



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: September 23, 2025

Applicant: Bert Bender, Architect

Application Number: C2025-0062

Address: 704 Russell Lane

Description of Work:

Demolition of non-historic carport and brick paving.

Site Facts:

The site under review is primarily vacant, containing only a non-historic carport, a small elevated structure resembling a treehouse, and existing vegetation. An easement exists over a portion of the property to allow vehicles sufficient space to turn around for access.

Currently the site is located within an X flood zone.



Photo of property under review February 2025.



Photo of property under review February 2025.



Photo of property under review February 2025.



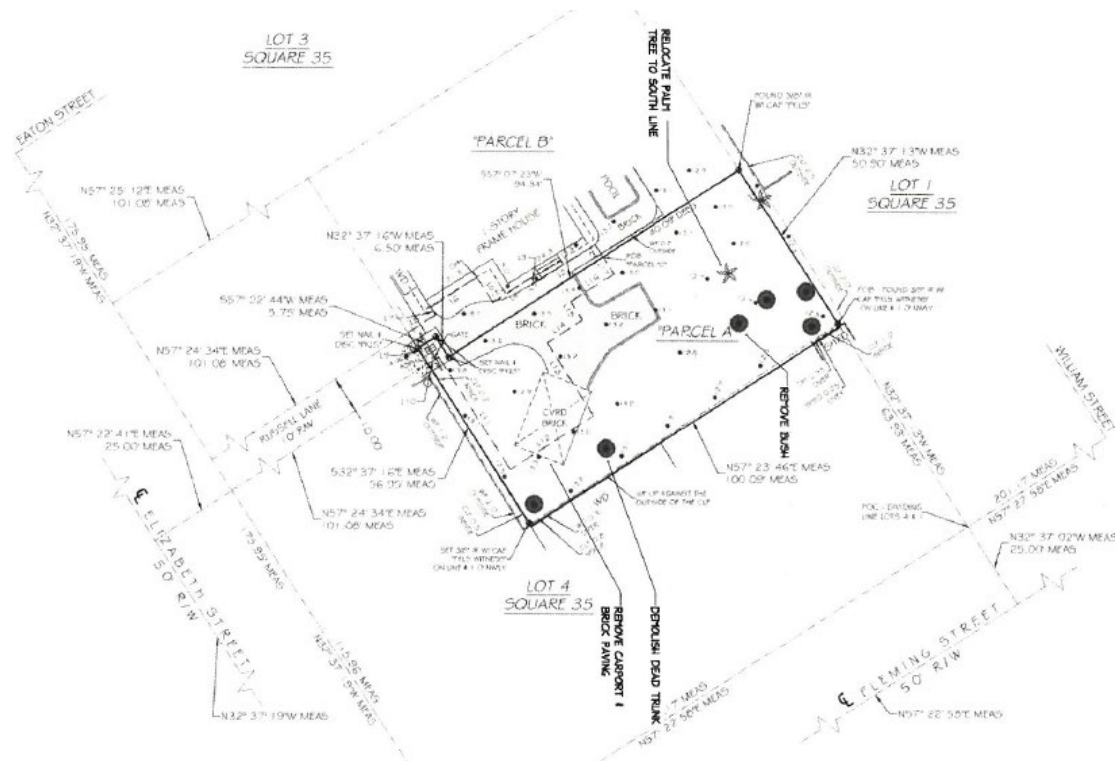
Photo of property under review February 2025.



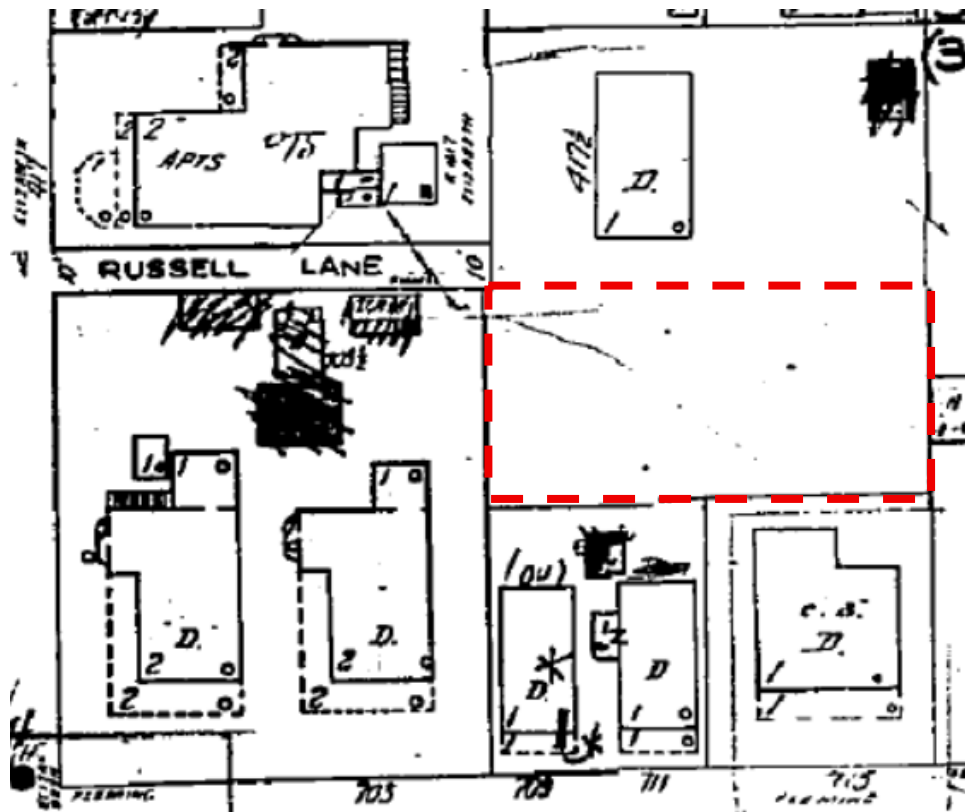
Photo of adjacent property February 2025.



View of entrance to property from Russell Lane February 2025.



Current survey.



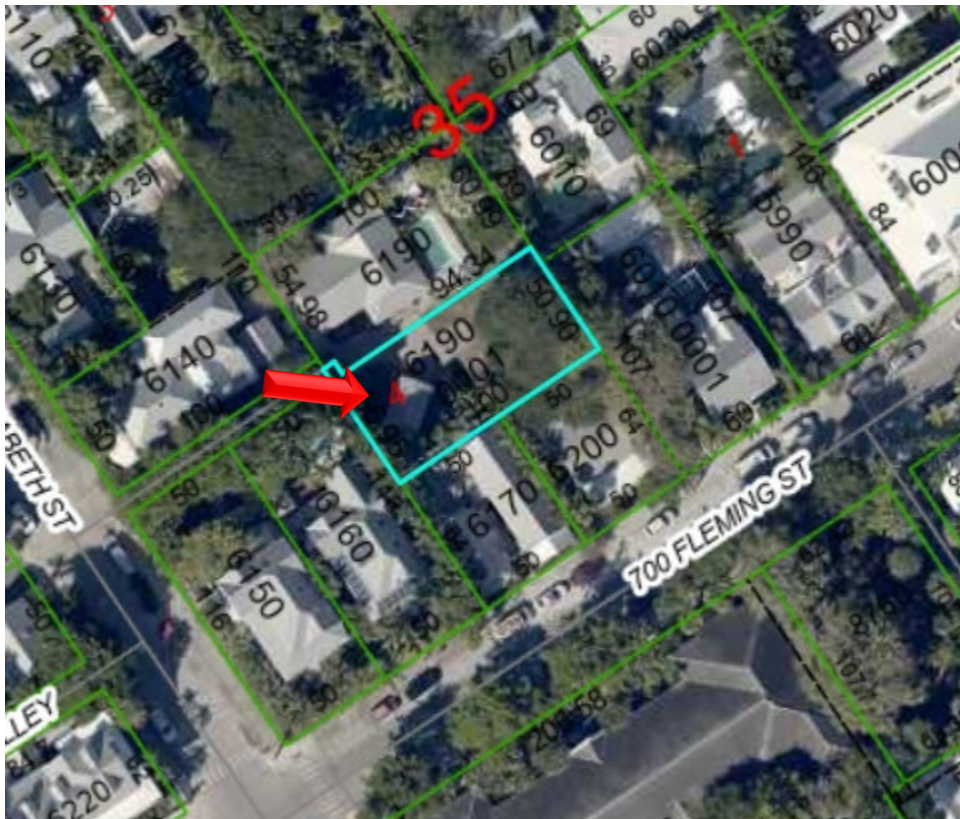
1962 Sanborn Map showing vacant lot.

Ordinance Cited on Review:

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

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a non-historic existing carport and brick paving.



Map view of property showing existing carport proposed to be demolished.

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

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

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

The carport structure is not historic and does not contribute to the character of the district or neighborhood.

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

The carport structure is not historic and does not destroy the historic relationship between buildings or structures and open space.

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

This will not be the case.

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

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

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

Todd Humes / Alan Naragon
715 Fleming Street
Key West, FL 33040
toddhumes@hotmail.com
(917) 602-7428

August 10, 2025

Historic Architectural Review Commission
City of Key West
1300 White Street
Key West, FL 33040

Re: Opposition to Proposed New Construction at 704 Russell Lane

Dear Members of the Historic Architectural Review Commission,

As the homeowners of 715 Fleming Street, we are writing to respectfully oppose the current proposed structure for the new construction at 704 Russell Lane. We are deeply concerned about the project's lack of compatibility with the historic context of our neighborhood as well as the surrounding homes and make the following observations:

- (1) The proposed structure's footprint, mass and height are not consistent with the surrounding homes** – The proposed building appears to be a 2 ½ story 5 bedroom home with nearly 2000 square feet standing 29 feet tall. This is significantly larger than the relevant comparable homes bordering the proposed structure. We disagree with the applicant and his architect's asserted comparable homes as those structures do not primarily sit adjacent to or share a

border with the proposed structure. Please see the attached map and profiles of the most relevant comparable houses, all of which sit directly adjacent to the proposed structure. In each instance, the current residences are single story, or in one single case, a one and a half story home and all are of modest massing and footprint. The houses directly bordering the proposed structure range from 1,200 square feet to approximately 1,500 square feet and are 2 or 3 bedrooms in size (one appears to have 4). All sit significantly shorter in height than the proposed 2 ½ story structure. In fact most are a single story. Please refer to the attached comparables with metrics and visuals for comparison.

(2) Given the size, mass and height of the proposed structure it will certainly be visible from mutiple angles from historic Fleming street, including from the public library which generate significant traffic – The proposed structure’s size and height will certainly make it visible from multiple angles of historic Fleming street. The included pictures show the two homes which are on Fleming Street (709, 711 and 715 Fleming), border the proposed structure, and are significantly shorter then the proposed structure. The structure will certainly be visible over the shorter houses on Fleming. In addition, the proposed structure will sit 5’6” off the back property line of those houses making it close to Fleming street given the modest depths of the properties of 709, 711 and 715 Fleming and making its visibility heightened and obvious. The structure as proposed will no doubt significantly alter the street façade of historic Fleming Street.

(3) Living in Old Town Key West is a privilege that requires compromise to protect and maintain the visual and aesthetic appeal – As homeowners in historic KW we are all required to compromise our perceived needs and higher wants in order to benefit the common good of the community. We do this to ensure that individual selfish needs do not infringe on the aesthetic appeal we have worked so hard to preserve as a community. It is the purpose of this Commission. Our home on 715 Fleming is modest in size and does not fully suit our needs. Adding a second story to our home would be hugely appealing. If applicant is allowed to build a structure significantly larger in mass, footprint and height by simply pointing to less relevant comparable homes outside the directly adjacent homes to his property, what is stopping us from using our directly adjacent neighbor’s (719 Fleming) traditional 2 ½ story balcony home to justify adding a second story to our home? We could easily do so and keep with the historic aesthetics of the homes applicant purports to use as comparables. We hope that the commission and applicant will graciously compromise with a proposal in keeping with the generalized size, mass, height and aesthetics of that of his neighbors.

We invite all commission members to visit our homes to inspect the impact the proposed structure would have on the directly adjacent neighborhood. We would greatly appreciate the opportunity to host you to help you make a more informed decision.

FOR THE FOREGOING REASONS WE RESPECTFULLY REQUEST THAT THE COMMISSION REJECT THE CURRENT PROPOSED STRUCTURE IN FAVOR OF A DESIGN THAT IS CONSISTENT IN SIZE, MASS, HEIGHT AND ASTHETICS TO HIS IMMEDIATE NEIGHBORS.

Respectfully submitted,

Todd Humes & Alan Naragon
715 Fleming Street



HOMES HIGHLIGHTED IN PINK ARE SINGLE
STORY OR STORY AND A HALF.





COMPARABLE #1 – 715 FLEMING STREET. SINGLE STORY, 2 BED RESIDENCE, 1209 SQUARE FEET.



COMPARABLE #2 – 709/711 FLEMING STREET. SINGLE STORY, 3 BED RESIDENCE, 1468 SQUARE FEET.



COMPARABLE #3 – 714 ELIZABETH STREET. SINGLE STORY 3 BED RESIDENCE, 1464 SQUARE FEET



COMPARABLE #4 – 717 FLEMING STREET. SINGLE AND A HALF STORY 4 BED RESIDENCE, 1567 SQUARE FEET.

Letter of Opposition to Proposed New Construction at 704 Russell Lane

Dear Members of the Historical Architectural Review Commission,

As the homeowner of 709 and 711 Fleming Street, I am opposed to the proposed structure at 704 Russell Lane. The design is not consistent with the adjacent single- and one-and-a-half-story homes and is incompatible with the historic character of the neighborhood.

At the June 24th HARC Public Hearing, Commissioner Osborn emphasized the importance of considering the surrounding context:

"We have consistently said - you have to look at the area, you can't kind of cherry pick the properties you want to refer it to. So the design, my interpretation of the guidelines, is we need to also somehow face and deal with the story and half and the prominent visual exposure to Fleming. " (3:22:54)

My concern is that the proposed structure disregards the size, mass, height, and aesthetics of neighboring properties—especially significant given its location directly across from a historic landmark, our library. The decision here sets precedent not only for this block, but for future builds in Old Town.

I first visited Key West in 2001, eventually renting these homes for 12 years before purchasing them in 2022. I see ownership of Dos Casas as a responsibility to uphold the stewardship of Old Town. Living here is a privilege, and preserving its character is our shared duty.

I entrust the Historical Architectural Review Commission to protect Fleming Street by ensuring new development respects the historic scale and integrity of its surroundings. The 700 block of Fleming is more than just our family's home—it is part of what makes Old Town so special. We look forward to welcoming new neighbors whose homes also reflect that legacy.

Respectfully Submitted,

Christopher Bonaminio

709 & 711 Fleming Street

22 August 2025

Mr. Greg Oropeza
HARC Vice Chairman
1300 White Street
Key West, Florida 33042



RE: 704 Russell Lane, Key West

Dear Greg,

This letter is written in support of the 704 Russell Lane Application, at the HARC meeting scheduled for August 26, 2025, in the commission chambers. I have copied all commissioners and asked Daniela Salume to distribute this letter to the board for the meeting.

The project has been revised to accommodate items raised at the last meeting. One of those items included adding the guest house to the main building, resulting in a building. We modified the roof to add dormers, changed siding to lap siding, used a concrete slab on grade instead of a raised floor, and moved the pool to the rear yard. These changes have provided a one and one half story house at 24'-6" above ground.

The following chart identifies the adjacent properties with heights taken from the Monroe County Property Appraiser's website.

ADDRESS	FLOOR HT. M.C. SIZE	COMMENT
701 Fleming	2 ½	
703 Fleming	2 ½	Adjacent to 704 Russell – Front.
711 Fleming	1 / 1	Two buildings adjacent on Fleming side.
715 Fleming	1	
717 Fleming Rear	1 ½	Adjacent to 704 Russell on rear side.
719 Fleming	2 ½	Behind 704 Russell on Fleming.
723 Fleming	1 ½ / 1	Two buildings.
417 Elizabeth	2 / 1	Two buildings.
417 Elizabeth Rear	1	
704 Russell Lane	1 ½	New Residence as Revised

The chart above identifies neighboring properties with their height in the number of floors. Three of these are 2 ½ stories, one is two stories, three, including 704 Russell Lane are 1 ½ stories and six are one story in height. Of these 13 sites, 704 Russell Lane is in the middle.

Daniela notes several guidelines with comments about “....contributing structures that define the rhythm and scale of the streetscape, the added height may disrupt the established hierarchy...”

Guideline 1: Acceptable proposals will be compatible with the size, scale, color, texture, material and character of the district, sub-area or block and designed so that when completed the urban context in which it stands will not be jarred by the look of the new building. New buildings shall not overshadow the historic properties around it.

A review of the streetscape elevations provided in our proposal shows that this is a minor project compared to historic context and surrounding buildings, with the “size, scale, color, texture, material and character of the district...” in particular, this project does not “overshadow historic properties around it.”

Guideline 13: New buildings should generally be consistent with the existing height of buildings of same land use in the district, sub-area and/or immediate block. Buildings at the corners of major named and numbered streets, may exceed the height of adjacent buildings, particularly if there is a prevailing pattern of such height differentiation in the immediate area and adjacent corners.

A review of our street scape elevations shows that we comply with this guideline and we are consistent with the existing height of neighboring historic buildings.

Daniela Salume notes that the door on the front side porch do not comply with Guideline 11 of “Entrances, Porches, and Doors.” We will change these doors into compliance with the guidelines and submit to Daniela to review.

We have made these changes to come into compliance with the HARC regulations. It is our intent to have this project approved by the HARC board, but we will address making additional changes if required by the board.

Sincerely,



Bert Bender

CC: Bryan Green
Alan Nations
Alan Perez
Aileen Osborn
Joseph Moody
Haven Burkee – Chair
Daniela Salume
Rick Bascom

FROM THE DESK OF

Arlene Brush

August 26, 2025

Historic Architectural Review Commission

Dear HARC Members:

Having carefully reviewed the material on the proposed house at 704 Russell Lane, I am very concerned about the impact such a large structure would have on both the quiet lane which runs past my apartment and on the neighborhood around it.

All the dormers and gables in the world do not change the fact that this a 5 bedroom, 2 story building (or is it really 2.5?) looming over 1 story cottages and snuggling right up to the property lines.

The way such a large structure would look bearing down on the cottages that front on Fleming Street is particularly alarming. The mass, height and scale of this structure is not in keeping with the surrounding buildings.

This is a lovely, esthetically harmonious neighborhood. I fear putting such a large structure here would strike a very sour note.

Please, Commissioners, REJECT this proposal .

Thank you for your time and attention to this matter.

Sincerely,

Arlene Brush
417 Elizabeth Street, Apt 1
Key West

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # COAC 2025-002	REVISION #	INITIAL & DATE 6/3/2025 TJO/PDM
FLOOD ZONE "X" ZONE	ZONING DISTRICT HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

704 RUSSELL LANE, KEY WEST, FL.

NAME ON DEED:

RICHARD BASCOM & JEANNE KENNEDY PHONE NUMBER **303.504.5026**

OWNER'S MAILING ADDRESS:

105 KEYES ROAD EMAIL **RICHARDBASCOM@YAHOO.COM**

SUNAPEE, NH. 03782

APPLICANT NAME:

BERT BENDER, ARCHITECT PHONE NUMBER **305.849-7202**

APPLICANT'S ADDRESS:

410 ANGELA STREET EMAIL **BENDER@BENDERARCHITECTS.COM**

KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

[Signature] DATE **5/14/2025**

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 **X** INVOLVES A HISTORIC STRUCTURE: YES___ NO **X**

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO **X**

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
<p>GENERAL: THE PROJECT INCLUDES DEMOLITION OF A NON-HISTORIC CARPORT, BRICK PAVING AND EXISTING SHROBS, TO ALLOW CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE. THE RESIDENCE & GUEST HOUSE ARE 2,962 SQ. FEET W/ 366 S.F. OF PORCHES.</p> <p>MAIN BUILDING: THE MAIN BUILDING IS TWO STORIES OF STUCCO/FEAT ROOFS. THE NEXT DOOR NEIGHBORS ARE 2 STORIES AND 1 STORY AT 412 ELIZABETH, FRONT AND REAR. THE ROOFS WILL BE FLAT ON 2 STORY OR SLOPED ON ONE STORY.</p> <p>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): DEMOLITION WILL INCLUDE A CARPORT AND BRICK PAVERS</p>

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): THE ACCESSORY STRUCTURE IS A 1 1/2 STORY STUDIO W/ A HALF BATH	
PAVERS: WILL BE CONCRETE, OR A PERVIOUS ASPHALT DECK	FENCES: ONE FENCE, 45 FEET LONG WILL BE INSTALLED ON THE NORTH SIDE
DECKS: WILL BE AZEK PLASTIC BOARDS	PAINTING: WILL MATCH HARC APPROVED COLORS
SITE (INCLUDING GRADING, FILL, TREES, ETC): THE SITE WILL INCLUDE TREES, SHRUBS, AND BUSHES	POOLS (INCLUDING EQUIPMENT): A SMALL POOL WILL BE INCLUDED W/ POOL EQUIPMENT ON THE N. SIDE
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): A/C CONDENSERS WILL BE ON THE ROOF	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

704 RUSSELL LANE, KEY WEST, FL.

PROPERTY OWNER'S NAME:

RICHARD BASCOM & JEANNE KENNEDY

APPLICANT NAME:

BERT BENDER, ARCHITECT

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

PROPERTY OWNER'S SIGNATURE RICHARD BASCOM	JEANNE KENNEDY 5/15/25 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

THE PROPERTY HAS A TURNING RADIUS WITH 412 ELIZABETH REAR, THAT HAS A NON-HISTORIC GARPORT & BRICK DRIVEWAY TO BE DEMOLISHED

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.

N/A

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

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

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

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

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

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

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

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

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

THIS IS A CONTEMPORARY, NON-HISTORIC CARPORT IN THE FRONT OF THE LOT. THIS IS PROHIBITED BY THE HARC GUIDELINES,

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

THIS IS NOT A HISTORIC BUILDING.

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

THIS IS NOT A HISTORIC BUILDING.

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

THIS BUILDING DOES NOT QUALIFY AS CONTRIBUTING

PROJECT PHOTOS

PHOTO #1



704 RUSSELL LANE • HARC • 15 MAY 2008
ADJACENT PROPERTY
417 ELIZABETH FRONT, FROM ELIZABETH @ RUSSELL LANE

BENDER & ASSOCIATES ARCHITECTS

PHOTO # 1-A



704 RUSSELL LANE • HARC • 15 MAY 2025
ADJACENT PROPERTIES FROM ELIZABETH STREET AT RUSSELL LANE
417 ELIZABETH, FRONT, 2 STORY ON LEFT
701 FLEMING ON RIGHT, 2 1/2 STORY.

BENDER & ASSOCIATES ARCHITECTS

#12
PHOTO



704 RUSSELL LANE • HARC • 15 MAY 2025
ADJACENT PROPERTY • 417 ELIZABETH, FRONT 2 STORY
BENDER + ASSOCIATES ARCHITECTS




PHOTO
#3

704 RUSSELL LANE
HARC • 15 MAY 2025
ADJACENT PROPERTY
417 ELIZABETH FRONT
AND REAR

BENDER & ASSOCIATES ARCHITECTS



PHOTO
#4

704 RUSSELL LANE
HARC • 15 MAY 2025
ADJACENT PROPERTY
417 ELIZABETH FRONT & REAR

BENDER & ASSOCIATES
ARCHITECTS

PHOTO #15



704 RUSSELL LANE • HARC • 15 MAR 2025
ADJACENT PROPERTY • 417 ELIZABETH - FRONT

BENDER & ASSOCIATES ARCHITECTS

PHOTO #6



704 RUSSELL LANE o HARC o 15 MAY 2025
ADJACENT PROPERTY
417 ELIZABETH FRONT (2 STORY) & REAR (1 STORY)

BENDER & ASSOCIATES ARCHITECTS



PHOTO #7

704 RUSSELL LANE
HARCO 5 MAY 2025
ADJACENT BUILDING
417 ELIZABETH
FRONT & REAR
BENDER & ASSOCIATES ARCHITECTS.

PHOTO #8



704 RUSSELL LANE • HARC • 15 MAY 2025
DEMOLITION OF TREE HOUSE, SHED AND
THE BUSH TO THE RIGHT SIDE

BENDER & ASSOCIATES ARCHITECTS.

PHOTO #9



704 RUSSELL LANE • HARC • 15 MAY 2025
DEMOLITION OF BUSH, RELOCATE PALM TREE,
DEMOLITION OF CARPORT & PAVING.

BENDER & ASSOCIATES ARCHITECTS.



704 RUSSELL LANE
DEMOLITION OF
CARPORT, DEAD TREES,
AND BRICK PAVING

PHOTO #10

15 MAY 2025
HARC APPLICATION
BENDER & ASSOCIATES
ARCHITECTS.



720 D Simonton – inside the historic district



904 Flagler – outside of the historic district



904 Flagler – outside of the historic district



924 Flagler – outside of the historic district



924 Flagler – outside of the historic district



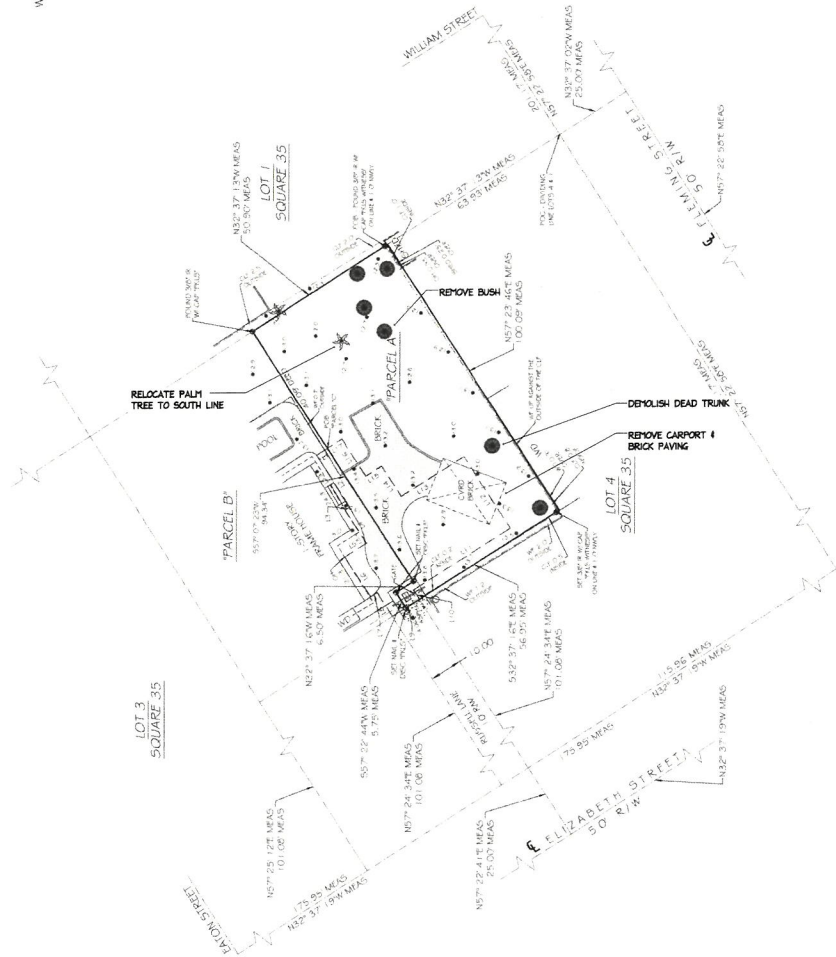
924 Flagler – outside of the historic district



1409 Reynolds – inside the historic district

SURVEY

SURVEY / DEMOLITION PLAN
SCALE: N.T.S.

LOCATION MAP - NTS
SEC. 06-T685-R25E

Parcel Line Table			
Line #	Length	Direction	
1.1	5.05	N32° 37' 16"W	
1.2	12.50	S67° 22' 44"E	
1.3	1.75	N32° 37' 16"W	
1.4	12.50	S67° 22' 44"E	
1.5	8.00	N32° 37' 16"E	
1.6	15.00	S67° 22' 44"W	
1.7	2.50	S32° 37' 16"E	
1.8	9.00	N32° 37' 16"E	
1.9	10.00	S32° 37' 16"E	
2.0	3.50	N32° 37' 16"E	
2.1	36.00	S32° 37' 16"E	
2.2	27.00	S67° 22' 44"E	
2.3	21.25	N32° 37' 16"W	
2.4	11.50	S67° 22' 44"E	
2.5	5.00	N32° 37' 16"W	
2.6	3.00	S67° 22' 44"E	
2.7	4.00	N32° 37' 16"E	

SURVEYOR NOTES:
122°37'34" W ALONG THE SAID DIVIDING LINE OF LOT 4 AND LOT 1 OF SQUARE 35.
NOTED

- [illegible]

- LEGAL DESCRIPTION(S) -


[illegible]

252

On the island of Key West, Monroe County, Florida, and brown in William A. Whitehead's Map delineated in February, AD 1825 as part of Lot 4 in Squire 35 on the island of Key West, and being more particularly described as follows.

[illegible]

1"=20'



0 10 20 40

TOTAL AREA = 5,108.09 SQ.FT.

TOTAL AREA = 5,108.09 SQFT ±

CERTIFIED TO:

Richard M. Dawson, Trustee;
James P. Kennedy, Trustee;

Richard M. Descom, Tucson;
 James P. Kennedy, Tucson.

**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDAPOT KEY, FL 33042
PHONE (305) 394-3690
FAX (305) 509-7373

THE VALUE WITHOUT THE
FURNITURE AND THE RANGE
OF A P. CRQA.

SIZE AND WEIGHT THE
ONLINE SEARCH FORMS
CANNOT BE PRINTED

1

ITY WAS MADE UNDER
FOR THE FURNACE
14785-17 ON. FLOW
ANALYSIS

IDENTIFY THAT THIS IS AN
OF PRACTICE AS SET
IN CHAPTER 20.4
4.2 (2). FLORIDA

[illegible]

CALL	17-00-20
CALL DATE	09/26/20
EXPIRATION DATE	00/07/20
TYPE	1 OF
CALLER ID	5.0000

Bender & Associates
ARCHITECTS

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

704 RUSSELL LANE
KEY WEST, FLORIDA

PROPOSED DESIGN

704 RUSSELL LANE

Key West Florida 33040

HARC APPLICATION

SITE MAP - KEY WEST



SITE LOCATION:
704 RUSSELL LN.
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 704 RUSSELL LN.
ARCHITECT'S PROJECT No.: 2402

CONTACT: Richard Boscom / Jeanne Kennedy
Address: 704 Russell Ln,
Key West Florida, 33040

Tel: --
Email: --

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Bert Bender
Designer Associate: Ana Catalina Alvarez

GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
FLORIDA BUILDING CODE - Building 2023 EDITION
FLORIDA BUILDING CODE - Existing 2023 EDITION
FLORIDA BUILDING CODE - Residential 2023 EDITION
FLORIDA BUILDING CODE - Plumbing 2023 EDITION
FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
FLORIDA BUILDING CODE - Mechanical 2023 EDITION
FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
NATIONAL ELECTRICAL CODE 2023 EDITION
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
NPPA 1 2023 EDITION
This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.
Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

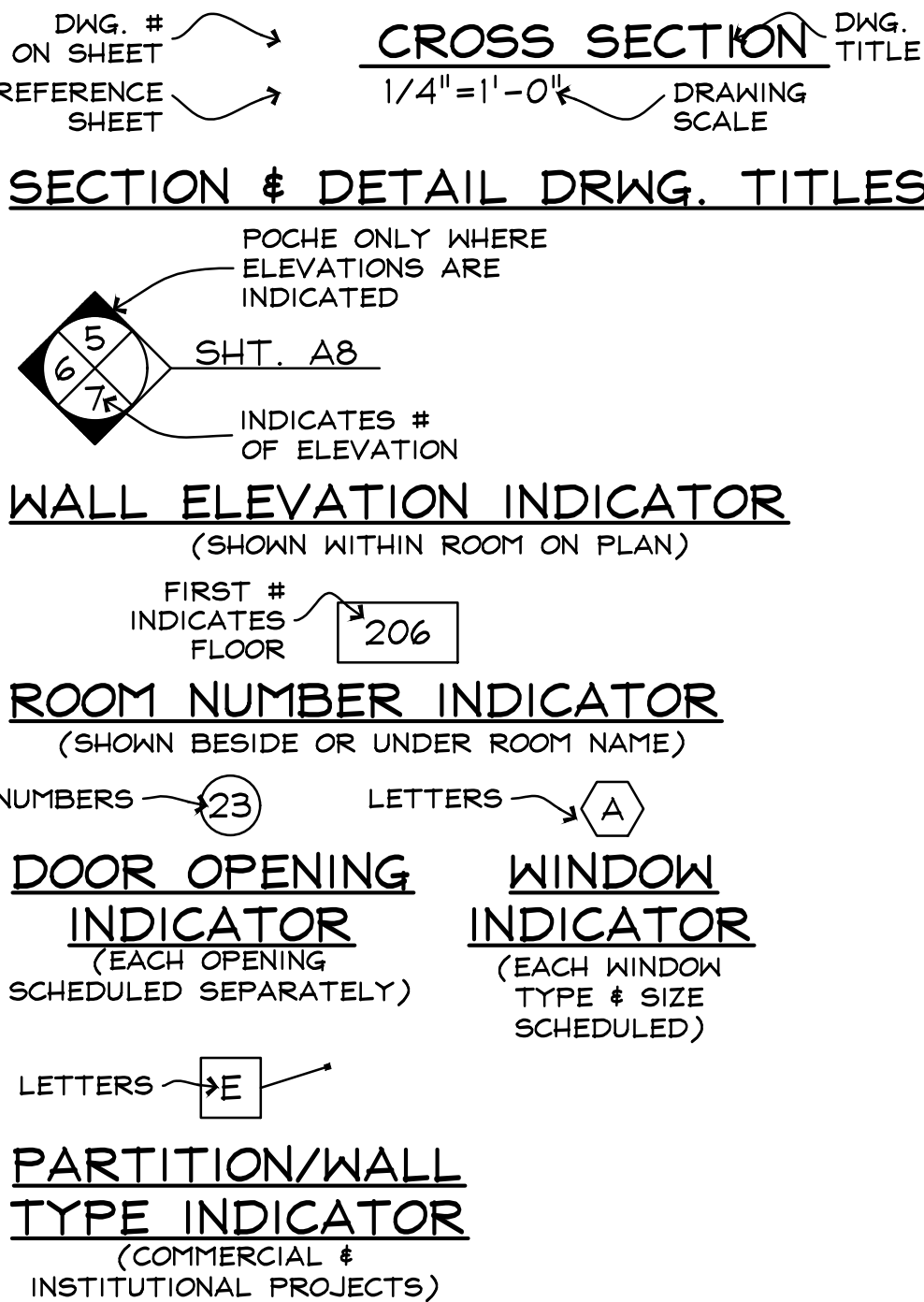
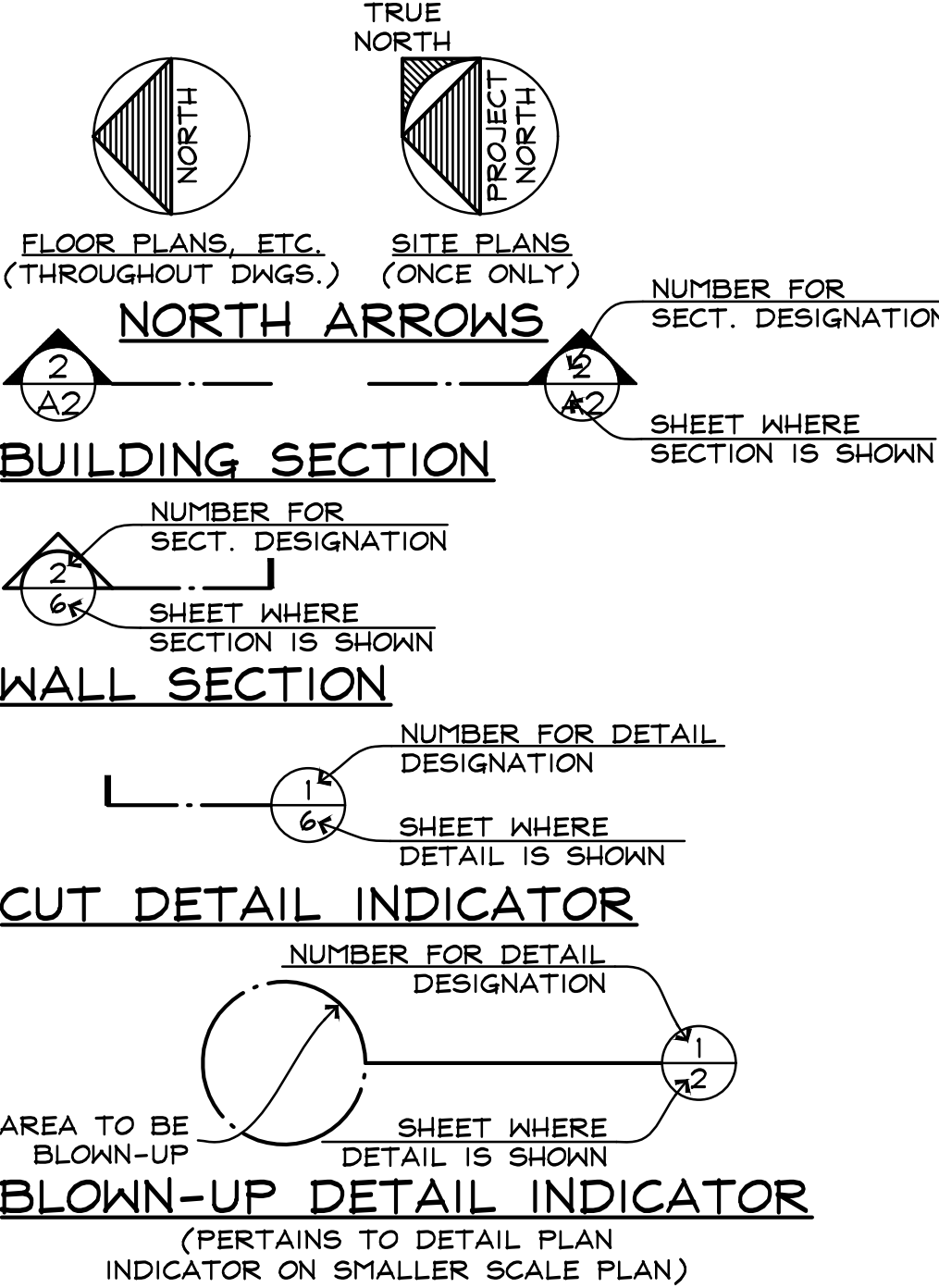
DESCRIPTION OF WORK:

NEW PRINCIPAL STRUCTURE AND POOL.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETRY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED
CONC	CONCRETE	PT	POINT
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R	RADIUS (OR) RISER
DS	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DNHR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TREAD(S)
EXH	EXHAUST	TYP	TYPICAL
FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GI	GALVANIZED IRON	VERT	VERTICAL
HORZ	HORIZONTAL	WD	WOOD
HDW	HARDWARE	WNF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER
FOC	FACE OF CONCRETE	W/O	WITHOUT
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSON WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

SHEET INDEX
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S SURVEY
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A1 PROPOSED SITE PLAN
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A4 PROPOSED EAST & NORTH ELEVATIONS
A5 PROPOSED WEST & SOUTH ELEVATIONS
A6 PROPOSED CONTEXT ELEVATIONS
A7 PREVIOUS PROPOSED AND NEW NORTH ELEVATION
A8 PREVIOUS PROPOSED AND NEW SOUTH ELEVATION
A9 PREVIOUS PROPOSED AND NEW EAST ELEVATION
A10 PREVIOUS PROPOSED AND NEW WEST ELEVATION

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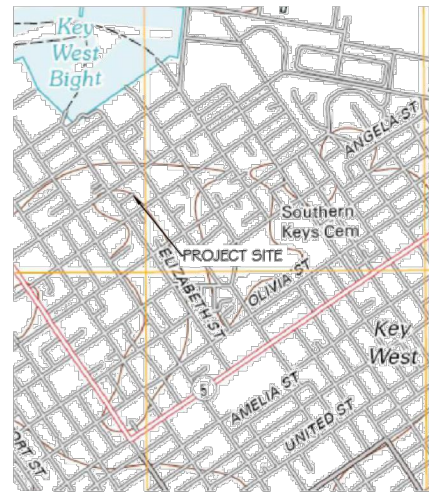
Project No.: 2402
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 08/12/2025

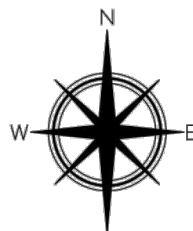
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PRELIMINARY

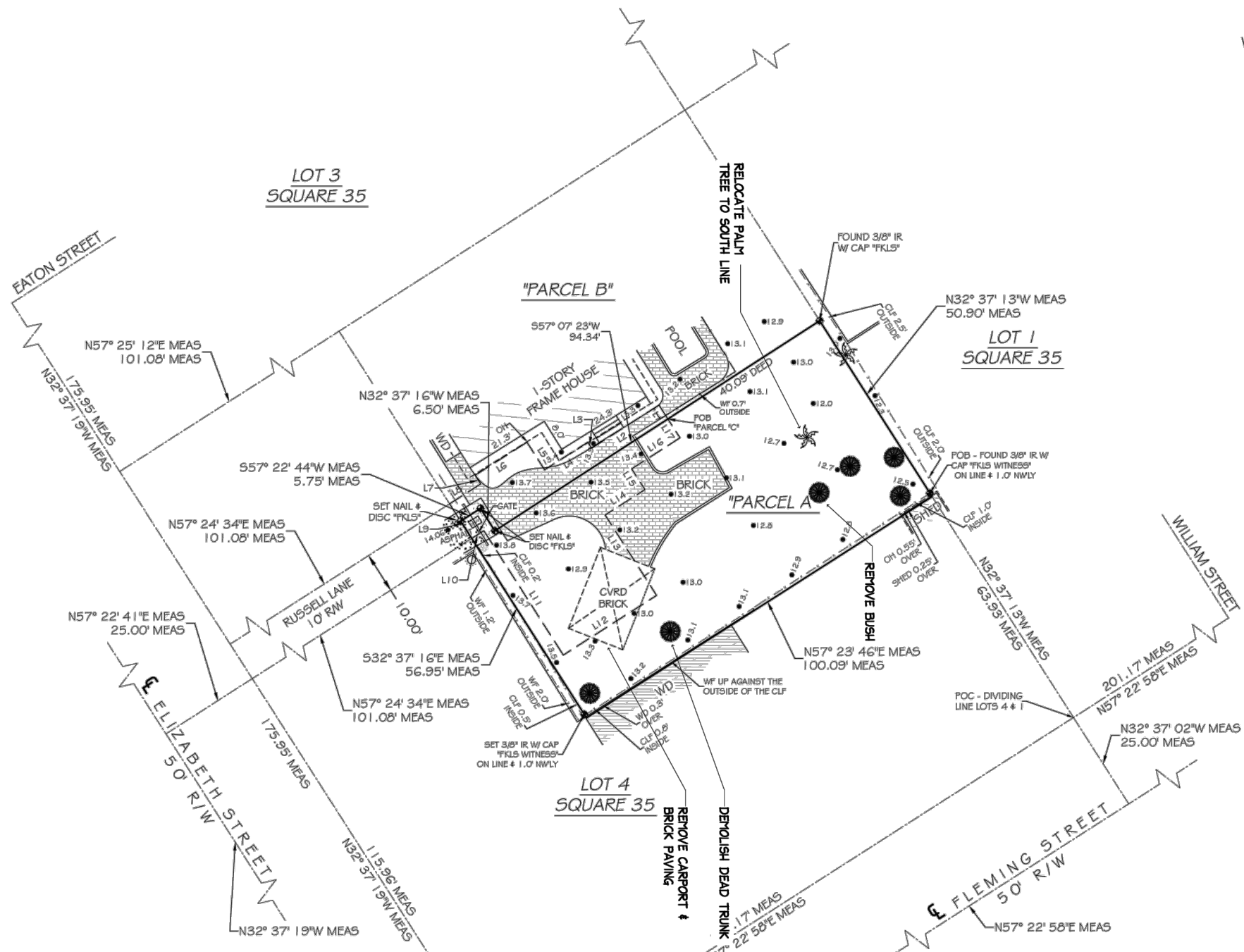
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



DEED



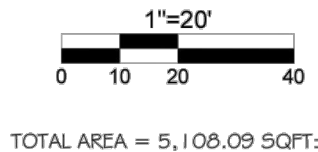
Parcel Line Table		
Line #	Length	Direction
L1	4.03'	N32° 37' 16"W
L2	19.50'	S57° 22' 44"W
L3	1.75'	N32° 37' 16"W
L4	12.50'	S57° 22' 44"W
L5	8.00'	N32° 37' 16"W
L6	15.00'	S57° 22' 44"W
L7	2.50'	S32° 37' 16"E
L8	9.00'	S57° 22' 44"W
L9	10.00'	S32° 37' 16"E
L10	3.50'	N57° 22' 44"E
L11	36.00'	S32° 37' 16"E
L12	27.00'	N57° 22' 44"E
L13	23.25'	N32° 37' 16"W
L14	11.50'	N57° 22' 44"E
L15	6.00'	N32° 37' 16"W
L16	14.00'	N57° 22' 44"E
L17	5.47'	N32° 37' 16"W

SURVEYOR NOTES:

- BEARING DATA: ALL BEARINGS ARE BASED ON THE DEED CALL OF N32°37'13W ALONG THE SAID DIVIDING LINE OF LOT 4 AND LOT 1 OF SQUARE 35.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED
- ALL UNITS ARE SHOWN IN SURVEY FEET
- ADDRESS: 704 RUSSELL LANE, KEY WEST, FL 33040
- COMMUNITY NO.: 120168, MAP NO.: 12057C-1516K, MAP DATE: 08-18-05, FLOOD ZONE: X, BASE ELEVATION: WA
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1928 (NGVD 1928), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 1211" (P.L.D. AAO003, ELEVATION= 3.91' (NGVD 1928).
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER. HOWEVER, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- REVISION (1) - 1/27/2024 - REVISED TO SHOW TREES, FIELD LOCATED ON 1/20/2024.

LEGEND

- 0 - WATER METER
- - SANITARY COVER, CLEAN OUT
- - MANHOLE
- - WOOD POWER POLE
- - COULDED POWER POLE
- - SPOT GRADE ELEVATION (FT/MSL)
- - TREE - UNKNOWN SPECIES
- - PALM TREE - UNKNOWN SPECIES



CERTIFIED TO -
Richard N. Bacon, Trustee;
Jeanne F. Kennedy, Trustee;

NOTES: FOUNDATIONS DESCRIBED IN THE SURVEY ARE NOT SHOWN. UNDESIGNED DIMENSIONS (WALL PLACEMENTS) OR DIMENSIONS OF STRUCTURES ARE NOT SHOWN. UNDESIGNED DIMENSIONS (WALL PLACEMENTS) OR DIMENSIONS OF STRUCTURES ARE NOT SHOWN. UNDESIGNED DIMENSIONS (WALL PLACEMENTS) OR DIMENSIONS OF STRUCTURES ARE NOT SHOWN.

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FLORIDA KEYS LAND SURVEYING

21450 OVERSEAS HWY, SUITE 4
SUITE 400, KEY WEST, FL 33040
PHONE: (305) 894-3630
FAX: (305) 894-7773
EMAIL: FLSLS@aol.com

Richard N. Bacon, Trustee;
Jeanne F. Kennedy, Trustee;

- LEGAL DESCRIPTION(S) -

"PARCEL A":
On the Island of Key West, Monroe County, Florida, and known as Wilian A. Whitehead's Map delineated in February, AD 1829 as part of Lot 4 in Square 35 on the Island of Key West, and being more particularly described as follows:
Commencing at the intersection of the Northeastern Right of Way line of Fleming Street and the dividing line of Lot 4 and Lot 1 of the said Square 35; thence N32°37'13W along the said dividing line of Lot 4 and Lot 1 of Square 35 for a distance of 63.93 feet to the Southeastern corner of the lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida, and said point being the Point of Beginning; thence corner N32°37'13W along the Northeastern boundary line of the said lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida, for a distance of 50.90 feet to a point; thence S57°22'44W for a distance of 24.34 feet to a point; thence N32°37'16W for a distance of 5.75 feet to a point; thence S57°22'44W for a distance of 1.75 feet to a point; thence N32°37'16W for a distance of 12.50 feet to a point; thence S57°22'44W for a distance of 15.00 feet to a point; thence S32°37'16E for a distance of 2.50 feet to a point; thence S57°22'44W for a distance of 9.00 feet to a point; thence N32°37'16W for a distance of 10.00 feet to a point; thence S57°22'44W for a distance of 3.50 feet to a point; thence N57°22'44E for a distance of 36.00 feet to a point; thence S32°37'16E for a distance of 27.00 feet to a point; thence N57°22'44E for a distance of 23.25 feet to a point; thence S32°37'16W for a distance of 11.50 feet to a point; thence N57°22'44E for a distance of 6.00 feet to a point; thence N32°37'16W for a distance of 14.00 feet to a point; thence N57°22'44E for a distance of 5.47 feet to the Point of Beginning.

"PARCEL C": (PARKING EASEMENT) IS A PERPETUAL EASEMENT FOR THE USE OF PARCEL "A" & "B", AND IS SHOWN HEREON FOR REFERENCE.
On the Island of Key West, Monroe County, Florida, and known as Wilian A. Whitehead's Map delineated in February, AD 1829 as part of Lot 4 in Square 35 on the Island of Key West, and being more particularly described as follows:
Commencing at the intersection of the Northeastern Right of Way line of Fleming Street and the dividing line of Lot 4 and Lot 1 of the said Square 35; thence N32°37'13W along the said dividing line of Lot 4 and Lot 1 of Square 35 for a distance of 63.93 feet to the Southeastern corner of the lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida, and said point being the Point of Beginning; thence corner N32°37'13W along the Northeastern boundary line of the said lands described in Official Records Book 2399, at Page 347 of the Public Records of Monroe County, Florida, for a distance of 50.90 feet to a point; thence S57°22'44W for a distance of 24.34 feet to a point; thence N32°37'16W for a distance of 5.75 feet to a point; thence S57°22'44W for a distance of 1.75 feet to a point; thence N32°37'16W for a distance of 12.50 feet to a point; thence S57°22'44W for a distance of 15.00 feet to a point; thence S32°37'16E for a distance of 2.50 feet to a point; thence S57°22'44W for a distance of 9.00 feet to a point; thence N32°37'16W for a distance of 10.00 feet to a point; thence S57°22'44W for a distance of 3.50 feet to a point; thence N57°22'44E for a distance of 36.00 feet to a point; thence S32°37'16E for a distance of 27.00 feet to a point; thence N57°22'44E for a distance of 23.25 feet to a point; thence S32°37'16W for a distance of 11.50 feet to a point; thence N57°22'44E for a distance of 6.00 feet to a point; thence N32°37'16W for a distance of 14.00 feet to a point; thence N57°22'44E for a distance of 5.47 feet to the Point of Beginning.

704 RUSSELL LANE
KEY WEST, FLORIDA

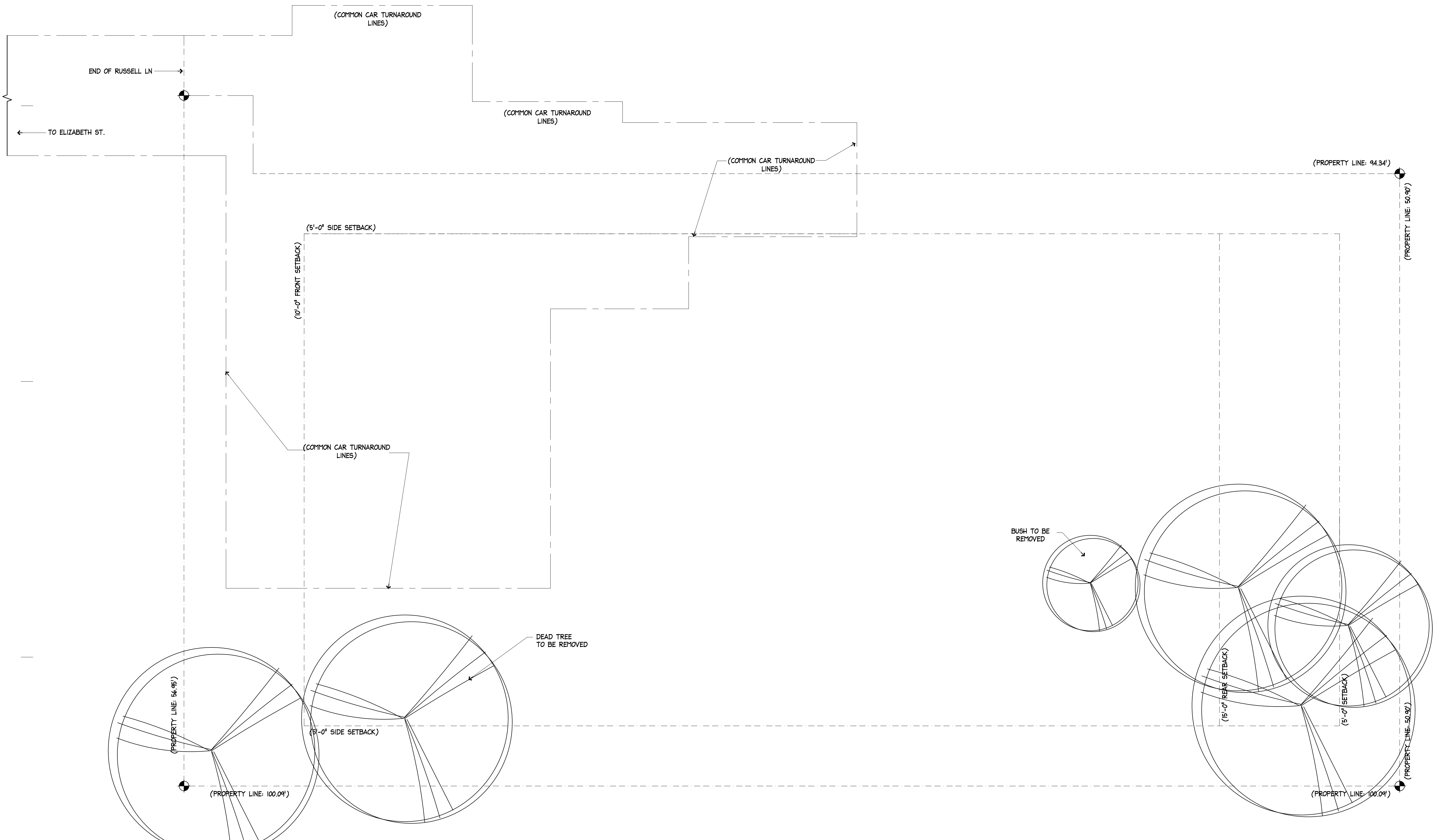
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p.a.

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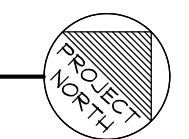
Date: 08/11/2025

S



1 EXISTING SITE PLAN
A0 SCALE: 1/4"=1'-0"

PRELIMINARY



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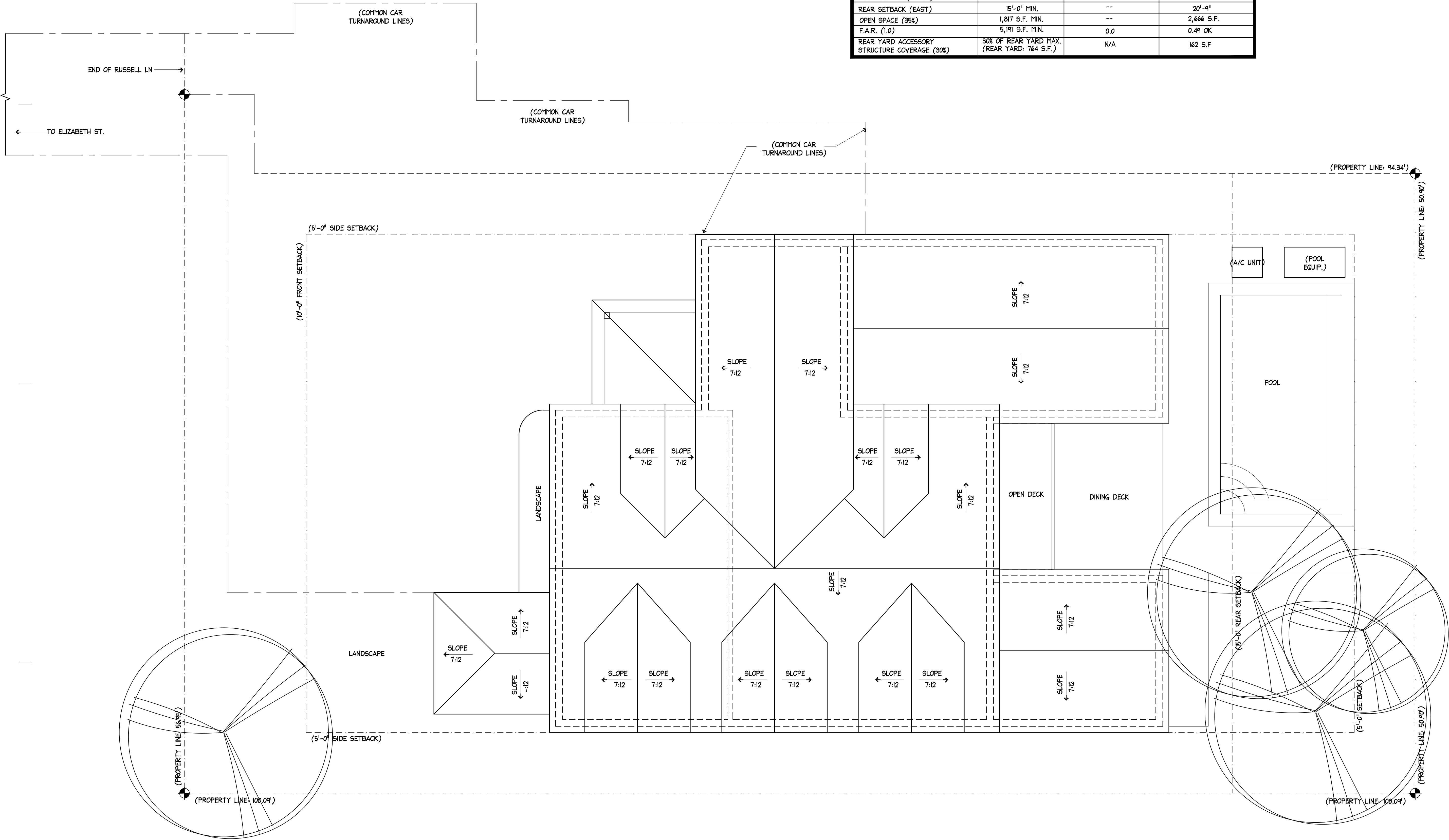
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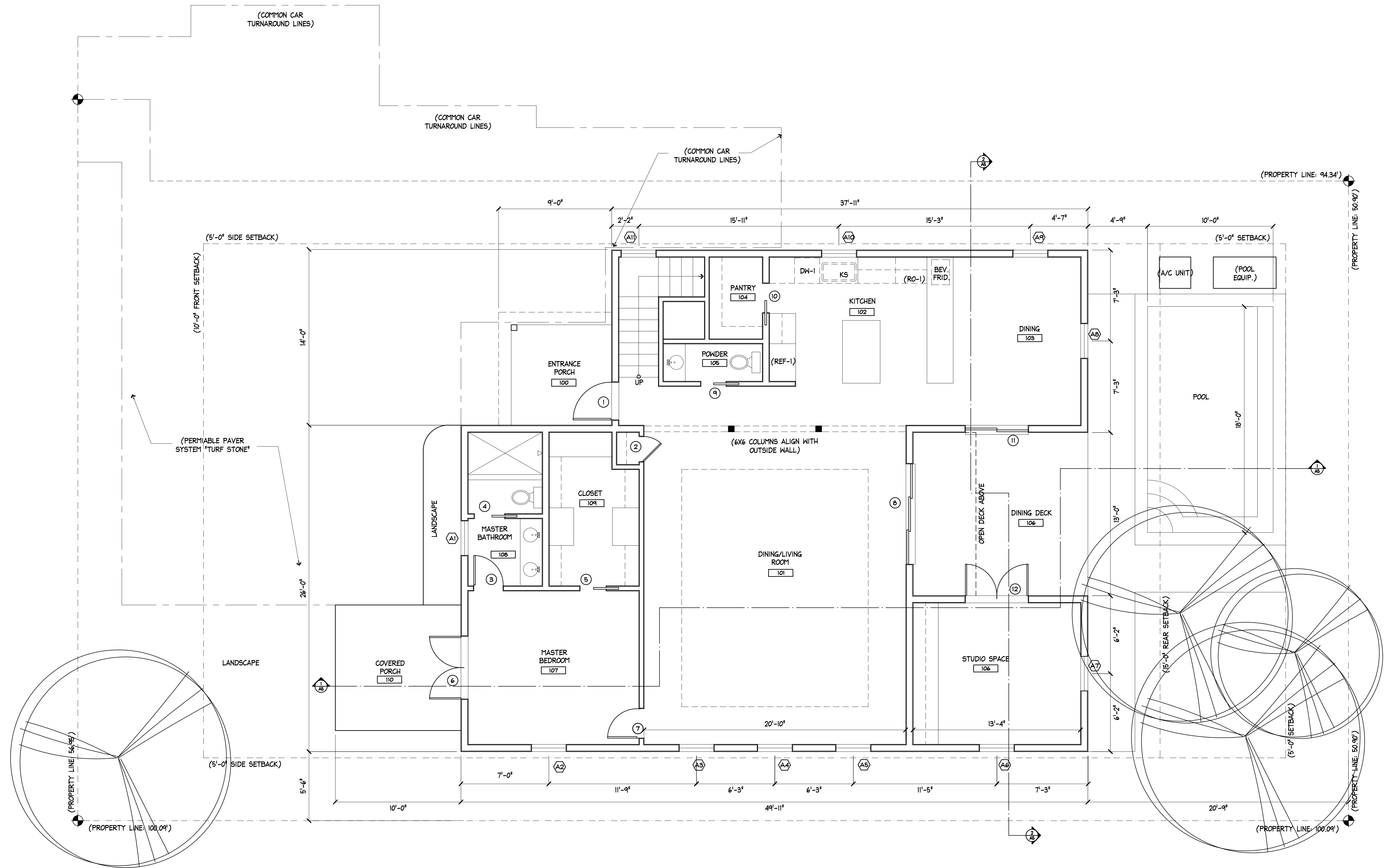
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A0

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'X' NAVD88		
ZONING DESIGNATION	HMDR		
LOT SIZE	5,191 S.F.		
OCCUPANCY	RESIDENTIAL		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	2,076 S.F. MAX.	--	1,972 S.F.
5,191 S.F. X 40%			
IMPERVIOUS SURFACE	3,115 S.F. MAX.	--	2,525 S.F.
5,191 S.F. X 60%			
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	--	28'-0"
FRONT SETBACK (RUSSELL)	10'-0" MIN.	--	30'-6"
SIDE SETBACK (NORTH)	5'-0" MIN.	--	5'-6"
SIDE SETBACK (SOUTH)	5'-0" MIN.	--	5'-6"
REAR SETBACK (EAST)	15'-0" MIN.	--	20'-9"
OPEN SPACE (35%)	1,817 S.F. MIN.	--	2,666 S.F.
F.A.R. (1.0)	5,191 S.F. MIN.	0.0	0.49 OK
REAR YARD ACCESSORY STRUCTURE COVERAGE (30%)	30% OF REAR YARD MAX. (REAR YARD: 764 S.F.)	N/A	162 S.F.





1 PROPOSED FIRST FLOOR PLAN
A2 SCALE: 1/4"=1'-0"

PRELIMINARY

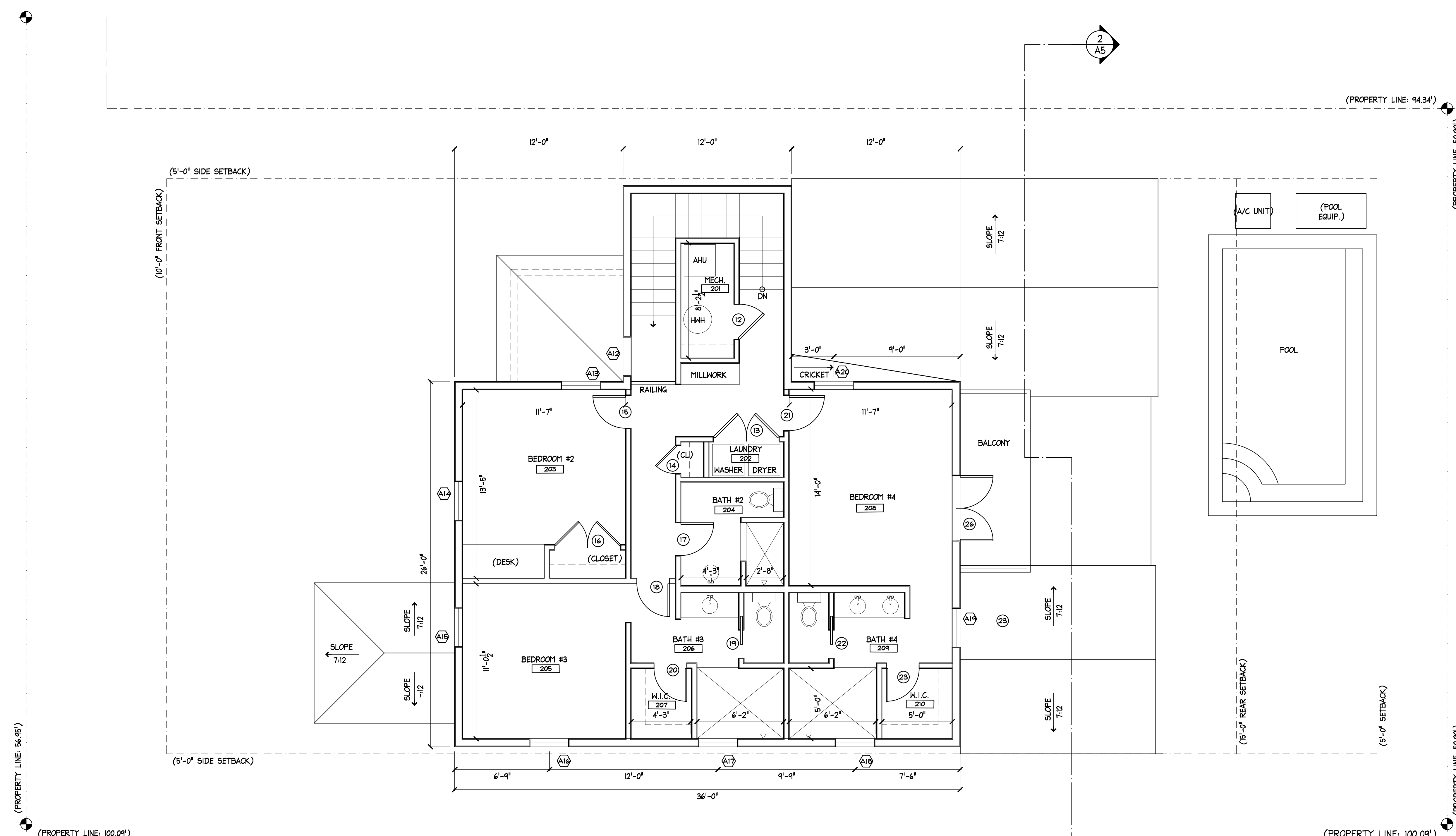
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A2



1 PROPOSED SECOND FLOOR PLAN
A3 SCALE: 1/4"=1'-0"

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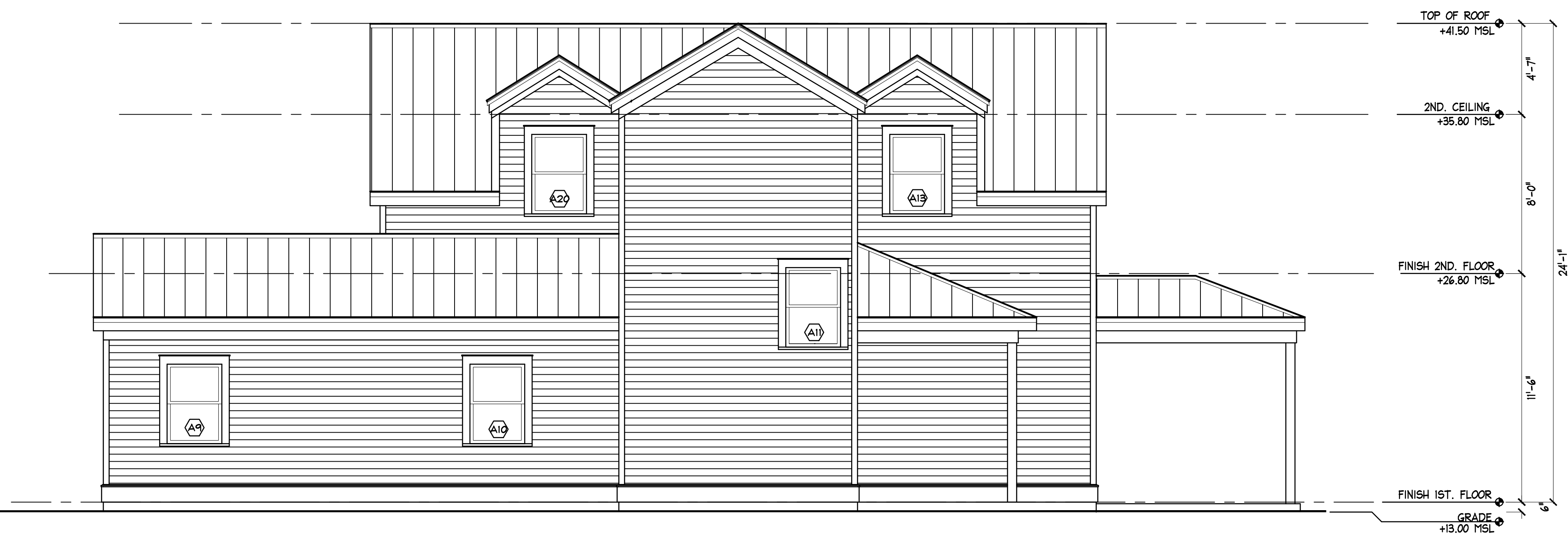
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Date: 08/11/2025

A3



2 PROPOSED EAST ELEVATION
A4 SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION
A4 SCALE: 1/4"=1'-0"

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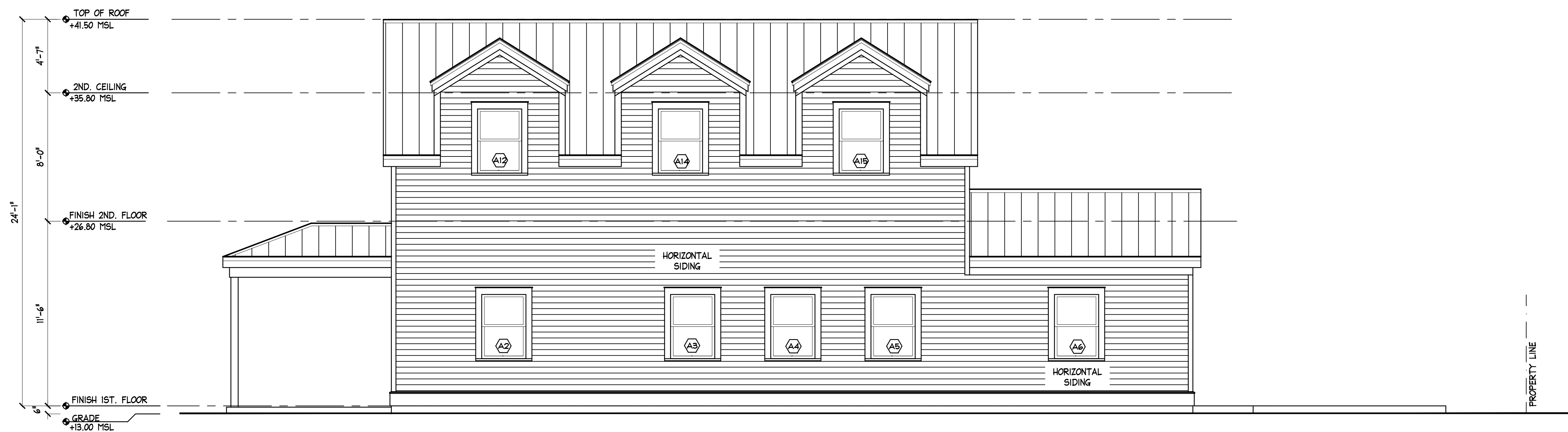
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Project No. 2402
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A4



2 PROPOSED WEST ELEVATION
A5 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION
A5 SCALE: 1/4"=1'-0"

PRELIMINARY

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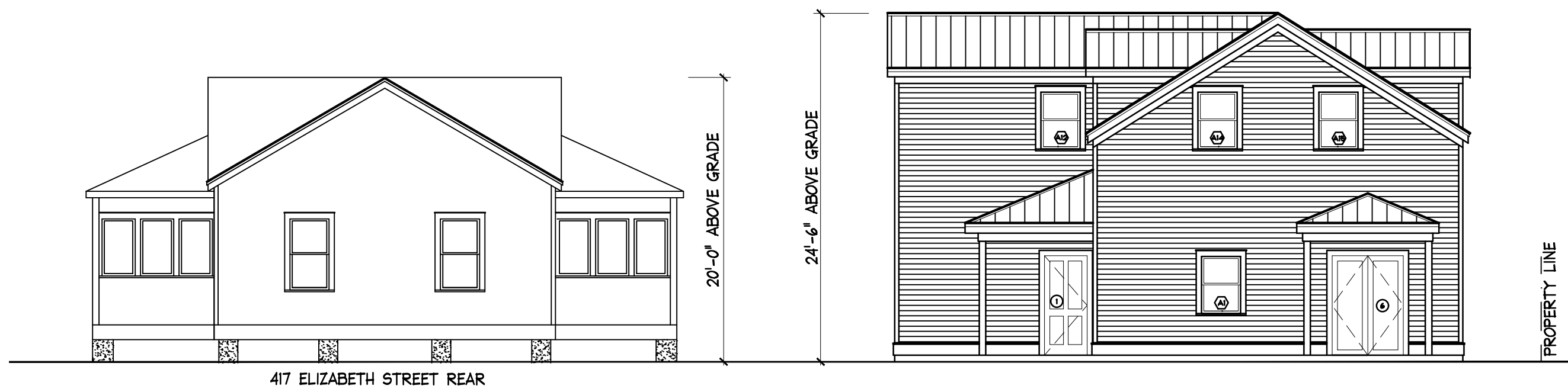
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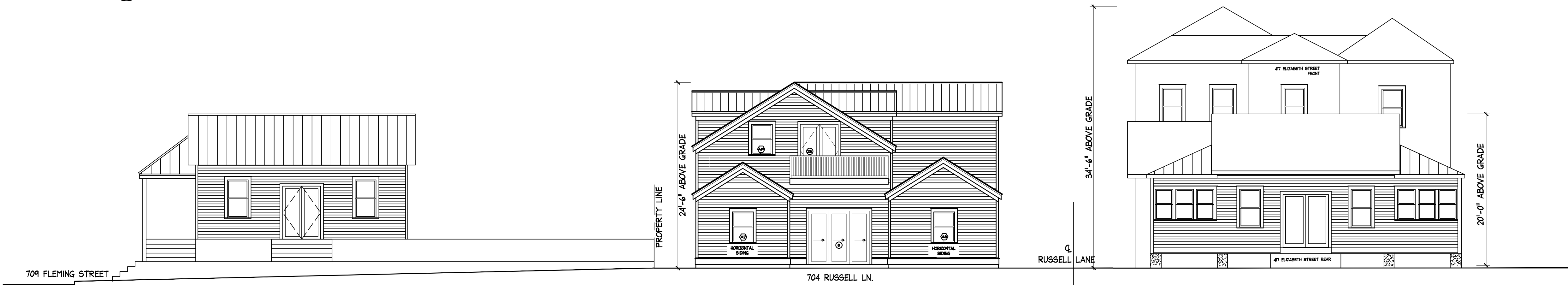
Project No. 2402
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A5

4 WEST ELEVATION
A6 SCALE: 1/8"=1'-0"



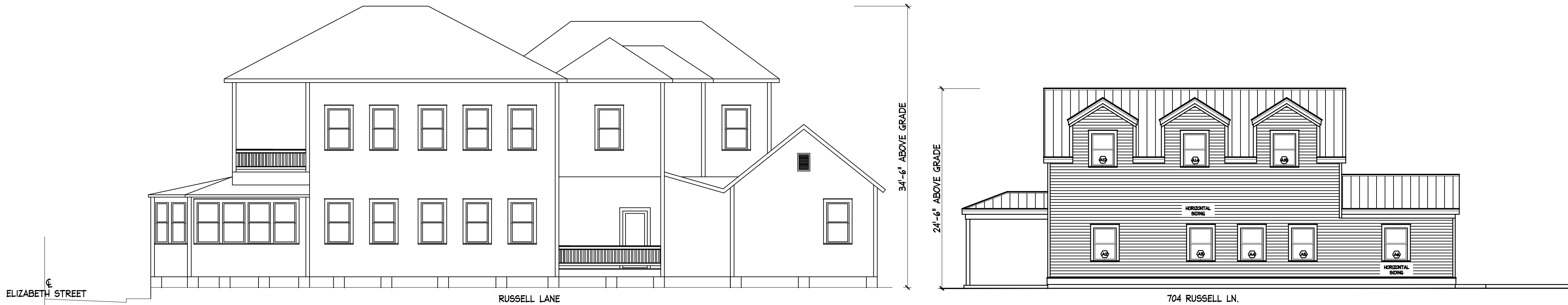
3 EAST ELEVATION
A6 SCALE: 1/8"=1'-0"



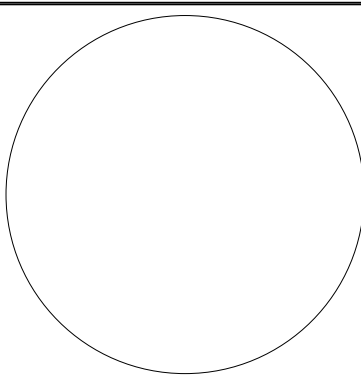
2 NORTH ELEVATION
A6 SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
A6 SCALE: 1/8"=1'-0"



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KEY WEST, FLORIDA



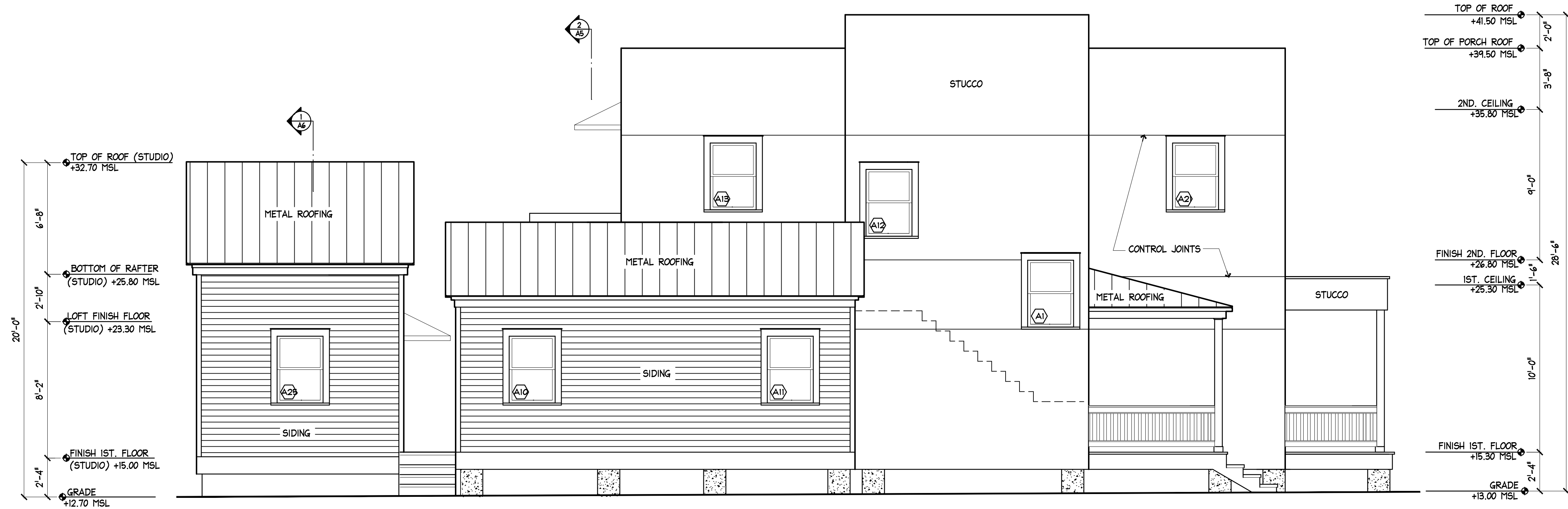
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p.a.

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Date:

A6



2 PREVIOUS PROPOSED NORTH ELEVATION
A7 SCALE: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION
A7 SCALE: 1/4"=1'-0"

PRELIMINARY

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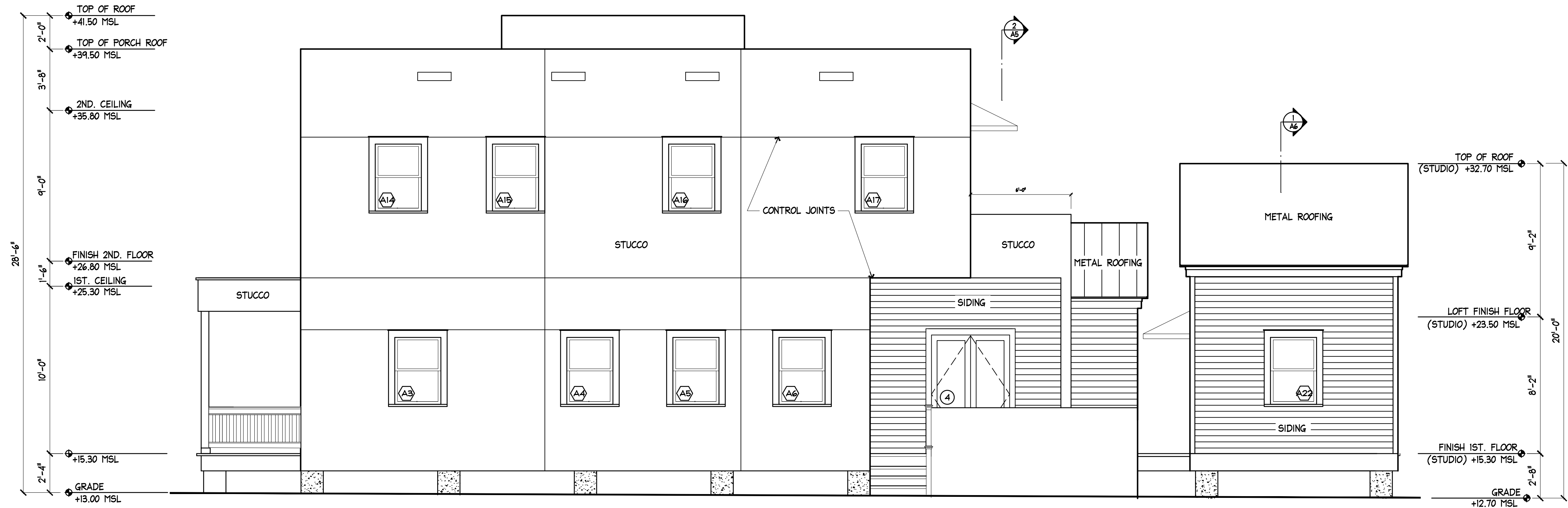
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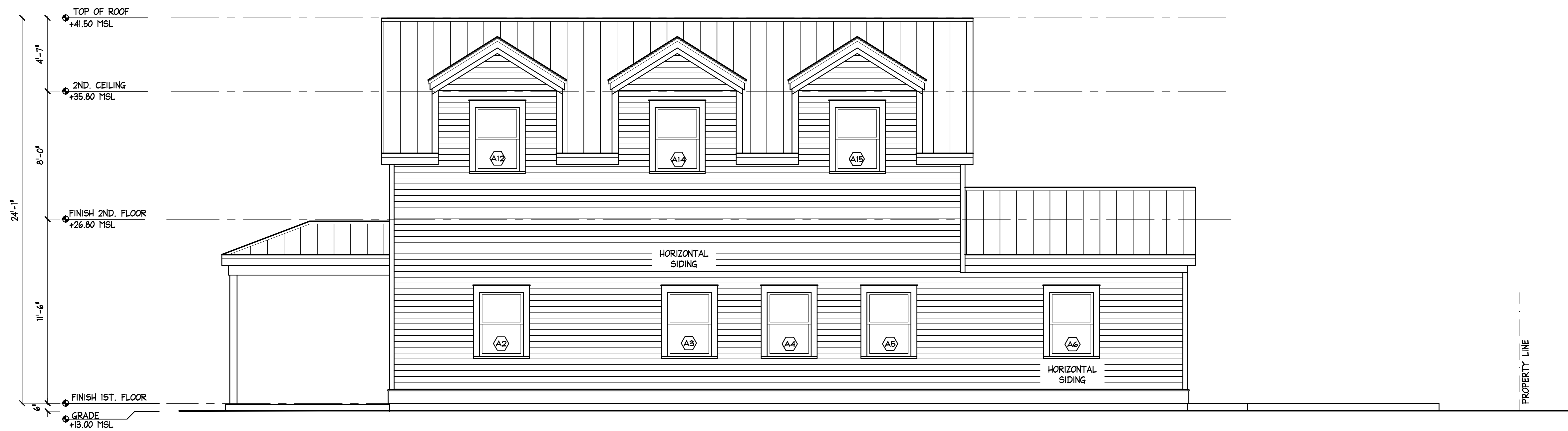
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A7



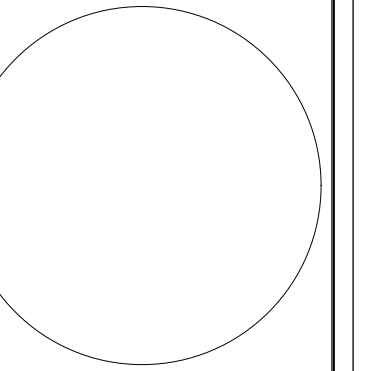
2 PREVIOUS PROPOSED SOUTH ELEVATION
A8 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION
A8 SCALE: 1/4"=1'-0"

PRELIMINARY

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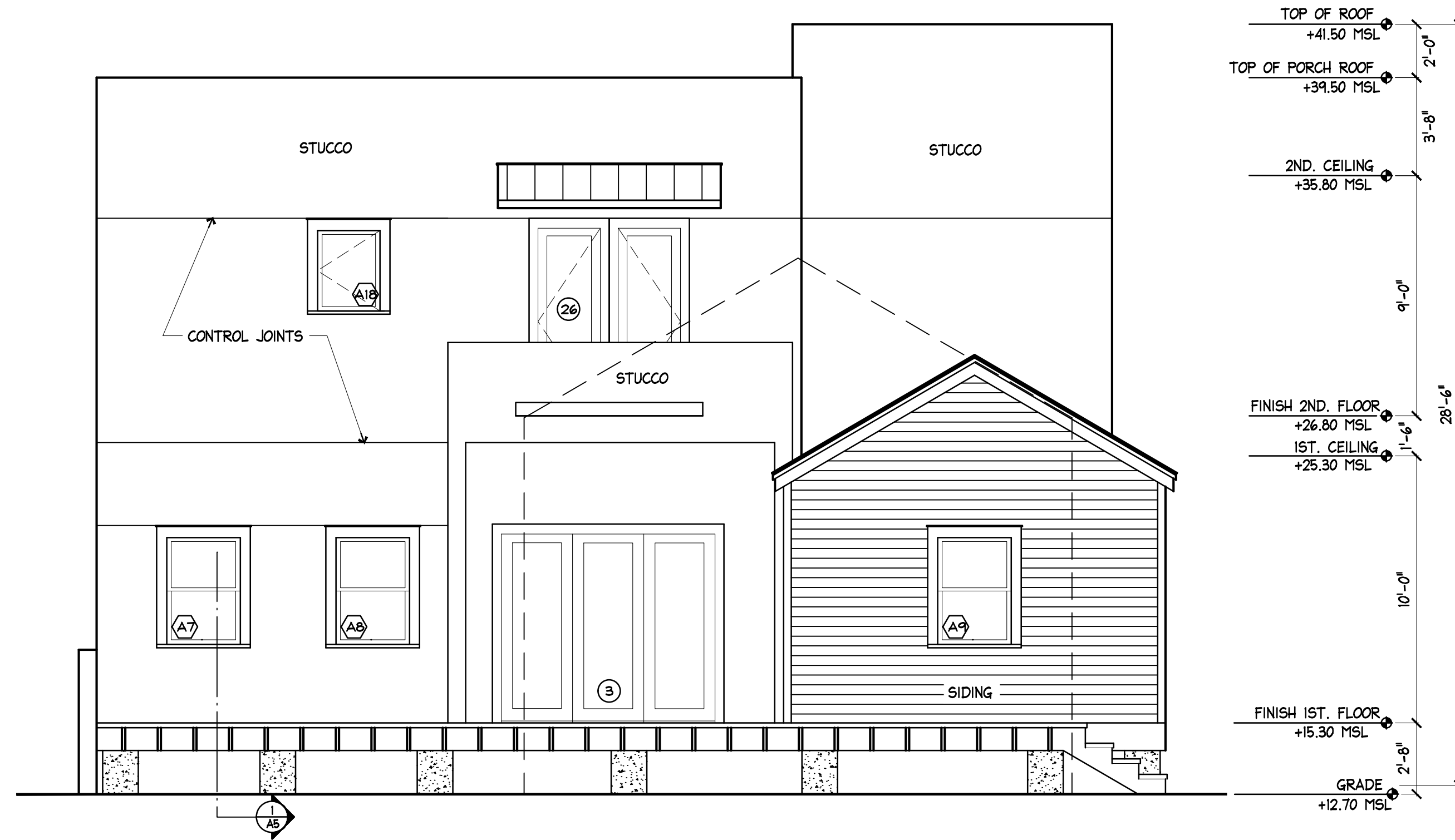


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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2402
Date: 08/11/2025

A8



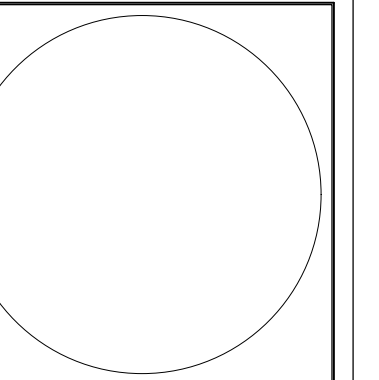
2 PREVIOUS PROPOSED EAST ELEVATION
A9 SCALE: 1/4"=1'-0"



1 PROPOSED EAST ELEVATION
A9 SCALE: 1/4"=1'-0"

PRELIMINARY

704 RUSSELL LANE
KEY WEST, FLORIDA

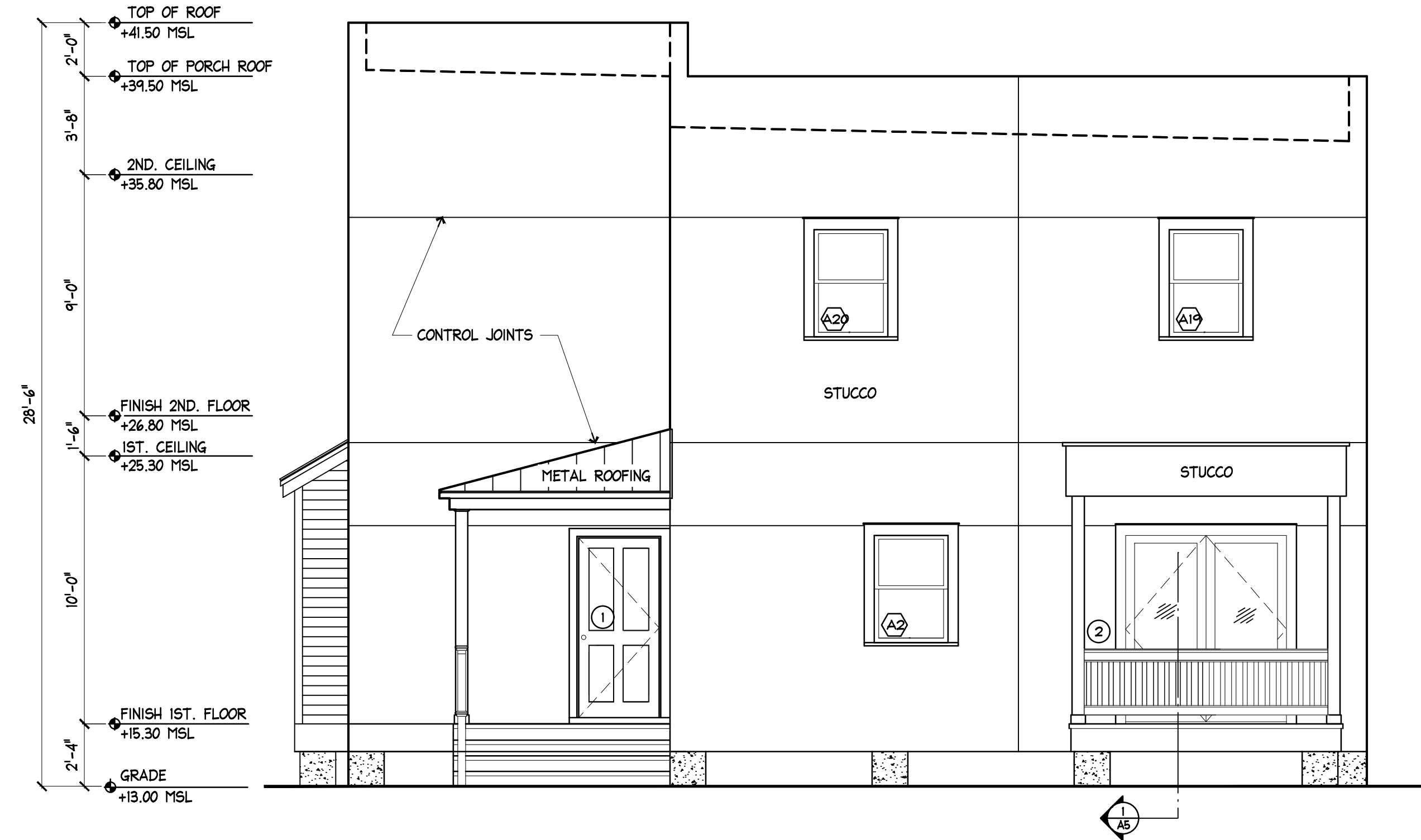


410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project N° : 2402
Date: 08/11/2025

A9



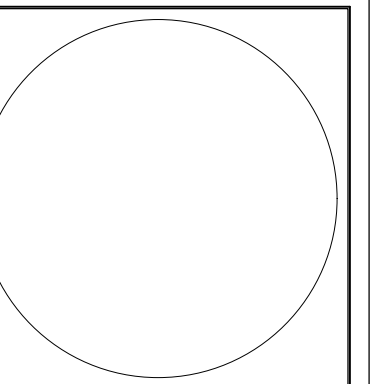
2 PREVIOUS PROPOSED WEST ELEVATION
A10 SCALE: 1/4"=1'-0"



1 PROPOSED WEST ELEVATION
A10 SCALE: 1/4"=1'-0"

PRELIMINARY

704 RUSSELL LANE
KEY WEST, FLORIDA



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ARCHITECTS
p.a.

Project N° : 2402
Date: 08/11/2025

A10

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 23, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY SINGLE-FAMILY RESIDENCE, ~~ONE AND A HALF~~ STORY ACCESSORY STRUCTURE, POOL, AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC CARPORT AND BRICK PAVING.

#704 RUSSELL LANE

Applicant – Bert Bender, Architect Application #C2025-0062

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Ana Alvarez, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
104 Russell Ln. on the
12 day of September, 2025.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on September 23, 2025.

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

The Certificate of Appropriateness number for this legal notice is C2025-0062.

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

Signed Name of Affiant:

[Signature]
Date: 09/12/2025
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 12th day of September, 2025.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Carlton Dempsey
Notary Public - State of Florida (seal)
My Commission Expires: _____



Carlton Dempsey
Comm.: HH 456193
Expires: Oct. 19, 2027
Notary Public - State of Florida

Public Meeting Notice

The Historic Architectural Review Commission will have a public meeting at 7:00 a.m., September 23, 2025, at City Hall, 1000 White Street, City Hall, Florida. The purpose of the meeting will be to consider a request for:

NEW TWO-STORY SINGLE-FAMILY RESIDENCE, ONE-AND-A-HALF-STORY ACCESSORY STRUCTURE, POOL AND SITE IMPROVEMENTS, DEMOLITION OF NON-HISTORIC CARPORT AND BULK PAVING.

7304 RUSSELL LANE

Applicant - Bert Bender, Architect Application PC2025-0042

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1000 White Street, call 305-609-2979 or visit our website at www.cityofmiami.gov

THIS NOTICE CAN NOT BE REMOVED FROM THE FENCE WITHOUT THE CITY'S PERMISSION.

ADA NOTICE: It is the policy of the City of Miami that all persons have equal opportunity to participate in the City's public meetings and that the City complies with the Americans with Disabilities Act (ADA) and the Florida Accessibility Code for Public Buildings (FACB) to ensure that all persons have equal access to the City's public meetings.



Public Meeting Notice

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00006190-000100
Account#	9104644
Property ID	9104644
Millage Group	10KW
Location Address	704 RUSSELL Ln, KEY WEST
Legal Description	KW PT LOT 4 SQR 35 OR168-423/24 OR183-81 OR1494-663/64 OR2394-2003/05 OR2399-345/48 OR2743-107/08 OR3096-639
	(Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

BASCOM RICHARD N 2008 REV TR 8/17/2008	KENNEDY JEANNE F REV TR 8/17/2008
105 Keyes Rd	
Sunapee NH 03782	

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$6,024	\$6,229	\$6,413	\$1,526
+ Market Land Value	\$1,583,889	\$1,327,671	\$1,028,751	\$324,154
= Just Market Value	\$1,589,913	\$1,333,900	\$1,035,164	\$325,680
= Total Assessed Value	\$433,480	\$394,073	\$358,248	\$325,680
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,589,913	\$1,333,900	\$1,035,164	\$325,680

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,583,889	\$0	\$6,024	\$1,589,913	\$433,480	\$0	\$1,589,913	\$0
2023	\$1,327,671	\$0	\$6,229	\$1,333,900	\$394,073	\$0	\$1,333,900	\$0
2022	\$1,028,751	\$0	\$6,413	\$1,035,164	\$358,248	\$0	\$1,035,164	\$0
2021	\$324,154	\$0	\$1,526	\$325,680	\$325,680	\$0	\$325,680	\$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
RESIDENTIAL DRY (010D)	5,108.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
F DET CARPORT	2002	2003	12 x 20	1	240	4
BRICK PATIO	2002	2003	0 x 0	1	862 SF	2

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
13-0088	01/11/2013	Completed	\$2,200	Residential	REMOVE AND REPLACE EXISTING CONCH SHINGLES W/ SAME INSTALL MODIFIED RUBBER TO GUTTER
06-2324	04/12/2006	Completed	\$14,000		INSTALL V-CRIMP OVER CONCH SHINGLES
02/2906	10/23/2002	Completed	\$2,500		ROOFING V-CRIMP
02/2066	07/30/2002	Completed	\$5,000		BUILD CARPORT
9901657	05/17/1999	Completed	\$2,000		RENOVATIONS
9900463	02/08/1999	Completed	\$300		PAINT SOUTH SIDE HOUSE
9900309	01/26/1999	Completed	\$2,200		MOVE METER
9804042	01/04/1999	Completed	\$19,500		POOL/BRICK DECK

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Sales, Sketches (click to enlarge), Photos.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 6/20/2025, 1:55:13 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL