



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: May 25, 2021

Applicant: Seth Neal, Architect

Application Number: H2021-0019

Address: 1221 Royal Street

Description of Work:

New one-story residence, pool, deck, and site improvements.

Site Facts:

The site under review stands as a vacant lot as the historic house that used to be in the lot was declared unsafe by the CBO. Most adjacent historic houses are one-story structures.

Guidelines Cited on Review:

- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 22, 23, 24 and 25.
- Deck, Patios, Hot Tubs and Pools (pages 39-40), specifically guidelines 1 and 4.
- Fences and walls (pages 40-41), specifically guidelines 1, 2, 3, 4, 6, and 9.
- Parking Areas, Landscaping and Open Space Environment (page 43), specifically guidelines 1 and 3.

Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a new one-story frame house. The new structure will have an "L" shape form and its architectural vocabulary is based on the historic house once used to be in the site. The building will feature a three-bay full

front porch with concrete floor base. The house will have a maximum height of 18'-10" and will be built over a concrete slab. The house will have horizontal hardie board as siding, six over six wood impact windows, wood doors on the front and side and aluminum sliders on the rear elevation. All windows facing Royal Street will have louvered shutters. The plan includes the use of metal shingles as roofing system over the front porch and main core of the house, while proposing metal V-crimp for the rear sawtooths.

A pool with a fountain wall and deck are proposed on the rear yard and behind the house. A concrete driveway for one car is proposed as well as perimeter wood fences. Six-foot fences are proposed on both sides of the house and approximately 32'-3" setback from the front property line. A 4' tall rolling gate is also proposed for driveway access.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed new house meets the cited regulations. The new building front portion of the house reflects the same scale, mass, form, and proportions found in the historic building that was demolished. The introduction of the rear and side sawtooths helps in breaking the scheme mass. Staff finds that the design is harmonious to the surrounding historic houses and is an appropriate addition to the urban fabric. Staff finds the pool, deck and proposed fences also been in conformance with cited regulations.

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 # 2021-0019	REVISION #	INITIAL & DATE
FLOOD ZONE X	ZONING DISTRICT HMOR	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:

1221 ROYAL STREET	PHONE NUMBER
KWR LLC	843-290-8895
817 DUVAL ST.	EMAIL
	skyfly11@gmail.com
SETH NEAL, T.S. NEAL ARCHITECT	PHONE NUMBER
22974 OVERSEAS HWY	305-340-8857
CUDJOS KEY, FL 33042	EMAIL
	SETHNEAL@TSNARCHITECTS.COM
	DATE
	4-26-2021

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: NEW SINGLE STORY RESIDENCE. THE HOUSE WILL HAVE LAP SIDING (HARDBOARD) DOORS & METAL SHINGLES. WOOD IMPACT WINDOWS, 5-V METAL ROOF, AND REAR POOL DECK.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): NA



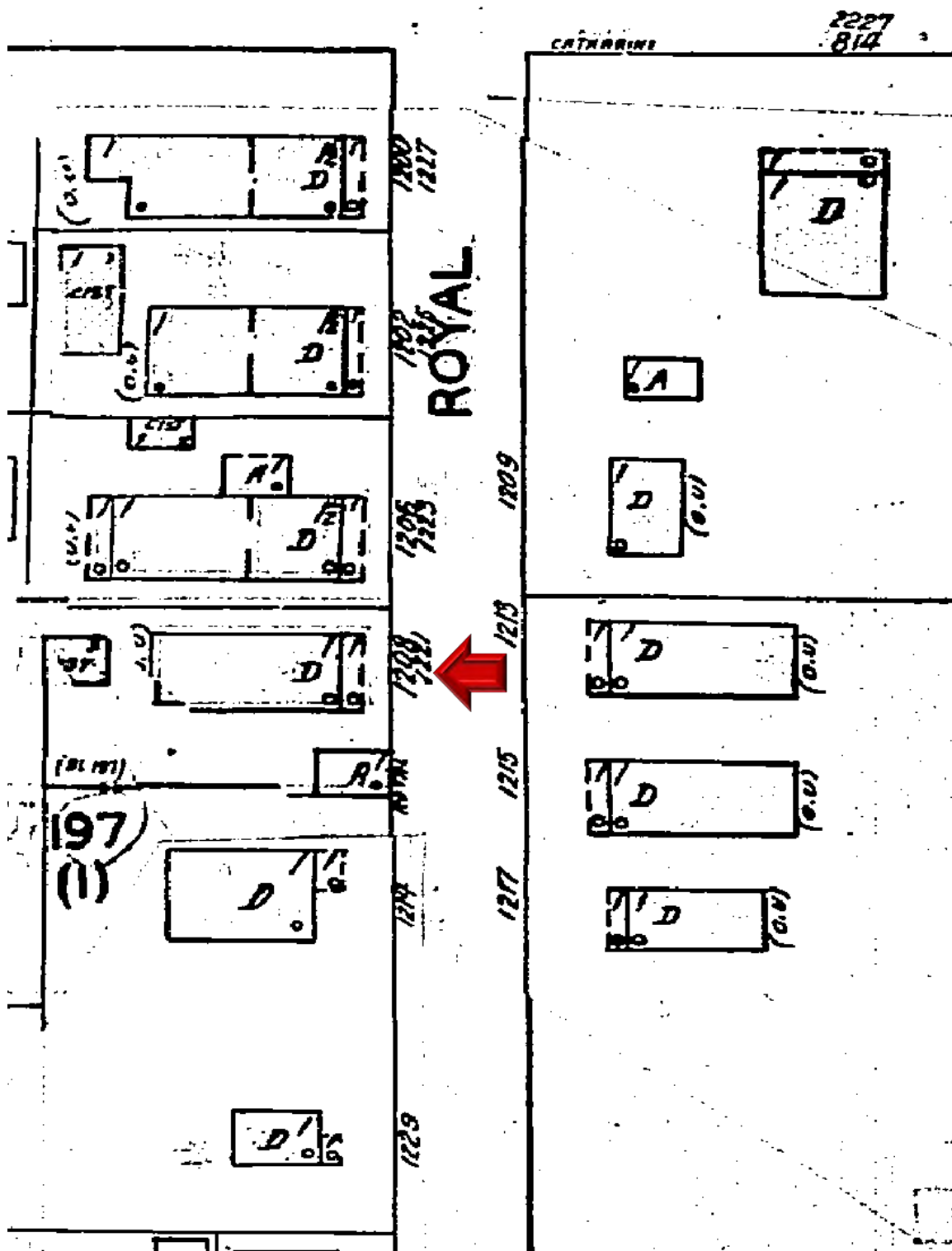
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
POOL AT REAR YARD	
PAVERS: NA	FENCES: YES, wood SEE SITE PLAN
DECKS: YES, SEE SITE PLAN	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): YES, SEE SITE PLAN
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
YES, SEE SITE PLAN	

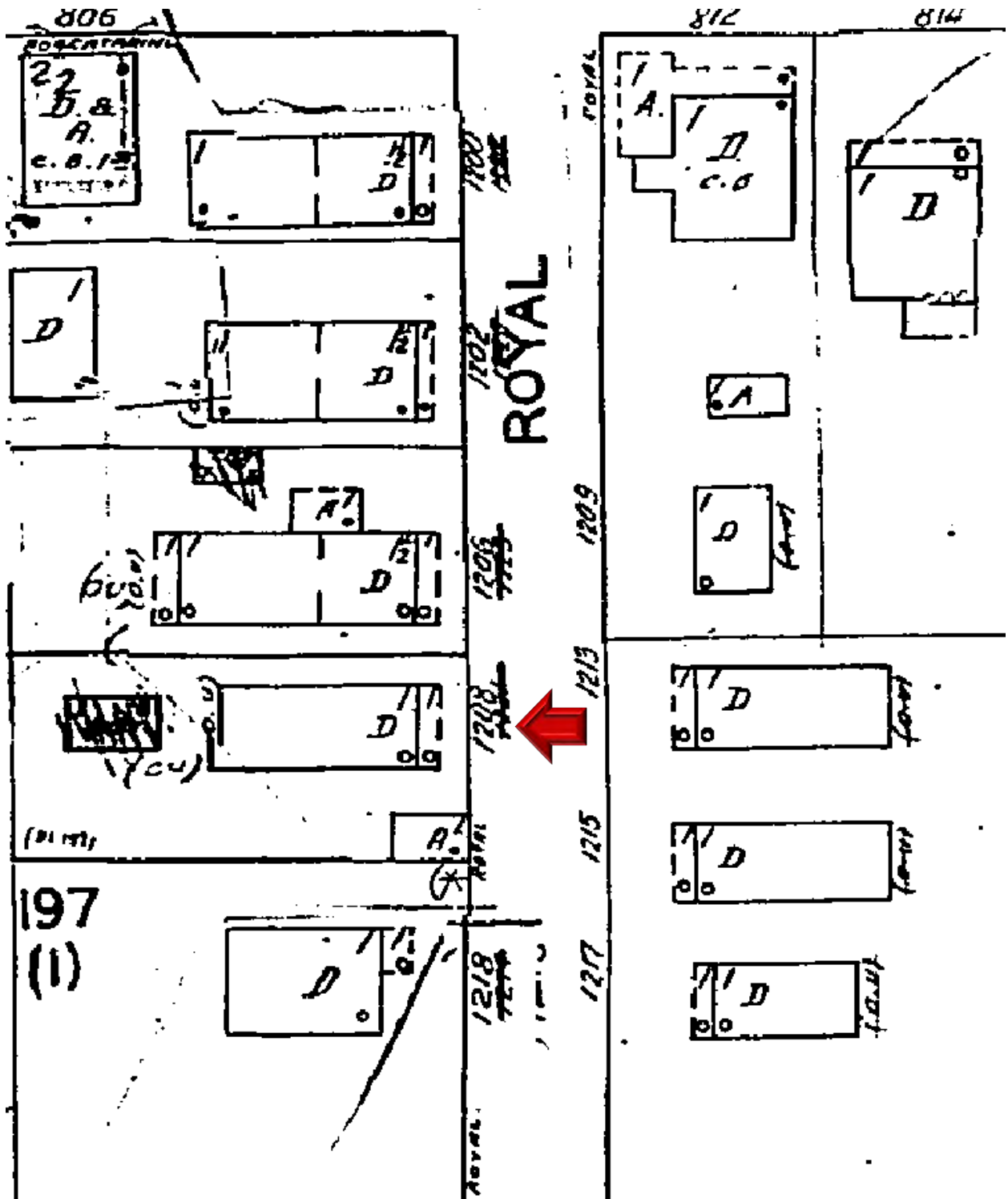
OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS: Vacant lot.				
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.

SANBORN MAPS



1948 Sanborn Map



PROJECT PHOTOS



1221 Royal Street circa 1965. Monroe County Library.





1221



122







SURVEY



ASSUMED

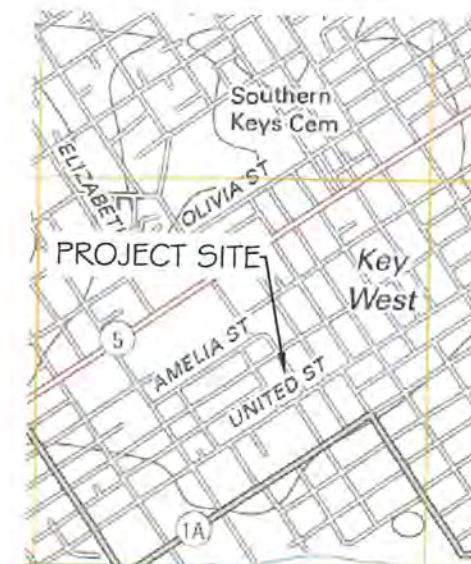
1"=20'



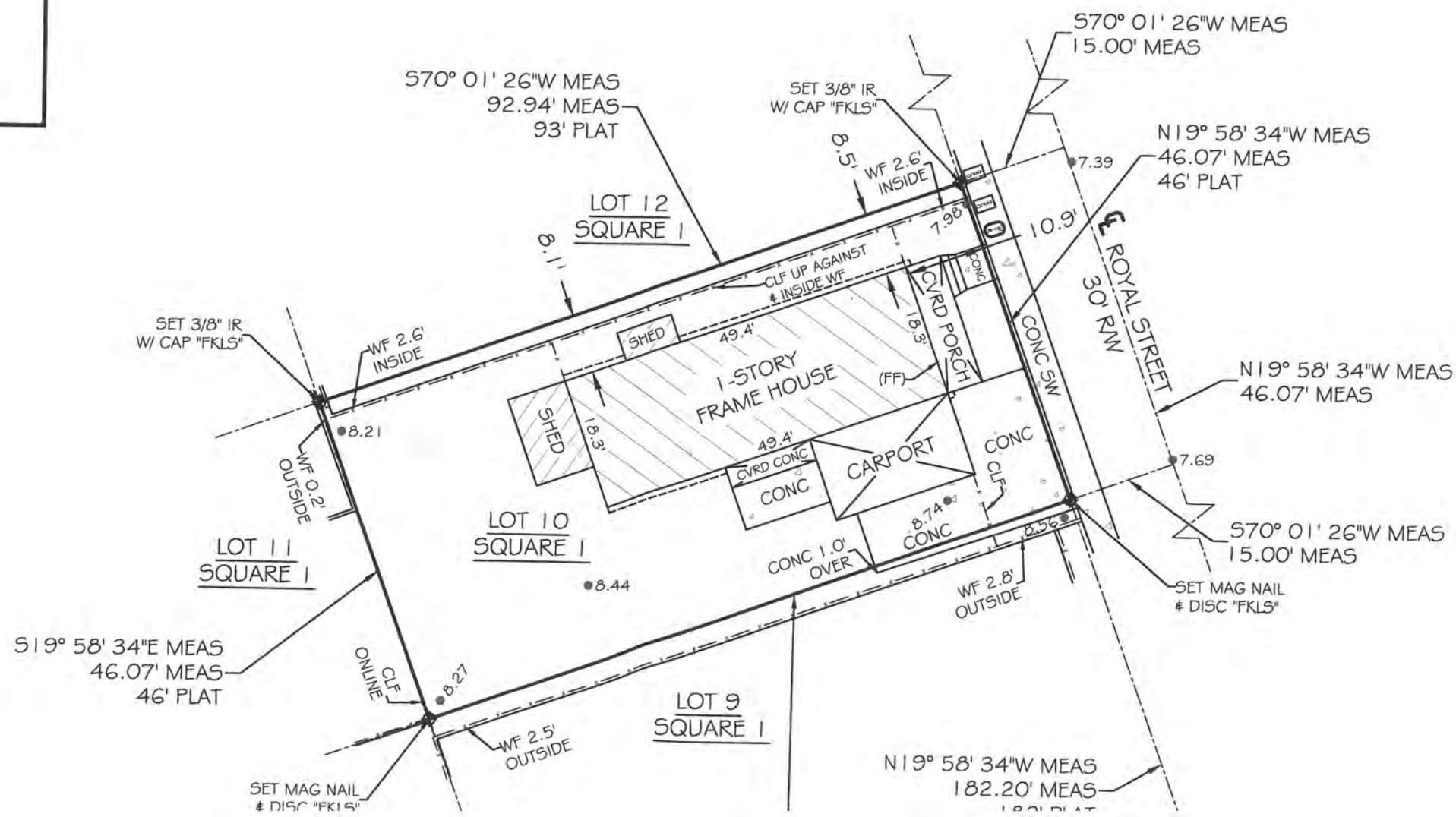
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 4,281.36 SQFT±

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T685-R25E



SYMBOL LEGEND:

- 
- CATCH BASIN
DRAINAGE MANHOLE
CONCRETE UTILITY POLE
FIRE HYDRANT
GUY WIRE
LIGHT POLE
SANITARY CLEANOUT
SANITARY MANHOLE
SIGN
SEWER VALVE
WATER VALVE
WATER METER
WOOD UTILITY POLE
SPOT GRADE ELEVATION (TYPICAL)
TRAFFIC CONTROL BOX
OVERHEAD UTILITY LINE

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N 19°58'34"W ASSUMED ALONG THE CENTERLINE OF ROYAL STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "872 4580 TIDAL 25" P.I.D. AA0004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1221 ROYAL STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 10/30/2020.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: X-SHADED; BASE ELEVATION: N/A

(FF) = 9.9' (NGVD 1929)

- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -

KWRH LLC;

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

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

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. 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'
MAP DATE	11/09/2020
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

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

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



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@Gmail.com

LEGAL DESCRIPTION -

In the County of Monroe and State of Florida, on the Island of Key West, and known on the map or plan of said Island delineated in Feb., A.D., 1829, by William A. Whitehead, as a part of the Tract Twelve (12), but is better known and described as Lot Ten (10) in Square One (1), in a diagram of subdivision made by James A. Waddell of that part of Tract Twelve (12) formerly known as "PHILBRICK'S BUTCHER PEN" now included within the corporate limits of the City of Key West, said Lot having a frontage on Royal Street, of Forty-Six (46) feet and a depth at right angles to said Royal Street, of Ninety-Three (93) feet, a parallelogram of Forty-Six by Ninety (46 x 90) feet. Being the same land conveyed to James A Waddell and wife, to Sixto Martinez, by Deed dated April 8, 1890, and recorded in Deed Book "PP" of Monroe County, Florida Records.

PROPOSED DESIGN

S I T E D A T A

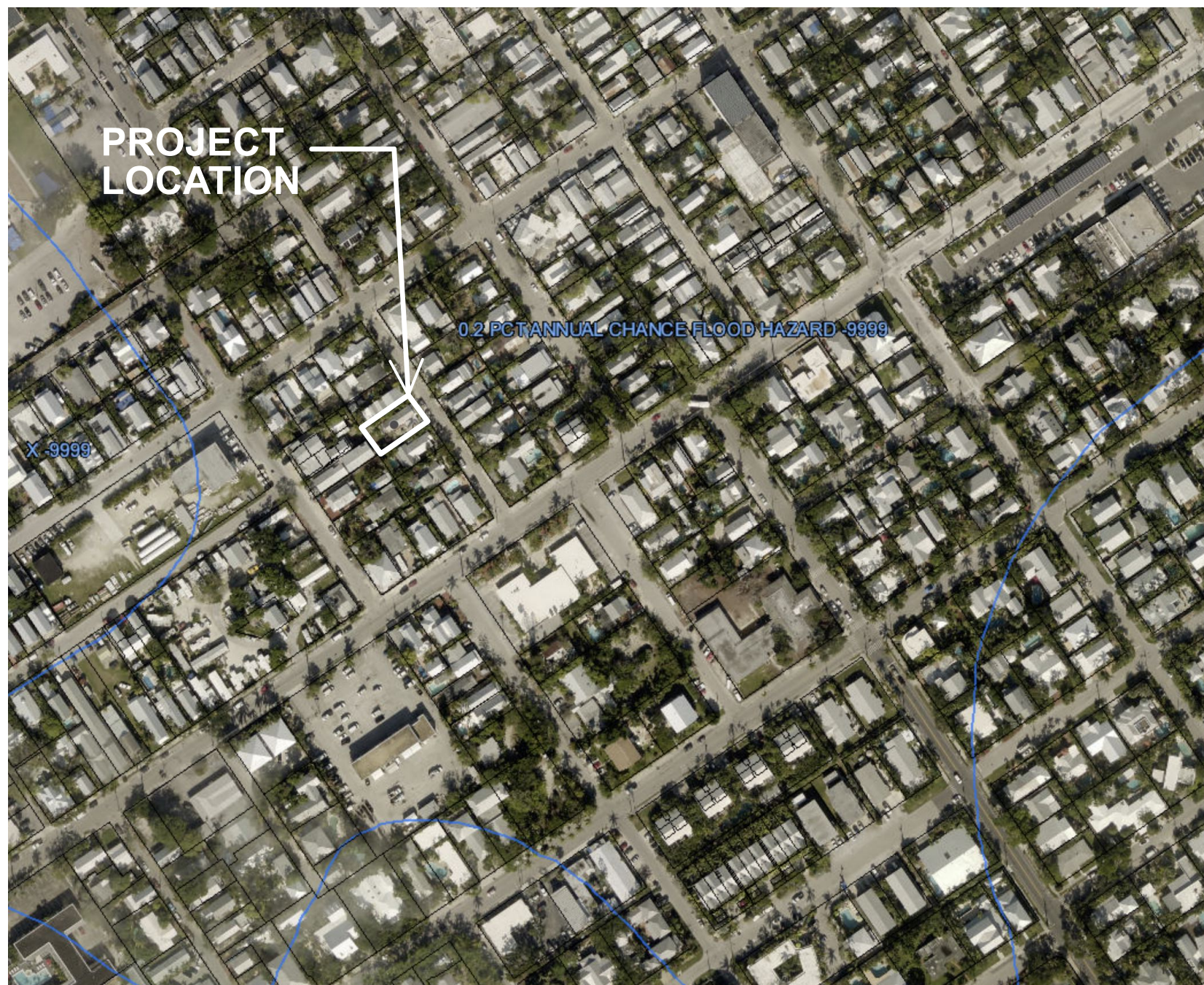
1221 ROYAL STREET

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,281 SQ. FT.	4,000 SQ. FT.	EXISTING	SEE SURVEY
LOT SIZE	46' X 93' SEE SURVEY	40' X 90' (MIN)	EXISTING	SEE SURVEY
IMPERVIOUS	1,893 SQ. FT. 44% IMPERVIOUS	2,568 (60% MAX)	2,040 SQ. FT. 47.7% IMPERVIOUS	CONFORMS
OPEN SPACE	2,387 SQ. FT. 55.7% OPEN SPACE	1,498 (35% MIN)	1,784 SQ. FT. 41.7% OPEN SPACE	CONFORMS
BUILDING COV.	1,444 SQ. FT. 33.7% BLD. COV.	1,712 (40% MAX)	1,711 SQ. FT. 40% BLD. COV.	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	NA	207 (30% MAX COV.) 691 SQ. FT. REAR YARD AREA	155 SQ. FT. 22.4% COVERAGE (FOGL)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	164 SQ. FT. 35.6% OPEN SPACE	230 (50% MIN) 460 SQ. FT. FRONT YARD AREA	169 SQ. FT. 63.2% OPEN SPACE	CONFORMS

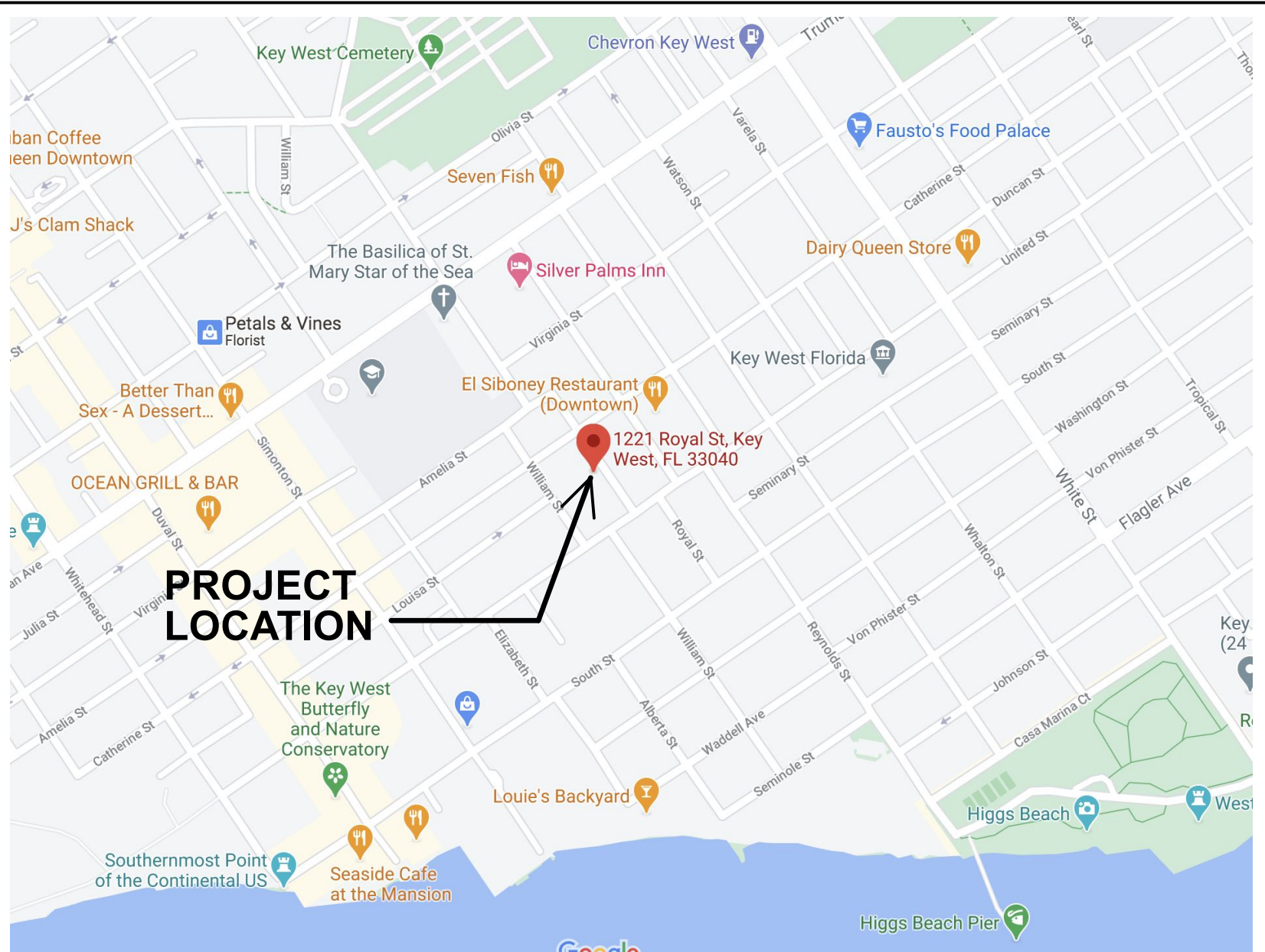
SETBACKS

NORTH SIDE SETBACK	4'-2"	5'	7'-4"	CONFORMS
SOUTH SIDE SETBACK	7'-7"	5'	5'-4"	CONFORMS
REAR SETBACK	24'-4'	15'	19'-2 1/2"	CONFORMS
FRONT SETBACK	5'-11"	10'	5'-11"	NO CHANGE TO EXISTING
BUILDING HEIGHT	EXISTING	30'	EXISTING	NO CHANGE TO EXISTING

FEMA MAP FLOOD ZONE X



SITE LOCATION MAP

**DESIGN NOTES:**

GENERAL NOTES:

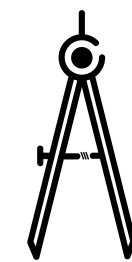
1. DO NOT SCALE ANY DRAWING.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR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

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA, SURVEY & PROJECT INFORMATION
C1.1	SURVEY & EXISTING SITE PLAN + TREE PROTECTION
A1.1	PROPOSED FIRST FLOOR
A3.1	PROPOSED ELEVATIONS

SCOPE OF WORK:

NEW ONE STORY WOOD FRAMED RESIDENCE WITH LAP SIDING & METAL ROOF. NEW POOL AND WOOD DECK AT REAR YARD.



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

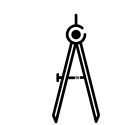
KWRH, LLC
1221 ROYAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
**TITLE, SITE DATA, SURVEY &
PROJECT INFORMATION**

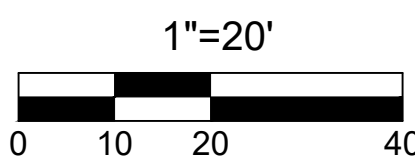
DRAWN: TSN
CHECKED: /
DATE: 04-26-202

REVISION #	DATE

T1.1
SHEET #

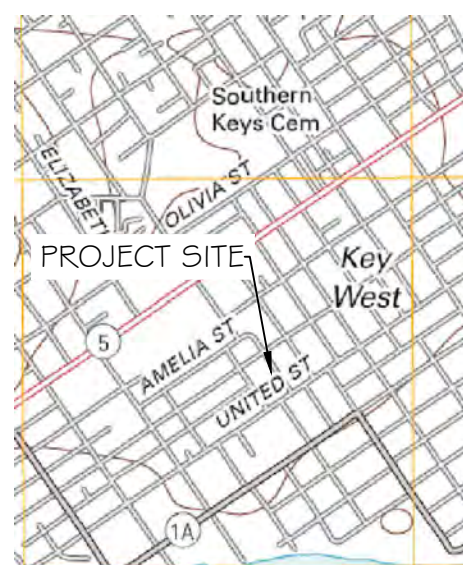


T S N
T. S. NEAL ARCHITECTS, INC.

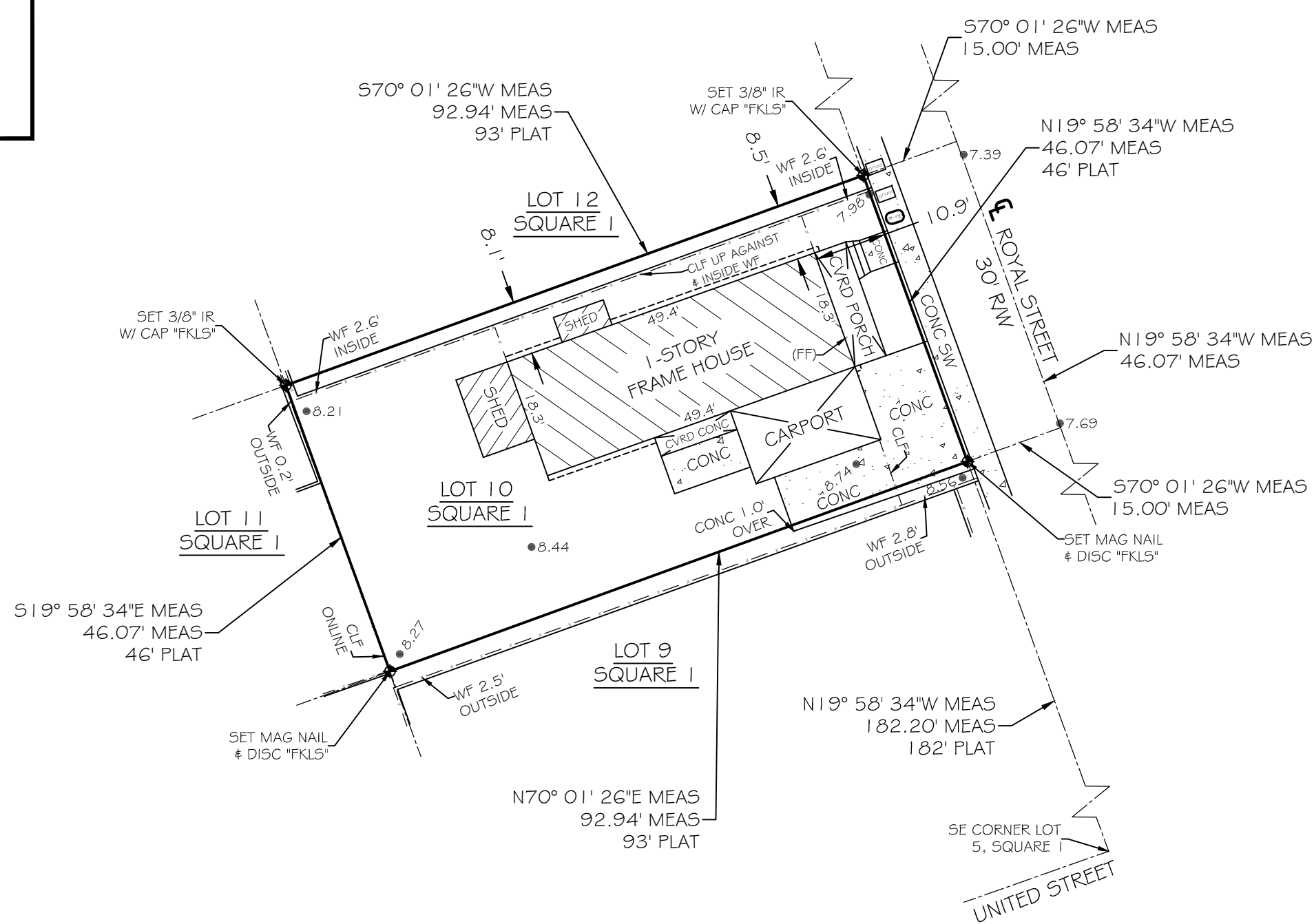


TOTAL AREA = 4,281.36 SQFT±

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T68S-R25E



SYMBOL LEGEND:



SURVEYORS NOTES

- BEARING BESE: ALL BEARINGS ARE BASED ON N19°58'34"W ASSUMED ALONG THE CENTERLINE OF ROYAL STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
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- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 10/30/2020.
- COMMUNITY NO.: 120168; MAP NO.: 120872-1516G; MAP DATE: 02-18-2005; FLOOD ZONE: X-SHAPED; BASE ELEVATION: N/A

$$(FF) = 9.9' \text{ (NGVD 1929)}$$

- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -

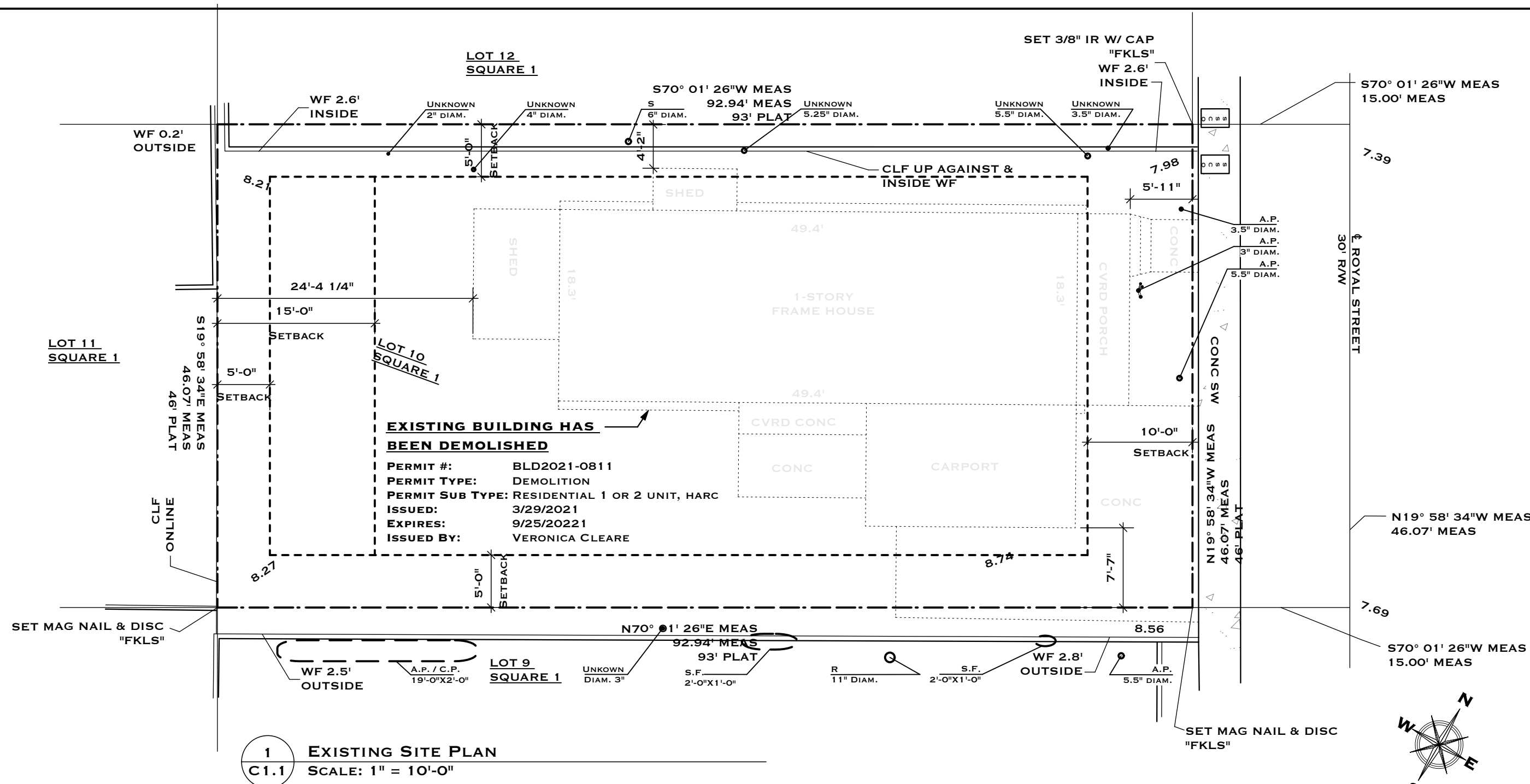
KWRH LLC;

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[illegible]

LEGAL DESCRIPTION -

In the County of Monroe and State of Florida, on the Island of Key West, and known on the map or plan of said Island delineated in Feb., A.D., 1829, by William A. Whitehead, as part of the Tract Twelve (12), but is better known and described as Lot Ten (10) in Square One (1), in a diagram of subdivision made by James A. Waddell of that part of Tract Twelve (12) formerly known as "PHILBRICK'S BUTCHER PEN" now included within the corporate limits of the City of Key West, said Lot having a frontage on the Bay of Key West of 1890 feet and a depth of 160 feet, said Lot being Royal Street, of Ninety-Three (93) feet, a parallelogram of Forty-Six by Ninety (46 x 90) feet. Being the same land conveyed to James A. Waddell and wife, to Sixto Martinez, by Deed dated April 8, 1890, and recorded in Deed Book "FP" of Monroe County, Florida Records.



EXISTING TREE KEY & LEGEND:

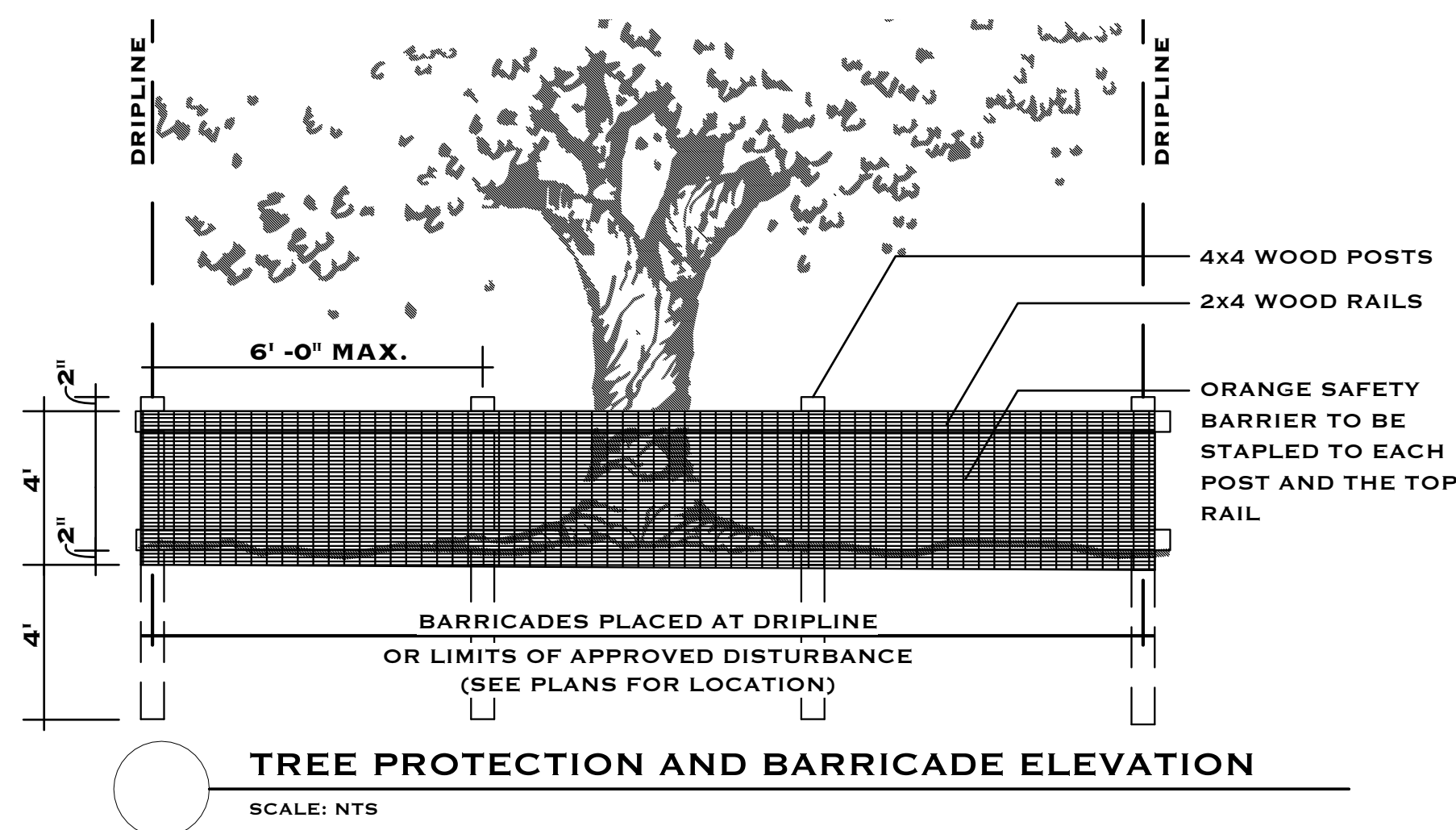
A.P. ALEXANDER PALM
C.P. CHRISTMAS PALM
R ROYAL PALM
S SAPODILLA
S.F. STRANGLER FIG

OUTLINE OF TREE

- TYPE OF TREE
- DIAMETER OF TREE

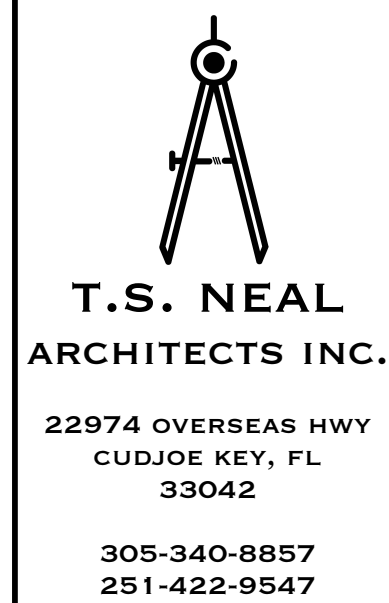
OUTLINE OF MULTIPLE TREE TRUNKS

- TYPE OF TREE



TREE PROTECTION AND PRESERVATION NOTES

1. 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
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIFLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.



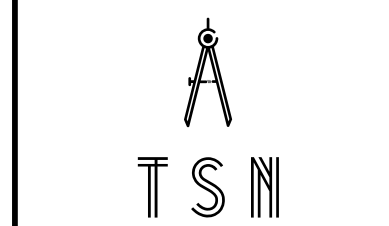
KWRH, LLC
1221 ROYAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
**SURVEY & EXISTING SITE PLAN +
TREE PROTECTION**

DRAWN: TSN
CHECKED: /
DATE: 04-26-2021

REVISION #	DATE

C1.1
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



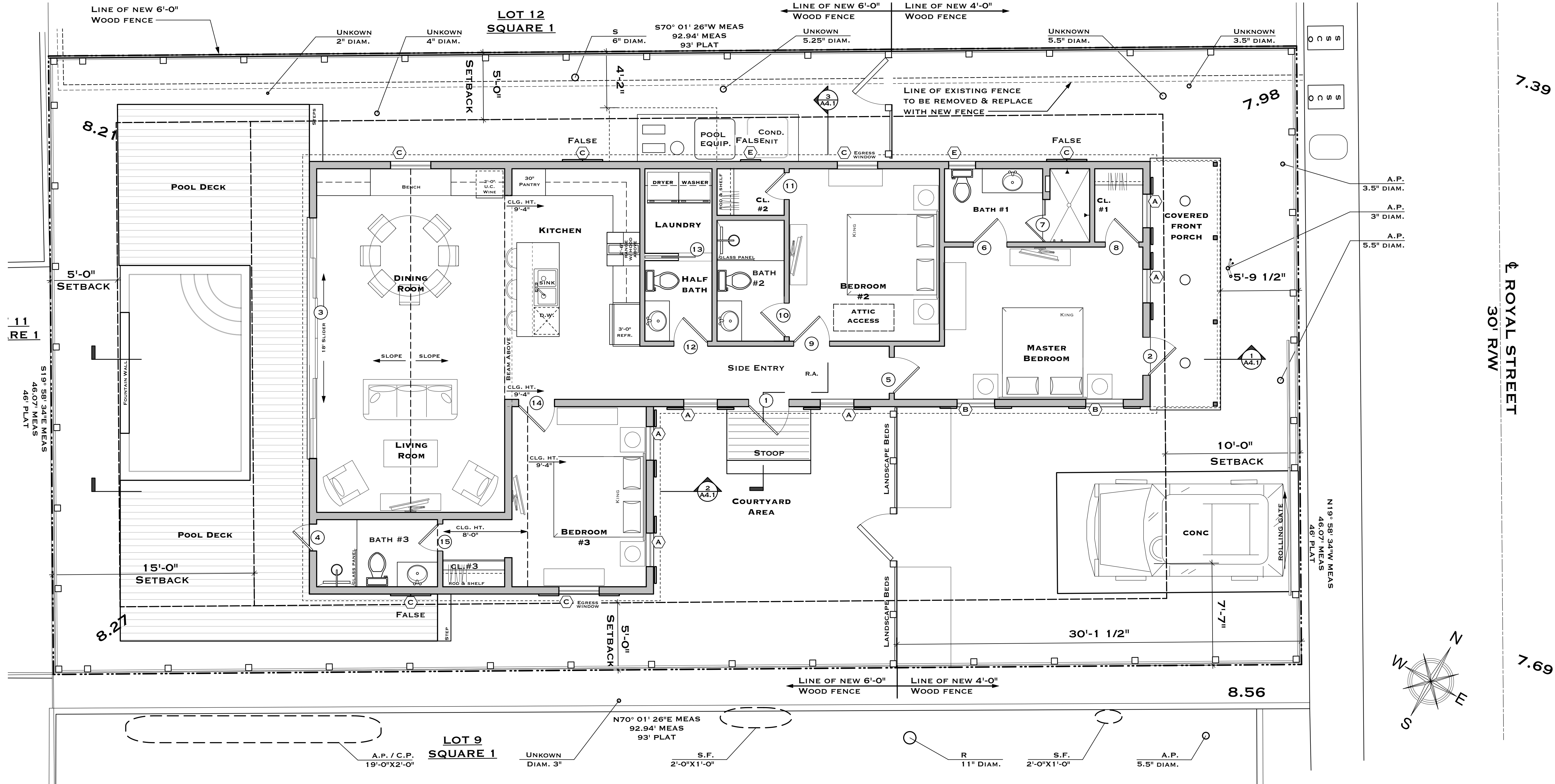
KWRH, LLC
1221 ROYAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED SITE & FLOOR PLAN

DRAWN: TSN
CHECKED: /
DATE: 04-26-2021

REVISION #	DATE

A1.1
SHEET #

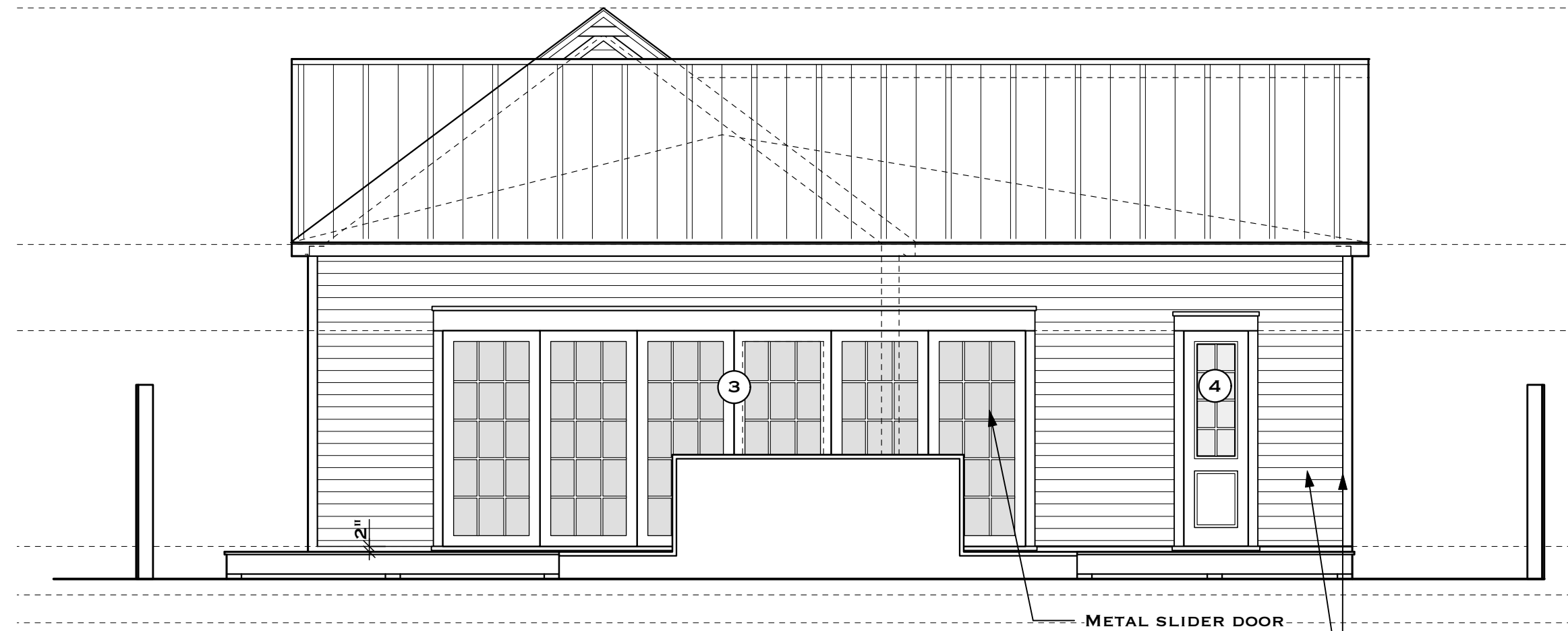


1
A1.1
PROPOSED SITE & FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING TREE KEY & LEGEND:

- | | | | |
|------|----------------|--------------------|----------------|
| A.P. | ALEXANDER PALM | OUTLINE OF TREE | - TYPE OF TREE |
| C.P. | CHRISTMAS PALM | - DIAMETER OF TREE | |
| R | ROYAL PALM | | |
| S | SAPODILLA | | |
| S.F. | STRANGLER FIG | | |

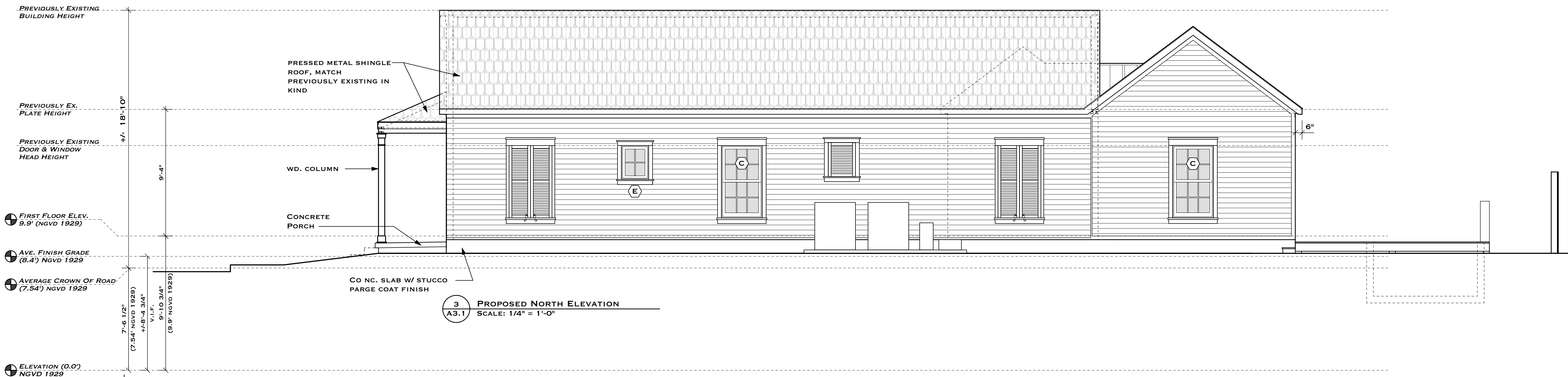
- OUTLINE OF MULTIPLE TREE TRUNKS
- TYPE OF TREE



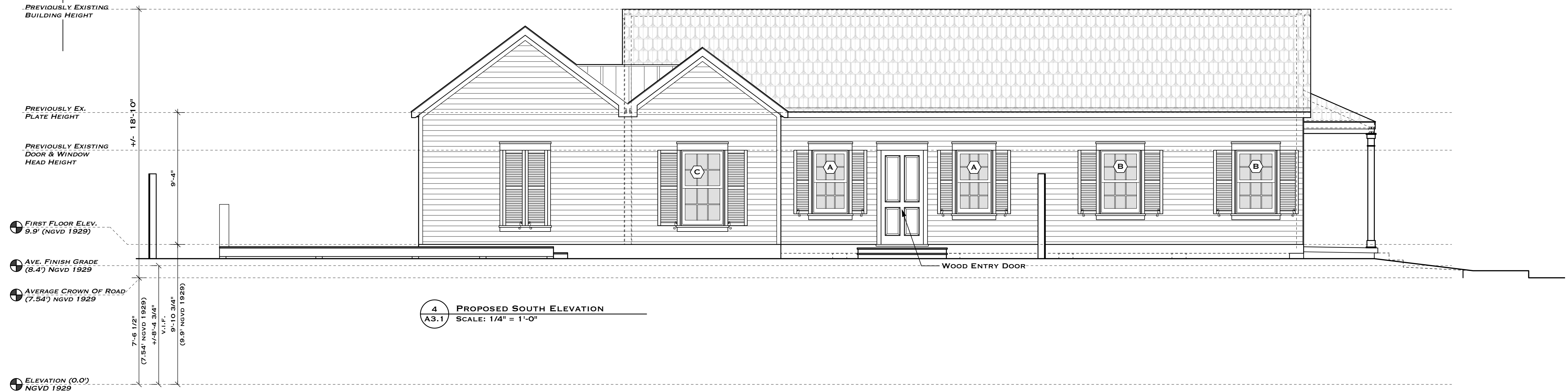
2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

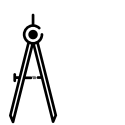
KWRH, LLC
1221 ROYAL STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: TSN
CHECKED: /
DATE: 04-26-2021

REVISION # DATE

A3.1
SHEET #



T.S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



1220 ROYAL STREET

1218 ROYAL STREET

1221 ROYAL STREET (SITE)

1223 ROYAL STREET

1202 ROYAL STREET

HARC CONTEXT ELEVATIONS - ROYAL STREET
SCALE: 1/8" = 1'-0"

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>. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY RESIDENCE, POOL, DECK, AND SITE IMPROVEMENTS.

#1221 ROYAL STREET

Applicant –Seth Neal Application #H2021-0019

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared EVAN AMATO, 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: 1221 ROYAL STREET on the 19 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 25th OF MAY, 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 _____.

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

Signed Name of Affiant:

[Signature]
Date: 05-19-2021
Address: 1209 FLORIDA ST
City: KEY WEST
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 19th day of May, 2021.

By (Print name of Affiant) Evan D. Amato who is personally known to me or has produced FLDL5535204881640 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Margarita Pedroza
Print Name: Margarita Pedroza
Notary Public - State of Florida (seal)
My Commission Expires: 6/20/23



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 00029410-000000
 Account# 1030171
 Property ID 1030171
 Millage Group 10KW
 Location 1221 ROYAL St, KEY WEST
 Address
 Legal KW INVESTMENT CO SUB PB1-49 LOT 10 SQR 1 TR 12 Z-113 OR429-1090/91
 Description OR879-46/47 OR1070-2273 OR1081-1362 OR2991-1267 OR3008-1034 OR3054-1647
 (Note: Not to be used on legal documents.)
 Neighborhood 6097
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KWRH LLC
 817 Duval St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$73,787	\$69,688	\$69,688	\$69,063
+ Market Misc Value	\$4,371	\$4,371	\$4,371	\$3,363
+ Market Land Value	\$474,858	\$465,233	\$502,515	\$502,515
= Just Market Value	\$553,016	\$539,292	\$576,574	\$574,941
= Total Assessed Value	\$553,016	\$539,292	\$576,574	\$535,976
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$553,016	\$539,292	\$576,574	\$574,941

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,278.00	Square Foot	46	93

Buildings

Building ID	2262	Exterior Walls	WD FRAME	
Style	1 STORY ELEV FOUNDATION	Year Built	1933	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999	
Gross Sq Ft	972	Foundation	CONC BLOCK	
Finished Sq Ft	882	Roof Type	FLAT OR SHED	
Stories	1 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	SFT/HD WD	
Perimeter	134	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	30	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade ¹	450	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	882	882	134
OPF	OP PRCH FIN LL	90	0	46
TOTAL		972	882	180

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	660 SF	1
CONC PATIO	1983	1984	1	686 SF	2
WALL AIR COND	1983	1984	0	4 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/21/2020	\$649,000	Warranty Deed	2289422	3054	1647	03 - Qualified	Improved
1/28/2020	\$100	Quit Claim Deed	2255714	3008	1034	30 - Unqualified	Improved
4/1/2019	\$0	Order (to be used for Order Det. Heirs, Probate in	2242153	2991	1266	11 - Unqualified	Improved
2/1/1969	\$7,000	Conversion Code		429	1090	Q - Qualified	Improved

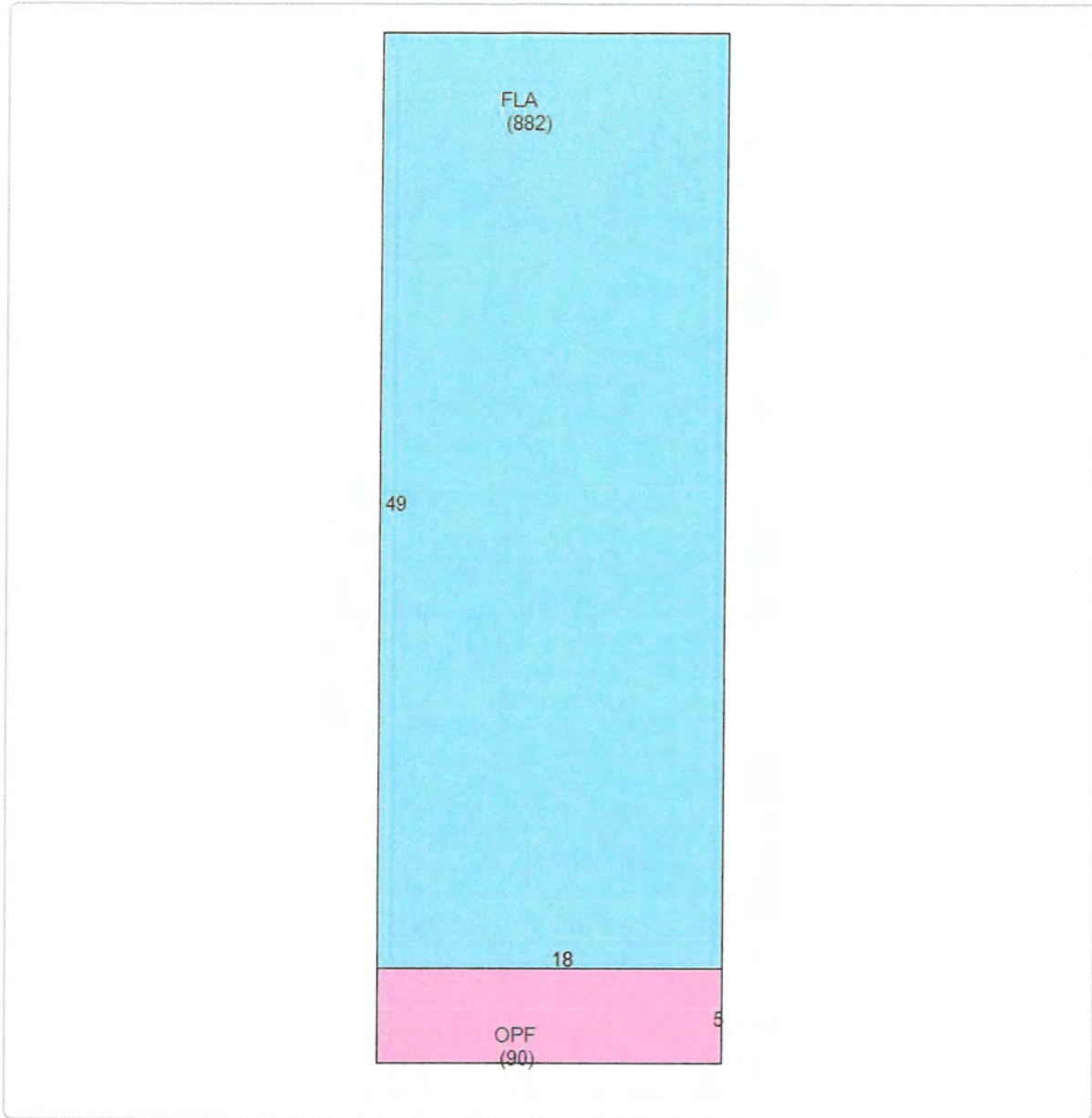
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-0811	4/21/2021	4/23/2021	\$10,000	Residential	BUILDING COLLAPSING DURING INVESTIGATION OF STRUCTURAL INTEGRITY EXTREME PUBLIC SAFETY ISSUE. NEEDS TO BE CONDEMNED AND DEMO'D. EMERGENCY PERMIT REQUESTED
20-3604	1/12/2021	2/9/2021	\$24,500	Residential	Remove 14SQ existing metal shingles and replace with new Berridge Metal Shingle roof system
20-3229	12/9/2020		\$50,000	Residential	Remove and replace cabinets and applied finishes. (1) kitchen (2) baths 1-Kitchen, 2-bath renovation same layout
20-3411	12/9/2020		\$40,000	Residential	Repair rotted siding as needed to match existing and sister studs as needed
20-3557	12/9/2020	4/23/2021	\$0	Residential	REMOVE BURNT OUT OLD 100 A SERVICE W/NEW 200 A Q O MWTR COMBO RISER GROUNDING SYSTEM. INSTALL GFCI RECEPTS FOR USE DURING REMODEL OF BLDG

View Tax Info

[View Taxes for this Parcel](#)

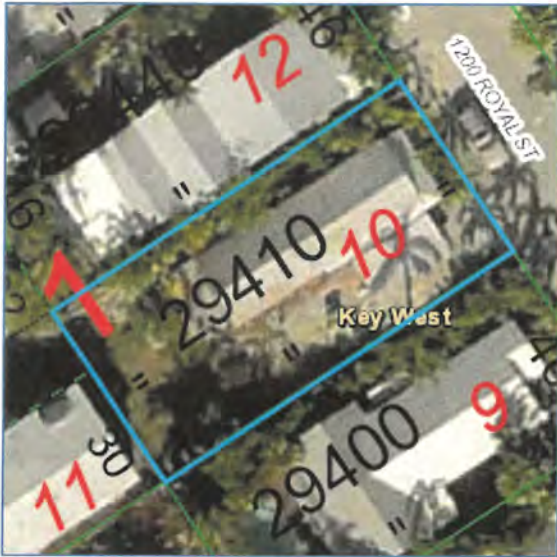
Sketches (click to enlarge)



Photos



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: 4/26/2021, 2:12:37 AM](#)

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.118