



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Jared Beck, AICP, FRP
Acting Historic Preservation Planner

Meeting Date: November 29, 2023

Applicant: Seth Neal, Architect

Application Number: H2023-0043

Address: 521 Margaret Street

Description of Work:

Construction of a new one and a half-story frame house with pool and deck on a vacant lot.

Site Facts:

The site under review is a vacant lot. Formerly identified as 519-521 Margaret Street, the parcel previously consisted of two dwellings as shown on the 1912, 1926, and 1948 Sanborn Maps for 519 and 521 Margaret Street. The 1962 Sanborn Map only indicates one dwelling on what was then 521 Margaret Street. By 1965, there is no indication of either property in the Polk City Directory. Further, there is no record of a survey or designation of either property prior to the Key West Historic District designation in 1971.

In 2003 and again in 2009 various boundary changes were made to these properties in order to allow adjacent properties to become more compliant with dimensional code requirements. In 2009, these parcels were combined to form one parcel.



Front of the site.

Guidelines Cited on Review:

- New construction (pages 38a – 38q), specifically guideline 2 on page 38c, and guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 17, 18, 22, 23, and 24.
- Decks, pools (page 39a), specifically first paragraph and guideline 3.
- Air conditioning units (pages 42 – 43), specifically guideline 5.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 1, 2, 4, 5, and 6.

As the application proposes new construction on a vacant lot, the *Evaluation by Guidelines* (pages 38p – 38q) are included:

(1) Does the new building or structure have a similar height to the immediately adjacent buildings?

No. The home to the south of the proposed two-story house is an eyebrow house and roughly 2' shorter in height. The home to the north is a single-story cottage and roughly 10' shorter in height.

(2) Is the new building or structure sensitive and harmonious to the immediate urban context in which it will be located?

No. This lot size is atypically large for this block and neighborhood. While the architect has designed the house within the required setbacks,

the overall size, mass, scale, roof design, and level of detailing incorporated in the porch breaks the harmony of the immediate context.

- (3) *The new building or structure does not parody any existing building within the urban block.*

No, this is not the case however, the new house appears to replicate a unique historic house located at 520 Angela Street.

- (4) *The new building or structure does not overpower adjacent buildings or structures.*

Yes. The new house is much larger in size, mass, and scale than adjacent homes or most on this block. The roof design, specifically the front gable is foreign to the urban context.

- (5) *Does the new building or structure maintain the required setbacks and relationship to the street and or site.*

Yes, this is the case.

- (6) *For new buildings or structures facing a street, does any façade facing a street maintain similar rhythm, and composition found in adjacent buildings and or same typology?*

No. While the general character of this home is fitting in Key West however, the overall mass and scale of this house will likely alter the rhythm of the street.

- (7) *The new design does not propose a carport or garage that is visible from any street?*

No, this is not the case.

- (8) *Does the new building or structure have a similar scale, mass, and form to the buildings immediately adjacent to where it will be built?*

No, the scale, roof design, and mass of the house is significantly larger than the immediately adjacent homes.

- (9) *Are the exterior materials for the new building or structure similar to those used on the immediate adjacent properties or same typology?*

Yes, exterior materials are fitting within the seen on adjacent homes.

(10) *The new building or structure does not include elements such as roof decks, balconies, dormers, roof forms, openings, doors, and windows, among others, that are incompatible or would unnecessarily intrude on the privacy of the immediate adjacent buildings or structures?*

Yes, the house incorporates roof forms that, while appropriate in general form, are much larger and incompatible with immediately adjacent homes.

Staff Analysis:

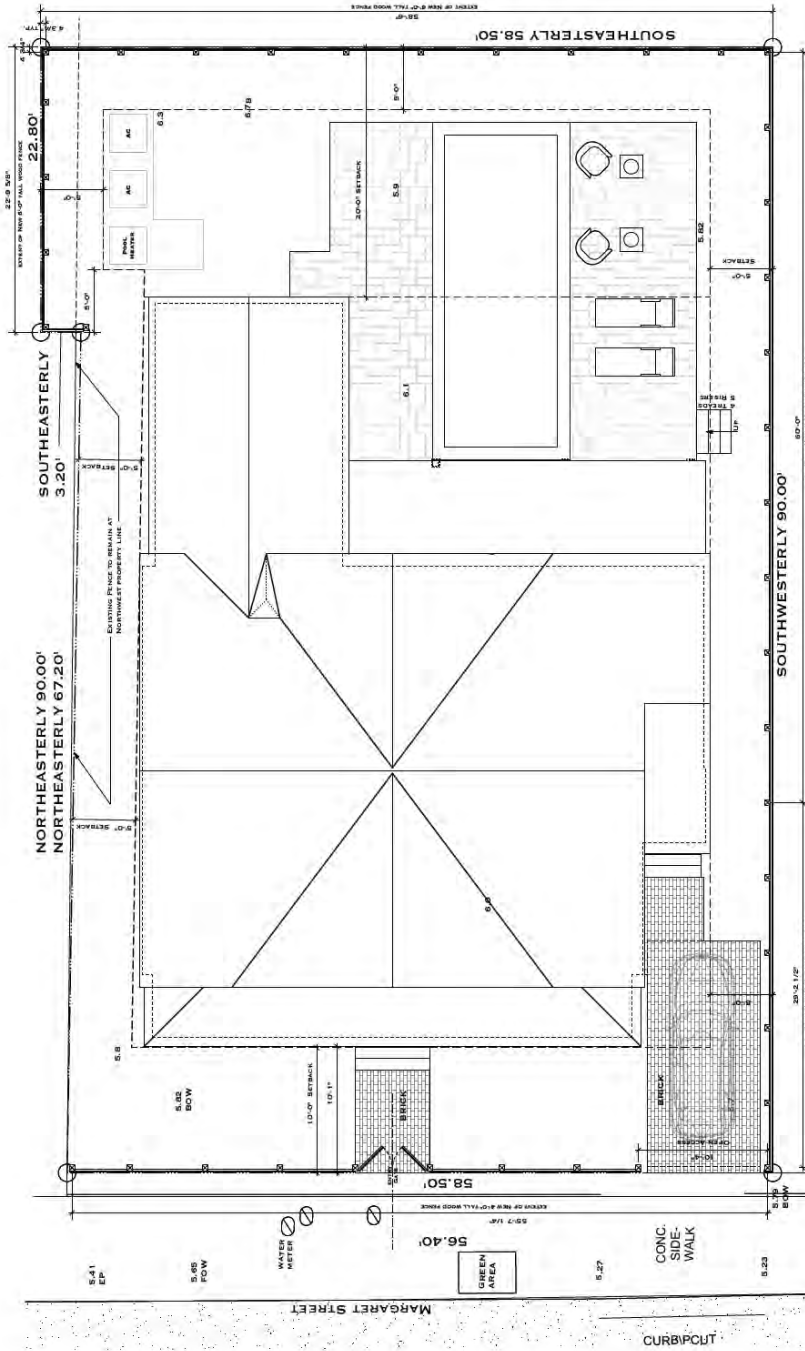
The Certificate of Appropriateness is under review proposes the construction of a new one and half-story wood frame house, pool, and deck on the vacant parcel.

The new Carpenter Gothic influenced house features a centered gable front facing design with five bay front porch and central entryway to the house. A portion of the side gabled structure and side porch will protrude on the southeast side of the main structure and be visible from the street. This protrusion will provide side-yard access to parking.

The parcel, formerly two lots, provides a wider frontage than many of the nearby lots. The new house is subsequently significantly wider than many of the nearby houses. While the roof form variation, front porch, and recessed side protrusion help to reduce the overall scale and mass of the house, it remains a much larger structure than the immediately adjacent homes and blocks. The front porch elevation and height of first and second floor windows is consistent with nearby homes. The second floor, in particular the overall height and mass of the roof plane are exaggerated in contrast to adjacent homes. The approximate height from the first-floor plate height (ceiling of first-floor) to the roofline is approximately 17.5', or nearly two-stories. The new structure complies with current setbacks.

The house will have horizontal composite lap siding, impact wood entry and side doors, and impact wood windows. Doors located at the rear of the house will be impact aluminum. The roof of the structure and porch will be pressed metal shingles, and the front porch will include a decorative balustrade and substantial decorative trim and brackets at the porch columns. Additional decorative wood detailing will be at the front and rear gables.

Site features will include a brick single space parking pad and brick sidewalks at the front of the house, and a pool with surrounding stone pool deck at the rear of the structure. The pool and pool deck will be elevated approximately 2'-4" to be generally flush with the finished floor elevation of the house and not be visible from the street. Pool and AC equipment will be located at the rear of the structure and may be visible from the street unless screening is provided by a wood fence that is proposed to be included on a separate permit.



Proposed Site Plan.



Proposed Elevation.



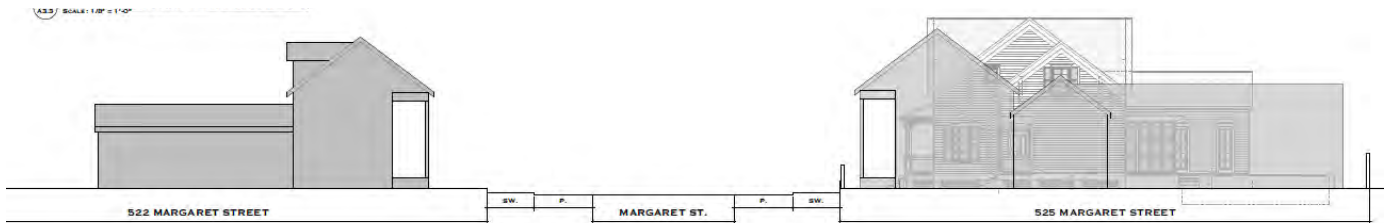
520 Angela Street built c. 1889, photograph taken c. 1970, as shown is extremely similar to the new house as proposed.



Margaret Street elevation depicting proposed house.



Margaret Street elevation depicting opposite side of proposed house.



Margaret Street section with proposed house on the right.

Consistency with Guidelines Cited Guidelines:

It is the staff’s opinion that the proposed design for Certificate of Appropriateness H2023-0043 does not conform with cited guidelines. While the general design and style of the house are appropriate for Key West and this location, the overall second-story height and roof plane mass are substantially greater than the immediately adjacent homes and block. Additionally, the level of detail or gingerbread on the front porch is much more elaborate than would typically be seen on this or adjacent blocks. It is staff’s opinion however, that a simplified front porch, and reduced height of the second-story, particularly the roof above second floor plate height, may result in a more scale appropriate house that is compatible within the block.

It is further noted that this house appears to be a near replica to the design seen in 520 Angela Street, a unique structure built c. 1889. This is conflictive with guideline 3, as it may create a false sense of history.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE AE6	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	521 Margaret Street	
NAME ON DEED:	FSN Revocable trust c/o Nancy Flynn Trustee	PHONE NUMBER 843-290-8895
OWNER'S MAILING ADDRESS:	221 Simonton Street	EMAIL nfly13@gmail.com
	Key West Fl 33040	
APPLICANT NAME:	T.S. Neal Architects- Seth Neal	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 Oversea Hwy	EMAIL sethneal@tsnarchitects.com
	Cudjoe Key Fl	
APPLICANT'S SIGNATURE:	<i>Seth Neal</i>	DATE 10-29-2023

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 X INVOLVES A HISTORIC STRUCTURE: YES___ NO X
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
New One & Half story wood framed residence on vacent lot. Pool & Deck in rear yard.
See Plans for additional information
MAIN BUILDING:
House will have composite lap siding & Trimwork, impact wood entry door & windows, alum. doors at rear of house, pressed metal shingles, decorative wood trim, corbels and brackets at columns.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
none

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

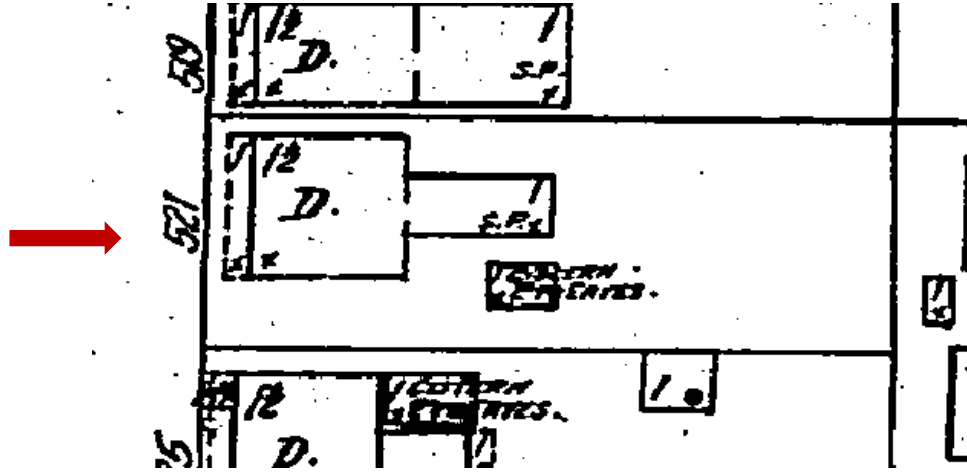
ACCESSORY STRUCTURE(S):	
none	
PAVERS:	FENCES: wood on seperate permit
brick parking pad & walkway, see site plan	
DECKS: pool deck	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	yes, see plans
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
ac, see site plan	

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

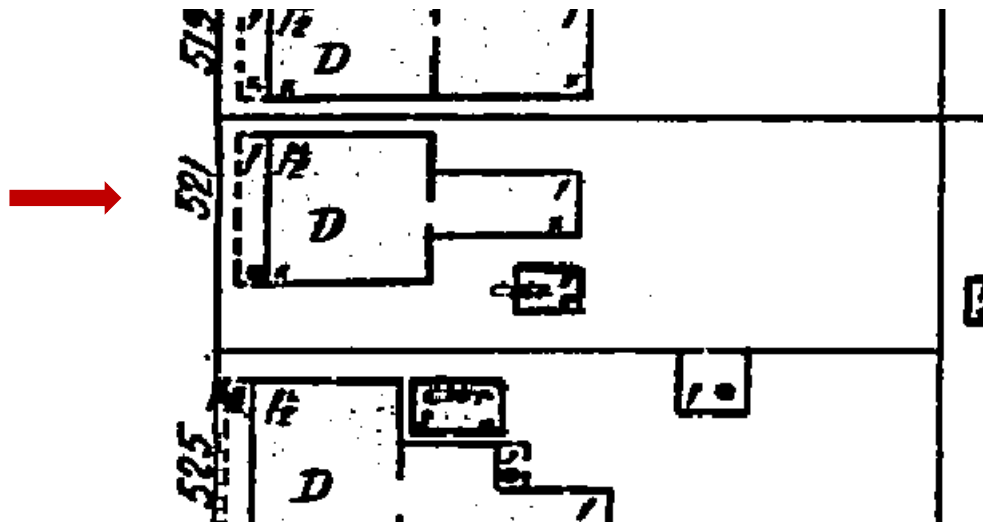
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS

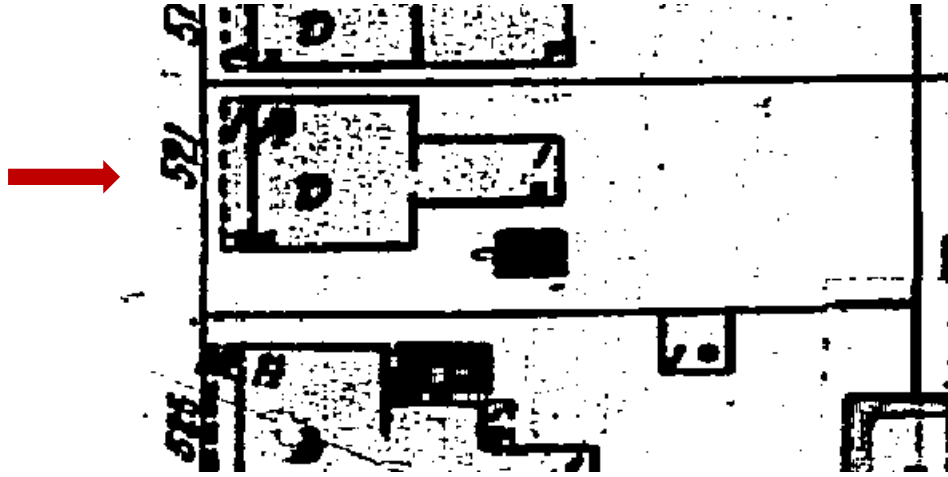
Sanborn Maps
521 Margaret Street



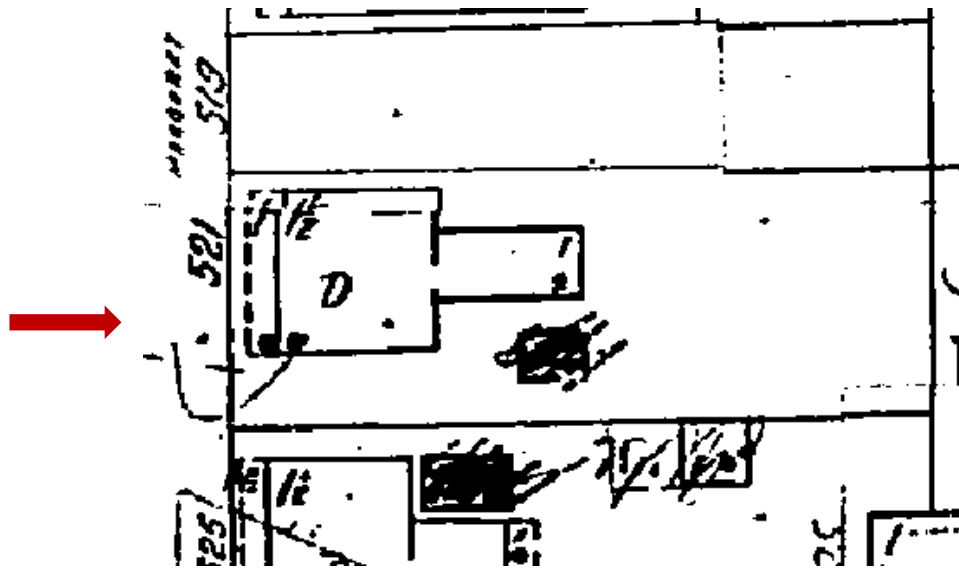
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



BEWARE
OF
DOG

NO
PARKING

**521 MARGARET STREET: VACANT LOT
EAST / STREET ELEVATION**

SURVEY

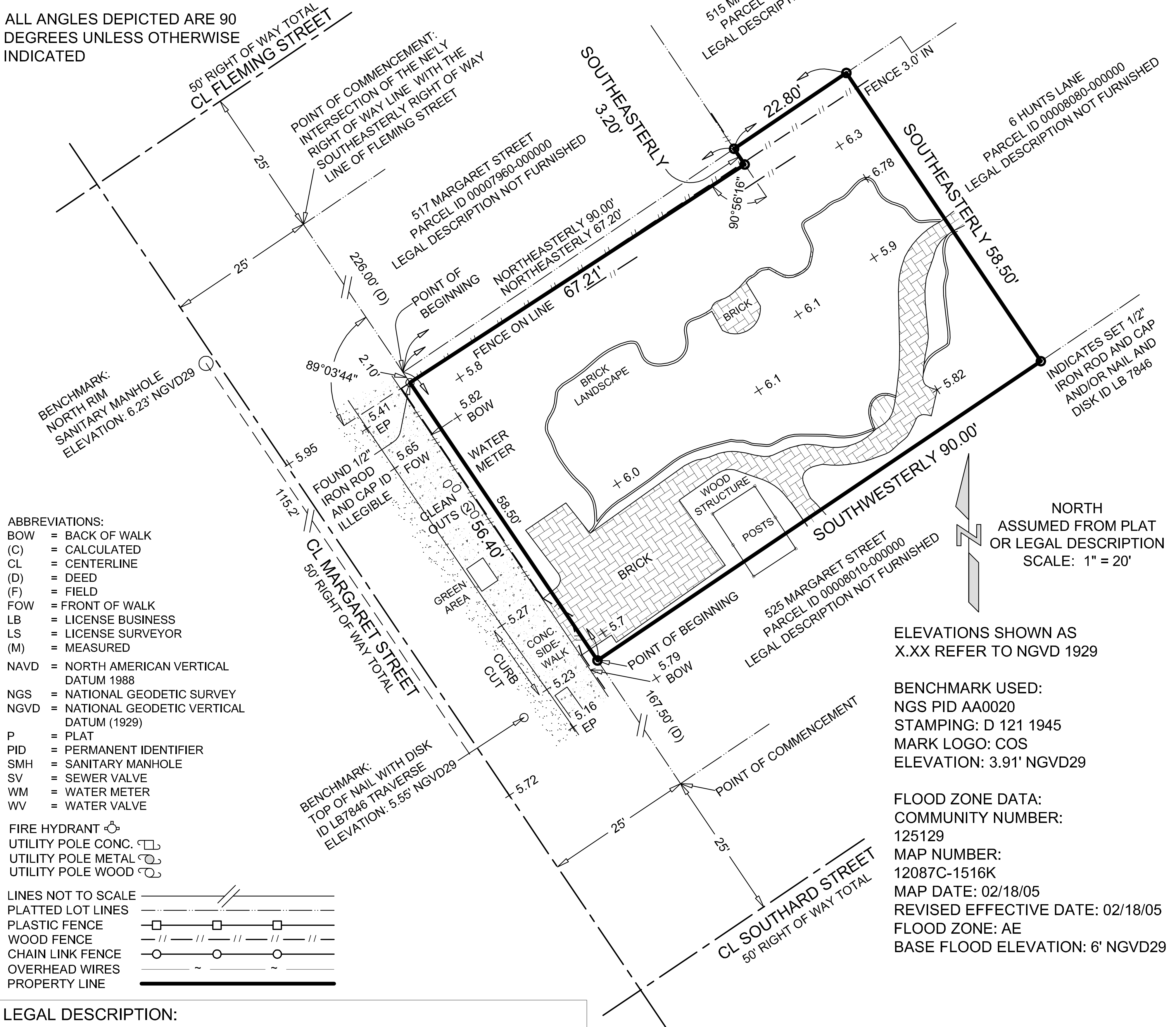
ADDRESS:
521 MARGARET STREET
KEY WEST, FLORIDA 33040

MAP OF BOUNDARY SURVEY

PART OF LOT 4, SQUARE 46
WILLIAM A. WHITEHEAD'S MAP
OF THE ISLAND OF KEY WEST
MONROE COUNTY, FLORIDA

BEARING BASE:
NORTHWESTERLY ALONG THE
EASTERLY RIGHT OF WAY LINE
OF MARGARET STREET (D)

ALL ANGLES DEPICTED ARE 90
DEGREES UNLESS OTHERWISE
INDICATED



- ABBREVIATIONS:
- BOW = BACK OF WALK
 - (C) = CALCULATED
 - CL = CENTERLINE
 - (D) = DEED
 - (F) = FIELD
 - FOW = FRONT OF WALK
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEYOR
 - (M) = MEASURED
 - NAVD = NORTH AMERICAN VERTICAL DATUM 1988
 - NGS = NATIONAL GEODETIC SURVEY
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
 - P = PLAT
 - PID = PERMANENT IDENTIFIER
 - SMH = SANITARY MANHOLE
 - SV = SEWER VALVE
 - WM = WATER METER
 - WV = WATER VALVE
- FIRE HYDRANT
- UTILITY POLE CONC.
- UTILITY POLE METAL
- UTILITY POLE WOOD
- LINES NOT TO SCALE
- PLATTED LOT LINES
 - PLASTIC FENCE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - OVERHEAD WIRES
 - PROPERTY LINE

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD 1929

BENCHMARK USED:
NGS PID AA0020
STAMPING: D 121 1945
MARK LOGO: COS
ELEVATION: 3.91' NGVD29

FLOOD ZONE DATA:
COMMUNITY NUMBER:
125129
MAP NUMBER:
12087C-1516K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 6' NGVD29

LEGAL DESCRIPTION:

Part of Lot 4 in Square 46 as per Whitehead's map of said City delineated in 1829. Commencing at a point on Margaret Street 167.50 feet from Southard Street and runs thence at right angles in a Northwesterly direction 58.50 feet; thence at right angles in a Northeasterly direction 90.00 feet; thence at right angles in a Southeasterly direction 58.50 feet; thence at right angles in a Southwesterly direction 90.00 feet to the Place of Beginning.

Less therefrom:

A parcel of land on the Island of Key West, known on William A. Whitehead's map of said Island as delineated in February, 1829, as a part of Lot 4, in Square 56, said parcel being more particularly described by metes and bounds as follows: Commencing at the intersection of the Northeasterly right of way line of Margaret Street with the Southeasterly right of way line of Fleming Street and run thence Southeasterly along the Northeasterly right of way line of the said Margaret Street for a distance of 226.00 feet to the Point of Beginning; thence Northeasterly and at right angles for a distance of 67.20 feet; thence Southeasterly and at right angles for a distance of 3.20 feet to a point on the Northwesterly face of an existing wood fence; thence Southwesterly with a deflection angle of 90°56'16" to the right and along the Northwesterly face of said existing wood fence for a distance of 67.21 feet to the Northeasterly right of way line of said Margaret Street; thence Northwesterly with a deflection angle of 89°03'44" to the right and along the Northeasterly right of way line of the said Margaret Street for a distance of 2.0 feet back to the Point of Beginning.

CERTIFIED TO:
FSN REVOCABLE TRUST 03/21/2023
C/O NANCY FLYNN TRUSTEE

GENERAL NOTES:

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

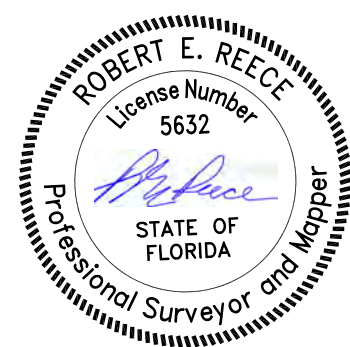
SCALE: 1"=20'
FIELD WORK DATE: 10/08/23
REVISION DATE: -/-/
SHEETS: 1 OF 1
DRAWN BY: GF
CHECKED BY: RER
INVOICE NO.: 23080203

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

Robert Reece
SIGNED _____
Date: 2023.10.10 09:44:48
-04'00"

ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NO. LS 5632



REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@RECECSURVEYING.COM

PROPOSED DESIGN

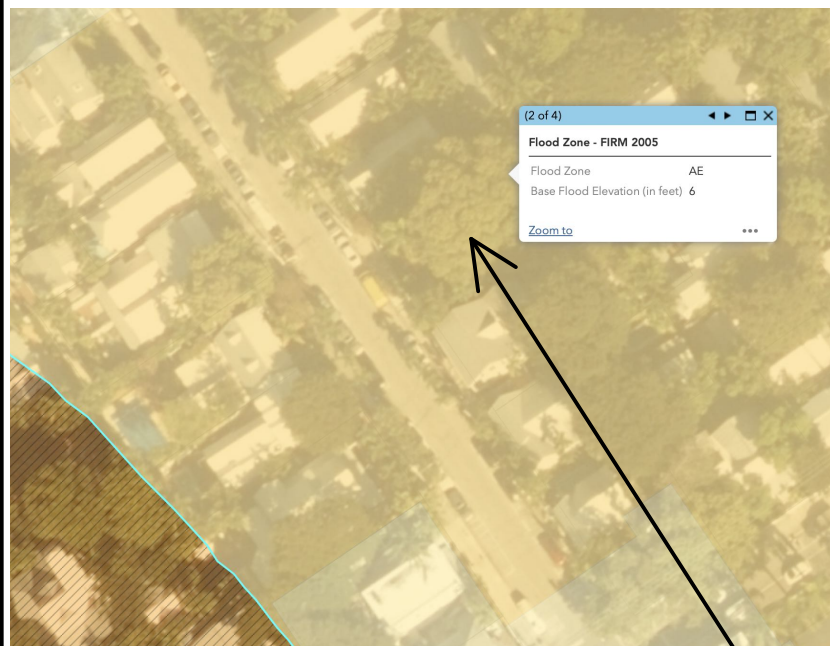
SITE DATA

521 MARGARET ST.
 PARCEL ID #: 0008010-000100


ITEM	REQ. PER LDR	EXISTING	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	EXISTING	HISTORIC HIGH DENSITY RESIDENTIAL
SITE AREA	4,000 Sq. Ft.	5,086 Sq. Ft.	No CHANGE	EXISTING
LOT SIZE	40' X 90' (MIN)	SEE SURVEY	No CHANGE	EXISTING
IMPERVIOUS	3,051 Sq Ft (60% MAX)		1,465 Sq Ft (28.8%)	CONFORMS
OPEN SPACE	1,780 Sq Ft (35% MIN)		1,784 Sq Ft (35%)	CONFORMS
BUILDING COV.	2,534 Sq Ft (50% MAX)		2,162 Sq Ft (42.5%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	263 Sq. Ft. (30% MAX COV.) REAR YARD AREA: 877 SQ FT		NA	
FRONT YARD COV.	281 Sq Ft (MIN) (50% OPEN SPACE FRONT YARD AREA: 563 SQ FT		423 Sq Ft (75%) OPEN SPACE	CONFORMS

STRUCTURE SETBACKS				
FRONT SETBACK (MARGARET)	-	10'-0"	10'-1"	CONFORMS
REAR SETBACK	-	20'-0"	20'-0"	CONFORMS
SOUTHWEST SIDE SETBACK	-	5'-0"	5'-0"	CONFORMS
NORTHEAST SIDE SETBACK	-	5'-0"	5'-0"	CONFORMS
BUILDING HEIGHT	-	30'	29'-10"	CONFORMS

FEMA MAP FLOOD ZONE: AE-6



SITE LOCATION MAP



PROJECT LOCATION

- GENERAL NOTES:**
- DO NOT SCALE ANY DRAWING.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
 - CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
 - ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
 - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
 - ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
 - ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
 - ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
 - ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
 - ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
 - ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
 - ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
 - ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

COMMENTS:

DESIGN NOTES:
<p>THE NEW STRUCTURE IS CLASSIFIED AS AN R-3 TYPE OCCUPANCY & IS DESIGNED TO MEET THE FOLLOWING:</p> <p>FBC 2020 - RESIDENTIAL (FBC-R) A.S.C.E. 24-14 REGULATIONS PER FBC 07/ASCE 07-16 EXPOSURE "D" LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. SEE STRUCTURAL DRAWING S0.0</p>

SCOPE OF WORK:
<p>NEW ONE & HALF STORY RESIDENCE WITH REAR YARD POOL AND DECK.</p>

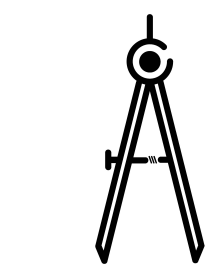
SQUARE FOOT TABLE:

DRAWING SCHEDULE:

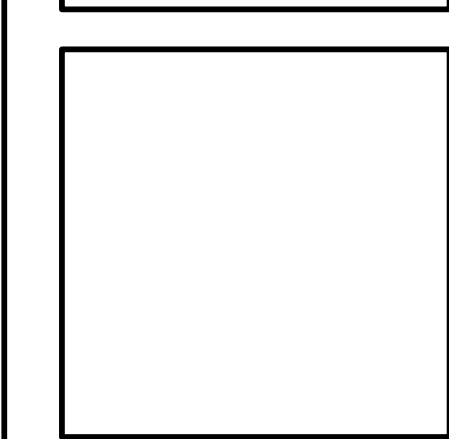
- T1.1 TITLE, SITE DATA & PROJECT INFORMATION
- C0.1 SURVEY & TREE PROTECTION
- A1.0 ARCHITECTURAL SITE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS - HARC CONTEXT

ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
- A.F.F. = ABOVE FINISH FLOOR
- A.A.G. = ABOVE ADJACENT GRADE
- ALUM. = ALUMINUM
- ARCH. = ARCHITECTURAL
- BALC. = BALCONY
- BD. = BOARD
- C.I.P. = CAST IN PLACE
- C.J. = CONTROL JOINT
- CL. = CLOSET
- CL. = CENTERLINE
- CONC. = CONCRETE
- COORD. = COORDINATE
- C.O.R. = CROWN OF ROAD
- D. = DRYER
- DIM. = DIMENSION
- DN. = DOWN
- DTL. = DETAIL
- DW. = DISHWASHER
- DWG. = DRAWING
- ELECT. = ELECTRICAL
- ELEV. = ELEVATOR
- E.P. = ELECTRICAL PANEL
- EQ. = EQUAL
- EX. = EXISTING
- E.J. = EXPANSION JOINT
- F.F.E. = FINISH FLOOR ELEVATION
- FIN. = FINISH
- FREZ. = FREEZER
- GYP. BD. = GYPSUM WALL BOARD
- HORZ. = HORIZONTAL
- HR. = HOUR
- MAX. = MAXIMUM
- MECH. = MECHANICAL
- MIC. = MICROWAVE OVEN
- MIN. = MINIMUM
- M.R. = MOISTURE RESISTANT
- N.A. = NOT APPLICABLE
- N.I.C. = NOT IN CONTRACT
- O.H. = OPPOSITE HAND
- PT. = PAINTED
- P.T. = PRESSURE TREATED
- R.A. = RETURN AIR
- REF. = REFERENCE
- REFR. = REFRIGERATOR
- REQ. = REQUIRED
- SCHED. = SCHEDULE
- S.F. = SQUARE FOOT
- SIM. = SIMILAR
- STOR. = STORAGE
- STRUCT. = STRUCTURAL
- SQ. = SQUARE
- TL. = TILE
- TYP. = TYPICAL
- U.C. = UNDER COUNTER
- U.N.O. = UNLESS NOTED OTHERWISE
- VERT. = VERTICAL
- V.I.F. = VERIFY IN FIELD
- W. = WASHER
- W/ = WITH
- WD. = WOOD
- W.H. = WATER HEATER



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



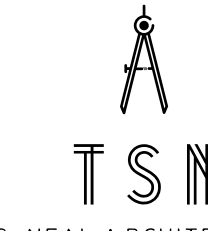
521 MARGARET STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 TITLE, SITE DATA, SURVEY &
 PROJECT INFORMATION

DRAWN: TSN
 CHECKED: -
 DATE: 10-25-2023

REVISION #	DATE

T1.1
 SHEET #

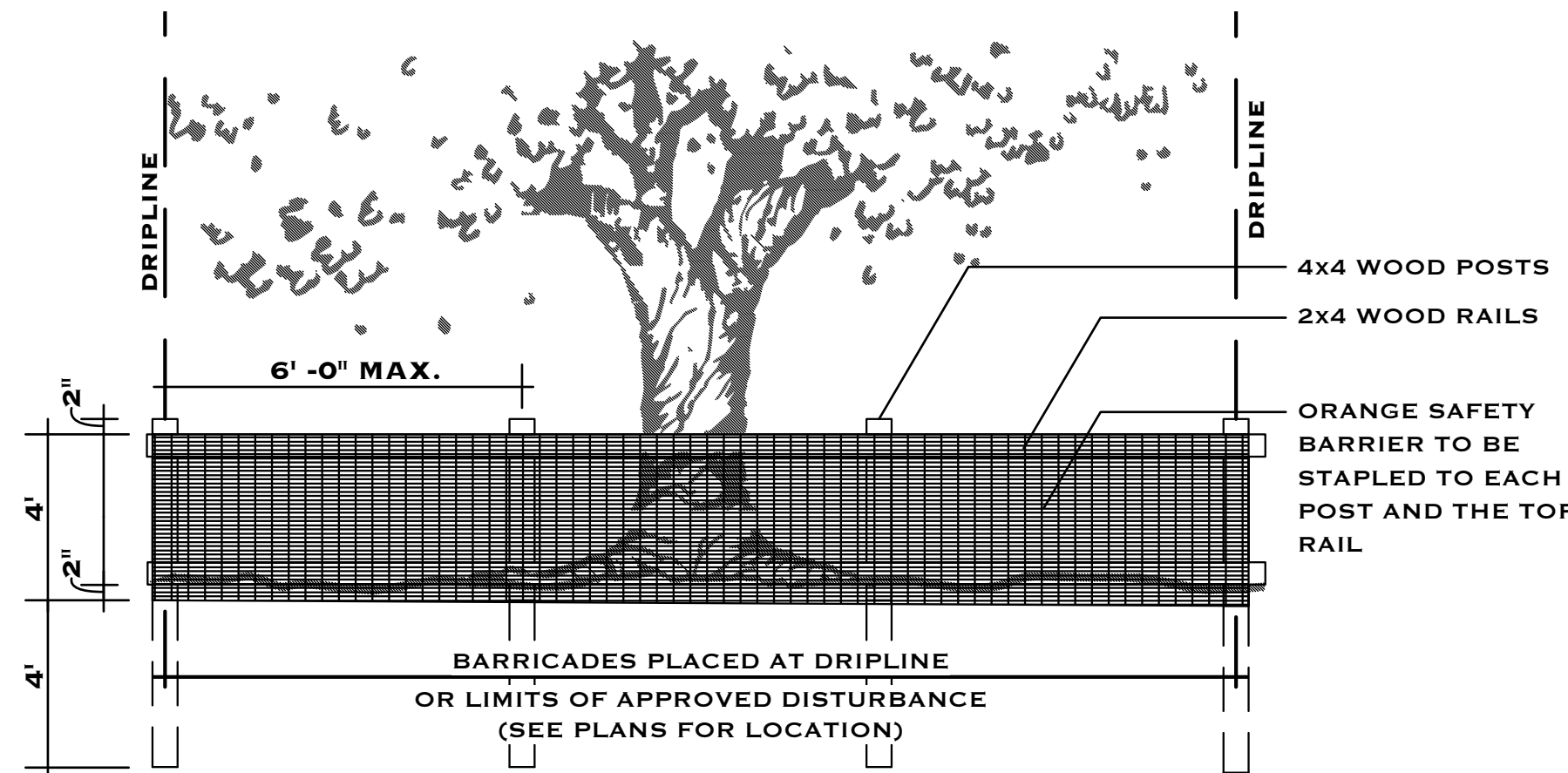


T.S. NEAL ARCHITECTS, INC.

A NEW RESIDENCE AT 521 MARGARET STREET KEY WEST , FL 33042

GENERAL SITE NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, PORCHES AND POOL IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITY REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
3. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS & SILT FENCES AS NECESSARY.
5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & OWNER PRIOR TO REMOVAL. IF TREES OCCUR IN THE AREA ADJACENT TO NEW CONSTRUCTION, THEIR REMOVAL SHALL BE APPROVED BY THE OWNER & ARCHITECT. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECT EXCESS DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION.
7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER.
8. SHOULD THE OWNER OR CONTRACTOR DECIDE TO PLACE FILL DIRT ON SITE IN THE BUILDING AREA THEY SHALL NOTIFY THE ARCHITECT & GEOTECHNICAL ENGINEERS FOR RECOMMENDATIONS ON PLACEMENT OF FILL SO AS NOT TO CAUSE ANY ADVERSE EFFECT ON TREES OR EXISTING SOILS.

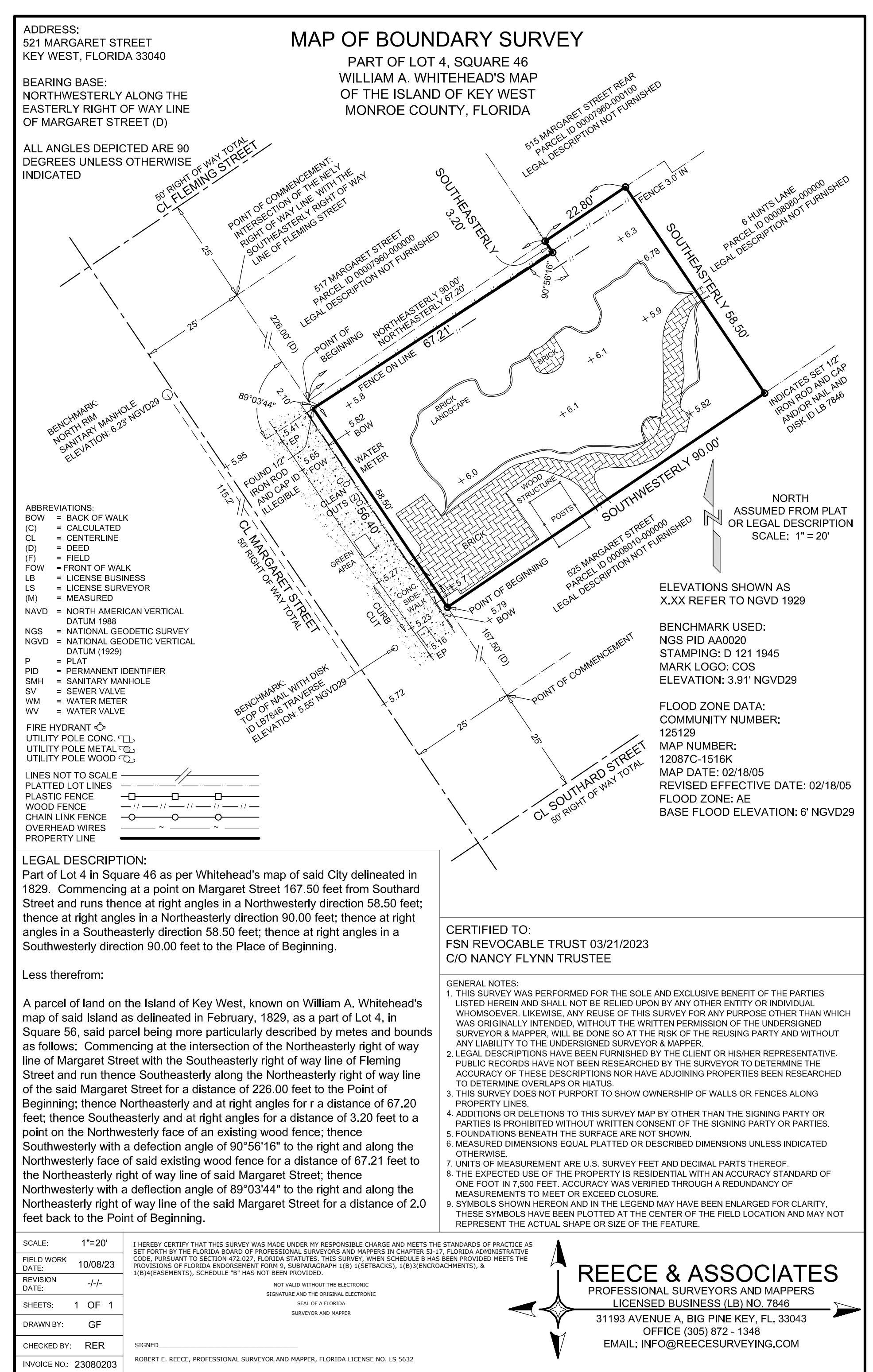


TREE PROTECTION AND BARRICADE ELEVATION

SCALE: NTS

TREE PROTECTION AND PRESERVATION NOTES

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ON SITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

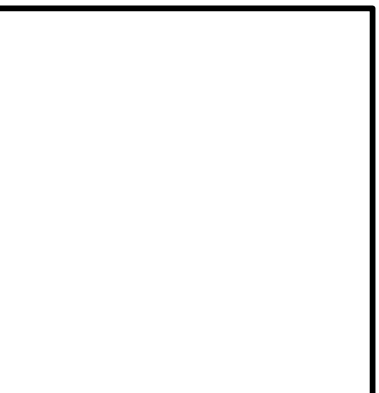


LEGAL DESCRIPTION:
Part of Lot 4 in Square 46 as per Whitehead's map of said City delineated in 1829. Commencing at a point on Margaret Street 167.50 feet from Southard Street and runs thence at right angles in a Northwesterly direction 58.50 feet; thence at right angles in a Northeasterly direction 90.00 feet; thence at right angles in a Southeasterly direction 58.50 feet; thence at right angles in a Southwesterly direction 90.00 feet to the Place of Beginning.

Less therefrom:
A parcel of land on the Island of Key West, known as William A. Whitehead's map of said Island as delineated in February, 1829, as a part of Lot 4, in Square 56, said parcel being more particularly described by metes and bounds as follows: Commencing at the intersection of the Northeasterly right of way line of Margaret Street with the Southeasterly right of way line of Fleming Street and run thence Southeasterly along the Northeasterly right of way line of the said Margaret Street for a distance of 226.00 feet to the Point of Beginning; thence Northeasterly and at right angles for a distance of 67.20 feet; thence Southeasterly and at right angles for a distance of 3.20 feet to a point on the Northwesterly face of an existing wood fence; thence Southwesterly with a deflection angle of 90°56'16" to the right and along the Northwesterly face of said existing wood fence for a distance of 67.21 feet to the Northeasterly right of way line of said Margaret Street; thence Northwesterly with a deflection angle of 89°03'44" to the right and along the Northeasterly right of way line of the said Margaret Street for a distance of 2.0 feet back to the Point of Beginning.

RECEE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 572-1348
EMAIL: INFO@RECEESURVEYING.COM

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



521 MARGARET STREET
KEY WEST, FL 33040


DRAWING TITLE:
SURVEY & TREE PROTECTION

DRAWN: TSN
CHECKED: -
DATE: 10-25-2023

REVISION #	DATE

CO.1
SHEET #

T.S. NEAL ARCHITECTS, INC.


THE CITY OF KEY WEST
 Post Office Box 1409 Key West, FL 33041-1409 (305) 806-3700

August 3, 2022 VIA ELECTRONIC MAIL

Richard J. McChesney
Spottswood, Spottswood, Spottswood, & Sterling, PLLC
500 Fleming Street
Key West, Florida 33040

RE: Request for Build Back
519-521 Margaret Street

Dear Mr. McChesney,

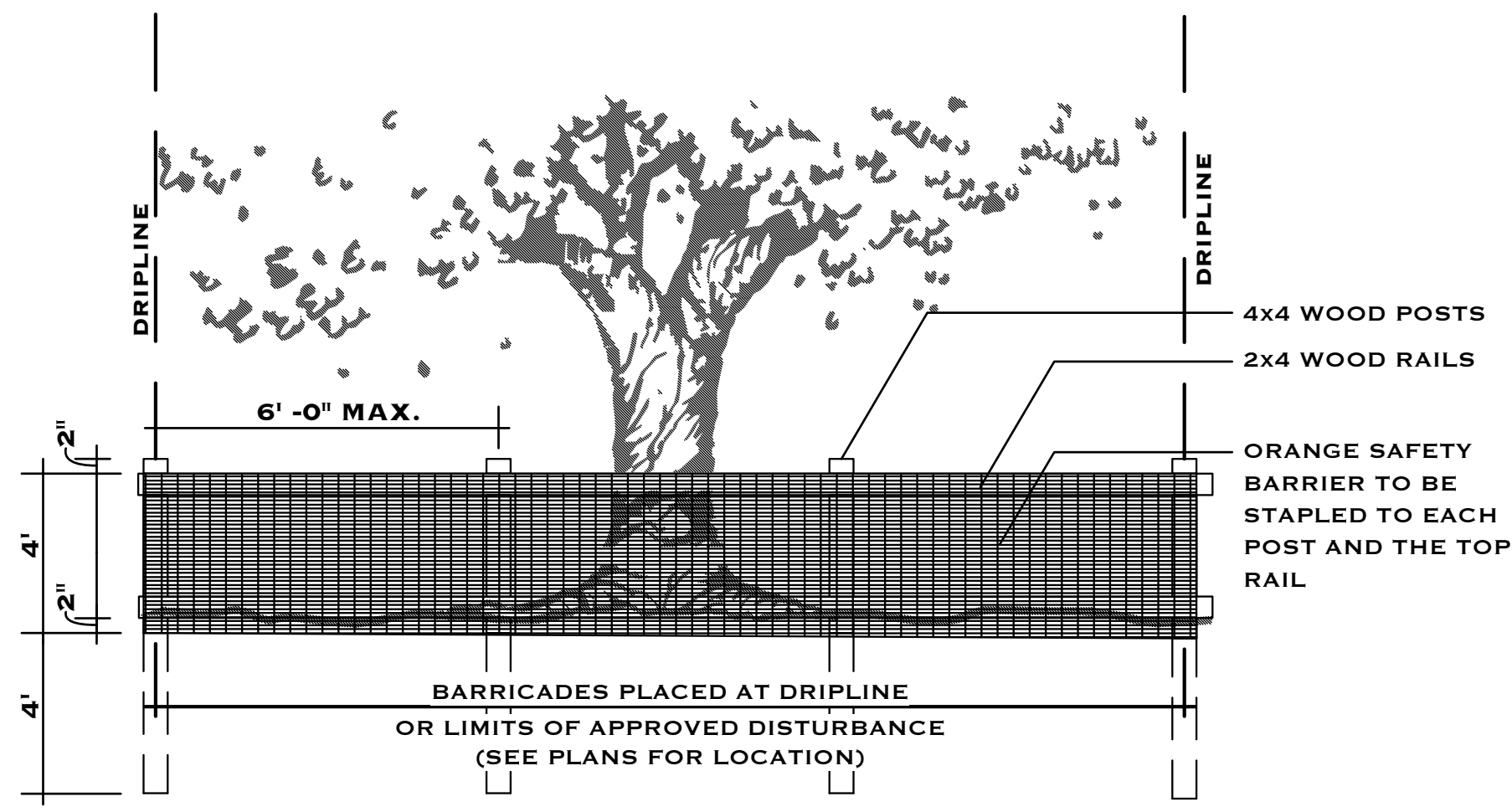
This letter is in response to a request for build back approval received by the Planning Department on May 9, 2022, for property formerly identified as 519-521 Margaret Street, Key West, FL 33040, parcel #00007990-000000. The subject property was combined with 525 Margaret Street at the request of the property owner in 2009; the city now recognizes the property as 525 Margaret Street, parcel #00008010-000000. The parcel is located within the Historic High Density Residential (HHDR) zoning district, which is regulated by Chapter 122, Article IV, Division 6, Subdivision IV of the City of Key West Land Development Regulations.

The Sanborn Maps dated 1912, 1926, and 1948 indicate two structures addressed 519 and 521 Margaret Street located on the parcel, both of which are labeled "D" meaning dwelling units. The Sanborn Map dated 1961 indicates one structure, 521 Margaret Street, remaining on the property. By 1965, Polk City Directory does not indicate a record for either property.

Section 122-26 states "Noncomplying building or structure means any building or other structure, for which the use is lawful (permitted or nonconforming), but the building or other structure does not comply with all applicable sections of the land development regulations, including, but not limited to, size and dimension regulations, off-street parking requirements, landscape requirements, nuisance abatement standards, or height requirements, either on the effective date of the ordinance from which this section derives or as a result of any subsequent amendment."

Both structures were demolished prior to the effective date of Ordinance 00-10, which was passed in June 2000. Furthermore, according to our Historic Preservationist, there was no historic designation or survey performed to support the historic district designation prior to 1971, therefore the structure could not be considered as contributing to the historic district.

Based upon our findings, we are unable to authorize a build-back letter allowing for reconstruction of noncomplying units, but we have verified the existence of two dwelling units on the property. Any proposed development will be subject to HARC guidelines, in addition to the current Land Development Regulations



TREE PROTECTION AND BARRICADE ELEVATION

SCALE: NTS

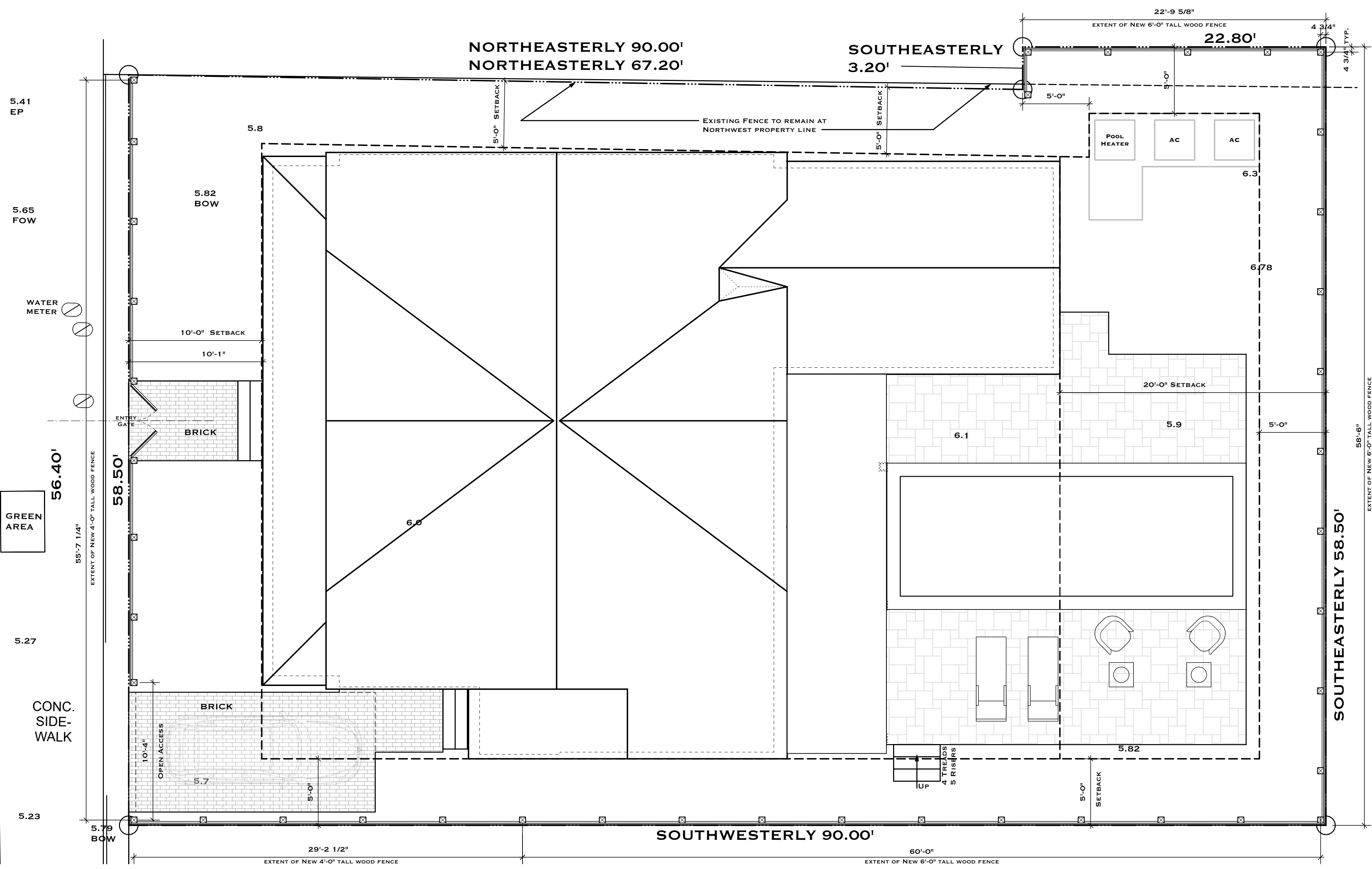
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SITE NOTES

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- THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & LANDSCAPE DESIGNER PRIOR TO REMOVAL. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
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- CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.
- PERMANENT SITE STABILIZATION, SOD, OR GRAVEL, SHALL BE IN PLACE PRIOR TO ISSUANCE OF C.O. FOR PROJECT.
- INSTALL SILT FENCE AROUND PERIMETER OF PROPERTY PRIOR TO ANY CONSTRUCTION ACTIVITIES ONSITE. SEE SILT FENCE DETAILS.
- CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.

MARGARET STREET
CURB/CUT

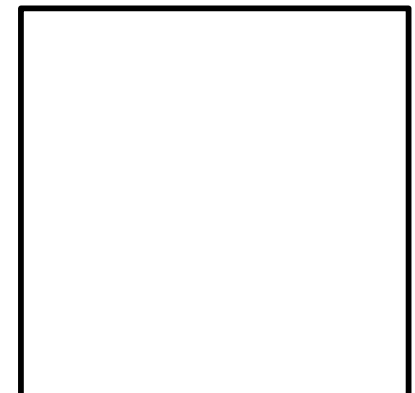


1 ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"

SITE DATA 521 MARGARET ST.
PARCEL ID #: 0008010-000100

ITEM	REQ. PER LDR	EXISTING	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	EXISTING	HISTORIC HIGH DENSITY RESIDENTIAL
SITE AREA	4,000 SQ. FT.	5,086 SQ. FT.	NO CHANGE	EXISTING
LOT SIZE	40' X 90' (MIN)	SEE SURVEY	NO CHANGE	EXISTING
IMPERVIOUS	3,051 SQ FT (60% MAX)		1,465SQ FT (28.8%)	CONFORMS
OPEN SPACE	1,780 SQ FT (35% MIN)		1,784 SQ FT (35%)	CONFORMS
BUILDING COV.	2,534 SQ FT (50% MAX)		2,162 SQ FT (42.5%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	263 SQ. FT. (30% MAX COV.) REAR YARD AREA: 877 SQ FT		NA	
FRONT YARD COV.	281 SQ FT (MIN) (50% OPEN SPACE FRONT YARD AREA: 563 SQ FT)		423 SQ FT (75%) OPEN SPACE	CONFORMS
STRUCTURE SETBACKS				
FRONT SETBACK (MARGARET)	-	10'-0"	10'-1"	CONFORMS
REAR SETBACK	-	20'-0"	20'-0"	CONFORMS
SOUTHWEST SIDE SETBACK	-	5'-0"	5'-0"	CONFORMS
NORTHEAST SIDE SETBACK	-	5'-0"	5'-0"	CONFORMS
BUILDING HEIGHT	-	30'	29'-10"	CONFORMS

T.S. NEAL ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL 33042
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521 MARGARET STREET
KEY WEST, FL 33040

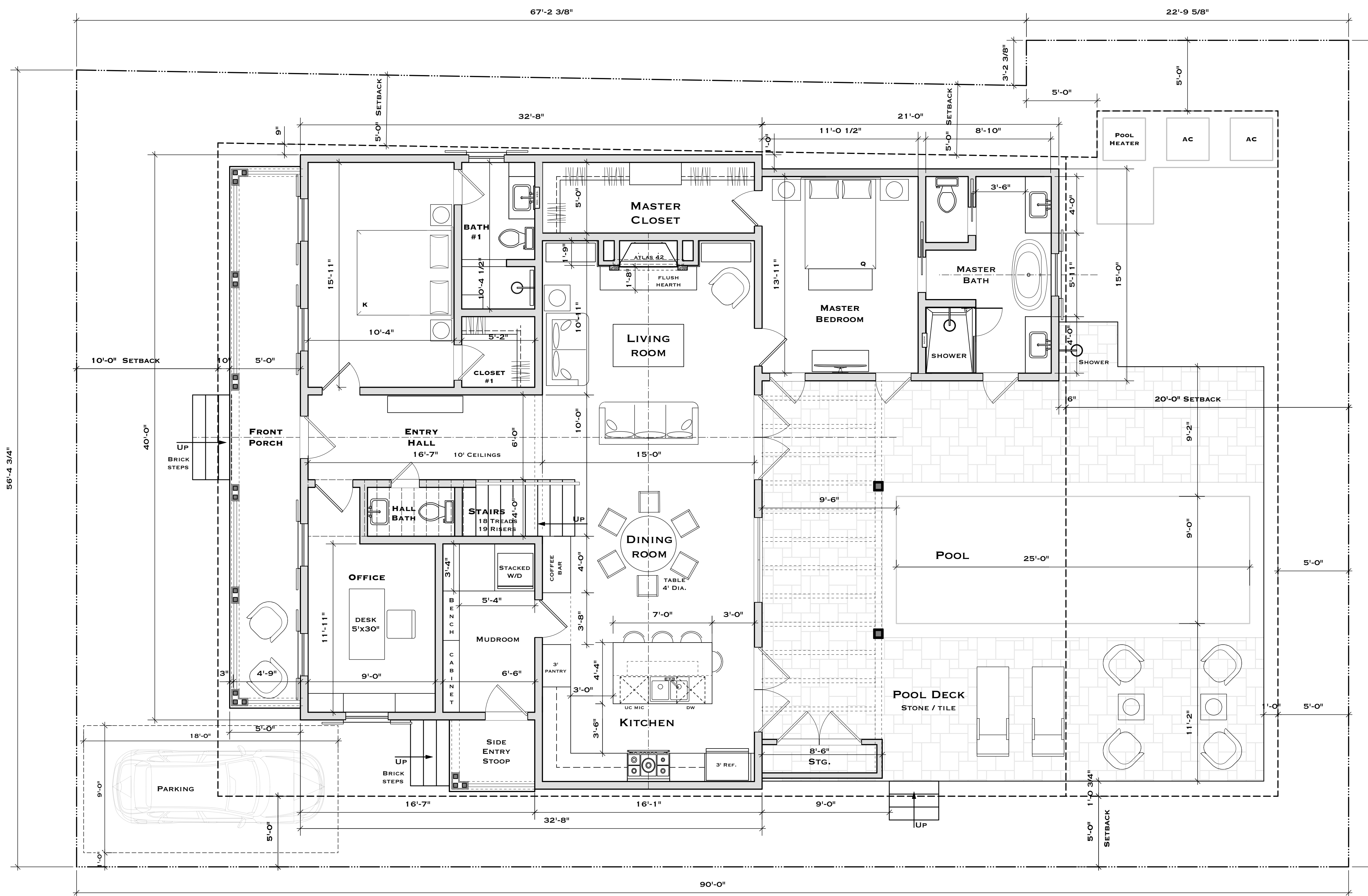
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ARCHITECTURAL SITE PLAN & FENCE LAYOUT

DRAWN: TSN
CHECKED: -
DATE: 10-25-2023

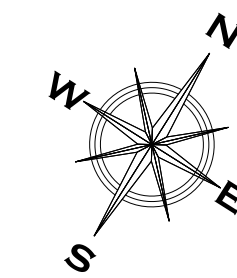
REVISION #	DATE

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SHEET #

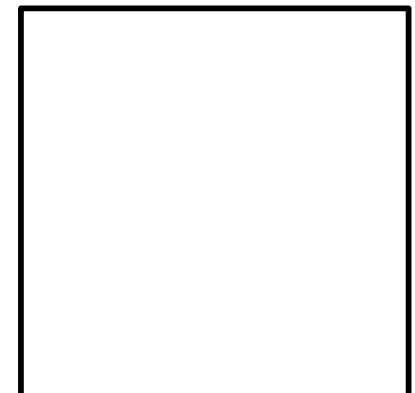
T.S. NEAL ARCHITECTS, INC.



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



T.S. NEAL ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL 33042
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521 MARGARET STREET
KEY WEST, FL 33040

DRAWING TITLE:
ARCHITECTURAL SITE
& FIRST FLOOR PLAN

DRAWN: TSN
CHECKED: -
DATE: 10-25-2023

REVISION #	DATE

A1.1
SHEET #

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T. S. NEAL ARCHITECTS, INC.

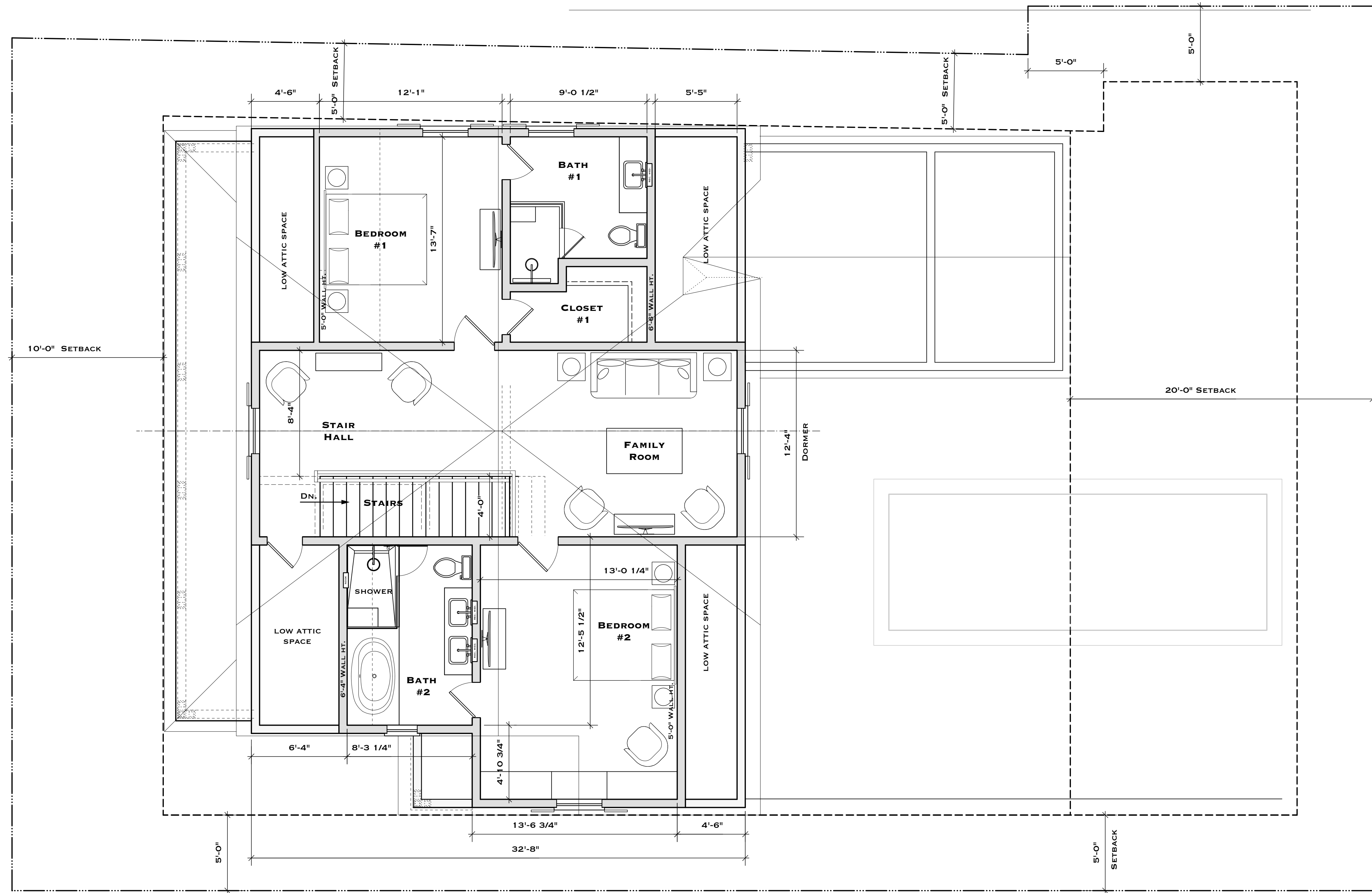


521 MARGARET STREET
 KEY WEST, FL 33040

DRAWING TITLE:
SECOND FLOOR PLAN
 DRAWN: TSN
 CHECKED: -
 DATE: 10-25-2023

REVISION #	DATE

A1.2
 SHEET #



1 2ND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

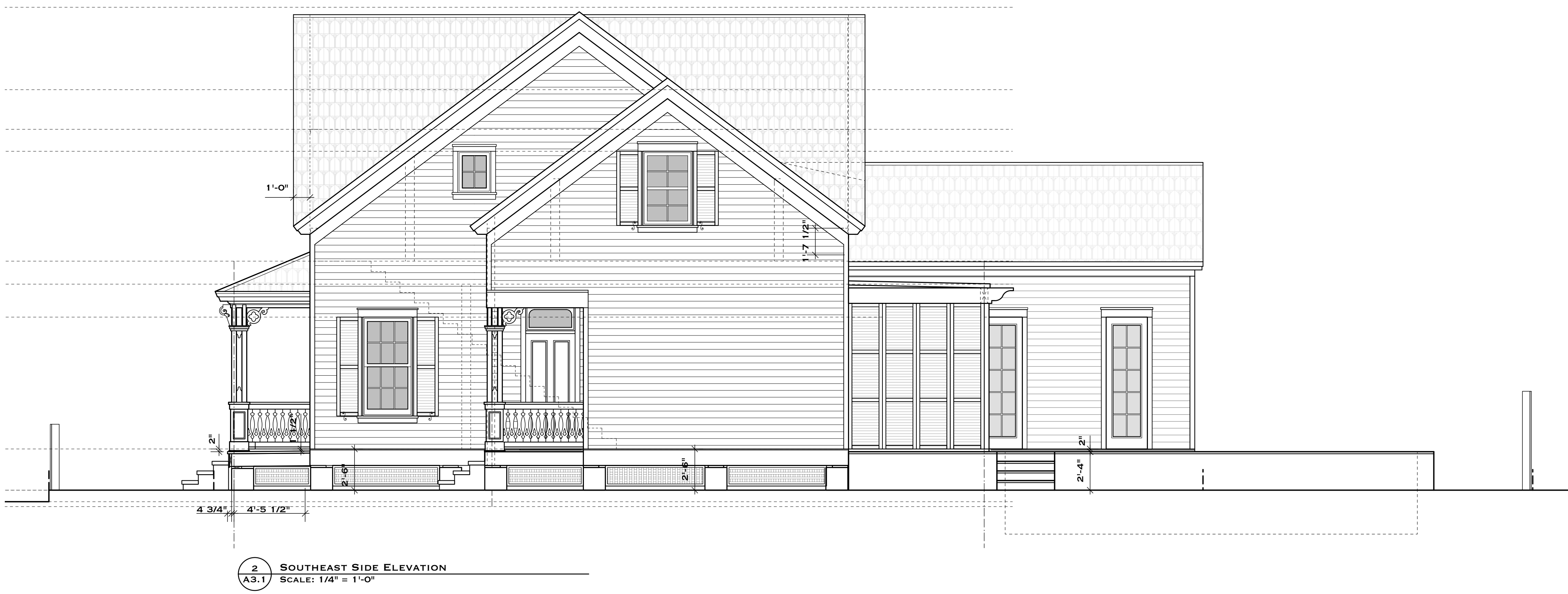


521 MARGARET STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 PROPOSED ELEVATIONS
 DRAWN: TSN
 CHECKED: -
 DATE: 10-25-2023

REVISION #	DATE

A3.1
 SHEET #





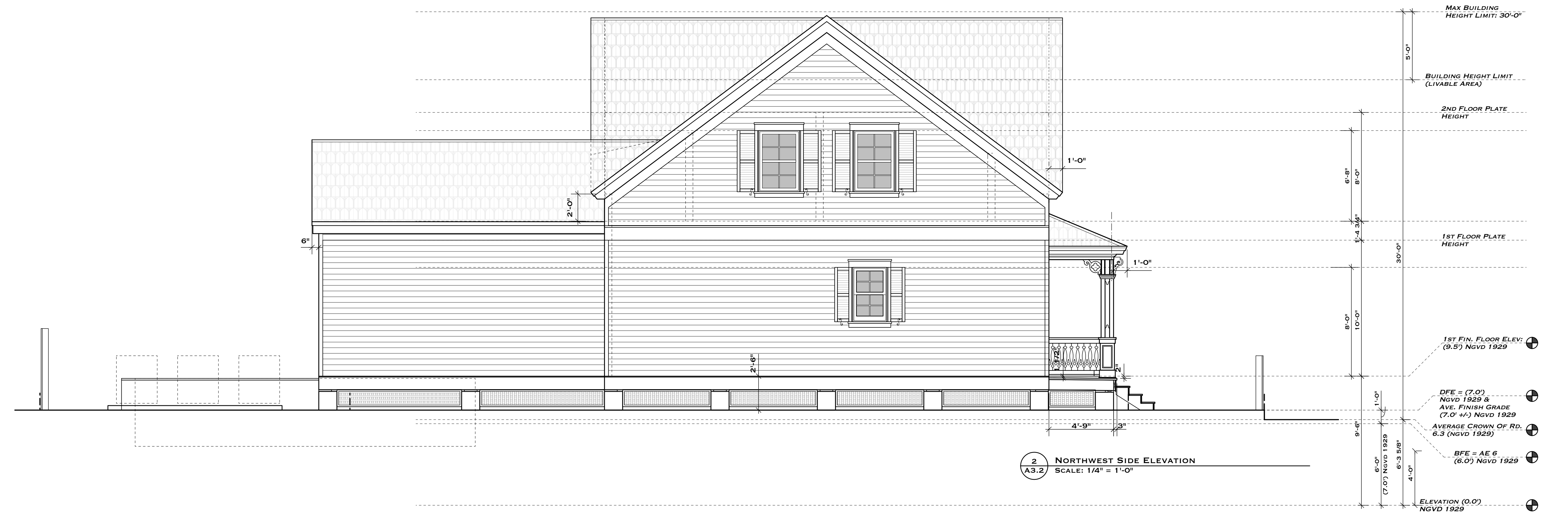
521 MARGARET STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 PROPOSED ELEVATIONS

DRAWN: TSN
 CHECKED: -
 DATE: 10-25-2023

REVISION #	DATE

A3.2
 SHEET #



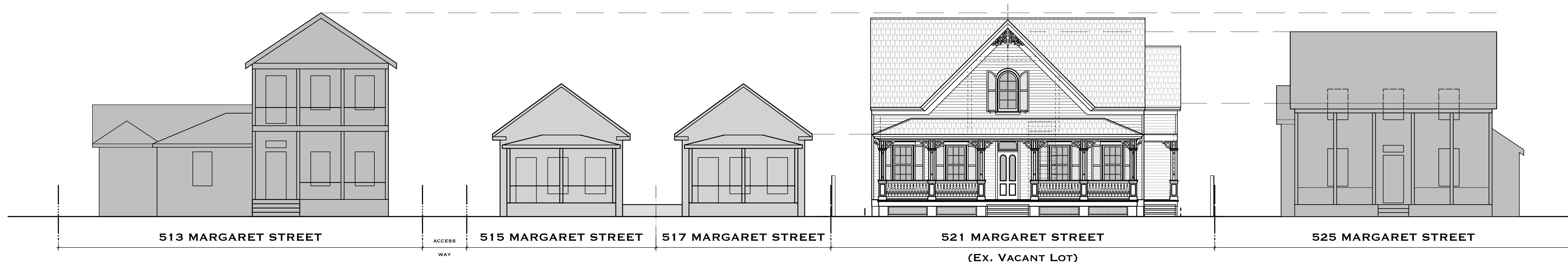


521 MARGARET STREET
 KEY WEST, FL 33040

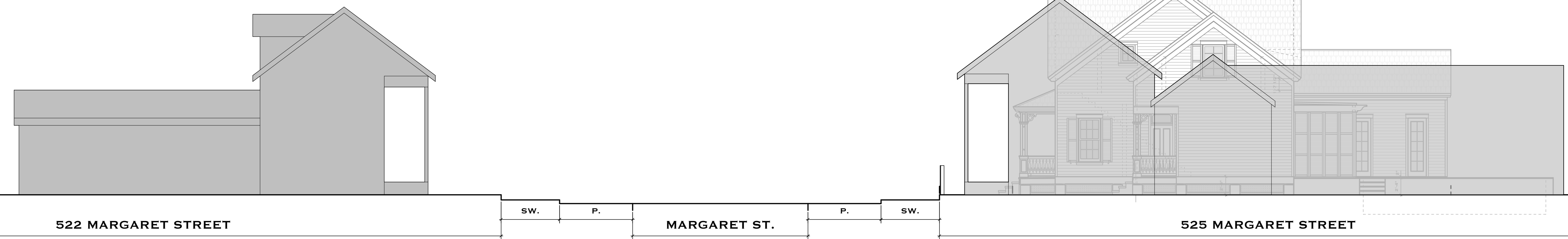
DRAWING TITLE:
 ELEVATIONS - HARC CONTEXT

DRAWN: TSN
 CHECKED: -
 DATE: 10-25-2023

REVISION #	DATE
A3.3	
SHEET #	



1
 A3.3 ELEVATION - HARC CONTEXT - MARGARET ST. - EAST
 SCALE: 1/8" = 1'-0"



2
 A3.3 ELEVATION - HARC CONTEXT - MARGARET ST. - CROSS ELEVATION
 SCALE: 1/8" = 1'-0"



3
 A3.3 ELEVATION - HARC CONTEXT - MARGARET ST. - WEST
 SCALE: 1/8" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 29, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE AND A HALF-STORY FRAME HOUSE ON VACANT LOT. NEW POOL AND DECK AT REAR YARD.

#521 MARGARET STREET

Applicant – T.S. Neal Architects Application #H2023-0043

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 Seth Neal, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
521 MARGARET ST on the 21 day of NOVEMBER, 2023.

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 NOVEMBER 29, 2023.

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 #2023-0043

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

Signed Name of Affiant:

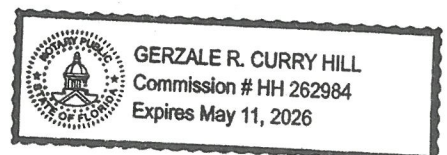
X T. SETH NEAL
Date: 11-21-2023
Address: 22974 OVERSEAS HWY
City: CUDA KEY FL
State, Zip: FLORIDA, 33042

The forgoing instrument was acknowledged before me on this 21 day of November, 2023.

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

NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill
Print Name: Gerzale R. Curry Hill
Notary Public - State of Florida (seal)
My Commission Expires: _____







HARC POSTING AFFIDAVIT

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

BEFORE ME, the undersigned authority, personally appeared Seth Neal, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
521 MARGARET ST on the 21 day of NOVEMBER, 2023.

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 NOVEMBER 27, 2023.

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 #2023-0043

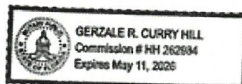
2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:
X SETH NEAL
Date: 11-21-2023
Address: 22974 OVELSBOE HWY
City: CLAYTON KEY FL
State, Zip: FLORIDA, 33042

The forgoing instrument was acknowledged before me on this 21 day of November, 2023.

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

NOTARY PUBLIC
Sign Name: Gerzale R. Curry Hill
Print Name: GERZALE R. CURRY HILL
Notary Public - State of Florida (seal)
My Commission Expires: _____



PROPERTY APPRAISER INFORMATION

Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00008010-000100
Account# 9105119
Property ID 9105119
Millage Group 10KW
Location 521 MARGARET St, KEY WEST
Address
Legal KW PT LOT 4 SQR 46 SS-19 B OF W B-81-84 OR103-408 OR143-433 BOOK OF WILLS C-69-70 OR665-651 OR696-286 OR712-455 OR747-352 OR751-1694 OR848-979 OR1029-1746 OR1095-667 OR1095-1062 OR1097-1963 OR1097-1965 OR1571-1818 OR1571-1820 OR1773-1556 OR1832-517 OR1971-213 OR1971-217 OR1971-221 OR1971-224 OR2055-1334 OR2055-1337 OR2663-443 OR2663-447 OR2674-1712 OR2940-1905 OR3236-1239 OR3237-1936
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing

Owner

FSN REVOCABLE TRUST 03/21/2023
C/O NANCY FLYNN TRUSTEE
221 Simonton St
Key West FL 33040

Valuation

	2023 Certified Values
+ Market Improvement Value	\$0
+ Market Misc Value	\$0
+ Market Land Value	\$1,352,175
= Just Market Value	\$1,352,175
= Total Assessed Value	\$1,352,175
- School Exempt Value	\$0
= School Taxable Value	\$1,352,175

Land

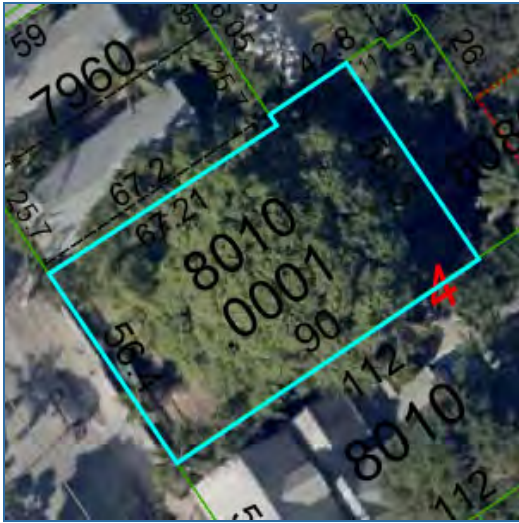
Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,087.00	Square Foot	0	0

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/8/2023	\$100	Quit Claim Deed	2427870	3237	1936	11 - Unqualified	Improved		
7/27/2023	\$1,400,000	Warranty Deed	2426885	3236	1239	01 - Qualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Historical Assessments, Buildings, Yard Items, Permits, Sketches (click to enlarge), Photos.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/22/2023, 4:01:47 AM

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL



KEY WEST

KEY WEST	
521 Margaret Street Build Back Package.pdf	521 Marg MCPA- Split Submittal.pdf
525 521 Margaret PRC 1008257.pdf	519-521Margaret Beneficial Use Letter.pdf
OBJECTID_1	67067
Edit_Date	8/8/2022
Un_Id_Tr	A15967
Num_SG	521
APT_SG	
HOUSE_NS	521
Address	521 MARGARET ST
KEYNAME	KEY WEST
rechar	00008010-000000
CITYCODE	KEY
PLAN_AREA	Old Town
PRE_DIR	
PRE_ST_TYP	
STREET_NAM	MARGARET
POST_ST_TY	ST
POST_DIR	
CONDO_NAME	
ZIP_CODE	33040