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### **Staff Report for Item 3**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** September 27, 2016

**Applicant:** Meridian Engineering

**Application Number:** H16-03-0042

**Address:** #1421 Catherine Street

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#### **Description of Work:**

Replace existing carport.

#### **Site Facts:**

The one-story, wood frame structure is listed as a contributing resource in the survey, and it was constructed c.1920. The carport in question is not historic, as it does not appear in any Sanborn maps or in any historic photographs.

This project was first heard by the HARC Commission in June, and was postponed when the Commission requested that the carport be pushed back so that it lines up with the bump out on the building. A revised design was submitted in July that only pushed the carport back six feet, and again was postponed. Last month, the applicant proposed the first design that was submitted to the June HARC meeting, and the project was again postponed.

#### **Guidelines Cited in Review:**

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines for new construction.

Outbuildings (Pages 40-41), specifically guidelines 1 through 5.

### **Staff Analysis**

This Certificate of Appropriateness proposes the construction of a new open carport, which will be located one foot behind the contributing building. The carport will have a front gable roof with v-crimp roofing material and hardiboard lap siding and will be approximately 14 feet tall, five inches taller than the previous proposal. Rather than attached to the primary structure, the proposed carport will be its own freestanding building.

### **Consistency with Guidelines**

This project proposes a carport that will be highly visible from the right-of-way and will be located in the front yard of a structure. The guidelines are clear that “no accessory structure may be built in the front yard of a structure in the historic district,” and that “the construction of new accessory buildings such as...carports which are highly visible from the public right-of-way are not appropriate in the historic district.” The existing carport is not historic, nor is it historically appropriate.

The Commission has previously instructed that the applicant relocate the carport to be aligned with the side bump out, so that the carport would be less publicly visible and would be accessory to the main structure. While, the applicant has pushed the carport back one foot, there is still more than enough space to relocate the carport so that it is setback from the principal structure and will not be as highly visible. Therefore, staff finds that this project is inconsistent with the guidelines regarding outbuildings.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <b>16-03-42</b>		BUILDING PERMIT NUMBER		INITIAL & DATE <b>[Signature]</b>
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

<b>1421 Catherine St</b>		# OF UNITS
<b>00034820-000000</b>		
<b>Brenda Donnelly</b>	PHONE NUMBER	
<b>1421 Catherine St</b>	EMAIL <b>brenda@keysrealestate.com</b>	
<b>Key West FL</b>		
	PHONE NUMBER	
	EMAIL	
<b>Meridian Engineering</b>	PHONE NUMBER <b>305-293-3263</b>	
<b>201 Front St Ste 203</b>	EMAIL <b>rmilelli@meflkeys.com</b>	
<b>Key West FL</b>		

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:

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: <input type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE
<input type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**Replace existing carport (204 sq ft) in same footprint as existing carport**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ 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 BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. 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](mailto:harc@cityofkeywest-fl.gov)

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

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

Open: KEYWELD Type: CC Drawer: 1  
 Date: 6/02/16 53 Receipt no: 18147  
 2016 300042  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3002679  
 VM VISA/MASTERC \$200.00  
 Trans date: 6/1/2016 Time: 3:04:24



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		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS: <b>POSTPONED TO JULY TO RECONSIDER LOCATION ON SITE</b>					
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 AUTHORITY, 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**  
**APPENDIX 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

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**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 portion of building being demolished does not reflect any of the items listed above*

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

*Is not associated any historic events as listed above*

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- (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

Has no significant past

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

Not a site of a historic event

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

Does not exemplify any of the above items

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

Does not portray any 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.

Not part of or related to a distinctive area

- (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

Does not have any unique location or physical characteristics

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

Has not yielded and will not yield important historical information



**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 Needs to be approved by HARC

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

**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:

Brenda Donnelly

DATE AND PRINT NAME:

### OFFICE USE ONLY

#### BUILDING DESCRIPTION:

<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

☐ Reviewed by Staff on \_\_\_\_\_

☐ Notice of hearing posted \_\_\_\_\_

First reading meeting date \_\_\_\_\_

Second Reading meeting date \_\_\_\_\_

**TWO YEAR EXPIRATION DATE** \_\_\_\_\_

Staff Comments

# SANBORN MAPS





# PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.





1421

NO TRESPASSING  
PENALTY \$500.00  
Fines & Imprisonment













1421

NANDU















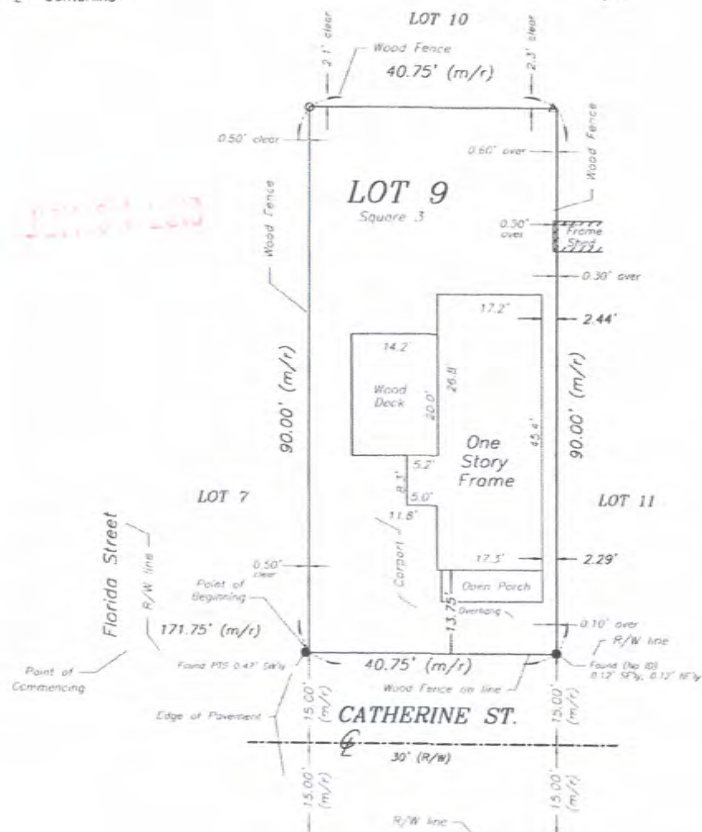


# SURVEY



# LEGEND

- △ Set Nail & Disc (LB 6517)
- Set #5 rebar w/cap (LB 6517)
- Found 1/2" Iron Rod (PIS) (No ID)
- ▲ Found Nail & Disc (PLS 5234)
- (M/R) Measured & Record
- (M) Measured
- (R) Record
- R/W Right of Way
- ℄ Centerline



Assumed  
1" = 20'

Map of:  
Boundary Survey for:  
Brenda Donnelly of  
Lot 9, in Square 3, of  
Tract 14

## NOTES:

1. The legal descriptions shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1421 Catherine 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 Plat Book 1, Page 27.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: June 11, 2001.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in Feb. A.D. 1829, as a part of Tract Fourteen (14) but is better known as Lot Nine (9) in Sq. Three (3) of Peter T. Knight's diagram of part of said Tract Fourteen (14) recorded in Plat Book One (1), Page 27, Mon. Co. Fla. Records Com. on the N.W. side of Catherine St., distant One Hundred and Seventy one (171) ft., nine (9) inches from the cor. of Florida and Catherine St., and running thence in a N.E.'ly direc. Forty (40) ft., nine (9) inches; thence at right angles in a N.W.'ly direc. Ninety (90) ft., thence at right angles in a S.W.'ly direc. Forty (40) ft., nine (9) inches; thence at right angles in a S.E.'ly direc. Ninety (90) ft., to the Point of Beginning.

BOUNDARY SURVEY FOR: Brenda Donnelly;  
First State Bank of the Florida Keys;  
Stones & Cardenas;  
Attorneys' Title Insurance Fund, Inc.;

NORBY & ASSOCIATES, INC.

Robert Lane Wessells, PLS  
Florida Reg. #4874

June 13, 2001

NORBY



& Associates, Inc.

Professional Land Surveyors

LR No. 6517

3104 Flagler Ave. Key West, FL 33040 (305) 296-7422

# REVISED DESIGN



SITE DATA

SITE ADDRESS: 1421 CATHERINE ST. KEY WEST, FL 33040  
RE: 00034820-000000  
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
FLOOD ZONE: AE6  
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
SECTION/TOWNSHIP/RANGE: 5-68-25  
LEGAL DESCRIPTION: KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14  
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT  
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
THE FOLLOWING LOADINGS WERE USED:  
DESIGN LOADS: ASCE 7-10  
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF  
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.  
FEMA FLOOD DESIGN PER ASCE 24-05

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA, PROPOSED FRONT ELEVATIONS  
SHEET A-1 - EXISTING AND PROPOSED SIDE ELEVATION

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE , LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

LEGEND

**SYMBOLS**

ELEVATION MARK

WALL TYPE SYMBOL

WINDOW TYPE SYMBOL

DOOR NUMBER SYMBOL

ROOM NAME AND NUMBER

DETAIL OR SECTION AREA

DETAIL OR SECTION NUMBER

SHEET# WHERE DETAIL IS SHOWN

DETAIL OR SECTION NUMBER

DETAIL

SHEET# WHERE DETAIL IS SHOWN

SHEET# WHERE DETAIL IS TAKEN

**MATERIAL INDICATIONS**

CONCRETE

COMPACTED EARTH FILL

STUCCO OR GYPSUM WALL BOARD

CONCRETE MASONRY UNIT

BRICK

BATT INSULATION

RIDGE INSULATION

SAND

GRAVEL

CONTINUOUS WOOD FRAMING

WOOD BLOCKING

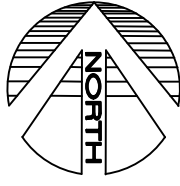
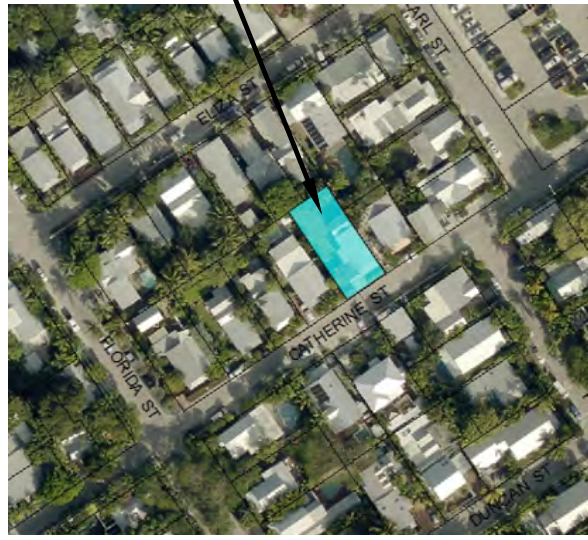
PLYWOOD

FINISH WOOD

**LIST OF ABBREVIATIONS**

& AND  
@ AT  
APPROX. APPROXIMATE(LY)  
FT. FOOT/FEET  
FFL FINISH FLOOR LEVEL  
IN. INCH  
MAX. MAXIMUM  
MIN. MINIMUM  
# NUMBER  
O.C. ON CENTER  
LB. POUND  
PSI POUND PER SQUARE INCH  
PT PRESSURE TREATED  
SF SQUARE FOOT/FEET  
T & G TONGUE AND GROOVE  
WWM WELDED WIRE MESH

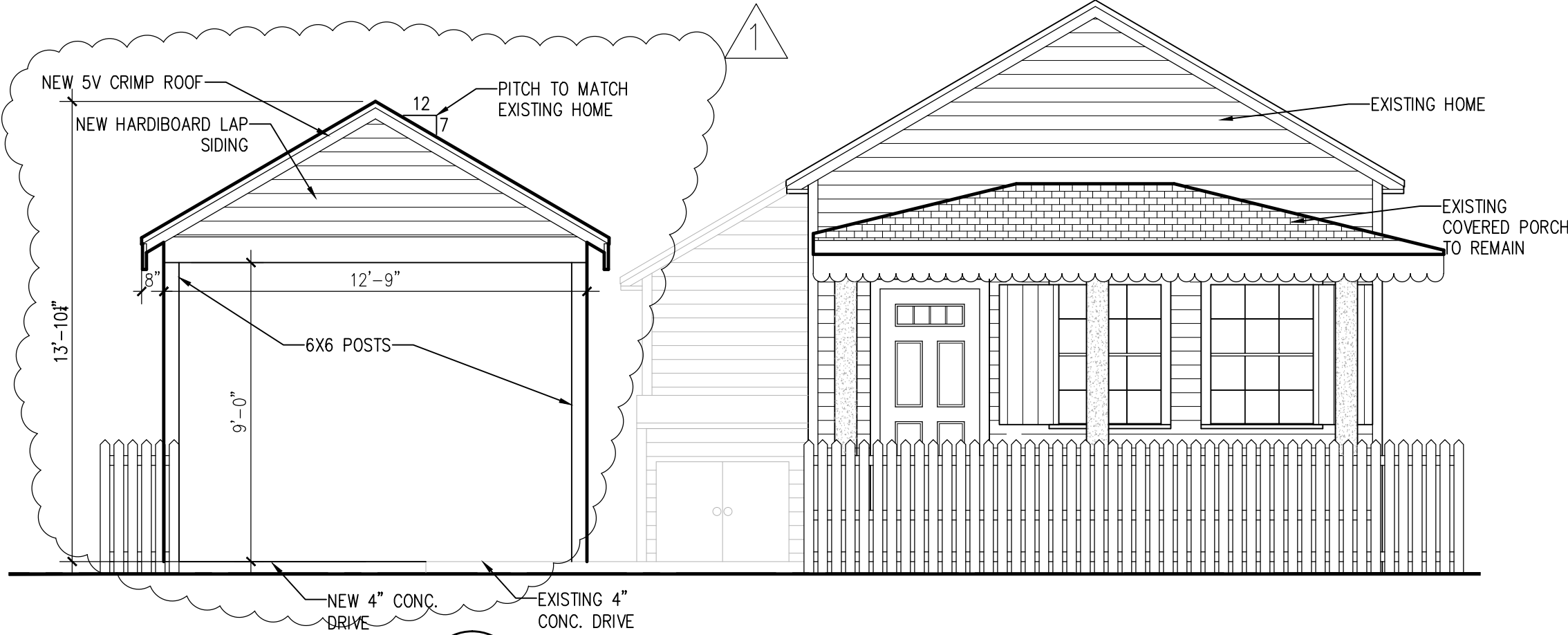
SITE



5  
CS-1

LOCATION MAP

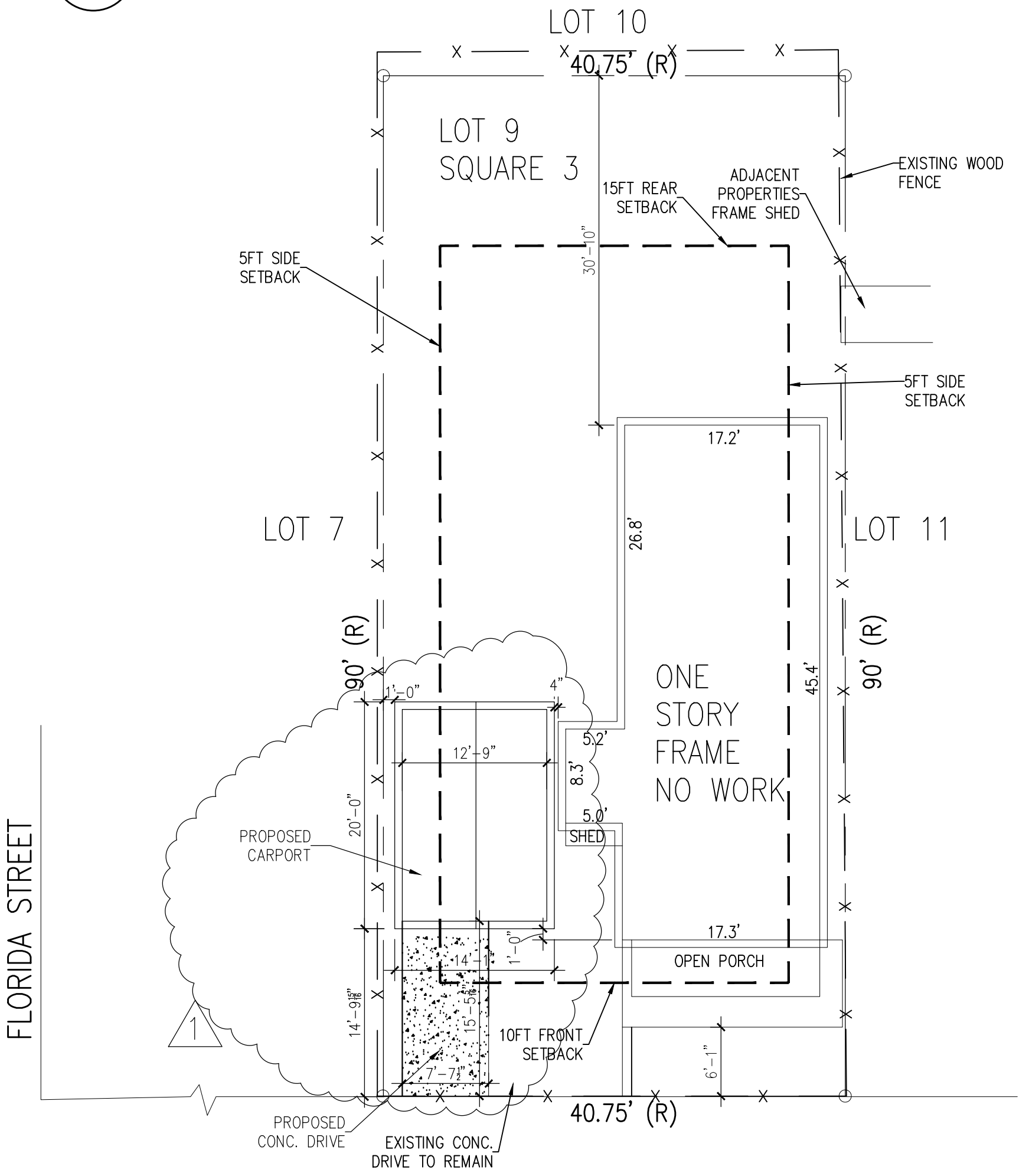
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4  
CS-1

PROPOSED FRONT ELEVATION

SCALE: 1/4"= 1'-0"



2  
CS-1

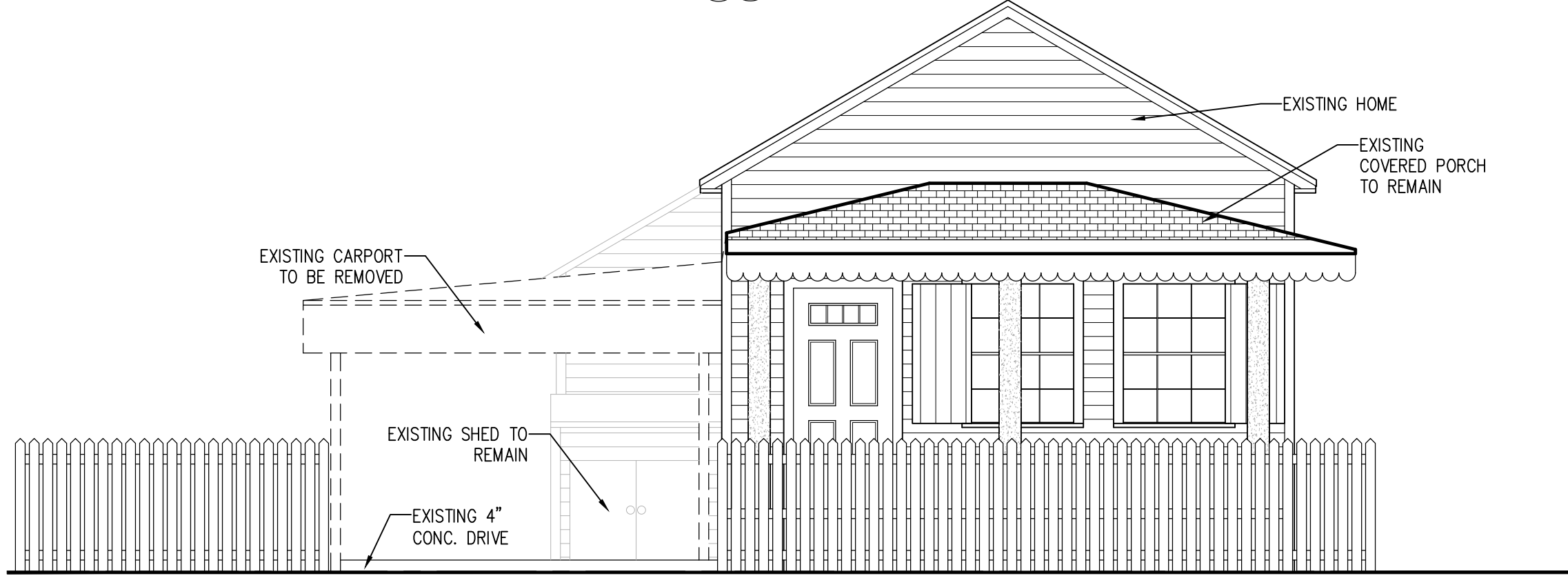
PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

CARPORT  
1421 CATHERINE STREET  
KEY WEST, FLORIDA 33040

PROJECT DATA

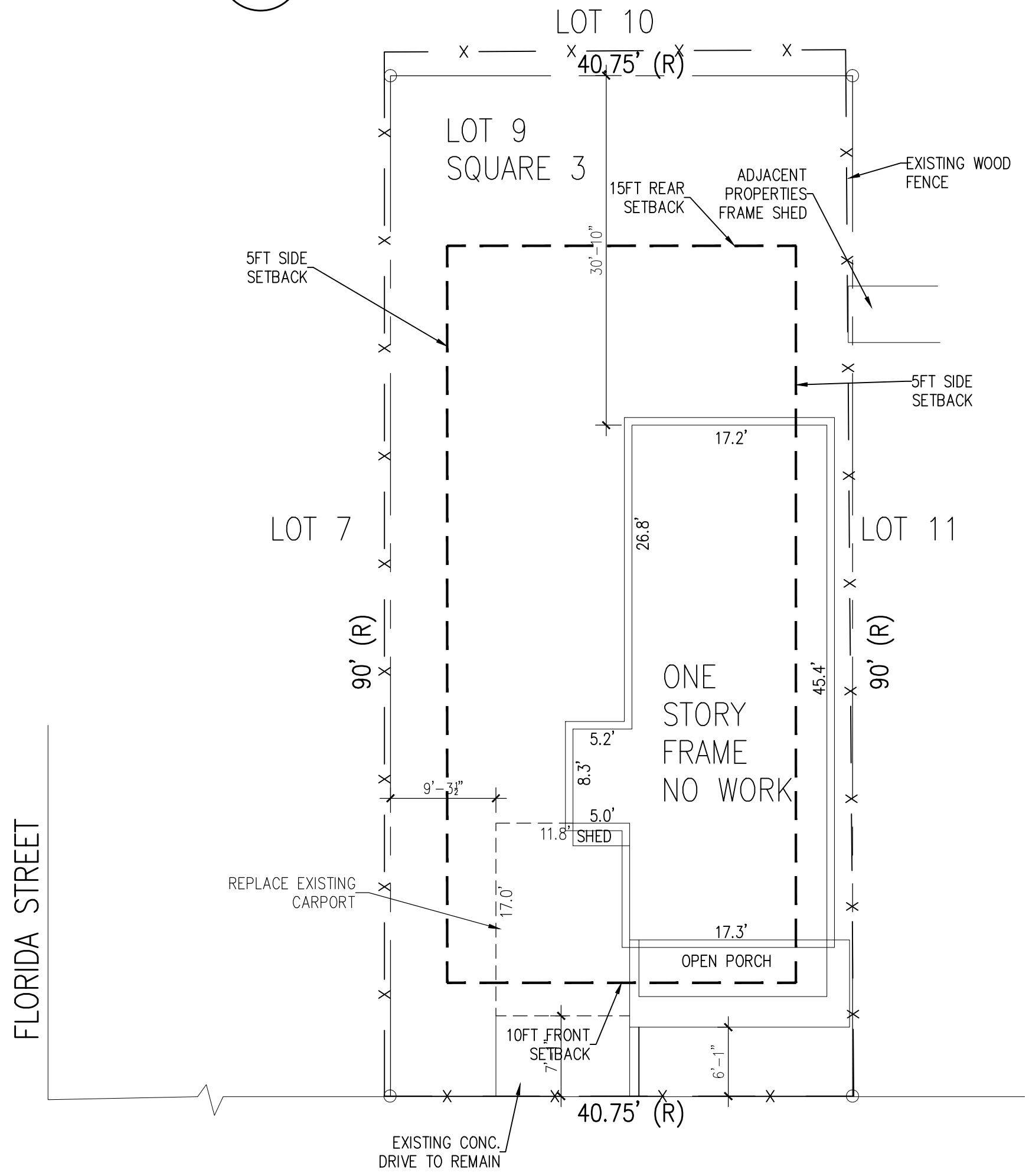
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00034820-000000					
CARPORT SETBACKS:						
FRONT	6'-1"		6'-1"		1	NONE
STREET SIDE	N/A		N/A		7.5'	NONE
SIDE	3'		3'		1'	NONE
REAR	30'-10"		30'-10"		15'	NONE
LOT SIZE	NO CHANGE		3,667.5 SQ. FT.		4000 SQ. FT.	NONE
BUILDING COVERAGE	1,276 SQ. FT.	34%	1,176 SQ. FT.	32%	40% MAX	NONE
FLOOR AREA	826.1 SQ. FT.	0.22	826.1 SQ. FT.	0.22	1.0	NONE
BUILDING HEIGHT					30' MAX	NONE
IMPERVIOUS AREA	1,376 SQ. FT.	32%	1,260 SQ. FT.	34%	60% MAX	NONE
OPEN SPACE	1,992 SQ. FT.	54%	2,309 SQ. FT.	62%	35% MIN	NONE



3  
CS-1

EXISTING FRONT ELEVATION

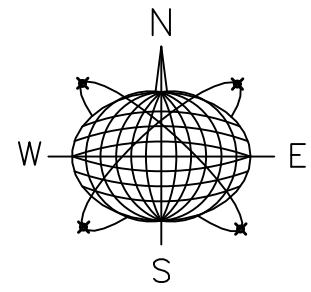
SCALE: 1/4"= 1'-0"



1  
CS-1

EXISTING SITE PLAN

SCALE: 1" = 10'-0"



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED BY THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

RESIDENTIAL RENOVATION

1421 CATHERINE STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Checked By: RJM  
Project No. Scale:  
AS NOTED

AutoCad File No.

Revisions:

Δ/HARC. REVISIONS 6/28/16

Title:

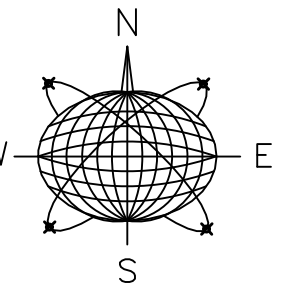
COVER SHEET  
AND SITE PLANS

Sheet Number:

CS-1

Date: JULY 8, 2016





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201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
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PE #58315

General Notes:

# RESIDENTIAL RENOVATION

1421 CATHERINE STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Checked By: RJM  
Project No.:  
Scale: AS NOTED  
AutoCad File No.:

Revisions:

ΔHARC. REVISIONS 6/28/16

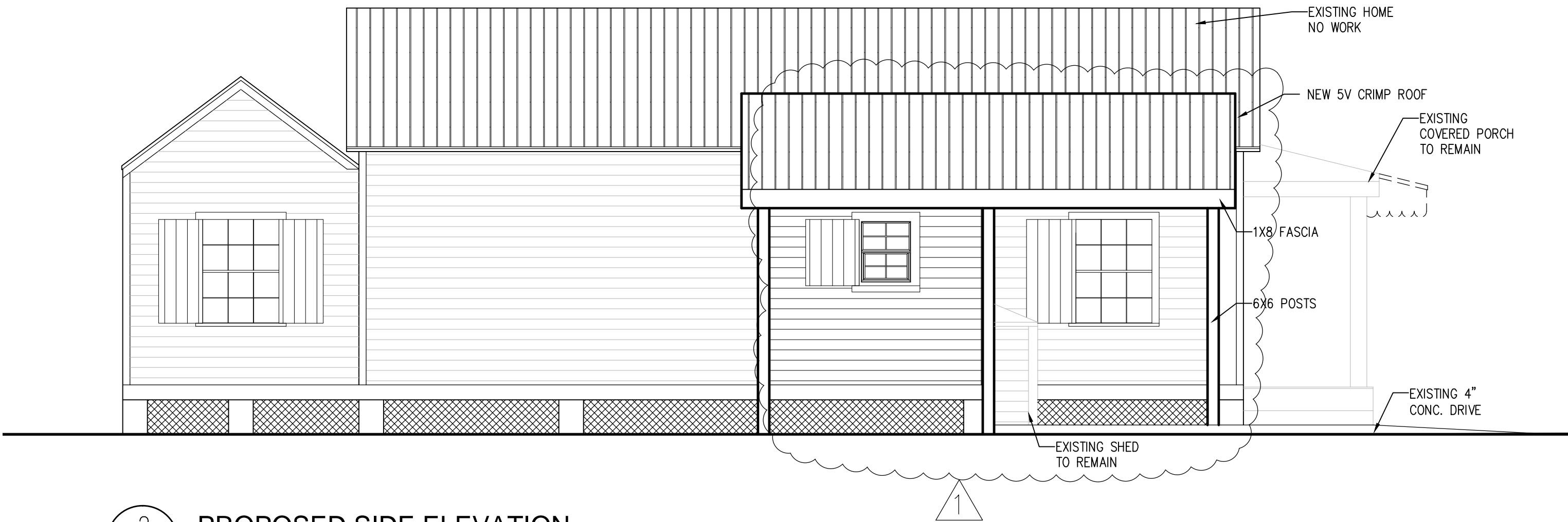
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EXISTING AND  
PROPOSED SIDE  
ELEVATION

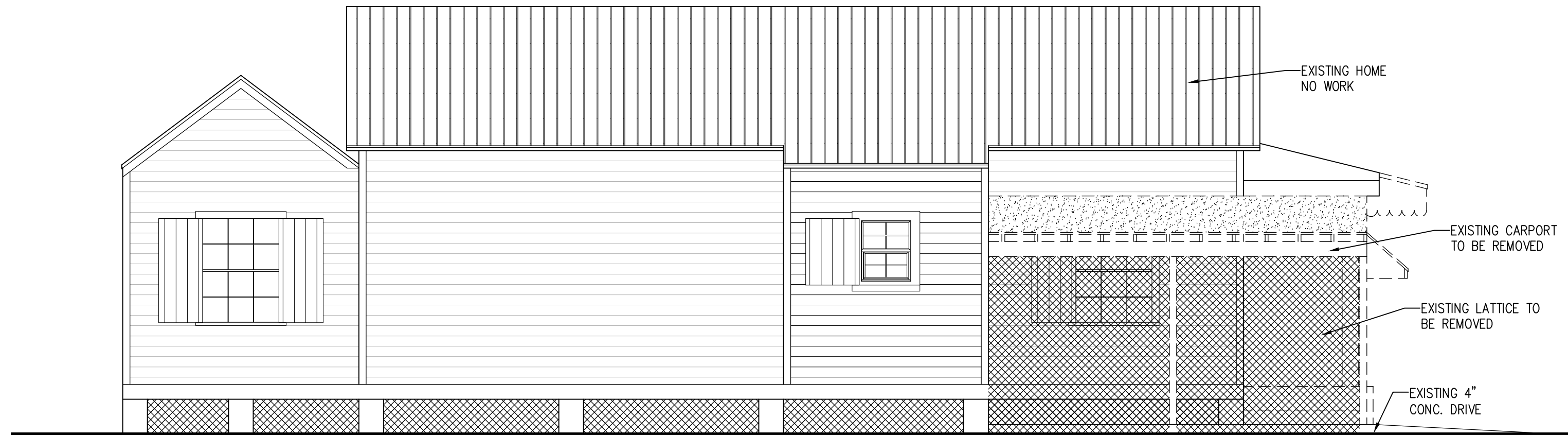
Sheet Number:

A-1

Date: JULY 8, 2016



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



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

PREVIOUSLY SUBMITTED DESIGN



SITE DATA

SITE ADDRESS: 1421 CATHERINE ST. KEY WEST, FL 33040  
RE: 00034820-000000  
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
FLOOD ZONE: AE6  
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
SECTION/TOWNSHIP/RANGE: 5-68-25  
LEGAL DESCRIPTION: KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14  
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT  
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
THE FOLLOWING LOADINGS WERE USED:  
DESIGN LOADS: ASCE 7-10  
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF  
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.  
FEMA FLOOD DESIGN PER ASCE 24-05

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA, PROPOSED FRONT ELEVATIONS  
SHEET A-1 - EXISTING AND PROPOSED SIDE ELEVATION

GENERAL NOTES

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2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
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10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
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14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

LEGEND

SYMBOLS

- ELEVATION MARK
- WALL TYPE SYMBOL
- WINDOW TYPE SYMBOL
- DOOR NUMBER SYMBOL
- ROOM NAME AND NUMBER
- DETAIL OR SECTION AREA
- DETAIL OR SECTION NUMBER
- SHEET# WHERE DETAIL IS SHOWN
- DETAIL OR SECTION NUMBER
- DETAIL
- SHEET# WHERE DETAIL IS SHOWN
- SHEET# WHERE DETAIL IS TAKEN

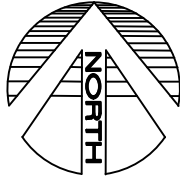
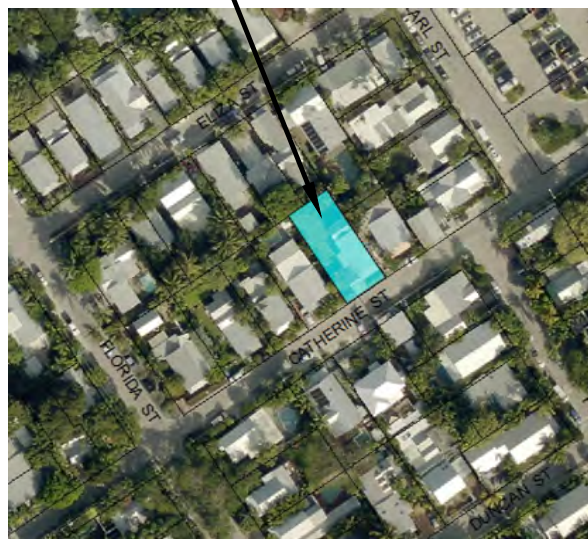
MATERIAL INDICATIONS

- CONCRETE
- COMPACTED EARTH FILL
- STUCCO OR GYPSUM WALL BOARD
- CONCRETE MASONRY UNIT
- BRICK
- BATT INSULATION
- RIDGE INSULATION
- SAND
- GRAVEL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD

LIST OF ABBREVIATIONS

- & AND
- @ AT
- APPROX. APPROXIMATE(LY)
- FT. FOOT/FEET
- F.F.L. FINISH FLOOR LEVEL
- IN. INCH
- MAX. MAXIMUM
- MIN. MINIMUM
- # NUMBER
- O.C. ON CENTER
- LB. POUND
- PSI POUND PER SQUARE INCH
- PT PRESSURE TREATED
- SF SQUARE FOOT/FEET
- T & G TONGUE AND GROOVE
- WWM WELDED WIRE MESH

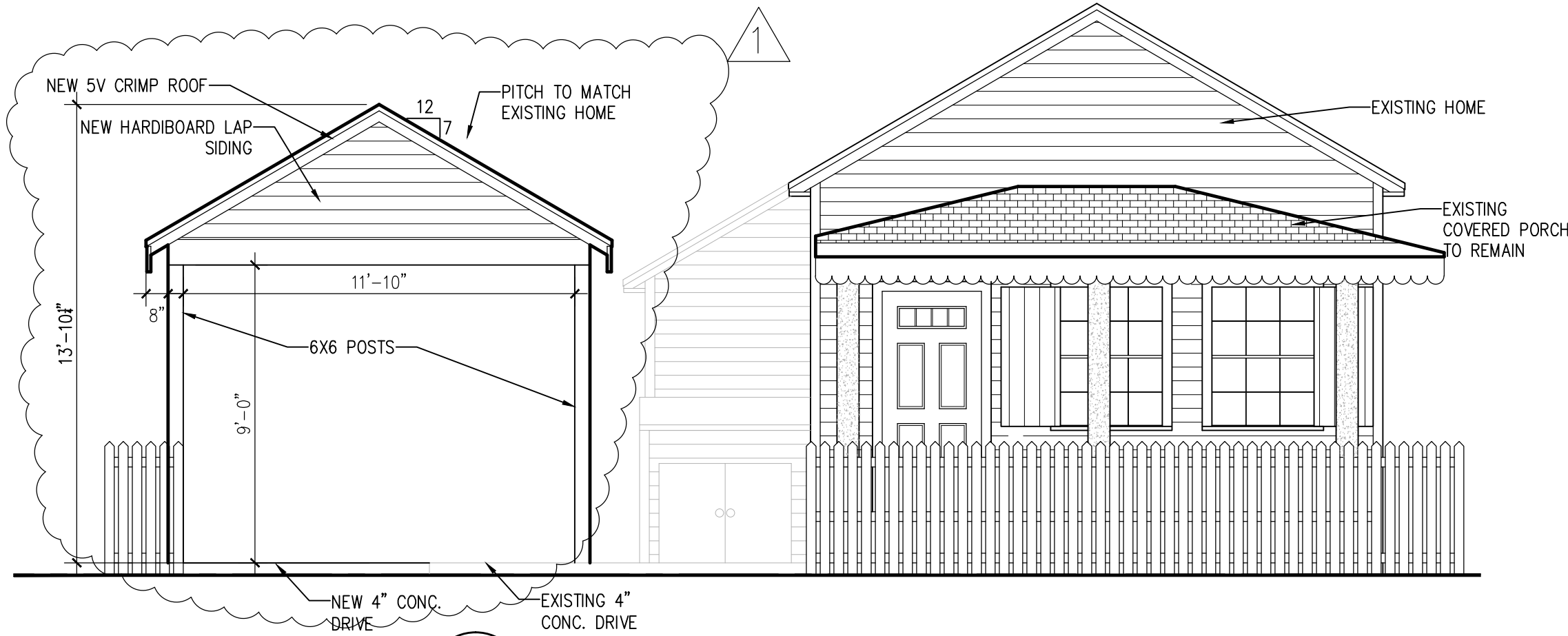
SITE



5  
CS-1

LOCATION MAP

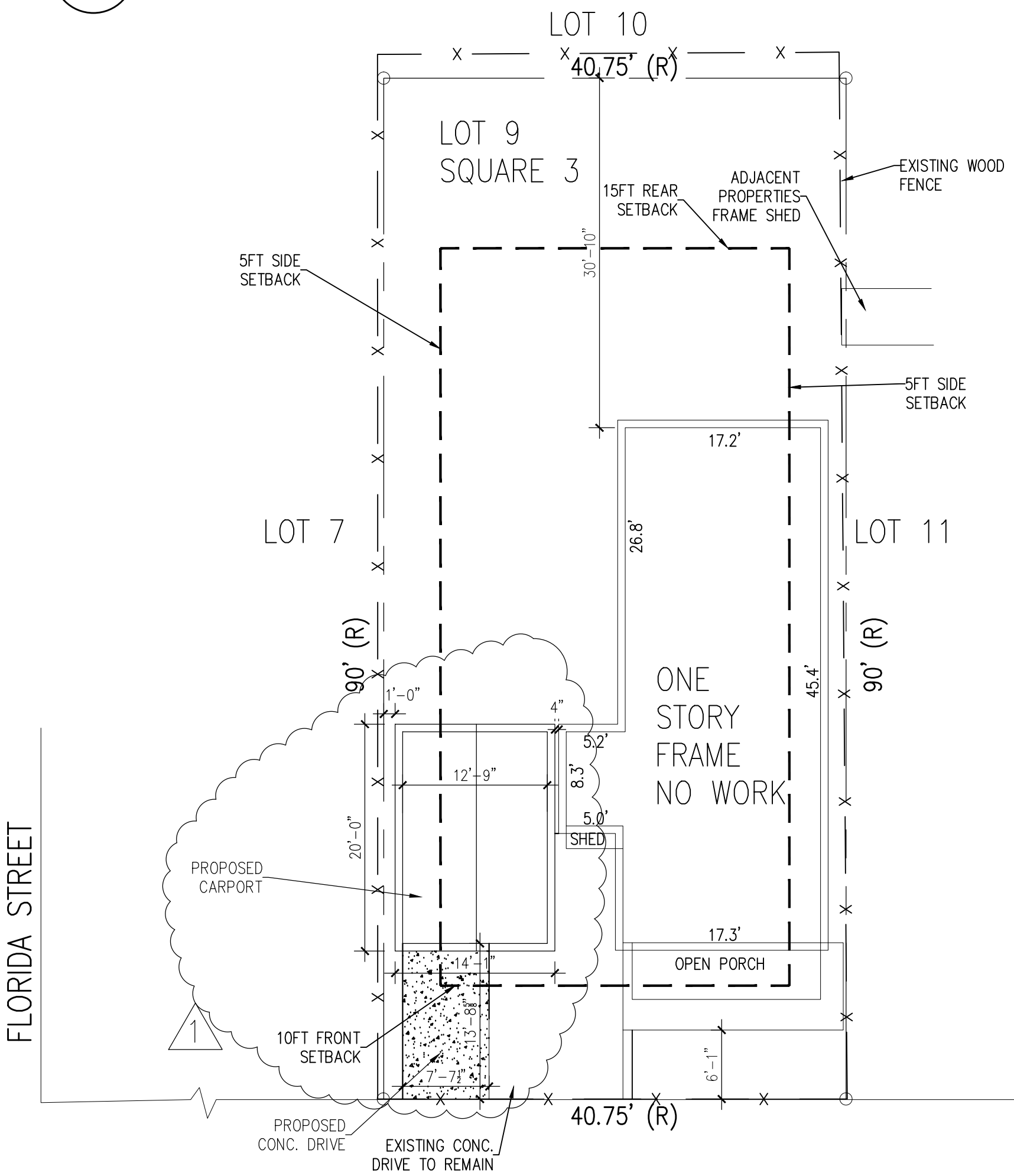
SCALE: NOT TO SCALE



4  
CS-1

PROPOSED FRONT ELEVATION

SCALE: 1/4"= 1'-0"



CATHERINE STREET

2  
CS-1

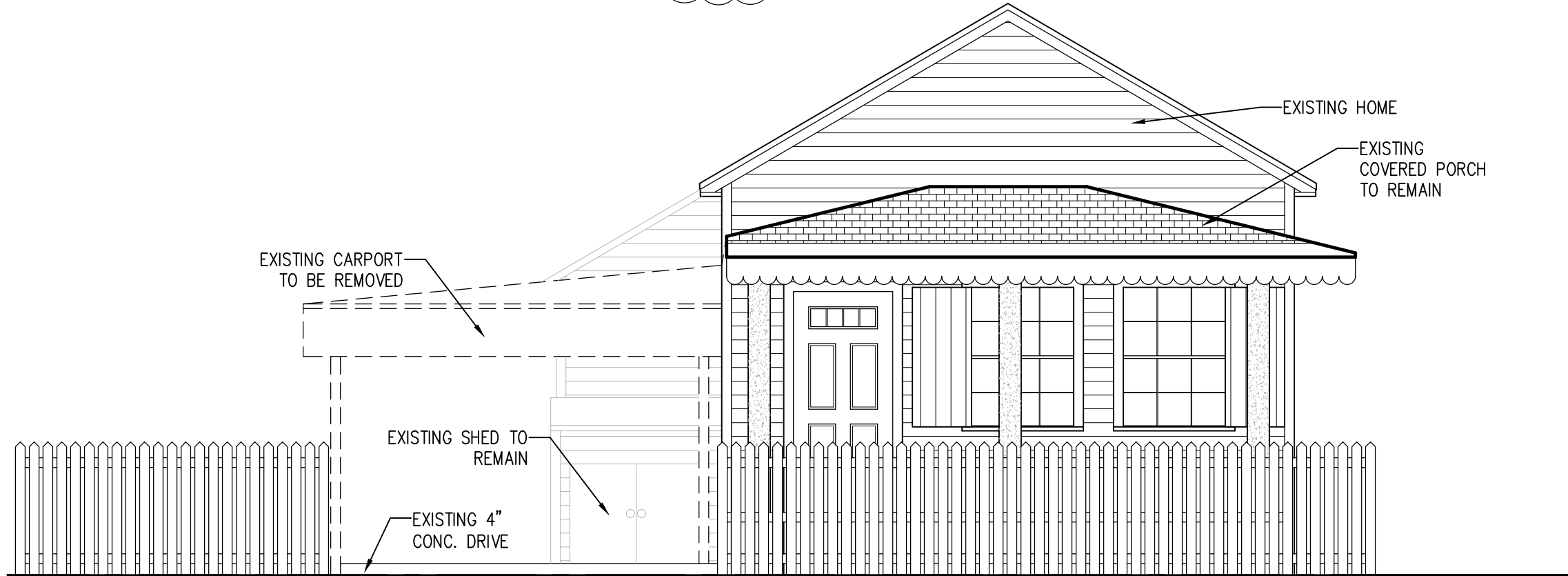
PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

CARPORT  
1421 CATHERINE STREET  
KEY WEST, FLORIDA 33040

PROJECT DATA

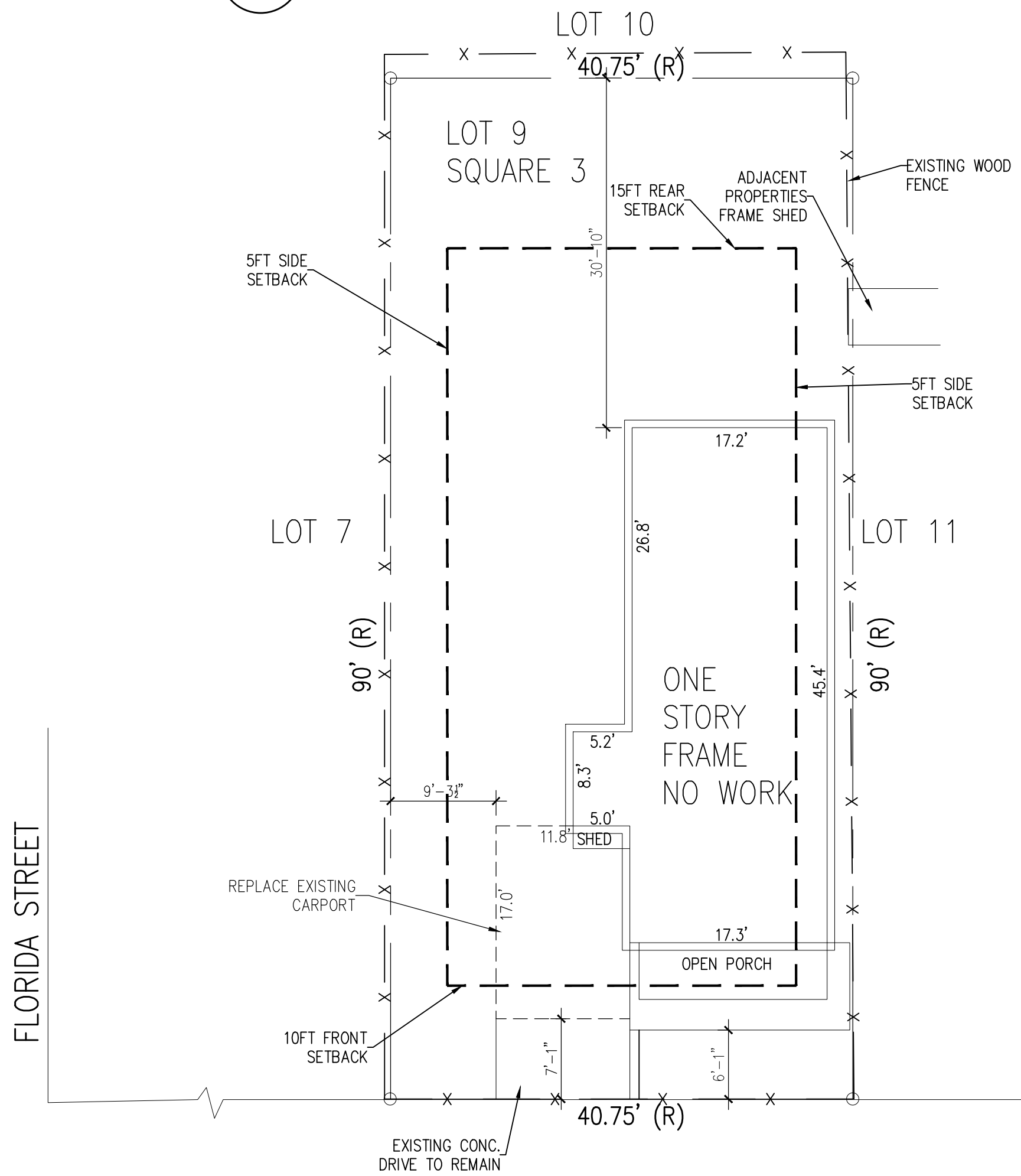
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00034820-000000					
CARPORT SETBACKS:						
FRONT	6'-1"		6'-1"		1	NONE
STREET SIDE	N/A		N/A		7.5'	NONE
SIDE	3"		3"		1'	NONE
REAR	30'-10"		30'-10"		15'	NONE
LOT SIZE	NO CHANGE		3,667.5 SQ. FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,276 SQ. FT.	34%	1,176 SQ. FT.	32%	40% MAX	NONE
FLOOR AREA	826.1 SQ. FT.	0.22	826.1 SQ. FT.	0.22	1.0	NONE
BUILDING HEIGHT					30' MAX	NONE
IMPERVIOUS AREA	1,376 SQ. FT.	32%	1,260 SQ. FT.	34%	60% MAX	NONE
OPEN SPACE	1,992 SQ. FT.	54%	2,309 SQ. FT.	62%	35% MIN	NONE



3  
CS-1

EXISTING FRONT ELEVATION

SCALE: 1/4"= 1'-0"

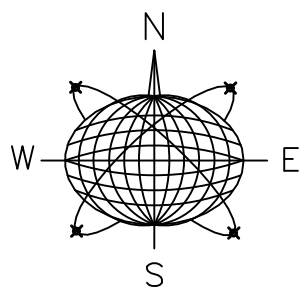


CATHERINE STREET

1  
CS-1

EXISTING SITE PLAN

SCALE: 1" = 10'-0"



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED BY THE BOARD  
RICHARD J. MILELLI  
PE #58315

General Notes:

Drawn By: JMT  
Checked By: RJM  
Project No. Scale:  
AS NOTED

AutoCad File No.

Revisions:

Δ/HARC. REVISIONS 6/28/16

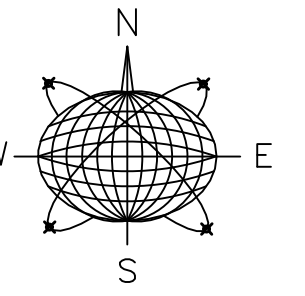
Title:

COVER SHEET  
AND SITE PLANS

Sheet Number:

CS-1

Date: MAY 31, 2016



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

**CARPORT**  
1421 CATHERINE STREET  
KEY WEST, FLORIDA

Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

Revisions:  
ΔHARC. REVISIONS 6/28/16

Title:

EXISTING AND  
PROPOSED SIDE  
ELEVATION

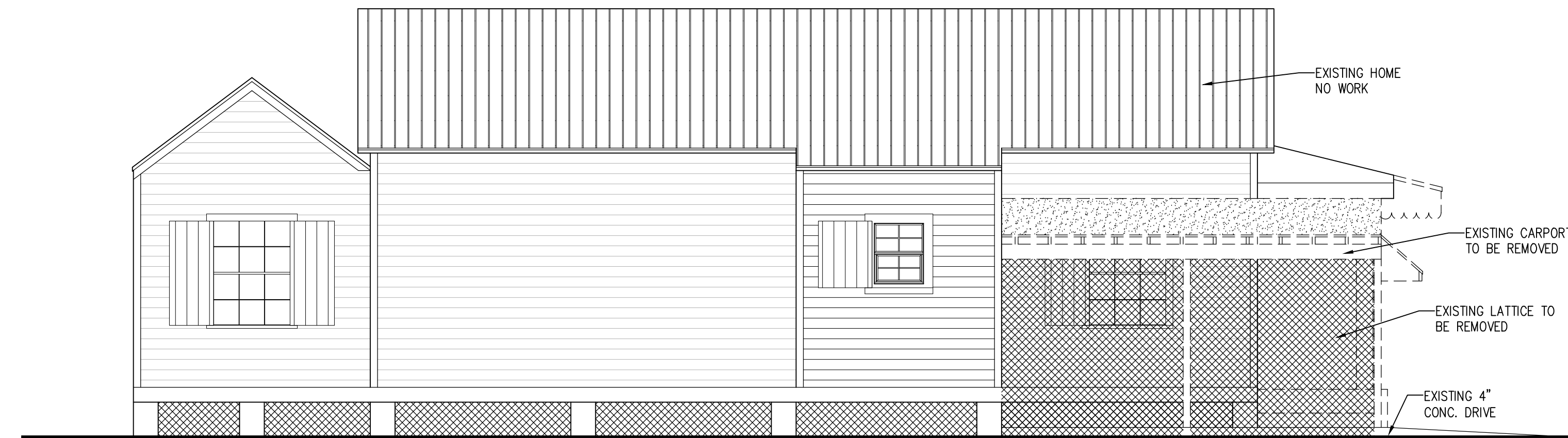
Sheet Number:

**A-1**

Date: MAY 31, 2016



**2** PROPOSED SIDE ELEVATION  
A-1 SCALE: 1/4"= 1'-0"



**1** EXISTING SIDE ELEVATION  
A-1 SCALE: 1/4"= 1'-0"



PREVIOUSLY SUBMITTED DESIGN

SITE DATA

SITE ADDRESS: 1421 CATHERINE ST. KEY WEST, FL 33040  
RE: 00034820-000000  
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
FLOOD ZONE: AE6  
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
SECTION/TOWNSHIP/RANGE: 5-68-25  
LEGAL DESCRIPTION: KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14  
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT  
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
THE FOLLOWING LOADINGS WERE USED:  
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SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.  
FEMA FLOOD DESIGN PER ASCE 24-05


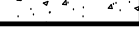

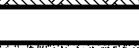









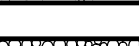



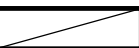








INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA, PROPOSED FRONT ELEVATIONS  
SHEET A-1 - EXISTING AND PROPOSED SIDE ELEVATION

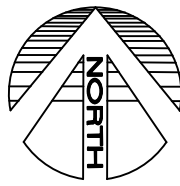
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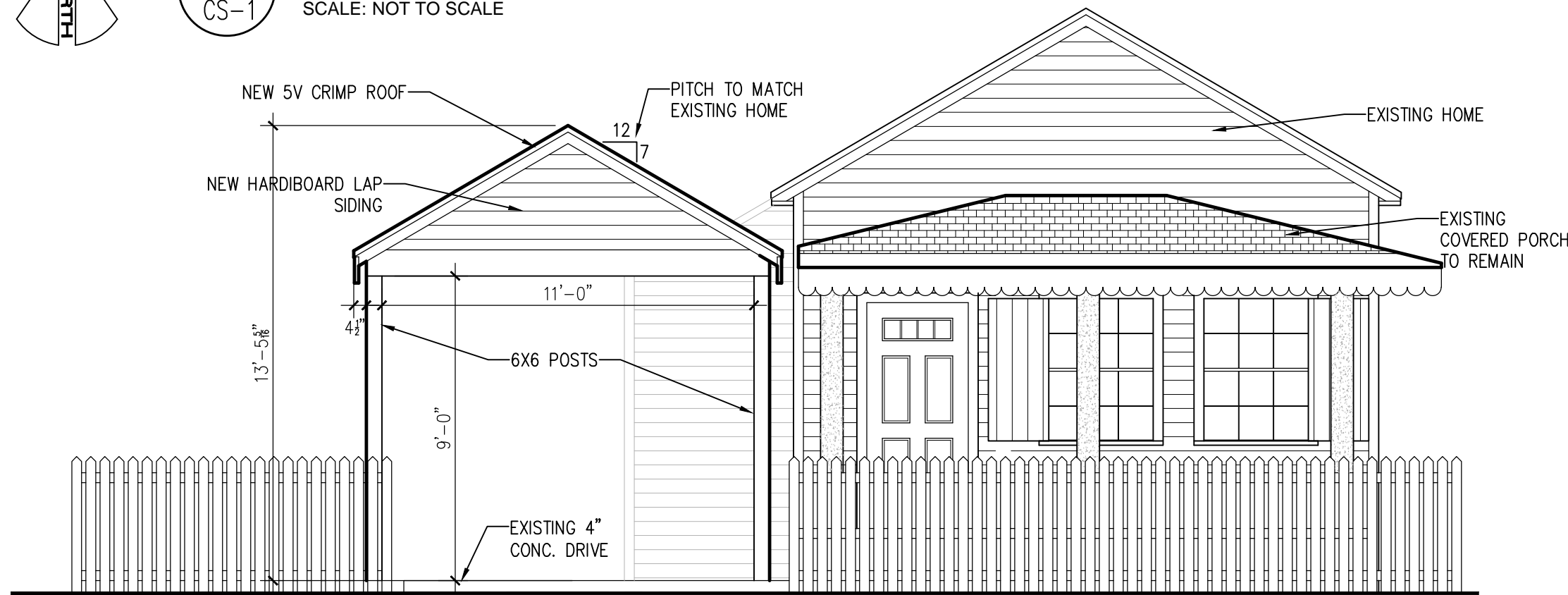
LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
	 CONCRETE	& AND
	 COMPACTED EARTH FILL	@ AT
	 STUCCO OR GYPSUM WALL BOARD	APPROX. APPROXIMATE(LY)
	 CONCRETE MASONRY UNIT	FT. FOOT/FEET
	 BRICK	FFL FINISH FLOOR LEVEL
	 BATT INSULATION	IN. INCH
	 RIDGE INSULATION	MAX. MAXIMUM
	 SAND	MIN. MINIMUM
	 GRAVEL	# NUMBER
	 CONTINUOUS WOOD FRAMING	O.C. ON CENTER
	 WOOD BLOCKING	LB. POUND
	 PLYWOOD	PSI POUND PER SQUARE INCH
	 FINISH WOOD	PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

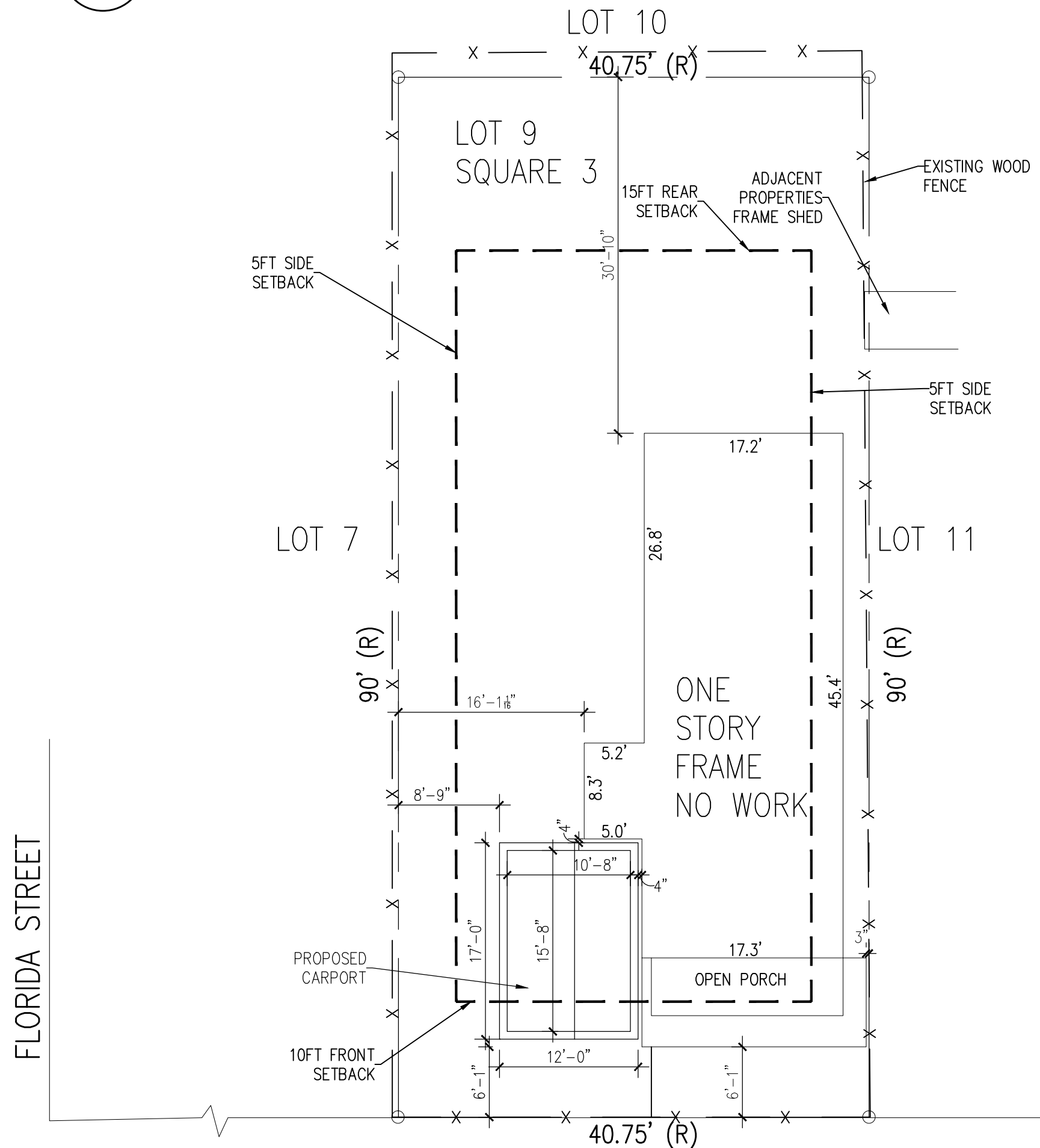
SITE



5 LOCATION MAP  
CS-1 SCALE: NOT TO SCALE



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

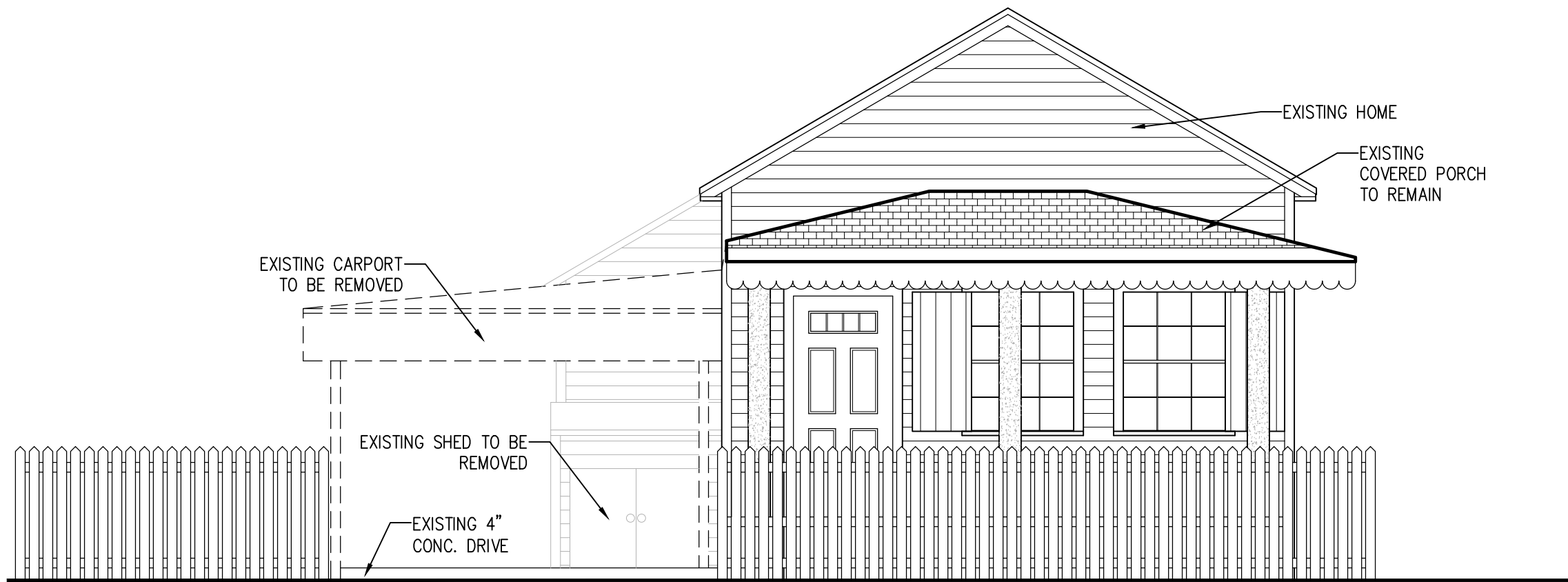


2 PROPOSED SITE PLAN  
CS-1 SCALE: 1" = 10'-0"

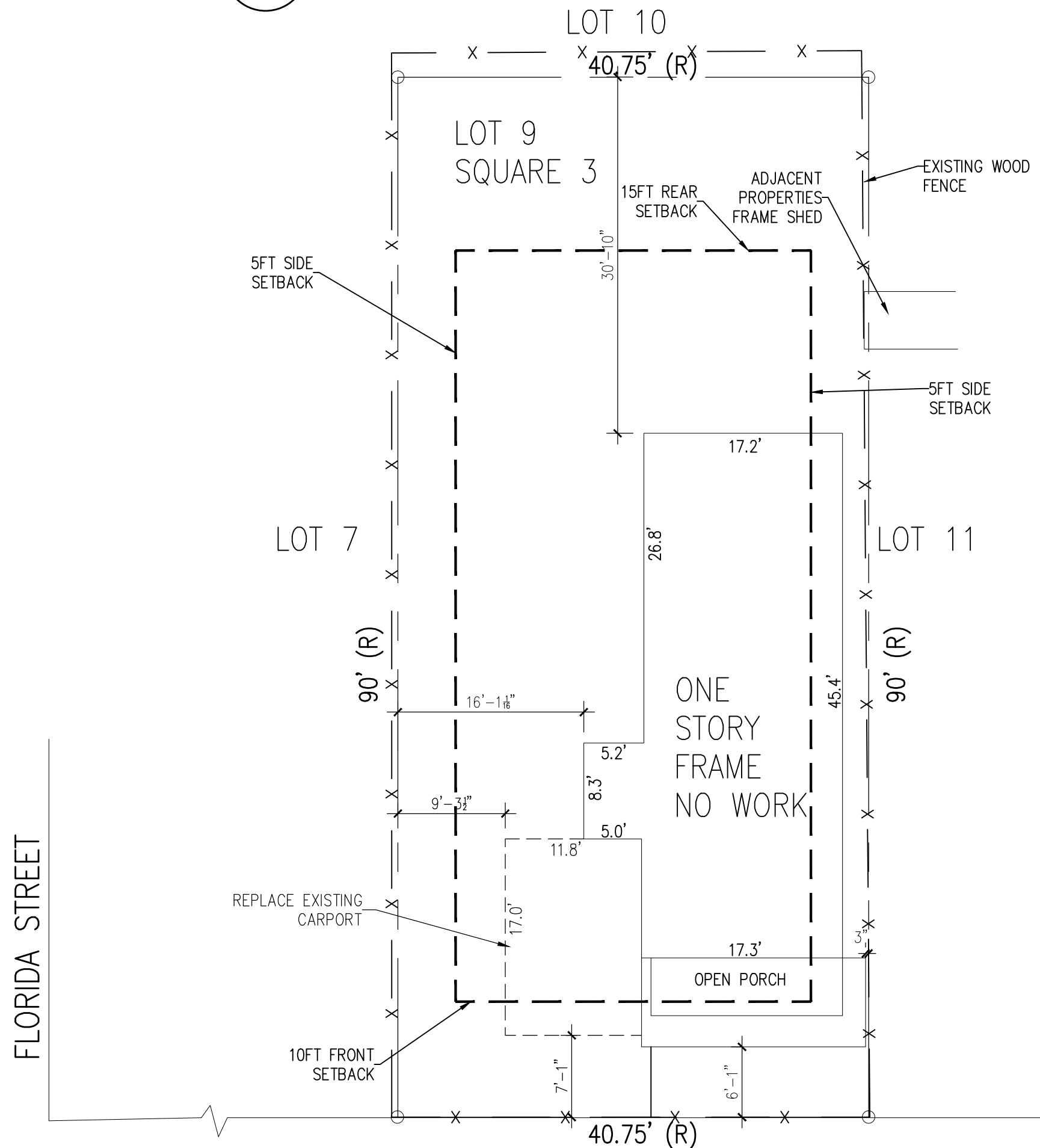
CARPORT  
1421 CATHERINE STREET  
KEY WEST, FLORIDA 33040

PROJECT DATA

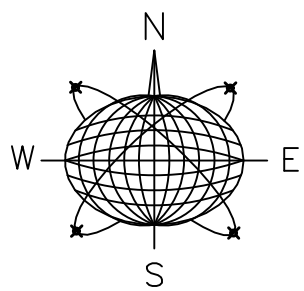
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00034820-000000			
CARPORT SETBACKS:				
FRONT	6'-1"	6'-1"	1	NONE
STREET SIDE	N/A	N/A	7.5'	NONE
SIDE	3"	3"	1'	NONE
REAR	30'-10"	30'-10"	15'	NONE
LOT SIZE	NO CHANGE	3,667.5 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	1,176 SQ. FT.	32%	1,176 SQ. FT.	32%
FLOOR AREA	826.1 SQ. FT.	0.22	826.1 SQ. FT.	0.22
BUILDING HEIGHT			30' MAX	NONE
IMPERVIOUS AREA	1,176 SQ. FT.	32%	1,176 SQ. FT.	32%
OPEN SPACE	2,434 SQ. FT.	66%	2,434 SQ. FT.	66%



3 EXISTING FRONT ELEVATION  
CS-1 SCALE: 1/4"= 1'-0"



1 EXISTING SITE PLAN  
CS-1 SCALE: 1" = 10'-0"



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

CARPORT  
1421 CATHERINE STREET  
KEY WEST, FLORIDA

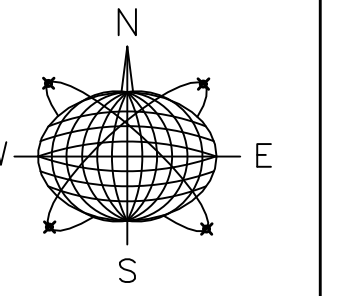
Drawn By: JMT  
Checked By: RJM  
Project No. Scale:  
AS NOTED  
AutoCad File No.

Revisions:

Title:  
COVER SHEET  
AND SITE PLANS

Sheet Number:  
CS-1  
Date: MAY 31, 2016





Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899

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General Notes:

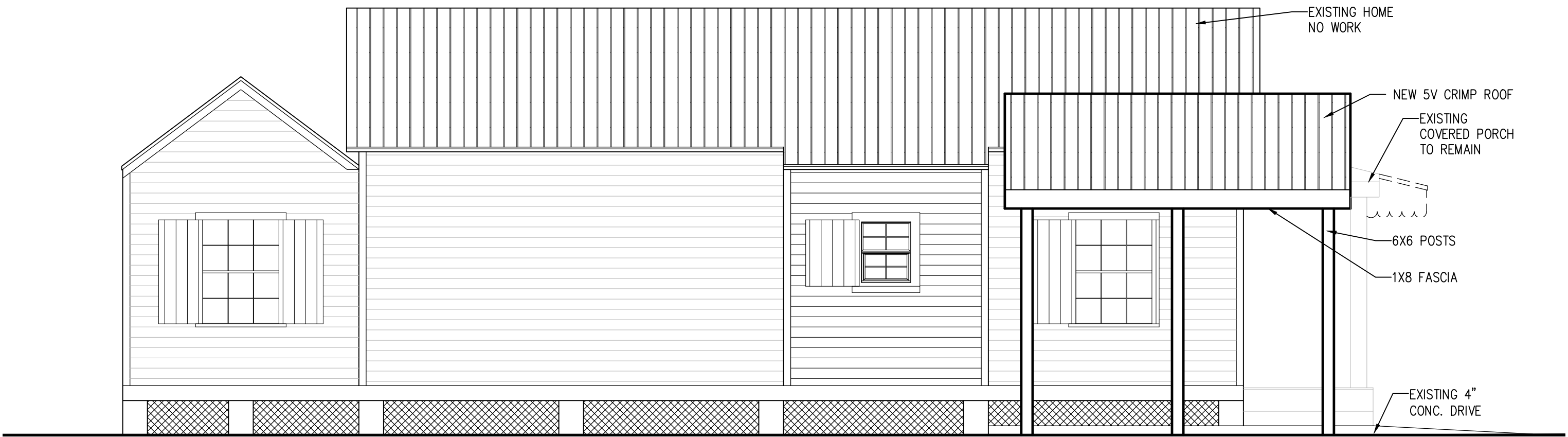
**CARPORT**  
1421 CATHERINE STREET  
KEY WEST, FLORIDA

Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

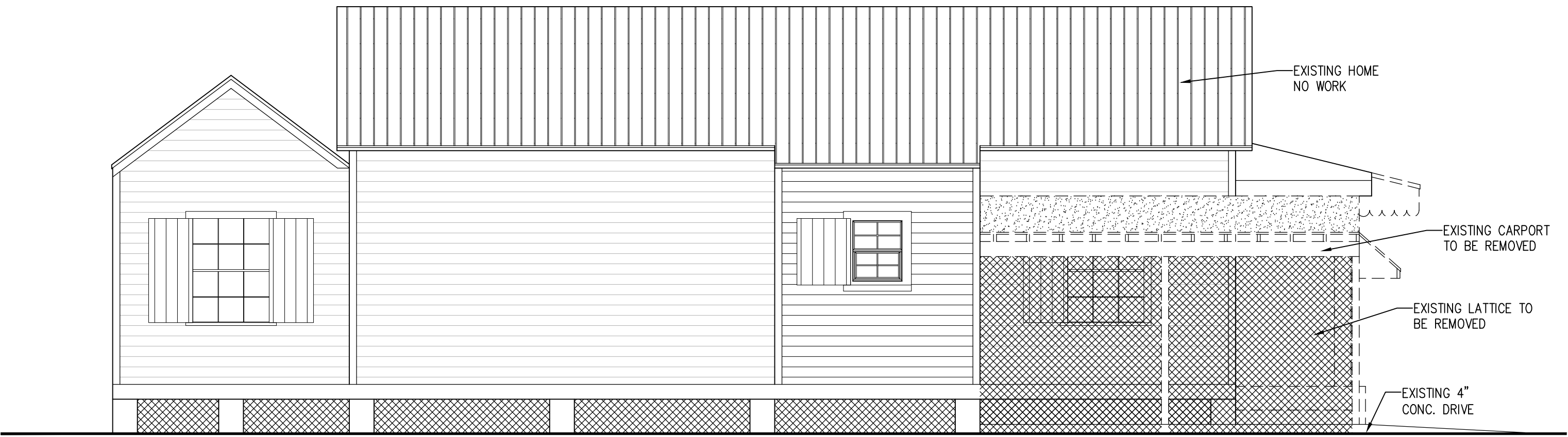
Revisions:

Title:  
EXISTING AND  
PROPOSED SIDE  
ELEVATION

Sheet Number:  
**A-1**  
Date: MAY 31, 2016



**2** PROPOSED SIDE ELEVATION  
A-1 SCALE: 1/4"= 1'-0"



**1** EXISTING SIDE ELEVATION  
A-1 SCALE: 1/4"= 1'-0"

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 28, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REPLACE EXISTING CARPORT. DEMOLITION OF CARPORT.**

**FOR- #1421 CATHERINE STREET**

**Applicant – Meridian Engineering**

**Application #H16-03-0042**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# Public Meeting Notice

REPAIRS TO EXISTING CARPORT AND ADDITION OF CARPORT FOR 1421 S. LINDSEY AVE. (SEE MAP)

FOR JEROME L. BROWN, JR. (SEE MAP)



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1035700 Parcel ID: 00034820-000000**

### Ownership Details

**Mailing Address:**

DONNELLY BRENDA J  
1421 CATHERINE ST  
KEY WEST, FL 33040-3419

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:**  
05-68-25

**Property Location:** 1421 CATHERINE ST KEY WEST

**Legal Description:** KW KNIGHTS SUB PB 1-27 LOT 9 SQR 3 TR 14 OR311-556-557 OR528-299D/C OR1670-304/305(ORDER)  
OR1706-2180/82 OR1949-2096Q/C(LG)

**Click Map Image to open interactive viewer**







## Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	41	92	3,739.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 782  
 Year Built: 1938

## Building 1 Details

Building Type R1      Condition A      Quality Grade 450  
 Effective Age 21      Perimeter 126      Depreciation % 28  
 Year Built 1938      Special Arch 0      Grnd Floor Area 782  
 Functional Obs 0      Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP      Roof Cover METAL  
 Heat 1 NONE      Heat 2 NONE  
 Heat Src 1 NONE      Heat Src 2 NONE

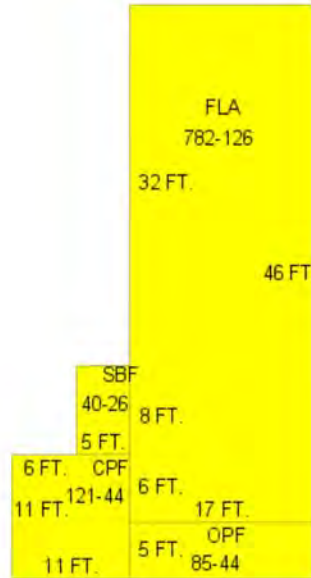
Foundation WD CONC PADS  
 Bedrooms 2

Extra Features:

2 Fix Bath 0      Vacuum 0  
 3 Fix Bath 0      Garbage Disposal 0  
 4 Fix Bath 0      Compactor 0

5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



#### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	782
2	<u>OPF</u>		1	1989	N N	0.00	0.00	85
3	<u>CPF</u>		1	1989	N N	0.00	0.00	121
4	<u>SBF</u>		1	1989	N N	0.00	0.00	40

#### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	280 SF	14	20	1986	1987	2	40
2	PT3:PATIO	44 SF	0	0	1954	1955	2	50
4	FN2:FENCES	100 SF	25	4	2000	2001	2	30

#### Appraiser Notes

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#### Building Permits

Bldg Number	Date	Date	Amount	Description	Notes
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Issued		Completed				
06-0243	01/23/2006	07/07/2006	5,000	Residential	HURRICANE REPAIRS INSTALL /8 PLYWOOD & INSULATION FOR NEW ROOF	
06-0214	01/23/2006	07/07/2006	10,000	Residential	HURRICANE REPAIRS RE4PLACE DAMAGED ROOF WITH V-CRIMP	
B933256	11/01/1993	10/01/1994	300	REPAIRS		
9601984	05/01/1996	08/01/1996	10,500	RENOVATIONS		
9602078	05/01/1996	08/01/1996	1,700	ROOF		
1	0102283	06/13/2001	10/15/2001	1,000	Residential	UPGRADE ELECTRICAL SERVIC
06-4299	07/17/2006	09/28/2006	2,300	ATF-2.5 TON SPLIT SYSTEM		
06-3981	06/30/2006	09/28/2006	900	ELECTRIC FOR A/C		

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	86,032	1,961	297,459	385,452	271,402	25,000	246,402
2014	93,644	1,797	222,626	318,067	269,248	25,000	244,248
2013	94,759	1,807	329,032	425,598	265,269	25,000	240,269
2012	96,989	1,818	299,120	397,927	260,835	25,000	235,835
2011	96,989	1,832	194,428	293,249	253,238	25,000	228,238
2010	98,760	2,111	148,625	249,496	249,496	25,000	224,496
2009	109,761	2,215	297,251	409,227	263,495	25,000	238,495
2008	105,086	2,358	403,812	511,256	263,232	25,000	238,232
2007	129,435	2,461	598,240	730,136	255,565	25,000	230,565
2006	247,824	2,310	355,205	605,339	189,036	25,000	164,036
2005	232,404	2,403	299,120	533,927	242,070	25,000	217,070
2004	154,200	2,532	205,645	362,377	235,019	25,000	210,019
2003	143,920	2,625	89,736	236,281	230,637	25,000	205,637
2002	132,837	2,754	84,128	219,719	219,719	25,000	194,719
2001	130,831	2,507	84,128	217,466	217,466	0	217,466
2000	130,831	2,168	56,085	189,084	101,789	25,500	76,289
1999	127,913	2,178	56,085	186,175	99,113	25,500	73,613
1998	113,196	1,724	56,085	171,005	97,553	25,500	72,053
1997	99,047	1,547	48,607	149,201	95,923	25,500	70,423
1996	47,668	1,180	48,607	97,455	93,130	25,500	67,630
1995	43,431	1,102	48,607	93,140	90,859	25,500	65,359
1994	38,841	1,023	48,607	88,471	88,471	25,500	62,971
1993	38,947	1,047	48,607	88,601	88,601	25,500	63,101
1992	38,947	1,085	48,607	88,638	88,638	25,500	63,138
1991	38,947	1,109	48,607	88,662	88,662	25,500	63,162
1990	33,618	1,146	38,325	73,089	73,089	25,500	47,589

<b>1989</b>	23,720	0	37,390	61,110	61,110	25,500	35,610
<b>1988</b>	17,905	0	30,847	48,752	48,752	25,500	23,252
<b>1987</b>	17,684	0	23,369	41,053	41,053	25,500	15,553
<b>1986</b>	17,780	0	22,434	40,214	40,214	25,500	14,714
<b>1985</b>	17,247	0	13,579	30,826	30,826	25,500	5,326
<b>1984</b>	16,135	0	13,579	29,714	29,714	25,500	4,214
<b>1983</b>	16,154	0	13,579	29,733	29,733	25,500	4,233
<b>1982</b>	16,464	0	11,769	28,233	28,233	25,500	2,733

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>6/22/2001</b>	1706 / 2180	259,000	<u>WD</u>	<u>Q</u>

This page has been visited 152,168 times.

Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176