



**Historic Architectural Review Commission
Staff Report for Item 11**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: May 28, 2019

Applicant: Seth Neal, Architect

Application Number: H2019-0011

Address: #317 Virginia Street

Description of Work

New wood frame residence on vacant lot. Site improvements including pool, deck, and fences.

Site Facts

The site under review is vacant. The last structure on the site was a one-story frame structure with an enclosed porch, which a fire destroyed in 1969. The majority of same land use structures are one, and one and a half- story structures.

Guidelines Cited on Review

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 8, 9, 11, 12, 14, 17, 18, 22, 23, 24 and 25.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4 of page 40, pools.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, 4, and 9.

Staff Analysis

A Certificate of Appropriateness is under review for a new one and a half- story frame structure as the main building for a vacant lot. The proposed design, based on traditional architecture, does not mimic any specific structure found in the district. The proportions, building form, rhythms of fenestrations, roof forms, textures, and materials are compatible

with similar typology found in the surrounding urban context. The proposed new structure is rectangular in footprint, with a maximum building height of 23'-0" and its width 14'-4". The design incorporates different rooflines and forms that benefit in reducing the scale and mass. The proposal also took into consideration current LDR required setbacks.

The new house will have a three bay one-story front porch covered. The front elevation has a side gable roof with a central dormer, echoing the front façade composition of the historic house located towards its east side. Proposed finishes include hardie lap siding for exterior walls, 2 over 2 impact resistant clad windows, aluminum doors, aluminum sliders on the rear elevation and metal v-crimp panels for the roofing system. The plan also includes a pool and deck in the rear yard and grass pavers on the front as a driveway.

Consistency with Guidelines Cited Guidelines

It is staff's opinion that the proposed design meets the cited guidelines. The new design will bring back an urban façade lost for 50 years. The design is harmonious with the existing historic context and follows all current zoning regulations.

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 # 2019-0011 | REVISION # | INITIAL & DATE MM 4/30/19 |
| FLOOD ZONE A56 | ZONING DISTRICT HMDR | BLDG PERMIT # |

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

| | | |
|------------------------------|-----------------------------------------------|---------------------------------------|
| ADDRESS OF PROPOSED PROJECT: | 317 VIRGINIA STREET | |
| NAME ON DEED: | WILHELMINA, MARRERO | PHONE NUMBER |
| OWNER'S MAILING ADDRESS: | 318 TRUMAN AVE KEY WEST, FL 33040 | EMAIL |
| APPLICANT NAME: | SETH NEAL T.S. NEAL ARCHITECTS | PHONE NUMBER 305-340-8857 |
| APPLICANT'S ADDRESS: | 22972 OVERSEAS BLVD CORCORAN KEY, FL 33042 | EMAIL SETH.NEAL@TSONARCHITECTS.COM |
| APPLICANT'S SIGNATURE: | <i>[Signature]</i> | DATE 4-28-2019 |

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: | NEW WOOD FLOORED RESIDENCE WITH POOL ON VACANT LOT. HOUSE WILL HAVE LAP SIDING, 5-V METAL ROOF, & ^{CAP} DORMER WINDOWS & ROOF. THE HOUSE WILL HAVE A SIDE ENTRY & ARRIVES FRONT PORCH. CONSIST OF 3 BEDROOMS & 3 1/2 BATHS. |
| MAIN BUILDING: | |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): | NO. |

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): <i>NA</i> | |
| PAVERS: | FENCES: <i>SOLID WOOD FENCE AT SIDES & REAR YARDS OF PROPERTY, SEE SITE PLAN/FLOOR PLAN</i> |
| DECKS: <i>WOOD POOL DECK</i> | PAINTING: |
| SITE (INCLUDING GRADING, FILL, TREES, ETC.): | POOLS (INCLUDING EQUIPMENT): <i>YES, SEE SITE PLAN/FLOOR PLAN FOR LAYOUT</i> |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): | OTHER: |

| 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: <i>Vacant lot. New construction</i> | | | | |
| FIRST READING FOR DEMO: | | SECOND READING FOR DEMO: | | |
| HARC STAFF SIGNATURE AND DATE: | | HARC CHAIRPERSON SIGNATURE AND DATE: | | |

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CONSENT FORM

Property:

317 Virginia St, Key West, FL 33040

RE# 00025880-000000

AK# 1026646

Owner:

Wilhelmina Marrero

Loretta Hall POA and Terrance Smith POA

By signing this document, we (Loretta Hall and Terrance Smith as POA for Wilhelmina Marrero current owner of 317 Virginia St in Key West), do hereby consent to allow Clifford Rhoades or his agent(s) to submit and / or present building plans to HARC for a residential structure on the above stated property.

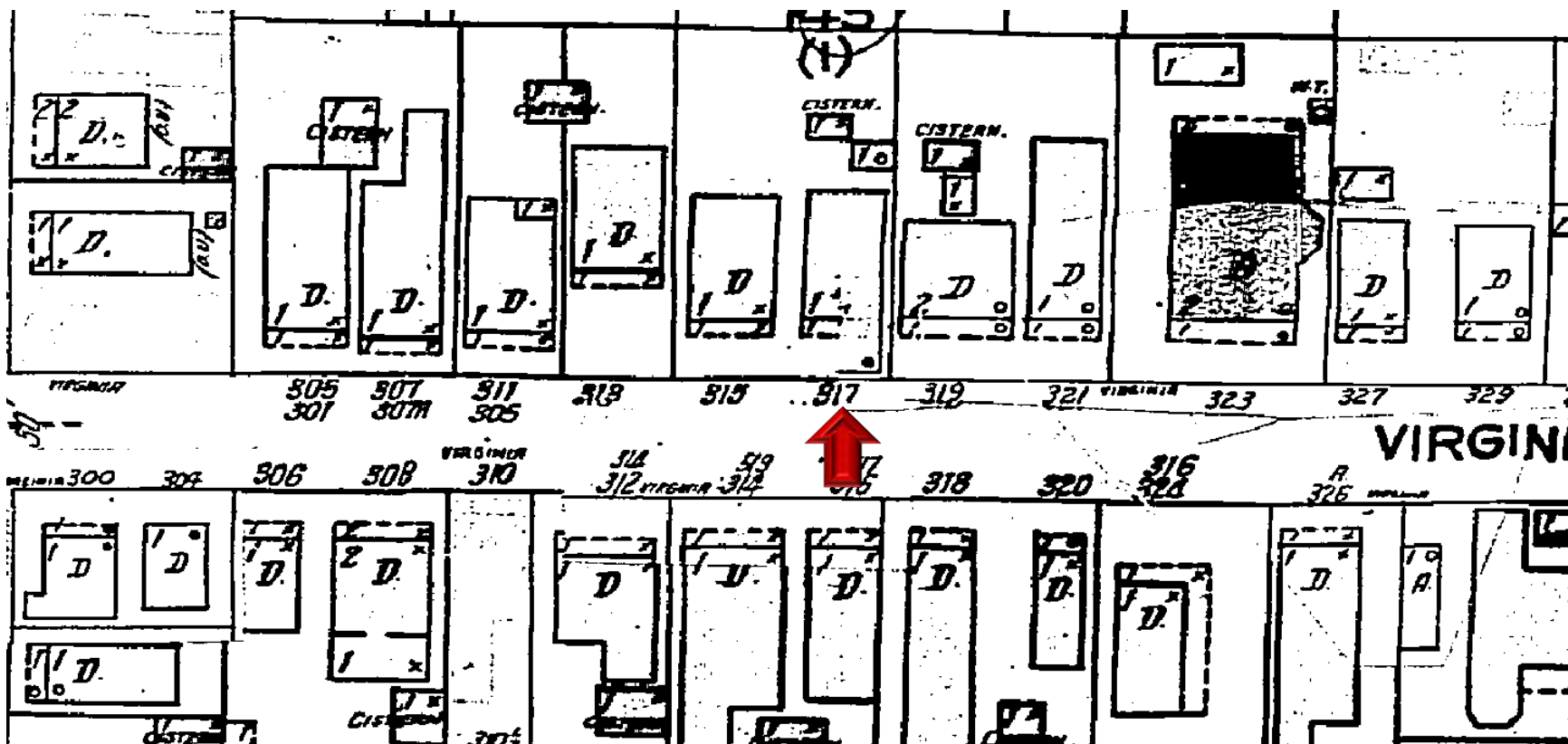
Signed: Loretta Hall POA
Loretta Hall

Date: 4/22/2019 9:40 PM EDT

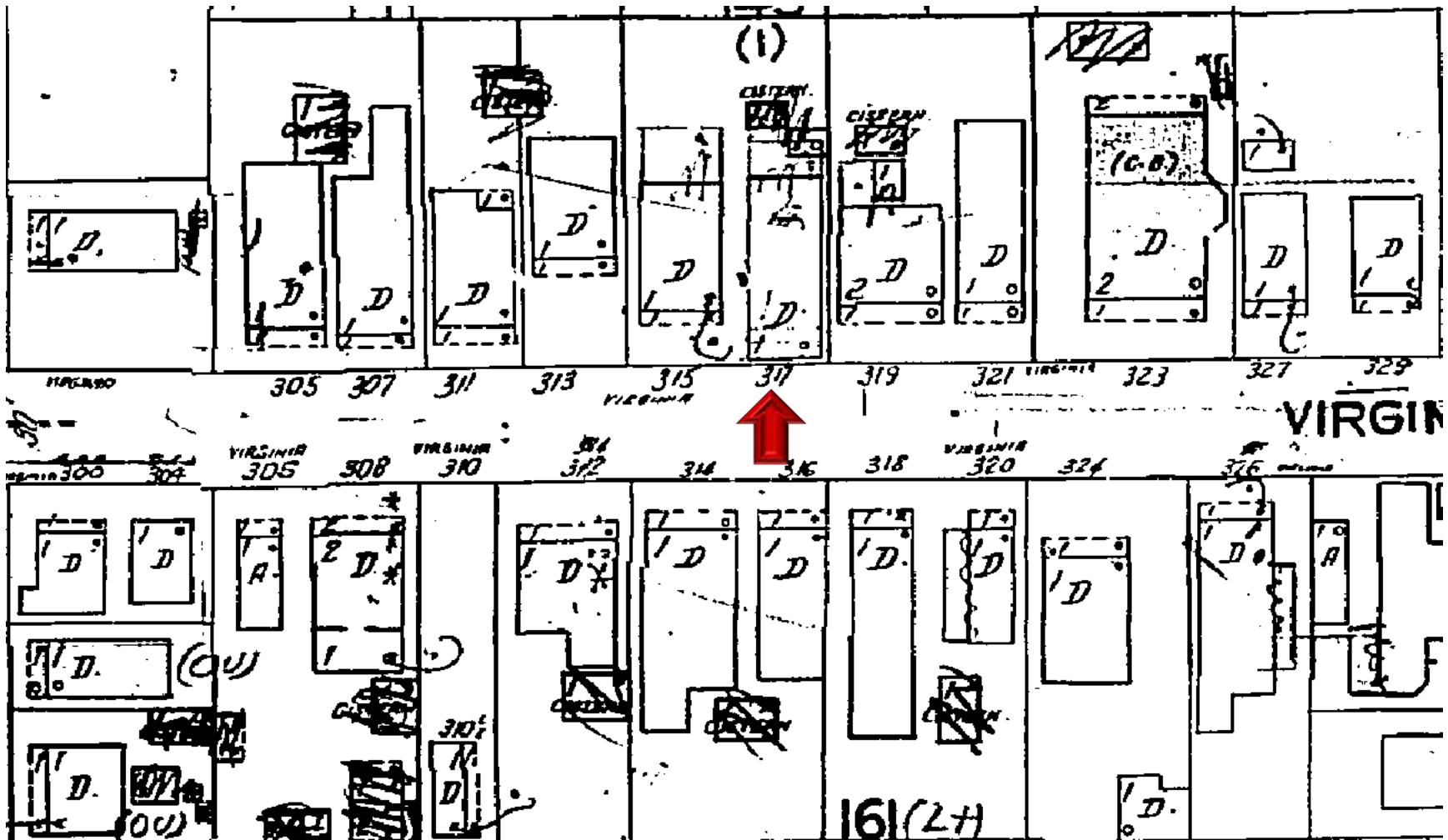
Signed: Terrance Smith POA
Terrance Smith

Date: 4/22/2019 9:48 PM EDT

SANBORN MAPS



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS



317 Virginia Street last house on site. Circa 1965. Monroe County Library.

17 MARRERO WILHELMINA
318 Truman Ave.
CITY

1000

KY
PT LOT 28 SQR 1 TR 10
B OF W C-237
CO JUDGE DOCKET 10-9A

| LAND COMPUTATIONS | | | | | | |
|--------------------|-------------|------------|------|------|----------------------|--------------|
| QUAN. - TYPE-DESC. | SIZE - AREA | UNIT PRICE | D.F. | C.F. | PRICE PER FRONT FOOT | VALUE |
| | 25.3x87- | 50 | 95 | | 47.50 | 1200 |
| | 25.3x87 | 62.50 | .95 | | 59.38 | 1502 |
| | | | | | | |
| | | | | | | |
| TOTAL | | | | | | 1200 1502 |

2588
REAL PROPERTY RECORD CARD
AL 1026646
MONROE COUNTY, FLORIDA
000 25880.00 0000

| VALUATION TOTALS | |
|------------------|----------------------------------------------|
| 1966 | LAND 1200 IMPROVEMENTS 1690 TOTAL 2900 |
| 1969 | LAND 1200 IMPROVEMENTS — TOTAL 1200 |
| 1974 | LAND 1502 IMPROVEMENTS — TOTAL 1502 |
| 19__ | LAND IMPROVEMENTS TOTAL |
| 19__ | LAND IMPROVEMENTS TOTAL |
| 19__ | LAND IMPROVEMENTS TOTAL |
| 19__ | LAND IMPROVEMENTS TOTAL |



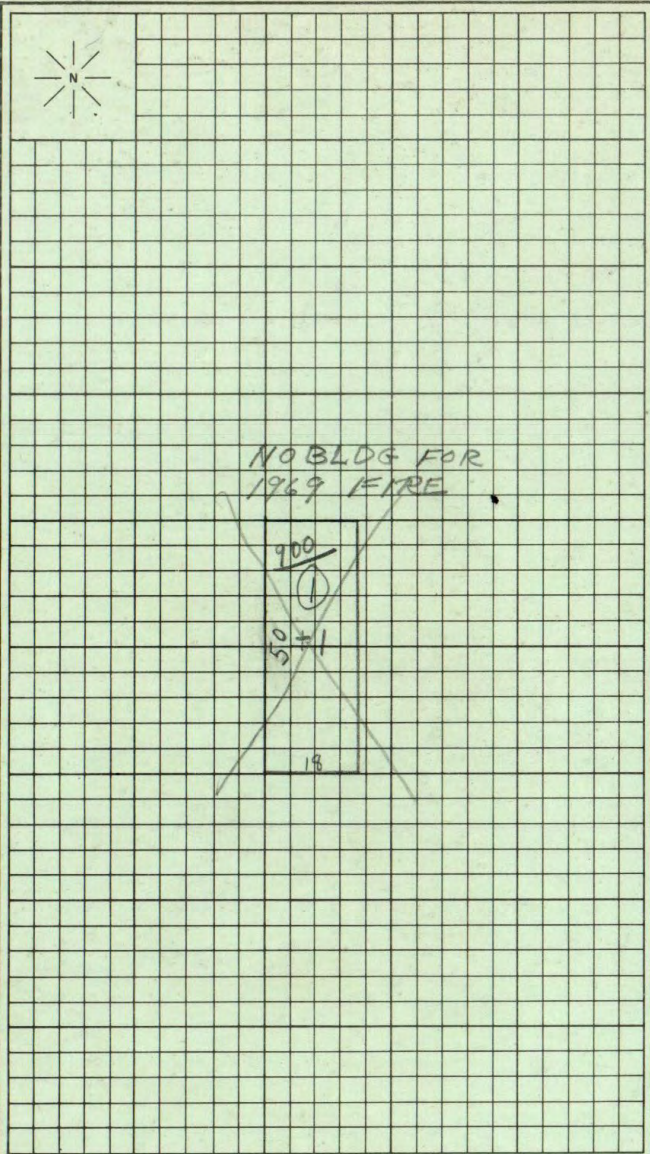
NO
BLDG
FIRE

PHOTO
IMP #2

PHOTO
IMP #3

PHOTO
IMP #4

— NOTES —



| | | |
|---------|------------|---------------|
| CARD / | SCALE 1" = | LAND USE CODE |
| PLOTTED | FLDWK. BY | DATE |
| RANDOM | CLASSED BY | DATE |

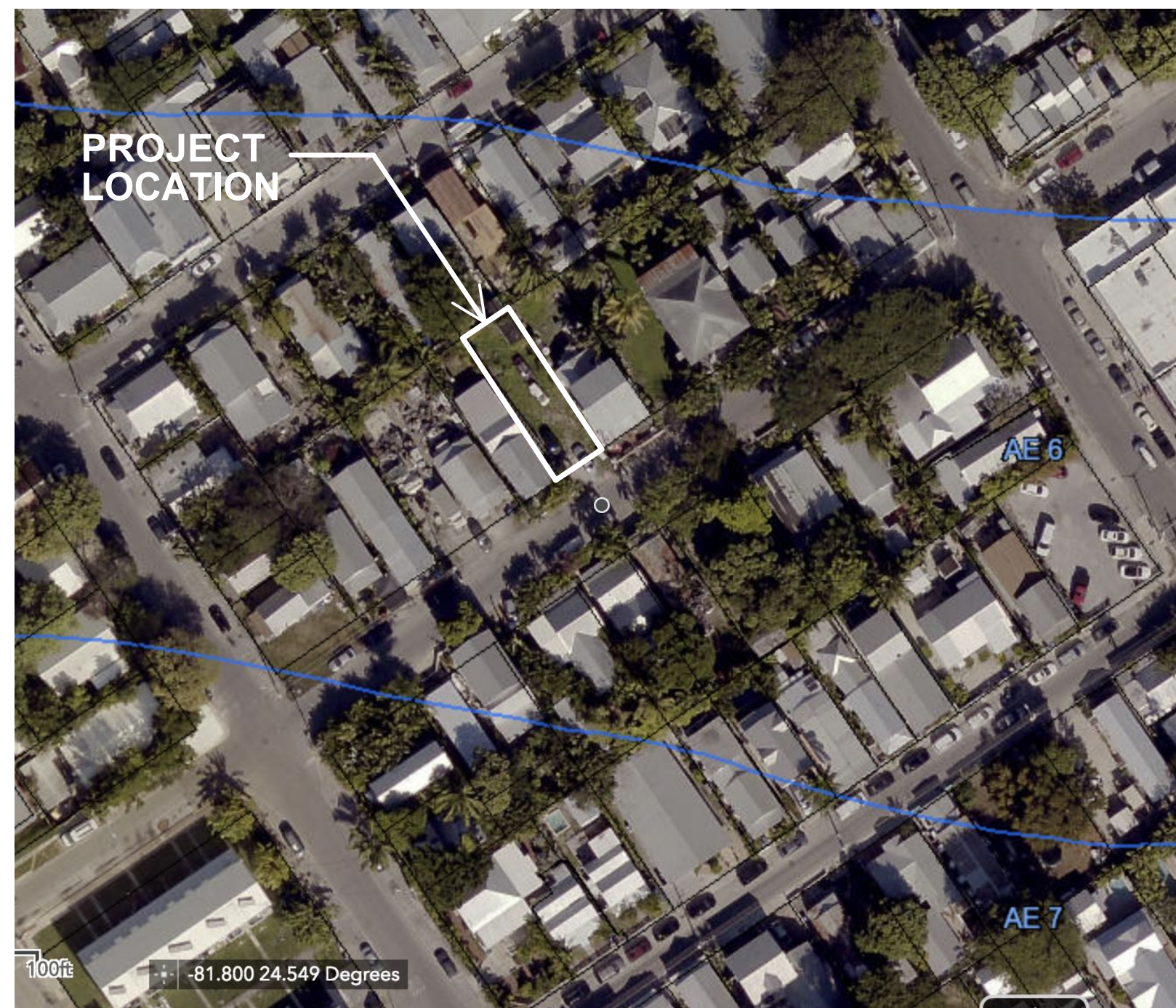
| | | CONSTRUCTION DATA | | | | | | | | |
|--------------------|-------|-------------------|---|---|-------------------------|---------------------|------------|----|---|-------|
| IMPROVEMENT | 1 | 2 | 3 | 4 | IMPROVEMENT | 1 | 2 | 3 | 4 | |
| TYPE OF STRUCTURE | Res. | | | | | INTERIOR FINISH | | | | |
| | | | | | | Unfinished | | | | |
| | | | | | | Wd. or Ceil. Bds. | | | | |
| | | | | | | Wallboard | ✓ | 18 | | |
| | | | | | | Plaster, No Furring | | | | |
| YEAR BUILT | | | | | Plaster, Furring | | | | | |
| | | | | | Drywall | | | | | |
| | | | | | Wood Panel | | | | | |
| | | | | | FLOORS | | | | | |
| | | | | | None | | | | | |
| ROOMS | | | | | FLOORS | | | | | |
| Total Rooms | 6 | | | | Single Pine | ✓ | 7 | | | |
| Eff. Apts. | | | | | Concrete | | | | | |
| — Rm. Apts. | | | | | Conc., Asph. Tile | | | | | |
| — Rm. Apts. | | | | | Conc., Terrazzo | | | | | |
| No. of Baths | 1 | | | | Double Pine | | | | | |
| No. of Rest Rms. | | | | | Double Hardwood | | | | | |
| — Fixt. R. Rms. | | | | | Precast Conc. | | | | | |
| — Fixt. R. Rms. | | | | | Parquet | | | | | |
| Total Fixtures | | | | | Conc. Q. Tile | | | | | |
| FOUNDATION | | | | | PLUMBING | | | | | |
| Continuous Wall | | | | | None | | | | | |
| Piers | conc. | | | | Poor | | | | | |
| Piling | | | | | Good, Plain | ✓ | 8 | | | |
| ADJUSTMENTS | | | | | HEATING | | | | | |
| Frame | | | | | None | | | | | |
| Height | | | | | Unit Heat | | | | | |
| Front & Interior | | | | | Cntrl. Heating | | | | | |
| Apt. Equiv. | | | | | Cntrl. Cooling | | | | | |
| Partitions | | | | | Cntrl. Cool & Heat | | | | | |
| Special Use | | | | | ELECTRICITY | | | | | |
| EXTERIOR WALLS | | | | | None | | | | | |
| Wallboard | | | | | Poor | | | | | |
| Corr. Metal | | | | | Average | ✓ | 1 | | | |
| Corr. Asbestos | | | | | Good | | | | | |
| Wd. Fr. Stucco | | | | | CLASS & SCALE | | | | | |
| Wd. Fr. Asbestos | ✓ | 28 | | | 4/16- | | | | | |
| C.B. Plain | | | | | CONST. UNITS | | | | | |
| C.B. Stucco | | | | | 72 | | | | | |
| Wd. Fr. Siding | | | | | CLASS UNITS | | | | | |
| Tile Stucco | | | | | -16 | | | | | |
| Brick | | | | | TOTAL UNITS | | | | | |
| Reinf. Conc. | | | | | 56 | | | | | |
| Panel, Glass, Mtl. | | | | | BASE RATE | | | | | |
| ROOF TYPE | | | | | 11.20 | | | | | |
| Flat, Shed | | | | | ADJ. RATE | | | | | |
| Hip, Gable | ✓ | 8 | | | 6.27 | | | | | |
| Bar Joist | | | | | AREA | | | | | |
| Wood Truss | | | | | 900 | | | | | |
| Prestressed | | | | | E.F. | | | | | |
| Steel Truss | | | | | E.F. | | | | | |
| ROOF MATERIAL | | | | | REP. COST NEW | | | | | |
| Sht. Mtl. Roll | ✓ | 2 | | | 5,643 | | | | | |
| T. & G., B.U. | | | | | CONDITION | | | | | |
| Shing., Wd., Etc. | | | | | 30 | | | | | |
| Shing., Asbestos | | | | | DEP. REP. VALUE | | | | | |
| Tile, Cement | | | | | 1,690. | | | | | |
| Tile, Clay | | | | | DEPRECIATION ADJUSTMENT | | | | | |
| Bermuda | | | | | NO. | PHY. | ADJUSTMENT | | % | COND. |
| Slate | | | | | 1 | | | | | |
| Gypsum | | | | | 2 | | | | | |
| | | | | | 3 | | | | | |
| | | | | | 4 | | | | | |

PROPOSED DESIGN

S I T E D A T A 317 VIRGINIA STREET

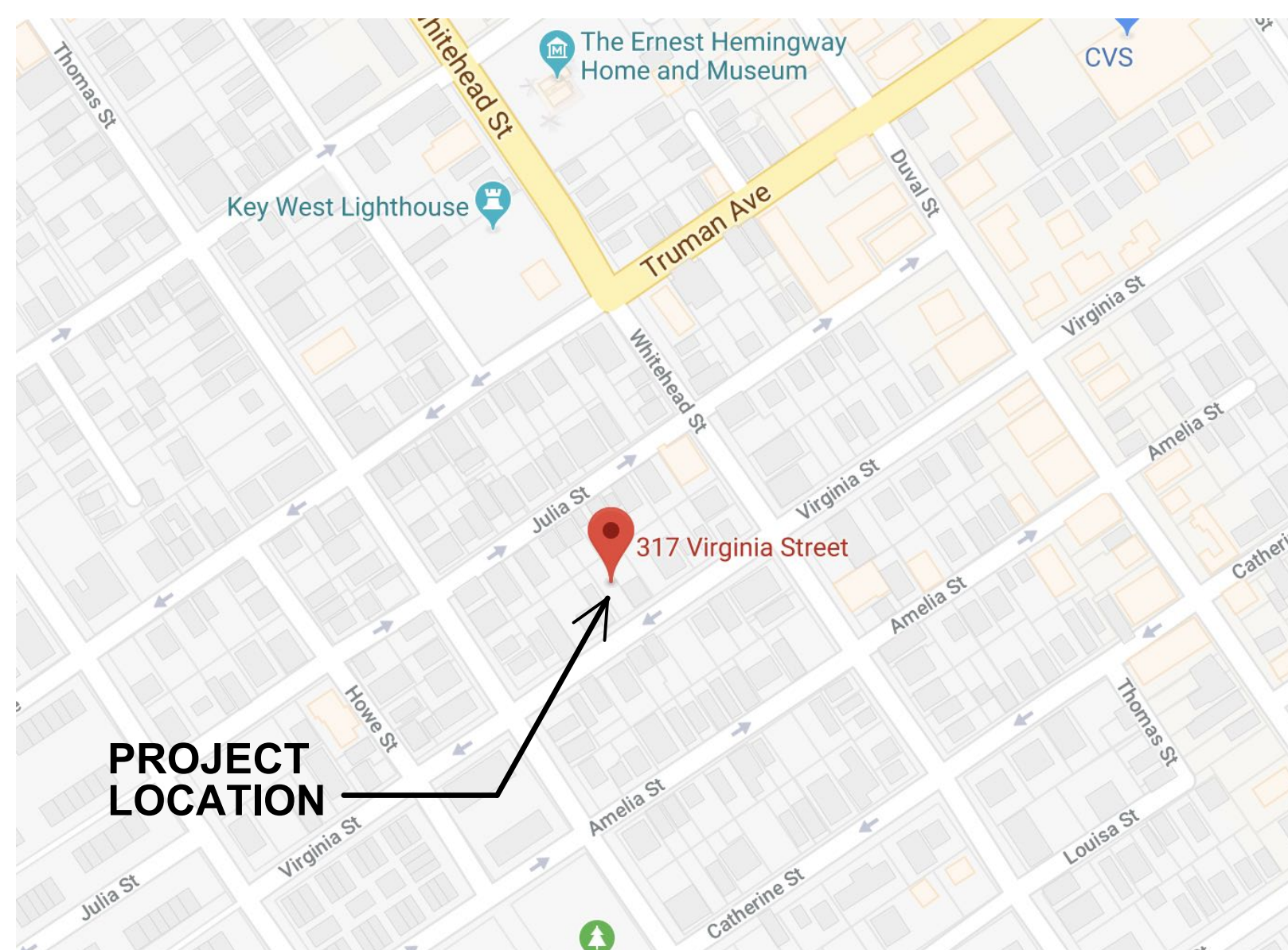
| ITEM | EXISTING | REQ. PER LDR | PROPOSED | REMARK |
|------------------------------------|-----------------|--------------------------------------------------|------------------|-------------------------------------|
| DISTRICT | HMDR | HMDR | HMDR | HISTORIC MEDIUM DENSITY RESIDENTIAL |
| SITE AREA | 2,194 S.F. | 4,000 SQ. FT. | EXISTING | EXISTING |
| LOT SIZE | 25.25' X 86.92' | 40' X 90' (MIN) | 2,194 S.F. | EXISTING |
| IMPERVIOUS | - | 1,316 (60% MAX) | 1,277 SF (58.2%) | CONFORMS |
| OPEN SPACE | - | 768 (35% MIN) | 883 SF (40.2%) | CONFORMS |
| BUILDING COV. | - | 877 (40% MAX) | 851 SF (38.8%) | CONFORMS |
| ACCESSORY STRUCTURE REAR YARD COV. | - | (30% MAX COV.) 379 SQ. FT. REAR YARD AREA, 114SF | - | NA |
| FRONT YARD 50% GREEN SPACE COV. | - | 253 SF (50% MIN) | 154 SF (60.8%) | CONFORMS |
| SETBACKS | | | | |
| FRONT SETBACK | | 10' | 10' | CONFORMS |
| REAR SETBACK | | 15' | 19'-10" | CONFORMS |
| WEST SIDE SETBACK | | 5' | 5'-1 1/2" | CONFORMS |
| EAST SIDE SETBACK | | 5' | 5'-1 1/2" | CONFORMS |
| BUILDING HEIGHT | | 30' | 23'-0" | CONFORMS |

FEMA MAP FLOOD ZONE AE 6, 6'+1'=7' F.F. ELEV.



**A NEW RESIDENCE FOR
CLIFFORD RHOADES
317 VIRGINIA STREET
KEY WEST, FL 33040**

SITE LOCATION MAP



DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2017 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "D"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET S-1

GENERAL NOTES:

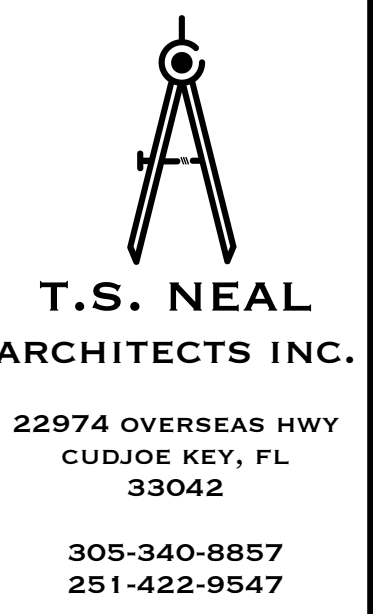
- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER 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.

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.1 SURVEY
- A1.1 PROPOSED FLOOR PLANS
- A2.1 PROPOSED ELEVATIONS
- A3.1 STREETScape

SCOPE OF WORK:

A NEW WOOD FRAMED TWO STORY RESIDENCE AND POOL AT THE REAR YARD.



**A NEW RESIDENCE FOR
CLIFFORD RHOADES
317 VIRGINIA STREET
KEY WEST, FL 33040**

**DRAWING TITLE:
TITLE & PROJECT
INFORMATION**

DRAWN: EDSA / TSN
 CHECKED: -
 DATE: 04-27-2019

REVISION # DATE

T1.1
SHEET #





**A NEW RESIDENCE FOR
 CLIFFORD RHOADES
 317 VIRGINIA STREET
 KEY WEST, FL 33040**

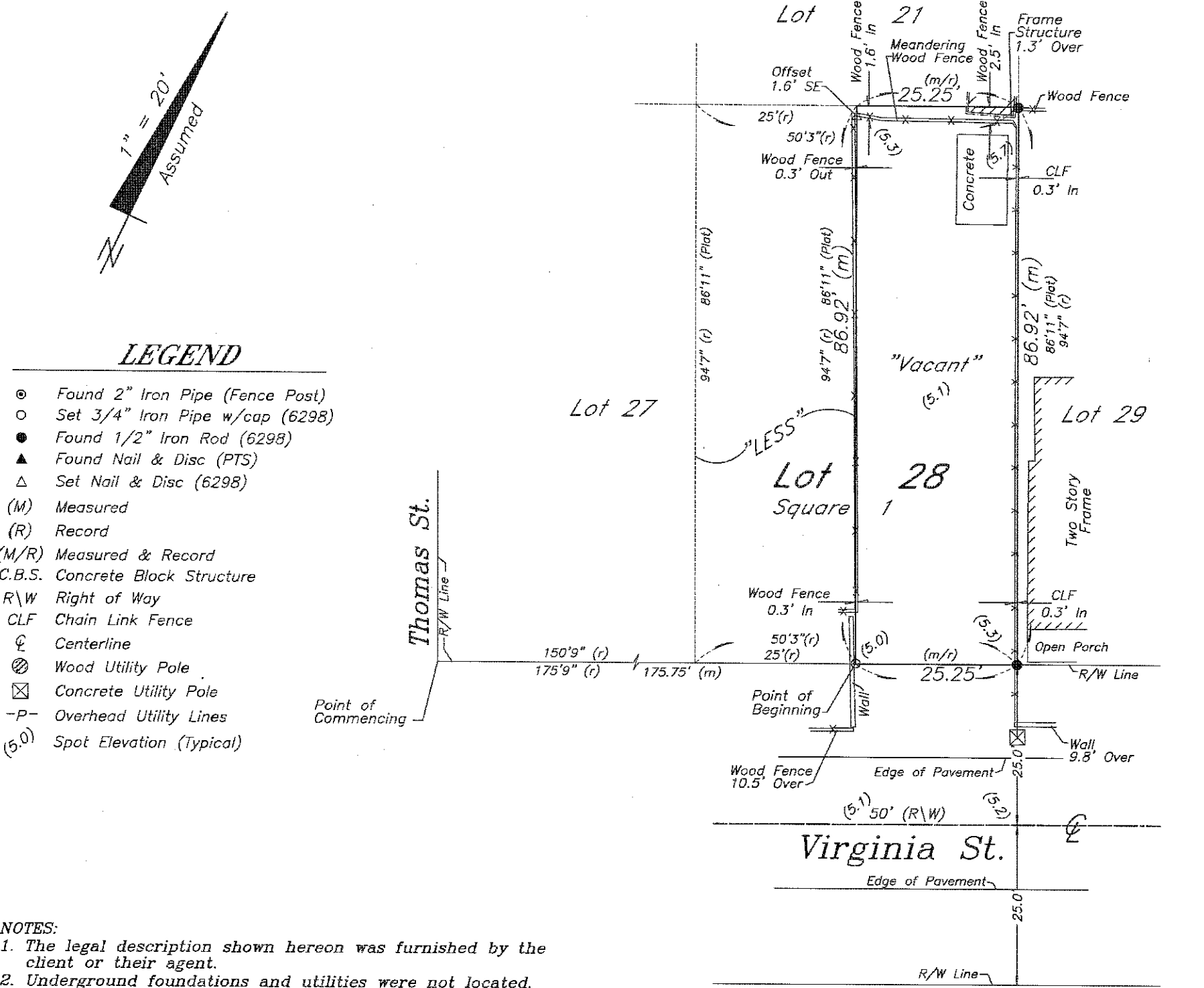
**DRAWING TITLE:
 SURVEY**

**DRAWN: EDSA / TSN
 CHECKED: -
 DATE: 04-27-2019**

| REVISION # | DATE |
|------------|------|
| | |

C1.1
 SHEET #

**Boundary Survey Map of part of Lot 28, Square 1, Tract 10,
 Island of Key West, Florida**



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

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 317 Virginia Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: March 1, 2019.
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.
 11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
 12. Benchmark utilized: BASIC
 13. Flood Insurance Rate Map Zone: AE (EL 0); Community Panel #120166, 1516 K, dated 2/18/05.

BOUNDARY SURVEY OF: All that certain lot or parcel of land lying and being in the Co., of Monroe and State of Fla., described as follows: On the Island of Key West and is part of Tract Ten (10) according to W.A. Whitehead map delineated in Feb'y. 1828, but now better known as Lot Twenty eight (28) in Square One (1) of said Tract Ten (10) according to C. Howe diagram of said Tract Ten (10). Said lot having a front on Virginia St. of Fifty (50) feet and Three (3) inches and extending back at right angles therewith Ninety Four (94) feet and Seven (7) inches.

Less and Except:
 On the Island of K.W. and is part of Tr. 10 according to William A. Whitehead's Map of said island delineated in Feb. 1828, but now better known as part of Lot 28 of Sq. 1 in said Tr. 10 according to Edward C. Howe's diagram of said Tr. 10 recorded in Plat Book 1, Page 25, Mon. Co., Fla. Public Records.
 COM. at a point 150 ft. and 9 in from the corner of Thomas & Virginia Sts and running thence along Virginia St. in a NE'y dir. 25 ft. thence at r.a. in a NW'y dir. 86 ft. 11 in; thence at r.a. in a SW'y dir. 25 ft; thence at r.a. in a SE'y dir. 86 ft. 11 in. back to the Point of Beg. on Virginia St.

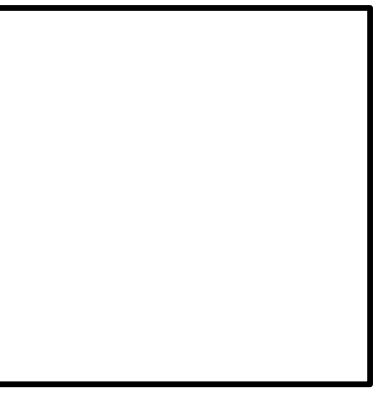
BOUNDARY SURVEY FOR: Clifford Rhoades;
 I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 6J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 March 3, 2019

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

SURVEY PROVIDED BY OWNER



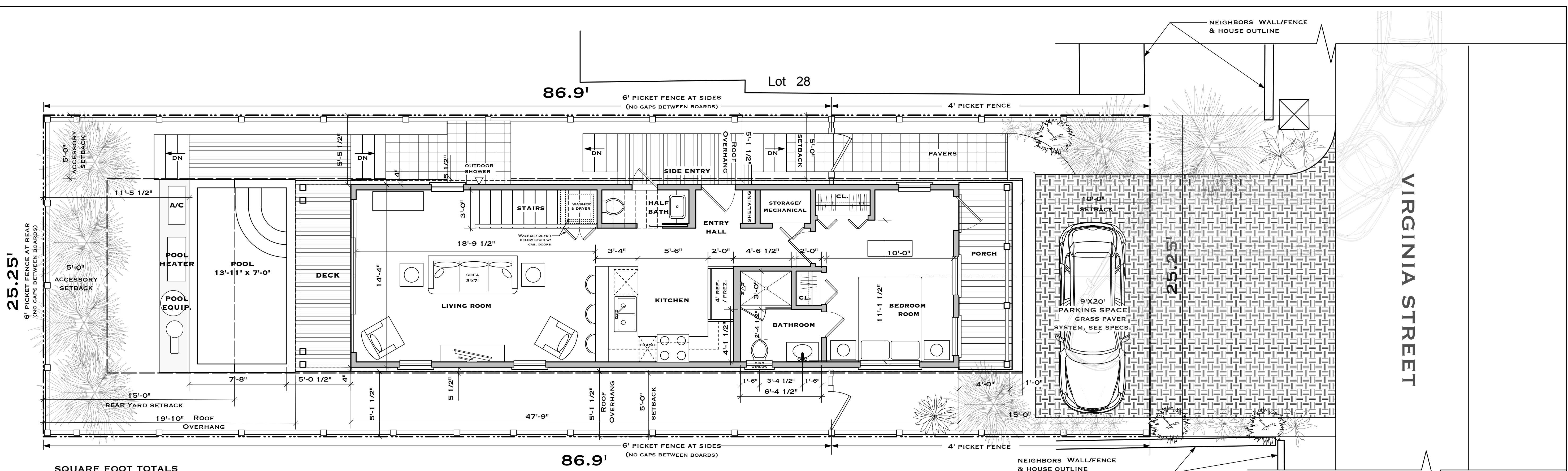
A NEW RESIDENCE FOR
 CLIFFORD RHOADES
 317 VIRGINIA STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 PROPOSED FLOOR PLANS

DRAWN: EDSA / TSN
 CHECKED: -
 DATE: 04-27-2019

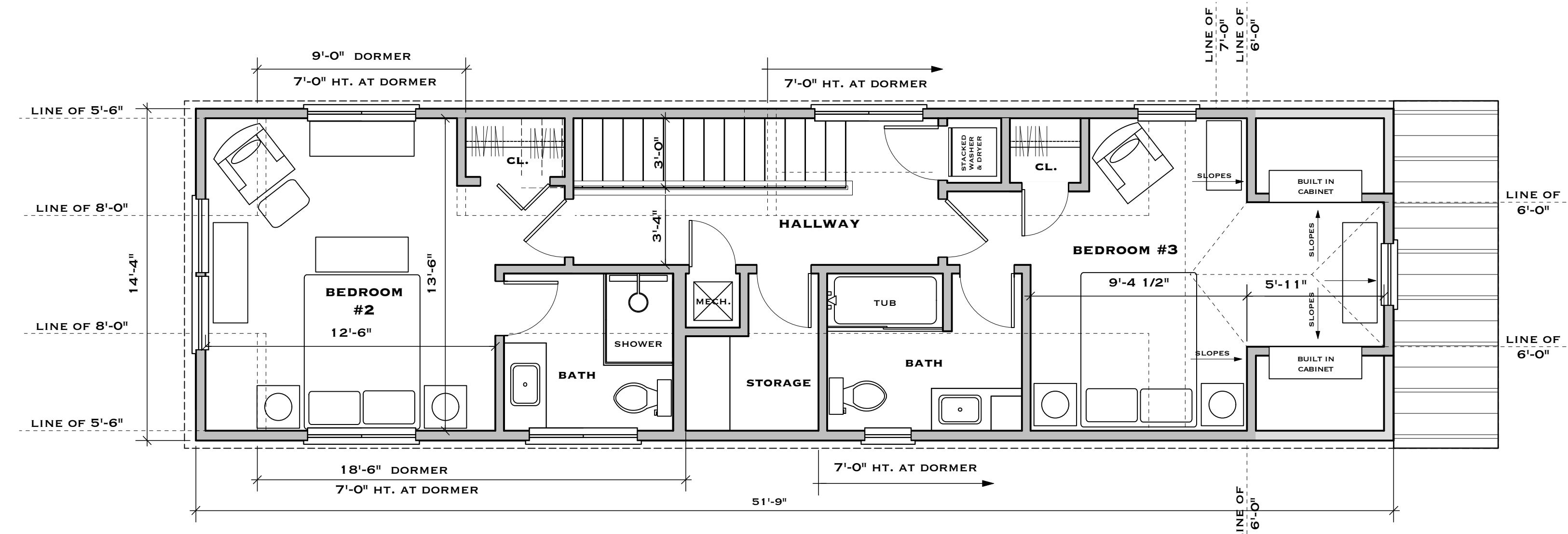
| REVISION # | DATE |
|------------|------|
| | |

A1.1
 SHEET #



SQUARE FOOT TOTALS
 1ST FLOOR 684
 2ND FLOOR 741
 1,425SF

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



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



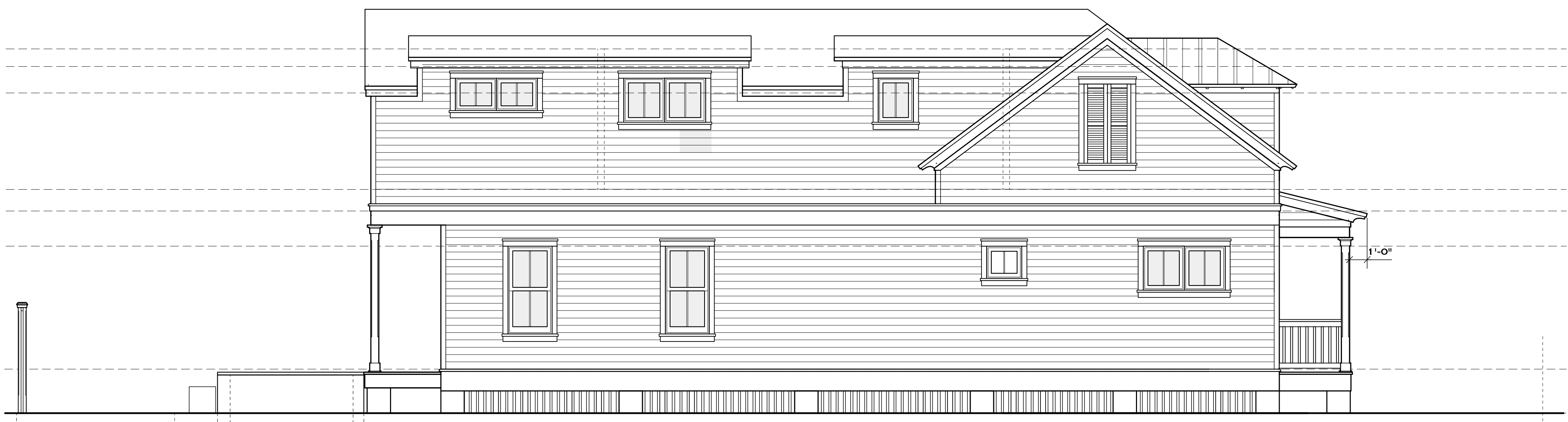


A NEW RESIDENCE FOR
 CLIFFORD RHOADES
 317 VIRGINIA STREET
 KEY WEST, FL 33040

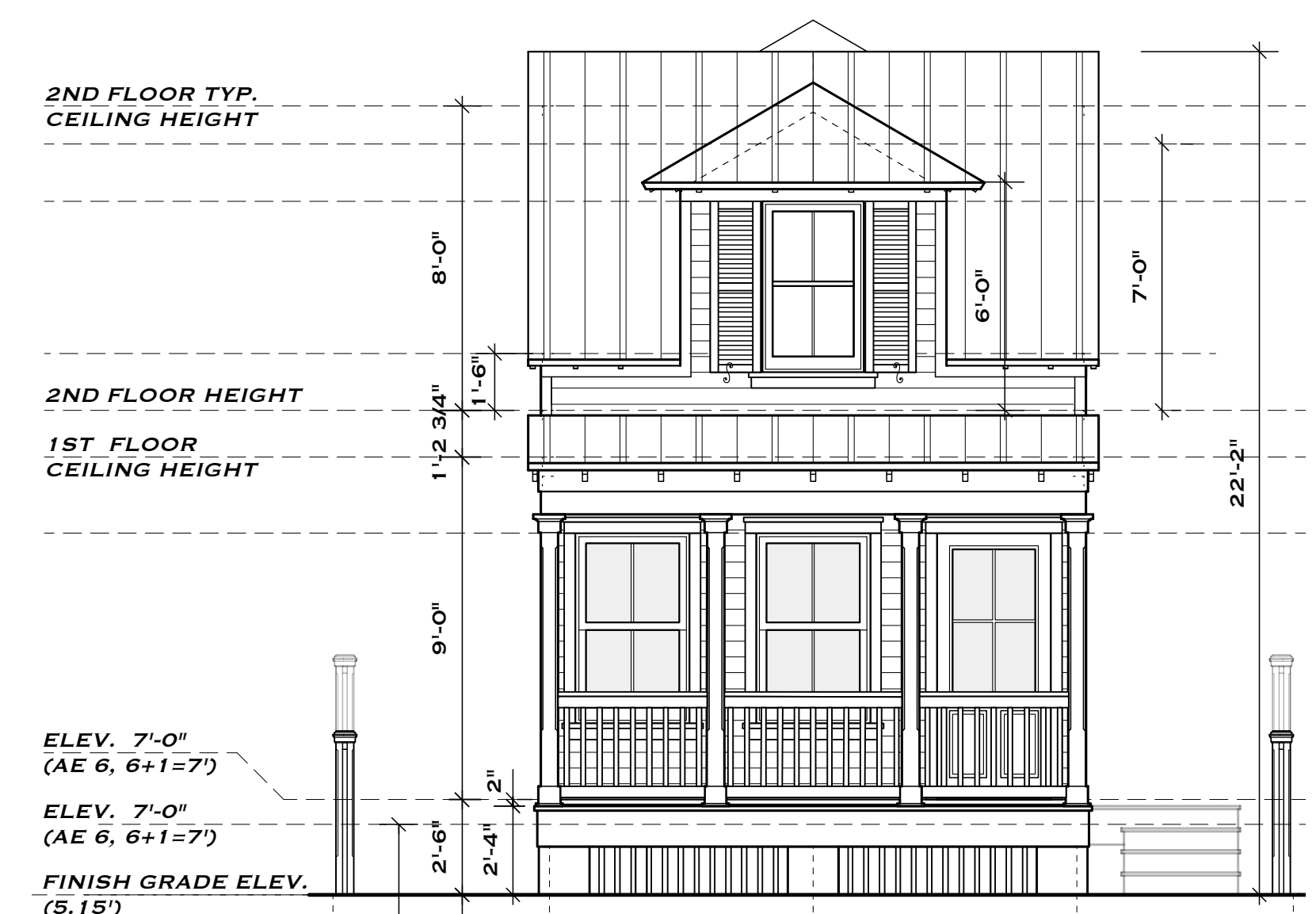
DRAWING TITLE:
 PROPOSED ELEVATIONS
 DRAWN: EDSA / TSN
 CHECKED: -
 DATE: 04-27-2019

| REVISION # | DATE |
|------------|------|
| | |

A2.1
 SHEET #



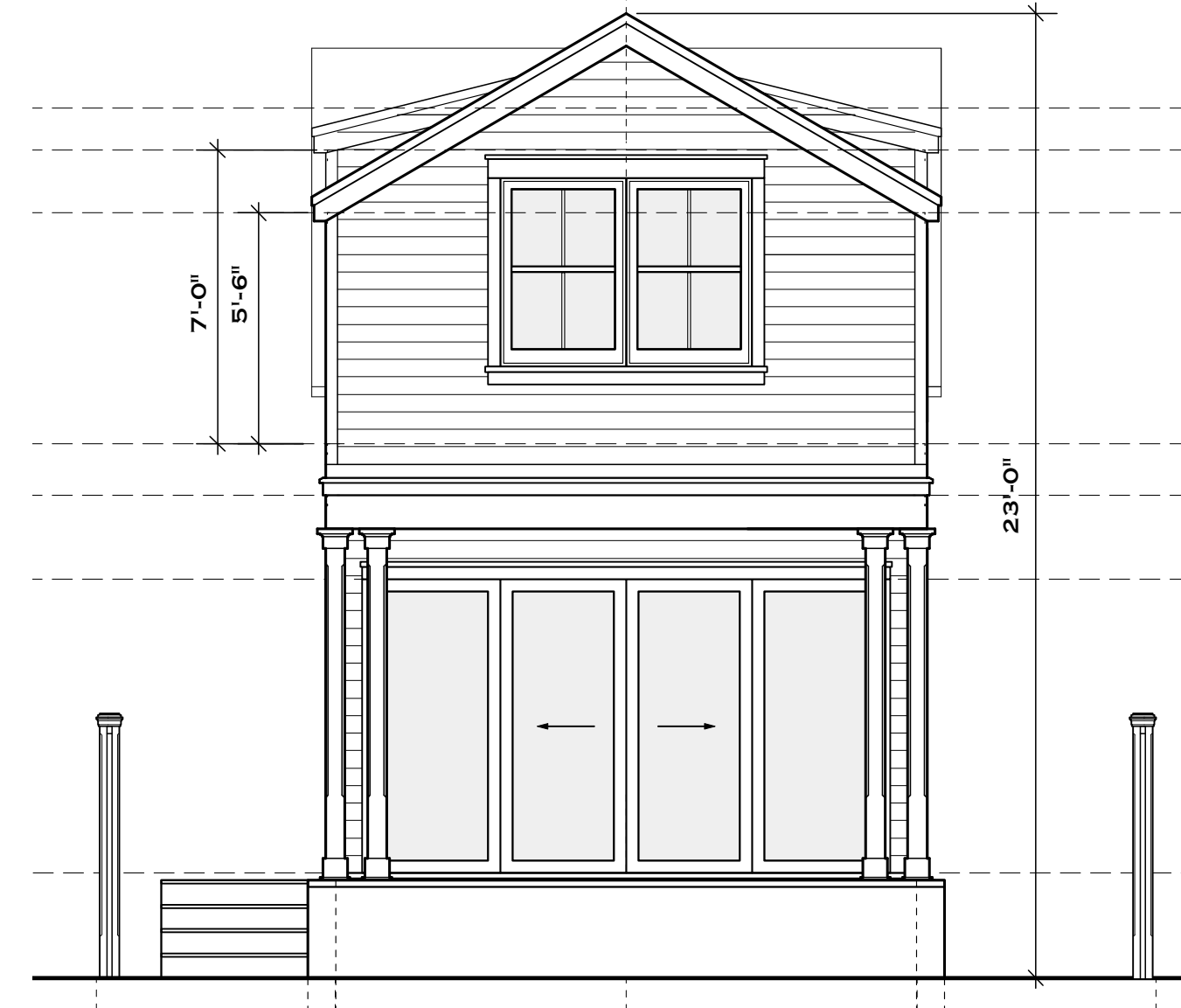
2 SIDE ELEVATION - WEST
 SCALE: 1/4" = 1'-0"



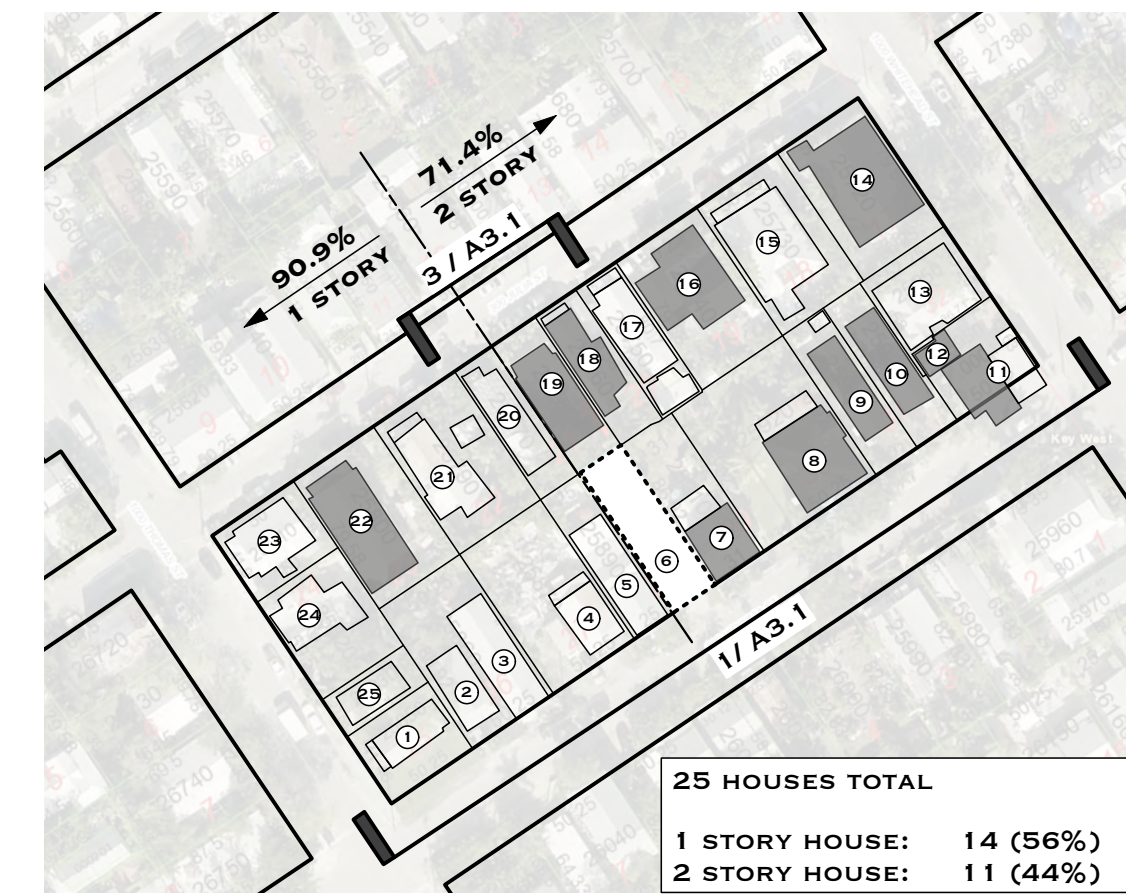
1 VIRGINIA STREET ELEVATION - SOUTH
 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION - EAST
 SCALE: 1/4" = 1'-0"



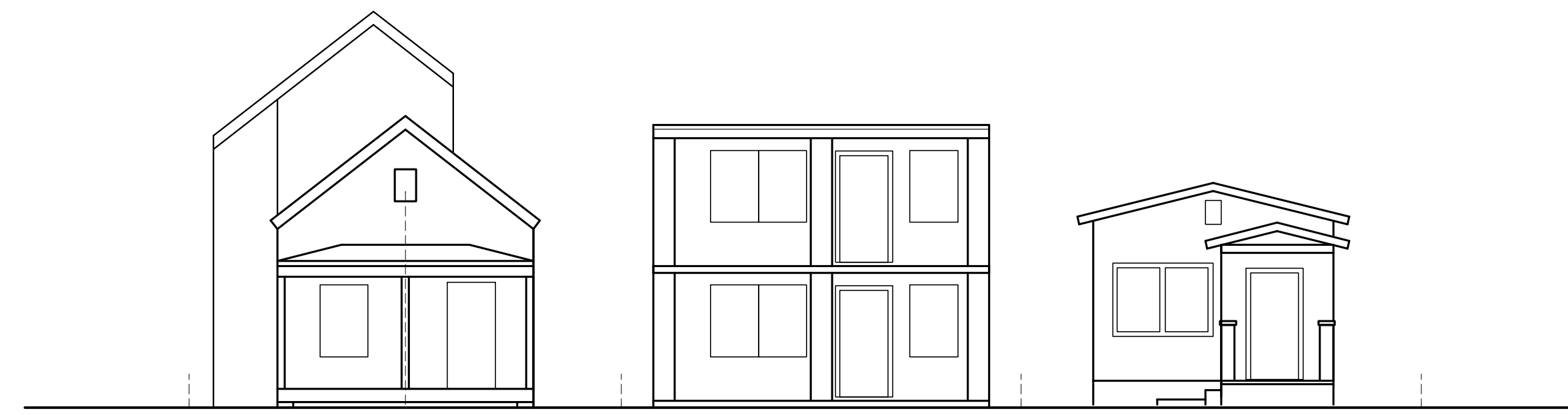
3 REAR ELEVATION - NORTH
 SCALE: 1/4" = 1'-0"



1 VIRGINIA STREET STREETScape
 A3.1 SCALE: 1/16" = 1'-0"



2 PARTIAL VIRGINIA STREET STREETScape
 A3.1 SCALE: 1/8" = 1'-0"



3 PARTIAL JULIA STREET STREETScape
 A3.1 SCALE: 1/8" = 1'-0"

A NEW RESIDENCE FOR
 CLIFFORD RHOADES
 317 VIRGINIA STREET
 KEY WEST, FL 33040

DRAWING TITLE:
 STREETScape

DRAWN: EDSA / TSN
 CHECKED: -
 DATE: 04-27-2019

REVISION # DATE

A3.1
 SHEET #

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., May 28, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WOOD FRAME RESIDENCE ON VACANT LOT. SITE IMPROVEMENTS INCLUDING POOL, DECK, AND FENCES.

#317 VIRGINIA STREET

Applicant – Seth Neal, Architect Application #H2019-0011

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

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



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 00025880-000000
 Account# 1026646
 Property ID 1026646
 Millage Group 11KW
 Location Address 317 VIRGINIA St, KEY WEST
 Legal Description KW PB 1-25-40 PT LOT 28 SQR 1 TR 10 B OF W C-237 CO JUDGE DOCKET 10-9A OR1816-1543/44ORD/DIST(CTT)
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class VACANT RES (0000)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

MARRERO WILHELMINA
 318 Truman Ave
 Key West FL 33040

Valuation

| | 2018 | 2017 | 2016 | 2015 |
|----------------------------|-----------|-----------|-----------|----------|
| + Market Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Market Misc Value | \$1,726 | \$1,726 | \$1,725 | \$1,502 |
| + Market Land Value | \$120,955 | \$120,955 | \$107,084 | \$97,273 |
| = Just Market Value | \$122,681 | \$122,681 | \$108,809 | \$98,775 |
| = Total Assessed Value | \$122,681 | \$119,277 | \$108,434 | \$98,577 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$122,681 | \$122,681 | \$108,809 | \$98,775 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY UNPERMITTED (01DM) | 2,195.00 | Square Foot | 25.3 | 86.9 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|--------------|------------|-----------|----------|--------|-------|
| LC UTIL BLDG | 1964 | 1965 | 1 | 100 SF | 3 |
| FENCES | 1964 | 1965 | 1 | 804 SF | 2 |

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, Permits, Sketches (click to enlarge).

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

Last Data Upload: 5/14/2019 2:11:15 PM

Version 2.2.18

