



Historic Architectural Review Commission Staff Report for Item 2

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: April 22, 2025

Applicant: T.S. Neal Architects

Application Number: C2025-0004

Address: 724 Olivia Street

Description of Work:

New two-story residential unit and carport at rear of property.

Site Facts:

The building under review is a historic and contributing structure to the historic district built circa 1906. The site consists of a two-story historic structure with a wraparound porch and a shed. Renovations to historic house, a new two-story addition, a pool and pool deck area was approved by the HARC Commission in June 2024 where it was approved. Currently the house sits on piers and is located within an X flood zone.



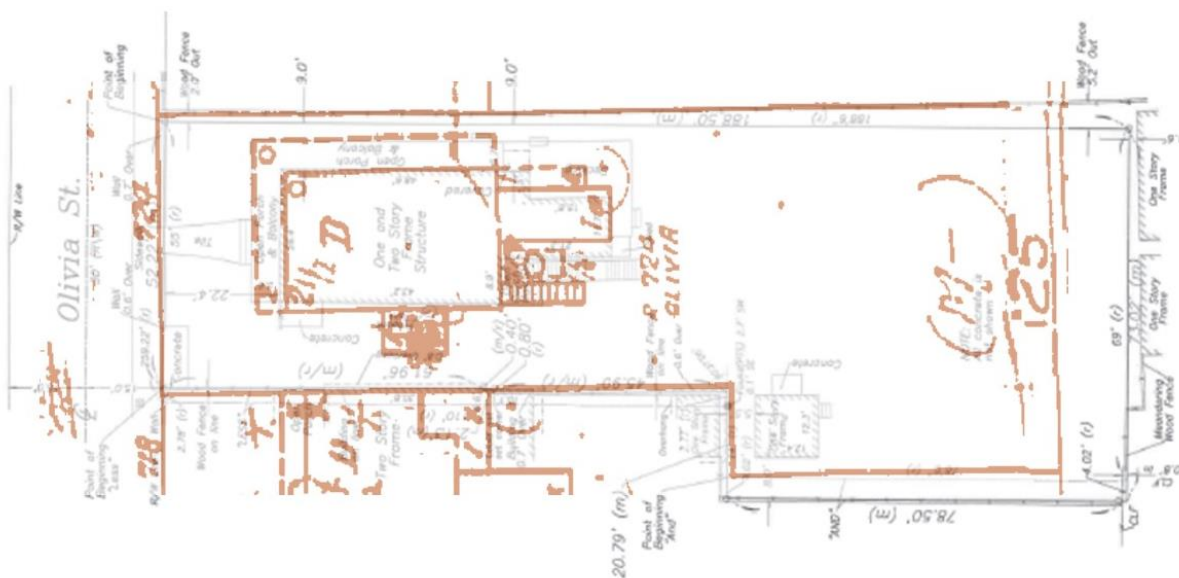
Photo of house under review. Monroe County Library 1965.



Photo of house under review. Property Appraiser's website 02/28/19.



Photo of house under review.



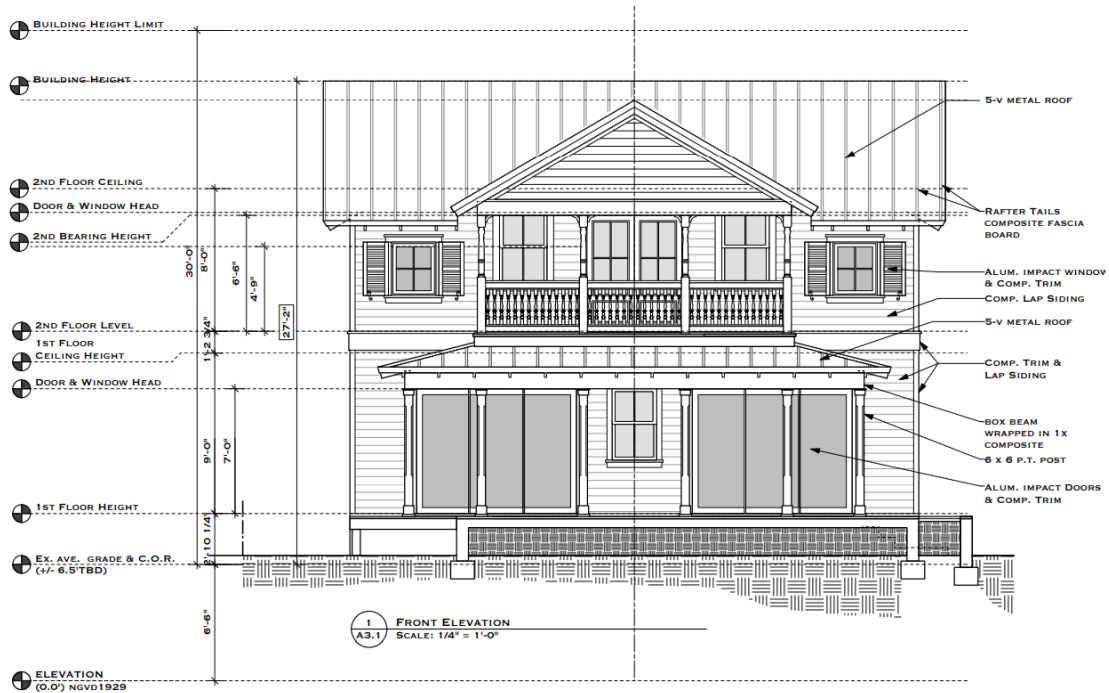
1962 Sanborn Map and survey.

Guidelines Cited on Review:

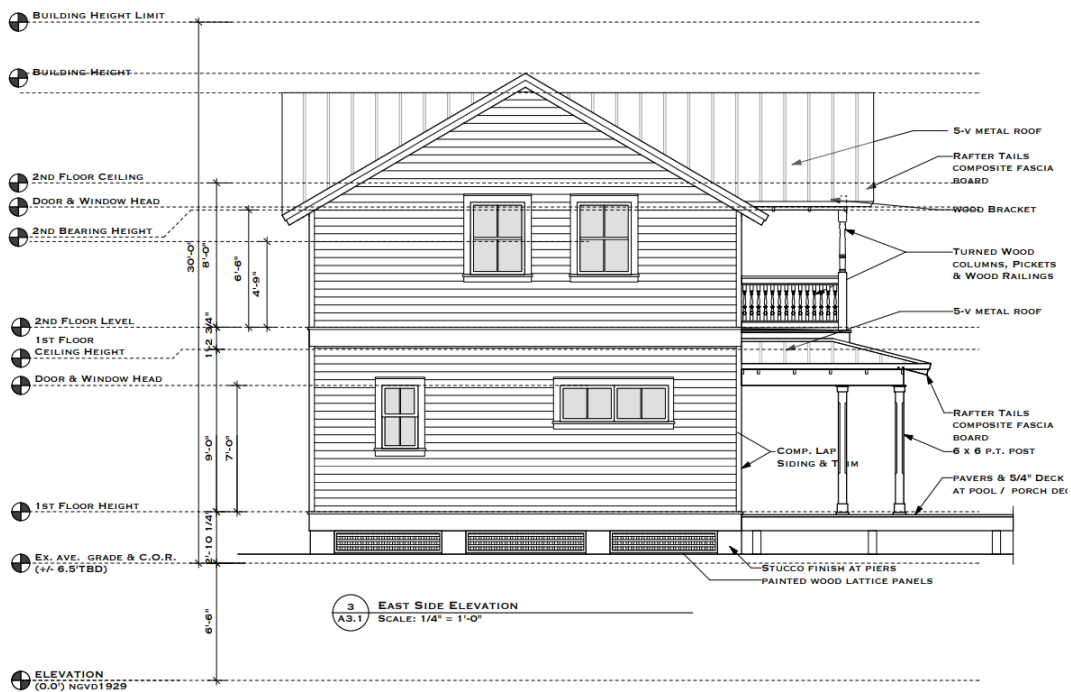
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-l), specifically guidelines A (6, 7 and 9).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircase (pages 32-33), specifically guidelines 8, 9, and 11.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, and 3.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 3, 5, 6 (first two sentences), 11, 12, 13, 14, 19, 22, 24, 26, 28, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (last sentence), 8, 9, 10, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, 5, and 9.
- Guidelines for Parking Areas (page 43), specifically guidelines 2, 3, 5, and 9.

Staff Analysis:

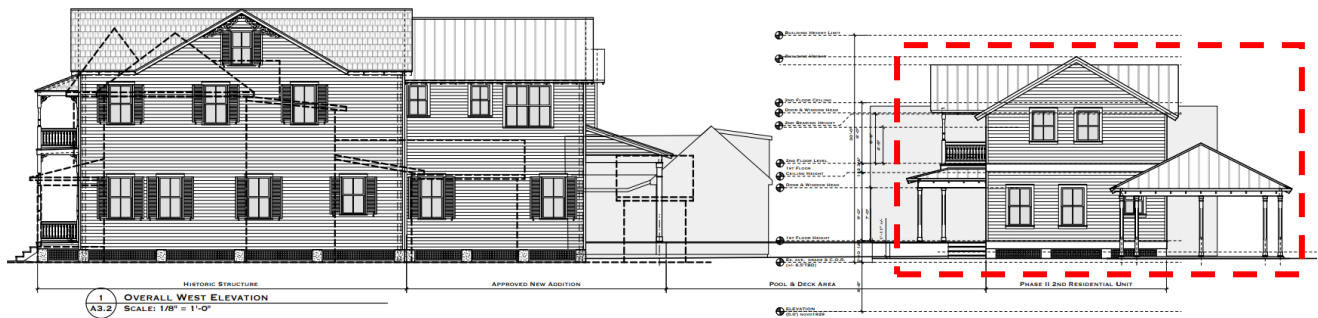
A Certificate of Appropriateness is currently under review for a new two-story second residence and a carport structure at the rear of the property. No work will be done on the principal historic structure. The new house will feature composite lap siding, composite trim, 5 v-crimp roofing, stucco piers with wood lattice infill, and metal impact doors and windows. It will measure 27' 2" from grade level as 30' is the maximum height allowed. The second-story front porch will feature turned wood columns, pickets, wood railings, and 6x6 pressure treated posts. The new carport will have wood columns, composite trim, composite fascia board, a box beam wrapped in 1x composite, 5 v-crimp metal roofing, and will sit on a concrete slab. The carport will house a total of 2 cars, and it will measure 26' by 22'.



Proposed Front Elevation.



Proposed East Side Elevation.



Proposed West Elevation with context. Outlined area showing proposed.

Consistency with Guidelines Cited Guidelines:

The design incorporates traditional architectural elements including a symmetrical façade, proportional fenestration patterns, and appropriate massing that respects the scale of surrounding historic structures. The glass doors on the front elevation may conflict with Guideline 11 (page 33) which states that French doors are suitable for side or rear entrances but are generally not acceptable as front entryways on residential buildings. However, the structure won't be visible from the street and it is new construction. The proposed carport at the rear of the property is not visible from the street, in compliance with Guideline 10 (pg 38-1). This guideline states that garages or carports should not be visible from the public realm unless similar structures exist on adjacent properties. Additionally, placing the new structure at the rear of the property helps preserve the historic building's prominence, minimizing its visual impact and maintaining the streetscape. Staff opines that the overall design is cohesive with the surrounding context and that it meets cited guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HHDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	724 Olivia Street	
NAME ON DEED:	Nature's Boundary LLC	PHONE NUMBER 419-789-4556
OWNER'S MAILING ADDRESS:	11741 Road 191	EMAIL chericooper@live.com
	Oakwood OH 45873	
APPLICANT NAME:	T.S. Neal Architects- Seth Neal	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 Oversea Hwy	EMAIL sethneal@tsnarchitects.com
	Cudjoe Key Fl	
APPLICANT'S SIGNATURE:	<i>Seth Neal</i>	DATE 02 18 2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO X INVOLVES A HISTORIC STRUCTURE: YES___ NO X
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	
New 2nd Residence on lot and carport structure at rear yard.	
See Plans for additional information	
MAIN BUILDING:	New house will have composite lap siding & trim, 5 v metal roofing, stucco piers with lattice infill, and metal impact doors & windows.
	New carport will have wood columns, composite trim and 5 v metal roof.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
No	

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

ACCESSORY STRUCTURE(S):	
Yes Carport building	
PAVERS:	FENCES: wood on seperate permit
-	
DECKS: pool deck & porch	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Yes, see site plan	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

April 17, 2018

Stafford Family Trust
c/o William E. Stafford, Trustee
D-36 11th Avenue
Key West FL 33040

RE: LUD Application – 724 Olivia Street, Key West, FL 33040

Dear Mr. Stafford,

We have reviewed your application for an additional 1 non-transient unit for the real property located at 724 Olivia Street, Key West, FL 33040. Your application was reviewed in accordance with the criteria found in Key West Code of Ordinances section 108-991. Specifically, 108-991 (3) provides in part that:

Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

- a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- b. Building permits issued prior to April 1, 2010;
- c. Copies of city directory entries on or about April 1, 2010;
- d. Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

Transient units which meet the criteria in this subsection will be licensed by the city.

- e. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- f. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- g. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
- h. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and
- i. Similar documentation as listed above.



THE CITY OF KEY WEST

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Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based. Provision of documents is the responsibility of the applicant. The city planner's decision shall be rendered to the department of economic opportunity for a determination of consistency with the principals for guiding development.

After review of your application considering these criteria, coupled with a site visit on November 3, 2017, it is my determination that you have established that 2 non-transient units exist on the property. This is a net increase of 1 non-transient unit above what the City has previously recognized.

In order for your unit(s) to be legally recognized, the Key West Code of Ordinances requires the following additional criteria be met:

- a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official; and
- b. Fees: All back-fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).
- c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.
- d. Applications received after May 2, 2017, must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

Under separate letter, you will receive a calculation of the back-fee payments due. This letter should be sent to you within a maximum of 60 days of the receipt of this correspondence.

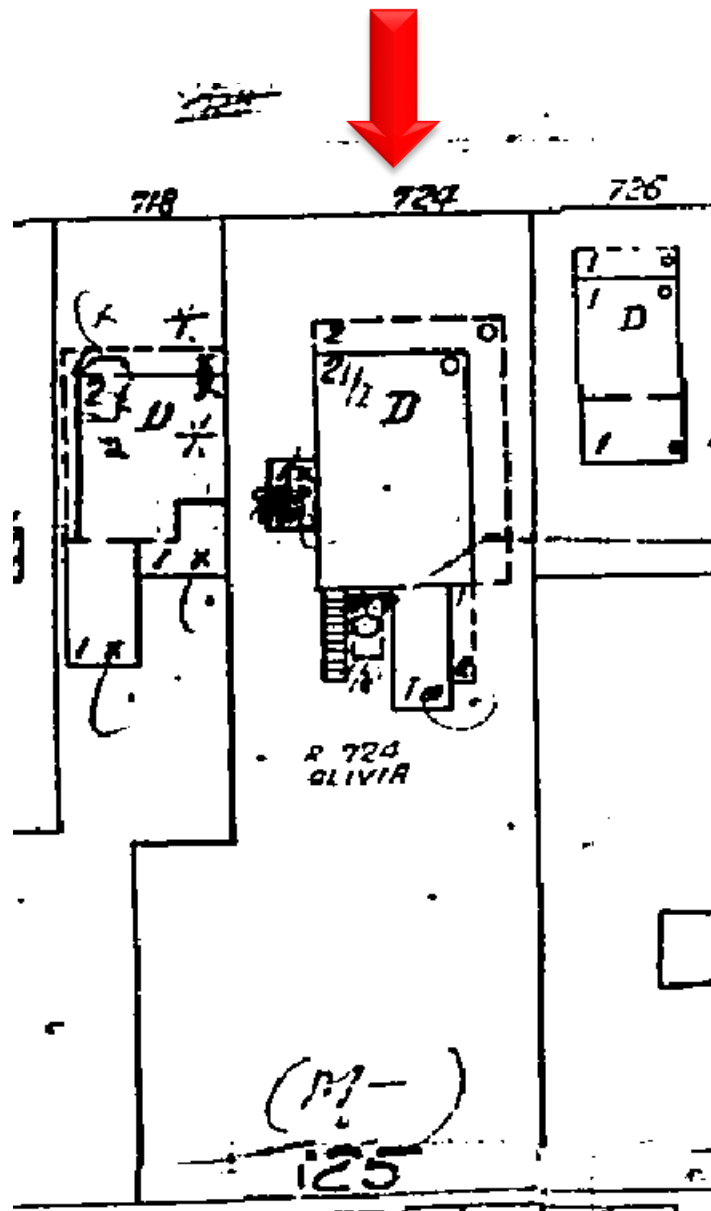
While the City of Key West recognizes the units contingent upon fulfillment of the four additional requirements above, the City Code also mandates that we render our decision to the Department of Economic Opportunity in Tallahassee for a determination of consistency with the Principals for Guiding Development. If the Department makes a finding that this determination is consistent with the Principals, you will have 180 days from the Department's finding to meet the criteria described in a., b., c., and d. above.

Sincerely,

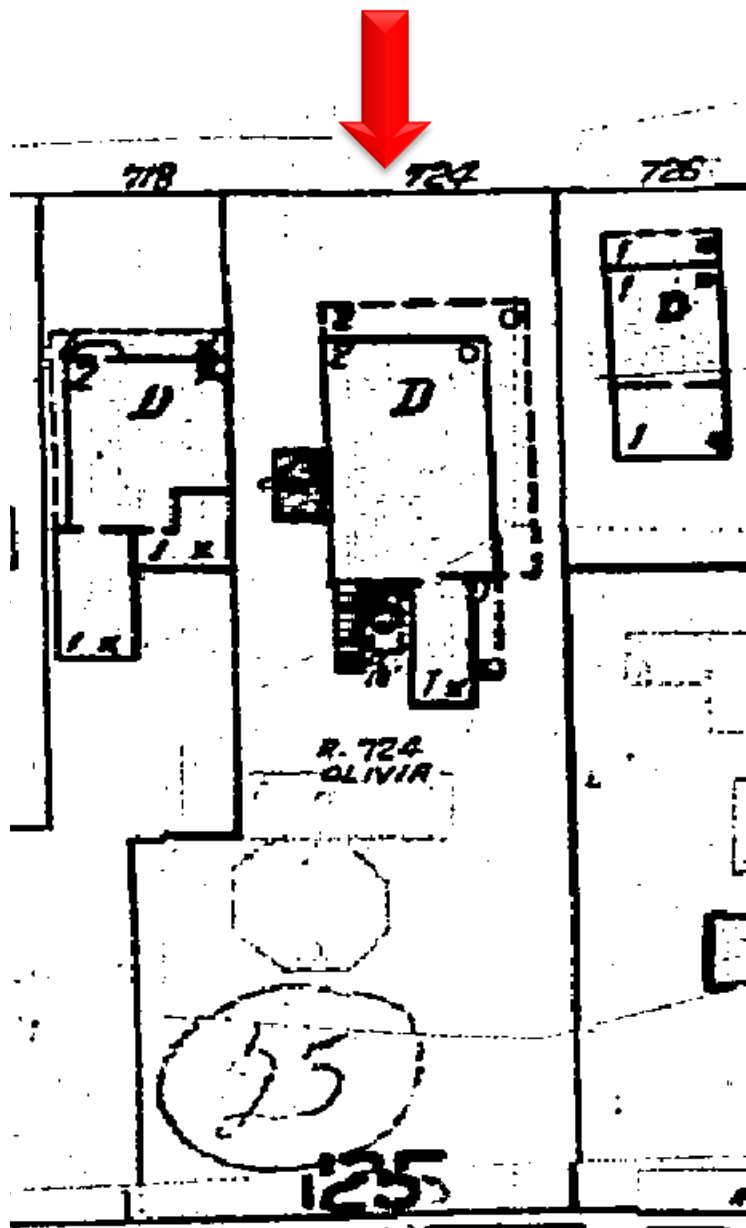
Patrick Wright
Planning Director

Dated: 4-18-18

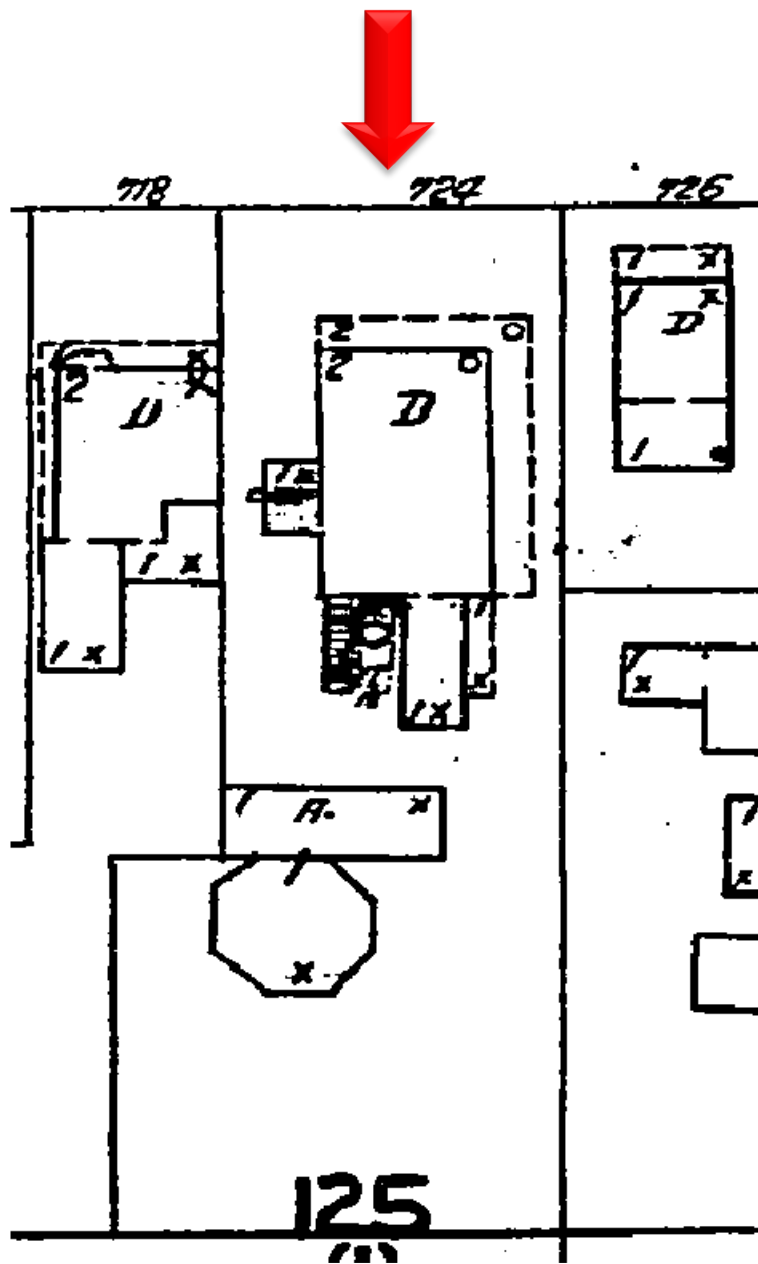
SANBORN MAPS



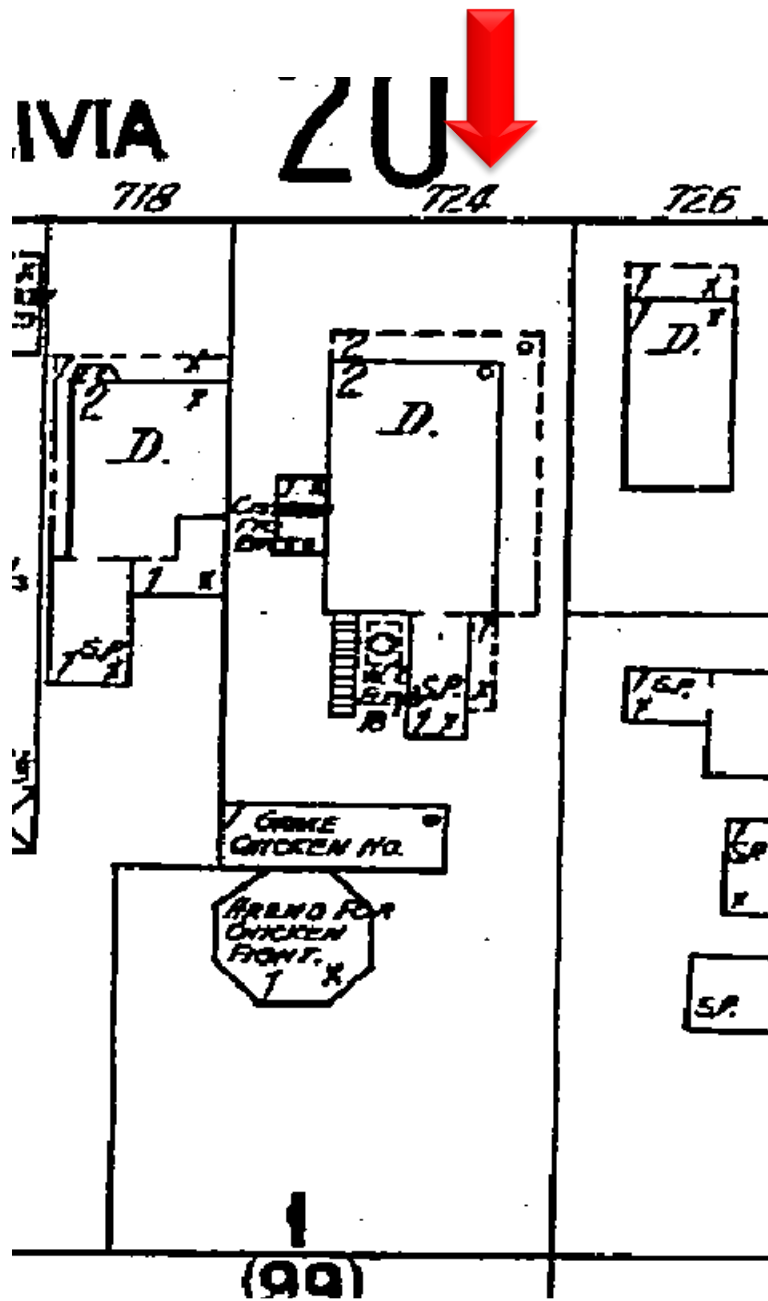
1962 Sanborn Map.



1948 Sanborn Map.



1926 Sanborn Map.



1912 Sanborn Map.

PROJECT PHOTOS



718 OLIVIA

718 OLIVIA WEST SIDE VIEW



718 OLIVIA WEST SIDE VIEW



**725 TRUMAN REAR YARD
SOUTH SIDE NEIGHBOR**



**725 TRUMAN REAR YARD
SOUTH SIDE NEIGHBOR**



**726 1/2 OLIVIA
REAR YARD EAST SIDE**





OLIVIA STREET



SOUTHWEST VIEW

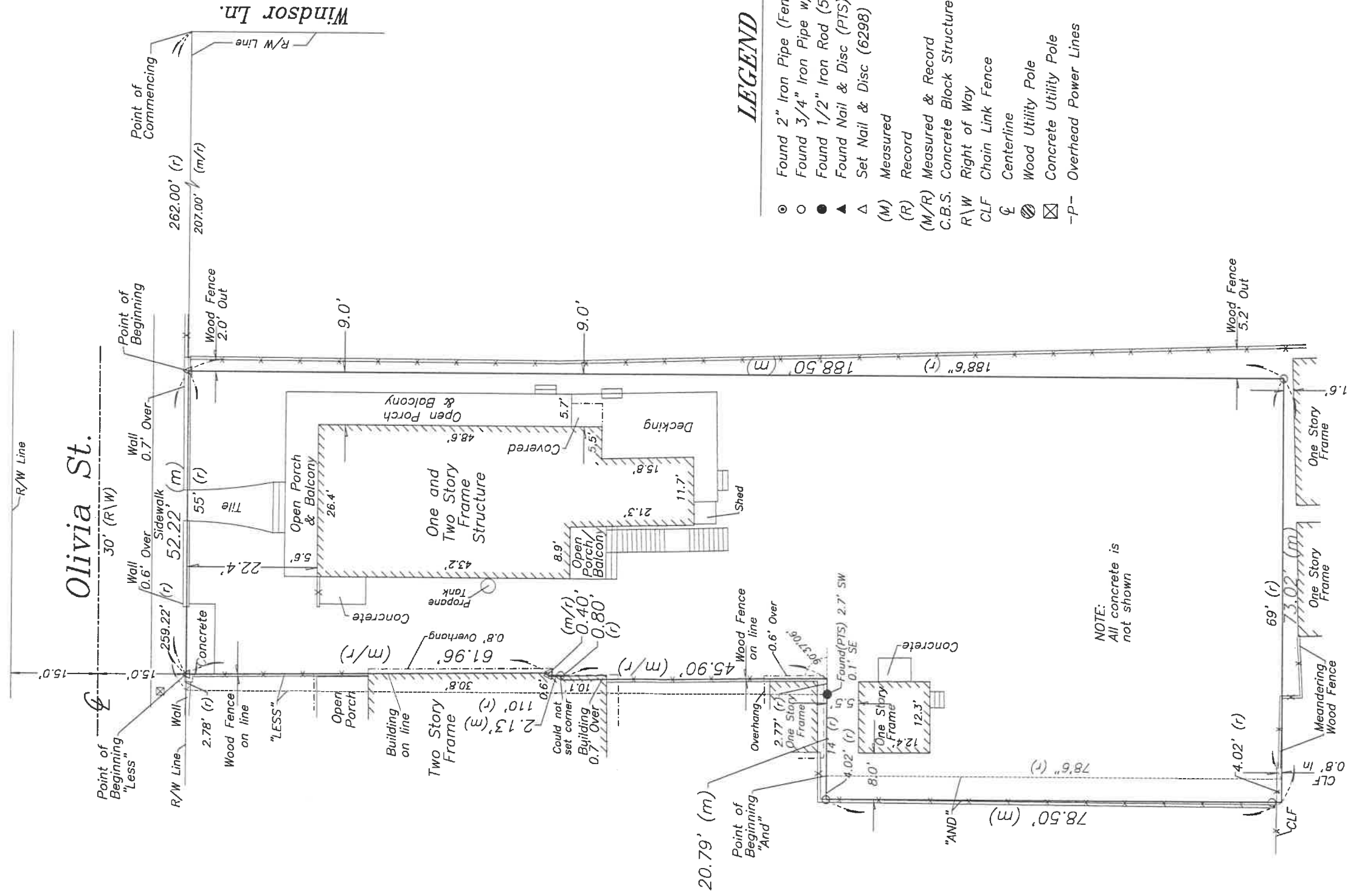




REAR YARD LOOK TO OLIVIA STREET

SURVEY

Boundary Survey Map of part of Tract 5,
Island of Key West, Florida



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) (6298) (PTS)
- Found Nail & Disc (PTS)
- Set Nail & Disc (6298)
- Measured
- Record
- Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- Centerline
- Wood Utility Pole
- Concrete Utility Pole
- Overhead Power Lines

NOTE:
All concrete is
not shown

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Tract 5, Island of Key West, Florida

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 724 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: February 17, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

On the Island of Key West, Monroe County, Florida, known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Tract 5; Commencing at a point on the Southeast side of Olivia Street, distant 207 feet, Southwesterly from the Southwest corner of Windsor Lane and Olivia Street, and running thence in a Southwesterly direction 55 feet; thence at right angles in a Southeasterly direction 110 feet; thence at right angles in a Southwesterly direction 14 feet; thence at right angles in a Southeasterly direction 78 feet and 6 inches; thence at right angles in a Northeasterly direction 69 feet; thence at right angles in a Northwesterly direction 188 feet and 6 inches to the place of beginning on Olivia Street.

AND:

A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 262.00 feet; thence SE'ly and at right angles for a distance of 110.00 feet; thence SW'ly and at right angles for a distance of 14.00 feet to the Point of Beginning; thence continue SW'ly along the prolongation of the previously described course for a distance of 4.02 feet; thence SE'ly and at right angles for a distance of 78.50 feet; thence NE'ly and at right angles for a distance of 4.02 feet; thence NW'ly and at right angles for a distance of 78.50 feet back to the Point of Beginning.

LESS:

A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 259.22 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 2.78 feet to a point that is 262.00 feet SW'ly from the said Windsor Lane; thence SE'ly and at right angles for a distance of 110.00 feet; thence NE'ly and at right angles for a distance of 2.77 feet; thence NW'ly with a deflection angle of 90°37'06" to the left and along the NE'ly face of an existing wood fence and the NE'ly face of an existing Two Story Frame Structure for a distance of 45.90 feet; thence NE'ly and at right angles along the said structure for a distance of 0.80 feet; thence NW'ly and at right angles along the said structure for a distance of 2.13 feet; thence NE'ly and at right angles for a distance of 0.40 feet; thence NW'ly and at right angles along the said structure and existing chain link fence for a distance of 61.96 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Nature's Boundary; Cheryl Cooper;
Oropeza Stones & Cardenas, PLLC;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

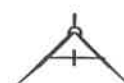
J. Lynn O'Flynn, PSM
Florida Reg. #6298

February 24, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

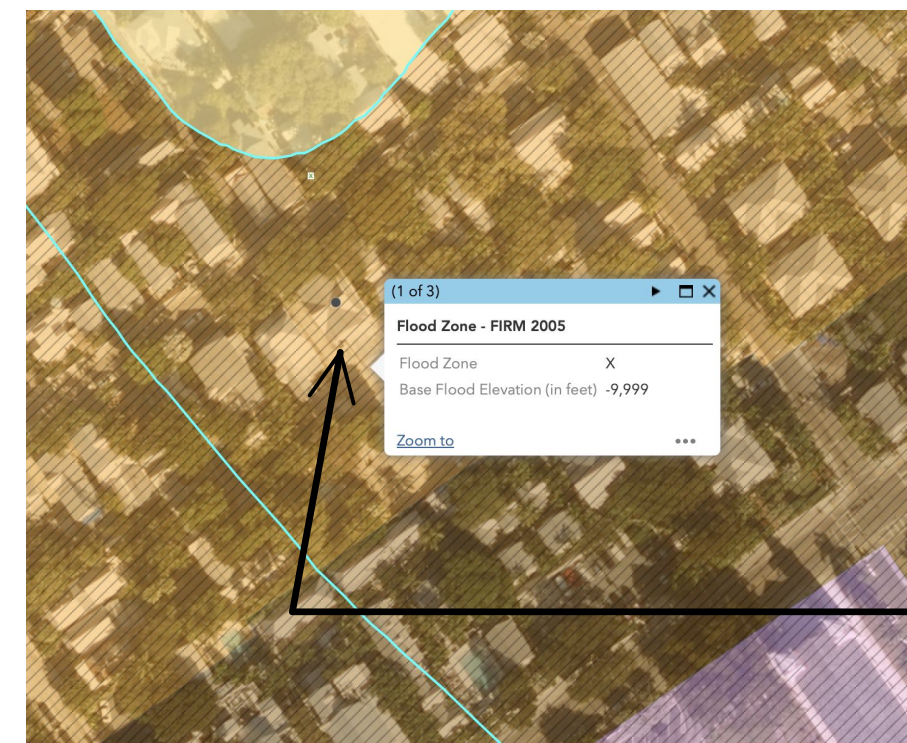
PROPOSED DESIGN

S I T E D A T A

724 OLIVIA STREET
RE# 00020350-000000

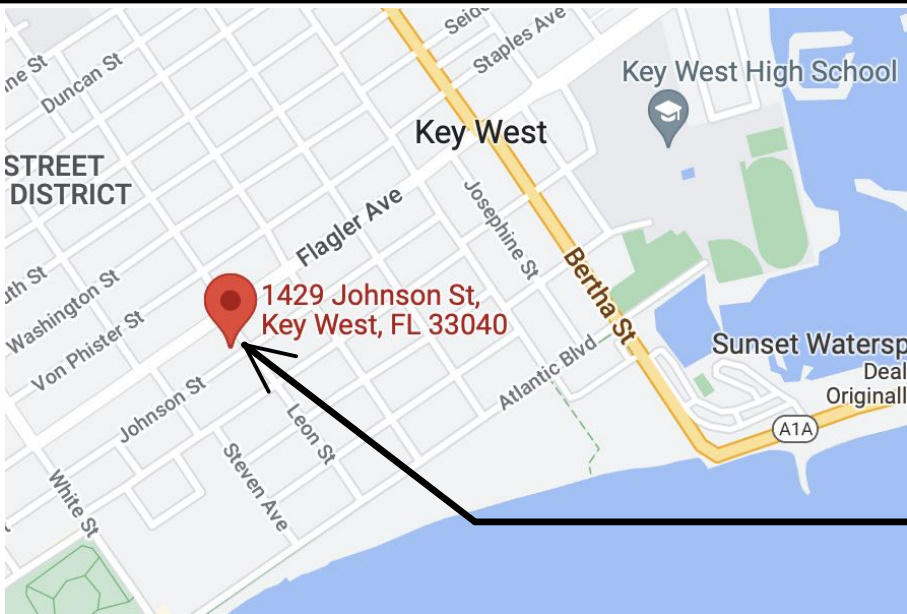
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	EXISTING
SITE AREA	11,466 SQ. FT.	4,000 SQ. FT.	EXISTING	-
LOT SIZE	11,466 SQ. FT.	50' X100' (MIN)	EXISTING	-
IMPERVIOUS	4,169 SQ. FT. (36.4%)	6,879 SQ. FT. (60% MAX)	2,710 SQ. FT. (23.67%)	CONFORMING
OPEN SPACE	7,286 SQ. FT. (63.5%)	4,013 SQ. FT. (35% MIN)	5,926 SQ. FT. (51.6%)	CONFORMING
BUILDING COV.	2,691 SQ. FT. (23.5%)	5,733 SQ. FT. (50% MAX)	4,264 SQ. FT. (37%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	0 SQ. FT. 0.0%	1,460 SQ. FT. (30% MAX.) 438 SQ FT	421 SQ. FT. 29%	CONFORMING
FRONT YARD 50% GREEN SPACE COV.	144 SQ. FT. 64%	522 SF @ (50% MIN) 261 SQ FT	144 SQ. FT. 64%	CONFORMS
SETBACKS				
FRONT SETBACK	16'-10"	10'	132'-3"	CONFORMING
REAR SETBACK	87'-1"	20'	20'-2"	CONFORMING
SIDE SETBACK EAST	3'-3"	5'	5'-0"	CONFORMING
SIDE SETBACK WEST	15'-2 1/4"	5'	33'-0"	CONFORMING
BUILDING HEIGHT	33' -6"	25' +5'= 30'-0" 40'	27' -2"	EXISTING NO CHANGE

FEMA MAP FLOOD ZONE X
(FIRM DATE: 02-18-2005) (FLOOD MAP PANEL #“12087C1516K”)



PROJECT
LOCATION

SITE LOCATION MAP:



PROJECT
LOCATION

PROJECT CONTACT LIST:

<u>ARCHITECT:</u> T. S. NEAL ARCHITECTS, INC. 22974 OVERSEAS HIGHWAY CUDJOE KEY, FL 33042 SETHNEAL@TSNARCHITECTS.COM M 251-422-9547 O 305-340-8857	<u>SURVEYOR:</u> J. LYNN O'FLYNN, INC. 3430 DUCK AVENUE KEY WEST, FL 33040 MAIL@OFLYNNSSURVEYING.COM (305)296-7422 (305) 296-2244 FAX	<u>CONTRACTOR:</u> MCINTYRE CONSTRUCTION LLC NATE MCINTYRE 908 TRINITY DR UNIT 3 KEY WEST, FL 33040 M 305-849-9864
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DRAWING SCHEDULE:

T1.1 C1.1	TITLE, SITE DATA & PROJECT INFO EXISTING SITE PLAN & SURVEY
A1.0 A1.1 A3.1 A3.2	ARCHITECTURAL SITE PLAN FLOOR PLANS EXTERIOR ELEVATIONS CONTEXT EXTERIOR ELEVATIONS

ABBREVIATION LEGEND:

ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
CL.	= CENTERLINE
CONC.	= CONCRETE
COOR.	= 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
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W/	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

DESIGN NOTES:

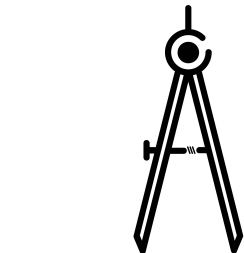
THE NEW STRUCTURE IS
DESIGNED TO MEET THE FOLLOWING:
FBC 2023 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-16
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET SO.0
CONSTRUCTION TYPE: TYPE VB

SQUARE FOOT TABLE

	NEW CONDITIONED	CARPORT	
1ST FLOOR	768 Sq. Ft.	868 Sq. Ft.	
2ND FLOOR	768 Sq. Ft.		
TOTAL	1,536 Sq. Ft.	1,645 Sq. Ft.	

SCOPE OF WORK:

PHASE II:
NEW TWO STORY WOOD FRAMED RESIDENCE AND CARPORT AT REAR OF
EXISTING HISTORIC RESIDENCE. TWO UNITS ON PROPERTY PER LUD LETTER
DATED APRIL 17, 2018 WITH PLANNING DEPARTMENT.



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

SCHEMATIC
DESIGN
DRAWINGS FOR
HARC REVIEW
ONLY

PHASE II
724 OLIVIA STREET
KEY WEST, FL 33040

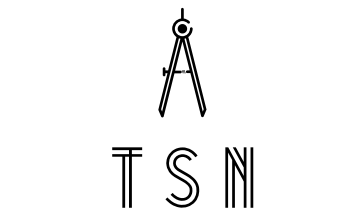
DRAWING TITLE:
TITLE, SITE DATA &
PROJECT INFORMATION

DRAWN: TSN
CHECKED: -
DATE: 03-26-2025

-	-
-	-
-	-
-	-

REVISION # DATE

T1.1
SHEET #



T. S. NEAL ARCHITECTS INC.

SCALE: NTS

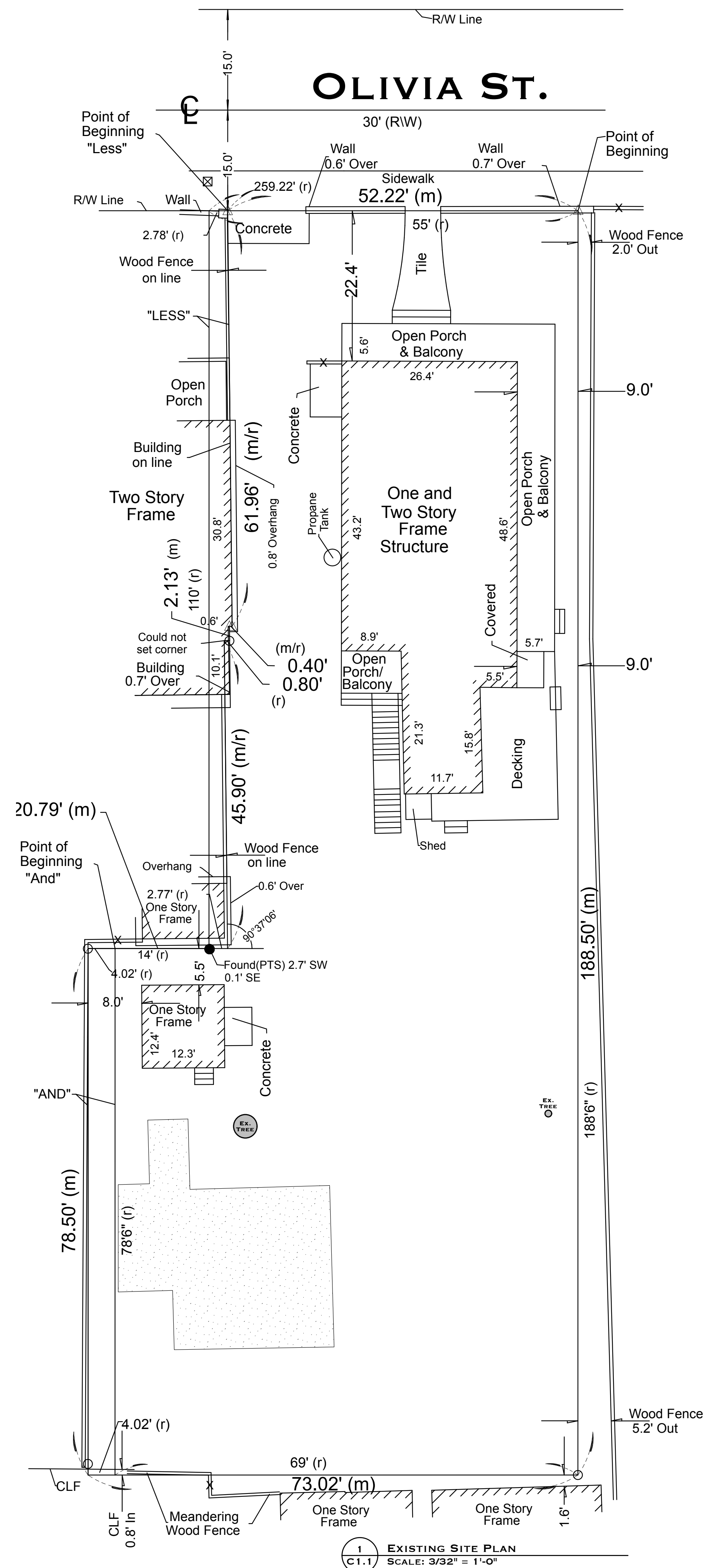
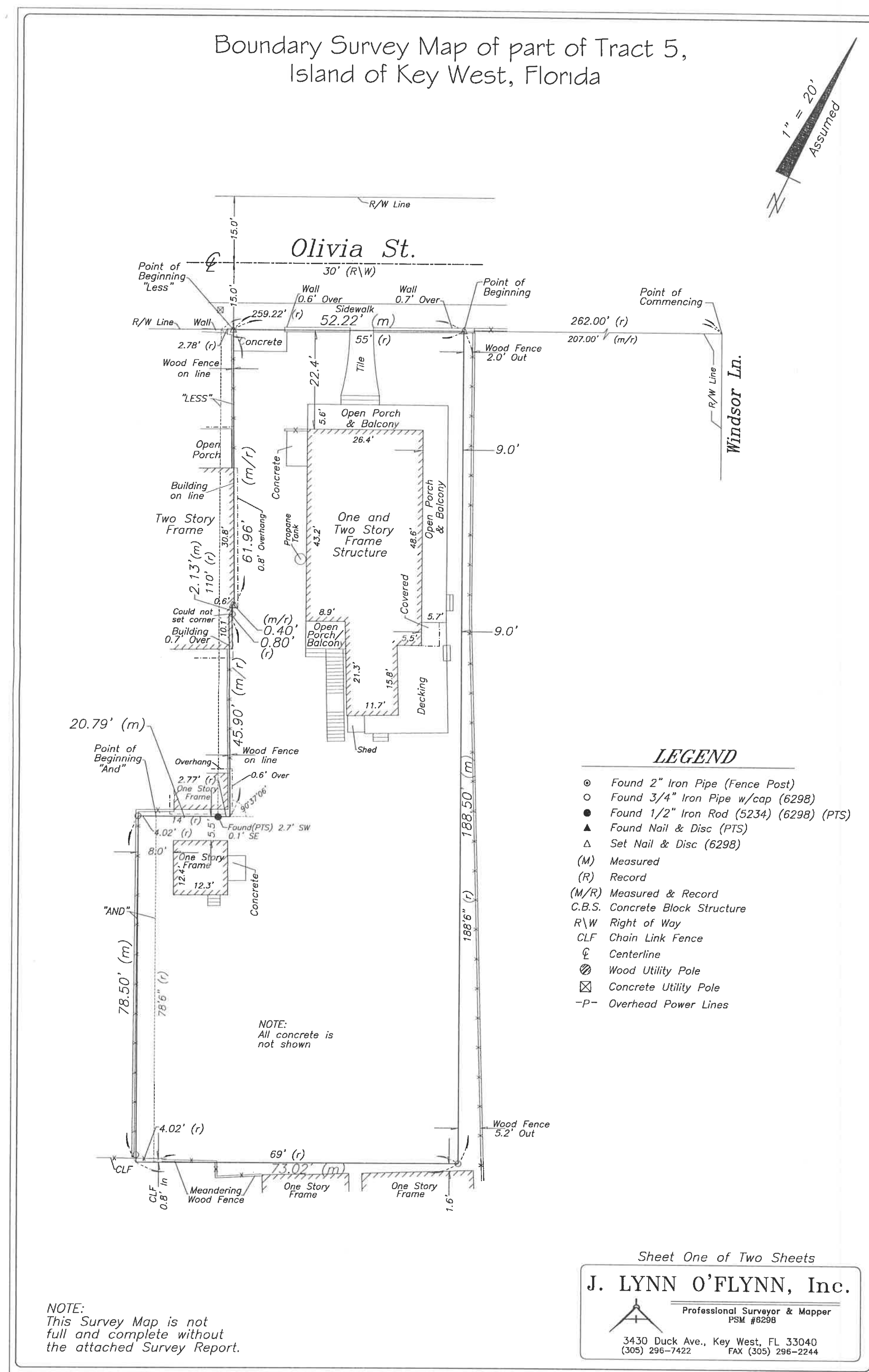
TREE PROTECTION AND PRESERVATION NOTES

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

NOTES:

1. **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.**
2. **NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.**
3. **NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.**
4. **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.**
5. **EXPOSED ROOTS SHALL BE CUT USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES.**
6. **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.**

NOTE:
ORIGINAL SIGNED & SEALED SURVEY TO BE
SUBMITTED SEPARATELY WITH SUBMITTED
PLANS. SURVEY COPY ON SHEET C1.0 IS
FOR REFERENCE PURPOSES ONLY.



**T.S. NEAL
ARCHITECT INC.**

**22974 OVERSEAS HWY
CUDDJOE KEY, FL
33042**

**305-340-8857
251-422-9547**

***SCHEMATIC
DESIGN
DRAWINGS FOR
HARC REVIEW
ONLY***

**PHASE II
724 OLIVIA STREET
KEY WEST, FL 33040**

DRAWING TITLE:
**EXISTING SITE PLAN
& SURVEY**

RAWN:	TSN
HECKED:	-
ATE:	03-26-2025

-	-
-	-

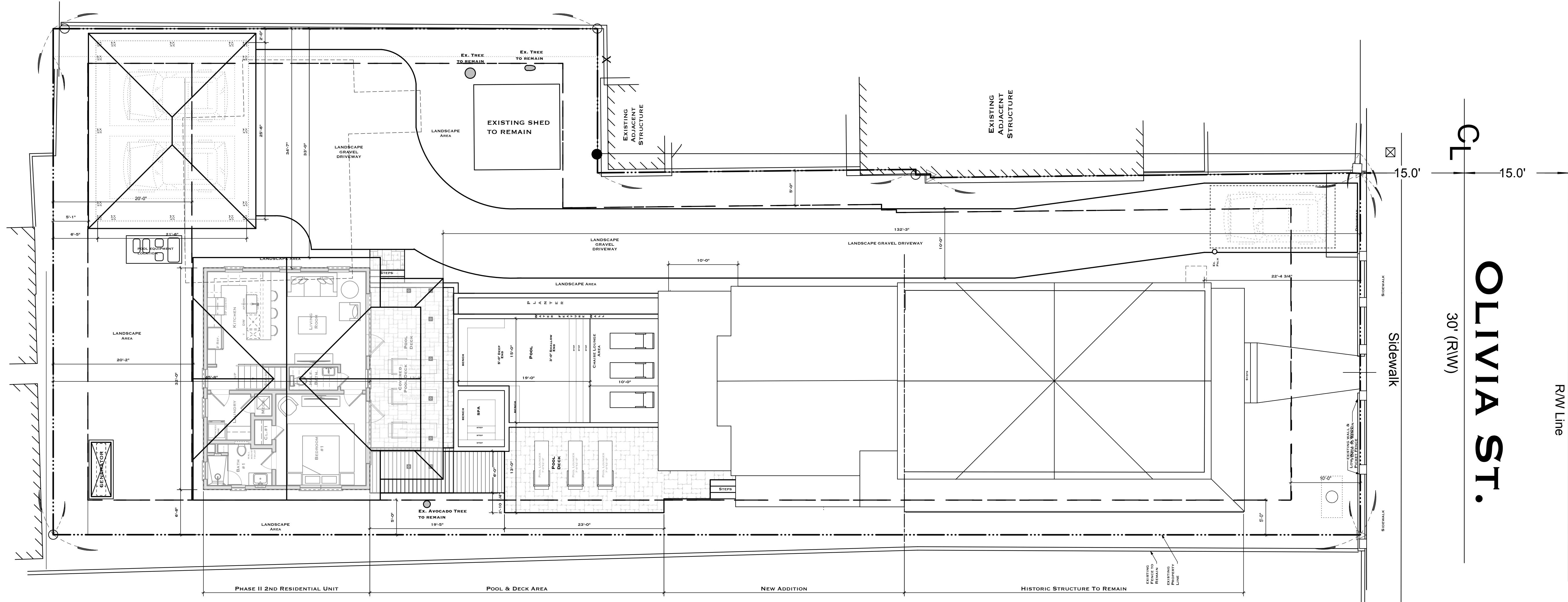
REVISION #	DATE
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C1.1
SHEET #

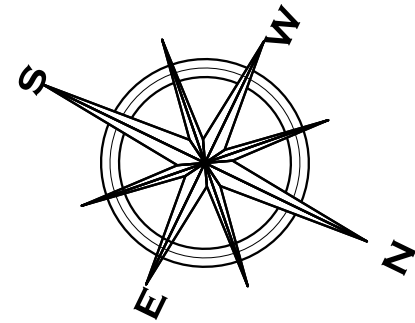


T S N
S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



1 ARCHITECTURAL SITE PLAN
A1.0 SCALE: 1/8" = 1'-0"



CL
30' (RW)
OLIVIA ST.

Sidewalk

R/W Line

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

SCHEMATIC
DESIGN
DRAWINGS FOR
HARC REVIEW
ONLY

PHASE II
724 OLIVIA STREET
KEY WEST, FL 33040

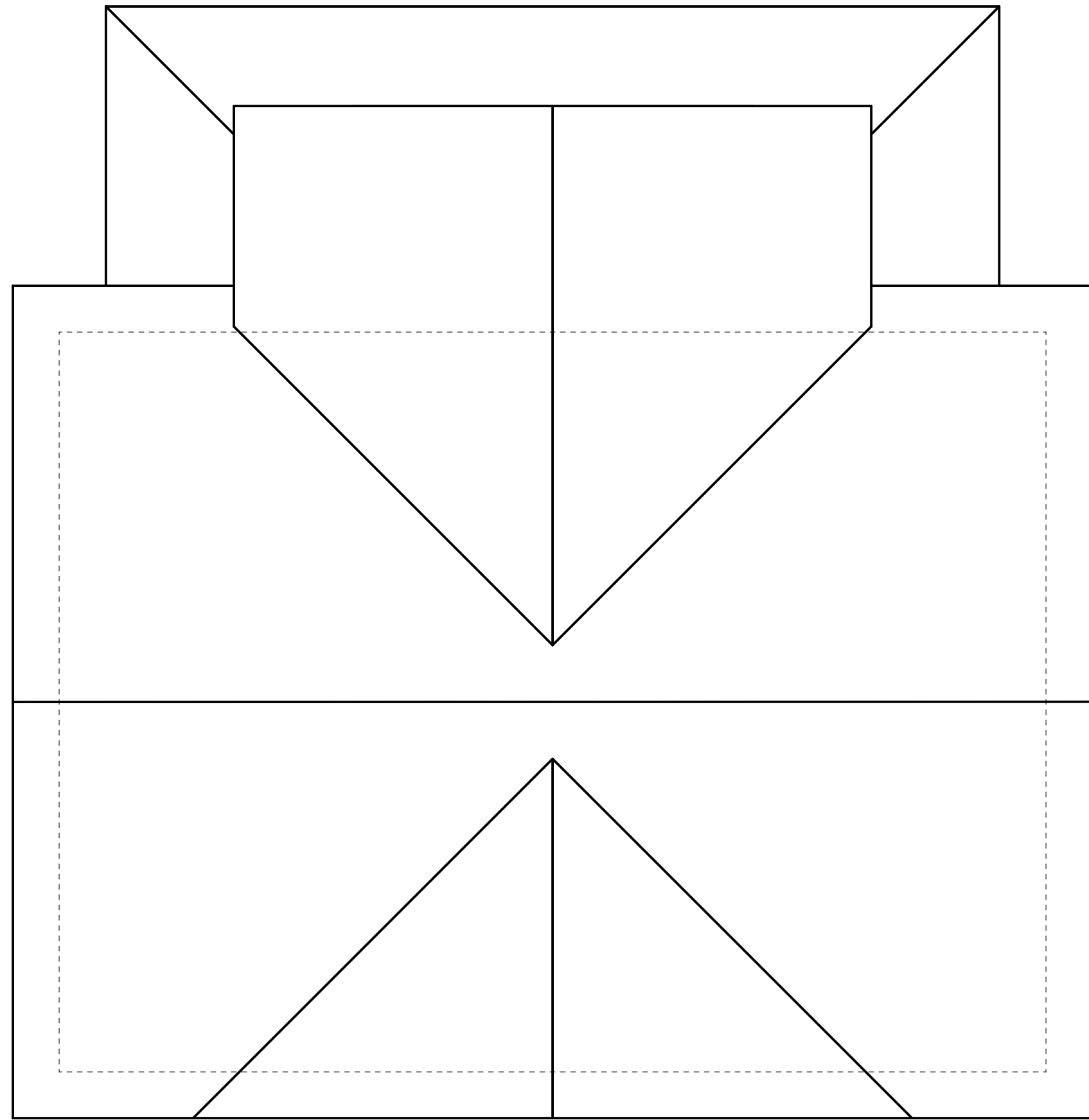
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ARCHITECTURAL SITE PLAN

DRAWN: TSN
CHECKED: -
DATE: 03-26-2025

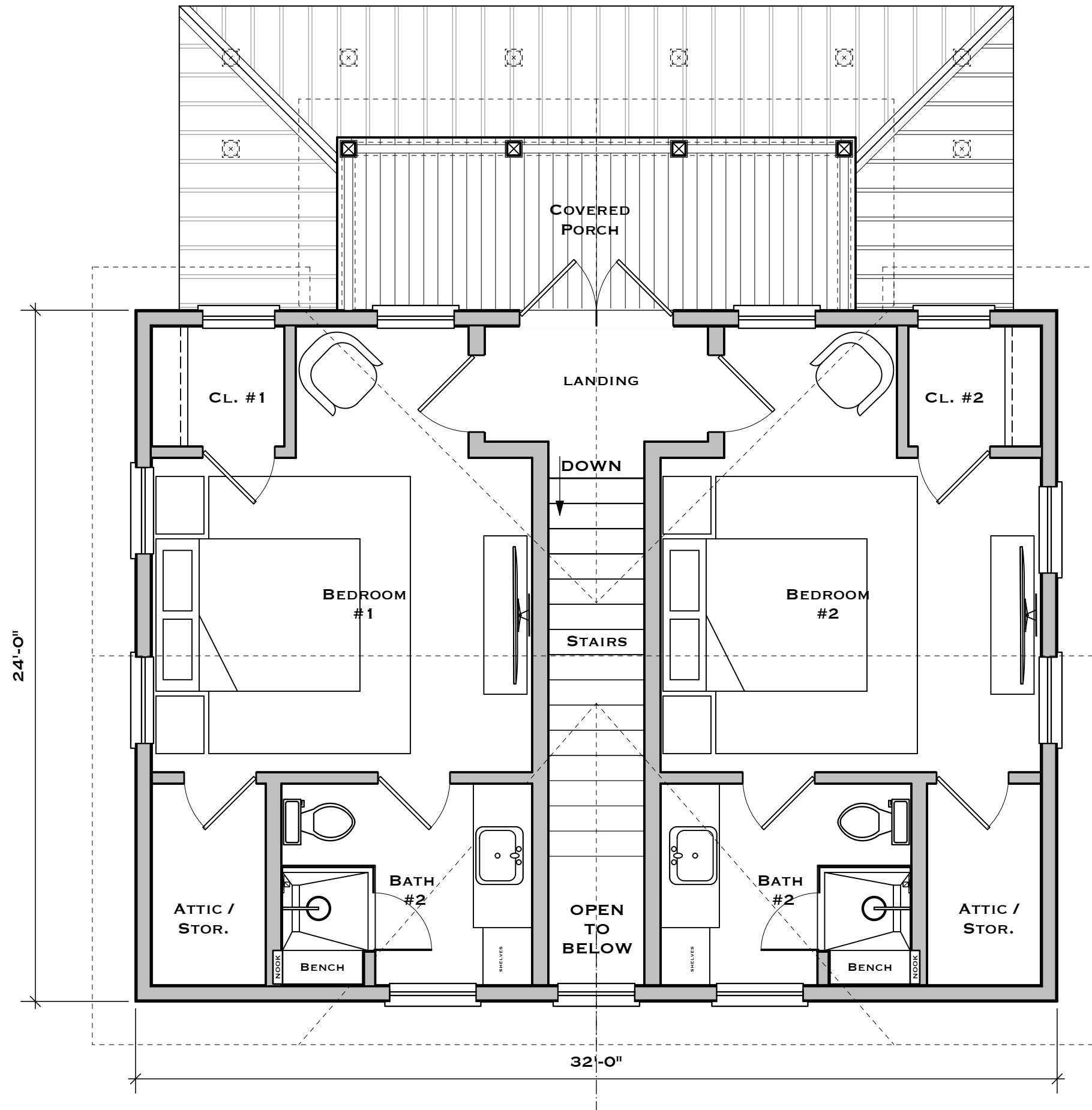
REVISION # DATE

A1.0
SHEET #

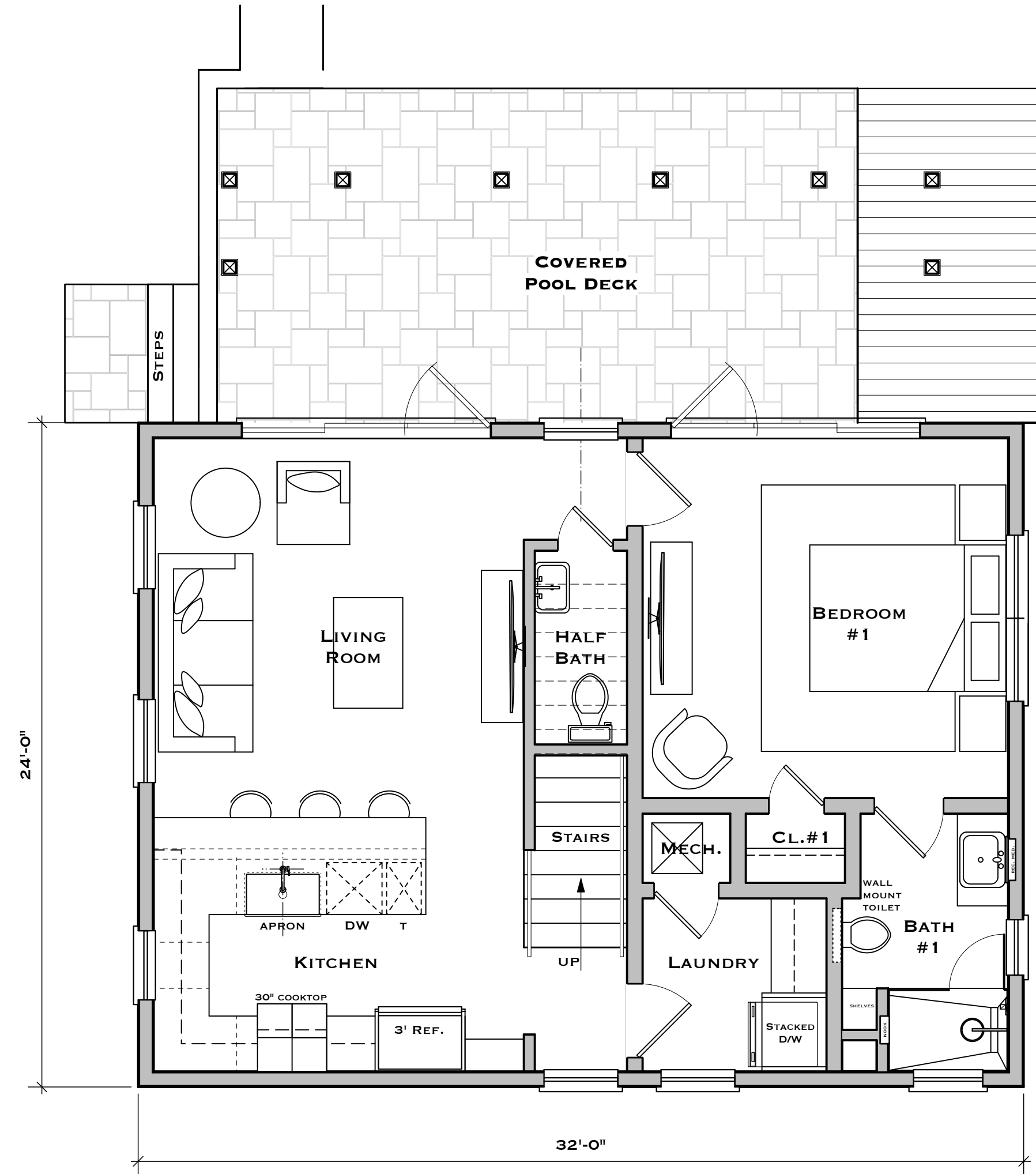
TSN
T. S. NEAL ARCHITECTS, INC.



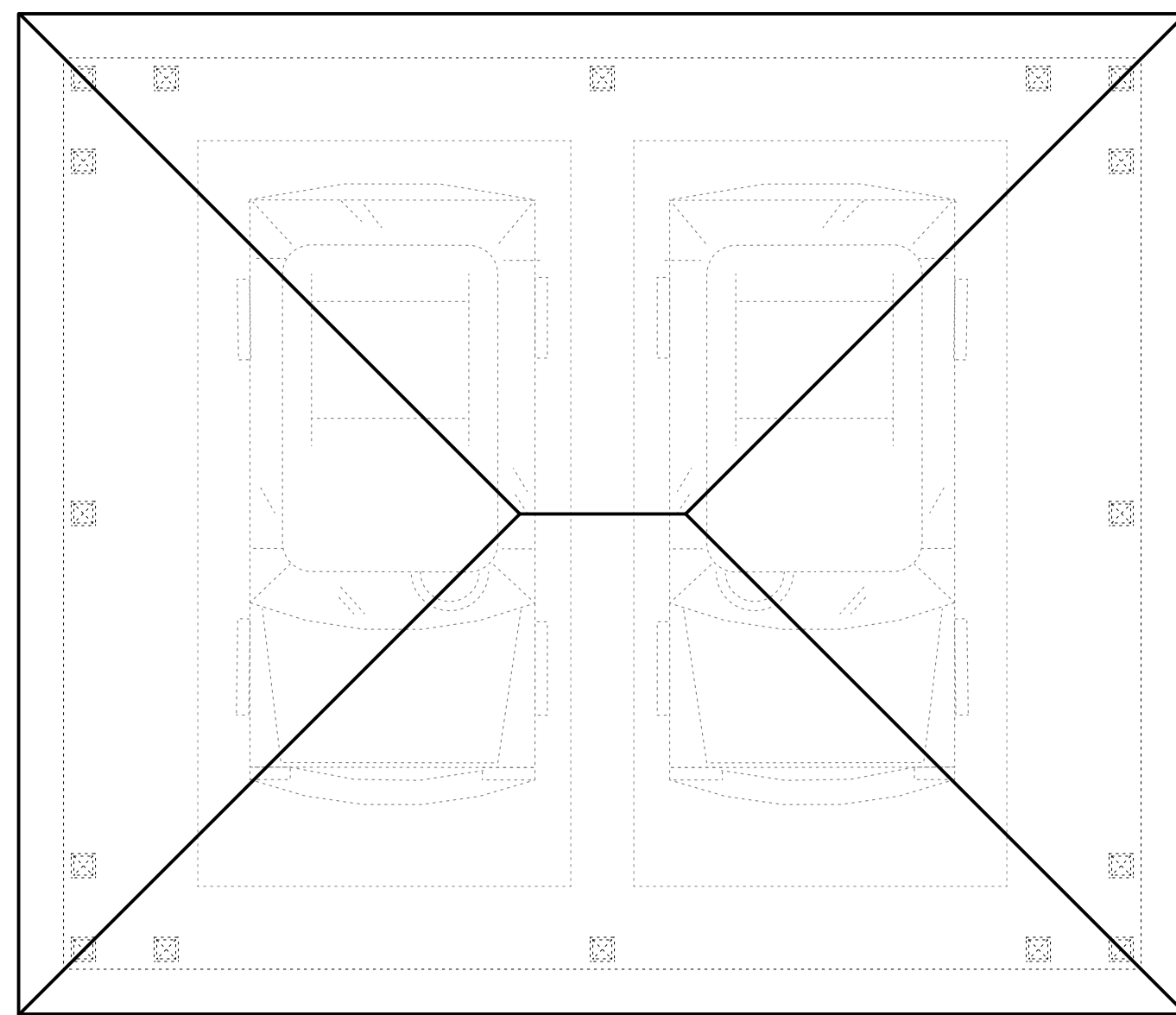
3 ROOF PLAN
A1.1 SCALE: 1/4" = 1'-0"



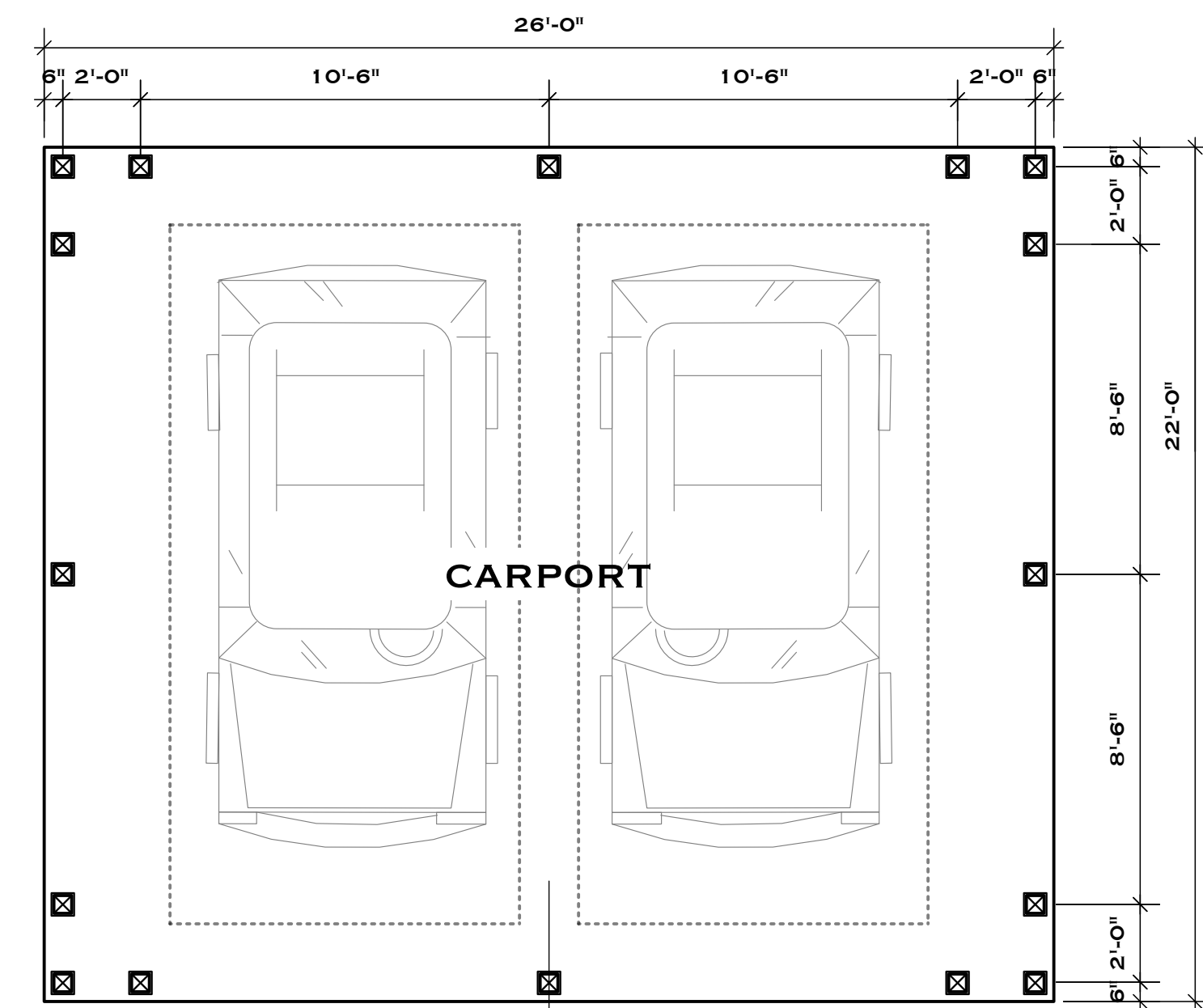
2 2ND FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



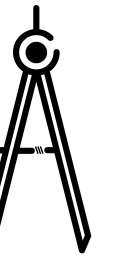
1 1ST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



5 CARPORT ROOF PLAN
A1.1 SCALE: 1/4" = 1'-0"



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



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
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SCHEMATIC
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DRAWINGS FOR
HARC REVIEW
ONLY

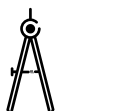
PHASE II
724 OLIVIA STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED FLOOR PLANS

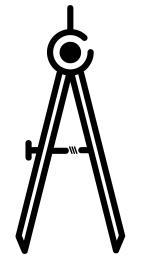
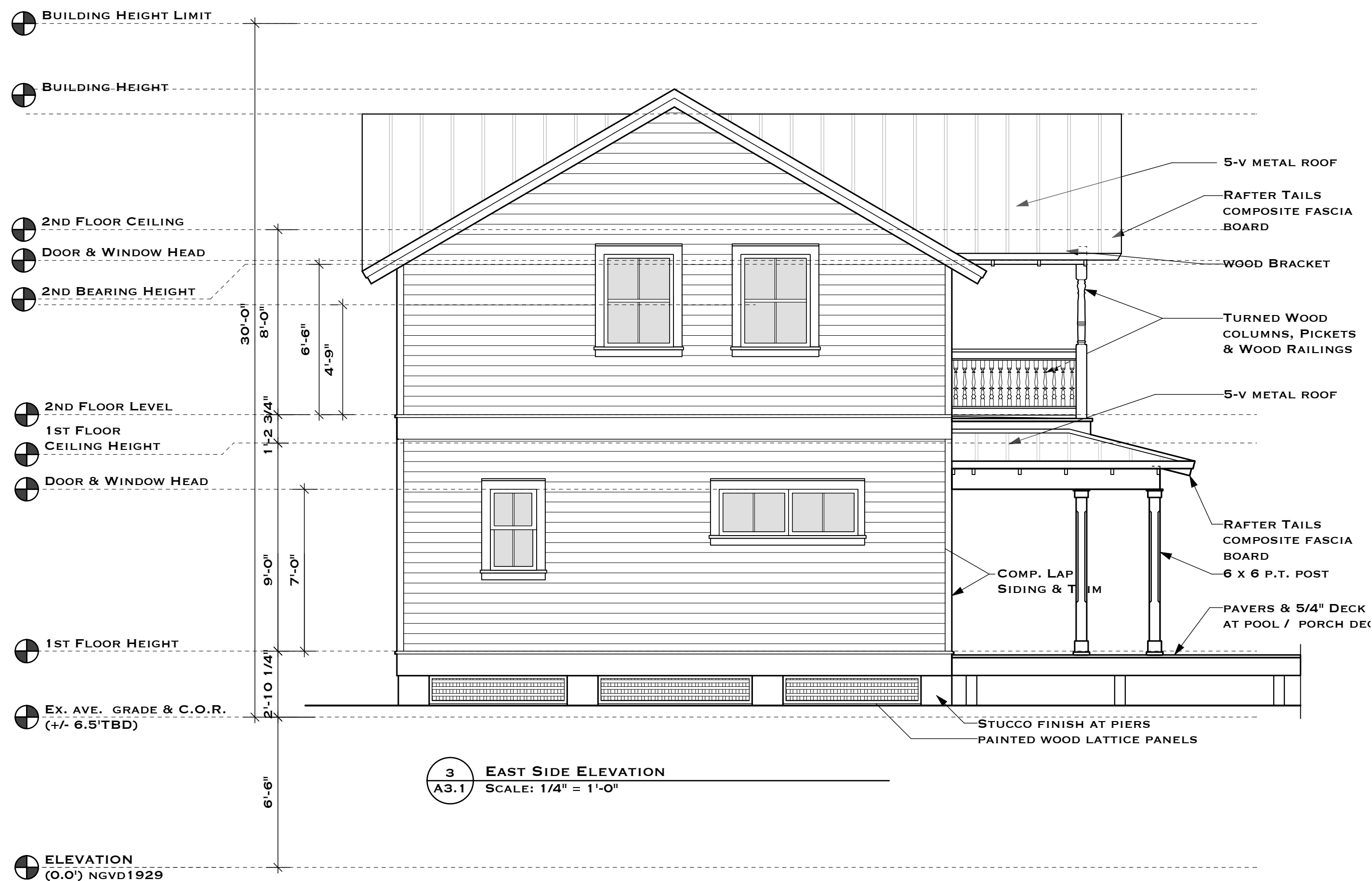
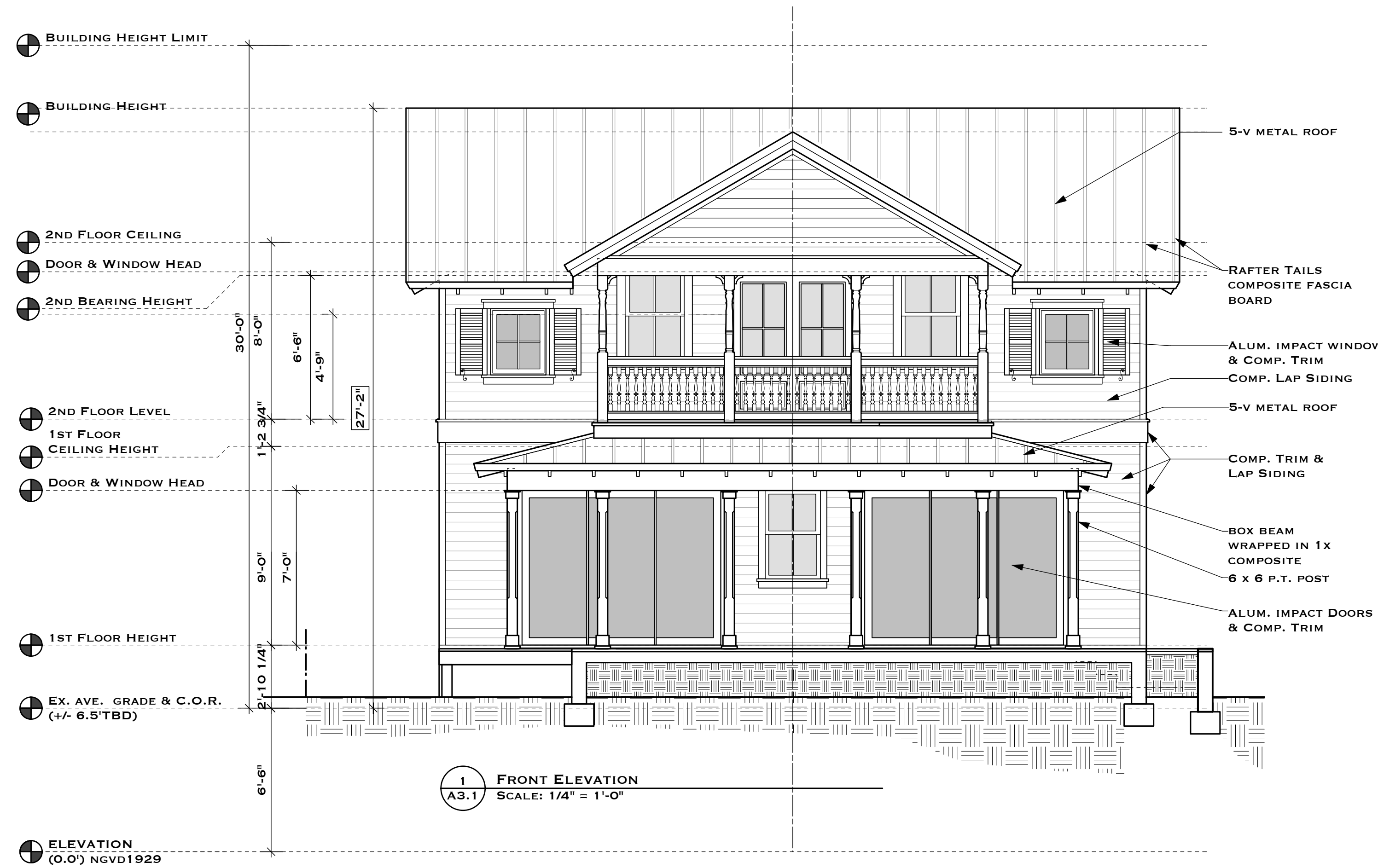
DRAWN: TSN
CHECKED: -
DATE: 03-26-2025

REVISION # DATE

A1.1
SHEET #



T.S. NEAL ARCHITECTS, INC.



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
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305-340-8857
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SCHEMATIC
DESIGN
DRAWINGS FOR
HARC REVIEW
ONLY

PHASE II
724 OLIVIA STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWN: TSN
CHECKED: -
DATE: 03-26-2025

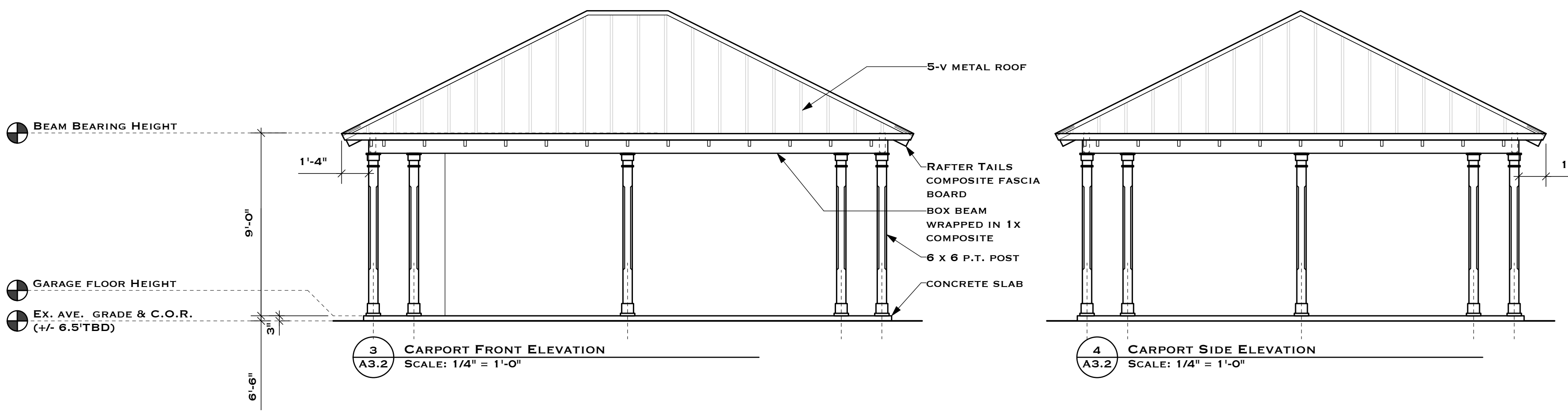
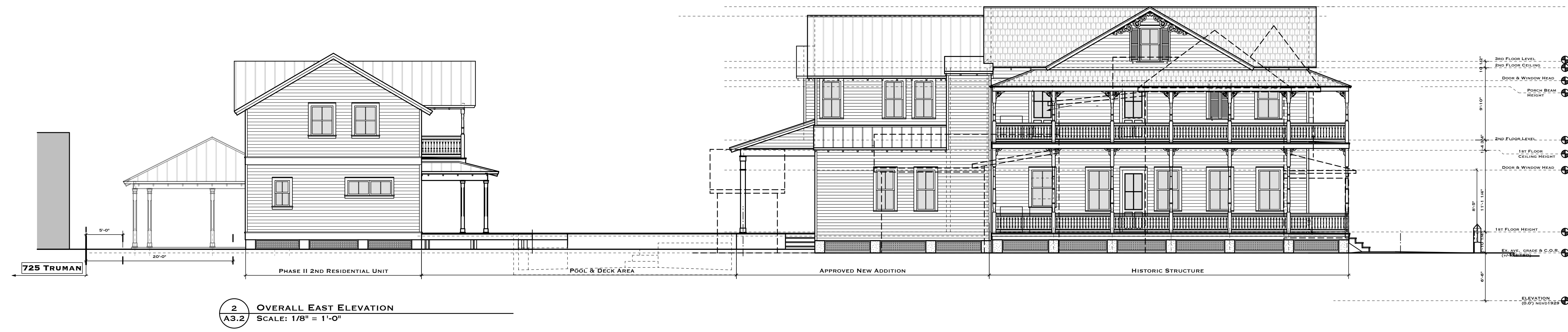
REVISION # DATE

A3.1
SHEET #



T. S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., March 25, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY RESIDENTIAL UNIT AND CARPORT AT REAR OF PROPERTY.

#724 OLIVIA STREET

Applicant – T.S. Neal Architects Application #C2025-0004

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 305-809-3975 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 TIMOTHY SETH NEAL, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

724 OLIVA STREET on the
19 day of MARCH, 2025.

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 MARCH 25TH, 2025.

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 C2025-0004.

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

Signed Name of Affiant:

TIMOTHY SETH NEAL

Date: 3-19-2025

Address: 22974 OLIVAS AVE

City: CUBA

State, Zip: FL 33042

The forgoing instrument was acknowledged before me on this 19 day of
MARCH, 2025.

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

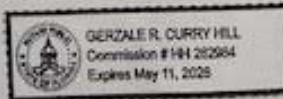
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____







PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00020350-000000
Account# 1021091
Property ID 1021091
Millage Group 10KW
Location 724 OLIVIA St, KEY WEST
Address
Legal KW PT LOT 4 SQR 2 TR 5 A4-19 OR184-569/73 OR2394-1436 OR2396-2196 OR2396-2199 OR2396-2197/98 OR2569-2173 OR3223-0275
Description (Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[NATURES BOUNDARY LLC](#)
11741 Road 191
Oakwood OH 45873

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$613,042	\$511,095	\$523,121	\$464,636
+ Market Misc Value	\$7,201	\$7,201	\$7,201	\$7,201
+ Market Land Value	\$2,325,508	\$2,236,065	\$1,431,082	\$937,657
= Just Market Value	\$2,945,751	\$2,754,361	\$1,961,404	\$1,409,494
= Total Assessed Value	\$2,945,751	\$1,705,487	\$1,550,443	\$1,409,494
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,945,751	\$2,754,361	\$1,961,404	\$1,409,494

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,325,508	\$613,042	\$7,201	\$2,945,751	\$2,945,751	\$0	\$2,945,751	\$0
2023	\$2,236,065	\$511,095	\$7,201	\$2,754,361	\$1,705,487	\$0	\$2,754,361	\$0
2022	\$1,431,082	\$523,121	\$7,201	\$1,961,404	\$1,550,443	\$0	\$1,961,404	\$0
2021	\$937,657	\$464,636	\$7,201	\$1,409,494	\$1,409,494	\$0	\$1,409,494	\$0
2020	\$852,686	\$475,196	\$7,201	\$1,335,083	\$1,312,945	\$0	\$1,335,083	\$0
2019	\$804,983	\$485,755	\$7,201	\$1,297,939	\$1,193,586	\$0	\$1,297,939	\$0
2018	\$739,392	\$337,917	\$7,769	\$1,085,078	\$1,085,078	\$0	\$1,085,078	\$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)	11,467.00	Square Foot	62	188

Buildings

Building ID	1552	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1923
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	5098	Roof Type	GABLE/HIP
Finished Sq Ft	2848	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	350	Bedrooms	5
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	13	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,008	0	0
FHS	FINISH HALF ST	1,242	0	0
FLA	FLOOR LIV AREA	2,848	2,848	0
TOTAL		5,098	2,848	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TILE PATIO	1959	1960	6 x 10	1	60 SF	5
FENCES	2001	2002	6 x 188	1	1128 SF	5
FENCES	2001	2002	4 x 55	1	220 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/27/2023	\$3,600,000	Warranty Deed	2416053	3223	0275	01 - Qualified	Improved		
5/7/2012	\$0	Order (to be used for Order Det. Heirs, Probate in		2569	2173	19 - Unqualified	Improved		
1/16/2009	\$100	Warranty Deed		2396	2197	11 - Unqualified	Improved		

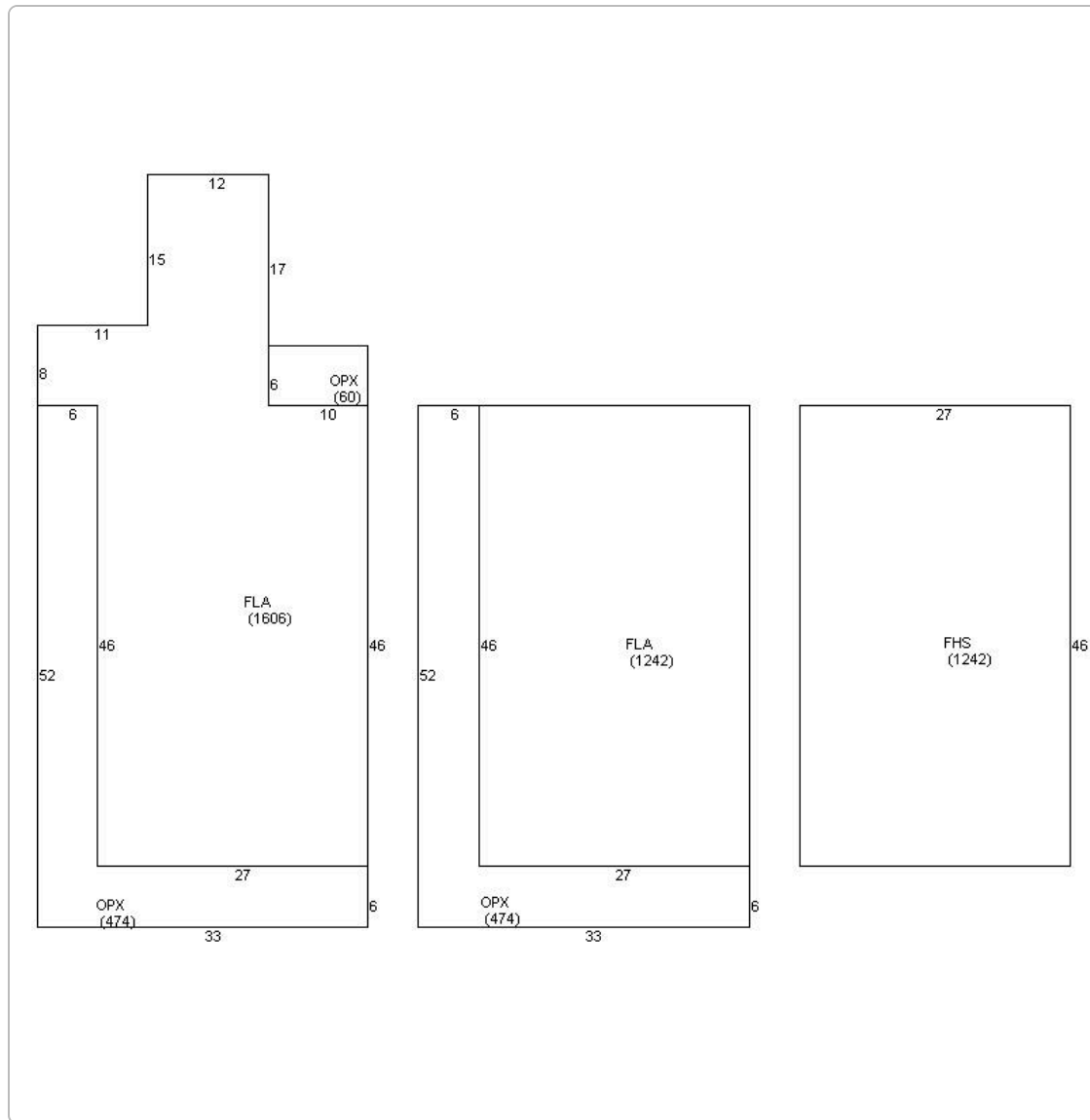
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-2489	09/20/2024	Active	\$4,500	Residential	expose frmig non structural demo, Interior exploratory demo for engineering purposes
05-0537	02/17/2005	Completed	\$7,800	Residential	REPAIR BROKEN PICKETS, DRYWALL, & TILE WORK.
01-2394	06/29/2001	Completed	\$300	Residential	ELECTRIC
01-1836	05/03/2001	Canceled	\$4,000	Residential	PAINT EXTERIOR OF HOUSE WHITE.
01-0754	02/20/2001	Completed	\$500	Residential	UPGRADE ELECTRIC
00-2306	09/22/2000	Completed	\$20,000	Residential	REPAIR WALL ADD FENCE
00-1175	05/05/2000	Canceled	\$19,000	Residential	METAL ROOFING
99-2743	08/10/1999	Canceled	\$18,000	Residential	REPAIR UPSTAIRS FLOOR
9803317	10/27/1998	Completed	\$8,000	Residential	REPAIR KITCHEN & BATHROOM

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: 3/20/2025, 1:30:02 AM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL