



Historic Architectural Review Commission

Staff Report for Item 3

To: Chairman Bryan Green and
Historic Architectural Review Commission Members

From: Enid Torregrosa Silva, MSHP
Historic Preservation Planner

Meeting Date: January 29, 2020

Applicant: Gregory S. Oropeza

Application Number: H2019-0046

Address: #802 Southard Street

Description of Work:

New in-ground pool. New fencing.

Site Facts:

The subject site is located on the southeast corner of Southard and Fleming Streets. The principal structure on the site is a contributing resource built circa 1910, which has undergone alterations through time, including a two-story addition facing William Street. The William Street side has a brick patio currently used for off-street parking. The City recognizes four (4) non-transient units on the lot. The city's sidewalk has a wide apron for the access to the brick paved area. The main house on the site is under renovations and will become a single-family dwelling and a guest cottage.

Guidelines and Ordinances Cited on Review:

- Decks, patios, hot tubes and pools (pages 39-40), specifically first paragraph of page 39, and guidelines 3, 4, and 6.
- Fences and walls (Pages 41-42), specifically guidelines 2, 3, 8, and 9.
- The Review Process and the Historic Architecture Guidelines (page 59) first and only paragraph.

- Section 102-154 of the Land Development Regulations and SOIS and Guidelines, specifically pages 34 and 35.

Staff Analysis:

In November 20, 2019 the Commission motioned to postpone the review of Certificate of Appropriateness # 2019-0046 for the applicant to revised the proposed design for a pool and fence to be located on the street side of the corner lot. Revisions to the plans are under review for the construction of a small pool and new 4 feet height wooden picket fencing. The revised plan increased the pool's side property setback from 5' to 7'-6". The plan also proposes a four feet tall wood picket fence aligned with the side property line. A third change from the previous design is the incorporation of a 5 feet tall water feature wall that will serve as an additional buffer. The wall will have a stucco finish and painted green. The pool will be located in the rear half of the side yard. The proposal includes notes for shrubs and trees as a buffer to the pool.

Consistency with Cited Guidelines:

The guidelines clearly states that pools shall be consider on a case-by-case basis. It also states, "*Amenities such as pools, decks, and hot tub **should not be located on any publicly elevation***". Under guideline 6 of decks, patios, hot tubes and pools the guidelines "*Swimming pools **may** be built in a side or rear yard adjacent to a public right-of-way only if the pool is located directly behind the principal structure or it is set to the rear half of the side yard*". (Emphasis added) The design proposes screening of the pool by installing a 4' fence, a water feature wall 5' height, and the use of landscape.

Staff opines that the proposed design fails the intent of cited regulations, as the pool will be visible from William Street. Although the guidelines provides regulations for screening pools and that pools **may** be built on a side or rear yard adjacent to a public right-of-way, one can conclude that the historic context, historic character and streetscape setting and patterns must be taken into consideration while reviewing this application. Staff finds that the introduction of a pool and its proximity to the public right-of-way is out of context and inappropriate to the William Street streetscape historic character. This will add a foreign and non-traditional structure to the 600 block of William Street, altering the historic setting and patterns in the block, where fences and buildings are the main and only manmade elements that face the street.

The regulations are specific as to modern installations should not be located on any publicly elevation. The request for a pool is on a visible elevation from William Street. Staff finds that the proposed pool will adversely change the character of the property and its surrounding context. Staff finds that the proposed four feet wooden picket fence is appropriate and meets the guidelines.

Lastly, staff opines that the character of the district and adjacent surroundings do not support the introduction of a pool as it is a visual intrusion to the historic streetscape. The statement on page 59 of the Historic Architectural Guidelines states "*Architectural guidelines protect the local definition of place that sets an historic neighborhood apart from modern developments*" and that "*the review process protects the qualities of site and structure that define a sense of history from alterations that reduce that sense of time and place...*". Still with the new revisions, staff finds the pool will be and adverse addition to the historic streetscape.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956
www.cityofkeywest-fl.gov

HARC PERMIT NUMBER H-219-046		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:	802 Southard Street		# OF UNITS 4
RE # OR ALTERNATE KEY:	00011480-000000		
NAME ON DEED:	802 Southard Street Trust 7/17/2018	PHONE NUMBER	305.294.0252
OWNER'S MAILING ADDRESS:	6 Glenfeld E.	EMAIL	Greg@oropezastonescardenas.com
	Weston, MA 02493		
CONTRACTOR COMPANY NAME:	NA	PHONE NUMBER	NA
CONTRACTOR'S CONTACT PERSON:	NA	EMAIL	NA
ARCHITECT / ENGINEER'S NAME:	Thomas E. Pope P.A.	PHONE NUMBER	305.296.3611
ARCHITECT / ENGINEER'S ADDRESS:	610 White Street	EMAIL	Holly@p-s-Architects.com
	Key West, Florida 33040		

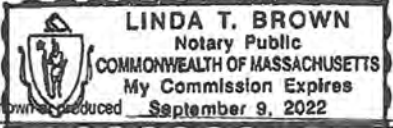
HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: \$20,000.00

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Construction of new pool.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Vincent Barletta	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>5th</u> DAY OF <u>Oct</u> , 20 <u>19</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
 LINDA T. BROWN Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires September 9, 2022	
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: Construction of new pool.

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
As per enclosed plans.	NA	NA

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.
 SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____
 BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

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

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

VIA HAND DELIVERY

October 21, 2019

Enid Torregrossa, MSHP
Historic Preservation Planner
City of Key West
1300 White Street
Key West, FL 33040

Re: 802 Southard Street, Key West, Florida:

Dear Ms. Torregrossa:

Please accept the attached documentation as an application for a permit to install a residential pool at 802 Southard Street (the "Property") on behalf of 802 Southard Street Trust dated 7/17/2018 (the "Applicant"). The pre-application meeting was held on October 9, 2019. As the HARC Guidelines provide installations of new pools should be considered on a case-by-case basis. In accordance with the Guidelines, the proposed pool at 802 Southard is proposed in the rear half of the side yard. The Property is unique given the Property has Southard Street bordering its front property line and William Street bordering its western side property line.

In accordance with the Guidelines, the Applicant has provided two layers of screening to screen the proposed pool from any right-of-way. First, the fence in front of the pool has been recessed into the Property to allow landscaping screening to serve as a buffer in front of the fence. Then, as an additional layer of landscaping, a second landscape buffer is proposed immediately behind the fence. These efforts are to ensure that the pool is not visible from the elevation right-of-way.

Notably, the Guidelines provide expressly that **"pools may be built in a side or rear yard adjacent to a public right-of-way only if the pool is located directly behind the principal structure or it is set to the rear half of the side yard."** As seen on the site plans enclosed, the proposed pool is situated in the rear half of the side yard in accordance with the Guidelines.

We respectfully request this item be placed on the next available HARC agenda and look forward to working with you on this matter. If you have any questions, please do not hesitate to contact this office.

Sincerely,

Gregory S. Oropeza

GSO:gg
Enclosure

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

I, Gregory Oropeza, in my capacity as Managing Partner
(print name) *(print position; president, managing member)*
of Oropeza Stones & Cardenas, PLLC
(print name of entity serving as Authorized Representative)

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

802 Southard Street, Key West, FL 33040

Street Address of subject property

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


Signature of Authorized Representative

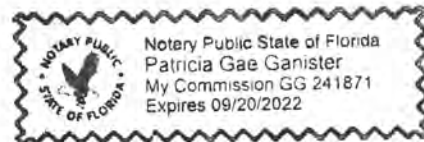
Subscribed and sworn to (or affirmed) before me on this Oct. 7, 2019 by
Gregory Oropeza
Name of Authorized Representative
date

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Vincent Barletta, as Trustee of 802 Southard Street Trust dated 7/17/2018 authorize
Please Print Name(s) of Owner(s) as appears on the deed

Oropeza, Stones & Cardenas, PLLC

Please Print Name of Representative

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


Signature of Owner

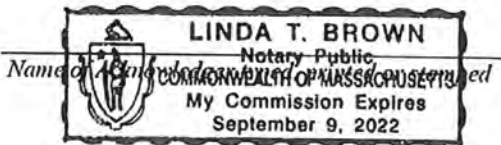
10/5/19
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 10/5/19
Date

by Vincent Barletta
Name of Owner

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


Notary's Signature and Seal



Commission Number, if any

Doc# 2179130 07/23/2018 4:22PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Prepared by and return to:

Bryan Hawks
Attorney at Law
Smith Hawks, PL
138 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2018-049

07/23/2018 4:22PM
DEED DOC STAMP CL: Krys \$7,700.00

Doc# 2179130
Bk# 2918 Pg# 639

Parcel Identification No. 00011480-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23rd day of **July, 2018** between **914 Frances LLC**, a Florida limited liability company whose post office address is **5750 2nd Ave, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **802 Southard Street Trust dated July 17, 2018**, whose post office address is **40 Shawmut Rd, Suite 200, Canton, MA 02021** of the County of **Norfolk**, State of **Massachusetts**, grantee*.

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

A part of Lot Three (3), Square Fifty-Eight (58), according to WILLIAM WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southeasterly property line of Southard Street and the Northeasterly property line of William Street, and said intersection also to be known as the Point of Beginning of the parcel of land hereinafter described, run Northeasterly along the Southeasterly property line of Southard Street for a distance of 70.0 feet to a point; thence at right angles and Southeasterly for a distance of 63.9 feet to a point; thence at right angles and Southwesterly for a distance of 70.0 feet to a point on the Northeasterly property line of William Street; thence at right angles and Northwesterly along the Northeasterly property line of William Street for a distance of 63.9 feet, back to the Point of Beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

914 Frances LLC, a Florida limited liability company

26.
Witness Name: Nick Zatty

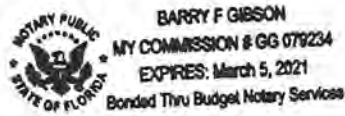
By: [Signature]
Steve Bringle, Manager

[Signature]
Witness Name: Barry Gibson

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 23rd day of July, 2018 by Steve Bringle, Manager of 914 Frances LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

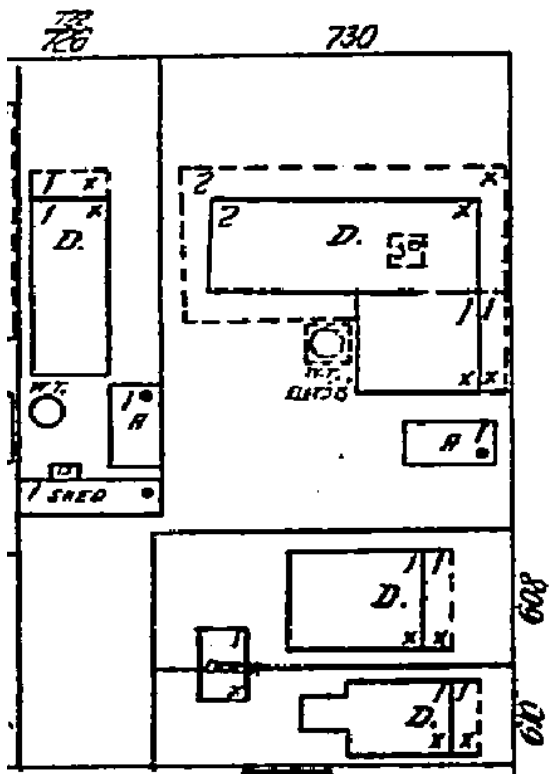


[Signature]
Notary Public
Printed Name: Barry Gibson
My Commission Expires: 3/5/21

MONROE COUNTY
OFFICIAL RECORDS

SANBORN MAPS

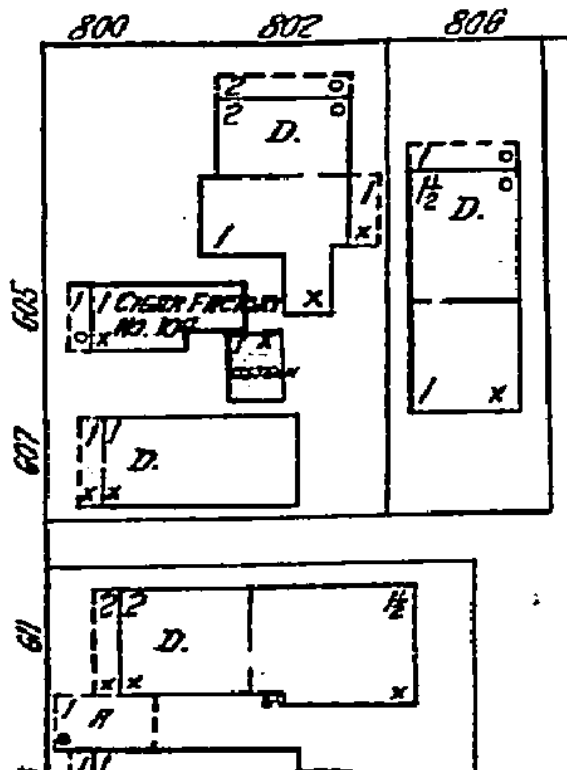
SOUTHARD



D.H.



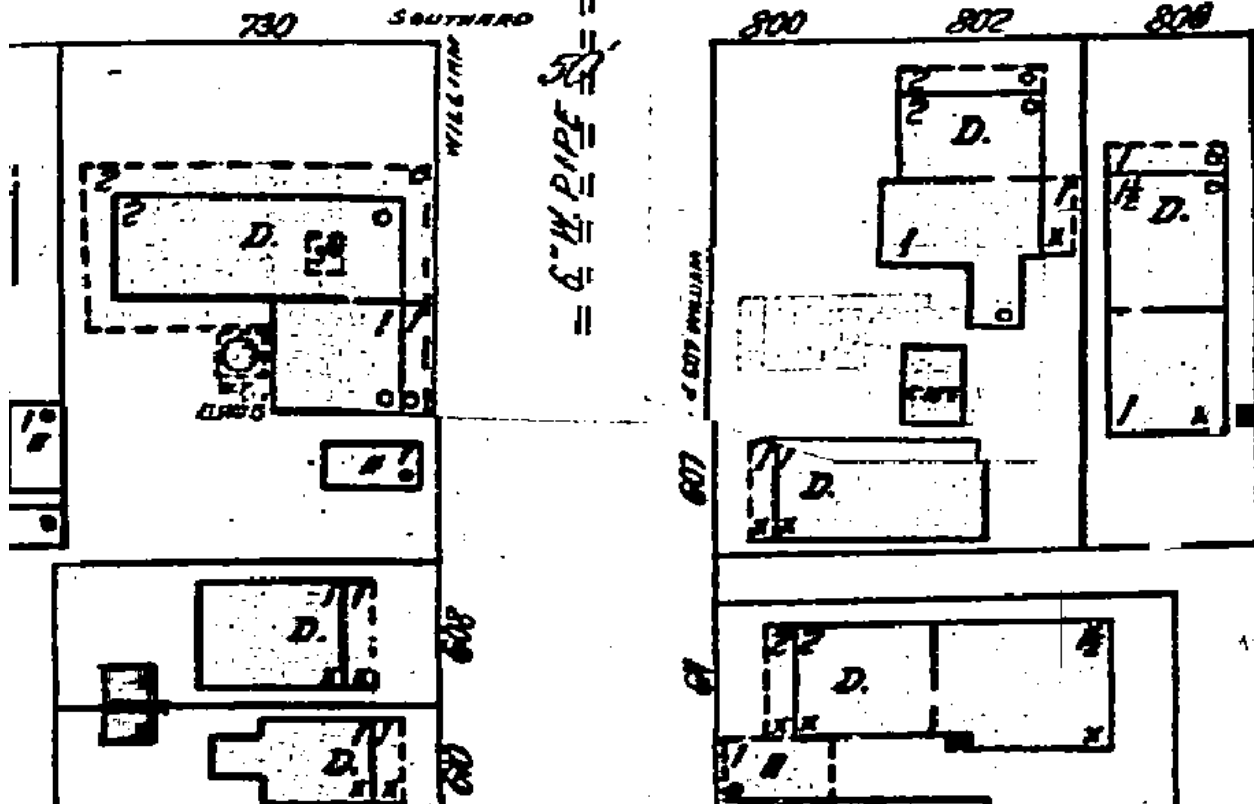
50'



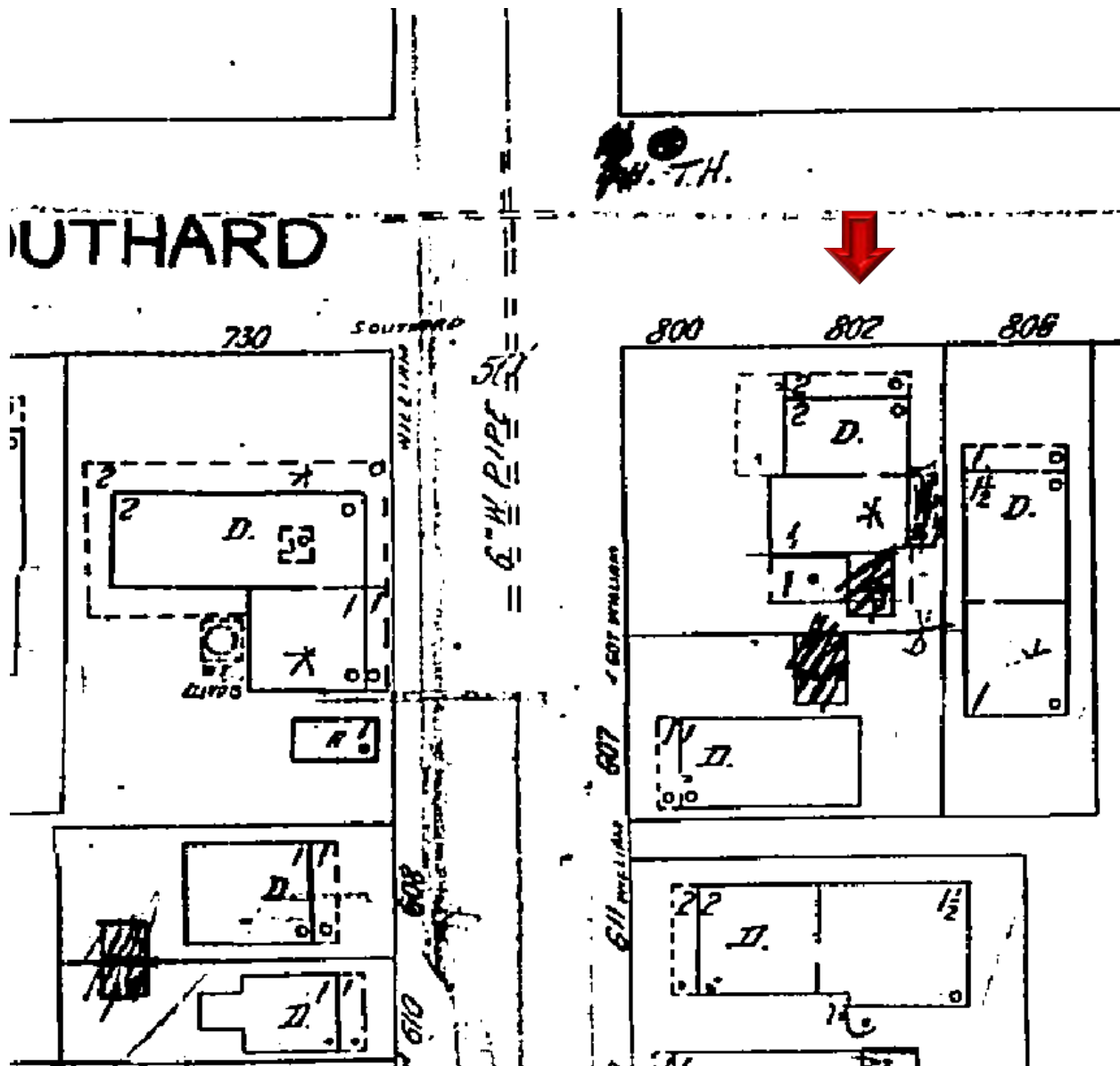
1926 Sanborn Map

UTHARD

D.H.



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



802 Southard Street circa 1965. Monroe County Library.



1999 aerial photograph. Planning Department.



1999 aerial photograph. Planning Department.



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Made in the USA

PROFESSIONAL DISPOSAL
SERVICES
1-800-552-2838

NO HAZARDOUS WASTE ACCEPTED
NO FLAMMABLE LIQUIDS
NO FLAMMABLE SOLIDS
NO REFRIGERANTS
NO ACIDIC LIQUIDS
NO ACIDIC SOLIDS
NO OILS
NO PAINTS
NO SOLVENTS
NO OTHER TOXIC WASTES

DO NOT PARK
NO HAZARDOUS WASTE ACCEPTED
CAUTION CAUTION



Tyv

USA

vek

GENERAL

BOBCAT

305 289-5568

BOBCAT



GENERAL DIS

BURCAT

385 288 - 55

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON N73°39'35"E
ASSUMED ALONG THE CENTERLINE OF
SOUTHARD STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
802 SOUTHARD STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120166
MAP NO.: 12087C-15161
MAP DATE: 02-18-2005
FLOOD ZONE: X & X-SHADED
BASE ELEVATION: N/A

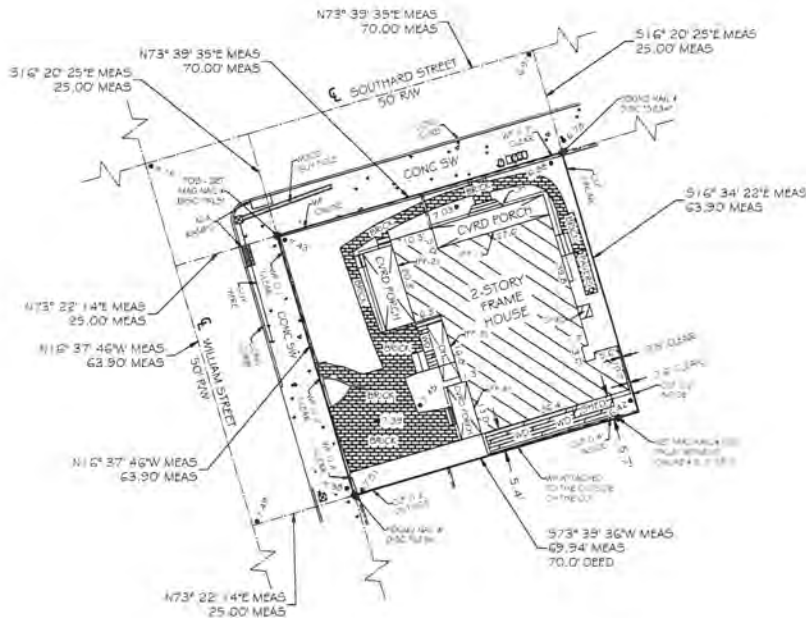
ELEVATIONS SHOWN HEREON ARE IN FEET AND
BASED ON THE NATIONAL GEODETIC VERTICAL
DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC
SURVEY BENCHMARK 'J 267' (F.I.D. 800118).
ELEVATION= 11.63' (NGVD 1929).

MAP OF BOUNDARY SURVEY

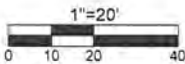


LOCATION MAP - NTS
SEC. 06-T605-R25E



LEGEND

- WATER MAIN
- DRIVE IN POWER ELEVATION
- MAILBOX
- WOOD FRAME POLE
- ⊗ SIGNALS (WALL FILL)



TOTAL AREA = 4,470.94 SQFT ±

- * THE FINISH FLOOR ELEVATION(S) (FFS) WERE TAKEN AT THE DOOR THRESHOLD LOCATIONS AS INDICATED ON THE SURVEY MAP. NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.
- * FF-1=9.4' (NGVD 1929)
- * FF-2=9.8' (NGVD 1929)
- * FF-3=9.4' (NGVD 1929)
- * FF-4=6.7' (NGVD 1929)

CERTIFIED TO -

802 SOUTHARD STREET TRUST 7/17/2018

NOTE: INDICATIONS OF BOUNDARY SURVEY ARE NOT SHOWN. MEASURED DIMENSIONS SHALL PLEASURE OR DISPLEASE. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SURVEYED LINE. THE SURVEYOR HAS NOT BEEN ADVISED BY THE CLIENT OF ANY ADVERSE CLAIMS OR INTERESTS IN THE PROPERTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEYED DIMENSIONS AND THE CORRECTNESS OF THE DEED LINE. THE SURVEYOR HAS NOT OBTAINED ANY RECORDS FROM THE PUBLIC RECORDS FOR THIS SURVEY.

LEGAL DESCRIPTION -

A part of Lot Three (3), Square Fifty-Eight (58), according to WILLIAM WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southeastern property line of Southard Street and the Northeastern property line of William Street, and said intersection also to be known as the Point of Beginning of the parcel of land hereinafter described, run Northeastly along the Southeastern property line of Southard Street for a distance of 70.0 feet to a point; thence at right angles and Southeastery for a distance of 63.9 feet to a point; thence at right angles and Southwesterly for a distance of 70.0 feet to a point on the Northeastern property line of William Street; thence at right angles and Northwesterly along the Northeastern property line of William Street for a distance of 63.9 feet, back to the Point of Beginning.

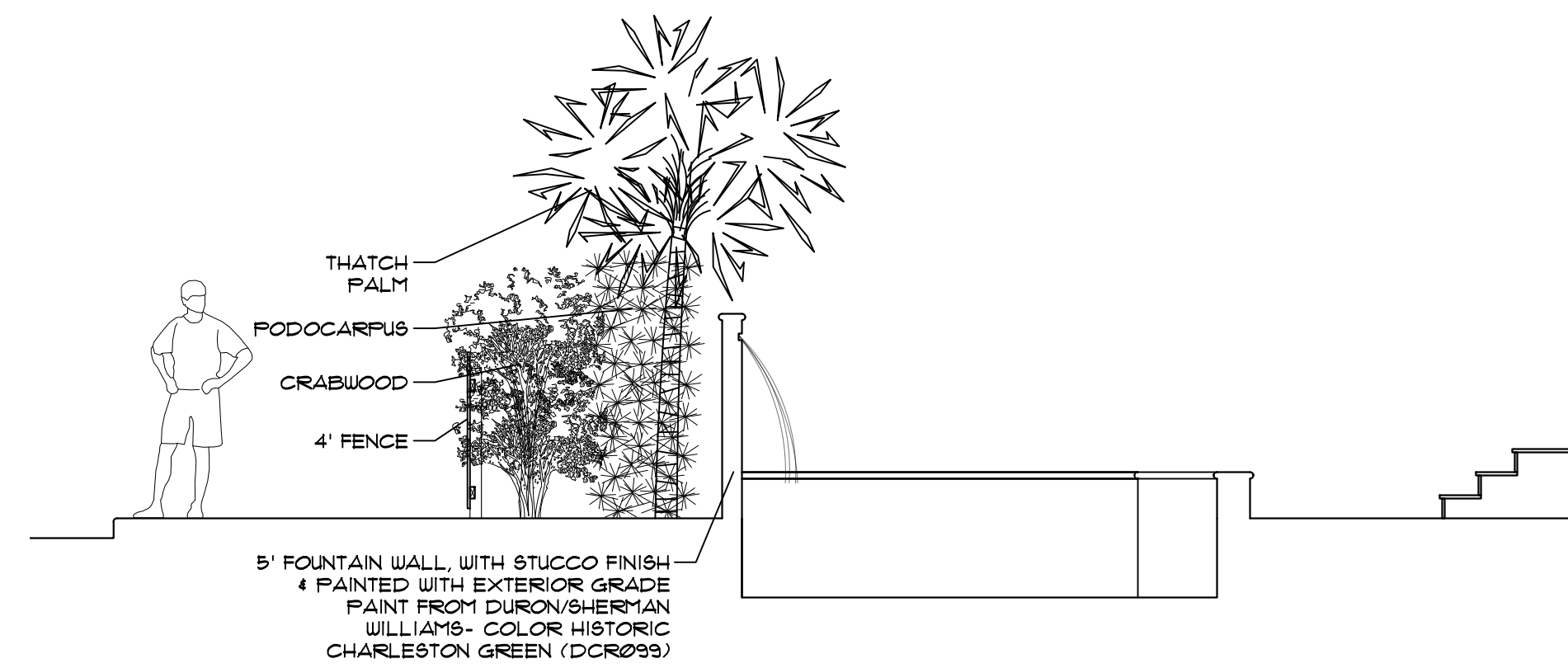
FLORIDA LAND SURVEYING
19860 OVERSEAS HIGHWAY
SUWANNOO, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
E-MAIL: FLS@fls.com



FLORIDA KEYS
LAND SURVEYING
19860 OVERSEAS HIGHWAY
SUWANNOO, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
E-MAIL: FLS@fls.com

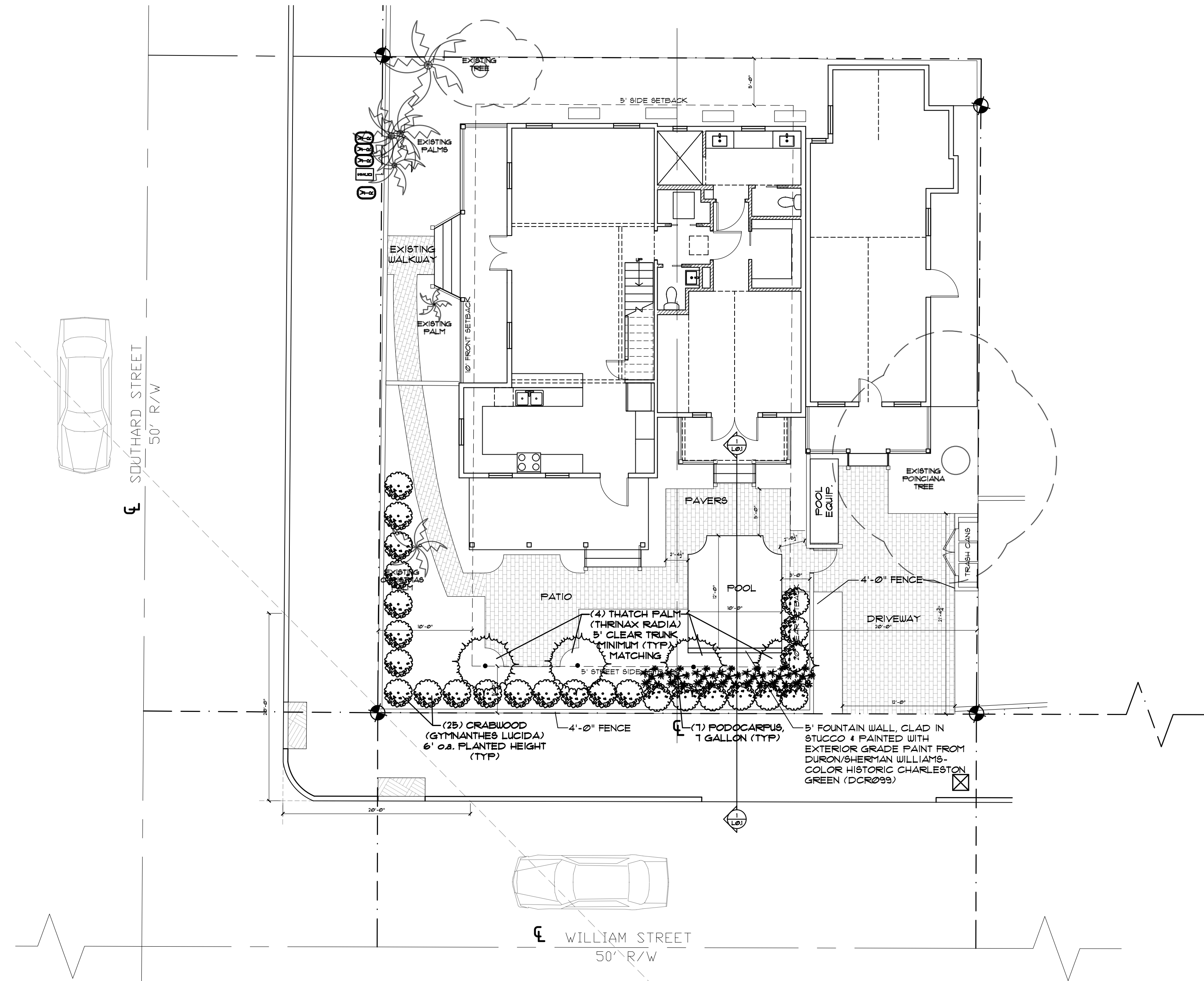
REVISED DESIGN

802 Southard					
Zoning			MHDR		
Flood Zone			X		
Design Flood Elevation	BFE+1'		N/A		
Site Area			4,471		
Max Lot Coverage	50%		2,235.5		
Max Impervious Area	60%		2,682.6		
Min Open Space Ratio	0.35		1,564.9		
		Max	Existing	Proposed	
Height		30'			
Setbacks					
Front	10'	7'-11"	7'-11"		
Rear	20'	0'-0"	0'-0"		
Street Side	5'	16'-9"	16'-9"		
Side	5'	0'-5"	0'-5"		
			Existing	Proposed	
Building Areas		Lot Coverage (SF)	Impervious Area (SF)		
		Existing	Proposed	Existing	Proposed
Main House (802A & 802B)		1,013	1,013	1,013	1,013
Cottage (802C)		539	530	539	530
Cottage (802D)		576	580	576	580
Site Areas		Existing	Proposed	Existing	Proposed
Walkways / Driveway (Bnck)				841	712
Sheds		19	-	19	-
A/C				-	7
Pool Equipment				-	27
Pool				-	107
Wood Deck Under 30" in Height				148	123
Site Area (SF)		4,471			
Site Area (AC)		0.10			
Total Lot Coverage (SF)		2,147	2,123		
Lot Coverage (%)		48.0%	47.5%		
Lot Coverage Improvement (SF)			24		
Total Impervious Area (SF)				2,988	2,976
Impervious Area (%)				66.8%	66.6%
Impervious Area Improvement (SF)				12	
Pool & Pool Deck SF					385
Percentage of Impervious Area					12.9%
Open Space (SF)		1,335	1,372		
Open Space Ratio		0.30	0.31		
Open Space Improvement (SF)			37		
Flood Elevation Provided				± 8'-7" NGVD	± 8'-7" NGVD



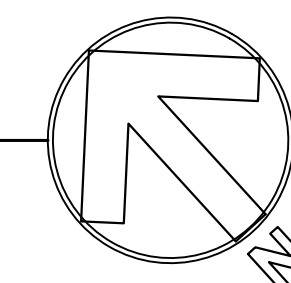
Section 1

1/4" = 1' - 0"



Landscape Plan

1/8" = 1' - 0"



Barletta Residence
802 Southard St Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
10/2/19
revision:

sheet:
10.1



Thatch Palm Example

NTS



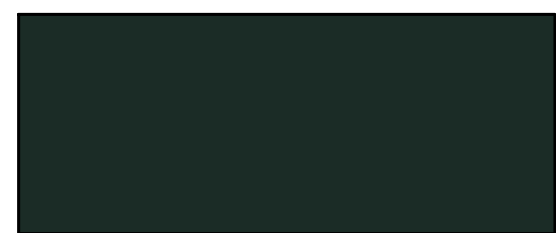
Crabwood Example

NTS



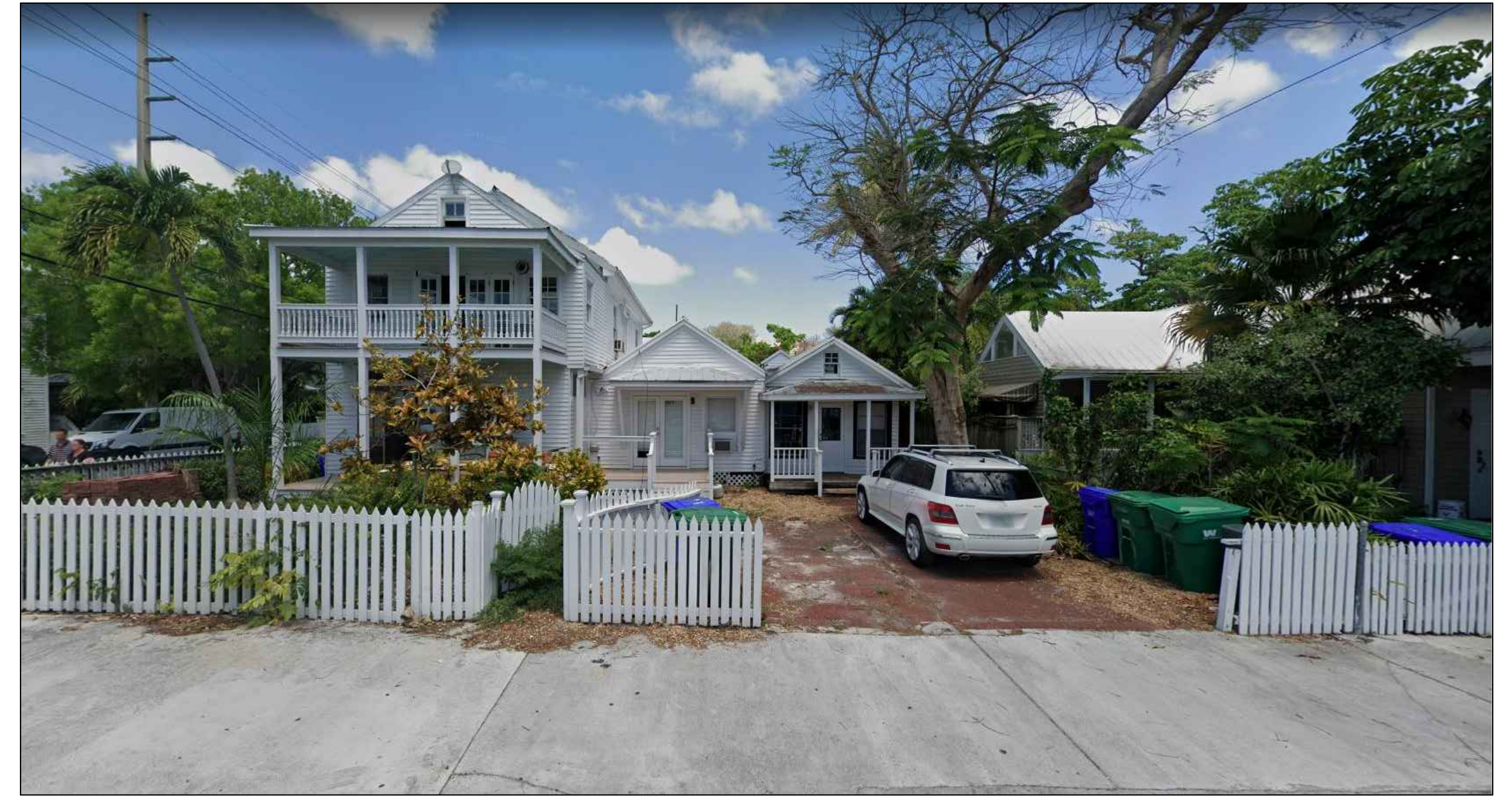
Podocarpus Example

NTS



Historic Charleston Green

NTS



Existing William St. Elevation

NTS



Proposed William St. Elevation

1/4" = 1' - 0"

Barletta Residence
802 Southard St Key West, FL

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06/20/19
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Existing Southard St. Elevation

NT5

Barletta Residence
802 Southard St Key West, FL



Proposed Southard St. Elevation

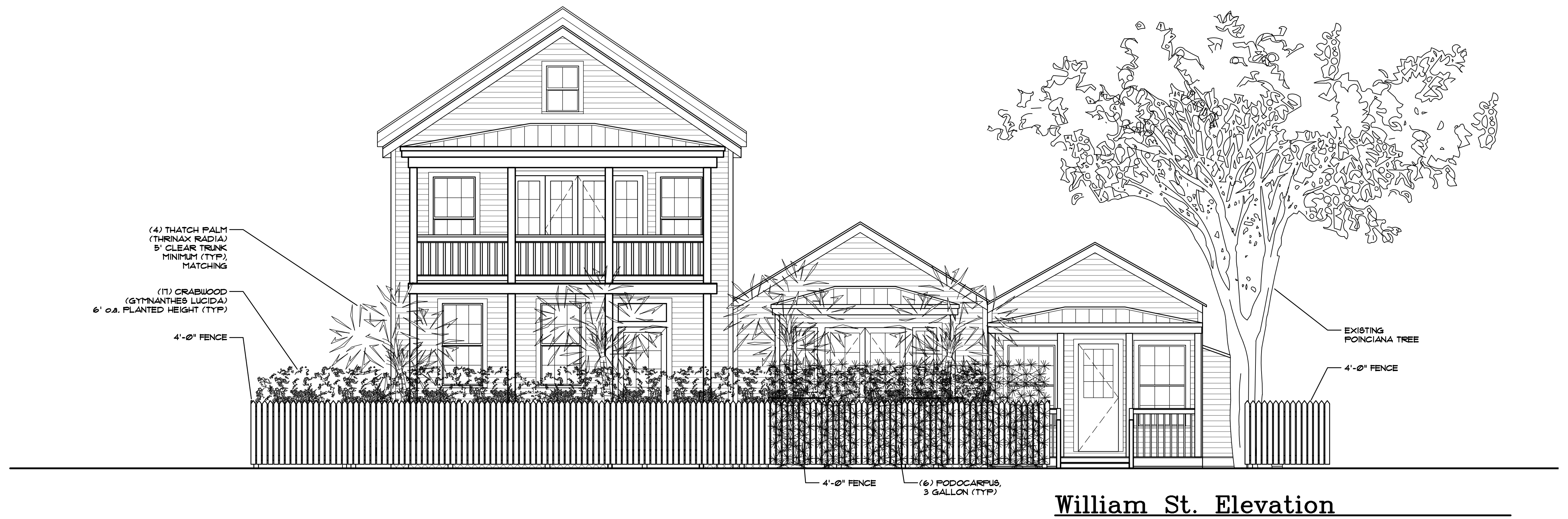
1/4" = 1' - 0"

THOMAS E. POPE, P.A.
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610 White St, Key West FL
(305) 296 3611

date:
06/20/19
revision:

sheet:
10.3

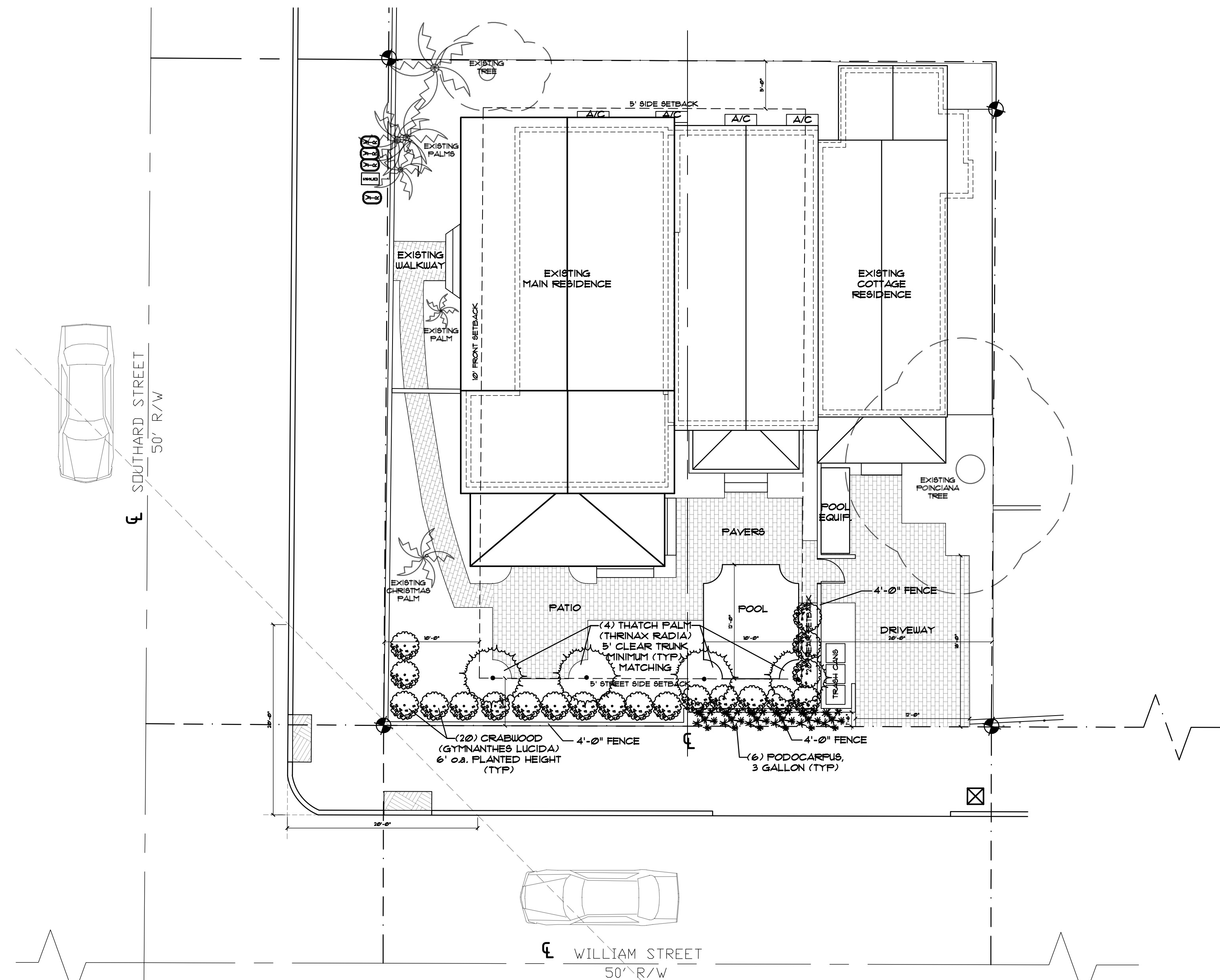
PREVIOUSLY SUBMITTED DESIGN



William St. Elevation

1/8" = 1' - 0"

802 Southard				
Zoning			MHDR	
Flood Zone			X	
Design Flood Elevation	BFE+1'		14A	
Site Area			4,471	
Max Lot Coverage	50%		2,235.5	
Max Impervious Area	60%		2,682.6	
Min Open Space Ratio	0.35		1,564.9	
			Max	Existing
Height			30'	
Setbacks				
Front	10'		7'-11"	7'-11"
Rear	20'		0'-0"	0'-0"
Street Side	5'		16'-9"	16'-9"
Side	5'		0'-5"	0'-5"
			Existing	Proposed
Building Areas				
	Lot Coverage (SF)		Impervious Area (SF)	
	Existing	Proposed	Existing	Proposed
Main House (802A & 802B)	1,013	1,013	1,013	1,013
Cottage (802C)	539	530	539	530
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Lot Coverage (%)				
Lot Coverage (%)	48.0%	47.5%		
Lot Coverage Improvement (SF)				
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Total Impervious Area (SF)			2,988	2,976
Impervious Area (%)				
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Impervious Area Improvement (SF)				
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Pool & Pool Deck SF				
Pool & Pool Deck SF				385
Percentage of Impervious Area				
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Open Space Ratio				
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Open Space Improvement (SF)		37		
Flood Elevation Provided				
Flood Elevation Provided			± 8'-7" NGVD	± 8'-7" NGVD



Landscape Plan

1/8" = 1' - 0"

Barletta Residence

Key West, FL

802 Southard St

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS

610 White St, Key West FL

(305) 296 3611

date:
10/2/19
revision:

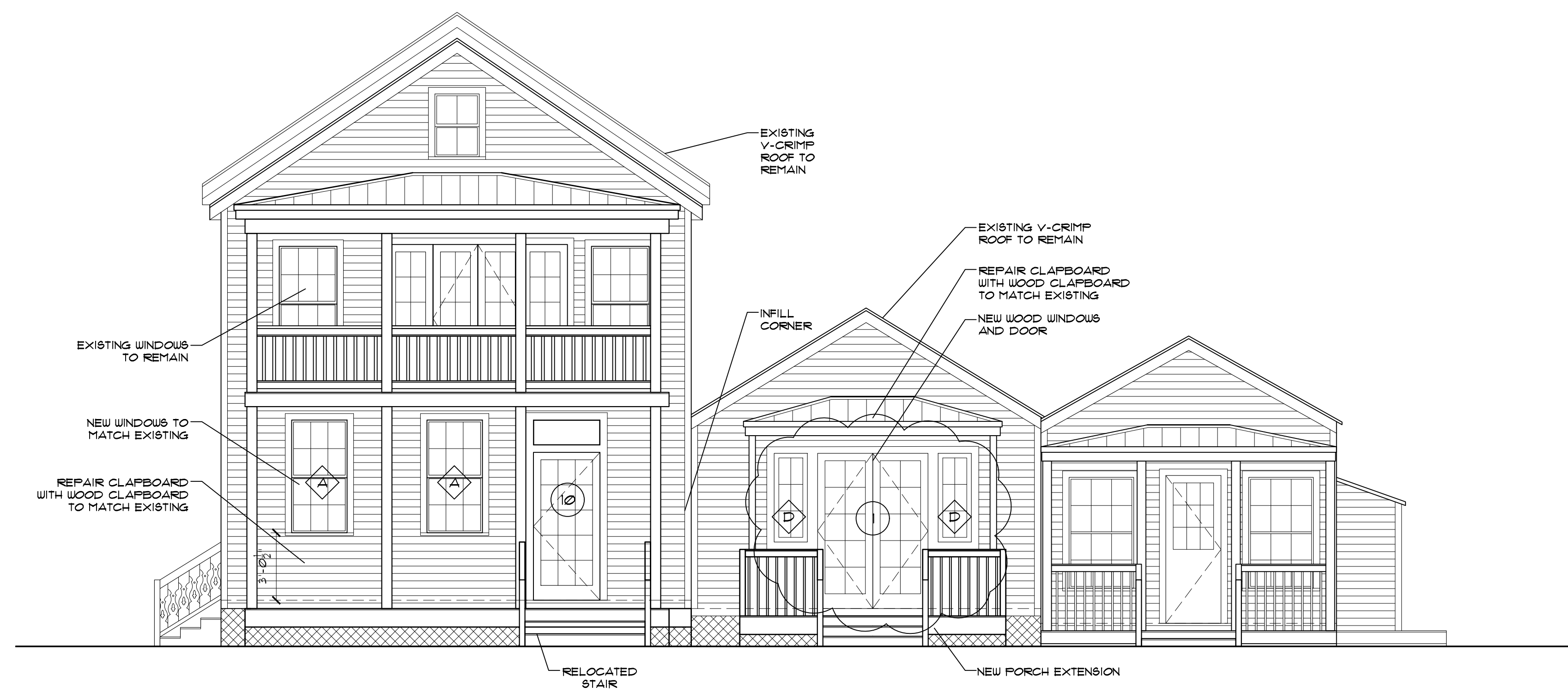
sheet:

10.1



Southard St. Elevation

1/4" = 1' - 0"



William St. Elevation

1/4" = 1' - 0"

Barletta Residence
802 Southard St Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

date:
07/23/19
revision:

9/16/19

sheet:

A2.1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., January 29, 2020 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW IN-GROUND POOL. NEW FENCING.

#802 SOUTHARD STREET

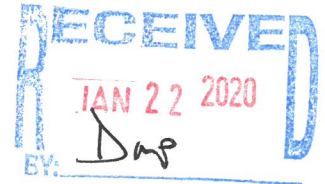
Applicant – Gregory S. Oropeza Application #H2019-0046

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 _____
Patricia Gae Ganister, 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:
802 Southard Street (409 William) on the
22nd day of January, 2020.

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 January 29, 2020.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2019-0046.

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

Signed Name of Affiant:

Patricia Gae Ganister

Date: January 22, 2020

Address: 221 Simonton St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 22nd day of
January, 2020.

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

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: _____

Notary Public - State of Florida (seal)

My Commission Expires: _____



Public Meeting Notice

The Planning Department Regular Committee will hold a public hearing on **January 28, 2014**, at **1000 West Street, Room 1000**. The purpose of the hearing will be to consider a request for:

NEW IN-GROUND POOL, NEW FENCING

1802 SOUTHARD STREET

Applicant - Gregory S. Orpin Application #13004-000

If you wish to view the application or have any questions, you may visit the Planning Department during regular office hours at 1000 West Street, visit 360.466.2873 or visit our website at www.ci.milwaukie.or.us

EMILY ANDERSON, CLERK OF COURSE, PLANNING DEPARTMENT

NEW FENCING: It is the intent of this notice to provide you with information of the application and to provide you with the opportunity to be heard at the public hearing. It is not intended to provide you with a final decision on the application. It is not intended to provide you with a final decision on the application. It is not intended to provide you with a final decision on the application.

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 00011480-000000
 Account# 1011789
 Property ID 1011789
 Millage Group 10KW
 Location Address 802 SOUTHARD St 101, KEY WEST
 Legal Description KW PT LOT 3 SQR 58 OR18-104/05 OR549-955 OR628-224 OR1038-2147P/R OR1359-1522/23 OR2058-637 OR2918-639/640
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

802 SOUTHARD STREET TRUST 7/17/2018
 6 Glenfeld E
 Weston MA 02493

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$432,222	\$301,841	\$301,841	\$275,751
+ Market Misc Value	\$1,414	\$2,076	\$2,076	\$2,082
+ Market Land Value	\$530,006	\$597,861	\$597,861	\$587,873
= Just Market Value	\$963,642	\$901,778	\$901,778	\$865,706
= Total Assessed Value	\$963,642	\$756,657	\$687,870	\$625,336
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$963,642	\$756,657	\$687,870	\$625,336

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,473.00	Square Foot	0	0

Buildings

Building ID	804	Exterior Walls	ABOVE AVERAGE WOOD
Style	3 STORY ELEV FOUNDATION	Year Built	1928
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2009
Gross Sq Ft	3843	Foundation	WD CONC PADS
Finished Sq Ft	2251	Roof Type	GABLE/HIP
Stories	3 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	312	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	6
Economic Obs	0	Full Bathrooms	3
Depreciation%	10	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	280	0	132
FAT	FINISHED ATTIC	760	0	116
FLA	FLOOR LIV AREA	2,251	2,251	454
OPU	OP PR UNFIN LL	148	0	82
OPF	OP PRCH FIN LL	244	0	114
OUF	OP PRCH FIN UL	160	0	56
TOTAL		3,843	2,251	954

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1979	1980	1	174 SF	1
BRICK PATIO	1987	1988	1	15 SF	2
FENCES	1987	1988	1	444 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/23/2018	\$1,100,000	Warranty Deed	2179130	2918	639	01 - Qualified	Improved
11/8/2004	\$1,300,000	Warranty Deed		2058	637	Q - Qualified	Improved
6/1/1995	\$265,000	Warranty Deed		1359	1522	Q - Qualified	Improved
1/1/1988	\$200,000	Warranty Deed		1038	2147	Q - Qualified	Improved
2/1/1975	\$34,000	Conversion Code		628	224	Q - Qualified	Improved

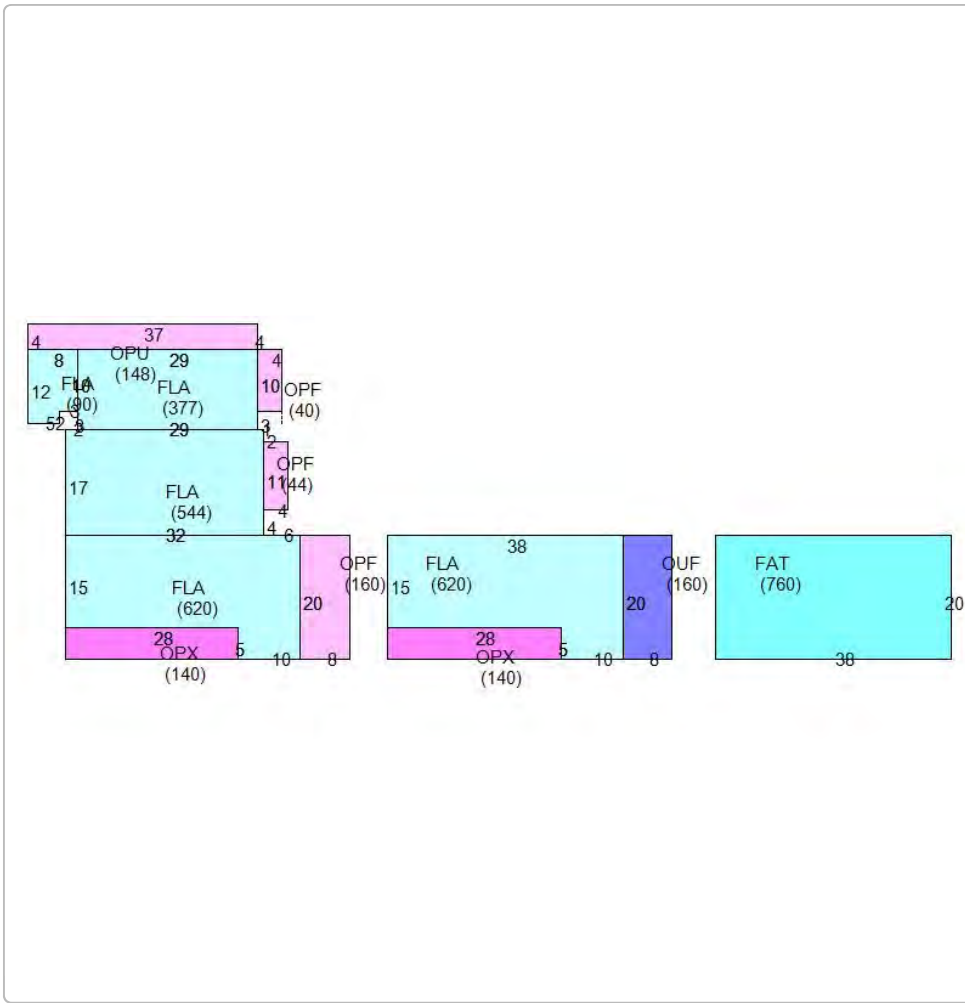
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-0755	7/25/2019		\$500,000	Residential	EXIST WINDOWS TO REMAIN AND REPAIR AS NECESSARY NEW WOOD WINDOWS , FLOORING STRUCTURE AND FOUNDATION INT FRAMING REPLACE EXIST FRENCH DOORS AS NECESSARY WITH MATHCING. REMOVE BOTT 3' OF CLAPBOARD FOR SILL REPLACE.
18-1755	1/14/2019		\$9,000	Residential	INTERIOR AND EXTERIOR DEMO
08-679	3/12/2008	1/9/2009	\$2,000		REPLACE SIDING AND TRIM 150SF REPLACE DECK BOARDS 20SF
0004333	12/18/2000	10/23/2001	\$8,000		PORCH ADD/NEW GABLE ROOF
9803104	10/7/1998	1/1/1999	\$1,400	Residential	REMOVE/REPLACE ROOF
9600292	1/1/1996	12/1/1996	\$2,240		RENOVATION
9600538	1/1/1996	12/1/1996	\$700		RENOVATION
9600644	1/1/1996	12/1/1996	\$2,500		RENOVATION

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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

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