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## **Historic Architectural Review Commission Staff Report for Item 4**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: September 24, 2024

Applicant: Robert L. Delaune, Architect

Application Number: H2024-0038

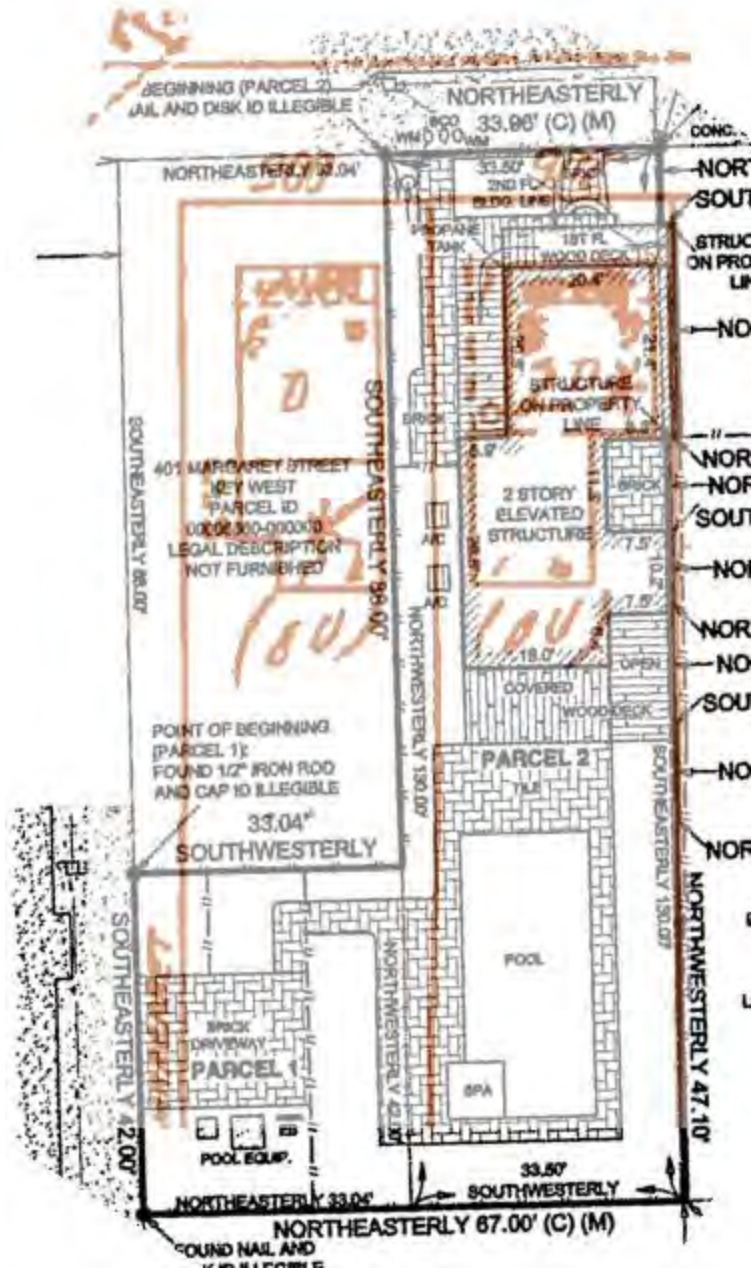
Address: 902 Eaton Street

### **Description of Work:**

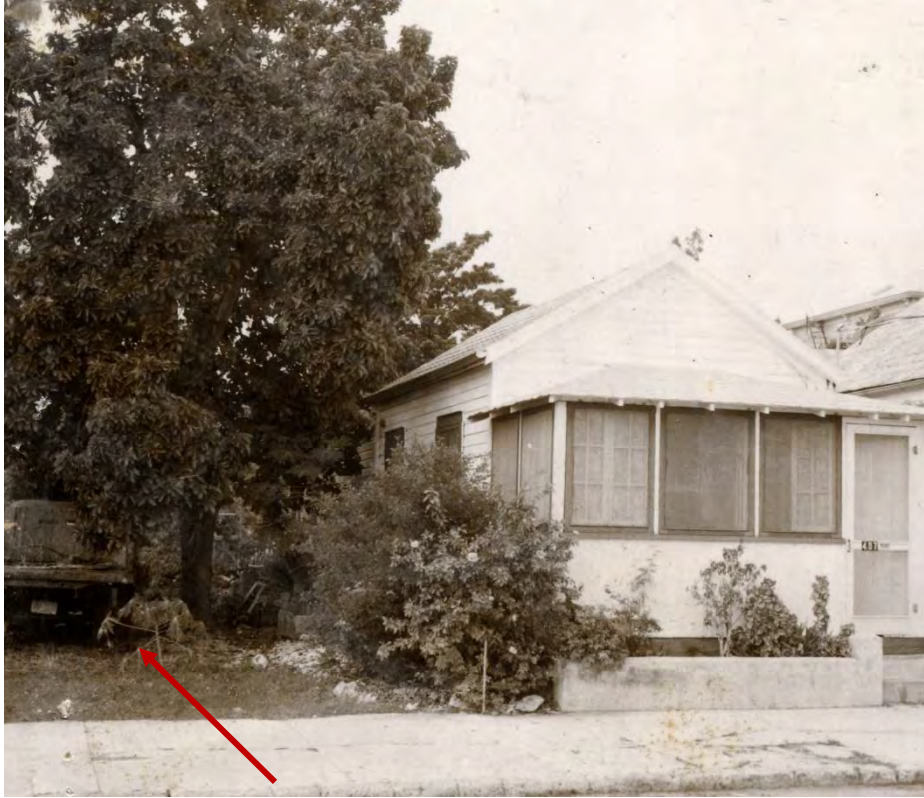
New accessory structure, changes to pool deck and site improvements.

### **Site Facts:**

The site under review comprises of a two-story single-family house and a pool with deck, located behind the principal structure. The site has an “L” shape form and portions of the lot faces Margaret Street. On Margaret Street there is a brick paved driveway and fences that screen mechanical equipment related to the pool. The two-story principal building is a contributing resource to the historic district. The portion of the site that will be developed has been structure free for more than 100 years.



1962 Sanborn map over current survey.



*Portion of parcel under review from Margaret Street circa 1965. Monroe County Library.*



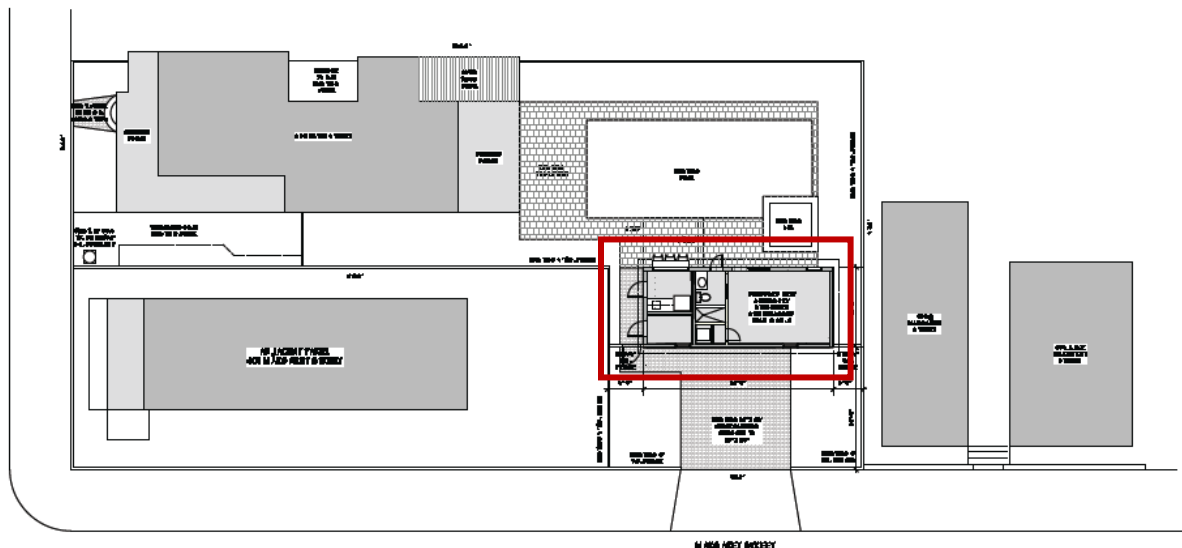
*Current view of driveway and area to be developed from Margaret Street.*

### **Guidelines Cited on Review:**

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 11, 12, 13, 14, 18, 22, 23, and 24.
- Outbuildings (page 40), specifically first paragraph and guidelines 1, 3, 4, and 9.

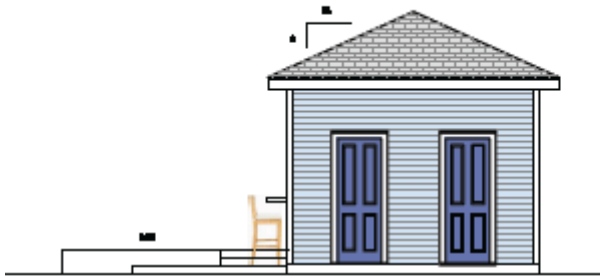
### **Staff Analysis:**

The Certificate of Appropriateness under review proposes a new accessory structure to be located approximately 20' setback from the Margaret Street's side property line. The proposed accessory structure will be one-story and rectangular in footprint. A hip roof, finished with metal shingles, will raise up to 14' from ridge to grade. The structure will be built over a concrete slab, and will have horizontal pattern hardie board for siding, aluminum windows and doors and solid shutters.



*Proposed site plan.*

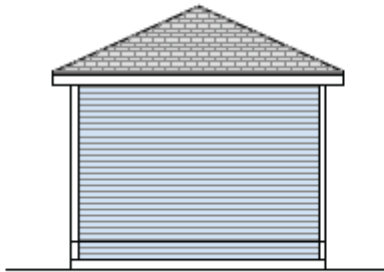
The plan also includes removal of some brick pavers, pool decking and portions of Margaret Street side fencing to accommodate the new structure and walking pattern to the driveway. New six-foot-tall wood picket fences and gate will be built on both sides of the new structure facing Margaret Street.



**NORTH ELEVATION**  
scale: 1/4"=1'-0"



**WEST (MARGARET STREET) ELEVATION**  
scale: 1/4"=1'-0"



**SOUTH ELEVATION**  
scale: 1/4"=1'-0"



**EAST (POOL SIDE) ELEVATION**  
scale: 1/4"=1'-0"

*Proposed elevations.*



*Proposed Margaret Street elevation.*

**Consistency with Cited Guidelines:**

It is staff's opinion that the proposed design meets cited guidelines for new construction and accessory structures. The scale and mass of the newly proposed building is harmonious with the existing house and like other accessory structures found within the area.

# APPLICATION

AUG 26 2024

TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street  
Key West, Florida 33040

|                                    |                                |                                     |
|------------------------------------|--------------------------------|-------------------------------------|
| HARC COA #<br><b>HARC2024-0038</b> | REVISION #                     | INITIAL & DATE<br><b>TK 8-26-24</b> |
| FLOOD ZONE<br><b>AE-6</b>          | ZONING DISTRICT<br><b>HMDR</b> | BLDG PERMIT #                       |

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

|                              |   |                                       |
|------------------------------|---|---------------------------------------|
| ADDRESS OF PROPOSED PROJECT: | <b>902 EATON STREET/407 MARGARET STREET</b> |                                       |
| NAME ON DEED:                | <b>PJAK EATON LLC</b>                       | PHONE NUMBER <b>612-817-1048</b>      |
| OWNER'S MAILING ADDRESS:     | <b>1795 164TH LN NW</b>                     | EMAIL <b>PATOVEROM@GMAILCOM</b>       |
|                              | <b>ANDOVER MN 55304</b>                     |                                       |
| APPLICANT NAME:              | <b>ROBERT L DELAUNE ARCHITECT PA</b>        | PHONE NUMBER <b>305 304 4842</b>      |
| APPLICANT'S ADDRESS:         | <b>619 EATON STREET, SUITE 1</b>            | EMAIL <b>ROBDELAUNE@BELLSOUTH.NET</b> |
|                              | <b>KEY WEST FL 33040</b>                    |                                       |
| APPLICANT'S SIGNATURE:       | <i>[Signature]</i>                          | DATE <b>8/24/24</b>                   |

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:  |
| <b>REMOVE PART OF EXISTING BRICKED PARKING AREA AND CONSTRUCT NEW ACCESSORY STRUCTURE, TOGETHER WITH ASSOCIATED CHANGES TO POOL DECK AND FENCE WORK</b> |
|   |
|   |
| MAIN BUILDING:  |
|   |
|   |
|   |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):  |
|   |
|   |
|   |



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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

|   |   |
|---|---|
| ACCESSORY STRUCTURE(S):   |   |
| <b>CONSTRUCT NEW 13' X 31' ONE STORY WOOD FRAME ACCESSORY STRUCTURE</b> |   |
|   |   |
| PAVERS:   | FENCES: <b>NEW 6' HIGH WD. FENCES (SEE SITE PLAN)</b> |
|   |   |
| DECKS:  | PAINTING:   |
|   |   |
| SITE (INCLUDING GRADING, FILL, TREES, ETC):                             | POOLS (INCLUDING EQUIPMENT):                          |
| <b>REMOVE TREES AS INDICATED ON SITE PLAN</b>                           |   |
|   |   |
| 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:         |  |             |
|                                |  |             |
| 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.**



**PREPARED BY AND RETURN TO:**  
Richard J. McChesney, Esq.  
Attorney At Law  
Spottswood, Spottswood, Spottswood  
& Sterling PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556

**UNITY OF TITLE**

WHEREAS, PJAK Eaton, LLC, a Minnesota limited liability company, is the owner of the property commonly known as: 902 Eaton Street, Key West, Monroe County, Florida 33040, and described below in "EXHIBIT A"; and

WHEREAS, PJAK Eaton, LLC, a Minnesota limited liability company, is the owner of the property commonly known as: 407 Margaret Street, Key West, Monroe County, Florida 33040, and described below in "EXHIBIT B"; and

WHEREAS, the undersigned recognizes and acknowledges that the herein described properties shall be considered as one plot and parcel of land; and

WHEREAS, the undersigned hereby executes this written document to effect the above stated purpose.

NOW, THEREFORE, in consideration of other goods and valuable considerations, the undersigned hereby agrees to the following:

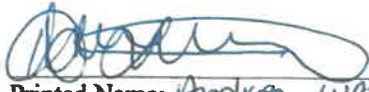
1. That the two parcels of property described in "EXHIBIT A" and "EXHIBIT B" shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction, and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and shall be binding upon the undersigned, their heirs, and assigns in perpetuity.
3. The undersigned further agrees that this Unity of Title shall be recorded in the Public Records of Monroe County, Florida.

[The remainder of this page intentionally left blank. Signature page to follow.]

SIGNED, SEALED, EXECUTED and acknowledged on this 16<sup>TH</sup> day of September, 2024.

Witnesses as to both:

PJAK  
Eaton, LLC, a Minnesota limited liability  
company



Printed Name: Andrea Wetzstein

1966 Bunker Lake rd  
Suite 700 Andover  
MN 55304



Patrick Overom, Sole Member



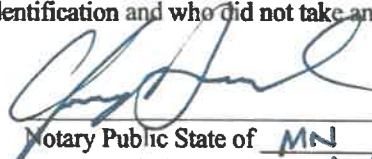
Printed Name: Jose Rizo

1966 Bunker Lake rd  
Suite 700 Andover  
MN 55304

STATE OF Minnesota )  
 )  
COUNTY OF Anoka )

Subscribed and acknowledged before me by means of  physical presence or  online notarization on this 16<sup>th</sup> day of September 2024, by Patrick Overom, Sole Member of PJAK Eaton, LLC, a Minnesota limited liability company, who is personally known to me or who has produced MN Driver license (type of identification) as identification and who did not take an oath.





Notary Public State of MN

My Commission Expires: 01/31/2027

My Commission Number is: 31059606

## EXHIBIT A

A parcel of land located on the Island of Key West, Monroe County, Florida, and also being known as a part of Lot 3, Square 33 on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, and being more particularly described by metes and bounds as follows:

Commence at the intersection of the Southeasterly Right-of-Way Line of Eaton Street and the Northeasterly Right-of-Way Line of Margaret Street; thence in a Northeasterly direction along the said Southeasterly Right-of-Way line of Eaton Street for 33.04 feet to the Point of Beginning; thence continue along the said Southeasterly Right-of-Way Line in a Northeasterly direction for 33.50 feet; thence at a right angle and in a Southeasterly direction for 130.00 feet; thence at a right angle and in a Southwesterly direction for 33.50 feet; thence at a right angle and in a Northwesterly direction for 130.00 feet to the said Southeasterly Right-of-Way Line of Eaton Street and the Point of Beginning.

Together with:

On the Island of Key West, and known as Part of Lot Three (3), of Square Thirty-three (33) of William A. Whitehead's map delineated in February A.D. 1829 and being more particularly described by metes and bounds as follows:

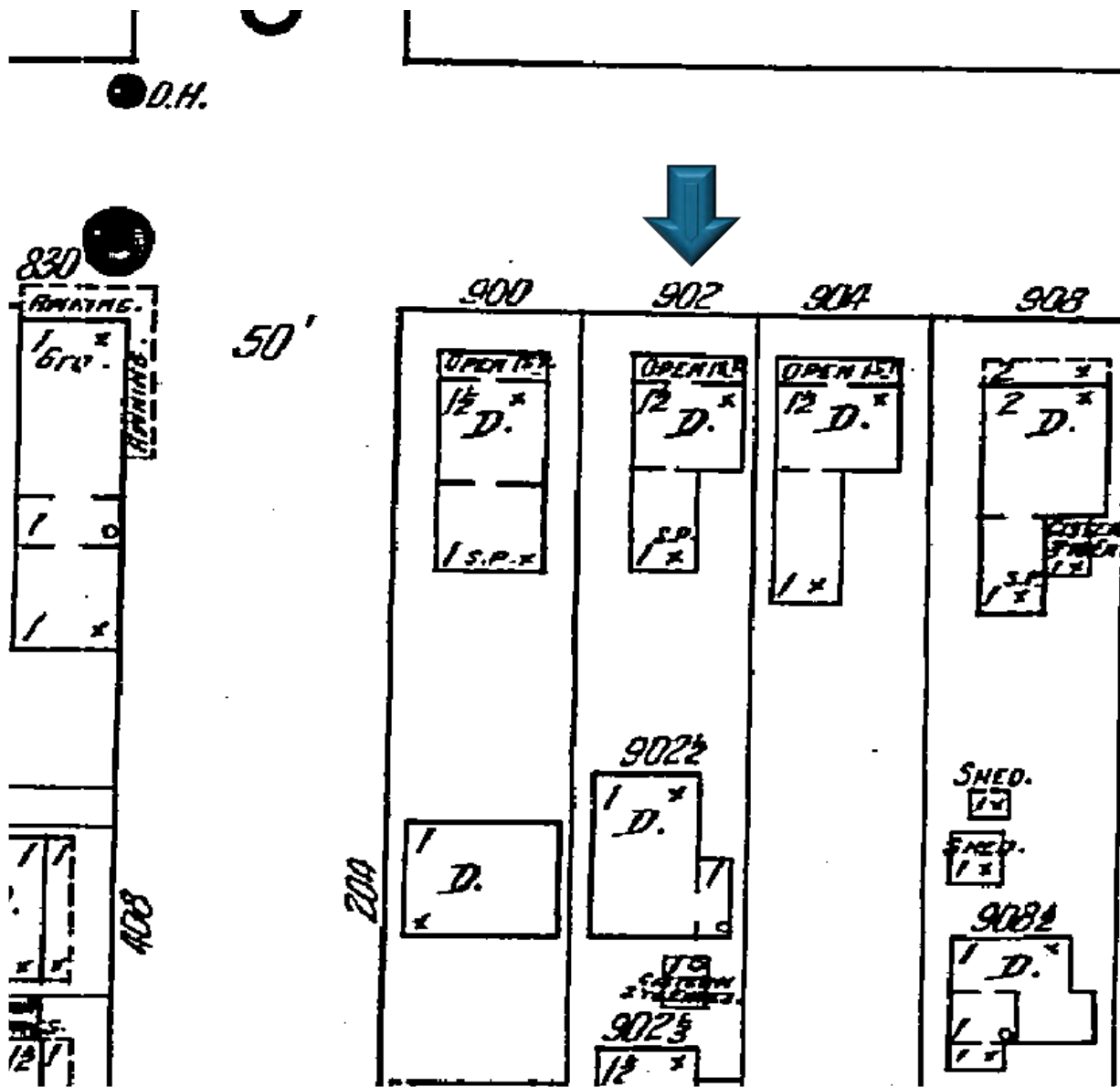
Commencing at the intersection of the Northeasterly right-of-way boundary line of Margaret Street with the Southeasterly right-of-way boundary line of Eaton Street and run thence in a Northeasterly direction along said right-of-way line of Eaton Street for a distance of 66.54 feet to the Point of Beginning; thence at right angles in a Southeasterly direction 130.0 feet; thence at right angles in a Northeasterly direction for a distance of 0.46 feet; thence at right angles in a Northwesterly direction 47.1 feet; thence at right angles in a Northeasterly direction for a distance of 0.2 feet; thence at right angles in a Northwesterly direction for a distance of 11.4 feet; thence at right angles in a Southwesterly direction for a distance of 0.2 feet; thence at right angles in a Northwesterly direction for a distance of 15.2 feet; thence at right angles in a Northeasterly direction for 0.2 feet; thence at right angles in a Northwesterly direction for a distance of 8.5 feet; thence at right angles in a Southwesterly direction 0.2 feet; thence at right angles in a Northwesterly direction 12.0 feet to the Southerly line of an existing overhang; thence at right angles in a Northeasterly direction along said overhang for a distance of 1.5 feet; thence at right angles in a Northwesterly direction along said overhang for a distance of 26.2 feet; thence at right angles in a Southwesterly direction along said overhang for a distance of 1.5 feet; thence at right angles in a Northwesterly direction for a distance of 9.6 feet to the Southeasterly right-of-way line of Eaton Street; thence along said Southeasterly right-of-way line of Eaton Street in a Southwesterly direction for a distance of 0.46 feet back to the Point of Beginning.

**EXHIBIT B**

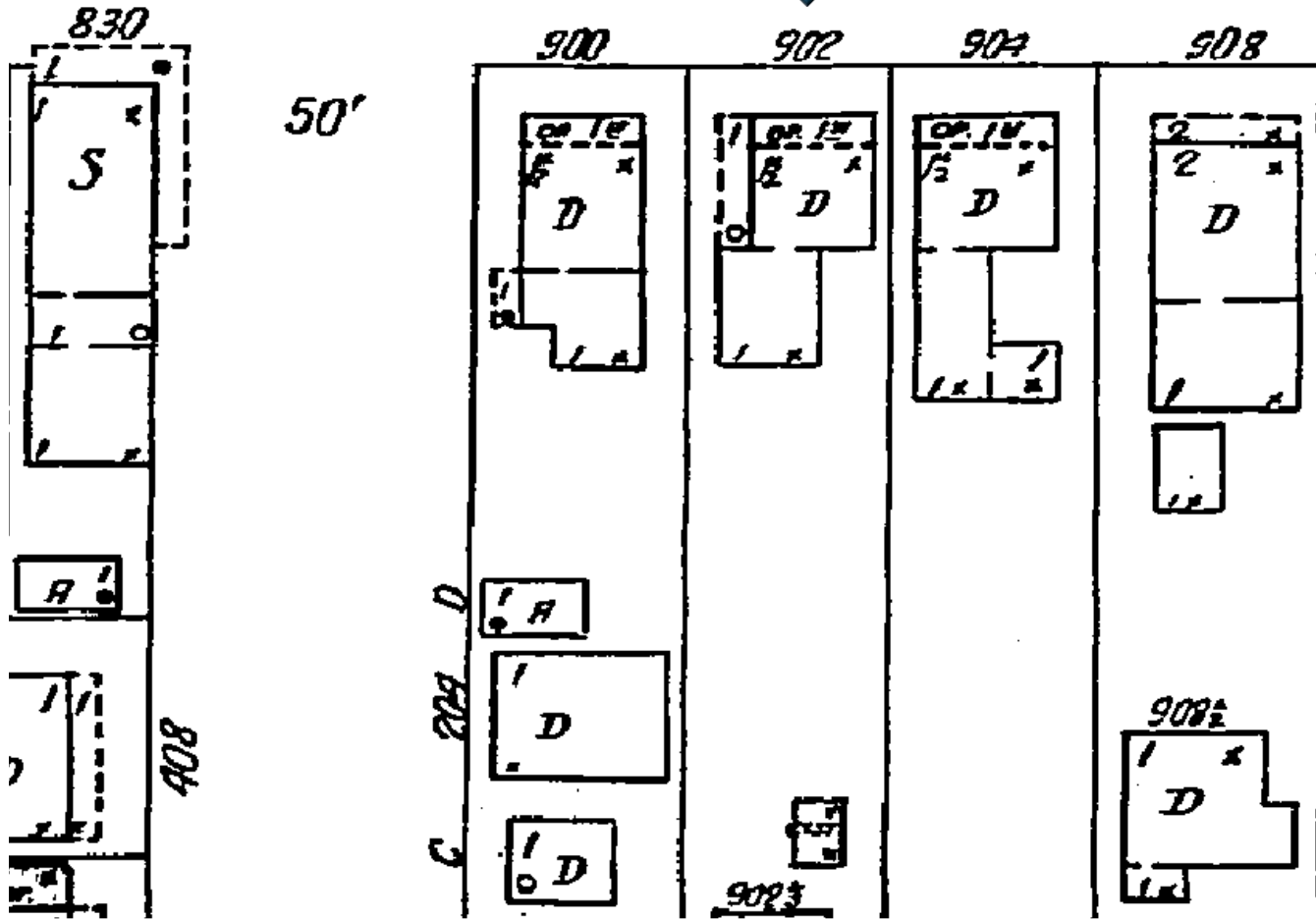
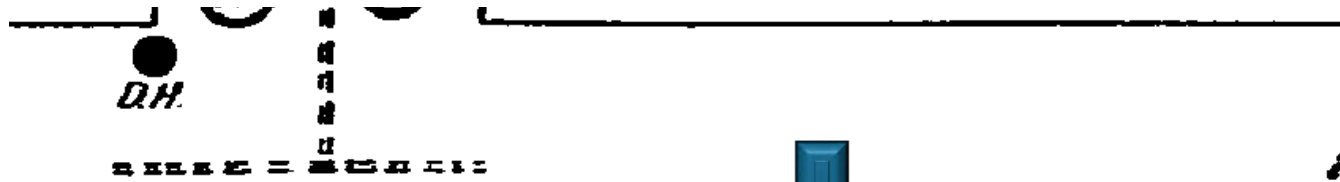
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# SANBORN MAPS

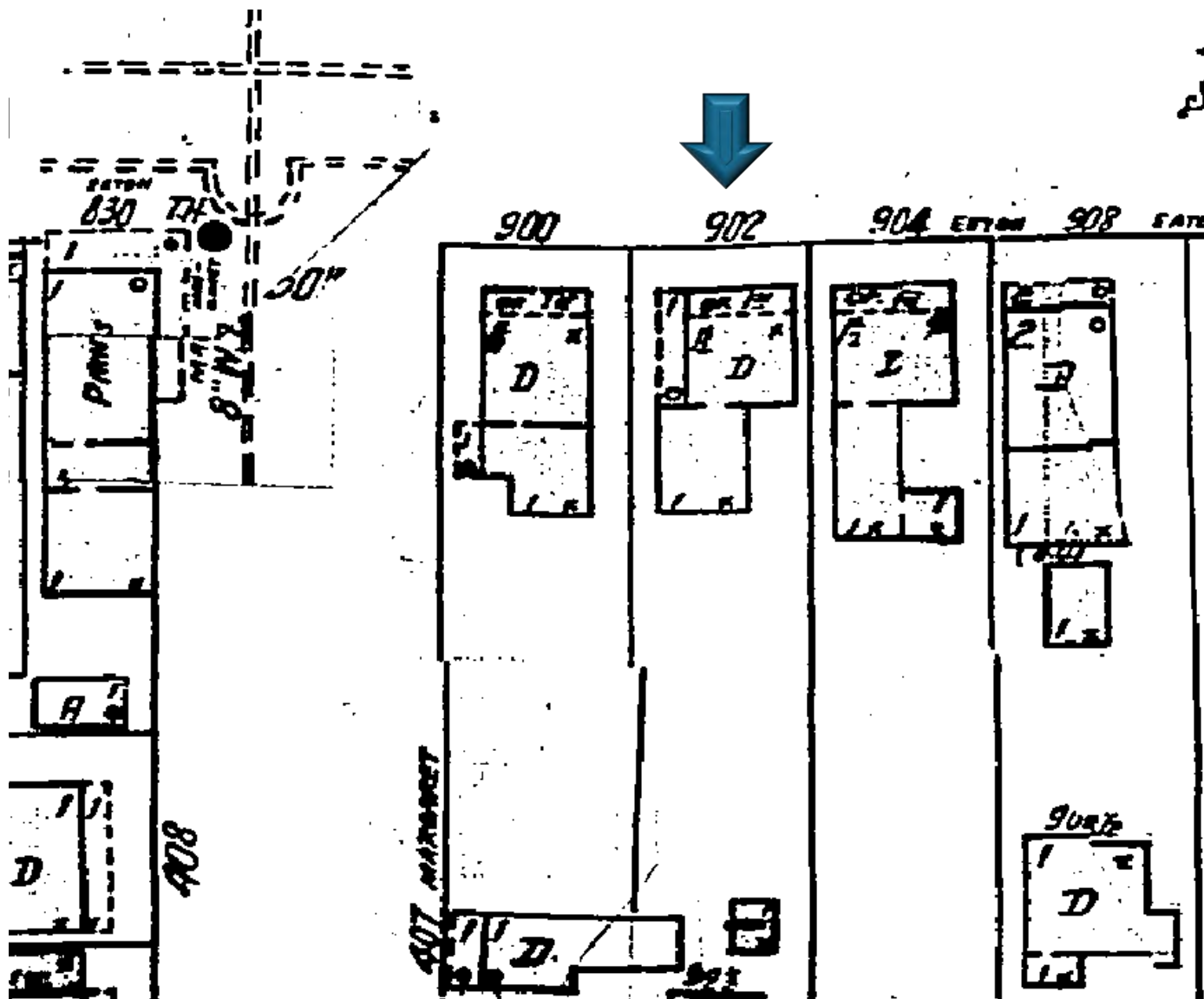


1912 Sanborn Map

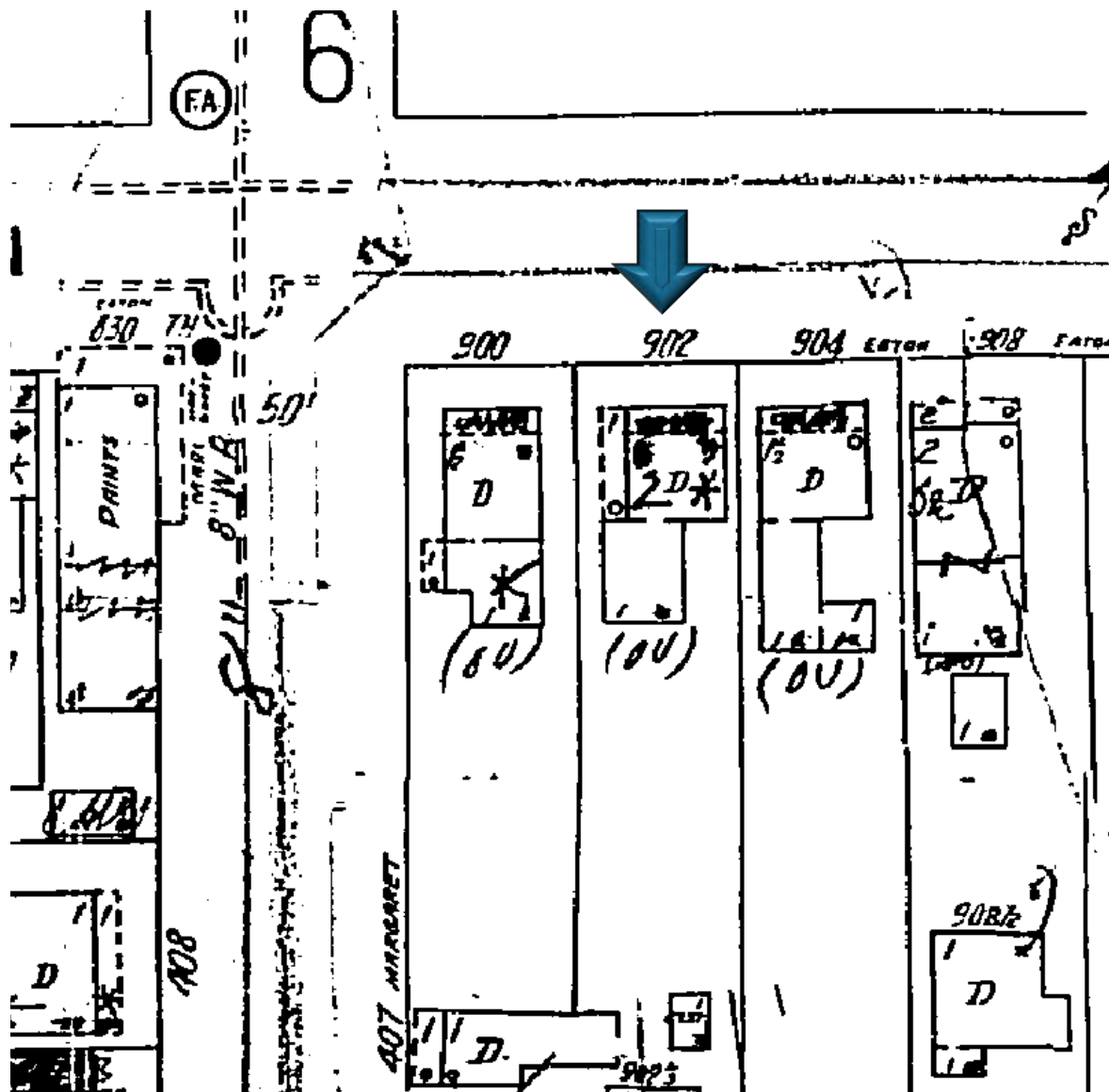


1926 Sanborn Map





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**EXISTING PARKING AND AREA OF PRPOSED NEW BUILDING**



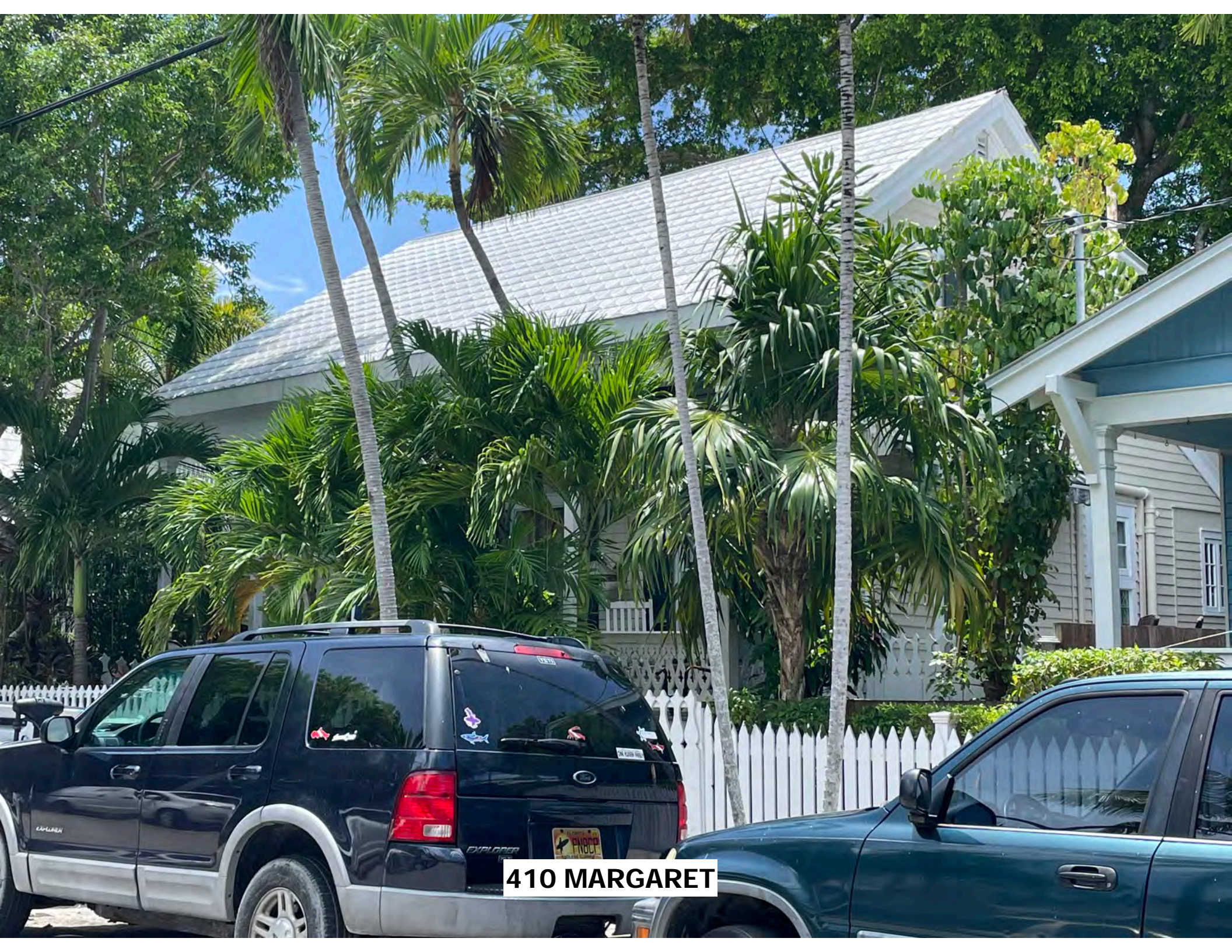
**902 EATON STREET - VIEW OF REAR YARD AND AREA OF PROPOSED NEW BUILDING**



**EATON BIKES**



408 MARGARET

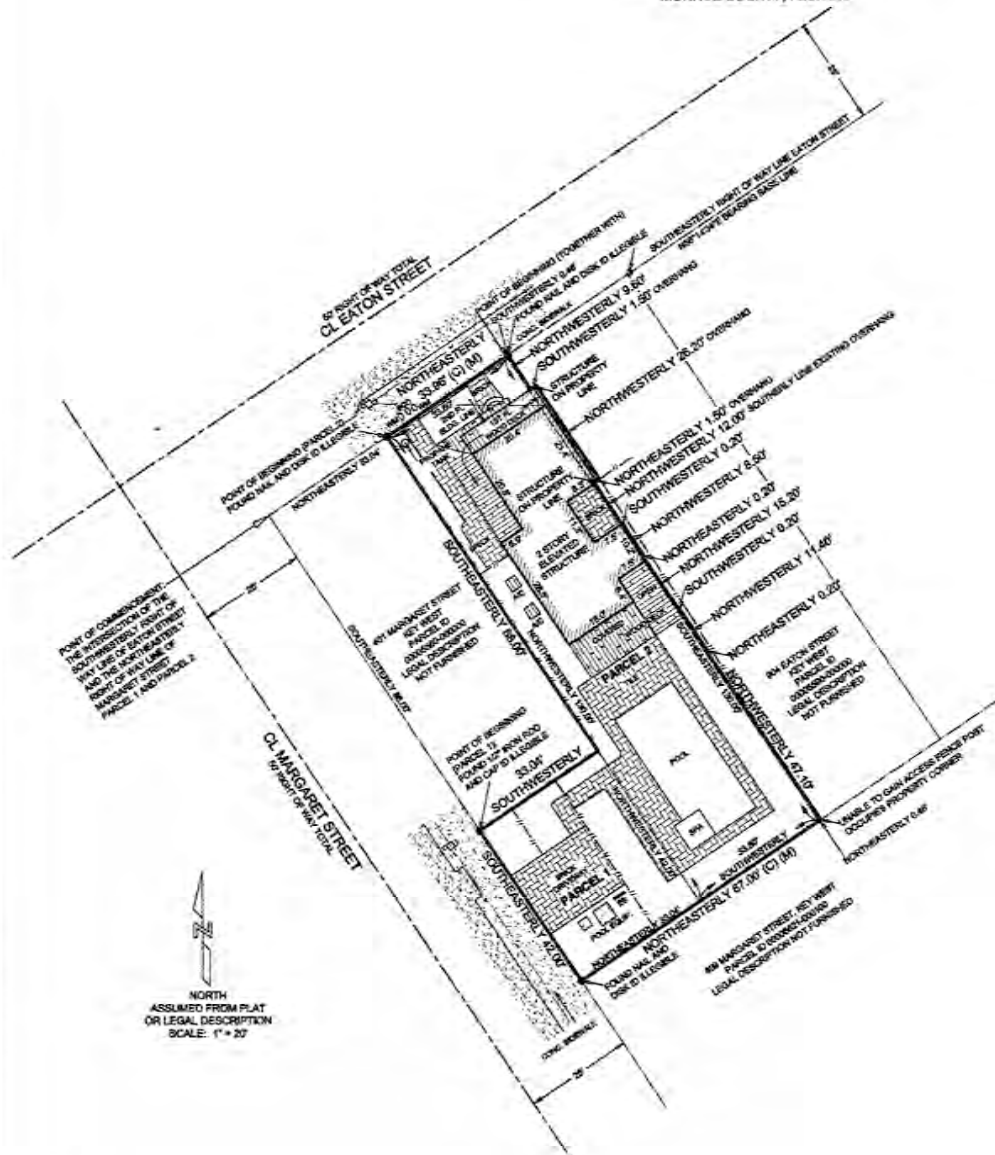


**410 MARGARET**



# SURVEY

**MAP OF BOUNDARY SURVEY**  
 A PARCEL OF LAND LOCATED ON THE ISLAND OF KEY WEST  
 A PART OF LOT 3, SQUARE 33  
 WILLIAM A. WHITEHEAD'S MAP OF KEY WEST  
 DELINEATED IN FEBRUARY A.D. 1829  
 MONROE COUNTY, FLORIDA



POINT OF COMMENCEMENT:  
 THE INTERSECTION OF THE  
 SOUTHEASTERLY RIGHT-OF-WAY LINE  
 OF EATON STREET AND THE  
 NORTHEASTERLY RIGHT-OF-WAY LINE  
 OF MARGARET STREET,  
 PARCELS 1 AND PARCEL 2

NORTH  
 ASSUMED FROM PLAT  
 OR LEGAL DESCRIPTION  
 SCALE: 1" = 20'

SCALE: 1"=20'  
 FIELD WORK DATE: 04/18/22  
 DRAWING DATE: --  
 SHEETS: 1 OF 1  
 DRAWN BY: RER  
 CHECKED BY: RER  
 22049603

**LEGAL DESCRIPTION:**  
 Parcel 1:

A parcel of land located on the Island of Key West, Monroe County, Florida, and also being known as a part of Lot 3, Square 33 on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, and being more particularly described by metes and bounds as follows:

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**ALSO:**

Parcel 2:

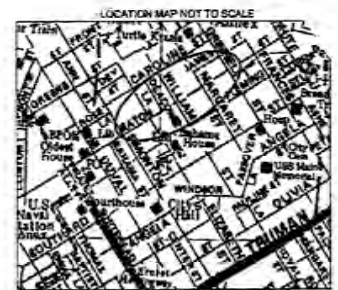
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**Together with:**

On the Island of Key West, and known as Part of Lot Three (3), of Square Thirty-three (33) of William A. Whitehead's map delineated in February A.D. 1829 and being more particularly described by metes and bounds as follows:

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ADDRESS:  
 902 EATON STREET AND 407 MARGARET STREET  
 KEY WEST, FLORIDA 33040

BEARING BASE:  
 N87°14'4"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EATON STREET ASSUMED PER FIELD EVIDENCE OF EXISTING MONUMENTATION

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

CERTIFIED TO:  
 - Spottswood, Spottswood, Spottswood & Sterling, PLLC  
 - Chicago Title Insurance Company  
 - Nail Partnership, LTD, an Alabama limited partnership

ABBREVIATIONS:

|                       |   |
|-----------------------|---|
| (C) = CALCULATED      | NVD = NORTH AMERICAN VERTICAL DATUM 1988      |
| CA = CENTRAL ANGLE    | N85 = NATIONAL GEODETIC SURVEY DATUM 1929     |
| CL = CHAINLINK FENCE  | N8V = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| (D) = DEED            | P = PLAT                                      |
| EB = ELECTRIC BOX     | PI = PERMANENT IDENTIFIER                     |
| EM = ELECTRIC METER   | R = RADIUS                                    |
| F = FIELD             | RO = ROOF OVERHANG LINE                       |
| FI = FENCE INSIDE     | ROO = ROOF OVERHANG LINE                      |
| FO = FENCE OUTSIDE    | SC = SANITARY CLEANOUT                        |
| FL = FENCE ON LINE    | SH = SANITARY MANHOLE                         |
| L = LAND              | SV = SEWER VALVE                              |
| LB = LICENSE SURVEYS  | WM = WATER METER                              |
| LS = LICENSE SURVEYOR | WV = WATER VALVE                              |
| (M) = MEASURED        |   |



- 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 WHOSEVER. UNLESS 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 ANY ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HAZARD.
  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 AT 1,000 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSEURE.
  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.

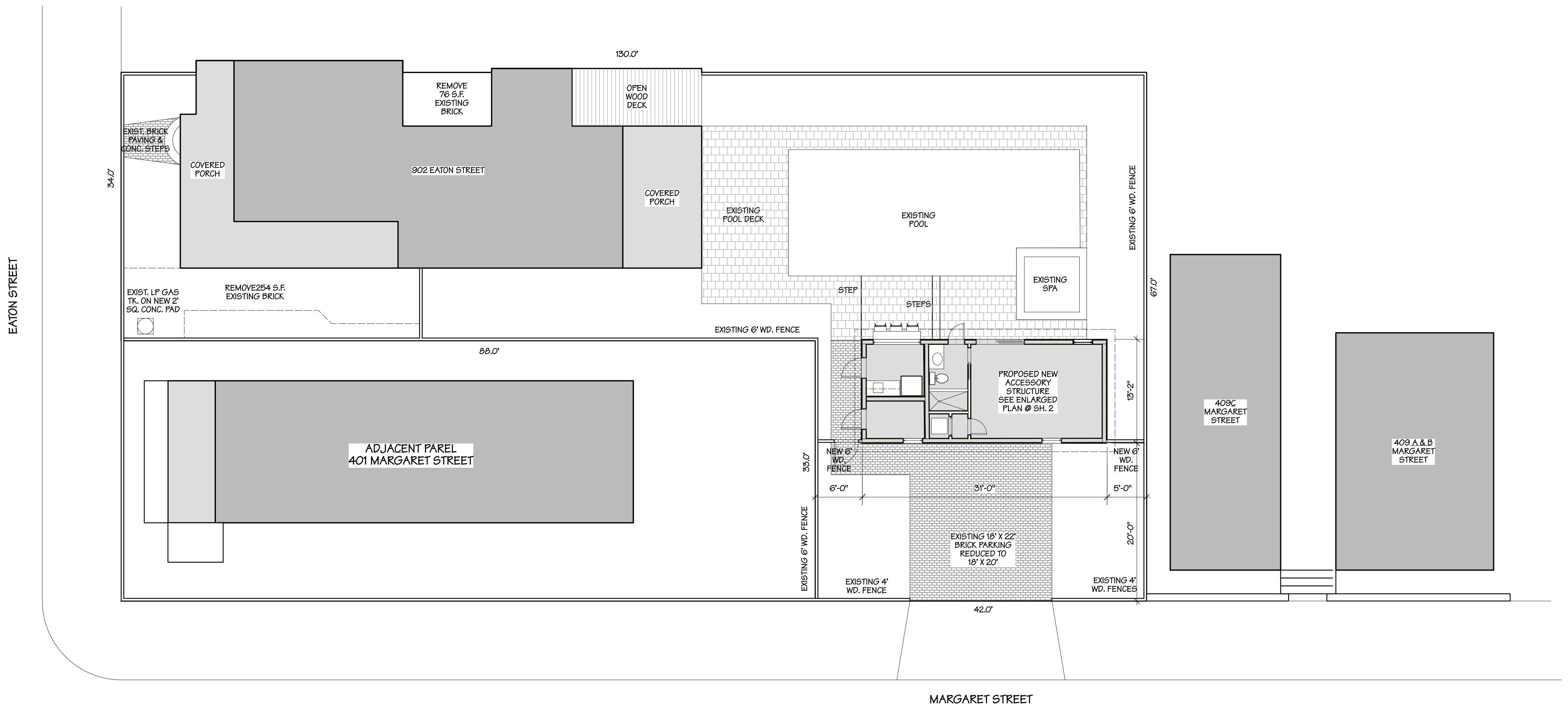
**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LICENSED BUSINESS (LB) NO. 7348  
 31163 AVENUE A, 910 FINE KEY, FL 33048  
 OFFICE (305) 872-1348  
 EMAIL: INFO@REECESURVEYING.COM

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 18-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.32, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 8, SUBPARAGRAPH (10) (H) (TRACKS), (10) (S) (ENCROACHMENTS), & (10) (M) (ADJUSTMENTS). SCHEDULE "9" HAS NOT BEEN PROVIDED.

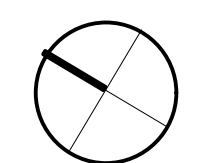
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED:   
 ROBERT E. REECE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LB 8822

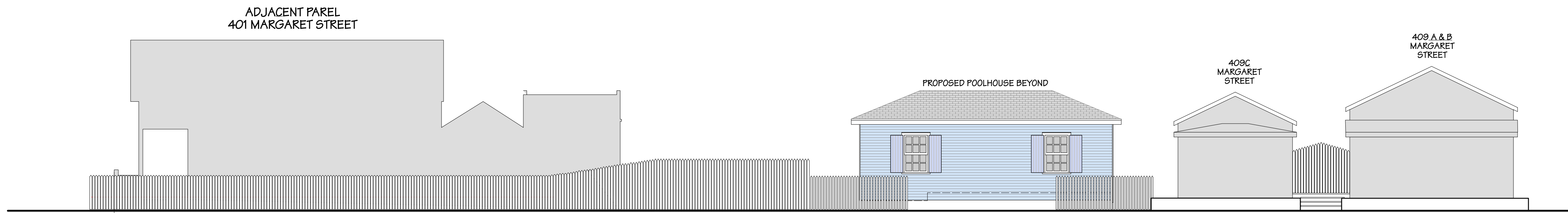
# PROPOSED DESIGN



**S I T E P L A N**  
scale: 1/8" = 1'-0"



- TREE DISPOSITION NOTES:  
THE FOLLOWING TREES IN THE AREA OF THE PROPOSED NEW BUILDING ARE TO BE REMOVED AND MITIGATED AS REQUIRED.
- (3) ARECA CLUSTERS
  - (1) 8" QUEEN PALM
  - (1) 10" SPINDLE PALM
  - (1) 8" LATANIA
  - (1) 4" LIGNUM VITAE
  - (1) SINGLE ALEXANDER & (1) TRIPLE ALEXANDER



SITE DATA:

LOT AREA: 5859 S.F.

LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)

FEMA FLOOD ZONE: AE-6 (HISTORIC STRUCTURE); PROPOSED FLOOR EL. 7.0' MIN.

|  | ALLOWED/REQUIRED | EXISTING          | PROPOSED          |
|--|------------------|-------------------|-------------------|
| BLDG. COVERAGE:  | 2344 S.F. (40%)  | 1485 S.F. (25.3%) | 1903 S.F. (32.5%) |
| IMPERVIOUS SURFACE RATIO:  |                  |                   |                   |
| BLDGs.:  |                  | 1485 S.F.         | 1903 S.F.         |
| POOL:  |                  | 644               | 644               |
| POOL DECK:   |                  | 607               | 517               |
| BRICK PAVING:  |                  | 858               | 487               |
| TOTAL IMPERVIOUS:  | 3515 S.F. (60%)  | 3594 S.F. (61.3%) | 3551 S.F. (60.6%) |
| NON-OPEN SPACE:  |                  |                   |                   |
| IMPERVIOUS:  |                  | 3594 S.F.         | 3551 S.F.         |
| WOOD DECKs.:   |                  | 120 S.F.          | 120 S.F.          |
| TOTAL:   |                  | 3714 S.F.         | 3671 S.F.         |
| OPEN SPACE:  | 2051 S.F. (35%)  | 2145 S.F. (36.6%) | 2189 S.F. (37.3%) |
| REAR YARD COVERAGE: 132 S.F. BLDG. AREA / 1005 S.F. REAR YARD AREA = 13% |                  |                   |                   |
| HEIGHT (ACCY. STRUCT.):  | 35'              | N/A               | 15' +/-           |

SETBACKS: (ACCY. STRUCT.):

|           | ALLOWED/REQUIRED | EXISTING | PROPOSED |
|-----------|------------------|----------|----------|
| FRONT:    | N/A              | N/A      | N/A      |
| ST. SIDE: | 7.5'             | N/A      | 20'      |
| SIDE:     | 5'               | N/A      | 5'       |
| REAR:     | 5'               | N/A      | 5'       |

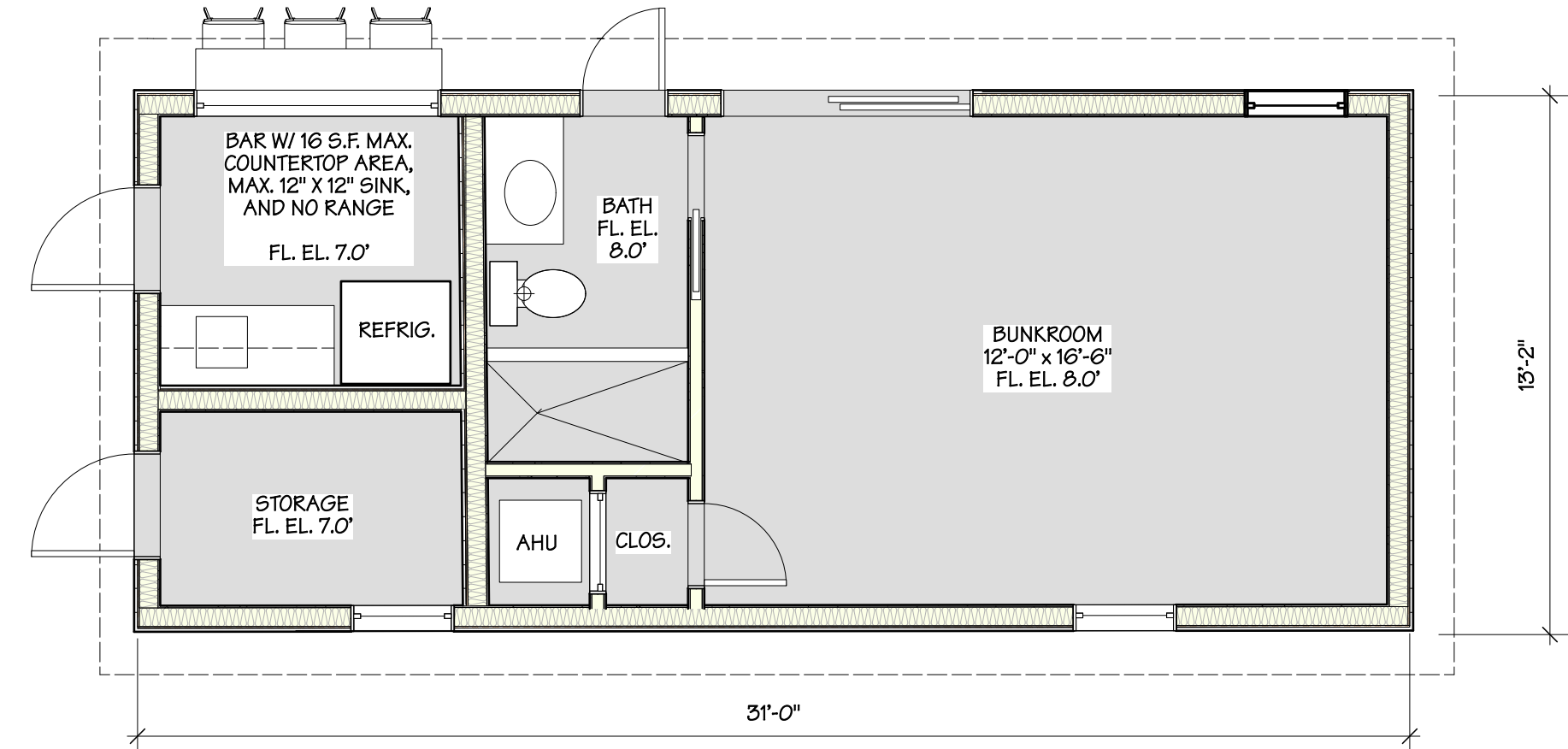
STORMWATER DRAINAGE CALCULATIONS:  
IMPERVIOUS COVERAGE IS DECREASED WITH THIS APPLICATION; THEREFORE, NO DRAINAGE STRUCTURES ARE REQUIRED.

- TREE DISPOSITION NOTES:  
THE FOLLOWING TREES IN THE AREA OF THE PROPOSED NEW BUILDING ARE TO BE REMOVED AND MITIGATED AS REQUIRED.
- (3) ARECA CLUSTERS
  - (1) 8" QUEEN PALM
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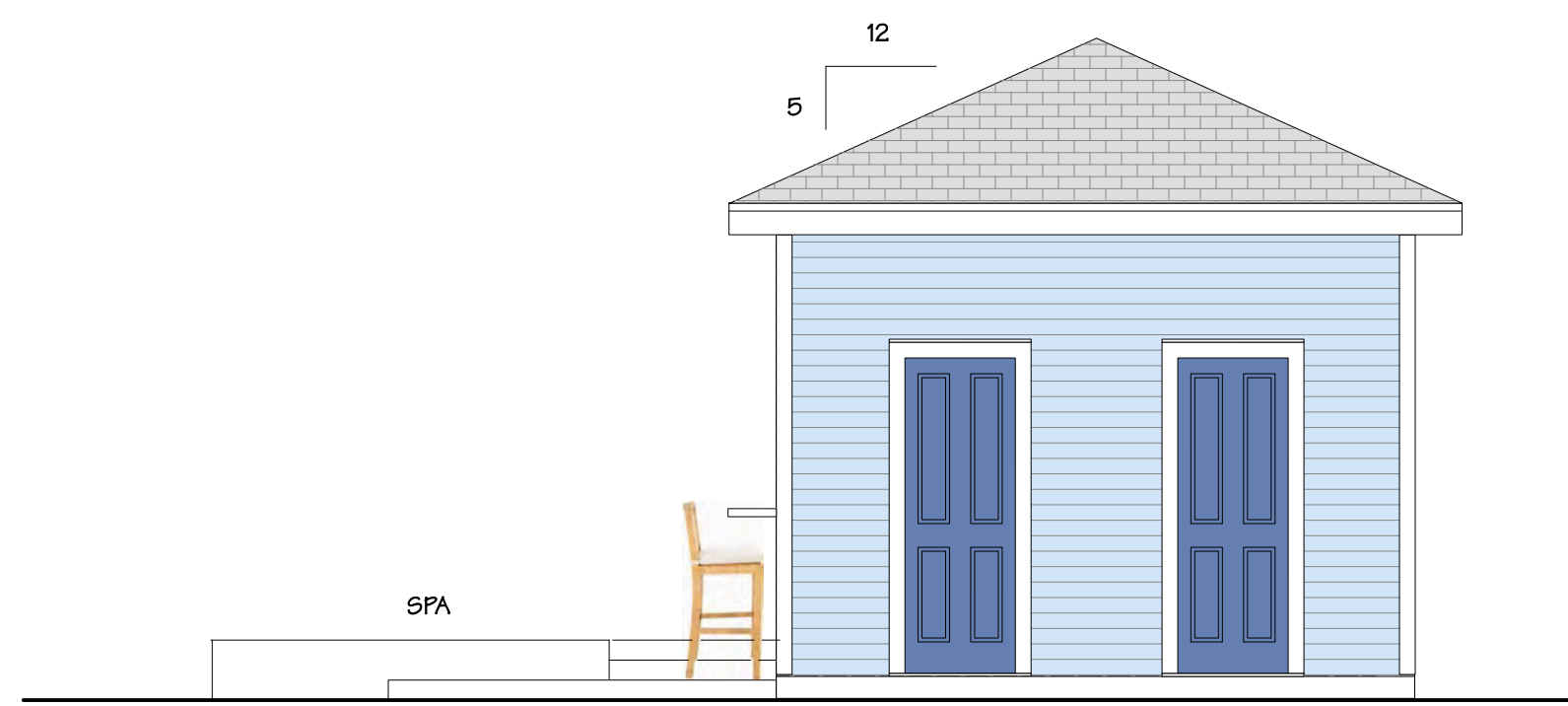
new accessory structure @  
902 EATON STREET  
KEY WEST, FLORIDA

**Robert L. Delaune, Architect, p.a.**  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA00035594

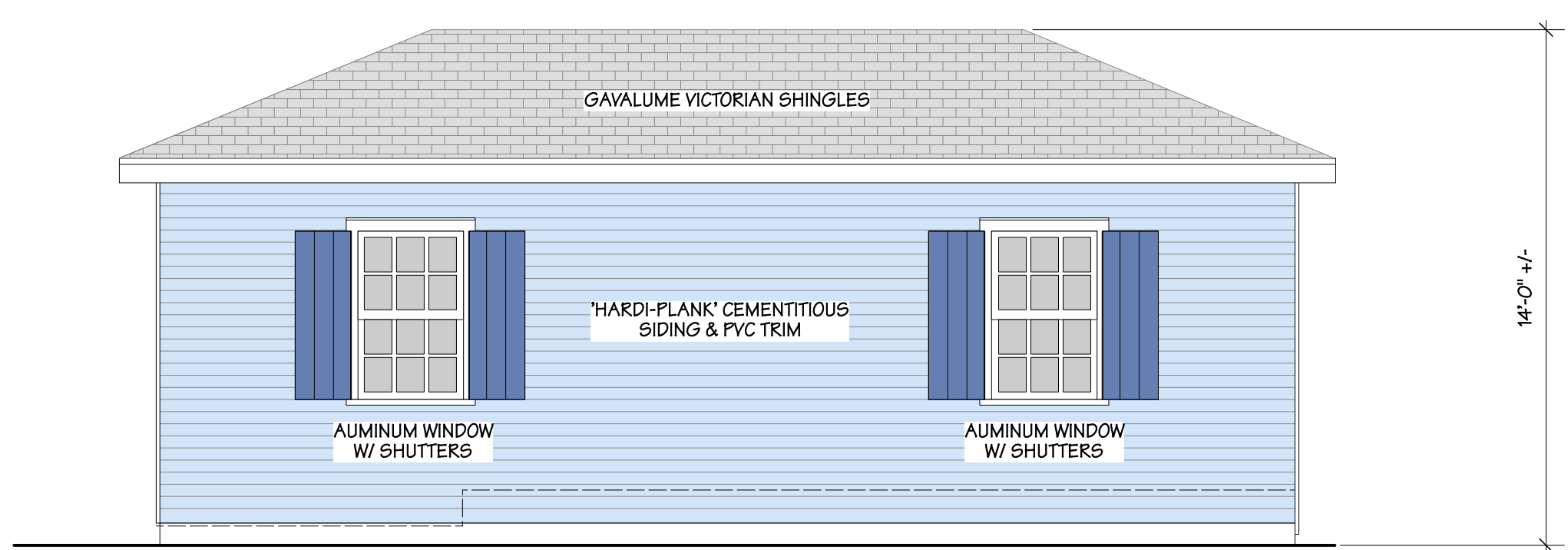
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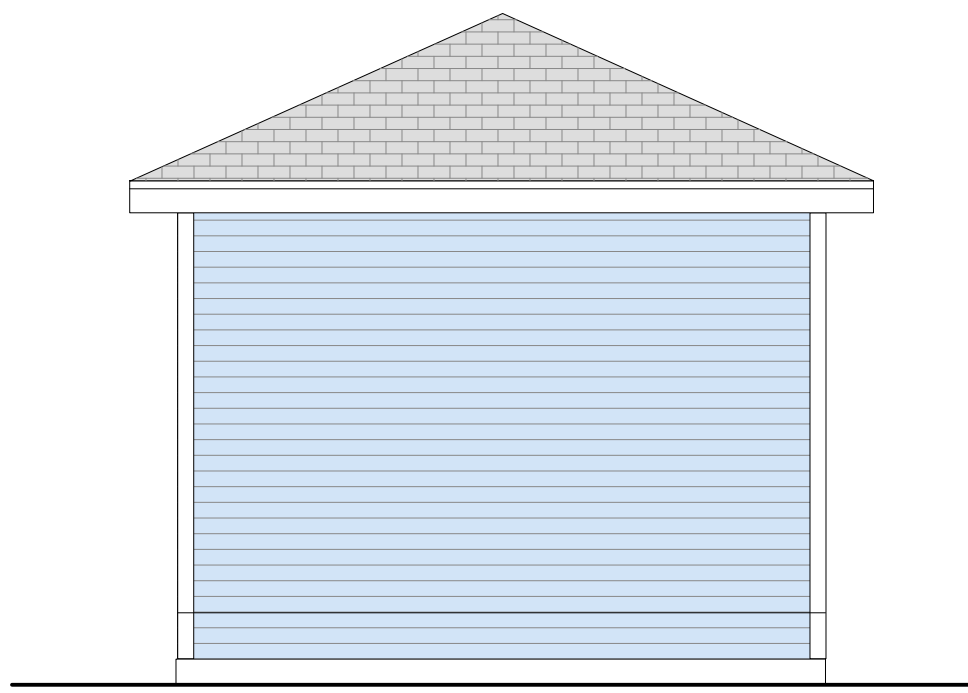
FLOOR PLAN  
 scale: 1/4" = 1'-0"



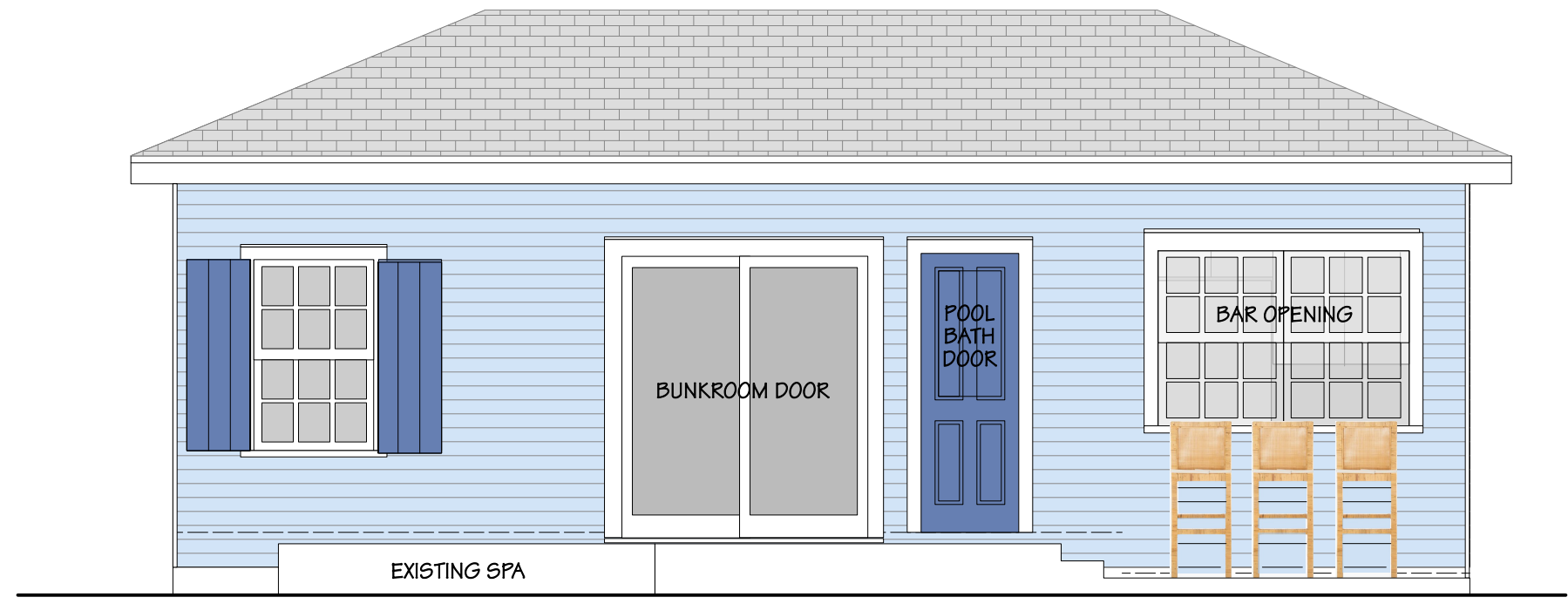
NORTH ELEVATION  
 scale: 1/4" = 1'-0"



WEST (MARGARET STREET) ELEVATION  
 scale: 1/4" = 1'-0"



SOUTH ELEVATION  
 scale: 1/4" = 1'-0"



EAST (POOL SIDE) ELEVATION  
 scale: 1/4" = 1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. September 24, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **NEW ACCESSORY STRUCTURE, CHANGES TO POOL DECK AND SITE IMPROVEMENTS** **902 EATON STREET**

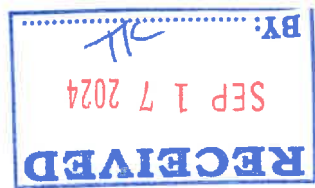
**Applicant – Robert L. Delaune, Architect    Application #H2024-0038**

**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](http://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 ROBERT L. DELAUNE, 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: 902 EATON STREET on the 16<sup>th</sup> day of SEPTEMBER, 20 24.

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 SEPTEMBER 21, 20 24.

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 H2024 - 0038.

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

**Signed Name of Affiant:**

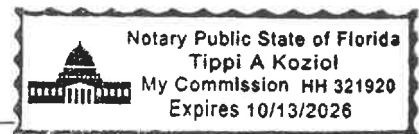
[Signature]  
 Date: 9/17/24  
 Address: 619 EATON ST  
 City: KEY WEST  
 State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17<sup>th</sup> day of September, 20 24.

By (Print name of Affiant) Robert L. Delaune who is personally known to me or has produced identification and who did take an oath. \_\_\_\_\_ as

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Tippi A. Koziol



Notary Public - State of Florida (seal)  
My Commission Expires: 10/13/2026





Public Meeting Notice

902

# Public Meeting Notice

The Planning Department hereby gives notice of a public meeting on **September 24, 2014** at **City Hall, 1000 Bay Street, 9th Floor**, from 7:00 a.m. to 9:00 a.m.

**NEW ACCESSORY STRUCTURE, CHANGES TO POOL DECK AND SITE IMPROVEMENTS 902 EATON STREET**

Applicant: **Robert J. Williams, Architect** Application: **2014-001-001**  
If you wish to see the application or have any questions, please visit the Planning Department meeting room. After hours or after hours meeting, call (305) 375-2277 or e-mail [planning@cityofmiami.com](mailto:planning@cityofmiami.com).  
**902 EATON STREET, 902 EATON STREET, 902 EATON STREET**

902

# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### 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 00005610-000000  
 Account# 1005797  
 Property ID 1005797  
 Millage Group 10KW  
 Location 902 EATON St, KEY WEST  
 Address  
 Legal Description KW PT LOT 3 SQR 33 A1-133 A4-457 OR788-1278 OR892-2469 OR1060-1662 OR1093-2038 OR1093-2039 OR1460-738 OR1470-1490 OR1470-1493 OR1484-1199 OR1492-599 OR1702-2031 OR2605-728 OR2605-732 OR2866-1134 OR3169-1300 OR3241-1134  
 (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

[PIAK EATON LLC](#)  
 1795 164th Ln NW  
 Andover MN 55304

### Valuation

|                            | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$1,882,520           | \$1,764,844           | \$1,196,647           | \$808,394             |
| + Market Misc Value        | \$74,742              | \$76,572              | \$65,889              | \$39,675              |
| + Market Land Value        | \$1,490,465           | \$1,277,672           | \$774,457             | \$572,806             |
| = Just Market Value        | \$3,447,727           | \$3,119,088           | \$2,036,993           | \$1,420,875           |
| = Total Assessed Value     | \$3,447,727           | \$3,119,088           | \$1,562,963           | \$1,420,875           |
| - School Exempt Value      | \$0                   | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$3,447,727           | \$3,119,088           | \$2,036,993           | \$1,420,875           |

### Historical Assessments

| Year | Land Value  | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|-------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2023 | \$1,277,672 | \$1,764,844    | \$76,572        | \$3,119,088         | \$3,119,088    | \$0          | \$3,119,088   | \$0                 |
| 2022 | \$774,457   | \$1,196,647    | \$65,889        | \$2,036,993         | \$1,562,963    | \$0          | \$2,036,993   | \$0                 |
| 2021 | \$572,806   | \$808,394      | \$39,675        | \$1,420,875         | \$1,420,875    | \$0          | \$1,420,875   | \$0                 |
| 2020 | \$568,422   | \$826,359      | \$40,884        | \$1,435,665         | \$1,435,665    | \$0          | \$1,435,665   | \$0                 |
| 2019 | \$599,108   | \$835,341      | \$42,143        | \$1,476,592         | \$1,476,592    | \$0          | \$1,476,592   | \$0                 |
| 2018 | \$527,508   | \$844,323      | \$43,404        | \$1,415,235         | \$1,415,235    | \$0          | \$1,415,235   | \$0                 |

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

| Land Use                | Number of Units | Unit Type   | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| RES SUPERIOR DRY (01SD) | 4,455.00        | Square Foot | 33.5     | 130   |

**Buildings**

|                       |                         |                           |                |
|-----------------------|-------------------------|---------------------------|----------------|
| <b>Building ID</b>    | 352                     | <b>Exterior Walls</b>     | CUSTOM         |
| <b>Style</b>          | 2 STORY ELEV FOUNDATION | <b>Year Built</b>         | 1923           |
| <b>Building Type</b>  | S.F.R. - R1 / R1        | <b>EffectiveYearBuilt</b> | 2020           |
| <b>Building Name</b>  |                         | <b>Foundation</b>         | WD CONC PADS   |
| <b>Gross Sq Ft</b>    | 2772                    | <b>Roof Type</b>          | GABLE/HIP      |
| <b>Finished Sq Ft</b> | 2008                    | <b>Roof Coverage</b>      | METAL          |
| <b>Stories</b>        | 2 Floor                 | <b>Flooring Type</b>      | SFT/HD WD      |
| <b>Condition</b>      | GOOD                    | <b>Heating Type</b>       | FCD/AIR DUCTED |
| <b>Perimeter</b>      | 324                     | <b>Bedrooms</b>           | 4              |
| <b>Functional Obs</b> | 0                       | <b>Full Bathrooms</b>     | 3              |
| <b>Economic Obs</b>   | 0                       | <b>Half Bathrooms</b>     | 0              |
| <b>Depreciation %</b> | 2                       | <b>Grade</b>              | 700            |
| <b>Interior Walls</b> | WALL BD/WD WAL          | <b>Number of Fire Pl</b>  | 0              |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter  |
|--------------|----------------|--------------|---------------|------------|
| OPX          | EXC OPEN PORCH | 636          | 0             | 216        |
| FLA          | FLOOR LIV AREA | 2,008        | 2,008         | 324        |
| OPU          | OP PR UNFIN LL | 128          | 0             | 48         |
| <b>TOTAL</b> |                | <b>2,772</b> | <b>2,008</b>  | <b>588</b> |

**Yard Items**

| Description  | Year Built | Roll Year | Size    | Quantity | Units  | Grade |
|--------------|------------|-----------|---------|----------|--------|-------|
| CONC PATIO   | 1949       | 1950      | 0 x 0   | 1        | 117 SF | 2     |
| FENCES       | 2000       | 2001      | 36 x 4  | 1        | 144 SF | 2     |
| BRICK PATIO  | 2000       | 2001      | 0 x 0   | 1        | 315 SF | 2     |
| TILE PATIO   | 2000       | 2001      | 2 x 40  | 1        | 60 SF  | 1     |
| FENCES       | 2002       | 2003      | 6 x 58  | 1        | 348 SF | 2     |
| TILE PATIO   | 2002       | 2003      | 4 x 18  | 1        | 72 SF  | 4     |
| HOT TUB      | 2002       | 2003      | 0 x 0   | 1        | 1 UT   | 3     |
| CUSTOM POOL  | 2002       | 2003      | 16 x 37 | 1        | 592 SF | 2     |
| CUSTOM PATIO | 2002       | 2003      | 0 x 0   | 1        | 782 SF | 4     |

**Sales**

| Sale Date  | Sale Price  | Instrument    | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor              | Grantee |
|------------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|----------------------|---------|
| 9/1/2023   | \$3,000,000 | Warranty Deed | 2430911           | 3241      | 1134      | 05 - Qualified     | Improved           |                      |         |
| 4/22/2022  | \$3,850,000 | Warranty Deed | 2372256           | 3169      | 1300      | 01 - Qualified     | Improved           |                      |         |
| 7/26/2017  | \$1,650,000 | Warranty Deed | 2133002           | 2866      | 1134      | 01 - Qualified     | Improved           | TODD MAURICE LINWOOD |         |
| 12/20/2012 | \$1,180,800 | Warranty Deed |                   | 2605      | 732       | 05 - Qualified     | Improved           |                      |         |
| 12/20/2012 | \$100       | Warranty Deed |                   | 2605      | 728       | 11 - Unqualified   | Improved           |                      |         |
| 5/25/2001  | \$800,000   | Warranty Deed |                   | 1702      | 2031      | M - Unqualified    | Improved           |                      |         |
| 5/1/1997   | \$290,000   | Warranty Deed |                   | 1460      | 0738      | M - Unqualified    | Improved           |                      |         |
| 9/1/1983   | \$1         | Warranty Deed |                   | 892       | 2469      | M - Unqualified    | Improved           |                      |         |

**Permits**

| Number  | Date Issued | Date Completed | Amount   | Permit Type | Notes   |
|---------|-------------|----------------|----------|-------------|---|
| 24-1113 | 4/25/2024   |                | \$15,000 | Residential | Deck repair/rebuild   |
| 24-1022 | 4/15/2024   |                | \$8,225  | Residential | Replaster existing pool and grout tile  |
| 24-0032 | 4/9/2024    |                | \$0      |             | Painting exterior front of the house (to match existing sides of house  |
| 23-2568 | 9/7/2023    |                | \$18,000 | Residential | Roof replacement, re-screw, roof coating. Remove existing roofing from the front roof as marked on the picture. Install new underlayment. Install new Victorian Metal Shingles. Replace any damaged screws to code on the rear and lower roofs. |
| 22-3543 | 1/31/2023   | 5/10/2023      | \$11,000 | Residential | Re rough and trim, 2 toilets, 1 shower, 3 lavs (attach with 22-2700).   |
| 22-3576 | 1/31/2023   | 4/27/2023      | \$2,300  | Residential | install wiring per plans lights, outlets and switches, use existing wiring, exhaust fan ducting existing *  |
| 22-2700 | 10/3/2022   |                | \$25,000 | Residential | Renovation of Existing Bathroom. Removing wall to open the space, add double vanity and new closet area, lighting.  |
| 02-2881 | 10/21/2002  | 10/28/2002     | \$2,400  |             | PICKET FENCE  |
| 02-0478 | 7/17/2002   | 8/19/2002      | \$42,600 |             | POOL  |
| 0102980 | 8/28/2001   | 10/11/2001     | \$12,000 |             | REPAIR PORCHES/GUTTERS/FL   |
| 9903812 | 11/22/1999  | 7/17/2000      | \$300    |             | PLUMBING  |
| 9903818 | 11/18/1999  | 7/17/2000      | \$2,500  |             | ELECTRICAL  |

| Number  | Date Issued | Date Completed | Amount   | Permit Type | Notes           |
|---------|-------------|----------------|----------|-------------|-----------------|
| 9802567 | 8/19/1998   | 7/17/2000      | \$1,654  |             | SECURITY ALARM  |
| 9704354 | 12/31/1997  | 7/17/2000      | \$7,000  |             | 2 A/C UNITS     |
| 9702338 | 12/10/1997  | 7/17/2000      | \$58,820 |             | ADD A 2ND STORY |
| 9703452 | 10/8/1997   | 7/17/2000      | \$4,000  |             | 10 WINDOWS      |
| 9702163 | 7/2/1997    | 7/17/2000      | \$700    |             | ELECTRICAL      |
| 9701887 | 6/16/1997   | 7/17/2000      | \$2,400  |             | ELECTRICAL      |

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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: 9/17/2024, 6:42:22 AM

Contact Us

