



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Acting Chairman Richard McChesney and Historic
Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: September 27, 2018

Applicant: T. Seth Neal, Architect

Application Number: H2018-0003

Address: #215 Eneas Lane

Description of Work:

Demolition of exiting structure.

Site Facts:

The cbs site in question has a one-story structure that is not in the surveys. The structure is severely altered, as it currently has no resemblance in footprint with the drawings depicted in the Sanborn maps. The structure used to be accessory to 419 and 423 Truman Avenue. Parts of the historic concrete exterior walls are still standing.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations for demolition of front, side, and rear walls and roof.
- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the partial demolition of two side walls.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of the existing altered structure. The building still have portions of two original walls that are more than 50 years. The applicant has submitted drawings for a new proposed replacement.

It is staff's opinion that the request for the demolition of historic portions of the building shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (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 criteria of section 102-125(1) through (9).*

It is staff's opinion that the existing portions of the north side wall do not qualify to be considered irreparable compromised by extreme deterioration.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the wall in question has lost its integrity, as there have been additions to it. The original form of the structure has been lost.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

Staff understands that no significant events have ever happened in the site that has contributed to local, state, or national history.

- 3 Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*

The portions of the house in question do not have significant value as part of a development, heritage, or cultural record of the city. *Is not the site of a historic event with a significant effect upon society;*

Staff was not able to find the house been associated to any significant event.

- 4 Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portions of the house in question are not an example of social, cultural, and historic heritage of the city.

- 5 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The wall in question is not a unique example of distinctive architectural style that was common during the 1940's.

- 6 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

The house in question is not part of a park or square.

- 7 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The structure does not have an unique location or physical characteristics.

- 8 *Has not yielded, and is not likely to yield, information important in history.*

The structure in question will not yield important information in history.

The plan also includes the demolition of non-historic elements such as walls and roofs. The historic architectural review commission shall not issue a certificate of appropriateness 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;*

It is staff's opinion that the removal of non- historic walls and roofs will not jeopardize the historic character of the neighborhood.

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

The cited elements are not historic.

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

The non-historic walls and roofs are not significant or important in defining the historic character of the site.

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

It is staff's opinion that the structure proposed to be demolished will not qualify to be contributing resources to the historic district or house in a near future.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the only reading for demolition of non-historic elements. A second reading will be required for the demolition of the north historic wall.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # HARC 2018-0003	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HRCC-3	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

215 EANES LANE	
419 TRUMAN, LLC	PHONE NUMBER 305-766-3133
336 Duval St. Key West, FL, 33040	EMAIL CLAUDE@KEYSREALESTATE.COM
T. SETH NEAL / TSN ARCHITECTS	
22972 OVERSEAS HIGHWAY	PHONE NUMBER 305-340-8857
CUDJOE KEY, FL, 33042	EMAIL SETHNEAL@TSNARCHITECTS.COM
DATE 08/20/2018	

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 ☐

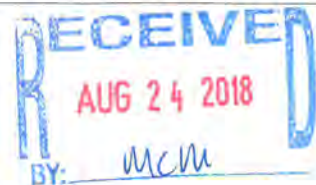
DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: REMOVAL OF EXISTING ONE-STORY BLOCK STRUCTURE &
REPLACEMENT WITH A NEW ONE-STORY WOOD FRAMED STRUCTURE
DESIGNED TO MEET HARC GUIDELINE WITH A POOL & DECK
AT THE REAR YARD.

MAIN BUILDING:

TO BE DEMOLISHED & REPLACED BY A SINGLE STORY, 394 SQ FT
WOOD FRAMED STRUCTURE WITH A TOTAL HEIGHT OF 16'-1/2" ABOVE GRADE.

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 TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): NEW DECK WITH AN AREA OF 182 SQ FT TO BE ADDED
TO THE REAR YARD ALONG WITH A POOL WITH AN AREA OF 113 SQ FT.

PAVERS: 70 SQ FT (EXISTING)

FENCES: EXISTING

DECKS: 182 SQ FT

PAINTING:

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT): 113 SQ FT

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

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	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

215 EAMES LAWE

PROPERTY OWNER'S NAME:

419 TRUMAN LLC

APPLICANT NAME:

T. JETH NEAL / TSN ARCHITECTS

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.**

Claude Gardner

PROPERTY OWNER'S SIGNATURE

08/28/2018 9:07 AM EDT

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

COMPLETE DEMOLITION OF EXISTING STRUCTURE

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

The structure has been haphazardly added on to over the years.

(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 building has no historic detail, or significance. It has been haphazardly added on to over time.

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.

None

(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.

None of these.

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

No

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

No

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

No

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

No

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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.

This building does not fit the historic style of the neighborhood.
There are no historical characteristics

(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);

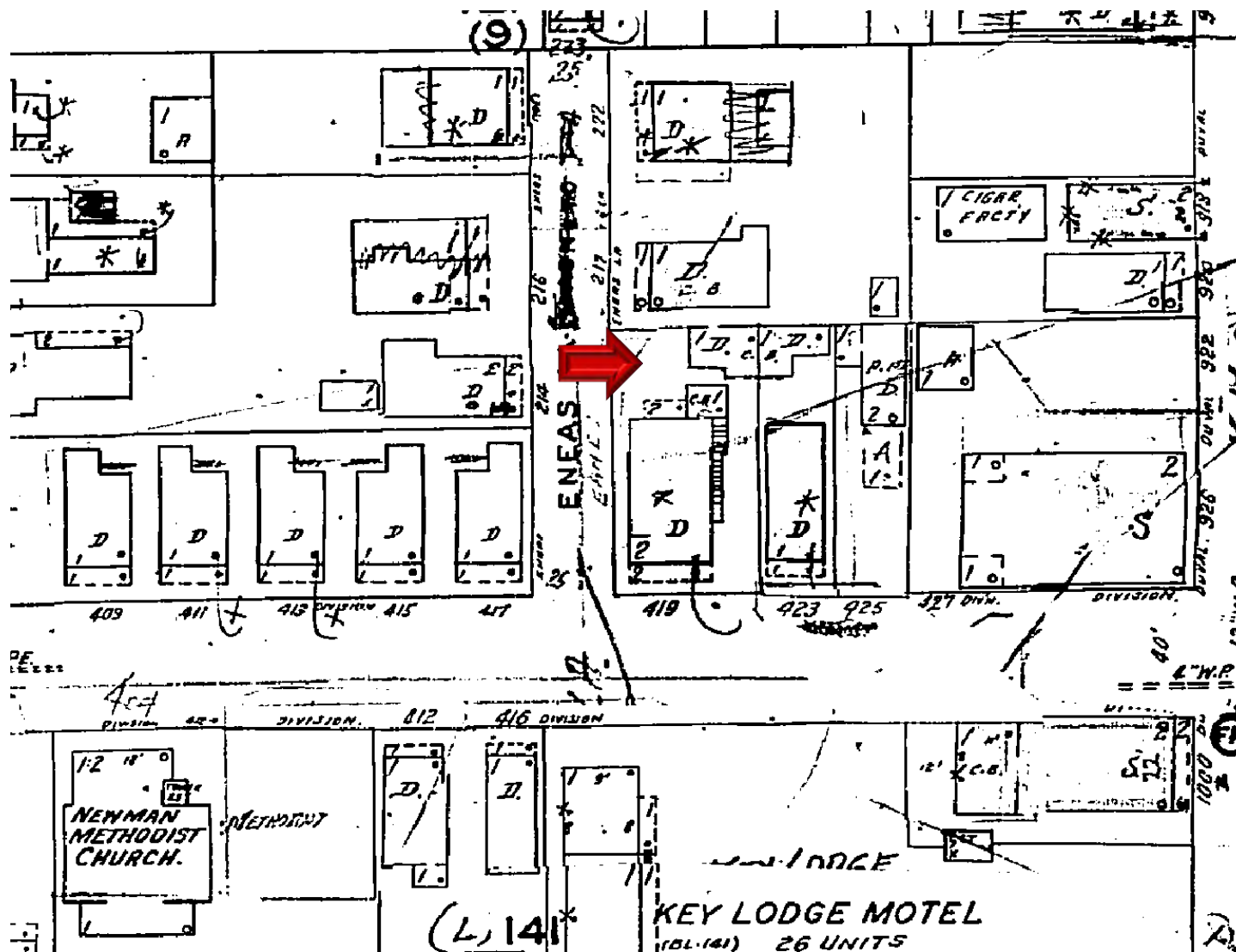
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

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

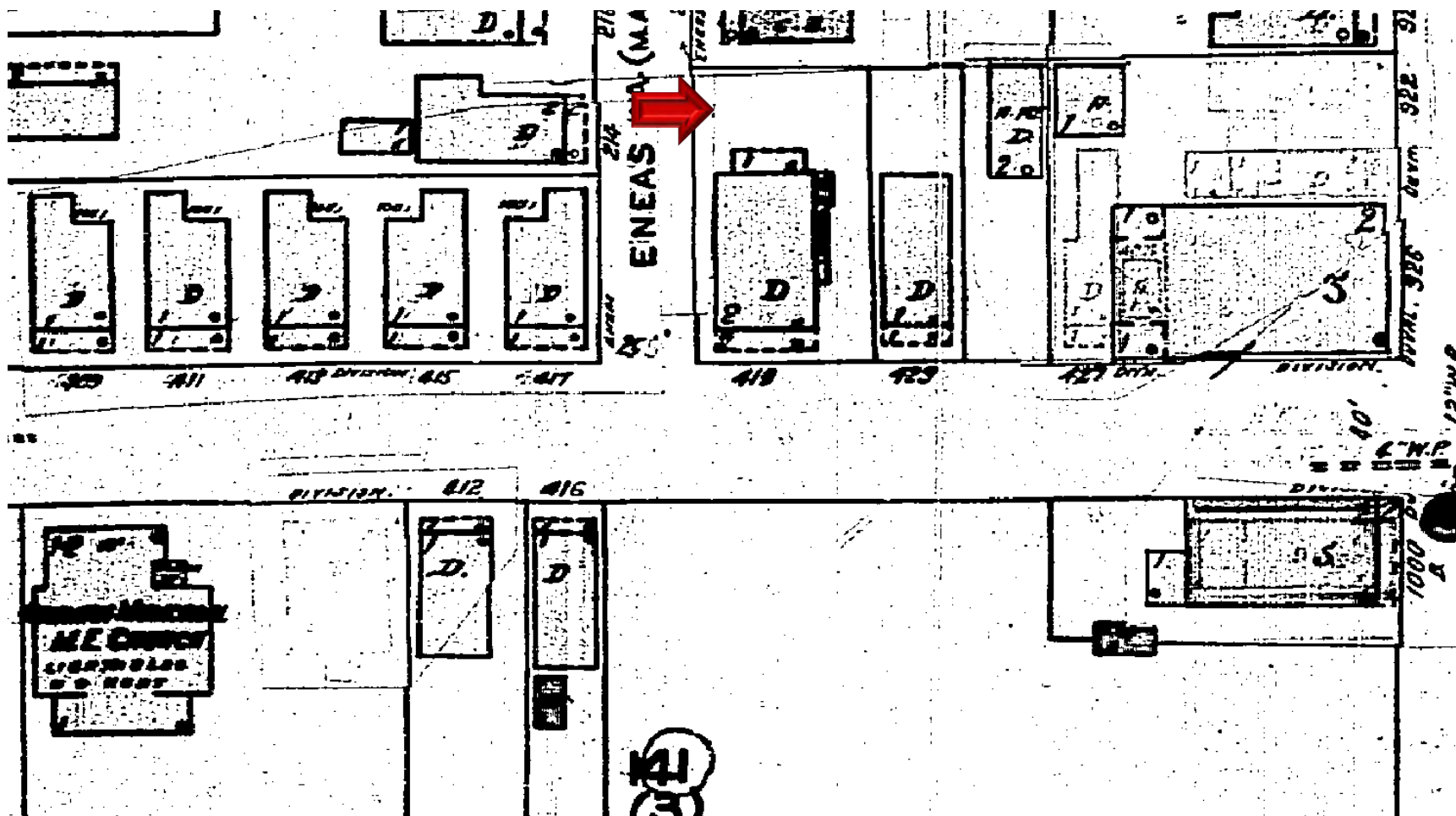
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



























SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N35°07'50"W ASSUMED
ALONG THE CENTERLINE OF
ENEAS LANE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

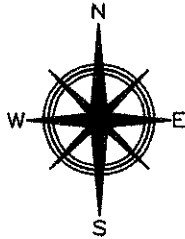
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
215 EANES LANE
KEY WEST, FL 33040

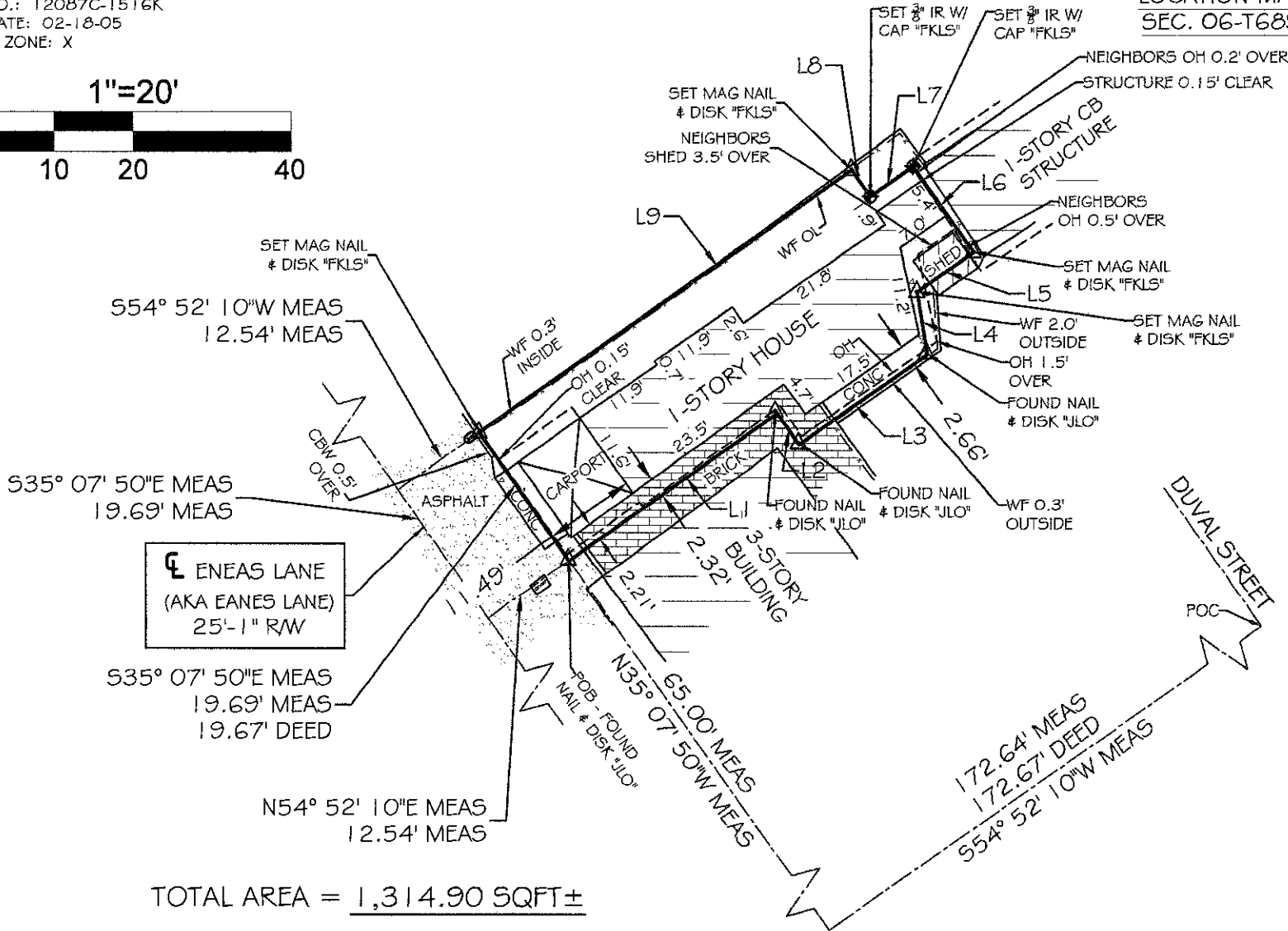
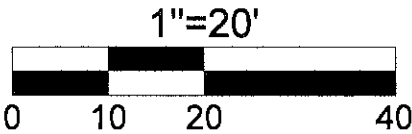
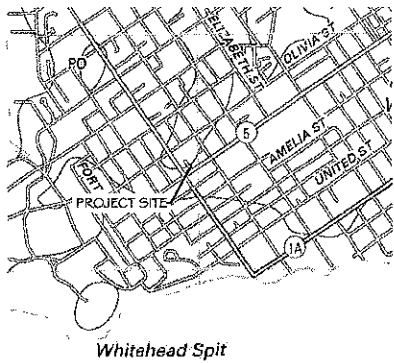
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



ASSUMED



TOTAL AREA = 1,314.90 SQFT±

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.17' MEAS	N54° 52' 10"E MEAS
L2	4.80' MEAS	S35° 07' 50"E MEAS
L3	19.80' MEAS	N54° 52' 10"E MEAS
L4	8.00' MEAS	N9° 07' 50"W MEAS
L5	8.69' MEAS	N54° 52' 10"E MEAS

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	13.20' MEAS	N35° 07' 50"W MEAS
L7	6.60' MEAS	S54° 52' 10"W MEAS
L8	4.10' MEAS	N35° 07' 50"W MEAS
L9	57.57' MEAS	S54° 52' 10"W MEAS

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE
AND VALID WITHOUT THE ATTACHED SURVEY REPORT
(SHEET 2 OF 2)

CERTIFIED TO -

419 Truman, LLC.;
Branch Banking and Trust Company;
Stones & Cardenas;
Chicago Title Insurance Company;

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

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

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

SCALE:	1"=20'
FIELD WORK DATE	05/07/2015
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

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

SIGNED

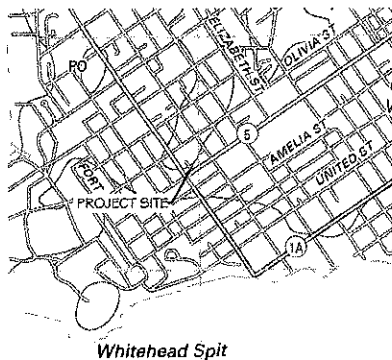
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

REPORT OF BOUNDARY SURVEY



Whitehead Spit

LOCATION MAP - NTS
SEC. 06-T685-R25E

LEGAL DESCRIPTION -

That part of Lot Number Three (3) in Square Number Nine (9) of Simonton and Wall's Addition to the Town of Key West, and better known according to C.W. Tift's Map of the Island of Key West as part of Lot Three (3) in said Square Nine (9) of Tract Four (4); but more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southwesterly right of way line of Duval Street with the Northwesterly right of way line of Truman Avenue (formerly Division Street) and run thence in a Southwesterly direction along the Northwesterly right of way line of the said Truman Avenue for a distance of 172.67 feet to the Northeasterly right of way line of Eneas Lane, thence Northwesterly and at right angles and along the Northeasterly right of way line of the said Eneas Lane for a distance of 65.0 feet to the Point of Beginning of the parcel of land herein described; thence Southeasterly and at right angles for a distance of 32.17 feet; thence Southeasterly and at right angles for a distance of 4.80 feet; thence Northeasterly and at right angles for a distance of 19.8 feet; thence Northerly with a deflected angle of 64° to the left for a distance of 8.00 feet; thence Northeasterly with a deflected angle of 64° to the right for a distance of 8.69 feet; thence Northwesterly and at right angles for a distance of 13.20 feet; thence Southwesterly and at right angles for a distance of 6.60 feet; thence Northwesterly and at right angles for a distance of 4.10 feet; thence Southwesterly and at right angles for a distance of 57.57 feet to a point on the Northeasterly right of way line of said Eneas Lane; thence Southeasterly at right angles and along said Eneas Lane for a distance of 19.67 feet back to the Point of Beginning.

THE SURVEY REPORT (SHEET 2 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

419 Truman, LLC.;
Branch Banking and Trust Company;
Stones & Cardenas;
Chicago Title Insurance Company;

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FI = FIRE HYDRANT	PKP = PERMANENT CONTROL POINT	WL = WOOD LANDING
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FOL = FENCE ON LINE		WV = WATER VALVE

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SCALE:	1"=20'
FIELD WORK DATE	05/07/2015
REVISION DATE	XX/XX/XXXX
SHEET	2 OF 2
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

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

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS
LAND SURVEYING

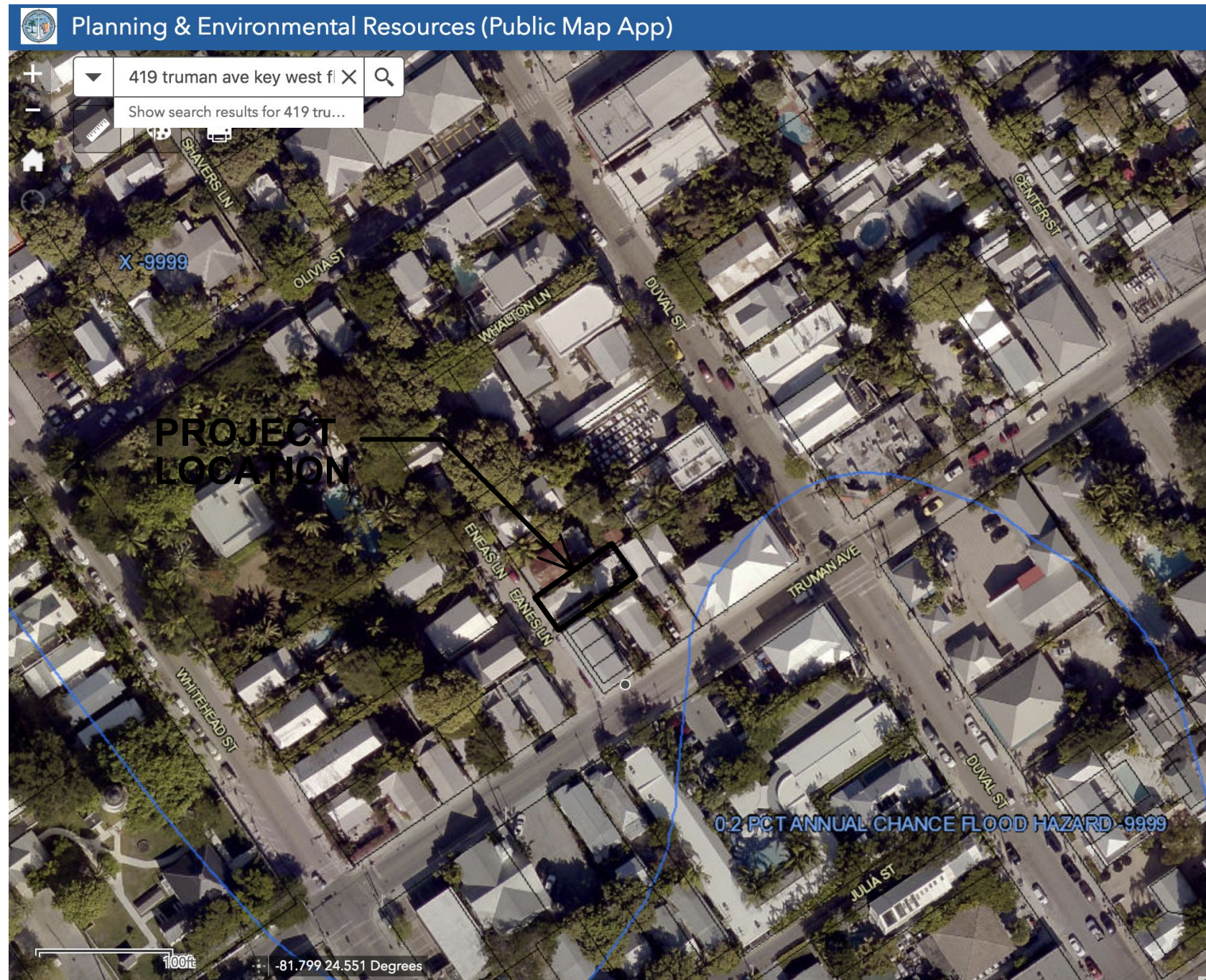
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@Gmail.com

PROPOSED DESIGN

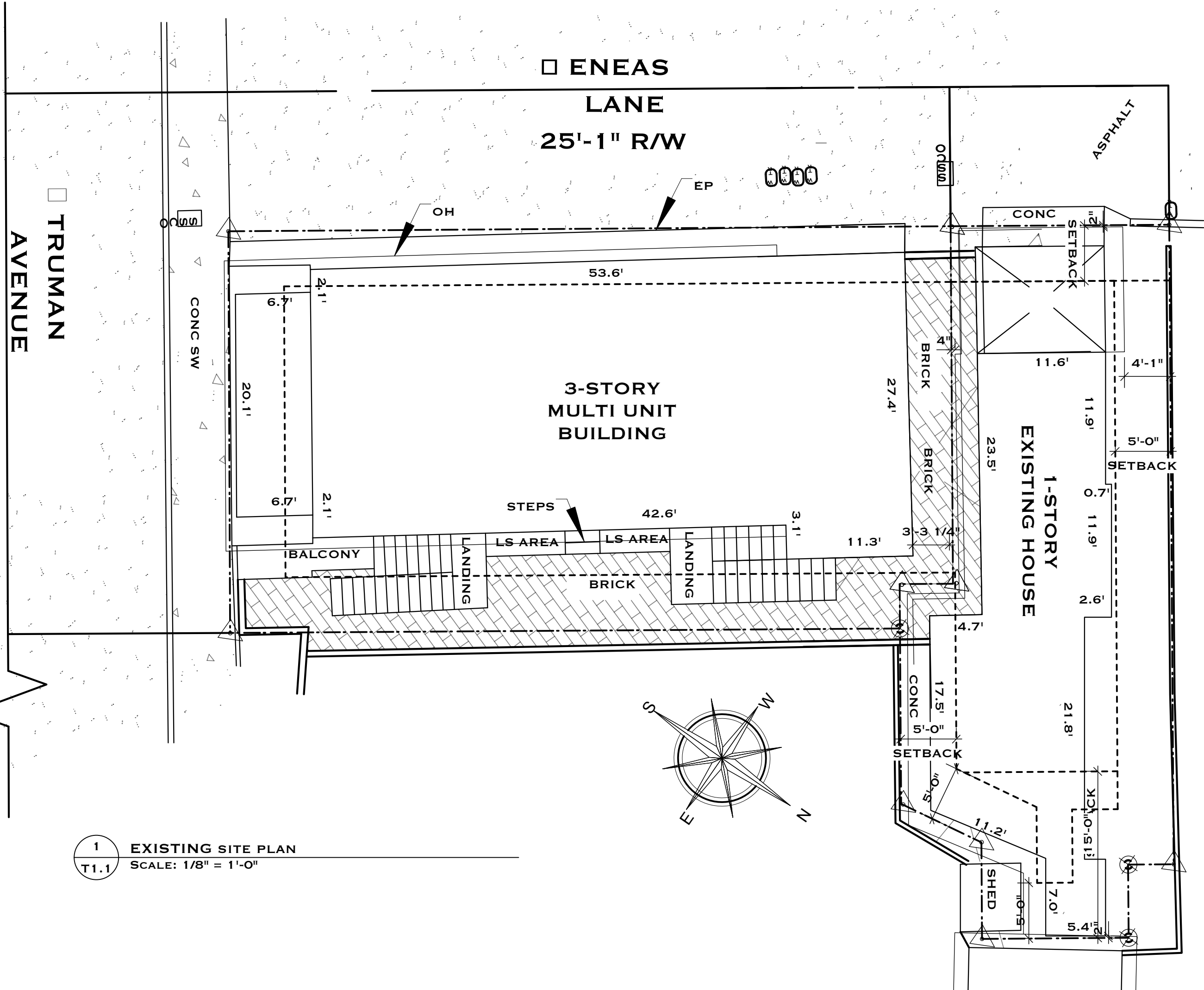
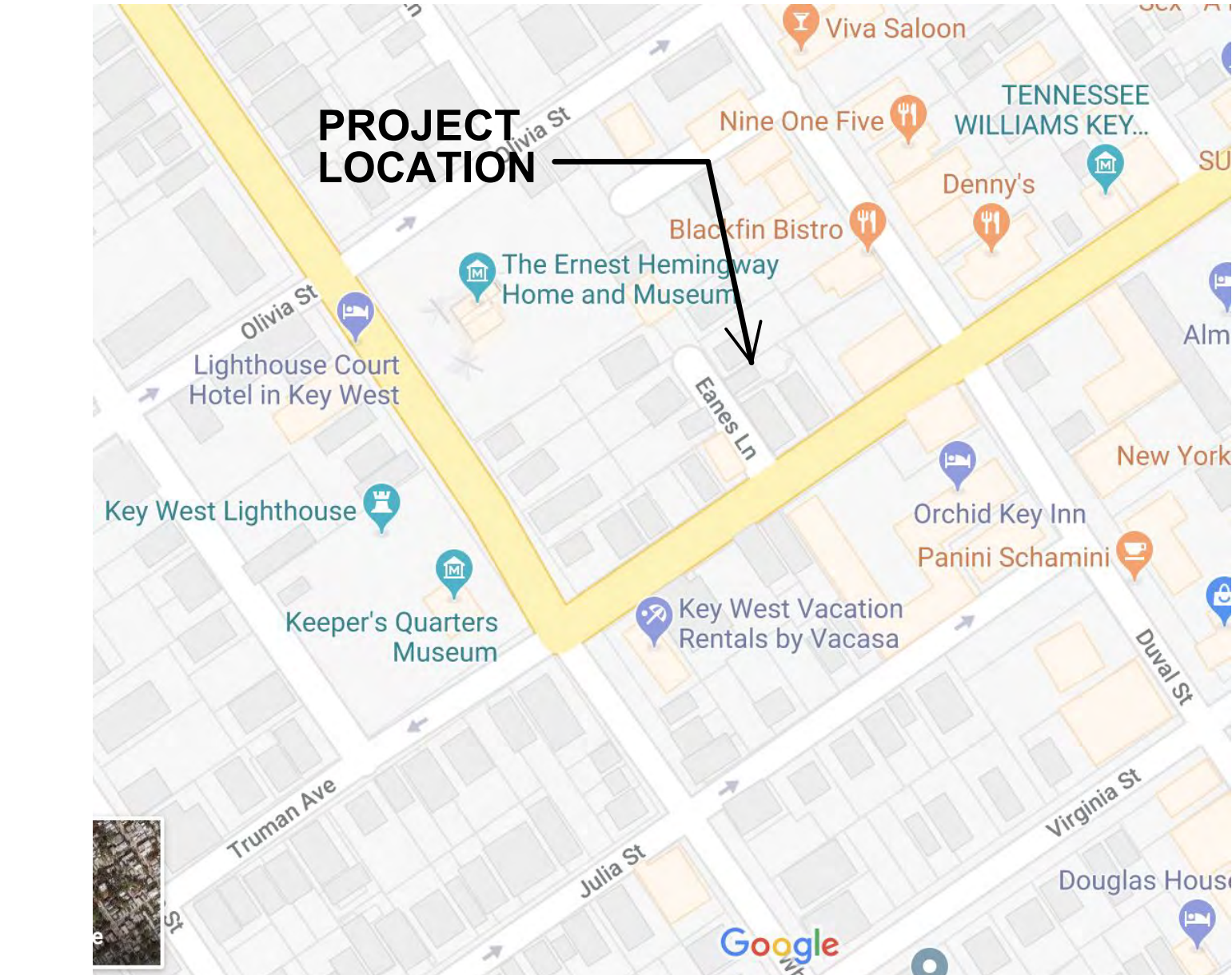
SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HRCC-3	HRCC-3	HRCC-3	DUVAL STREET OCEANSIDE DISTRICT
SITE AREA	1,315 SQ. FT.	4,000 SQ. FT.	EXISTING	-
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	-
IMPERVIOUS	923 SQ. FT. (70% EXISTING)	789 (60% MAX)	611 SQ. FT. (46%)	CONFORMS
OPEN SPACE	395 SQ. FT. (29% EXISTING)	460 (35% MIN)	531 SQ. FT. (40%)	CONFORMS
BUILDING COV.	726 SQ. FT. (55% EXISTING)	657 (50% MAX)	420 SQ. FT. (32%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	265 SQ. FT. REAR YARD AREA	(30% MAX COV.) 79 SQ. FT. REAR YARD AREA	59 SQ.FT. (22%)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	98 SQ. FT. FRONT YARD AREA 19.5% (19%)	49 (50% MIN)	92 SQ. FT. (93%)	CONFORMS
SETBACKS				
FRONT SETBACK	2"	5'	5'-11 1/2"	CONFORMS
REAR SETBACK	2"	15'	29'-11"	CONFORMS
NORTH WEST SIDE SETBACK	4'-1"	5'	4'-1" 11" VARIANCE REQ.	VARIANCE APPROVED
SOUTH EAST SIDE SETBACK	4"	5'	7" 4'-5" VARIANCE REQ.	VARIANCE APPROVED
BUILDING HEIGHT	10'-7"	35'	16'-1 1/2"	CONFORMS

FEMA MAP FLOOD ZONE X



SITE LOCATION MAP



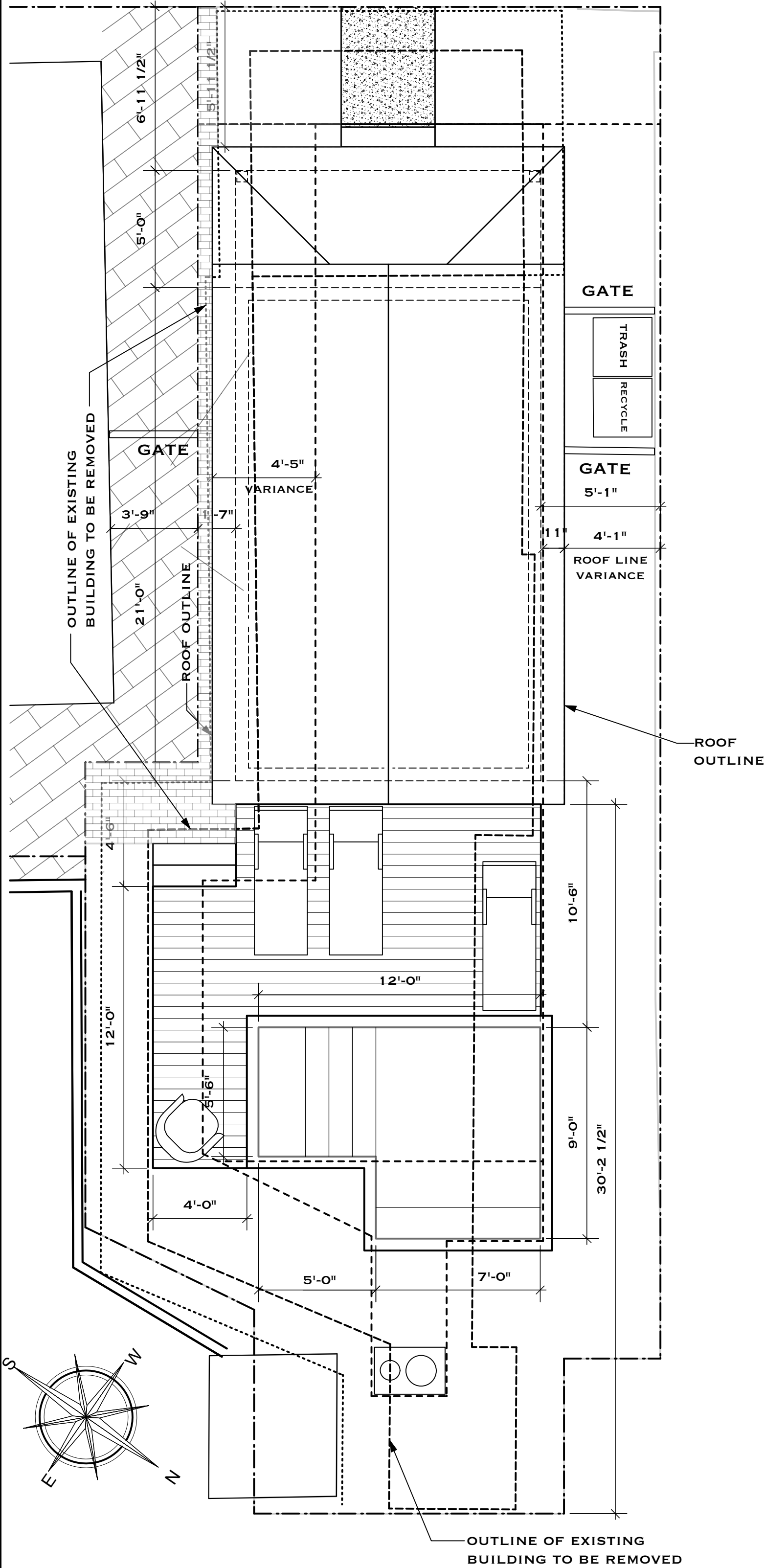
GENERAL NOTES:

- 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.

SCOPE OF WORK:

DEMO EXISTING ONE STORY BUILDING. NEW ONE STORY RESIDENCE AND NEW POOL AT THE REAR YARD.

VARIANCE APPROVED ON 08-16-18



DRAWING SCHEDULE:

- | | |
|-------|---|
| T1.1 | TITLE, SITE DATA, SURVEY, & PROJECT INFO SURVEYS |
| EX1.1 | EXISTING FLOOR PLAN & ELEVATIONS |
| A0.1 | STREET SCAPE & PHOTOS |
| A0.2 | STREET SCAPE & PHOTOS |
| A1.1 | ARCHITECTURAL SITE PLAN, FLOOR PLAN, & ELEVATIONS |

T.S. NEAL
ARCHITECTS INC.

22972 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

215 EANES LANE
KEY WEST, F L 33040

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

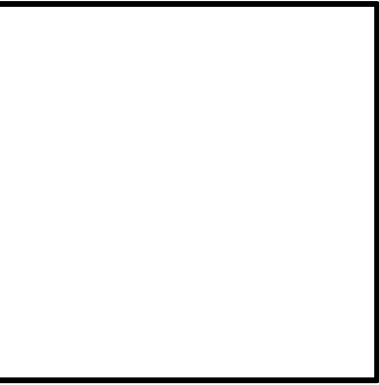
DRAWN: TSN
CHECKED: -
DATE: 09-24-2018

REVISION #	DATE

T1.1
SHEET #

T S N

T. S. NEAL ARCHITECTS, INC.



215 EANES LANE
KEY WEST, FL 33040

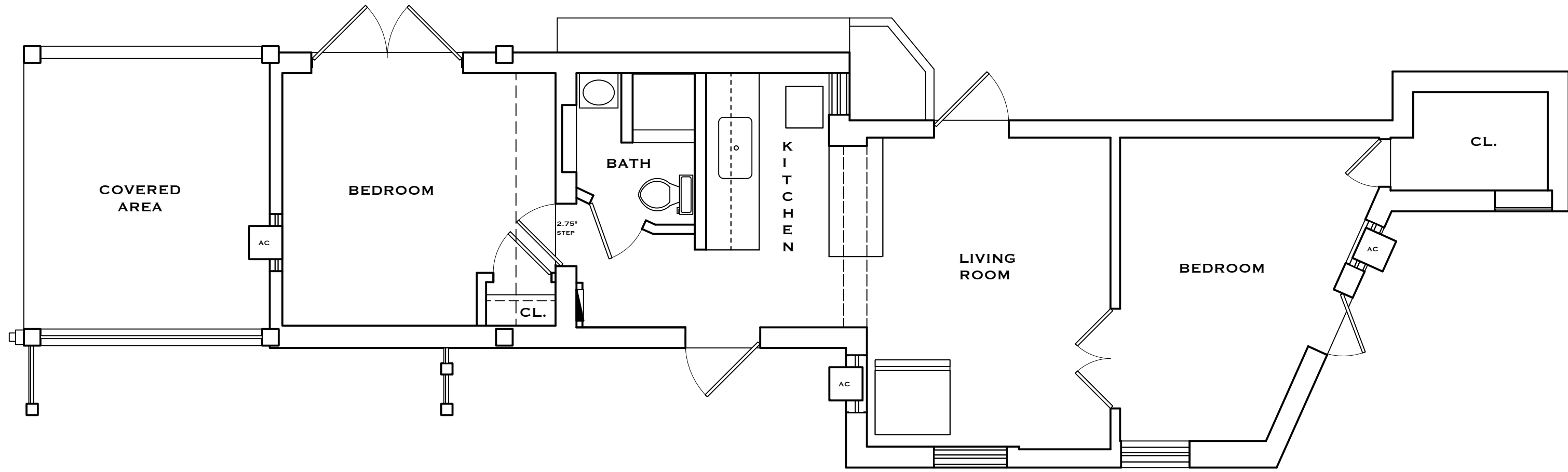
DRAWING TITLE:
EXISTING FLOOR PLAN
& ELEVATIONS

DRAWN: TSN
CHECKED: -
DATE: 09-24-2018

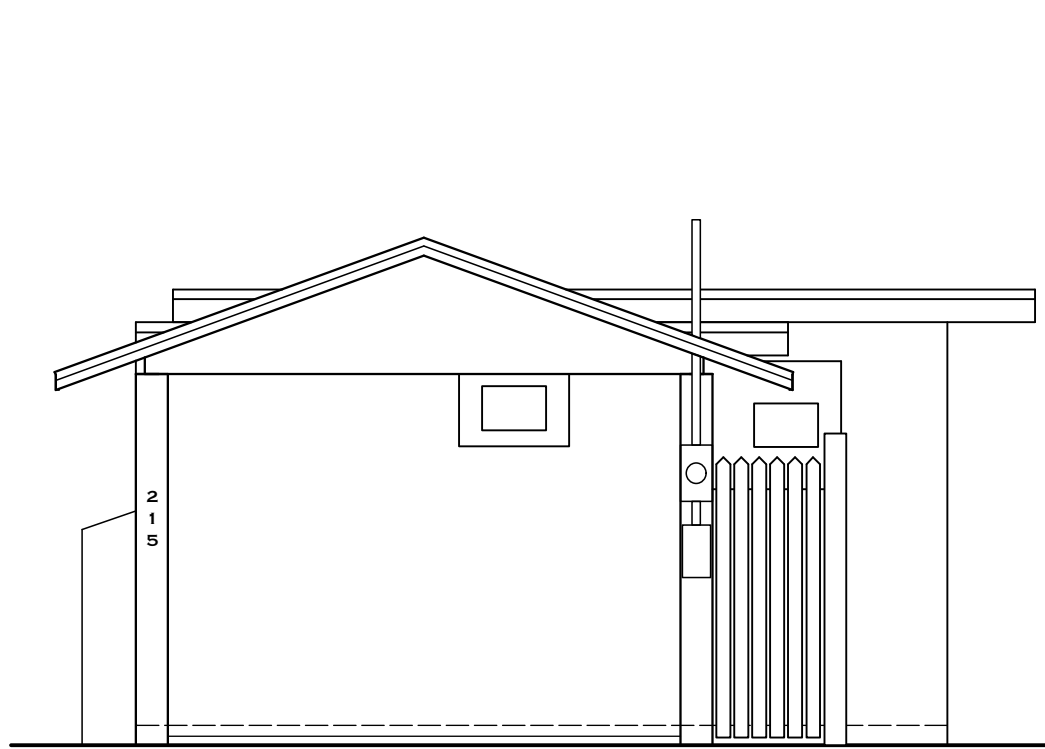
-	-
-	-

REVISION # DATE

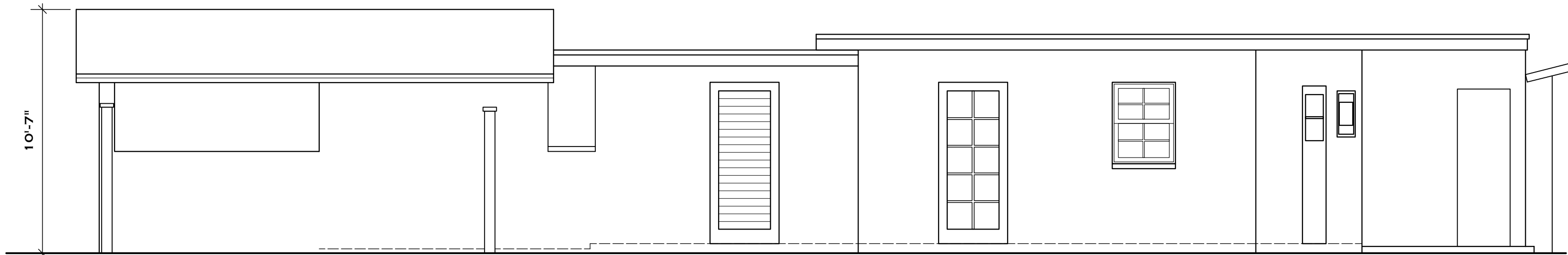
EX1.1
SHEET #



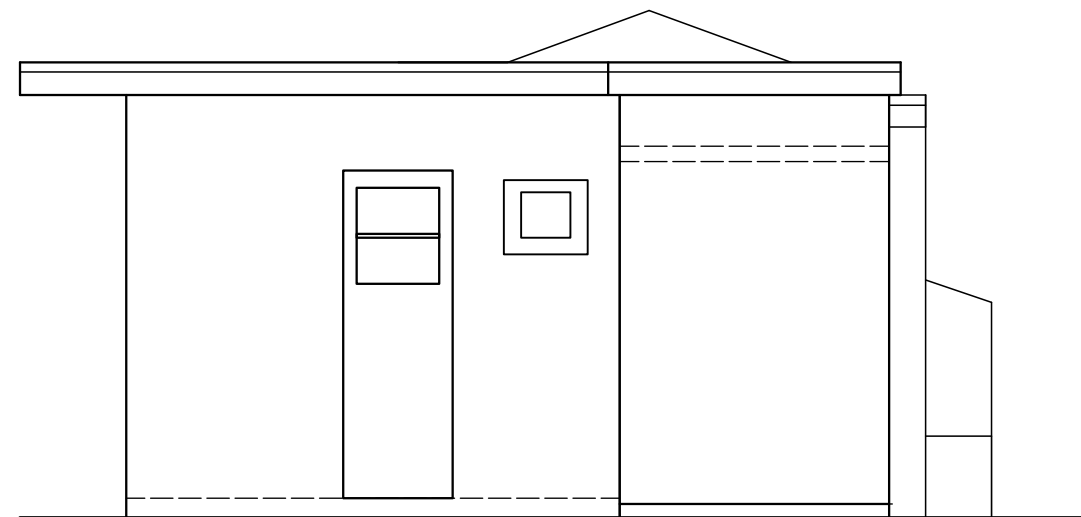
1 EXISTING FLOOR PLAN
EX1.1 SCALE: 1/4" = 1'-0"



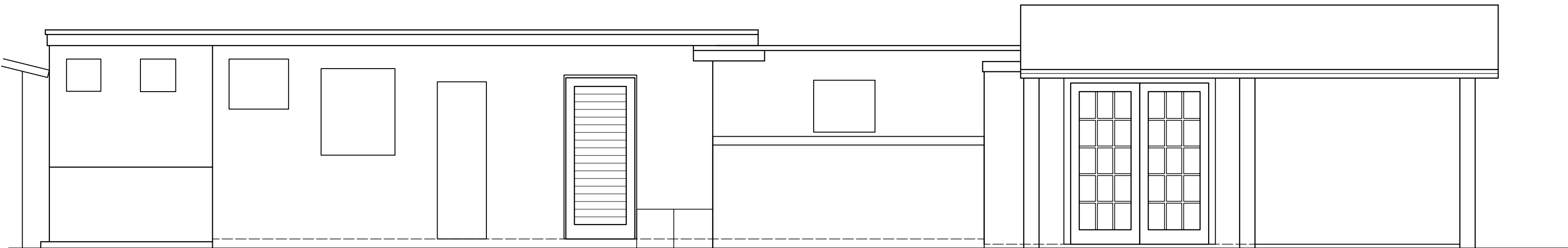
3 EXISTING SOUTHWEST ELEVATION
EX1.1 SCALE: 1/4" = 1'-0"



2 EXISTING SOUTHEAST ELEVATION
EX1.1 SCALE: 1/4" = 1'-0"



4 EXISTING NORTHEAST ELEVATION
EX1.1 SCALE: 1/4" = 1'-0"



4 EXISTING NORTHWEST ELEVATION
EX1.1 SCALE: 1/4" = 1'-0"



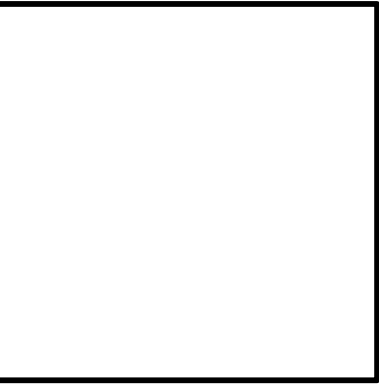


1
AO.1 HARC - EXISTING STREET SCAPE
SCALE: 1/4" = 1'-0"





T.S. NEAL
ARCHITECTS INC.
22972 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



215 EANES LANE
KEY WEST, FL 33040

DRAWING TITLE:
STREET SCAPE & PHOTOS

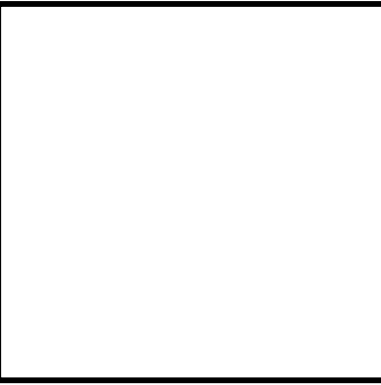
DRAWN: TSN
CHECKED: -
DATE: 09-24-2018

-	-
-	-
REVISION #	DATE

A0.1
SHEET #



T S N
T. S. NEAL ARCHITECTS, INC.



215 EANES LANE
KEY WEST, FL 33040

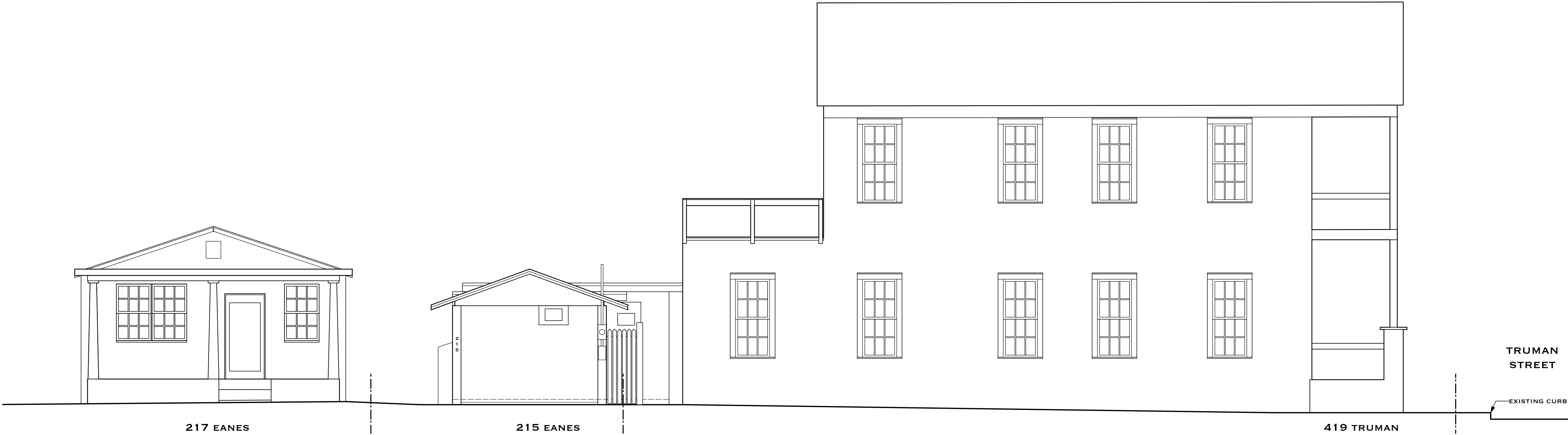
DRAWING TITLE:
STREET SCAPE & PHOTOS

DRAWN: TSN
CHECKED: -
DATE: 09-24-2018

-	-
-	-

REVISION #	DATE
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A0.2
SHEET #



1
EXISTING STREET SCAPE
SCALE: 1/4" = 1'-0"

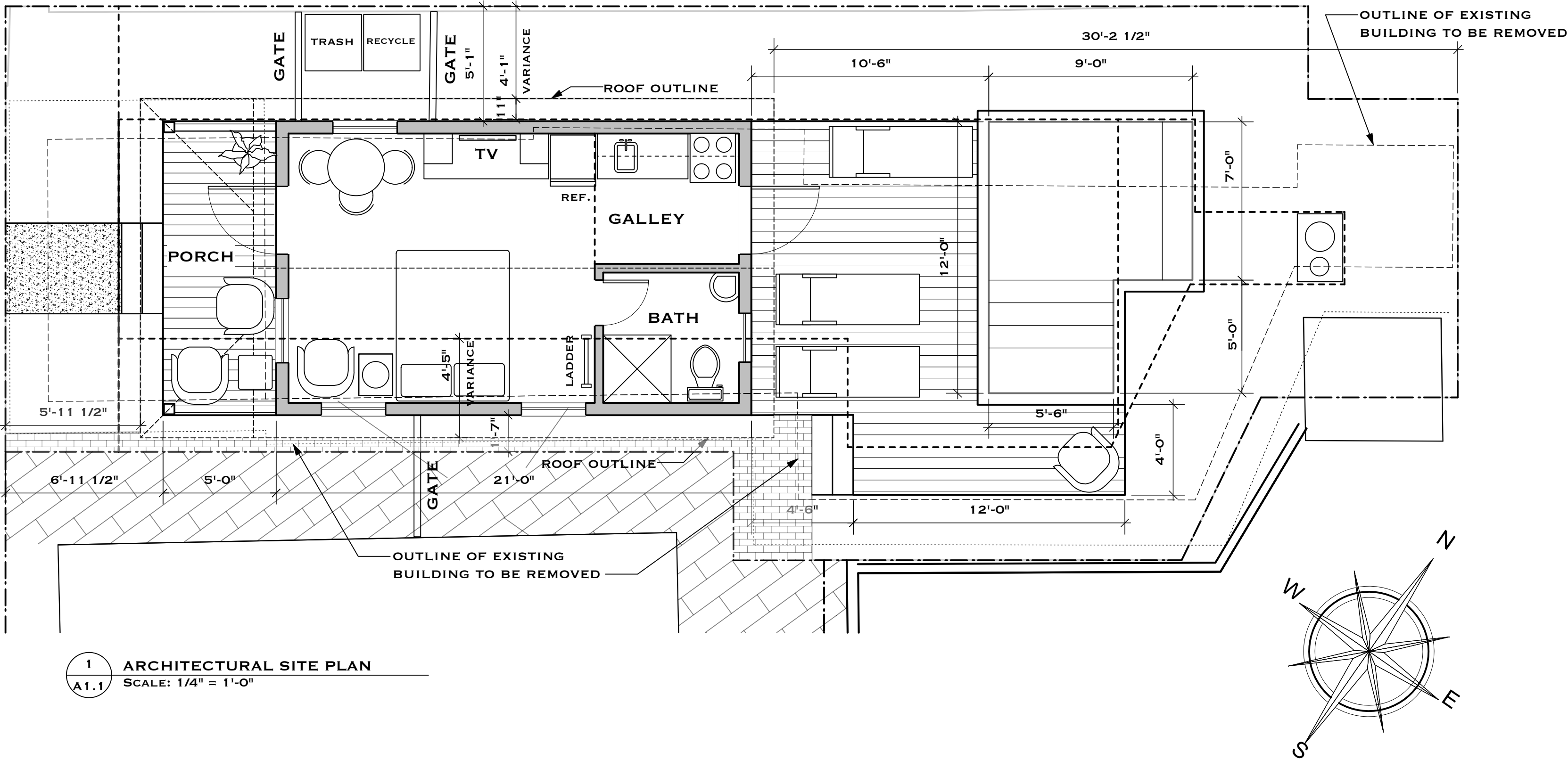


2
PROPOSED STREET SCAPE
SCALE: 1/4" = 1'-0"

SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HRCC-3	HRCC-3	HRCC-3	DUVAL STREET OCEANSIDE DISTRICT
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IMPERVIOUS	923 SQ. FT. (70% EXISTING)	789 (60% MAX)	611 SQ. FT. (46%)	CONFORMS
OPEN SPACE	385 SQ. FT. (29% EXISTING)	460 (35% MIN)	531 SQ. FT. (40%)	CONFORMS
BUILDING COV.	726 SQ. FT. (55% EXISTING)	657 (50% MAX)	420 SQ. FT. (32%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	265 SQ. FT. REAR YARD AREA	(30% MAX COV.) 79 SQ. FT. REAR YARD AREA	59 SQ.FT. (22%)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	98 SQ. FT. FRONT YARD AREA 19 SF (19%)	49 (50% MIN)	92 SQ. FT. (93%)	CONFORMS
SETBACKS				
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REAR SETBACK	2"	15'	29'-11"	CONFORMS
NORTH WEST SIDE SETBACK	4'-1"	5'	4'-1" 11" VARIANCE REQ.	VARIANCE APPROVED
SOUTH EAST SIDE SETBACK	4"	5'	7" 4'-5" VARIANCE REQ.	VARIANCE APPROVED
BUILDING HEIGHT	10'-7"	35'	16'-1 1/2"	CONFORMS

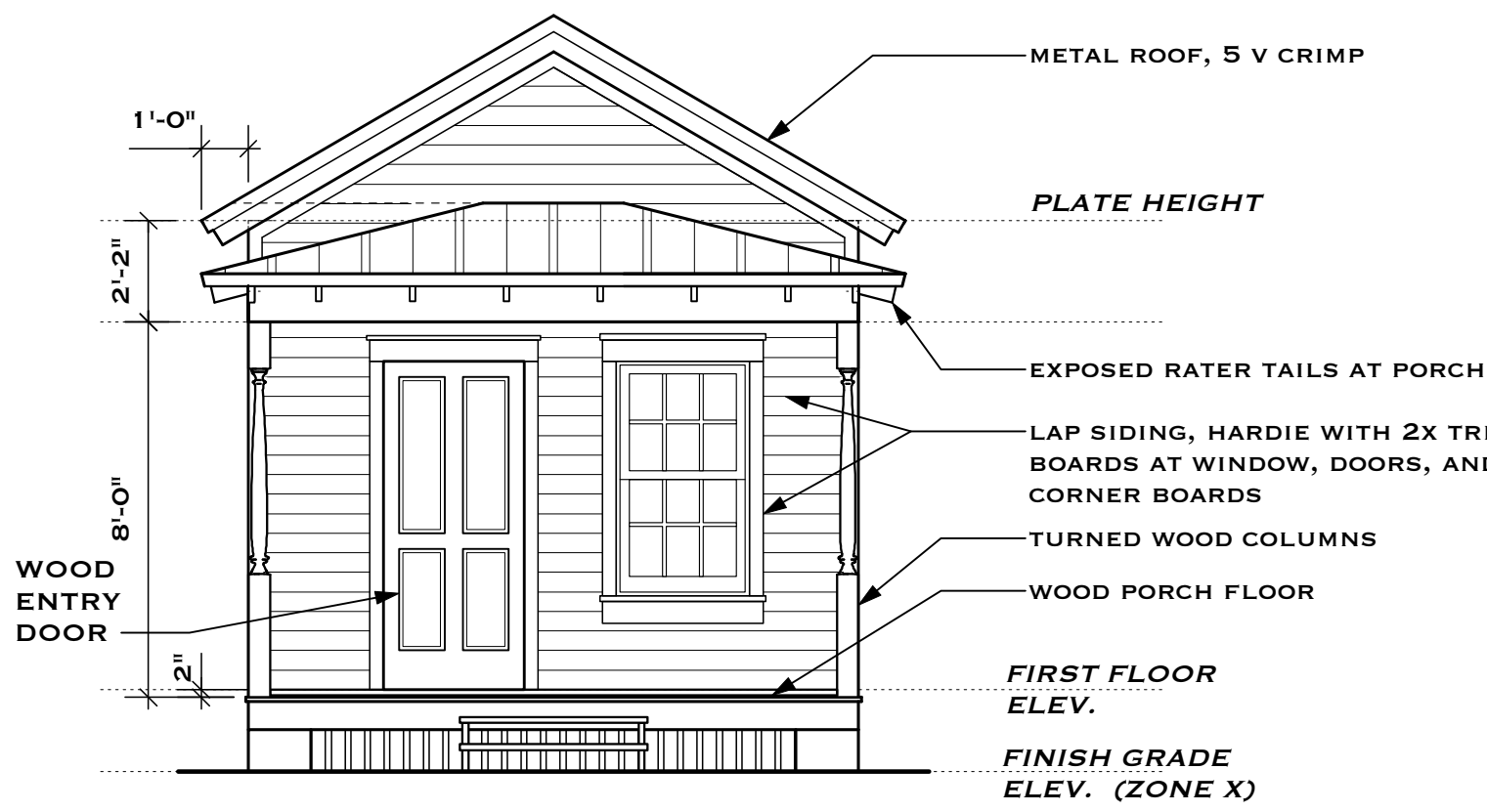
NOTE:
EXISTING ONE STORY BLOCK BUILDING TO BE REMOVED



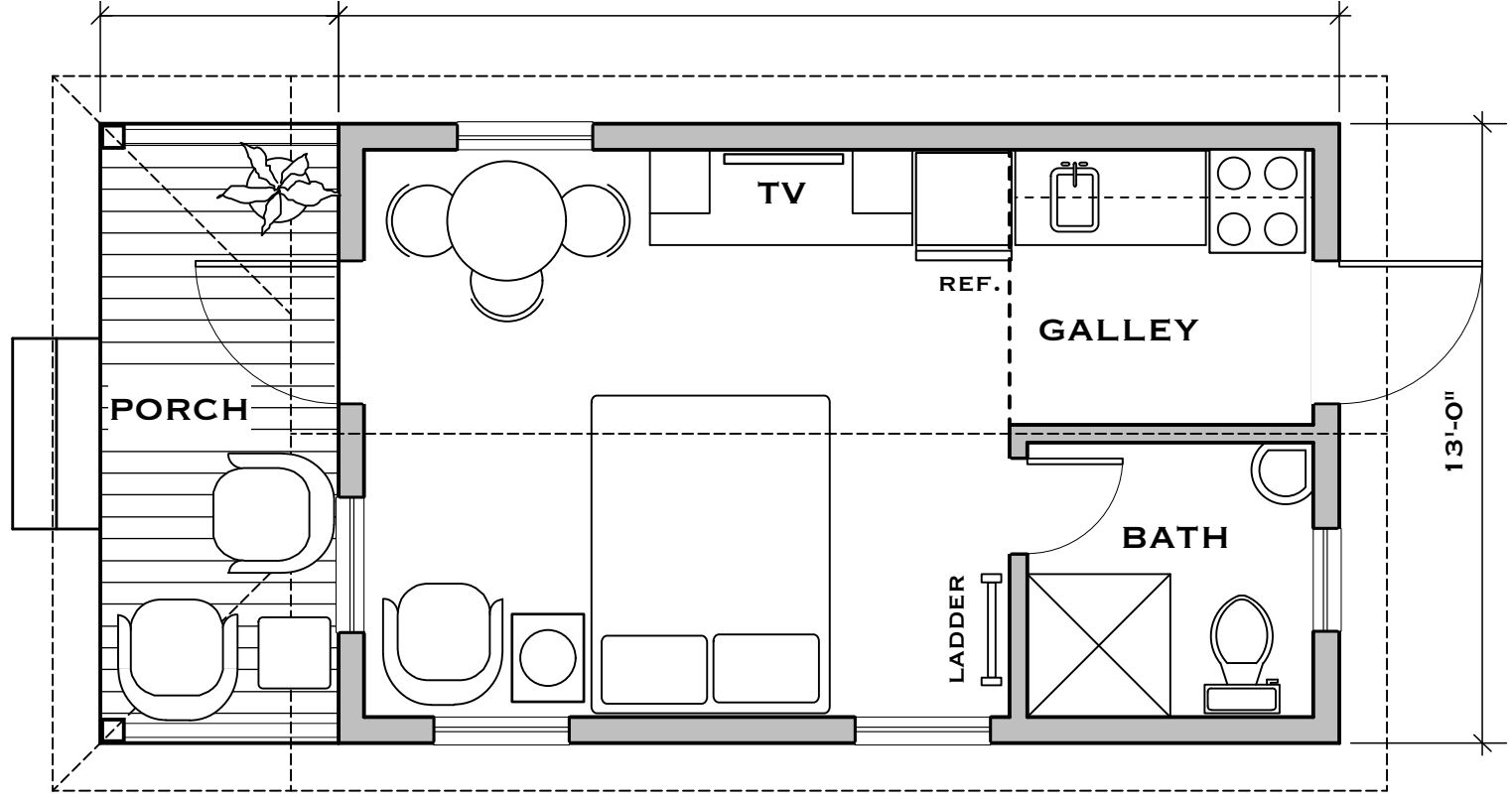
1 ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"



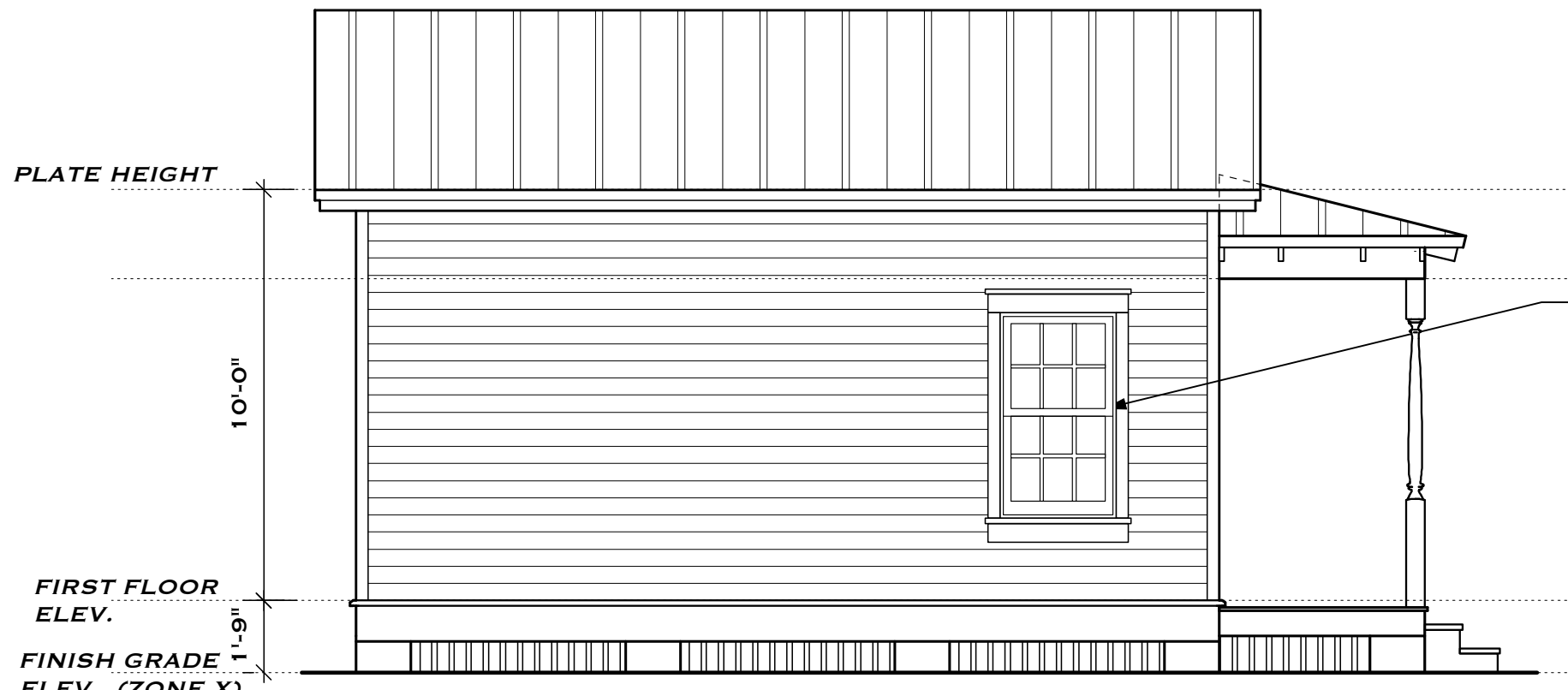
3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



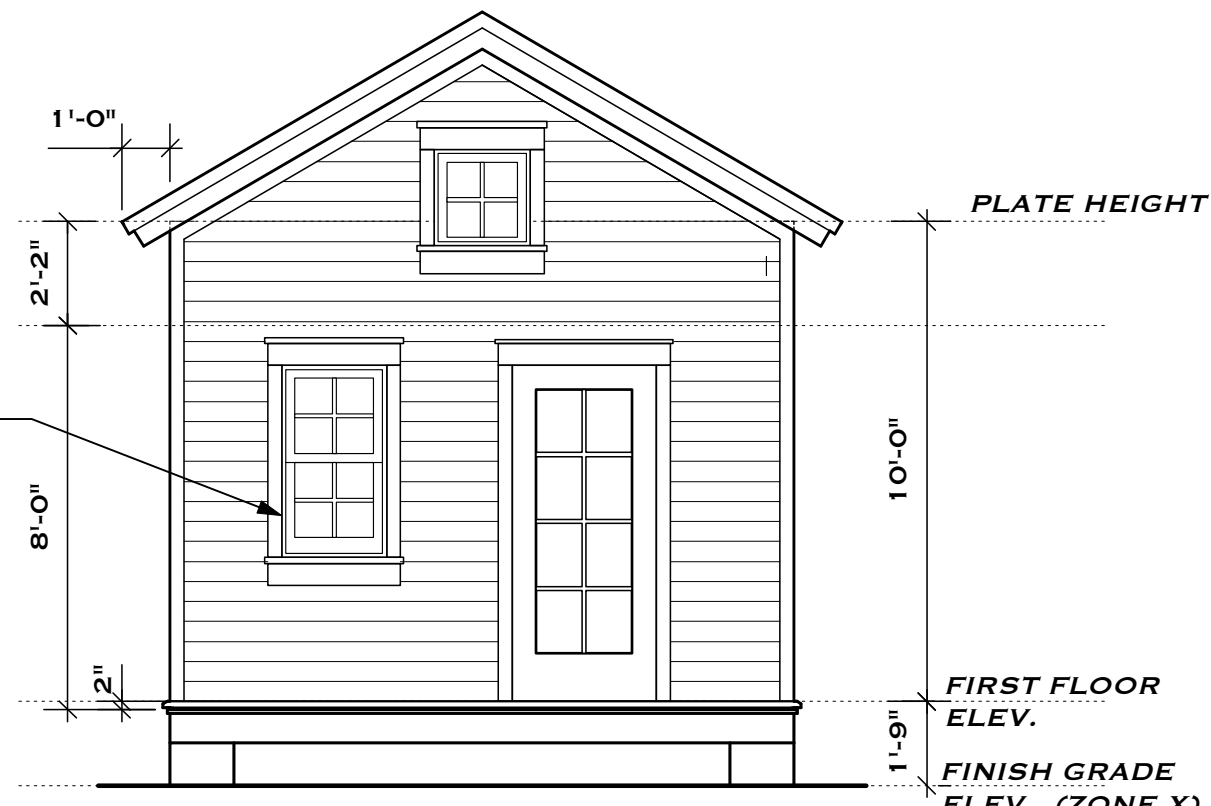
2 EANES LANE ELEVATION
SCALE: 1/4" = 1'-0"



7 FLOOR PLAN
SCALE: 1/4" = 1'-0"



6 REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 REAR ELEVATION
SCALE: 1/4" = 1'-0"

T.S. NEAL
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22972 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

215 EANES LANE
KEY WEST, FL 33040

DRAWING TITLE:
ARCHITECTURAL SITE PLAN,
FLOOR PLAN, & ELEVATIONS
DRAWN: TSN
CHECKED: -
DATE: 09-24-2018

REVISION # DATE

A1.1
SHEET #

T S N
T. S. NEAL ARCHITECTS, INC.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., September 27, 2018** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY FRAME STRUCTURE. NEW POOL AND DECK. DEMOLITION OF EXISTING STRUCTURE.

#215 ENEAS LANE

Applicant – T. Seth Neal, Architect Application #H 2018-0003

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



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 00017950-000000
Account # 1018414
Property ID 1018414
Millage Group 10KW
Location 215 EANES Ln, KEY WEST
Address
Legal KW PT LOT 3 SQR 9 TR 4 G41-301/02 OR608-29/LE PROB3 75-140
Description PROB87-388-CP-10 OR1028-2223/24WILL OR1040-1874/76P/R
OR1086-1393/94 OR1293-1346/47 OR1307-2014/15 OR1389-2109/10
OR2688-2120LET/ADM OR2714-799ORD OR2743-1411/12
(Note: Not to be used on legal documents)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

419 TRUMAN LLC
 336 Duval St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$115,273	\$109,998	\$101,994	\$41,106
+ Market Misc Value	\$2,338	\$2,391	\$2,492	\$2,225
+ Market Land Value	\$292,881	\$292,881	\$262,584	\$214,291
= Just Market Value	\$410,492	\$405,270	\$367,070	\$257,622
= Total Assessed Value	\$410,492	\$403,777	\$367,070	\$257,622
- School Exempt Value	\$0	\$0	\$0	(\$25,000)
= School Taxable Value	\$410,492	\$405,270	\$367,070	\$232,622

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,341.00	Square Foot	0	0

Buildings

Building ID	1313	Exterior Walls	C.B.S. with 23% WD FR STUCCO
Style	GROUND LEVEL	Year Built	1948
Building Type	S.F.R. - R1/ R1	EffectiveYearBuilt	2005
Gross Sq Ft	743	Foundation	CONCRETE SLAB
Finished Sq Ft	623	Roof Type	FLAT OR SHED
Stories	1 Floor	Roof Coverage	TAR & GRAVEL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	164	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	13	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	120	0	0
FLA	FLOOR LIV AREA	623	623	0
TOTAL		743	623	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1979	1980	1	227 SF	2
WALL AIR COND	1986	1987	1	1 UT	2
FENCES	2010	2011	1	360 SF	2

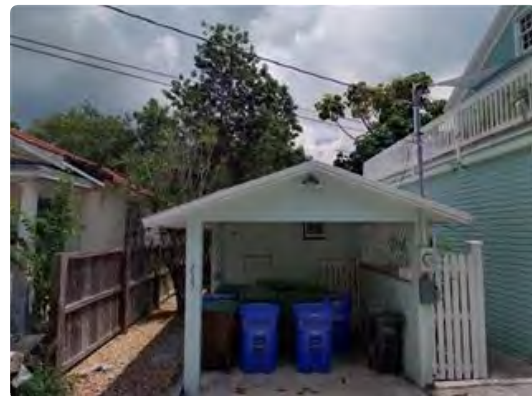
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/1/2015	\$375,000	Warranty Deed		2743	1411	30 - Unqualified	Improved
3/21/2014	\$0	Order (to be used for Order Det. Heirs, Probate in		2714	799	11 - Unqualified	Improved
2/1/1996	\$11,500	Quit Claim Deed		1389	2109	K - Unqualified	Improved
5/1/1994	\$7,500	Quit Claim Deed		1307	2014	H - Unqualified	Improved
2/1/1994	\$65,800	Warranty Deed		1293	1346	Q - Qualified	Improved

Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
15-3146	7/31/2015	10/15/2015	\$2,200		RE LOCATE VANITY HEATERS & SHOWER VALVE IN EXISTING BATHROOM
15-2855	7/16/2015	10/20/2015	\$7,000		R & R KITCHEN CABINETS FLOORING PANTRY EXTERIOR PAINT AND CLEAN UP
09-1645	6/8/2009	4/22/2010	\$500		RED TAGGED***R&R 160sf OF SHINGLE ROOFING WITH LIKE MATERIAL
09-1646	6/8/2009	4/22/2010	\$800		RED TAG***CONSTRUCT 6'H PICKET FENCE ON SIDE OF PROPERTY 60lf
9602224	5/1/1996	11/1/1996	\$800		RENOVATIONS

Sketches (click to enlarge)



Map



TRIM Notice

[Trim Notice](#)

2018 Notices Only

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

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

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 **Schneider**
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