



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: January 23, 2024

Applicant: T.S. Neal Architects

Application Number: H2023-0031

Address: 638 United Street

Description of Work:

Minor Development Plan- Four new single-family houses with pools, driveways, and site improvements. One two-story accessory structure with garage. New buildings to meet future FEMA flood maps.

Site Facts:

The site under review is a corner lot located on the west side of United Street and Villa Mill Aley. The site has a one-story CBS structure that serves as offices. The structure was originally designed for medical offices. A side addition containing a garage was added in 2000. The structure has been altered through time, including its original form, roof, front elevation, and fenestrations.

Context:

The immediate surrounding urban context to the lot is important for this review. Four of the five structures across the property from United Street are one-story historic frame vernacular single-family residences except for 633 United, which is a two-story historic house. Towards the east side of the north side of United Street you will find the only trailer park still standing in Old Town. The west side of the northern 600 block of United Street has two one-story homes and one one and a half-story house (621 United Street). On the west side of the immediately adjacent context, to the rear of the site under review there is a two-story structure that converts into one-story at its rear (1316 Villa Mill Alley), and a

one-story historic house (1307 Elizabeth Street). The west side adjacent to the lot has a one-story historic house with a vacant lot that extends to the corner of United and Elizabeth Streets (1305 Elizabeth Street). Across from Villa Mill Alley, east corner of United and Villa Mill Alley, there is a two-story CBS commercial structure (644 -646 United Street). Next to the southeast corner site, on Villa Mill Alley, there is a one-story frame structure with a two-story addition at the rear.



638 United Street circa 1965. Monroe County Library.

The site was granted five BPAS unit allocations. The Tree Commission and Planning Board approved the proposed Minor Development Plan. If approved, the proposal requires City Commission approval.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 10 – (for proposed accessory structure with garage facing Villa Mill Alley), 11, 12, **13**, 14, 15, 16, 17, 18, 22, 23, 24 and 25.
- Decks, pools (page 39a), specifically first paragraph and guideline 1.
- Outbuildings (page 40), specifically guidelines 1, 3, 4, 5, and 9.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 8, and 9.

Staff Analysis:

This staff report is for the review of a new development of four new single-family structures on a lot with a historic non-contributing one-story office building. For the

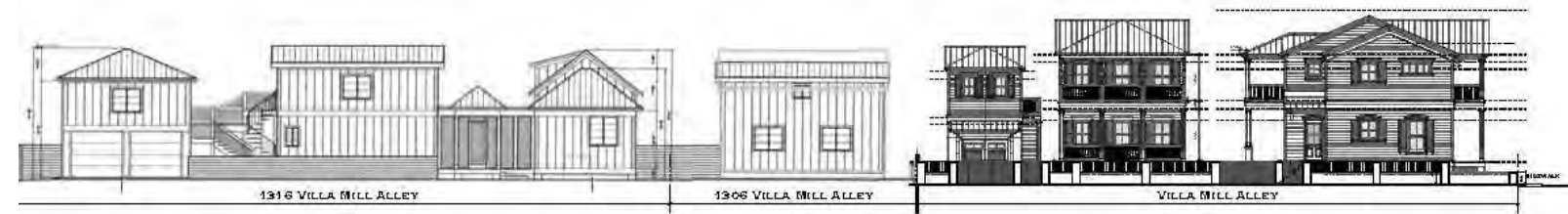
development the setbacks and site data ratios required by the Land Development Regulations are for the entire lot rather than individual parcels. This means that there is one front yard facing United Street, a street side yard, facing Villa Mill Alley, a rear yard abutting side yards of rear parcels and side yard adjoining the rear yards of parcels facing Elizabeth Street.

The four proposed single-family homes have different designs and heights, and their architectural vocabulary takes from traditional frame vernacular architecture. The following table describes each proposed structure according to the submitted plans:

Unit Number	Location	Number of Stories	Max. Height from Grade
1	Corner of United Street and Villa Mill Alley.	Two and one-story facing United Street on its west side.	29'-0"
2	Facing Villa Mill Alley. This unit will have a two-story detached accessory structure with garage.	Two	28'-4 1/2" principal 24'-0" accessory
3	Facing United Street, middle structure west to corner unit.	One story front porch- two story unit	26'-3 1/2"
4	Facing United Street, westernmost unit in the lot.	One-story front porch and first ten feet, two-story unit.	27'-5 1/4"

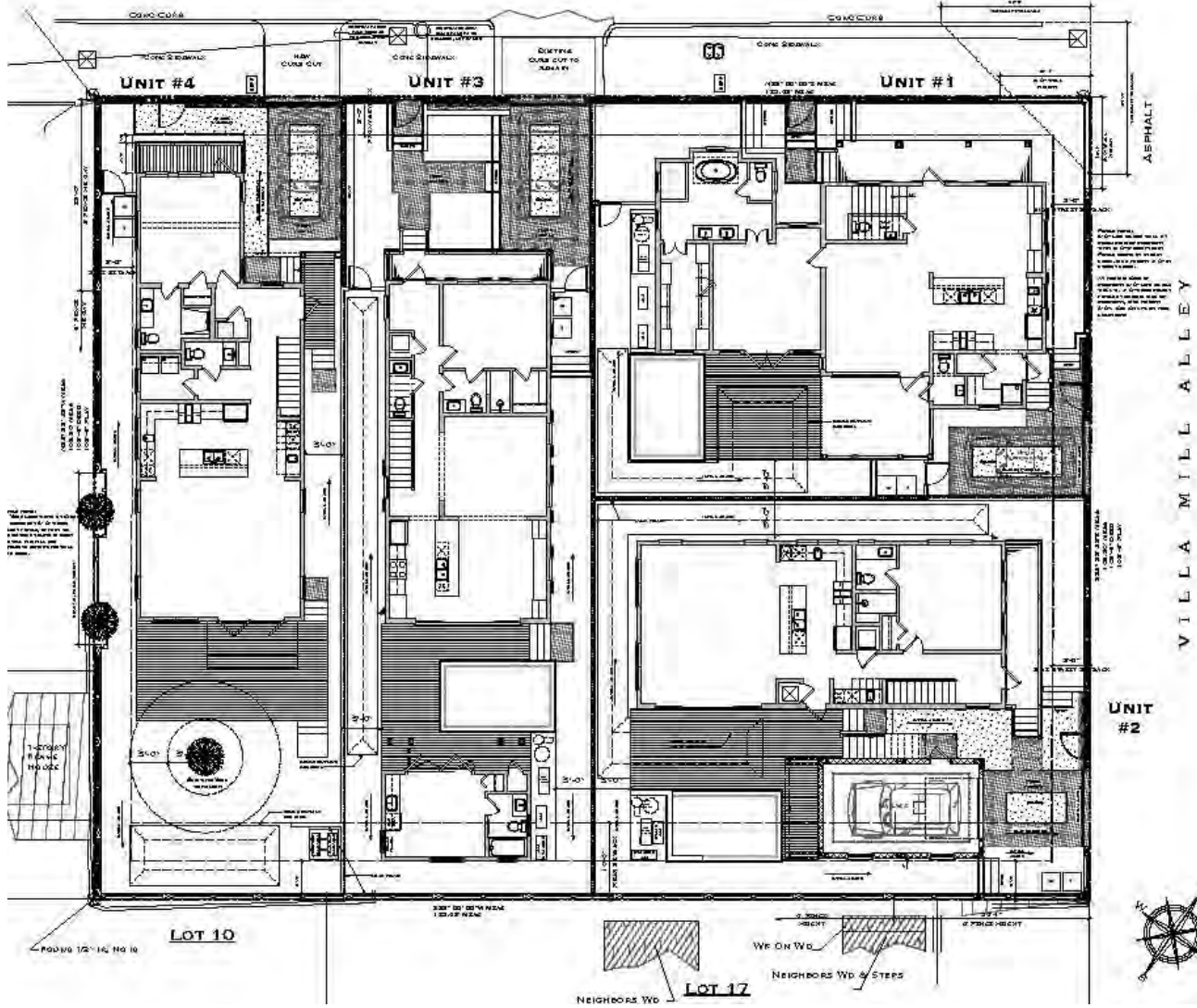


Proposed elevations facing United Street.



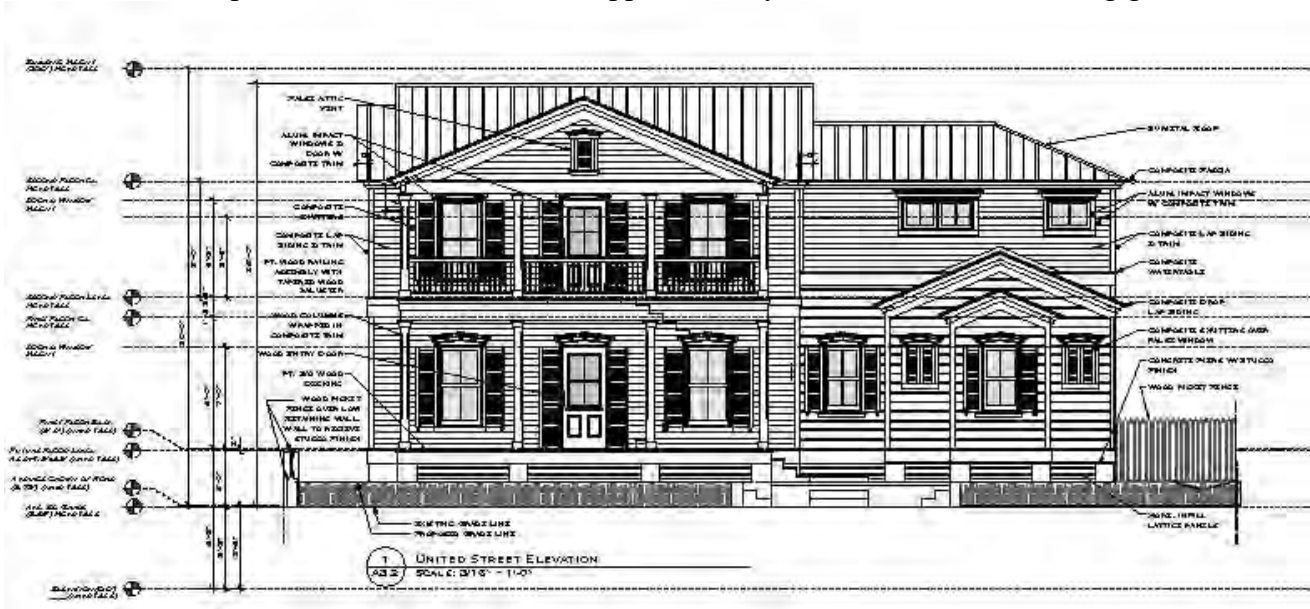
Proposed elevations facing Villa Mill Alley.

UNITED STREET
50' PUBLIC R/W



Proposed site plan.

All four units will have front porches and three units will have pools at the rear, being unit 4 the only property not having a pool due to a large tree at the rear. All units, except unit 2, will have driveways for one car. The plans include re-grading the site as the design of the is based on the future FEMA flood maps and the architect is providing for footers not to be too exposed as finish floor will be approximately four feet over the existing grade.



Unit 1- corner unit principal elevation depicting proposed re-grade.

Proposed materials for the houses are hardi plank painted siding, 2 over 2 impact windows, impact doors, and metal v-crimp panel system as the finish material for the roofs. A low concrete wall is proposed along the perimeter of the parcel with wood picket fence over it, with overall height not exceeding 4 feet. The concrete base wall will serve as a retaining wall for the re grade.

Consistency with Guidelines

It is staff's opinion that the design meets cited guidelines. The adjacent corner building is a two-story mixed use, although of a different land use, it establishes a pattern of a large volume structure on a corner. All four principal houses are designed using similar roof and building forms found in the vicinity. Most of the houses across United Street are one-story and the new design proposes in the front of the street one-story facades that expand to two-story on their mid and rear portions. The two-story accessory structure with a garage facing Villa Mill Alley has similar same land use two-story structures with a garage on the right-of-way.

Staff finds the proposed scale, mass, and proportions of all four units and the accessory structure to be harmonious with the existing adjacent context. Staff has evaluated this

proposal with the understanding that the new houses are designed based on future FEMA flood maps and all existing buildings across and surrounding the site have much lower footers. The design creates a height transition between the corner units through both United Street and Villa Mill Alley.

Staff finds that the re-grading, proposed pools, decks, fences, and driveways all meet cited guidelines.

**PLANNING BOARD RESOLUTION
TREE COMMISSION APPROVAL**

RESOLUTION NO. 2023-028

A RESOLUTION OF THE KEY WEST PLANNING BOARD RECOMMENDING TO THE CITY COMMISSION APPROVAL OF A MAJOR MODIFICATION TO A MAJOR DEVELOPMENT PLAN FOR THE DEVELOPMENT OF FOUR MARKET RATE RESIDENTIAL UNITS WITH A LANDSCAPE WAIVER FOR A NON-COMPLYING LANDSCAPE BUFFER ON PROPERTY LOCATED AT 638 UNITED STREET (RE# 00036600-000000) WITHIN THE HISTORIC RESIDENTIAL / OFFICE (HRO) ZONING DISTRICT WITH A PROPOSED AFFORDABLE WORK FORCE HOUSING LINKAGE PROJECT LOCATED AT 3228 FLAGLER AVENUE PURSUANT TO CHAPTER 108, SECTION 108-91, AND ARTICLE III THROUGH IX; CHAPTER 122, ARTICLE IV, DIVISION 10; AND CHAPTER 122, ARTICLE V, DIVISION 10 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91(c) (3), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that modifications to Major Development Plans that exceed those treated as administrative or minor modifications shall be treated in the same manner as the original approval; and

WHEREAS, Section 108-91(c)(4) provides that changes to specific conditions of a Major Development Plan required by the original approval shall require approval by the administrative body that originally approved the development; and

WHEREAS, the subject property is located at 638 United St (RE# 00036600-000000), more particularly described in the unity of title recorded in Book 2781, Page 1791 of the official

records of the Clerk of the Circuit Court of Monroe County, Florida, is located in the Historic Residential/Office zoning district, and

WHEREAS, Planning Board Resolution 2018-57 recommended approval of a major development plan for the construction of five market rate residential units, and

WHEREAS, the property owner has submitted a request for a major modification to the major development plan to allow for development of four market rate residential units with landscape waivers; and

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on December 12, 2023; and

WHEREAS, the granting of the proposed modifications to the Major Development Plan is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting approval of the proposed modifications to the Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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. The request for a major modification to the Major Development Plan for the construction of four (4) market rate residential units on property located at 638 United Street (RE # 00036600-000000) within the Historic Residential/ Office (HRO) zoning district pursuant to Sections 108-91 (a) (2) (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions*:

General conditions:

1. The proposed development shall be consistent with the plans dated August 3, 2023 by Timothy Seth Neal P.A., and the landscape plans by Keith Oropeza, Landscape Architect; notwithstanding any revisions requested and recommended by staff.
2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. Each of the four units is a single-family home. Section 86-9 defines family as:
 - (1) One person or a group of two or more persons related by blood, marriage, adoption, or foster care occupying a dwelling unit as a separate, independent, not-for-profit housekeeping unit with a single kitchen and set of culinary facilities. Such family may also include up to two unrelated persons who serve as servants or caretakers for the housekeeping unit; or
 - (2) Up to four unrelated persons occupying a dwelling unit as a separate, independent, not-for-profit housekeeping unit with a single kitchen and set of culinary facilities.

4. Prior or simultaneous to issuance of a Certificate of Occupancy for this development, the project at 3228 Flagler Avenue must receive a Certificate of Occupancy.
5. The applicant must modify the proposed linkage project to include a total of at least four deed restricted affordable housing units to comply with Section 122-1467.
6. The three existing, large, protected trees on the property that are to remain; 1-Spanish Lime (Tree #1), 1-Gumbo Limbo (Tree #2), and 1-Tamarind tree (Tree#4), are to be protected during all phases of the project. No impacts including to the roots, trunks, or canopy branches, are authorized to occur to these trees.
7. Final Landscape plan review is required. If no significant changes have been made to the project, the review can be done by the Urban Forestry Manager.

Conditions prior to the City Commission hearing:

8. The applicant must obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).
9. The applicant shall submit an outdoor lighting plan pursuant to City Code Section 108-284.
10. An irrigation plan must be submitted prior to City Commission review.
11. Sealed landscape plans must be submitted prior to City Commission review.

Conditions prior to issuance of a building permit:

12. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
13. Per the Fire Marshall's office, all buildings shall be fully sprinkled.

14. Add Storm Water Pollution Prevention Plan (SWPPP) notes as required by the Utilities Department.

15. Reduce the size of the swale in the rear yard of Unit 4. Swale must lie outside of the tree dripline.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. 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 shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 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 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water


KPH Chairman
Planning Director

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 12th day of December, 2023.

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



Sam Holland, Jr. Planning Board Chairman
1/3/24
Date

Attest:



Katie Halloran, Planning Director
1/4/2024
Date

Filed with the Clerk:

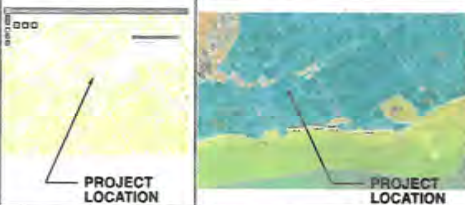


Keri O'Brien, City Clerk
1.4.2024
Date

SITE DATA 638-646 UNITED STREET
RE# 00038900-000000

Table with 5 columns: ITEM, REQ. PER LDR, EXISTING, PROPOSED, REMARK. Rows include DISTRICT, SITE AREA, LOT SIZE, IMPROVISED, OPEN SPACE, BUILDING COV., ACCESSORY STRUCTURE, LANDSCAPE, DENSITY, SETBACKS, and BUILDING HEIGHT.

CURRENT FEMA FLOOD ZONE: X FLOOD ZONE
FUTURE FEMA FLOOD ZONE: A9, B+ 1/4"



SITE LOCATION MAP:



PROJECT LOCATION

GENERAL NOTES:

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

PROJECT CONTACT LIST:

ARCHITECT: T. S. NEAL ARCHITECTS, INC. 22974 OLYMPIAN HIGHWAY...
CONTRACTOR: ELL PORTER 8374 PALMER PARK CIRCLE...
DESIGN CONSULTANT: TREPANIER & ASSOCIATES, INC. OWEN TREPANIER...
SURVEYOR: FLORENCE KEYS LAND SURVEYING MATTHEW BLOWERS...

STRUCTURAL ENGINEER: BARTON & BROWN ENGINEERING, LLC...
LANDSCAPE ARCHITECT: SEYM DINGEL, P.L.L.C. LANDSCAPE ARCHITECTS...

MECH. ENGINEER: S&B ENGINEERING ANDREW BONDI...
SOILS ENGINEER: URS LTD. ENGINEERS LISA LITTLEFIELD...

CIVIL ENGINEER: OPTIMA ENGINEERING LLC BRANDON D'VALL...

DESIGN NOTES: THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING: FSC 2020 - RESIDENTIAL (FSC-4), A.L.C.E. 20-16 REGULATIONS PER FSC STAIRS 03-116 EXP. 08/08 '17...
CERTIFICATE OF COMPLIANCE: SCOPE OF WORK:

SQUARE FOOT TABLE with columns for UNIT #1, UNIT #2, UNIT #3, UNIT #4, and TOTAL. Rows include 1ST FLOOR CONDITIONS, 2ND FLOOR CONDITIONS, PORCHES, POOL DECKS & POOLS, and GARAGE OR POOL HOUSE.

ABBREVIATION LEGEND: ADJ. = ADJUSTABLE, A.F.F. = ABOVE FINISH FLOOR, ALUM. = ALUMINUM, ARCH. = ARCHITECTURAL, BALC. = BALCONY, BS. = BOARDS, C.F.P. = CART IN PLACE, CONTROL JOINT, CL. = CLOSET, C.E. = CENTERLINE, CONC. = CONCRETE, COOR. = COORDINATE, C.O.B. = CROWN OF ROAD, D. = DRYER, DIM. = DIMENSION, DN. = DOWN, DW. = DRAINWALKER, DWG. = DRAWING, ELCT. = ELECTRICAL, ELEV. = ELEVATOR, E.P. = ELECTRICAL PANEL, E.P. = EQUAL, EX. = EXISTING, E.J. = EXPANSION JOINT, FREE. = FREEZER, G.P. = GYPSUM WALL BOARD, HORIZ. = HORIZONTAL, HOPE. = HOLE, MAX. = MAXIMUM, MECH. = MECHANICAL, MICR. = MICROWAVE OVEN, MIN. = MINIMUM, N.A. = NOT APPLICABLE, N.C. = NOT IN CONTRACT, O.P. = OPPOSITE HAND, PAINT. = PAINT, P.Y. = PRESSURE TREATED, SET. = SET, REF. = REFERENCE, REFR. = REFRIGERATOR, REQ. = REQUIRED, SCHED. = SCHEDULE, S.F. = SQUARE FOOT, SBL. = SIMILAR, STOR. = STORAGE, STRUCT. = STRUCTURAL, SQ. = SQUARE, T. = TILE, TYP. = TYPICAL, U.C. = UNDER COUNTER, U.L.O. = UNLESS NOTED OTHERWISE, VERT. = VERTICAL, V.F. = VERIFY IN FIELD, W. = WATER, W.H. = WATER HEATER.

A NEW RESIDENTIAL DEVELOPMENT AT
638-646 UNITED ST.
KEY WEST, FL 33040

DRAWING SCHEDULE:

- T1.1 TITLE SITE DATA & PROJECT INFO
- CL-1 ARCHITECTURAL SITE PLAN
- CL-1 SITE PLAN
- CL-100 LANDSCAPE CONCEPT
- A1.2 PROPOSED HYDROSCAPE CENTER
- A1.1 FIRST FLOOR PLAN/SITE PLAN
- A1.3 SECOND FLOOR PLAN
- A3.1 SPOKEY FACE EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS UNIT #1
- A3.3 EXTERIOR ELEVATIONS UNIT #2
- A3.4 EXTERIOR ELEVATIONS UNIT #3
- A3.5 EXTERIOR ELEVATIONS UNIT #4

T.S. NEAL ARCHITECT INC. 22974 OLYMPIAN HWY, CUSTO KEY, FL 33043 309-340-8887 231-628-8847

PROGRESS DRAWINGS FOR REVIEW AND COMMENT ONLY

A NEW RESIDENTIAL DEVELOPMENT AT 638-646 UNITED ST. KEY WEST, FL 33040

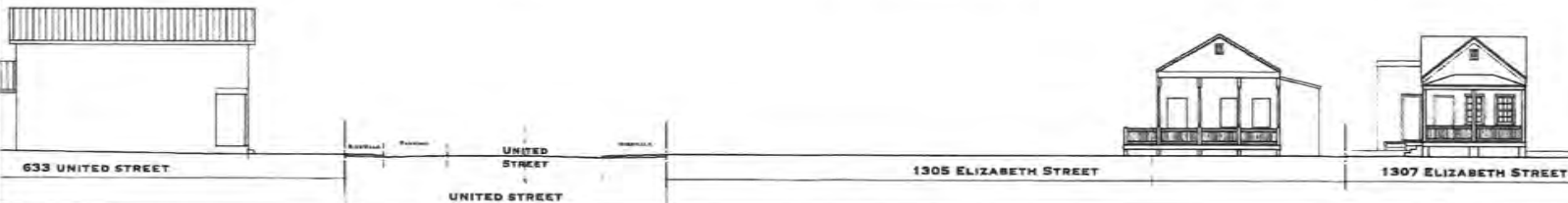
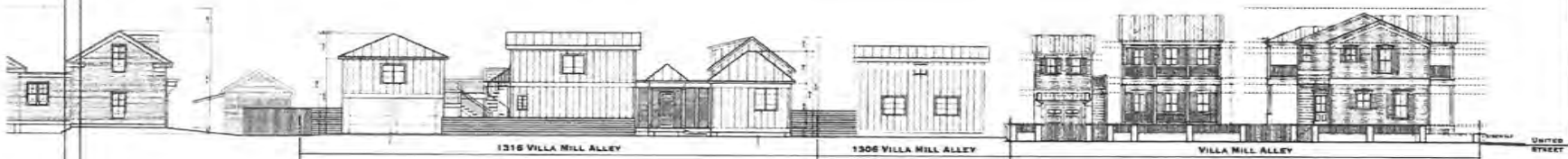
DRAWING TITLE: DRAWING TITLE & TITLE SITE DATA & PROJECT INFORMATION

DRAWN: TSN CHECKED: DATE: 08-20-2023

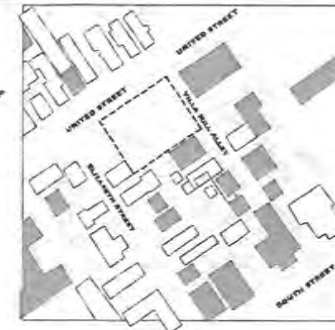
T1.1 SHEET #

T.S. NEAL ARCHITECT INC.

Handwritten notes: 1/1/2023, 1/1/2023, 1/1/2023



- GRAPHIC KEY**
- SINGLE STORY
 - SINGLE & A HALF
 - TWO STORY
 - SITE LOCATION



T.S. NEAL ARCHITECT INC.
 22874 WYBRIDGE HWY
 CLUSTON KEY, FL 33942
 305-540-8937
 231-422-9647

PROGRESS DRAWINGS FOR REVIEW AND COMMENT ONLY

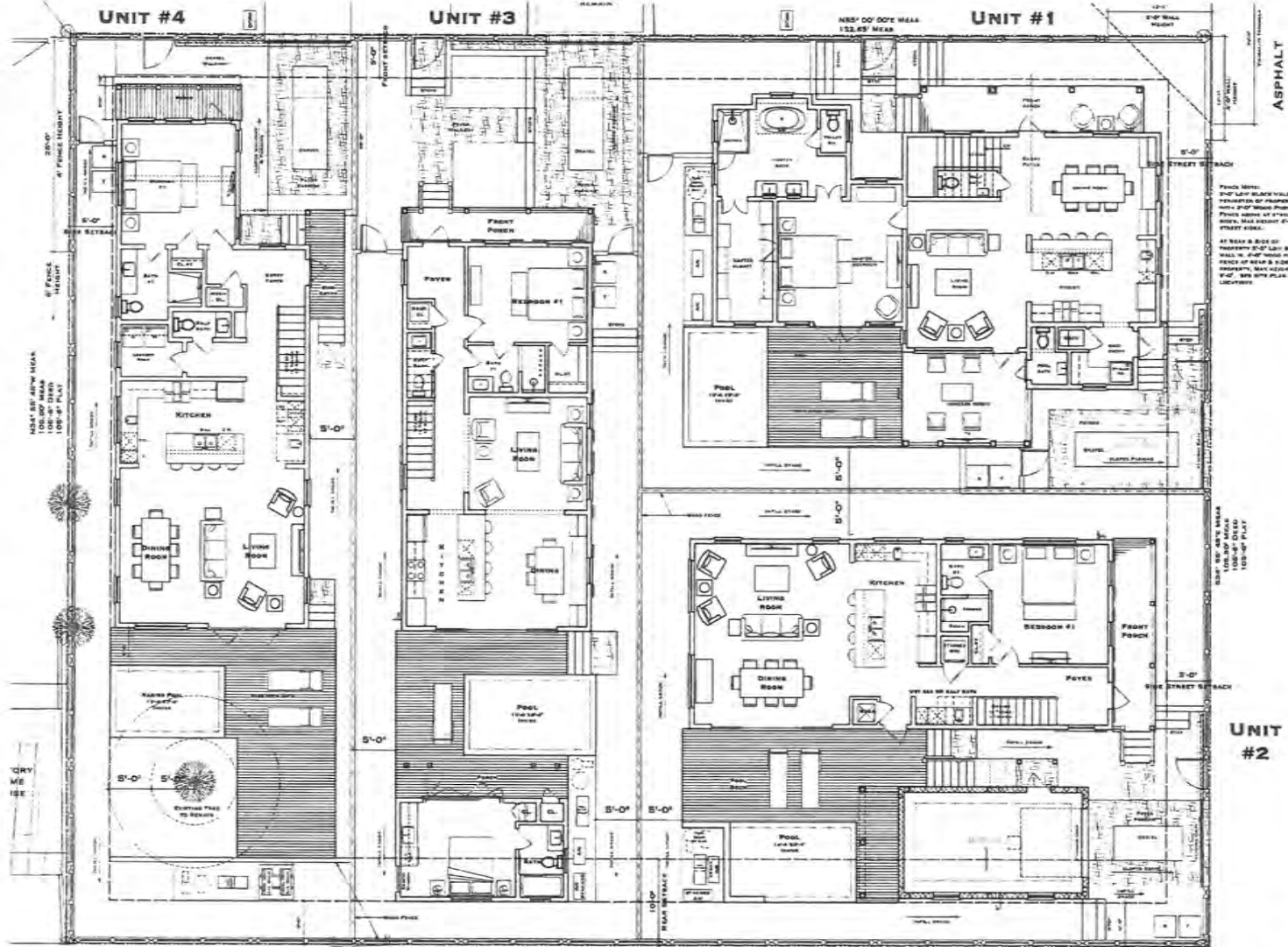
A NEW RESIDENTIAL DEVELOPMENT AT
 633-846 UNITED ST.
 KEY WEST, FL 33040

DRAWING TITLE:
 PROPOSED STREETSCAPE
 CONTEXT

DRAWN: TSN
 CHECKED: TSN
 DATE: 06-03-2023

REVISION DATE
A1.0
 SHEET 6

TSN
 T.S. NEAL ARCHITECT INC.



T.S. NEAL ARCHITECT INC.
 22774 OVERSEAS HWY
 CUDDEBAY CITY, FL
 33043
 305-540-8887
 231-422-8847

PROGRESS DRAWINGS FOR REVIEW AND COMMENT ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
 639-646 UNITED ST.
 KEY WEST, FL 33040

DRAWING TITLE:
 FIRST FLOOR PLAN

DRAWN: TSN
CHECKED:
DATE: 08.08.2023

REVISION # DATE

A1.1
 SHEET #

TSN
 T.S. NEAL ARCHITECT INC.

1 FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

TIMOTHY BETH NEAL, P.L.A., REGISTRATION # AB97208

FINISH NOTE:
 2'-0" LAY SCALAR WALLS AT PERIMETER OF PROPERTY WITH 3'-0" WALL FINISH. FINISH ABOVE AT STREET SIDE. WALL HEIGHT 8'-0" AT STREET SIDE.

AT REAR & SIDE OF PROPERTY 3'-0" LAY SCALAR WALLS AT PERIMETER OF REAR & SIDE OF PROPERTY. WALL HEIGHT 8'-0" AT REAR & SIDE OF PROPERTY. WALL FINISH AT REAR & SIDE OF PROPERTY.

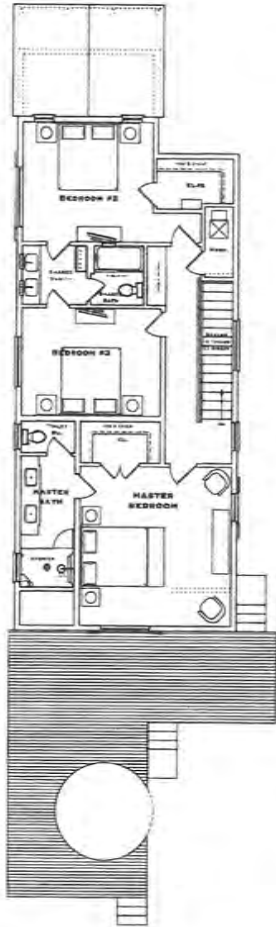
SEE UNIT #2'S MUA 100-0' DIMED 100'-0" PLAT

SEE UNIT #4'S MUA 100-0' DIMED 100'-0" PLAT

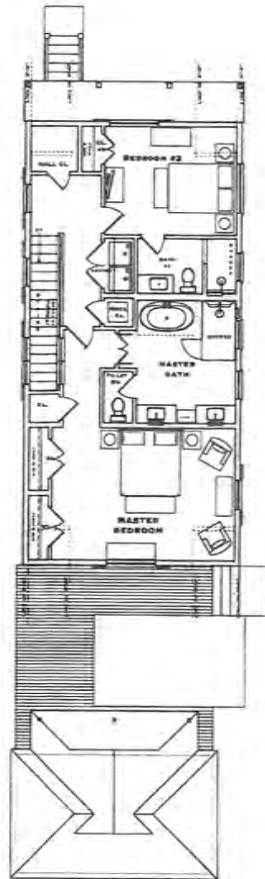
DRY WET USE

ASPHALT

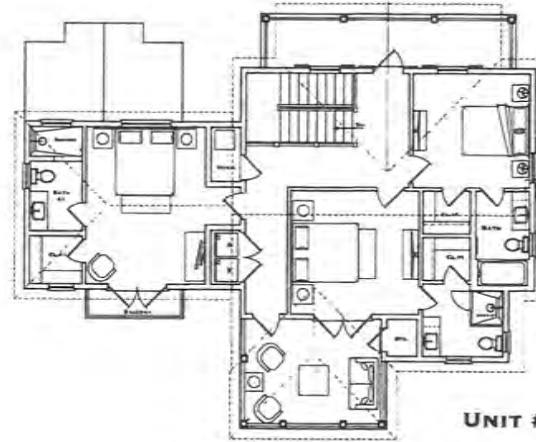
UNIT #4



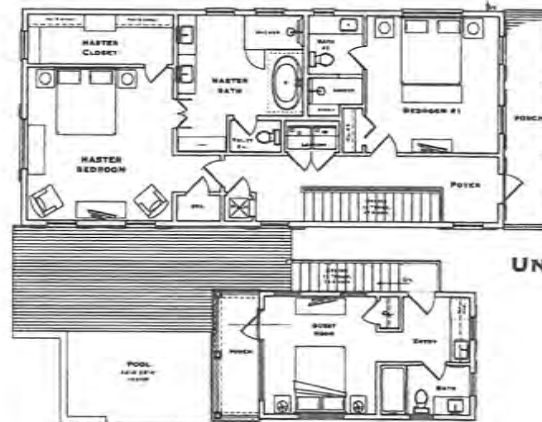
UNIT #3



UNIT #1



UNIT #2



SECOND FLOOR PLANS
SCALE: 3/8" = 1'-0"

TIMOTHY BETH NEAL, P.L.A. REGISTRATION # AB97308

T.S. NEAL
ARCHITECT INC.
23276 ORANGE BLVD
CORAL GABLES, FL
33042
305-340-0957
351-433-0067

PROGRESS
DRAWINGS FOR
REVIEW AND
COMMENT ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
598-646 UNITED ST.
KEY WEST, FL 33040

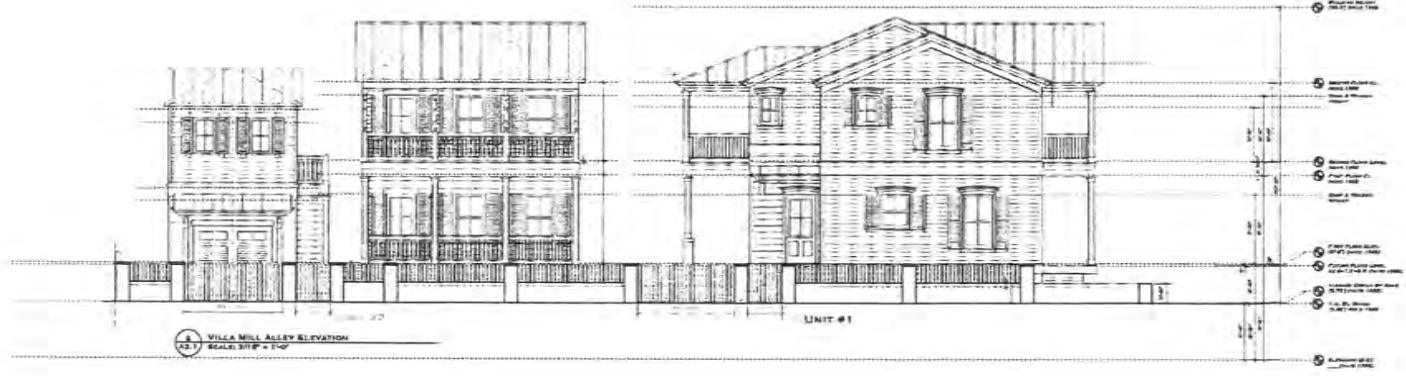
DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN: TSN
CHECKED: []
DATE: 08-03-0922

REVISION # DATE

A1.2
SHEET #

T.S.N.
TIMOTHY BETH NEAL, P.L.A. REGISTRATION # AB97308




T.S. NEAL ARCHITECT INC.
 12274 OVERSEAS HWY
 TUSCOLOO, FL 32042
 904-340-8887
 904-622-8047

PROGRESS FOR
 DRAWINGS FOR
 REVIEW AND
 COMMENT ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
 688-646 UNITED ST.
 KEY WEST, FL 33040

DRAWING TITLE:
 STREET EXTERIOR ELEVATIONS

DRAWN: TSN
 CHECKED:
 DATE: 05-03-2013

REVISION #	DATE

A3.1
 SHEET #


 T.S. NEAL ARCHITECT INC.



T.S. NEAL ARCHITECT INC.
 8874 OVERLAND WAY
 EUGENE, OR, 97402
 503-340-8887
 503-483-8547

PROGRESS FOR
 DRAWINGS FOR
 REVIEW AND
 COMMENT ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
 638-646 UNITED ST.
 KEY WEST, FL 33040

DRAWING TITLE:
 EXTERIOR ELEVATIONS
 UNIT #1

DRAWN: TSN
 CHECKED: -
 DATE: 09-03-2023

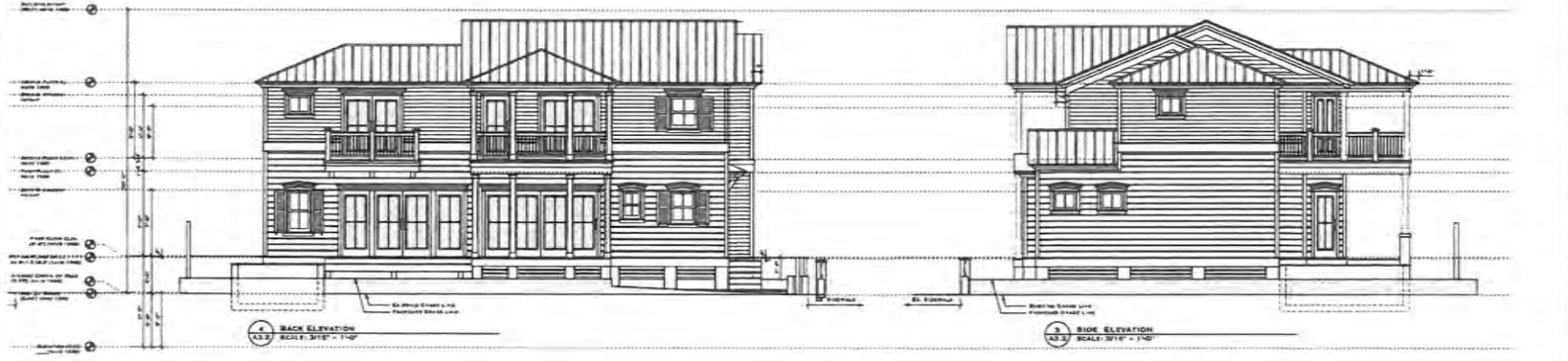
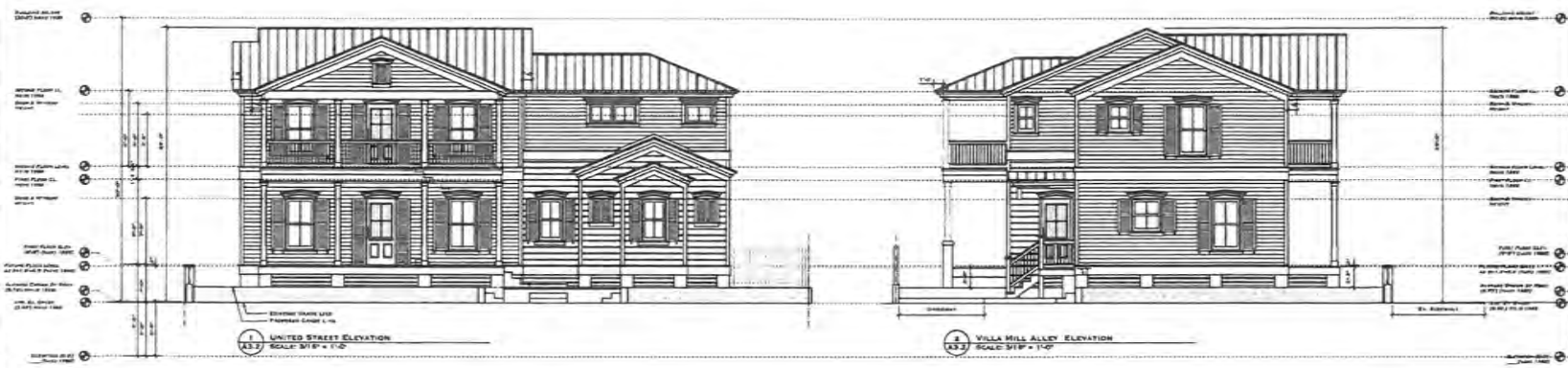
REVISION	DATE

A3.2
 SHEET #



TSN
 T.S. NEAL ARCHITECT INC.

JIMOTHY BETH NEAL, F.L.A. REGISTRATION # ADPT268





1 VILLA MILL ALLEY ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTHWEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTHWEST GARAGE SIDE ELEVATION
SCALE: 3/16" = 1'-0"



4 BACK ELEVATION
SCALE: 3/16" = 1'-0"

T.S. NEAL
ARCHITECT INC.
32974 OVERSEAS WAY
CORAL GABLES, FL
33042
305-240-8887
857-222-9547

PROGRESS FOR
DRAWINGS FOR
REVIEW AND
COMMENT ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
638-646 UNITED ST.
KEY WEST, FL 33040

DRAWING TITLE:
EXTERIOR ELEVATIONS
UNIT #2

DRAWN: TSN
CHECKED: -
DATE: 08-03-2023

REVISION & DATE

A3.3
SHEET #

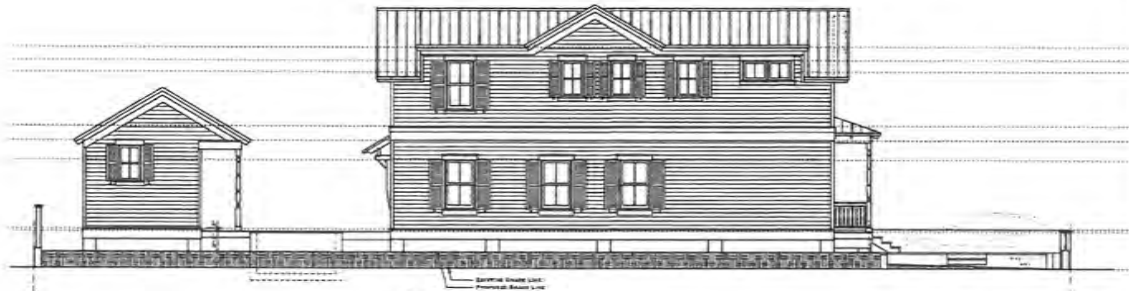
TSN
T.S. NEAL ARCHITECT INC.



A3.4 BACK ELEVATION
SCALE: 3/16" = 1'-0"



A3.4 UNITED STREET ELEVATION
SCALE: 3/16" = 1'-0"



A3.4 SOUTHWEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"



A3.4 NORTHEAST SIDE ELEVATION
SCALE: 3/16" = 1'-0"



**T.S. NEAL
ARCHITECT INC.**
22974 DIVINEKAY HWY
EUSTON, FL, FL
32043
905-345-8897
31-425-8427

PROPOSED
DRAWINGS FOR
REVIEW AND
COMMENT ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
638-646 UNITED ST.
KEY WEST, FL 33040

DRAWING TITLE:
EXTERIOR ELEVATIONS
UNIT #3

DRAWN: TSN
CHECKED:
DATE: 06-25-2023

REVISION # DATE

A3.4
SHEET #



T.S. NEAL ARCHITECTS, INC.


T.S. NEAL
 ARCHITECT INC.
 22976 OVERSEAS HWY
 GULF BEE, FL.
 33042
 305-648-8577
 351-423-8547

PROGRESS FOR
 REVIEW AND
 COMMENT ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
 638-646 UNITED ST.
 KEY WEST, FL 33040

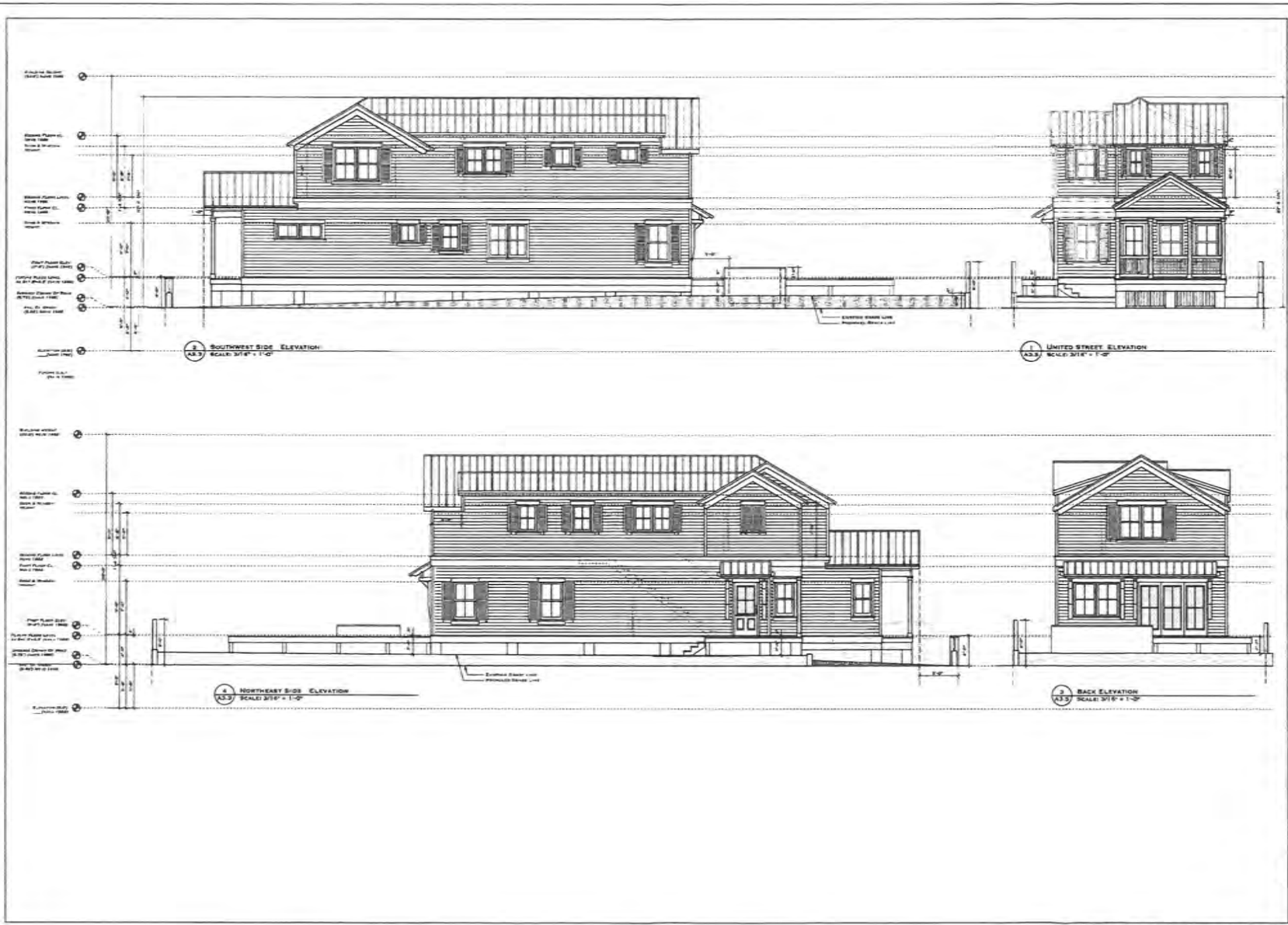
DRAWING TITLE
 EXTERIOR ELEVATIONS
 UNIT #4

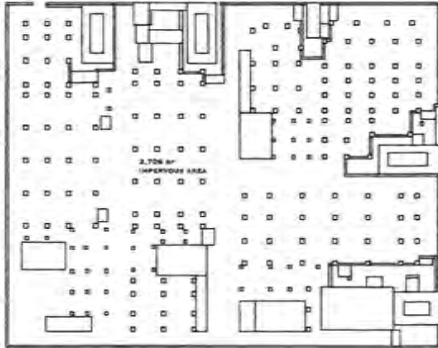
DRAWN: TSM
 CHECKED:
 DATE: 08-05-2023

REVISION #	DATE

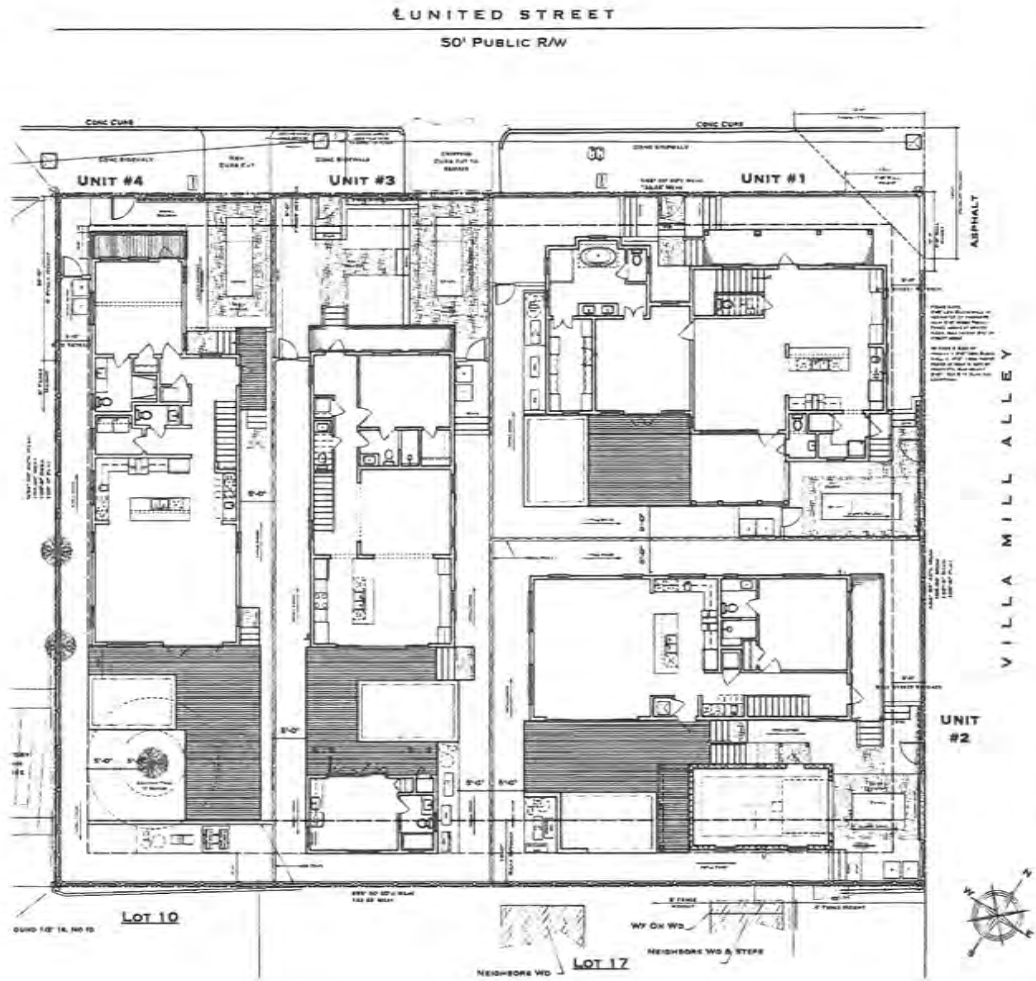
A3.5
 SHEET #


TSM
 ARCHITECTS INC.





2 SUPERIMPOSE AREA SITE PLAN DIAGRAM
SCALE: 1/8" = 1'-0"



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

T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
CORUPO, FL 32042
352-340-8887
251-423-9947

PROGRESS
DRAWINGS FOR
REVIEW AND
COMMENT ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
638-646 UNITED ST.
KEY WEST, FL 33040

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

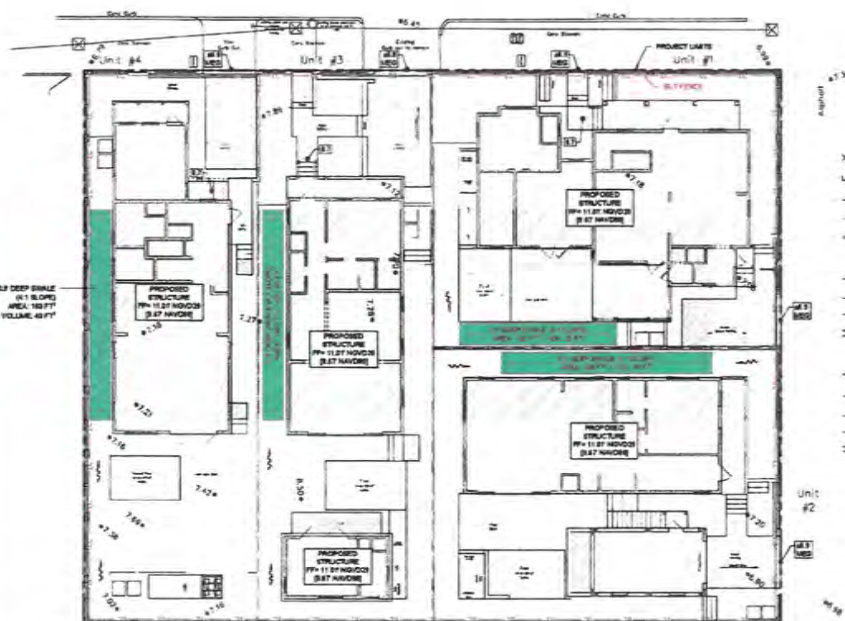
DRAWN: TSN
CHECKED: -
DATE: 08-28-2013

REVISION # DATE

C1.1
SHEET #

T.S.N.
TIMOTHY SETH NEAL, P.L.A. REGISTRATION # AB92305

UNITED STREET
50' Public R/W



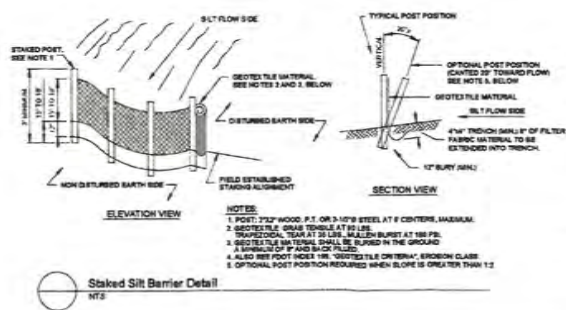
1.5' DEEP SILT BARRIER
(17' SLOPE)
AREA: 180 SF
VOLUME: 49 FT³

Stormwater Quantity Calculations		
Area Development		
Project Area	0.221 ac	12,944.0 sq ft
Permeable Area	0.001 ac	120.0 sq ft
Impermeable Area	0.220 ac	12,824.0 sq ft
Percent Impervious Area	99.1%	
Information below per SPWMS 319.911		
Runoff: 15 Year / 24 Hour Storm	R_{15}	3.6 in
Runoff: 24 Hour / 24 Hour Storm	R_{24}	12.0 in
Depth to Water Table		4 ft
Provisioned Available Storage		8.38 cu ft
Soil Storage		0.37 cu ft
$Q_{15} = \frac{R_{15} \times A_{I}}{24 \times 60} \times \frac{1.49}{100} \times \frac{1}{100} \times \frac{1}{100}$	Q_{15}	8.63 cu ft 294.73 gal
$Q_{24} = \frac{R_{24} \times A_{I}}{24 \times 60} \times \frac{1.49}{100} \times \frac{1}{100} \times \frac{1}{100}$	Q_{24}	11.97 cu ft 397.07 gal
 runoff Volume (24 year/24 hour design event)	V_{24}	2.984 cu ft
 runoff Volume (24 year/24 hour design event)	V_{24}	3.600 cu ft
Area Development		
Project Area	0.121 ac	6,594.0 sq ft
Permeable Area	0.120 ac	6,510.0 sq ft
Impermeable Area	0.001 ac	120.0 sq ft
Percent Impervious Area	0.8%	
Information below per SPWMS 319.911		
Runoff: 15 Year / 24 Hour Storm	R_{15}	0.6 in
Runoff: 24 Hour / 24 Hour Storm	R_{24}	2.0 in
Depth to Water Table		4 ft
Provisioned Available Storage		8.38 cu ft
Soil Storage		0.37 cu ft
$Q_{15} = \frac{R_{15} \times A_{I}}{24 \times 60} \times \frac{1.49}{100} \times \frac{1}{100} \times \frac{1}{100}$	Q_{15}	0.96 cu ft 31.60 gal
$Q_{24} = \frac{R_{24} \times A_{I}}{24 \times 60} \times \frac{1.49}{100} \times \frac{1}{100} \times \frac{1}{100}$	Q_{24}	3.02 cu ft 99.25 gal
 runoff Volume (24 year/24 hour design event)	V_{24}	0.964 cu ft
 runoff Volume (24 year/24 hour design event)	V_{24}	3.600 cu ft
Volume Difference (24 year/24 hour design event)		
$Q_{24} - Q_{15}$	$Q_{24} - Q_{15}$	2.06 in
$V_{24} - V_{15}$	$V_{24} - V_{15}$	2.636 cu ft
Volume Difference (24 year/24 hour design event)	$Q_{24} - Q_{15}$	0.96 in
$V_{24} - V_{15}$	$V_{24} - V_{15}$	2.636 cu ft



LEGEND	
	PROJECT LIMITS
	FOOTPRINT AREA
	IMPERVIOUS AREA
	DRY CREEK VOLUME
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY
	STORMWATER DRAINAGE
	STORMWATER INLET

NOTES:
 1. PROVIDE SILT FENCE AS REQUIRED FOR EROSION CONTROL.



NOT FOR CONSTRUCTION

DRAWN	
	BOC
REVISION	
CHECKED	
	JLD
STORMWATER MANAGEMENT PLAN	
231028	7/26/2023
C-1	

REVIEW SET
 NOT FOR CONSTRUCTION

O'FLYNN engineering llc

1301 W. 8th Street #1771
 Fort Worth, TX 76104
 P: 817.625.1114
 F: 817.625.1115
 info@oflynneng.com

638-648 UNITED STREET
 KEY WEST, FL 33040



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409 Key West, FL 33041-1409
Telephone: 305-809-3725

October 16, 2023

Land 10031 LLC/Land 2421 LLC/Land 113 LLC/Land 7009 LLC/Land 1701 LLC/Land 8351 LLC/Land 2708 LLC/Land 4027 LLC/Land 8601 LLC
4900 W. Hundred Rd.
Chester, VA 23831

RE: Conceptual Landscape Plan Approval with Tree Removal for a Development Plan at 638 United Street (TP2023-00005)

To Whom, It May Concern:

The City of Key West Tree Commission recently considered your application, TP2023-00005 for Conceptual Landscape Plan Approval with Tree Removal for a development plan located at 638 United Street, Key West, Florida, at their regularly scheduled meeting on October 16, 2023.

The Tree Commission approved the updated Conceptual Landscape Plan dated October 6, 2023 to include the removal of (1) additional young Spanish Lime tree (6a) for a total removal of (9) young Spanish Lime trees including tree #3, #5, and #6a, (2) Arborvitae trees (#7a & 8) and (1) Gumbo Limbo (#7b) to be replaced with a total of 29.1 caliper inches of approved trees, FL#1, to be incorporated into the proposed landscape plan.

This approval now allows the project to proceed through the project review process with the Planning Board and HARC. Once you have received approval from these boards, an application should be made again to the Tree Commission for Final Landscape Plan approval.

Sincerely,

Misha McRAE
Chairman, Tree Commission

Karen DeMaria
Urban Forestry Program Manager
City of Key West
1300 White Street
Key West, FL 33040
Office: (305) 809-3768
kdemaria@cityofkeywest-fl.gov

cc: Owen Trepanier, Trepanier & Associates, Inc
Keith Oropeza, GAI Consultants

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, October 17, 2023 7:53 AM
To: Perez-Alvarez, Nicholas
Cc: Donna Phillips
Subject: FW: 638 United Street-Tree Commission
Attachments: 638 United Conceptual Landscape plan approval 10-16-23.pdf; 8-TP2023-0005 report 638 United.pdf

Nick:

FYI, I have also attached a copy of my Tree Commission staff report, for your files.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768



From: Karen DeMaria
Sent: Tuesday, October 17, 2023 7:51 AM
To: Owen Trepanier <owen@owentrepanier.com>; Keith Oropeza <K.Oropeza@gaiconsultants.com>
Subject: 638 United Street-Tree Commission

Owen and Keith:

Attached is a copy of the Conceptual Landscape Plan with tree removal approval letter. Please note that if there are no significant changes to the project, once Planning and HARC approval have been received, please submit to my office a copy of the final plans so I can do the final landscape plan approval. I should be able to give the approval through the memo process.

Also, there will need to be at least two additional landscape waiver requests:

1. The plan is not 70% native vegetation (it is over 70% native **and** indigenous vegetation).
2. The plan uses more than 25% palms in the landscaping.

The Tree Commission were made aware of both issues and their approval included this knowledge. I will work on the Sec 108 landscape review later this week for the Planning Board and let you know if there are any other issues with the plan.

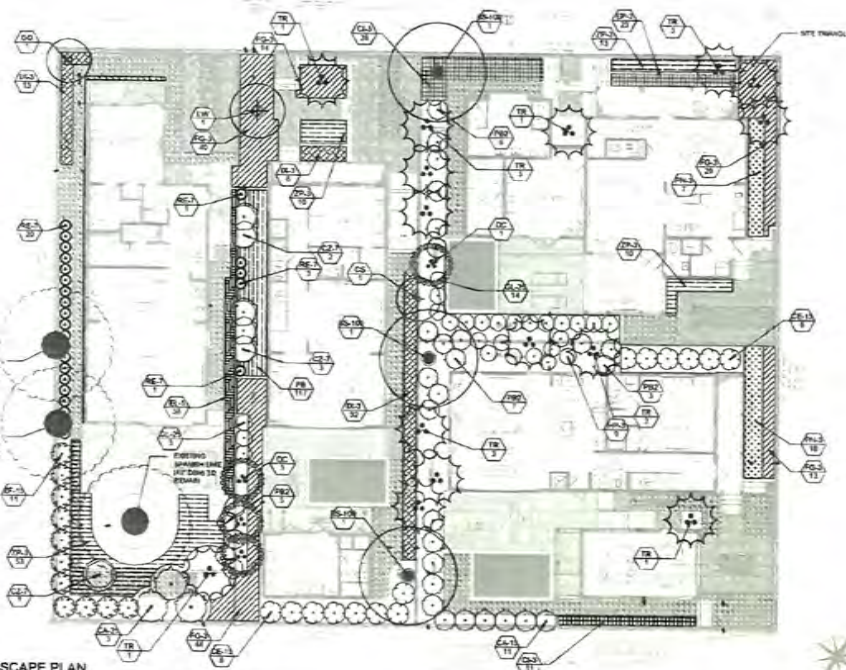
Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768



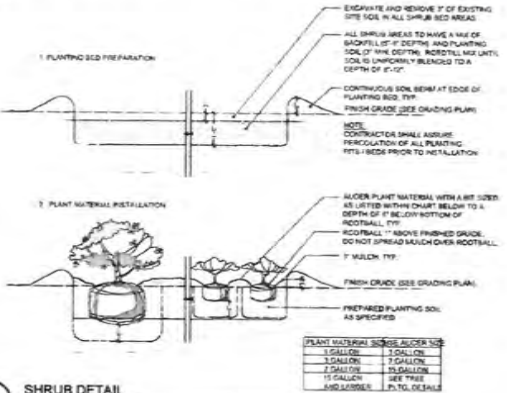


1 LANDSCAPE PLAN
Scale: 1"=10'-0"

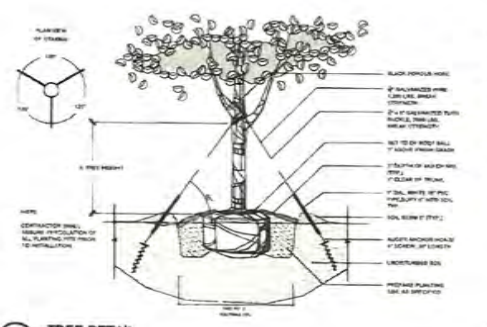
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	
●	PL-300	3	Burford Yucca / Double Linea	100 GAL	7' CAL. 14' HT X 6' SPREAD	
○	CA	1	Carolea salicifolia / Orange Ginger Elm	7.5 GAL	12' MIN HT. X 6' SPREAD, 2" CT.	
○	OC	4	Opuntia basilaris / Cholla Palm	6.0 GAL	48-72" HT. X 7.5" DIA. SPREAD, 1" CT., 2" MIN. CAL. SHOULDER LEAFER	
○	OD	1	Quercus oblongifolia / Ligustrum Vitae	7.5 GAL	7' CAL. 12-14' HT.	
○	LR	1	Lonicera hispidula / Holly Yucca	7.0	7' CAL. 12-14' DIA.	
○	TR	15	Pimenta racemosa / Florida Tamarind	10	12' DIA.	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	
○	CL-7	4	Colaptes auratus / Mouth of the River	7.0 GAL	30" HT. MIN.	
○	CA-15	11	Quercus laevis / Liveoak Tree	15 GAL	6-8' HT.	
○	CA-25	3	Quercus laevis / Liveoak Tree	25 gal	8' HT. X 3' SPREAD	
○	CL-15	14	Conocarpus strictus / Flame Safflower	15 GAL	8' HT. X 3' SPREAD	
○	CL-25	17	Conocarpus strictus / Flame Safflower	25 gal	8' HT. X 3' SPREAD	
○	PP-1	3	Panicum sp. / Paspalum	3 GAL	12" DIA. MIN.	
○	PR-1	21	Prinosiphon sphenanthus / Old Leaf Philodendron	7.0 GAL	FULL	
○	PE-7	21	Peperomia sp. / Lady Palm	7.0 GAL	1' DIA.	
○	PL-15	11	Zamia furcata / Centurion Palm	15 GAL	10" DIA. MIN.	
PLANT AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING
■	CA-1	36	Chrysanthemum sp. / Core Plant	7.0 GAL	30" DIA. MIN.	24" x 24"
■	PL-1	36	Impatiens sp. / Golden Chalice	7.0 GAL	10" DIA. MIN. 6-8" TYP.	18" x 18"
■	PE-1	25	Impatiens sp. / Impatiens	3 GAL		18" x 18"
■	CA-4	148	Ficus microcarpa / Green Mini / Green Mini Ficus	3 GAL	18" x 24" DIA.	24" x 24"
■	CA-5	14	Succ. v. 'Nana Dwarf' / Small Succulent	3 GAL	18" x 24" DIA.	24" x 24"
■	TR	117	Prinosiphon sphenanthus / Old Leaf Philodendron	1 GAL	12" SPREAD, FULL	12" x 12"
■	PR-1	12	Peperomia sp. / Old Leaf	3 GAL		36" x 36"
■	PL-2	31	Impatiens sp. / Core Plant	7.0 GAL	18" x 24" DIA.	36" x 36"

KEITH OROPEZA
LANDSCAPE ARCHITECT
P.O. BOX 48701
DALLAS, TX 75248
409.233.4801

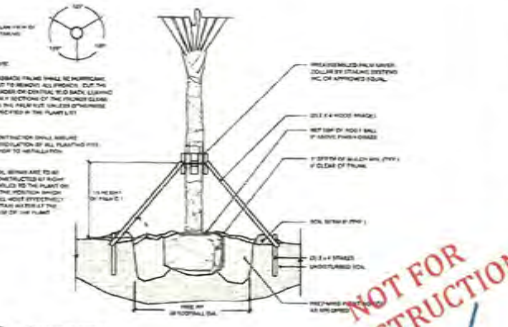
PROJECT
NEW RESIDENTIAL DEVELOPMENT
1000 W. VANCE BLVD
DALLAS, TX 75215



2 SHRUB DETAIL
Scale: 1/4"=1'-0"



3 TREE DETAIL
Scale: 1/4"=1'-0"

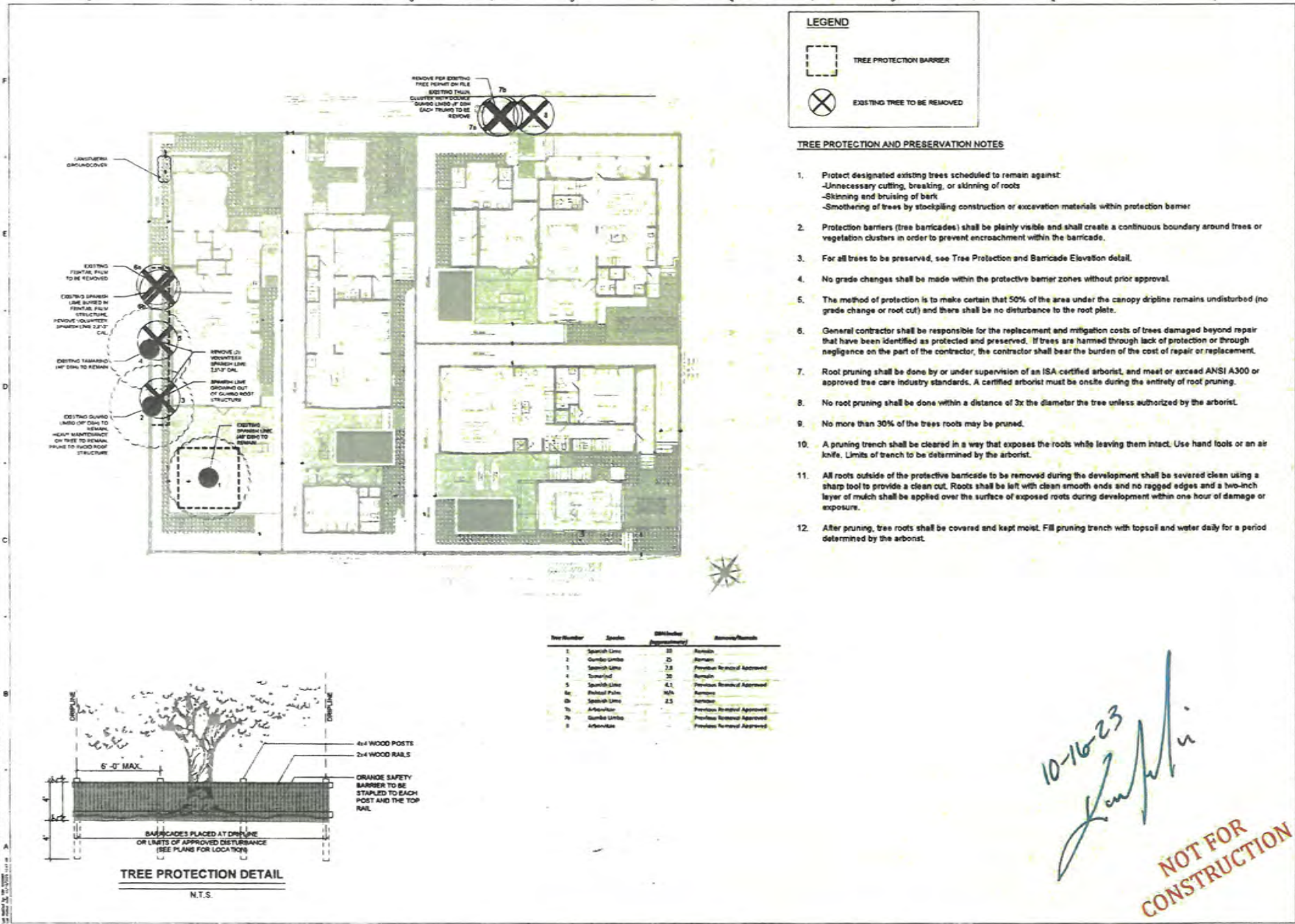


4 PALM DETAIL
Scale: 1/4"=1'-0"

NOT FOR CONSTRUCTION
10-16-23
[Signature]

DATE	BY	DESCRIPTION

DATE: _____ BY: _____
SCALE: _____
PROJECT NO.: _____
SHEET NO.: _____



LEGEND

□ TREE PROTECTION BARRIER

⊗ EXISTING TREE TO BE REMOVED

- TREE PROTECTION AND PRESERVATION NOTES**
1. Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or stuning of roots
 - Skimming and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
 2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
 3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
 4. No grade changes shall be made within the protective barrier zones without prior approval.
 5. The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
 6. General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
 7. Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
 8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
 9. No more than 30% of the trees roots may be pruned.
 10. A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
 11. All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
 12. After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

10-16-23
[Signature]

NOT FOR CONSTRUCTION

KEITH CROPEZA
LANDSCAPE ARCHITECT
10000 S.W. 11th St.
MIAMI, FL 33149
305.555.1111

PROJECT
NEW RESIDENTIAL DEVELOPMENT
600 SW 10th Street #1001
MIAMI, FL 33130

DATE _____ **SCALE** _____

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER _____

DATE _____ **SCALE** _____

NO. _____ **DATE** _____

NO. _____ **DATE** _____

NO. _____ **DATE** _____

GRAPHIC SCALE AND NORTH ARROW

GRAPHIC SCALE _____

NORTH ARROW _____

NO. _____ **DATE** _____

NO. _____ **DATE** _____

APPLICATION

RECEIVED
 AUG 24 2023
 BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # <i>HARC 2023-0031</i>	REVISION # <i>0031</i>	INITIAL & DATE <i>TK 8/24/23</i>
FLOOD ZONE <i>X</i>	ZONING DISTRICT <i>HRO</i>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	638 United Street	
NAME ON DEED:	Land 10031 LLC	PHONE NUMBER 804-720-6301
OWNER'S MAILING ADDRESS:	4900 W Hundred Rd	EMAIL <i>suphoff@uphoffventures.com</i>
	Chester VA 23831	
APPLICANT NAME:	T.S. Neal Architects - Seth Neal	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 Overseas Hwy	EMAIL <i>sethneal@tsnarchitects.com</i>
	Cudjoe Key, Fl	
APPLICANT'S SIGNATURE:	<i>Seth Neal</i>	DATE 8-24-2023

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Demo existing single story structure on site and replace with four new single family homes. The homes are designed differently to have their own style in keeping with the character of the Historic District. The new homes are designed to meet the Future FEMA Flood Maps.
MAIN BUILDING: Residence will have composite lap siding and trim, aluminum impact windows, metal and wood impact doors, and 5-V crimp metal roof. One Garage building will have stucco walls at 1st floor & comp. Lap siding above. Lastly all units will have pool and deck in the rear yards.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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

ACCESSORY STRUCTURE(S): Yes, one Garage & one Pool house.	
PAVERS: yes, Driveway & walkway areas, see site plan	FENCES: Yes, Perimeter low stucco retaining wall & Wood picket Above
DECKS: yes, pool decks. See site plan	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): yes, see site plan
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): yes	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA # <i>HARC 2023-0031</i>	INITIAL & DATE
ZONING DISTRICT HRO	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	638 United Key West, Fl
PROPERTY OWNER'S NAME:	LAND 10031 LLC
APPLICANT NAME:	T.S. Neal Architects - Seth Neal

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

<i>Steven M. Uphoff</i> PROPERTY OWNER'S SIGNATURE	STEVEN M. UPHOFF 8/23/2023 DATE AND PRINT NAME
---	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demo existing one story concrete building, additions, and existing low site walls.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
The existing building does not have any distinctive characteristics nor has any historic significance in the city.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not to our knowledge
(c) Has no significant character, interest, or value as part fo 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.
Not to our knowledge
(d) Is not the site of a historic event with significant effect upon society.
Not to our knowledge
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
No
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
No
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
No
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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.

NO
(i) Has not yielded, and is not likely to yield, information important in history.
NO

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

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

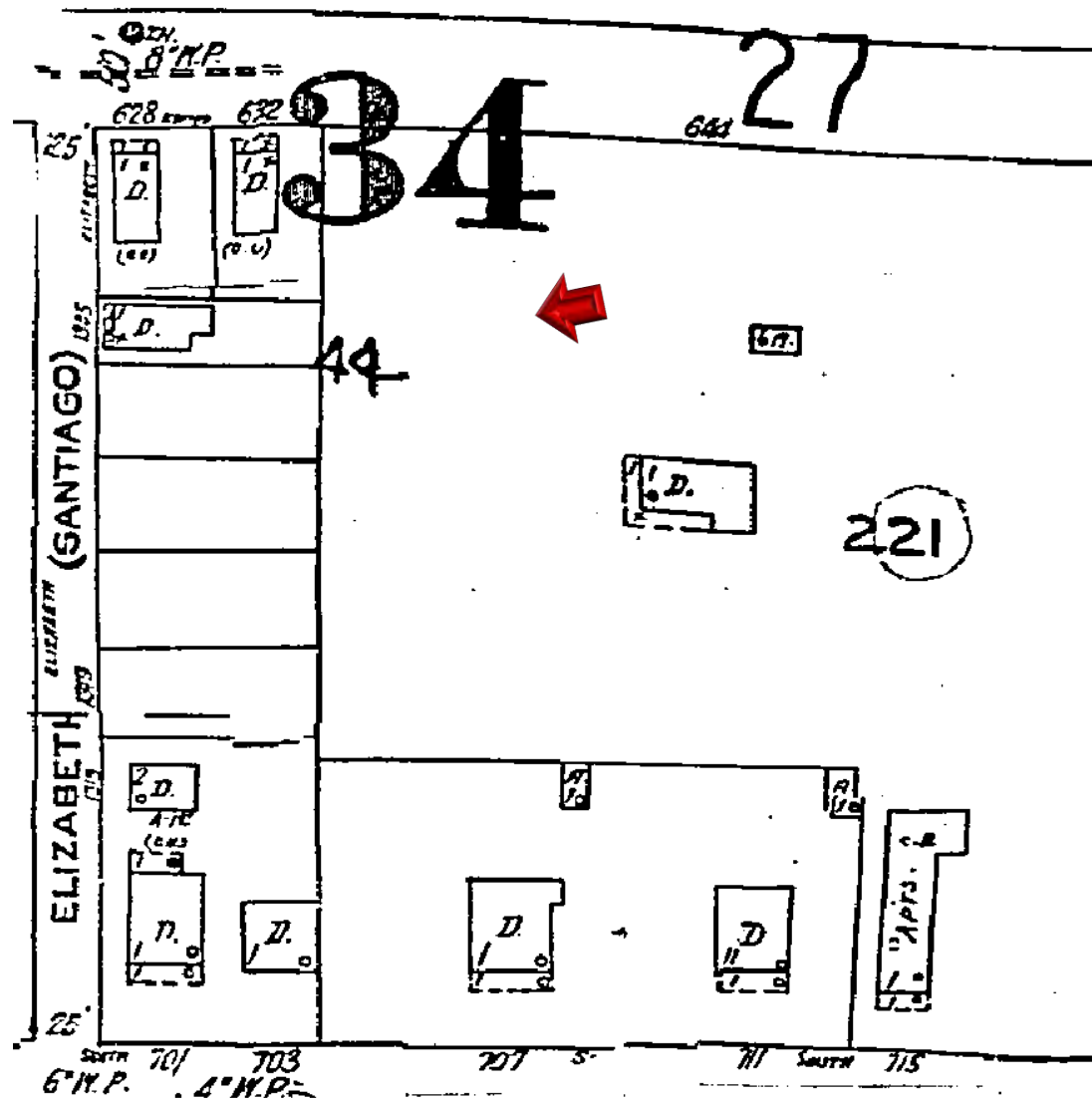
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

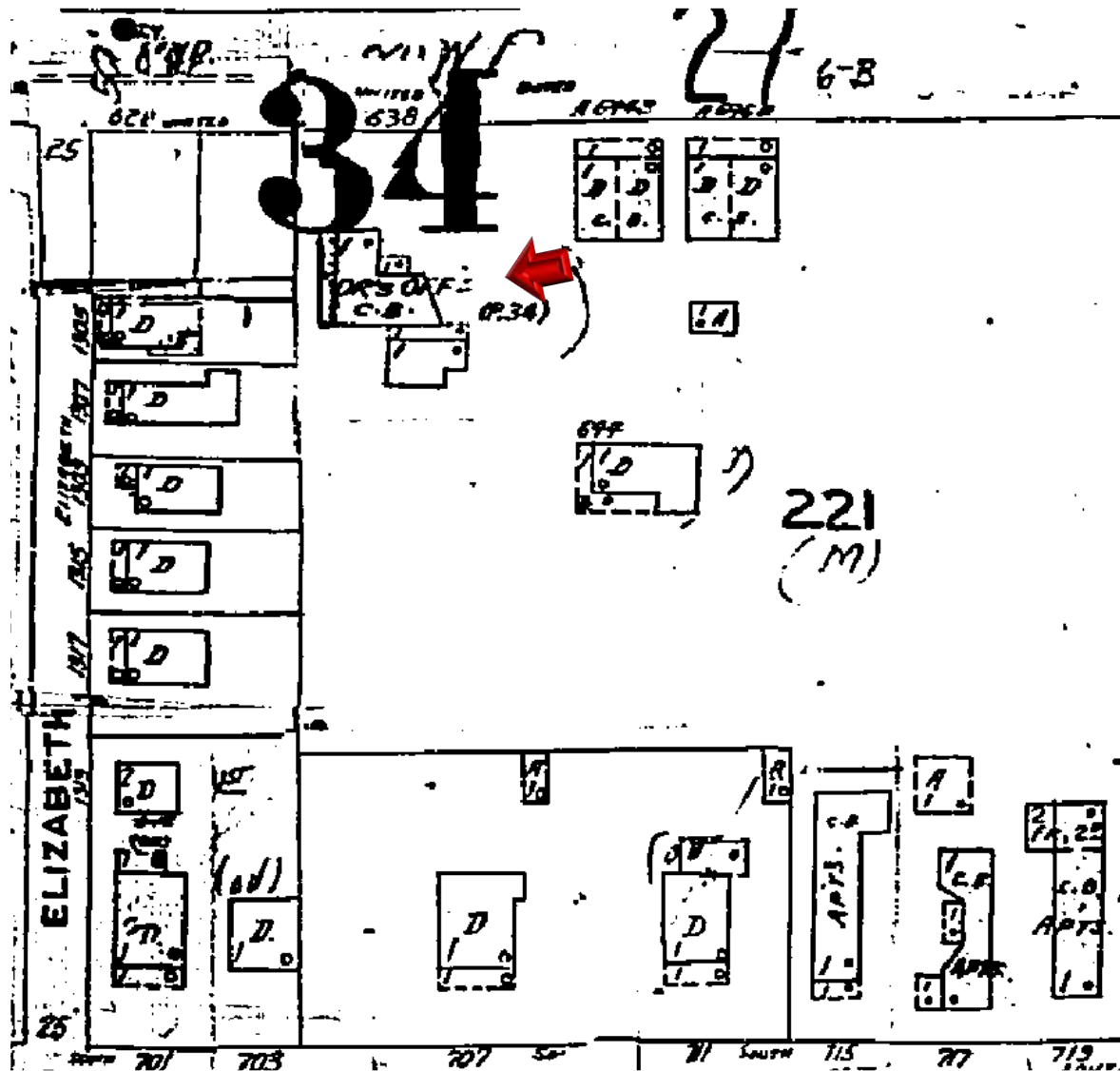
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



638 United Street circa 1965. Monroe County Library.



1959 Aerial Photograph



1994 Aerial Photograph



Legend
📍 638 United St

📍 638 United St

Google Earth

© 2018 Google

100 ft





Legend

Google Earth

© 2018 Google



90 ft



**638-646 UNITED STREET & VILLA MILL:
SOUTH WEST (SIDE / FRONT)**



**638-646 UNITED STREET:
SOUTH EAST (FRONT / SIDE)**



Corner of Villa Mill Alley and United Street



Conch homes across United Street



View west from subject site at corner of Villa Mill & United



United and Elizabeth Streets



1305 Elizabeth Street – 1,089 sq. ft.



1307 Elizabeth Street - 941 sq. ft.



1309 Elizabeth Street – 2,254 sq. ft. FLA



1306 Villa Mill – 3/2 2,309 sq. ft.



1306 Villa Mill – front entry showing encroachment by 638 United St.



1309 Villa Mill – 5 bd/4 baths, 3,529 sq. ft.



1311 Villa Mill – 4 bd/3.5 bath – 2,236 sq. ft.



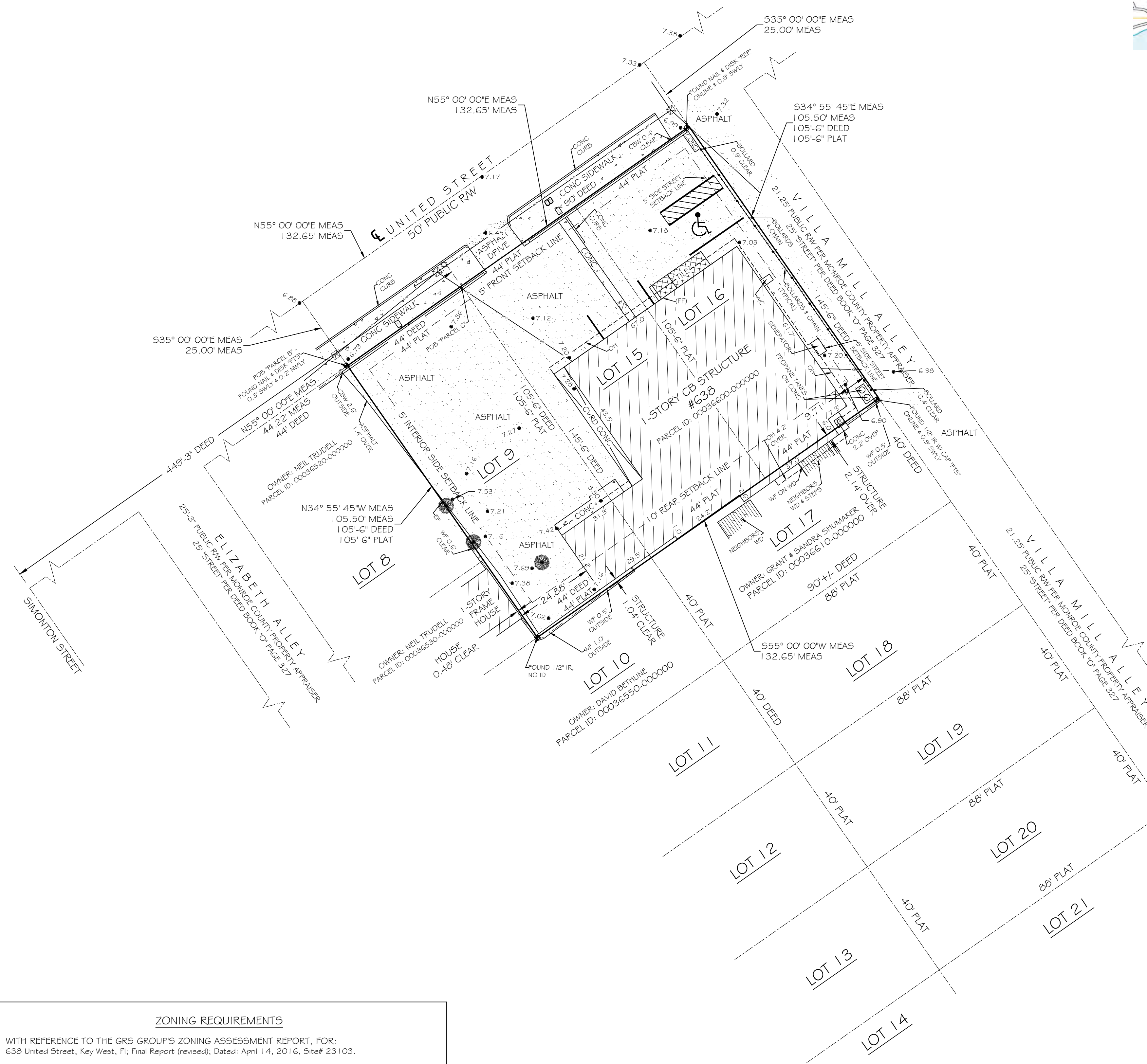
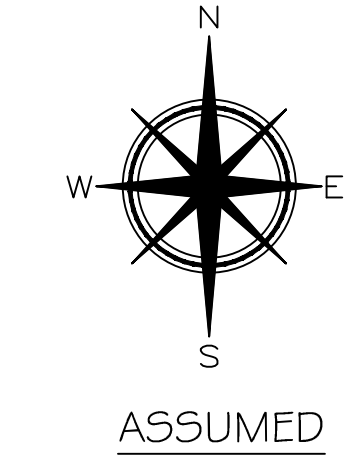
1311 Villa Mill – Rear yard

SURVEY

ALTA / NSPS LAND TITLE SURVEY



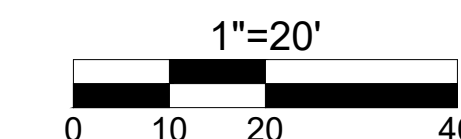
LOCATION MAP - NTS SEC. 06-T685-R25E



ZONING REQUIREMENTS

WITH REFERENCE TO THE GRS GROUPS ZONING ASSESSMENT REPORT, FOR: 638 United Street, Key West, FL; Final Report (revised); Dated: April 14, 2016, Site# 23103.

- Building Setback Requirements:
 - Front/Side Street: 5 Feet
 - Interior Side: 5 Feet
 - Rear: 10 Feet
- Height Restrictions:
 - Height: 30 Feet
- Area Requirements:
 - Minimum Lot Area: 5,000 SF
 - Minimum Lot Width: 50 Feet
 - Minimum Lot Depth: 100 Feet
- Density Requirements:
 - Maximum Floor Area Ratio: 1.0
 - Maximum Building Coverage: 50%
 - Maximum Impervious Coverage: 60%
- Parking Requirements:
 - Parking Space Formula: Offices: 1 space per each 300 square feet of gross floor area (5095/300=17)fm
 - Parking Spaces Required: 17 Total Parking Spaces
 - Existing Parking Spaces: 2 Total Parking Spaces



1"=20'
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 13,994.06 SQFT ±
0.32 ACRES ±

SYMBOL LEGEND:

- BENCHMARK
- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- MANHOLE
- FIRE HYDRANT
- GUY WIRE
- GAS PUMP
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- MONITORING WELL
- WOOD UTILITY POLE
- METAL SUPPORT COLUMN
- OVERHEAD UTILITY LINES
- LIGHT POLE
- BELOW GROUND ELECTRIC BOX
- SPOT GRADE ELEVATION (TYPICAL)
- TREE (UNKNOWN SPECIES)

TITLE REVIEW NOTES

WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM, I HEREBY CERTIFY AS FOLLOWS:

- SCHEDULE BII - PART II:
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - NOT A SURVEY MATTER
 - Any rights, interests, or claims of parties in possession of the land not shown by the public records. - NOT A SURVEY MATTER
 - Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. - DEPICTED ON SURVEY
 - Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. - NOT A SURVEY MATTER
 - Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. - NOT APPLICABLE TO SUBJECT PROPERTY
 - Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. - NOT A SURVEY MATTER
 - Any minerals or mineral rights leased, granted or retained by current or prior owners, (without right of entry) (as to Parcels 12, 14 and 15) - NOT A SURVEY MATTER
 - NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit. - NOT A SURVEY MATTER
 - Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing on such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof. - DEPICTED ON SURVEY
 - Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s), (as to Parcels 6, 8, 12, 16, 21, 24, 25 and 26) - NOT A SURVEY MATTER
 - Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. (As to Parcels 1, 2, 6, 7, 9, 10, 11, 12, 13, 14, 22, 23, 24, 25 and 26) - NOT A SURVEY MATTER

LEGAL DESCRIPTION

"PARCEL 15" - WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY EXHIBIT A, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM:

Parcel A: On the Island of Key West and known on Wm. A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a Part of Tract 17, but now better known and described as Lots 18, 19 and 20 according to D.T. Sweeney's Diagram of Part of Square 5, Tract 17, recorded in Book O, Page 327, Public Records of Monroe County, Florida.

Also:
Parcel B: On the Island of Key West and its Part of Tract 17, according to Whitehead's Map of 1829, but better known as Subdivision No. 9 according to D. T. Sweeney's Diagram of Part of Lot 5 in said Tract 17, recorded in Book O, Page 327, being described by metes and bounds as follows: Commencing at a point on United Street 44 feet from the corner of United Street and a 25 foot street and runs Northeasterly on United Street 44 feet; thence runs Southeasterly 105 feet, 6 inches; thence runs Southwesterly 44 feet; thence runs Northwesterly 105 feet, 6 inches out to United Street, the Point of Beginning.

Also:
Parcel C: On the Island of Key West and being known as Part of Tract 17, according to Wm. A. Whitehead's Map of the Island of Key West, delineated in February A.D. 1829, but better known as Lots 15, 16 and 17, of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows: Commencing at a point on the Southeasterly side of United Street, distant 449 feet, 3 inches Northeasterly from the corner of the intersection of Simonton and United Streets; thence at right angles and in a Southeasterly direction a distance of 145 feet, 6 inches; thence at right angles in a Northeasterly direction 90 feet, more or less, to an alley; thence at right angles in a Northwesterly direction 145 feet, 6 inches out of United Street; thence at right angles and along the Southeasterly side of United Street in a Southwesterly direction a distance of 90 feet, more or less, to the Point of Beginning.

Less and except from Parcels A, B and C above the following described property:
On the Island of Key West and known on Wm. A. Whitehead's Map of said Island, delineated in February A.D., 1829, as a Part of Tract 17, but now is better known and described as Lots 17, 18, 19 and 20, according to D. T. Sweeney's Diagram of Part of Square 5, Tract 17, recorded in Book O, Page 327, Public Records of Monroe County, Florida.

SURVEYOR NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N55°00'00"E ASSUMED ALONG THE CENTERLINE OF UNITED STREET.
- ALL LINES ARE SHOWN IN SURVEY FEET.
- ADDRESS: 638 UNITED STREET, KEY WEST, FL 33040.
- FLOOD ZONE CLASSIFICATION: COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-05; FIRM REVISION DATE: 06-05-15; FLOOD ZONE: X SHADED; BASE ELEVATION: N/A
- THE CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, OF THE SUBJECT PROPERTY ARE INDICATED ON THE SURVEY MAP AS (FF).
- SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDINGS: 1-STORY CB STRUCTURE #638 = 5095.00 SQFT ±. THE BUILDING HEIGHT IS 13.96 FEET ABOVE THE ADJACENT GRADE, MEASURED AT THE SOUTHWESTERN CORNER OF THE BUILDING.
- THERE ARE 1 DEDICATED STRIPED REGULAR PARKING SPACES AND 1 DEDICATED STRIPED HANDICAP PARKING SPACE.
- THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WAS DETERMINED BY OBSERVED EVIDENCE ONLY, AS PER THE CLIENTS REQUEST.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK AT THE TIME OF THE SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
- NO WETLAND AREAS WERE IDENTIFIED TO SURVEYOR AT THE TIME OF SURVEY, AND NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE FIELD BY THE SURVEYOR AT THE TIME OF SURVEY.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- FINISH FLOOR ELEVATION = 9'-6" (TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP AS (FF)). THE INTERIOR FLOOR LEVELS WERE NOT VERIFIED.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK '872 4580 TIDAL 25" (P.I.D. AA0004), ELEVATION = 5.11' (NGVD 1929).
- REVISION (1) - 06/06/2016 - REVISED SURVEYOR NOTES, TITLE REVIEW NOTES & ADDED ZONING REQUIREMENTS.
- REVISION (2) - 02/01/2018 - ADDED SPOT GRADE ELEVATIONS AND TREES AS MEASURED AND LOCATED IN THE FIELD ON 01/23/2018.

TO: LAND 10031, LLC as to a 11.077% interest, LAND 2708, LLC as to a 8.451% interest, LAND 113, LLC as to a 13.353% interest, LAND 1701, LLC as to a 11.077% interest, LAND 8601, LLC as to a 8.236% interest, LAND 7009, LLC as to a 9.644% interest, LAND 2421, LLC as to a 9.619% interest, LAND 4027, LLC as to a 13.410% interest, and LAND 8351, LLC as to a 15.151% interest, in Common among all of the aforementioned LLCs; Capital One, National Association, its successors and/or assigns as their interests may appear; and First American Title Insurance Company.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, & 20 OF TABLE A. THE FIELD WORK WAS COMPLETED ON MARCH 5, 2016.

DATE OF MAP: APRIL 1, 2016.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS OTHERWISE INDICATED.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BM = BENCH MARK	CON = CONCRETE	ENCL = ENCLOSURE	PT = POINT OF BEGINNING
BL = BLOW OUT	CP = CONCRETE PAVEMENT	FR = FENCE	RF = RIGHT OF WAY
BO = BOUNDARY	CR = CONCRETE	FS = FINISH FLOOR ELEVATION	RI = RIGHT OF INTEREST
BR = BRICK	CS = CONCRETE SIDEWALK	GA = GROUND ANGLE	RO = RIGHT OF WAY
BU = BURNED	CU = CONCRETE UTILITY	GR = GRADE	RS = RIGHT OF SURVEY
CA = CENTERLINE	CV = CONCRETE VALVE	HS = HIGH WATER	RT = RIGHT OF TRAVEL
CB = CONCRETE BLOCK	DC = DRAINAGE CURB	IS = INTERSECTION	SA = SIDEWALK
CC = CONCRETE CURB	DE = DRAINAGE ELEVATION	ISL = INTERSECTION	SB = SIDEWALK BENCH MARK
CD = CONCRETE DRIVE	EL = ELEVATION	ISL = INTERSECTION	SM = SIDEWALK MANHOLE
CE = CONCRETE	EQ = EQUAL	ISL = INTERSECTION	SN = SIGN
CF = CONCRETE FENCE	ER = ELEVATION	ISL = INTERSECTION	SP = SPOT GRADE ELEVATION
CG = CONCRETE	ES = EQUAL	ISL = INTERSECTION	SR = SPOT GRADE ELEVATION
CH = CONCRETE	ET = EQUAL	ISL = INTERSECTION	ST = STREET
CI = CONCRETE	EU = EQUAL	ISL = INTERSECTION	SW = SWATH
CJ = CONCRETE	EV = EQUAL	ISL = INTERSECTION	TA = TANGENT
CK = CONCRETE	EW = EQUAL	ISL = INTERSECTION	TB = TOP OF BANK
CL = CONCRETE	EX = EQUAL	ISL = INTERSECTION	TC = TOP OF CURVE
CM = CONCRETE	FA = FACE	ISL = INTERSECTION	TD = TOP OF DRAIN
CN = CONCRETE	FB = FACE	ISL = INTERSECTION	TE = TOP OF EARTH
CO = CONCRETE	FC = FACE	ISL = INTERSECTION	TF = TOP OF FENCE
CP = CONCRETE	FD = FACE	ISL = INTERSECTION	TH = TOP OF HILL
CQ = CONCRETE	FE = FACE	ISL = INTERSECTION	TI = TOP OF INTERSECTION
CR = CONCRETE	FF = FACE	ISL = INTERSECTION	TL = TOP OF LINE
CS = CONCRETE	FG = FACE	ISL = INTERSECTION	TM = TOP OF MOUND
CT = CONCRETE	FH = FACE	ISL = INTERSECTION	TO = TOP OF
CU = CONCRETE	FI = FACE	ISL = INTERSECTION	TR = TOP OF
CV = CONCRETE	FJ = FACE	ISL = INTERSECTION	TS = TOP OF
CW = CONCRETE	FK = FACE	ISL = INTERSECTION	TU = TOP OF
CX = CONCRETE	FL = FACE	ISL = INTERSECTION	TV = TOP OF
CY = CONCRETE	FM = FACE	ISL = INTERSECTION	TW = TOP OF
CZ = CONCRETE	FN = FACE	ISL = INTERSECTION	TX = TOP OF
DA = DRIVE	FO = FACE	ISL = INTERSECTION	TY = TOP OF
DB = DRIVE	FP = FACE	ISL = INTERSECTION	TZ = TOP OF
DC = DRIVE	FQ = FACE	ISL = INTERSECTION	UA = UTILITY
DD = DRIVE	FR = FACE	ISL = INTERSECTION	UB = UTILITY
DE = DRIVE	FS = FACE	ISL = INTERSECTION	UC = UTILITY
DF = DRIVE	FT = FACE	ISL = INTERSECTION	UD = UTILITY
DG = DRIVE	FU = FACE	ISL = INTERSECTION	UE = UTILITY
DH = DRIVE	FV = FACE	ISL = INTERSECTION	UF = UTILITY
DI = DRIVE	FW = FACE	ISL = INTERSECTION	UG = UTILITY
DJ = DRIVE	FX = FACE	ISL = INTERSECTION	UH = UTILITY
DK = DRIVE	FY = FACE	ISL = INTERSECTION	UI = UTILITY
DL = DRIVE	FZ = FACE	ISL = INTERSECTION	UJ = UTILITY
DM = DRIVE	GA = GRADE	ISL = INTERSECTION	UK = UTILITY
DN = DRIVE	GB = GRADE	ISL = INTERSECTION	UL = UTILITY
DO = DRIVE	GC = GRADE	ISL = INTERSECTION	UM = UTILITY
DP = DRIVE	GD = GRADE	ISL = INTERSECTION	UN = UTILITY
DQ = DRIVE	GE = GRADE	ISL = INTERSECTION	UO = UTILITY
DR = DRIVE	GF = GRADE	ISL = INTERSECTION	UP = UTILITY
DS = DRIVE	GG = GRADE	ISL = INTERSECTION	UQ = UTILITY
DT = DRIVE	GH = GRADE	ISL = INTERSECTION	UR = UTILITY
DU = DRIVE	GI = GRADE	ISL = INTERSECTION	US = UTILITY
DV = DRIVE	GJ = GRADE	ISL = INTERSECTION	UT = UTILITY
DW = DRIVE	GK = GRADE	ISL = INTERSECTION	UU = UTILITY
DX = DRIVE	GL = GRADE	ISL = INTERSECTION	UV = UTILITY
DY = DRIVE	GM = GRADE	ISL = INTERSECTION	UW = UTILITY
DZ = DRIVE	GN = GRADE	ISL = INTERSECTION	UX = UTILITY
EA = DRIVE	GO = GRADE	ISL = INTERSECTION	UY = UTILITY
EB = DRIVE	GP = GRADE	ISL = INTERSECTION	UZ = UTILITY
EC = DRIVE	GQ = GRADE	ISL = INTERSECTION	VA = VALVE
ED = DRIVE	GR = GRADE	ISL = INTERSECTION	VB = VALVE
EE = DRIVE	GS = GRADE	ISL = INTERSECTION	VC = VALVE
EF = DRIVE	GT = GRADE	ISL = INTERSECTION	VD = VALVE
EG = DRIVE	GU = GRADE	ISL = INTERSECTION	VE = VALVE
EH = DRIVE	GV = GRADE	ISL = INTERSECTION	VF = VALVE
EI = DRIVE	GW = GRADE	ISL = INTERSECTION	VG = VALVE
EJ = DRIVE	GX = GRADE	ISL = INTERSECTION	VH = VALVE
EK = DRIVE	GY = GRADE	ISL = INTERSECTION	VI = VALVE
EL = DRIVE	GZ = GRADE	ISL = INTERSECTION	VJ = VALVE
EM = DRIVE	HA = HIGH WATER	ISL = INTERSECTION	VK = VALVE
EN = DRIVE	HB = HIGH WATER	ISL = INTERSECTION	VL = VALVE
EO = DRIVE	HC = HIGH WATER	ISL = INTERSECTION	VM = VALVE
EP = DRIVE	HD = HIGH WATER	ISL = INTERSECTION	VN = VALVE
EQ = DRIVE	HE = HIGH WATER	ISL = INTERSECTION	VO = VALVE
ER = DRIVE	HF = HIGH WATER	ISL = INTERSECTION	VP = VALVE
ES = DRIVE	HG = HIGH WATER	ISL = INTERSECTION	VQ = VALVE
ET = DRIVE	HH = HIGH WATER	ISL = INTERSECTION	VR = VALVE
EU = DRIVE	HI = HIGH WATER	ISL = INTERSECTION	VS = VALVE
EV = DRIVE	HJ = HIGH WATER	ISL = INTERSECTION	VT = VALVE
EW = DRIVE	HK = HIGH WATER	ISL = INTERSECTION	VU = VALVE
EX = DRIVE	HL = HIGH WATER	ISL = INTERSECTION	VV = VALVE
EY = DRIVE	HM = HIGH WATER	ISL = INTERSECTION	VO = VALVE
EZ = DRIVE	HN = HIGH WATER	ISL = INTERSECTION	VP = VALVE
FA = FACE	HO = HIGH WATER	ISL = INTERSECTION	VQ = VALVE
FB = FACE	HP = HIGH WATER	ISL = INTERSECTION	VR = VALVE
FC = FACE	HQ = HIGH WATER	ISL = INTERSECTION	VS = VALVE
FD = FACE	HR = HIGH WATER	ISL = INTERSECTION	VT = VALVE
FE = FACE	HS = HIGH WATER	ISL = INTERSECTION	VU = VALVE
FF = FACE	HT = HIGH WATER	ISL = INTERSECTION	VV = VALVE
FG = FACE	HU = HIGH WATER	ISL = INTERSECTION	VO = VALVE
FH = FACE	HV = HIGH WATER	ISL = INTERSECTION	VP = VALVE
FI = FACE	HW = HIGH WATER	ISL = INTERSECTION	VQ = VALVE
FJ = FACE	HX = HIGH WATER	ISL = INTERSECTION	VR = VALVE
FK = FACE	HY = HIGH WATER	ISL = INTERSECTION	VS = VALVE
FL = FACE	HZ = HIGH WATER	ISL = INTERSECTION	VT = VALVE
FM = FACE	IA = INTERSECTION	ISL = INTERSECTION	VU = VALVE
FN = FACE	IB = INTERSECTION	ISL = INTERSECTION	VV = VALVE
FO = FACE	IC = INTERSECTION	ISL = INTERSECTION	VO = VALVE
FP = FACE	ID = INTERSECTION	ISL = INTERSECTION	VP = VALVE
FQ = FACE	IE = INTERSECTION	ISL = INTERSECTION	VQ = VALVE
FR = FACE	IF = INTERSECTION	ISL = INTERSECTION	VR = VALVE
FS = FACE	IG = INTERSECTION	ISL = INTERSECTION	VS = VALVE
FT = FACE	IH = INTERSECTION	ISL = INTERSECTION	VT = VALVE
FU = FACE	II = INTERSECTION	ISL = INTERSECTION	VU = VALVE
FV = FACE	IJ = INTERSECTION	ISL = INTERSECTION	VV = VALVE
FW = FACE	IK = INTERSECTION	ISL = INTERSECTION	VO = VALVE
FX = FACE	IL = INTERSECTION	ISL = INTERSECTION	VP = VALVE
FY = FACE	IM = INTERSECTION	ISL = INTERSECTION	VQ = VALVE
FZ = FACE	IN = INTERSECTION	ISL = INTERSECTION	VR = VALVE
GA = GRADE	IO = INTERSECTION	ISL = INTERSECTION	VS = VALVE
GB = GRADE	IP = INTERSECTION	ISL = INTERSECTION	VT = VALVE
GC = GRADE	IQ = INTERSECTION	ISL = INTERSECTION	VU = VALVE
GD = GRADE	IR = INTERSECTION	ISL = INTERSECTION	VV = VALVE
GE = GRADE	IS = INTERSECTION	ISL = INTERSECTION	VO = VALVE
GF = GRADE	IT = INTERSECTION	ISL = INTERSECTION	VP = VALVE
GG = GRADE	IU = INTERSECTION	ISL = INTERSECTION	VQ = VALVE
GH = GRADE	IV = INTERSECTION	ISL = INTERSECTION	VR = VALVE
GI = GRADE	IW = INTERSECTION	ISL = INTERSECTION	VS = VALVE
GJ = GRADE	IX = INTERSECTION	ISL = INTERSECTION	VT = VALVE
GK = GRADE	IY = INTERSECTION	ISL = INTERSECTION	VU = VALVE
GL = GRADE	IZ = INTERSECTION	ISL = INTERSECTION	VV = VALVE
GM = GRADE	JA = JUNCTION	ISL = INTERSECTION	VO = VALVE
GN = GRADE	JB = JUNCTION	ISL = INTERSECTION	VP = VALVE
GO = GRADE	JC = JUNCTION	ISL = INTERSECTION	VQ = VALVE
GP = GRADE	JD = JUNCTION	ISL = INTERSECTION	VR = VALVE
GQ = GRADE	JE = JUNCTION	ISL = INTERSECTION	VS = VALVE
GR = GRADE	JF = JUNCTION	ISL = INTERSECTION	VT = VALVE
GS = GRADE	JG = JUNCTION	ISL = INTERSECTION	VU = VALVE
GT = GRADE	JH = JUNCTION	ISL = INTERSECTION	VV = VALVE
GU = GRADE	JI = JUNCTION	ISL = INTERSECTION	VO = VALVE
GV = GRADE	JJ = JUNCTION	ISL = INTERSECTION	VP = VALVE
GW = GRADE	JK = JUNCTION	ISL = INTERSECTION	VQ = VALVE
GX = GRADE	JL = JUNCTION	ISL = INTERSECTION	VR = VALVE
GY = GRADE	JM = JUNCTION	ISL = INTERSECTION	VS = VALVE
GZ = GRADE	JN = JUNCTION	ISL = INTERSECTION	VT = VALVE
HA = HIGH WATER	JO = JUNCTION	ISL = INTERSECTION	VU = VALVE
HB = HIGH WATER	JP = JUNCTION	ISL = INTERSECTION	VV = VALVE
HC = HIGH WATER	JQ = JUNCTION	ISL = INTERSECTION	VO = VALVE
HD = HIGH WATER	JR = JUNCTION	ISL = INTERSECTION	VP = VALVE
HE = HIGH WATER	JS = JUNCTION	ISL = INTERSECTION	VQ = VALVE
HF = HIGH WATER	JT = JUNCTION	ISL = INTERSECTION	VR = VALVE
HG = HIGH WATER	JU = JUNCTION	ISL = INTERSECTION	VS = VALVE
HH = HIGH WATER	JV = JUNCTION	ISL = INTERSECTION	VT = VALVE
HI = HIGH WATER	JW = JUNCTION	ISL = INTERSECTION	VU = VALVE
HJ = HIGH WATER	JX = JUNCTION	ISL = INTERSECTION	VV = VALVE
HK = HIGH WATER	JY = JUNCTION	ISL = INTERSECTION	VO = VALVE
HL = HIGH WATER	JZ = JUNCTION	ISL = INTERSECTION	VP = VALVE
HM = HIGH WATER	KA = KEY	ISL = INTERSECTION	VQ = VALVE
HN = HIGH WATER	KB = KEY	ISL = INTERSECTION	VR = VALVE
HO = HIGH WATER	KC = KEY	ISL = INTERSECTION	VS = VALVE
HP = HIGH WATER	KD = KEY	ISL = INTERSECTION	VT = VALVE
HQ = HIGH WATER	KE = KEY	ISL = INTERSECTION	VU = VALVE
HR = HIGH WATER	KF = KEY	ISL = INTERSECTION	VV = VALVE
HS = HIGH WATER	KG = KEY	ISL = INTERSECTION	VO = VALVE
HT = HIGH WATER	KH = KEY	ISL = INTERSECTION	VP = VALVE
HU = HIGH WATER	KI = KEY	ISL = INTERSECTION	VQ = VALVE
HV = HIGH WATER	KJ = KEY	ISL = INTERSECTION	VR = VALVE
HW = HIGH WATER	KK = KEY	ISL = INTERSECTION	VS = VALVE
HX = HIGH WATER	KL = KEY	ISL = INTERSECTION	VT = VALVE
HY = HIGH WATER	KM = KEY	ISL = INTERSECTION	VU = VALVE
HZ = HIGH WATER	KN = KEY	ISL = INTERSECTION	VV = VALVE
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IB = INTERSECTION	KP = KEY	ISL = INTERSECTION	VP = VALVE
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IW = INTERSECTION	LK = LINE	ISL = INTERSECTION	VU = VALVE
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JC = JUNCTION	LQ = LINE	ISL = INTERSECTION	VS = VALVE
JD = JUNCTION	LR = LINE	ISL = INTERSECTION	VT = VALVE
JE = JUNCTION	LS = LINE	ISL = INTER	

PROPOSED DESIGN

SITE DATA 638-646 UNITED STREET

RE# 00036600-000000

ITEM	REQ. PER LDR	EXISTING	PROPOSED	REMARK
DISTRICT	HRO	HRO	HRO	-
SITE AREA	5,000 SQ. FT.	13,994 SQ. FT.	-	-
LOT SIZE	50' X100' (MIN)	SEE SURVEY	EXISTING	-
IMPERVIOUS	8,396 SQ. FT. (60% MAX)	13,994 SQ. FT. 100 %	2,706 SQ. FT. (19.3%)	CONFORMING
OPEN SPACE	4,898 SQ. FT. (35% MIN)	0 SQ. FT. 0%	5,191 SQ. FT. 37%	CONFORMING
BUILDING COV.	6,997 SQ. FT. (50% MAX)	5,538 SQ. FT. 39.6%	6,051 SQ. FT. 43.2%	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	1,326 SQ. FT. @ (30% MAX.) = 398 SQ FT	NONE	233 SQ. FT. 17.6%	CONFORMING
LANDSCAPE	2,799 SQ. FT. (20% MIN)	0 SQ. FT. 0%	3,220 SQ. FT. 23%	CONFORMING
DENSITY	16 PER ACRE	1	4	CONFORMING

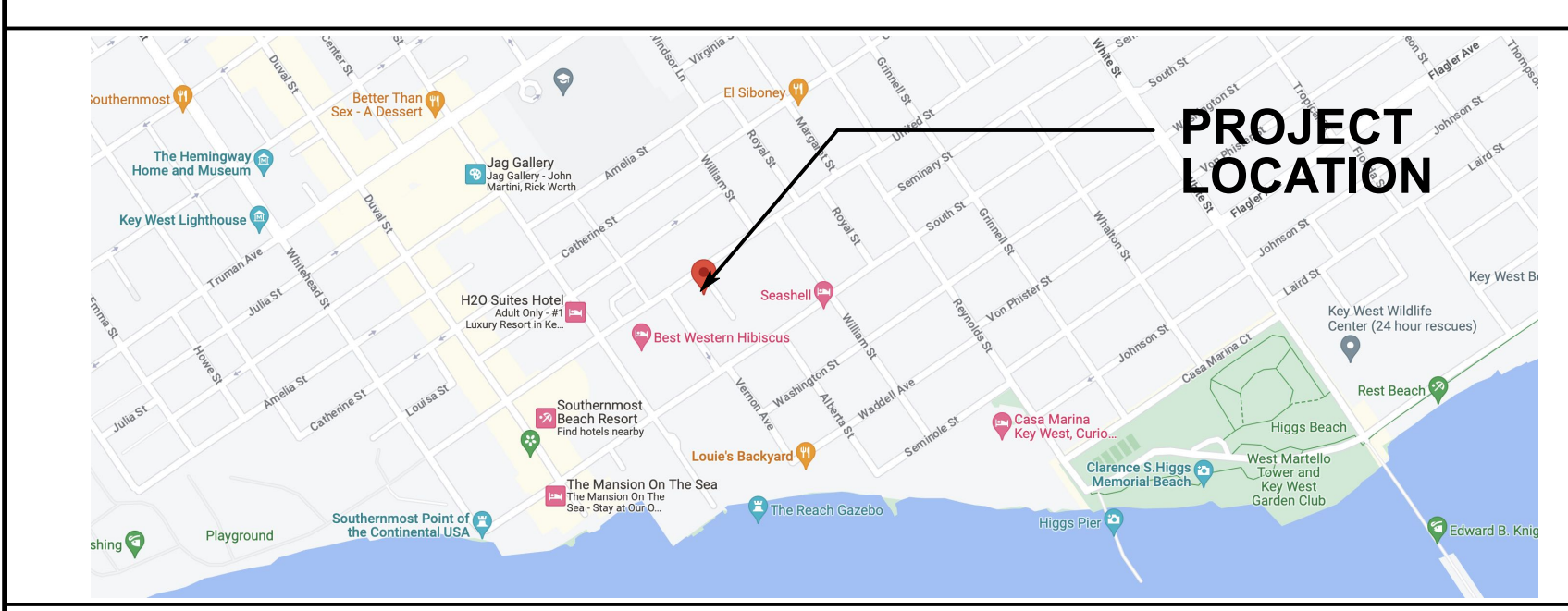
SETBACKS				
FRONT SETBACK (UNITED STREET)	5'	37'-4"	5'	CONFORMING
REAR SETBACK	10'	4'-2" OVER	10'	CONFORMING
SIDE STREET SETBACK (VILLA MILL ALLEY)	5'	8'-6"	5'	CONFORMING
SIDE SETBACK (WEST)	5'	24'-10 1/2"	5'	CONFORMING
BUILDING HEIGHT	30'-0	EXISTING	29'-0'	CONFORMING

CURRENT FEMA FLOOD ZONE: X FLOOD ZONE

FUTURE FEMA FLOOD ZONE: Ae8, 8'+1'=9'



SITE LOCATION MAP:



GENERAL NOTES:

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

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GEO TECH ENGINEER:
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CONCRETE ANALYSIS & TESTING
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O 305-743-5555

CIVIL ENGINEER:
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BRANDON@OFLYNNENG.COM
M 305-517-5698
O 305-768-1212

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO SURVEY
C1.1	ARCHITECTURAL SITE PLAN
LC-100	STORMWATER MANAGEMENT PLAN
	LANDSCAPE CONCEPT
A1.0	PROPOSED STREETScape CONTEXT
A1.1	FIRST FLOOR PLAN / SITE PLAN
A1.2	SECOND FLOOR PLAN
A3.1	STREET FACE EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS UNIT #1
A3.3	EXTERIOR ELEVATIONS UNIT #2
A3.4	EXTERIOR ELEVATIONS UNIT #3
A3.5	EXTERIOR ELEVATIONS UNIT #4

A NEW RESIDENTIAL DEVELOPMENT AT 638-646 UNITED ST. KEY WEST, FL 33040

DESIGN NOTES:

UNIT #	SQUARE FOOT TABLE				
	1ST FLOOR CONDITIONED	2ND FLOOR CONDITIONED	PORCHES	POOL DECKS & POOLS	GARAGE OR POOL HOUSE
UNIT #1	1,335 Sq. Ft.	1,185 Sq. Ft.	656 Sq. Ft.	218 Sq. Ft. DECK 140 Sq. Ft. POOL	
UNIT #2	1,079 Sq. Ft.	1,079 Sq. Ft.	224 Sq. Ft.	338 Sq. Ft. DECK 143 Sq. Ft. POOL	286 Sq. Ft. GAR. 76 Sq. Ft. PORCH
UNIT #3	991 Sq. Ft.	991 Sq. Ft.	90 Sq. Ft.	273 Sq. Ft. DECK 143 Sq. Ft. POOL	240 Sq. Ft.
UNIT #4	1,209 Sq. Ft.	1,118 Sq. Ft.	112 Sq. Ft.	379 Sq. Ft. DECK 111 Sq. Ft. POOL	
TOTAL	4,614 Sq. Ft.	4,373 Sq. Ft.	1,082 Sq. Ft.	1,208 Sq. Ft. DECK 537 Sq. Ft. POOLS	888 Sq. Ft.

CERTIFICATE OF COMPLIANCE:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-16
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET SO.0
CONSTRUCTION TYPE: TYPE Vb

SCOPE OF WORK:

CONSTRUCTION OF A NEW RESIDENTIAL DEVELOPMENT AT 638-646 UNITED ST. KEY WEST, FL 33040. THE WORK SHALL INCLUDE THE CONSTRUCTION OF THE FOUNDATION, FRAMES, ROOFING, EXTERIOR FINISHES, INTERIOR FINISHES, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FBC 2020 - RESIDENTIAL (FBC-R), A.S.C.E. 24-14 REGULATIONS, AND PER FBC 07/ASCE 07-16 EXPOSURE "C".

DESIGN DRAWINGS ARE FOR HARC REVIEW ONLY

ABBREVIATION LEGEND:

ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
CL.	= CENTERLINE
CONC.	= CONCRETE
COORD.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

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A NEW RESIDENTIAL DEVELOPMENT AT 638-646 UNITED ST. KEY WEST, FL 33040

DRAWING TITLE:
TITLE, SITE DATA & PROJECT INFORMATION

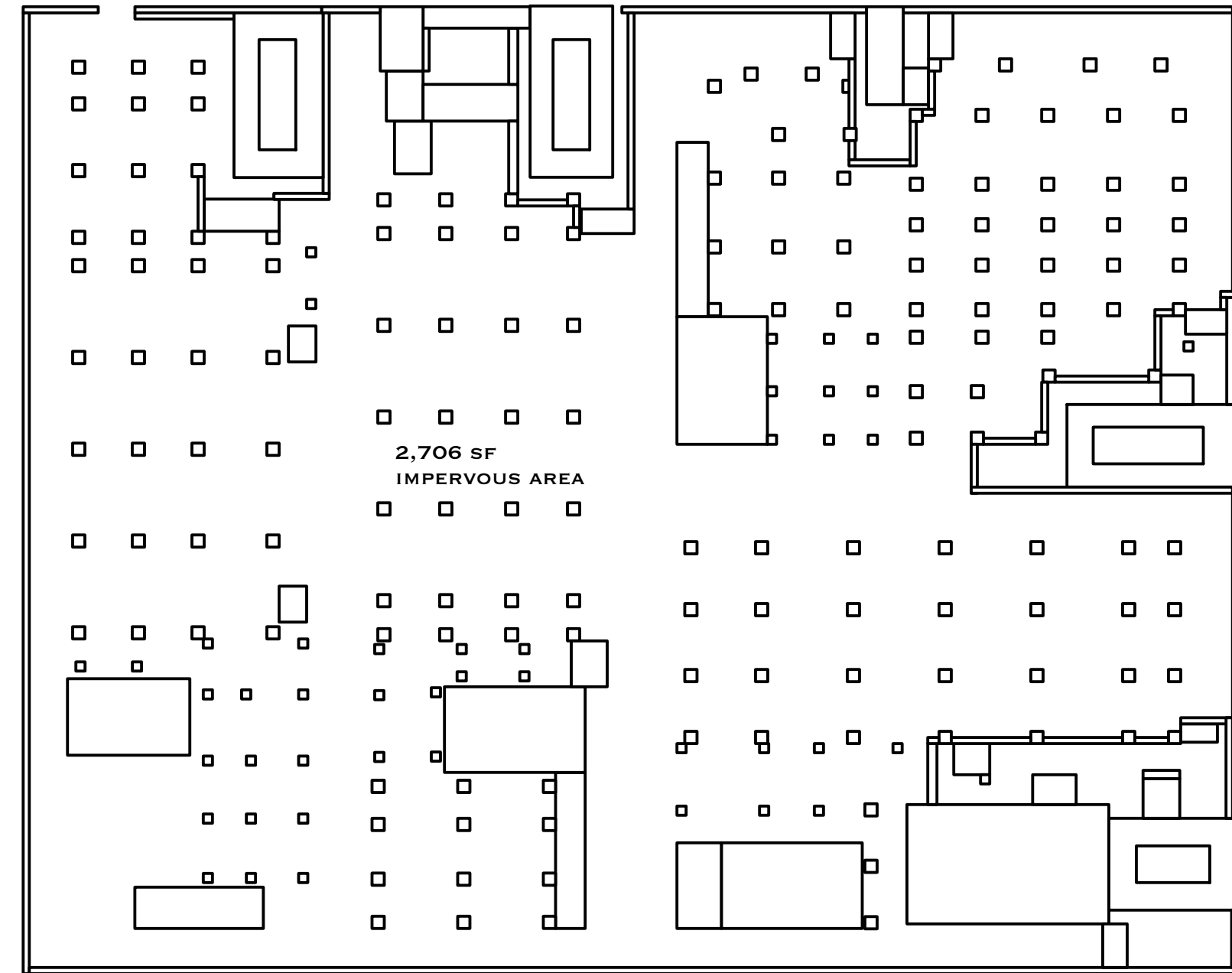
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DATE: 08-03-2023

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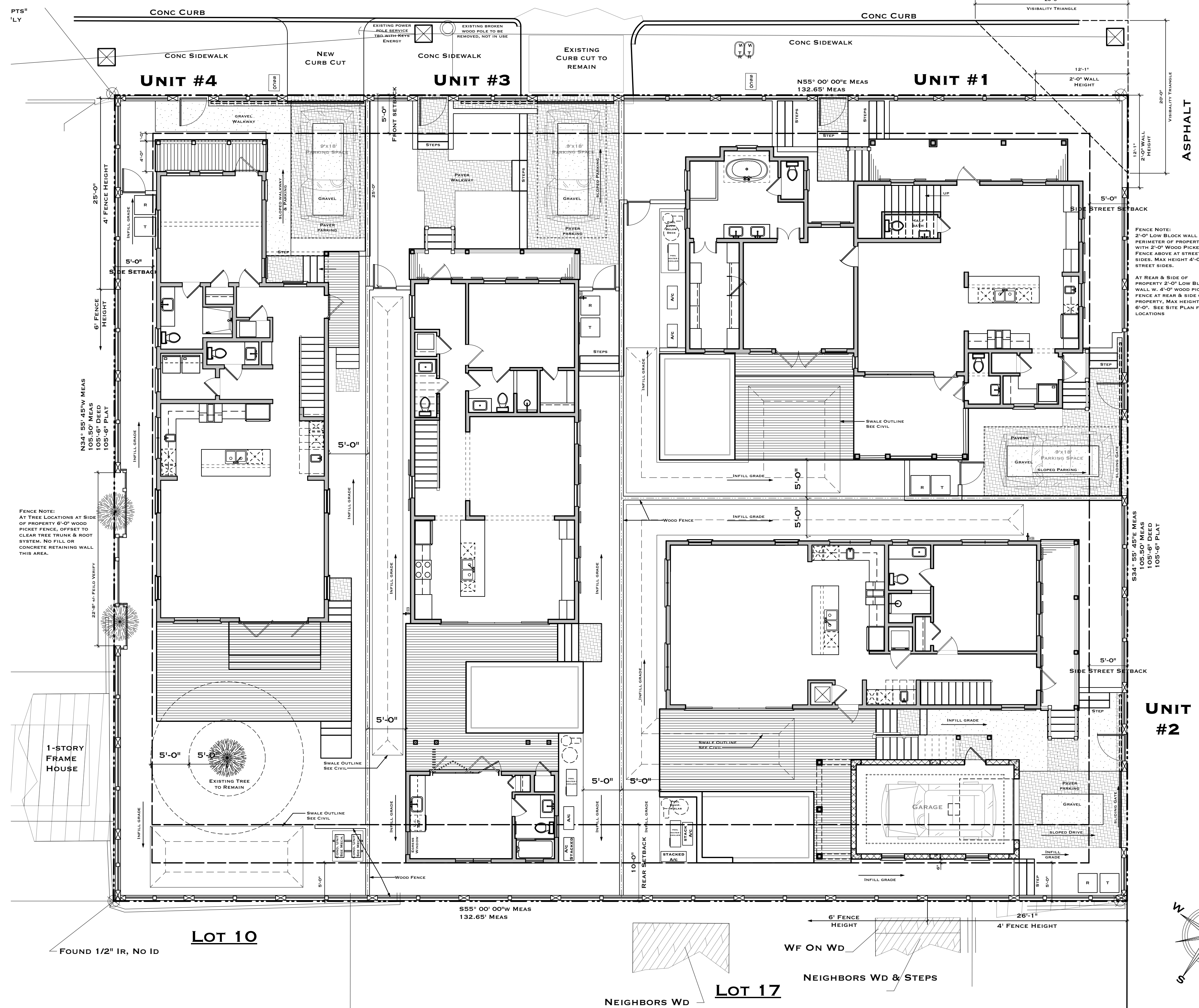
REVISION # DATE

T1.1
SHEET #

TSN
T. S. NEAL ARCHITECTS, INC.



2 IMPERVIOUS AREA SITE PLAN DIAGRAM
C1.1 SCALE: 1/16" = 1'-0"



1 ARCHITECTURAL SITE PLAN
C1.1 SCALE: 1/8" = 1'-0"

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A NEW RESIDENTIAL DEVELOPMENT AT
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KEY WEST, FL 33040

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

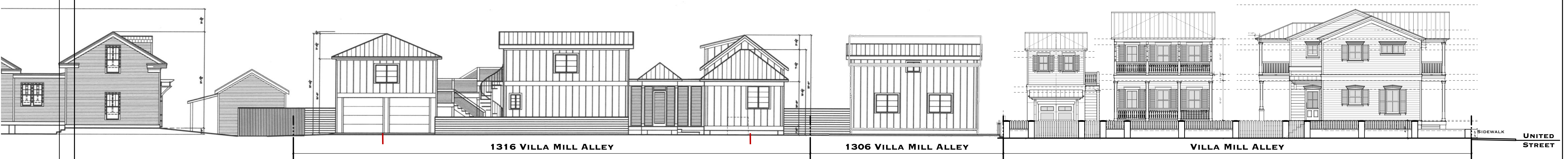
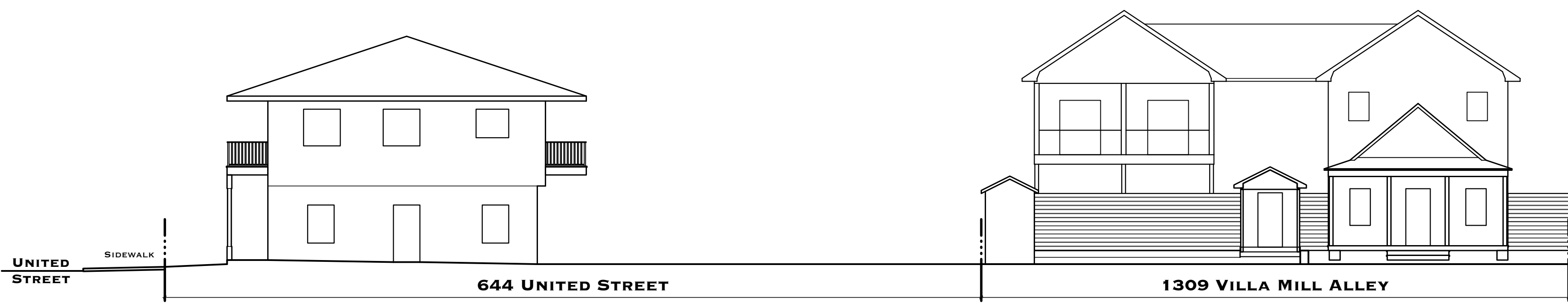
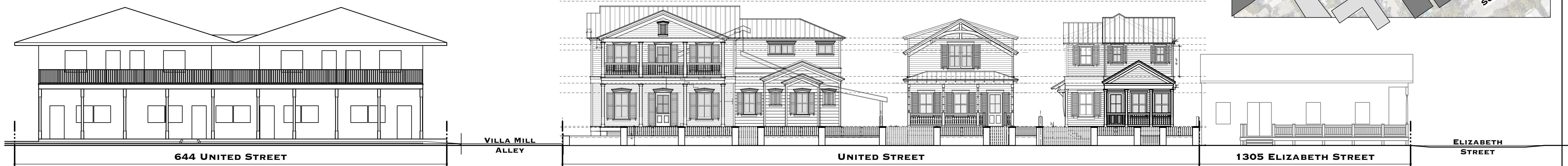
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CHECKED: -
DATE: 08-03-2023

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C1.1
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GRAPHIC KEY

- SINGLE STORY
- SINGLE & A HALF
- TWO STORY
- SITE LOCATION



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A NEW RESIDENTIAL DEVELOPMENT AT
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 KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED STREETSCAPE CONTEXT

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

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A1.0
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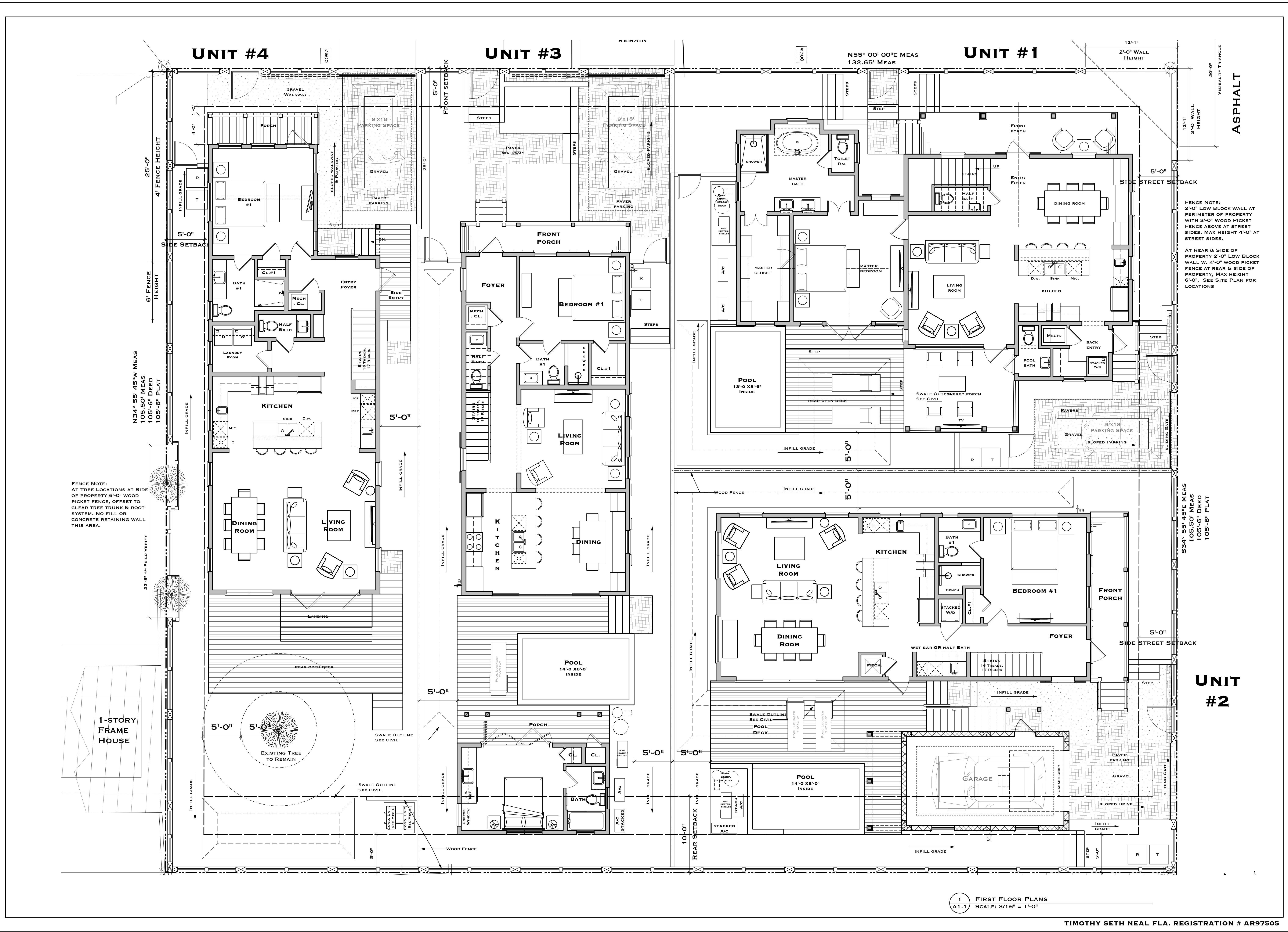
DRAWING TITLE:
FIRST FLOOR PLAN

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

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REVISION # DATE

A1.1
 SHEET #



FENCE NOTE:
 2'-0" LOW BLOCK WALL AT PERIMETER OF PROPERTY WITH 2'-0" WOOD PICKET FENCE ABOVE AT STREET SIDES. MAX HEIGHT 4'-0" AT STREET SIDES.
 AT REAR & SIDE OF PROPERTY 2'-0" LOW BLOCK WALL W/ 4'-0" WOOD PICKET FENCE AT REAR & SIDE OF PROPERTY. MAX HEIGHT 6'-0". SEE SITE PLAN FOR LOCATIONS.

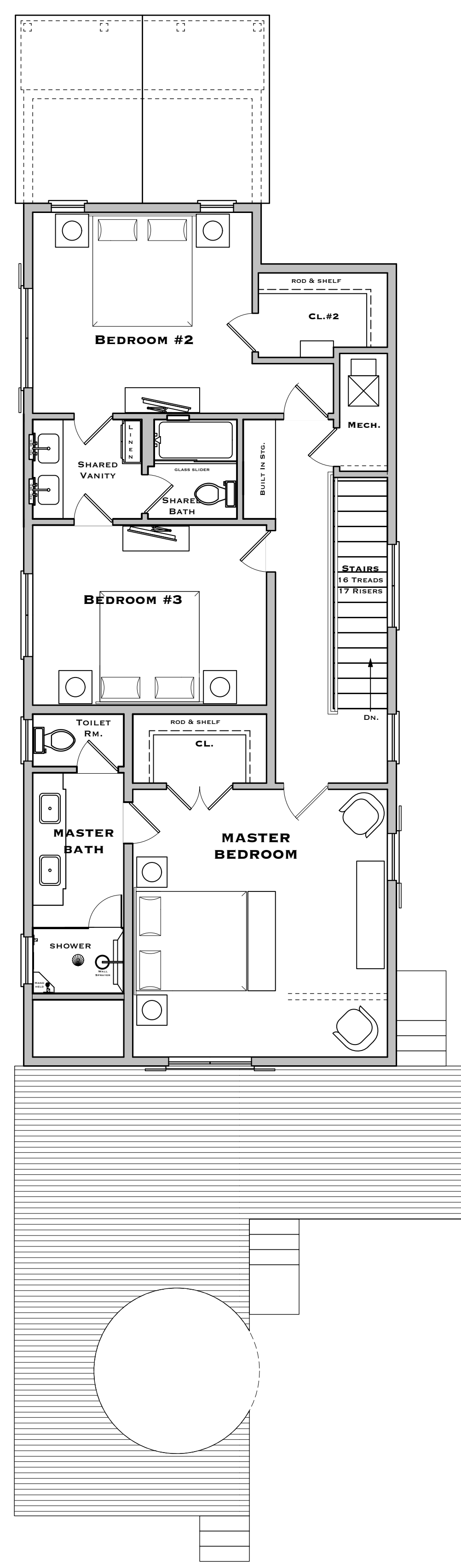
FENCE NOTE:
 AT TREE LOCATIONS AT SIDE OF PROPERTY 6'-0" WOOD PICKET FENCE, OFFSET TO CLEAR TREE TRUNK & ROOT SYSTEM. NO FILL OR CONCRETE RETAINING WALL THIS AREA.

1 FIRST FLOOR PLANS
 A1.1 SCALE: 3/16" = 1'-0"

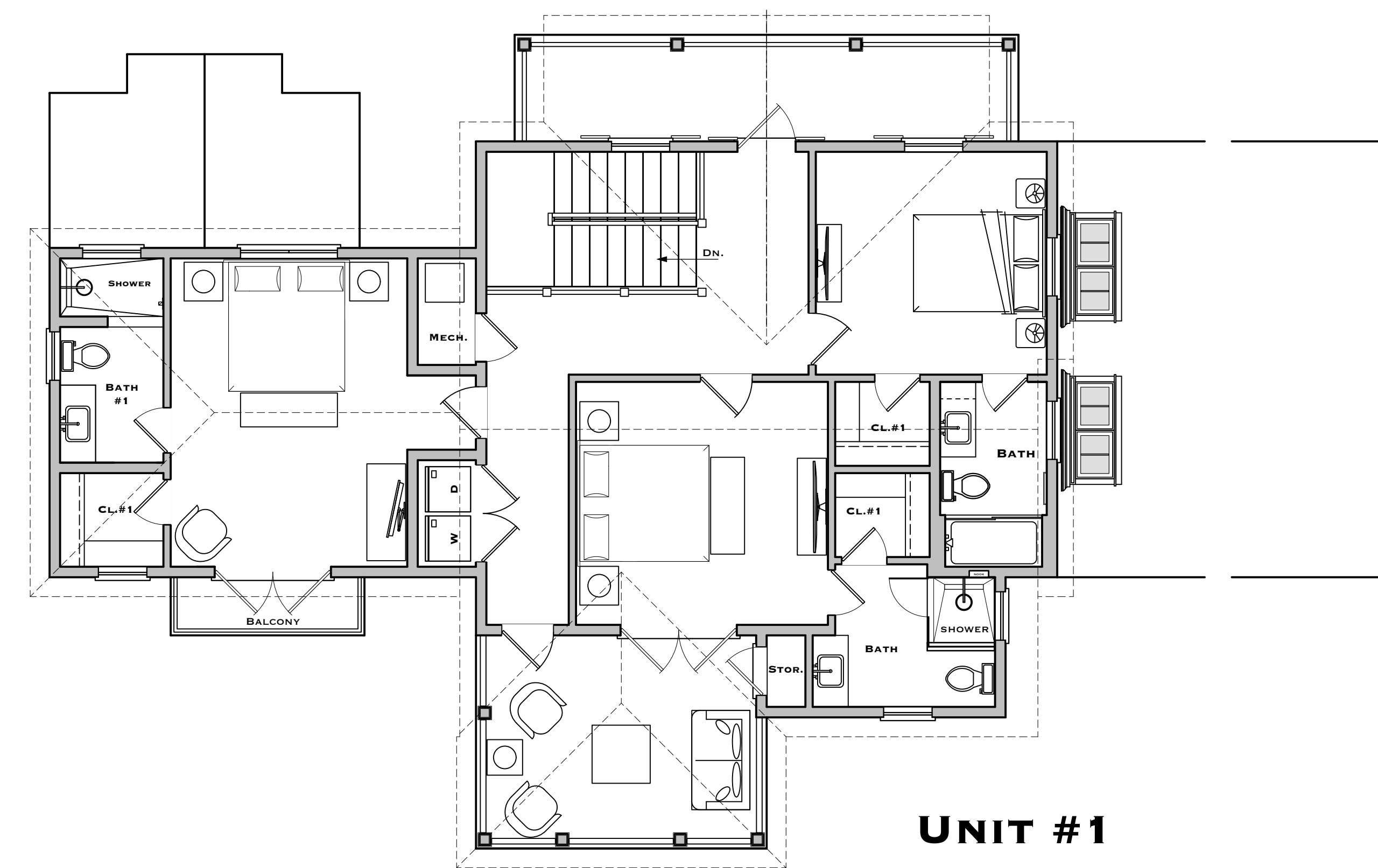
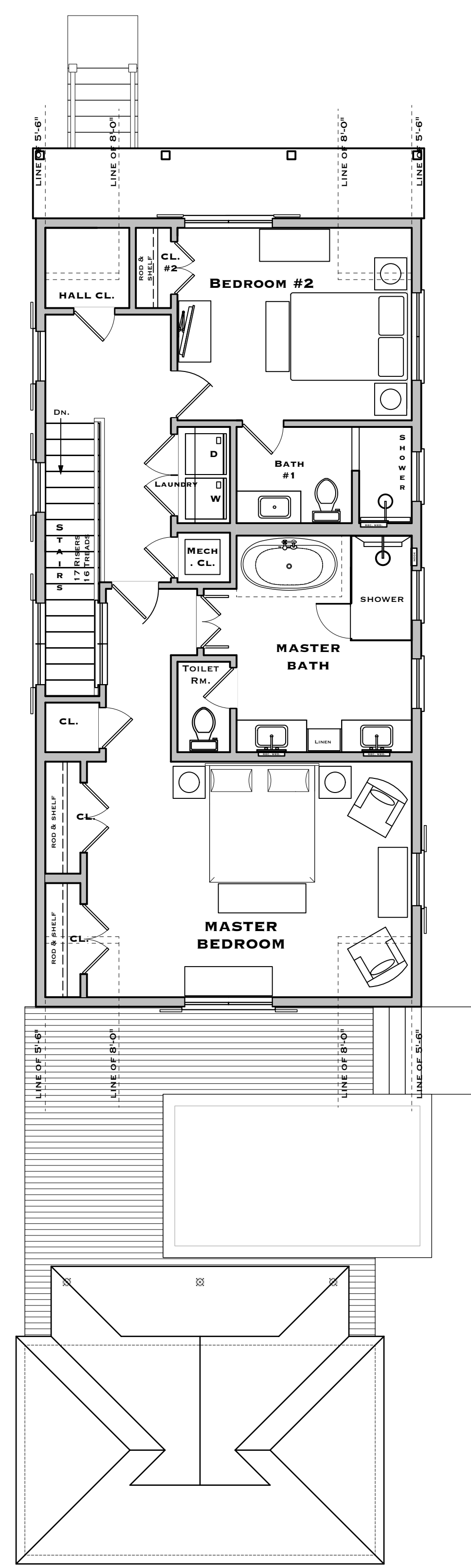
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 KEY WEST, FL 33040

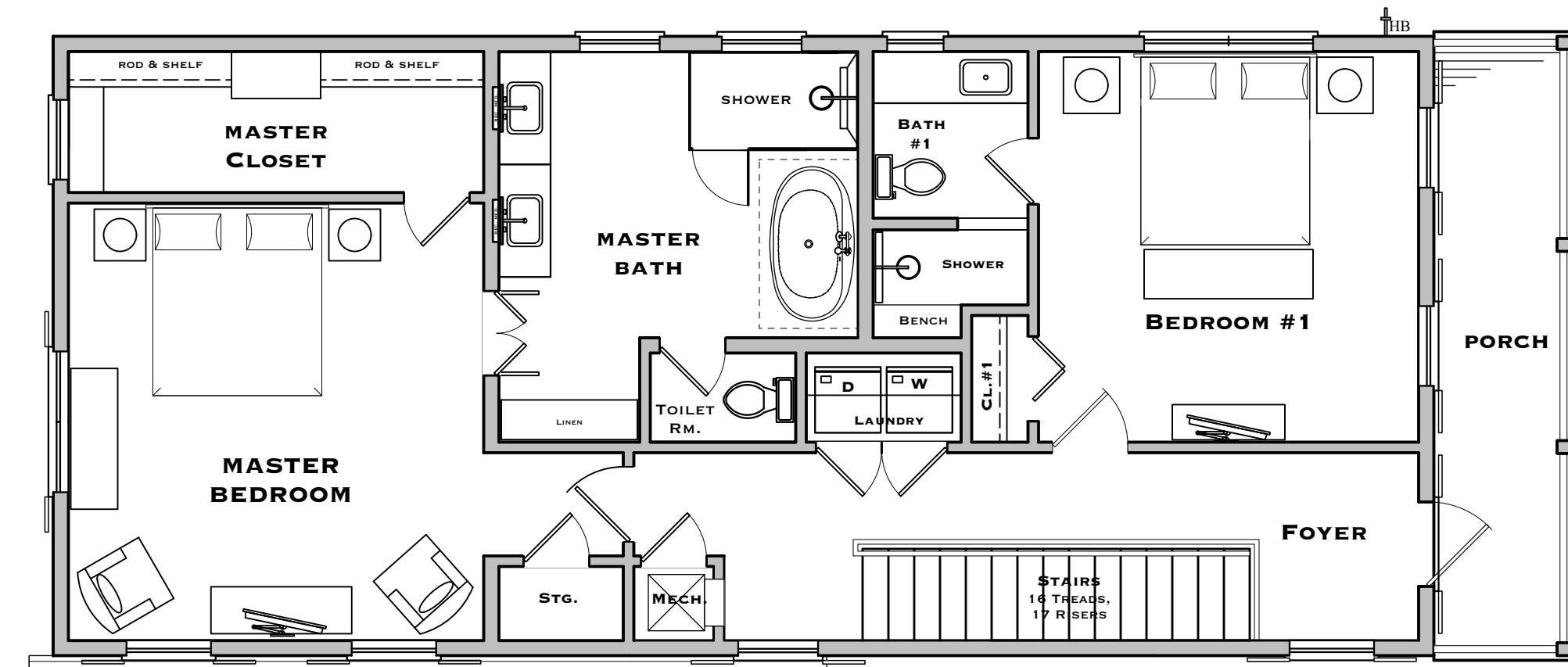
UNIT #4



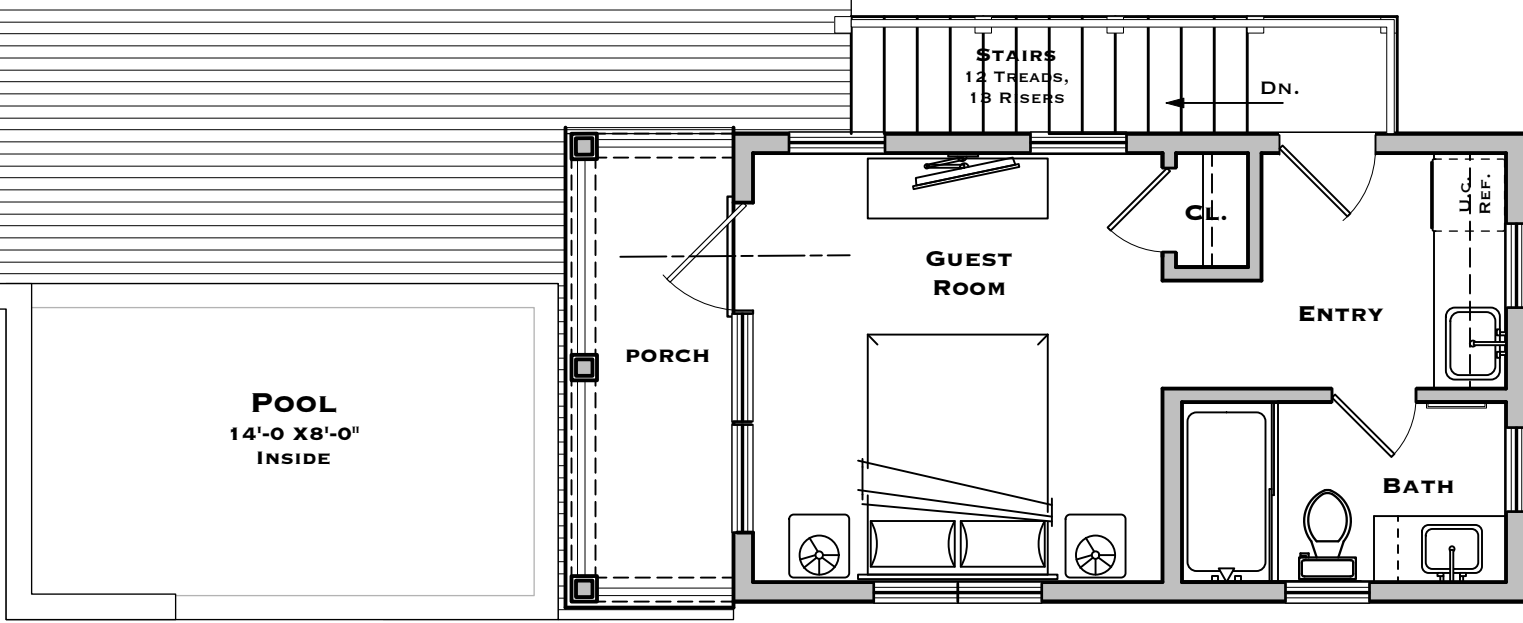
UNIT #3



UNIT #1



UNIT #2



DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

REV. #1	DATE
-	-

A1.2
 SHEET #

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 KEY WEST, FL 33040

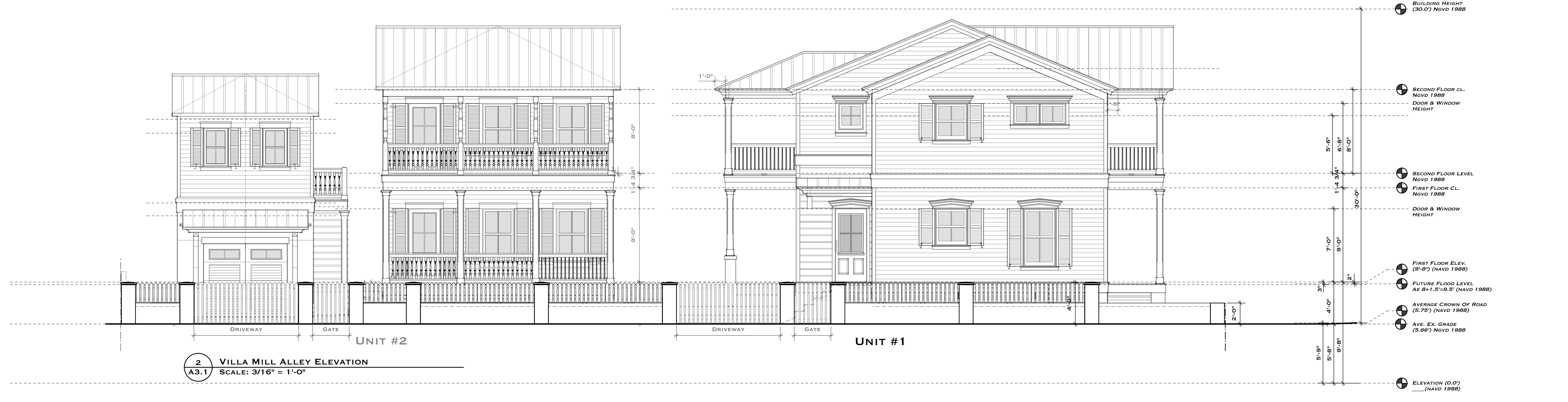
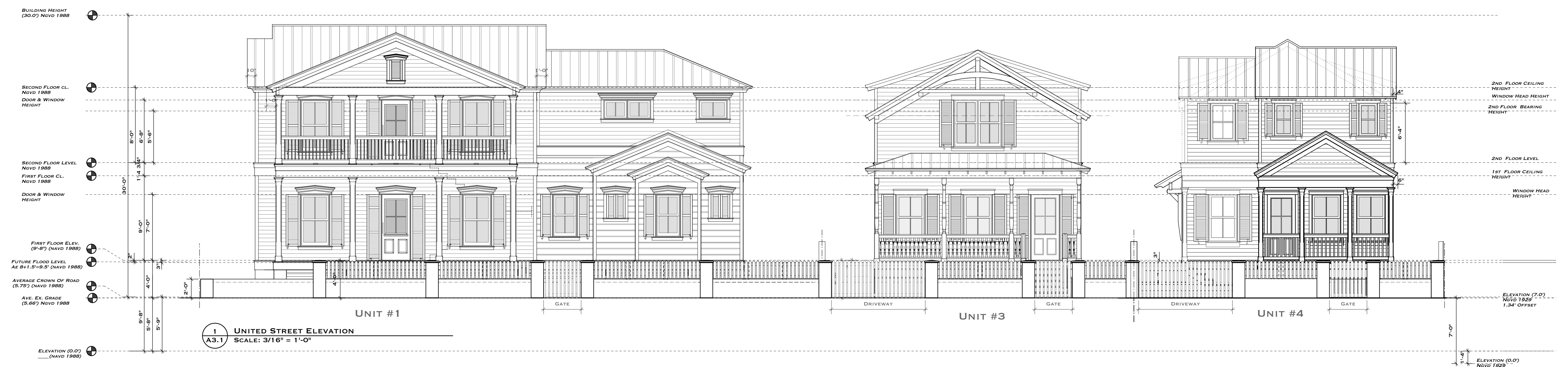
DRAWING TITLE:
STREET EXTERIOR ELEVATIONS

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

REV. #1	10-11-2023

REVISION # DATE

A3.1
 SHEET #



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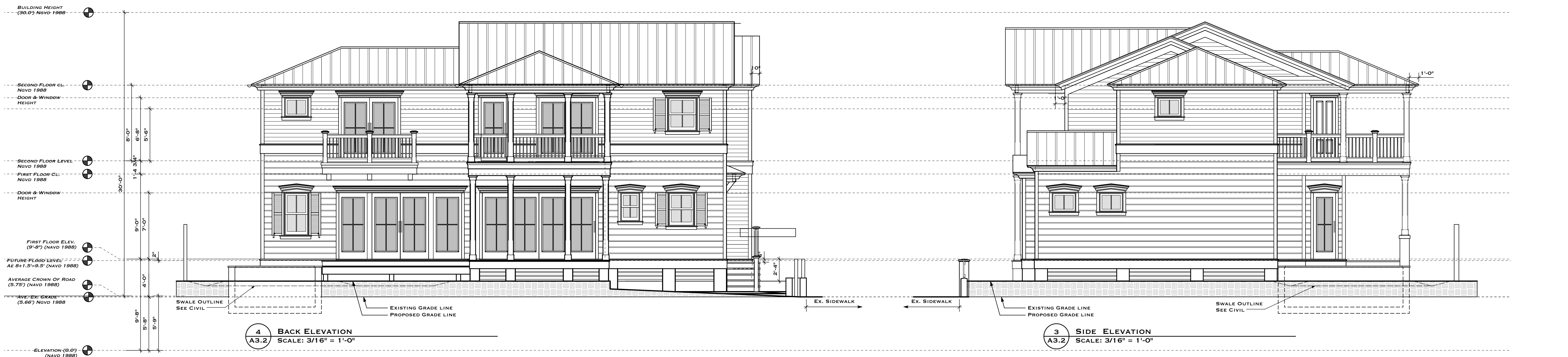
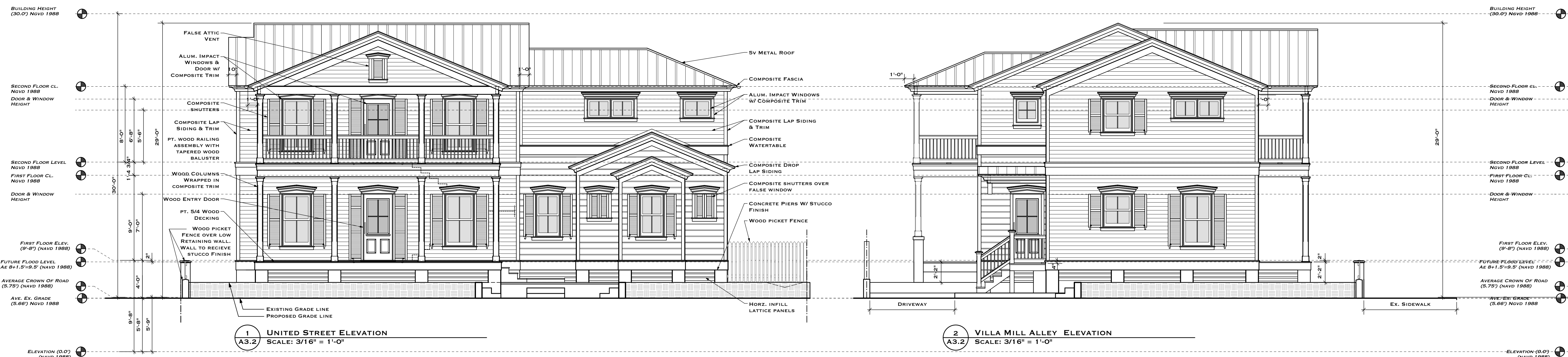
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 DATE: 08-03-2023

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REVISION # DATE

A3.2
 SHEET #



NOTE:
 ALL EXPOSED CONCRETE
 TO RECEIVE A SAND
 SMOOTH STUCCO FINISH

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 KEY WEST, FL 33040

DRAWING TITLE:
EXTERIOR ELEVATIONS UNIT #2

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

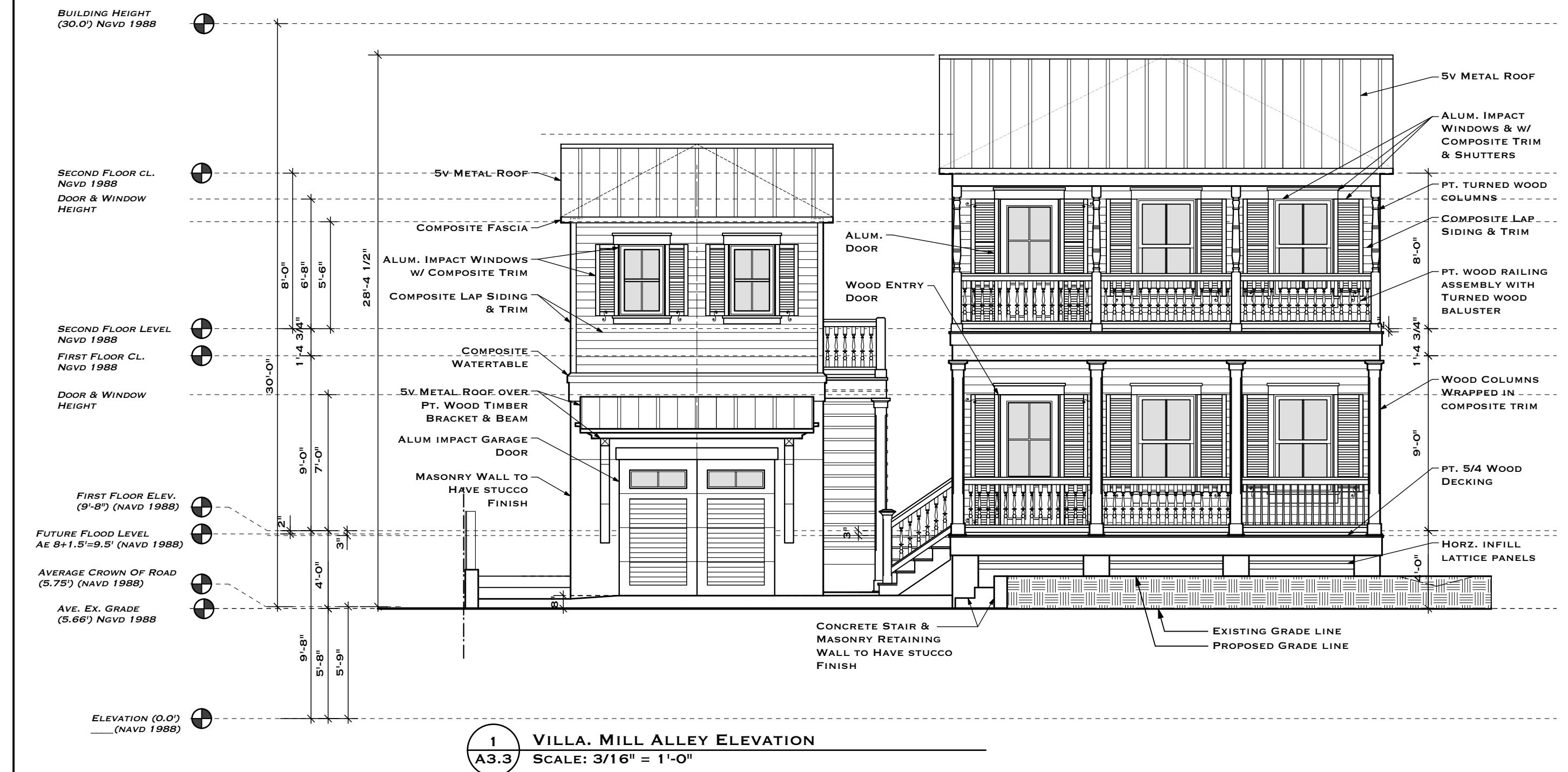
REV. #1	10-11-2023

REVISION # DATE

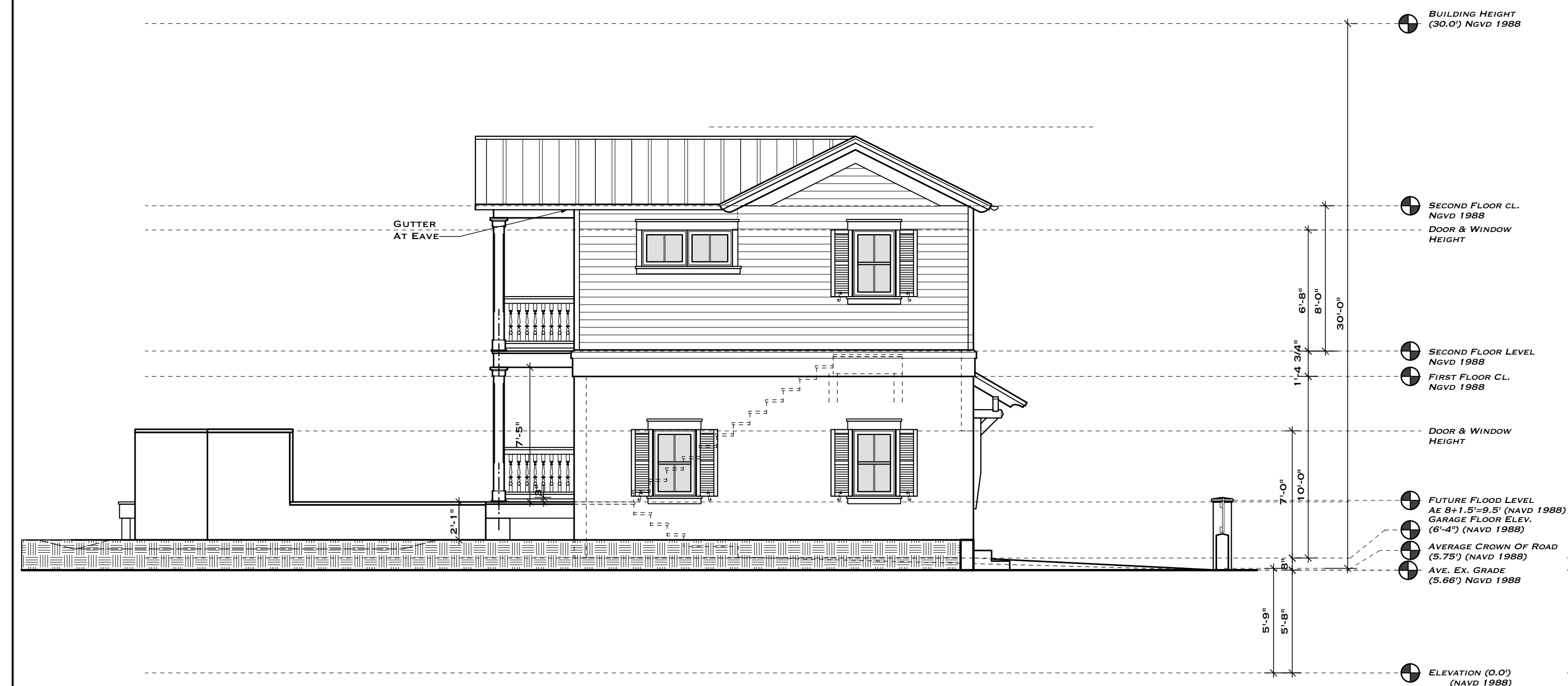
A3.3
 SHEET #



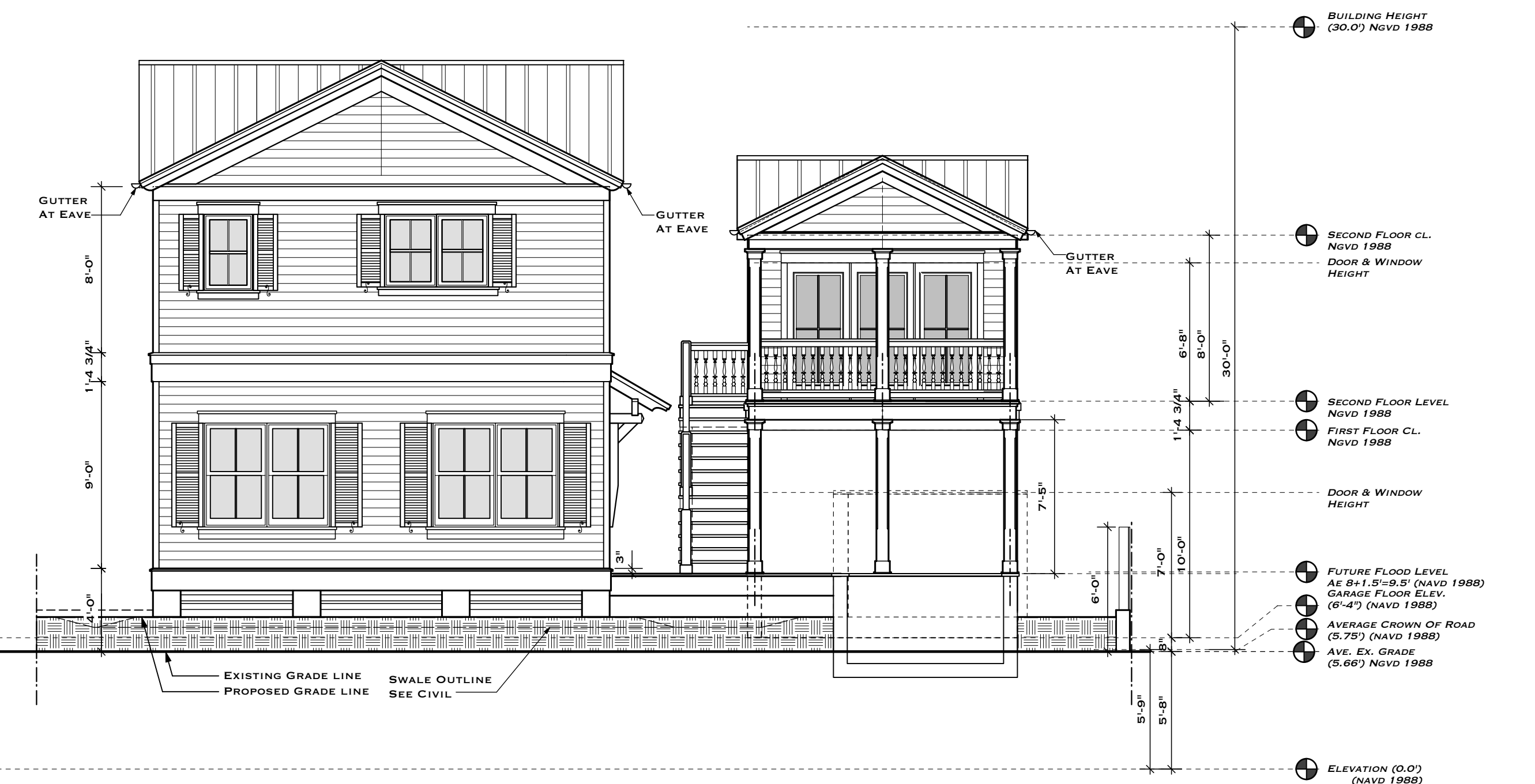
2 SW. SIDE ELEVATION
 SCALE: 3/16" = 1'-0"



1 VILLA MILL ALLEY ELEVATION
 SCALE: 3/16" = 1'-0"



3 SW. GARAGE SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

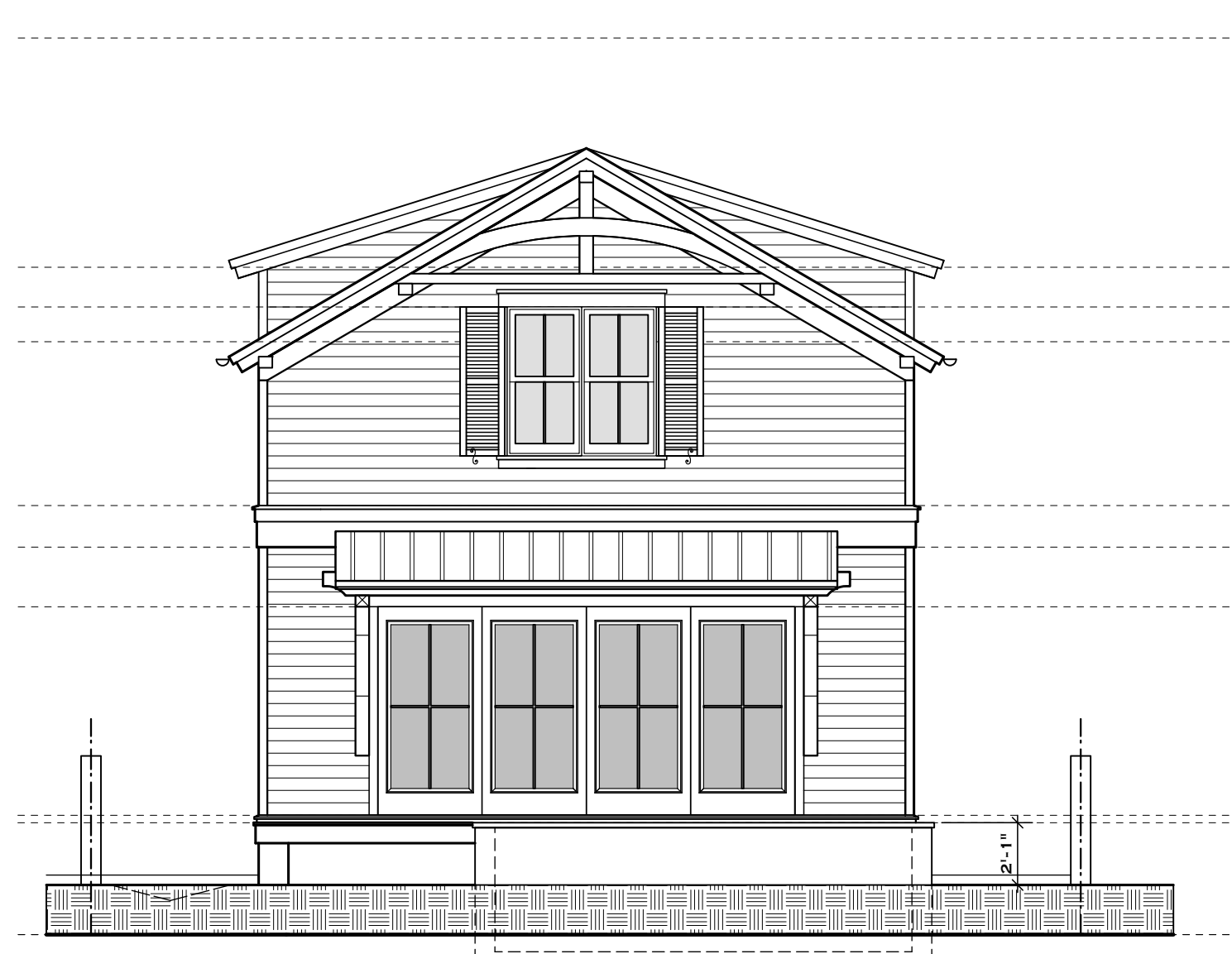


4 BACK ELEVATION
 SCALE: 3/16" = 1'-0"

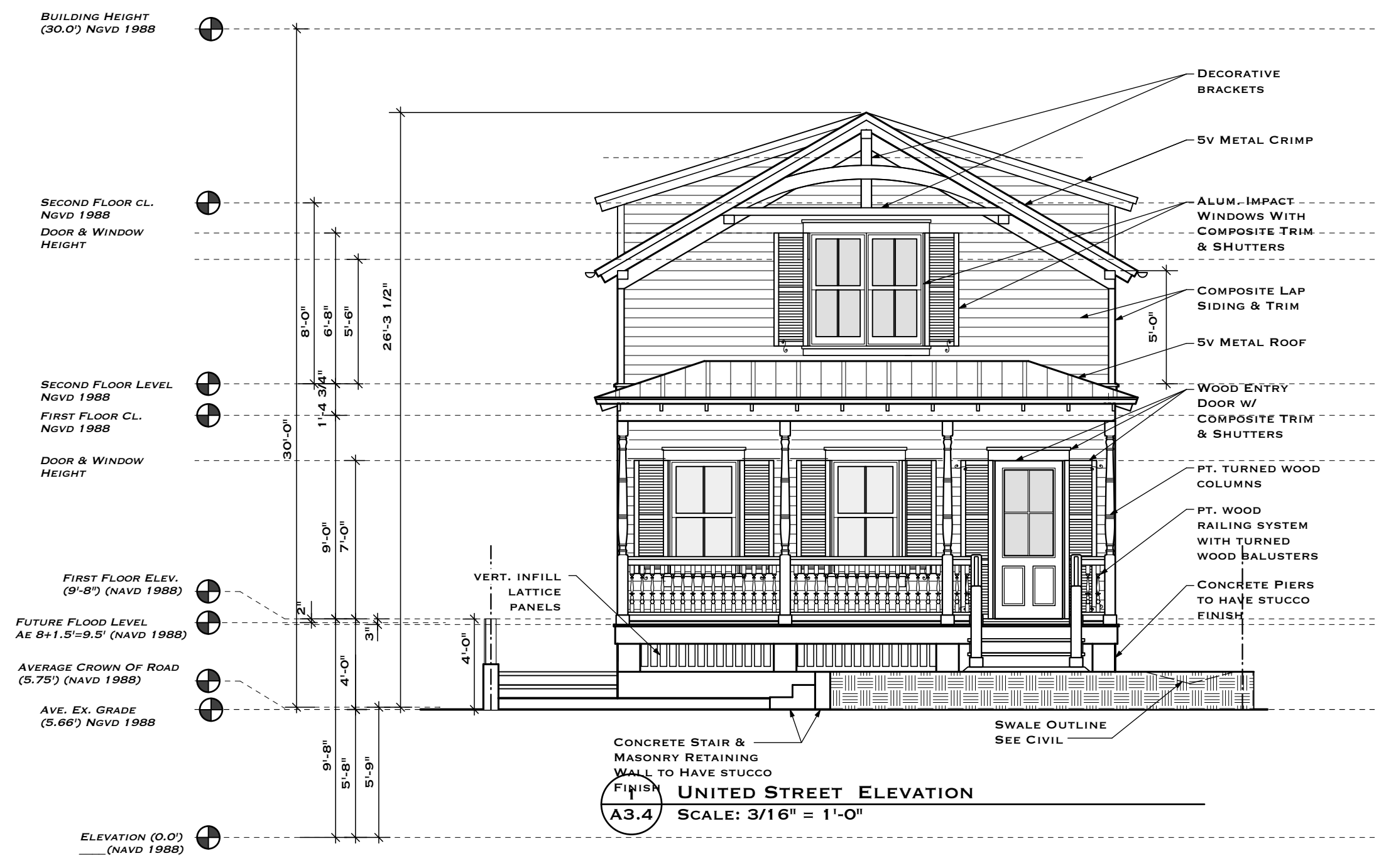
NOTE:
 ALL EXPOSED CONCRETE TO RECEIVE A SAND SMOOTH STUCCO FINISH

DESIGN DRAWINGS ARE FOR HARC REVIEW ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
638-646 UNITED ST.
 KEY WEST, FL 33040



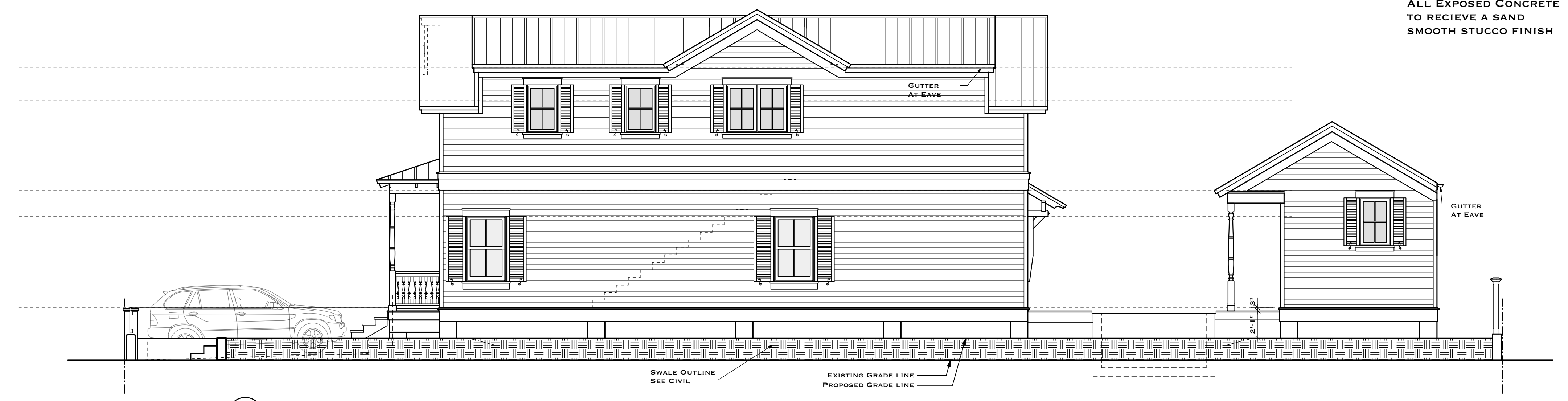
2 BACK ELEVATION
 A3.4 SCALE: 3/16" = 1'-0"



1 FRONT UNITED STREET ELEVATION
 A3.4 SCALE: 3/16" = 1'-0"



3 SOUTHWEST SIDE ELEVATION
 A3.4 SCALE: 3/16" = 1'-0"



4 NORTHEAST SIDE ELEVATION
 A3.4 SCALE: 3/16" = 1'-0"

DRAWING TITLE:
EXTERIOR ELEVATIONS UNIT #3

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

REV. #1	10-11-2023

REVISION # DATE

A3.4
 SHEET #

DESIGN DRAWINGS ARE FOR HARC REVIEW ONLY

A NEW RESIDENTIAL DEVELOPMENT AT
638-646 UNITED ST.
 KEY WEST, FL 33040

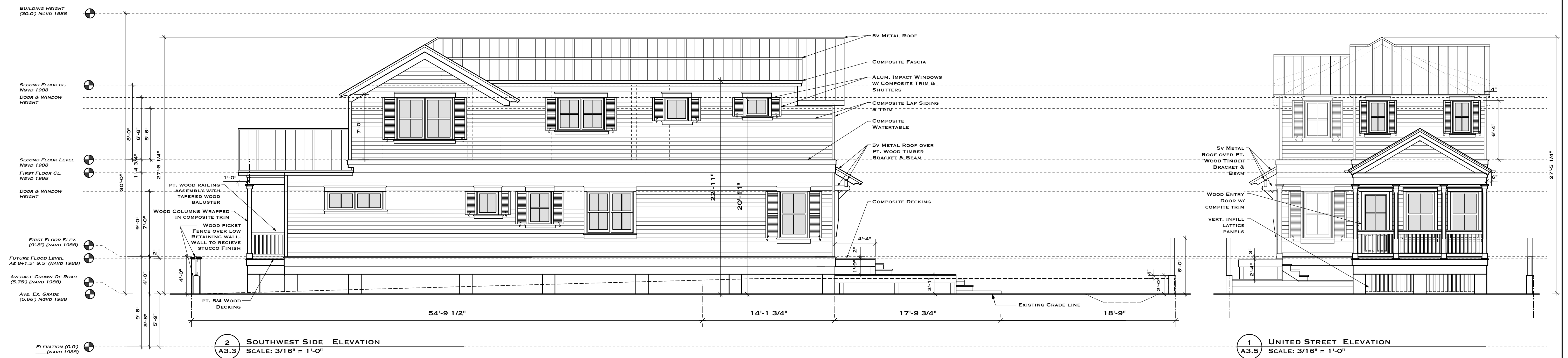
DRAWING TITLE:
EXTERIOR ELEVATIONS UNIT #4

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

REV. #1	10-11-2023

REVISION # DATE

A3.5
 SHEET #



NOTE:
 ALL EXPOSED CONCRETE
 TO RECEIVE A SAND
 SMOOTH STUCCO FINISH

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., January 23, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MINOR DEVELOPMENT PLAN – FOUR NEW SINGLE-FAMILY HOUSES WITH POOLS, DRIVEWAYS, AND SITE IMPROVEMENTS. ONE TWO-STORY ACCESSORY STRUCTURE WITH GARAGE. NEW BUILDINGS TO MEET FUTURE FEMA FLOOD MAPS. DEMOLITION OF HISTORIC BUT NONCONTRIBUTING COMMERCIAL STRUCTURE.

#638 UNITED STREET

Applicant – T.S. Neal Architects Application #H2023-0031

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Monroe County, FL

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00036600-000000
 Account# 1037443
 Property ID 1037443
 Millage Group 10KW
 Location 638 UNITED St, KEY WEST
 Address
 Legal KW D T SWEENY'S DIA O-327 LT 9 AND 15 AND 16 SQR 5 TR
 Description 17 RR-781 OR181-140/41 OR329-360/67 OR382-1073/1075 OR874-391/393 OR880-81/83C OR1913-1667/69 OR2067-611/13C OR2471-2244D/C OR2471-2250/54 OR2471-2255/57 OR2781-1791/95
 (Note: Not to be used on legal documents.)
 Neighborhood 32130
 Property Class ONE STORY OFFICE (1700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[LAND 10031 LLC](#)
 4900 W Hundred Rd
 Chester VA 23831

[LAND 7009 LLC](#)

[LAND 2708 LLC](#)

[LAND 1701 LLC](#)

[LAND 4027 LLC](#)

[LAND 2421 LLC](#)

[LAND 8351 LLC](#)

[LAND 8601 LLC](#)

[LAND 113 LLC](#)

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$263,051	\$289,356	\$289,356	\$289,356
+ Market Misc Value	\$15,941	\$15,941	\$15,941	\$15,941
+ Market Land Value	\$719,991	\$719,991	\$719,991	\$719,991
= Just Market Value	\$998,983	\$1,025,288	\$1,025,288	\$1,025,288
= Total Assessed Value	\$998,983	\$1,025,288	\$1,025,288	\$1,025,288
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$998,983	\$1,025,288	\$1,025,288	\$1,025,288

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$719,991	\$289,356	\$15,941	\$1,025,288	\$1,025,288	\$0	\$1,025,288	\$0
2021	\$719,991	\$289,356	\$15,941	\$1,025,288	\$1,025,288	\$0	\$1,025,288	\$0
2020	\$719,991	\$289,356	\$15,941	\$1,025,288	\$1,025,288	\$0	\$1,025,288	\$0
2019	\$685,706	\$315,661	\$15,941	\$1,017,308	\$994,763	\$0	\$1,017,308	\$0
2018	\$606,220	\$289,673	\$8,437	\$904,330	\$904,330	\$0	\$904,330	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	13,994.00	Square Foot	132.65	105.5

Buildings

Building ID	40142	Exterior Walls	C.B.S.
Style		Year Built	1963
Building Type	OFFICE BLD-1 STORY / 17C	EffectiveYearBuilt	1985
Building Name		Foundation	
Gross Sq Ft	4910	Roof Type	
Finished Sq Ft	4562	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	320	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,562	4,562	0
OPU	OP PR UNFIN LL	128	0	0
OPF	OP PRCH FIN LL	220	0	0
TOTAL		4,910	4,562	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1982	1983	3 x 115	1	345 SF	4
ASPHALT PAVING	1993	1994	0 x 0	1	6700 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/8/2016	\$0	Warranty Deed		2781	1791	37 - Unqualified	Improved		
6/2/2010	\$100	Quit Claim Deed		2471	2255	11 - Unqualified	Improved		
6/2/2010	\$100	Quit Claim Deed		2471	2250	11 - Unqualified	Improved		
2/1/1983	\$153,000	Warranty Deed		874	391	Q - Qualified	Improved		

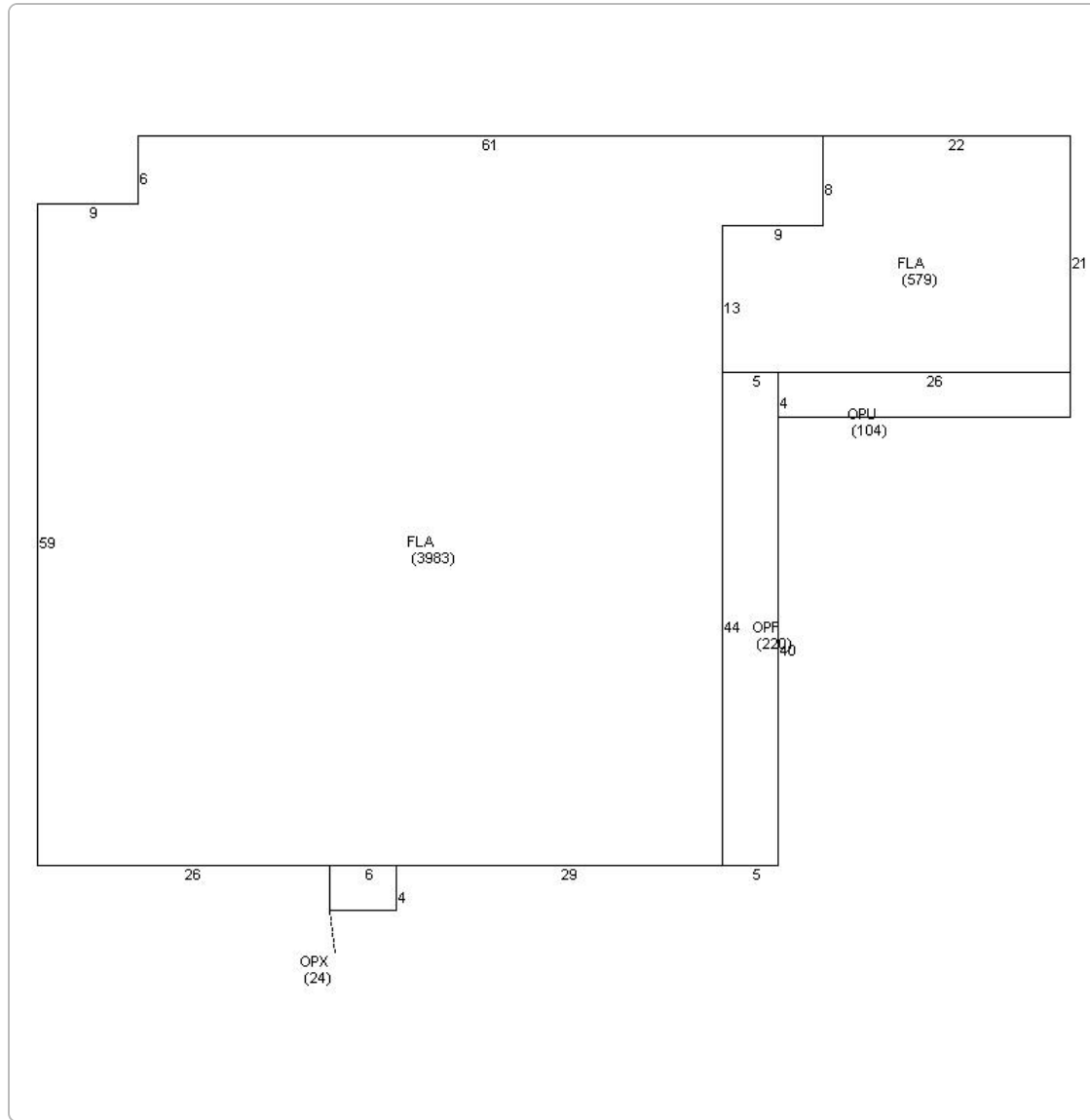
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-1406	5/2/2008		\$21,000	Commercial	REMOVE ASPHALT SHINGLES AND REPLACE WITH V-CRIMP ROOFING. ROOF OVER FLAT WITH MODIFIED RUBBER.
06-6482	12/4/2006	12/31/2007	\$2,200	Commercial	REPLACE TWO AIR HANDLERS
03-2386	7/24/2003	10/8/1983	\$3,000	Commercial	ELECTRICAL
03-0733	3/12/2003	10/8/2003	\$8,500	Commercial	ROOFING
00-2365	9/20/2000	12/5/2000	\$4,500	Commercial	CENTRAL AC UNIT FOR STORA
99-2886	2/4/2000	8/11/2000	\$25,000	Commercial	NEW 2 CAR GARAGE
96-3644	9/1/1996	11/1/1996	\$1	Commercial	ROOF
96-3367	8/1/1996	11/1/1996	\$1,000	Commercial	RENOVATIONS
B95-2484	8/1/1995	10/1/1995	\$1,000	Commercial	REPAIR STORAGE SHED
B95-1789	6/1/1995	10/1/1995	\$200	Commercial	10 4X4 POLES W/CHAIN BETW
B95-1297	4/1/1995	10/1/1995	\$200	Commercial	10 4X4 POLES W/CHAIN BETW
B95-0680	3/1/1995	10/1/1995	\$600	Commercial	92 SF ASPHALT
B94-1187	4/1/1994	7/1/1994	\$6,000	Commercial	RESURFACE PARKING LOT
	1/1/1900		\$0		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/8/2024, 4:05:21 AM

Contact Us

