



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: May 25, 2021

Applicant: Will Shepler

Address: #1316 Royal Street/1319 William Street

Description of Work:

Major Development Plan – Demolition of non-historic additions at existing structures facing William Street.

Site Facts:

The site under review is situated between the 1300 blocks of William and Royal Streets. The site currently contains three structures on the west side of the property facing William Street. One of the structures fronting William Street is a historic, non-contributing two-story structure that was built in 1969. The second is a one-and-a-half-story structure fronting William Street. The third is a one-story structure, which is utilized as a connector between the first and second structures. The second and third structures were built sometime between 1984 and 1994, making them non-historic, non-contributing structures to the historic district. The east side of the property is currently vacant.

The property was previously used by the Hospice and Visiting Nurse Association, but it has been converted into residential use. The property currently has 8 units: 6 beneficiary use units and 2 units awarded through BPAS. 2 units are being utilized for the existing structures fronting William Street, while the remaining 6 units would be utilized for this application. A conceptual landscaping plan has been reviewed by the Tree Commission, and the Planning Board approved the Major Development Plan at their meeting on April 22nd, 2021.

The applicant previously came to HARC in December 2019 with plans to construct a duplex on this site; however, the applicant withdrew that proposal in order to review the whole site and consider options for a Major Development Plan.

Ordinances Cited on Review:

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

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of a non-historic, one-story structure, which serves (in part) as a connector between the existing one-and-a-half-story unit and two-story unit on the property. The demolition would accommodate space for units 5 and 6 in the proposed design.

It is staff's opinion that the request for the demolition of the existing non-historic, one-story structure shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *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 the existing non-historic structure will not have a negative effect on the character of the surrounding neighborhood.

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

The structure under review for demolition is not historic.

- (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;*

The structure under review is not a significant later addition, and it has not acquired historic significance that is important to the site or surrounding district.

- (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 in question will not qualify as a contributing element to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %		

ADDRESS OF PROPOSED PROJECT:	1316 Royal Street		# OF UNITS	8
RE # OR ALTERNATE KEY:	00036920-000000			
NAME ON DEED:	Royal Williams LLC	PHONE NUMBER	C/o 305-923-3237	
OWNER'S MAILING ADDRESS:	C/o 1421 First Street	EMAIL	C/o owen@owentrepanier.com	
	Key West, FL 33040			
CONTRACTOR COMPANY NAME:		PHONE NUMBER		
CONTRACTOR'S CONTACT PERSON:		EMAIL		
ARCHITECT / ENGINEER'S NAME:	Will Shepler	PHONE NUMBER	305-890-6191	
ARCHITECT / ENGINEER'S ADDRESS:	201 Front Street	EMAIL	will@wshepler.com	
	Key West, FL 33040			

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

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

6 new SFRs as depicted on the attached plans

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME: <u>Paul Mish, owner Royal Williams LLC</u>	QUALIFIER PRINT NAME: <u>will shepler</u>
OWNER SIGNATURE: <u>[Signature]</u>	QUALIFIER SIGNATURE: <u>[Signature]</u>
Notary Signature as to owner: <u>[Signature]</u>	Notary Signature as to qualifier: <u>[Signature]</u>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>26</u> DAY OF <u>April</u> , 20 <u>21</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>26</u> DAY OF <u>April</u> , 20 <u>21</u>
 Personally known _____ as identification.	 Personally known _____ as identification.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☒ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☒ DECK ☒ FENCE ☐ OUTBUILDING / SHED

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

POOLS: ☒ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE 3D. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE 3D. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☒ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☒ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

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

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE _____ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☒ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: 6 New SFRs and demo recent commercial additions to old Hospice/VNA buildings

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
6 New SFRs (see attached plans)		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

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

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

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

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

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

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

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



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

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

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

CRITERIA FOR DEMOLITIONS

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

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

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

Nonhistoric portions of the Hospice/ VNA offices to be removed.

OR THAT THE BUILDING OR STRUCTURE;

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

The additions to be removed embody 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 lack individual distinction

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

While the Hospice/ VNA is an important service to the community, the portions of the building proposed for removal are 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.

Again, the Hospice/ VNA building is important service to our community and served many of loved ones well,
however the portions of the building proposed for removal have no significant character, interest, or value
as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated
with the life of a person significant in the past.

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

As mentioned above, the Hospice/ VNA building is important service to our community and
served many of loved ones well, the office building itself is not the site of a historic event with a
significant effect upon society

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

The portions of the building proposed for removal do 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.

The portions of the building proposed for removal do 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.

The building is not part of a square or a park.

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

The portions of the building proposed for removal do not have a unique location or singular physical characteristic
which represents an established and familiar visual feature of its neighborhood or of the city, and does not
exemplify the best remaining architectural type in a neighborhood.

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

The building has not yielded, and is not likely to yield, information important in history

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



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

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

☒ Yes Number of pages and date on plans _____
☐ No Reason _____

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

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

Removing the portions of the building as proposed are not important in defining the overall historic character of a district or neighborhood so that the character is diminished

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

Removing the portions of the building as proposed will restore the historic relationship between buildings or structures and open space

AND

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

Removing the portions of the building as proposed will restore the historic character of the structures

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

The buildings are not contributing. They are simply 52 years old.

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

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

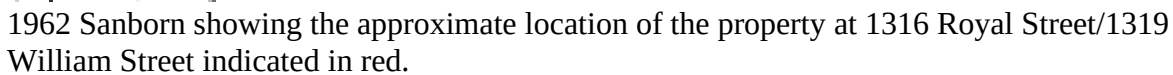
 PROPERTY OWNER'S SIGNATURE:	04/26/21 Paul Misch, MMBR - Royal Williams LLC DATE AND PRINT NAME:
--	---

OFFICE USE ONLY

BUILDING DESCRIPTION:	
☐ Contributing	Year built _____ Style _____ Listed in the NRHP _____ Year _____
☐ Not listed	Year built _____ Comments _____

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

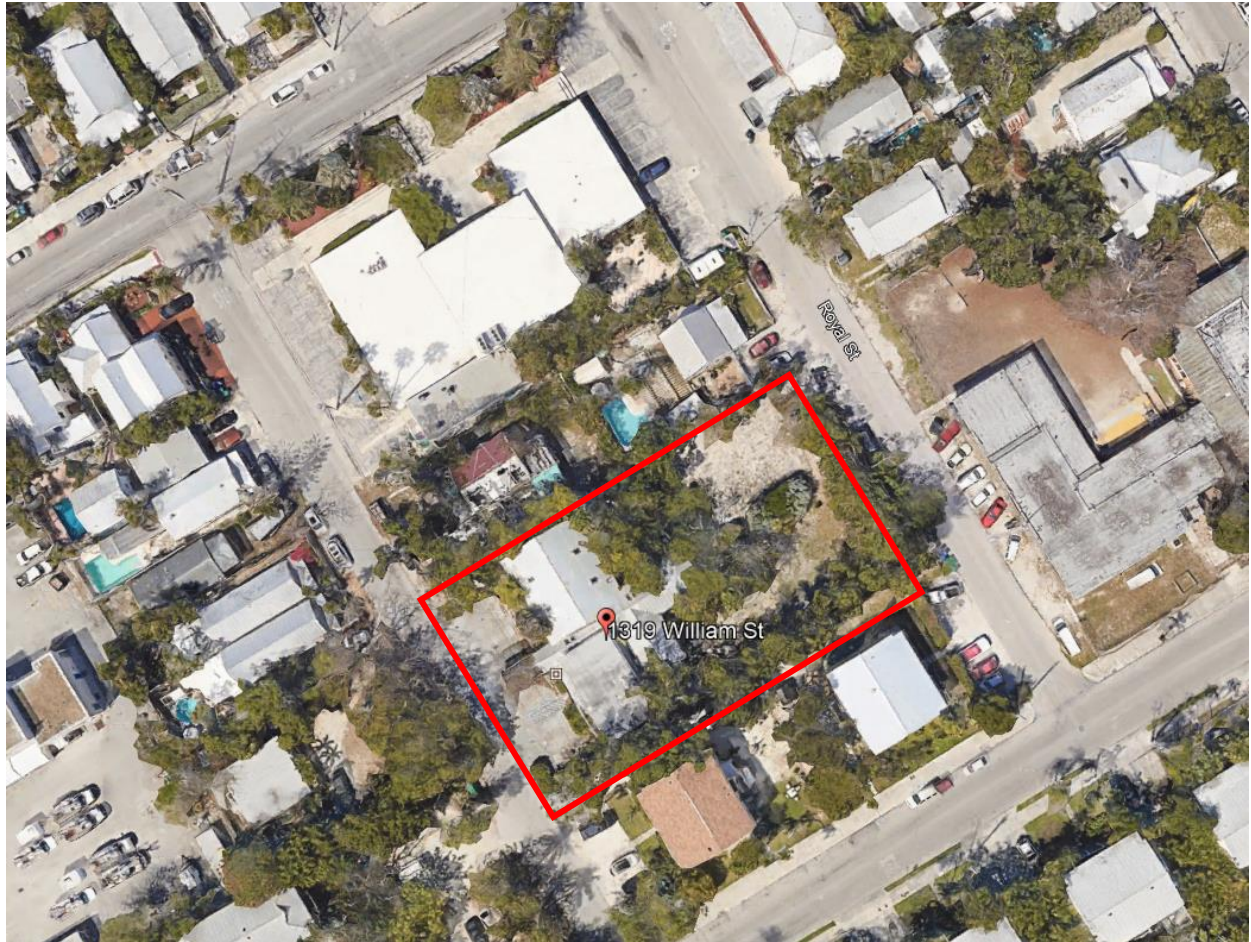
SANBORN MAPS



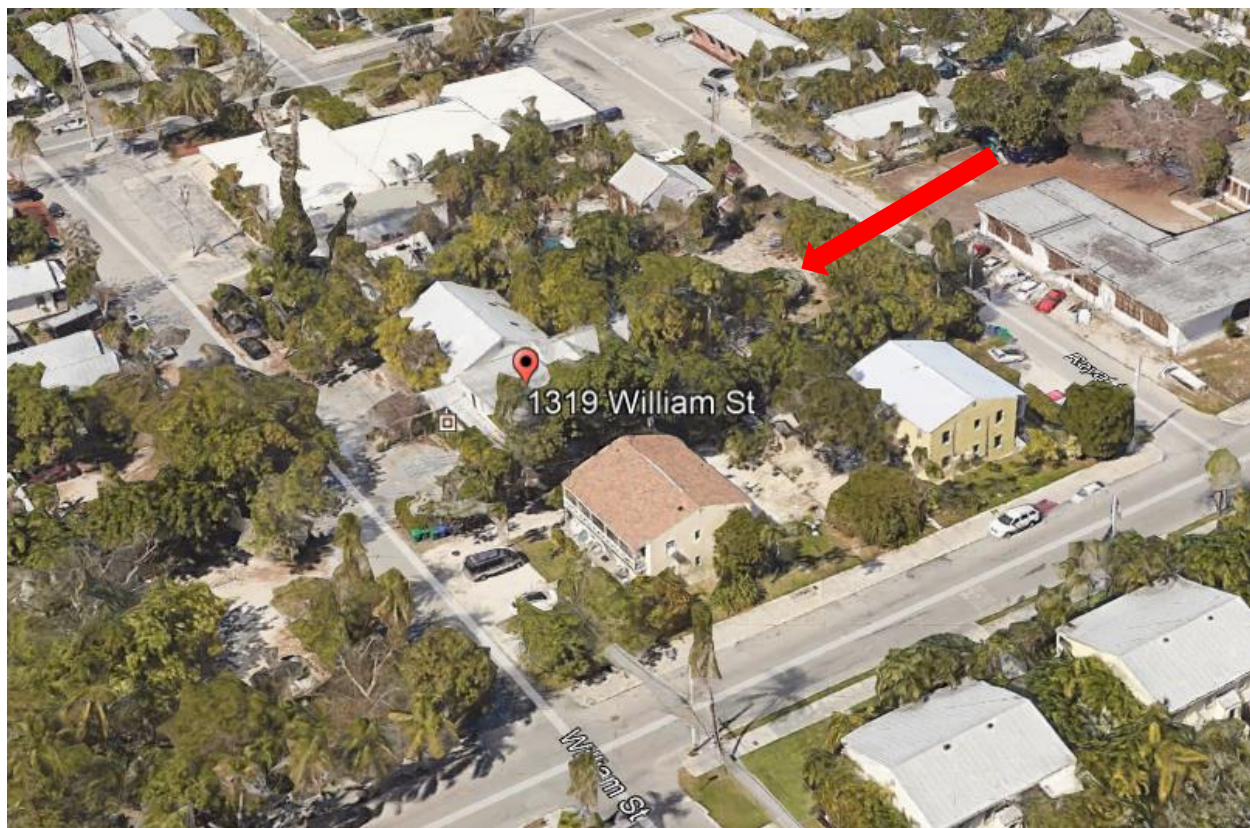
PROJECT PHOTOS



Historic photo from 1965 showing the two-story structure at 1319 William Street.



Google Earth aerial view indicating the property at 1316 Royal Street/1319 William Street with a red box.



Second Google Earth aerial view indicating the property at 1316 Royal Street/1319 William Street with a red arrow.



Existing Site – 1312 Royal Street



1320 Royal Street – Adjacent Property to the South



1310 Royal Street – Adjacent Property to North



Directly across from 1312 Royall Street (old Reynolds School)



Directly across from 1312 Royal Street (old Reynolds School rear lot)



Royal Street looking South



Royal Street looking North



1320 Royal Street – View from South Street



1317 William Street (North Building)



1319 William Street (South Building)



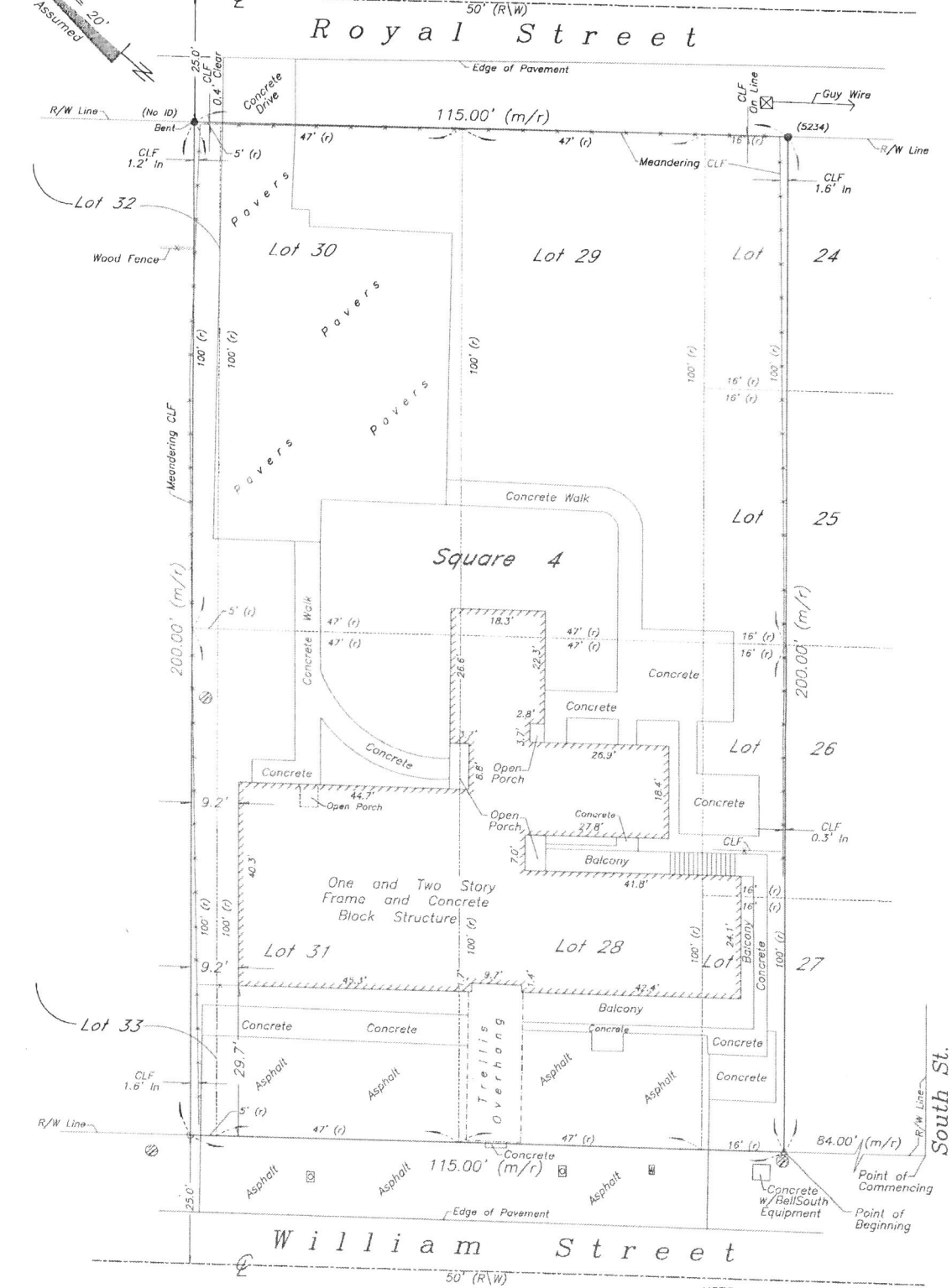
1315 William Street



1318 William Street

SURVEY

Boundary Survey Map of part of Square 4, Tract 17 Island of Key West, Florida



LEGEND

- | | |
|--------------------------------------|---------------------------------|
| ⊙ Found 2" Iron Pipe (FHH) | R/W Right of Way |
| ○ Set 3/4" Iron Pipe w/cap (6298) | CLF Chain Link Fence |
| ● Found 1/2" Iron Rod (5234) (No ID) | ⊕ Centerline |
| ▲ Found Nail & Disc (PTS) | ⊗ Wood Utility Pole |
| △ Set Nail & Disc (6298) | ⊠ Concrete Utility Pole |
| (M) Measured | -P- Overhead Utility Lines |
| (R) Record | C.B.S. Concrete Block Structure |
| (M/R) Measured & Record | |

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Square 4, Tract 17
Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1319 William Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 17, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32 and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", Page 613, of the Public Records of Monroe County, Florida:
Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and Williams Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

BOUNDARY SURVEY FOR: Royal Williams LLC;
Centennial Bank;
Highsmith & Van Loon, P.A.;
Old Republic National Title Insurance Co.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

April 30, 2018

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



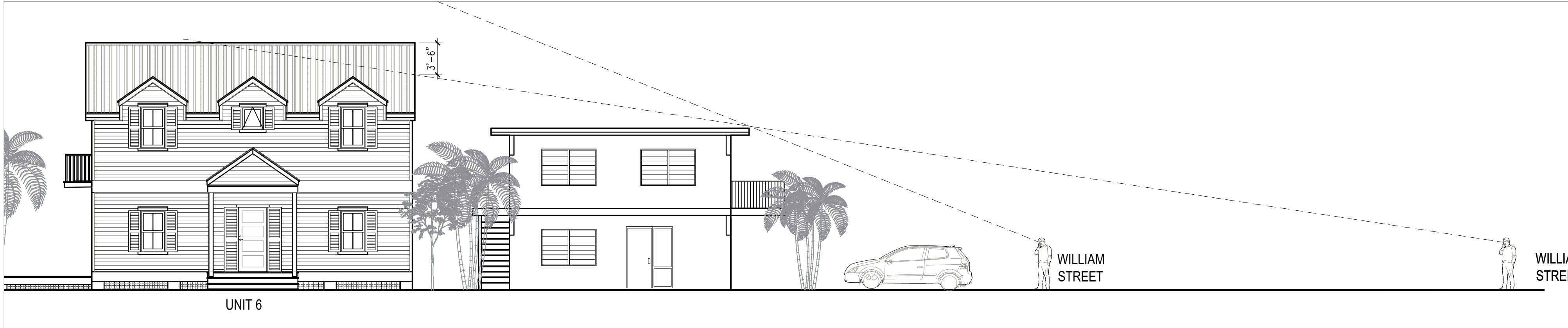
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

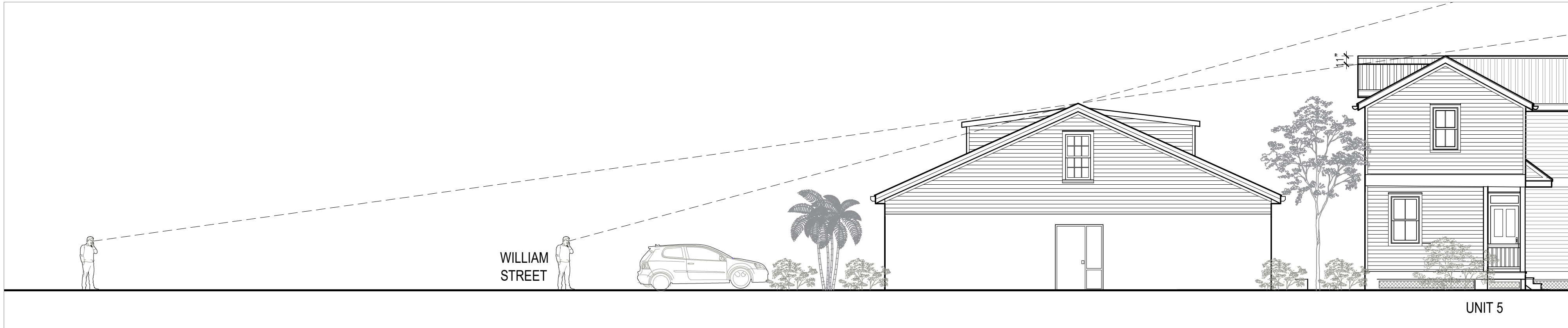
PROPOSED DESIGN



4
A1.2
STREETSCAPE - WILLIAM STREET
SCALE: 1/8"=1'-0"



3
A1.2
ACTUAL SIGHT LINE FROM WILLIAM STREET
SCALE: 1/8"=1'-0"



2
A1.2
ACTUAL SIGHT LINE FROM WILLIAM STREET
SCALE: 1/8"=1'-0"



1
A1.2
STREETSCAPE - ROYAL STREET
SCALE: 1/8"=1'-0"



1
A1.4

PROPOSED ROYAL STREET VIEW W/ EXISTING PROTECTED TREES

SCALE: N.T.S.

wsa

william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wshepler.com

Seal:

Signature:

Consultants:

Submissions / Revisions:

PLANNING REVISION 9.11.20
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.15.20
PLANNING REVISION 3: 11.11.20
PLANNING REVISION 4: 2.19.21
H.A.R.C. SUBMISSION: 4.26.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size 24x36	Project #: 19029
-----------------------	---------------------

Title:

ROYAL
STREET VIEW
W/ EXISTING
TREES

Sheet Number:

A-1.4

Date: - APRIL 21, 2021

© 2021 by SHEPLER &
ASSOCIATES ARCHITECTURE LLC



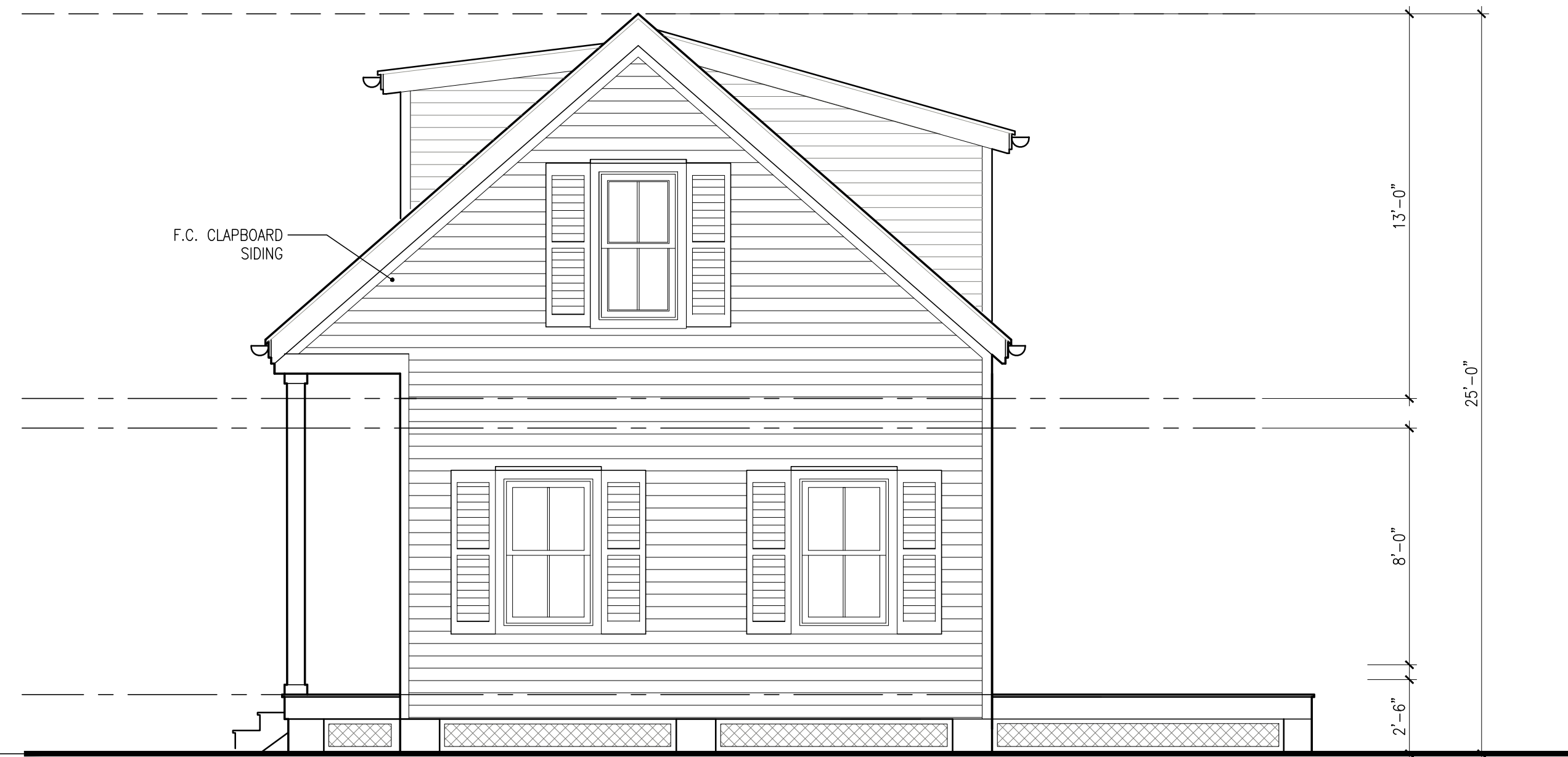
3 UNIT 1 SOUTH ELEVATION
A1.31 SCALE: 1/4"=1'-0"



2 UNIT 1 WEST ELEVATION
A1.31 SCALE: 1/4"=1'-0"



4 UNIT 1 EAST ELEVATION
A1.31 SCALE: 1/4"=1'-0"



1 UNIT 1 NORTH ELEVATION
A1.31 SCALE: 1/4"=1'-0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

Email: info@wshepler.com

Seal:

Signature:

Consultants:

Meridian Engineering LLC

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:

PLANNING REVISION 9.11.20

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size
24x36

Project #:
19029

Title:

UNIT 1
ELEVATIONS

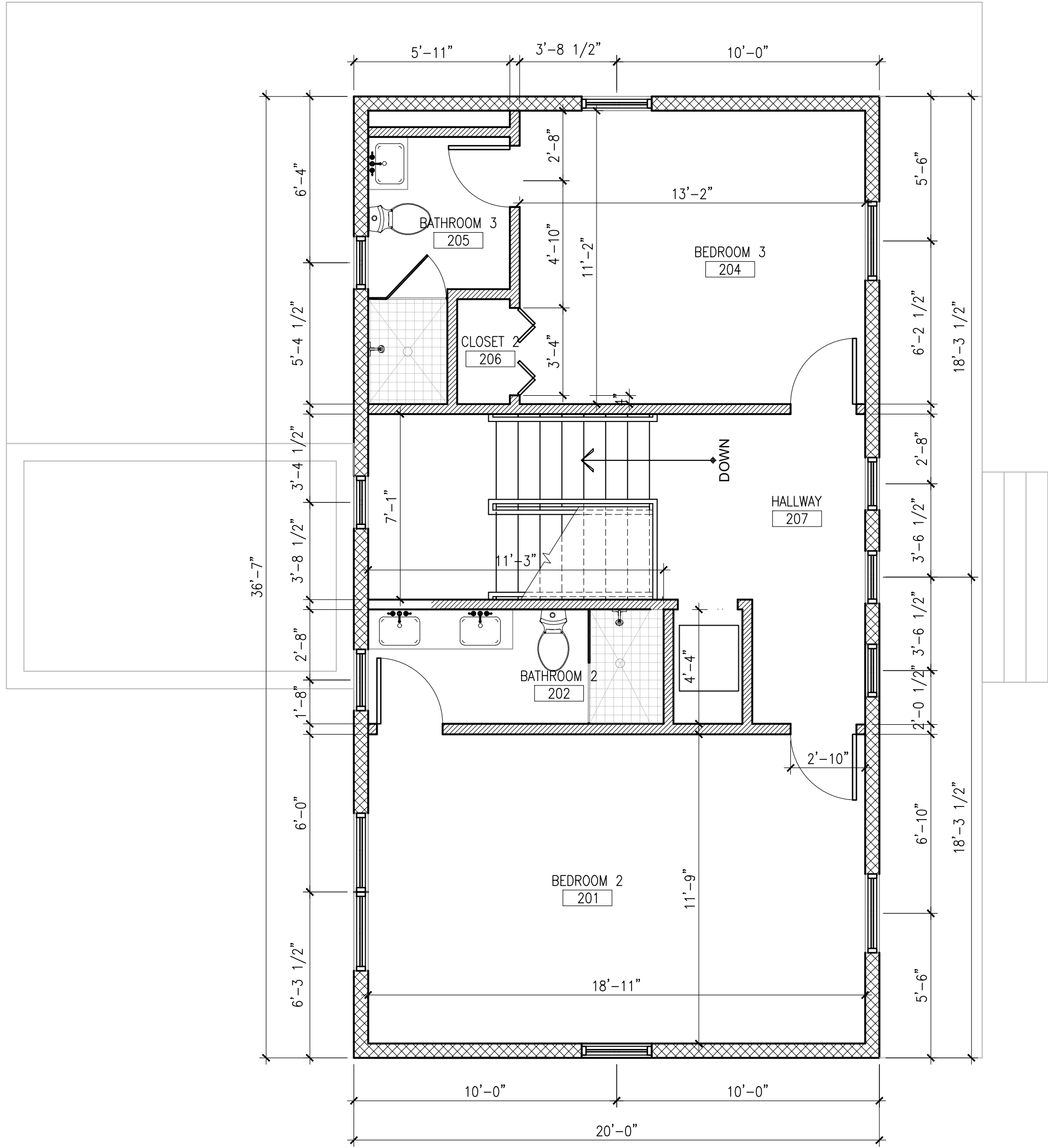
Sheet Number:

A1-3.1

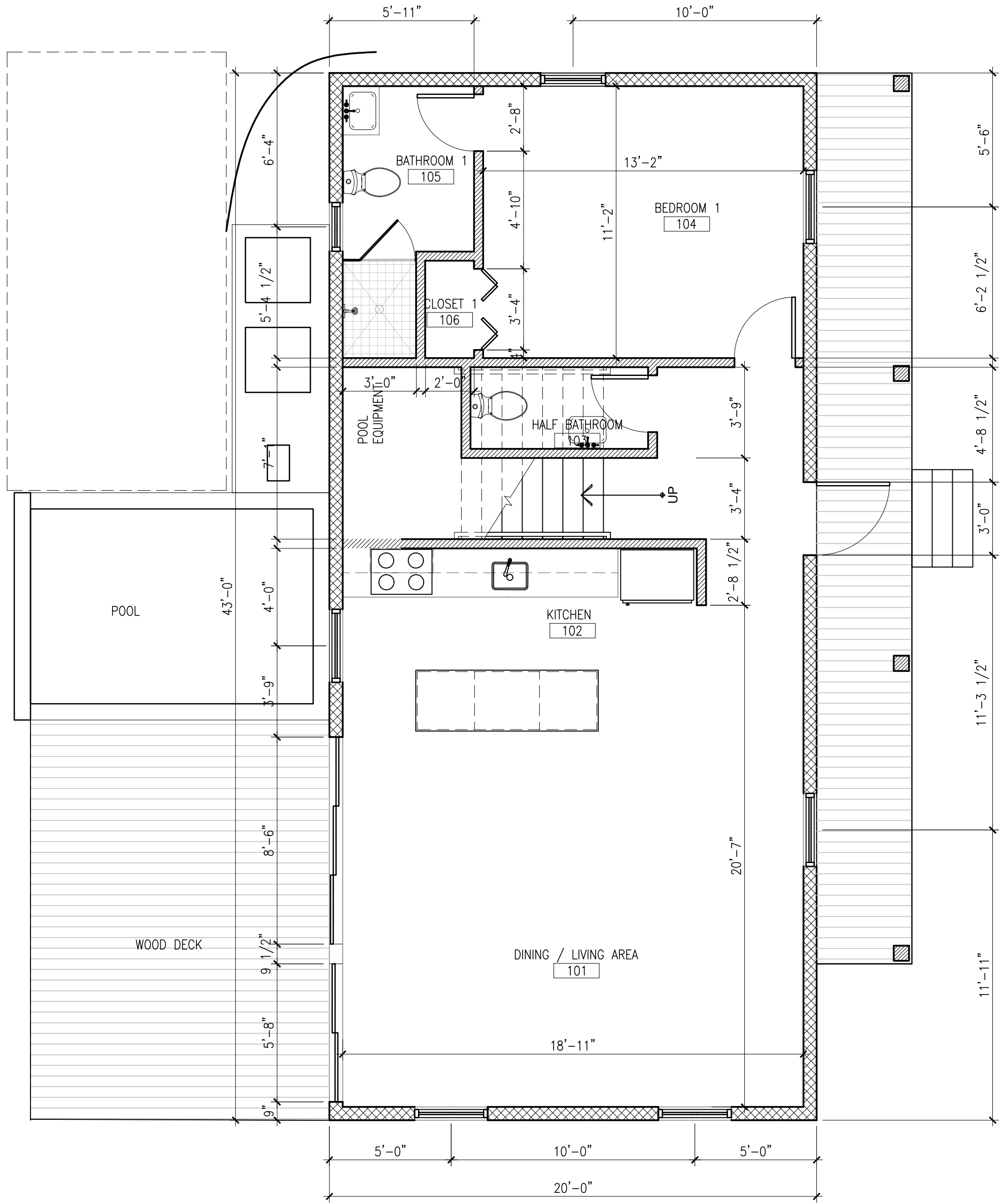
Date: -

SEPTEMBER 10, 2020

© 2020 by SHEPLER &
ASSOCIATES ARCHITECTURE LLC



2 SECOND FLOOR PLAN - UNIT 2
A2.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 2
A2.21 SCALE: 1/4"=1'-0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

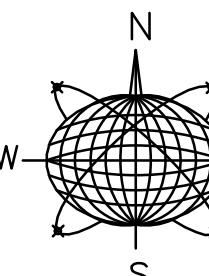
Email: info@wshepler.com

Seal:



Signature:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401

ph:305-293-3263 fax:293-4899

Submissions / Revisions:

PLANNING REVISION 1: 8.11.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size

24x36

Project #:

19029

Title:

UNIT 2

FLOOR PLANS

Sheet Number:

A2-2.1

Date: -

SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

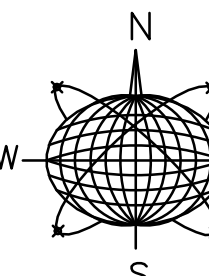
Email: info@wshepler.com

Seal:



Signature:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:

PLANNING REVISION 9.11.20

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size
24x36

Project #:
19029

Title:

UNIT 2
ELEVATIONS

Sheet Number:

A2-3.1

Date: -

SEPTEMBER 10, 2020

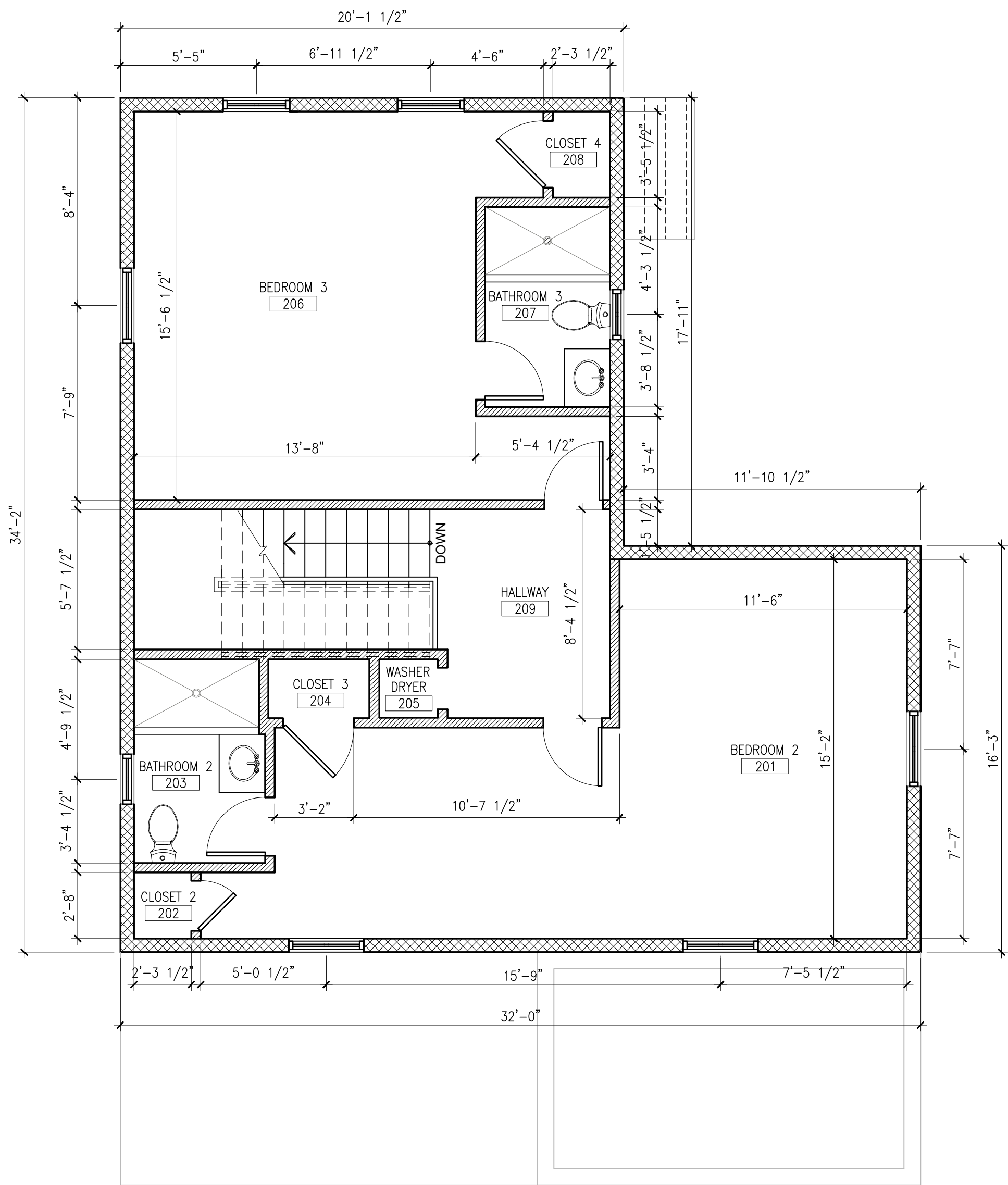
© 2020 by SHEPLER &
ASSOCIATES ARCHITECTURE LLC

3 UNIT 2 SOUTH ELEVATION
A2.31 SCALE: 1/4"=1'-0"

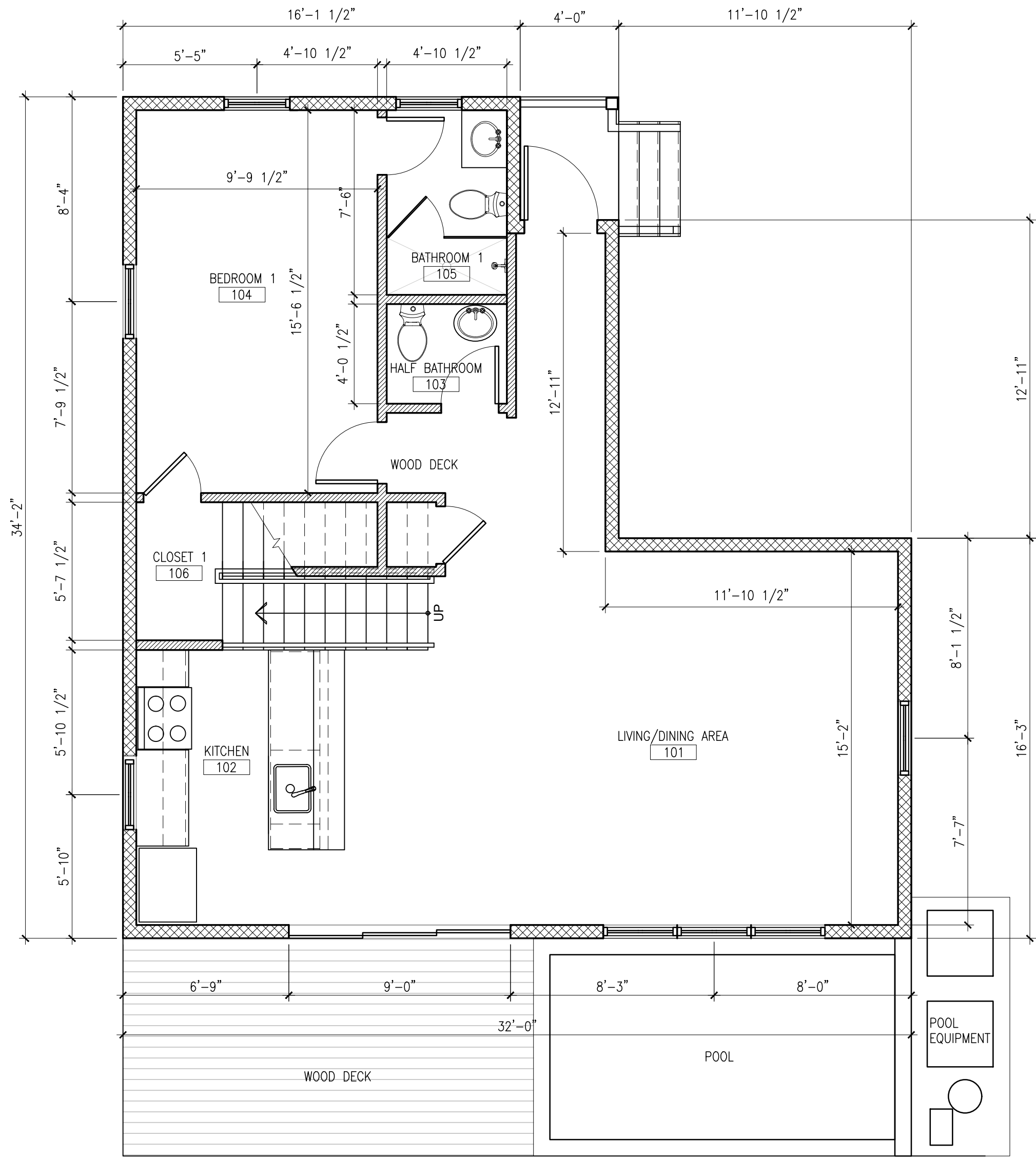
2 UNIT 2 WEST ELEVATION
A2.31 SCALE: 1/4"=1'-0"

4 UNIT 2 EAST ELEVATION
A2.31 SCALE: 1/4"=1'-0"

1 UNIT 2 NORTH ELEVATION
A2.31 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN - UNIT 4
A4.21 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT 4
A4.21 SCALE: 1/4"=1'-0"

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

Email: info@wshepler.com

Seal:

STATE OF FLORIDA

William Byron Shepler

AR94409

REGISTERED ARCHITECT

Signature:

Consultants:

N

W

E

S

Meridian Engineering LLC

AUTHORIZATION #29401

ph:305-293-3263 fax:293-4899

Submissions / Revisions:

PLANNING REVISION 9.11.20

PLANNING REVISION 1: 8.13.20

PLANNING REVISION 2: 10.15.20

PLANNING REVISION 3: 11.11.20

PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET

KEY WEST, FL

NEW RESIDENTIAL PROJECT

Drawing Size

24x36

Project #

19029

Title:

UNIT 4

FLOOR PLANS

Sheet Number:

A4-2.1

Date: -

SEPTEMBER 10, 2020

© 2020 by SHEPLER & ASSOCIATES ARCHITECTURE LLC



3 UNIT 4 SOUTH ELEVATION
A4.31 SCALE: 1/4"=1'-0"



2 UNIT 4 WEST ELEVATION
A4.31 SCALE: 1/4"=1'-0"



4 UNIT 4 EAST ELEVATION
A4.31 SCALE: 1/4"=1'-0"



1 UNIT 4 NORTH ELEVATION
A4.31 SCALE: 1/4"=1'-0"



3 UNIT 5 SOUTH ELEVATION
A5.31 SCALE: 1/4"=1'-0"



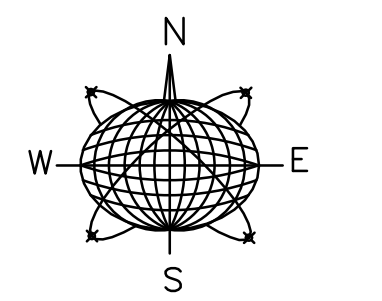
2 UNIT 5 WEST ELEVATION
A5.31 SCALE: 1/4"=1'-0"



4 UNIT 5 EAST ELEVATION
A5.31 SCALE: 1/4"=1'-0"



1 UNIT 5 NORTH ELEVATION
A5.31 SCALE: 1/4"=1'-0"



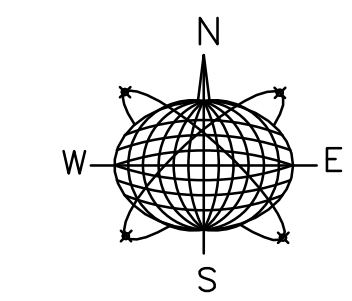
PLANNING REVISION 9.11.20
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.15.20
PLANNING REVISION 3: 11.11.20
PLANNING REVISION 4: 2.19.21

Seal:



Signature:

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899

Submissions / Revisions:

PLANNING REVISION 1:	8.11.20
PLANNING REVISION 2:	10.15.20
PLANNING REVISION 3:	11.11.20
PLANNING REVISION 4:	2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size 24x36	Project #: 19029
-----------------------	---------------------

Title:

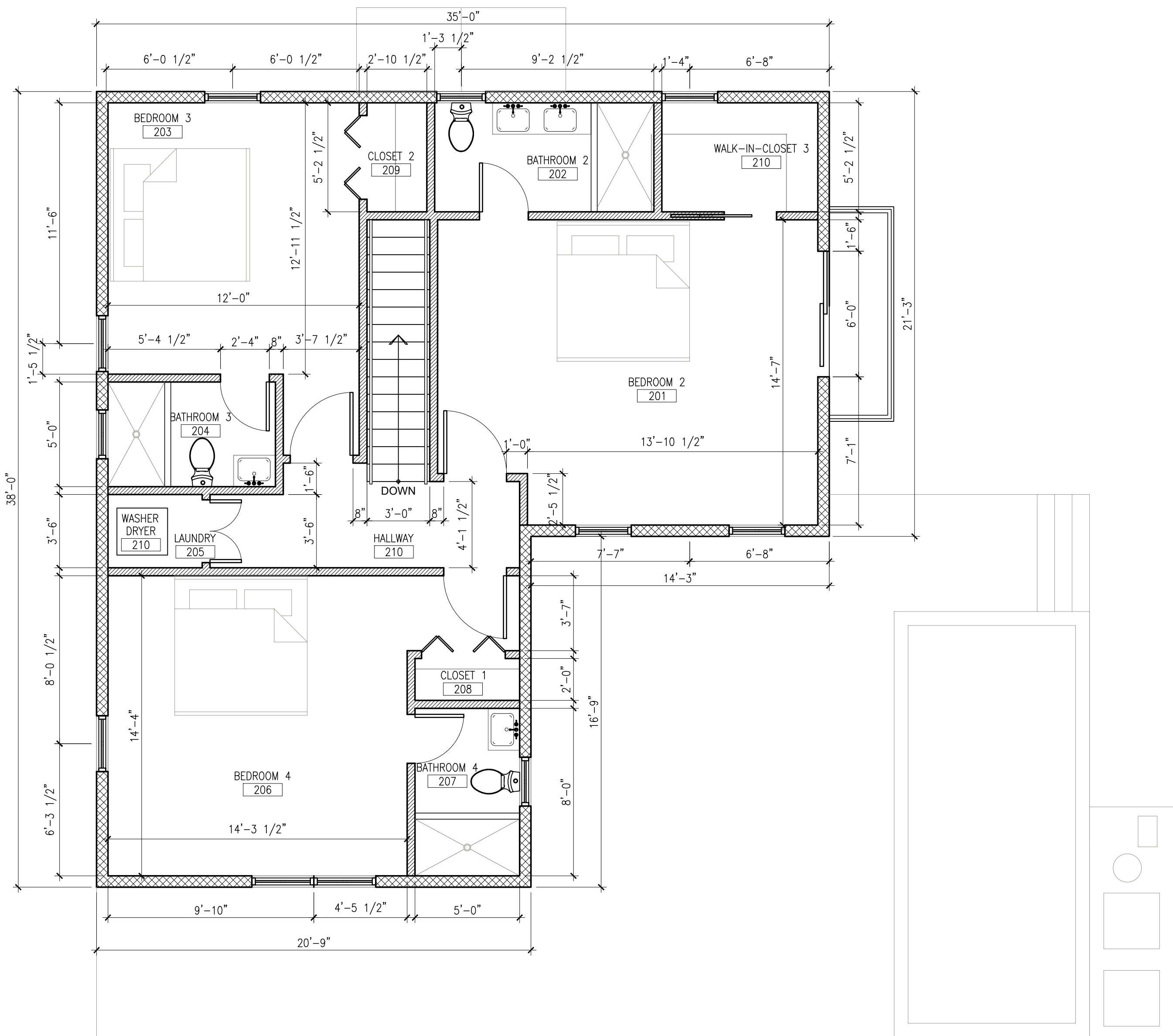
UNIT 6
FLOOR PLANS

Sheet Number:

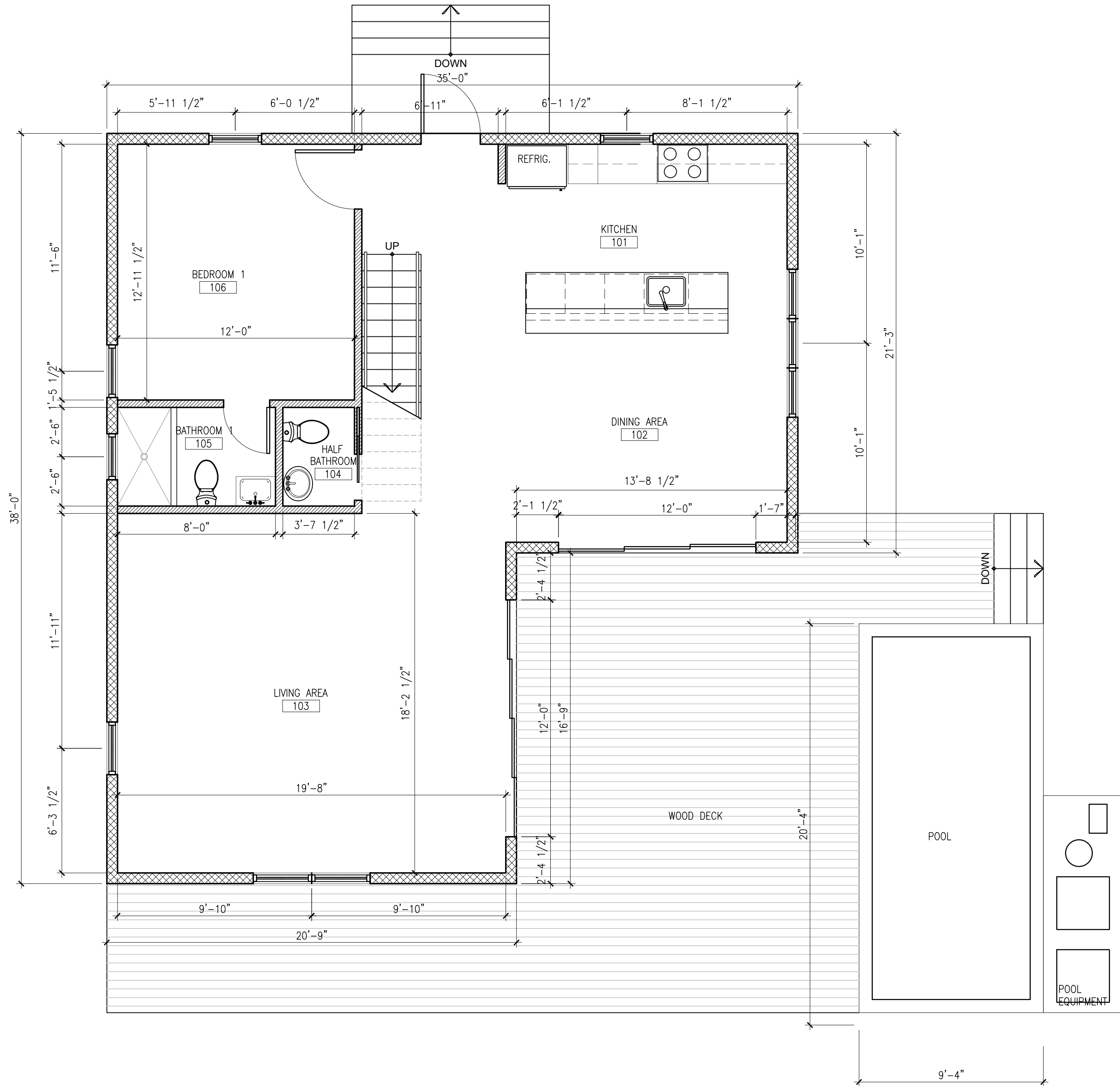
A6-2.1

Date: - SEPTEMBER 10, 2020

© 2020 by SHEPLER &
ASSOCIATES ARCHITECTURE LLC



2
A6.21
SECOND FLOOR PLAN - UNIT 6
SCALE: 1/4"=1'-0"



1
A6.21
FIRST FLOOR PLAN - UNIT 6
SCALE: 1/4"=1'-0"



3 UNIT 6 SOUTH ELEVATION
A6.31 SCALE: 1/4"=1'-0"



2 UNIT 6 WEST ELEVATION
A6.31 SCALE: 1/4"=1'-0"



4 UNIT 6 EAST ELEVATION
A6.31 SCALE: 1/4"=1'-0"



1 UNIT 6 NORTH ELEVATION
A6.31 SCALE: 1/4"=1'-0"

wsa
william shepler & associates
architecture

201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wshepler.com

Seal:

Signature: _____

Consultants:

Meridian Engineering LLC
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Submissions / Revisions:
PLANNING REVISION 9.11.20
PLANNING REVISION 1: 8.13.20
PLANNING REVISION 2: 10.15.20
PLANNING REVISION 3: 11.11.20
PLANNING REVISION 4: 2.19.21

1316 ROYAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size 24x36	Project #: 19029
-----------------------	---------------------

Title:
**UNIT 6
ELEVATIONS**

Sheet Number:
A6-3.1
Date: - SEPTEMBER 10, 2020
© 2020 by SHEPLER &
ASSOCIATES ARCHITECTURE LLC

[illegible]

Common Name/Botanical Name	Size	Status	Cond	Remain/Remove/Transplant	Arborist Remarks
1 Ixora/Ixora coccinea	Shrub 6-8' oa	npr	good	Remain	photo 2
2 Ixora/Ixora coccinea	Shrub 6-8' oa	npr	good	Remain	
3 Gumbo Limbo/Bursea simaruba	16.7" dsh 18'x15'w	regulated	fair	Remain	
4 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
5 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
6 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
7 Ixora/Ixora coccinea	Shrub	npr	good	Remain	
8 Pink Tabebuia/Tabebuia heterophylla	17.5" dsh 25'x15'w	npr	poor	Remain	shared tree, ccdominant branches with included bark, leaning south, in utility lines, topped, growing under concrete pad
9 Pink Tabebuia/Tabebuia heterophylla	13.25" dsh 20'x10'w	npr	poor	Remain	
10 Pink Tabebuia/Tabebuia heterophylla	20" dsh 40'x20'w	npr	poor	Remain	
11 Jamaican Caper/Capparis cynophallophora	3.3" dsh 10-12'x8'w	regulated	good	Remain	
12 Strangler Fig/Ficus aurea	6.33" dsh B 40'x30'w	regulated	good	Remain	
13 Green Island Ficus/Ficus microcarpa	Shrub 3' oa	npr	fair	Remain	large, shared cn property line, growing over fence approximately 75% in neighbors property, retain protect Photo 5
14 Christmas Palm/Adonia merrillii	Double 13' oa	regulated	good	Transplant	
15 Christmas Palm/Adonia merrillii	Double 13' oa	regulated	good	Transplant	
16 Plumbago/Ceratostigma plumbaginoides	Shrub	npr	good	Remain	
17 Arboricola/shefflera arboricola	Shrub	npr	good	Remain	
18 Christmas Palm/Adonia merrillii	Triple 8' oa	npr	good	Remain	remain
19 Arboricola/shefflera arboricola	Shrub	npr	good	Remain	
20 Plumbago/plumbago ariculata	Shrub	npr	good	Remain	
21 Arboricola/shefflera arboricola	Shrub	npr	good	Remove	affected by prepposed plans
22 Bougainvillea species	Trellised	npr	poor	Remove	
23 Arboricola/shefflera arboricola	Shrub 3' oa	npr	good	Remove	
24 Arboricola/shefflera arboricola	Shrub 3' oa	npr	good	Remove	
25 Arboricola/shefflera arboricola	Shrub 3' oa	npr	good	Remove	
26 Bougainvillea species	Trellised	npr	poor	Remove	affected by proposed plans, poor condition
27 Golden Dewdrop/Duranta erecta	Shrub 4'x3'	npr	fair	Remove	
28 Golden Dewdrop/Duranta erecta	Shrub 4'x3'	npr	fair	Remove	
29 Bougainvillea species	Trellised	npr	poor	Remove	
30 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	
31 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
32 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	
33 Bougainvillea species	Trellised	npr	poor	Remove	
34 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	
35 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	
36 Arboricola/shefflera arboricola	Shrub 3'x3'	npr	fair	Remove	affected by proposed plans
37 Draceana species/	Shrub	npr	fair	Remain	
38 Yucca/	Shrub 8' h	npr	fair	Remain	
39 Fishtail Palm/caryota mitis	18' h	npr	poor	Remove	
40 White Bird of Paradise/Strelitzia nicolai	4'x2' 2' h	npr	good	Remain	
41 Ponytail Palm/Beaucarnea recurvata	5'x10'	npr	fair	Remain	
42 Fishtail Palm/caryota mitis	6-7' h	npr	poor	Remove	remove, poor condition
43 Fishtail Palm/caryota mitis	18' h	npr	poor	Remove	remove, poor condition
44 Draceana species	Shrub 4' h	npr	fair	Remain	
45 Green Island Ficus/Ficus microcarpa	Shrub 3.5'x1'	npr	fair	Remain	
46 Pink Tabebuia/Tabebuia heterophylla	5.2" dsh 12'x5'w	npr	poor	Remain	leaning west, remain, outside property
47 Pink Tabebuia/Tabebuia heterophylla	15" dsh 25'x15'w	npr	poor	Remain	
48 Pink Tabebuia/Tabebuia heterophylla	6" dsh	npr	poor	Remain	
49 Pink Tabebuia/Tabebuia heterophylla	6.7" dsh	npr	poor	Remain	
50 Pink Tabebuia/Tabebuia heterophylla	5" dsh	npr	poor	Remain	
51 Pink Tabebuia/Tabebuia heterophylla	2" dsh	npr	poor	Remain	seedling, north side of fence, topped, remain, outside property Photo 6
52 Pink Tabebuia/Tabebuia heterophylla	3" dsh	npr	poor	Remain	
53 Pink Tabebuia/Tabebuia heterophylla	8.5" dsh	npr	poor	Remain	
54 Pink Tabebuia/Tabebuia heterophylla	5.5" dsh 25'x10'w	npr	poor	Remain	
55 Pink Tabebuia/Tabebuia heterophylla	14.75" dsh 35'x15'w	npr	poor	Remain	
56 Pink Tabebuia/Tabebuia heterophylla	1.75" dsh	npr	poor	Remain	seedling, north side of fence, through fence, remain, outside property
57 Neem/Azadirachta indica	2.5" dsh 12'x4'w	npr	poor	Remain	
58 Pink Tabebuia/Tabebuia heterophylla	10.5" dsh 23'x12'w	npr	poor	Remain	
59 Pink Tabebuia/Tabebuia heterophylla	3" dsh 20'x4'w	npr	poor	Remain	
60 Pink Tabebuia/Tabebuia heterophylla	4.2" dsh 22'x8'w	npr	poor	Remove	
61 Christmas Palm/Adonia merrillii	Triple 10'-16' oa	regulated	fair	Remain	seedling, north side of fence, partially dead, uprooted, remain, outside property
62 Pink Tabebuia/Tabebuia heterophylla	14" dsh 30'x20'w	npr	poor	Remain	
63 Christmas Palm/Adonia merrillii	20' h	regulated	fair	Remain	
64 Bamboo Plm/Chamaedorea seifrizii	Cluster 7 canes	npr	poor	Remove	
65 Bamboo Plm/Chamaedorea seifrizii	Cluster 4 canes	npr	poor	Remove	
66 Bamboo Plm/Chamaedorea seifrizii	Cluster 8 canes	npr	poor	Remove	remove, poor condition
67 Pink Tabebuia/Tabebuia heterophylla	14" dsh 37'x15'w	npr	fair	Remain	
68 Sweet Acacia/Acacia farnesiana	14.6" dsh 12'x15'w	regulated	poor	Remove	
69 Areca Palm/Dypsis lutescens	Grouping 10'-12' oa	npr	fair	Remain	
70 Christmas Palm/Adonia merrillii	Cluster 11 6-18' oa	regulated	fair	Remove	
71 Christmas Palm/Adonia merrillii	Cluster of 8 20'-22' oa	regulated	fair	Remain	remove, affected by proposed design
72 Christmas Palm/Adonia merrillii	Cluster of 5 8'-18' oa	regulated	fair	Remove	
73 Washingtonia Palm/Washingtonia robusta	40' oa	regulated	poor	Remove	
74 Pink Tabebuia/Tabebuia heterophylla	8" dsh 25'x10'w	npr	poor	Remove	
75 Pink Tabebuia/Tabebuia heterophylla	12" dsh 30'x20'w	npr	poor	Remove	
76 Areca Palm/Dypsis lutescens	Cluster 10'x6'w	npr	fair	Remain	north of fence outside property
77 Christmas Palm/Adonia merrillii	18'-20' oa	regulated	good	Remove	
78 Frangipani/Plumeria	10.5" dsh 20'x18'w	regulated	fair	Remove	
79 Draceana species	Shrub 10'x5'w	npr	poor	Remain	
80 Gumbo Limbo/Bursea simaruba	10.6" dsh 20'x20'w	regulated	fair	Remain	
81 Gumbo Limbo/Bursea simaruba	3.3" dsh 18'x4'w	regulated	poor	Remove	4 codominant branches, remain, to be trimmed 4' CT
82 Satin Leaf/Chrysophyllum olidiforme	6" dsh 20'x8'w	regulated	poor	Remove	
83 Pink Tabebuia/Tabebuia heterophylla	20.2" dsh 22'x15'w	npr	poor	Remove	
84 Coconut Palm/cocos nucifera	35'-40' oa	regulated	fair	Remain	
85 Satin Leaf/Chrysophyllum olidiforme	5" dsh 10'x14'w	regulated	fair	Remain	
86 Gumbo Limbo/Bursea simaruba	9.5" dsh 20'x10'w	regulated	fair	Remain	leaving west
87 Jamaican Caper/Capparis cynophallophora	Multi 12" dsh 15'x10'w	regulated	fair	Remain	
88 Satin Leaf/Chrysophyllum olidiforme	4.4" dsh 13'h	regulated	poor	Remove	
89 Royal Poiniana/Delonix regia	16.4" dsh 18'h 25'w	regulated	fair	Remain	
90 Jamaican Caper/Capparis cynophallophora	Multi 7.5" dsh 18'x8'w	regulated	fair	Remove	
91 Florida Thatch Palm/Thrinax radiata	8' oa	regulated	good	Transplant	transplant, see L3.00
92 Jamaican Caper/Capparis cynophallophora	Multi 2" dsh 10' oa	regulated	poor	Remove	
93 Florida Thatch Palm/Thrinax radiata	10' h	regulated	good	Transplant	
94 Jamaican Caper/Capparis cynophallophora	2" dsh	regulated	poor	Remove	
95 Jamaican Caper/Capparis cynophallophora	Multi 10" dsh 16'x8'w	regulated	fair	Remove	
96 Jamaican Caper/Capparis cynophallophora	Multi 1" dsh	npr	poor	Remove	through fence, remove, poor condition
97 Jamaican Caper/Capparis cynophallophora	.75" dsh 5' oa	npr	fair	Remove	
98 Jamaican Caper/Capparis cynophallophora	Multi 14" dsh 18'x15'w	regulated	fair	Remove	
99 Jamaican Caper/Capparis cynophallophora	Multi 12" dsh 14'0h	regulated	poor	Remove	
100 Bamboo Plm/Chamaedorea seifrizii	3' h 1 cane	npr	poor	Remove	

* Items listed in RED are regulated trees NOT in poor condition.

101 Gumbo Limbo/Bursea simaruba	8.5" dsh 25'x8'w	regulated	good	Remain	remain, work with city arborist
102 Royal Poinciana/Delonix regia	21" dsh 18'x20'w	regulated	fair	Remain	remain Photo 11
103 Jamaican Caper/Capparis cynophallophora	.5" dsh	npr	poor	Remove	seedling, through fence, remove, poor condition
104 Small Leaf Clusia/Clusia guttifer	14" dsh 20'x8'w	regulated	poor	Remove	partially uprooted, remove
105 Small Leaf Clusia/Clusia guttifer	14.3" dsh 20'x20'w	regulated	poor	Remove	remove, poor condition
106 Small Leaf Clusia/Clusia guttifer	16" dsh 20'x15'w	regulated	poor	Remove	partially uprooted, remove, poor condition
107 Small Leaf Clusia/Clusia guttifer	12.7" dsh 18'x20'w	regulated	poor	Remove	remove
108 Royal Poinciana/Delonix regia	25" dsh 25'x25'w	regulated	fair	Remain	retain and protect
109 Small Leaf Clusia/Clusia guttifer	18" dsh 20'x20'w	regulated	poor	Remove	uprooted, remove, poor condition
110 Jamaican Caper/Capparis cynophallophora	.5" dsh 7'x3'w	npr	fair	Remove	remove, no regulated, close proximity to 108
111 Fiji Fan Palm/Pritchardia pacifica	25' h	regulated	fair	Remove	remove, affected by proposed design
112 Gumbo Limbo/Bursea simaruba	4.7" dsh 14'x6'w	regulated	poor	Remove	topped, restricted growth due to overhead canopy, leaning south with dog leg, remove
113 Sabal Palm/Sabal palmetto	16' oa	regulated	poor	Remain	may require trimming to not conflict with utilities, city property
114 Pink Tabebuia/Tabebuia heterophylla	10" dsh 20'x10'w	npr	poor	Remove	remove, conflict with utilities, city property
115 Jamaican Caper/Capparis cynophallophora	.5"	npr	poor	Remove	seedling, remove, poor condition
116 Coconut Palm/cocos nucifera	40'	regulated	fair	Remain	retain and protect
117 Coconut Palm/cocos nucifera	Seedlings (5) 2'-4' oa	npr	good	Remove	remove, affected by proposed design
118 Brazilian Pepper/Schinus terebinthifolius	4" dsh	npr	poor	Remove	over fence, remove invasive
119 Pink Tabebuia/Tabebuia heterophylla	12" dsh 16'x8'w	npr	poor	Remove	uprooted, remove
120 Aralia/Polyscias	Shrub 3" dsh 12'1 4" w	npr	poor	Remove	uprooted, broken, remove
121 Jamaican Caper/Capparis cynophallophora	18" dsh 18'x10'w	regulated	poor	Remove	partially uprooted, remove
122 Red Coco Plum/Chrysobalanus icaco v. red tip	7" dsh	regulated	poor	Remove	partially uprooted, remove
123 Jamaican Caper/Capparis cynophallophora	6" dsh 18'x10'w	regulated	poor	Remove	uprooted, remove
124 Gumbo Limbo/Bursea simaruba	1.3" dsh 8'-9'oa	regulated	poor	Remain	seedling, remain, outside property
125 Jamaican Caper/Capparis cynophallophora	15" dsh 18'x20'w	regulated	poor	Remove	uprooted,, damaged, remove
126 Jamaican Caper/Capparis cynophallophora	14.6" dsh	regulated	poor	Remove	partially uprooted, remove
127 Pink Tabebuia/Tabebuia heterophylla	6" dsh 18'x8'w	npr	poor	Remain	through fence, remain, outside property
128 Surinam Cherry/Eugenia uniflora	Shrub 1" dsh 4'-5'oa	npr	poor	Remain	remain, outside property, invasive exotic
129 Veitchia/Veitchia spec.	<10 ft CT	npr	good	Remove	remove, affected by proposed design
130 Pink Tabebuia/Tabebuia heterophylla	27" dsh 32'x15'w	regulated	poor	Remain	retain and protect
131 Bamboo Palm/Chamaedorea seifrizii	2 canes 12' oa	npr	poor	Remove	remove, poor condition
132 Jamaican Caper/Capparis cynophallophora	multi 10" dsh 18'x6'w	regulated	poor	Remove	partially uprooted, remove
133 Pink Tabebuia/Tabebuia heterophylla	16.5" dsh	npr	poor	Remain	neighbor property south side of fence, on fence, 16.5" dia. branch growing north into property 12', remove limb Photo 13
134 Jamaican Caper/Capparis cynophallophora	12" dsh 12'x10'w	regulated	poor	Remove	uprooted, remove
135 Jamaican Caper/Capparis cynophallophora	3" dsh 15'x5'w	regulated	poor	Remain	through fence, remain
136 Small Leaf Clusia/Clusia guttifer	6.7" dsh 10'x10'w	regulated	poor	Remove	partially uprooted, topped, remove
137 Pink Tabebuia/Tabebuia heterophylla	3.4" dsh 16'x6'w	npr	poor	Remove	remove, invasive exotic
138 Small Leaf Clusia/Clusia guttifer	7.5" dsh 15'x20'w	regulated	poor	Remove	uprooted, through fence, remove
139 Royal Poinciana/Delonix regia	7.1" dsh 30'x15'w	regulated	fair	Remain	retain and protect
140 Christmas Palm/Adonidia merrillii	18' oa	regulated	good	Remain	Remain , outside property
141 Gumbo Limbo/Bursea simaruba	18.1" dsh 30'x20'w	regulated	fair	Remain	on fence, leaning south at utility pole, remain, heavy maintenance trim Photo 14
142 NOT USED					
143 Small Leaf Clusia/Clusia guttifer	6.2" dsh 10'x8'w	regulated	poor	Remove	partially uprooted, remove
144 Draceana species	Shrub 7'x5'w	npr	poor	Remove	remove, not regulated, affected by proposed design
145 Myrsine/Rapanea punctata	<1" dsh Shrub 6'-10' h	npr	poor	Remain	Remain , outside property
146 Myrsine/Rapanea punctata	<1" dsh Shrub 6'-10' h	npr	poor	Remain	Remain , outside property
147 Myrsine/Rapanea punctata	<1" dsh Shrub 6'-10' h	npr	poor	Remain	Remain , outside property
148 Areca Palm/Dypsis lutescens	3 canes 7'-8'	npr	fair	Remove	remove, not regulated, affected by proposed design
149 Areca Palm/Dypsis lutescens	4 canes 8'-10'	npr	fair	Remove	remove, not regulated, affected by proposed design
150 Areca Palm/Dypsis lutescens	10-14'oa 10 canes	npr	fair	Remove	remove, not regulated, affected by proposed design
151 Pink Tabebuia/Tabebuia heterophylla	5" dsh 18'x4'w	npr	poor	Remove	on roof, roots under structure, remove
152 Bamboo Palm/Chamaedorea seifrizii	5 canes 4' h	npr	poor	Remove	remove, poor condition
153 Christmas Palm/Adonidia merrillii	6' oa	npr	good	Remove	remove, not regulated, affected by proposed design
154 Keys Thatch Palm/Leucothrinax morrisii	double 8',3' h	regulated	good	Transplant	transplant, see L3.00
155 Keys Thatch Palm/Leucothrinax morrisii	triple, 6'-11' h	regulated	good	Transplant	transplant, see L3.00
156 Keys Thatch Palm/Leucothrinax morrisii	triple 5'-6' h	regulated	good	Transplant	transplant, see L3.00
157 Pink Tabebuia/Tabebuia heterophylla	13.6" @base 30'x10'w	npr	poor	Remove	remove, invasive exotic
158 Pink Tabebuia/Tabebuia heterophylla	11.3" dsh 30'x20'w	npr	poor	Remove	remove, invasive exotic
159 Washingtonia Palm/Washingtonia robusta	40' oa	regulated	poor	Remove	remove, poor condition
160 Jamaican Caper/Capparis cynophallophora	2" dsh 5.5'x5'w	regulated	poor	Remove	hedged, remove
161 Gumbo Limbo/Bursea simaruba	6.5" dsh 15'x12'w	regulated	poor	Remove	leaning south, under canopy, remove
162 Washingtonia Palm/Washingtonia robusta	4'oa	npr	poor	Remove	remove, invasive exotic
163 Raintree Tree/Samanea saman	25' @3'h	regulated	poor	Remove	tree in decline, sunscald, fungus, dead limbs, remove Photo 15, 16, 17, 18
164 Green Thatch Palm/Thrinax radiata	5' oa	regulated	good	Transplant	transplant, see L3.00 Photo 19
165 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	transplant, see L3.00
166 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	transplant, see L3.00
167 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	clump, transplant, see L3.00
168 Fiddle Wood/Citharexylum spinosum	7.3" dsh 13'x10'w	regulated	poor	Remove	remove, poor condition
169 Pink Tabebuia/Tabebuia heterophylla	5.8" dsh 20'x8'w	npr	poor	Remove	remove, invasive exotic
170 Pink Tabebuia/Tabebuia heterophylla	2.7" dsh 13'x6'w	npr	poor	Remove	remove, invasive exotic
171 Pygmy Date Palm/Phoenix roebellenii	Triple 6'-12' oa	npr	poor	Remove	remove, poor condition
172 Mahogany/Swietenia mahogoni	9.7" dsh 20'x12'w	regulated	poor	Remove	remove, poor condition
173 Pink Tabebuia/Tabebuia heterophylla	9" dsh 20'x8'w	npr	poor	Remove	remove, invasive exotic
174 Pink Tabebuia/Tabebuia heterophylla	4.7" dsh 25'x6'w	npr	poor	Remove	remove, invasive exotic
175 Gumbo Limbo/Bursea simaruba	6.4" dsh 18'x10'w	regulated	poor	Remove	codominant branches, remove Photo 20
176 Pink Tabebuia/Tabebuia heterophylla	8.4" dsh 25'x12'w	npr	poor	Remove	remove, invasive exotic
177 Gumbo Limbo/Bursea simaruba	8.5" dsh 8'x20'w	regulated	poor	Remove	remove, poor condition
178 Pink Tabebuia/Tabebuia heterophylla	5.2" dsh 18'x6'w	npr	poor	Remove	leaning south, remove
179 Pink Tabebuia/Tabebuia heterophylla	8.9" dsh 23'x12'w	npr	poor	Remove	under concrete walkway, remove
180 Crinum Lilly/Crinum spp.	2 plants 3' oa	npr	fair	Remove	remove
181 Green Thatch Palm/Thrinax radiata	6' oa	regulated	good	Transplant	transplant, see L3.00
182 Lignum Vitae/Guaicum sanctum	7.5" dsh 8'x12'w	regulated	fair	Remain	Retain and protect, root prune 1 year in advance if transplanting Photo 21
183 Satin Leaf/Chrysophyllum olidiforme	.5" dsh seedling	npr	fair	Remove	remove
184 White Stopper/Eugenia axillaris	Multi 4"	regulated	poor	Remove	remove, partially hedged, conflict with Lignum vitae root system
185 White Stopper/Eugenia axillaris	6" dsh8' oa	npr	poor	Remove	seedling in conflict with Lignum vitae root system, remove
186 Jamaican Caper/Capparis cynophallophora	3" @ base	regulated	poor	Remove	hedged, in conflict with Lignum vitae root system, remove
187 Red Tip Coco Plum/Chrysobalanus icaco	Multi hedge 8'x8'w	regulated	poor	Remove	hedged, uprooted, remove
188 Silver Buttonwood/Conocarpus erectus var sericeus	Hedge 12'x10'w	regulated	poor	Remove	hedged, remove, poor condition Photo 22
189 Red Tip Coco Plum/Chrysobalanus icaco	Multi 5' dsh	npr	poor	Remove	hedged, uprooted, remove
190 Royal Palm/Roystonea regia	12' oa	regulated	poor	Remove	remove Photo 22
191 Red Tip Coco Plum/Chrysobalanus icaco	Multi 7" dsh 12'x8'w	regulated	poor	Remove	hedged, remove
192 Silver Buttonwood/Conocarpus erectus var sericeus	Multi 8" dsh 12'x5'w	regulated	poor	Remove	hedged, uprooted, remove

[illegible]

DRAWING NAME
TREE PHOTOS

[illegible]

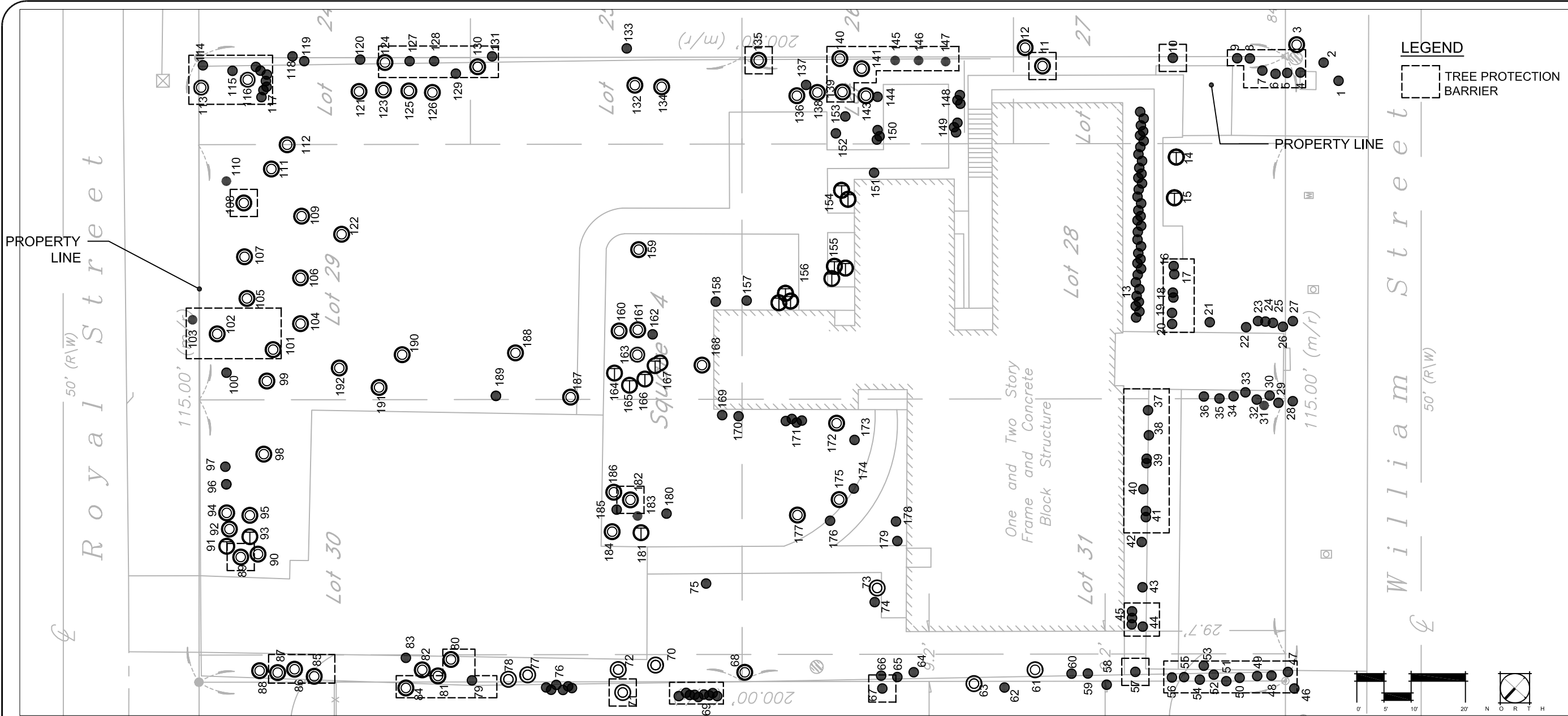
PROJECT NUMBER

DRAWING NUMBER

L.004

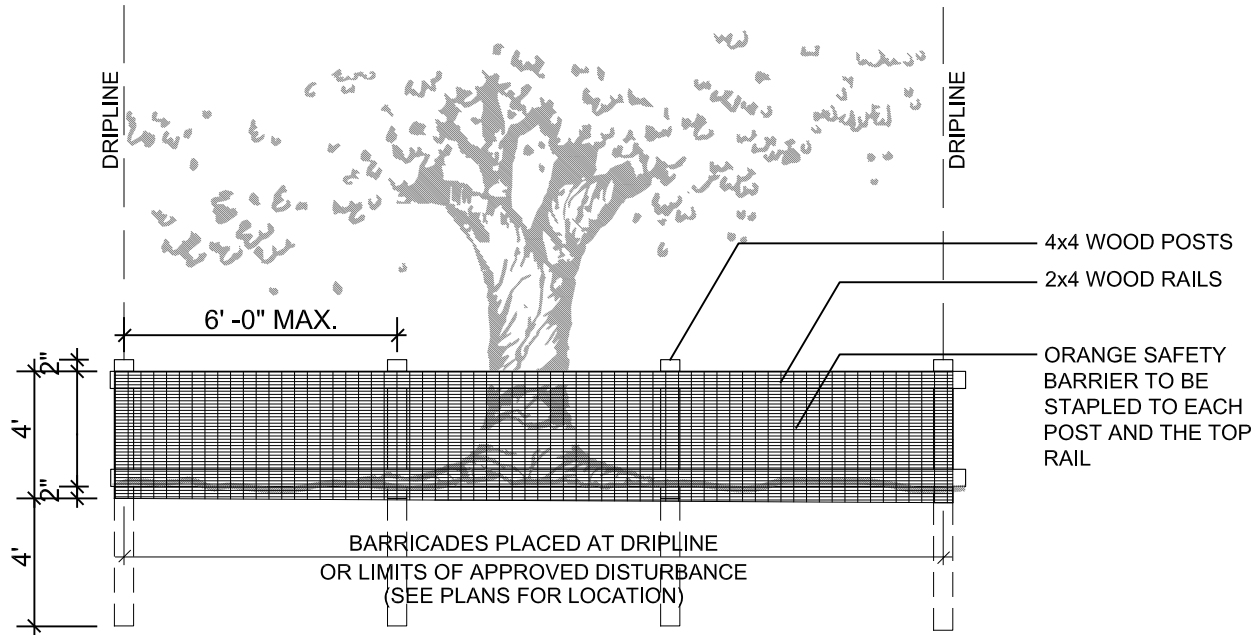
DRAWING NAME

TREE PHOTOS



TREE PROTECTION AND PRESERVATION NOTES

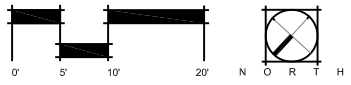
- Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or skinning of roots
 - Skinning and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
- Protection barriers (tree barricades) shall be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



1316 ROYAL STREET
KEY WEST, FLORIDA

PROJECT NUMBER	DRAWING NUMBER	DRAWING NAME
	L.005	TREE PROTECTION PLAN

NO.	DATE	DESCRIPTION	BY	CHK	APV
	02.24.21	Issued for Review	IM	KO	KO



NOTES:

1. TOTAL LANDSCAPE AREA SHALL BE A MINIMUM OF 20% THE TOTAL SITE AREA.
2. *ALL SIMPSONS STOPPER (MYRICANTHES FRAGANS) SHALL NOT BE HEDGED AND MUST BE MAINTAINED AT 5' HT MIN.
3. ALL 100% LANDSCAPE MATERIALS USE TO BE NATIVE
4. PALM TREES USED IS 25% OF ALL TREES PROPOSED.
5. TEMPORARY IRRIGATION TO BE PROVIDED DURING PLANT ESTABLISHMENT.
6. NO ROOTS ARE TO BE CUT DURING THE INSTALLATION OF IRRIGATION.

[illegible]

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 25, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN – CONSTRUCTION OF SIX NEW SINGLE-FAMILY RESIDENCES. DEMOLITION OF NON-HISTORIC ADDITIONS AT EXISTING STRUCTURES FACING WILLIAM STREET.

#1316 ROYAL STREET/1319 WILLIAM STREET

Applicant – Will Shepler Application #H2021-0018

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 Nikita Stange, 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: 1319 William + 1316 Royal KW, FL 33040 on the 7 day of May, 2021.

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 May 15th, 2021.

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 H 2021-0018.

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

Signed Name of Affiant:

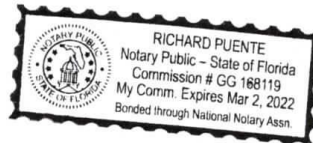
Nikita Stange
Date: 5/10/2021
Address: 1421 First
City: KW
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 10th day of May, 2021.

By (Print name of Affiant) Richard Puente who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Richard Puente
Print Name: Richard Puente
Notary Public - State of Florida (seal)
My Commission Expires: GG 168119









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 00036920-000000
 Account# 1037737
 Property ID 1037737
 Millage Group 10KW
 Location 1319 WILLIAM ST KEY WEST
 Address
 Legal KW WHITE & PIERCE DIAGRAM N-613 PT LOT 28 & PT LOT 29 & ALL LOTS 30 & 31 & PT LOTS 32 & 33 SQR 4
 Description TR 17 OR 423-89 OR 773-830 OR 965-2291/2292 OR 1218-408/09 OR 2917-79/81.
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

ROYAL WILLIAMS LLC
 1327 Whitehead St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$1,724,764	\$742,936	\$440,789	\$440,789
+ Market Misc Value	\$23,753	\$24,535	\$23,271	\$24,053
+ Market Land Value	\$1,265,000	\$1,368,500	\$955,420	\$955,420
= Just Market Value	\$3,013,517	\$2,135,971	\$1,419,480	\$1,420,262
= Total Assessed Value	\$2,349,568	\$2,135,971	\$1,419,480	\$1,420,262
- School Exempt Value	\$0	\$0	(\$1,419,480)	(\$1,420,262)
= School Taxable Value	\$3,013,517	\$2,135,971	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	23,000.00	Square Foot	115	200

Buildings

Building ID 40150
 Style 2 STORY ON GRADE
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 6436
 Finished Sq Ft 5234
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 558
 Functional Obs 0
 Economic Obs 0
 Depreciation % 4
 Interior Walls DRYWALL
 Exterior Walls C.B.S.
 Year Built 1969
 Effective Year Built 2015
 Foundation CONCRETE SLAB
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC ABOVE GRD
 Heating Type FCD/AIR DUCTED
 Bedrooms 6
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,234	5,234	0
QUU	OP PR UNFIN UL	387	0	0
OPF	OP PRCH FIN LL	703	0	0
OUF	OP PRCH FIN UL	112	0	0
TOTAL		6,436	5,234	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CHAIN FENCE	1979	1980	1	2706 SF	1
WALL AIR COND	1981	1982	1	1 UT	2
ASPHALT PAVING	1987	1988	1	1827 SF	2
CONC PATIO	1992	1993	1	1862 SF	2
TILE PATIO	1992	1993	1	2464 SF	1

5/19/2021

qPublic.net - Monroe County, FL - Report: 00036920-000000

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/10/2018	\$2,300,000	Warranty Deed	2178072	2917	79	01 - Qualified	Improved
6/1/1992	\$440,000	Warranty Deed		1218	408	U - Unqualified	Improved
9/1/1986	\$270,000	Warranty Deed		985	2291	M - Unqualified	Improved

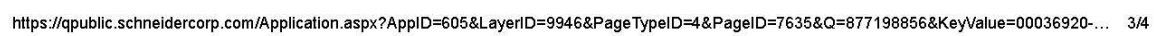
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0546	7/25/2019	2/7/2019	\$0	Residential	REMOVED EXIST 2 STRY SFR-WIRE UP 3 NEW BATHROOMS RELO EXIST KITCH FRM 2ND STORY TO 1ST FLR ADD APPROX 8 NEW RECEPTACLES LIGHTS IN EXIST AND 2 NEW BEDROOM WIRING
19-1620	7/25/2019	5/20/2019	\$0	Residential	RUN A NEW SEWER AND WATER LINES FROM HOUSE TO STREET
19-0001	1/2/2019	5/29/2019	\$0	Residential	1317-WIRE FOR SFR, WIRE UP NEW CENTRAL AC, KITCHEN APPLIANCES, INTERCONNECTED SMOKE, 1317 WILLIAM
18-1065	11/5/2018	6/28/2019	\$0	Residential	1317-THIS IS A CHANGE OF USE TO R-3 FROM CONGREGATE LIVING, INTERIOR REMODEL AND CHANGE IN ROOF PER HARC, 2 STORY BATHS AND KITCHEN 1800SF, PERMIT LISTED AS 1317 WILLIAM
18-1189	11/4/2018	5/24/2019	\$15,200	Residential	1317-ROUGH IN TRIM OUT 4 LAVS, 4 TOILETS, 4 SHOWERS, 3 WET BAR SINK, 1 KITCHEN, 1 FRIDGE
18-0168	9/4/2018	2/11/2019	\$0	Residential	RELOCATE EXISTING KITCHEN FROM 2ND FLR TO 1ST FLR WITH ONE KITCHEN SINK, 1 DW, 1 FRIDGE, 3 SHOWERS, 1 BATHTUB, 4 LAV SINKS, 4 TOILETS
18-3541	8/20/2018	2/14/2019	\$30,000	Residential	INTERIOR REMODEL OF EXISTING 2 STORY HOME REMODEL BATH AND ADD 2 NEW BATHS, REMOVE AND REMODEL KITCHEN FROM 2ND FLOOR TO FIRST FLOOR CHANGE USE TO R-3 INTERIOR REMODEL OF EXISTING SFR, REMODEL EXISTING BATH ADD 3 NEW BATHS, REMOVE AND REMODEL EXISTING KITCHEN FROM 2ND TO FIRST FLOOR
10-1163	4/15/2010		\$7,775	Commercial	INSTALL 475SF OF METAL ROOF
07-1271	3/14/2007		\$9,845	Commercial	INTERIOR WORK ONLY-1200 SF DRYWALL
06-4876	8/21/2006	9/28/2006	\$11,540	Commercial	REPLACE T & G ROOF W/ 14 SQRS BITUMENL
04-3079	9/24/2004	11/17/2004	\$11,500	Commercial	SPALLING, SIDING, RAILING, ETC
04-0152	1/23/2004	11/17/2004	\$2,000	Commercial	R&R 5-TON A/C
00-0656	5/8/2000	8/16/2000	\$5,800	Commercial	SHUTTERS
96-0401	1/1/1996	8/1/1996	\$1,500	Commercial	RENOVATIONS
A95-4293	12/1/1995	8/1/1996	\$1,600	Commercial	ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



5/19/2021

qPublic.net - Monroe County, FL - Report: 00036920-000000

Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 5/19/2021, 3:54:16 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.121