



**Historic Architectural Review Commission
Staff Report for Item 9**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Jared Beck
Consultant

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 27, 2024

Applicant: Evan Amato T.S.N Architects

Application Number: H2024-0008

Address: 1215 Georgia Street

Description of Work:

New single-family house. New carport, pool, deck, and site improvements.

Site Facts:

The 1912, 1926, 1948, and 1962 Sanborn Maps do not depict any structure on this site. The 1965 photograph collection includes a single-story house on the parcel, and the Monroe County Property Appraiser identifies the house was built in 1968. The structure was identified as a non-contributing structure to the historic district in the 1982 National Register survey and nomination.

The cmu building sits on the northeast corner of Georgia and Duncan Streets. A carport is attached to the east side of the house. A two-story building with a detached garage sits across the street, on the southeast corner of Georgia and Duncan Streets.



Existing structure.



Site context.

Guidelines Cited on Review:

- New construction (pages 38a – 38q), specifically guideline 2 on page 38c, and guidelines 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 21, 22, 23, and 24.
- Decks, pools (page 39a), specifically first paragraph and guidelines 1, 2 and 3.
- Outbuildings: carports, gazebos, garages, sheds, shelters & accessory structures (page 40), specifically guidelines 1, 3, and 4.
- Air conditioning units (pages 42 – 43), specifically guidelines 2c, 5, and 6.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 2, 3, 4, and 5.

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, this building is taller than the adjacent buildings. Nevertheless, the site is on a corner lot, where there is a full two-story house across the southeast corner of Georgia and Duncan Streets.

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

The new building proposes a front porch (wrap around) which is characteristic of other homes in the neighborhood.

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

No, this is not the case.

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

Yes, in contrast to the adjacent buildings, this building is taller than the adjacent buildings. There are larger buildings within the vicinity.

(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?

Yes, this is the case.

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

The design proposes a pergola above a parking space with a screen wall behind. The current house and surrounding properties have carports.

(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, this is not the case. Nevertheless, the site is on a corner lot, where there is a full two-story house across the southeast corner of Georgia and Duncan Streets.

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

Yes, this is the case.

(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?

No, it does not.

Staff Analysis:

The Certificate of Appropriateness is under review proposes the construction of a new two-story wood frame house, off-street parking, pool, and deck. The new wood frame 1,964 +/- sq ft. house will have horizontal Hardie board lap siding and hipped roofs with 5V crimp metal roofing, and single-story wrap around porch. Porch columns, railings, shutters, and decorative elements will be wood. The front door will be wood, and all other doors and windows will be impact resistant aluminum. The finished floor elevation will be approximately 2-feet above finish grade, and the overall height of the structure will be approximately 26-feet, 4-inches.

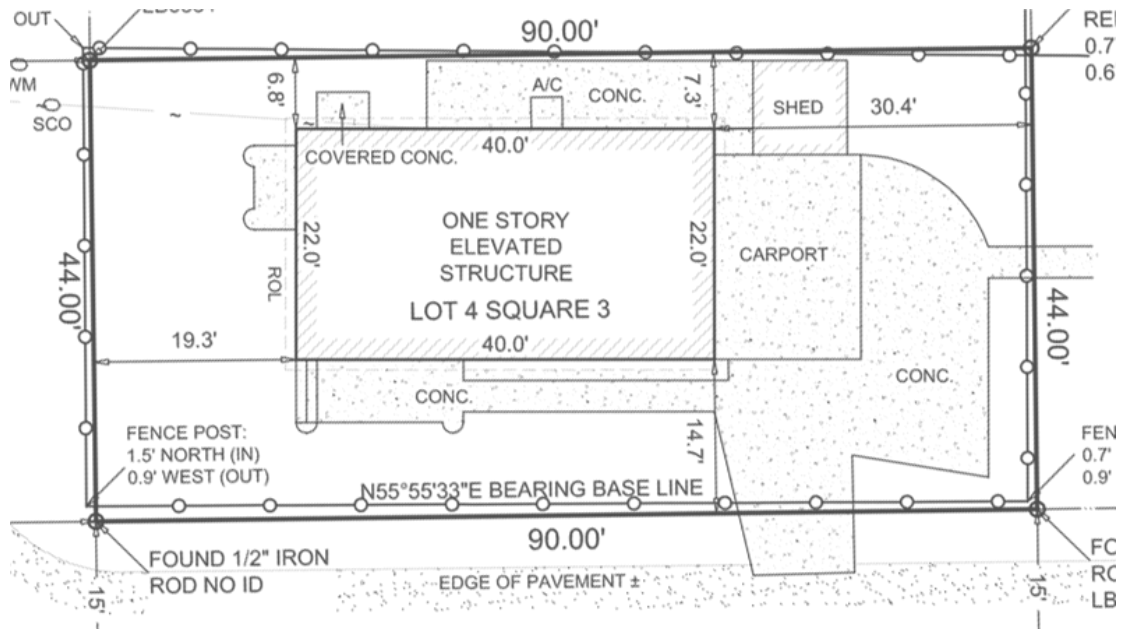
To the northeast of the structure and facing Duncan Street will be a single width parking pad to accommodate one vehicle with concrete parking ribbons and grass between. Above the parking space will be a wood pergola. The northeast side of the structure will be an elevated patio, pool deck, pool, and spa to be flush with the finished floor of the house.

Four-foot wood picket fencing will be replaced / constructed around per code at the street facing frontages, and a 6-foot wood picket fence around the perimeter of the property with two pedestrian gates. A brick walkway will be constructed from the Georgia Street frontage to the front porch. At the rear of the pool, two walls screen walls will be constructed to hide the AC, pool equipment and other mechanicals, and will not be visible from the street.

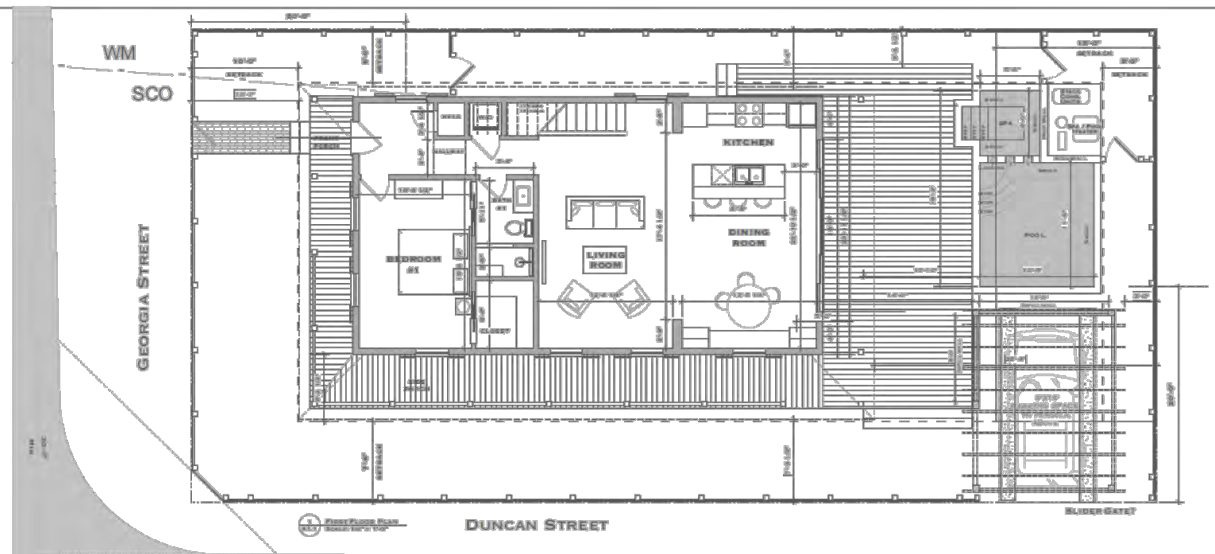
A wall with Hardie board lap siding is proposed at the rear of the pergola over the parking space. This will serve as a screen to the pool, which will not be visible from the street.

Based on the plan data provided, the proposed house complies with setbacks, building height, impervious area, open space, building coverage, accessory structure rear yard coverage, and front yard green space coverage.

Adjacent to the existing house and surrounding homes are a combination of one-story and two-story homes. The opposite corner home is generally equivalent in height.



Existing survey.



Proposed site plan.

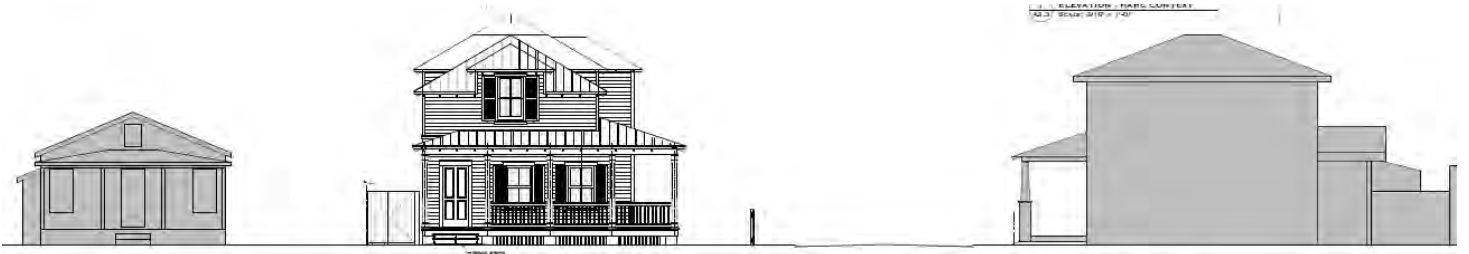


Georgia Street elevation.

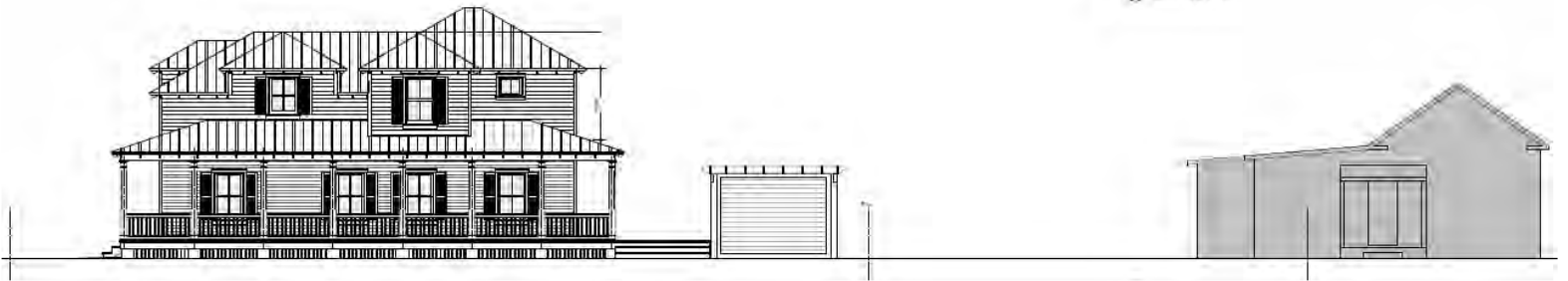


4 SIDE ELEVATION - DUNCAN STREET
SCALE: 1/8" = 1'-0"

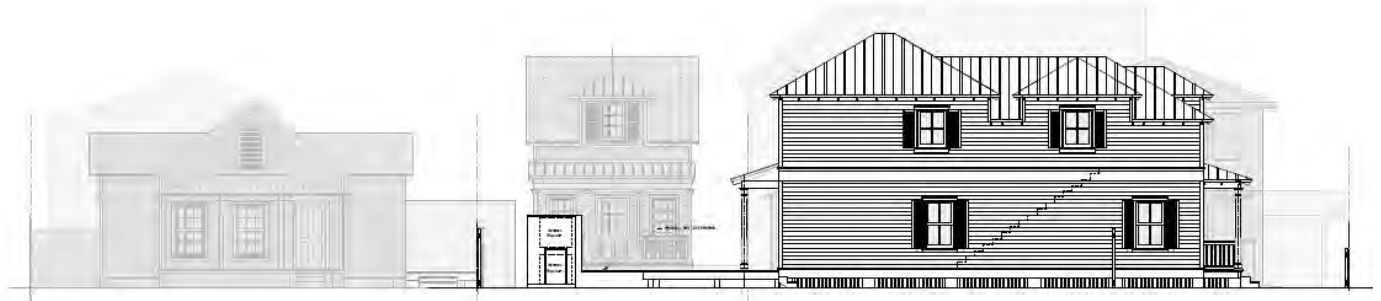
Duncan Street elevation.



Georgia Street context elevation.



Duncan Street context elevation.



North façade context elevation.



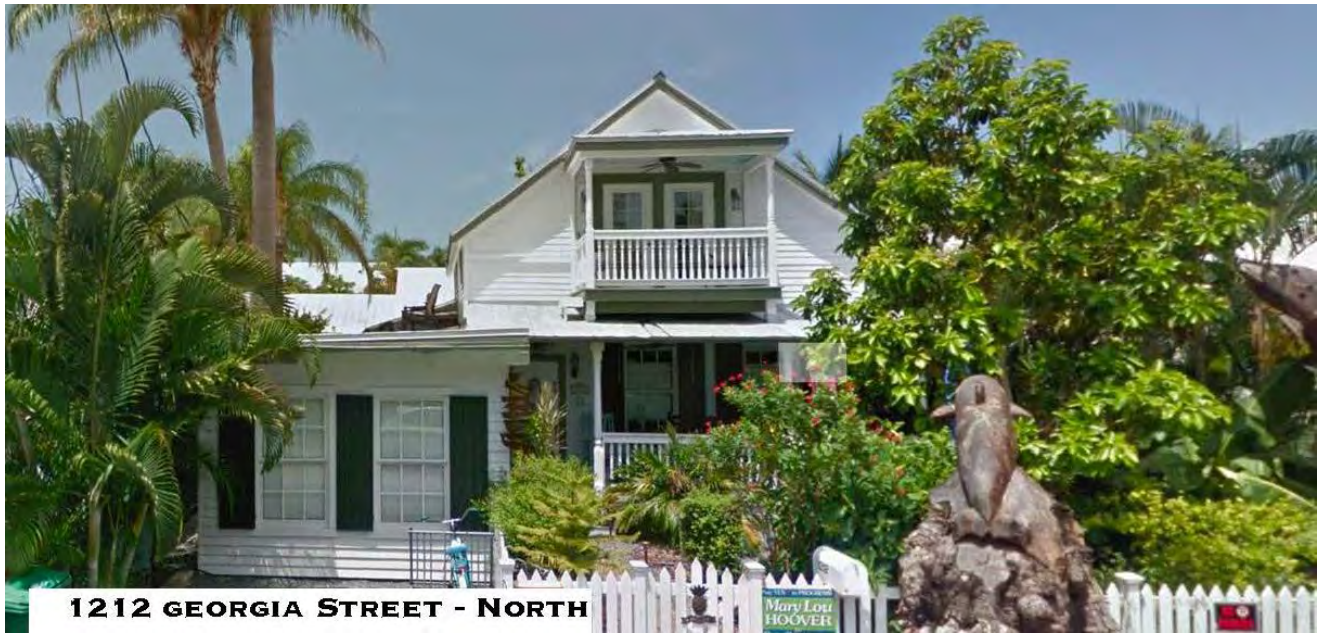
1215 Duncan Street – adjacent to subject site (southwest across Duncan Street).



1220 Georgia Street – adjacent to subject site (southwest corner).



1318 Duncan Street – adjacent to subject site (southeast corner).



1212 Georgia Street



1324 Duncan Street -adjacent to subject site (across Duncan Street).



1327 Duncan Street – adjacent to subject site (northeast).

Consistency with Guidelines Cited Guidelines:

It is the staff's opinion that the proposed design for Certificate of Appropriateness H2024-0008 does conform with cited guidelines for new construction. The general design and style of the house are appropriate for Key West. The design uses varying roof forms and volumes to minimize the appearance of overall mass and scale. The design is for a corner lot, on which one of the other corners have a full two-story historic and contributing 1940's house.

The new proposed pool will be screened with the proposed pergola and will not be seen from the street. Proposed fencing meets cited guidelines.

APPLICATION

RECEIVED

JAN 23 2024

BY: *JK*

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$483.05 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 # <i>HARC 2024-0008</i>	REVISION #	INITIAL & DATE <i>JK 1/23/24</i>
FLOOD ZONE <i>Zone X</i>	ZONING DISTRICT <i>HMDR</i>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	<i>1015 GEORGIA ST, KEY WEST, FL 33040</i>		
NAME ON DEED:	<i>FL REAL ESTATE INVESTMENT LLC</i>	PHONE NUMBER	<i>(1) 843.290.8895</i>
OWNER'S MAILING ADDRESS:	<i>221 SIMONTON ST. KEY WEST FL 33040</i>	EMAIL	<i>SKYFLY11@GMAIL.COM</i>
APPLICANT NAME:	<i>EVAN AMATO</i>	PHONE NUMBER	<i>802.922.0478</i>
APPLICANT'S ADDRESS:	<i>1207 FLORIDA ST. KEY WEST FL. 33040</i>	EMAIL	<i>EVAN@TSNARCHITECTS.COM</i>
APPLICANT'S SIGNATURE:			DATE <i>01-22-2024</i>

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:	<i>THE EXISTING SINGLE STORY HISTORIC, NON CONTRIBUTING STRUCTURE IS TO BE DEMOLISHED & REPLACED WITH A NEW WOOD FRAMED (2) STORY STRUCTURE WITH SV METAL CRIMP ROOF; HARDIE LAP SIDING & DECORATIVE SHUTTERS. THERE WILL ALSO BE A POOL & POOL DECK IN THE REAR YARD ALONG WITH (1) OFF STREET PARKING SPOT COVERED BY A WOOD FRAMED PERGOLA</i>
MAIN BUILDING:	<i>TWO STORY WOOD FRAMED STRUCTURE WITH A SINGLE STORY WRAP AROUND PORCH. DOORS & WINDOWS TO BE ALUM. IMPACT, ENTRY DOOR TO BE WOOD. SEE DRAWINGS FOR ADDITIONAL DETAIL.</i>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	<i>ENTIRE EXISTING HISTORIC, NON-CONTRIBUTING STRUCTURE TO BE DEMOLISHED, SEE PLANS.</i>

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): (1) PERGOLA STRUCTURE TO PARTIALLY COVER PARKING AREA & OBSCURE POOL FROM ROAD.	
PAVERS: BRICK WALKWAYS & PARKING STRIPS	FENCES: YES, WOOD PICKET, SEE PLANS.
DECKS: POOL DECK @ REAR, SEE PLANS.	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): YES, SEE PLANS
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.

RECEIVED
JAN 24 2024
TK

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
HARC 2024-0008 TK	
ZONING DISTRICT	BLDG PERMIT #
HMDR	

ADDRESS OF PROPOSED PROJECT: 1215 GEORGIA ST., KEY WEST, FL 33040

PROPERTY OWNER'S NAME: FC REAL ESTATE INVESTMENT LLC

APPLICANT NAME: EVAN AMATO, TS. NEAL ARCHITECTS

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE: *Eduard Flynn* DATE AND PRINT NAME: 01-24-2024

DETAILED PROJECT DESCRIPTION OF DEMOLITION

EXISTING, HISTORIC, NON CONTRIBUTING, SINGLE STORY, CMU WALLED HOUSE WITH LOW SLOPE METAL ROOF & ADJOINING CARPORT IS TO BE COMPLETELY DEMOLISHED.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

NO, THE EXISTING, HISTORIC, NON-CONTRIBUTING STRUCTURE IS STRUCTURALLY SOUND

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

THE EXISTING, HISTORIC, NON-CONTRIBUTING STRUCTURE HAS NO DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD OR METHOD OF CONSTRUCTION OF AESTHETIC OR HISTORIC SIGNIFICANCE IN THE CITY.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

1215 GEORGIA ST IS NOT SPECIFICALLY ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO LOCAL, STATE, OR NATIONAL HISTORY.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

1215 GEORGIA ST. HAS NONE OF THE FEATURES, ~~OR~~ CHARACTERISTICS, INTERESTS OR VALUES MENTIONED ABOVE.

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

1215 HAS HAD NO SIGNIFICANT EVENT AS DESCRIBED ABOVE.
(GEORGIA ST)

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

1215 GEORGIA ST. DOES NOT EXEMPLIFY ANYTHING MENTIONED ABOVE

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

1215 GEORGIA DOES NOT PORTRAY ANYTHING ~~OR~~ MENTIONED ABOVE.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

1215 GEORGIA ST. IS NOT PART OF, OR RELATED TO ANYTHING MENTIONED ABOVE.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

1215 GEORGIA ST. DOES NOT HAVE A UNIQUE LOCATION OR SINGULAR PHYSICAL CHARACTERISTIC AS DESCRIBED ABOVE.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
1215 GEORGIA ST. HAS NOTHING BEEN MENTIONED ABOVE.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

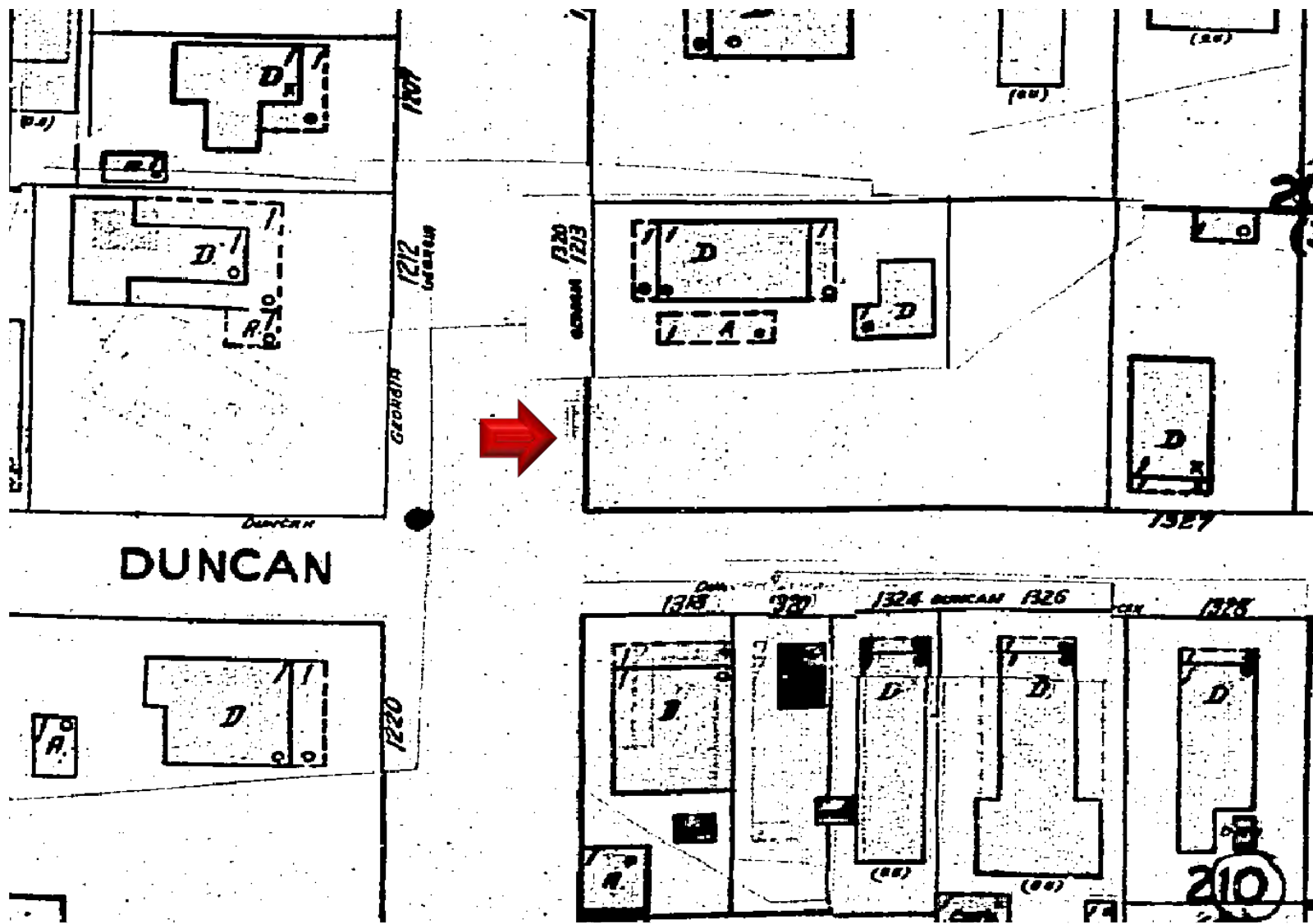
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

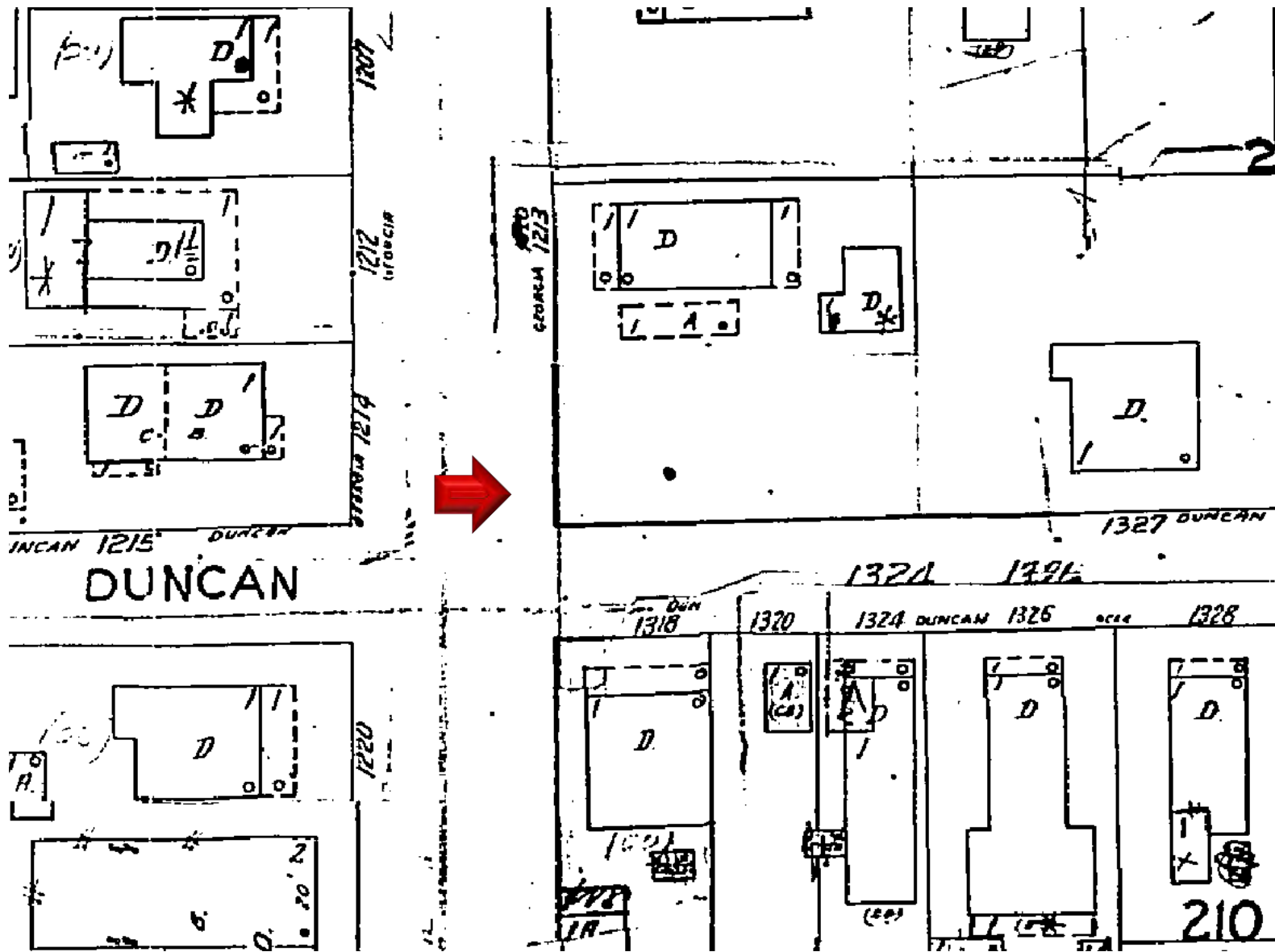
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1215 Georgia Street circa 1965. Monroe County Library.



**1215 DUNCAN STREET - SOUTH
EAST ELEVATION**



**1212 GEORGIA STREET - NORTH
EAST ELEVATION**

THE YEAR OF PROGRESS
**Mary Lou
HOOVER**
City Commissioner



**1220 GEORGIA STREET - NORTH
EAST ELEVATION**



**1318 DUNCAN STREET - NORTH
WEST ELEVATION**



**1324 DUNCAN STREET - NORTH
WEST ELEVATION**



**1327 DUNCAN STREET - SOUTH
EAST ELEVATION**

SURVEY

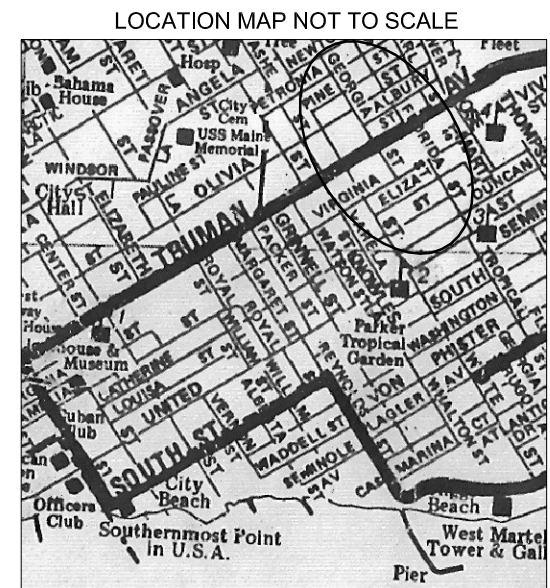
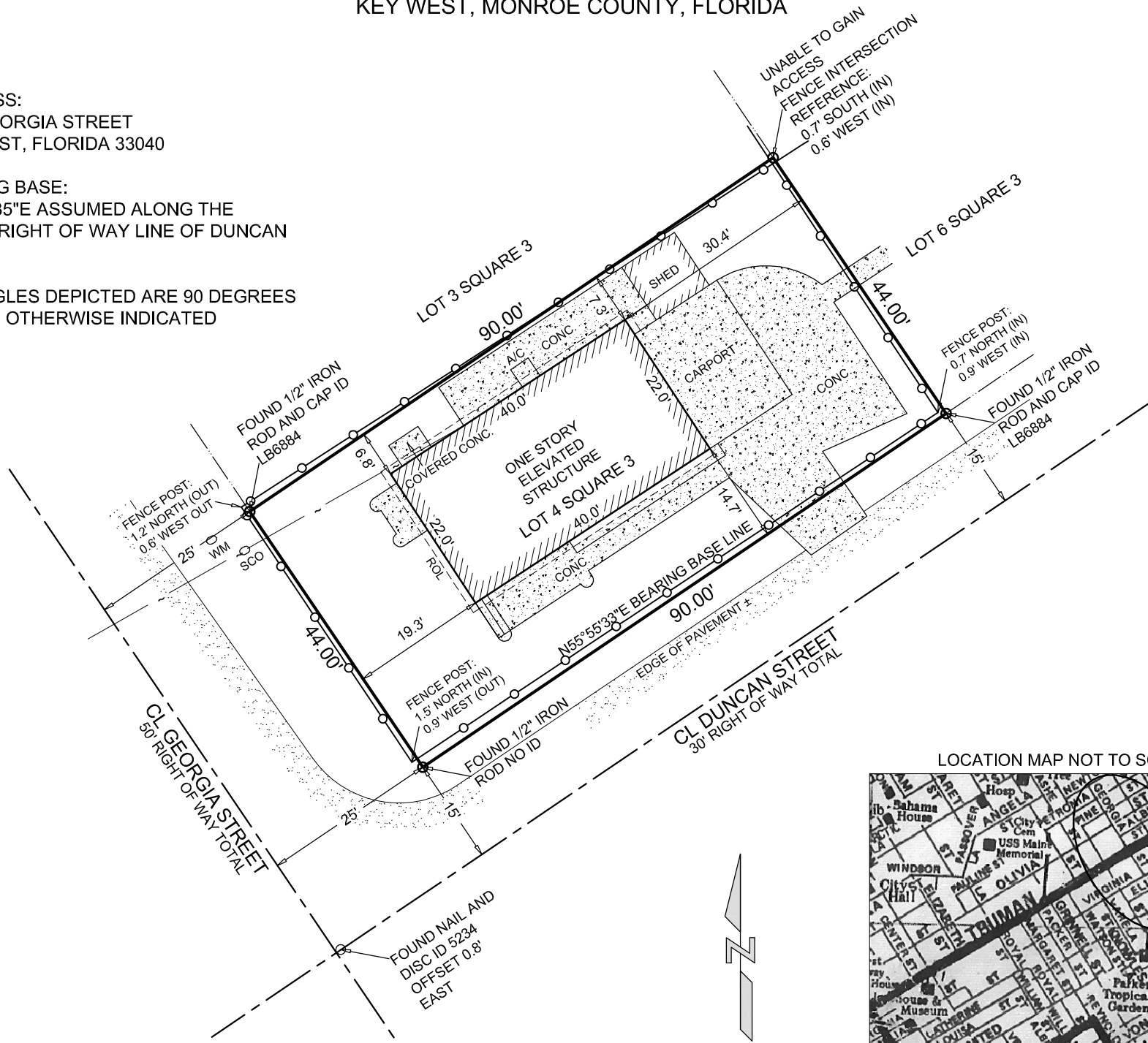
MAP OF BOUNDARY SURVEY

LOT 4 SQUARE 3
 DIAGRAM OF LAND
 S.E. 1/3RD
 TRACT NO. 14
 BELONG TO THE ESTATE OF D. MOFFAT
 PLAT BOOK 1, PAGE 12
 KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS:
 1215 GEORGIA STREET
 KEY WEST, FLORIDA 33040

BEARING BASE:
 N55°55'35"E ASSUMED ALONG THE
 NORTH RIGHT OF WAY LINE OF DUNCAN
 STREET

ALL ANGLES DEPICTED ARE 90 DEGREES
 UNLESS OTHERWISE INDICATED



LEGAL DESCRIPTION:
 On the Island of Key West and know as Lot 4 in Square 3 of Tract 14,
 MOFFAT'S DIAGRAM of the Subdivision according to the plat thereof recorded
 in Plat Book 1 at Page 12 of the public Records of Monroe County, Florida

CERTIFIED TO:
 - Jeffery Warren Dean Jr.
 - Plaza Home Mortgage, Inc., its successors and/or assigns as their interest
 may appear
 - Kelly & Grant, P.A.
 - Westcor Land Title Insurance Company

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

ABBREVIATIONS:
 (C) = CALCULATED
 CA = CENTRAL ANGLE
 CL = CENTERLINE
 CLF = CHAINLINK FENCE
 CONC. = CONCRETE
 (D) = DEED
 EB = ELECTRIC BOX
 EM = ELECTRIC METER
 (F) = FIELD
 FI = FENCE INSIDE
 FO = FENCE OUTSIDE
 FOL = FENCE ON LINE
 GL = GROUND LEVEL
 L = ARC LENGTH
 (M) = MEASURED
 NAVD = NORTH AMERICAN VERTICAL DATUM 1988
 NGS = NATIONAL GEODETIC SURVEY
 NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
 P = PLAT
 PID = PERMANENT IDENTIFIER
 R = RADIUS
 ROL = ROOF OVERHANG LINE
 SCO = SANITARY CLEAN-OUT
 SMH = SANITARY MANHOLE
 SV = SEWER VALVE
 WM = WATER METER
 WV = WATER VALVE

LEGEND:
 LINES NOT TO SCALE
 PLATTED LOT LINES
 PLASTIC FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 OVERHEAD WIRES
 PROPERTY LINE
 FIRE HYDRANT
 UTILITY POLE CONC.
 UTILITY POLE METAL
 UTILITY POLE WOOD

SCALE: 1"=20'
 FIELD WORK DATE: 05/20/2021
 REVISION DATE: --/--/--
 SHEETS: 1 OF 1
 DRAWN BY: GF/MV
 CHECKED BY: RER
 INVOICE NO.: 21042109

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 SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (LB) NO. 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: INFO@REECESURVEYING.COM

PROPOSED DESIGN

SITE DATA

1215 GEORGIA ST.
PARCEL ID #: 00035250-000000

ITEM	EXISTING <small>EXISTING WILL BE DEMOLISHED.</small>	REQ. PER LDR <small>(CURRENT LDR)</small>	PROPOSED <small>(CURRENT LDR)</small>	REMARK
DISTRICT	HMDR	HMDR	EXISTING	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,960 Sq. Ft.	4,000 Sq. Ft.	No CHANGE	EXISTING
LOT SIZE	44' x 90' SEE SURVEY	40' X 90' (MIN)	No CHANGE	EXISTING
IMPERVIOUS	2,230 Sq Ft (56.3%)	2,376 Sq Ft (60% MAX)	2,187 Sq. Ft. (55.2%)	CONFORMING
OPEN SPACE	1,730 Sq Ft (43.6%)	1,386 Sq Ft (35% MIN)	1,773 Sq. Ft. (44.8%)	CONFORMING
BUILDING COV.	1,251.5 Sq Ft (31.6%)	1,584 Sq Ft (40% MAX)	1,513 Sq. Ft. (38.2%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	0.0 Sq Ft (0%)	198 Sq. Ft. MAX (30% MAX COV.) REAR YARD AREA: 660 SQ FT	20 Sq. Ft. (3%)	CONFORMING
FRONT YARD COV.	220 Sq Ft (100%)	220 SQ FT (MIN) (50% OPEN SPACE FRONT YARD AREA: 440 SQ FT	410 Sq. Ft. (93%)	CONFORMING

STRUCTURE SETBACKS				
FRONT SETBACK (DUNCAN)	18'-6"	10'-0"	10'-1"	CONFORMING
REAR SETBACK	16'-6 1/2"	15'-0"	26'-4"	CONFORMING
SIDE STREET SETBACK	12'-8"	7'-6"	7'-8 1/2"	CONFORMING
EAST SIDE SETBACK	3'-4"	5'-0"	5'-4"	IMPROVED CONFORMING
BUILDING HEIGHT	N.A.	30'	26'-3 1/2"	CONFORMING

FEMA MAP FLOOD ZONE:
ZONE X

SITE LOCATION MAP:



CERTIFICATE OF COMPLIANCE:

**A NEW RESIDENCE FOR
1215 DUNCAN STREET
KEY WEST, FL 33040**

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.

DESIGN NOTES:

HARC APPROVAL NUMBER:

PROJECT SQUARE FOOT AREAS:

1ST FLOOR CONDITIONED:	1,048 SQ FT
2ND FLOOR CONDITIONED:	916 SQ FT
COVERED PORCHES:	446 SQ FT
DECKS:	319 SQ FT
POOL:	200 SQ FT
TOTAL CONDITIONED AREA:	1,964 SQ FT

COMMENTS:

DRAWING SCHEDULE:

- T1.1 TITLE & SITE DATA
- C1.0 SURVEY, DEMOLITION PLAN & TREE NOTES
- A1.1 1ST & 2ND FLOOR PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS - HARC CONTEXT

ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
- A.F.F. = ABOVE FINISH FLOOR
- ALUM. = ALUMINUM
- ARCH. = ARCHITECTURAL
- BALC. = BALCONY
- BD. = BOARD
- B.O. = BOTTOM OF ...
- 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
- 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
- HORIZ. = 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
- T.O. = TOP OF ...
- 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

SCOPE OF WORK:

A NEW 2 STORY STRUCTURE WITH NEW POOL & POOL DECK IN REAR YARD. THERE WILL ALSO BE PARKING IN THE REAR COVERED BY A WOOD FRAMED TRELLACE.

NOTE:
THE PREVIOUSLY EXISTING STRUCTURE ON 1215 GEORGIA STREET WILL BE DEMOLISHED.

POOL WORK WILL BE ON SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY. SITE CALCULATIONS INCLUDE POOL WORK

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

A NEW RESIDENCE FOR
1215 GEORGIA STREET
KEY WEST, FL 33040

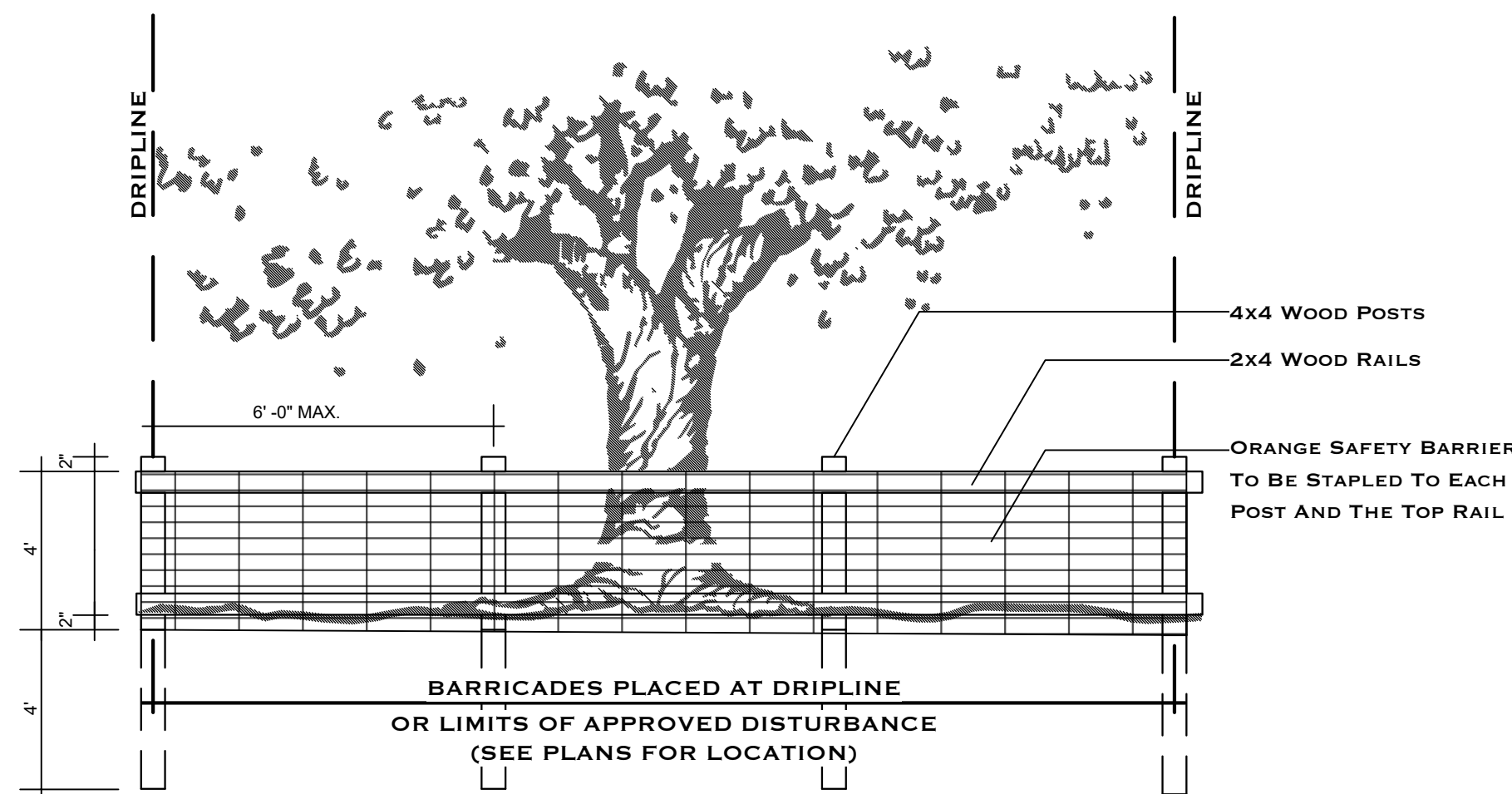
DRAWING TITLE:
TITLE & SITE DATA &
PROJECT
INFORMATION

DRAWN: EDSA
CHECKED:
DATE: 01-12-2024

REVISION #	DATE

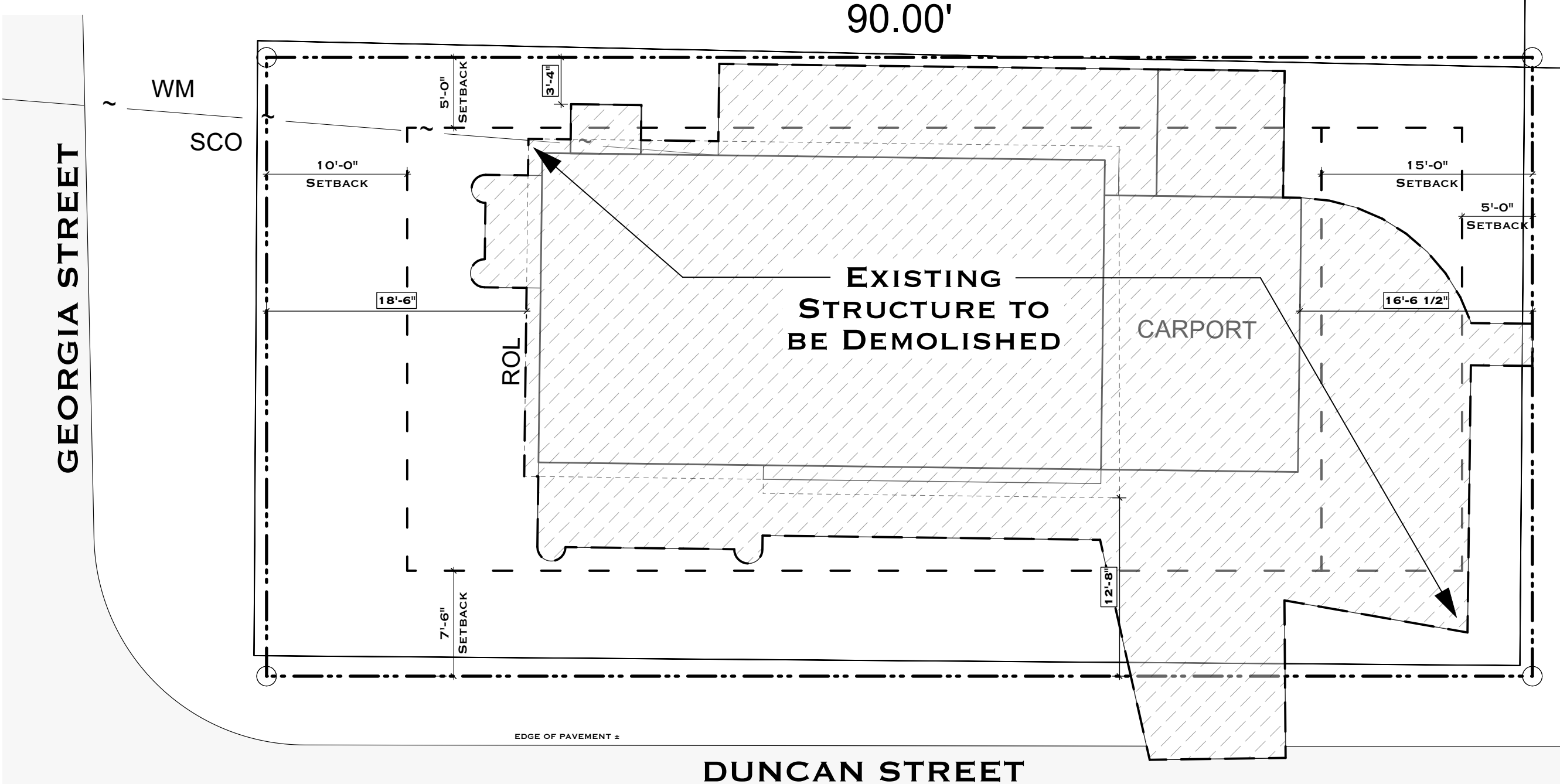
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SHEET #

T.S. NEAL ARCHITECTS, INC.

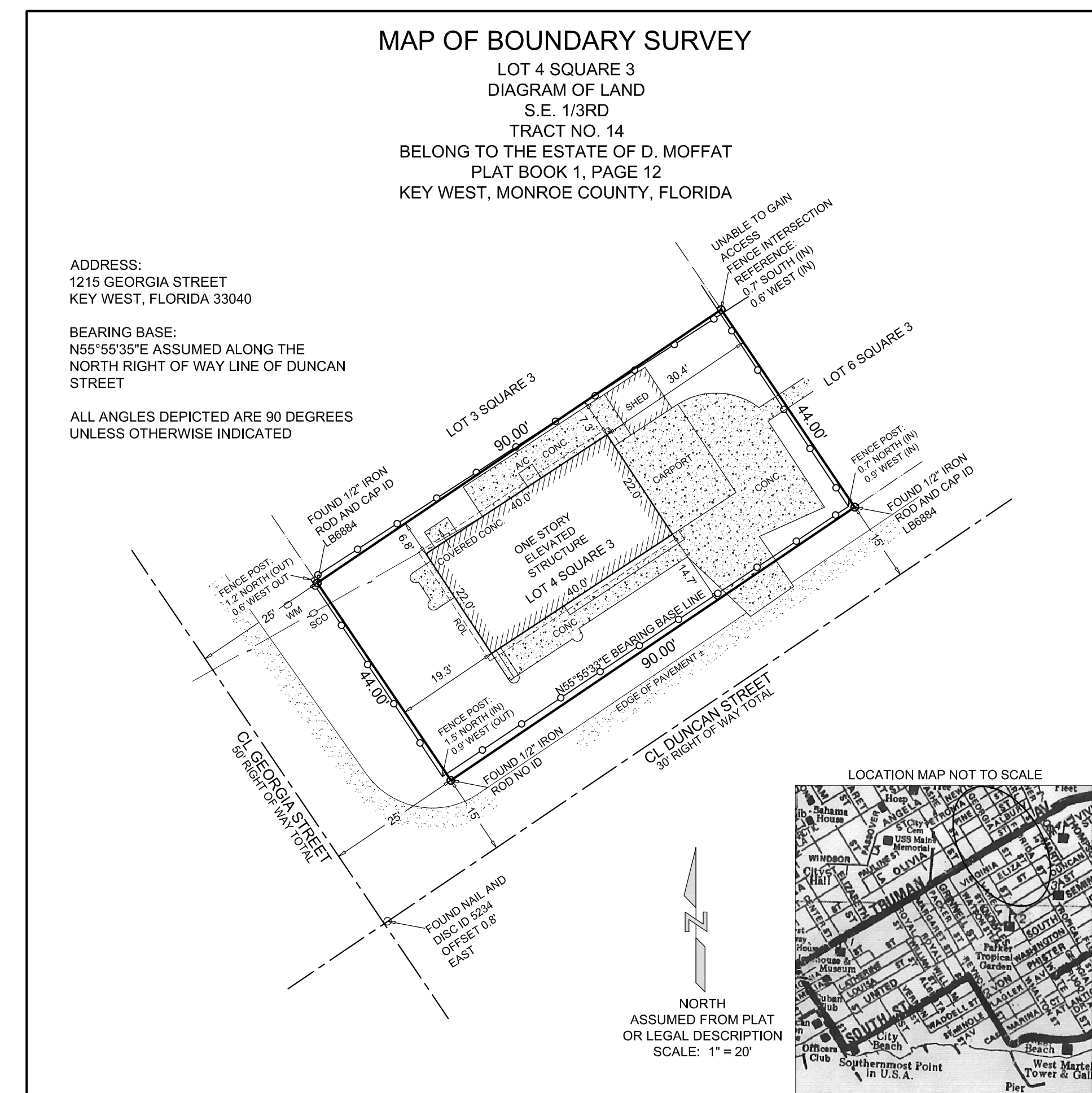


TREE PROTECTION AND PRESERVATION NOTES:

- 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
- 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.
- FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
- 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.
- 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.
- 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 ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
- NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
- NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
- 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.
- ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN 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.
- 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.



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



LEGAL DESCRIPTION:
On the Island of Key West and know as Lot 4 in Square 3 of Tract 14, MOFFAT'S DIAGRAM of the Subdivision according to the plat thereof recorded in Plat Book 1 at Page 12 of the public Records of Monroe County, Florida

CERTIFIED TO:
- Jeffrey Warren Dean Jr.
- Plaza Home Mortgage, Inc., its successors and/or assigns as their interest may appear
- Kelly & Grant, P.A.
- Westcor Land Title Insurance Company

GENERAL NOTES:
1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELEI UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER, 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 HULLS.
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.

ABBREVIATIONS:
CA = CALCULATED
CL = CENTRAL ANGLE
CLF = CHAINLINK FENCE
CONC. = CONCRETE
(D) = DEED
EB = ELECTRIC BOX
EM = ELECTRIC METER
(F) = FIELD
(I) = FENCE INSIDE
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GL = GROUND LEVEL
L = ARC LENGTH
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM 1988
NGS = NATIONAL GEODETIC SURVEY DATUM (1929)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
P = PLAT
PID = PERMANENT IDENTIFIER
R = RADIUS
ROL = ROOF OVERHANG LINE
SCO = SANITARY CLEAN-OUT
SMH = SANITARY MANHOLE
SV = SEWER VALVE
WM = WATER METER
WV = WATER VALVE

LINES NOT TO SCALE
PLATTED LOT LINES
PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
PROPERTY LINE
FIRE HYDRANT
UTILITY POLE CONC.
UTILITY POLE METAL
UTILITY POLE WOOD

SCALE: 1"=20'
FIELD WORK DATE: 05/20/2021
REVISION: -/-/-/
SHEETS: 1 OF 1
DRAWN BY: GFMV
CHECKED BY: RER
INVOICE NO.: 21042109

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 54-17, 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 (B) (1) (SETBACKS), (B) (ENCROACHMENTS), & (B) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5332

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

SURVEY PROVIDED BY OWNER FOR REF. ONLY.

GENERAL DEMOLITION NOTES:

- CONTRACTOR TO PROVIDE BARRICADES, RAILINGS, NETS, & ETC. FOR THE PROTECTION OF ALL PARTIES. THE HOURS OF OPERATION FOR DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER AND CITY OF KEY WEST
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND EXECUTING ALL SAFETY PRECAUTIONS FOR THE DURATION OF THE WORK.
- ALL UTILITIES UNDERGOING DEMOLITION ARE TO BE ADEQUATELY SECURED, CAPPED AND/OR COVERED SO THAT FULL SAFETY PROTECTION PER CODE IS PROVIDED.
- ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWEEPED CLEAN ON A DAILY BASIS.
- PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION. CONTACT ARCHITECT FOR CLARIFICATION IF DIFFERING FROM DRAWINGS.
- THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IF ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL IS FOUND ON SITE AS SOON AS IT IS OBSERVED.
- ANY DAMAGE OR DEFAECMENT TO EXISTING PROPERTY, NOT INDICATED FOR DEMOLITION IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.

T.S. NEAL ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL 33042
305-340-9857
251-422-9547

A NEW RESIDENCE FOR
1215 GEORGIA STREET
KEY WEST, FL 33040

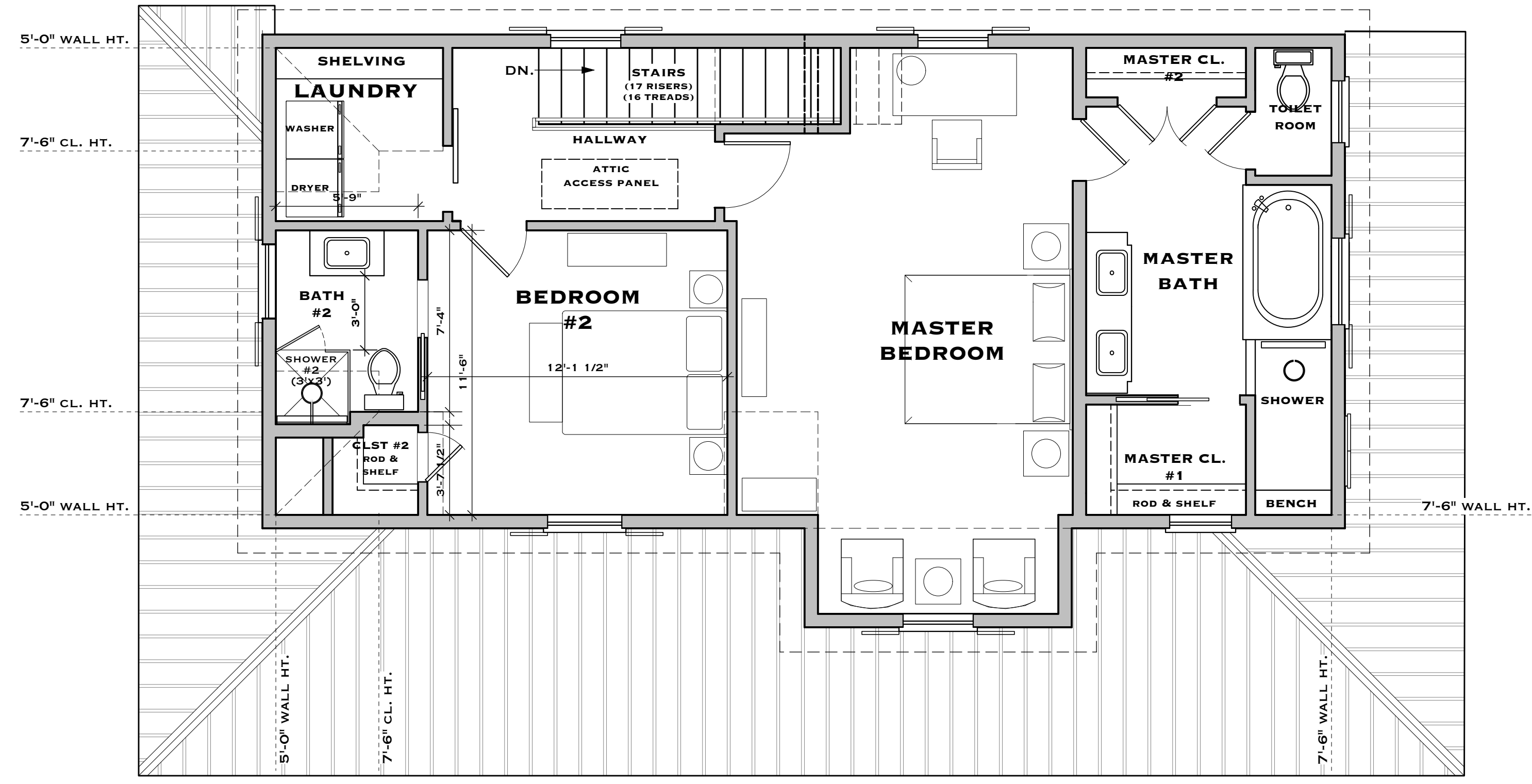
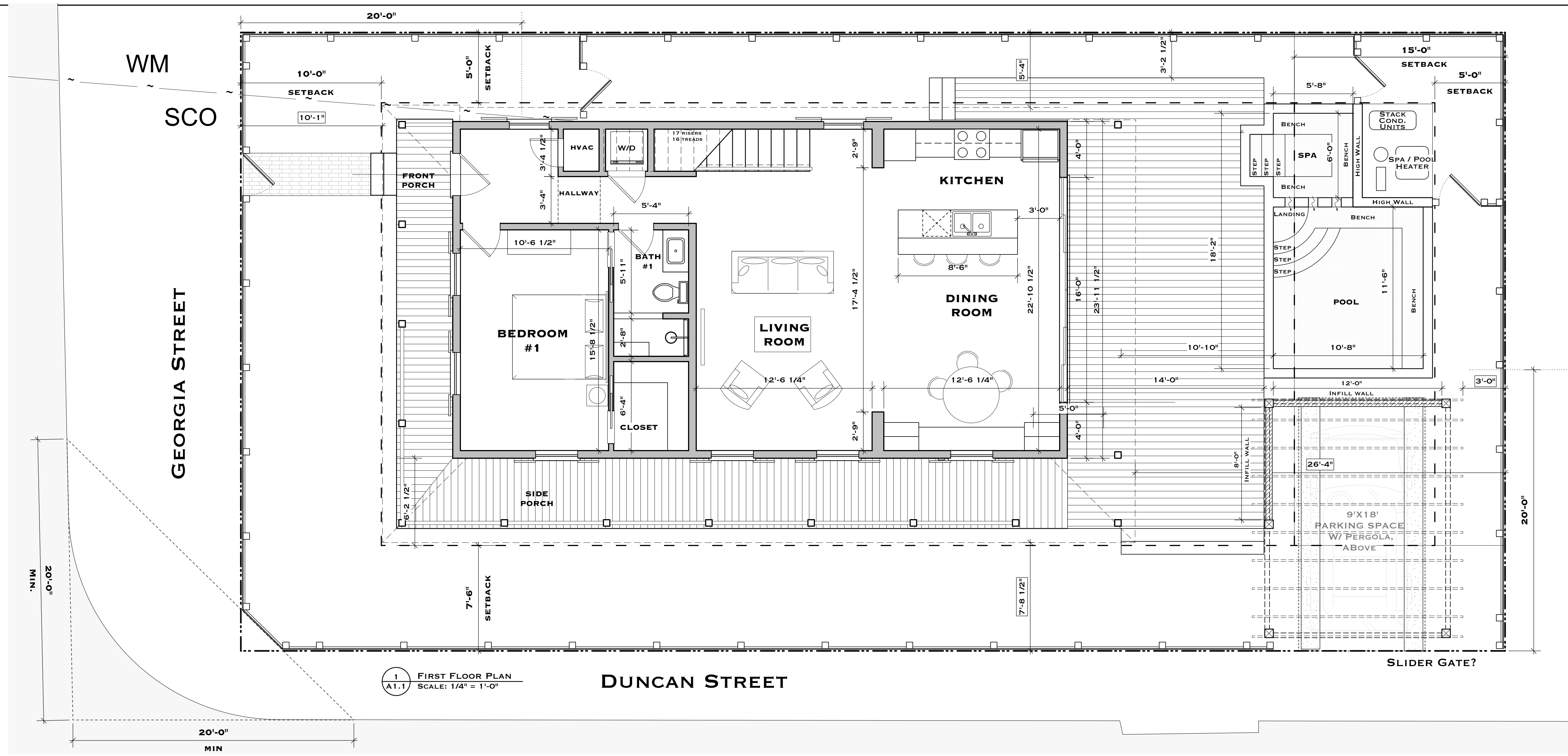
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SURVEY & FEC

DRAWN: EDISA
CHECKED:
DATE: 01-12-2024

REVISION # DATE

C1.0
SHEET #

T.S. NEAL ARCHITECTS, INC.



SITE DATA		1215 GEORGIA ST.		
		PARCEL ID #: 00033250-000000		
ITEM	EXISTING (EXISTING WILL BE DEMOLISHED)	REQ. PER LDR (CURRENT LDR)	PROPOSED (CURRENT LDR)	REMARK
DISTRICT	HMDR	HMDR	EXISTING	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,960 SQ. FT.	4,000 SQ. FT.	NO CHANGE	EXISTING
LOT SIZE	44' X 90' SEE SURVEY	40' X 90' (MIN)	NO CHANGE	EXISTING
IMPERVIOUS	2,230 SQ FT (56.2%)	2,376 SQ FT (60% MAX)	2,187 SQ. FT. (55.2%)	CONFORMING
OPEN SPACE	1,730 SQ FT (43.6%)	1,386 SQ FT (35% MIN)	1,773 SQ. FT. (44.8%)	CONFORMING
BUILDING COV.	1,251.5 SQ FT (31.6%)	1,584 SQ FT (40% MAX)	1,513 SQ. FT. (38.2%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	0.0 SQ FT (0%)	128 SQ. FT. MAX (30% MAX COV.)	20 SQ. FT. (3%)	CONFORMING
FRONT YARD COV.	220 SQ FT (100%)	220 SQ FT (MIN) (50% OPEN SPACE FRONT YARD AREA: 440 SQ FT)	410 SQ. FT. (95%)	CONFORMING
STRUCTURE SETBACKS				
FRONT SETBACK (DUNCAN)	18'-6"	10'-0"	10'-11"	CONFORMING
REAR SETBACK	16'-6 1/2"	15'-0"	26'-4"	CONFORMING
SIDE STREET SETBACK	12'-8"	7'-6"	7'-8 1/2"	CONFORMING
EAST SIDE SETBACK	3'-4"	5'-0"	5'-4"	IMPROVED CONFORMING
BUILDING HEIGHT	N.A.	30'	26'-3 1/2"	CONFORMING

ABOVE SHOWN FOR REF. ONLY, SEE TITLE PAGE



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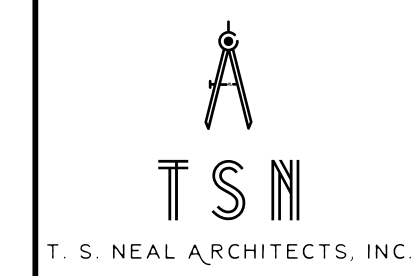
A NEW RESIDENCE FOR
1215 GEORGIA STREET
KEY WEST, FL 33040

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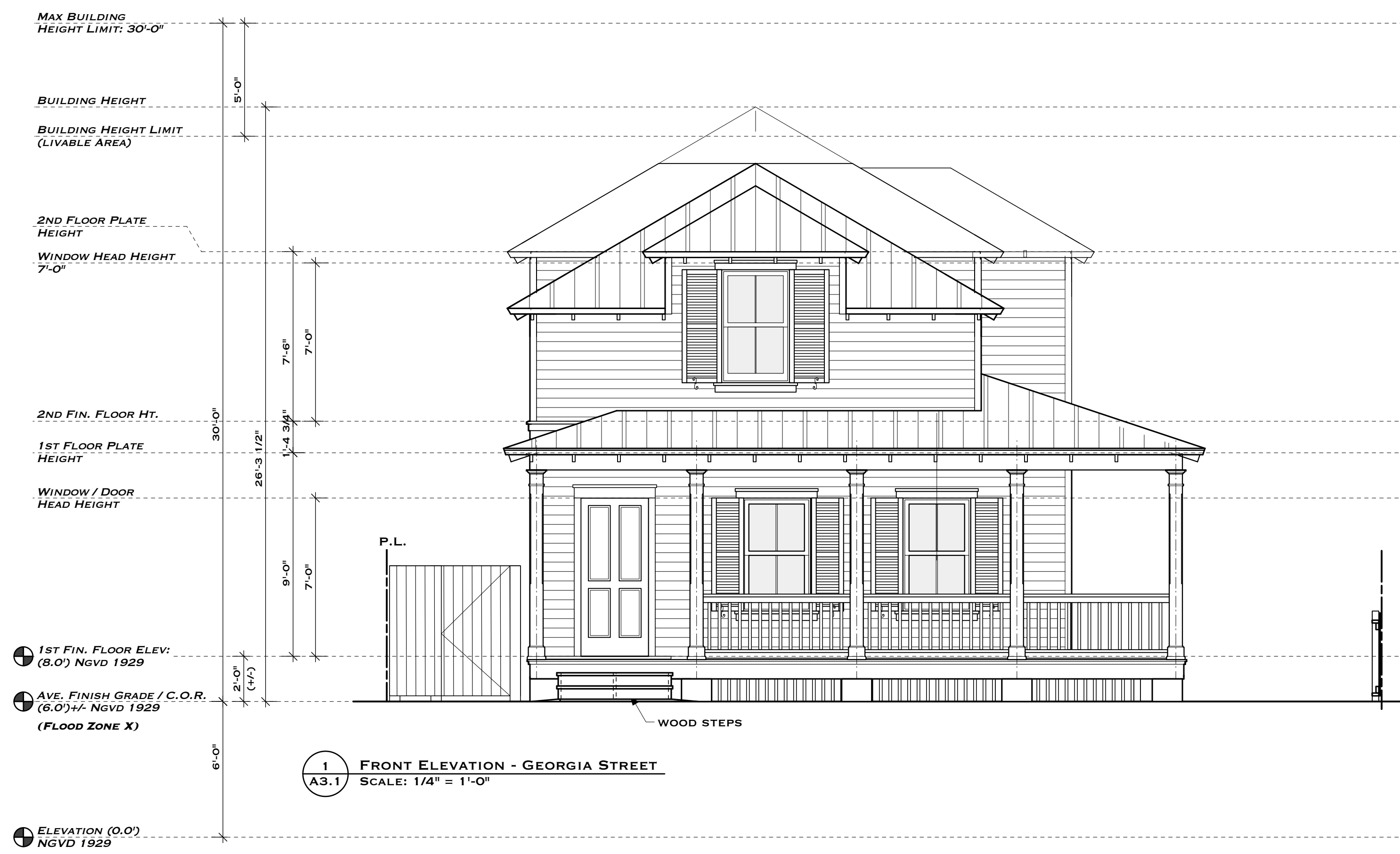
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CHECKED:
DATE: 01-12-2024

REVISION # DATE

A3.1
SHEET #



T. S. NEAL ARCHITECTS, INC.





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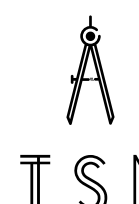
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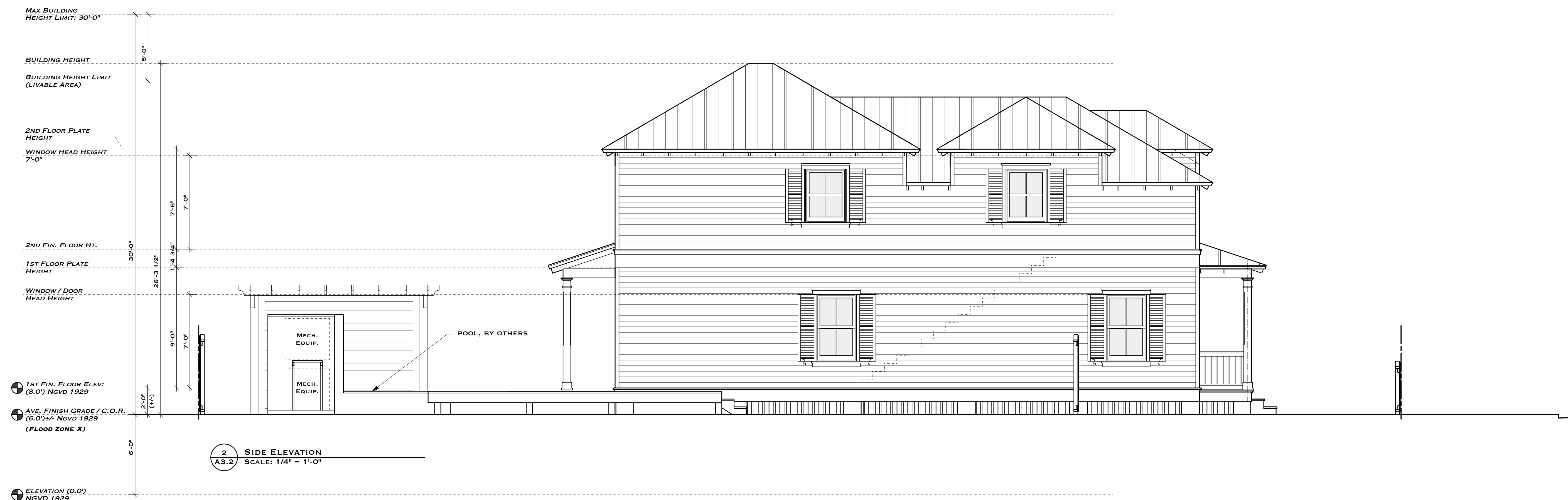
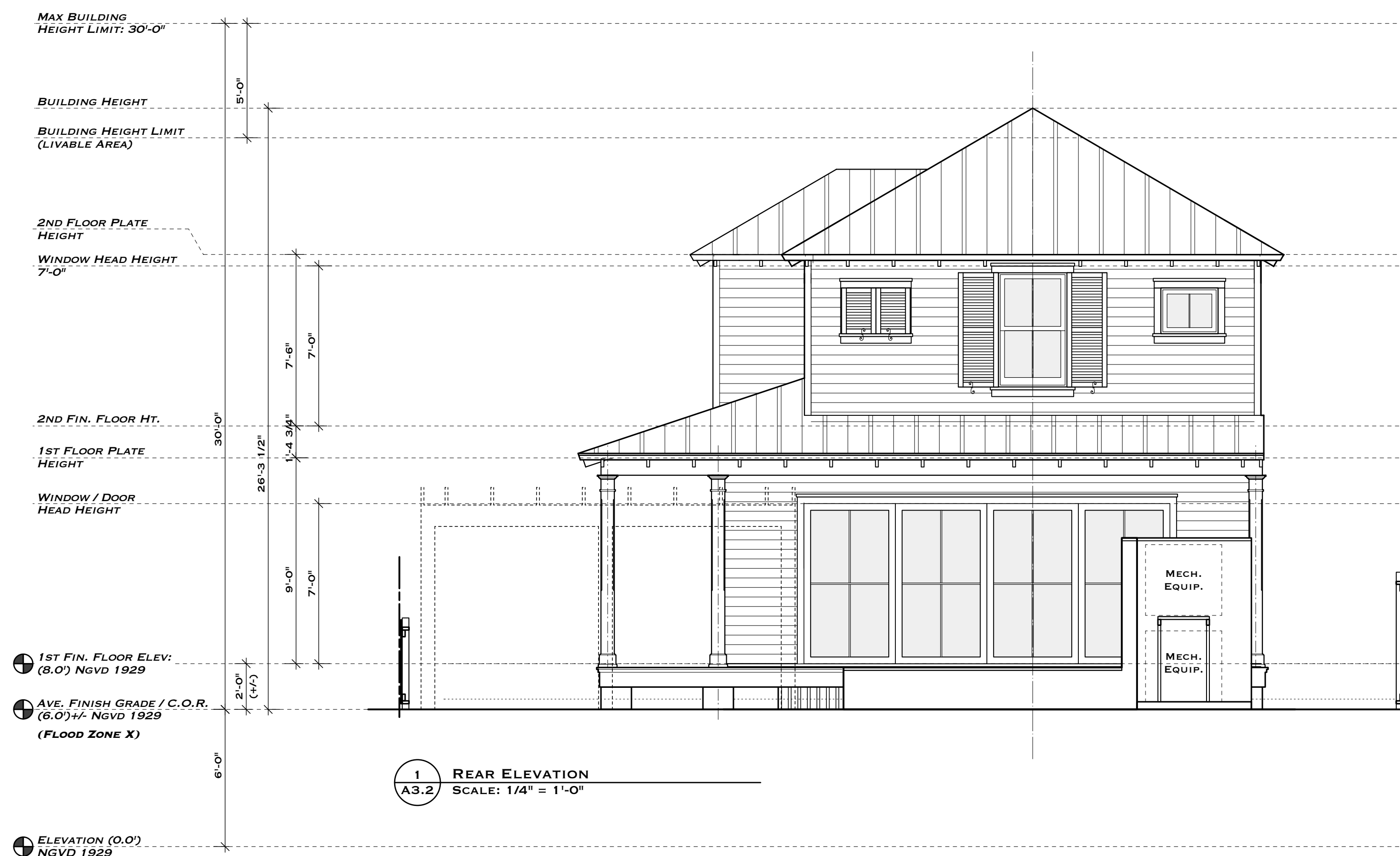
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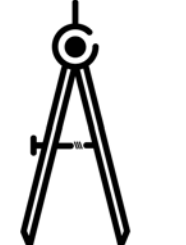
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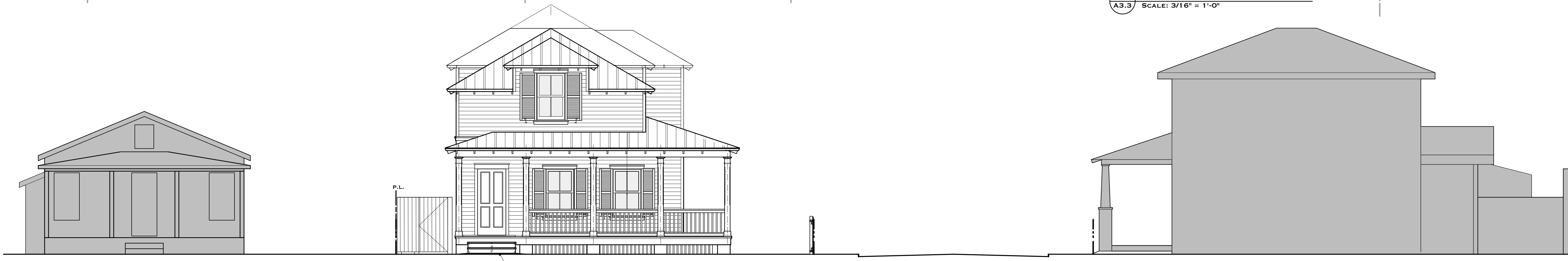
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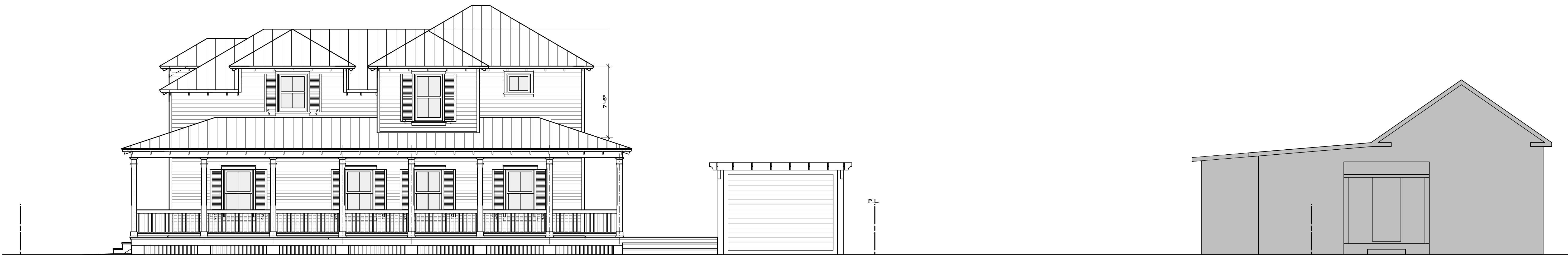

 T.S. NEAL ARCHITECTS, INC.



1
ELEVATION - HARC CONTEXT
 SCALE: 3/16" = 1'-0"



2
ELEVATION - HARC CONTEXT
 SCALE: 3/16" = 1'-0"



3
ELEVATION - HARC CONTEXT
 SCALE: 3/16" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., February 27, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW SINGLE-FAMILY HOUSE. NEW CARPORT, POOL, DECK, AND SITE IMPROVEMENTS. DEMOLITION OF NON-CONTRIBUTING ONE-STORY SINGLE-FAMILY HOUSE AND ADJOINING CARPORT.

#1215 GEORGIA STREET

Applicant – Evan Amato T.S.N Architects Application #H2024-0008

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 EVAN AMATO, 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: 1215 GEORGIA STREET, KEY WEST FL on the 20 day of FEBRUARY, 2024.

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 FEB. 27, 2024.

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 #H2024-0008

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

Signed Name of Affiant:

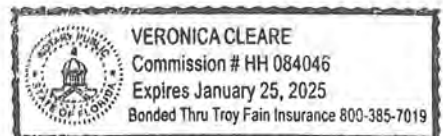
[Signature]
Date: 02-21-2024
Address: 1207 FLORIDA ST
City: KEY WEST, FL
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 21 day of February, 2024.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Veronica Cleare
Notary Public - State of Florida (seal)
My Commission Expires: 1/25/25





Public Meeting Notice

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 00035250-000000
 Account# 1036102
 Property ID 1036102
 Millage Group 10KW
 Location 1215 GEORGIA St, KEY WEST
 Address
 Legal KW MOFFATS SUB PB 1-12 LOT 4 SQR 3 TR 14 OR235-259 OR2291-232 OR2660-680L/E OR2966-45 OR2991-1283 OR3025-2221 OR3257-2159
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6149
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Moffat's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1036102 1215 GEORGIA ST 06/10/22

Owner

[FC REAL ESTATE INVESTMENT LLC](#)
 221 Simonton St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$111,943	\$113,827	\$98,944	\$98,944
+ Market Misc Value	\$5,063	\$5,063	\$4,521	\$4,521
+ Market Land Value	\$923,789	\$619,661	\$380,160	\$380,160
= Just Market Value	\$1,040,795	\$738,551	\$483,625	\$483,625
= Total Assessed Value	\$1,040,795	\$498,133	\$483,625	\$483,625
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$1,040,795	\$473,133	\$458,625	\$483,625

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$619,661	\$113,827	\$5,063	\$738,551	\$498,133	\$25,000	\$473,133	\$240,418
2021	\$380,160	\$98,944	\$4,521	\$483,625	\$483,625	\$25,000	\$458,625	\$0
2020	\$380,160	\$98,944	\$4,521	\$483,625	\$483,625	\$0	\$483,625	\$0
2019	\$448,589	\$98,944	\$4,521	\$552,054	\$552,054	\$0	\$552,054	\$0
2018	\$551,232	\$100,467	\$4,521	\$656,220	\$656,220	\$0	\$656,220	\$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
RESIDENTIAL DRY (010D)	3,960.00	Square Foot	44	90

Buildings

Building ID	2801	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1968
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1989
Building Name		Foundation	CONCR FTR
Gross Sq Ft	997	Roof Type	GABLE/HIP
Finished Sq Ft	880	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	124	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	37	Grade	500
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	880	880	124
OPF	OP PRCH FIN LL	90	0	42
SBF	UTIL FIN BLK	27	0	24
TOTAL		997	880	190

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1977	1978	0 x 0	1	1489 SF	1
CH LINK FENCE	1977	1978	4 x 134	1	536 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/9/2024	\$600,000	Warranty Deed	2447225	3257	2159	01 - Qualified	Improved		
6/6/2020	\$100	Warranty Deed	2268643	3025	2221	30 - Unqualified	Improved		
9/14/2019	\$100	Warranty Deed	2242165	2991	1283	30 - Unqualified	Improved		
11/17/2013	\$100	Quit Claim Deed		2660	680	14 - Unqualified	Improved		

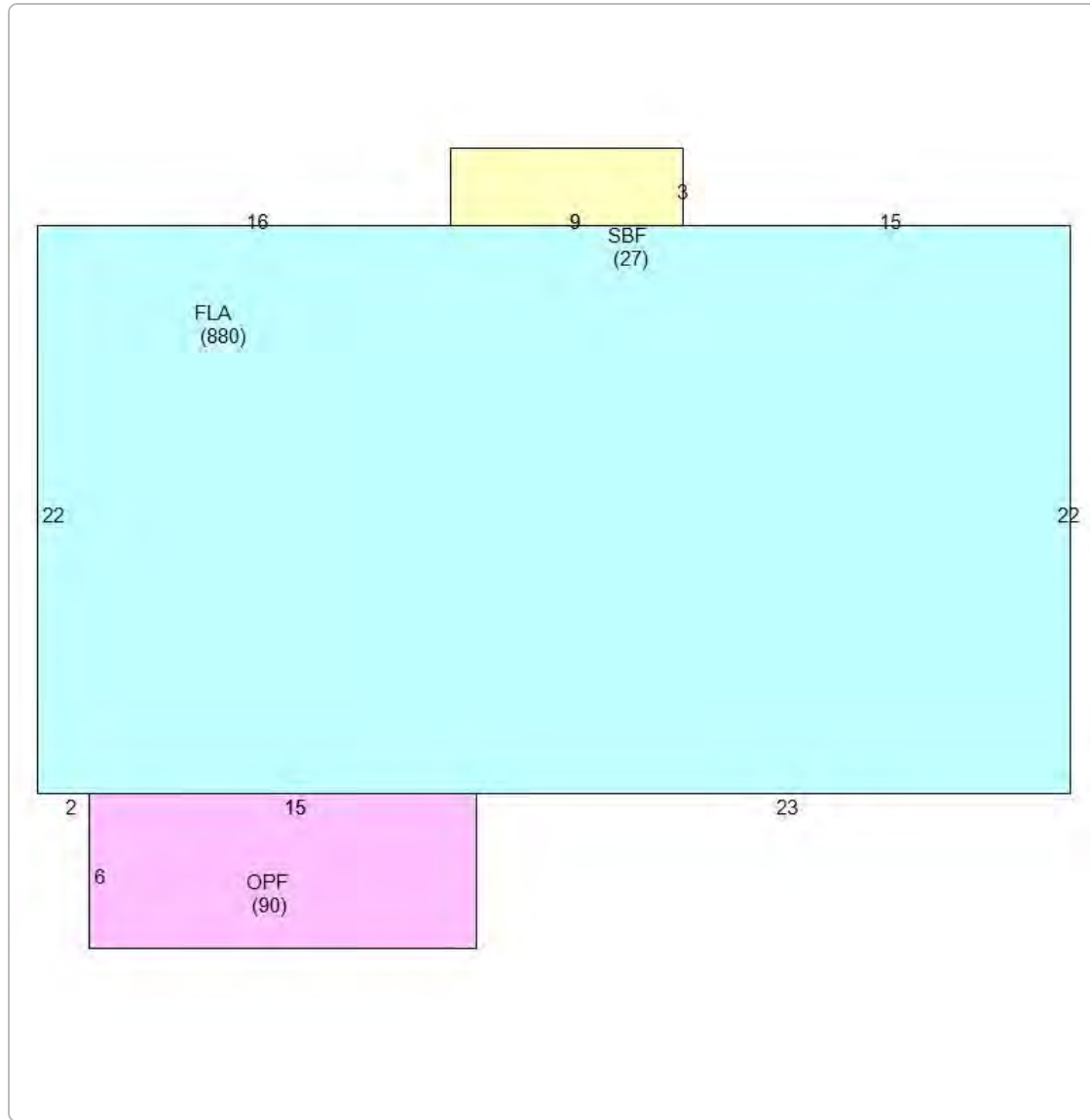
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-0370	9/26/2022		\$85,000		Bedroom & bath addition, interior remodeling of exist SFR Remodeling and addition NOC required, HARC required No impacts authorized to occur to any regulated trees or palms. Tree protection must be used. Approved as noted- roof sheathing to be 3/4"; wall plywood to be min. 5/8" plywood, and exterior wall framing studs to be min
04-3037	9/16/2004	3/2/2015	\$0	Residential	REPLACE EXISTING SHINGLES WITH NEW ONES APPROX. 13 SQS. AS PER AS PER HARC #04-09-16-1515 MC NEED FILE N.O.C. (\$6,268.00)
M941873	6/1/1994	7/1/1994	\$4,100		1/3 TON A/C W/7 DROPS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 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

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