



**Historic Architectural Review Commission
Staff Report for Item 6**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: June 27, 2017

Applicant: Artibus Design

Application Number: H17-03-0015

Address: #1107 Southard Street

Description of Work:

Demolition of one-story addition. Demolition of cistern.

Site Facts:

The two-story structure at 1107 Southard Street is listed as a contributing resource in the survey. It was originally a one-story structure, constructed c. 1892, but between 1899 and 1912, the second story was expanded to create a two-story structure. At some point, the second floor was expanded towards the rear. The house currently has a one-story addition in the rear that is in very poor condition. It is unclear if that addition appears on the 1962 Sanborn map, as the footprints between the current floorplans and the Sanborn maps do not line up.

This property received a variance from Planning Board in April 2017.

Ordinances Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a historic cistern, that first appears on the 1912 Sanborn map. The cistern still has some old pump equipment. The applicant first wanted to convert the cistern into a pool, but the Fire Department has requested its removal. There is barely three feet from the cistern to the house, and in general, there is very little access to this property. The cistern is being demolished for life safety issues.

Even though the structure is historic, it is being removed for life safety issues. Therefore, staff does not feel that it meets any of the criteria listed in Sec. 102-218, and therefore can be considered for demolition:

- (1) The cistern does not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The cistern is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The cistern has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;
- (4) The cistern to be demolished is not the site of a historic event with a significant effect upon society;
- (5) The cistern does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The cistern does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The cistern is not related to a square, park, or other distinctive area.
- (8) The cistern 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; and
- (9) The cistern has not yielded, and is not likely to yield, information important in history.

Since this element is historic, two readings are required for demolition.

Staff believes the rear one-story addition and the patio roof, which the current configuration does not match the 1962 Sanborn map, is not historic and meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will not affect the front building façade.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. Only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

Harc meeting

259840591-OK



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <i>17-003-00015</i>		BUILDING PERMIT NUMBER <i>X</i>		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:	1107 SOUTHARD STREET		# OF UNITS 1
RE # OR ALTERNATE KEY:	00007140-000000		
NAME ON DEED:	EDGAR G. BRASWELL, IV	PHONE NUMBER 305.797.7248	
OWNER'S MAILING ADDRESS:	715 FIRST STREET	EMAIL RACHEL@CONCRETEBELLA.COM	
	KEY WEST, FL 33040		
CONTRACTOR COMPANY NAME:	BELLA CONSTRUCTION OF KEY WEST, INC.	PHONE NUMBER 305.292.9888	
CONTRACTOR'S CONTACT PERSON:	RACHEL BASHORE	EMAIL RACHEL@CONCRETEBELLA.COM	
ARCHITECT / ENGINEER'S NAME:	ARTIBUS DESIGN, SERGE MASHTAKOV	PHONE NUMBER 305.304.3512	
ARCHITECT / ENGINEER'S ADDRESS:	3706 N. ROOSEVELT BLVD., SUITE I-208	EMAIL SERGE@ARTIBUSDESIGN.COM	
	KEY WEST, FL 33040		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES ___ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE: ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW REMODEL
 ___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE ___
 ___ DEMOLITION ___ SITE WORK ___ INTERIOR EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,
one story addition, pavers at front per plan. rebuilt patio roof per plan. Demo + rebuild deteriorated
 FOR HARC REVIEW ONLY *new 4/c units per plan, new wood deck per plan, stands*
replace wooden windows + doors per plan, replace brick porch
facade with wood per plan, restore + replace wood siding, ext. paint

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT;	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

Oper: KEYWAC Type: BP Drawer 1
 Date: 5/02/17 55 Receipt no: 18460
 2017 300015
 Trans number: 1.00 \$100.00
 CA CHECK 651 3104710
 Trans date: 5/02/17 Time: 11:51:42

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
WINDOWS & DOORS	WOOD	WOOD
FRONT PORCH FACADE	BLOCK	WOOD
FRONT PORCH FLOORING	TILE	TBD-OPEN FOR DISCUSSION

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION	
___ TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

THE EXISTING REAR ADDITION IS IRREVOCABLY COMPROMISED BY EXTREME DETERIORATION, AND IS ALSO ENCROACHING ONTO 1111 SOUTHARD ST. WE PROPOSE TO REBUILD ONE STORY ADDITION AS PER PLAN.

OR THAT THE BUILDING OR STRUCTURE;

- (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.

- (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 a 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.

(i) Has not yielded, and is not likely to yield, information important in history.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 12, 4.28.17
 No Reason _____

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.

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

AND

(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.

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

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 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 there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

Edgar H. Braswell IV
 PROPERTY OWNER'S SIGNATURE:

Edgar H. Braswell IV
 DATE AND PRINT NAME: 5.2.17

OFFICE USE ONLY

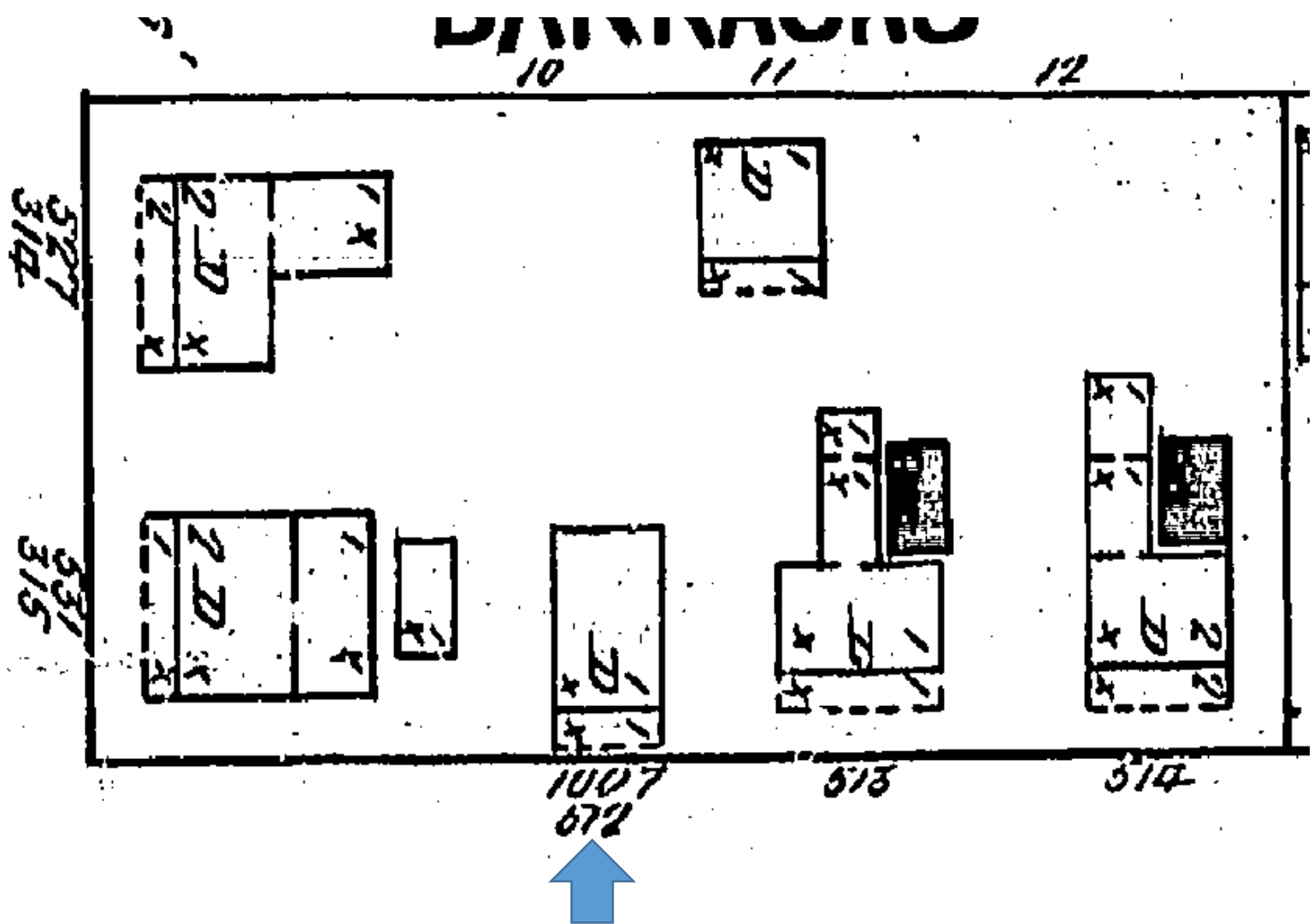
BUILDING DESCRIPTION:

Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____
 Not listed Year built _____ Comments _____

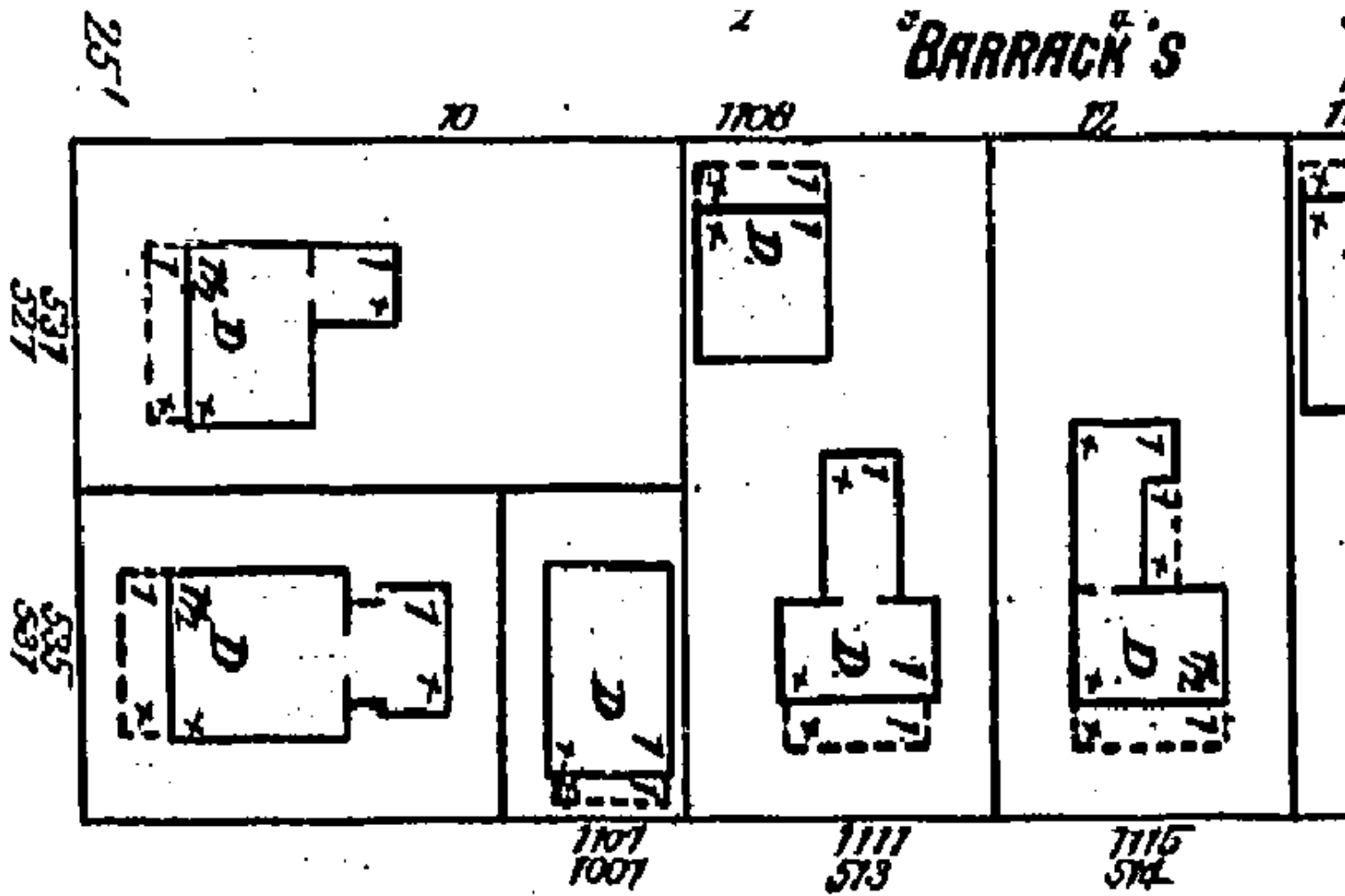
Reviewed by Staff on _____
 Notice of hearing posted _____
 First reading meeting date _____
 Second Reading meeting date _____
TWO YEAR EXPIRATION DATE _____

Staff Comments

SANBORN MAPS



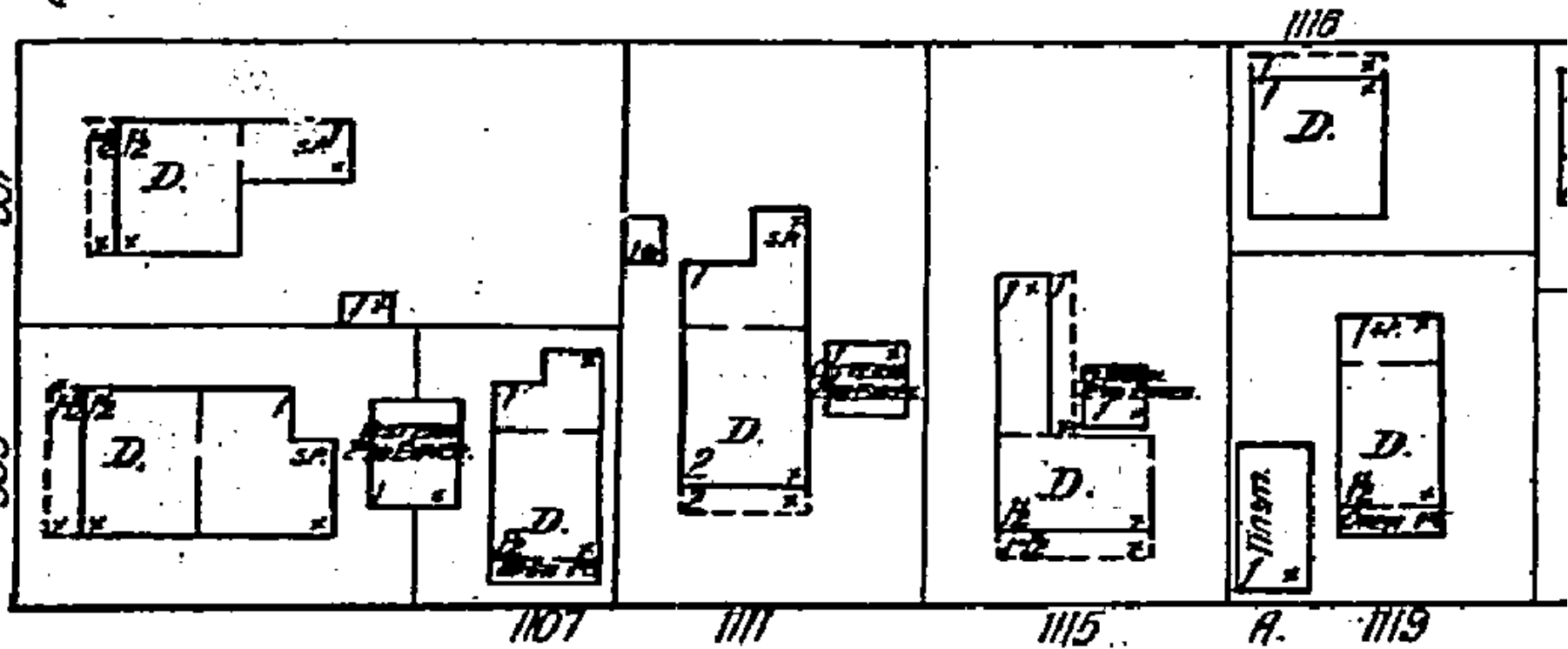
1892 Sanborn Map



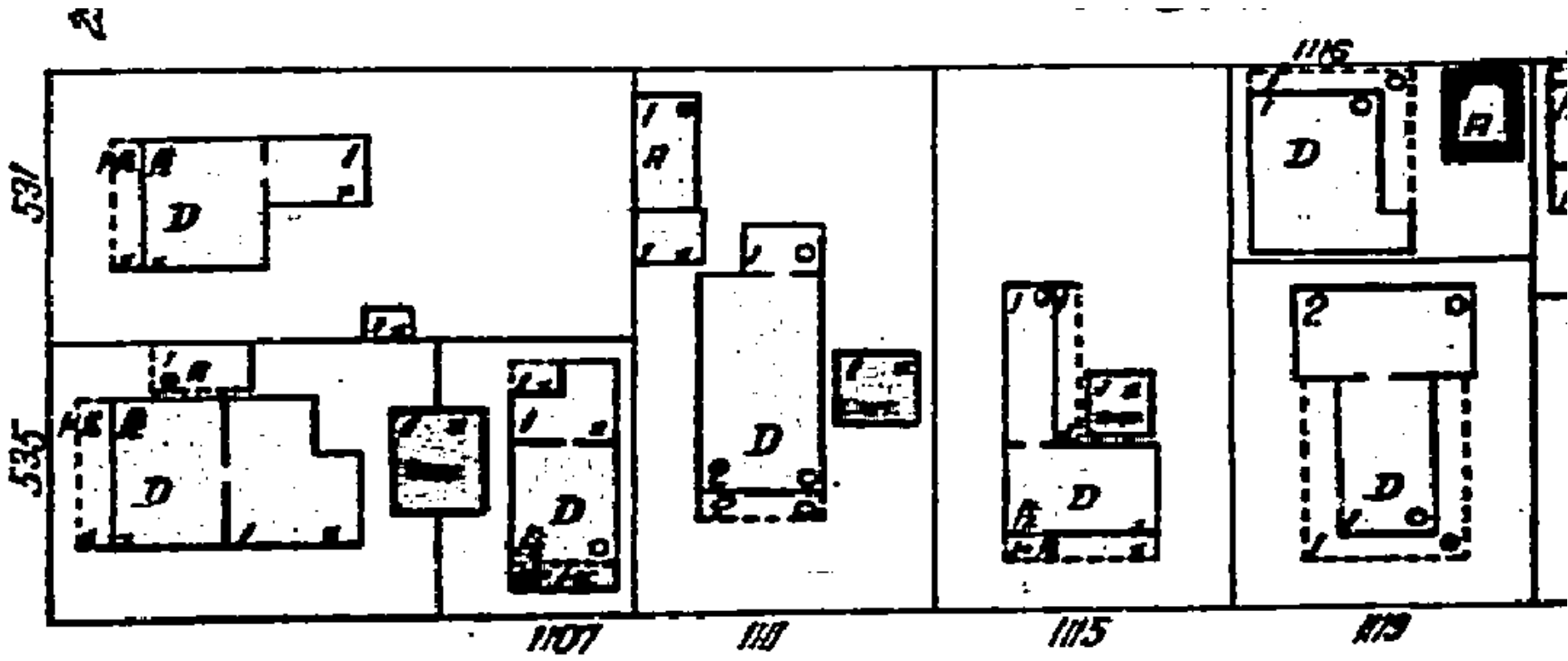
1899 Sanborn Map

25
531
535

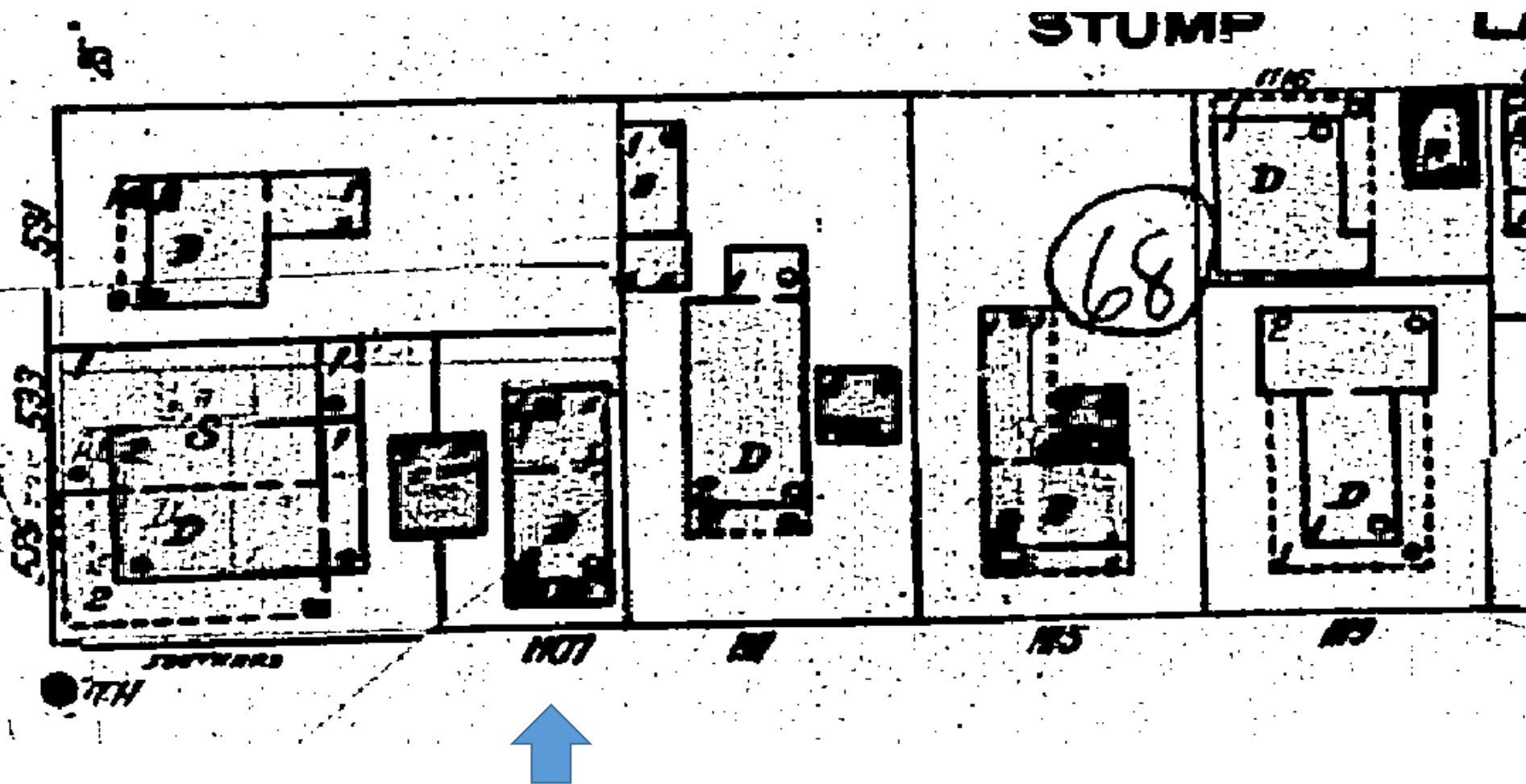
STUMP LANE (BAR



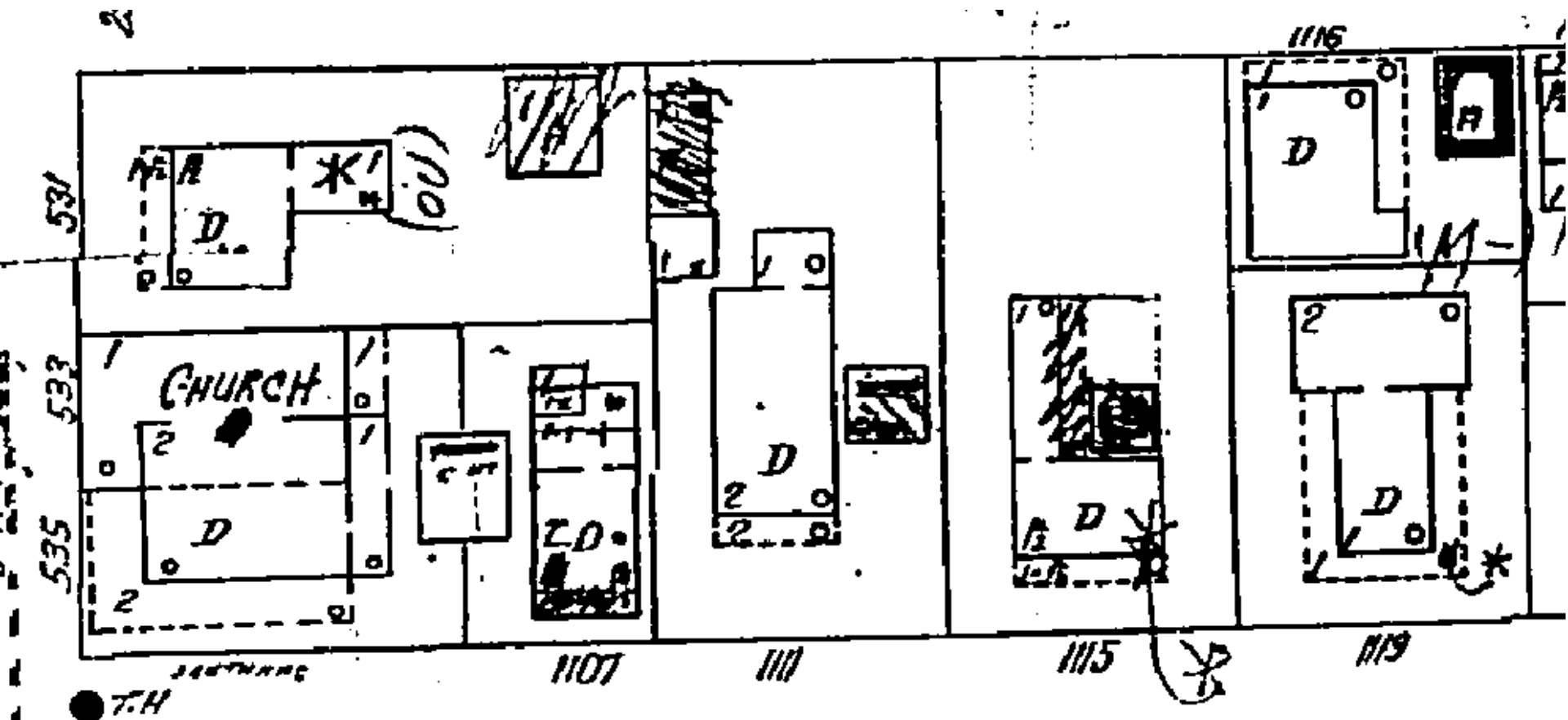
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.









EXISTING CONDITIONS

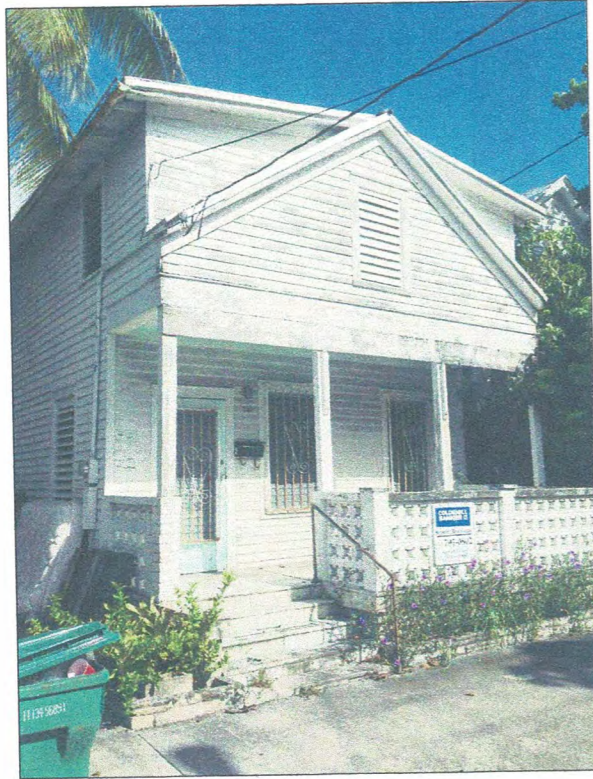


FIGURE 1
FRONT STREET VIEW OF HOUSE



FIGURE 2
LEFT VIEW OF HOUSE



FIGURE 3
RIGHT VIEW OF HOUSE



FIGURE 4
REAR VIEW OF DAMAGED ADDITION

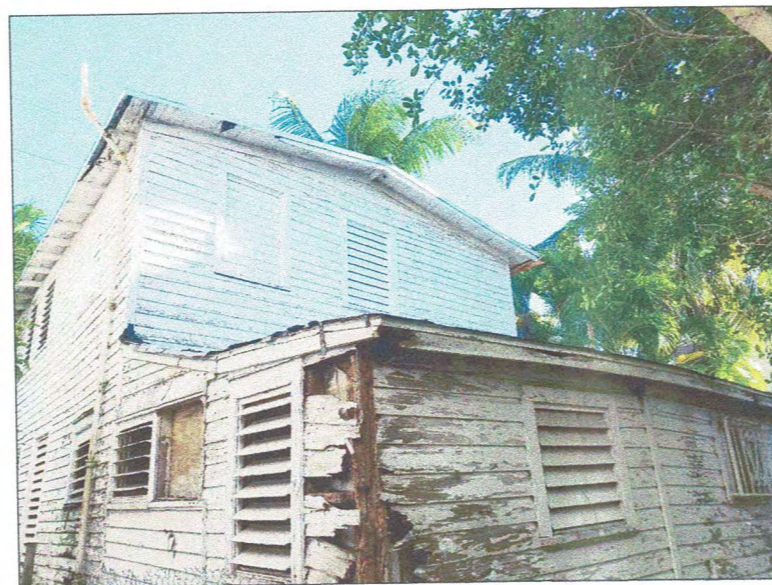


FIGURE 5
REAR VIEW OF HOUSE

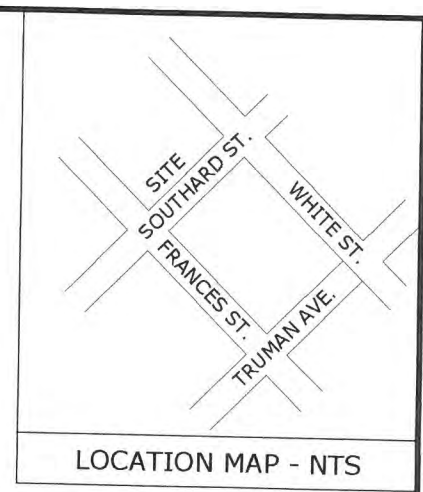


FIGURE 6
VIEW OF PORCH ROOF

SURVEY

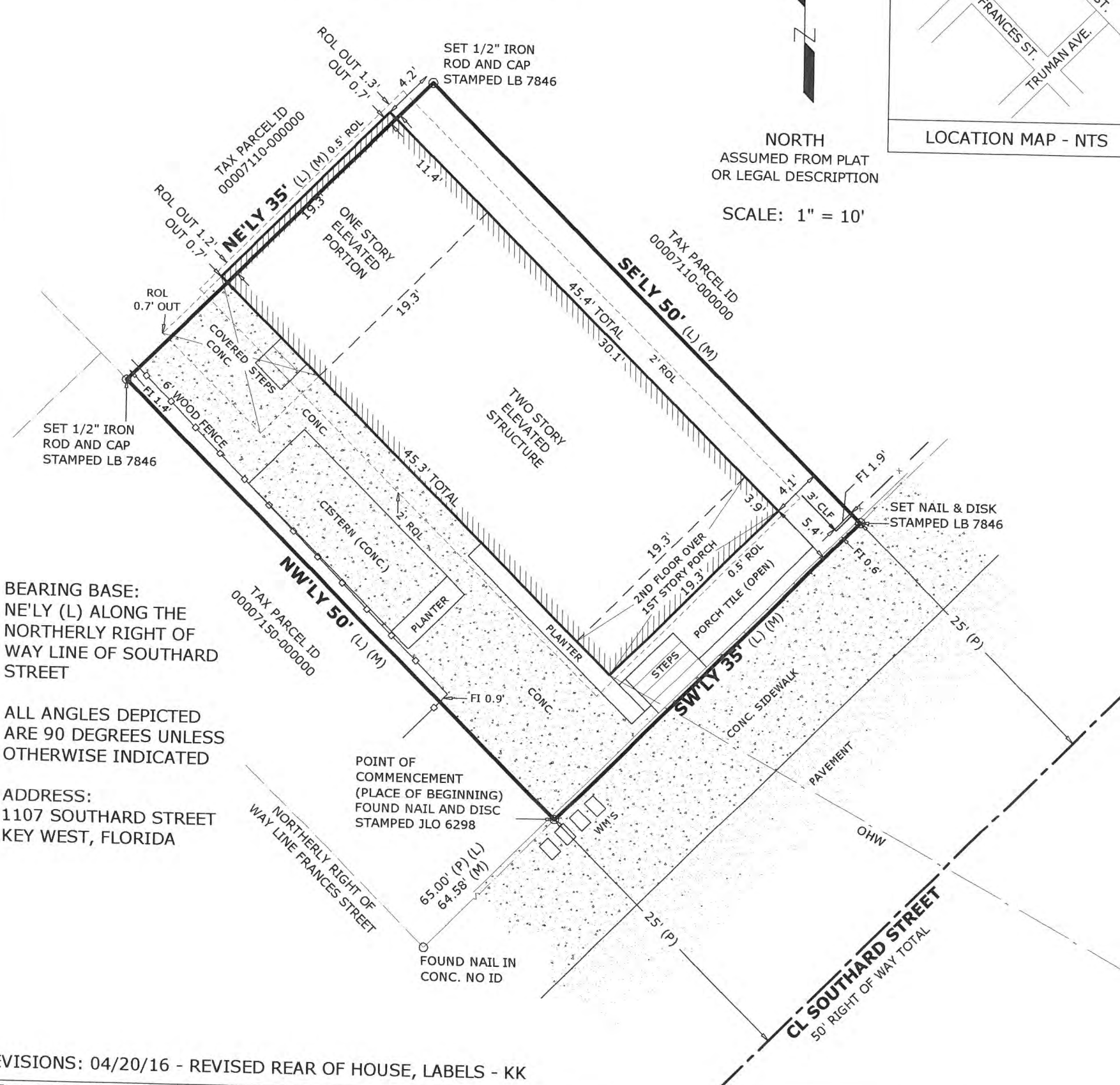
MAP OF BOUNDARY SURVEY

A PORTION OF LOT 4, SQUARE 44
W.A. WHITEHEAD'S MAP
DEED BOOK "K", PAGES 68 AND 69
MONROE COUNTY, FLORIDA



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 10'



BEARING BASE:
NE'LY (L) ALONG THE
NORTHERLY RIGHT OF
WAY LINE OF SOUTHARD
STREET

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1107 SOUTHARD STREET
KEY WEST, FLORIDA

POINT OF COMMENCEMENT
(PLACE OF BEGINNING)
FOUND NAIL AND DISC
STAMPED JLO 6298

REVISIONS: 04/20/16 - REVISED REAR OF HOUSE, LABELS - KK

LEGAL DESCRIPTION:

In the City of Key West being in Lot 4, according to a subdivision of said Lot 4 in Square 44, of W. A. Whitehead's map, delineated in February, A. D., 1829, made by Geo. W. Watson, and recorded in Deed Book "K", Pages 68 and 69 of the Public Records of Monroe County, Florida, and particularly described as follows:

Commencing at a point 65 feet distant from the N.E. corner of Francis and Southard Streets, and running thence in a NW'y direction 50 feet; thence in a NE'y direction 35 feet; thence in a SE'y direction 50 feet to Southard Street; thence in a SW'y direction along Southard Street 35 feet to the place of beginning.

CERTIFIED TO:
EDWARD G. BRASWELL IV

NOTE: 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.


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. THIS SURVEY DOES NOT PURPORT TO SHOW THE OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BLOW OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
C&G = 2" CONCRETE CURB & GUTTER	HB = HOSE BIB	R = RADIUS
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CBRW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	R/W = RIGHT OF WAY
CI = CURB INLET	LE = LOWER ENCLOSURE	SCO = SANITARY CLEAN-OUT
CL = CENTERLINE	LP = LIGHT POLE	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	LS = LANDSCAPING	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	M = MEASURED	SV = SEWER VALVE
CONC = CONCRETE	MB = MAILBOX	TB = TELEPHONE BOX
C/S = CONCRETE SLAB	MHWL = MEAN HIGH WATER LINE	TBM = TIDAL BENCHMARK
CVRD = COVERED	MTLF = METAL FENCE	TMH = TELEPHONE MANHOLE
D = DEED	NAVD = NORTH AMERICAN	TOB = TOP OF BANK
DELTA = DELTA ANGLE	VD = VERTICAL DATUM (1988)	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	VD = VERTICAL DATUM (1929)	TS = TRAFFIC SIGN
DMH = DRAINAGE MANHOLE	NTS = NOT TO SCALE	TYP = TYPICAL
EB = ELECTRIC BOX	OHW = OVERHEAD WIRES	UEASE = UTILITY EASEMENT
EL = ELEVATION	P = PLAT	UPC = CONCRETE UTILITY POLE
ELEV = ELEVATED	P&M = PLAT & MEASURED	UPM = METAL UTILITY POLE
EM = ELECTRIC METER	PC = POINT OF CURVE	UPW = WOOD UTILITY POLE
ENCL = ENCLOSURE	PCC = POINT OF COMPOUND CURVE	VB = VIDEO BOX
FFE = FINISHED FLOOR ELEVATION	PCP = PERMANENT CONTROL POINT	WD = WOOD DECK
FH = FIRE HYDRANT	PI = POINT OF INTERSECTION	WDF = WOOD FENCE
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WL = WOOD LANDING
FND = FOUND	PM = PARKING METER	WM = WATER METER
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WRACK = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE	POC = POINT OF COMMENCEMENT	WV = WATER VALVE
GB = GRADE BREAK		

SCALE:	1" = 10'
FIELD WORK DATE	04/07/16
REVISION DATE	04/20/16
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	16040502

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 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

PROPOSED DESIGN

CONSTRUCTION PLANS FOR 1107 SOUTHARD ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1107 SOUTHARD ST
KEY WEST, FL 33040

OWNER:
EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL. 33040

NOTE: NOT FOR CONSTRUCTION
FOR HARC AND PLANNING
APPROVAL ONLY

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

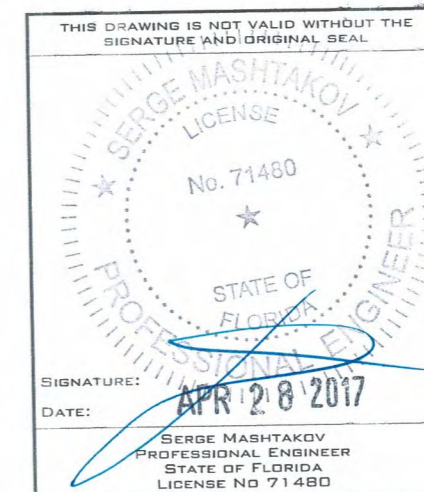
CLIENT: EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

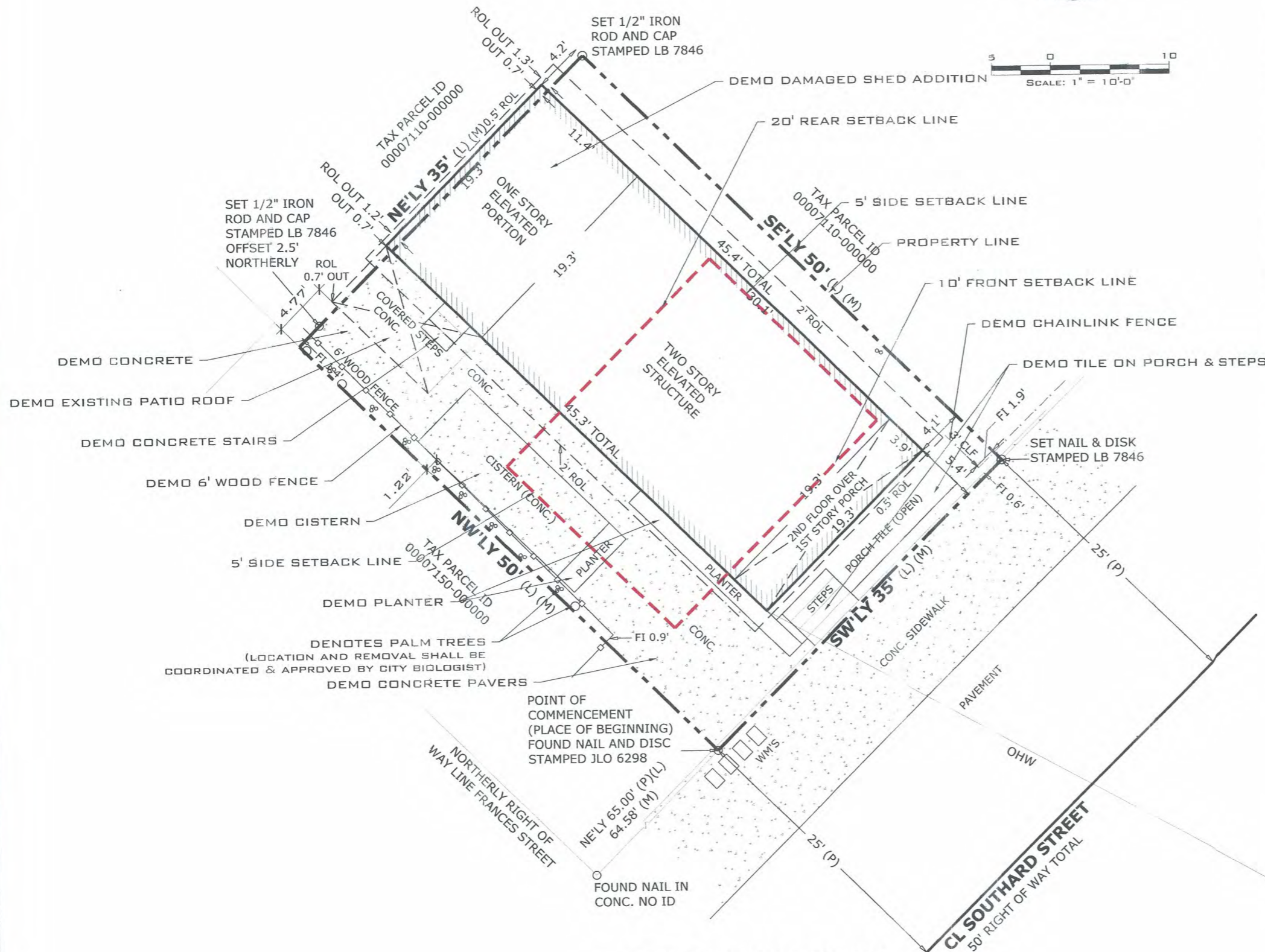
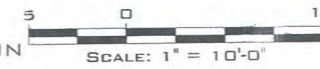
PROJECT: 1107 SOUTHARD ST

SITE: 1107 SOUTHARD ST
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	G-100	1	





EXISTING & DEMO SITE PLAN

SCALE: 1" = 10'-0"

SITE DATA:

TOTAL SITE AREA:	±1,750.00 SQ.FT
LAND USE:	HHDR
FLOOD ZONE:	AE6
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	60% (1,050.00 SQ.FT)
EXISTING	89.86% (±1,572.59 SQ.FT.)
PROPOSED	79.88% (±1,397.85 SQ.FT.)
	IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED	50% (875.00 SQ.FT)
EXISTING	67.22% (±1,176.41 SQ.FT.)
PROPOSED	67.22% (±1,176.41 SQ.FT.)
	NO CHANGE

OPEN SPACE MINIMUM:

REQUIRED	35% (612.50 SQ.FT)
EXISTING	10.14% (±177.41 SQ.FT.)
PROPOSED	08.68% (±151.93 SQ.FT.)
	PER APPROVED VARIANCE

SETBACKS

FRONT:	
REQUIRED	10 FT
EXISTING	±4'-10" (ROOF OVERHANG)
PROPOSED	±4'-10" (ROOF OVERHANG)
	NO CHANGE
SIDE:	
REQUIRED	5 FT
EXISTING	±4'-9" (PORCH ROOF OVERHANG)
PROPOSED	±4'-9" (PORCH ROOF OVERHANG)
	NO CHANGE
SIDE:	
REQUIRED	5 FT
EXISTING	±2'-2" (ROOF OVERHANG)
PROPOSED	±2'-2" (ROOF OVERHANG)
	NO CHANGE
REAR:	
REQUIRED	20 FT
EXISTING	-1'-4" (BUILDING OVER LINE)
PROPOSED	0'-0" (BUILDING ON LINE)
	IMPROVEMENT

MAXIMUM HEIGHT:

EXISTING	±20'-7"
PROPOSED	±20'-7"
	NO CHANGE

REV.	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
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 CA # 30835

CLIENT: EDGAR BRASWELL
 1107 SOUTHWARD ST
 KEY WEST, FL 33040

PROJECT: 1107 SOUTHWARD ST

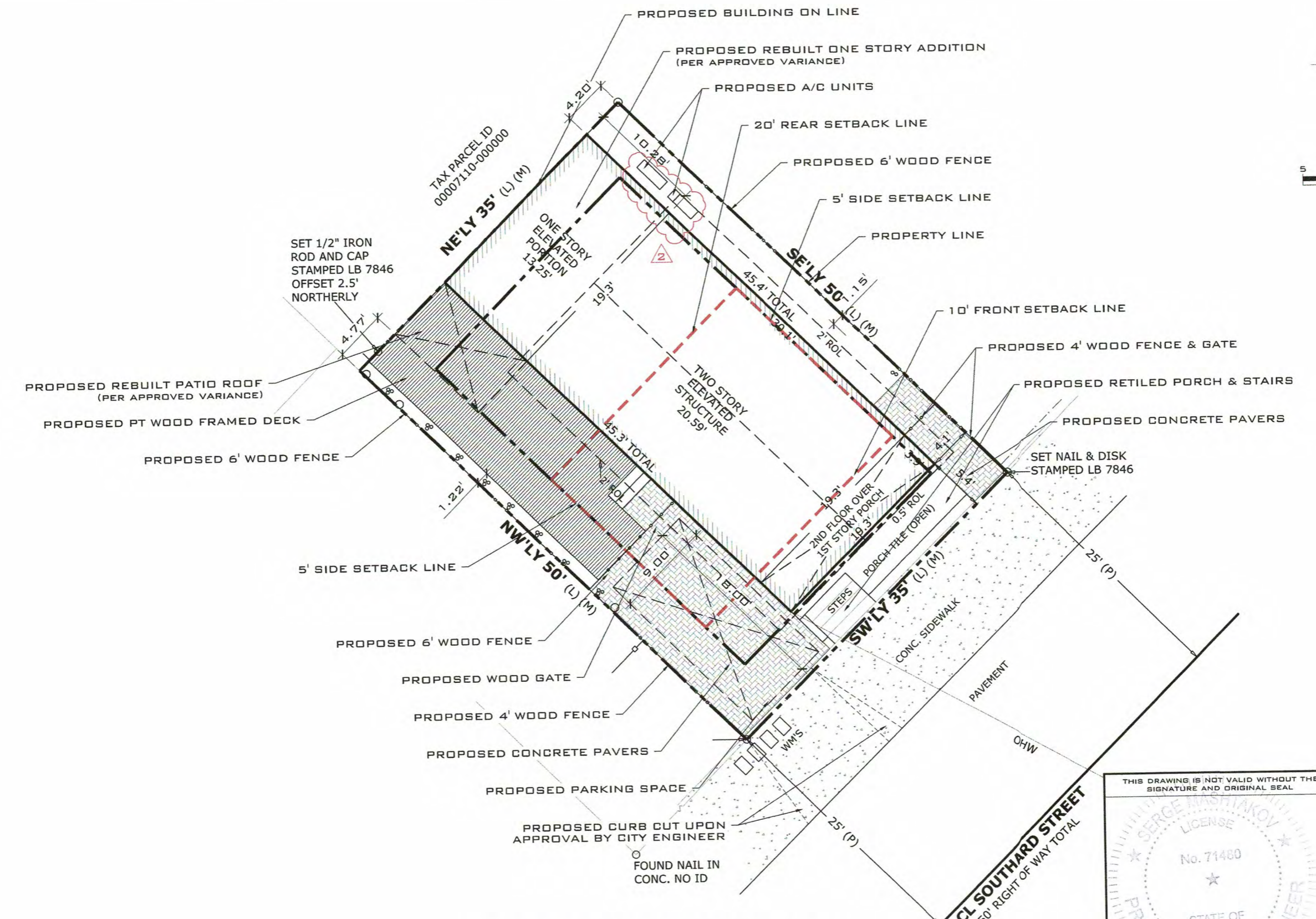
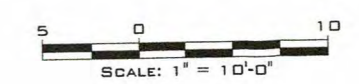
SITE: 1107 SOUTHWARD ST
 KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	C-101	1	

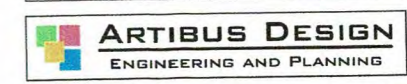
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: APR 28 2017
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



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

2	SITE REVISION	BB	06/14/17
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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3706 N. ROOSEVELT BLVD
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CA # 30835

CLIENT: EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT: 1107 SOUTHARD ST

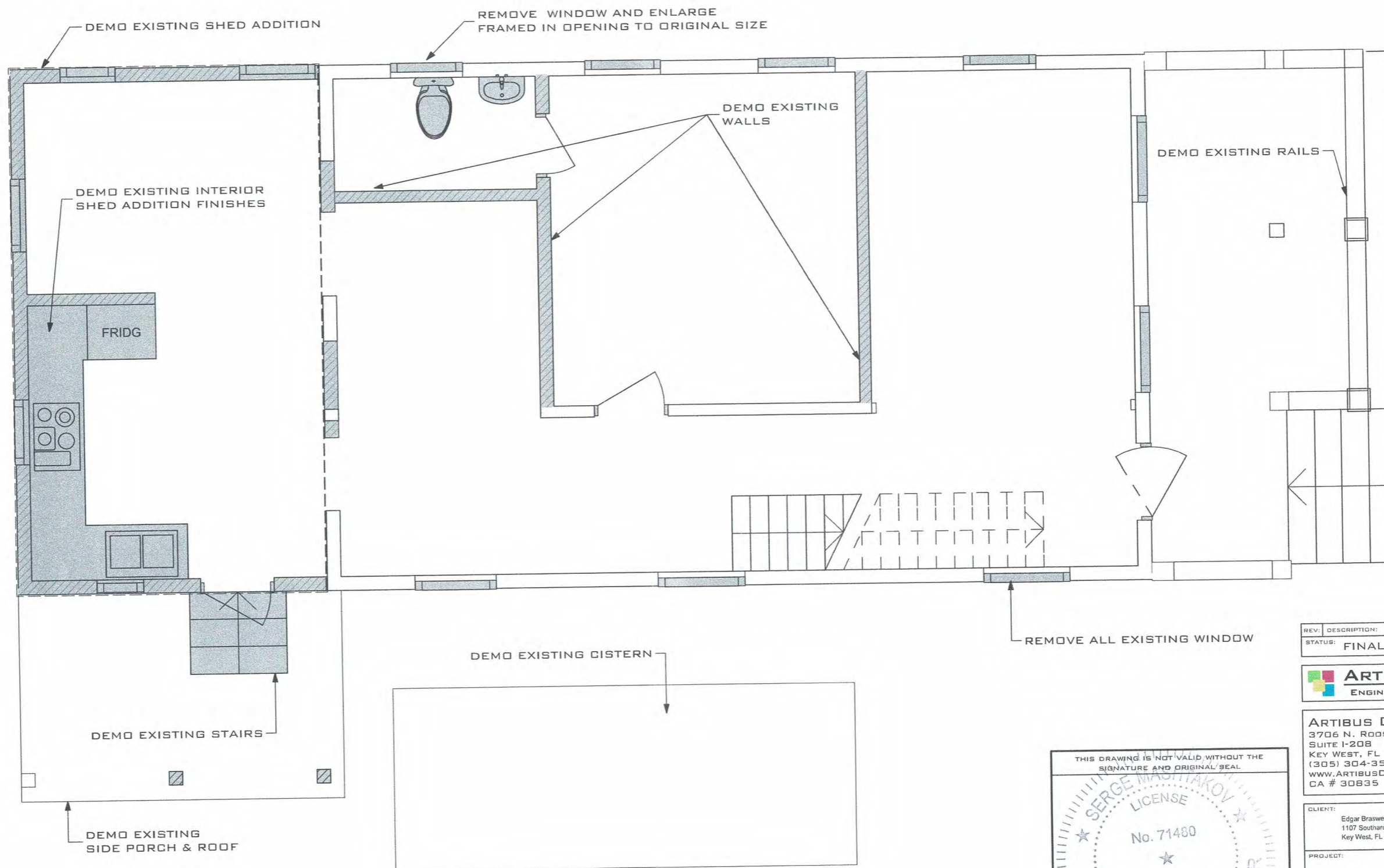
SITE: 1107 SOUTHARD ST
KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/28/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	C-102	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE: *[Signature]*
DATE: JUN 14 2017
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING AND DEMO GROUND FLOOR PLAN
 SCALE: 1/4" = 1'

REV.	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE I-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT:
 Edgar Braswell
 1107 Southard St
 Key West, FL 33040

PROJECT:
1107 SOUTHARD ST

SITE:
 1107 SOUTHARD ST
 KEY WEST, FL 33040

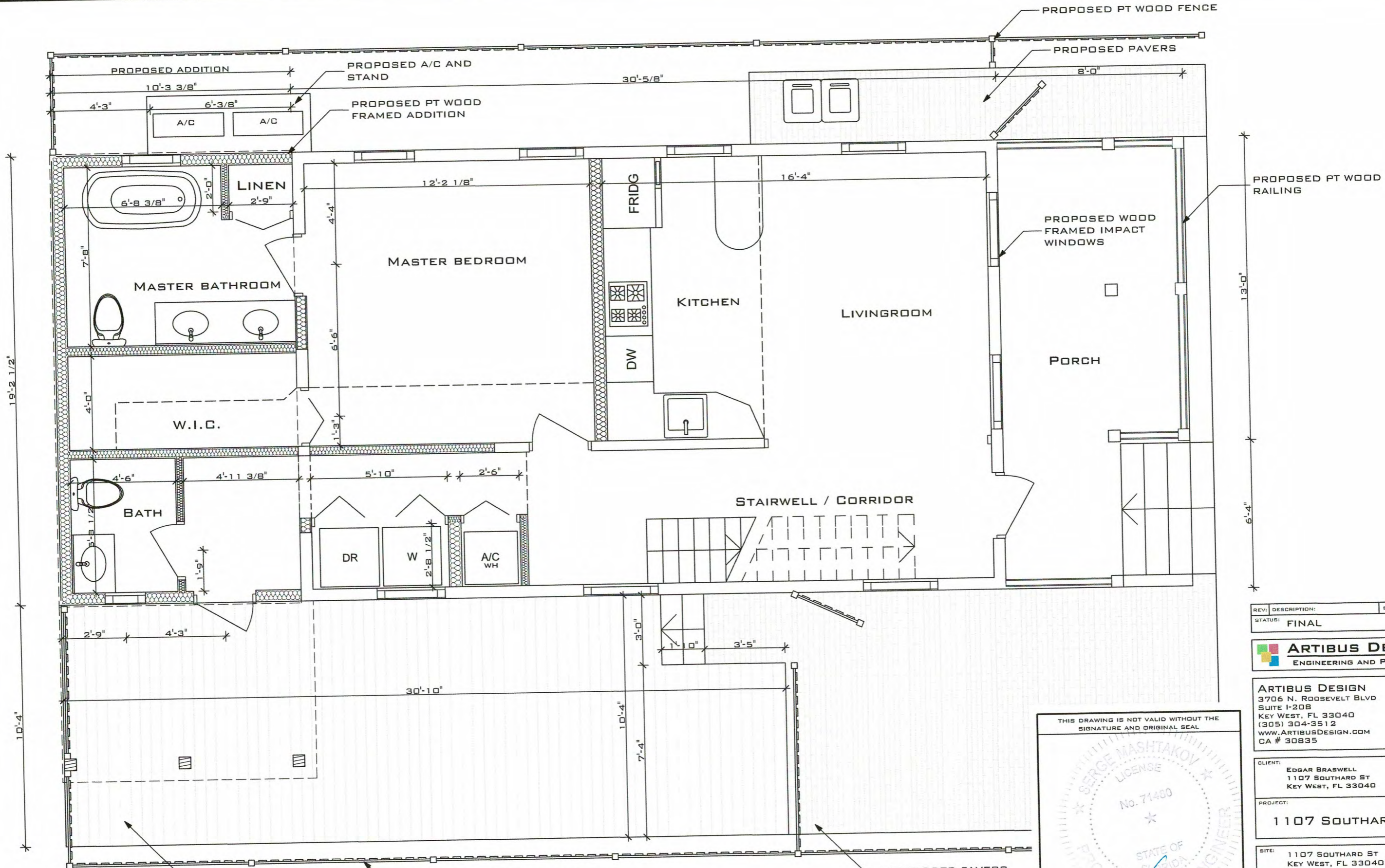
TITLE:
**EXISTING AND DEMO
 GROUND FLOOR PLAN**

SCALE AT 1/4"=1'	DATE:	DRAWN:	CHECKED:
NTS	04/26/17	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	A-101		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE: *Serge Mashtakov*
 DATE: APR 28 2017

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480



PROPOSED GROUND FLOOR PLAN
 SCALE: 1/4" = 1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
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 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT:
 EDGAR BRASWELL
 1107 SOUTHARD ST
 KEY WEST, FL 33040

PROJECT:
 1107 SOUTHARD ST

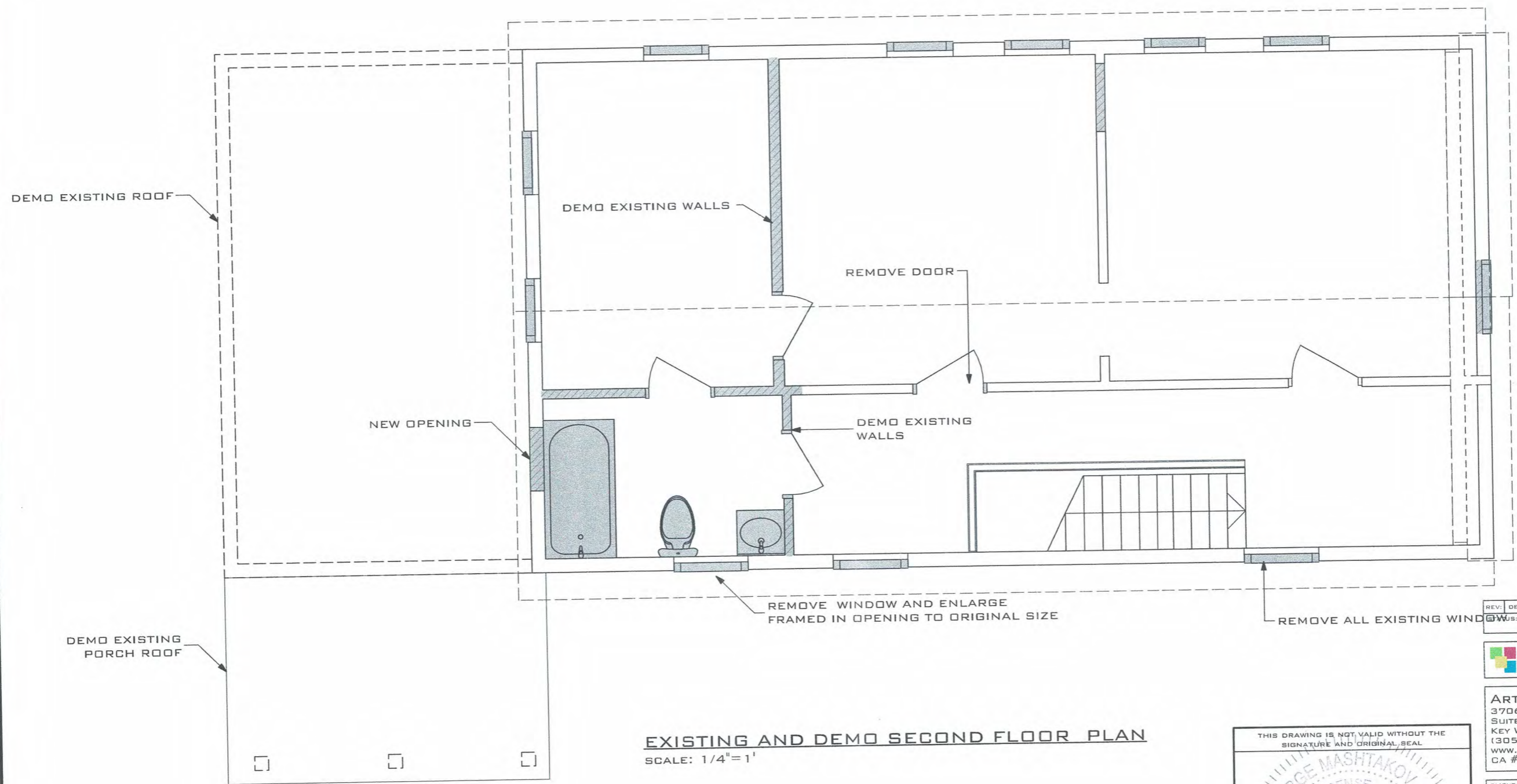
SITE:
 1107 SOUTHARD ST
 KEY WEST, FL 33040

TITLE:
 PROPOSED GROUND FLOOR PLAN

SCALE AT 1/4"=1':	DATE:	DRAWN:	CHECKED:
NTS	06/14/17	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	A-103		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE: *[Signature]*
 DATE: JUN 14 2017
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING AND DEMO SECOND FLOOR PLAN
 SCALE: 1/4" = 1'

REV:	DESCRIPTION:	BY:	DATE:
01	FINAL		



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 KEY WEST, FL 33040
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 CA # 30835

CLIENT:
 Edgar Braswell
 1107 Southard St
 Key West, FL 33040

PROJECT:
1107 SOUTHARD ST

SITE:
 1107 SOUTHARD ST
 KEY WEST, FL 33040

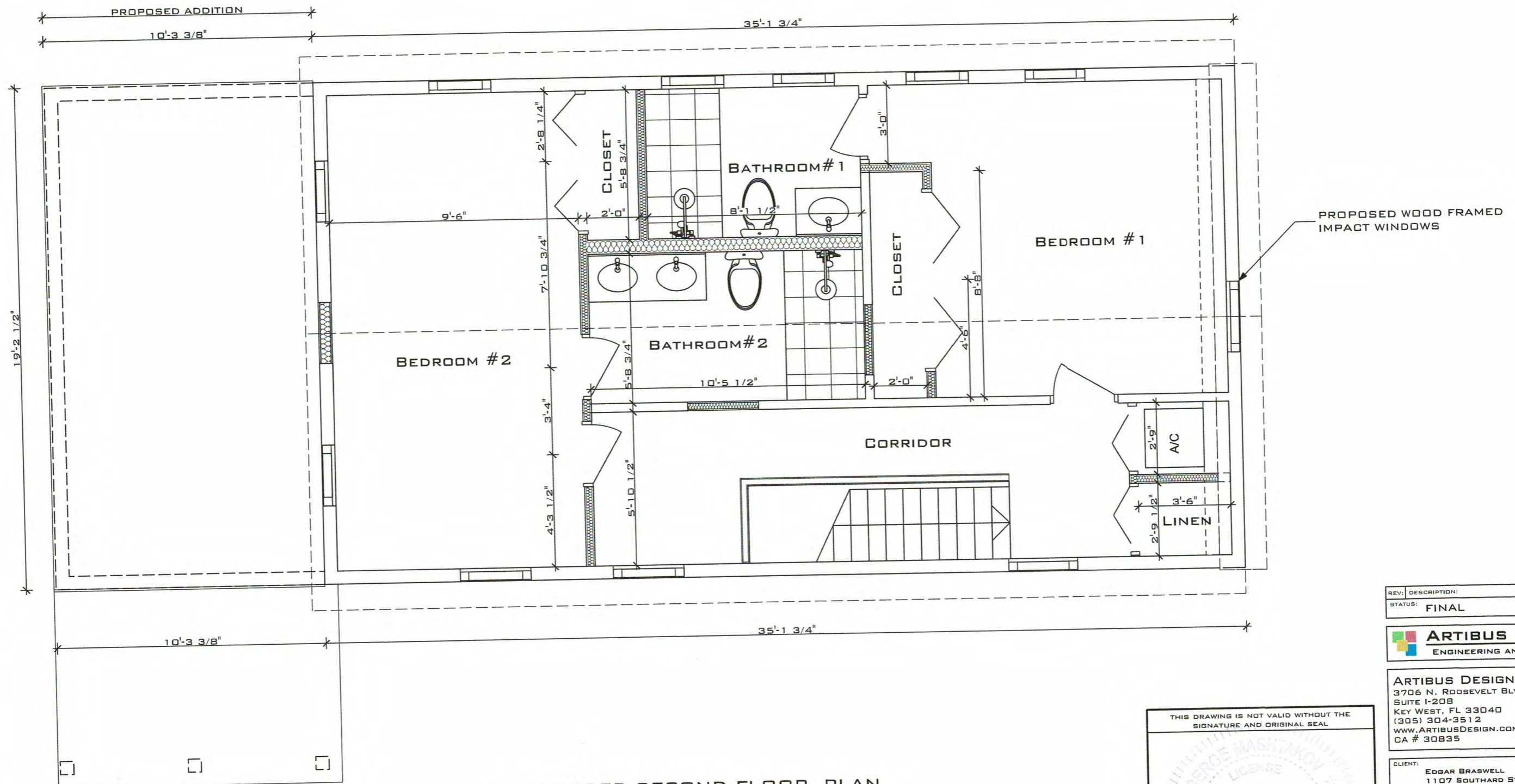
TITLE:
EXISTING AND DEMO SECOND FLOOR PLAN

SCALE AT 1/4" = 1'	DATE:	DRAWN:	CHECKED:
NTS	04/26/17	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	A-102		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
 DATE: APR 28 2017

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



PROPOSED WOOD FRAMED IMPACT WINDOWS

PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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KEY WEST, FL 33040
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CA # 30835

CLIENT:
EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT:
1107 SOUTHARD ST

SITE:
1107 SOUTHARD ST
KEY WEST, FL 33040

TITLE:
PROPOSED SECOND FLOOR PLAN

SCALE AT 1/4"=1':	DATE:	DRAWN:	CHECKED:
NTS	06/14/17	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	A-104		

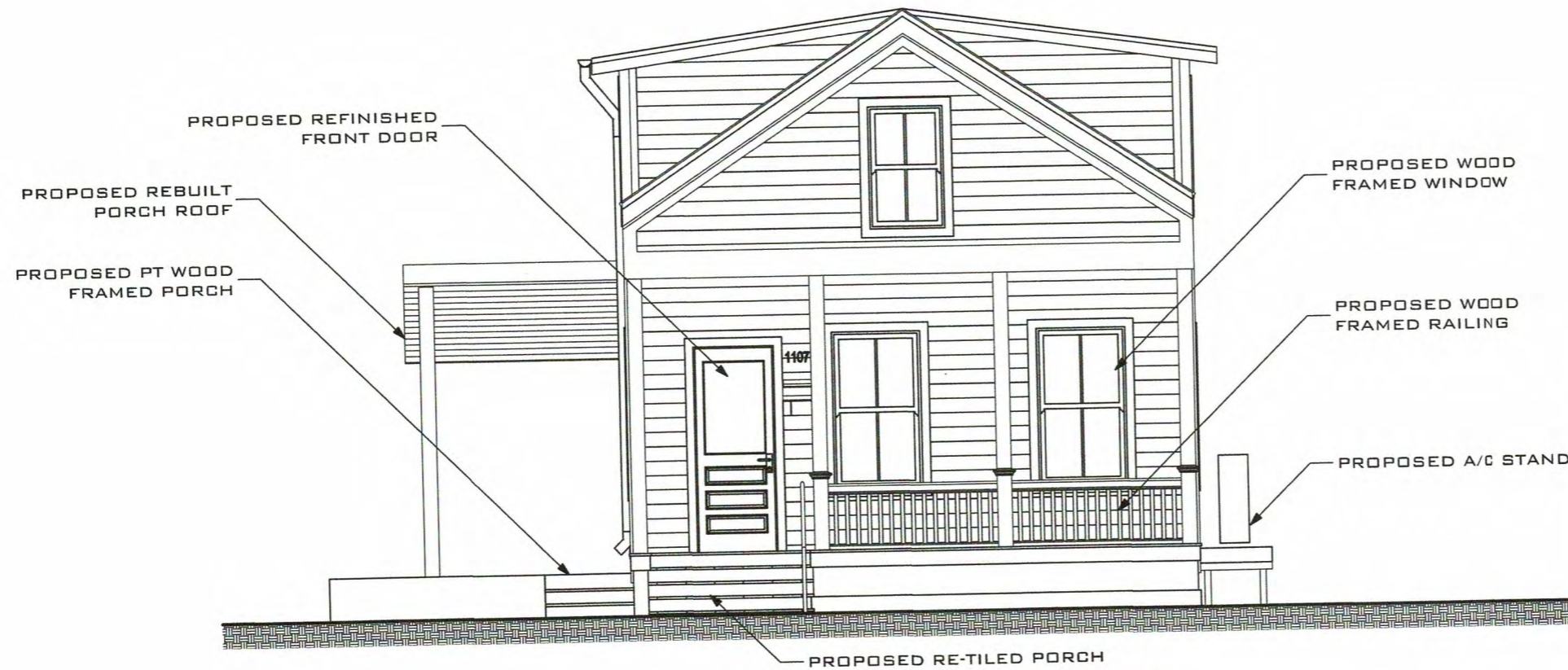
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE: *[Signature]*
DATE: JUN 14 2017

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING FRONT ELEVATION
SCALE: 3/16"=1'



PROPOSED FRONT ELEVATION
SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

CLIENT: EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT: **1107 SOUTHARD ST**

SITE: 1107 SOUTHARD ST
KEY WEST, FL 33040

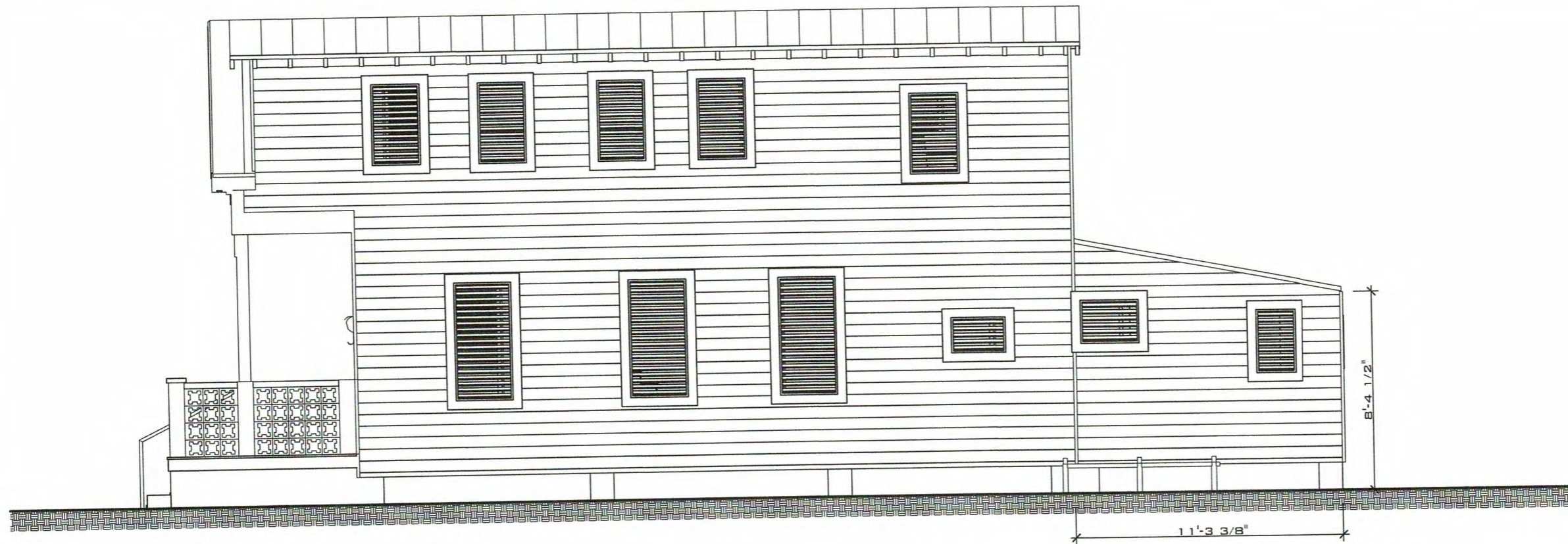
TITLE: **FRONT ELEVATION**

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
NTS	06/14/17	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	A-105		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*
DATE: JUN 14 2017

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING RIGHT ELEVATION
SCALE: 3/16"=1'



PROPOSED RIGHT ELEVATION
SCALE: 3/16"=1'

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
DATE: JUN 14 2017

SERGE MABTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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3706 N. ROOSEVELT BLVD
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CA # 30835

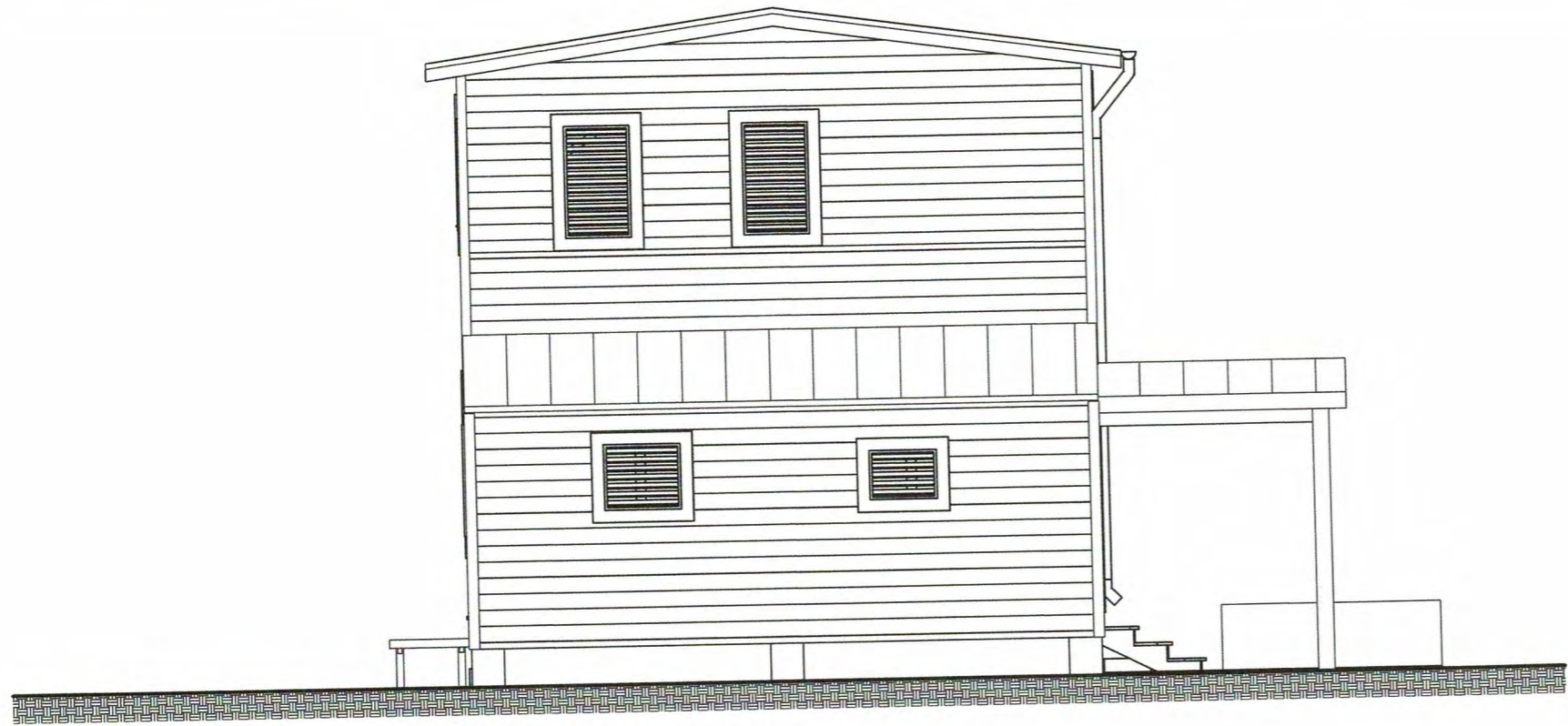
CLIENT:
EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT:
1107 SOUTHARD ST

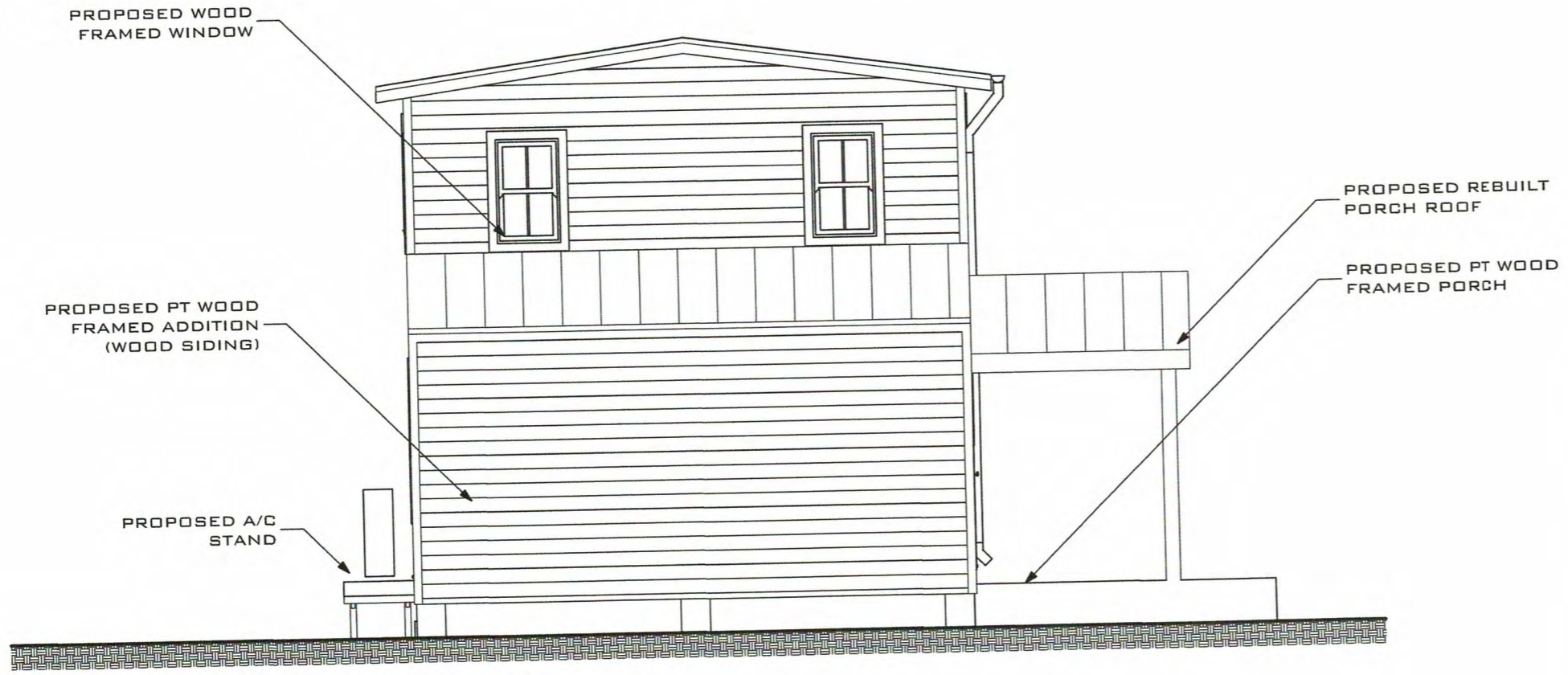
SITE:
1107 SOUTHARD ST
KEY WEST, FL 33040

TITLE:
RIGHT ELEVATION

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
NTS	06/14/17	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	A-106		

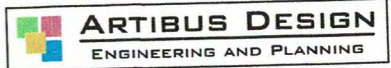


EXISTING REAR ELEVATION
SCALE: 3/16"=1'



PROPOSED REAR ELEVATION
SCALE: 3/16"=1'

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
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CA # 30835

CLIENT:
EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT:
1107 SOUTHARD ST

SITE:
1107 SOUTHARD ST
KEY WEST, FL 33040

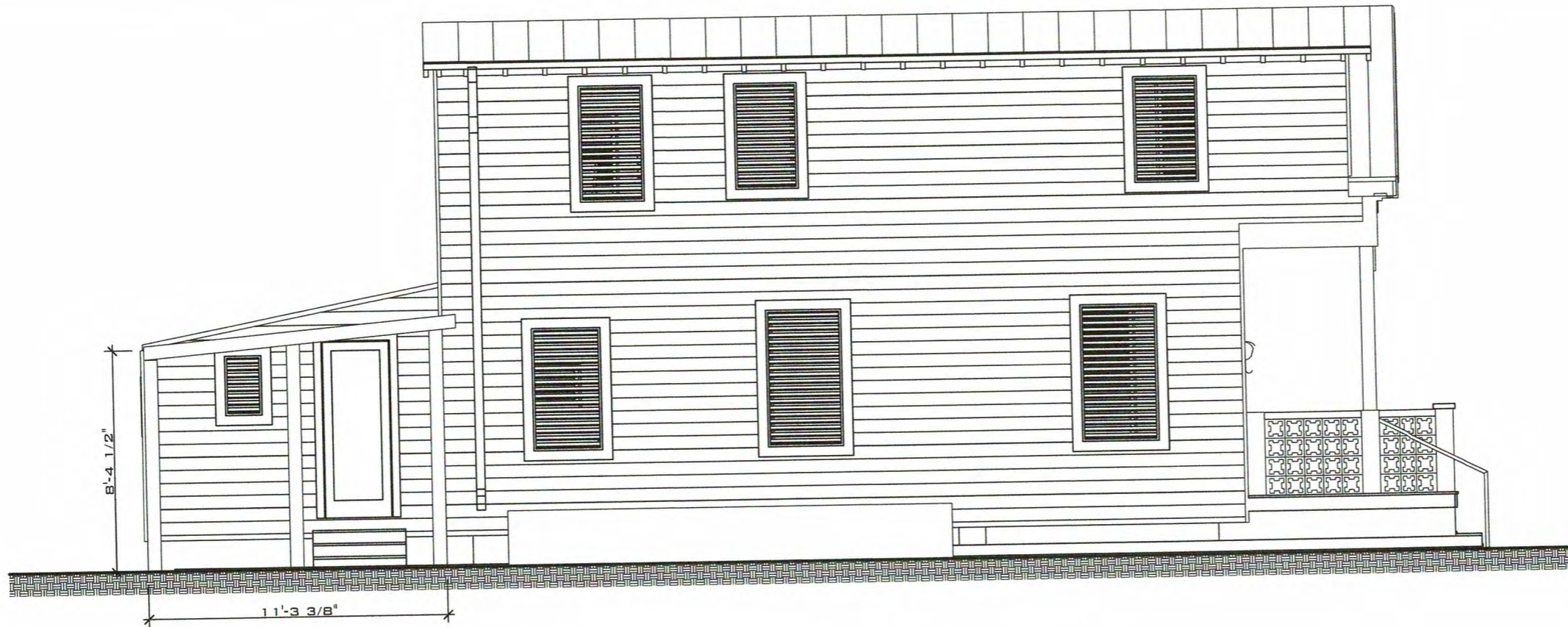
TITLE:
REAR ELEVATION

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
NTS	06/14/17	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	A-107		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*
DATE: JUN 14 2017

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING LEFT ELEVATION
SCALE: 3/16"=1'



PROPOSED LEFT ELEVATION
SCALE: 3/16"=1'

PROPOSED WOOD FRAMED RAILING

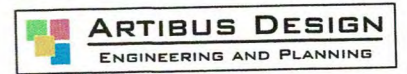
PROPOSED RE-TILED PORCH

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
DATE: JUN 14 2017

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
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KEY WEST, FL 33040
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WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
EDGAR BRASWELL
1107 SOUTHARD ST
KEY WEST, FL 33040

PROJECT:
1107 SOUTHARD ST

SITE:
1107 SOUTHARD ST
KEY WEST, FL 33040

TITLE:
LEFT ELEVATION

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
NTS	06/14/17	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1609-06	A-108		

PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2017-14**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM OPEN SPACE, SIDE AND REAR YARD SETBACK REQUIREMENTS ON PROPERTY LOCATED AT 1107 SOUTHARD STREET (RE # 00007140-000000) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-346(b), AND 122-630(6) B. & C. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to reconstruct a rear addition and porch on the property located at 1107 Southard Street (RE # 00007140-000000); and

WHEREAS, Section 108-346(b) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states residential uses shall provide a minimum of 35 percent open space; and

WHEREAS, the existing open space is 10.14% and the proposed open space is 8.65% of the property; and

WHEREAS, Section 122-630(6)(b) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states the side setback is 5 feet or 10 percent of lot width to a maximum of 15 feet, whichever is greater; and

WHEREAS, the existing side setbacks are 4 feet 9 inches on the right side and 2 feet 2 inches on the left side; and

WHEREAS, the proposed side setbacks are 4 feet 9 inches on the right side and 4 feet on the left side; and





Vice Chairman
Planning Director

WHEREAS, Section 122-630(6)(c) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states the rear setback is 20 feet; and

WHEREAS, the existing rear setback is 1 foot and 4 inches over the property line and the proposed rear setback is 0 feet; and


WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 20, 2017; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and 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 Planning 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 Planning 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



Vice Chairman



Planning Director

WHEREAS, the Planning 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 Planning 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 Planning 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 variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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 the minimum open space requirements, sides and rear setback requirements variance for the reconstruction of a rear addition and porch on the property located at 1107 Southard Street (RE # 00007140-000000) in the HHDR Zoning District pursuant to Sections 90-395, 108-346(b), 122-630(6) b. & c. of the City of Key West Land Development Regulations with the following conditions:

 Vice Chairman
 Planning Director

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed November 18, 2016 by Artibus Design, Professional Engineering. No approval granted for any other work or improvements shown on the plans other than the construction of an addition to the property.



Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. 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 Commission.


Section 7. 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


Vice Chairman

Planning Director

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 regularly scheduled meeting held this 20th day of April 2017.

Authenticated by the Chairman of the Planning Board and the Planning Director;


Cristy Spottswood, Planning Board Vice Chairman 5/4/2017
Date

Attest:


Patrick Wright, Interim Planning Director 5-9-17
Date

Filed with the Clerk:


Cheryl Smith, City Clerk 5-10-17
Date

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 27, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RECONSTRUCTION OF ONE-STORY REAR ADDITION WITH A HIGHER SHED ROOF. NEW WOOD PORCH RAILINGS. NEW PATIO ROOF. NEW WINDOWS AND DOORS. REPLACE WOOD SIDING AS NEEDED. NEW A/C UNITS ON SIDE AND NEW PAVERS AT FRONT. DEMOLITION OF REAR ONE-STORY ADDITION.

FOR- #1107 SOUTHARD STREET

Applicant – Artibus Design

Application #H17-03-0015

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 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 Rachel Bashore, 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:

1107 Southard Street on the 20 day of June, 2017.

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 June 27, 2017.

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 H17-03-0015

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

Signed Name of Affiant:

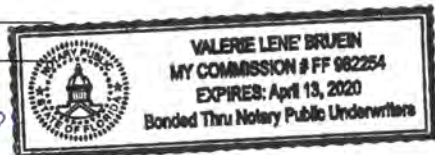
[Signature]
Date: 6.20.2017
Address: 1107 Southard St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 20 day of June, 2017.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Valerie Bruein
Notary Public - State of Florida (seal)
My Commission Expires: April 13, 2020

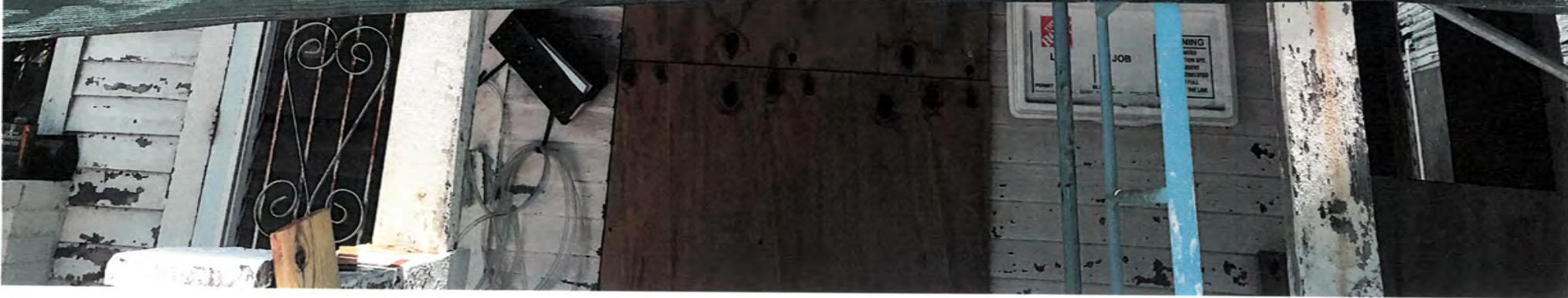




Public Meeting Notice

Bella
CONSTRUCTION
OF KEY WEST INC.
305.292.9888
WWW.CONCRETEBELLA.COM
LIC#CGC1518284

AR
ENGINEER
WWW



PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00007140-000000
 Account # 1007404
 Property ID 1007404
 Millage Group 10KW
 Location 1107 SOUTHARD ST , KEY WEST
 Address
 Legal KW PT LOT 4 SQR 44 A3-342 SERIES 3 FILE P-7 OR865-1198L/E
 Description OR865-1199/1200T/C OR1868-2337D/C OR2592-2416/15ORD
 OR2719-1428/29ORD OR2719-1431ORD OR2776-2049/50ORD
 OR2789-2426ORD OR2793-955ORD OR2819-150/51 OR2854-1385/86R/S
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BRASWELL EDGAR G 715 1st ST Key West FL 33040
 BASHORE RACHEL R/S 715 1st ST Key West FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$138,109	\$143,846	\$135,440	\$139,310
+ Market Misc Value	\$752	\$655	\$595	\$595
+ Market Land Value	\$312,319	\$255,479	\$238,447	\$205,026
= Just Market Value	\$451,180	\$399,980	\$374,482	\$344,931
= Total Assessed Value	\$439,978	\$399,980	\$368,804	\$335,277
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$451,180	\$399,980	\$374,482	\$344,931

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,750.00	Square Foot	34	50

Buildings

Building ID	480	Exterior Walls	WD FRAME	
Style	2 STORY ELEV FOUNDATION	Year Built	1933	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	1673	Roof Type	GABLE/HIP	
Finished Sq Ft	1444	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	228	Bedrooms	3	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	52	Grade	400	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	152	0	0
FLA	FLOOR LIV AREA	1,444	1,444	0
OPF	OP PRCH FIN LL	77	0	0
TOTAL		1,673	1,444	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1979	1980	1	152 SF	1
WALL AIR COND	1984	1985	1	1 UT	2

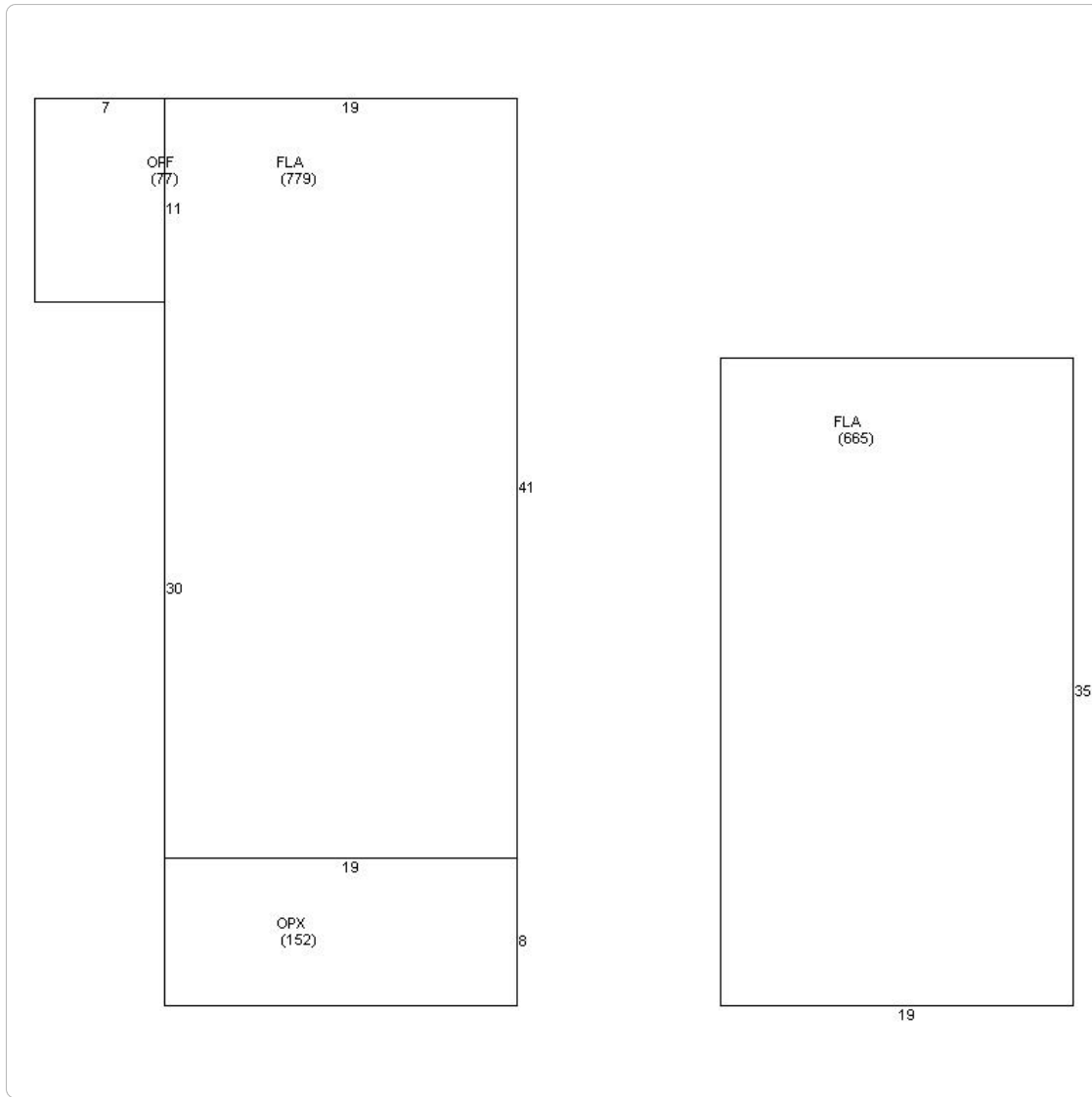
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/15/2017	\$0	Warranty Deed	2123151	2854	1385	16 - Unqualified	Improved
10/4/2016	\$492,000	Warranty Deed	2094377	2819	150	02 - Qualified	Improved
4/12/2016	\$0	Order (to be used for Order Det. Heirs, Probate in		2793	955	11 - Unqualified	Improved
3/7/2016	\$0	Order (to be used for Order Det. Heirs, Probate in		2789	2426	11 - Unqualified	Improved
10/1/1982	\$0	Quit Claim Deed		865	1198	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-156	3/3/2017		\$1,000	Residential	DEMO CHAIN LINK,EXISTING WOOD FENCE REPLACE DEMO FENCING WITH 6'H WOOD PICKET
17-155	2/13/2017		\$7,000	Residential	R&R FOUNDATION PER PLAN. REPLACE FIRST/SECOND FLR FRAMING AND FLOOR JOISTS PER PLAN
09-3721	10/29/2009	2/25/2011	\$4,300		INSTALL 5 VCRIMP METAL ROOF IN PLACE OF ASHPALT SHINGLES.

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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