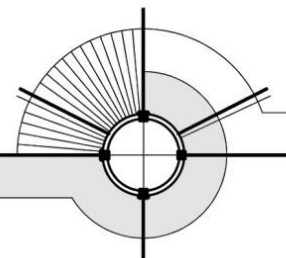


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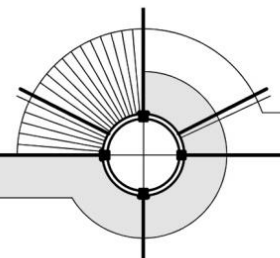


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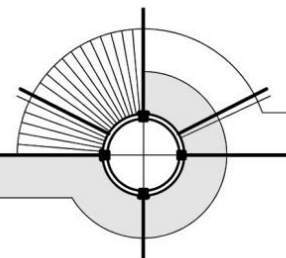


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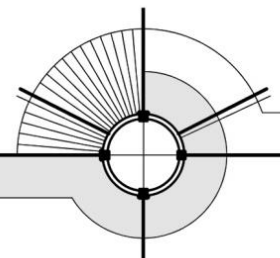


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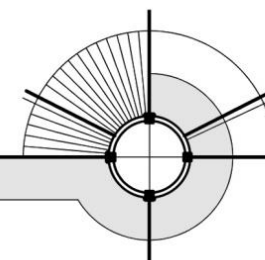


1020 MARGARET STREET
SIDE VIEW

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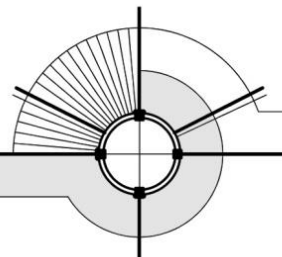


**1020 MARGARET STREET
PARTIAL REAR VIEW**

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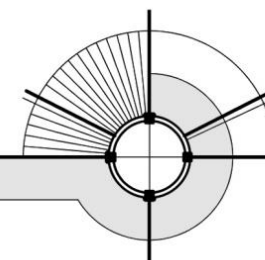


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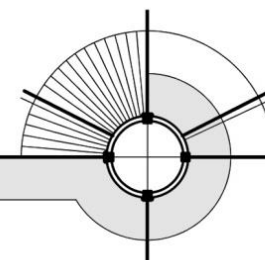


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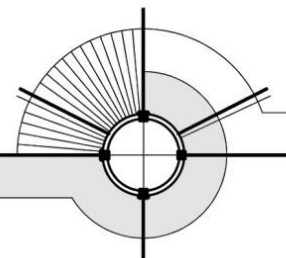


**1020 MARGARET STREET
GARAGE FRONT VIEW**

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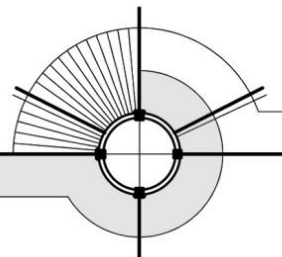


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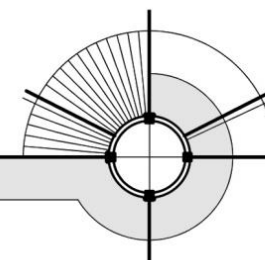


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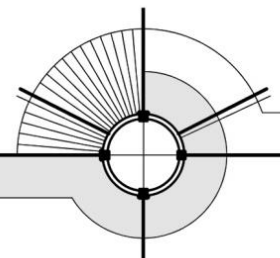


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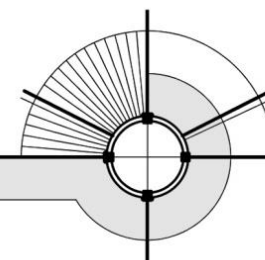


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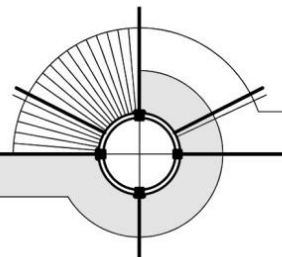


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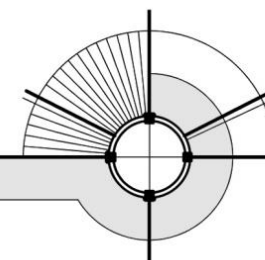


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PARTIAL REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

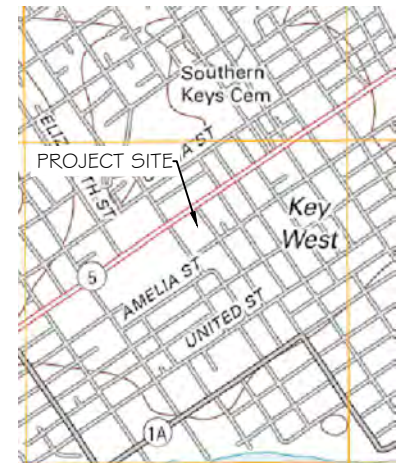
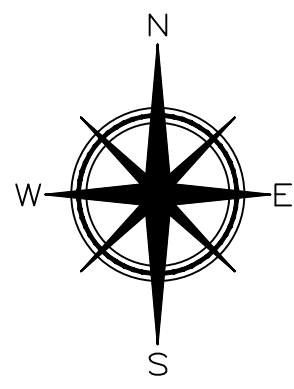
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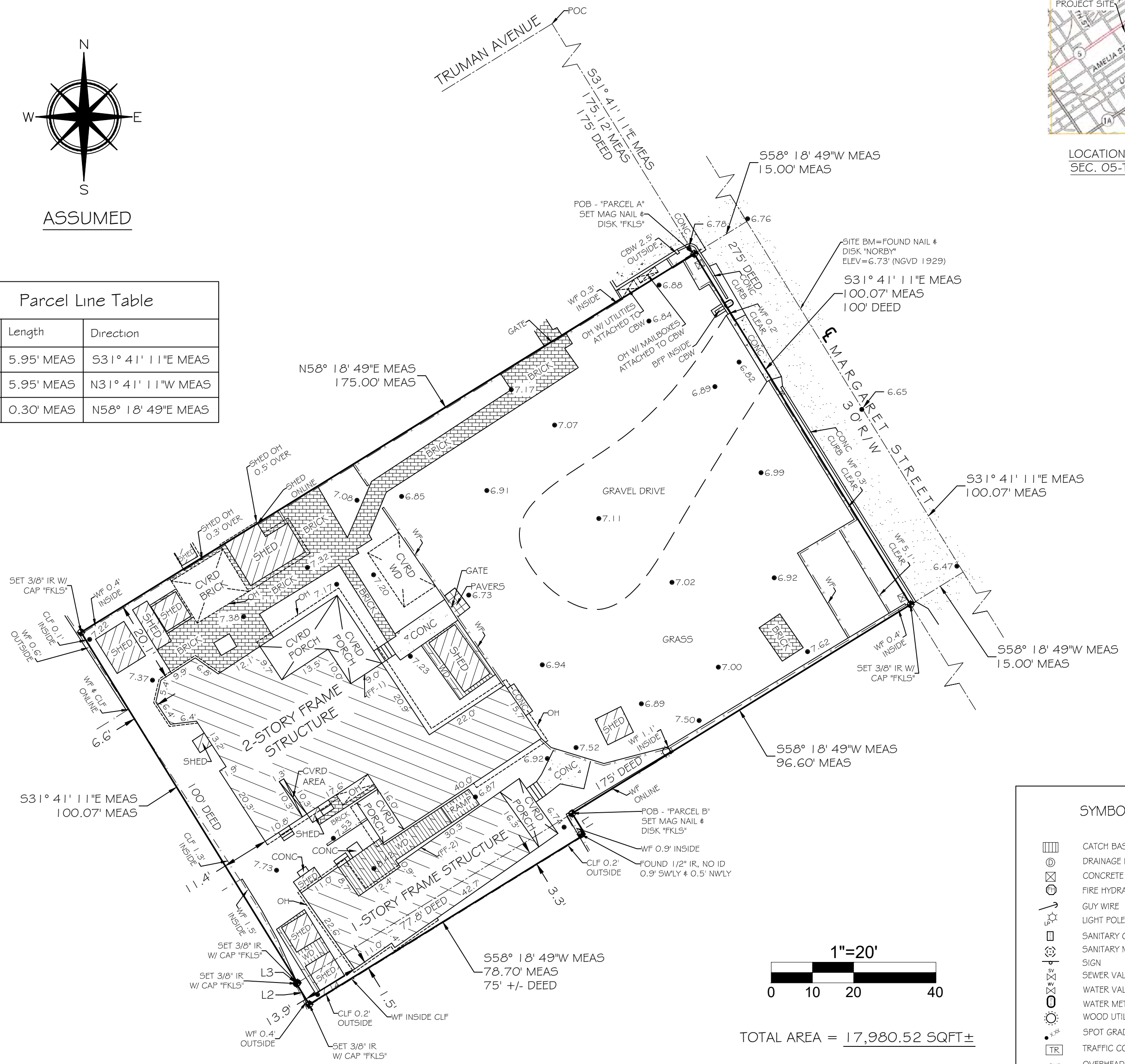
SURVEY

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS SEC. 05-T685-R25E

Line #	Length	Direction
L1	5.95' MEAS	S31° 41' 11" E MEAS
L2	5.95' MEAS	N31° 41' 11" W MEAS
L3	0.30' MEAS	N58° 18' 49" E MEAS



SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- SEWER VALVE
- WATER VALVE
- WATER METER
- WOOD UTILITY POLE
- SPOT GRADE ELEVATION (TYPICAL)
- TRAFFIC CONTROL BOX
- OVERHEAD UTILITY LINE

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON S31° 41' 11" E ASSUMED ALONG THE CENTERLINE OF MARGARET STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION *872 4580 TIDAL 25" P.I.D. AAO004, ELEVATION=5.111' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1020 MARGARET STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 02/05/2019.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: X-SHADED; BASE ELEVATION: N/A

(FF-1) = 9.5' (NGVD 1929)

(FF-2) = 9.3' (NGVD 1929)

- FINISHED FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

LEGAL DESCRIPTION(S)

"PARCEL A"

A parcel of land in Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly property line of Division Street (Truman Avenue) and the Southwesterly property line of Margaret Street, run Southeasterly along the Southwesterly property line of Margaret Street for a distance of 175 feet to the point of beginning of the parcel of land hereinafter described; from said point of beginning continue Southeasterly along the Southwesterly property line of Margaret Street for a distance of 100 feet; thence at right angles to Margaret Street and Southwesterly for a distance of 175 feet; thence at right angles and Northwesterly for a distance of 100 feet; thence at right angles and Northeasterly for a distance of 175 feet, back to the point of beginning on Margaret Street.

"PARCEL B" - ALSO

A parcel of land in Part of Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly property line of Division Street (Truman Avenue) and the Southwesterly property line of Margaret Street, run Southeasterly along the Southwesterly property line of Margaret Street for a distance of 275 feet to a point; from said point run Southwesterly and at right angles to Margaret Street along an old wood fence line for a distance of 96.6 feet to the point of beginning of the parcel of land hereinafter described; thence bear Southerly meandering an old fence line to a point which is 5.95 feet, measured at right angles to the preceding course; thence bear Southwesterly and parallel to Division Street (Truman Avenue) for a distance of 75 feet, more or less to a point which is 175.3 feet Southwesterly of and measured at right angles to Margaret Street; thence bear Northwesterly and parallel with Margaret Street and across the back face of an old frame privy for a distance of 5.95 feet to a point; thence at right angles and Northeasterly and parallel with Division Street (Truman Avenue) for a distance of 77.8 feet back to the point of beginning.

CERTIFIED TO -

Soni & Sons Limited Partnership Agreement;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GVW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOS = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TYP = TYPICAL |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | UR = UNREADABLE |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UE = UTILITY EASEMENT |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | WD = WOOD DECK |
| EP = EDGE OF PAVEMENT | PM = PARKING METERS | WF = WOOD FENCE |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WL = WOOD LANDING |
| FH = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WM = WATER METER |
| FI = FENCE INSIDE | PK = PARKER KALON NAIL | WPP = WOOD POWER POLE |
| FND = FOUND | POB = POINT OF BEGINNING | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WV = WATER VALVE |
| FOL = FENCE ON LINE | | |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION AND THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE:	02/05/2019
MAP DATE:	03/19/2019
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	19-105

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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: 

ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



FLORIDA KEYS LAND SURVEYING
 19960 OVERSEAS HIGHWAY
 SUGARLOAF KEY, FL 33042
 PHONE: (305) 394-3690
 EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

HOUSING PROJECT 1020 MARGARET STREET KEY WEST, FL 33040

REV 3

SITE DATA

SITE AREA: 17,512.25 S.F. (0.402 ACRES)
(DOES NOT INCLUDE THE 468.27 S.F. OF SITE AREA IN DISPUTE WITH NEIGHBOR)

LAND USE: HMDR

FLOOD ZONE: 'X' (PROPOSED NEW MAPS = AE +9.0' NAVD 88)

FAR: MAX. 1.0

DENSITY: MAX. 16 UNITS/ACRE
ALLOWED = 6.5 UNITS
PROPOSED = 5 UNITS (EXISTING LICENSES)

HEIGHT: ALLOWED = MAX. 30'
EXISTING = 22'-6"
PROPOSED = 26'-4"

SETBACKS:

FRONT SETBACK:
REQUIRED = 10'-0"
EXISTING = 72'-11"
PROPOSED = 5'-6"
(VARIANCE REQUIRED)

SIDE (NORTH) SETBACK:
REQUIRED = 5'-0"
EXISTING = 0'-0"
PROPOSED = 5'-0"

SIDE (SOUTH) SETBACK:
REQUIRED = 5'-0"
EXISTING = 0'-0"
PROPOSED = 0'-0"

REAR SETBACK:
REQUIRED = 15'-0"
EXISTING = 2'-3"
PROPOSED = 10'-0"
(VARIANCE REQUIRED)

BUILDING COVERAGE AREA:

ALLOWED: 7,004.90 S.F. (40% MAX.)
EXISTING: 4,747.43 S.F. (27.10%)
PROPOSED: 6,277.83 S.F. (35.84%)

IMPERVIOUS AREA:

ALLOWED: 10,507.35 S.F. (60% MAX.)
EXISTING: 8,142.88 S.F. (46.49%)
PROPOSED: 9,803.54 S.F. (55.98%)

LANDSCAPE AREA:

REQUIRED: 6,129.29 S.F. (35% MIN.)
EXISTING: 9,369.38 S.F. (53.51%)
PROPOSED: 6,187.06 S.F. (35.32%)

OPEN SPACE AREA:

REQUIRED: 6,129.29 S.F. (35% MIN.)
EXISTING: 9,369.38 S.F. (53.51%)
PROPOSED: 6,187.06 S.F. (35.32%)

PARKING:

REQUIRED: 1 SPACE/UNIT x 5 UNITS = 5 SPACES
EXISTING: 0 SPACES
PROPOSED: 7 SPACES

VICINITY MAP



AREA OF WORK

LIST OF DRAWINGS

- A-0 COVER SHEET
- A-1 ROOF / SITE PLAN
- A-2 FIRST FLOOR PLAN
- A-2.1 SECOND FLOOR PLAN
- A-4 ELEVATIONS UNIT #2
- A-4.1 ELEVATIONS UNIT #2
- A-4.2 ELEVATIONS UNIT #1
- A-4.3 ELEVATIONS UNIT #3, #4 & #5
- A-4.4 STREET VIEWS
- D-1 DEMOLITION PLAN
- D-2 RELOCATION PLAN
- EX-1 EXISTING SITE PLAN
- EX-2 EXISTING FIRST FLOOR PLAN
- EX-3 EXISTING SECOND FLOOR PLAN
- EX-4 EXISTING ELEVATIONS
- EX-4.1 EXISTING ELEVATIONS
- C-1 DRAINAGE PLAN
- C-2 UTILITY PLAN
- TD-1 TREE DISPOSITION AND PLANTING PLAN
- LP-1 PLAN LIST AND SPECIFICATIONS
- LP-2 PLANTING PLAN
- SURVEY

BUILDING DATA

5-SINGLE FAMILY UNITS (EXISTING LICENSES)

	ENCLOSED	COVERED
UNIT 1 - 2 BEDROOM (EXISTING BUILDING)		
FIRST FLOOR:	926 S.F.	92 S.F.
SECOND FLOOR:	-----	-----
UNIT 2 - 4 BEDROOM		
FIRST FLOOR:	1,904 S.F.	423 S.F.
SECOND FLOOR:	512 S.F.	-----
UNIT 3 - 3 BEDROOM		
FIRST FLOOR:	686 S.F.	90 S.F.
SECOND FLOOR:	686 S.F.	90 S.F.
UNIT 4 - 3 BEDROOM		
FIRST FLOOR:	686 S.F.	90 S.F.
SECOND FLOOR:	686 S.F.	90 S.F.
UNIT 5 - 3 BEDROOM		
FIRST FLOOR:	686 S.F.	90 S.F.
SECOND FLOOR:	686 S.F.	90 S.F.
TOTAL:	7,458 S.F.	1,055 S.F.

KEY PERSONNEL

ARCHITECT:

WILLIAM P. HORN ARCHITECT, P.A.

WILLIAM P. HORN, RA, LEED AP
915 EATON ST.
KEY WEST, FL 33040
TEL. (305) 296-8302

STRUCTURAL ENGINEERING:

ARTIBUS DESIGN

SERGE MASHTAKOV, P.E.
3706 N. ROOSEVELT BLVD, SUITE I-208
KEY WEST, FL 33040
TEL. (305) 304-3512

LANDSCAPE CONSULTANT:

CRAIG REYNOLDS LANDSCAPE ARCHITECTURE

517 DUVAL STREET SUITE 204
KEY WEST, FL 33040
TEL. (305) 292.7243

SURVEYOR:

FLORIDA KEYS LAND SURVEYING
PROFESSIONAL SURVEYOR & MAPPER

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33166
TEL. (305) 394-3690

OWNER:

SONI AND SONS LTD PARTNERSHIP

830 TRUMAN AVENUE
KEY WEST, FLORIDA 33040
TEL. (305) 292-9596

CIVIL ENGINEERING:

PEREZ ENGINEERING AND DEVELOPMENT INC.

ALLEN E. PEREZ, PE
1010 EAST KENNEDY DRIVE
SUITE 400
KEY WEST, FL 33040
TEL. (305) 293-9440

MEP ENGINEERING:

INNOVATIVE ENGINEERING GROUP INC.

SUDHIR GUPTA, PE, LEED AP
5532 N.W. 72ND AV.
MIAMI, FL 33166
TEL. (305) 888-9626

SCOPE OF WORK

THE EXISTING SITE CONTAINS AN OPEN GRAVEL/GRASS AREA IN THE FRONT HALF OF THE SITE AND TWO WOOD FRAME HISTORIC BUILDINGS WITH MANY NON-HISTORIC ADDITIONS AND SHEDS. THE ONE STORY BUILDING HAS TWO EXISTING RESIDENTIAL UNITS AND THE TWO STORY BUILDING HAS THREE EXISTING RESIDENTIAL UNITS. THE TWO STORY BUILDING HAD A FIRE ABOUT 8 MONTHS AGO AND NEEDS TO BE RENOVATED.

THE NEW PROJECT CONSISTS OF RE-USING THE EXISTING FIVE RESIDENTIAL LICENSES. NUMEROUS NON-HISTORIC ADDITIONS AND SHEDS WILL BE REMOVED AND THE TWO STORY EXISTING HISTORIC BUILDING WILL BE RELOCATED AND RENOVATED. EACH HISTORIC BUILDING WILL HAVE ONE UNIT. THREE NEW TWO STORY BUILDINGS WILL BE CONSTRUCTED, EACH WILL HAVE ONE UNIT. A NEW PARKING LOT WILL HAVE SEVEN CAR SPACES. A SMALL POOL WILL BE IN THE CENTER OF THE PROPERTY FOR ALL 5 SINGLE FAMILY RESIDENTIAL UNITS TO USE. THE ONE TWO STORY EXISTING BUILDINGS AND THE THREE NEW BUILDINGS WILL BE RAISED TO BE ONE FOOT ABOVE THE NEW "PROPOSED" FEMA FLOOD MAP ELEVATIONS. THE EXISTING ONE STORY BUILDING WILL REMAIN IN SAME LOCATION AND NOT BE RENOVATED IN THIS PHASE OF THE WORK UNTIL THE PROPERTY DISPUTE WITH THE NEIGHBOR IS RESOLVED.

INTERGOVERNMENTAL COORDINATION

WE WILL BE COORDINATING WITH ALL INTERGOVERNMENTAL AGENCY'S THROUGHOUT THE PLANNING APPROVAL PROCESS AND WILL BE COMPLETED PRIOR TO CITY COMMISSION APPROVAL.

FIRE SPRINKLER SYSTEM

ALL BUILDINGS WILL HAVE A FULLY OPERATIONAL RESIDENTIAL FIRE SPRINKLER SYSTEM TO CODE. CONTRACTOR TO PROVIDE SIGNED AND SEALED FIRE SPRINKLER DRAWINGS BY A FLORIDA REGISTERED ENGINEER TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

1020 MARGARET
STREET RENOVATIONS
KEY WEST, FLORIDA.

SEAL

DATE

08-14-19
01-06-20 DRC
02-24-20 DRC REV.
09-22-20 HARC

REVISIONS

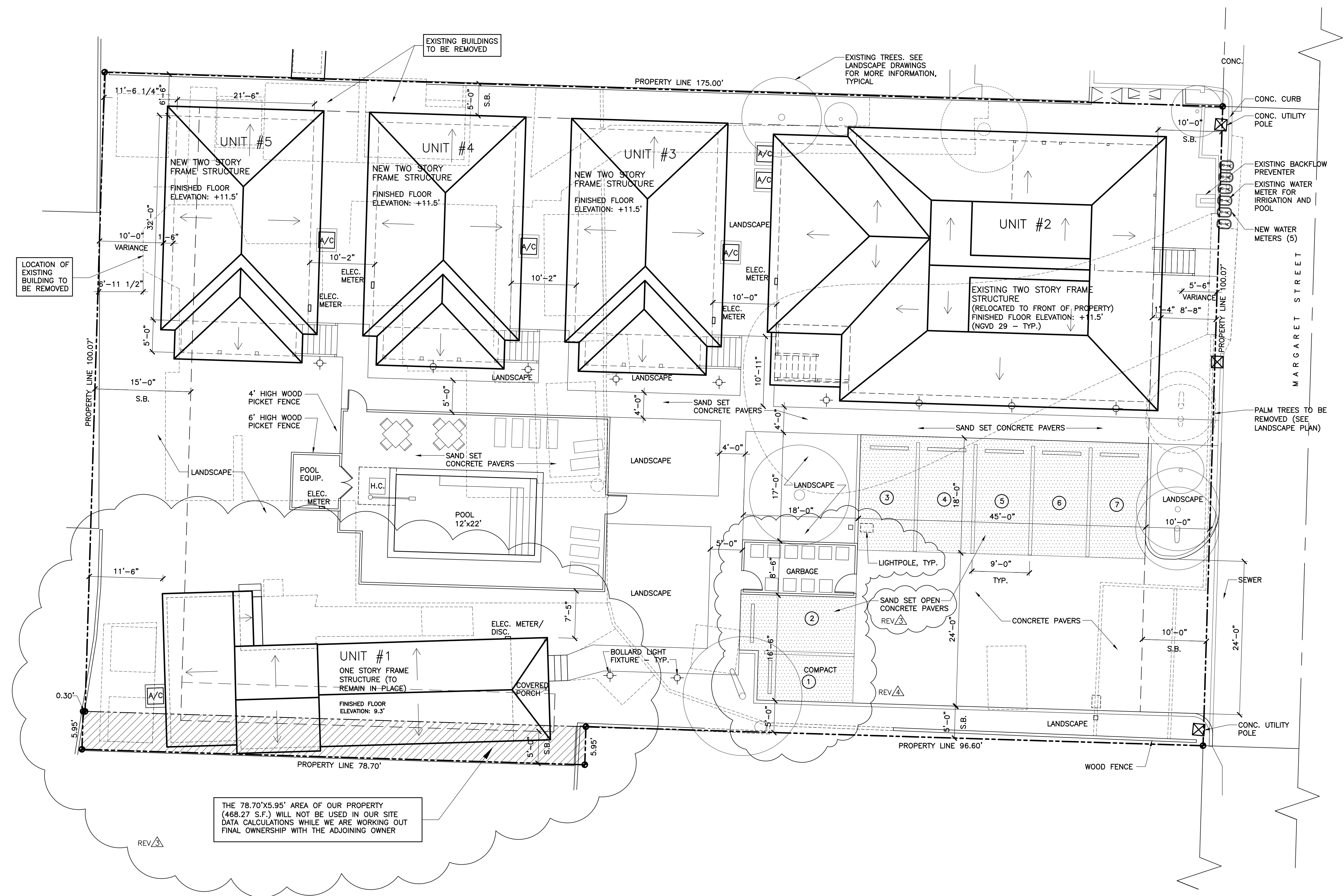
03-11-20 REV. A
06-18-20 REV. A
10-06-20 HARC REV.
02-19-21 REV. A

DRAWN BY

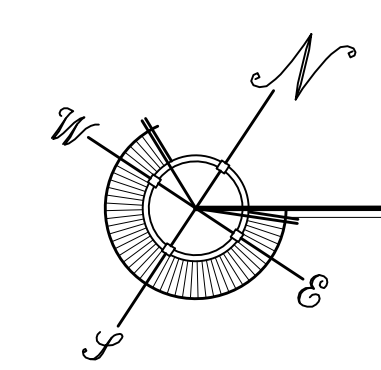
JW
EMA

PROJECT NUMBER

1901



THE 78.70'X5.95' AREA OF OUR PROPERTY (468.27 S.F.) WILL NOT BE USED IN OUR SITE DATA CALCULATIONS WHILE WE ARE WORKING OUT FINAL OWNERSHIP WITH THE ADJOINING OWNER



PROPOSED ROOF/SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"

SEAL

DATE

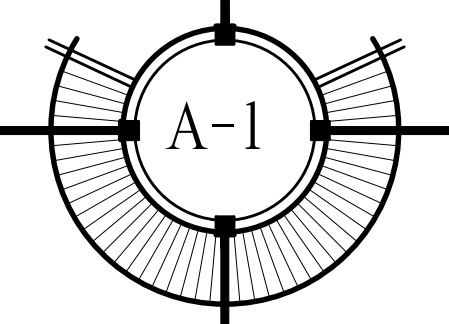
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02-24-20	DRC REV.
09-22-20	HARC

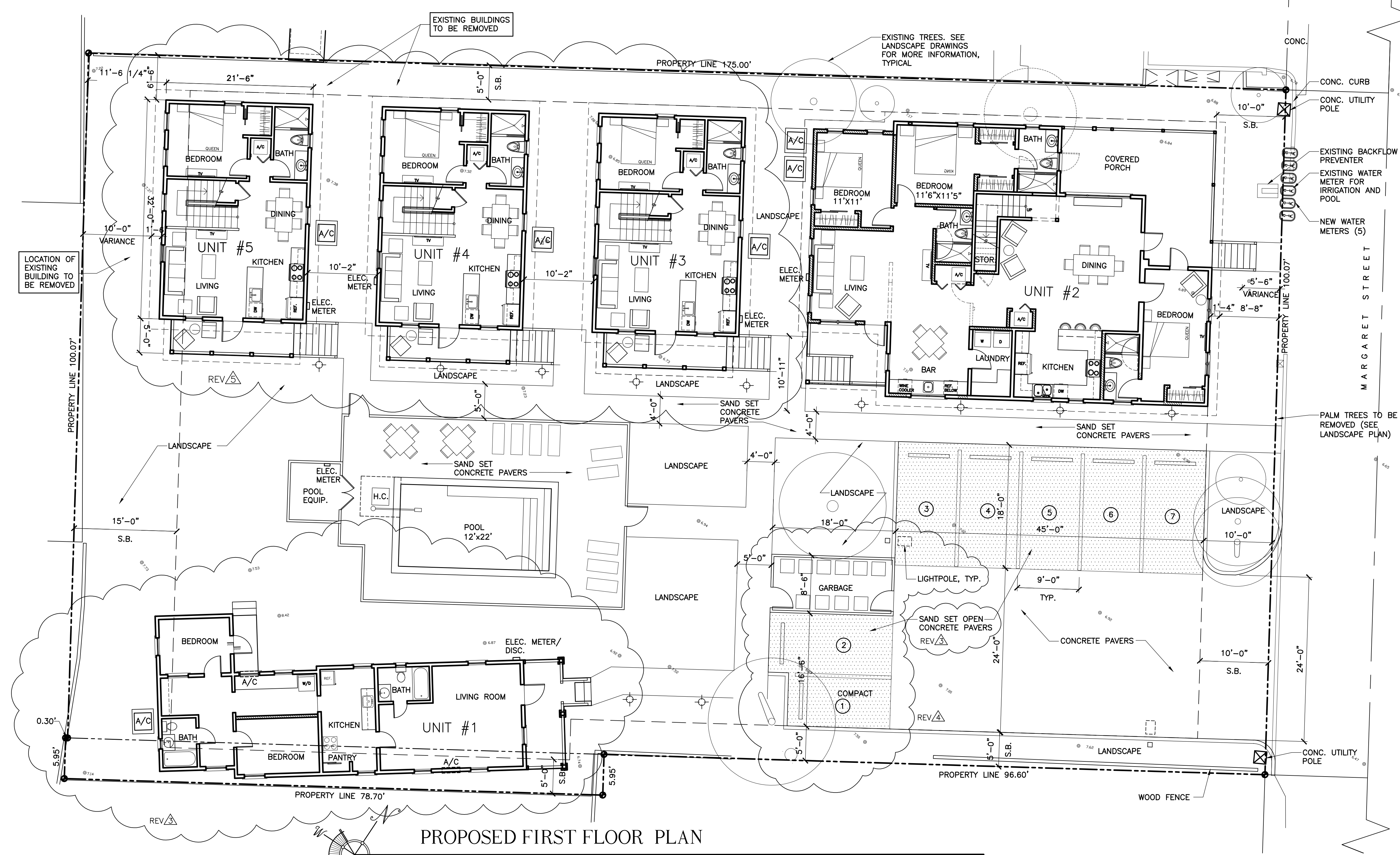
REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ
06-28-21	REV. Δ

DRAWN BY
JW
EMA

PROJECT NUMBER
1901

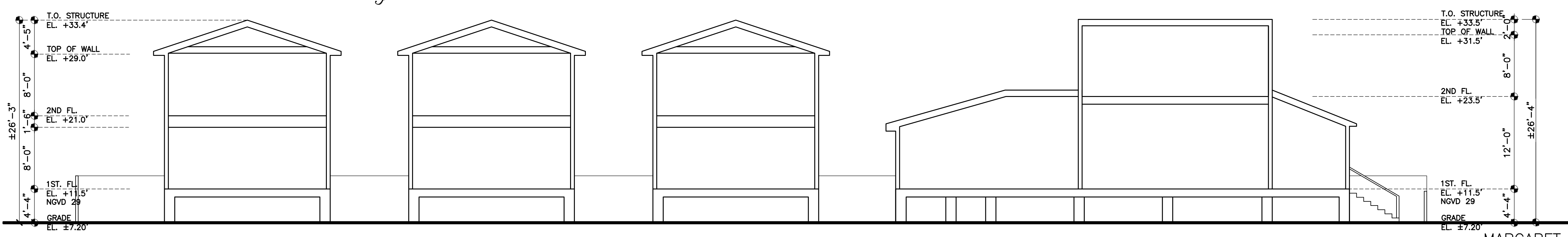




PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"



UNIT #5 UNIT #4 UNIT #3 RELOCATED HISTORIC BUILDING - UNIT #2 MARGARET STREET

CONCEPTUAL SITE SECTION

SCALE: 1/8"=1'-0"

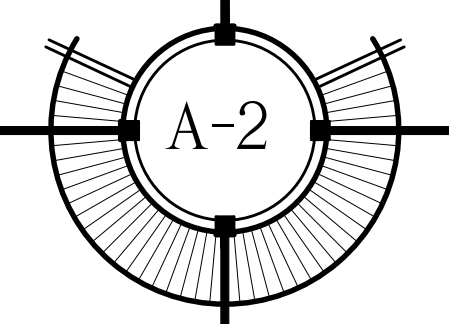
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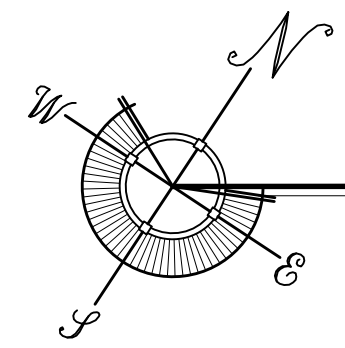
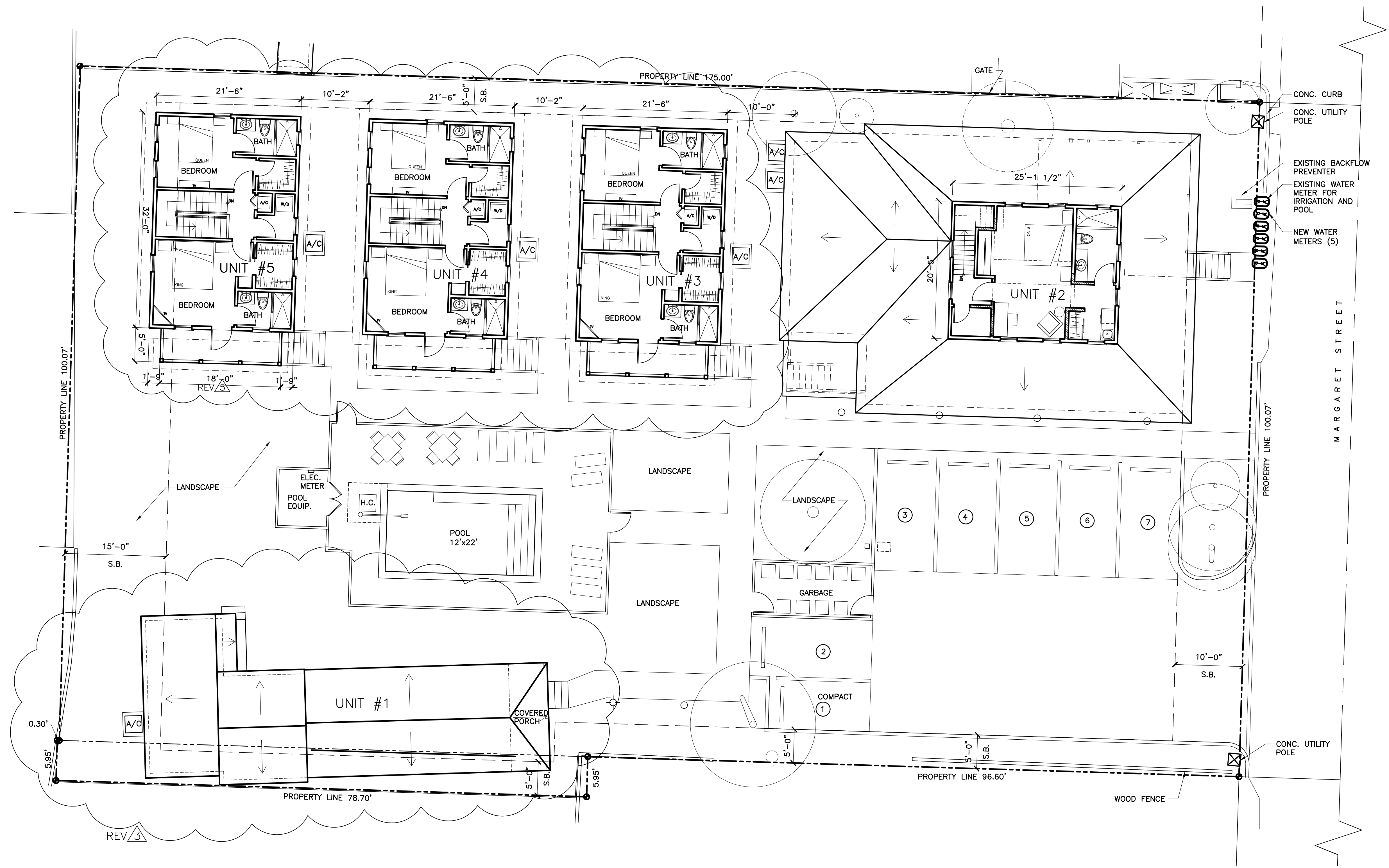
08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ
06-28-21	REV. Δ
08-17-21	HARC REV. Δ

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JW
EMA
PROJECT NUMBER
1901





PROPOSED SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"

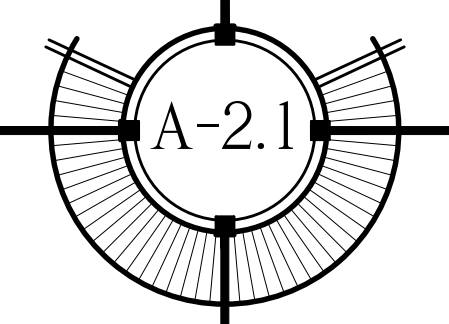
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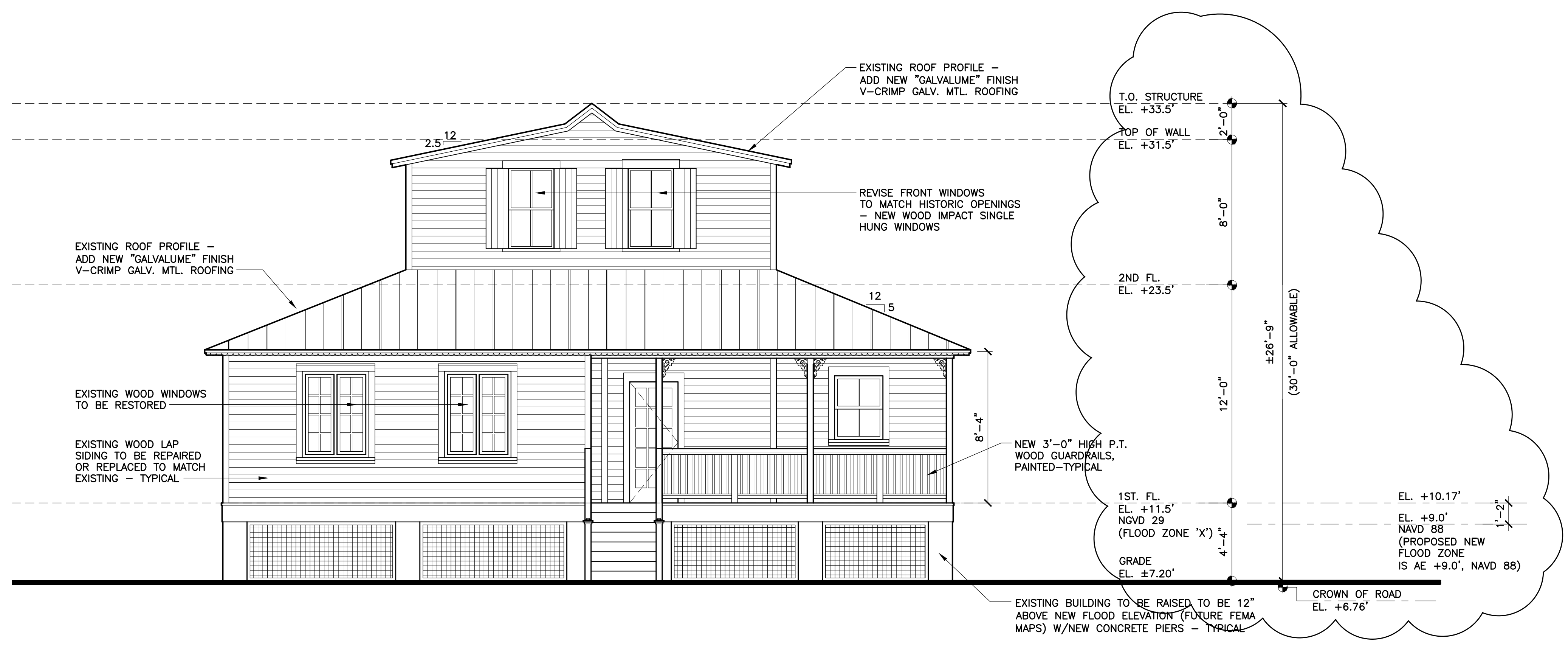
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08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS	DATE	BY
REV. Δ	03-11-20	REV.
REV. Δ	06-18-20	REV.
HARC REV.	10-06-20	HARC
REV. Δ	02-19-21	REV.
REV. Δ	06-28-21	REV.
HARC REV. Δ	08-17-21	HARC

DRAWN BY
JW
EMA

PROJECT NUMBER
1901





1
A-4 PROPOSED FRONT ELEVATION - UNIT #2

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

REV



2
A-4 PROPOSED SIDE ELEVATION - UNIT #2

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

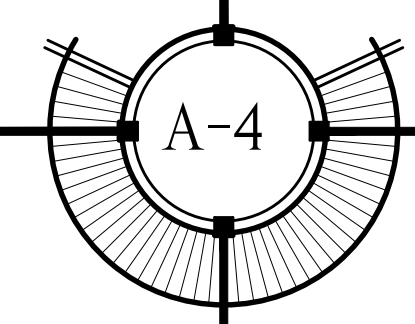
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DATE	REV.
08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

DATE	REV.
03-11-20	REV.
06-18-20	REV.
10-06-20	HARC REV.
02-19-21	REV.

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EMA

PROJECT
NUMBER
1901





1 PROPOSED REAR ELEVATION - UNIT #2
A-4.1

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



2 PROPOSED SIDE ELEVATION - UNIT #2
A-4.1

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

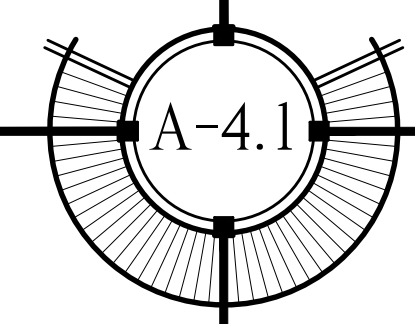
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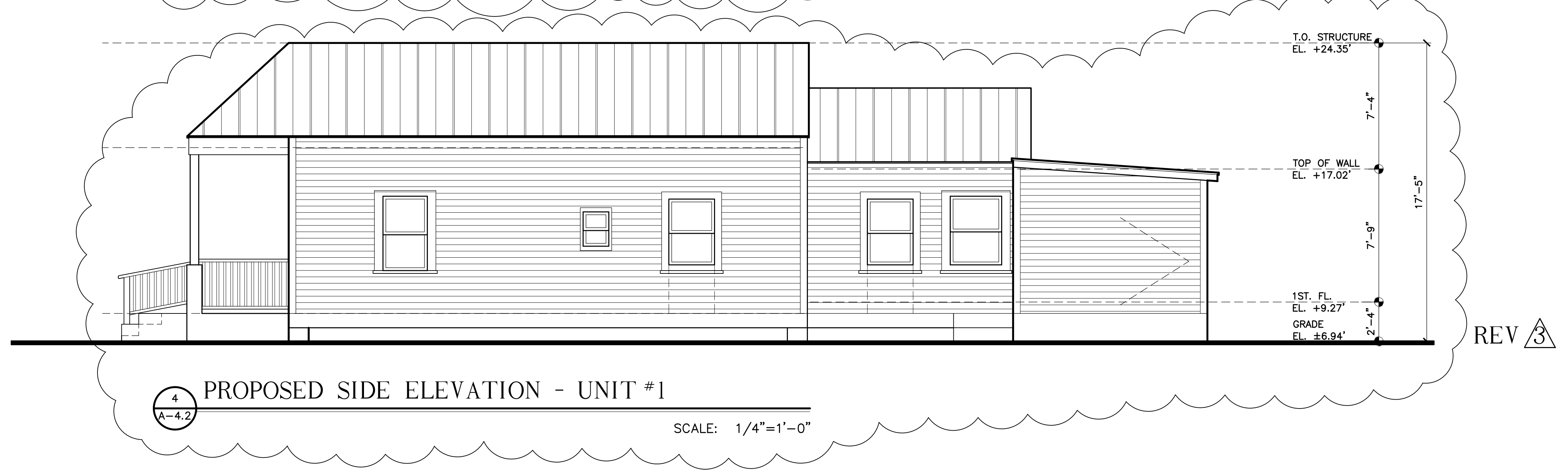
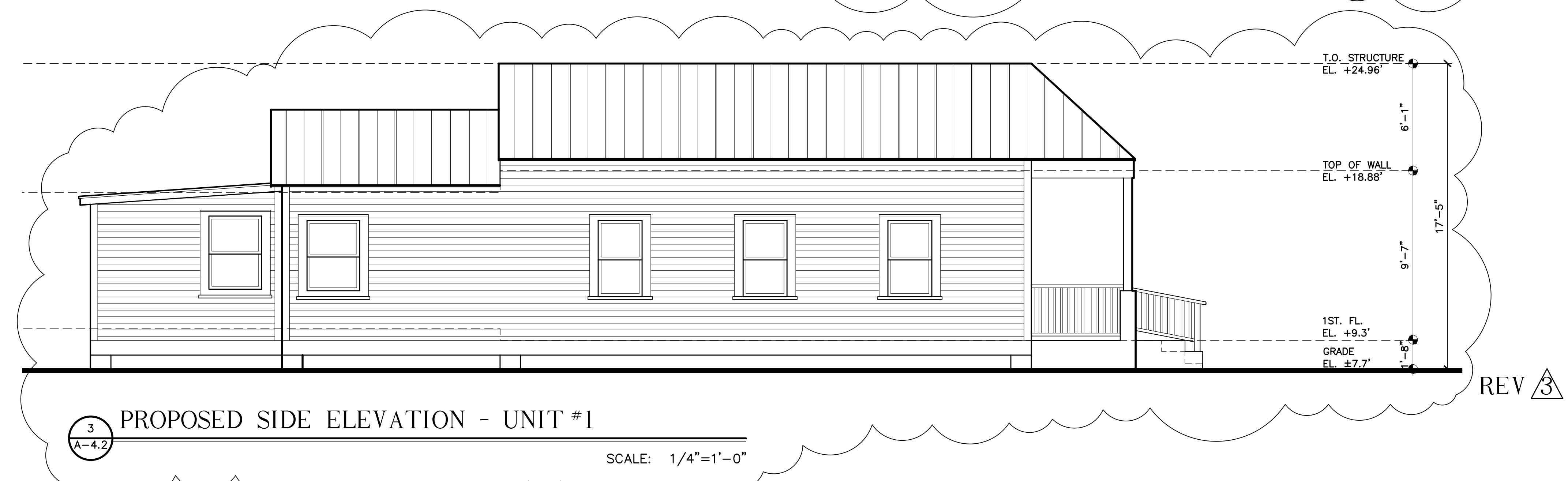
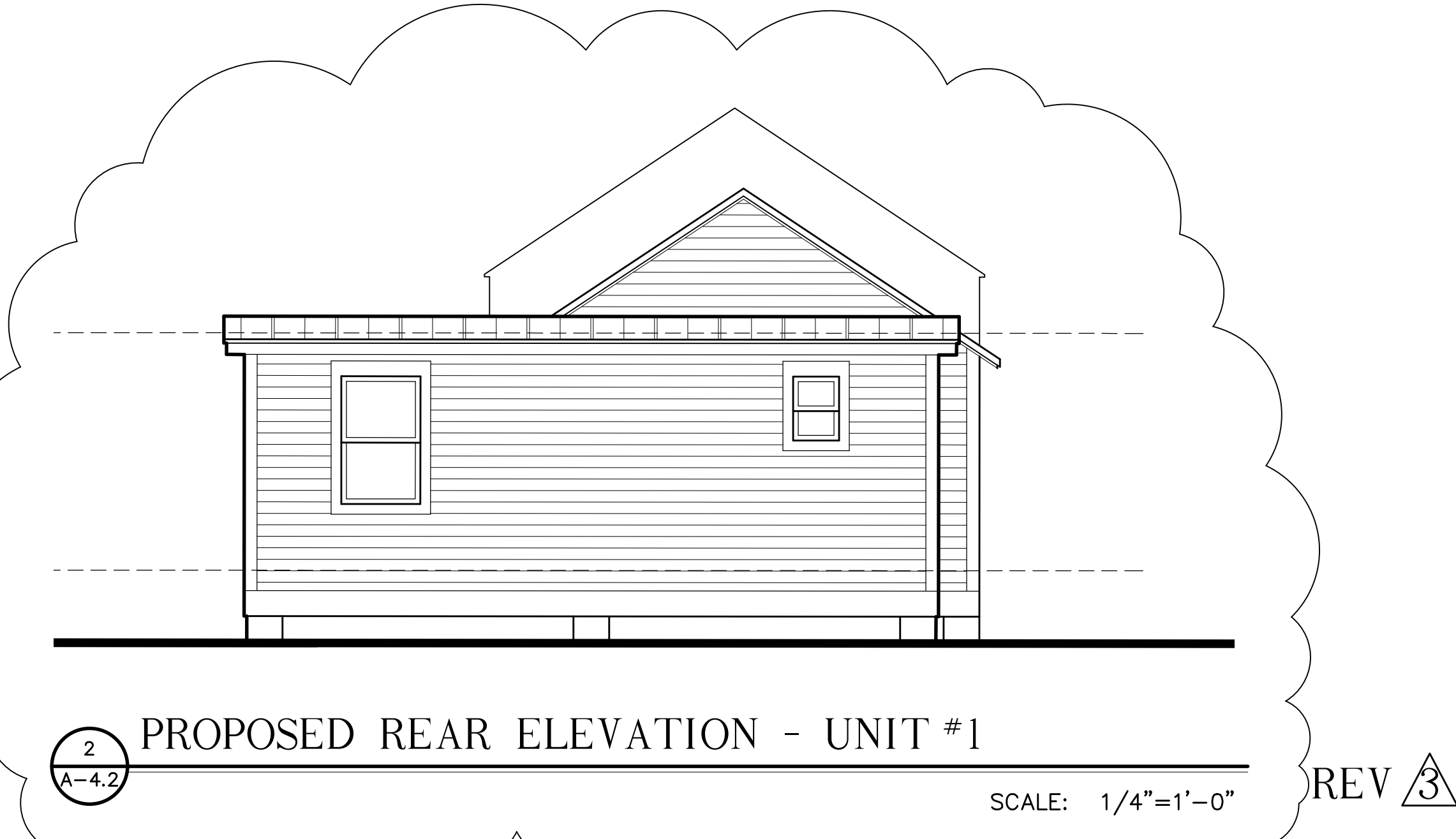
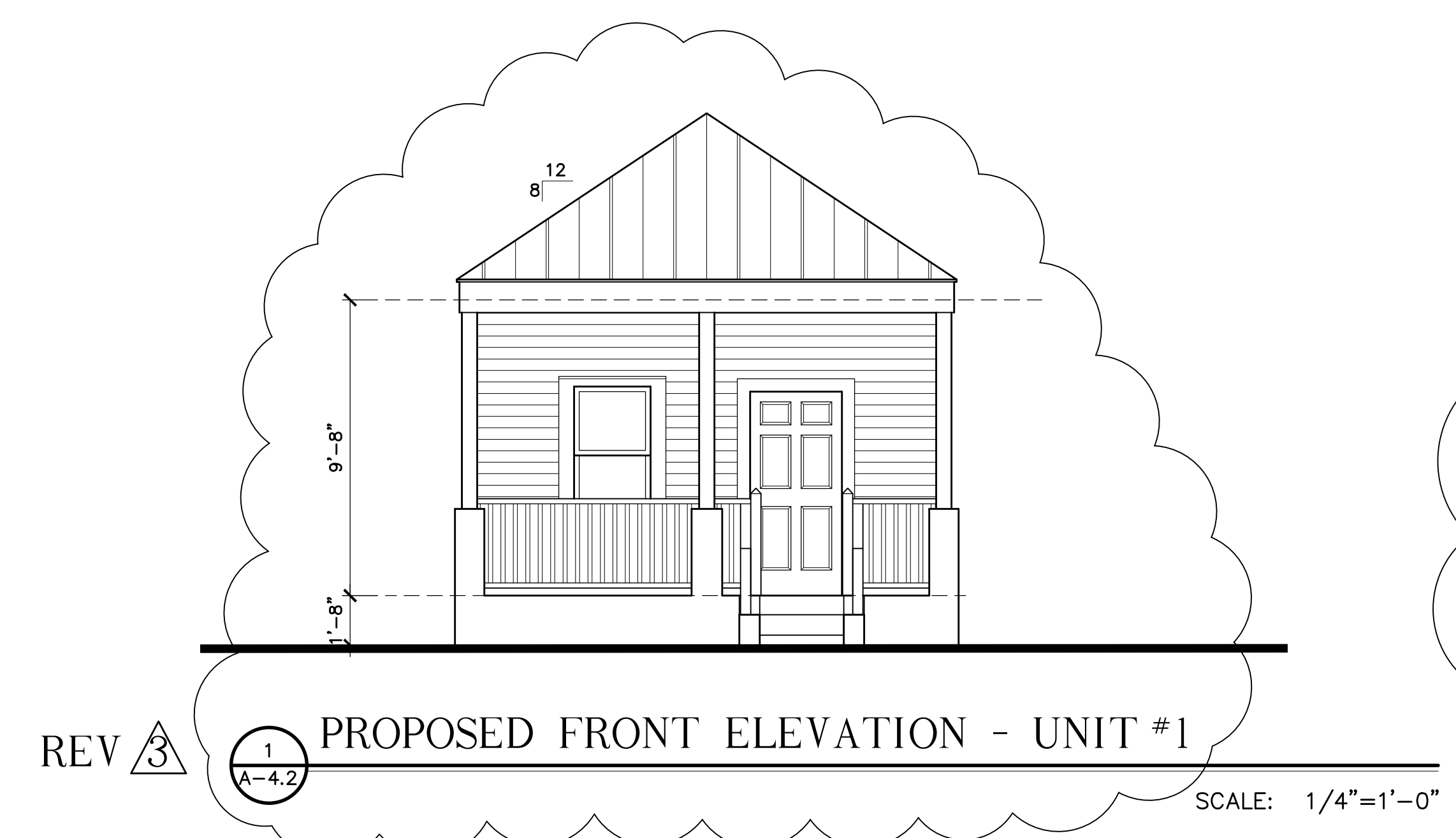
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02-24-20	DRC	REV.
09-22-20	HARC	

REVISIONS	DATE	REV.	BY
03-11-20	REV.	△	
06-18-20	REV.	△	
10-06-20	HARC	REV.	
02-19-21	REV.	△	

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EMA

PROJECT NUMBER
1901





SEAL

DATE

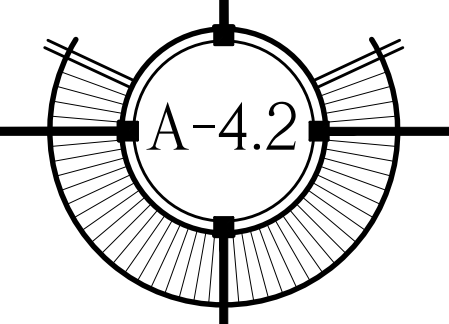
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02-24-20	DRC REV.
09-22-20	HARC

REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
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02-19-21	REV. Δ

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PROJECT NUMBER
1901



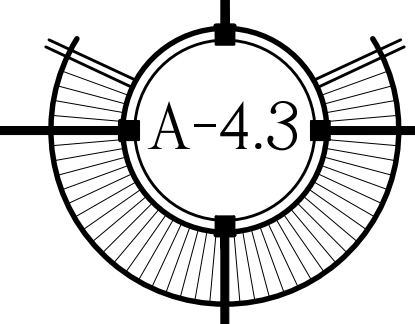
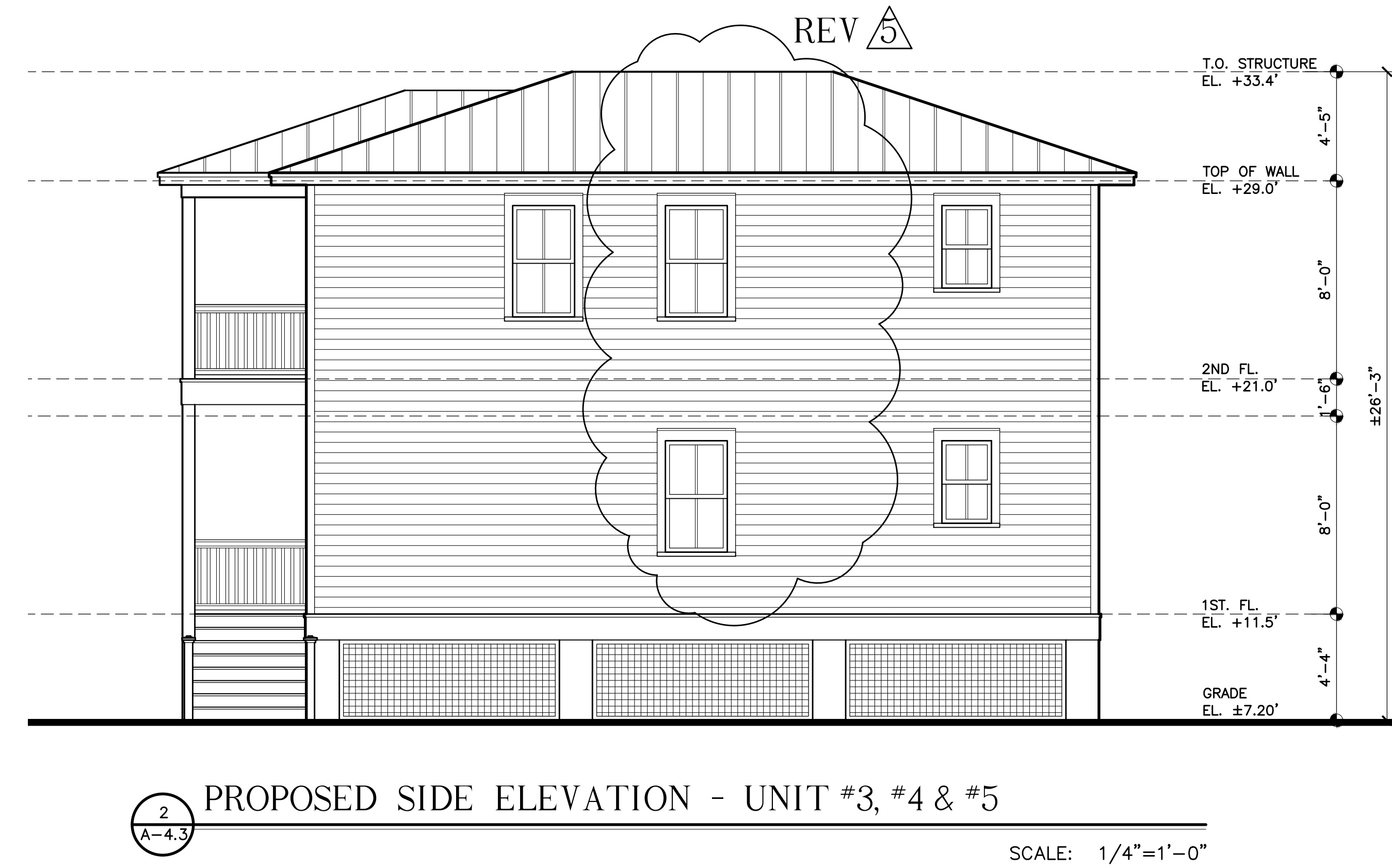
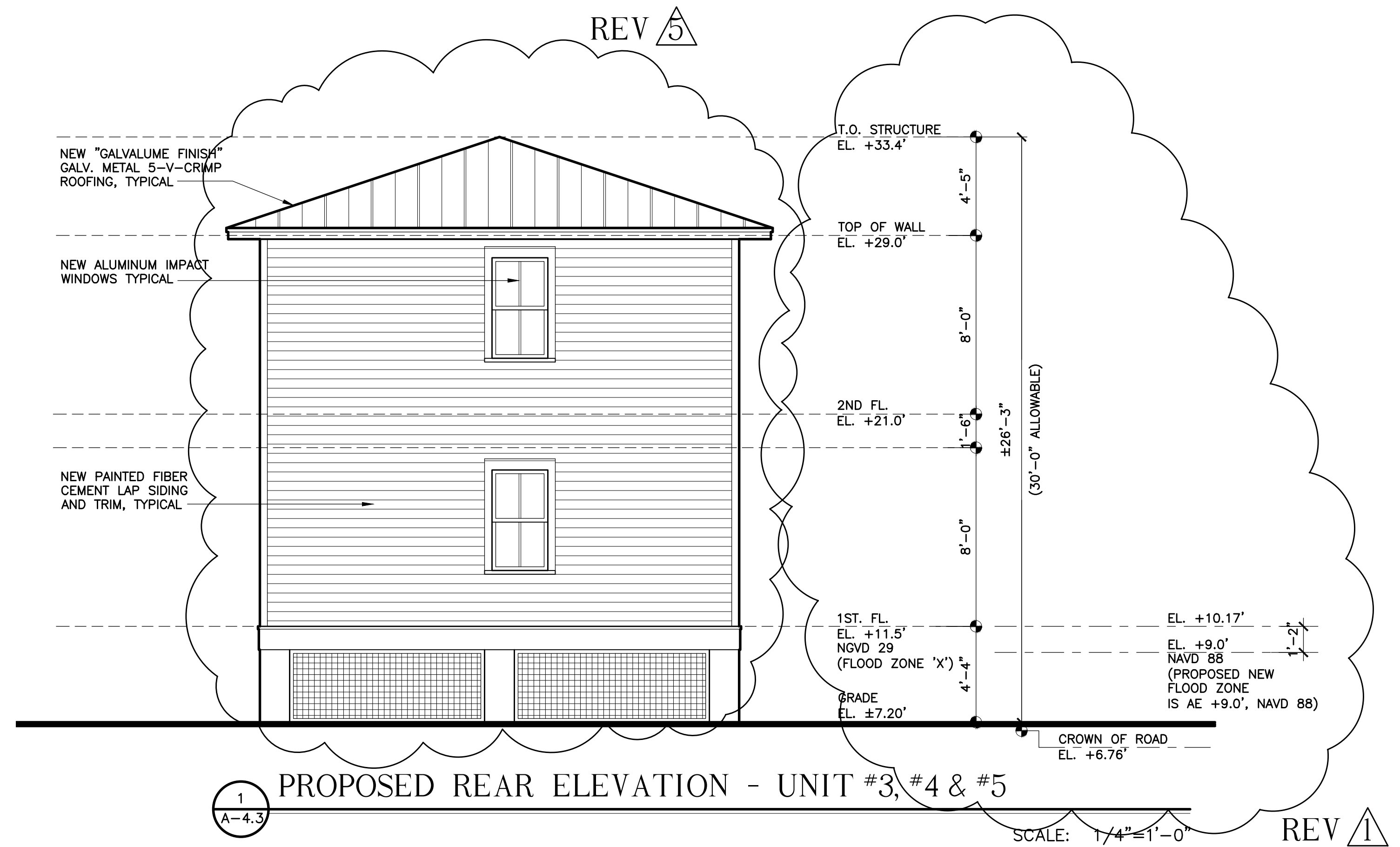
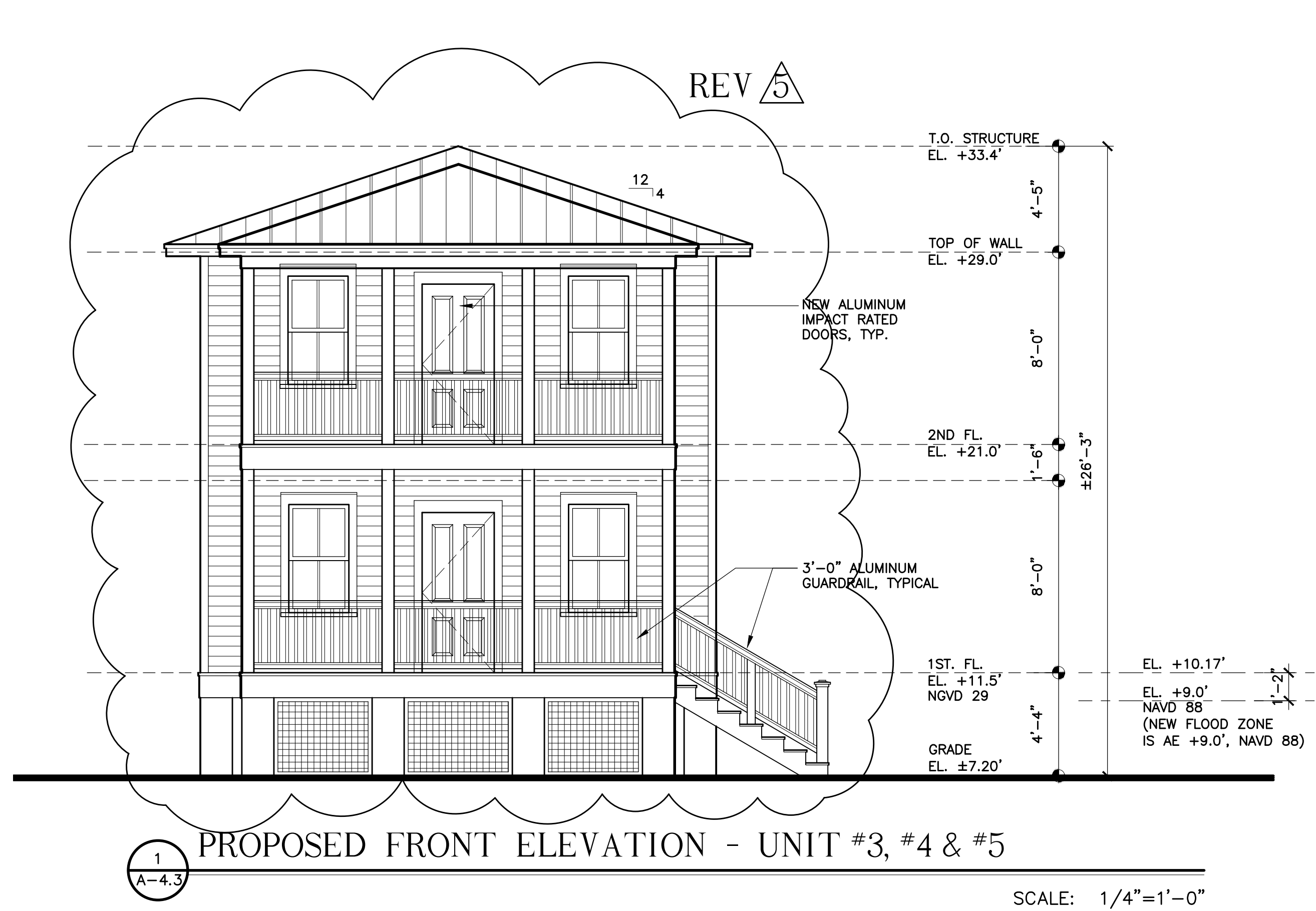
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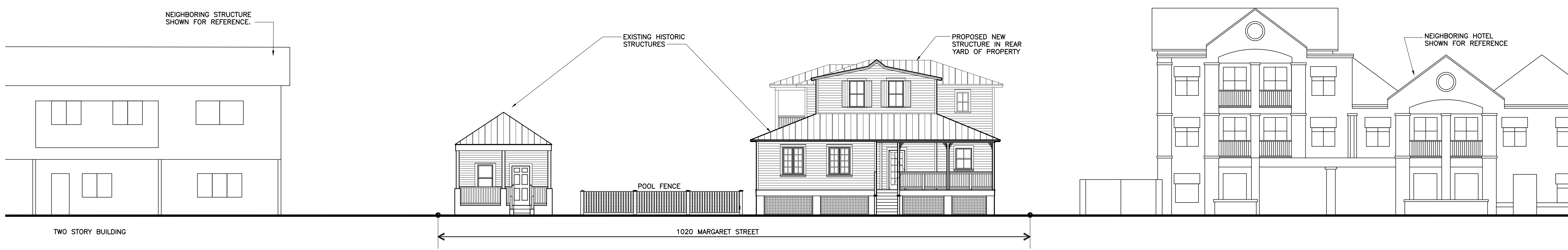
DATE	REV.
08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS

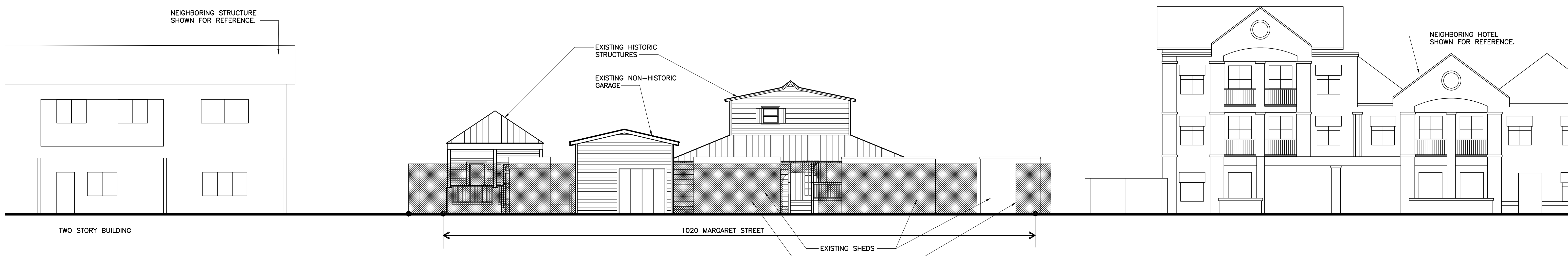
03-11-20	REV.
06-18-20	REV.
10-06-20	HARC REV.
02-19-21	REV.
06-28-21	REV.
08-17-21	HARC REV.

DRAWN BY
JW
EMA
PROJECT
NUMBER
1901





1
A-4.4
PROPOSED STREET VIEW
SCALE: 1/8"=1'-0"



2
A-4.4
EXISTING STREET VIEW
SCALE: 1/8"=1'-0"

SEAL _____

DATE

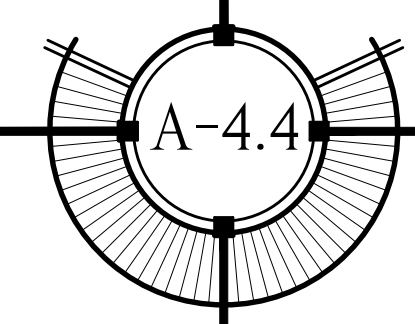
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02-24-20	DRC REV.
09-22-20	HARC

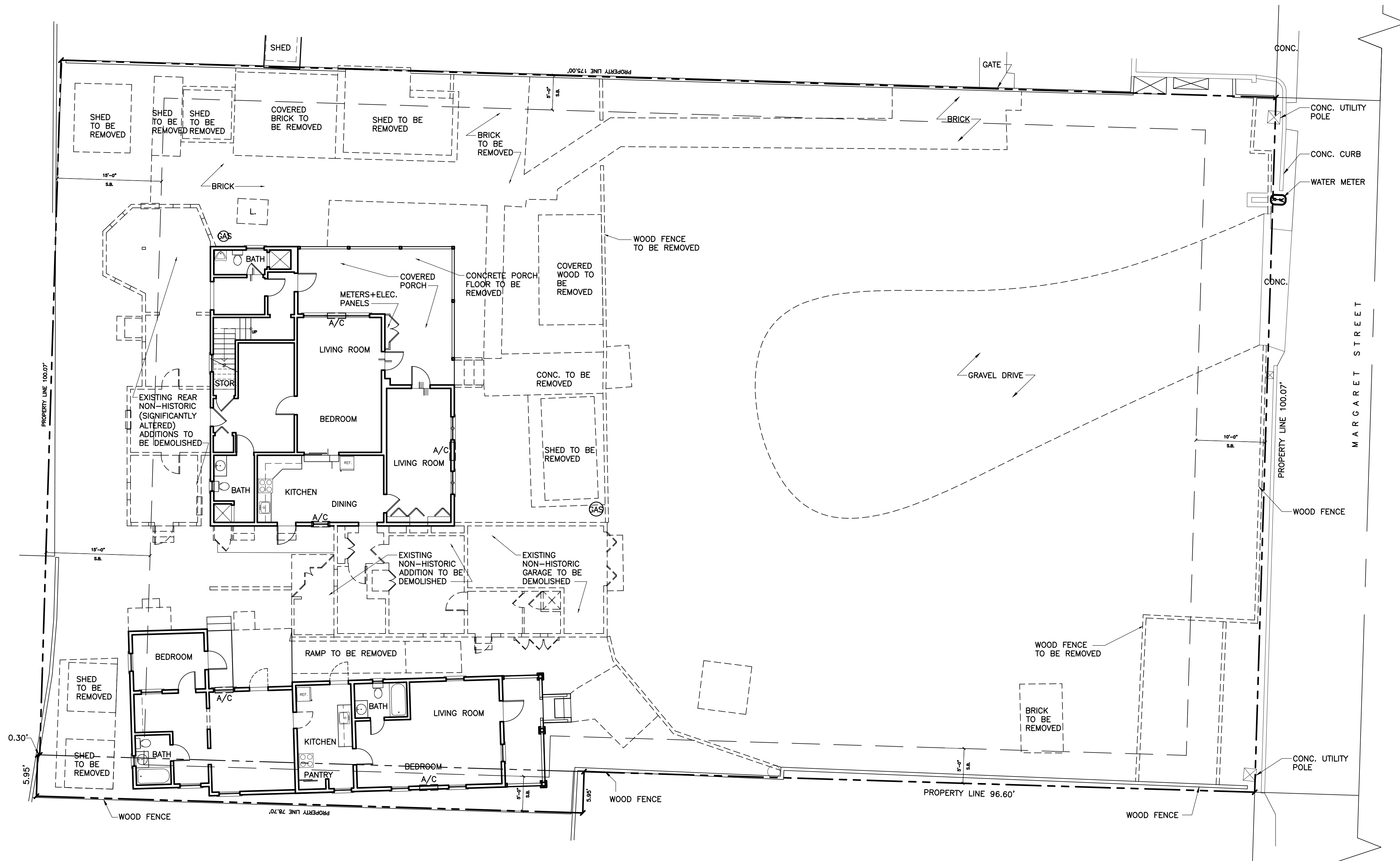
REVISIONS

03-11-20	REV. Δ
06-18-20	REV. Δ
10-06-20	HARC REV.
02-19-21	REV. Δ

DRAWN BY
JW
EMA

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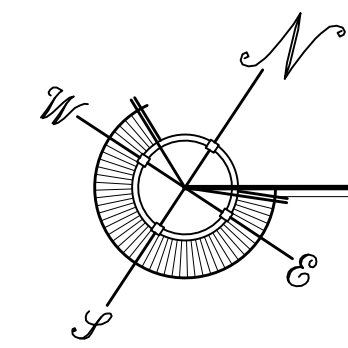


SEAL

DATE	REVISIONS
08-14-19	
01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS
03-11-20 REV. Δ
06-18-20 REV. Δ
10-06-20 HARC REV.

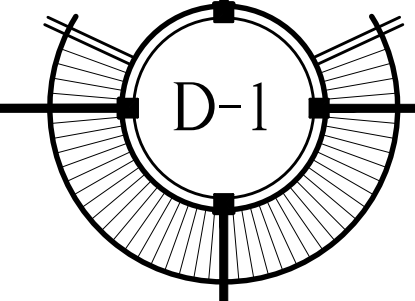
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PROJECT NUMBER
1901

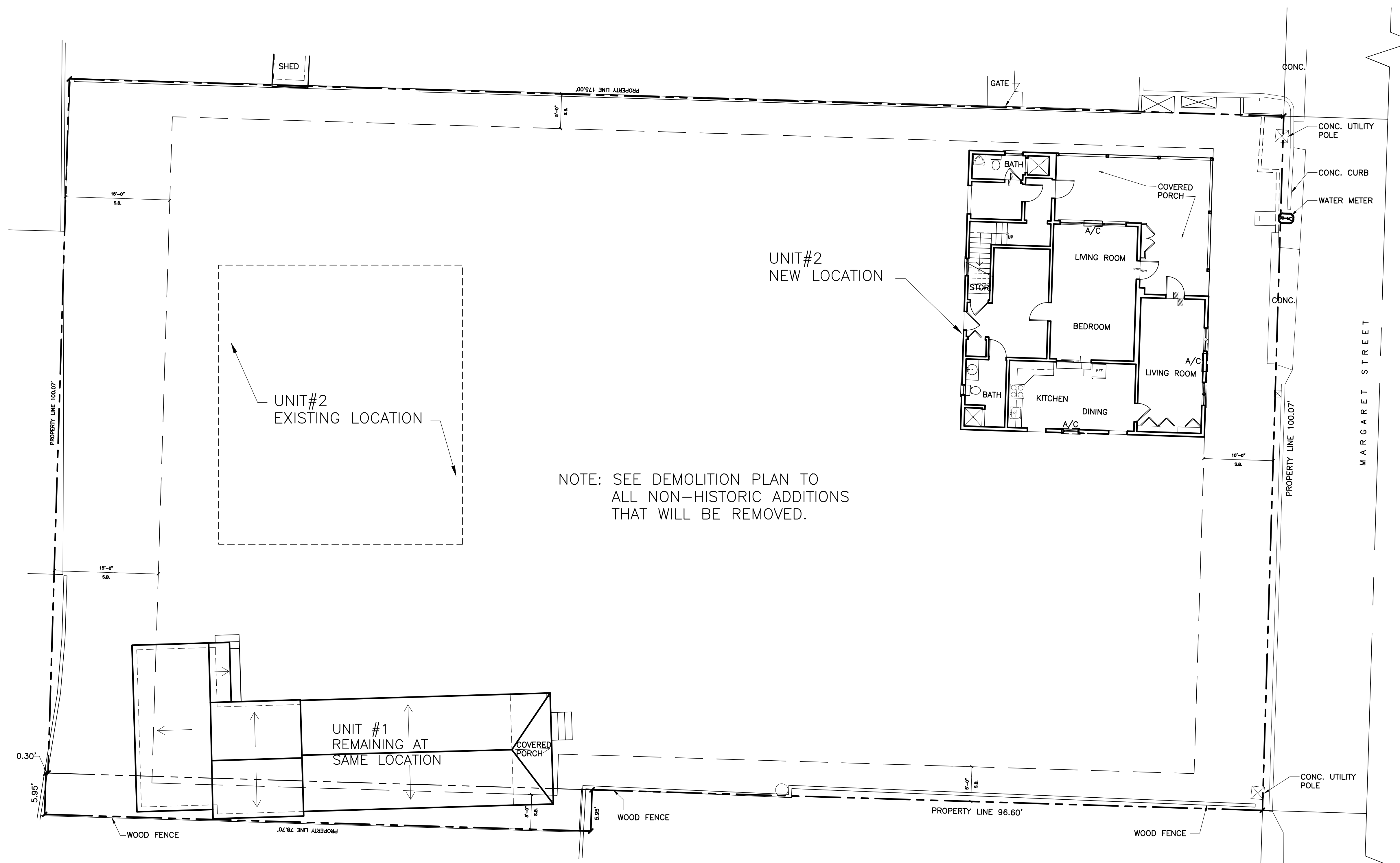


DEMOLITION PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"



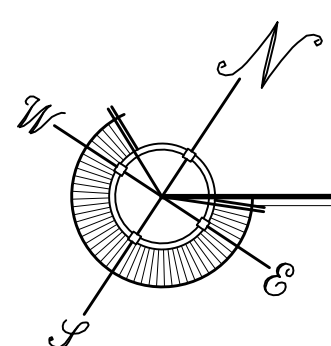


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DATE
08-14-19
01-06-20 DRC
02-24-20 DRC REV.
09-22-20 HARC

REVISIONS
03-11-20 REV. Δ
06-18-20 REV. Δ
10-06-20 HARC REV.

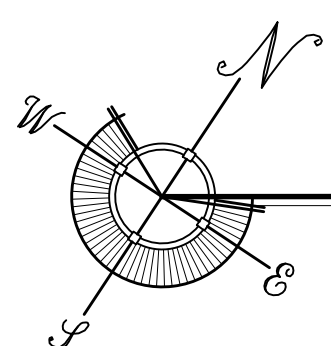
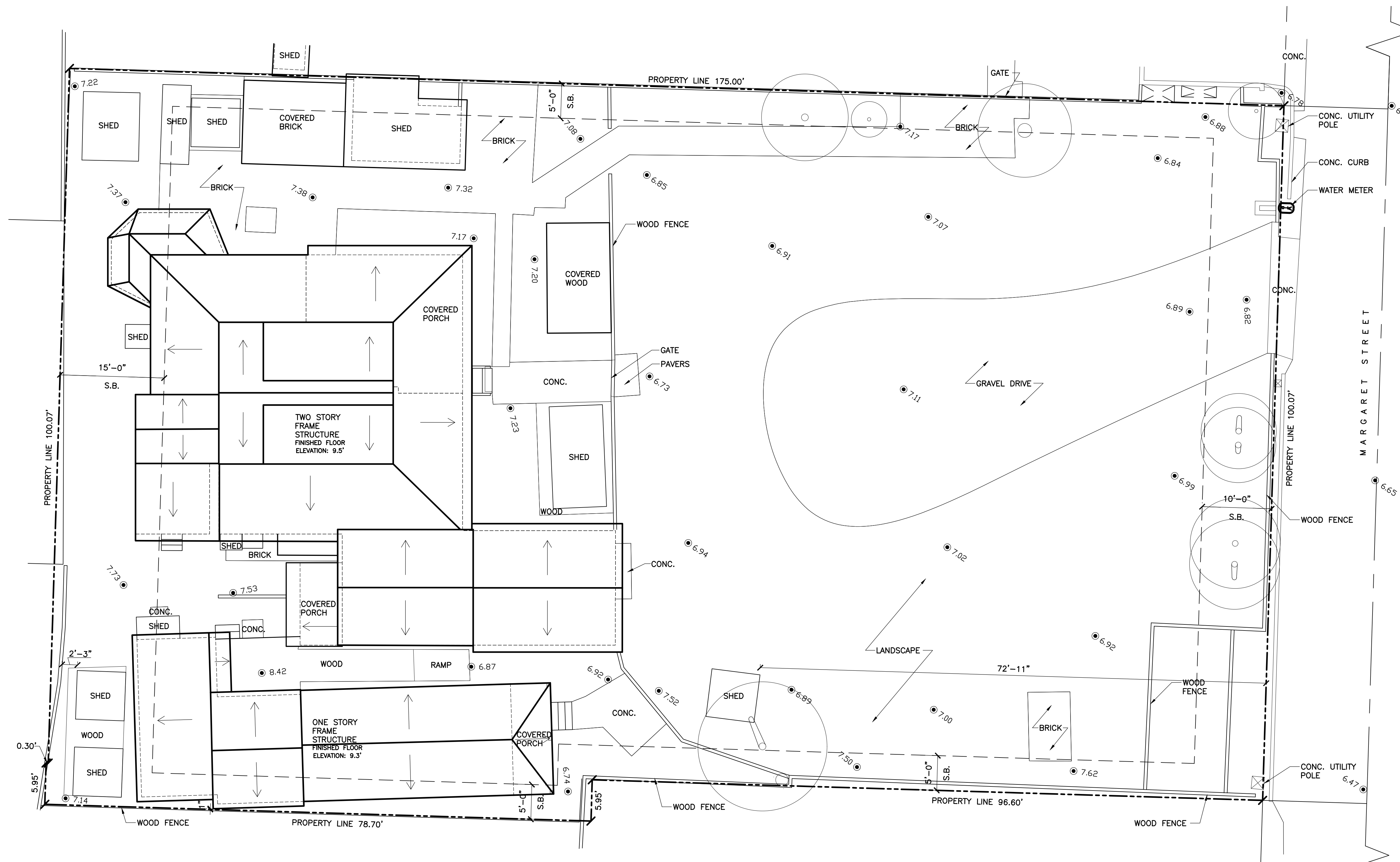
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PROJECT NUMBER
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RELOCATION PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"



EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"

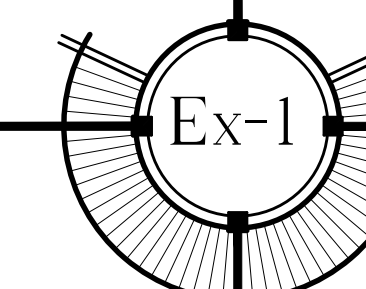
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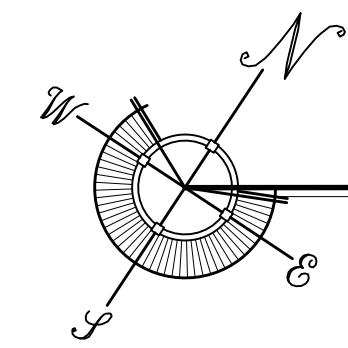
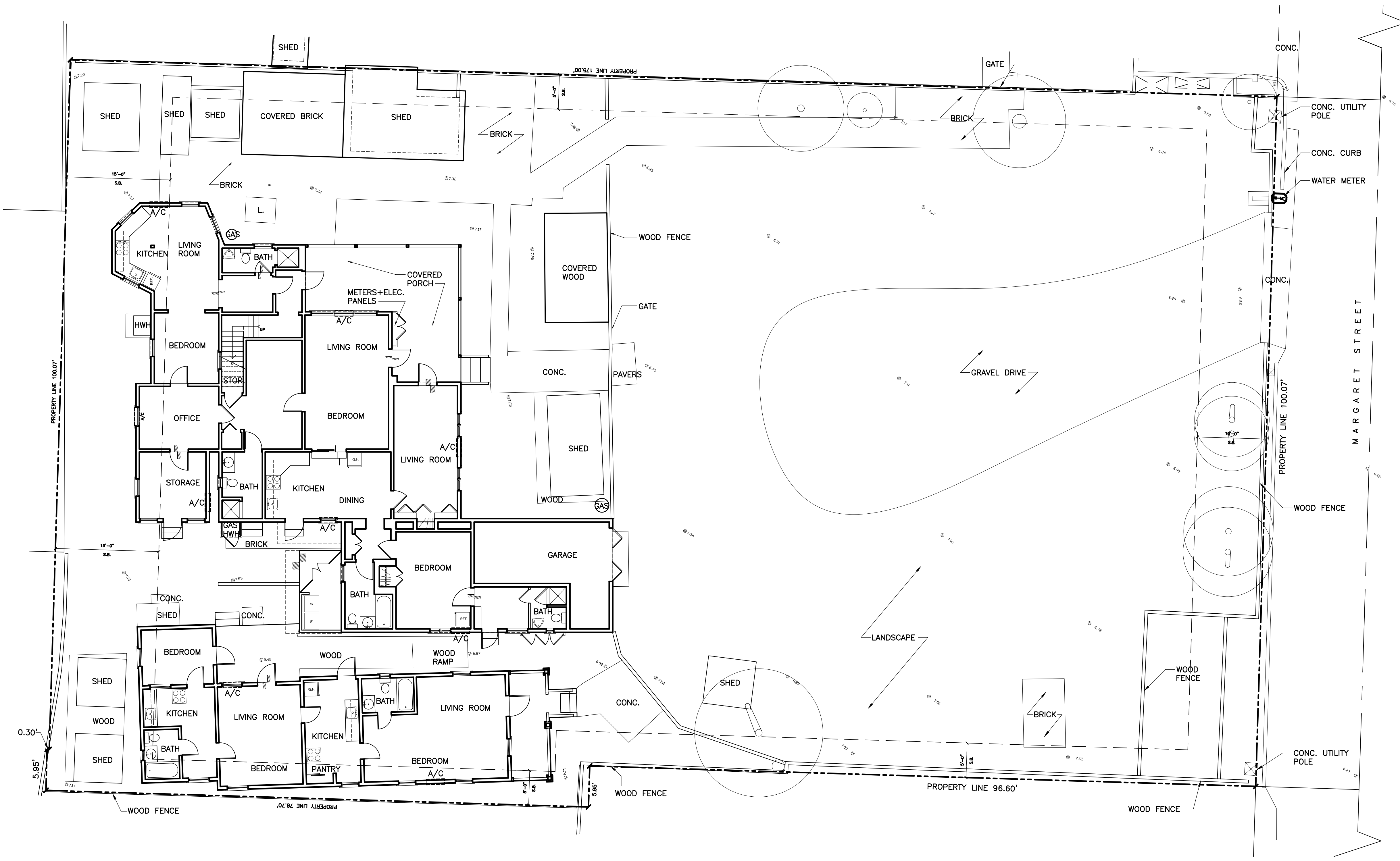
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01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS
03-11-20 REV.
06-18-20 REV.
10-06-20 HARC REV.
02-19-21 REV.

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1901





EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"

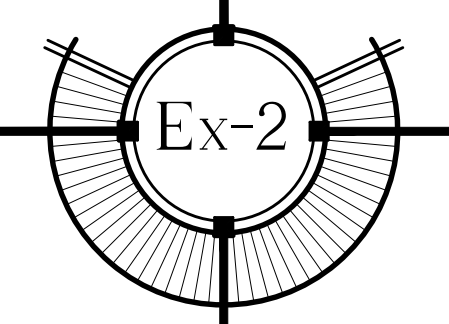
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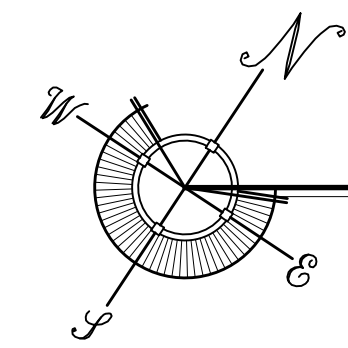
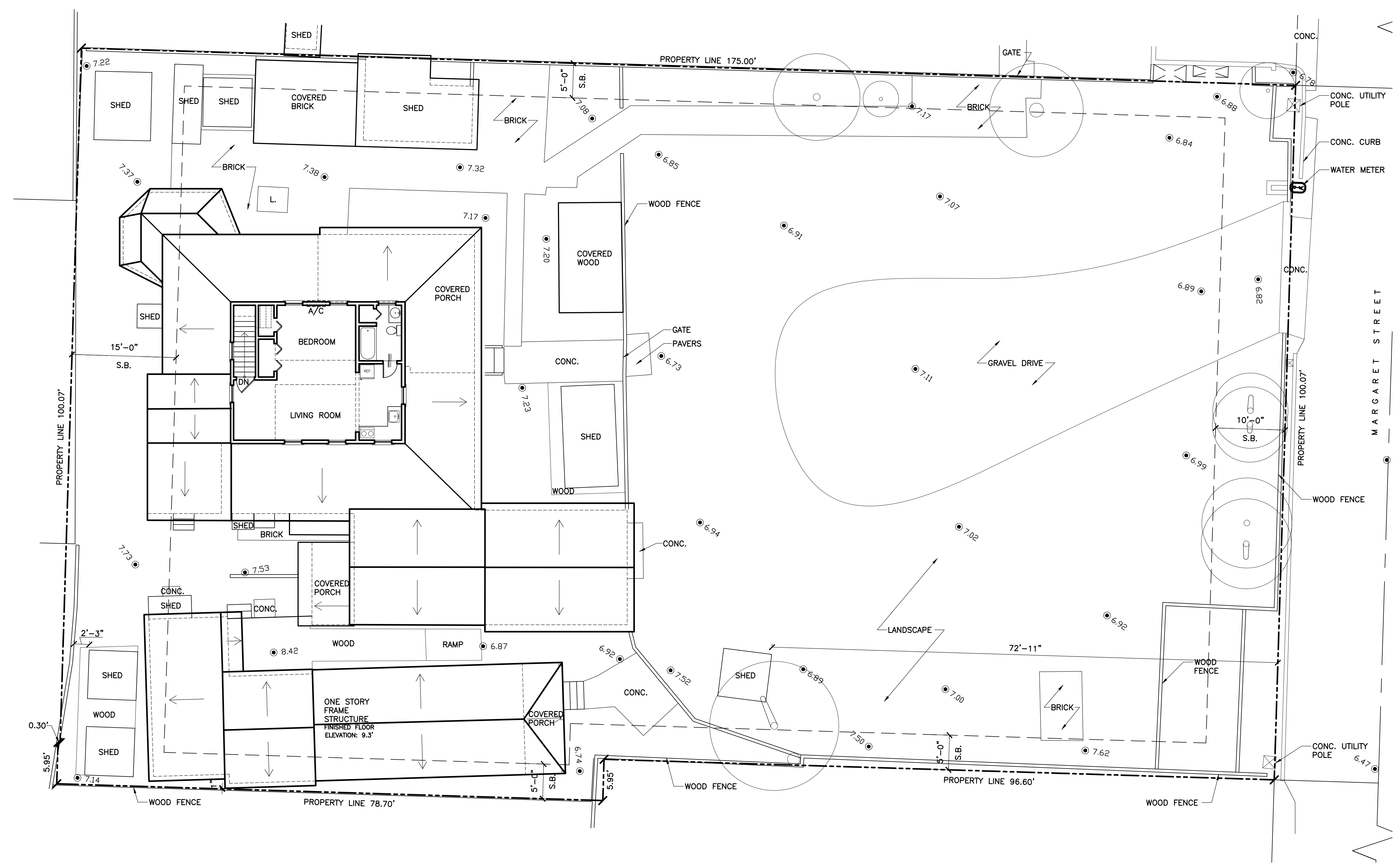
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01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

REVISIONS
03-11-20 REV. Δ
06-18-20 REV. Δ
10-06-20 HARC REV.
02-19-21 REV. Δ

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PROJECT NUMBER
1901





EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"

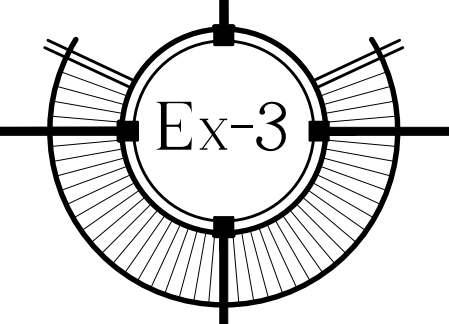
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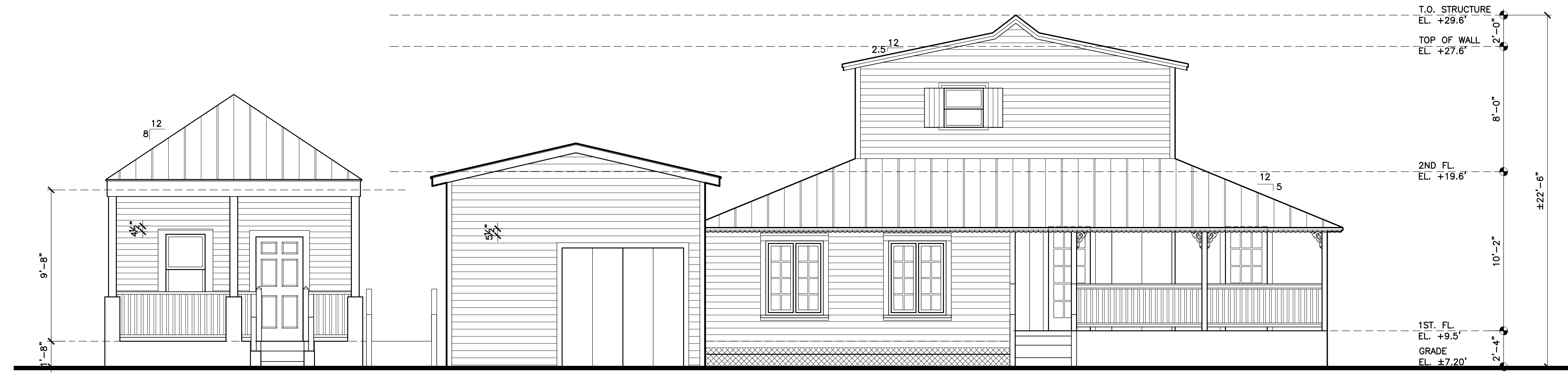
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02-24-20	DRC REV.
09-22-20	HARC

REVISIONS
03-11-20 REV. Δ
06-18-20 REV. Δ
10-06-20 HARC REV.
02-19-21 REV. Δ

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NUMBER
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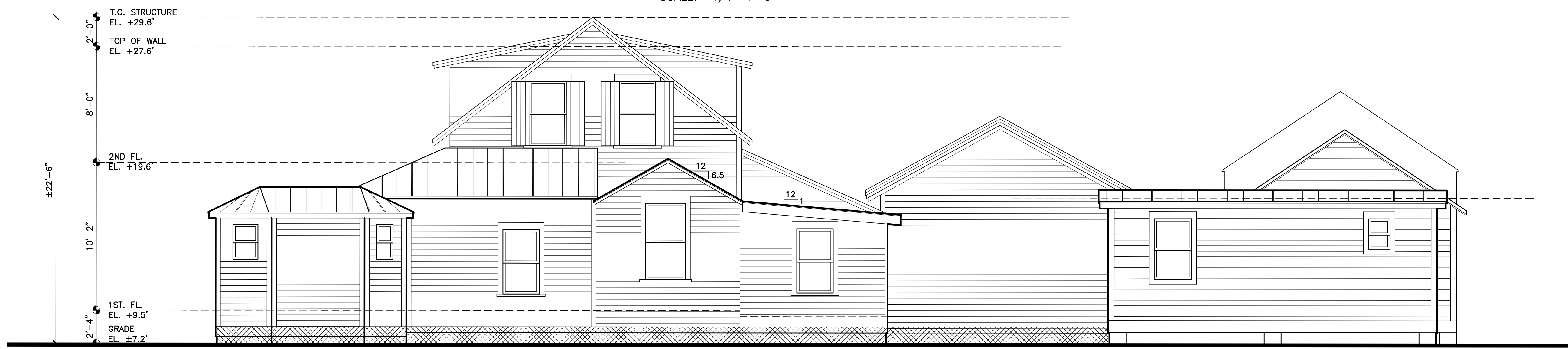
1 EXISTING FRONT ELEVATION
Ex-4

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



2 EXISTING SIDE ELEVATION - MAIN BLDG.
Ex-4

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



3 EXISTING HISTORIC BLDG REAR ELEVATION
Ex-4

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

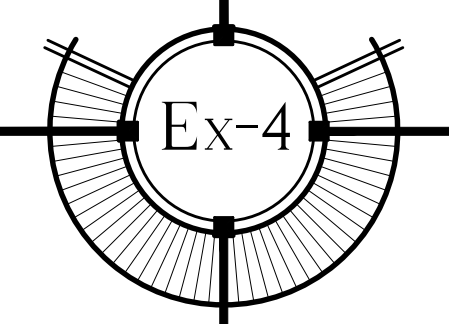
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DATE	REV.	BY
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01-06-20	DRC	
02-24-20	DRC REV.	
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DATE	REV.	BY
03-11-20	REV.	
06-18-20	REV.	
10-06-20	HARC REV.	
02-19-21	REV.	

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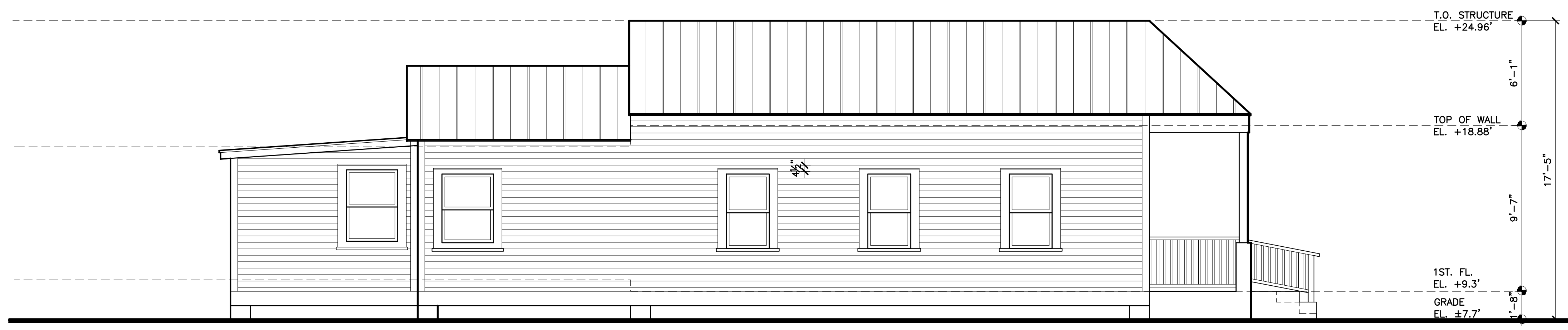




1 EXISTING HISTORIC BLDG SIDE ELEVATION

Ex-4.1

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



2 EXISTING SIDE ELEVATION - ONE STORY BLDG.

Ex-4.1

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



3 EXISTING SIDE ELEVATION

Ex-4.1

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

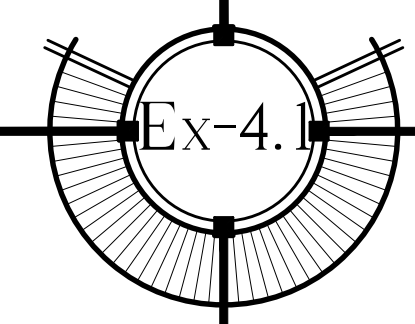
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DATE	REV.	BY
08-14-19		
01-06-20	DRC	DRC
02-24-20	DRC REV.	DRC
09-22-20	HARC	HARC

DATE	REV.	BY
03-11-20	REV.	HARC
06-18-20	REV.	HARC
10-06-20	HARC REV.	HARC
02-19-21	REV.	HARC

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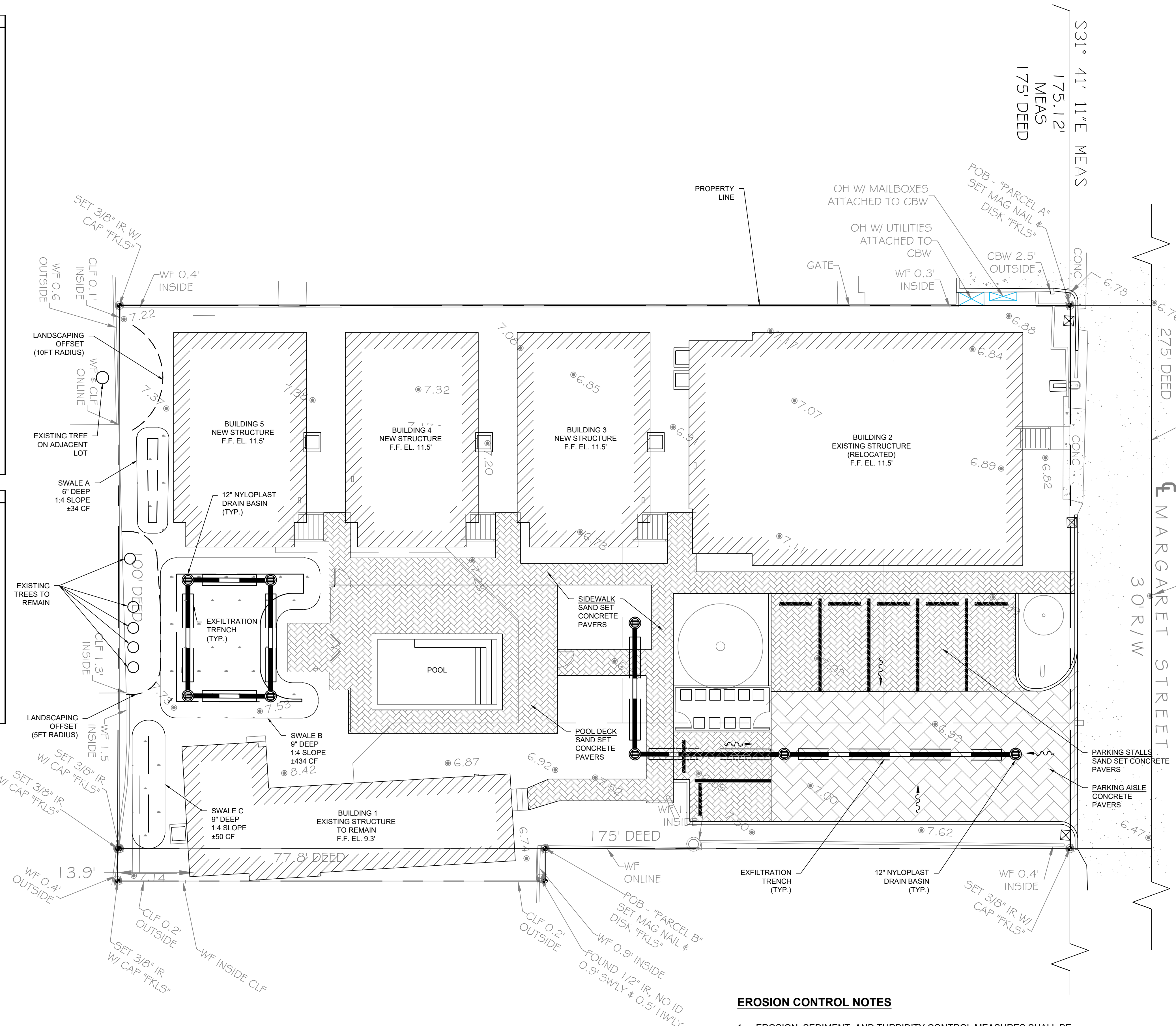
PROJECT NUMBER
1901



Water Quantity Calculations - 25yr/72hr Design Storm			
Water Quantity - Predevelopment			
Total basin Area	0.402	ac	17,512
Pervious Area	0.209	ac	9,099
Impervious Area	0.193	ac	8,413
% Impervious	48.04%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	4	ft	
Predeveloped Available Storage	8.18	in	
Soil Storage	S = 4.25	in	
$Q_{pre} = \frac{(P72 - 0.25)^2}{(P72 + 0.85)}$	Q _{pre} = 8.29	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} = 3.33	ac-in	
Water Quantity - Postdevelopment			
Project Area	A = 0.402	ac	17,512
Pervious Area	0.143	ac	6,231
Impervious Area	0.259	ac	11,281
% Impervious	64.4%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	4	ft	
Developed Available Storage	8.18	in	
Soil Storage	S = 2.91	in	
$Q_{post} = \frac{(P72 - 0.25)^2}{(P72 + 0.85)}$	Q _{post} = 9.32	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} = 3.75	ac-in	
Postdevelopment - Predevelopment			
$Q_{pre-post} = Q_{post} - Q_{pre}$	Q _{pre-post} = 1.03	in	
Pre/Post Volume = Q _{pre-post} x A	V _{pre-post} = 0.42	ac-in	

Water Quality Calculations			
Water Quality			
Project Area	0.402	ac	17,512
Surface Water	0.000	ac	0
Roof Area	0.144	ac	6,278
Pavement/Walkways	0.115	ac	5,003
Pervious area	0.143	ac	6,231
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.115	ac	5,003
% Impervious for Water Quality	29%		
A) One inch of runoff from project area	0.402	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.287	ac-in	
Total Volume Required	0.416	ac-in	1,509
Pond Volume Provided	0.143	ac-in	519
Exfiltration Volume Provided	0.303	ac-in	1,100
Total Volume Provided	0.446	ac-in	1,619

Exfiltration Trench Design			
Required trench length (L) =			
$\frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)}$			
Assumed Hydraulic Conductivity, K =	0.000145		
H =	5	ft	
W =	3	ft	
Du =	3.5	ft	
Ds =	0	ft	
Volume of Trench, V =	0.303	ac-in	
Trench Length Provided =	151	FT	



STORMWATER MANAGEMENT CALCULATIONS ARE PROVIDED IN ACCORDANCE WITH SECTIONS 114-3 AND 114-4 OF THE LAND DEVELOPMENT REGULATIONS.

NOTE: ASSUMED HYDRAULIC CONDUCTIVITY VALUE

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM

EROSION CONTROL NOTES

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985, FDOT SPECIFICATION.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION No. 879

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51468
 July 8, 2021

ORIGINAL: JAN. 2020

REVISIONS:
 1. REV. 6/18/20
 2. Planning Revisions 2/7/21
 3
 4
 5
 6

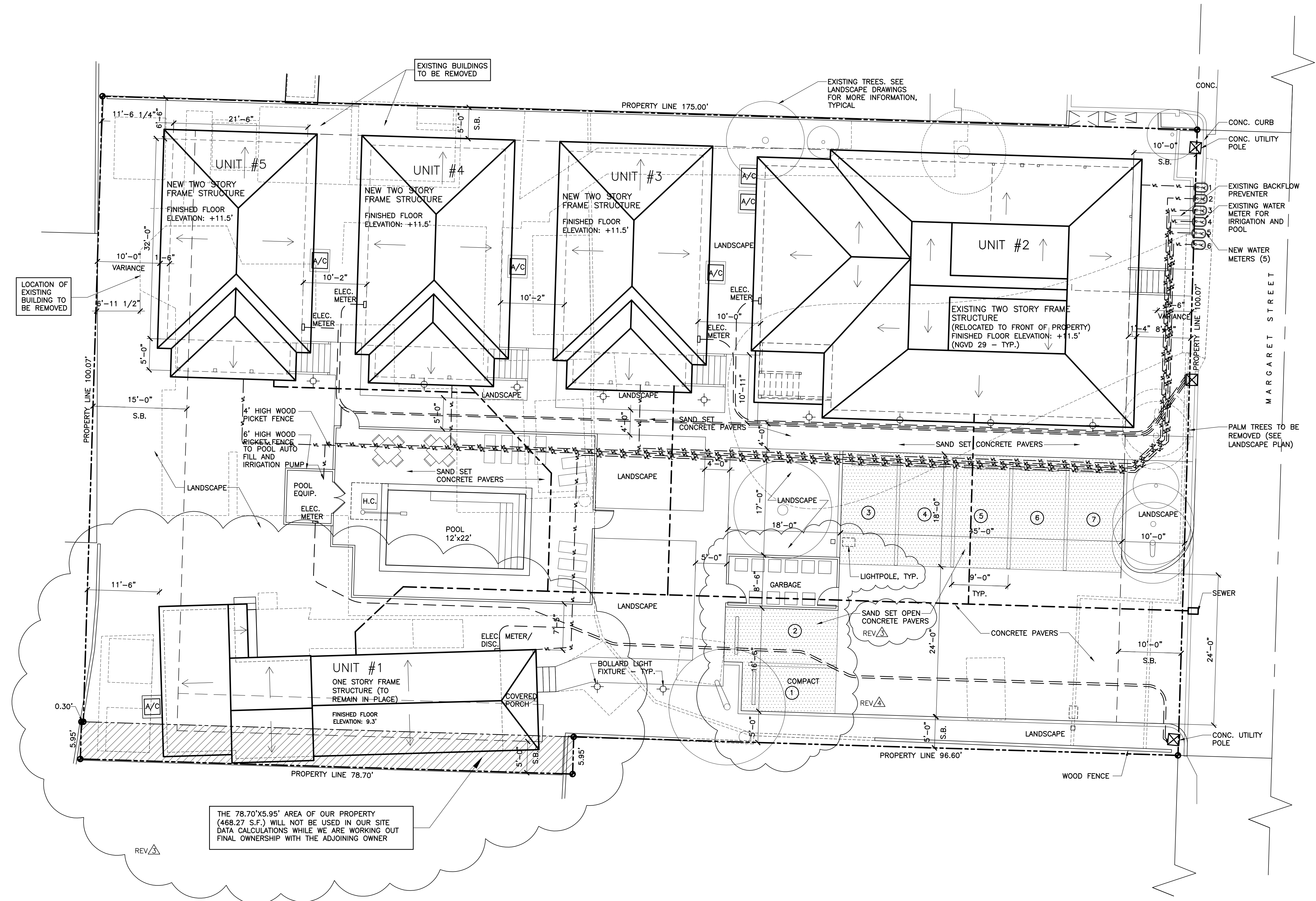
CONCEPTUAL DRAINAGE PLAN
 1020 MARGARET STREET
 KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

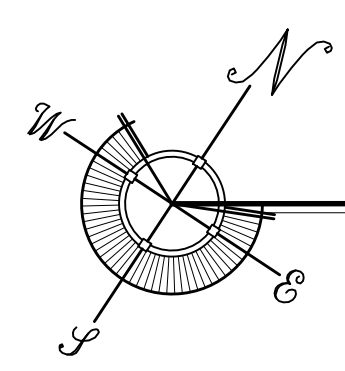
WILLIAM P. HORN, ARCHITECT
 915 EATON STREET
 KEY WEST, FL 33040

JOB NO. 201008
 DRAWN AEP
 DESIGNED AEP
 CHECKED AEP

SHEET C-1



THE 78.70'X5.95' AREA OF OUR PROPERTY (468.27 S.F.) WILL NOT BE USED IN OUR SITE DATA CALCULATIONS WHILE WE ARE WORKING OUT FINAL OWNERSHIP WITH THE ADJOINING OWNER



PROPOSED UTILITY SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON 03-19-19

SCALE: 1/8"=1'-0"

SEAL

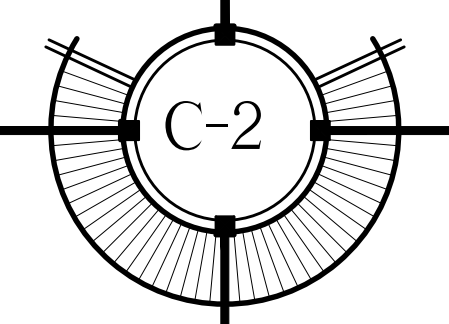
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01-06-20	DRC
02-24-20	DRC REV.
09-22-20	HARC

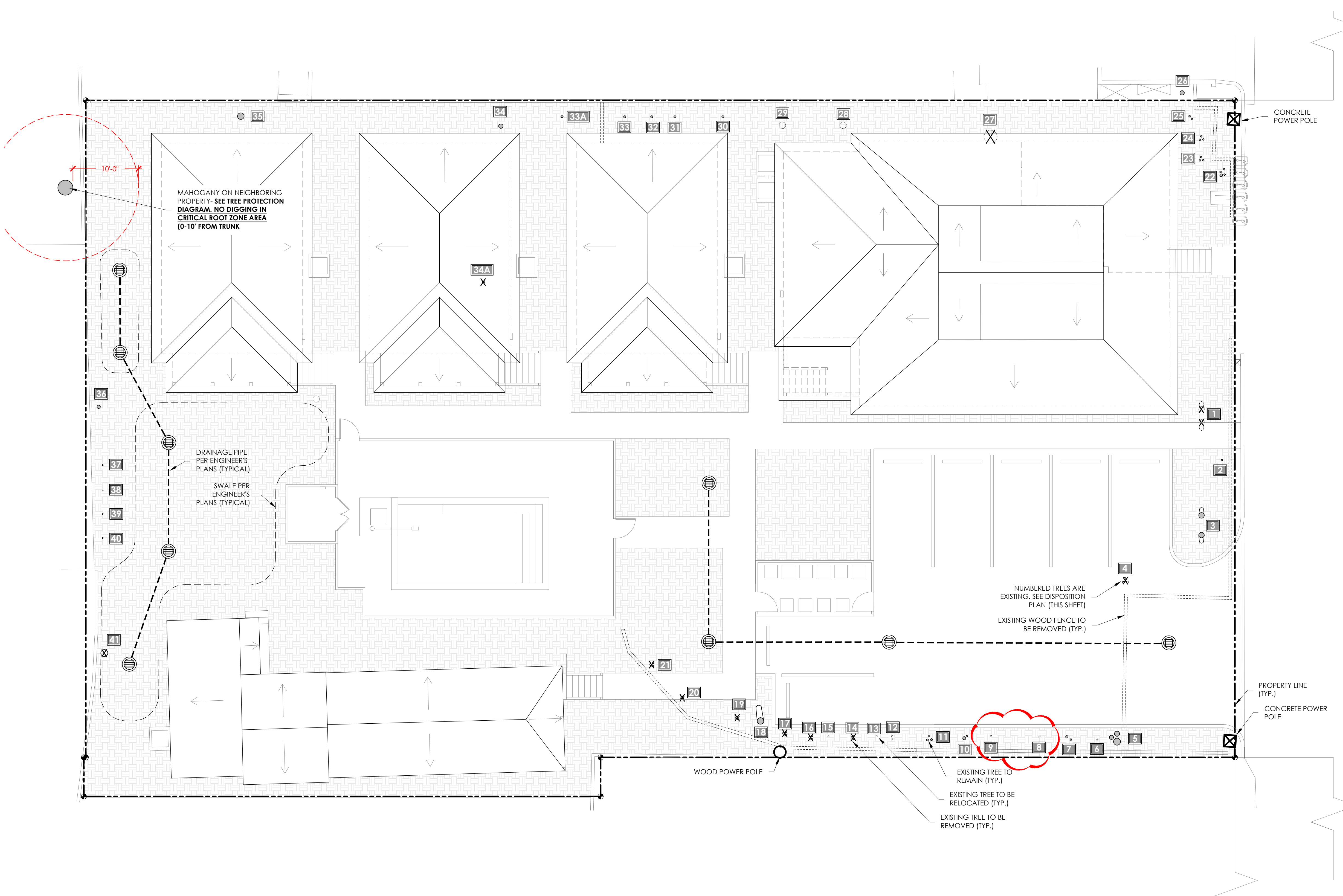
REVISIONS	DATE	BY
REV. A	03-11-20	REV.
REV. B	06-18-20	REV.
REV. C	10-06-20	HARC REV.
REV. D	02-19-21	REV.
REV. E	06-28-21	REV.

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PROJECT NUMBER

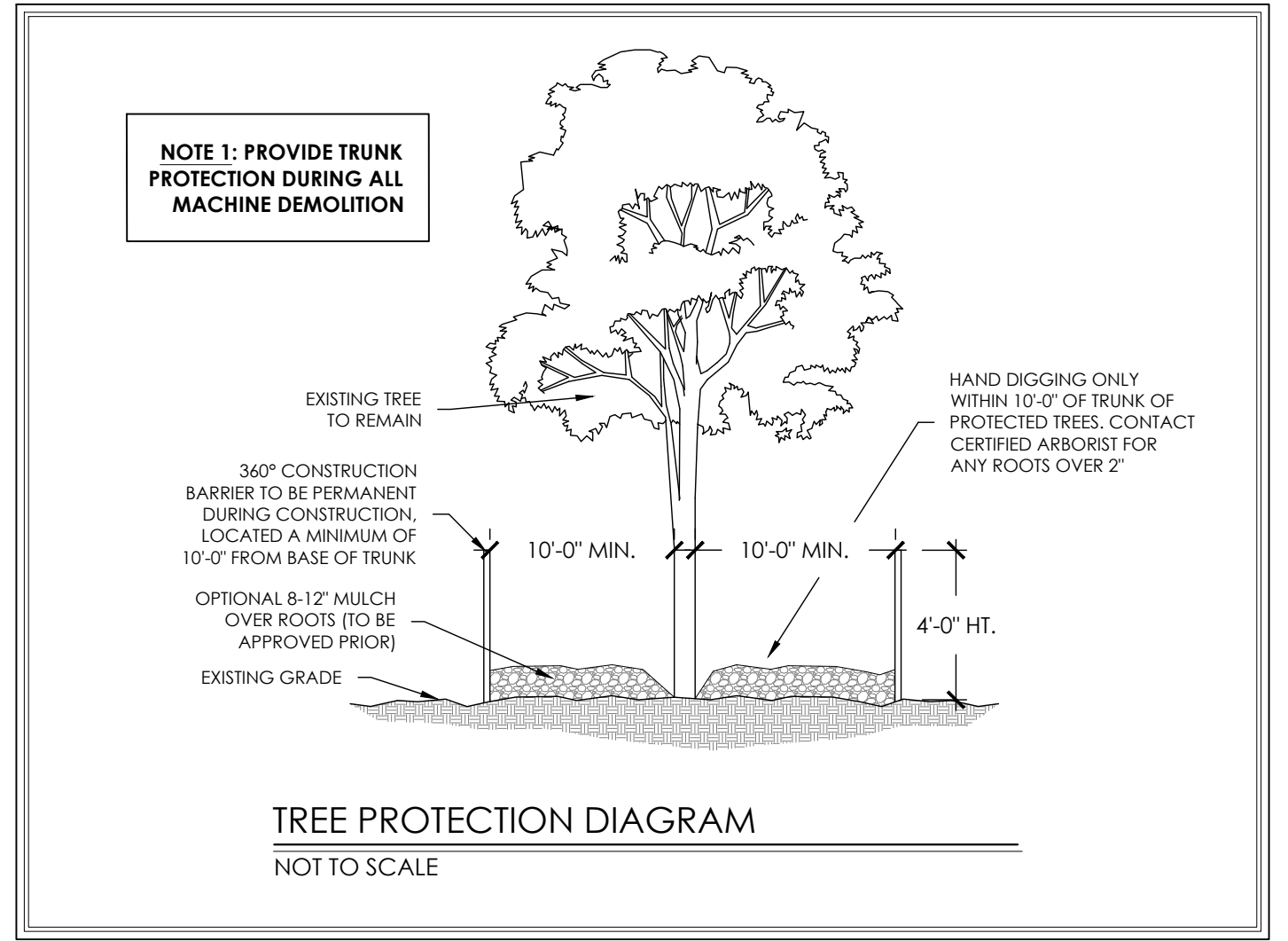
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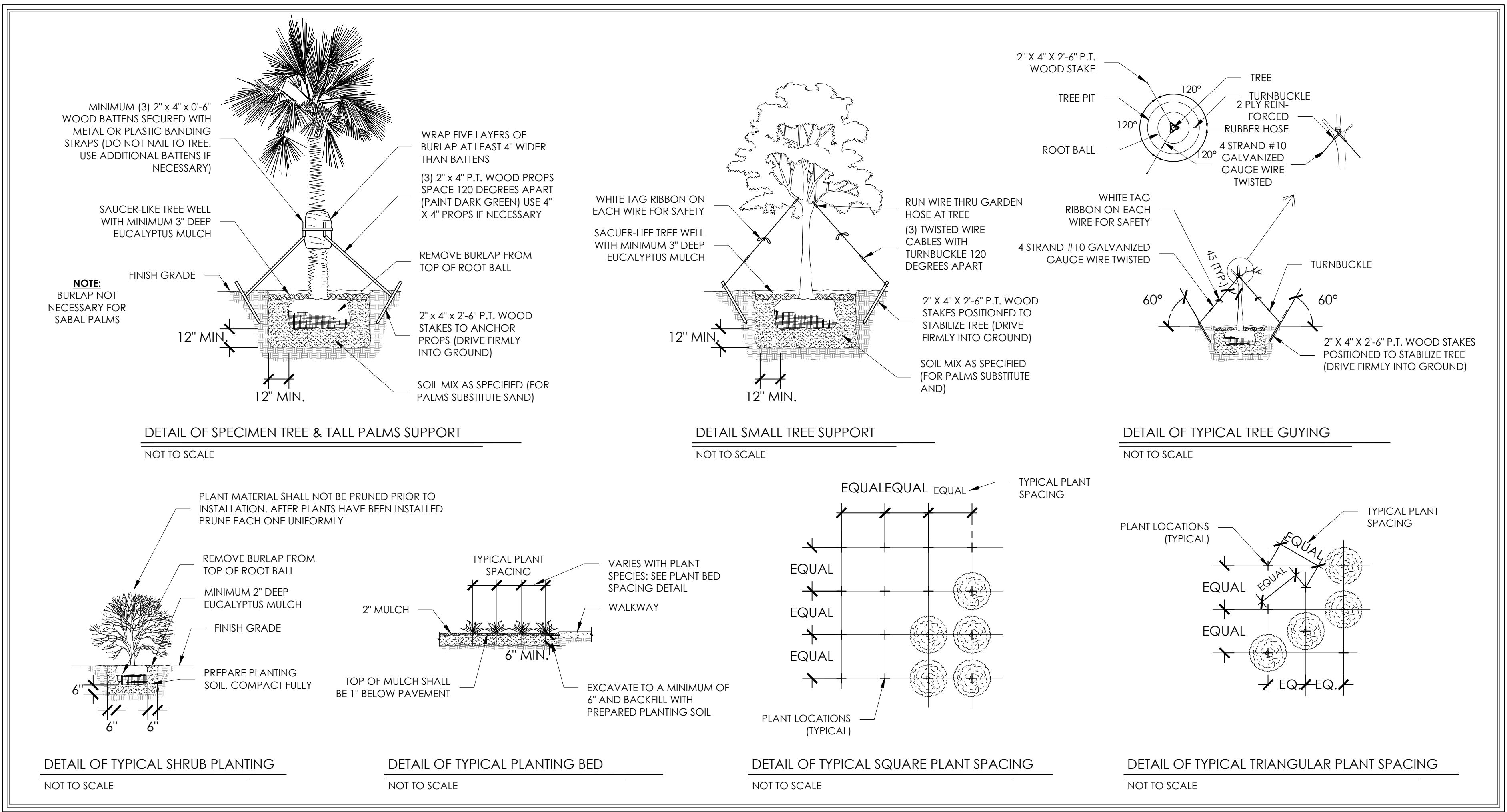
TREE DISPOSITION PLAN

ID	Botanical Name	Common Name	Size	Disposition
TREES & PALMS				
1	<i>Cocos nucifera</i>	Coconut Palm	Double, > 10' HT	REMOVE
2	<i>Annona sp.</i>	Soursop	4" Caliper	REMAIN
3	<i>Cocos nucifera</i>	Coconut Palm	Double, > 10' HT	REMAIN
4	<i>Conocarpus erectus</i>	Silver buttonwood	6" DBH.	REMOVE
5	<i>Moringa oleifera</i>	Moringa Tree	14" Caliper	REMAIN
6	<i>Euphoria longana</i>	Longan	1" Caliper	REMAIN
7	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	REMAIN
8	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	RELOCATE
9	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	RELOCATE
10	<i>Conocarpus erectus</i>	Silver buttonwood	4" Caliper	REMAIN
11	<i>Annona sp.</i>	Soursop	6" Caliper	REMAIN
12	<i>Mangifera indica</i>	Mango	1" CA, Unregulated	RELOCATE
13	<i>Pouteria sapota</i>	Mamey Sapote	1" CA, Unregulated	RELOCATE
14	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
15	<i>Pouteria sapota</i>	Mamey Sapote	1" CA, Unregulated	RELOCATE
16	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
17	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
18	<i>Azadirachta indica</i>	Neem Tree	14" Caliper	REMAIN
19	<i>Conocarpus erectus</i>	Silver buttonwood	Hedge, Unregulated	REMOVE
20	<i>Conocarpus erectus</i>	Silver buttonwood	7" DBH.	REMOVE
21	<i>Conocarpus erectus</i>	Silver buttonwood	7" DBH.	REMOVE
22	<i>Conocarpus erectus</i>	Silver buttonwood	6" Caliper	REMAIN
23	<i>Conocarpus erectus</i>	Silver buttonwood	5" Caliper	REMAIN
24	<i>Conocarpus erectus</i>	Silver buttonwood	4" Caliper	REMAIN
25	<i>Conocarpus erectus</i>	Silver buttonwood	3" Caliper	REMAIN
26	<i>Moringa oleifera</i>	Moringa Tree	5" Caliper	REMAIN
27	<i>Syzygium samarangense</i>	Wax Jambu	28" DBH.	REMOVE
28	<i>Cocos nucifera</i>	Coconut Palm	< 10' HT	RELOCATE
29	<i>Azadirachta indica</i>	Neem Tree	10" Caliper	RELOCATE
30	Unknown Tree	Unknown Tree	3" Caliper	REMAIN
31	<i>Mangifera indica</i>	Mango	2" Caliper	REMAIN
32	<i>Annona sp.</i>	Soursop	1" Caliper	REMAIN
33	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
33a	<i>Ficus carica</i>	Turkey Fig Tree	3" Caliper	REMAIN
34	<i>Psidium sp.</i>	Guava	6" Caliper	REMAIN
34a	<i>Swietenia mahagoni</i>	Mahogany	< 1" CA, Unregulated	REMOVE
35	Unknown Tree	Unknown Tree	12" Caliper	REMAIN
36	<i>Mangifera indica</i>	Mango	1" Caliper	REMAIN
37	<i>Euphoria longana</i>	Longan	1" Caliper	REMAIN
38	<i>Annona sp.</i>	Soursop	1" Caliper	REMAIN
39	<i>Annona sp.</i>	Soursop	1" Caliper	REMAIN
40	<i>Annona sp.</i>	Soursop	1" Caliper	REMAIN
41	<i>Livistonia chinense</i>	Chinese Fan Palm	> 10' HT.	REMOVE



NOTE: GENERAL CONTRACTOR TO COORDINATE ALL TREE REMOVALS & RELOCATIONS WITH QUALIFIED LANDSCAPE CONTRACTOR OR ARBORIST AS WELL AS COORDINATION WITH CITY AND TREE COMMISSION OFFICIALS. NO EXCEPTIONS.

NOTE: CONTRACTOR TO CONFIRM ALL JURISDICTIONAL APPROVALS ARE IN PLACE BEFORE PROCEEDING WITH ANY SITE WORK. NO EXCEPTIONS

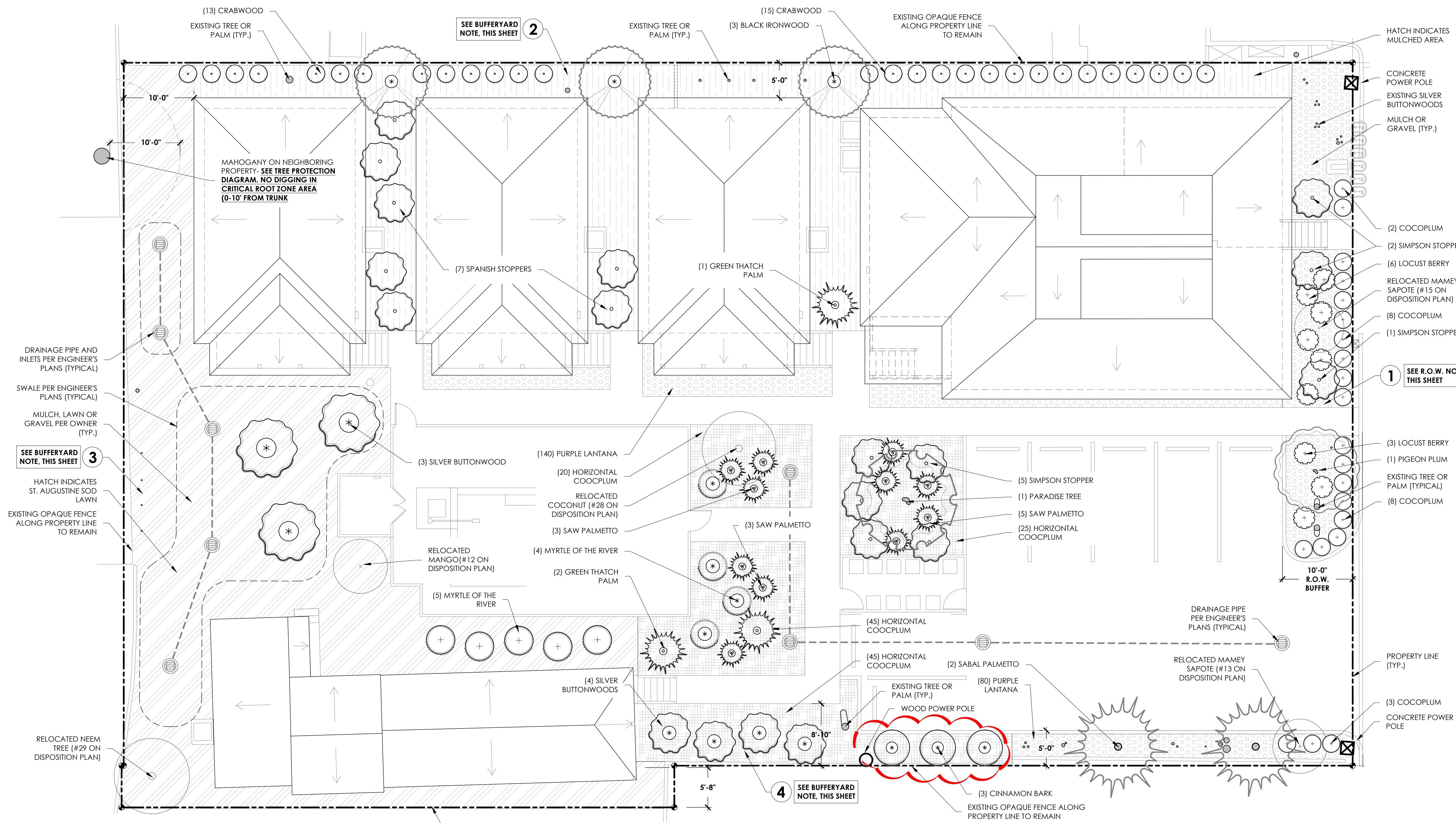


- GENERAL LANDSCAPE NOTES:**
- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
 - ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECT BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
 - LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
 - ALL TREES TO BE STAKES IN A GOOD WORKMANLINE MANNER. NO NAIL STAKING PERMITTED (REFER TO PLANTING DETAILS).
 - LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
 - ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND (SEE SPEC).
 - ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL TREES & PALMS ARE TO GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE - **NO EXCEPTIONS**
 - ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
 - ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. TYPE AND AMOUNT OF FERTILIZER IS UP TO DISCRETION OF LANDSCAPE CONTRACTOR IN ORDER TO AVOID "BURN" ON PLANTS THAT MAY ALREADY CONTAIN FERTILIZER FROM NURSERY AND ENSURE PROPER ESTABLISHMENT TO MAINTAIN CONTRACTORS WARRANTY.
 - PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES**
 - NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
 - ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
 - ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
 - ALL TREES TO BE RELOCATED WILL BE ROOT PRUNED 30 DAYS MINIMUM (OR MORE IF REQUIRED BY SPECIES). UPON RELOCATION, THIN OUT 30% OF THE RELOCATED TREES' CANOPY.
 - AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOD DISTURBED AREA, IF REQUIRED.
 - ALL TREES ON SOD AREA SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
 - ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
 - ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
 - LANDSCAPE CONTRACTOR TO BE COUNTY OR CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.
- END

- TREE BRACING NOTES:**
- 2" AND LARGER CALIPER TREES BRACED BY GUYING:**
- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE
 - CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
 - SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
 - PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
 - THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE. ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
 - TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE
 - PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
 - THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
 - FLAG THE GUY WIRES WITH SURVEYORS FLAGGING OR APPROVED EQUAL FOR SAFETY.
 - GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.
- SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:**
- CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2"x4", 4"x4").
 - WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
 - SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12'-16')
 - USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
 - PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
 - PLACE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. **DO NOT NAIL INTO TREE.**
 - WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKES. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. **NOTE: ON STRAIGHT TREES OR PALMS, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM OR TREE.** CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. **DO NOT PENETRATE TREE OR PALM WITH NAILS.**
 - IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARED LABELED WITH THE STATEMENT "DO NOT REMOVE".**
 - PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.
- END

- IRRIGATION NOTES:**
- IRRIGATION CONTRACTOR TO PROVIDE LINE ITEMS IN BID WITH ALL MATERIALS USED, INCLUDING BUT NOT LIMITED TO HEAD COUNT AND TYPE, NUMBER OF VALVES, AND ESTIMATED USAGE IN GPM. **NO EXCEPTIONS.**
 - LANDSCAPE IRRIGATION CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION WITH PROJECT LANDSCAPE CONTRACTOR TO AVOID DAMAGE TO IRRIGATION DURING PLANTING; ALL LARGE PLANT MATERIAL (5 GALLON AND UP) MUST BE INSTALLED PRIOR TO IRRIGATION. **NO EXCEPTIONS.**
 - ALL LADY PALMS (RHAPIS SPP.), HELICONIA, AND BAMBOOS TO HAVE SINGLE BUBBLER; ALL MAJOR PALMS TO HAVE TWO BUBBLERS ON OPPOSING SIDES OF ROOT BALL.
 - IRRIGATION CONTRACTOR TO COORDINATE LOCATION OF MAIN LINES AND VALVE BOXES WITH LANDSCAPE CONTRACTOR PRIOR TO IMPLEMENTATION. AVOID ROOT BALLS OF TREES AND LARGE PLANT MATERIAL. **NO EXCEPTIONS.** REFER TO LANDSCAPE DRAWINGS.
 - ALL VALVE BOXES TO BE LOCATED AWAY FROM WALKWAYS, GARDEN PATHS, ROOTBALLS OF LARGE PLANTS, AND GROUNDCOVERS. **NO EXCEPTIONS.**
 - ALL PIPE TO BE PVC SCHEDULE 40, 8" MINIMUM COVER.
 - ALL VALVES TO HAVE FLOW CONTROL AND BE INSTALLED IN GREEN VALVE BOXES WITH ROOM TO WORK IN THE FUTURE.
 - ALL HEADS INSTALLED ON FLEXIBLE PVC PIPE AND FITTINGS.
 - PRESSURIZED BACKFLOW PREVENTER, RAINBIRD WR2C RAIN SENSOR, AND MULTI-PROGRAMMABLE RAINBIRD ESPAME CONTROLLER WITH BATTERY BACKUP REQUIRED.
 - ALL CROSSINGS UNDER ANY HARDSCAPE, WALLS, ETC. TO BE SLEEVED TWO TIMES THE SPRINKLER PIPE SIZE WITH SCHEDULE 40 PVC.
 - ALL SPRINKLERS TO BE COMMERCIAL GRADE RAINBIRD 6" AND 12" POP-UPS AND INSTALLED OUT OF SIGHT. **NO STATIC RISERS OR DRIP - NO EXCEPTIONS**
 - IRRIGATION CONTRACTOR TO MEASURE WATER AVAILABLE ON-SITE AND USE NO MORE THAN 75% OF AVAILABLE GPM.
 - WATER CONNECTION TO THE HOUSE, INCLUDING SHUT-OFF VALVES, SHALL NOT BE ALTERED BY PRESSURIZED BACKFLOW PREVENTER.
 - ALL WIRE SPLICES TO BE IN VALVE BOXES AND CLEARLY LABELED AT BACK OF TIME CLOCK. ALL WIRE SPLICES TO BE INSTALLED WITH WATER PROOF CONNECTIONS.
 - 2 SPARE WIRES TO BE RUN TO THE LAST VALVE IN EACH DIRECTION.
 - CONTROLLER TO BE HARD-WIRED AT TIME OF COMPLETION PRIOR TO FINAL PAYMENT. THIS COORDINATION TO BE SOLE RESPONSIBILITY OF IRRIGATION CONTRACTOR. **NO EXCEPTIONS**
 - SYSTEM TO PROVIDE 100% CONTROLLED COVERAGE ON COMPLETION WITH HEAD SPACING PER MANUFACTURERS SPECIFICATIONS AND HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING. **SEE DETAIL BELOW - NO EXCEPTIONS.** ADDITIONS/MODIFICATIONS FROM IRRIGATION PLAN MAY BE NECESSARY.
 - IRRIGATION CONTRACTOR TO BE COUNTY AND CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AND AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.
 - ALL HEADS TO BE 12" OFF OF ALL BUILDINGS
 - AS-BUILT IRRIGATION DRAWING(S) TO BE PROVIDED PRIOR TO FINAL PAYMENT.**
-
- END

PLANT LIST					
Qty.	Botanical Name	Common Name	Specifications	Caliper	Caliper TOTAL
ORNAMENTAL/ NON-CANOPY TREES & PALMS					
1	Coccoloba diversifolia	Pigeon Plum	12' PH, FL #1	2" min.	2"
6	Myrcianthes fragrans	Simpson Stopper	6' PH, FL #1	1" min.	6"
3	Krugiodendron ferreum	Black Ironwood	7 gallon, FL #1	1" min.	3"
5	Calyptrothos zuzygium	Myrtle of the River	7 gallon, FL #1		
4	Calyptrothos zuzygium	Myrtle of the River	8' PH, FL #1	1" min.	4"
4	Sabal Palmetto	Cabbage Palm	Slicks, CT +/- 10' - must clear eaves of building		
3	Thrinax radiata	Green Thatch Palm	6' PH		
7	Conocarpus erectus	Silver buttonwood	(4) 8' PH, FL #1 (3) 12' PH, FL #1	(4) 1" min. (3) 1.5" min.	8.5"
1	Simarouba glauca	Paradise Tree	12' PH, FL #1	2" min.	3"
7	Eugenia foetida	Spanish Stopper	12' PH, FL #1	1" min.	7"
3	Canelia winterana	Cinnamon Bark	5' PH, FL #1	1" min.	3"
SHRUBS & ACCENTS					
9	Serenoa repens	Saw Palmetto	green, 14" PH MIN.		
28	Gymnanthes lucida	Crabwood	7 gallon, full		
21	Chrysobalanus icaco	Cocoplum	3 gallon, full		
9	Byronima lucida	Locust Berry	3 gallon, full		
2	Myrcianthes fragrans	Simpson Stopper	5' PH, FL #1	1" min.	2"
GROUNDCOVER					
125	Chrysobalanus icaco 'horizontal'	Horizontal Cocoplum	3 gallon, full		
400	Lantana camara 'Purple'	Purple Trailing Lantana	1 gallon, full		
ADDITIONAL LANDSCAPE ITEMS				REPLACEMENT INCHES REQUIRED	REPLACEMENT INCHES PROVIDED
Per Plan	St. Augustine Sod				
Per Plan	Black Eucalyptus Mulch			35.4'	36"

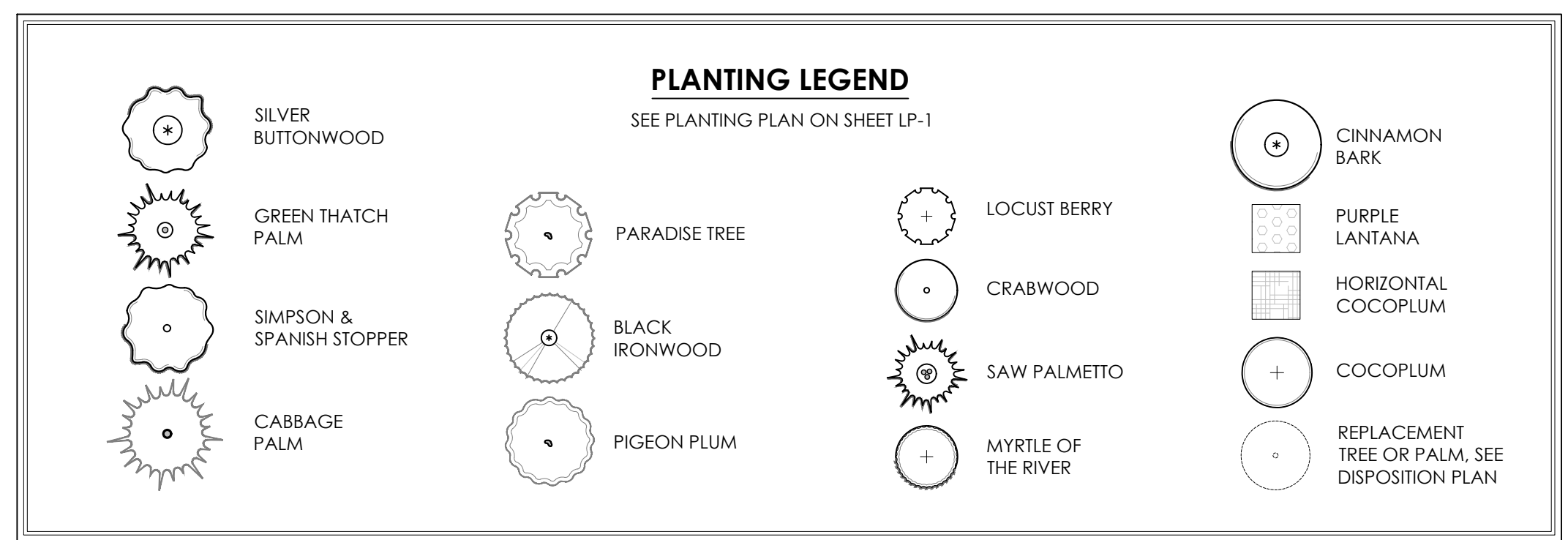


SEE BUFFERYARD NOTE, THIS SHEET 3

SEE BUFFERYARD NOTE, THIS SHEET 2

SEE BUFFERYARD NOTE, THIS SHEET 4

SEE R.O.W. NOTE, THIS SHEET 1



RIGHT OF WAY REQUIREMENTS

MUNICIPALITY.....CITY OF KEY WEST
 ZONE.....HDMR
 FLOOD ZONE.....X
 LOT AREA.....17,980.52 S.F. (0.412 ACRES)

R.O.W. REQUIREMENTS FOR LOT AREA >.5 ACRES

WIDTH OF REQUIRED LANDSCAPING	10 FT
REQUIRED PLANT UNITS PER 100 FEET	40 UNITS
LENGTH OF PROPERTY LINE	100 FT
UNITS REQUIRED.....	40 UNITS
UNITS PROVIDED.....	30 UNITS

30 SHRUBS = 30 UNITS
 TOTAL: 30 UNITS

BUFFER YARD REQUIREMENTS

ZONE.....HDMR
 LAND USE TYPE.....SINGLE FAMILY DETACHED
 ADJACENT LAND USE TYPE.....HNC - HIGH IMPACT

LANDSCAPE REQUIREMENTS

UNITS REQUIRED.....CASE BY CASE - DETERMINED BY CITY
 UNITS PROVIDED.....37 UNITS (NEW)
 FENCE/WALL REQUIREMENT.....YES, EXISTING

BUFFER YARD REQUIREMENTS

ZONE.....HDMR
 LAND USE TYPE.....SINGLE FAMILY DETACHED
 ADJACENT LAND USE TYPE.....SINGLE FAMILY DETACHED

LANDSCAPE REQUIREMENTS

SAME ADJACENT USE - NONE REQUIRED

BUFFER YARD REQUIREMENTS

ZONE.....HDMR
 LAND USE TYPE.....SINGLE FAMILY DETACHED
 ADJACENT LAND USE TYPE.....MULTI-FAMILY

LANDSCAPE REQUIREMENTS

UNITS REQUIRED.....70 UNITS
 UNITS PROVIDED.....70 UNITS
 FENCE/WALL REQUIREMENT.....YES, EXISTING

INTERIOR LANDSCAPE REQUIREMENTS

ZONE.....HDMR
 LAND USE TYPE.....SINGLE FAMILY DETACHED
 LOT AREA.....17,980.52 S.F. (0.412 ACRES)

LANDSCAPE REQUIREMENTS FOR INTERIOR AREAS

NON-VEHICULAR OPEN SPACE	5,719 S.F.
PERCENT OF SITE IN NOS	31.8%
REQUIRED QTY. CANOPY TREES	9
(4 TREES REQUIRED PER 2,500 SQ. FT. IN NOS)	
CANOPY TREES PROVIDED.....	0 - WAIVER REQUESTED

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., August 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. 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 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

MINOR DEVELOPMENT PLAN – REHABILITATION, ELEVATION, AND RELOCATION OF EXISTING TWO-STORY HISTORIC HOUSE TO THE FRONT OF THE SITE. NEW REAR ADDITIONS TO THE HISTORIC HOUSE. CONSTRUCTION OF THREE NEW TWO-STORY SINGLE-FAMILY RESIDENTIAL BUILDINGS. NEW POOL, PARKING AREA, AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC ADDITIONS, STRUCTURES, FENCES, AND SHEDS.

#1020 MARGARET STREET

Applicant – William Horn

Application #H2020-0031

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Joseph Scarpelli, 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:
1020 MARGARET STREET on the
18 day of AUGUST, 2021.

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 24, 2021.

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 N/A.

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

Signed Name of Affiant:

Joseph Scarpelli
Date: 8/14/2021
Address: 915 Eaton Street
City: Key West
State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 18 day of August, 2021.

By (Print name of Affiant) Joseph Scarpelli who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Jeremy Mosher
Print Name: Jeremy Mosher
Notary Public - State of Florida (seal)
My Commission Expires: 2/27/24





Public Meeting Notice

PRIVATE PROPERTY

THIS AREA IS NOT TO BE ENTERED BY ANYONE WITHOUT PERMISSION. THIS IS A PRIVATE PROPERTY. CONVICTION IS GUARANTEED.

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and/
PARK A

Public Meeting Notice

The Historic Preservation Authority Commission will hold a public meeting on **THURSDAY, August 14, 2024 at 10:00 AM, 400 N. Florida Street, Tallahassee, Florida 90404**. The meeting will be held in the Board Room of the Commission, 400 N. Florida Street, Tallahassee, Florida 90404. If you wish to participate in person, please contact the Commission at (904) 644-2222. The meeting will be held in a room that is wheelchair accessible. If you wish to participate in person, please contact the Commission at (904) 644-2222. The meeting will be held in a room that is wheelchair accessible. If you wish to participate in person, please contact the Commission at (904) 644-2222.

PROJECT DESCRIPTION: REHABILITATION, ELEVATION, AND RELOCATION OF EXISTING TWO-STORY HISTORIC HOUSE TO THE FRONT OF THE SITE, NEW REAR ADDITION WITH ELEVATION, RELOCATION OF EXISTING THREE-STORY HOUSE TO THE REAR OF THE SITE, RELOCATION OF EXISTING NEW POOL, PARKING AREA, AND SITE IMPROVEMENTS, INCLUDING THE NEW HISTORIC ADDITIONS, STRUCTURES, FENCES, AND LIGHTS.

8120 MARGARET STREET

Applicant: William Ware Application #23202-0013
If you wish to see the application or drawings, you may visit the Planning Department during regular office hours at 1000 N. Florida Street, Tallahassee, Florida 90404. For more information, please contact the Commission at (904) 644-2222.

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 00030490-000000
 Account# 1031267
 Property ID 1031267
 Millage Group 10KW
 Location 1020 MARGARET St 101, KEY WEST
 Address
 Legal KW PT OF TR 12 G67-42 G67-383 G67-385 OR59-188/91 OR77-366/70
 Description OR934-1076/84 OR1052-753/54 OR2505-206/08
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SONI AND SONS LIMITED PARTNERSHIP
 AGREEMENT
 830 Truman Ave
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$196,900	\$205,029	\$480,898	\$488,993
+ Market Misc Value	\$5,377	\$5,525	\$5,760	\$5,997
+ Market Land Value	\$867,738	\$859,513	\$764,925	\$764,925
= Just Market Value	\$1,070,015	\$1,070,067	\$1,251,583	\$1,259,915
= Total Assessed Value	\$1,070,015	\$1,070,067	\$1,222,853	\$1,111,685
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,070,015	\$1,070,067	\$1,251,583	\$1,259,915

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	17,500.00	Square Foot	100	175

Buildings

Building ID 2362
 Style 2 STORY ON GRADE
 Building Type M.F. - R3 / R3
 Gross Sq Ft 3817
 Finished Sq Ft 2584
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 344
 Functional Obs 50
 Economic Obs 0
 Depreciation % 70
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1943
 EffectiveYearBuilt 1943
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 5
 Full Bathrooms 3
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	330	0	86
DUF	FIN DET UTILIT	204	0	58
FLA	FLOOR LIV AREA	2,584	2,584	329
GBF	GAR FIN BLOCK	320	0	72
OPF	OP PRCH FIN LL	259	0	90

SBF	UTIL FIN BLK	120	0	44
TOTAL		3,817	2,584	679

Building ID	2363	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2002
Gross Sq Ft	1002	Foundation	WD CONC PADS
Finished Sq Ft	906	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	140	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	2
Depreciation %	26	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	906	906	156
OPF	OP PRCH FIN LL	96	0	44
TOTAL		1,002	906	200

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1987	1988	1	1 UT	2
WOOD DECK	1987	1988	1	48 SF	2
WALL AIR COND	1994	1995	1	1 UT	1
FENCES	2001	2002	1	600 SF	2
BRICK PATIO	1994	1995	0	778 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/25/2011	\$100	Warranty Deed		2505	206	11 - Unqualified	Improved
5/1/1988	\$270,000	Warranty Deed		1052	753	Q - Qualified	Improved
2/1/1985	\$120,000	Warranty Deed		934	1076	Q - Qualified	Improved

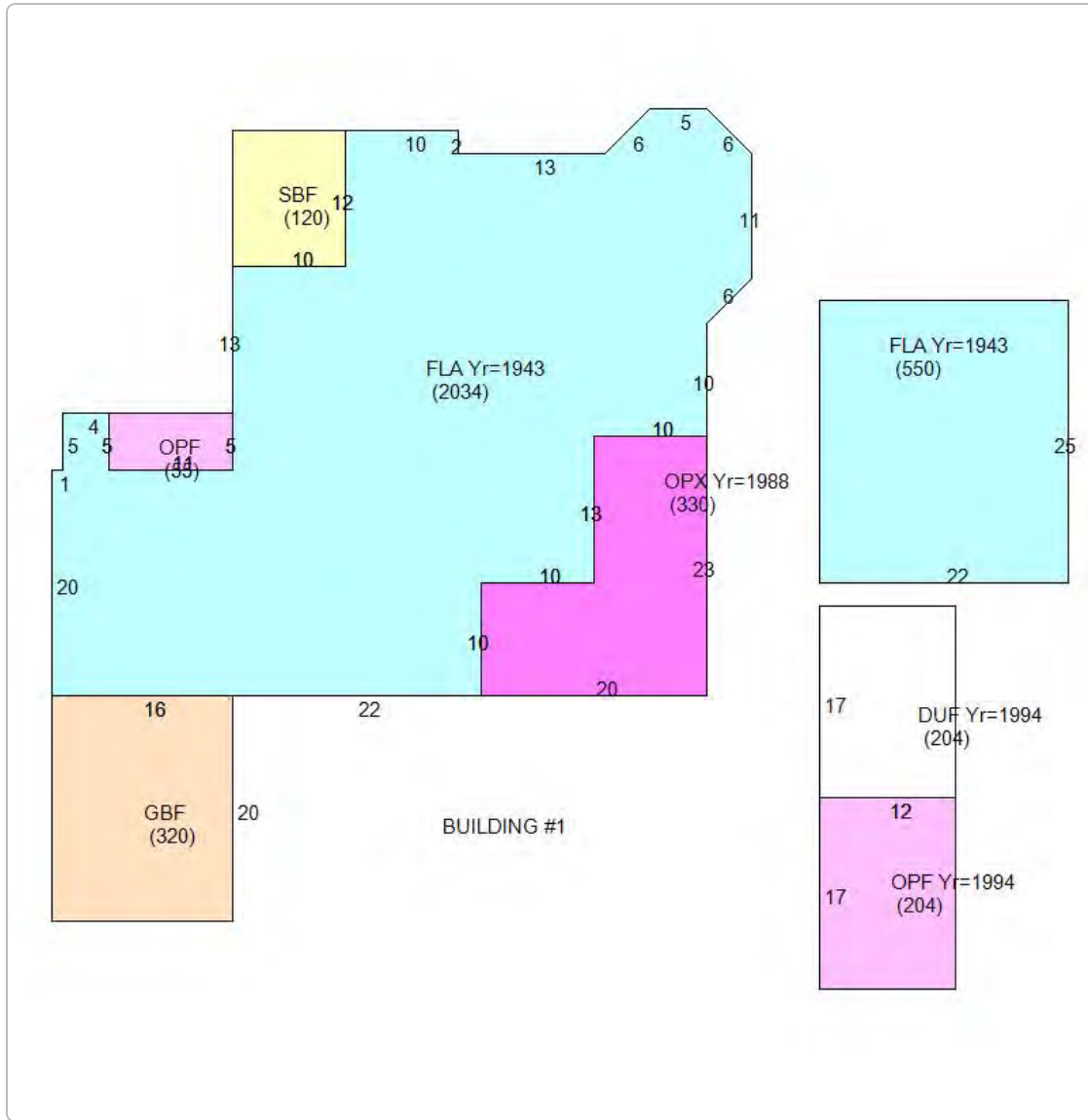
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0976	11/26/2019		\$0	Residential	EMERGENCY::REMOVE ROMEX FROM LOAD CENTER FEEDING BITCOIN SYSEM PER FIRE MARSHALS INSTRUCTIONS. ADD ON TO PERMIT: REMOVAL OF EXISTING ROMEX CABLELING INSTALLATION OF SMOKE/CO DETECTION SYSTEM THROUGH OUR BUILDING; REMOVAL OF EXISTING OCO AND REPLACEMENT WITH ARC FAULT BREAKERS. INSTALLATION OF WB7 LOCATION EMERGENCY LIGHT. INDEXTING OF LOAD CENTER ONCE POWER IS RESTORED
19-3715	11/26/2019		\$0	Residential	Interior demolition: Demo explore drywall on walls and ceiling in all areas, demo and remove flooring on all areas
19-0527	4/1/2019	6/7/2019	\$13,500	Residential	REPLACE 5VCRIMP 9 SQRS
B943237	10/1/1994	12/1/1994	\$2,800	Residential	REPLACE WOOD ON GARAGE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 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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