



**Historic Architectural Review Commission
Staff Report for Item 17**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: June 27, 2017

Applicant: Guillermo Orozco

Application Number: H17-03-0022

Address: #1408 Petronia Street

Description of Work:

Demolition of rear addition.

Site Facts:

The one and a half story house at 1408 Petronia is listed as a contributing resource per the survey. The frame vernacular building first appeared on the 1912 Sanborn map. As of the 1962 Sanborn map, the building only had a one-story sawtooth structure on the rear. Between 1962 and 1962, a small shed roof addition was added on the rear. Over the years, the shed roof addition has been expanded and altered. Very little historic fabric remains, and the structure is in poor condition.

Ordinances Cited in Review:

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the removal of a historic shed roof addition on the rear. The addition has been altered over the years, expanded even, and the addition is in poor condition. Therefore, staff does not feel that the wall meet any of the criteria listed in Sec. 102-218, the Commission can consider the request for demolition:

- (1) The addition does not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The addition is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The addition 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;
- (4) The addition to be demolished is not the site of a historic event with a significant effect upon society;
- (5) The addition does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The addition does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The addition is not related to a square, park, or other distinctive area.
- (8) The addition does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and
- (9) The addition has not yielded, and is not likely to yield, information important in history.

Since this element is historic, two readings are required for demolition.

APPLICATION

10000



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 11703-22		BUILDING PERMIT NUMBER		INITIAL & DATE 3/30/09
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE AE-6	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:

RESIDENTIAL DESIGNER
ARCHITECT/ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

1408 PETRONIA ST		# OF UNITS 1
LINCOLN DAY		PHONE NUMBER (954) 648-5500
1408 PETRONIA ST		EMAIL LINCDAY@GMAIL.COM
		PHONE NUMBER
GUILLERMO OROZCO		EMAIL GAOROZCO@MSN.COM
1517 WASHINGTON ST		PHONE NUMBER (305) 292-1694
		EMAIL GAOROZCO@MSN.COM

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 checked="" 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 checked="" type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

DEMOLITION OF REAR SHED ROOF BUILDING & REPLACEMENT IN SAME LOCATION & SQUARE FOOTAGE, DECK REPLACEMENT, AC & POOL EQUIPMENT RELOCATION, REPAIR/REPLACE MISCELLANEOUS SIDING & WINDOW SILLS AS REQUIRED

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: GUILLERMO OROZCO
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.

27526/3001 dk

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

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 OF REAR BLDG		REPLACEMENT OF BLDG
		REPLACEMENT OF REAR DECK

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		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input 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:					
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
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.

N/A

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 BUILDING DOES NOT APPEAR IN THE 1962 SURVEY, IT HAS BEEN ALTERED SUBSTANTIALLY

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

NO

- (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.

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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 (4) DRAWING - DATE: 5-24-17
☐ 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.

REMOVAL OF BUILDING WILL NOT AFFECT
THE HISTORIC CHARACTER OF THE NEIGHBORHOOD

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

NO

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.

NO

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

NO

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

DATE AND PRINT NAME

Lincoln W. Day 5/30/17

OFFICE USE ONLY

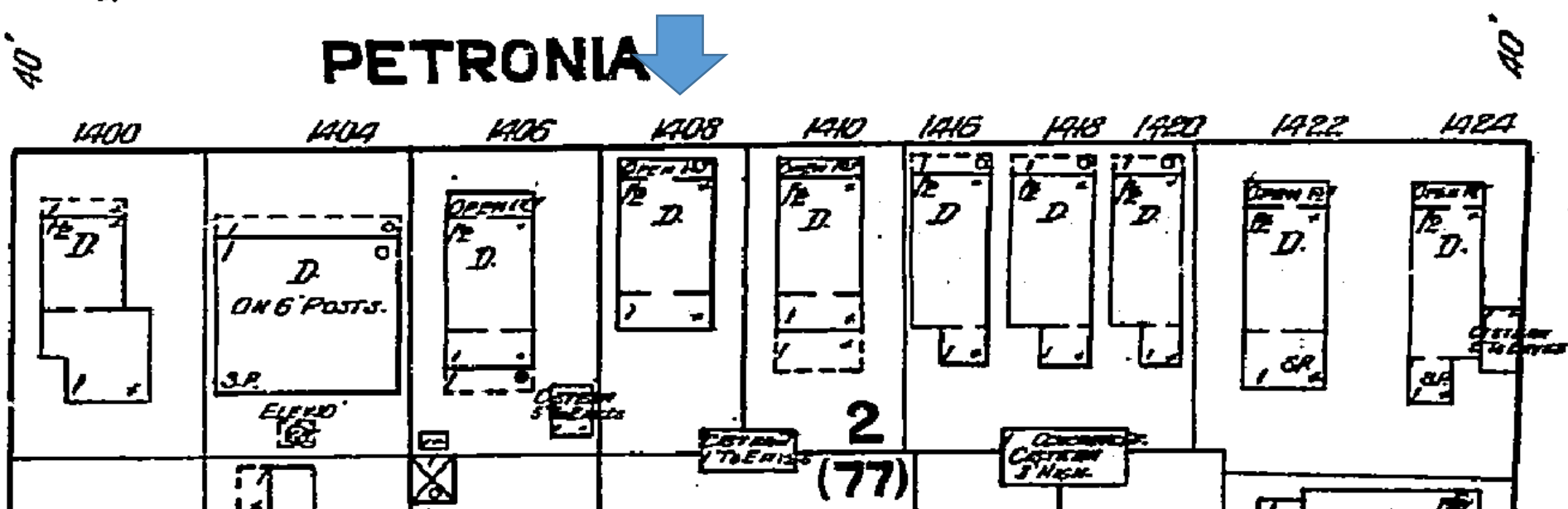
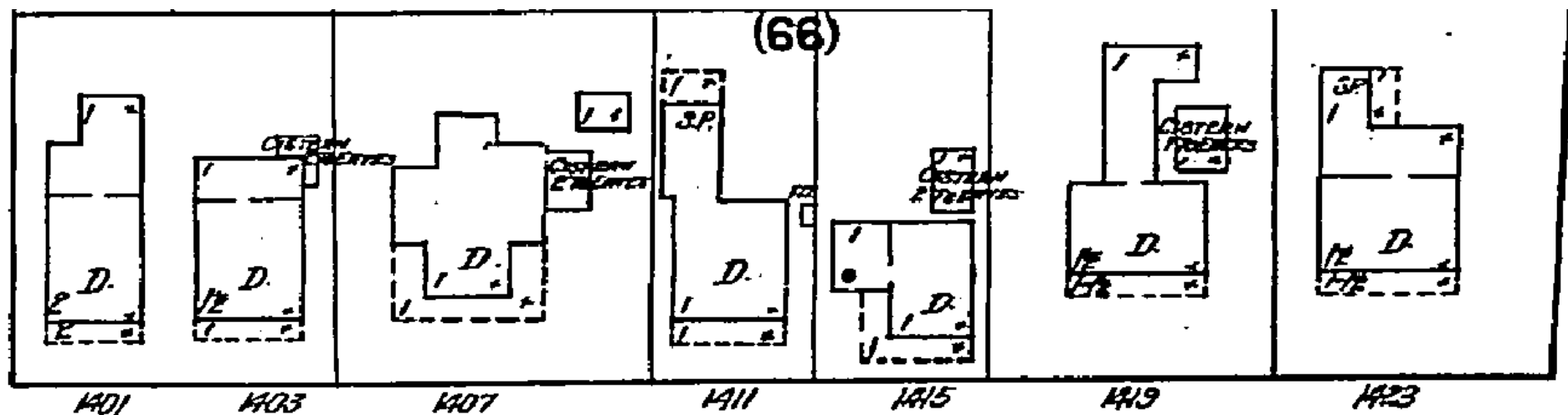
BUILDING DESCRIPTION:

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

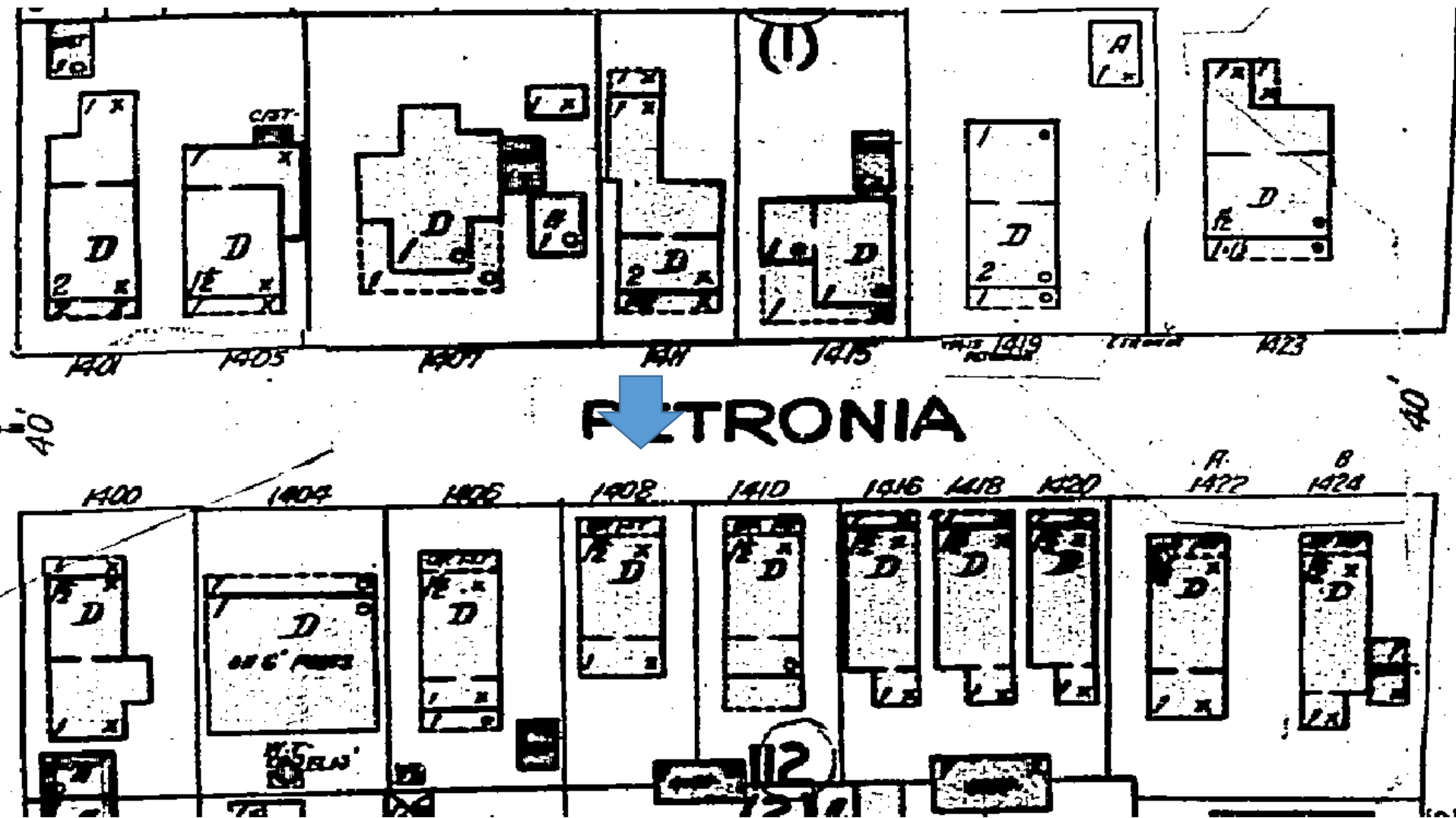
☐ Reviewed by Staff on _____
☐ Notice of hearing posted _____
First reading meeting date _____
Second Reading meeting date _____
TWO YEAR EXPIRATION DATE _____

Staff Comments

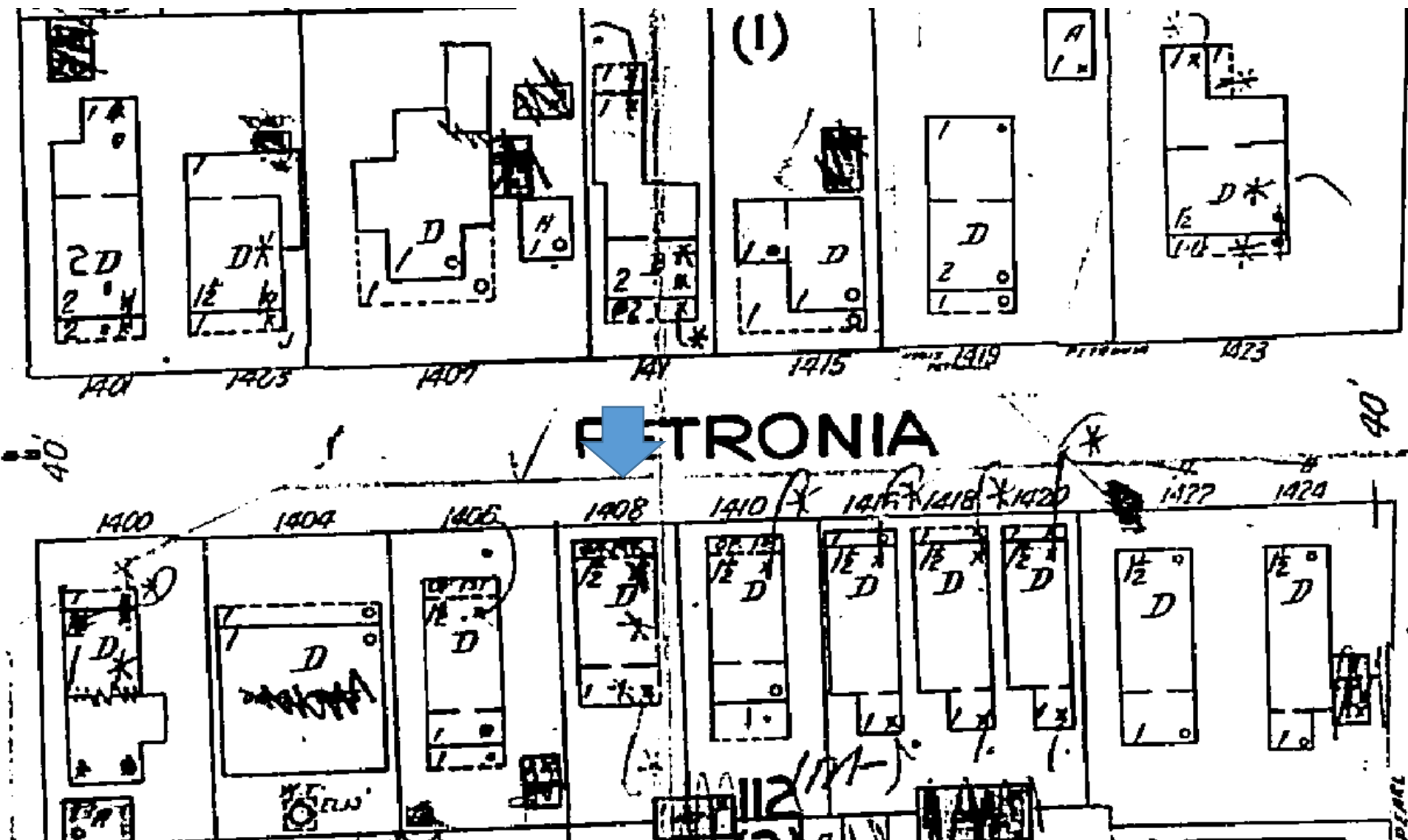
SANBORN MAPS



1912 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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













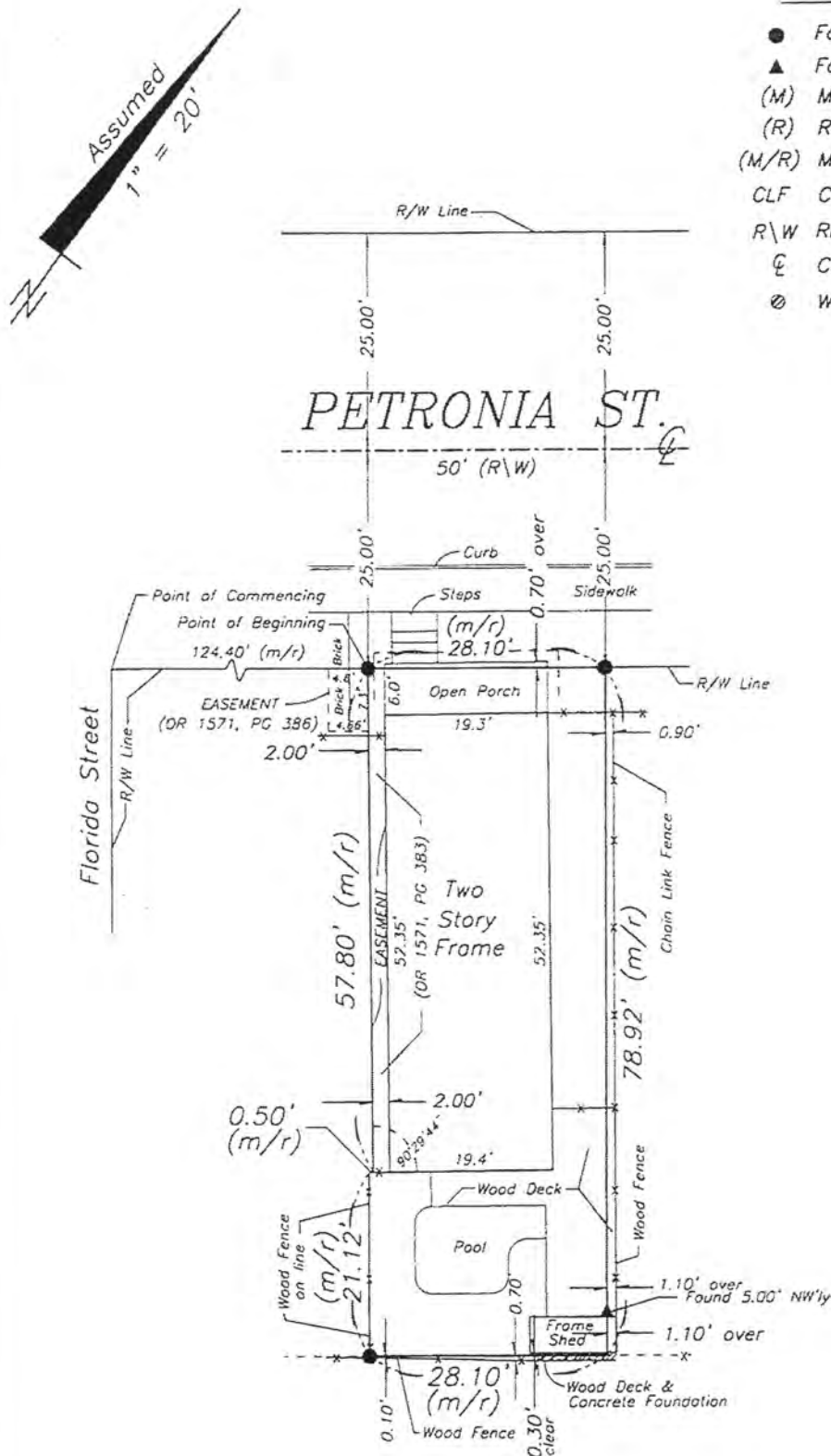




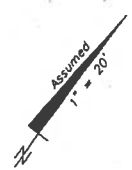
SURVEY

LEGEND

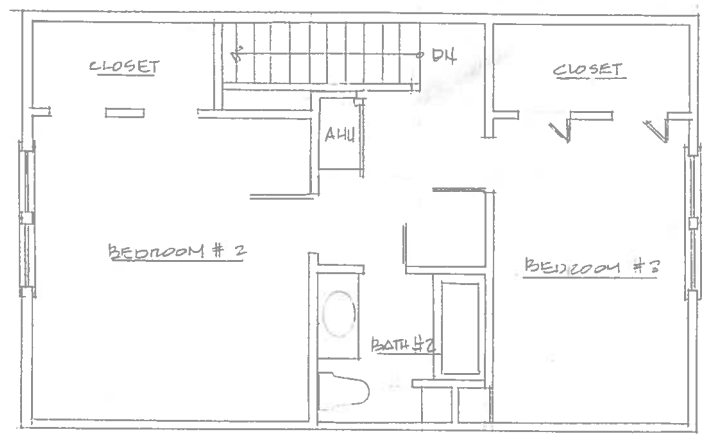
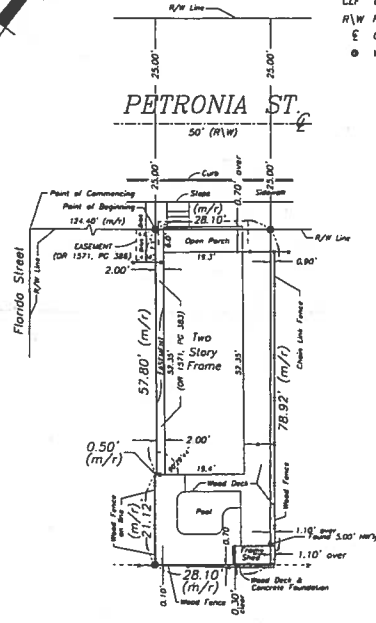
- Found Iron Rod (LB 2863 or No ID)
- ▲ Found Nail & Disc (PTS or LB 540)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R/W Right of Way
- ⊕ Centerline
- ⊗ Wood Utility Pole



PROPOSED DESIGN



- LEGEND**
- Found Iron Rod (LB 2863 or No ID)
 - ▲ Found Nail & Disc (PTS or LB 540)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - CLF Chain Link Fence
 - R/W Right of Way
 - ± Centerline
 - Wood Utility Pole



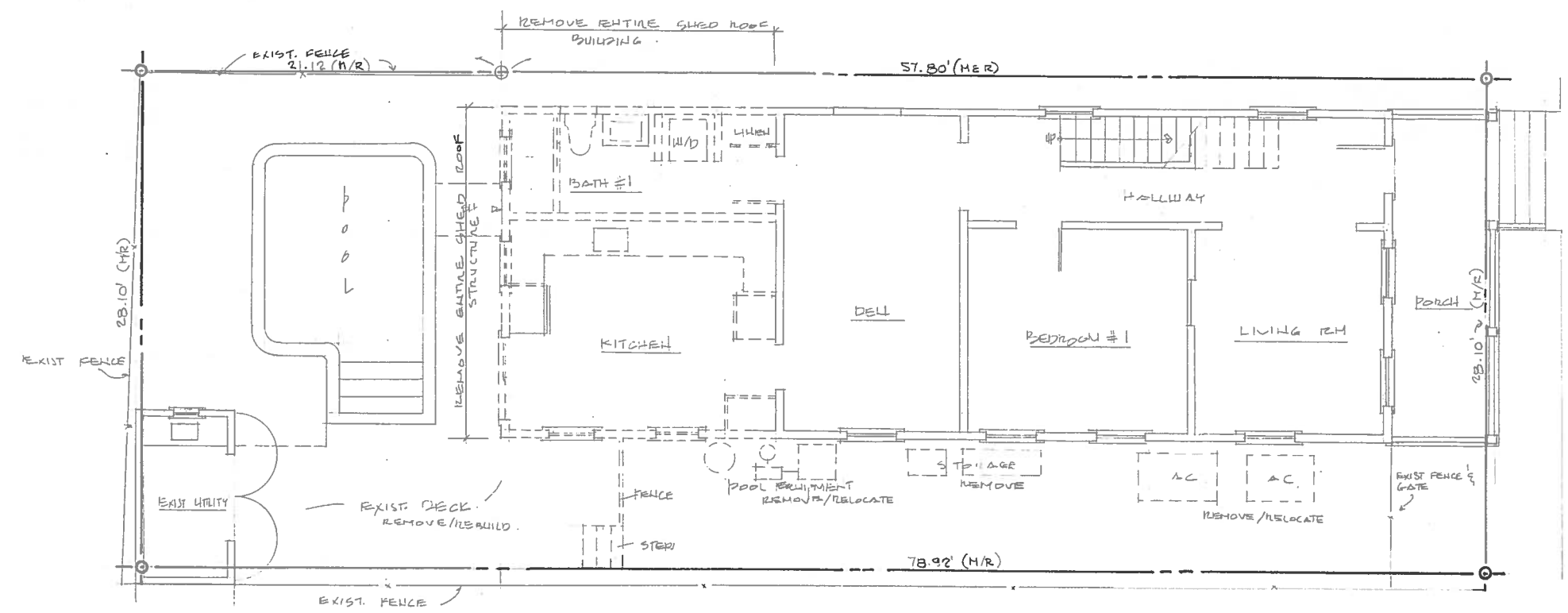
EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

SITE DATA:

ADDRESS: 1408 Petronia Street
DISTRICT: HMDR
FLOOD ZONE AE-6

EXISTING PARKING: 0
PROPOSED PARKING: 0

LOT SIZE: 28.10' x 78.92' = 2,217 SF.
MAXIMUM building COVERAGE ALLOWED: 40% OR 887 SF.
EXISTING LOT COVERAGE: 58.35' x 19.4' = 1,132 sf main bldg. and 6 x 10 = 60 sf utility bldg. total sf. = 1,192 sf or 54%
PROPOSED LOT COVERAGE: same as above
MAXIMUM IMPERVIOUS AREAS ALLOWED: 60% OR 1,330 sf
EXISTING IMPERVIOUS AREAS: 1,192 sf blg + 156 pool + 110 sf concr. paths = 1,458 sf or 66%
PROPOSED IMPERVIOUS AREAS: same as above
EXISTING AND PROPOSED SETBACKS ARE THE SAME= see site plan
Proposed height = 16' (match rear building). See elevation



EXISTING/SITE/FLOOR PLAN -
DEMOLITION 1/4" = 1'-0"

REVISIONS	BY

Renovations and Building Replacement to:
1408 Petronia Street
Key West, Florida

Guillermo A. Orozco
Residential Design
1517 Washington Street
Key West, FL 33040
305-292-1894

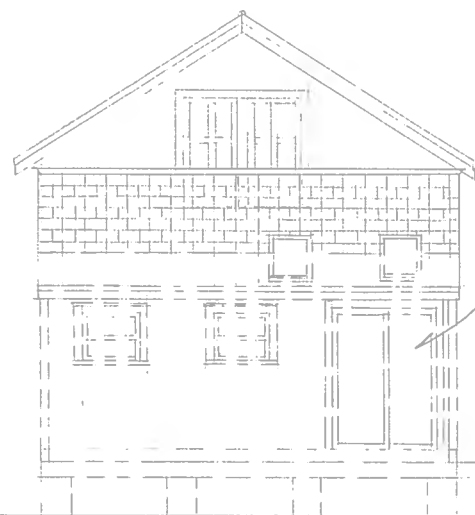
Date	5/25/17
Scale	1/4" = 1'-0"
Drawn	GAO
Job	1403 PETRONIA
Sheet	1
Of	1 Sheets



EXISTING NORTH ELEVATION (FRONT)
DEMOLITION 1/4" = 1'-0"



EXISTING/EAST ELEVATION (SIDE)
DEMOLITION 1/4" = 1'-0"



EXISTING/SOUTH ELEVATION (REAR)
DEMOLITION 1/4" = 1'-0"



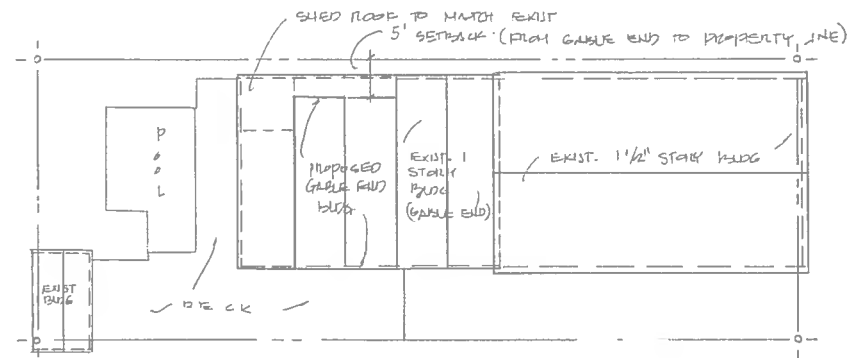
EXISTING/EAST ELEVATION (SIDE ELEVATION)
DEMOLITION 1/4" = 1'-0"

REVISIONS	BY

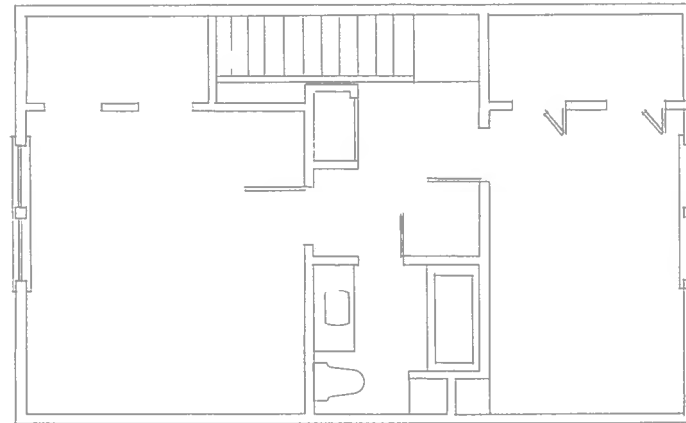
Renovations and Building Replacement to:
1408 Petronia Street
Key West, Florida

Guillermo A. Orozco
Residential Design
1517 Washington Street
Key West, FL 33040
305-292-1694

Date	5-24-17
Scale	1/4" = 1'-0"
Drawn	GAD
Job	1408 PETRONIA
Sheet	2
Of	Sheets

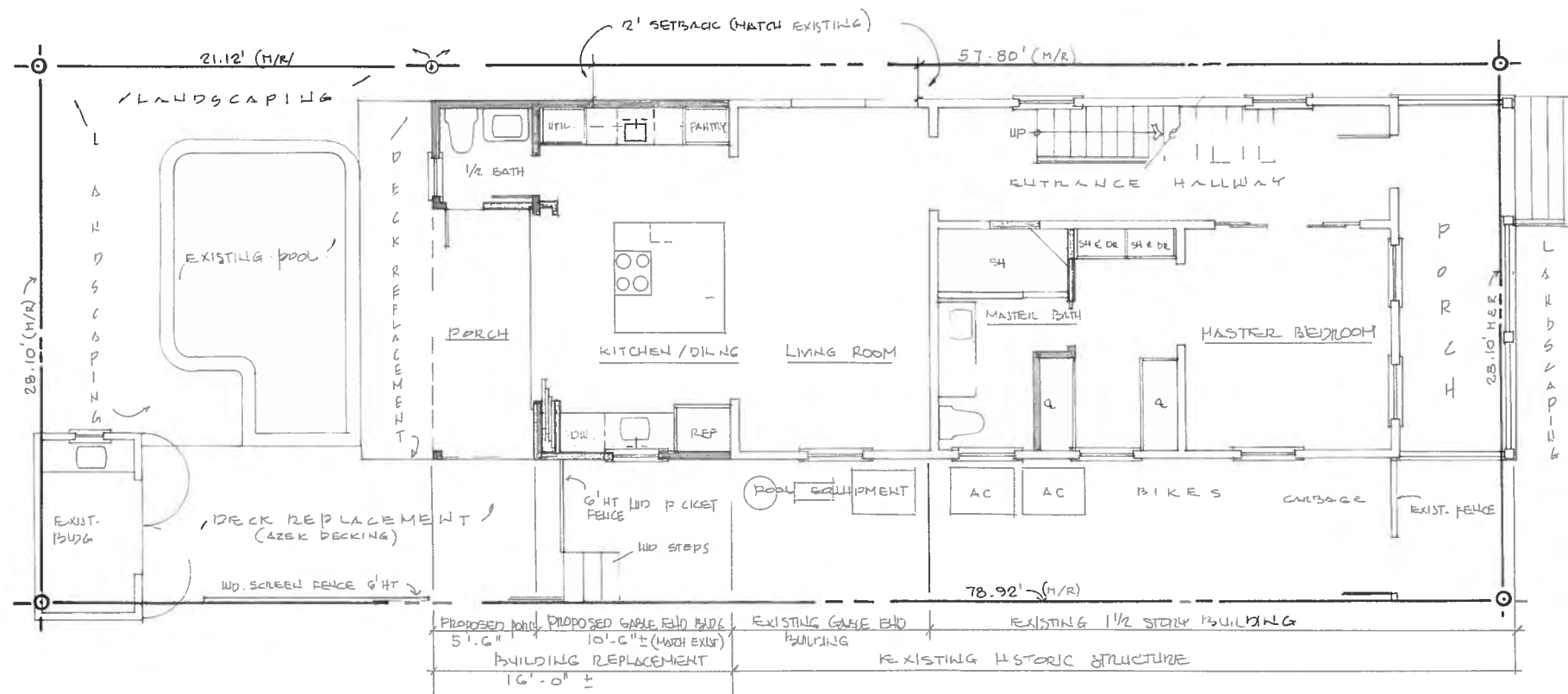


ROOF LAYOUT N.T.S.



SECOND FLOOR PLAN

1/4" = 1'-0"



PROPOSED SITE/FIRST FLOOR PLAN - 1/4" = 1'-0"

REVISIONS	BY

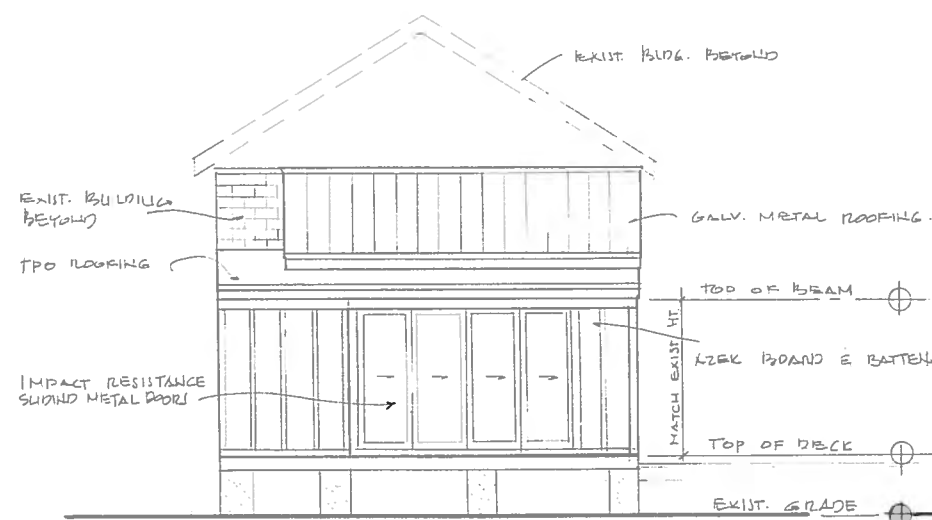
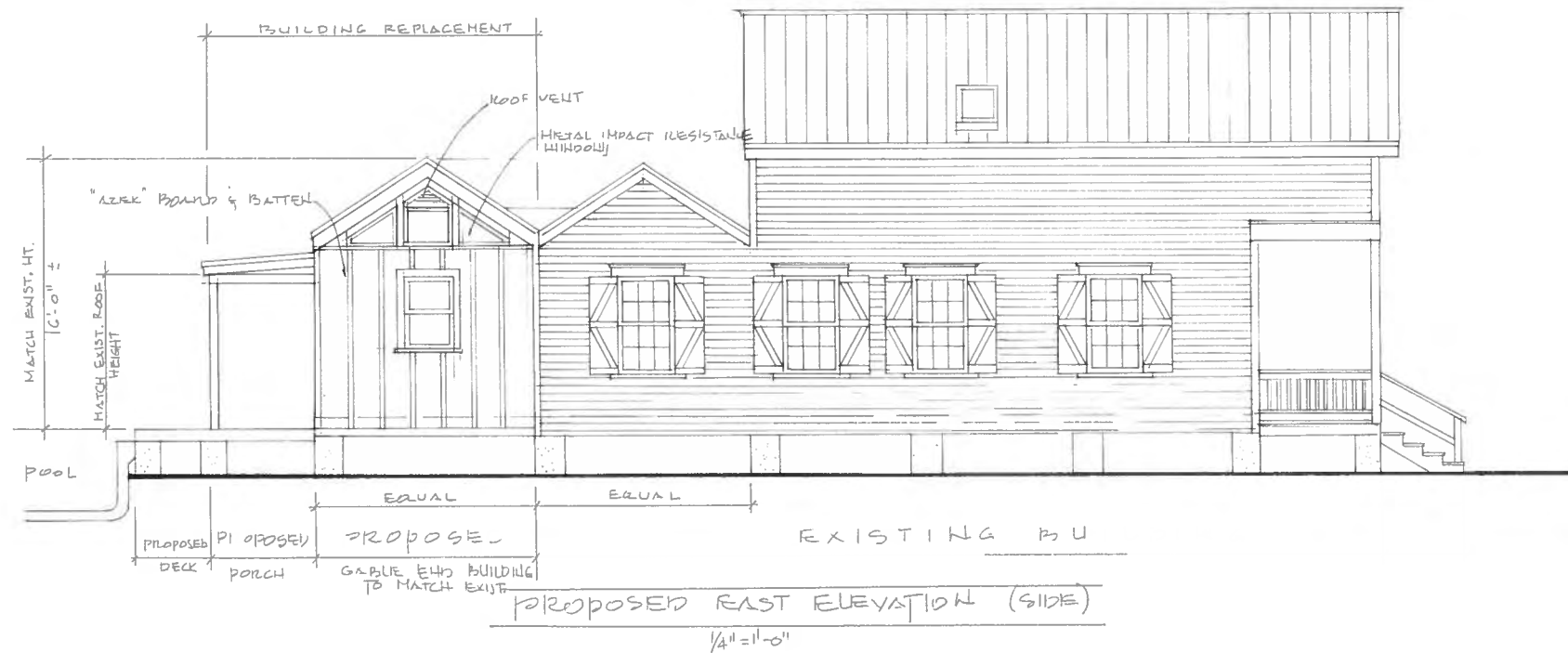
Renovations and Building Replacement to:
1408 Petronia Street
Key West, Florida

Guillermo A. Orozco
Residential Design
1517 Washington Street
Key West, FL 33040
305-292-1694

Date	5/25/17
Scale	1/4" = 1'-0"
Drawn	GAO
Job	1408, PETRONIA
Sheet	3
Of	Sheets



EXISTING / PROPOSED NORTH ELEVATION
(FRONT ELEVATION) 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
(REAR ELEVATION) 1/4" = 1'-0"



REVISIONS	BY

Renovations and Building Replacement to:
1408 Petronia Street
Key West, Florida

Guillermo A. Orozco
Residential Design
1517 Washington Street
Key West, FL 33040
305-292-1694

Date	5-24-17
Scale	1/4" = 1'-0"
Drawn	GAO
Job	1408 PETRONIA
Sheet	4
Of	Sheets

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 27, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW REAR ADDITION AND REPLACEMENT
OF POOL DECK. REPAIR AND REPLACE OF
SIDING AND WINDOW WILLS AS REQUIRED.
DEMOLITION OF REAR ADDITION.**

FOR- #1408 PETRONIA STREET

Applicant – Guillermo Orozco

Application #H17-03-0022

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

1408

Public Meeting Notice

NEW DECK ADDITION AND REPLACEMENT
FOR POOL DECK, REPAIR AND REPLACE OF
SIDING AND WINDOW WALLS AS REQUIRED
RENOVATION OF DECK ADDITION
FOR 1408 CLAY STREET

[illegible][illegible]

1408



Public
Meeting
Notice



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared GUILLERMO A. OROZCO, 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:
1408 PETRONIA STREET on the
21st day of JUNE, 2017.

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 JUNE 27th, 2017.

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:

Date:

Address:

City:

State, Zip:

The forgoing instrument was acknowledged before me on this 21 day of June, 2017.

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

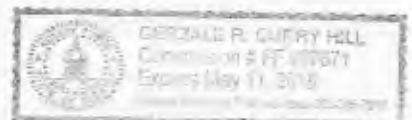
NOTARY PUBLIC

Sign Name:

Print Name:

Notary Public - State of Florida (seal)

My Commission Expires: _____



PROPERTY APPRAISER INFORMATION



qPublic.net™

Monroe County, FL

Summary

Parcel ID 00023740-000000
Account # 1024546
Property ID 1024546
Millage Group 10KW
Location 1408 PETRONIA ST, KEY WEST
Address
Legal KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 5 SQR 2 TR 7 G11-84 OR601-802
Description OR850-2190 OR1174-2319/2324(WILL) PROB#91-147-CP-10 OR1230-1073/75P/R
OR1232-232/34C/P/R OR1235-1762R/S OR1383-1749 OR1413-905/909F/J
OR1568-403/404 OR1571-372/373-C OR1571-374 OR1571-384/386-E
OR1755-2062/64 OR2839-2402/03
(Note: Not to be used on legal documents)
Neighborhood 6284
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

DAY LINCOLN
 2310 NE 33rd ST
 Lighthouse Point FL 33064

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$173,844	\$158,198	\$165,278	\$169,309
+ Market Misc Value	\$15,238	\$13,135	\$12,249	\$12,559
+ Market Land Value	\$382,905	\$304,143	\$206,163	\$249,821
= Just Market Value	\$571,987	\$475,476	\$383,690	\$431,689
= Total Assessed Value	\$389,467	\$386,760	\$383,690	\$389,958
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$364,467	\$361,760	\$358,690	\$364,958

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,203.00	Square Foot	28.1	78.9

Buildings

Building ID	1827	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1900	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	2108	Roof Type	GABLE/HIP	
Finished Sq Ft	1100	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	176	Bedrooms	3	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	12	Grade	500	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	0
FHS	FINISH HALF ST	620	0	0
FLA	FLOOR LIV AREA	1,100	1,100	0
OPU	OP PR UNFIN LL	268	0	0
TOTAL		2,108	1,100	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1977	1978	1	2 UT	2
BRICK PATIO	1984	1985	1	204 SF	2
WATER FEATURE	1999	2000	1	1 UT	1
RES POOL	1999	2000	1	128 SF	5
TILE PATIO	1999	2000	1	45 SF	3
FENCES	1999	2000	1	90 SF	2

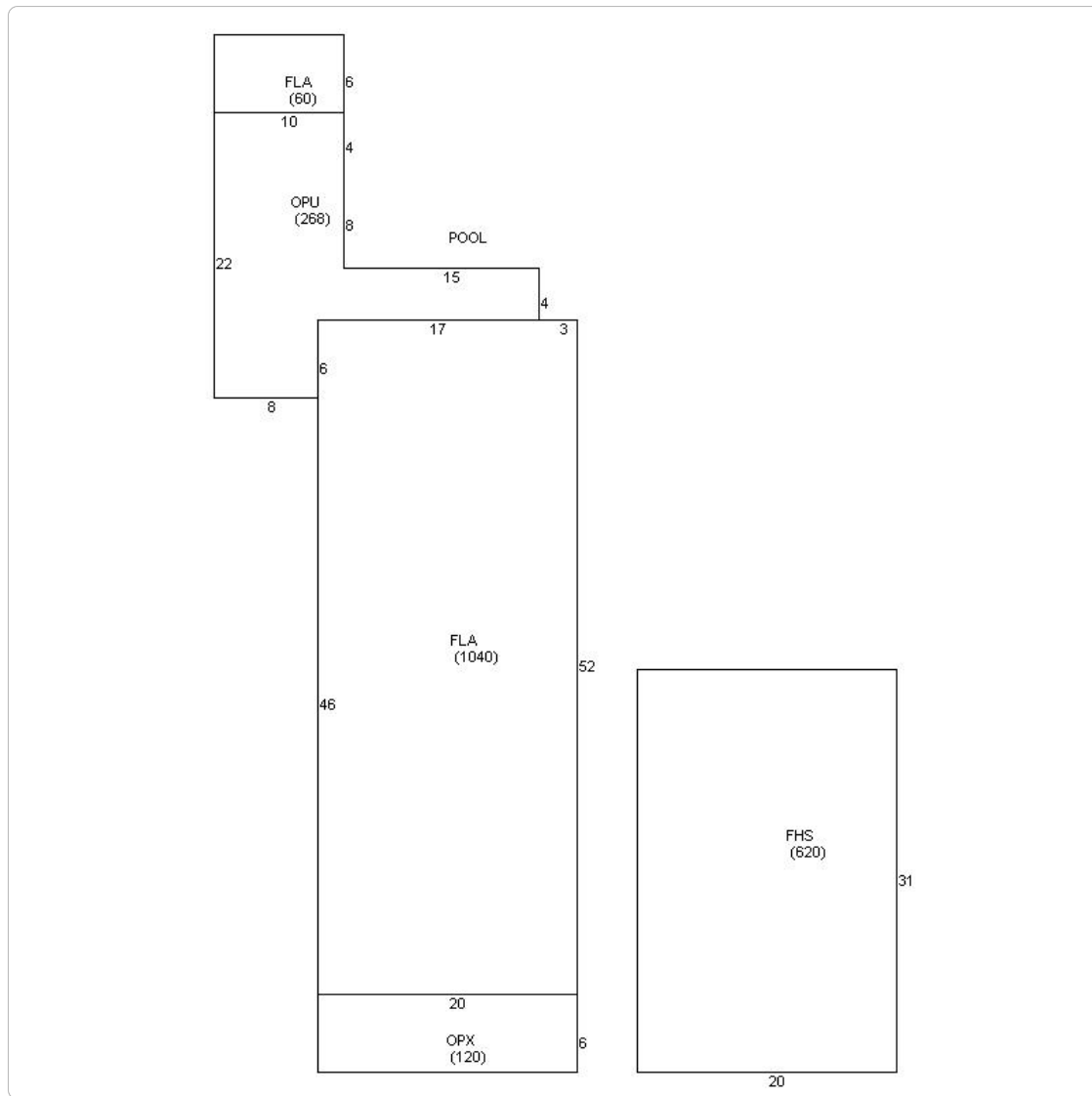
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/21/2017	\$910,000	Warranty Deed	2111039	2839	2402	02 - Qualified	Improved
1/16/2002	\$400,000	Warranty Deed		1755	2062	Q - Qualified	Improved
4/8/1999	\$360,000	Warranty Deed		1571	0374	Q - Qualified	Improved
11/1/1992	\$177,500	Warranty Deed		1235	1762	Q - Qualified	Improved
2/1/1982	\$80,000	Warranty Deed		850	2190	Q - Qualified	Improved
2/1/1974	\$14,500	Conversion Code		601	802	Q - Qualified	Improved

Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
11-2663	7/28/2011	3/14/2012	\$2,000		REPLACE 250sf OF WOOD DECKING AT REAR GARDEN
8-3950	10/21/2008	3/10/2010	\$5,000		REMODEL 100SF BATHROOM INCLUDING TILE, DRYWALL, FRAME NEW CLOSET HANG 2 DOORS
8-3944	10/20/2008	3/10/2010	\$1,500		R & R 1 TUB, 1 W/C, 1 LAV
8-3957	10/20/2008	3/10/2010	\$800		RELO W/D OUTLETS, RELO EXHAUST FAN
05-4474	10/11/2005	11/16/2005	\$10,000		R & R CONCH SHINGLES
9901598	5/13/1999	8/12/1999	\$15,000		SWIMMING POOL
9700150	1/1/1997	7/1/1997	\$950		ELECTRICAL
9604019	10/1/1996	7/1/1997	\$2,314		REPAIR/REMODELING
9604098	10/1/1996	7/1/1997	\$250		ELECTRICAL
9604103	10/1/1996	7/1/1997	\$500		PLUMBING
9604116	10/1/1996	7/1/1997	\$1,200		ROOF

Sketches (click to enlarge)



Photos





Map



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

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

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