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**Historic Architectural Review Commission  
Staff Report for Item 7**

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

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

**Meeting Date:** March 22, 2016

**Applicant:** William Shepler- Architect

**Application Number:** H16-01-0008

**Address:** #813 Waddell Avenue Units A and B

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**Description of Work:**

Two new two-story frame single family homes. New pools and open side cabanas. Fences, decks, and site improvements. Demolition of existing cbs house.

**Site Facts:**

The building in question is not in the surveys. According to the Property Appraiser's records the one story cbs house was built in 1954, therefore the house is historic because is more than 50 years old. The 1962 Sanborn map depicts in the lot a one-story concrete block dwelling. By looking at the 1962 Sanborn map, the ca. 1965 photo and the Property Appraiser's records it is staff's opinion that the house was altered towards its south west corner. The ranch house has flat roofs, an exterior chimney, and pronounced horizontal eaves. Across the site, there is a parking lot. The house located towards the east side is a new two-story frame structure and the house located towards the west side is a one-story cbs house.

The city recognizes a second unit through a Beneficial Use Allocation granted in 2014. The city also vacated an alleyway, located towards the east side of the lot.

**Guidelines Cited on Review:**

- New construction (pages 36-38a), specifically all guidelines for new construction.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4 of page 40, pools.
- Outbuildings (pages 40-41), specifically guidelines 1, 10 and 11.

### **Staff Analysis**

The plans under review are replacements of an existing one-story single-family mid-century house located at the Casa marina area. Both new houses will be two-story and their main façade will be oriented towards the street. The design is based on traditional frame vernacular forms and architectural vocabulary. Although the buildings will be located at the Casa Marina area, where lot sizes are larger than regular lots in Old Town and the majority of the historic houses have a modern flavor in their architectural expression, in the past years there have been new stock of houses which their design are based on frame vernacular traditional architecture. Nevertheless, those houses were built on vacant lots. The two new houses located on the east side of the lot are examples of the architectural trend of the area.

The proposed houses have similar forms and massing, a main two-story core with a front gable with an attached one-story volume towards the side where the houses abut neighboring properties. The houses will have a one-story three bay front porch and their roofs will have exposed rafters. The house will have hardiboard siding, aluminum rated windows and doors and metal v-crimp roofing system. Both houses will have exposed roof rafters as well as horizontal cable railings on the front and back second-story porches. Although the houses look as twin structures, studying carefully the front facades details such as fenestrations forms and their rhythm, projecting eaves, and siding textures make each house different.

The plan also includes one-story open cabanas on each site, towards the rear portion, covered with a hip roof. The design also depicts a small swimming pool, one on each site, also on the back of the lot. Each site proposes one-driveway and side fences.

### **Consistency with Guidelines**

It is staff's opinion that the proposed design meets the cited guidelines. The new houses will respect the scale and massing of existing structures surrounding the site. The proposed cabana and swimming pools will be on the back portion of the lot and not visible or exposed to the street. Although staff finds that the designs meet the guidelines, the demolition of a structurally sound historic house is contrary the actual ordinances and to the Secretary of the Interior's Standards.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <i>16-01-0008</i>		BUILDING PERMIT NUMBER <i>16-23</i>		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

*813 Waddell Units A & B*

# OF UNITS  
*2*

RE # OR ALTERNATE KEY:

*00037540-000000*

NAME ON DEED:

*813 Waddell Properties LLC*

PHONE NUMBER

*315-214-1504*

OWNER'S MAILING ADDRESS:

*727 Waddell Ave*

EMAIL

*fmaggio@dwpropertiesny.com*

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

*William Shepler Architect / Engineer*

*201 Front St. Ste 203*

*Key West FL 33040*

PHONE NUMBER

EMAIL

PHONE NUMBER

EMAIL

*305-481-0400*

*rmilelli@meffkeys.com*

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.,

*Demolish existing*

*2,207 SF structure. Construct (2) two new 2-story single family residences, fences, decks, pools, and open sided cabanas. Each residence is approximately 2,241 SF.*

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.

*o Paid*

*51638-4109*

**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](mailto: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:

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:			
<i>House is not listed but it is historic</i>			
<i>Guidelines for new construction / ordinance for demo</i>			
<i>historic structures.</i>			
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 AUTHORITY, 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:	

Oper: KEYWBLD      Type: OC      Drawer: i  
Date: 1/05/16 53      Receipt no: 7009  
2016 1000008  
PT \* BUILDING PERMITS-NEW  
1.00 \$100.00  
Trans number: 3074798  
VM VISA/MASTERC \$100.00

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
**APPLICATION NUMBER H- # 16-01-0028**



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.

N/A

**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.

The existing CBS residence is not a significant/distinguishable building entity as described above

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

The existing building is not associated with any 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.

The existing structure does not have any characteristics listed above

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

Is not as described above

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

It does not

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

It does not

- (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.

The site is not related to a square, park or other distinctive area.

- (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.

The site does not

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

The site has not.

**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 \_\_\_\_\_  
 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.

*The removal will not affect the above criteria*

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

*The removal will not affect the above criteria*

**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.

*The existing building is not contributing*

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

*The existing building is not 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.*

PROPERTY OWNER'S SIGNATURE: <u><i>[Signature]</i></u> 813 WADDELL PROPERTIES, LLC PRES.	DATE AND PRINT NAME: <u><i>FREDERICK J HAGEN - Pres.</i></u> 813 WADDELL PROPERTIES, LLC 1/4/2016
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**OFFICE USE ONLY**

<b>BUILDING DESCRIPTION:</b>				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

Reviewed by Staff on _____ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments     
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## THE CITY OF KEY WEST

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

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August 13, 2014

VIA ELECTRONIC MAIL  
richard@smithoropeza.com

Richard J. McChesney, Esq.  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, FL 33040

**RE: Beneficial Use Allocation  
813 Waddell Avenue (RE#00037540-000000, AK# 1038288), Lot 15 and Lot 16**

Dear Mr. McChesney,

This letter is in response to your request for a beneficial use allocation for property located at 813 Waddell Avenue. The subject property consists of two lots of record (Lot 15 and 16). Both lots are under single ownership; however, the structure on lot 16 encroaches onto a portion of Lot 15. Lot 15 has historically been used as a side yard to the primary home on Lot 16. Both lots are located within the Historic Medium Density Residential (HMDR) zoning district. Pursuant to Section 108-999, neither provisions of the Comprehensive Plan nor the Land Development Regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the Comprehensive Plan.

The minimum lot size in the HMDR zoning district is 4,000 square feet. Lot 15 is 5,000 square feet. Lot 16 was originally 5,000 square feet; however, the lot size increased by 500 square feet after the City vacated a portion of an alleyway adjacent to the lot via City Commission Resolution 06-183. The property owner would like to eventually demolish the portion of the structure which encroaches onto Lot 15, and request a lot line adjustment making Lots 15 and 16 equal size (5,250 square feet).

In accordance with Code of Ordinance Sections 108-994 through 108-999, the Planning Department hereby grants one 1.0 full Building Permit Allocation System unit for the purpose of constructing a permanent single-family dwelling on property located on 813 Waddell Street (Lot 15). Beneficial Use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the Beneficial Use allocation was granted (i.e., increasing the number of minimum sized lots and/or creating nonconforming lots). Please note that lot configurations and/or lot splits must seek Planning Department approval.

This action is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). This permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective until 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 the development order; 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 or development order until the appeal is resolved by agreement or order.

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*

813 Waddell Street  
Beneficial Use

Please contact me directly should you have any questions. Thank you.

Respectfully,



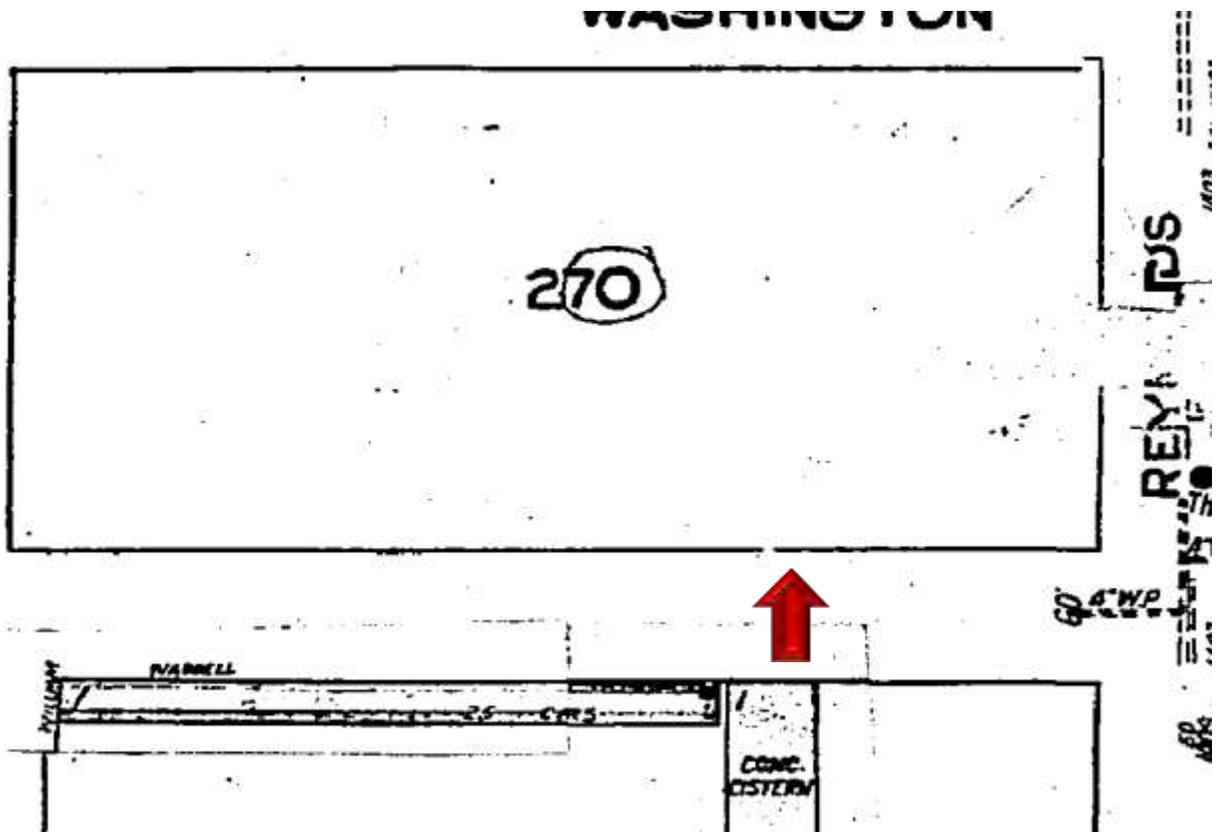
Carlene Smith, LEED Green Associate  
Planner Analyst

Attachment:

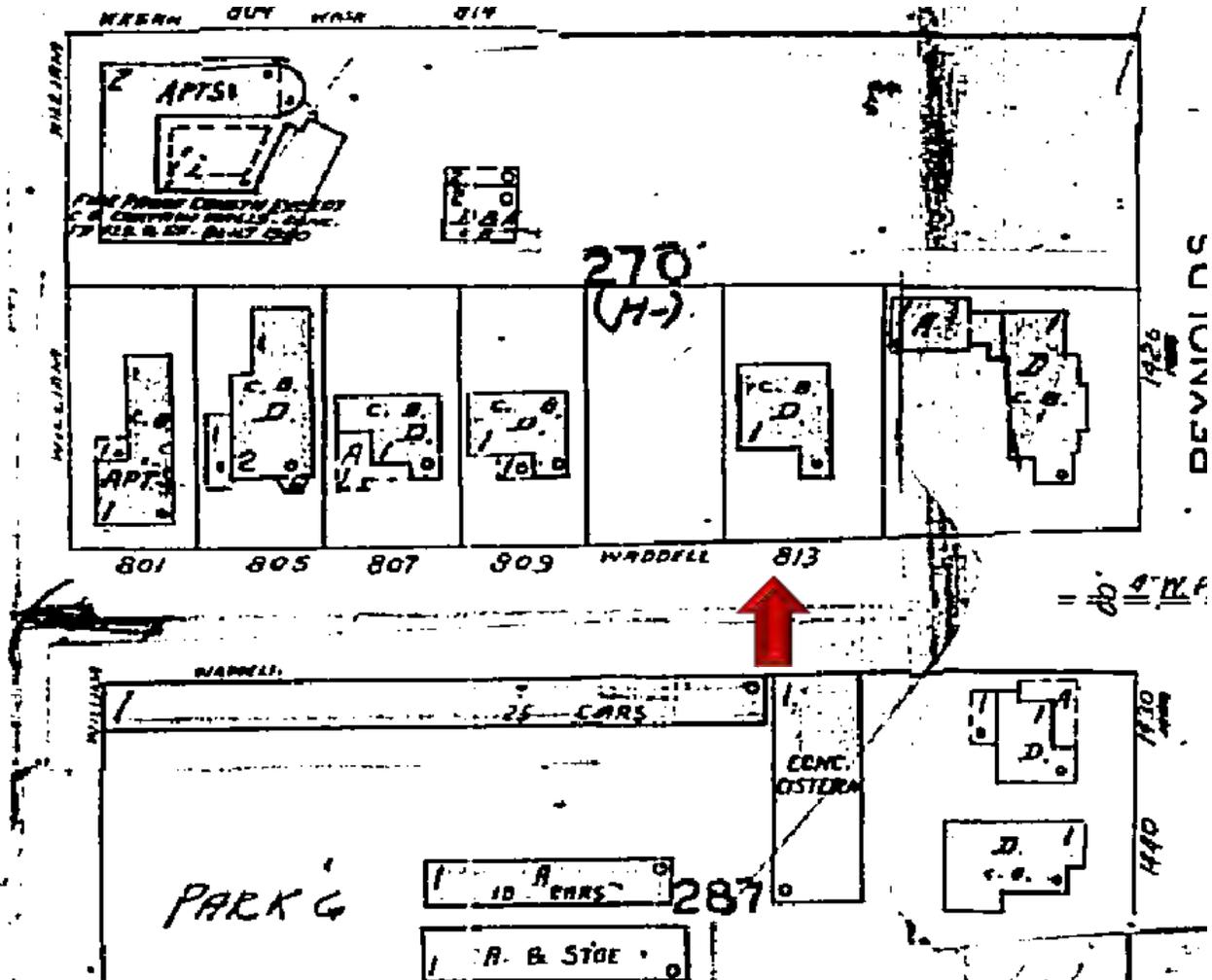
1. Plat Map updated August 1993
2. City Commission Resolution 06-183
3. Application

cc: Donald Leland Craig, AICP, Community Development Services Director / Planning Director  
Ron Wampler, Building Official  
Larry Erskine, Chief Assistant City Attorney  
Carolyn Walker, Licensing Official  
Michael Turner, Utilities Collection Manager  
Scott Russell, C.F.A., Monroe County Property Appraiser

# SANBORN MAPS



#813 Waddell Avenue Sanborn map 1948.



#813 Waddell Avenue Sanborn map 1962.

# PROJECT PHOTOS





1. Photograph of the front of the existing CBS structure at 813 Waddell.



2. Photograph of the existing adjacent two-story structure to the east of the property. There is another two-story structure to the east of the one shown in the photograph.



3. Photograph of the single story residence to the west of the subject property.



4. Photograph of the Casa Marina parking lot which is directly across the street from the subject property.



5. Photograph of Waddell Street looking to the west of the property.



6. Photograph of Waddell Street looking to the east of the property.



7. Photograph of the west side of the existing structure.



8. Photograph of the front of the existing structure.



9. Photograph of the side of the existing structure.



10. Photograph of the rear of the structure.



11. Photograph of the rear of the structure.



12. Photograph of the side of the structure.



13. Photograph of the front of the structure.

# SURVEY

813 Waddell

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N61°09'27"E ASSUMED  
ALONG THE CENTERLINE OF  
WADDELL AVENUE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

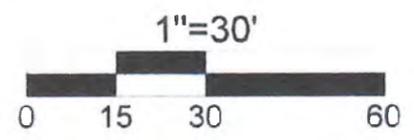
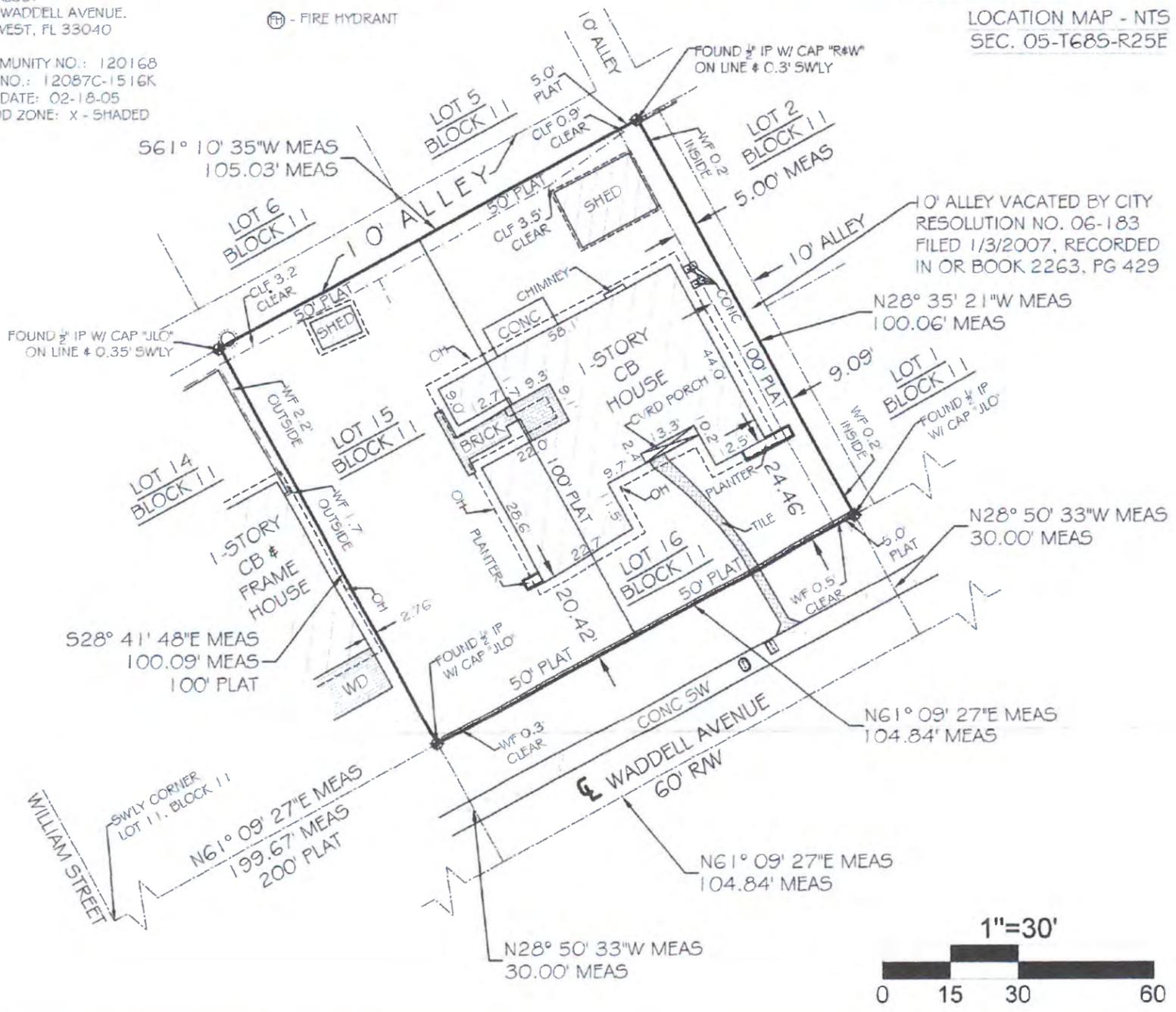
ADDRESS:  
813 WADDELL AVENUE,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X - SHADED

- LEGEND**
- WATER METER
  - SANITARY SEWER CLEAN OUT
  - MAILBOX
  - WOOD POWER POLE
  - CONCRETE POWER POLE
  - FIRE HYDRANT



LOCATION MAP - NTS  
SEC. 05-T685-R25E



**LEGAL DESCRIPTION -**

Lot Fifteen (15) and Sixteen (16) in Block Eleven (11) of Tract Seventeen (17) according to The Key West Investment Company's Subdivision, recorded in Plat Book 1, Page 69, Monroe County, Florida, Records.

**TOGETHER WITH:**

That portion of a vacated alleyway in the dimensions of 100 feet in length and 10 feet in width to the abutting property owners at 1426 Reynolds Street and 813 Waddell Avenue, as shown in City Resolution No. 06-183, filed 1/3/2007, recorded in Official Records Book 2263, Page 429 of the Public Records.

**CERTIFIED TO -**

813 Waddell Properties, LLC, a Florida limited liability company;  
Smith|Oropeza|Hawks, Attorneys at Law;  
Chicago Title Company;

TOTAL AREA = 10,500.92 SQFT ±

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

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

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWS HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=30'
FIELD WORK DATE:	02/25/2015
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED 

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

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



**FLORIDA KEYS  
LAND SURVEYING**

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

# PROPOSED DESIGN



**SITE DATA**

SITE ADDRESS: 813 WADDELL AVE, KEY WEST, FL 33040  
 RE: 00037540-000000  
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL DISTRICT)  
 FLOOD ZONE: X  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 5-68-25  
 LEGAL DESCRIPTION: KW KW INVESTMENT CO SUB PB1-69 LOTS 15 16 SQR 11 TR 17  
 G50-274/75 G46-168/69 ADD WESTERLY 5 FEET OF ALLEY  
 SETBACKS: FRONT 10 FT, SIDE 5 FT, REAR 15 FT, STREET SIDE 7.5 FT  
 BUILDING COVERAGE 40% MAX, EXISTING- 56% PROPOSED- 39%  
 IMPERVIOUS COVERAGE 60% MAX, EXISTING- 0% PROPOSED- 46%  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB  
 TREE PERMIT: #T16-7781

**INDEX OF DRAWINGS**

SHEET A-3.4 - SITE DATA, PROPOSED SITE PLANS, ADJACENT PROP. ELEV.  
 SHEET A-2.1 PROPOSED UNIT A AND B FLOOR PLAN  
 SHEET A-3.1 - UNIT A PROPOSED ELEVATIONS  
 SHEET A-3.2 UNIT B PROPOSED ELEVATIONS  
 SHEET A-3 - EXISTING ELEVATIONS

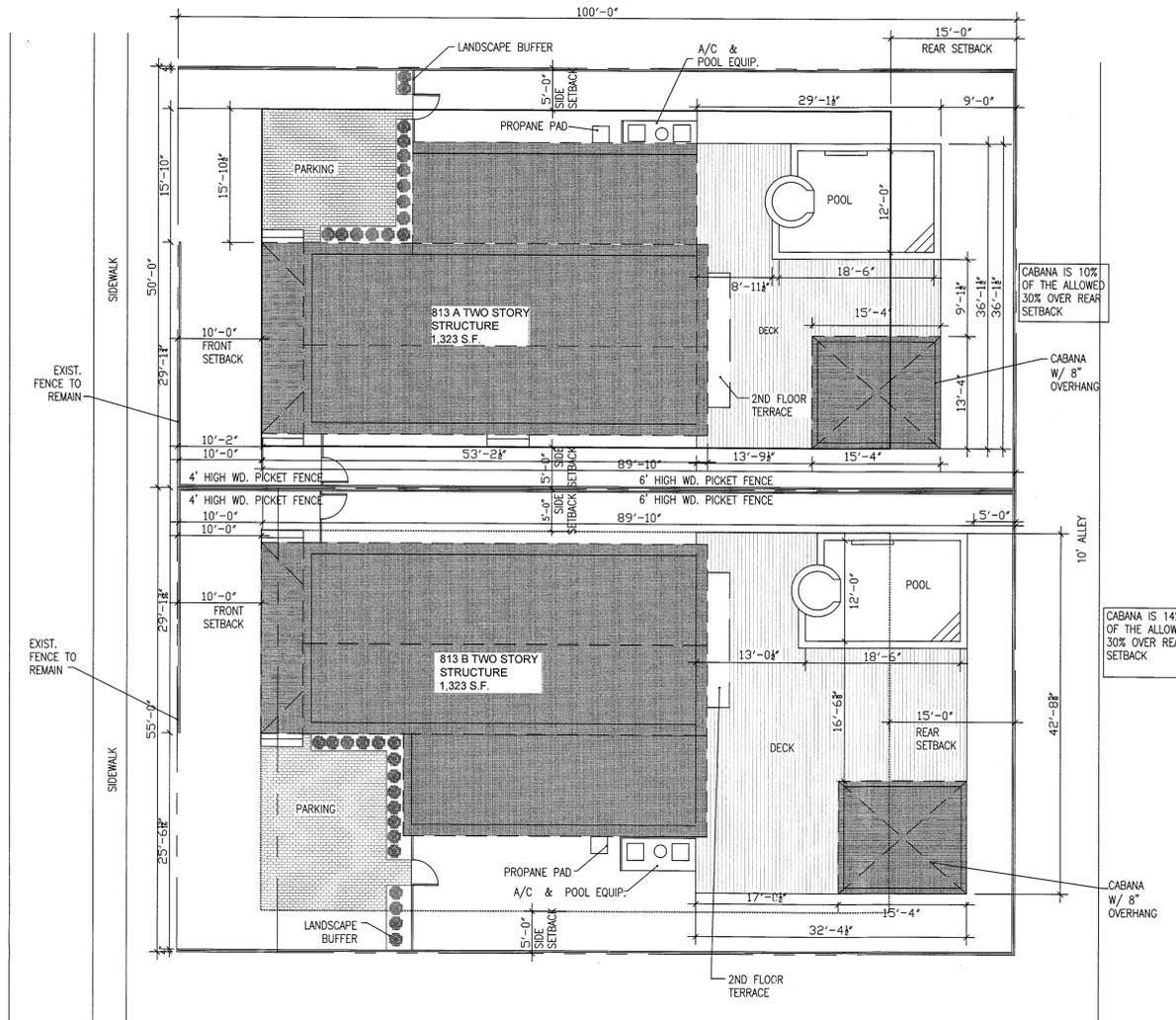
**PROJECT DATA FOR 813 WADDELL UNIT A AND UNIT B**

	PROPOSED UNIT A	PROPOSED UNIT B	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00028690-000000				
SETBACKS:					
FRONT	10'	10'	48'-3"	10'	NONE
STREET SIDE	N/A	N/A	N/A	7.5'	NONE
SIDE	5'	5'	7'	5'	NONE
REAR	34'-1 1/2"	34'-1 1/2"	29'-6"	15'	NONE
LOT SIZE	5,000 SQ. FT.	5,500 SQ. FT.	15,500 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	1,993 SQ. FT. 39%	1,993 SQ. FT. 36%	3,190 SQ. FT. 20%	50% MAX	NONE
FLOOR AREA	2,241 SQ. FT. 44	2,241 SQ. FT. 40	2,057.56 SQ. FT. 0.57	1.0	NONE
BUILDING HEIGHT	27'-4 1/2"	27'-4 1/2"	10'-7"	30' MAX	NONE
IMPERVIOUS AREA	2,329 SQ. FT. 46%	2,329 SQ. FT. 42%	3,350 SQ. FT. 21%	60% MAX	NONE
OPEN SPACE	1,778 SQ. FT. 35%	1,931 SQ. FT. 35%	12,150 SQ. FT. 78%	35% MIN	NONE

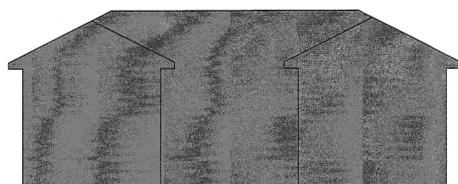
SITE



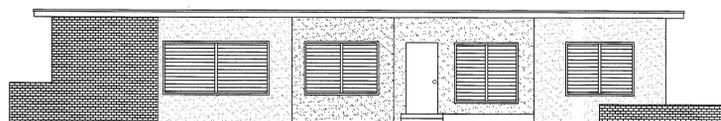
**3 LOCATION MAP**  
 A-3.4 SCALE: NOT TO SCALE



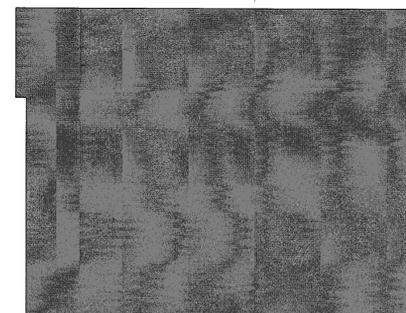
**3 SITE PLAN**  
 A-3.4 SCALE: 1"=10'-0"



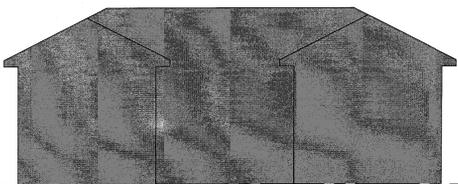
EXISTING ADJACENT BUILDING



**2 EXISTING STREETScape (WADDELL AVENUE)**  
 A-3.4 SCALE: 1/8"=1'-0"



EXISTING ADJACENT BUILDING



EXISTING ADJACENT BUILDING



**1 PROPOSED STREETScape (WADDELL AVENUE)**  
 A-3.4 SCALE: 1/8"=1'-0"



EXISTING ADJACENT BUILDING

Consultants:

Submissions / Revisions:

**813 UNIT A AND B WADDELL AVE.**  
 KEY WEST, FL  
**NEW CONSTRUCTION**  
**SINGLE FAMILY RESIDENCE**



Drawing Size: 24x36 | Project #: 15-081

Title: **EXIST. & PROPOSED STREET SCAPES, SITE PLAN, SITE CALC.S**

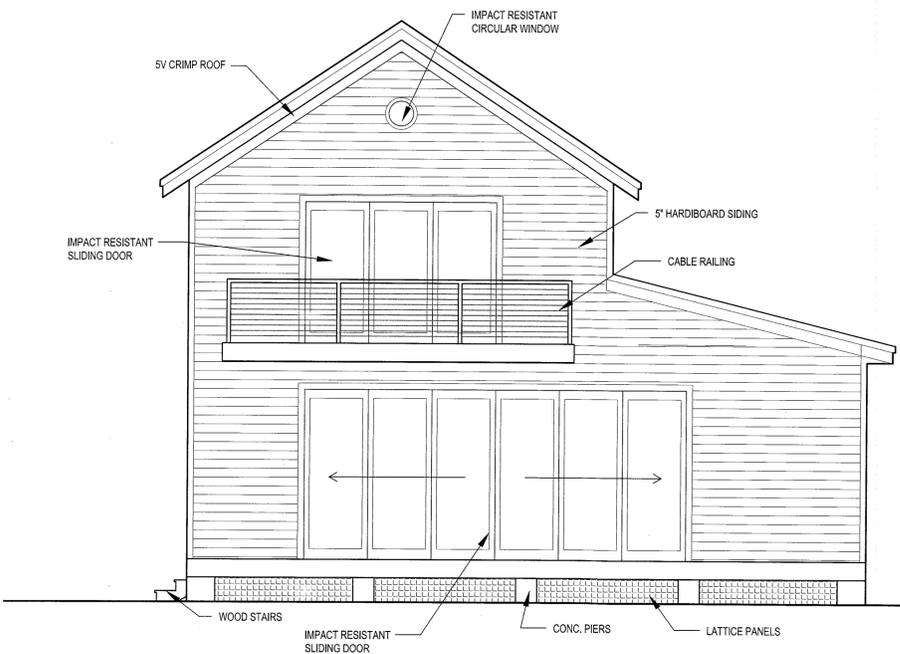
Sheet Number:

**A-3.4**

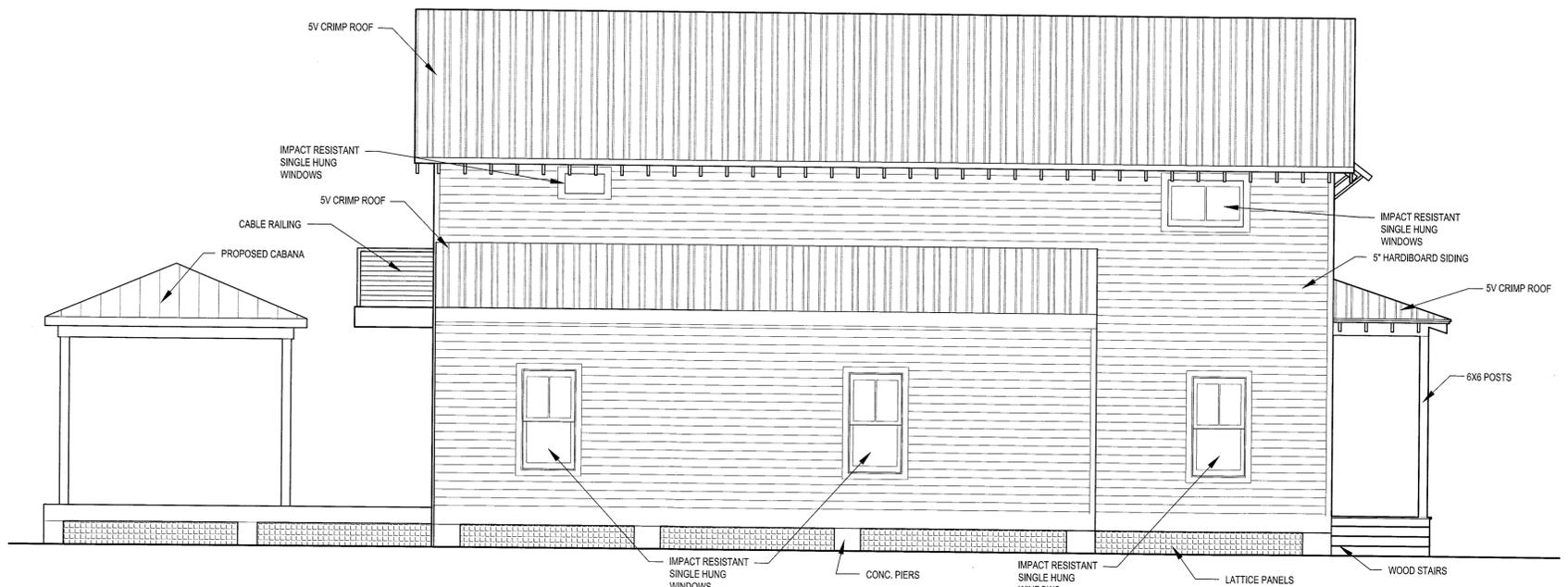
Date: - JANUARY 4, 2016

©2013 by William Shepler Architect

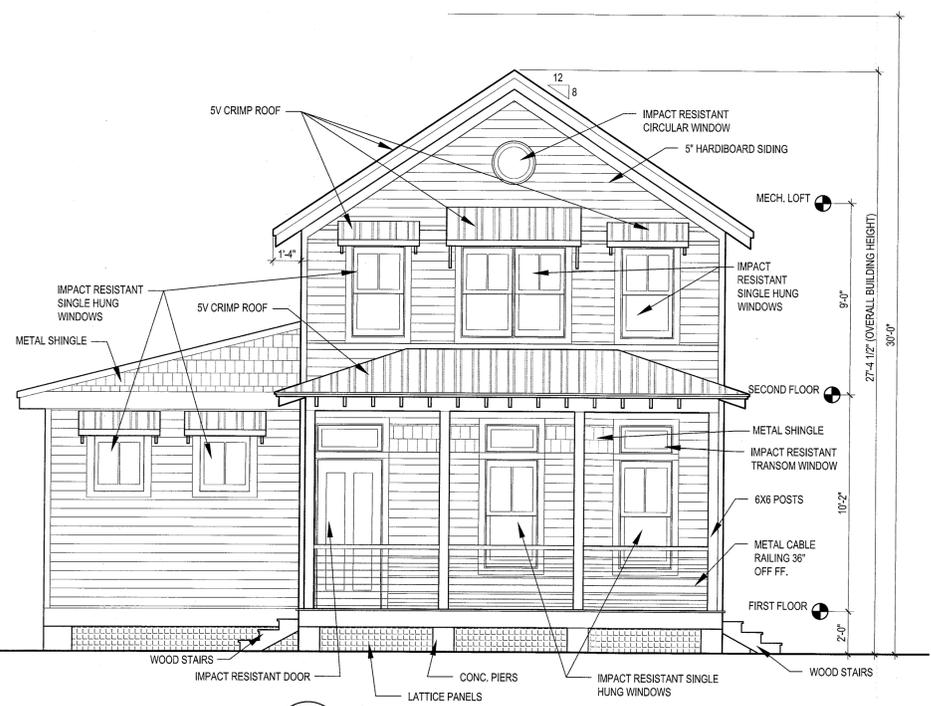




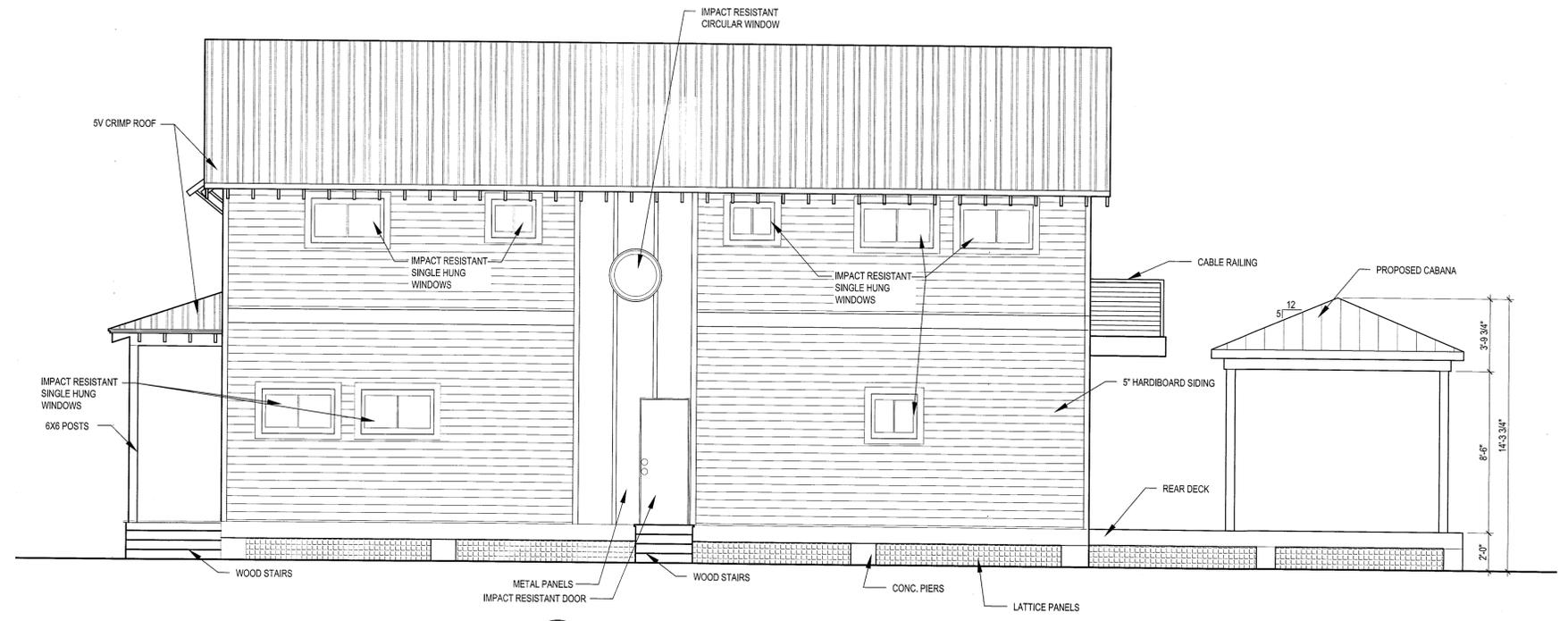
**4 UNIT A NORTH ELEVATION**  
 A31 SCALE: 1/4"=1'-0"



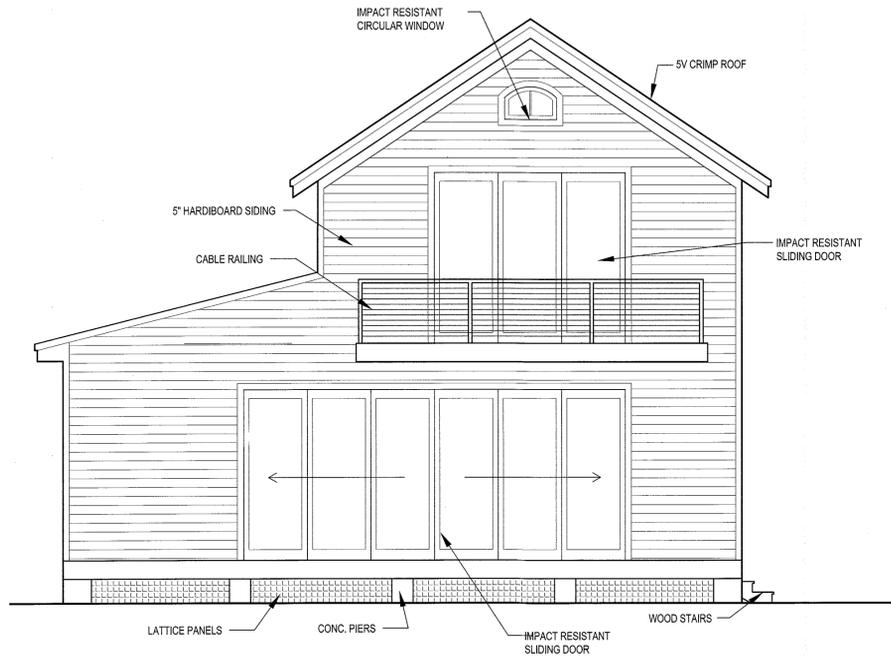
**3 UNIT A WEST ELEVATION**  
 A31 SCALE: 1/4"=1'-0"



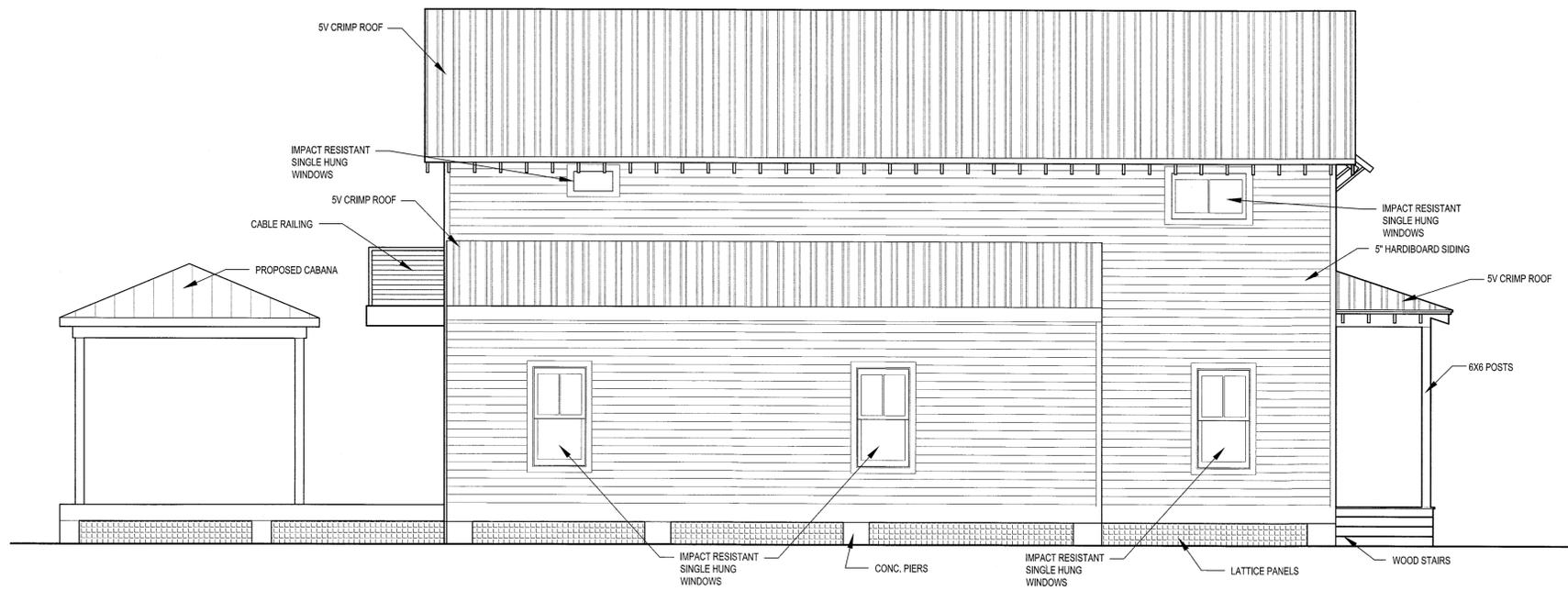
**2 UNIT A SOUTH ELEVATION**  
 A31 SCALE: 1/4"=1'-0"



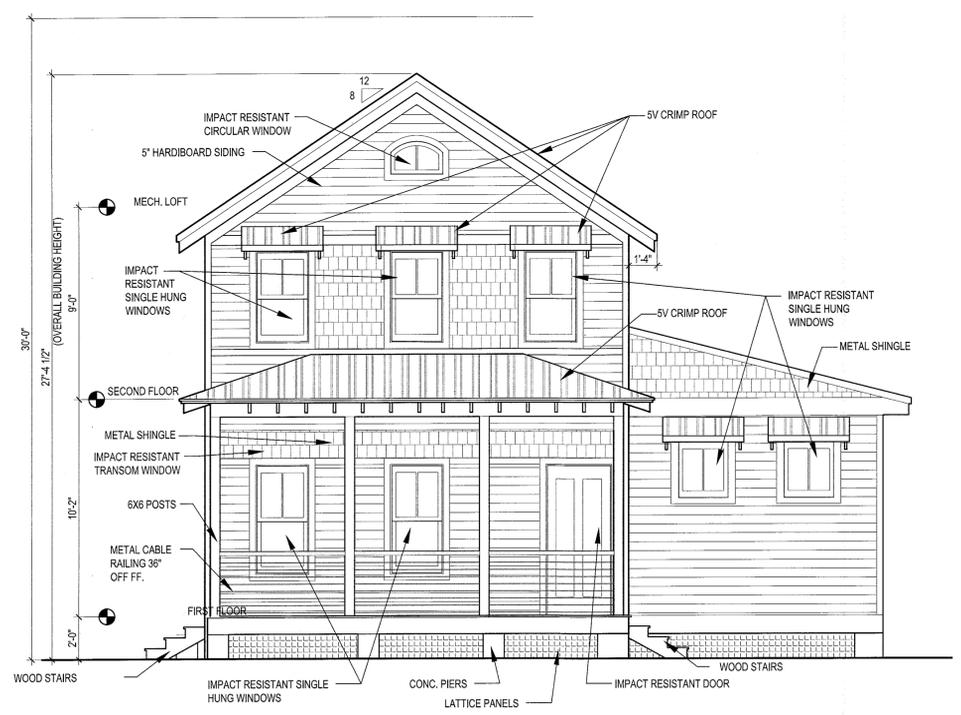
**1 UNIT A EAST ELEVATION**  
 A31 SCALE: 1/4"=1'-0"



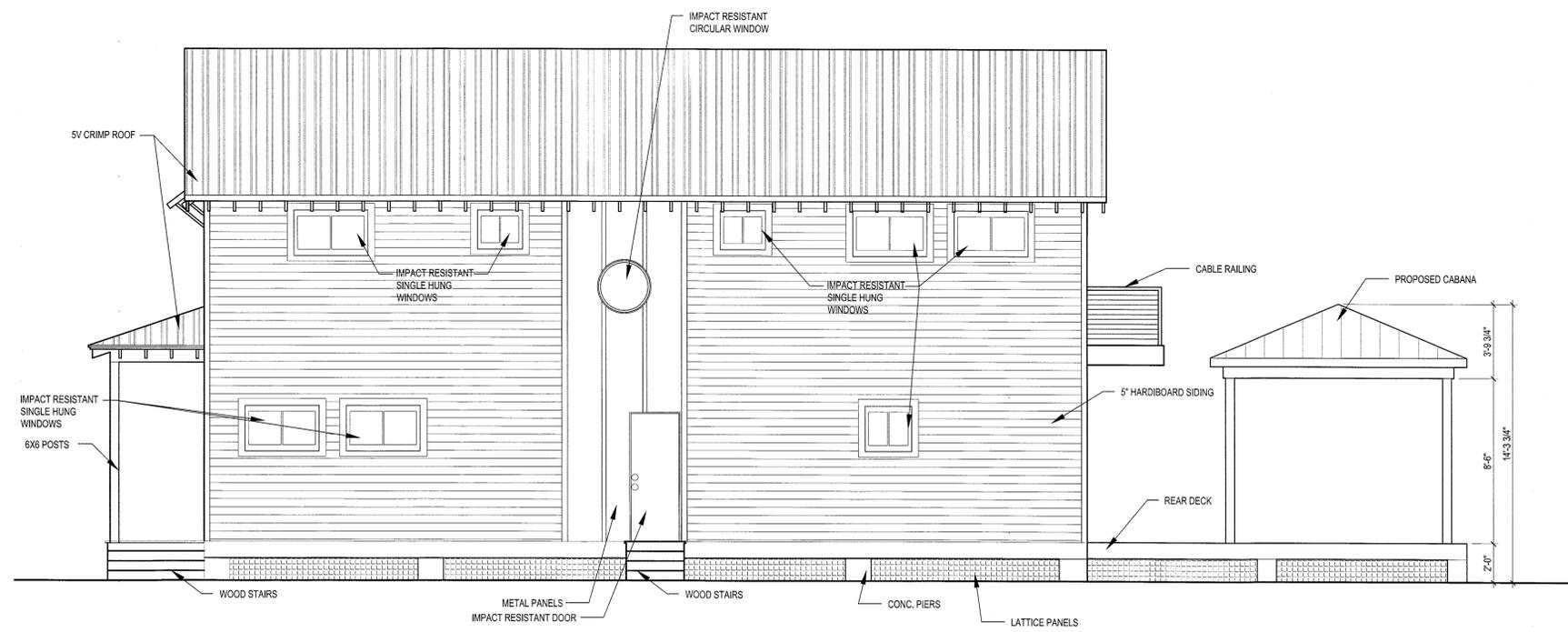
**4 UNIT B NORTH ELEVATION**  
A32 SCALE: 1/4"=1'-0"



**3 UNIT B WEST ELEVATION**  
A32 SCALE: 1/4"=1'-0"



**2 UNIT B SOUTH ELEVATION**  
A32 SCALE: 1/4"=1'-0"



**1 UNIT B EAST ELEVATION**  
A32 SCALE: 1/4"=1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 22, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**TWO NEW TWO-STORY FRAME SINGLE FAMILY HOMES. NEW POOLS AND OPEN SIDE CABANAS. FENCES DECKS, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING CBS HOUSE. DEMOLITION OF TWO ACCESSORY STRUCTURES IN BACK OF PROPERTY.**

**FOR- #813 WADDELL AVENUE UNITS A & B**

**Applicant – William Shepler, Architect**

**Application #H16-01-0008**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version**

Website tested on IE8,  
IE9 & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1038288 Parcel ID: 00037540-000000**

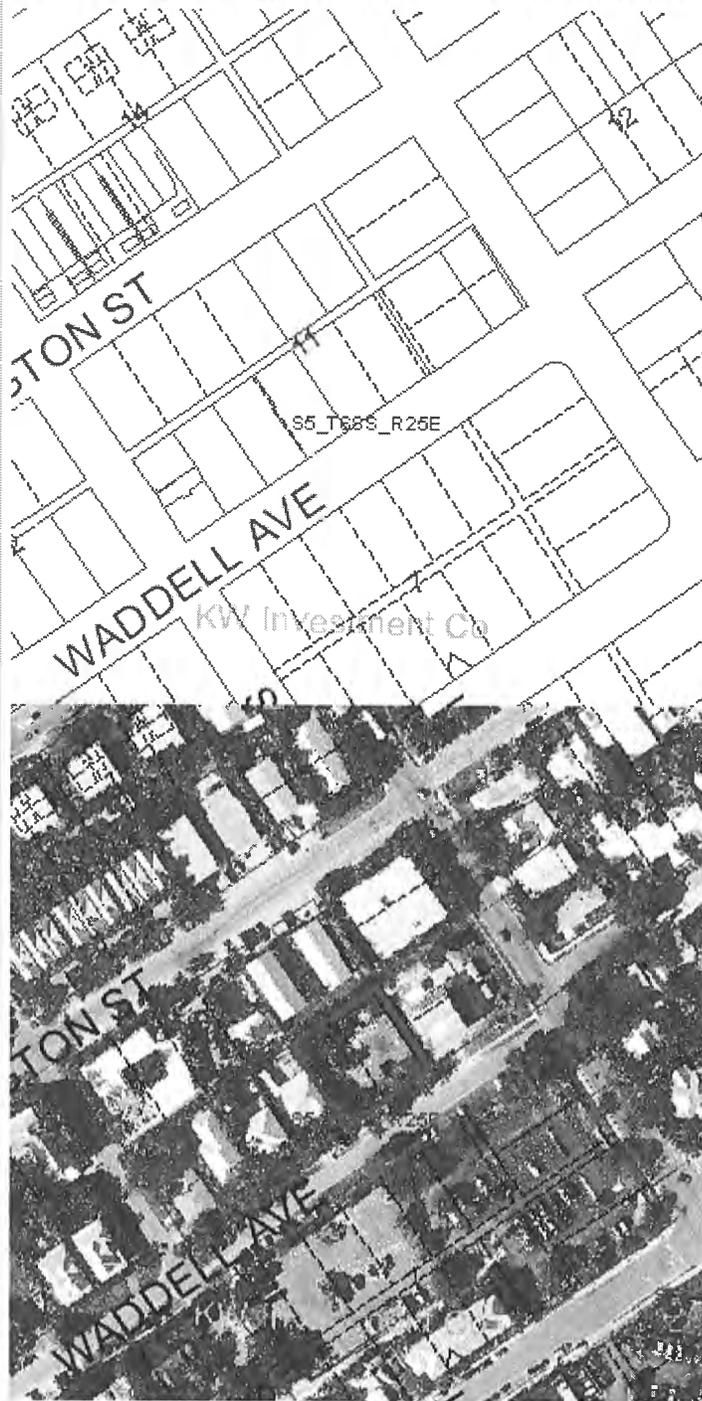
**Ownership Details**

**Mailing Address:**  
813 WADDELL PROPERTIES LLC  
727 WADDELL AVE  
KEY WEST, FL 33040-4779

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 813 WADDELL AVE KEY WEST  
**Subdivision:** Key West Investment Co's Sub  
**Legal Description:** KW KW INVESTMENT CO SUB PB1-69 LOTS 15 16 SQR 11 TR 17 G50-274/75 G46-168/69 ADD WESTERLY 5 FEET OF ALLEY OR2227-231/32 OR2227-243/244 OR2263-429/433(RES NO 06-183) OR2404-2434/35 OR2445-2036/38 OR2476-1784/85P/R OR2606-2188/92 OR2606-2199/203 OR2727-1287/88

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	105	100	10,500.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 2207  
Year Built: 1954

### Building 1 Details

Building Type R1  
Effective Age 45  
Year Built 1954  
Functional Obs 0

Condition A  
Perimeter 276  
Special Arch 0  
Economic Obs 0

Quality Grade 500  
Depreciation % 43  
Grnd Floor Area 2,207

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type FLAT OR SHED  
Heat 1 NONE  
Heat Src 1 NONE

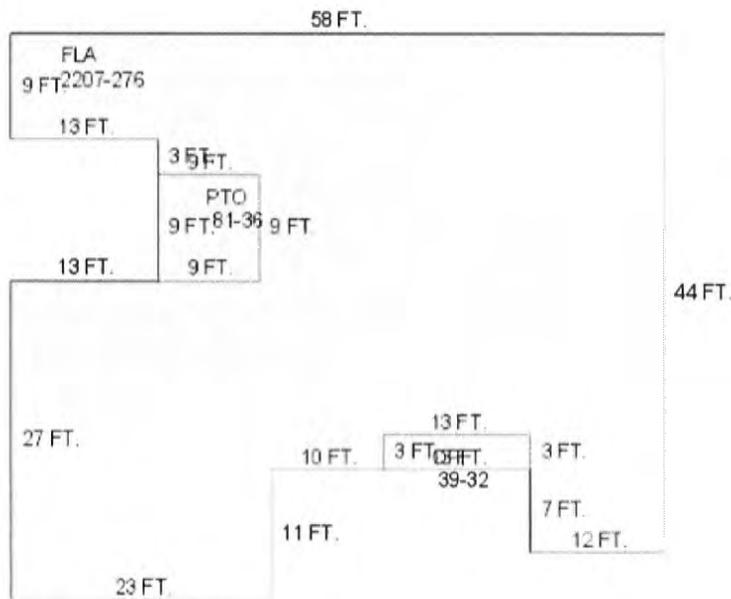
Roof Cover TAR & GRAVEL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation CONCR FTR  
Bedrooms 5

Extra Features:

2 Fix Bath 0  
3 Fix Bath 1  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 1  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>OPF</u>	5:C.B.S.	1	1989	N	N	0.00	0.00	39
2	<u>FLA</u>	5:C.B.S.	1	1989	N	N	0.00	0.00	2,207
3	<u>PTO</u>	5:C.B.S.	1	1989	N	N	0.00	0.00	81

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	420 SF	105	4	2013	2014	2	30
1	AC2:WALL AIR COND	2 UT	0	0	1979	1980	2	20
2	UB3:LC UTIL BLDG	105 SF	15	7	1979	1980	4	30
3	UB2:UTILITY BLDG	247 SF	19	13	1974	1975	3	50
4	PT5:TILE PATIO	94 SF	47	2	1981	1982	4	50
5	AC2:WALL AIR COND	1 UT	0	0	1990	1991	1	20
6	CL2:CH LINK FENCE	500 SF	0	0	1964	1965	1	30

### Appraiser Notes

CITY OF KEY WEST VACATED A PORTION OF ALLEYWAY ADJACENT TO PARCEL SEE OR2263-429/433 THIS PARCEL HAS INCREASED IN SIZE BY 500 SQ FT FOR THE 2007 TAX ROLL

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 13-0254	01/25/2013	01/25/2013	1,000	Residential	AFTER THE FACT: ALL WORK TO BE DONE ON INSIDE. REMOVAL OF ROTTED BASEBOARD, DOORS & FRAMES, SHELVES, CABINETS, SHEETROCK PLYWOOD.
1 13-0303	01/25/2013	04/08/2014	500	Residential	DEMO., ELECTRICAL REMOVING OF INDOOR ELECTRICAL PANEL CLOTH ROMEX CONDUCTORS
1 13-0707	02/22/2013	04/08/2014	500	Residential	CAPP OFF SEWER LINE IN YARD, CAPP OFF WATER LINE FROM HOME AND INSTALL CONSTRUCTION HOSE BIB
1 13-0156	02/06/2013	04/08/2014	2,000	Residential	105 FT LONG PICKET FENCE 4 FT HIGH W/2 GATES 12 FT WIDE. PAINTED WHITE.
15-0423	02/06/2015		200	Residential	ELECTRICAL DEMOLITION, REMOVE WIRING.
1 B941171	04/01/1994	12/01/1994	7,760		INSTAL ACCORDIAN SHUTTERS

### Parcel Value History

Certified Roll Values

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	165,133	5,501	768,792	939,426	746,522	0	939,426
2014	153,159	5,045	557,144	715,348	678,657	0	715,348
2013	184,847	3,575	427,203	615,625	615,625	0	615,625
2012	184,847	3,575	313,282	501,704	501,704	0	501,704
2011	187,487	3,595	391,603	582,685	582,685	0	582,685
2010	221,816	3,614	658,949	884,379	884,379	0	884,379
2009	249,557	3,634	893,241	1,146,432	1,146,432	0	1,146,432
2008	229,508	3,654	997,500	1,230,662	1,230,662	0	1,230,662
2007	312,197	3,241	1,155,000	1,470,438	1,470,438	0	1,470,438

2006	441,635	3,260	765,000	1,209,895	317,579	25,000	292,579
2005	439,298	3,280	552,500	995,078	319,221	25,000	294,221
2004	272,614	3,379	425,000	700,993	309,923	25,000	284,923
2003	283,518	3,477	257,500	544,495	304,145	25,000	279,145
2002	237,329	3,596	257,500	498,425	297,017	25,000	272,017
2001	202,719	3,715	257,500	463,934	292,340	25,000	267,340
2000	234,477	6,924	187,500	428,900	283,826	25,000	258,826
1999	166,051	6,033	178,125	350,208	276,365	25,000	251,365
1998	141,564	5,304	178,125	324,993	272,013	25,000	247,013
1997	122,434	4,747	159,125	286,306	267,467	25,000	242,467
1996	103,303	4,143	159,125	266,572	259,677	25,000	234,677
1995	94,121	3,663	159,125	256,909	253,344	25,000	228,344
1994	84,173	3,386	159,125	246,684	246,684	25,000	221,684
1993	84,173	3,103	159,125	246,401	246,401	25,000	221,401
1992	84,173	3,190	159,125	246,488	246,488	25,000	221,488
1991	84,173	3,333	159,125	246,631	246,631	25,000	221,631
1990	84,173	3,479	132,500	220,152	220,152	25,000	195,152
1989	76,374	1,559	125,000	202,933	202,933	25,000	177,933
1988	50,595	1,559	110,500	162,654	162,654	25,000	137,654
1987	45,842	1,559	64,070	111,471	111,471	25,000	86,471
1986	46,104	1,559	61,920	109,583	109,583	25,000	84,583
1985	44,117	1,559	45,500	91,176	91,176	25,000	66,176
1984	41,283	1,559	45,500	88,342	88,342	25,000	63,342
1983	41,283	1,559	45,500	88,342	88,342	25,000	63,342
1982	42,166	1,559	40,600	84,325	84,325	25,000	59,325

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/3/2015	2727 / 1287	1,175,000	WD	02
12/28/2012	2606 / 2199	406,300	WD	98
12/28/2012	2606 / 2188	406,300	WD	98
4/6/2010	2476 / 1784	100	WD	19
12/30/1996	2445 / 2036	100	QC	J
12/30/1996	2404 / 2434	100	QC	J

This page has been visited 145,135 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176