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## Historic Architectural Review Commission Staff Report for Item 10

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

**From:** Matthew Crawford  
Historic Architectural Preservationist

**Meeting Date:** April 28, 2026

**Applicant:** Nautilus Drafting and Design Services

**Application Number:** C2026-0020

**Address:** 1428 Virginia Street

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### **Description of Work:**

New addition on northeast elevation of main structure. New accessory structure forward on the lot. New pool, pool deck, and site improvements.

### **Site Facts:**

The property under review is located at 1428 Virginia Street. The property is listed as historic and contributing, built circa 1899. The structure is visible in the 1912 Sanborn Map and the 1899 Sanborn Map does not include the area where the house would be. There is an accessory building on all of the Sanborn Maps that was demolished. Currently there is a non-historic accessory structure first seen in a 1981 aerial photo. At the December 2025 HARC Commission meeting, this property was approved for the relocation of the main house on the property forward on the lot, a new gable roof over the rear non-historic addition, a new side porch, and a 1' foot elevation of the structure. There is also a ficus tree near the front of the property that was approved to be removed at the March 2026 Tree Commission meeting.

The house is in an AE-6 flood zone.



*c. 1965 historic photo of property under review showing previously demolished accessory structure.*



*Front of 1428 Virginia St.*



*Side View of home.*



*Side View of home.*

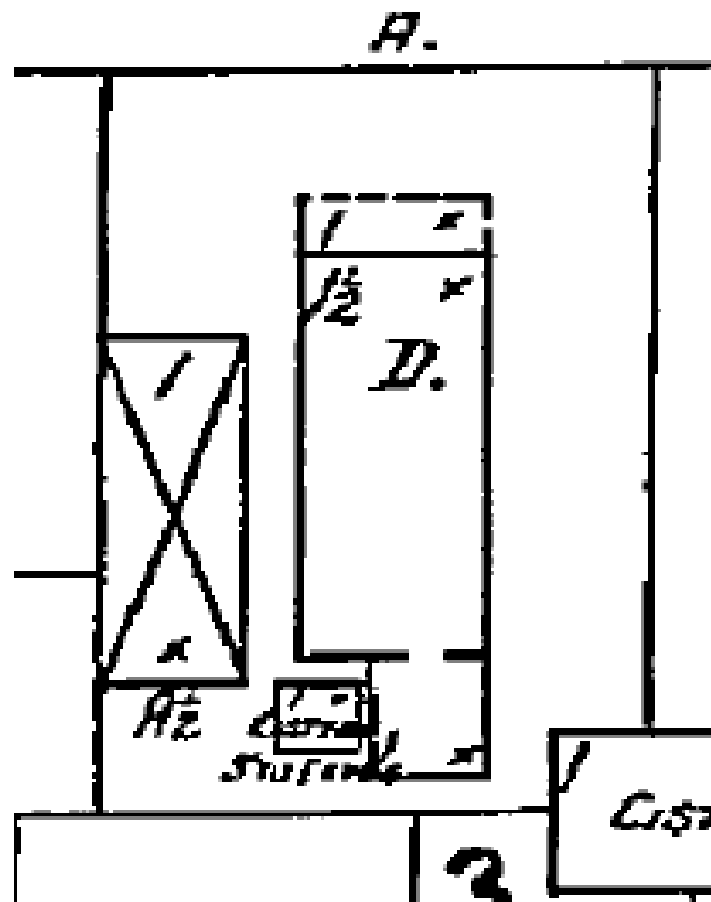


*Front view of current accessory structure proposed to be demolished.*

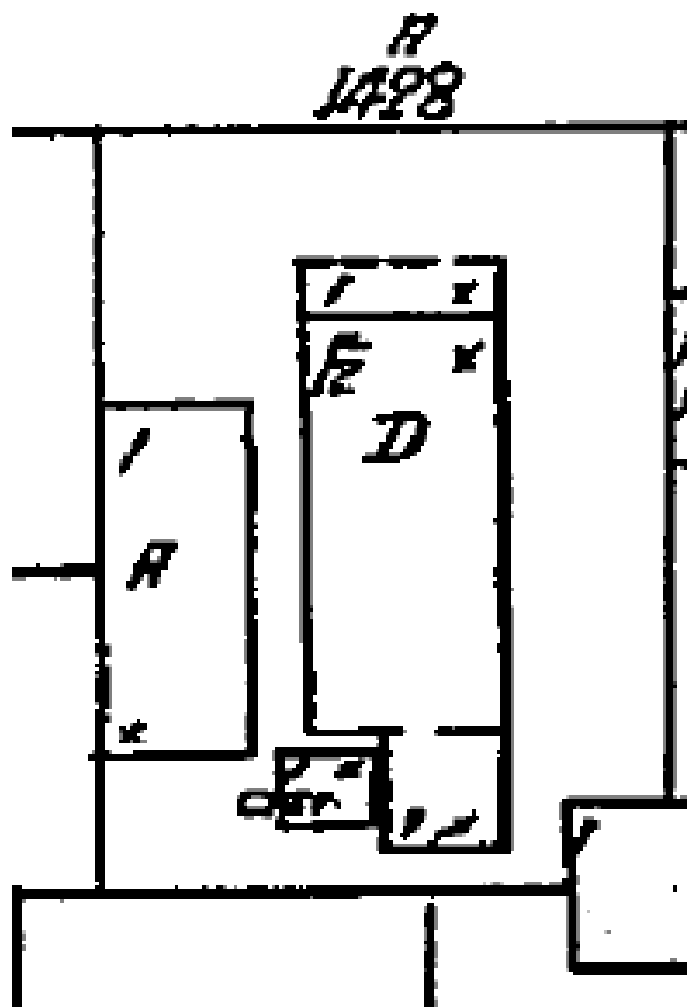


*Side and rear view of current accessory structure proposed to be demolished.*

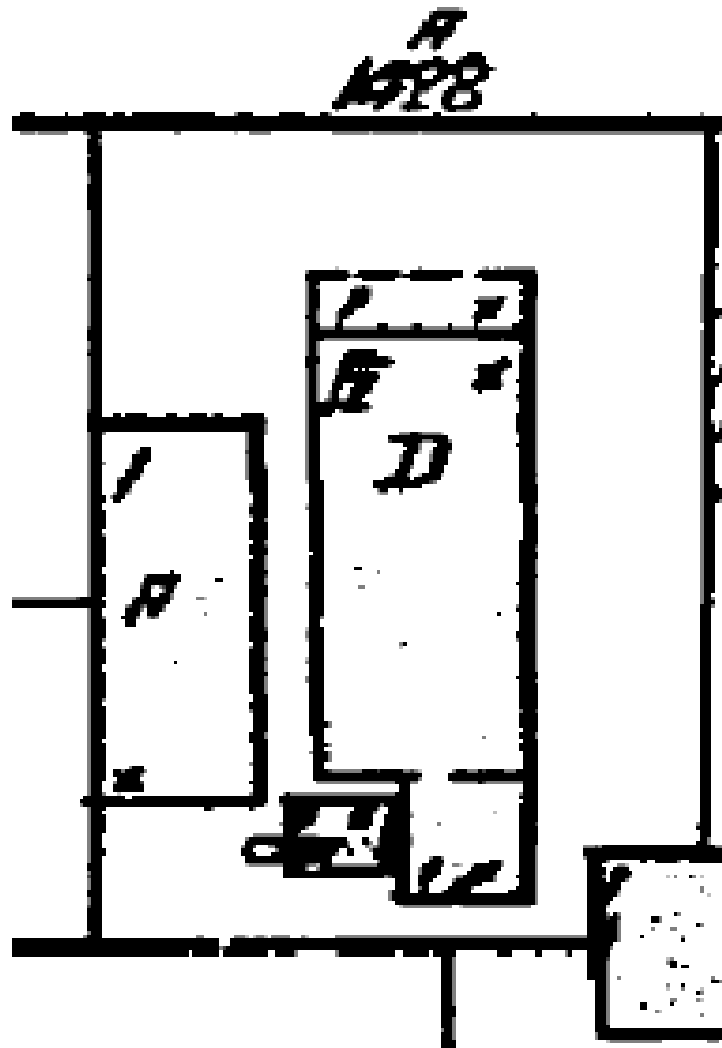
VIR



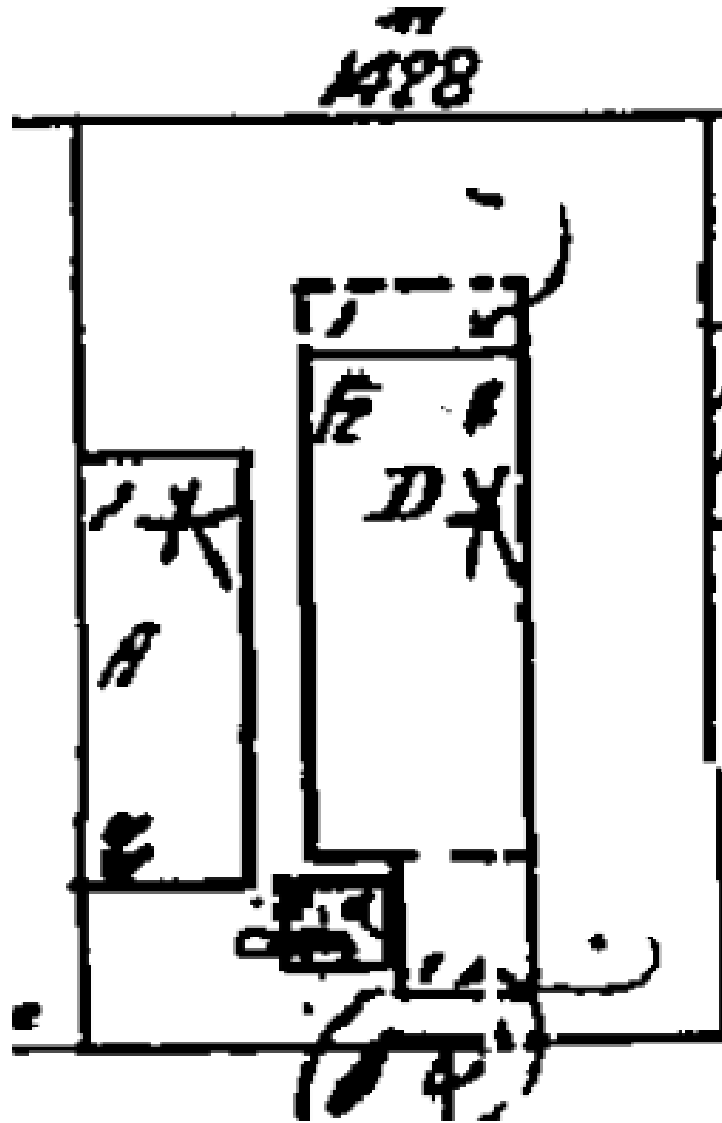
1912 Sanborn Map



1926 Sanborn Map



*1948 Sanborn Map*



*1962 Sanborn Map*



*1972 aerial photo showing no accessory structure.*



*1981 aerial photo showing current accessory structure.*

**Guidelines Cited on Review:**

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 8, 9) and B (1 and 3-first sentence).
- Guidelines for Shutters (pages 30a-30c), specifically guidelines 1, 2, 3, 4, and 5.
- Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 9 and 11.
- Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 6, 19, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 14, 18, 22 and 23.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1, 2, 3, and 4.

**Ordinance Cited on Review:**

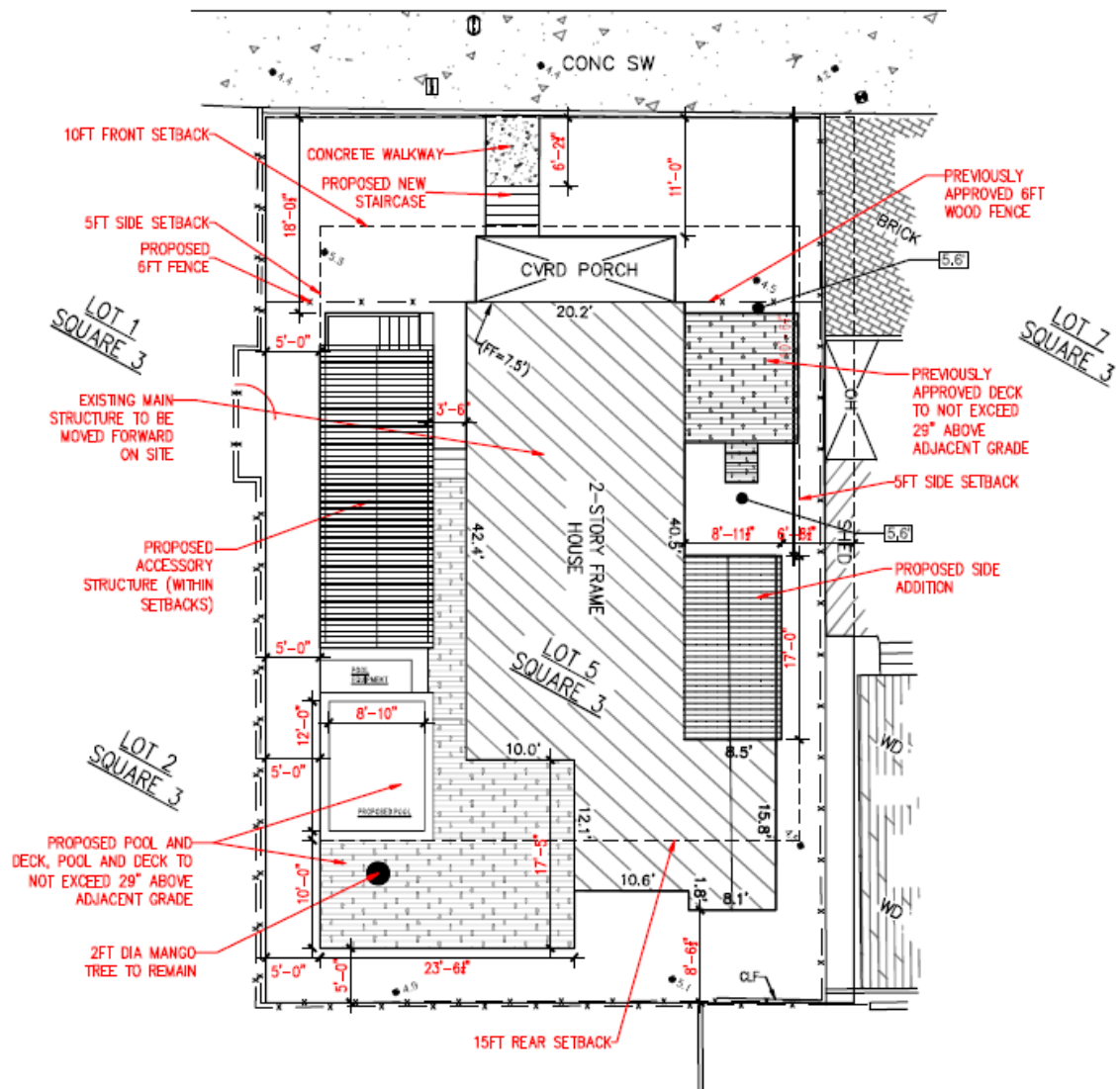
- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 – Criteria for Demolition of the Land Development Regulations.

**Staff Analysis:**

The Certificate of Appropriateness under review proposes a new addition on the northeast elevation of the structure, extending the previously approved gable roof on that elevation. This addition will include a metal shingle roof and 1 over 1 windows. A new accessory structure will be built further forward on the lot than the existing accessory structure. The proposed structure will include 6 over 6 windows, 6 panel doors, and front stairs with a railing and landing. A new pool and pool deck will be built on the side and rear of the property. A new side porch is proposed with a 6' tall picket fence in front of the accessory structure.

Demolition will include the non-historic accessory structure.





LOT 6  
SQUARE 3

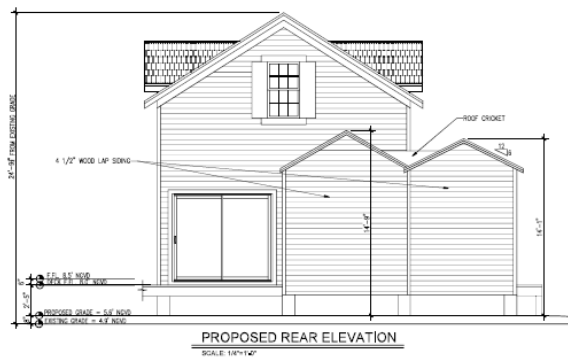
## PROPOSED SITE PLAN

SCALE: 1"=10'-0"

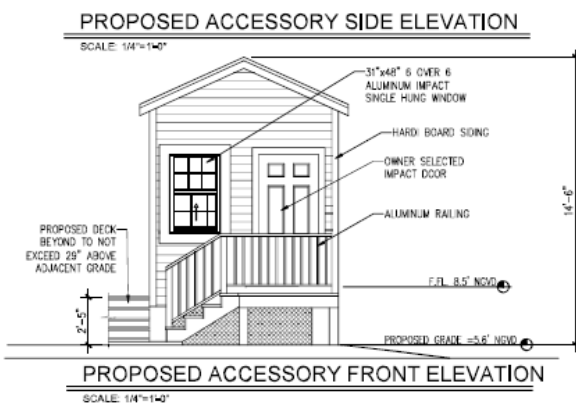
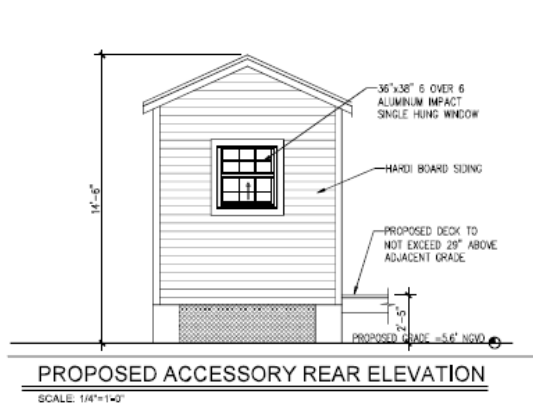
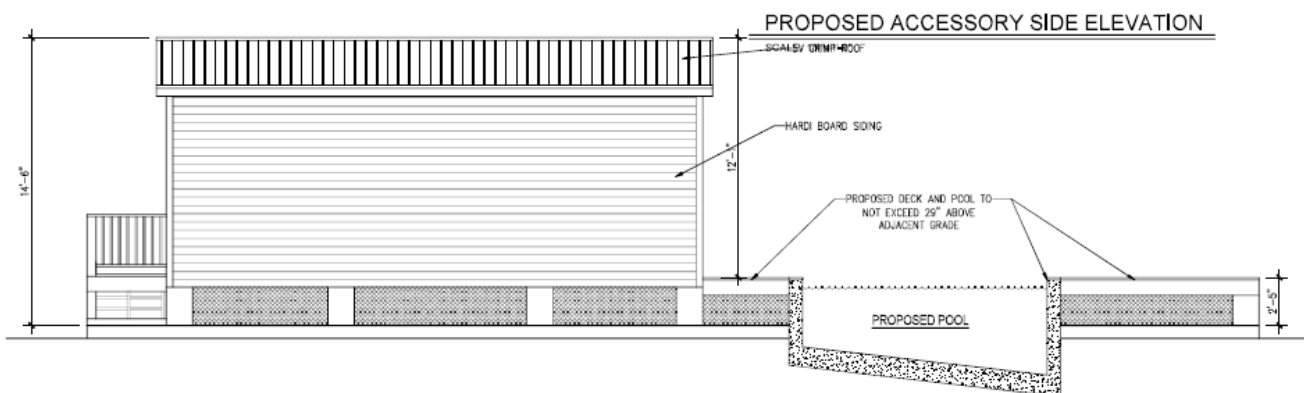
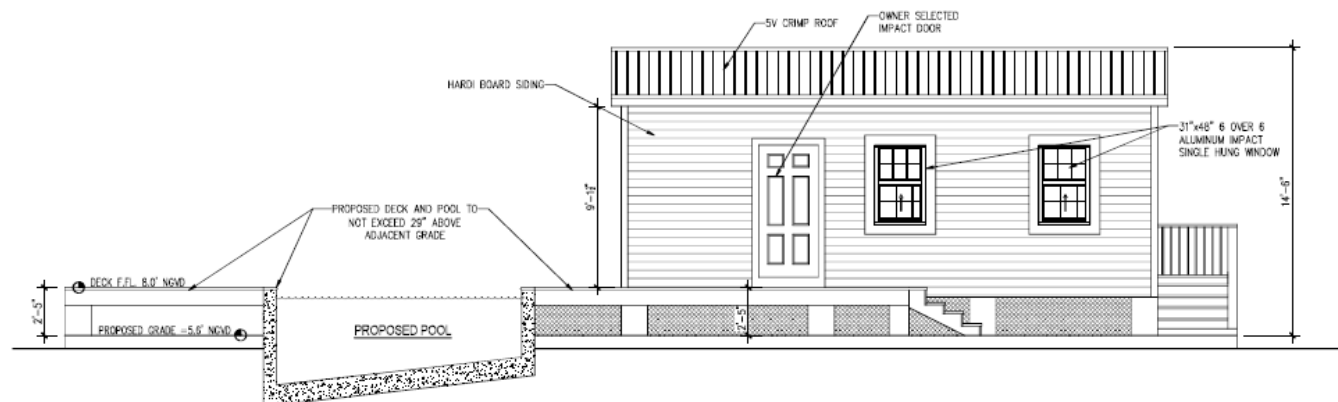
*Proposed Site Plan.*



*Previously Approved Elevations.*



*Proposed Elevations.*



*Proposed Accessory Structure Elevations.*

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

Staff finds the design to be generally compatible with the existing structure and surrounding context. The proposed side addition fits the design of the house. The proposed scale, massing and textures of the new addition are in keeping with the historic house and surrounding structures. Additionally, the proposed gable roof will be lower than the current historic rear gable roof next to it and will also have metal shingle roofing. The structure also follows the Guidelines for additions. Guideline 1 states that “additions shall require no or minimal changes to the character defining features of a building and its site.” The two new accessory structures would not alter any character-defining features of the property. Staff’s only concern is that the street facing elevation has no windows or doors, creating a blank wall. Staff recommends adding a window or faux shutters to eliminate the blank wall.

The proposed accessory structures also follow Guidelines 1 and 3 of outbuildings. Both accessory structures are compatible with the main structure on the property in materials, design, height, scale, and massing. It also will not exceed the height of the principal structures on the site. The design is subordinate in scale and will be shorter in height than the main building, which helps maintain a clear hierarchy between the two structures. Staff opines that the overall design is cohesive with the surrounding context. Guideline 2 of Outbuildings states that “no accessory structure may be built in the front yard of a structure in the historic district.” Also, Guideline 6 of New Construction states “A new building shall be situated on its site in a manner similar to directly adjacent historic buildings of the same typology. This includes consideration of building setbacks, orientation and front and side yards open space. The proposed accessory structure is close to the front of the lot compared to most other accessory structures within the historic district. However, staff would like to note that there is historical precedent on this lot as the historic photo shows the original accessory structure on the property set further forward on the property.

The pool, pool deck, and pool equipment will be located on the side and rear of the structure and will be blocked from view by the proposed accessory structure, following all of the pool guidelines. There will be a new 6 foot fence in front of the proposed accessory structure matching the previously approved 6 foot fence on the other side of the main house.

### **Criteria for Demolition:**

Since the accessory structure under review is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (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 accessory structure is not historic and does not contribute to the character of the building.

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

The accessory structure is not historic and does not destroy the historic relationship between buildings or structures and 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.*

This will not be the case.

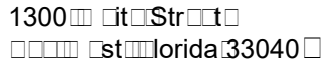
*(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

The accessory structure is not historic. Staff opines that the structure would not qualify as contributing in the near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.

# APPLICATION

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



|        |              |           |
|--------|--------------|-----------|
| RC.CO  | R.VISIO      | ITIL.DT   |
| LOOD.O | OIG.DISTRICT | LDG.PRMIT |
| AE-6   | HMDR         |           |

Pag 10

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)

|                                                         |                                     |
|---------------------------------------------------------|-------------------------------------|
| <b>ACCESSORY STRUCTURE(S):</b>                          |                                     |
| Remodel, demolition and addition to accessory structure |                                     |
|                                                         |                                     |
| <b>PAVERS:</b>                                          | <b>FENCES:</b>                      |
|                                                         | New fence as noted                  |
|                                                         |                                     |
| <b>DECKS:</b>                                           | <b>PAINTING:</b>                    |
| New deck as noted                                       |                                     |
|                                                         |                                     |
| <b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>      | <b>POOLS (INCLUDING EQUIPMENT):</b> |
| Grade to be raised min. 8" as noted on site plan        |                                     |
|                                                         |                                     |
| <b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>      | <b>OTHER:</b>                       |
|                                                         |                                     |
|                                                         |                                     |

|                                |                                                                                                                                    |                    |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>OFFICIAL USE ONLY:</b>      | <b>HARC COMMISSION REVIEW</b>                                                                                                      | <b>EXPIRES ON:</b> |
| 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



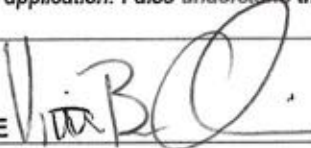
**City of Key West**

1300 White Street  
Key West, Florida 33040

|                                |                |
|--------------------------------|----------------|
| HARC COA #                     | INITIAL & DATE |
| ZONING DISTRICT<br><b>HMDR</b> | BLDG PERMIT #  |

|                              |                                                          |
|------------------------------|----------------------------------------------------------|
| ADDRESS OF PROPOSED PROJECT: | 1428 Virginia St. Key West, Florida                      |
| PROPERTY OWNER'S NAME:       | Victor Borelli                                           |
| APPLICANT NAME:              | Jonathan Tavaréz (Nautilus Drafting and Design Services) |

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

|                            |                                                                                   |                     |           |
|----------------------------|-----------------------------------------------------------------------------------|---------------------|-----------|
| PROPERTY OWNER'S SIGNATURE |  | VICTOR Borelli      | 3/20/2026 |
|                            |                                                                                   | DATE AND PRINT NAME |           |

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove existing side portion of existing main home. And demolish existing rear addition of accessory structure

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

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

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

The demolition of the accessory structure have no distinctive characteristics as they are not original.

Just a portion of the side wall is to be opened for the proposed side addition.

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.

Is not.

(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.

No

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

No

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

No

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

No

(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.

No

(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.

No

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,

No

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

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

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

No

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

No

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

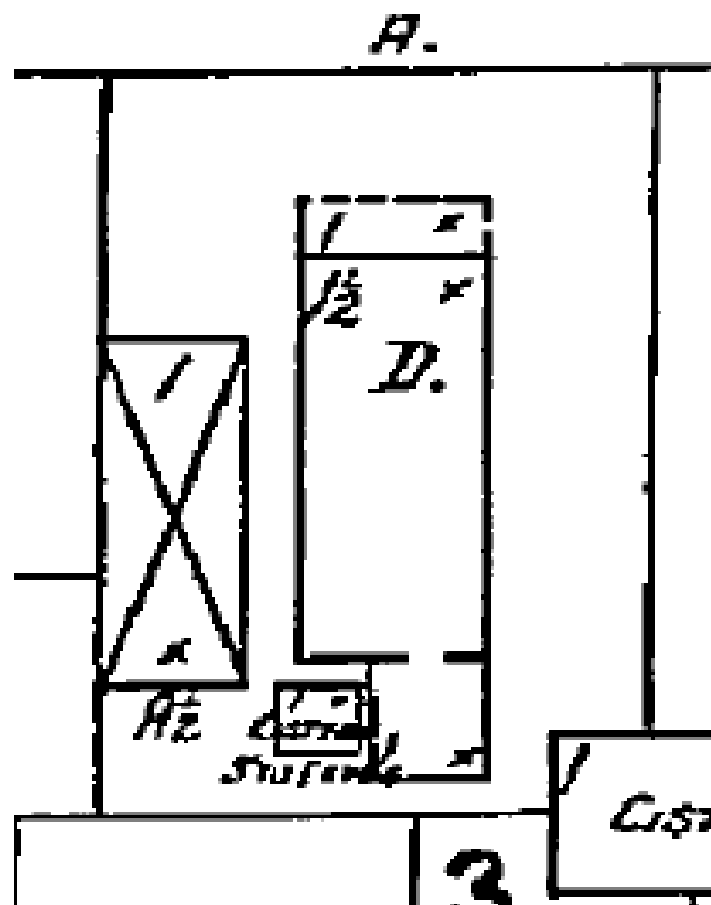
No

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

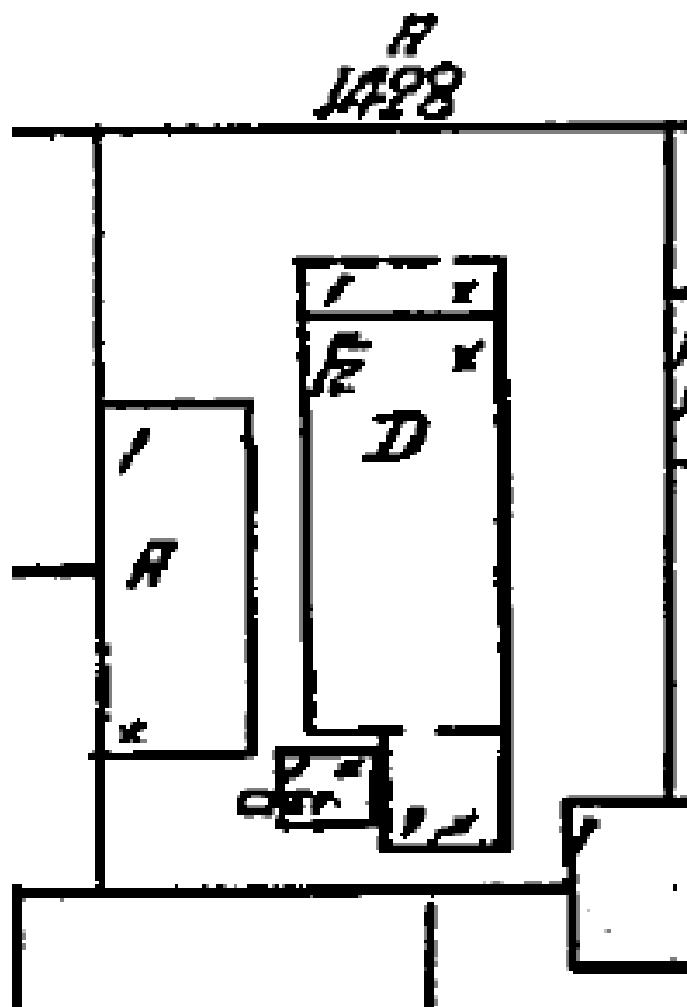
No

# SANBORN MAPS

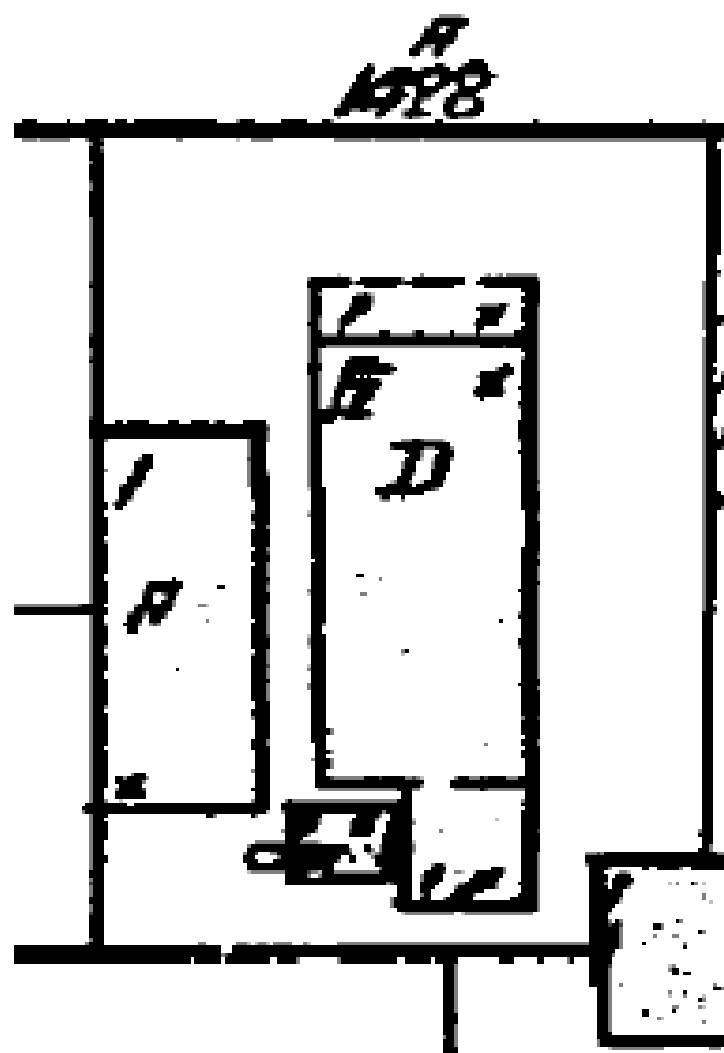
VIR



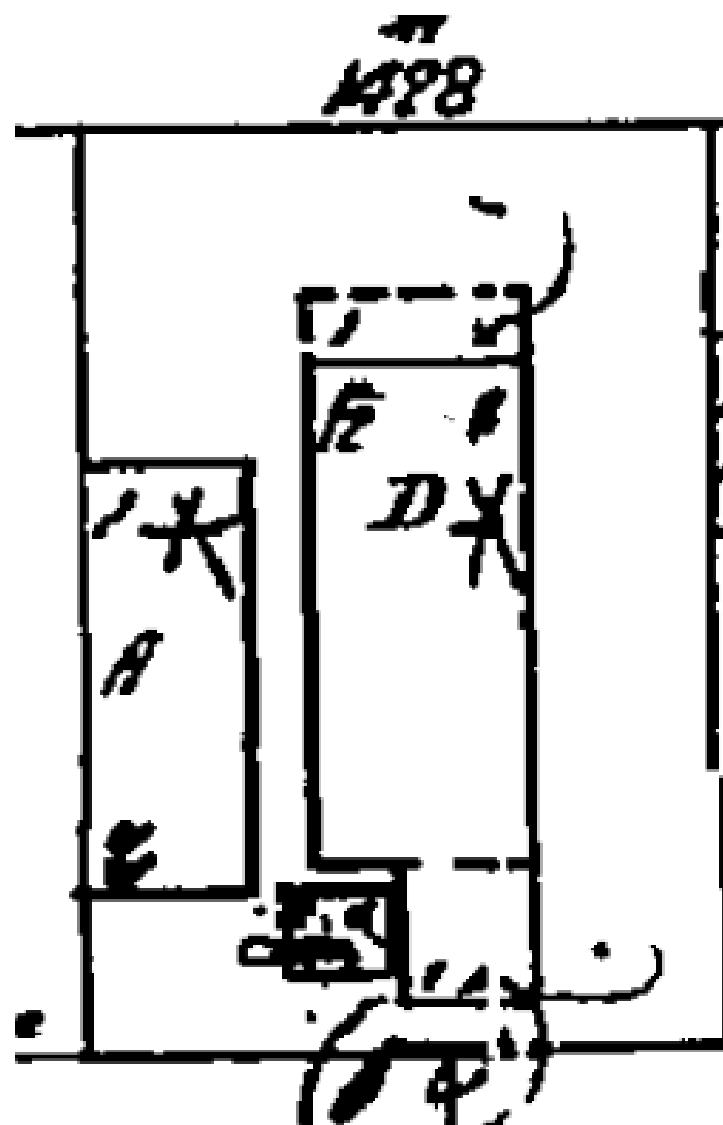
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS

## HARC Application photos 1428 Virginia St.

1. Front of 1428 Virginia St. showing side of main house and accessory unit



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

**2. Rear of existing accessory unit to be demolished**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

3. Historic photo of property with accessory structure at front of property



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

**4. Existing side elevation of main house**



Prepared by Nautilus Drafting and Design Services

## HARC Application photos 1428 Virginia St.

### 5. Neighboring home at 1402 Virginia St.



HARC Application photos 1428 Virginia St.

**6. Neighboring homes at 1432 Virginia St.**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

7. Side View of home



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

**8. Side View of home**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

9. Across the Street (Bay view Park)



Prepared by Nautilus Drafting and Design Services

# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N61°27'52"E ASSUMED  
ALONG THE CENTERLINE OF  
VIRGINIA STREET.

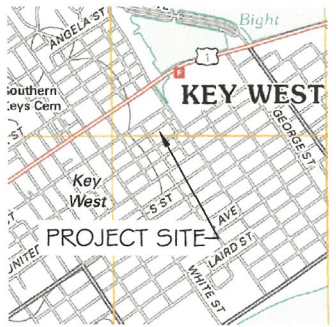
ALL ANGLES DEPICTED ARE  
90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

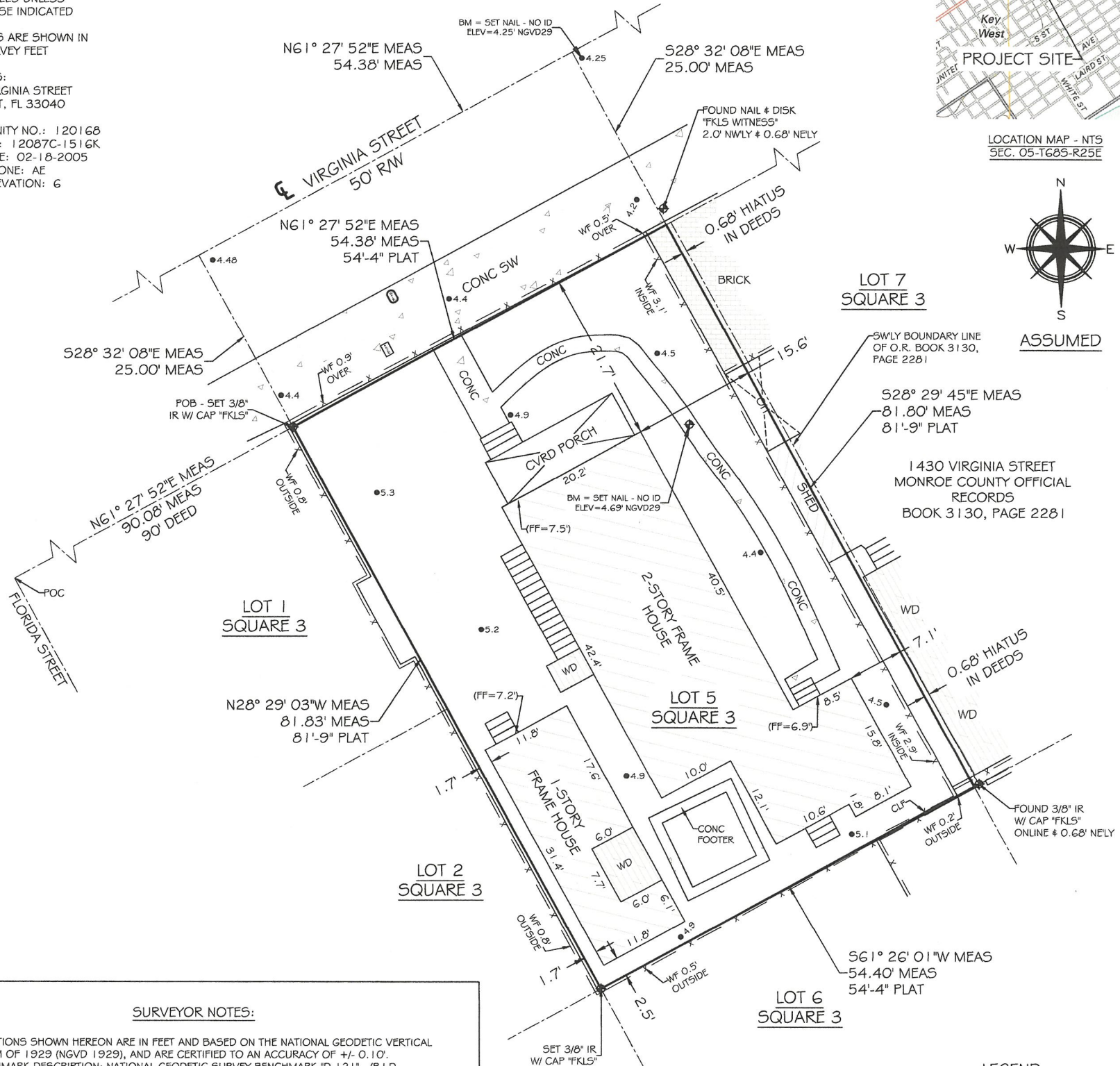
ADDRESS:  
1428 VIRGINIA STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE  
BASE ELEVATION: 6

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 05-T685-R25E



## SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D 121' (P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

## LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- 8" WOOD PYLON
- SPOT GRADE ELEVATION (TYPICAL)

TOTAL AREA = 4,450.04 SQFT ±

CERTIFIED TO -

MICHAEL BROWING;

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.

|                                   |                                                |                                      |
|-----------------------------------|------------------------------------------------|--------------------------------------|
| BPP = BACKFLOW PREVENTER          | GP = GUY WIRE                                  | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HO = HOSE DIB                                  | PRC = POINT OF REVERSE CURVE         |
| C & G = 2" CONCRETE CURB & GUTTER | IR = IRON ROD                                  | PRM = FOREMAN REFERENCE              |
| CB = CONCRETE BLOCK               | L = ABE LENGTH                                 | MONUMENT                             |
| CBW = CONCRETE BLOCK WALL         | LS = LANDSCAPING                               | PT = POINT OF TANGENT                |
| CL = CENTERLINE                   | MB = MAILBOX                                   | R = RADIUS                           |
| CLF = CHAINLINK FENCE             | MG = MEASURED                                  | RW = RIGHT OF WAY LINE               |
| CM = CONCRETE MONUMENT            | MF = METAL FENCE                               | SSCO = SANITARY SEWER CLEAN-OUT      |
| CONC = CONCRETE                   | MHWL = MEAN HIGH WATER LINE                    | SW = SIDE WALK                       |
| CPP = CONCRETE POWER POLE         | (SEE NOTE)                                     | TRM = TEMPORARY BENCHMARK            |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK                    |
| DELTA = CENTRAL ANGLE             | NTS = NOT TO SCALE                             | TOS = TOP OF SLOPE                   |
| DESE = DRAINAGE EASEMENT          | OH = ROOF OVERHANG                             | TS = TRAFFIC SIGN                    |
| EL = ELEVATION                    | ORW = OVERHEAD WIRES                           | TYP = TYPICAL                        |
| ENCL = ENCLOSURE                  | PC = POINT OF CURVE                            | UN = UNFEASIBLE                      |
| EP = EDGE OF PAVEMENT             | PM = PASSING METER                             | UE = UTILITY EASEMENT                |
| FF = FINISHED FLOOR ELEVATION     | POC = POINT OF COMMENCEMENT                    | WD = WOOD DECK                       |
| FI = FIRE HYDRANT                 | PK = PARKER KALON VAL                          | WF = WOOD FENCE                      |
| FO = FOUND                        | POB = POINT OF BEGINNING                       | WL = WOOD LANDING                    |
| FOL = FENCE ON LINE               | PI = POINT OF INTERSECTION                     | WM = WATER METER                     |
|                                   |                                                | WPP = WOOD POWER POLE                |
|                                   |                                                | WRACK LINE = LINE OF DEBRIS ON SHORE |
|                                   |                                                | WV = WATER VALVE                     |

## LEGAL DESCRIPTION -

On the Island of Key West and is part of Tract 14 according to William A. Whitehead's Map of said Island, delineated in February A.D. 1829, but now better known as Lot 5 of Square 3 of part of Tract 14 according to Thomas J. Ashe's Diagram of part of Tract 14, recorded in Plat Book 1, Page 26, Monroe County Florida Public Records.

SCALE: 1" = 10'

FIELD WORK DATE: 06/16/2025

MAP DATE: 06/19/2025

REVISION DATE: XXX/XXX/XXX

SHEET 1 OF 1

DRAWN BY: IDG

JOB NO.: 25-153

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, DB# 7847

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



**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@gmail.com

# PROPOSED DESIGN

SITE DATA

RE: 00034260-000000  
ZONING: HMDR  
SECTION/TOWNSHIP/RANGE: 5-68-25  
LEGAL DESCRIPTION: KW ISLAND CITY SUB PB1-26 LOT 5 SQR 3 TR 14 H2-287  
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
TYPE OF CONSTRUCTION: VB  
F.I.R.M.: DATE: 02-18-05  
FIRM PANEL: 12087C1516K  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION (BFE 6) NGVD29  
DESIGN FLOOD ELEVATION (DFE 7) NGVD29  
FLOOD ZONE CONSTRUCTION STANDARD: ASCE 24-14

INDEX OF DRAWINGS

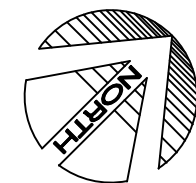
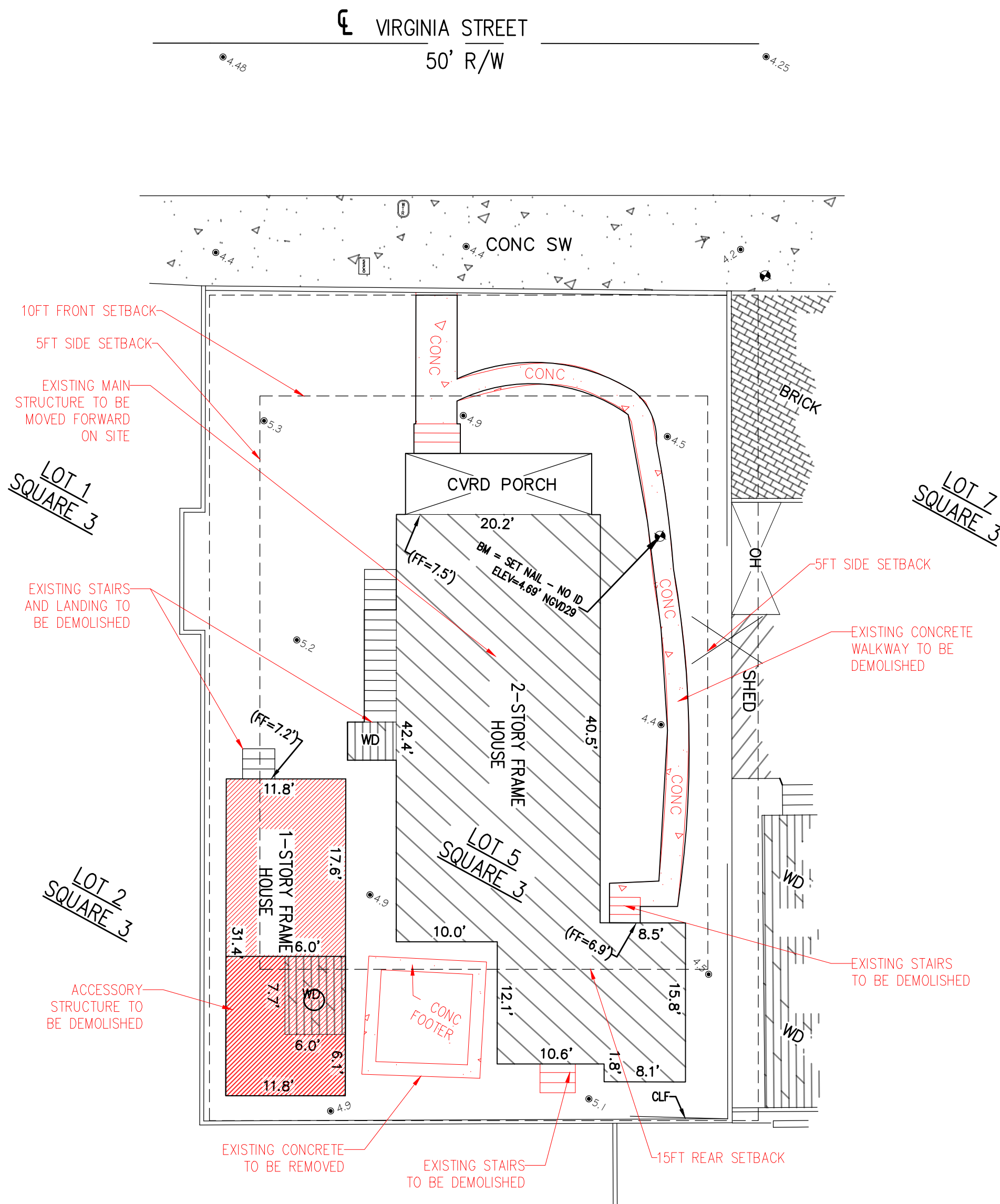
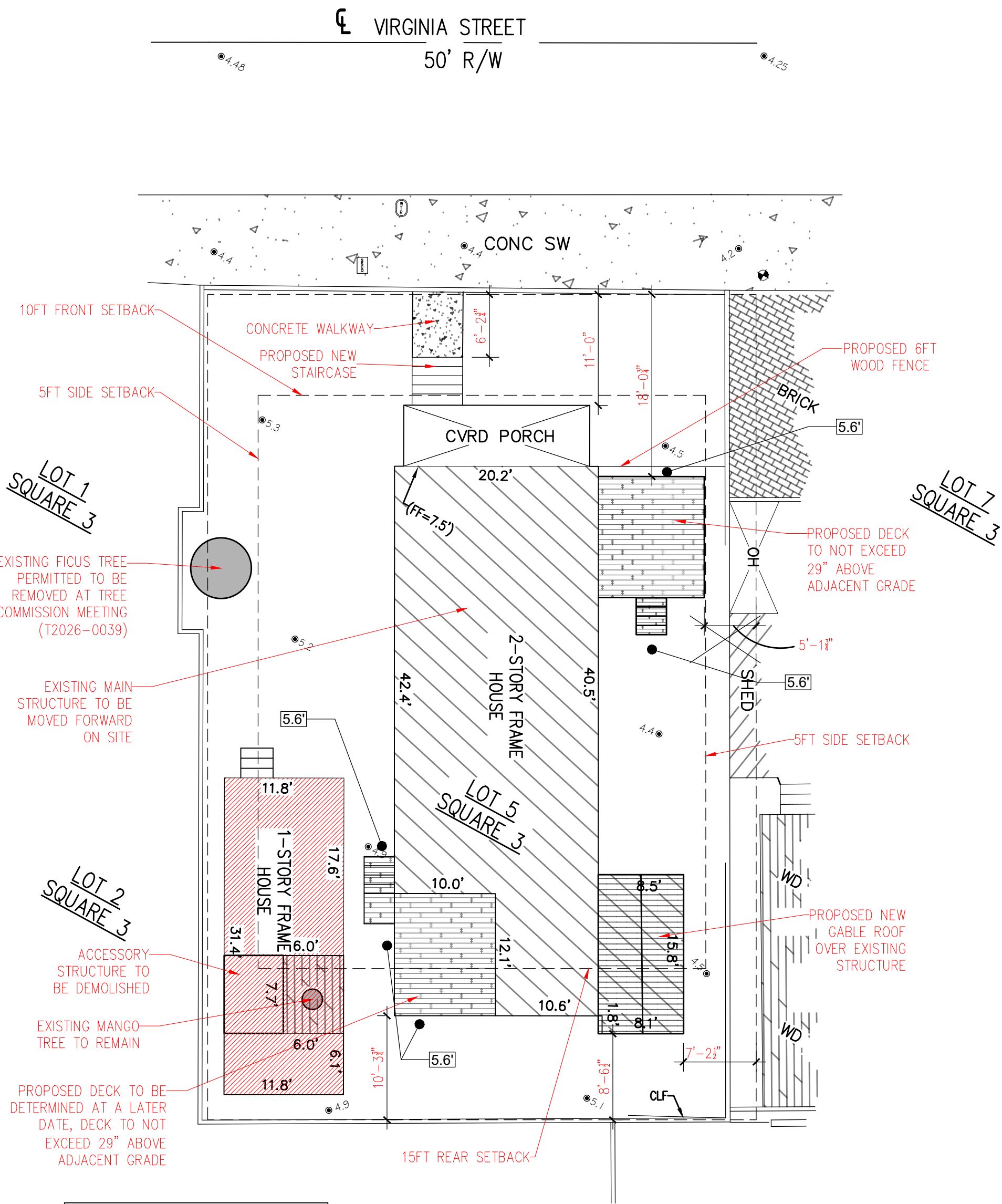
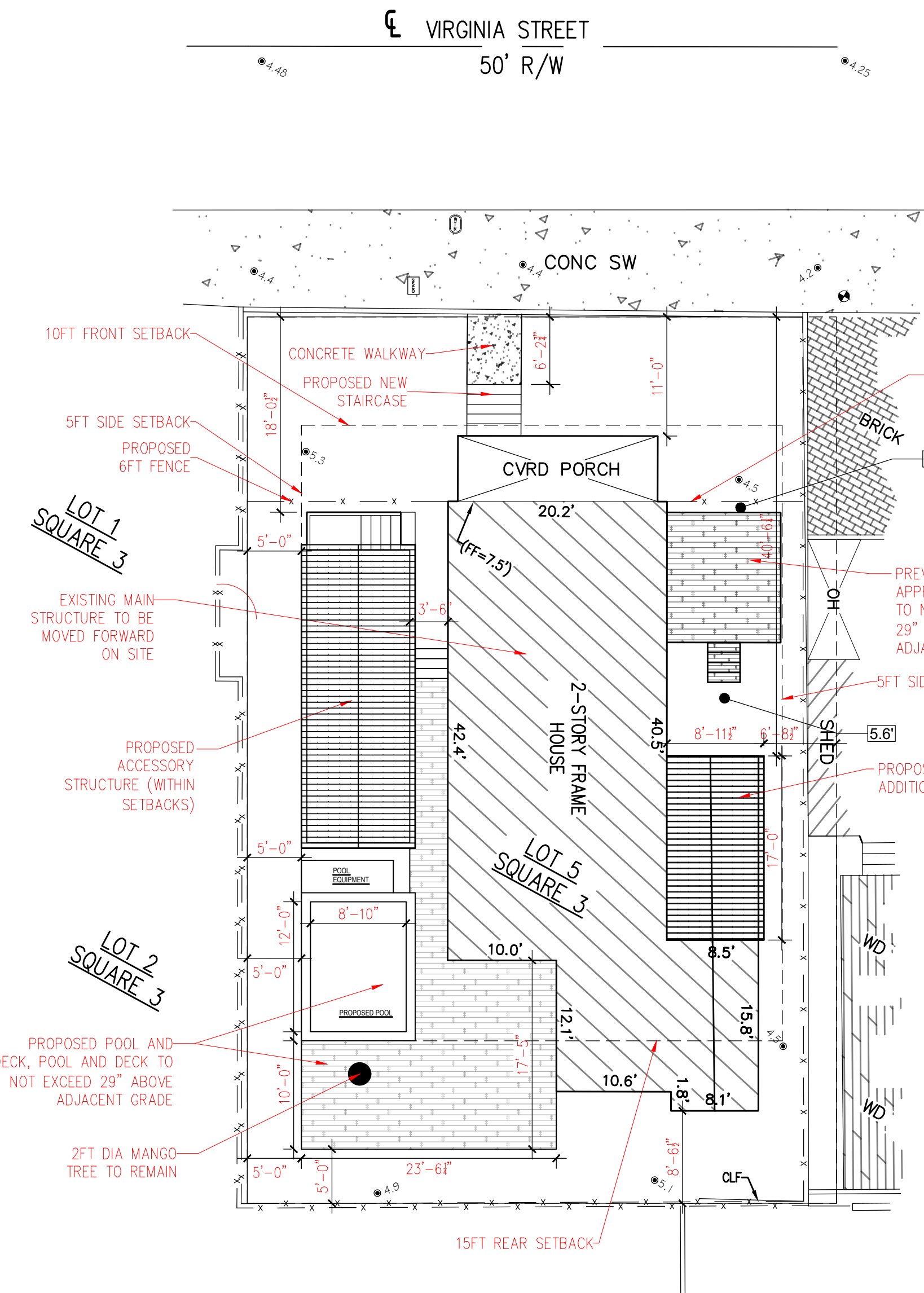
SHEET CS-1 - EXISTING, PREVIOUSLY APPROVED AND PROPOSED SITE PLAN  
SHEET D-1 - EXISTING ACCESSORY STRUCTURE FLOOR PLAN AND ELEVATIONS  
SHEET A-1 - PROPOSED FLOOR PLANS  
SHEET A-2 - PROPOSED MAIN HOUSE ELEVATIONS  
SHEET A-3 - PREVIOUSLY APPROVED MAIN HOUSE ELEVATIONS  
SHEET A-4 - PROPOSED ACCESSORY FLOOR PLAN AND ELEVATIONS

SCOPE OF WORK

- SIDE ADDITION TO MAIN HOUSE PREVIOUSLY APPROVED (C2025-0104)
- DEMOLITION OF EXISTING ACCESSORY STRUCTURE
- PROPOSED NEW ACCESSORY STRUCTURE WITHIN SETBACKS
- PROPOSED POOL AND DECK TO AVOID EXISTING MANGO TREE

PROJECT DATA

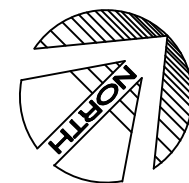
|                              | PROPOSED                                |        | PREVIOUSLY APPROVED |       | EXISTING     |        | REQUIRED    | VARIANCE REQUESTED |
|------------------------------|-----------------------------------------|--------|---------------------|-------|--------------|--------|-------------|--------------------|
| SETBACKS:                    |                                         |        |                     |       |              |        |             |                    |
| FRONT                        | NO CHANGE                               |        | 11'-0"              |       | 15'-8"       |        | 10'         | NONE               |
| LEFT SIDE                    | 5'-0" (TO ACCESSORY ADDITION)           |        | 7'-2"               |       | 7'-2"        |        | 5'          | NONE               |
| RIGHT SIDE                   | 6'-8 1/2" (TO MAIN HOUSE SIDE ADDITION) |        | 1'-8"               |       | 1'-8"        |        | 5'          | NONE               |
| REAR                         | NO CHANGE                               |        | 8'-6 1/2"           |       | 3'-10"       |        | 15'         | NONE               |
| LOT SIZE                     | NO CHANGE                               |        | 4,451 SQ.FT.        |       | 4,451 SQ.FT. |        | 4000 SQ.FT. | NONE               |
| BUILDING COVERAGE            | 1,761 SQ.FT.                            | 39.5%  | 1,671 SQ.FT.        | 37.5% | 1,723 SQ.FT. | 38.71% | 40% MAX     | NONE               |
| ACCESSORY REAR YARD COVERAGE | 338 SQ.FT.                              | 41.42% | 296 SQ.FT.          | 36.2% | 567 SQ.FT.   | 69.5%  | 30% MAX     | NONE               |
| FLOOR AREA                   | 2,400 SQ.FT.                            | .539   | 2,298 SQ.FT.        | .516  | 2,298 SQ.FT. | .516   | 1.0         | NONE               |
| BUILDING HEIGHT (MAIN HOUSE) | 24'-9 1/2"                              |        | 24'-9 1/2"          |       | 23'-9 1/2"   |        | 30' MAX     | NONE               |
| BUILDING HEIGHT (ACCESSORY)  | 14'-1"                                  |        | 13'-7"              |       | N/A          |        |             |                    |
| IMPERVIOUS AREA              | 469 SQ.FT.                              | 10.5%  | 200 SQ.FT.          | 4.4%  | 486 SQ.FT.   | 10.9%  | 60% MAX     | NONE               |
| OPEN SPACE                   | 1,815 SQ.FT.                            | 40.7%  | 2,386 SQ.FT.        | 53.6% | 2,278 SQ.FT. | 51.1%  | 35% MIN     | NONE               |



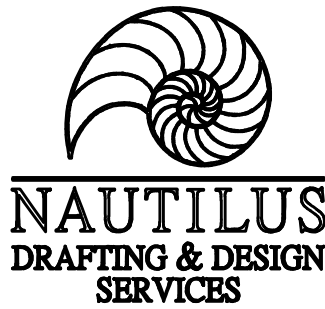
PROPOSED SITE PLAN  
SCALE: 1"=10'-0"



PREVIOUSLY APPROVED SITE PLAN  
SCALE: 1"=10'-0"



EXISTING SITE PLAN  
SCALE: 1"=10'-0"



CONTACT INFO:  
JONATHAN TAVAREZ  
EMAIL:  
NAUTILUSDRAFTING@GMAIL.COM  
CELLPHONE:  
305-906-1530

HARC PLAN

1428 VIRGINIA ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale: AS NOTED

AutoCad File No.

Revisions:

Title:  
EXISTING AND PROPOSED SITE PLAN

Sheet Number:  
**CS-1**  
Date: 4.2.2026



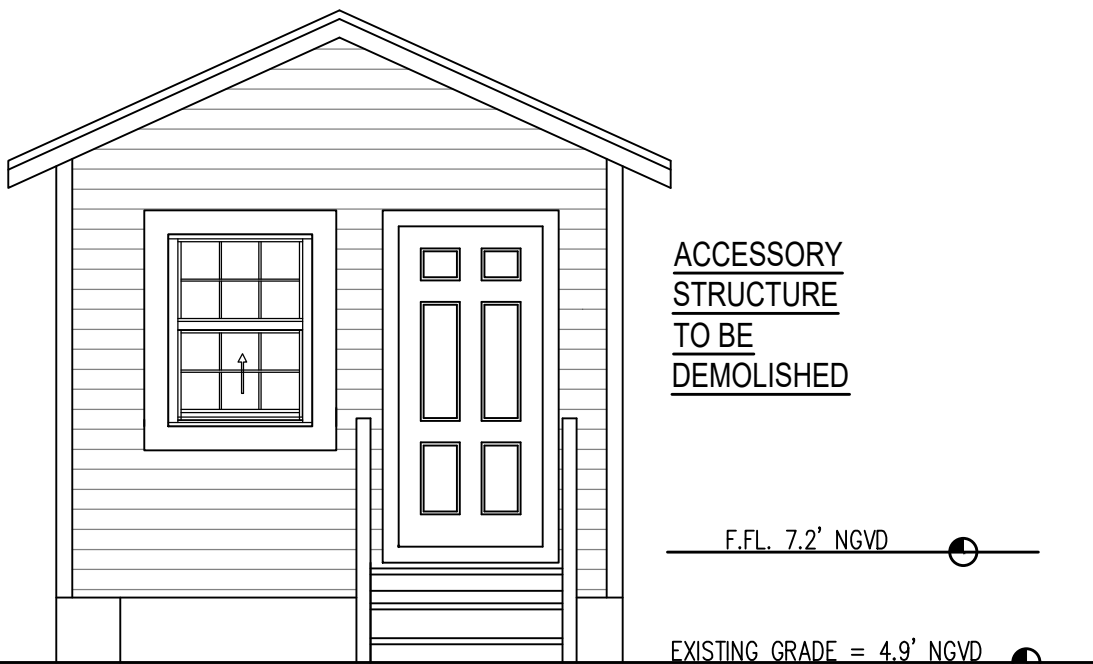
EXISTING ACCESSORY SIDE ELEVATION

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



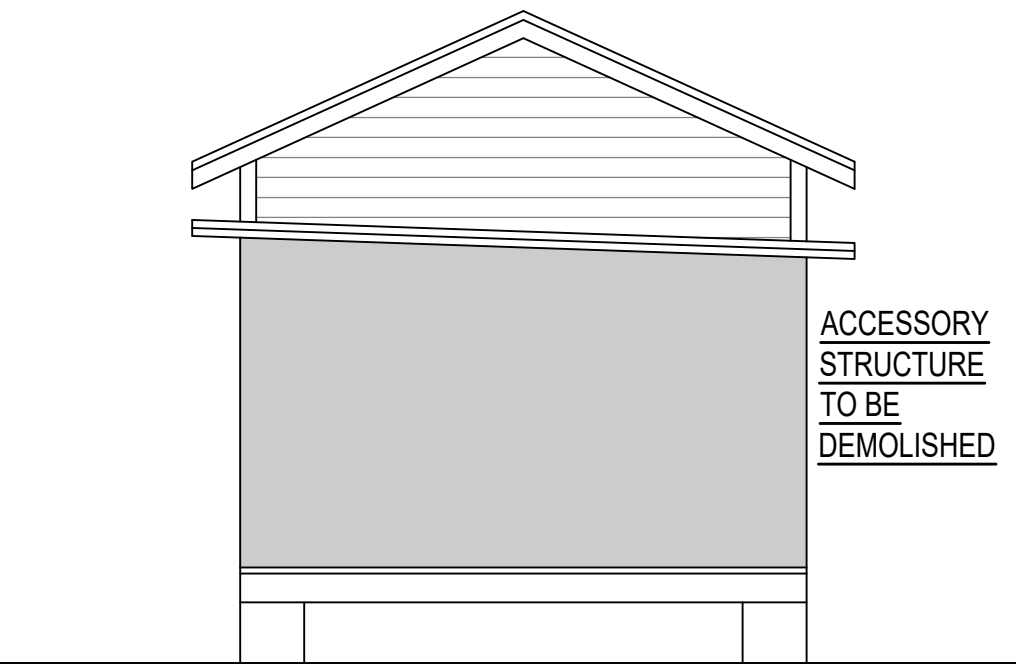
EXISTING ACCESSORY SIDE ELEVATION

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



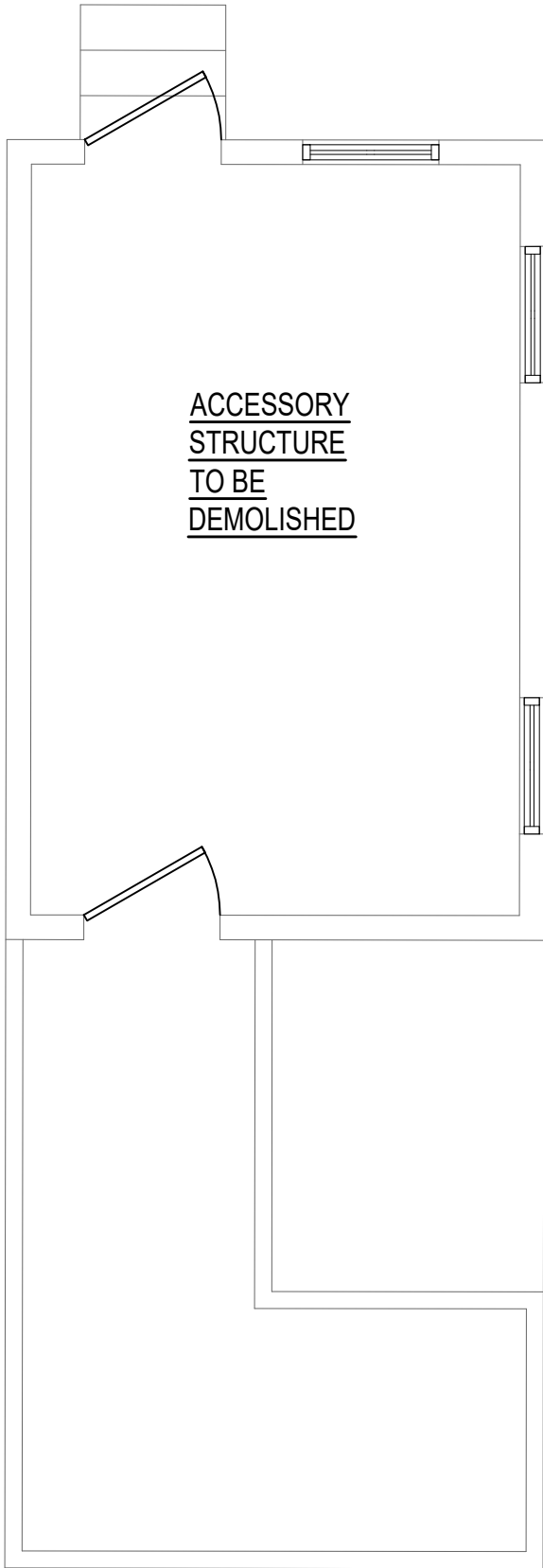
EXISTING ACCESSORY REAR ELEVATION

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



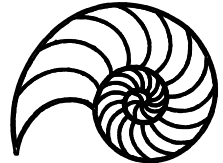
EXISTING ACCESSORY REAR ELEVATION

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



EXISTING ACCESSORY STRUCTURE PLAN

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



NAUTILUS  
DRAFTING & DESIGN  
SERVICES

CONTACT INFO:  
JONATHAN TAVAREZ  
EMAIL:  
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CELLPHONE:  
305-906-1530

HARC PLAN

1428 VIRGINIA ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

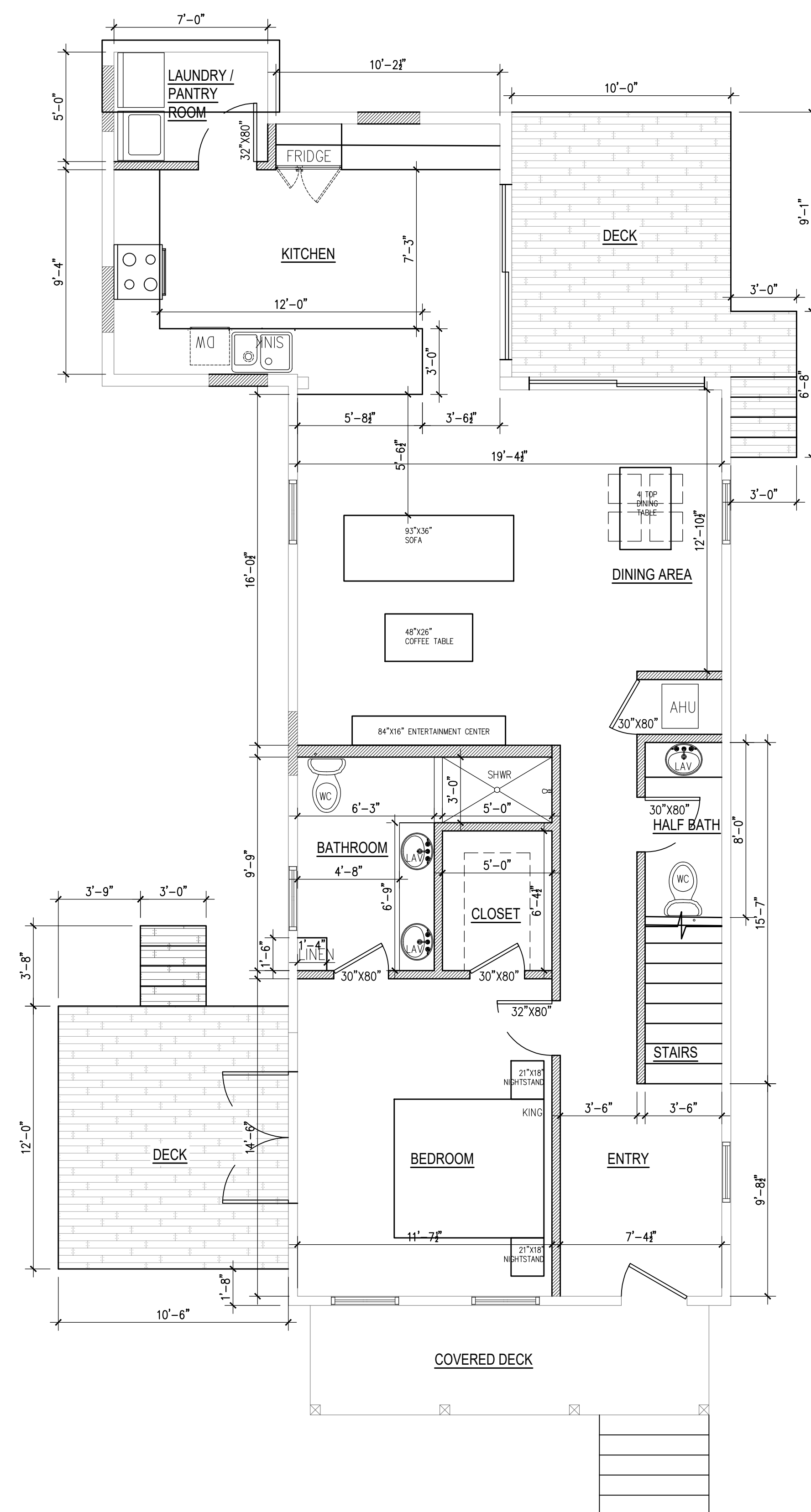
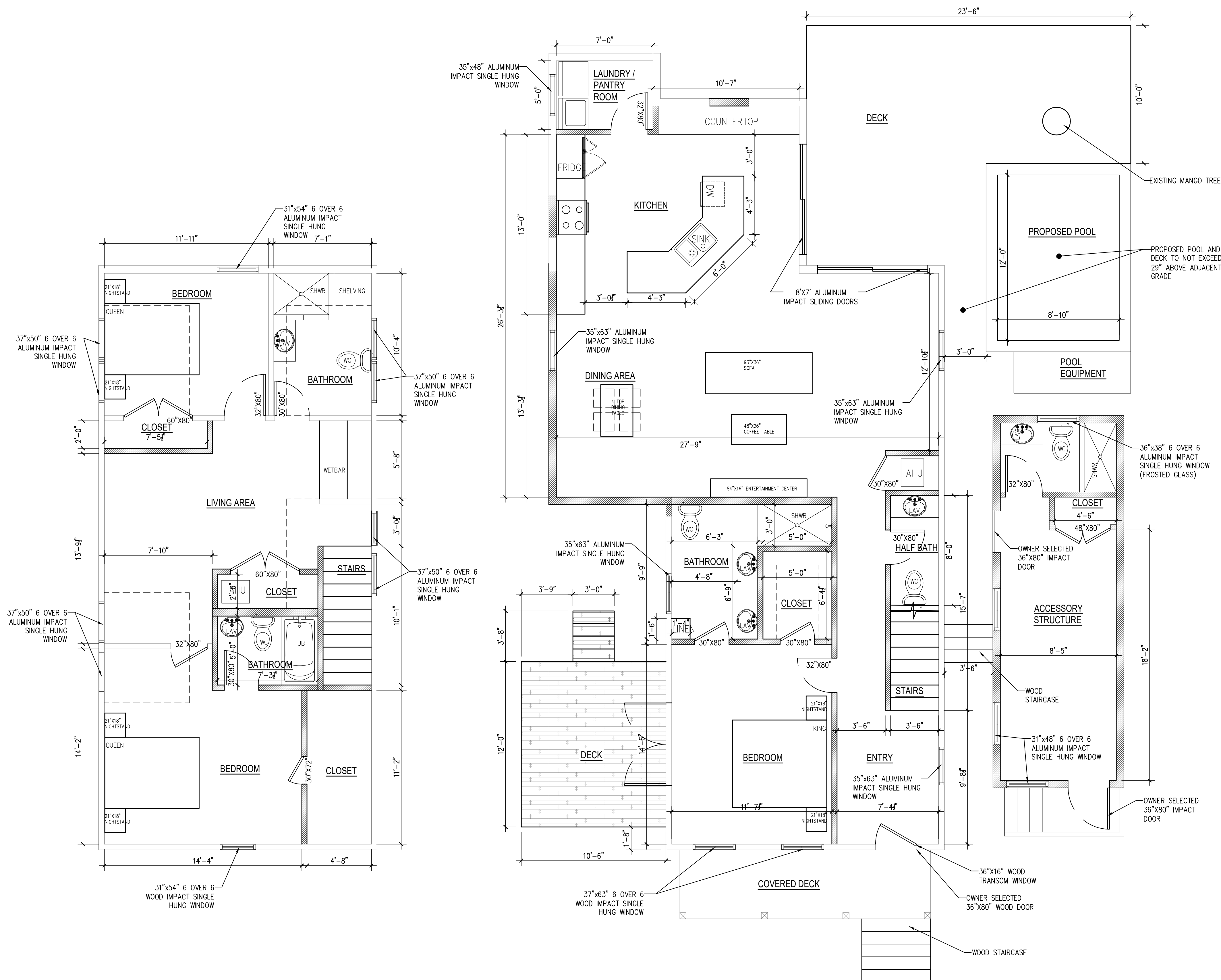
Revisions

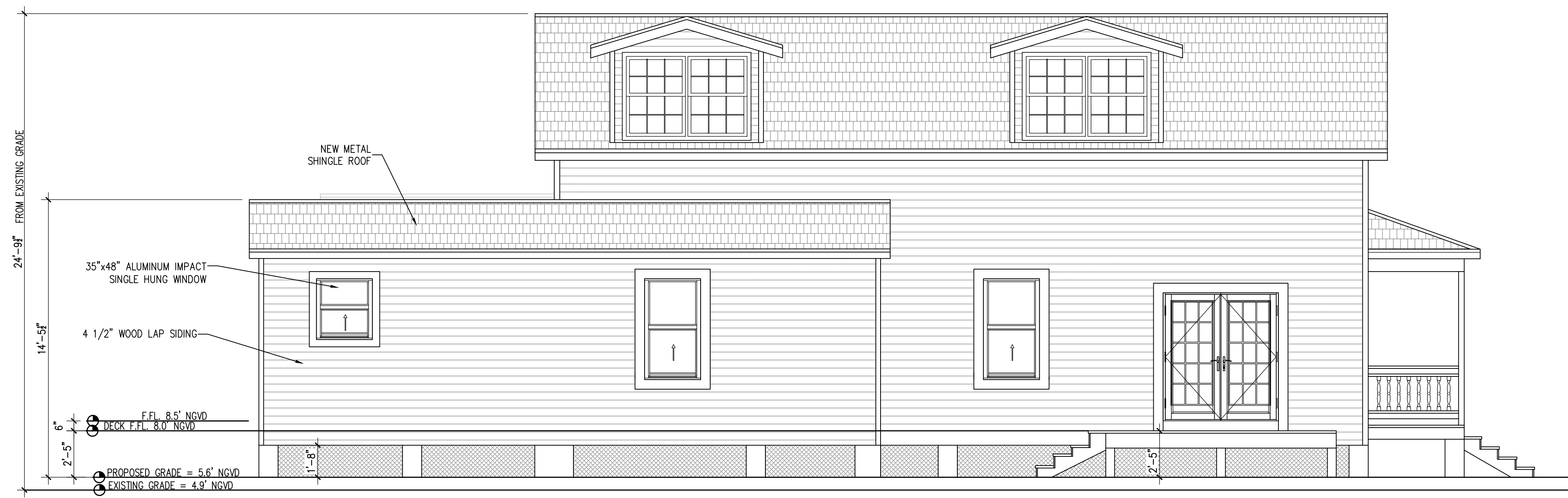
Title: EXISTING  
ACCESSORY  
STRUCTURE  
FLOOR PLAN AND  
ELEVATIONS

Sheet Number:

D-1

Date: 4.2.2026





PROPOSED SIDE ELEVATION

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



PROPOSED SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED FRONT ELEVATION

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



**CONTACT INFO:**  
**JONATHAN TAVAREZ**

**EMAIL:**  
**NAUTILUSDRAFTING@GMAIL.COM**

**CELLPHONE:**  
**305-906-1530**

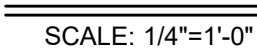
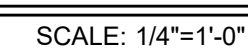
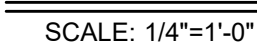
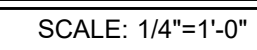
1428 VIRGINIA ST.  
KEY WEST, FLORIDA

AutoCad File No.

Title:

Sheet Number:

Date: 4.2.2026





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305-906-1530

## HARC PLAN

1428 VIRGINIA ST.  
KEY WEST, FLORIDA

Drawn By: JMT

|             |                    |
|-------------|--------------------|
| Project No. | Scale:<br>AS NOTED |
|-------------|--------------------|

AutoCad File No.

— 11 —

Title: PROPOSED  
ACCESSORY  
FLOOR PLAN AND  
ELEVATIONS

Sheet Number:

Sheet Number:  
**A-4**

Date: 4.2.2026



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



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



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



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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. April 28, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ADDITION ON NORTHEAST ELEVATION OF MAIN STRUCTURE. NEW ACCESSORY STRUCTURE FORWARD ON THE LOT. NEW POOL, POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC ACCESSORY STRUCTURE AND SITE FEATURES.**

**#1428 VIRGINIA STREET**

**Applicant –Nautilus Drafting & Design Services Application #C2026-0020**

If you wish to see the application or have any questions, you may visit the Growth Management 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.



Public  
Meeting  
Notice

WARNING  
Security  
Cameras In Use

# 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** 00034260-000000  
**Account#** 1035181  
**Property ID** 1035181  
**Millage Group** 10KW  
**Location** 1428 VIRGINIA St, KEY WEST  
**Address**  
**Legal** KW ISLAND CITY SUB PB1-26 LOT 5 SQR 3 TR 14 H2-287 OR405-975 OR1170-441  
**Description** OR1170-442 OR1487-1873 OR2657-2255 OR2755-807 OR2983-133  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6096  
**Property Class** MULTI-FAMILY DUPLEX (0802)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

GARCIA MIRITA  
 5750 Camino del Sol  
 Apt 201  
 Boca Raton FL 33433

### Valuation

|                            | 2025 Certified Values | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$289,265             | \$290,637             | \$296,253             | \$303,479             |
| + Market Misc Value        | \$1,490               | \$1,135               | \$1,135               | \$1,135               |
| + Market Land Value        | \$696,060             | \$718,543             | \$529,689             | \$456,846             |
| = Just Market Value        | \$986,815             | \$1,010,315           | \$827,077             | \$761,460             |
| = Total Assessed Value     | \$856,934             | \$779,031             | \$708,210             | \$643,827             |
| - School Exempt Value      | \$0                   | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$986,815             | \$1,010,315           | \$827,077             | \$761,460             |

### Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$718,543  | \$290,637      | \$1,135         | \$1,010,315         | \$779,031      | \$0          | \$1,010,315   | \$0                 |
| 2023 | \$529,689  | \$296,253      | \$1,135         | \$827,077           | \$708,210      | \$0          | \$827,077     | \$0                 |
| 2022 | \$456,846  | \$303,479      | \$1,135         | \$761,460           | \$643,827      | \$0          | \$761,460     | \$0                 |
| 2021 | \$364,218  | \$219,944      | \$1,135         | \$585,297           | \$585,297      | \$0          | \$585,297     | \$0                 |
| 2020 | \$379,506  | \$222,999      | \$1,135         | \$603,640           | \$603,640      | \$0          | \$603,640     | \$0                 |
| 2019 | \$375,908  | \$210,780      | \$1,135         | \$587,823           | \$587,823      | \$0          | \$587,823     | \$0                 |
| 2018 | \$334,541  | \$213,835      | \$1,135         | \$549,511           | \$549,511      | \$0          | \$549,511     | \$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 |
|----------------------|-----------------|-------------|----------|-------|
| MULTI RES DRY (080D) | 4,441.00        | Square Foot | 54.3     | 81.8  |

**Buildings**

|                       |                         |                           |                                      |
|-----------------------|-------------------------|---------------------------|--------------------------------------|
| <b>Building ID</b>    | 2731                    | <b>Exterior Walls</b>     | ABOVE AVERAGE WOOD with 24% WD FRAME |
| <b>Style</b>          | 2 STORY ELEV FOUNDATION | <b>Year Built</b>         | 1933                                 |
| <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>    | 2428                    | <b>Roof Type</b>          | GABLE/HIP                            |
| <b>Finished Sq Ft</b> | 1416                    | <b>Roof Coverage</b>      | METAL                                |
| <b>Stories</b>        | 2 Floor                 | <b>Flooring Type</b>      | SFT/HD WD                            |
| <b>Condition</b>      | AVERAGE                 | <b>Heating Type</b>       | NONE with 0% NONE                    |
| <b>Perimeter</b>      | 268                     | <b>Bedrooms</b>           | 4                                    |
| <b>Functional Obs</b> | 0                       | <b>Full Bathrooms</b>     | 3                                    |
| <b>Economic Obs</b>   | 0                       | <b>Half Bathrooms</b>     | 0                                    |
| <b>Depreciation %</b> | 26                      | <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 |
|--------------|----------------|--------------|---------------|-----------|
| OPX          | EXC OPEN PORCH | 108          | 0             | 0         |
| FHS          | FINISH HALF ST | 840          | 0             | 0         |
| FLA          | FLOOR LIV AREA | 1,416        | 1,416         | 0         |
| OPU          | OP PR UNFIN LL | 48           | 0             | 0         |
| OUU          | OP PR UNFIN UL | 16           | 0             | 0         |
| <b>TOTAL</b> |                | <b>2,428</b> | <b>1,416</b>  | <b>0</b>  |

**Yard Items**

| Description   | Year Built | Roll Year | Size  | Quantity | Units  | Grade |
|---------------|------------|-----------|-------|----------|--------|-------|
| FENCES        | 1989       | 1990      | 0 x 0 | 1        | 296 SF | 2     |
| WALL AIR COND | 1989       | 1990      | 0 x 0 | 1        | 3 UT   | 1     |

**Sales**

| Sale Date | Sale Price | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 10/1/2025 | \$750,000  | Warranty Deed   | 2517397           | 3347      | 1419      | 98 - Unqualified   | Improved           |         |         |
| 8/16/2019 | \$100      | Quit Claim Deed | 2235154           | 2983      | 0133      | 11 - Unqualified   | Improved           |         |         |
| 8/16/2019 | \$100      | Quit Claim Deed | 2235154           | 2983      | 133       | 14 - Unqualified   | Improved           |         |         |
| 9/21/2013 | \$0        | Quit Claim Deed |                   | 2755      | 807       | 11 - Unqualified   | Improved           |         |         |
| 9/21/2013 | \$0        | Quit Claim Deed |                   | 2657      | 2255      | 11 - Unqualified   | Improved           |         |         |
| 1/14/1992 | \$0        | Quit Claim Deed | 2231191           | 2978      | 516       | 11 - Unqualified   | Improved           |         |         |

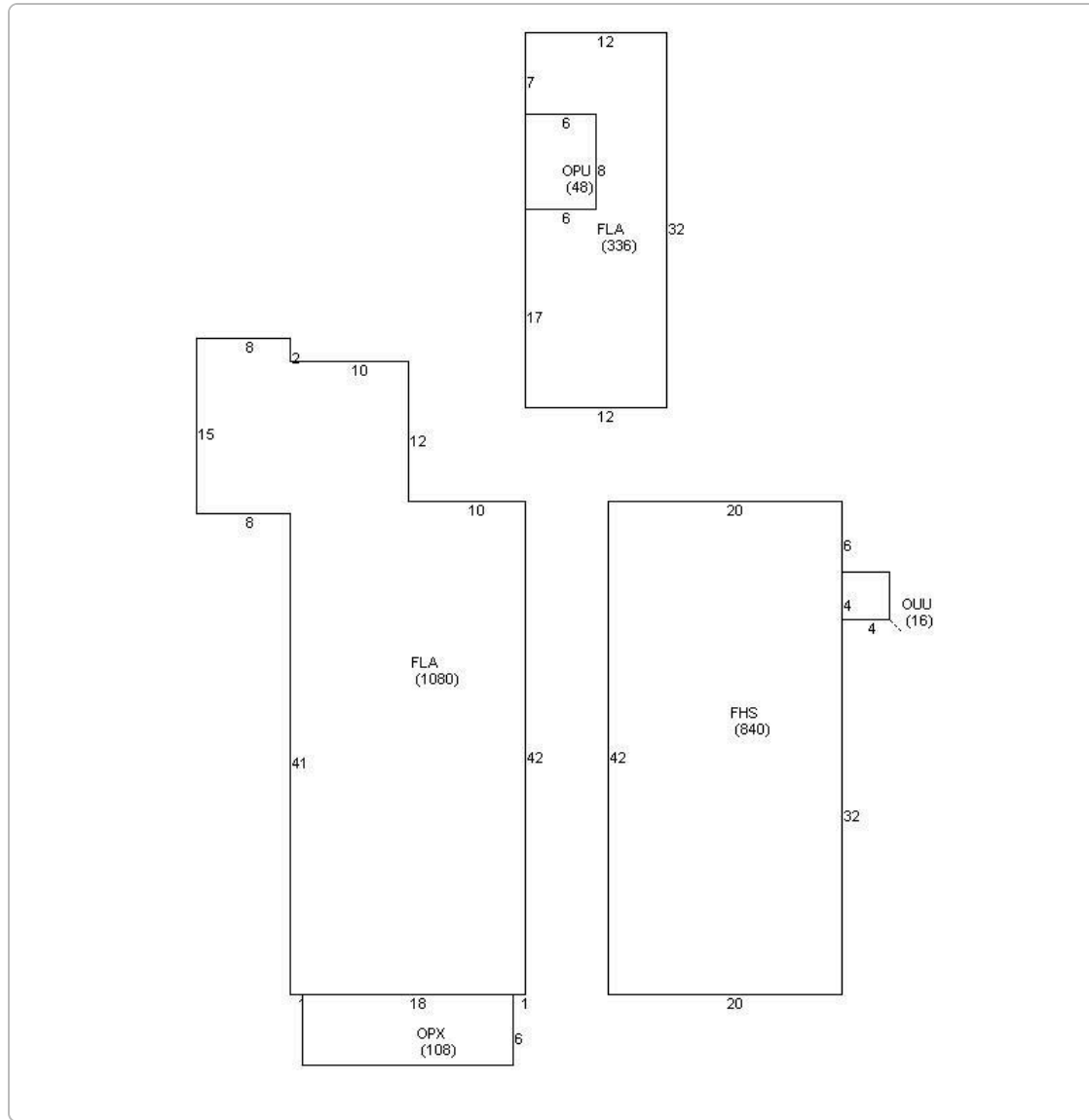
**Permits**

| Number  | Date Issued | Status    | Amount  | Permit Type | Notes                                                                                                                      |
|---------|-------------|-----------|---------|-------------|----------------------------------------------------------------------------------------------------------------------------|
| 13-1203 | 03/27/2013  | Completed | \$3,800 | Residential | REMOVE & REPLACE EXTERIOR STAIRS AS PER DRAWINGS, REPLACE APPROX 200 LF +/- AND FRAMING, ADD 2 x 8 BLOCKS TO SECURE STAIRS |
| 13-1028 | 03/18/2013  | Completed | \$50    |             | DEMO KITCHEN SINK, ALL CABINETS & COUNTER TO SEAL ALL PLUMBING & ELECTRIC OUTLETS IN ACCESSORY UNIT                        |
| 04-1562 | 05/14/2004  | Completed | \$2,000 |             | SEWER LATERAL                                                                                                              |
| 04-0689 | 03/25/2004  | Completed | \$500   |             | ELECTRICAL                                                                                                                 |
| 9600720 | 02/05/1996  | Completed | \$5,500 | Residential | NEW STRUCTURES                                                                                                             |

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



## Photos



2025 TRIM Notice (PDF)

Contact Us

Developed by  
 **SCHNEIDER**  
GEOSPATIAL