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**Historic Architectural Review Commission  
Staff Report for Item 12**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** September 26, 2023

**Applicant:** Seth Neal, Architect

**Application Number:** H2023-0029

**Address:** 709 Whitmarsh Lane

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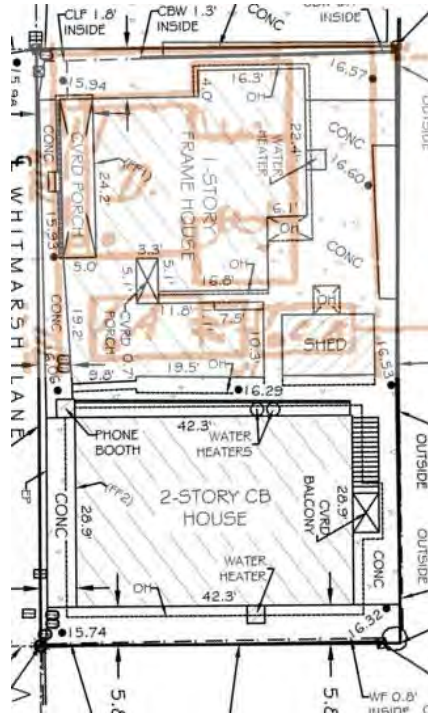
**Description of Work**

Renovations to historic house and new additions on side and rear. New pool, deck, and driveway.

**Site Facts**

The building under review is a contributing resource to the historic district. The one-story frame vernacular house was built circa 1920. The historic house has changes through time with additions to the north, south and east elevations. The front porch still exhibits non original concrete elements shown in the 1965 photograph. The house sits next to a two-story reinforced concrete structure, that was originally built as a hotel and named Little Charles Hotel. The site also has a shed located on the east side of the property.

On August 17, 2023, the Planning Board approved the proposed plans under Resolution 2023-14 for impervious surface, open space, building coverage, side setbacks and rear setback for the renovation of the non-conforming structure. Resolution No. 2023-14 is part of the file.



*Current survey and 1962 Sanborn Map*



*Front elevation.*



The plans include the removal of an addition at the southwest portion of the house to create a double driveway. This will free the historic house from an inappropriate addition and will make the house prominent as it was historically designed. A one-story addition with a side gable roof, setback 18 feet from the front property line is proposed on the south elevation. The design also includes one-story additions on the rear of the house, facing east that will create a “U-shaped form. Between the two additions the design proposes a small pool and deck.

All new additions will have hardie board as siding, aluminum impact windows and doors and 5 v-crimp metal roofing system. All windows on the house will be two over two and the proposed double driveway will have tire stripes.

### **Consistency with Guidelines Cited Guidelines**

It is staff’s opinion that the proposed renovations and new additions are consistent with cited guidelines. The new design will give back to the house the appropriate exposure at street view. All additions attached through the years have been done with no sensibility to the historic house and its site. By the contrary, the new design will make existing and new additions sensible to the building form. The location of the pool and deck will be at the rear of the house and not visible from the lane. The proposed renovations to the front elevation will restore the scale and detail of the character defining feature.

# APPLICATION

RECEIVED

AUG 24 2023

BY: TK

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 # <i>HARC 2023-0029</i>	REVISION # <i>0029</i>	INITIAL & DATE <i>TK 8/24/23</i>
FLOOD ZONE x	ZONING DISTRICT HHDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	709 Whitmarsh Lane	
NAME ON DEED:	Reel Developers III LLC	PHONE NUMBER 305-898-5777
OWNER'S MAILING ADDRESS:	PO BOX 371859	EMAIL kesslerh@me.com
APPLICANT NAME:	T.S. Neal Architects, Seth Neal	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 Overseas Hwy Cudjoe Key Fl 33043	EMAIL sethneal@tsnarchitects.com
APPLICANT'S SIGNATURE:	<i>Seth Neal</i>	DATE 8-23-2023

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS   x   RELOCATION OF A STRUCTURE      ELEVATION OF A STRUCTURE       
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES      NO   x   INVOLVES A HISTORIC STRUCTURE: YES   x   NO       
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES      NO   x  

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Renovation and addition to existing structure. Demo existing additions to the main historic house & removed ex. asbestos siding. New Addition to the side and rear of existing house with pool and deck at back of house.
<b>MAIN BUILDING:</b> Residence will have composite lap siding and trim, aluminum impact windows, metal and wood impact doors, and 5-V crimp metal roof. Lastly a concrete / tile pool deck in the rear.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

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): no	
PAVERS: yes	FENCES: no
DECKS: pool deck	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	yes
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.

# HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA # <i>HARC 2023-0029</i>	INITIAL & DATE
ZONING DISTRICT HHDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	709 Whitmarsh Lane, Key West, FL 33040
PROPERTY OWNER'S NAME:	Reel Developers III LLC
APPLICANT NAME:	T.S. Neal Architects - Seth Neal

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**.

<i>Harold Kessler</i> PROPERTY OWNER'S SIGNATURE	8/21/2023 Harold Kessler, Manager DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demo existing non historic side & rear additions to the existing historic house, and storage buildings.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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);</b>
(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.
(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.



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.

(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.

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

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

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

(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.

(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.

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.

**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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The demolition of the side & rear additions are not important in defining the historic character of the neighborhood.

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

The demolition of the existing side & rear additions do not destroy the historic relationship between buildings & open space.

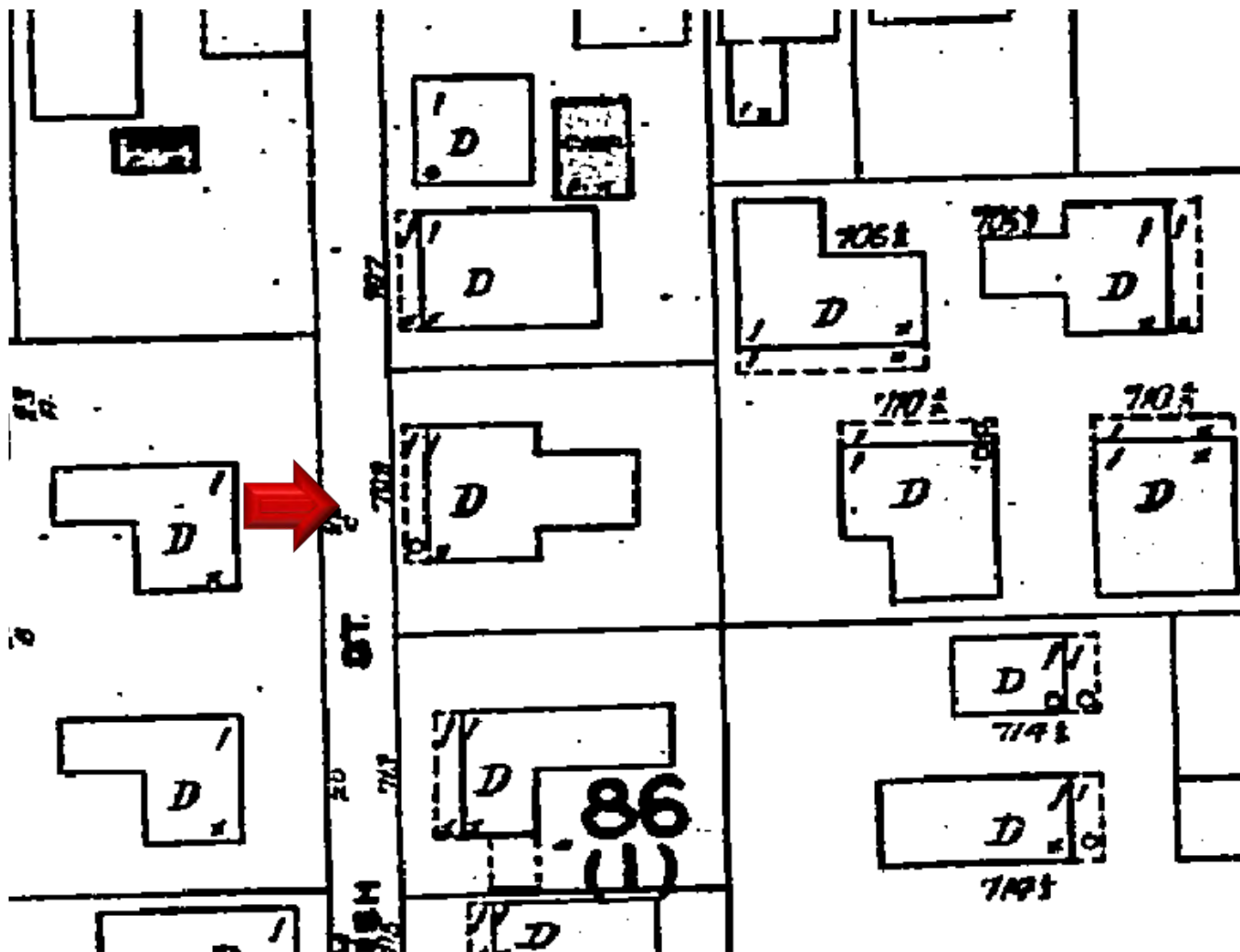
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The demolition of the side & rear additions are not important in defining the historic character of the site, and neighborhood.

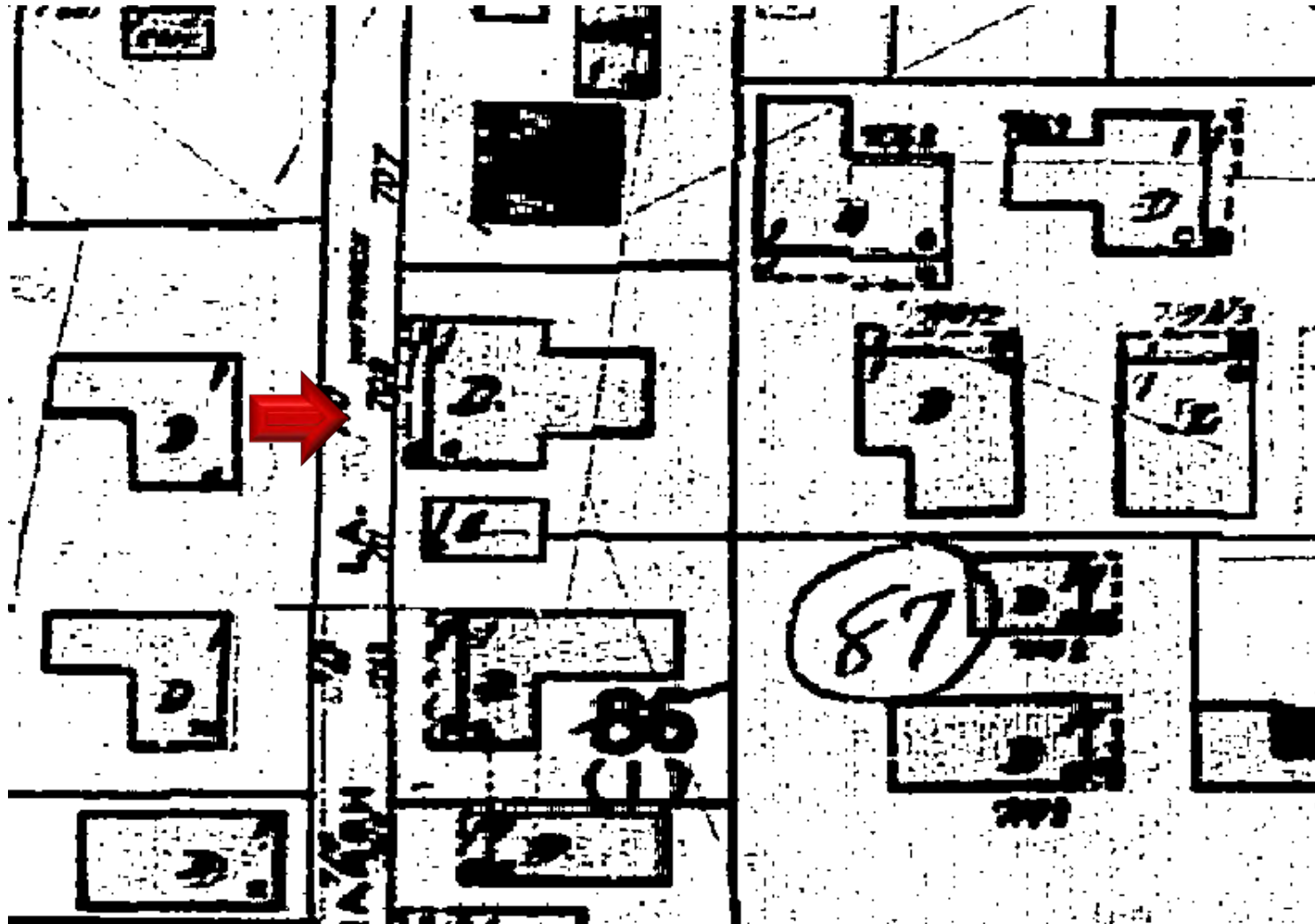
(4) Removing buildings or structures that would otherwise qualify as contributing.

The demolition of the side & rear additions would not qualify as contributing.

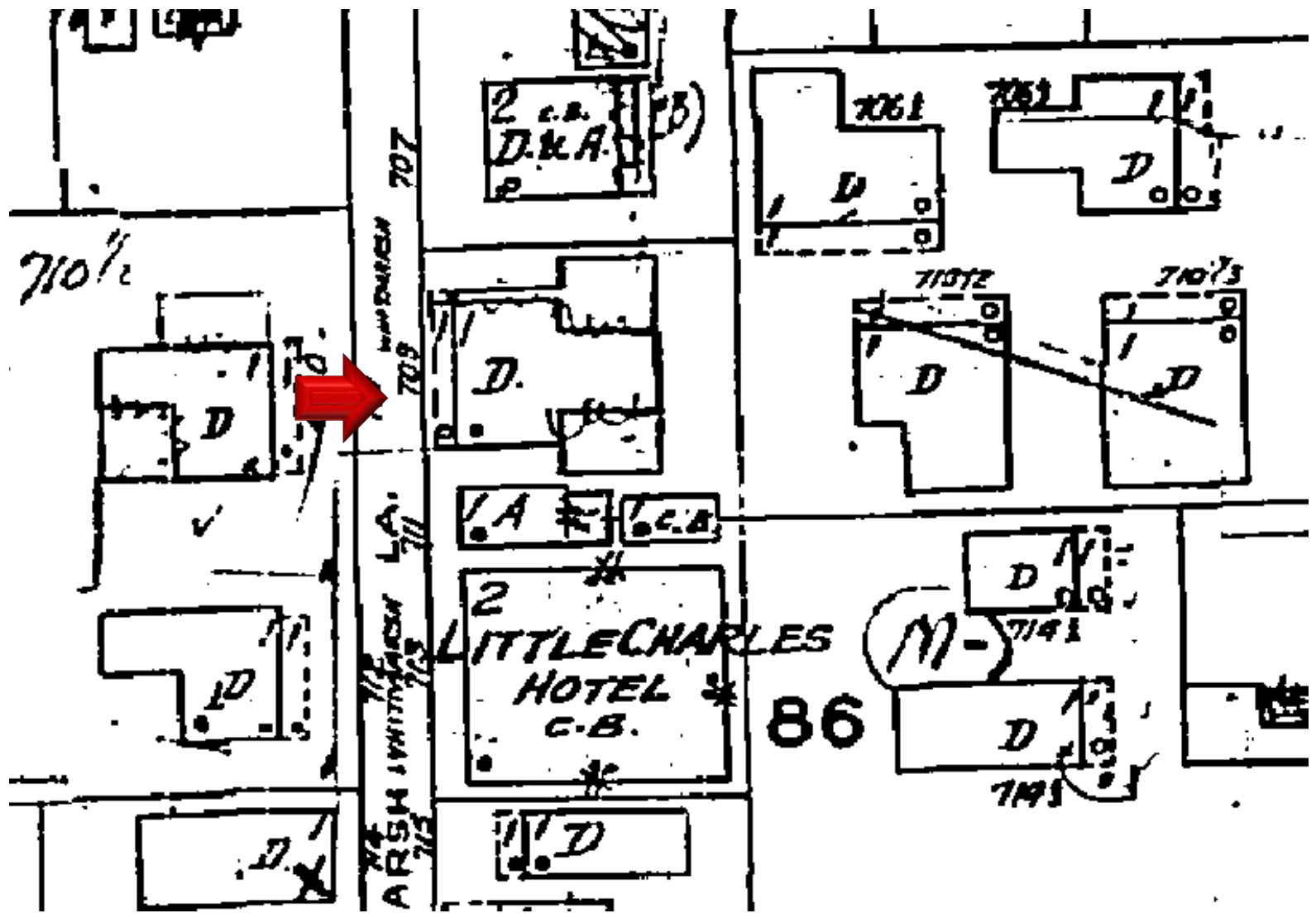
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS









**709 WHITMARSH LANE:  
SOUTH WEST (FRONT)**

**709 WHITMARSH LANE:  
SOUTH EAST (SIDE)**





**709 WHITMARSH LANE:  
SOUTH EAST (REAR)**



**709 WHITMARSH LANE:  
NORTH WEST (REAR)**

# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S33°38'27"E ASSUMED  
ALONG THE CENTERLINE OF  
WHITMARSH LANE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

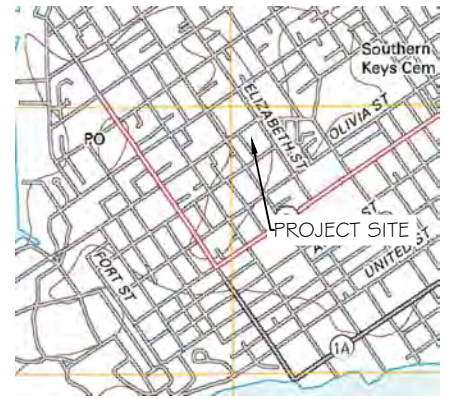
ADDRESS:  
709-713 WHITMARSH LANE,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X  
BASE ELEVATION: N/A

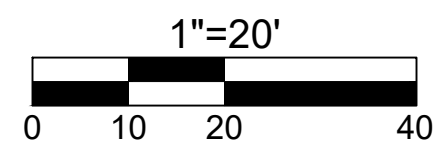
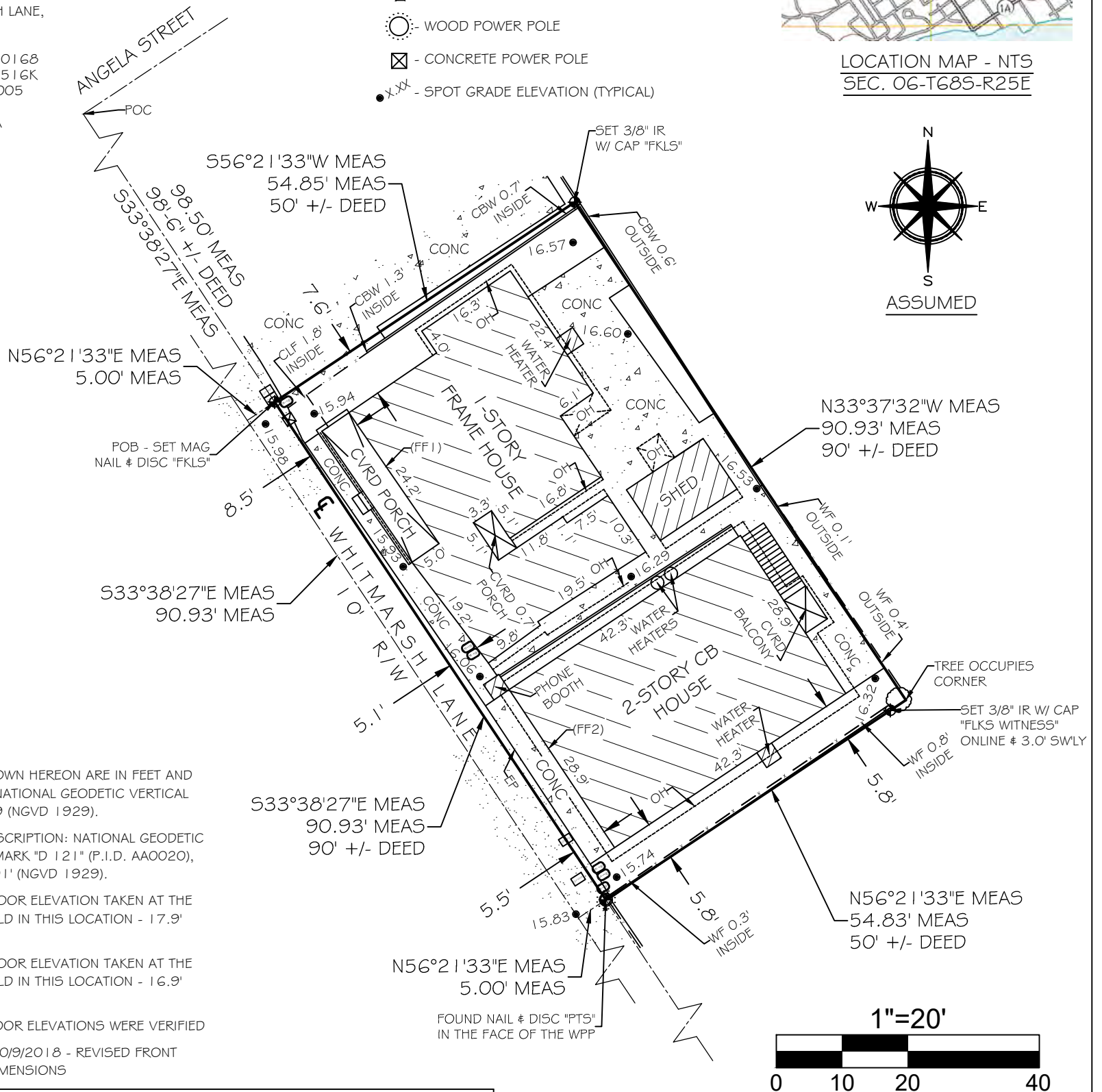
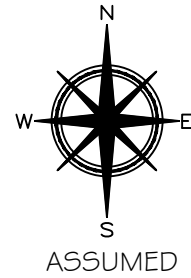
# MAP OF BOUNDARY SURVEY

## LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- - SPOT GRADE ELEVATION (TYPICAL)



LOCATION MAP - NTS  
SEC. 06-T685-R25E



- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).
- (FF1)=FINISH FLOOR ELEVATION TAKEN AT THE DOOR THRESHOLD IN THIS LOCATION - 17.9' (NGVD 1929).
- (FF2)=FINISH FLOOR ELEVATION TAKEN AT THE DOOR THRESHOLD IN THIS LOCATION - 16.9' (NGVD 1929).
- NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED
- REVISION (1) - 10/9/2018 - REVISED FRONT CVRD PORCH DIMENSIONS

## LEGAL DESCRIPTION -

All that certain piece or parcel of land being part of Lot 1 in Square 1, Tract 4, of Simonton & Wall's Addition, conveyed to the Key West Investment Co. by deed of James A. Waddell dated December 19, 1890, recorded in the Public Records of Monroe County, Florida, March 30, 1891, in Book R. Pages 1-13, inclusive, being a parcel approximately 90 feet front on the northeasterly side of Whitmarsh Street with a depth of 50 feet, about 98 feet 6 inches southeast of Angela Street, be the said several dimensions more or less, and known as 709 and 715 Whitmarsh Street in the City of Key West.

TOTAL AREA = 4,986.13 SQFT ±

## CERTIFIED TO -

Harold Kessler;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |                               |                                      |
|-----------------------------------|-------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GUY = GUY WIRE                | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                 | PRC = POINT OF REVERSE CURVE         |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE                | PRM = PERMANENT REFERENCE            |
| CB = CONCRETE BLOCK               | IR = IRON ROD                 | MONUMENT                             |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                | PT = POINT OF TANGENT                |
| CL = CENTERLINE                   | LS = LANDSCAPING              | R = RADIUS                           |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                  | RW = RIGHT OF WAY LINE               |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED               | SSCO = SANITARY SEWER CLEAN-OUT      |
| CONC = CONCRETE                   | MF = METAL FENCE              | SW = SIDE WALK                       |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE   | TBM = TEMPORARY BENCHMARK            |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC      | TOB = TOP OF BANK                    |
| DELTA = CENTRAL ANGLE             | VERTICAL DATUM (1929)         | TOS = TOE OF SLOPE                   |
| DEASE = DRAINAGE EASEMENT         | NTS = NOT TO SCALE            | TS = TRAFFIC SIGN                    |
| EL = ELEVATION                    | OH = ROOF OVERHANG            | TYP = TYPICAL                        |
| ENCL = ENCLOSURE                  | OHW = OVERHEAD WIRES          | UR = UNREADABLE                      |
| EP = EDGE OF PAVEMENT             | PC = POINT OF CURVE           | UE = UTILITY EASEMENT                |
| FF = FINISHED FLOOR ELEVATION     | PCP = POINT OF COMPOUND CURVE | WD = WOOD DECK                       |
| FH = FIRE HYDRANT                 | PK = PARKER KALON NAIL        | WF = WOOD FENCE                      |
| FND = FOUND                       | POB = POINT OF BEGINNING      | WL = WOOD LANDING                    |
| FO = FENCE OUTSIDE                | PI = POINT OF INTERSECTION    | WM = WATER METER                     |
| FOL = FENCE ON LINE               |                               | WPP = WOOD POWER POLE                |
|                                   |                               | WRACK LINE = LINE OF DEBRIS ON SHORE |
|                                   |                               | WV = WATER VALVE                     |

NOTE: 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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	08/22/2018
MAP DATE	09/17/2018
REVISION DATE	10/09/2018
SHEET	1 OF 1
DRAWN BY:	MPB
JOB NO.:	18-343

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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, F.S.M #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



## FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com

# PROPOSED DESIGN



# SITE DATA

# HHDR

ITEM	EXISTING <small>NEED TO UPDATE TO NEW LDR, FOR REF ONLY</small>	REQ. PER LDR	PROPOSED	REMARK
SITE AREA	4,986 SQ. FT.	4,000 SQ. FT.	I	I
LOT SIZE	54.83' X 90'-11"	40' X 90' (MIN)	I	I
IMPERVIOUS	4,199 SQ. FT. 84.2%	2,991.6 (60% MAX)	3,601 SQ. FT. (72%)	IMPROVED NON-CONFORMING
OPEN SPACE	787 SQ. FT. 15.7%	1,745 (35% MIN)	1,385 SQ. FT. (27%)	IMPROVED NON-CONFORMING
BUILDING COV.	2,859 SF 57%	2,493 (50% MAX)	2,730 SF 54.7%	IMPROVED NON-CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	131 SQ. FT.	1,818.6 (30% MAX COV.) 545.6 SQ. FT. REAR YARD AREA	NA	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	114 SF, 13%	909 SF AREA (50% MAX. COV.) 454.5 SF FRONT	360 SQ. FT. (39%)	IMPROVED NON-CONFORMING

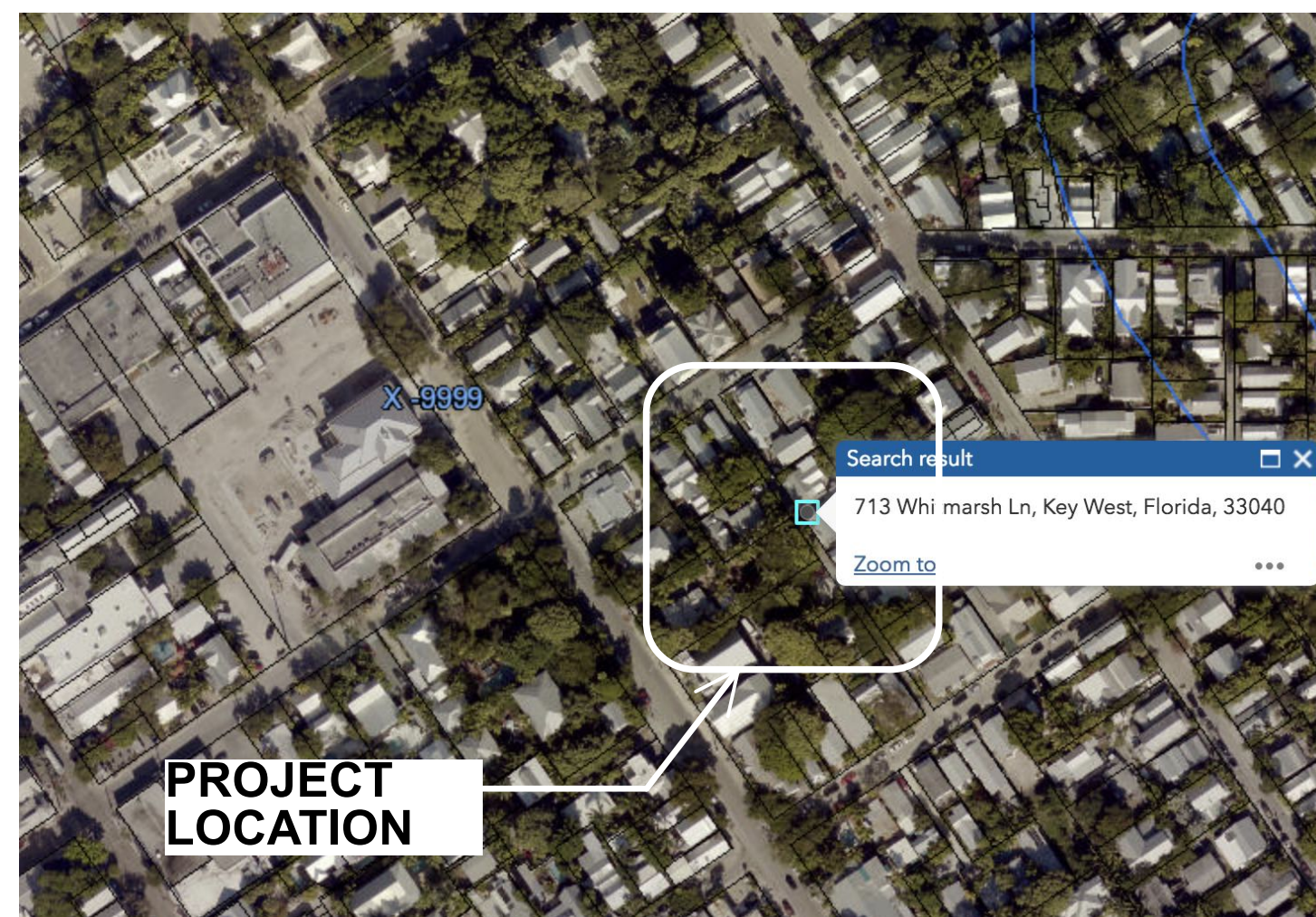
### SETBACKS, OVERALL SITE

FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-6 1/2"	20'	NO CHANGE	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-9 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	4'-4 1/2"	9'	4'-4 1/2"	EXISTING NON-CONFORMING
BUILDING HEIGHT	19'-0" +/-	30'	NO CHANGE	CONFORMS

### SETBACKS, RESIDENCE

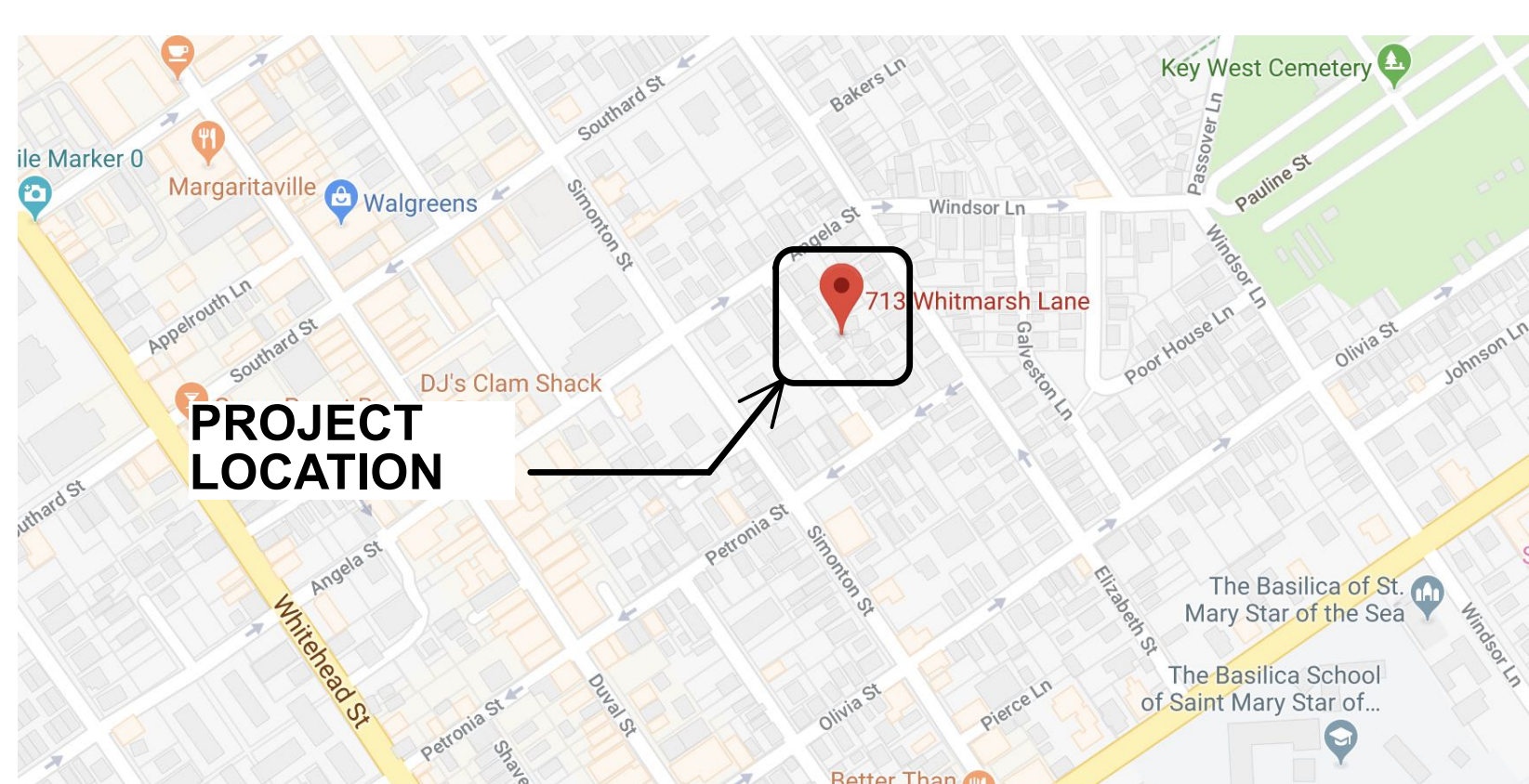
FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-6 1/2"	20'	5'-1 1/2"	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-9 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	NA	NA	NA	
BUILDING HEIGHT	16'-6" +/-	30'	NO CHANGE	CONFORMS

### FEMA FLOOD ZONE X



## A RENOVATION FOR HAROLD. KESSLER 709-713 WHITMARSH LANE KEY WEST, FL 33040

### SITE LOCATION MAP



### DESIGN NOTES:

**THE RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:**  
 FBC 2020 - RESIDENTIAL (FBC-R)  
 A.S.C.E. 24-14 REGULATIONS  
 PER FBC 07/ASCE 07-10  
 EXPOSURE "D"  
 CONSTRUCTION TYPE VB  
 LIVE LOAD 40 PSF  
 WIND LOAD 180 M.P.H.  
 SEE STRUCTURAL DRAWINGS, SHEET -

### GENERAL NOTES:

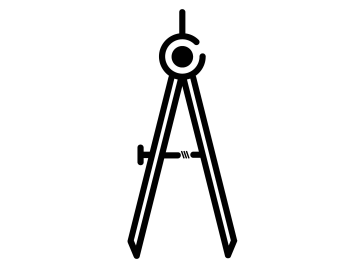
- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER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

### DRAWING SCHEDULE:

- |       |  |
|-------|--|
| T1.1  | TITLE, SITE DATA & PROJECT INFORMATION               |
| C1.0  | SURVEY   |
| C1.1  | EXISTING SITE PLAN                                   |
| EX1.1 | EXISTING FLOOR & ELEVATIONS (HOUSE)                  |
| EX1.2 | EXISTING FLOOR PLAN & ELEVATIONS (HOUSE & APT. BLD.) |
| A1.0  | PROPOSED ARCHITECTURAL SITE PLAN                     |
| A1.1  | PROPOSED FLOOR PLANS & ELEVATIONS                    |
| A2.1  | PROPOSED ELEVATIONS                                  |

### SCOPE OF WORK:

RENOVATION & ADDITION TO THE EXISTING SINGLE FAMILY RESIDENCE & NO WORK THE EXISTING APARTMENT BUILDING.



**T.S. NEAL**  
**ARCHITECTS INC.**  
 22972 OVERSEAS HWY  
 CUDJOE KEY, FL  
 33042  
 305-340-8857  
 251-422-9547

**FOR HARC  
 REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION**

**A RENOVATION FOR  
 HAROLD KESSLER  
 709-713 WHITMARSH LANE  
 KEY WEST, FL 33040**

**DRAWING TITLE:  
 TITLE & PROJECT  
 INFORMATION**

DRAWN: TSN / EDSA  
 CHECKED: -  
 DATE: 06-15-2023

Rev.#1	08-02-2023
Rev.#2	08-21-2023

REVISION	DATE
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**T1.1**  
 SHEET #



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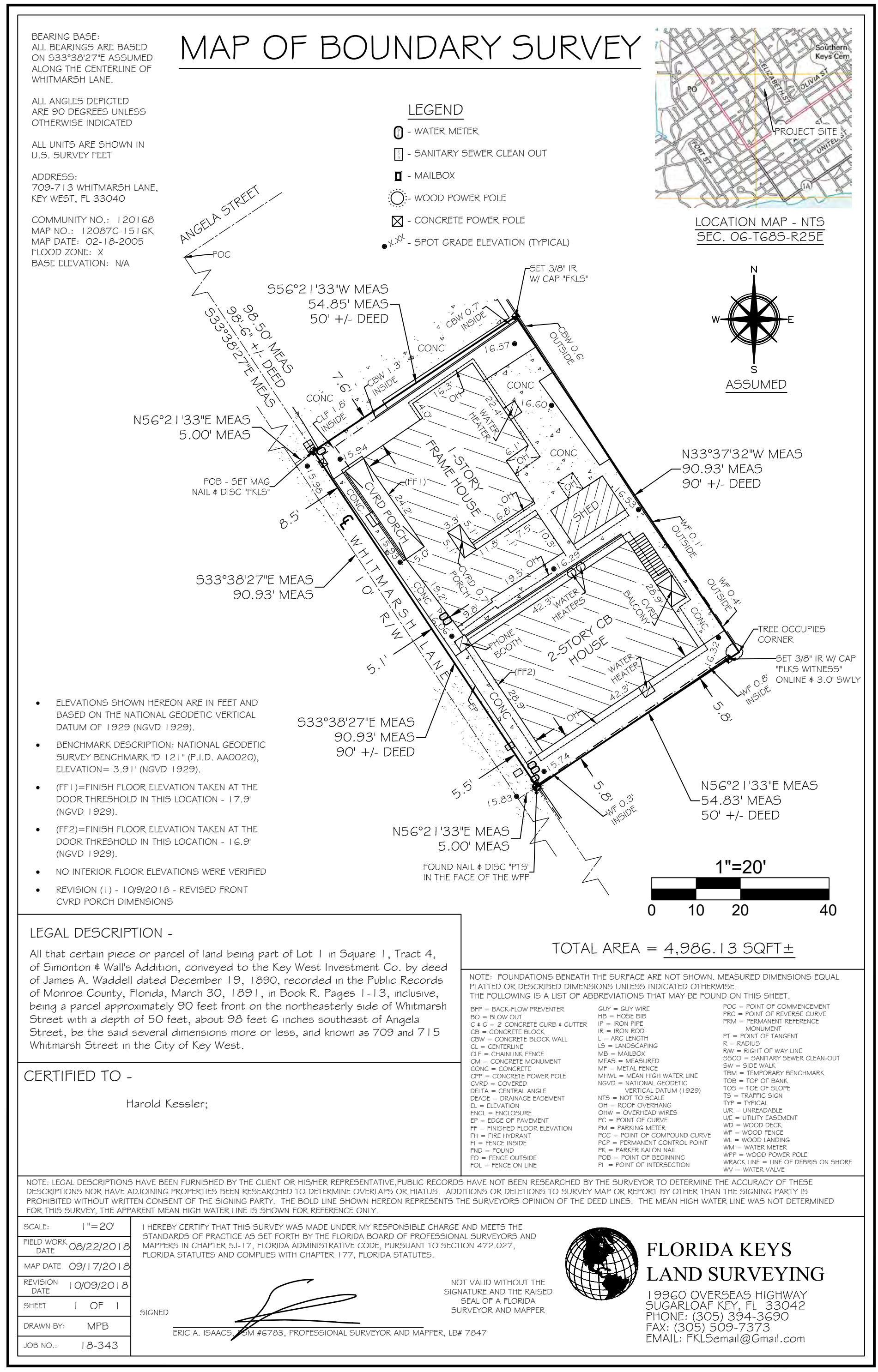
**A RENOVATION FOR HAROLD KESSLER 709-713 WHITMARSH LANE KEY WEST, FL 33040**

**DRAWING TITLE: SURVEY**  
 DRAWN: TSN / EDSA  
 CHECKED: -  
 DATE: 06-15-2023

Rev.#1	08-02-2023
Rev.#2	08-21-2023

REVISION DATE

**C1.0 SHEET #**



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**A RENOVATION FOR HAROLD KESSLER  
 709-713 WHITMARSH LANE  
 KEY WEST, FL 33040**

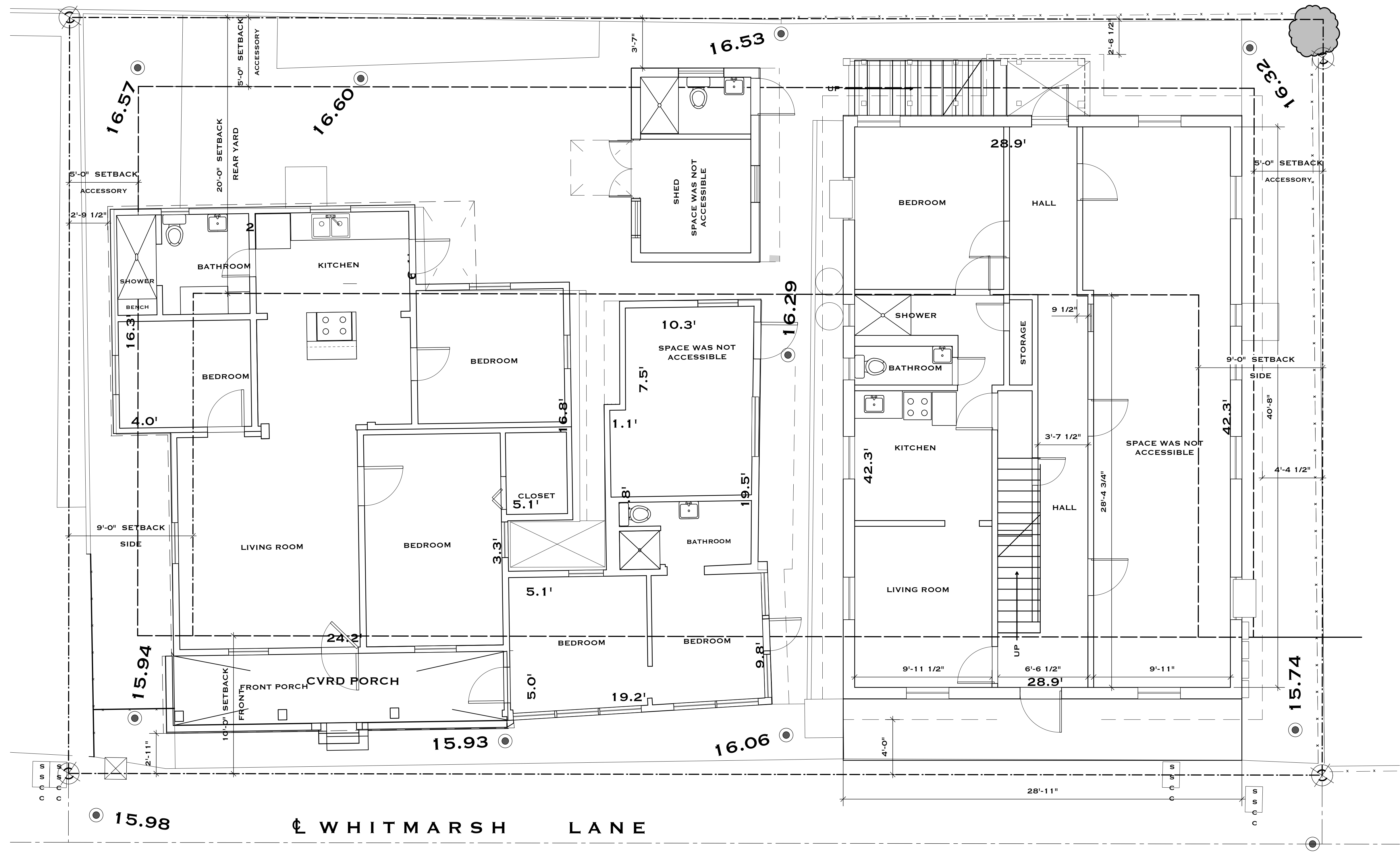
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 ARCHITECTURAL SITE PLAN**

DRAWN: TSN / EDSA  
 CHECKED: -  
 DATE: 06-15-2023

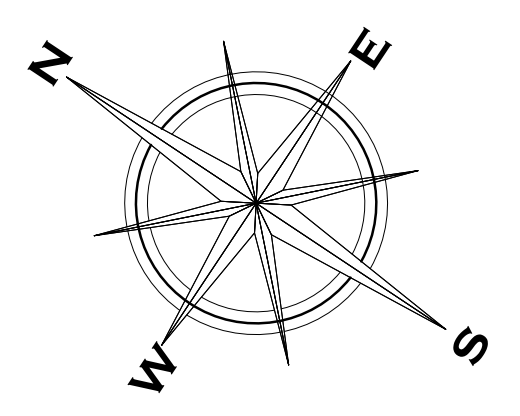
REV.#1	08-02-2023
REV.#2	08-21-2023

REVISION	DATE
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**C1.1**  
SHEET #



1 EXISTING SITE PLAN  
 C1.1 SCALE: 1/4" = 1'-0"





1 EXISTING FIRST FLOOR PLAN  
EX1.1 SCALE: 1/4" = 1'-0"



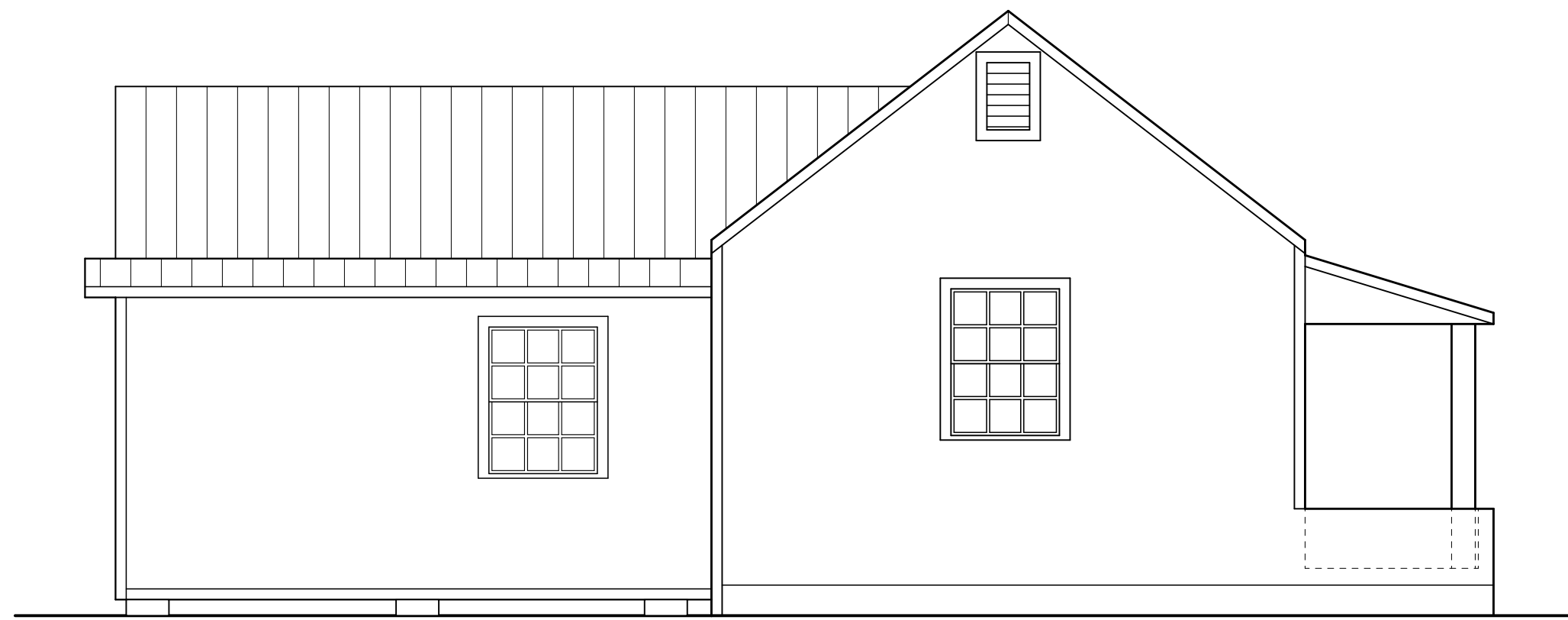
3 EXISTING ELEVATION 3  
EX1.1 SCALE: 1/4" = 1'-0"



2 EXISTING ELEVATION 1  
EX1.1 SCALE: 1/4" = 1'-0"



3 EXISTING ELEVATION 2  
EX1.1 SCALE: 1/4" = 1'-0"



5 EXISTING ELEVATION 4  
EX1.1 SCALE: 1/4" = 1'-0"



**T.S. NEAL**  
ARCHITECTS INC.  
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**A RENOVATION FOR  
HAROLD KESSLER  
709-713 WHITMARSH LANE  
KEY WEST, FL 33040**

**DRAWING TITLE:  
EXISTING FLOOR PLAN  
& ELEVATIONS - HOUSE**

DRAWN: TSN / EDSA  
CHECKED: -  
DATE: 06-15-2023

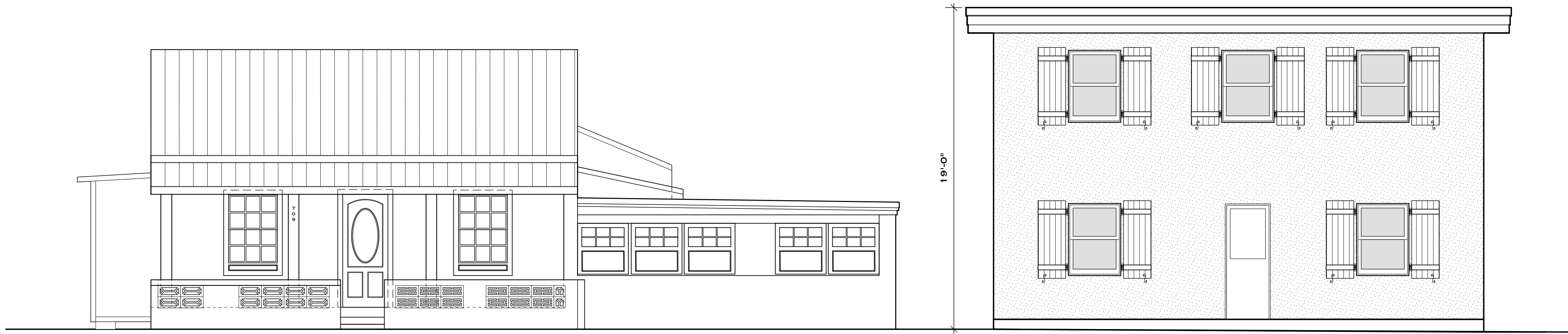
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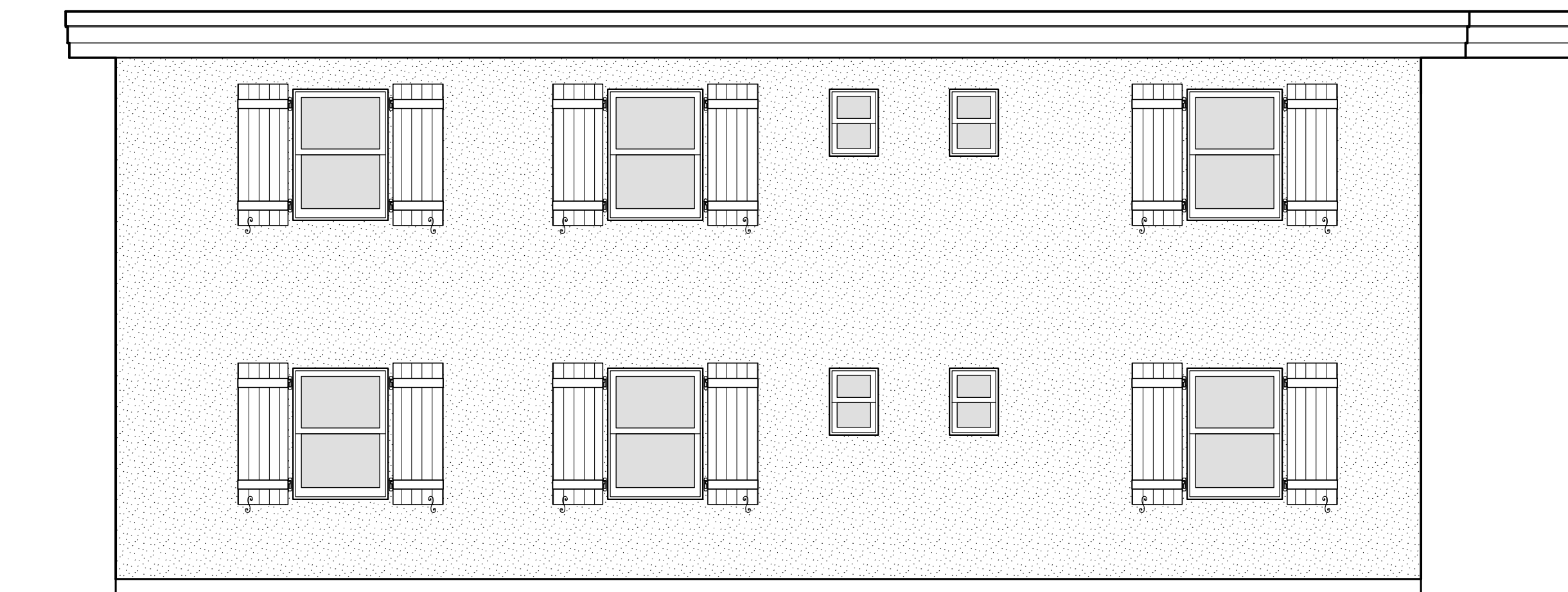
**EX1.1**  
SHEET #



T. S. NEAL ARCHITECTS, INC.



2 EXISTING ELEVATION 1  
EX1.3 SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION  
EX1.2 SCALE: 1/4" = 1'-0"

**T.S. NEAL**  
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**A RENOVATION FOR  
HAROLD KESSLER  
709-713 WHITMARSH LANE  
KEY WEST, FL 33040**

**DRAWING TITLE:  
EXISTING ELEVATIONS  
& SECTION - APT.**

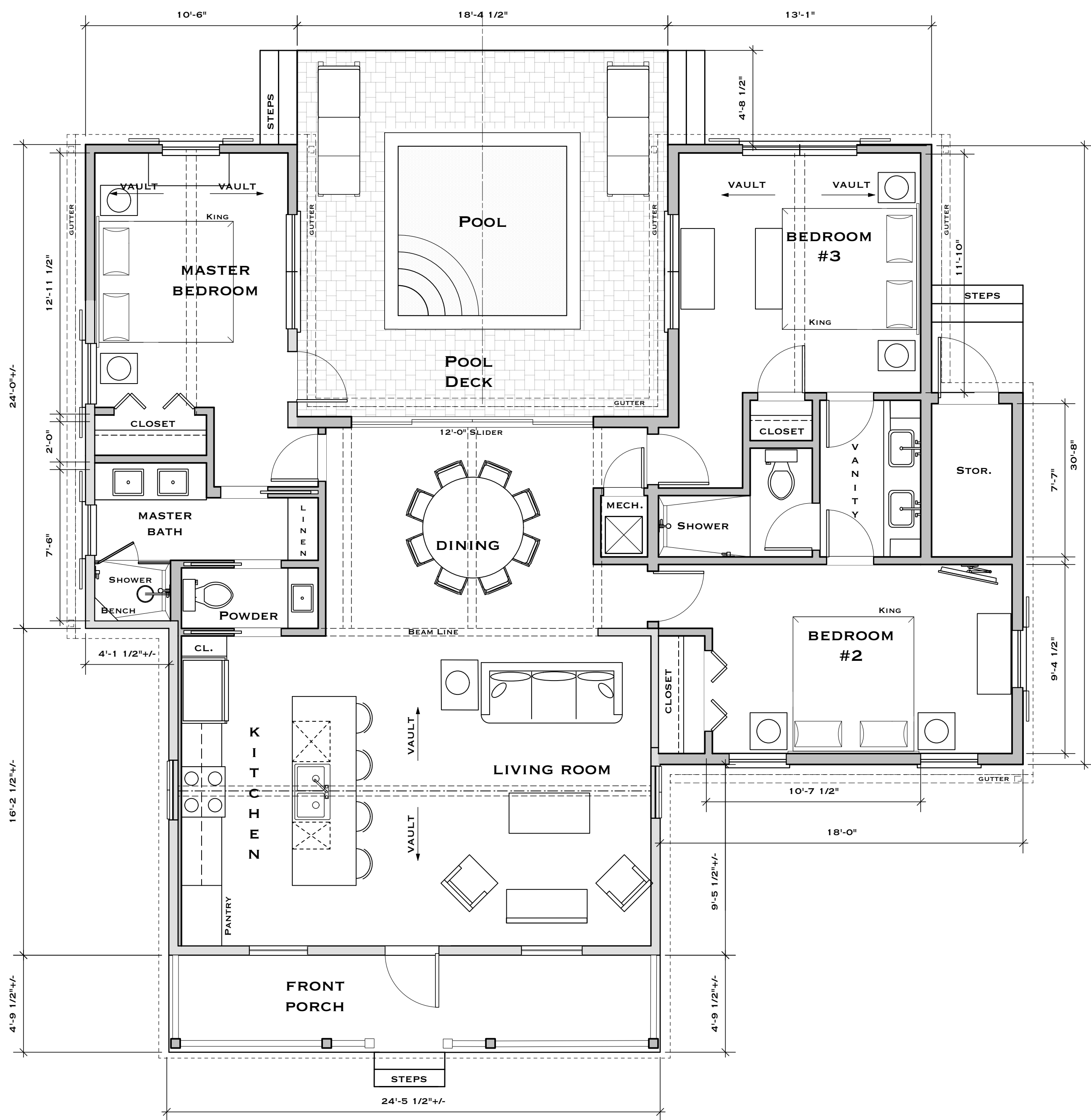
DRAWN: TSN / EDSA  
CHECKED: -  
DATE: 06-15-2023

Rev.#1	08-02-2023
Rev.#2	08-21-2023
REVISION	DATE

**EX1.2**  
SHEET #

**TSN**  
T. S. NEAL ARCHITECTS, INC.





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

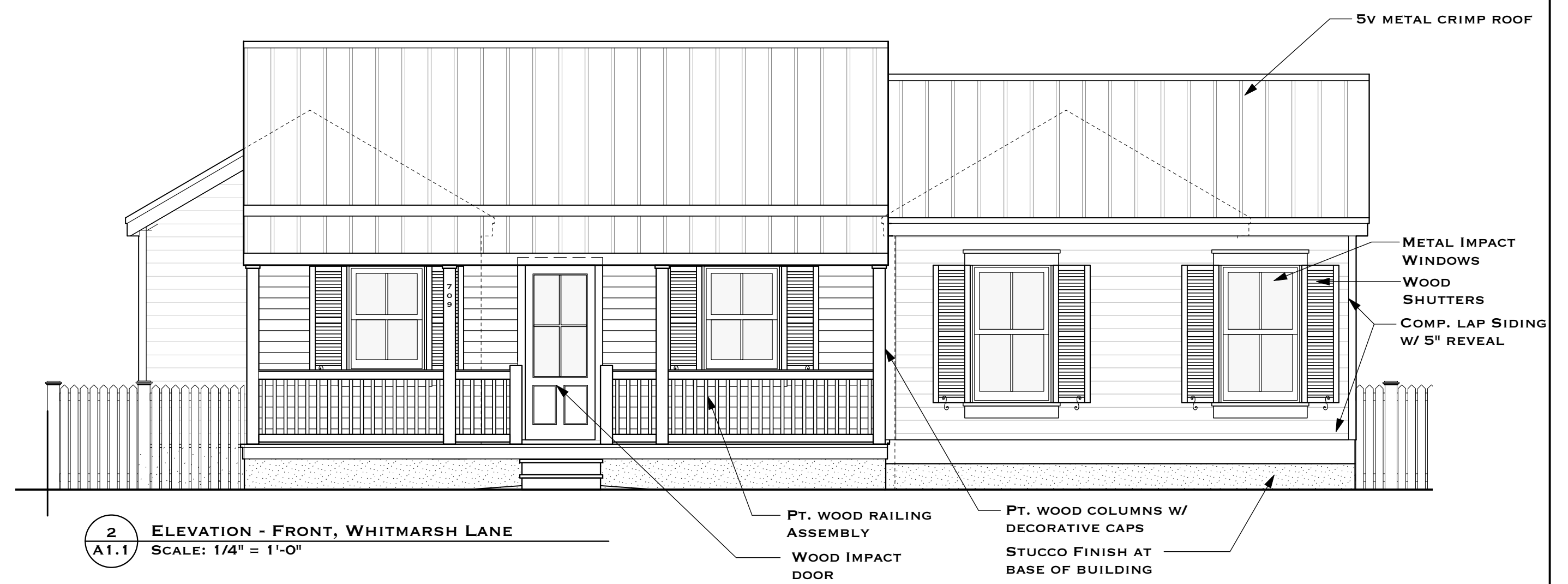
**WALL LEGEND:**

- EXISTING WALL
- NEW WALL

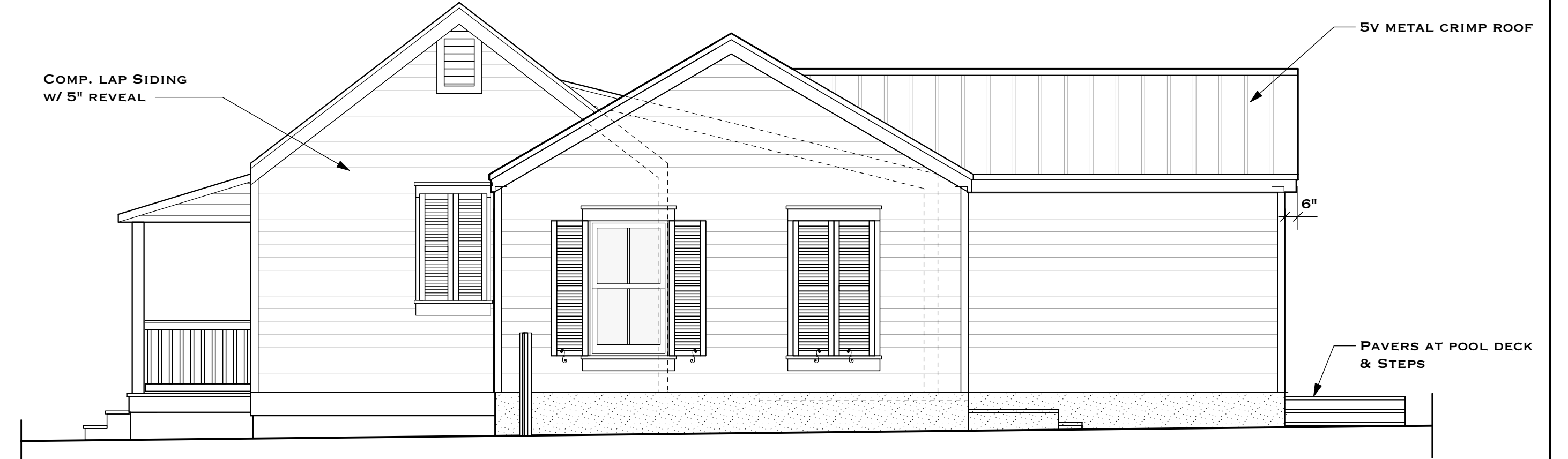
SQUARE FOOT TOTALS:			
	CONDITIONED	PORCH	DECK & POOL
EXISTING HOUSE	1,312 SF	127 SF	
PROPOSED HOUSE	1,328 SF	127 SF	334 SF
APARTMENT BLD.	EXISTING	-	-



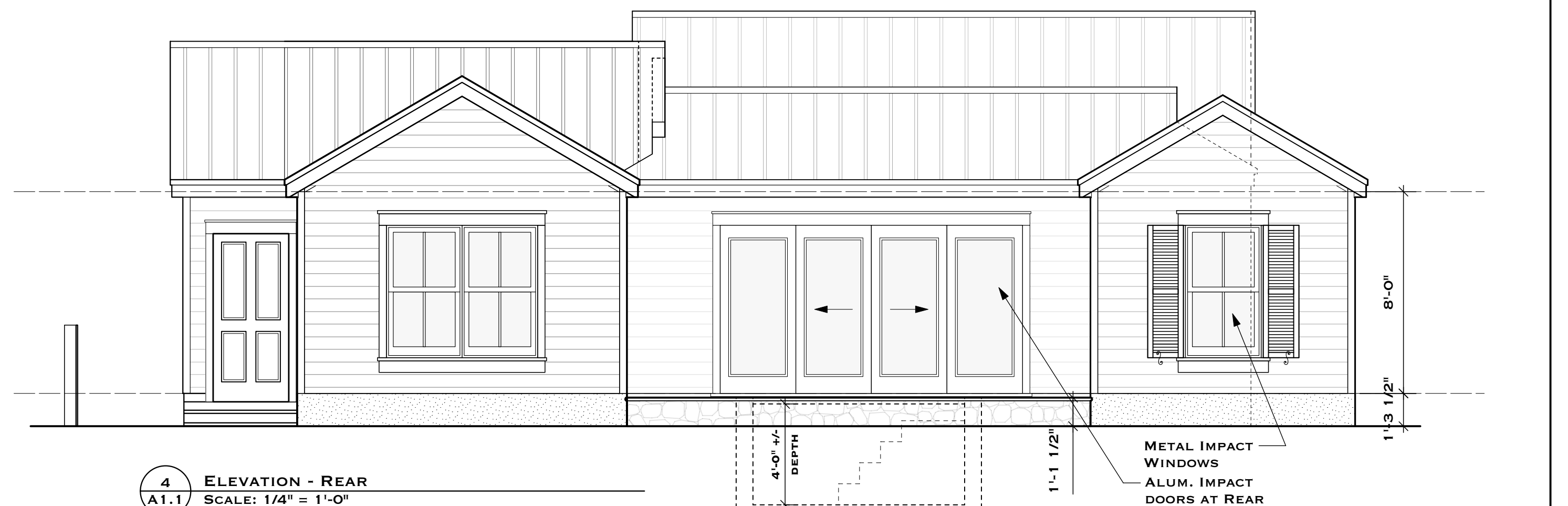
5 ELEVATION - SIDE  
SCALE: 1/4" = 1'-0"



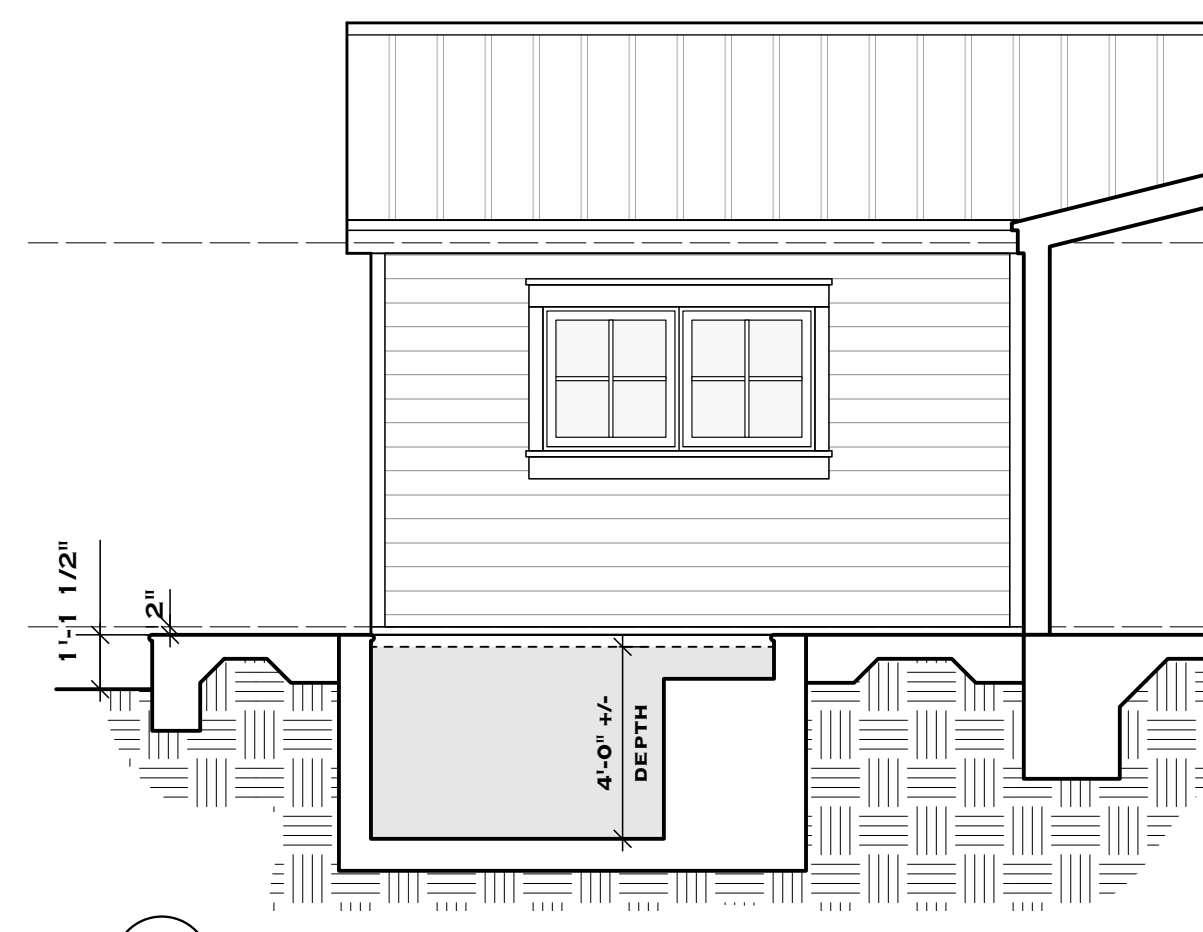
2 ELEVATION - FRONT, WHITMARSH LANE  
SCALE: 1/4" = 1'-0"



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



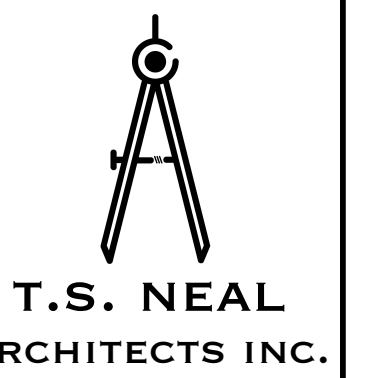
4 ELEVATION - REAR  
SCALE: 1/4" = 1'-0"



6 ELEVATION - PARTIAL POOL DECK (FACING BEDROOM#3)  
SCALE: 1/4" = 1'-0"



7 ELEV - PARTIAL POOL DECK (FACING MASTER BEDROOM)  
SCALE: 1/4" = 1'-0"



T.S. NEAL  
ARCHITECTS INC.

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REVIEW ONLY  
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A RENOVATION FOR  
HAROLD KESSLER  
709-713 WHITMARSH LANE  
KEY WEST, FL 33040

DRAWING TITLE:  
PROPOSED FLOOR PLAN  
& ELEVATIONS

DRAWN: TSN / EDSA  
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DATE: 06-15-2023

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REVISION DATE

**A1.1**  
SHEET #



T.S. NEAL ARCHITECTS, INC.



1  
A2.1 ELEVATION - FRONT, WHITMARSH LANE  
SCALE: 1/4" = 1'-0"

**T.S. NEAL**  
ARCHITECTS INC.  
22972 OVERSEAS HWY  
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**FOR HARC  
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**A RENOVATION FOR  
HAROLD KESSLER  
709-713 WHITMARSH LANE  
KEY WEST, FL 33040**

**DRAWING TITLE:  
PROPOSED BUILDING  
ELEVATIONS**

DRAWN: TSN / EDSA  
CHECKED: -  
DATE: 06-15-2023

Rev.#1	08-02-2023
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**A2.1**  
SHEET #

**TSN**  
T. S. NEAL ARCHITECTS, INC.



# PLANNING BOARD RESOLUTION

**RESOLUTION NO. 2023-14**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A REQUEST FOR VARIANCES ON IMPERVIOUS SURFACE, OPEN SPACE, BUILDING COVERAGE, SIDE SETBACKS, AND REAR SETBACKS FOR RENOVATION OF A NONCONFORMING STRUCTURE FOR PROPERTY LOCATED WITHIN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the owner of real property at 709 Whitmarsh Lane (RE# 00015540-000000) proposes to renovate an existing single-family residence with nonconforming setbacks, building coverage, open space, and impervious surface area; and

**WHEREAS**, Section 122-630 and 108-346 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum rear setback is 20-feet within the Historic High Density Residential (HHDR) Zoning District; and

**WHEREAS**, the proposed rear setback is 5-feet, 1.5-inches; and

**WHEREAS**, the Key West Planning Board (the “Board”) finds that circumstances exist which are peculiar to the land, structure, or building involved and that special conditions which are not applicable to other land, structures, or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands,

buildings, or structures in the same zoning district; and

**WHEREAS**, the Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

**WHEREAS**, the Board finds that the applicant has satisfied the conditions of Section 90-395 of the Code Of Ordinances (the "Code") of the City of Key West, Florida (the "City") and likewise met the requirements established by Code Section 90-274; and.

**NOW, THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for a variance to rear setback to 5 feet, 1.5 inches, at a property located at 709 Whitmarsh Lane (RE# 00015540-

000000) in the Historic High Density Residential (HHDR) zoning district, pursuant to Section 90-395, 122-630 and 108-346 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**General Conditions:**

1. The proposed construction shall be consistent with the plans prepared by T.S. Neal Architects, Inc. dated August 2, 2023.
2. Applicant shall install gutters with downspouts directed back onto the property, along the northwest building eave.
3. Driveway must provide adequate turning radius for access.
4. Applicant shall maintain a minimum 5-foot clear pathway between historic home and multi family structure.
5. Applicant shall display contractor contact number visible from street at all times during construction.

**Section 3.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

**Section 4.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an

appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

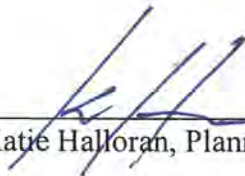
Read and passed on first reading at a regular meeting held this 17th day of August, 2023.

Authenticated by the Chair of the Planning Board and the Planning Director.

  
\_\_\_\_\_  
Sam Holland, Jr. Planning Board Chairman

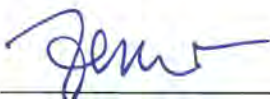
9/8/23  
\_\_\_\_\_  
Date

**Attest:**

  
\_\_\_\_\_  
Katie Halloran, Planning Director

9/6/2023  
\_\_\_\_\_  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk  
KERI O'BRIEN

9/8/2023  
\_\_\_\_\_  
Date

**SITE DATA**

**HHDR**

ITEM	EXISTING <small>NEED TO UPDATE TO NEW LDR. FOR REF ONLY</small>	REQ. PER LDR	PROPOSED	REMARK
SITE AREA	4,986 SQ. FT.	4,000 SQ. FT.	I	I
LOT SIZE	54.83' X 90'-11"	40' X 90' (MIN)	I	I
IMPERVIOUS	4,199 SQ. FT. 84.2%	2,091.6 (60% MAX)	3,601 SQ. FT. (72% )	IMPROVED NON-CONFORMING
OPEN SPACE	787 SQ. FT. 15.7%	1,748 (35% MIN)	1,383 SQ. FT. (27% )	IMPROVED NON-CONFORMING
BUILDING COV.	3,859 SF 77%	2,493 (50% MAX)	3,730 SF 74.7%	IMPROVED NON-CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	121 SQ. FT.	1,812.8 (30% MAX COV.) 545.8 SQ. FT. REAR YARD AREA	NA	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	114 SF. 13%	509 SF AREA (30% MAX. COV.) 454.3 SF FRONT	350 SQ. FT. (39% )	IMPROVED NON-CONFORMING

**SETBACKS, OVERALL SITE**

FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-8 1/2"	20'	NO CHANGE	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-8 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	4'-4 1/2"	9'	4'-4 1/2"	EXISTING NON-CONFORMING
BUILDING HEIGHT	15'-0" +/-	30'	NO CHANGE	CONFORMS

**SETBACKS, RESIDENCE**

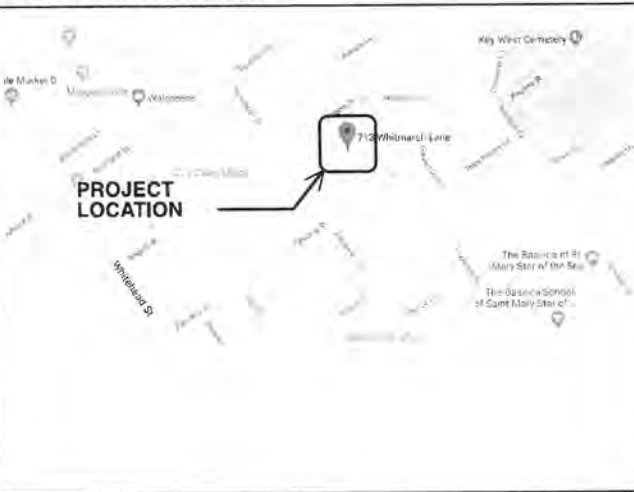
FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-8 1/2"	20'	3'-1 1/2"	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-9 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	NA	NA	NA	
BUILDING HEIGHT	15'-0" +/-	30'	NO CHANGE	CONFORMS

**FEMA FLOOD ZONE X**



**A RENOVATION FOR  
HAROLD. KESSLER  
709-713 WHITMARSH LANE  
KEY WEST, FL 33040**

**SITE LOCATION MAP**



**DESIGN NOTES:**

THE RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:  
FBC 2020 - RESIDENTIAL (FBC-R)  
A.S.C.E. 24-14 REGULATIONS  
PER FBC 07/ASCE 07-10  
EXPOSURE 'D'  
CONSTRUCTION TYPE VB  
LIVE LOAD 40 PSF  
WIND LOAD 180 M.P.H.  
SEE STRUCTURAL DRAWINGS, SHEET -

**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 BE 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 CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

**DRAWING SCHEDULE:**

- T1.1 TITLE, SITE DATA & PROJECT INFORMATION
- C1.0 SURVEY
- C1.1 EXISTING SITE PLAN
- EXT.1 EXISTING FLOOR & ELEVATIONS (HOUSE)
- EXT.2 EXISTING FLOOR PLAN & ELEVATIONS (HOUSE & APT. BLD.)
- A1.0 PROPOSED ARCHITECTURAL SITE PLAN
- A1.1 PROPOSED FLOOR PLANS & ELEVATIONS
- A2.1 PROPOSED ELEVATIONS

**SCOPE OF WORK:**

RENOVATION & ADDITION TO THE EXISTING SINGLE FAMILY RESIDENCE & NO WORK THE EXISTING APARTMENT BUILDING.

**T.S. NEAL  
ARCHITECTS INC.**  
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709-713 WHITMARSH LANE  
KEY WEST, FL 33040**

**DRAWING TITLE:  
TITLE & PROJECT  
INFORMATION**

DRAWN: TSN / EDBA  
CHECKED: \_\_\_\_\_  
DATE: 06-18-2023

REV #1 06-02-2023

REV#	DATE

REVISION DATE

**T1.1**  
SHEET #

**T.S. NEAL ARCHITECTS INC.**

*Handwritten:* TSN 9/8/23  
KPH 9/6/2023









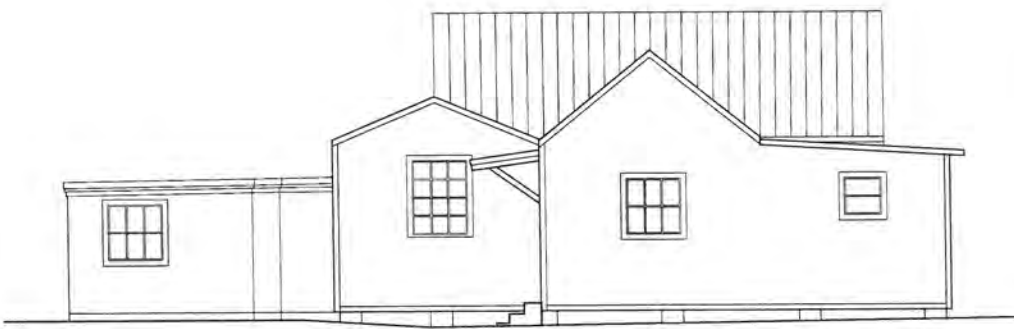
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EX1.1 SCALE: 1/4" = 1'-0"



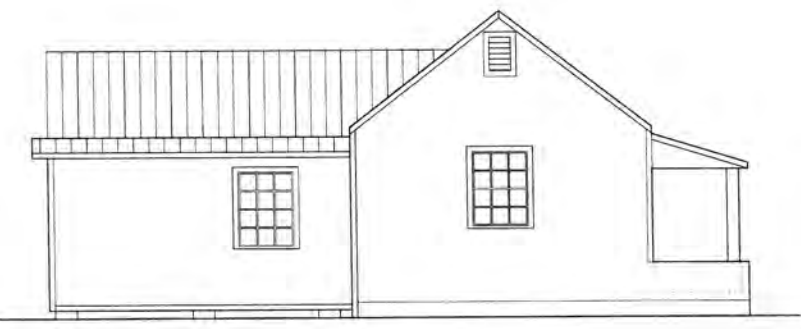
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DRAWING TITLE:  
EXISTING FLOOR PLAN  
& ELEVATIONS - HOUSE

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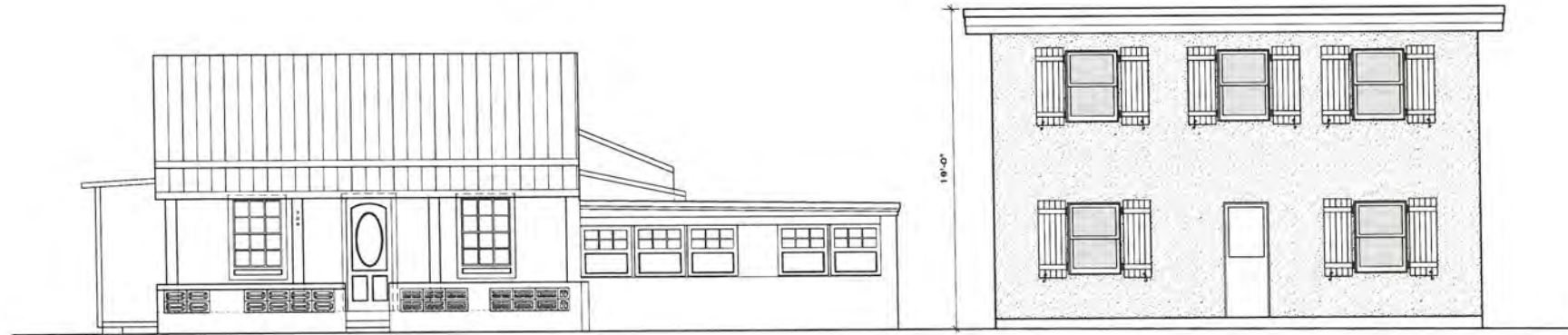
REVISION DATE

**EX1.1**  
SHEET #

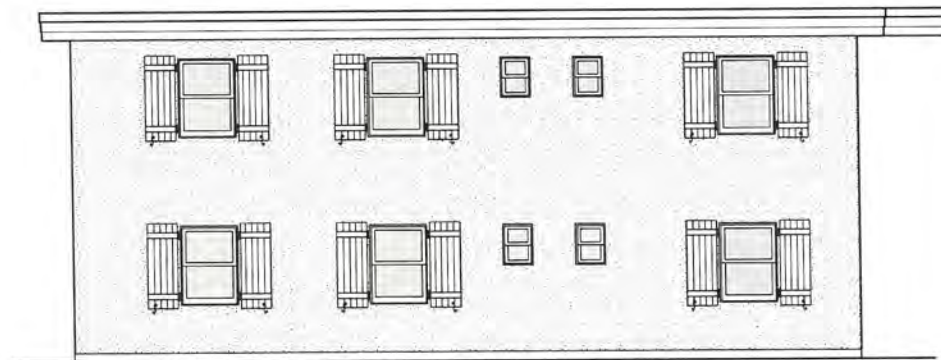
TSN  
T. S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

MAN 9/8/23  
KPT 9/6/23



2 EXISTING ELEVATION 1  
EX1.2 SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION  
EX1.2 SCALE: 1/4" = 1'-0"

  
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**DRAWING TITLE:  
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 & SECTION - APT.**  
 DRAWN: TSN / EDSA  
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REV.#1	DATE
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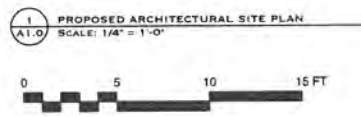
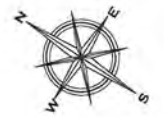
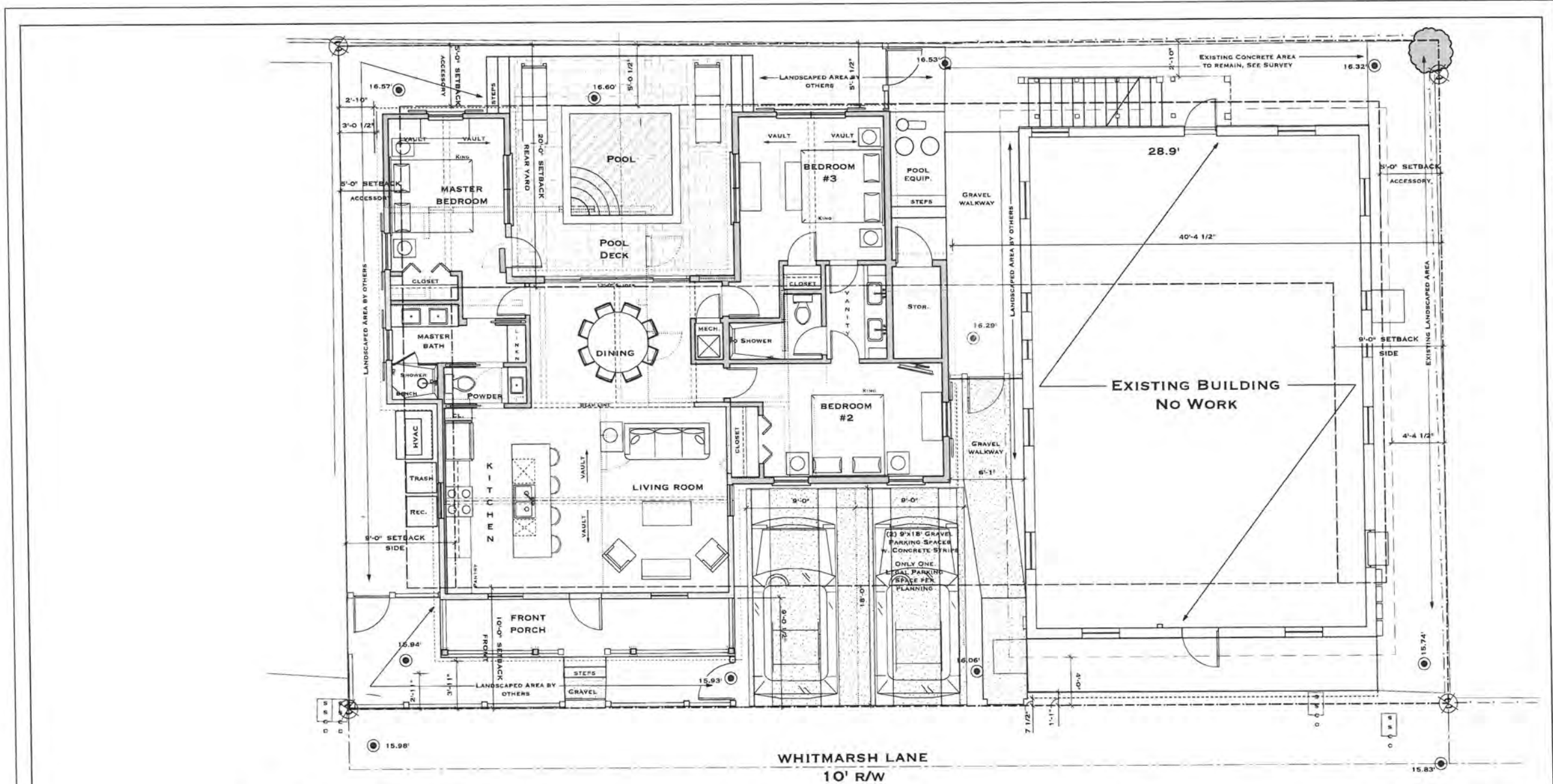
**EX1.2**  
 SHEET #

  
**T.S. NEAL ARCHITECTS INC.**

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

UAM  
 9/8/23

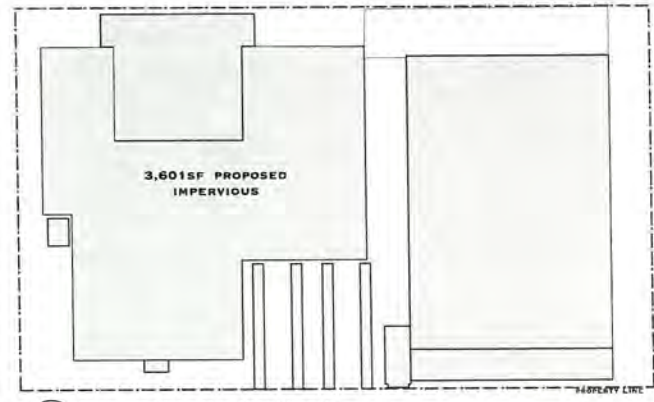
KPT  
 9/6/23



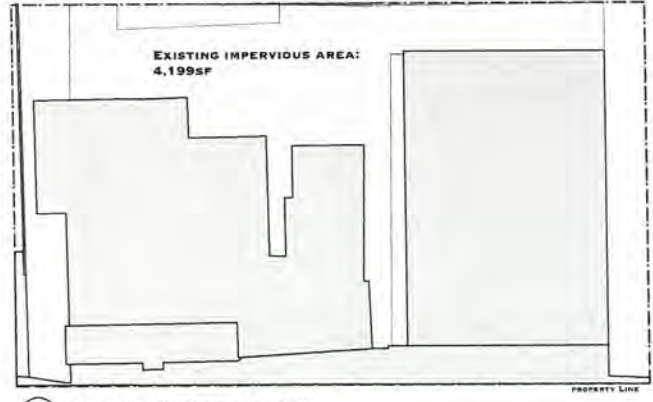
**WALL LEGEND:**  
 [Solid line] EXISTING WALL  
 [Dashed line] NEW WALL

**SQUARE FOOT TOTALS:**

	CONDITIONED	PORCH	DECK & POOL
EXISTING HOUSE	1,312 SF	127 SF	
PROPOSED HOUSE	1,328 SF	127 SF	334 SF
APARTMENT BLD.	EXISTING	-	-



2 PROPOSED IMPERVIOUS AREA DIAGRAM  
 SCALE: 3/32" = 1'-0"



3 EXISTING IMPERVIOUS AREA DIAGRAM  
 SCALE: 3/32" = 1'-0"

**T.S. NEAL ARCHITECTS INC.**  
 22972 OVERSEAS HWY  
 CUDJOE KEY, FL 33042  
 305-340-8857  
 251-422-9547

**FOR CLIENT REVIEW ONLY, NOT FOR CONSTRUCTION**

**A RENOVATION FOR HAROLD KESSLER 709-713 WHITMARSH LANE KEY WEST, FL 33040**

**DRAWING TITLE: PROPOSED ARCHITECTURAL SITE & FLOOR PLAN**

DRAWN: TSN / EDSA  
 CHECKED: -  
 DATE: 06-18-2023

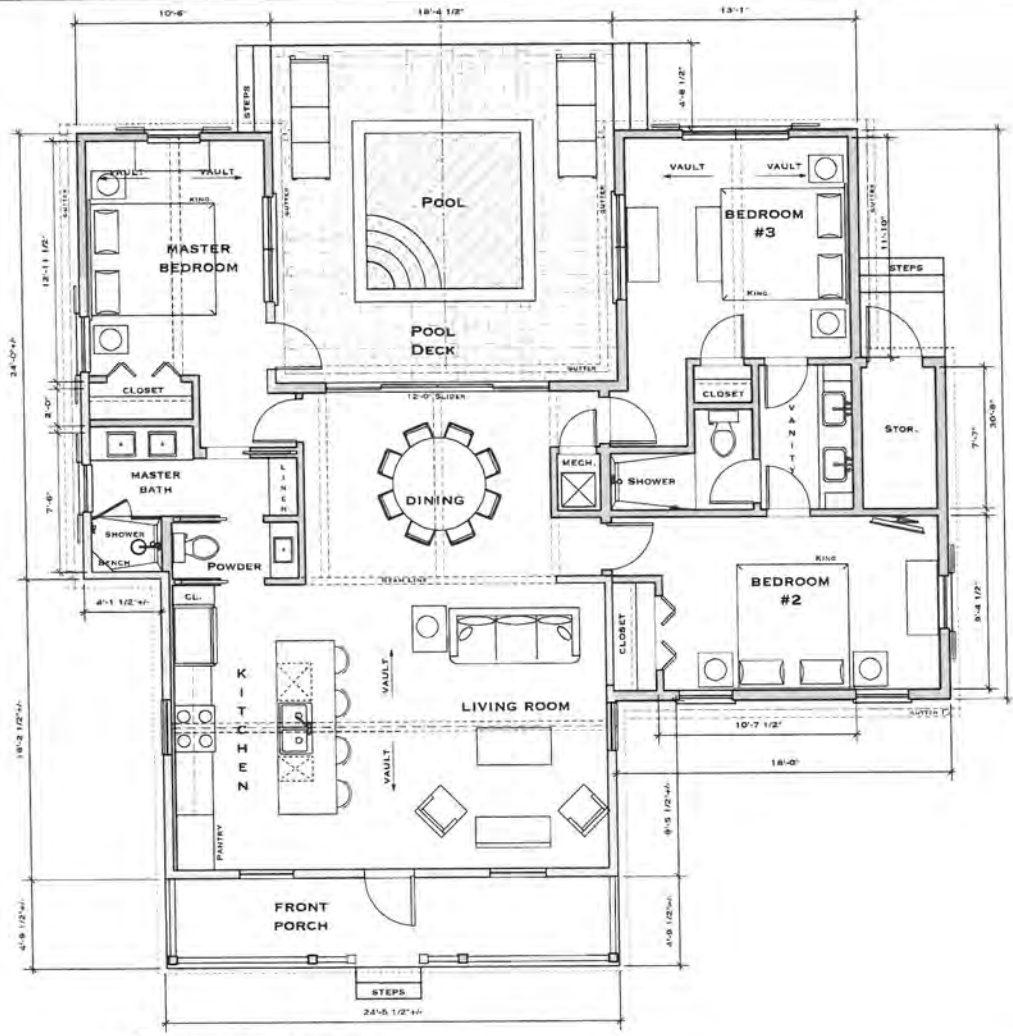
REV. #1	06-02-2023

**A1.0**  
 SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

*WAM 9/6/23*  
*KPT 9/6/23*



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

**WALL LEGEND:**  
 [Symbol] EXISTING WALL  
 [Symbol] NEW WALL

SQUARE FOOT TOTALS:			
	CONDITIONED	PORCH	DECK & POOL
EXISTING HOUSE	1,312 SF	127 SF	-
PROPOSED HOUSE	1,326 SF	127 SF	334 SF
APARTMENT BLD.	EXISTING	-	-



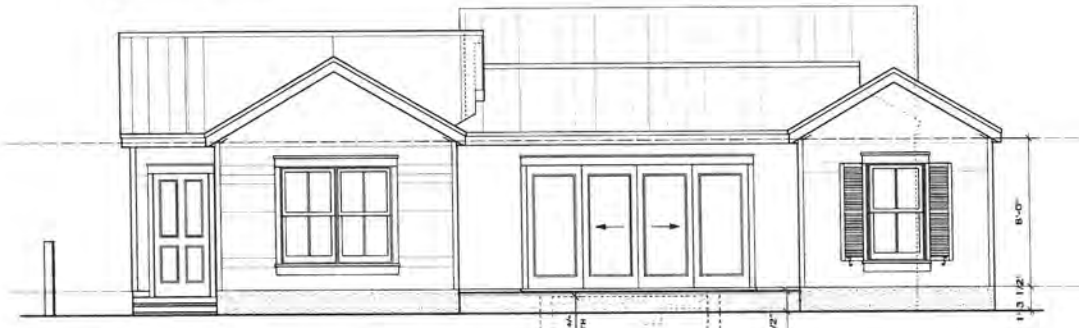
3 ELEVATION - SIDE  
SCALE: 1/4" = 1'-0"



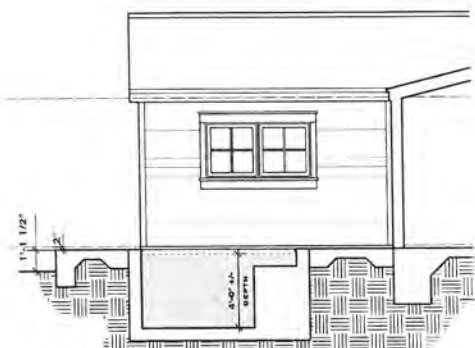
2 ELEVATION - FRONT, WHITMARSH LANE  
SCALE: 1/4" = 1'-0"



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



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



5 ELEVATION - PARTIAL POOL DECK (FACING BEDROOM#3)  
SCALE: 1/4" = 1'-0"



6 ELEV - PARTIAL POOL DECK (FACING MASTER BEDROOM)  
SCALE: 1/4" = 1'-0"

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

T.S. NEAL  
ARCHITECTS INC.  
22972 OVERSEAS HWY  
CUDDOGE KEY, FL  
33042  
305-340-8857  
251-422-9547

FOR CLIENT  
REVIEW ONLY,  
NOT FOR  
CONSTRUCTION

A RENOVATION FOR  
HAROLD KESSLER  
709-713 WHITMARSH LANE  
KEY WEST, FL 33040

DRAWING TITLE:  
PROPOSED FLOOR &  
ROOF PLAN - HOUSE

DRAWN: TSN / EDSA  
CHECKED:  
DATE: 06-15-2023

REV. #1 06-02-2023

REVISION	DATE

**A1.1**  
SHEET #

TSN  
T.S. NEAL ARCHITECTS INC.

WJH  
9/8/23  
KPT  
9/6/23



1  
A2.1 ELEVATION - FRONT, WHITMARSH LANE  
SCALE: 1/4" = 1'-0"



2  
A2.1 ELEVATION - FRONT, WHITMARSH LANE  
SCALE: 1/4" = 1'-0"

  
**T.S. NEAL**  
**ARCHITECTS INC.**  
 22972 OVERSEAS HWY  
 CUDDIE KEY, FL  
 33042  
 305-340-8857  
 251-422-9547

**FOR CLIENT  
 REVIEW ONLY,  
 NOT FOR  
 CONSTRUCTION**

**A RENOVATION FOR  
 HAROLD KESSLER  
 709-713 WHITMARSH LANE  
 KEY WEST, FL 33040**

**DRAWING TITLE:  
 PROPOSED BUILDING  
 ELEVATIONS**

**DRAWN: TSN / EDNA  
 CHECKED: -  
 DATE: 06-18-2023**

REV #1	08-02-2023
REVISION	DATE

**A2.1**  
 SHEET #

  
 T.S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

*WJH  
 9/6/23*

*KPT  
 9/6/23*

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 26, 2023, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T U-verse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HISTORIC HOUSE AND NEW ADDITIONS ON SIDE AND REAR. NEW POOL, DECK, AND DRIVEWAY. DEMOLITION OF SIDE AND REAR ADDITION TO THE HISTORIC HOUSE. DEMOLITION OF STORAGE BUILDINGS.**

**#709 WHITMARSH LANE**

**Applicant – T.S. Neal Architects    Application #H2023-0029**

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 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:  
709 CUMMINGS LANE on the 20 day of SEPTEMBER, 2023.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on SEPTEMBER 26, 2023.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2023-0029.

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

**Signed Name of Affiant:**

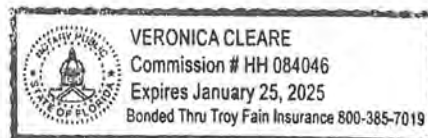
[Signature]  
**Date:** 9-20-2023  
**Address:** 22974 OVERSEAS HWY  
**City:** 000505 KEY  
**State, Zip:** FL 33042

The forgoing instrument was acknowledged before me on this 20 day of September, 2023.

By (Print name of Affiant) Seth Neal 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: 1/25/2025







7  
0  
9

Public  
Meeting  
Notice

A

# 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** 00015540-000000  
**Account#** 1015911  
**Property ID** 1015911  
**Millage Group** 10KW  
**Location** 709 WHITMARSH Ln, KEY WEST  
**Address**  
**Legal** KW PT LOT 1 SQR 1 TR 4 G12-306/07 OR773-374/76 OR1197-1270  
**Description** OR1540-1177 OR2185-1541/42 OR2403-2028 OR2931-535 OR2960-184  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6103  
**Property Class** MULTI-FAMILY 6 UNITS (0806)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable Housing** No



## Owner

REEL DEVELOPERS III LLC  
 PO Box 371859  
 Key Largo FL 33037

## Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$544,623	\$555,315	\$469,974	\$437,857
+ Market Misc Value	\$678	\$713	\$749	\$784
+ Market Land Value	\$1,162,910	\$775,273	\$572,355	\$557,796
= Just Market Value	\$1,708,211	\$1,331,301	\$1,043,078	\$996,437
= Total Assessed Value	\$1,262,125	\$1,147,386	\$1,043,078	\$996,437
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,708,211	\$1,331,301	\$1,043,078	\$996,437

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$775,273	\$555,315	\$713	\$1,331,301	\$1,147,386	\$0	\$1,331,301	\$0
2021	\$572,355	\$469,974	\$749	\$1,043,078	\$1,043,078	\$0	\$1,043,078	\$0
2020	\$557,796	\$437,857	\$784	\$996,437	\$996,437	\$0	\$996,437	\$0
2019	\$541,417	\$400,827	\$819	\$943,063	\$910,876	\$25,000	\$885,876	\$32,187
2018	\$605,620	\$454,639	\$855	\$1,061,114	\$972,238	\$25,000	\$990,692	\$45,422

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
MULTI RES DRY (080D)	4,986.00	Square Foot	91.33	55

**Buildings**

<b>Building ID</b>	1144	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1943
<b>Building Type</b>	M.F. - R2 / R2	<b>EffectiveYearBuilt</b>	2007
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	1680	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1399	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CONC S/B GRND
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	212	<b>Bedrooms</b>	4
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	18	<b>Grade</b>	500
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	140	0	48
FLA	FLOOR LIV AREA	1,399	1,399	260
OPF	OP PRCH FIN LL	141	0	76
<b>TOTAL</b>		<b>1,680</b>	<b>1,399</b>	<b>384</b>

<b>Building ID</b>	1145	<b>Exterior Walls</b>	WD FR STUCCO
<b>Style</b>	2 STORY ON GRADE	<b>Year Built</b>	1948
<b>Building Type</b>	M.F. - R4 / R4	<b>EffectiveYearBuilt</b>	1995
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	2630	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	2494	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	CONC S/B GRND
<b>Condition</b>	GOOD	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	300	<b>Bedrooms</b>	4
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	4
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	34	<b>Grade</b>	500
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,494	2,494	288
OPU	OP PR UNFIN LL	116	0	66
OUF	OP PRCH FIN UL	20	0	18
<b>TOTAL</b>		<b>2,630</b>	<b>2,494</b>	<b>372</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2006	2007	6 x 40	1	240 SF	2
CONC PATIO	1943	2007	2 x 36	1	72 SF	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/15/2019	\$1,180,000	Warranty Deed	2216426	2960	184	01 - Qualified	Improved		
2/8/2006	\$31,800	Quit Claim Deed		2185	1541	J - Unqualified	Improved		

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-2591	12/2/2021	12/2/2021	\$6,200	Residential	Replace 6SQ existing flat roofing with new 3/4" sheathing & HydroStop Rubber Membrane roofing,
20-2192	10/1/2020	8/14/2020	\$0	Residential	Spalling repairs to multiple areas on exterior of structure, replace 1 corner, replace section of east wall.
20-0950	5/8/2020	3/26/2020	\$7,000	Residential	AFTER-THE-FACT - Note: We did not do the original work, we are pulling permits to bring up to code. To bring plumbing up to code in unit #1 as follows: 1 toilet, 1 lavatory, 1 shower and 1 kitchen. **NOC exempt**
20-0951	5/8/2020	3/25/2020	\$2,000	Residential	AFTER-THE-FACT - Note: We did not do the original work, we are pulling permits to bring up to code. To bring plumbing up to code in unit #1 as follows: 1 toilet, 1 lavatory, 1 shower and 1 kitchen. **NOC exempt**
20-0952	5/8/2020	9/9/2020	\$5,000	Residential	To rough out 1 toilet, 1 lavatory, 1 shower and 1 kitchen. **NOC required**
20-0954	5/8/2020	9/9/2020	\$5,000	Residential	To rough out 1 toilet, 1 lavatory, 1 shower and 1 kitchen. **NOC required**
19-4401	3/11/2020	9/9/2020	\$0	Residential	ATF - UNIT-1 INSTALL NEW SHOWER VASE WITH WALLS NEW LAVATORY SINK + NEW TOILET UNIT-2

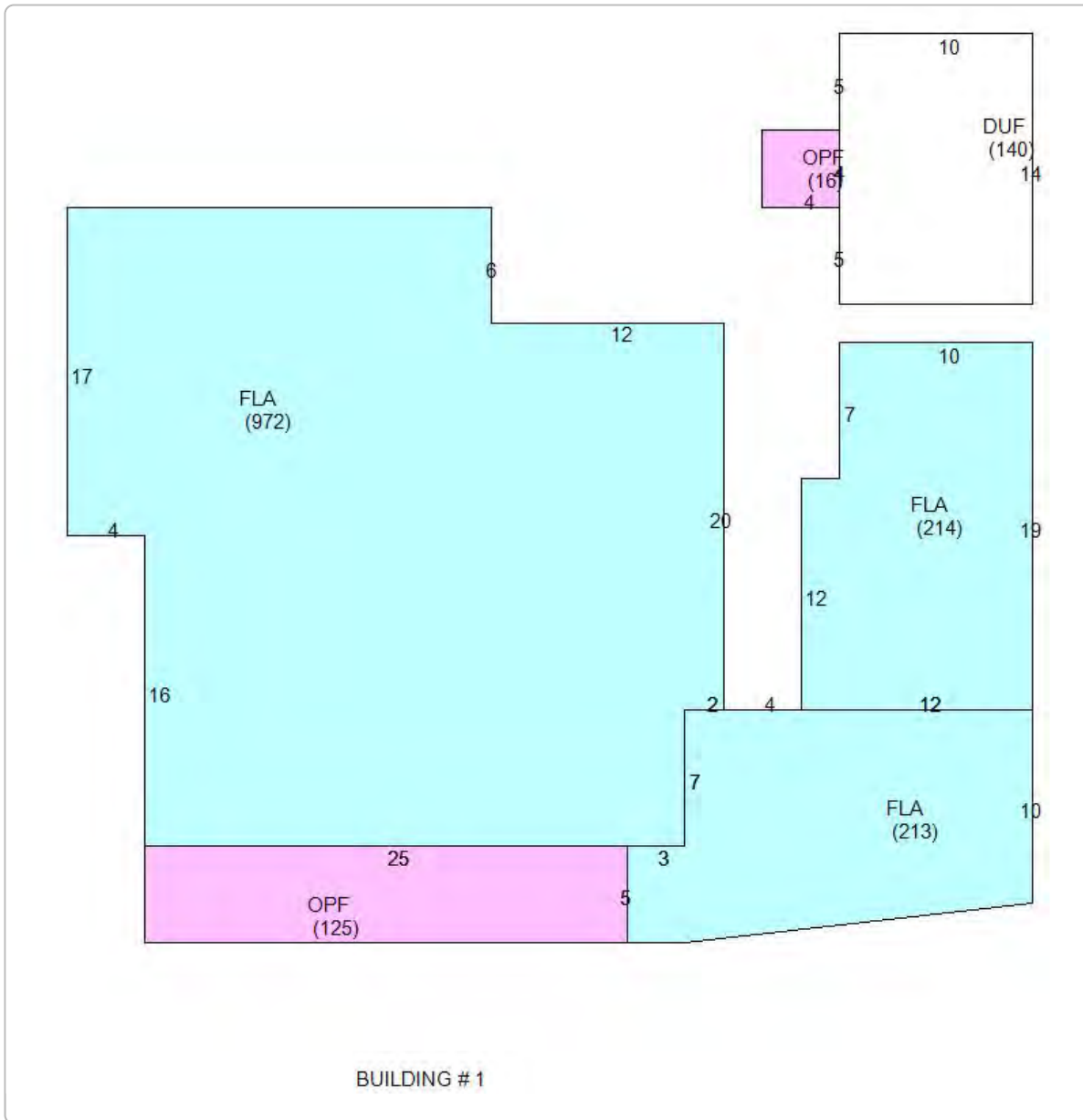
INSTALL NEW SHOWER WITH WALLS NEW LAVATORY SINK + NEW TOILET NOTE: RED TAG CODE

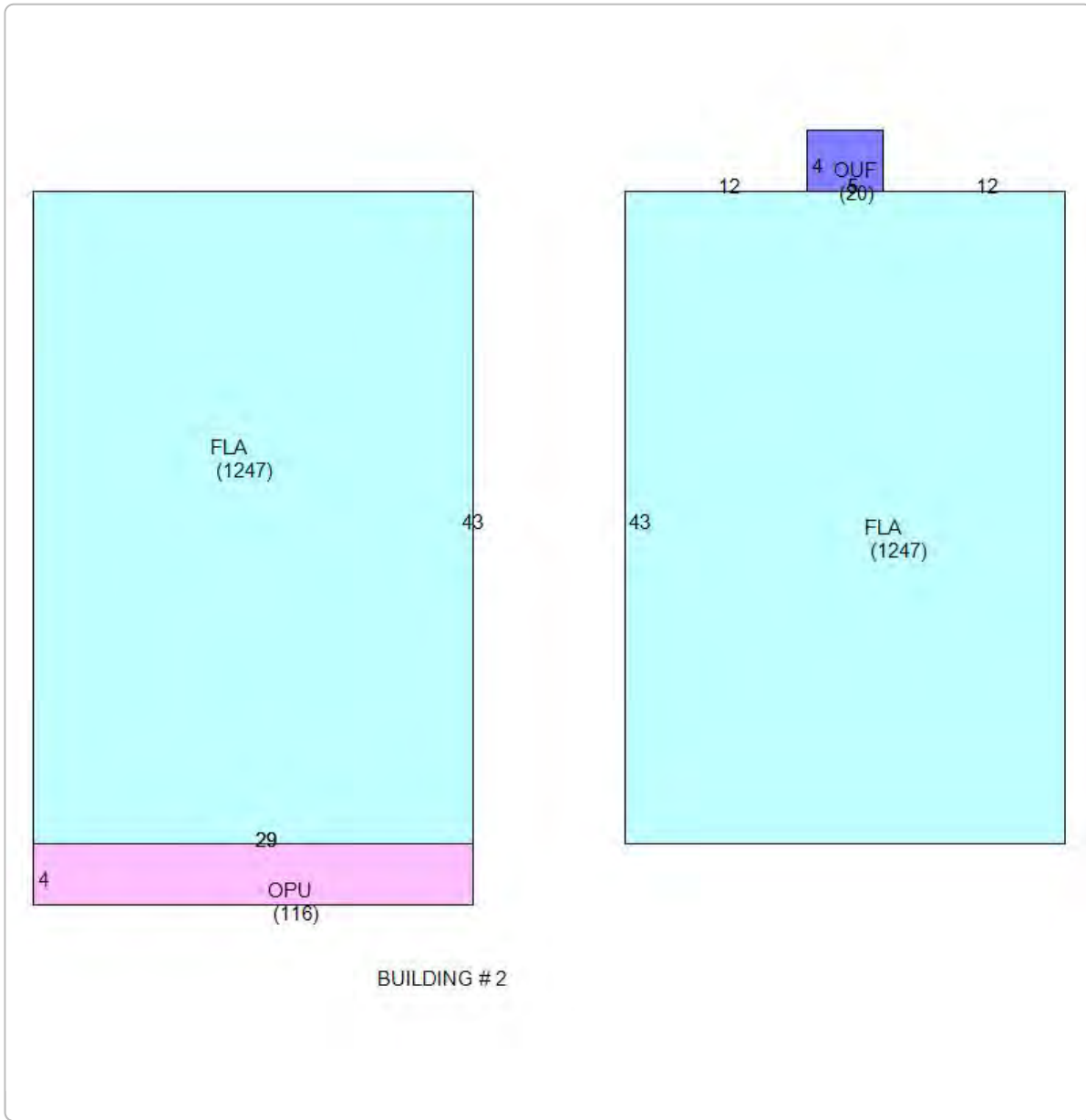
20-0326	3/11/2020	1/30/2020	\$0	Residential	
20-0327	3/11/2020	1/30/2020	\$11,500	Residential	AFTER-THE-FACT - Repair drywall, new kitchen cabinets, baseboards trim, Hardie backer board
20-0646	3/11/2020	9/9/2020	\$5,500	Residential	Remove and replace 6' kitchen cabinets, bathroom vanity, drywall, patching crown molding, 2 interior doors
20-0647	3/11/2020	7/22/2020	\$0	Residential	Remove and replace 6' kitchen cabinets, bathroom vanity and drywall. Replace approximately 60sf of crown molding and 2 interior doors. **NOC required**
09-3736	10/29/2009	3/4/2011	\$12,800	Residential	GO OVER ROOF WITH INSULATION, HOT MOP FELT, HOT MOP FIBERGLASS FELT, MOD BITUMEN RUBBER FELT
05-1246	4/19/2005	9/27/2006	\$700	Residential	INSTALL 40 LF SIDING & PAINT.
0103641	11/9/2001	12/26/2001	\$7,500	Residential	NEW EP MEMBRANE ROOF

**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

[| User Privacy Policy](#) | [| GDPR Privacy Notice](#)  
[Last Data Upload: 8/23/2023, 4:02:55 AM](#)

[Contact Us](#)

