

Historic Architectural Review Commission Staff Report for Item 18

To: Chairman Bryan Green and Historic Architectural Review

Commission Members

From: Enid Torregrosa, MSHP

Historic Preservation Planner

Meeting Date: June 27, 2017

Applicant: Michael Ingram, Architect

Application Number: H17-03-0023

Address: #411-415 Grinnell Street

Description of Work:

New single family residence with garage on vacant lot. Reconfigure of fence and gates.

Site Facts:

The main structure in the site is a contributing resource to the historic district. The historic house sits north to an empty parcel that is part of the property. On 2012 the Planning Department rendered a build back determination after the city condemned a dwelling unit that was latter demolished by the owners. The site in question has remained vacant since the demolition took place. In May 2015, the Planning Board granted variances for detached habitable space for the back portion of the proposed house as well as a variance for open space.

In October 27, 2015, the Commission approved a new two-story house on the same lot with a garage and a roof deck. No building permits or any commencement of construction has taken place since. Certificates of Appropriateness expire two years from the date of its approval if the work has not commenced under a duly issued building permit. Upon application of the property owner, the Historic Architectural Review Commission, or its designee, may extend a Certificate of Appropriateness for a special period of time not to exceed two years upon a finding of no substantially changed circumstances.- Section 102-159- Expiration.

US Secretary of the Interior's Standards for Rehabilitation and Guidelines Cited in Review:

- USSOIS (pages 16-23), specifically Standard 9.
- New Construction (pages 38a-38q), specifically guidelines 1, 2, 7, 8, 9, 10, 11, 14, 17, 20, 23, 24, and 25.
- Fencing (pages 41-41), specifically guidelines 1, 2, and 3.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of a new single-family structure that is required to meet FEMA regulations. The proposed design is based on a previous approval, but its scale and massing is reduced by the introduction of different rooflines. The new design differs from the previous approved one as it locates the entrance of the garage on the southern volume, instead of locating it in the center of the lot. A detached pergola was design in front of the garage entrance in order to create a more pedestrian scale. The middle portion structure will have a two story three bay porch.

The new design has a roof deck behind the northernmost structure. The house will be taller than the main historic structure. The design includes under construction materials cement lap siding, white aluminum impact windows, glass canopy at the entryway and metal v-crimp for roofing.

The plan also includes the revision of the existing 4 feet tall front fence in order to accommodate a new pedestrian gate and a slide gate for the garage.

Consistency with Guidelines

It is staff's opinion that the proposed new house is inconsistent with the cited SOIS and HARC guidelines. The structure will have a roof deck, which is contrary to the new guidelines for new construction. In addition, the design proposes a garage. According to the new guidelines for construction, garages can be included on designs when there is evidence of such element in the adjacent properties. In this particular case, that is not the case.

Staff finds the proposed changes on the front fence are consistent with the guidelines; nevertheless, the sliding gate is to give access to the garage-, which is contrary to guideline 10 of new construction.

The approved Certificate of Appropriateness has not expired; it will expire on October 27, 2017.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC \$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET KEY WEST, FLORIDA 33040 Phone: 305.809.3956

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

BLDG@CI	TYOFKEYWEST-FL.GOV	YESNO%
ADDRESS OF PROPOSED PROJECT:	411 GRINNELL (A15 GRINNE	# OF UNITS
RE # OR ALTERNATE KEY:	5240	
NAME ON DEED:	NEAL GAVEM & JOHN GILLIN	PHONE NUMBER
OWNER'S MAILING ADDRESS:	GO INTRAM.	EMAIL
CONTRACTOR COMPANY NAME:		PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:		EMAIL
ARCHITECT / ENGINEER'S NAME:	MICHAEL B. INZPAM.	PHONE NUMBER 305.320.0211
ARCHITECT / ENGINEER'S ADDRESS:	504 ANGELA ST	EMAIL mbingvamavdutectegmail, con
	KEY WEST, FL. 23040	
HARC: PROJECT LOCATED IN HISTORIC	DISTRICT OR IS CONTRIBUTING: YESNO	(SEE PART C FOR HARC APPLICATION.)
	STIMATED TOTAL FOR MAT'L., LABOR & PROFIT:	\$1,250,000
FLORIDA STATUTE 837.06: WHOEVER KNOWINGL PERFORMANCE OF HIS OR HER OFFICIAL DUTY \$	Y MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTE SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGRE	ENT TO MISLEAD A PUBLIC SERVANT IN THE
work that is considered by the City. Shou	olicant further hereby acknowledges that the scope of ald further action be taken by the City for exceeding to work shown on the plans or other documents submit the controlling.)	the scope of the decription of work
	DENCE WATTACHEG GARA	GE (3000 S.F.) ON FUPT
	PIGHTS, REGINFIGURE EXISTI	
PREVIOUSLY APPROVED	(15-01-1537), CHANGES TO	D FACADE & GARAGE
LOCATION		1 211-00
rinted name of property owner or licensed co		
MICHAEL BINGRAM, (RE	PRESENTATIVE	
otary Signature as to applicant. State of F	lorida, County of Monroe, Sworn to and subscribed be	efore me.
ersonally known or produced	as identification.	
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PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

ACCESSORY STRUCTURES:	PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE
	GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED
FENCE STRUCTURES: √ 41	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 HEA	ALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEA	ALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.
ROOFING: NEW _ RI	OOF-OVER TEAR-OFF REPAIR AWNING
FLORIDA ACCESSIBILITY CODE	ASPLT. SHGLS METAL SHGLS BLT. UP TPO OTHER E: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.
SIGNAGE: # OF SINGLE	FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZON
POLE	WALL PROJECTING AWNING HANGING WINDOW
SQ. FT. OF EACH	SIGN FACE:
SUBCONTRACTORS / SPECIALTY CONTRACT	TORS SUPPLEMENTARY INFORMATION:
MECHANICAL: DUCT	TWORKCOMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
A/C: ∠ COMPL	LETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT
✓ ELECTRICAL: ✓ LIGHT	TING ✓ RECEPTACLES ✓ HOOK-UP EQUIPMENT ✓ LOW VOLTAGE
SERVICE: OVE	ERHEAD UNDERGROUND 1 PHASE 3 PHASE AMPS
PLUMBING: ONE SE	WER LATERAL PER BLDG INGROUND GREASE INTCPTRS LPG TANKS
RESTROOMS:	MEN'S WOMEN'S UNISEX ACCESSIBLE
FASE ATTACH APPROPRIATE VARIANCES	AMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
LEASE ATTACH APPROPRIATE VARIANCES / ITENTION: NO BUILDING PERMITS WILL BE	RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION. ISSUED PRIOR TO HARC APPROVAL.
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SIGN COPY:		ED MATERIALS:	SIGNS WITH ILLUMINATION:
		N.Å.	TYPE OF LTG.:
			LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:			COLOR AND TOTAL LUMENS:
F USING LIGHT FIXTURES PLEASE INDIC	ATE HOW MANY: INCLU	JDE SPEC. SHEET WITH	LOCATIONS AND COLORS.
OFFICIAL USE ONLY: APPROVED NOT APPI HARC MEETING DATE:	ROVEDDEFERRED FO	COMMISSION REVIE R FUTURE CONSIDE TING DATE:	ERATION TABLED FOR ADD'L. INFO. [HARC MEETING DATE:
REASONS OR CONDITIONS:			
TAFF REVIEW COMMENTS:			

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.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

City of Key West Planning Department



Authorization Form

(Individual Owner)

Commission Number, if any

City of Key West Planning Department



Authorization Form

(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, JOHNNY ALEN C	authorize authorize
rease rim (vame(s) of Owner(s) (as appears o	n the deed)
MICHAEL B. INGPAM.	
Please Print Name	of Representative
to be the representative for this application and act on	my/our behalf before the City of Key West.
	Johnna a. Giller
Signature of Owner	Signature of Join/Co-owner if applicable
Subscribed and sworn to (or affirmed) before me on the	nis 1811 20, 2017 by
Johnny Gillin Name of Authorized Representative	date
He/She is personally known to me or has presented	1 Driver Licensles identification.
Myleads	
Notary & Signature and Seal UCLUSTA Historical Name of Acknowledger typed, printed or stamped	MELISSA MIRANDA Notary Public, State of Florida Commission# FF 905045 My comm. expires July 30, 2019
Commission Number, if any	The control of the co

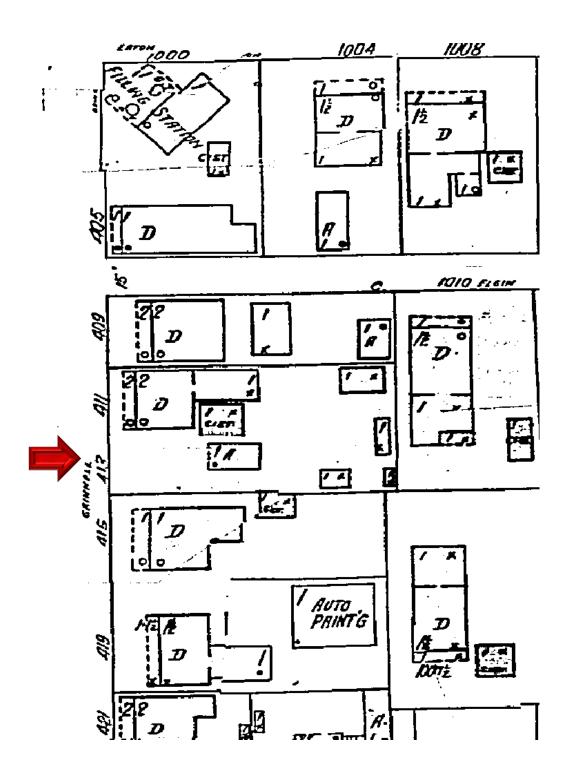
City of Key West Planning Department



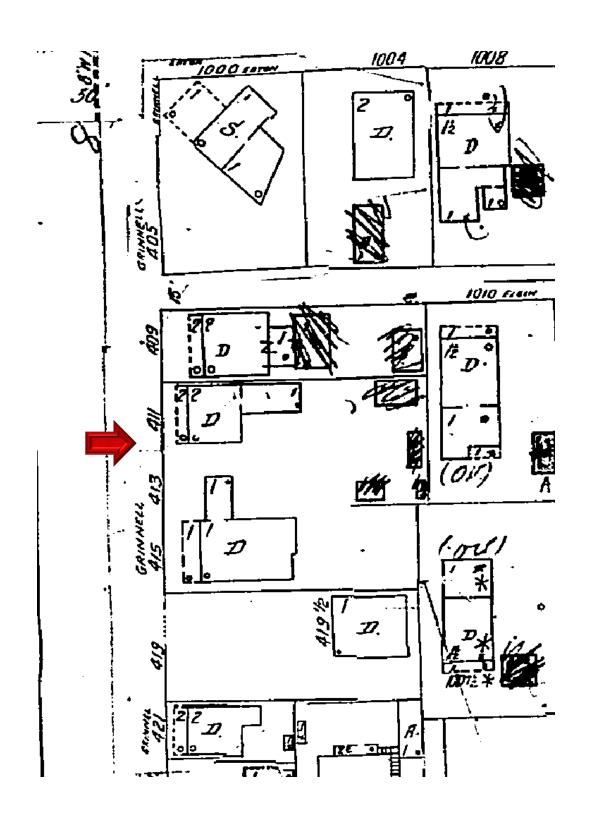
Verification Form

(Where Authorized Representative is an individual)

, MICHAEL B. INGRAM, being duly sworn, depose and say that I am the Authorized
Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:
415 GRINNELL STREET
Street address of subject property
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.
Signature of Authorized Representative
Subscribed and sworn to (or affirmed) before me on this 24th Day of May .301) by
Name of Authorized Representative
He/She is personally known to me or has presented as identification.
Notary's Signature and Seal
Notary's digitature and seal
Name of Acknowledger typed, printed or stamped Name of Acknowledger typed, printed or stamped JESENIA VALERO MY COMMISSION # GG11740 { EXPIRES: July 13, 2020
Commission Number, if any



#415 Grinnell Street Sanborn map 1948



#415 Grinnell Street Sanborn map 1962

PROJECT PHOTOS



#411 Grinnell Street circa 1965. Monroe County Library



#415 Grinnell Street circa 1965. The structure was moved to the back of the lot and latter demolished. Monroe County Library







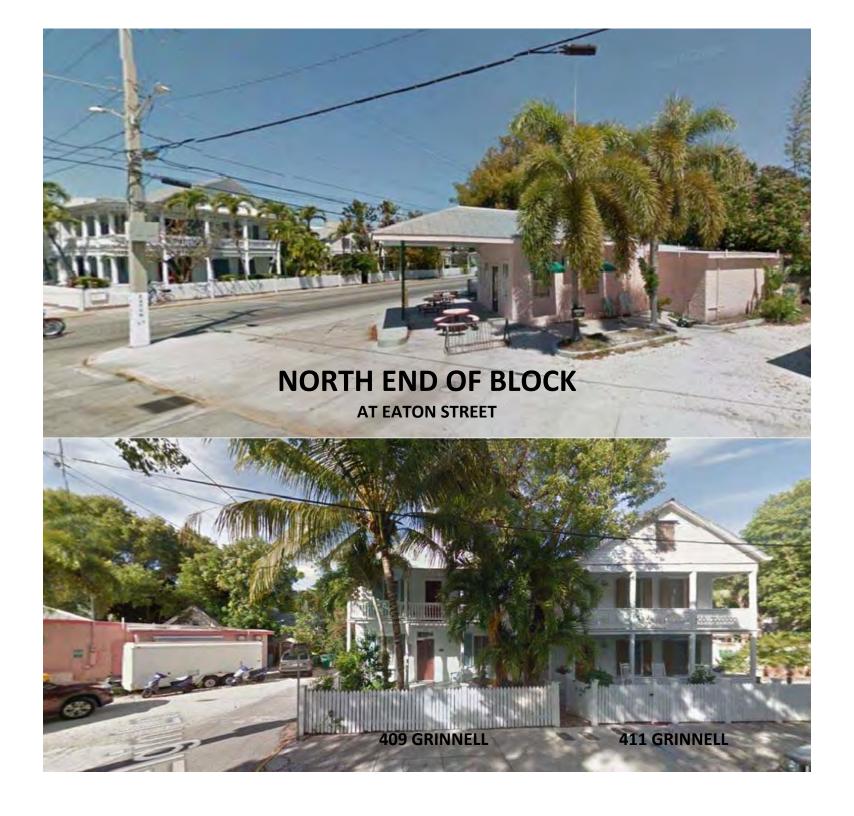




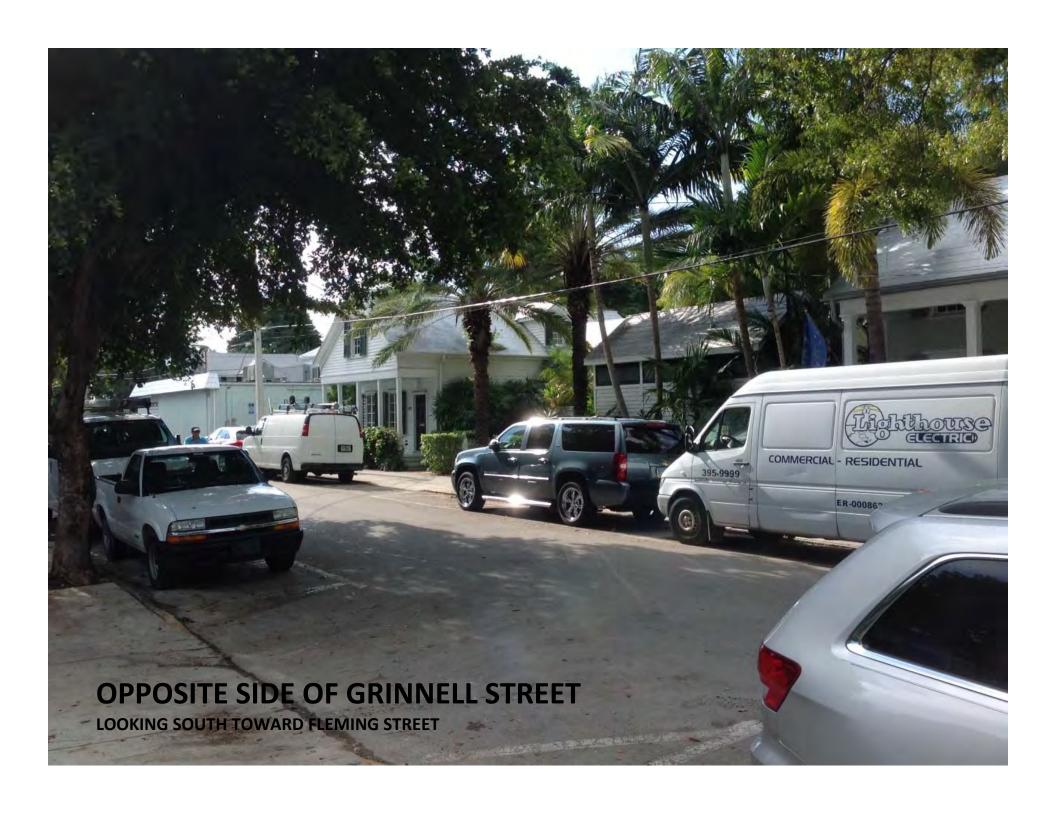


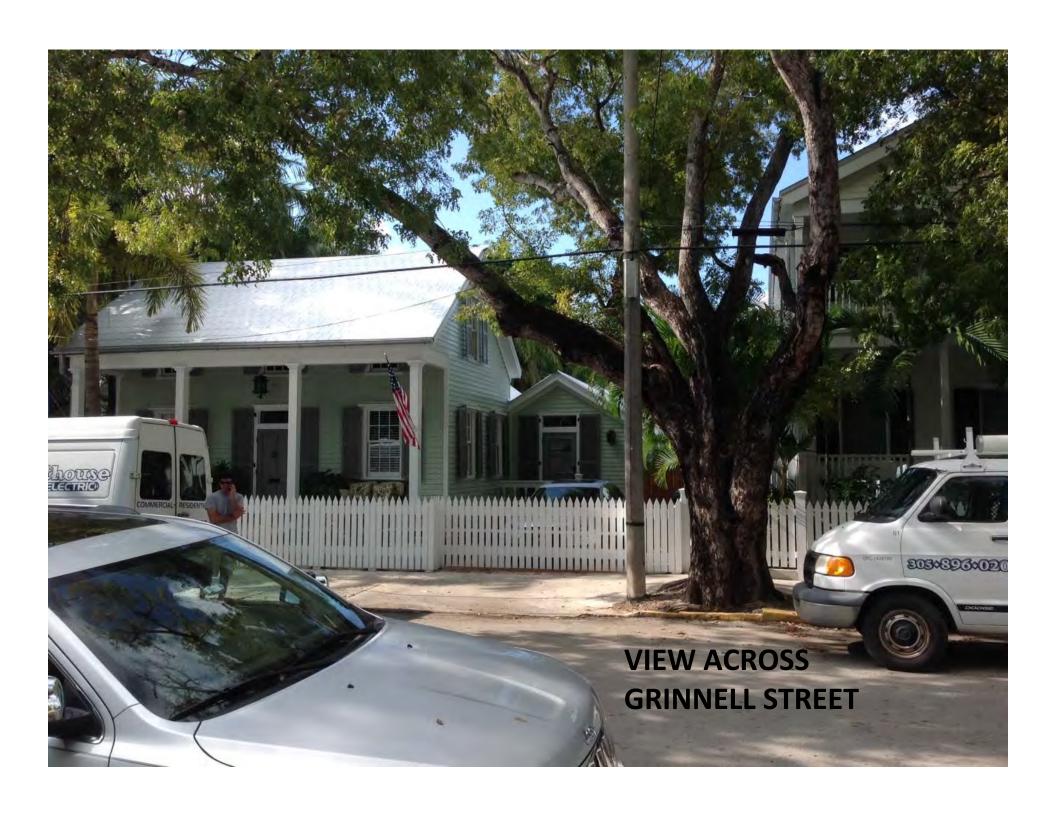
SOUTH END OF BLOCK

LOOKIING NORTH FROM FLEMING STREET
421 GRINNELL (RESIDENCE) & 425 GRINNELL (AZUR RESTAURANT)









SOUTHEAST CORNER OF GRINNELL STREET AND ELGIN LANE **ELGIN LANE** BENCHMARK FND MAG NAIL IN PAVEMENT 16' RIGHT OF WAY TOTAL EL. = 3.64' NGVD 29 Q 102.5' PER AJOINING LEGAL DESCRIPTION NOTE: This parcel crosses more than one National Flood Insurance Program Flood Zone line(s), the approximate location of which are shown hereon. These lines are approximate in their location, as scaled from F.E.M.A. Flood Insurance Rate Map, Panel No. 12087C 1516K, last revised on 02/18/05. The flood map is at a scale of 1" - 500' ±. At this scale the line itself is 10'± in width. In addition to the small scale the map is extremely vague, making precise location of the subject parcel impossible. These lines are shown hereon for informational purposes only, and should not be used as the sole criteria for determining construction limits. The location of these lines should be verified by the appropriate authorities prior to construction. FOUND 1/2" IRON PIPE RE NO. 5230 NO IDENTIFICATION METES AND BOUNDS OFFSET 0.7' S'LY 0.2' E'LY OF THE FOUND NAIL CALCULATED AND DISC PROPERTY CORNER FENCE CORNER **SW'LY** STAMPED FHH 1.6' E'LY (OUT) ADJACENT STRUCTURE 2749 100.50' 1.9 S'LY (IN) POC/POB 100.5' (100[†] 6" - DEED) WOOD FENCE (TYP) Official Records Book 2563, Page 332 STEPS CONC. WALL CONC WATER PŔIVAĆY WAĹL PAD METERS COVÉREÓ PATIO TWO STORY STRUCTURE ONE STORY STRUCTURE (COMPOSITE) FINISHED FLOOR FINISHED FLOOR ELEVATION: 5.72' ELEVATION: 5.72' WOOD SHED OFFICIAL RECORDS BOOK 2563, PAGE 332 411 GRINNELL STREET —2' <u>±</u> GAP WEST PROPERTY LINE 1010 ELGIN LANE / 21.4/ 9.3' POC/POB RE NO. 5270 ÓPÉN Official Records METES AND BOUNDS POB "AND ALSO" PATIO Book 2603, Page 2305 Official Records: (COMPOSITE) POC "AND ALSO" OPEN OVERALL ∠Book 2563, Page 332 ∕ ⊸ M M Official Records PATIO ELEVATED Book 2563, Page 332 "AND ALSO" (COMPOSITE) A/C UNIT OFFICIAL ON CONC. O **RECORDS** . AE 7' CONC. BOOK 2563 33' PAGE 332 APPROX. STREE" OFFICIAL RECORDS 33 ထိ FLOOD ZONE BOOK 2603, PAGE 2305 HOT TUB POOL LINE 415 GRINNELL STREET 83 WATER METER GRINNE FENCE CORNER WATER METERS (FENCE CORNER 1.9' E'LY (OUT) OFFICIAL RECORDS 44 RE NO. 5380 BOOK 2574, PAGE 2328 METES AND BOUNDS VACANT LAND GRINNELL STREET "EDEN HOUSE" Δ 4 POOL EQUIP. 4. ON CONC'* 100.5' (100' 6" - DEED) FOUND 1/2" IRON ROD POC/POB -FOUND NAIL AND DISC NE'LY 100.50' FENCE POST: 0.7' N'LY NO IDENTIFICATION Official Records IN FENCE POST (IN) 0.7' W'LY (IN) Book 2574, Page 2328. IDENTIFICATION RE NO. 5310 ILLEGIBLE (FENCE METES AND BOUNDS POST OCCUPIES PROPERTY CORNER) NOTES: THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET. TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPM = METAL UTILITY POLE
UPW = WOOD UTILITY POLE
UPW = WOOD UTILITY POLE
VB = VIDEO BOX P = PLATFOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. FI = FENCE INSIDE PC = POINT OF CURVE C&G = 2' CONCRETE CURB & GUTTER FND = FOUNDPCC = POINT OF COMPOUND FO = FENCE OUTSIDE CB = CONCRETE BLOCK FOL = FENCE ON LINE
GB = GRADE BREAK
GI = GRATE INLET PCP = PERMANENT CONTROL

PL = POINT OF INTERSECTION

GL = GROUND LEVEL

LE = LOWER ENCLOSURE LS = LANDSCAPING M = MEASURED MB = MAILBOX

MHWL = MEAN HIGH WATER LINE MTLF = METAL FENCE

NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NTS = NOT TO SCALE

OHW = OVERHEAD WIRES

GW = GUY WIRE

HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH

PI = POINT OF INTERSECTION
PK = PARKER KALON NAIL
PM = PARKING METER
POB = POINT OF BEGINNING
PCC = POINT OF COMMENCEMENT
PRC = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
ROW = RIGHT OF WAY LINE

ROWL = RIGHT OF WAY LINE

R/W = RIGHT OF WAY SCO = SANITARY CLEAN-OUT SMH = SANITARY MANHOLE

SV = SEWER VALVE
TB = TELEPHONE BOX
TBM = TIDAL BENCHMARK
TMH = TELEPHONE MANHOLE

SPV = SPRINKLER CONTROL VALVE

 $VB = VIDEO BOX \\ WD = WOOD DECK$

WDF = WOOD FENCE

WL = WOOD LANDING WM = WATER METER

WV = WATER VALVE

WRACK LINE = LINE OF DEBRIS

CL = CENTERLINE CLF = CHAINLINK FENCE

C/S = CONCRETE SLAB CVRD = COVERED

SCALE:

TELD WORK

EVISION

DRAWN BY:

CHECKED BY:

INVOICE #: 17032402

SHEET

1"=10'

04/05/17

04/18/17

1 OF 1

KB

NORTHWESTERLY CORNER

OF GRINNELL AND FLEMING STREETS

CM = CONCRETE MONUMENT CONC = CONCRETE

D = DEED

DEASE = DRAINAGE EASEMENT

DELTA = DELTA ANGLE

FFE = FINISHED FLOOR ELEVATION

DMH = DRAINAGE MANHOLE

EB = ELECTRIC BOX

EM = ELECTRIC METER ENCL = ENCLOSURE

= FLEVATION

BEARING BASE ASSUMED PER DEEDS

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

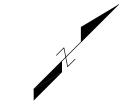
ADDRESS:

411 GRINNELL STREET 415 GRINNELL STREET KEY WEST, FLORIDA

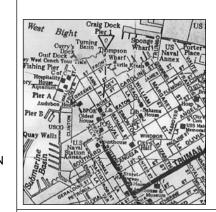
ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

FLOOD ZONES REFER TO NGVD 29 AS PER FIRM MAPS

I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP -COMMUNITY NO.: 120168 MAP NO.: 12087C-1516K MAP DATE: 02-18-05 PROPERTY APPEARS TO BE IN -FLOOD ZONE: AE 6 & 7 NGVD 29 DATUM.



NORTH ASSUMED FROM LEGAL DESCRIPTION SCALE: 1" = 10'



LOCATION MAP - NTS

MAP OF BOUNDARY SURVEY PART OF SUBDIVISION FIVE AND SIX JOHN LOWE JR. AND JAMES R. CURRY'S SUBDIVISION, BOOK "J" OF DEEDS PART OF LOT 4, SQUARE 32 WILLIAM A. WHITEHEAD'S MAP ON THE ISLAND OF KEY WEST

LEGAL DESCRIPTION -

(per Warranty Deed Doc# 1876995, Official Records Book 2563, Page 332 Monroe County Records) On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot Three (3) in Square Thirty-Two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James R. Curry's sub-division of said Lot Three (3) of said Square Thirty-Two (32), which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida records: COMMENCING at a point on the Northeast side of Grinnell Street, distant Tweny-six (26) feet and Eight (8) inches from the Southeast corner of Grinnell Street and Eight Lane and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

AND ALSO

On the Island of Key West, and known on William A. Whitehead's Map of the said Island delineated in February A.D. 1829 as part of Lot Three (3) in Square Thirty-Two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe, Jr., and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32), which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida Records:

COMMENCING at a point on the Northeast side of Grinnell Street, distant 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane thence Northeasterly and at right angles for a distance of 28.30 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93°39' to the right for a distance of 1.04 feet; thence Southwesterly and at right angles for a distance of 16.31 fee back to the POINT OF BEGINNING.

(per Exhibit "A" Doc# 1887217, Official Records Book 2574, Page 2328, Monroe County Records)

On the Island of Key West, known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as part of Lot Four (4), Square Thirty-two (32)

Commencing at a point on the northeasterly side of Grinnell Street, distant One Hundred Forty-six (146) feet Northwesterly from the corner of Grinnell and Fleming Streets and from said point running along the line of Grinnell Street in a Northwesterly direction Thirty (30) feet, thence at right anlges in a Northeasterly direction One Hundred (100) feet Six (6) inches; thence at right angles in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred (100) fee Six (6) inches out to Grinnell Street to the point of beginning.

(per Exhibit "A" Doc# 1912052, Official Records Book 2603, Page 2305, Monroe County Records) On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirty-two (32), but better known as part of sub-divisions Five (5) and Six (6) of John Lowe, Jr., and James Lowe, Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said sub-division is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records; Commencing at a point on the North East side of Grinnell Street, distant Fifty three (53) feet and Four (4) inches from the South East corner of Grinnell Street and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

LEGAL DESCRIPTIONS SURVEYED AS ONE SITE AT THE REQUEST OF CLIENT

CERTIFIED TO -

Wayne Bradley Daniel First Community Bank of Bedford County, its successors and/or assigns as their interest may appear Oropeza Stones & Cardenas, PLLC Chicago Title Insurance Company

REVISION: 04/18/17- CORRECT LOCATION OF POOL EQUIPMENT - GF

MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE. ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED. WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER. WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

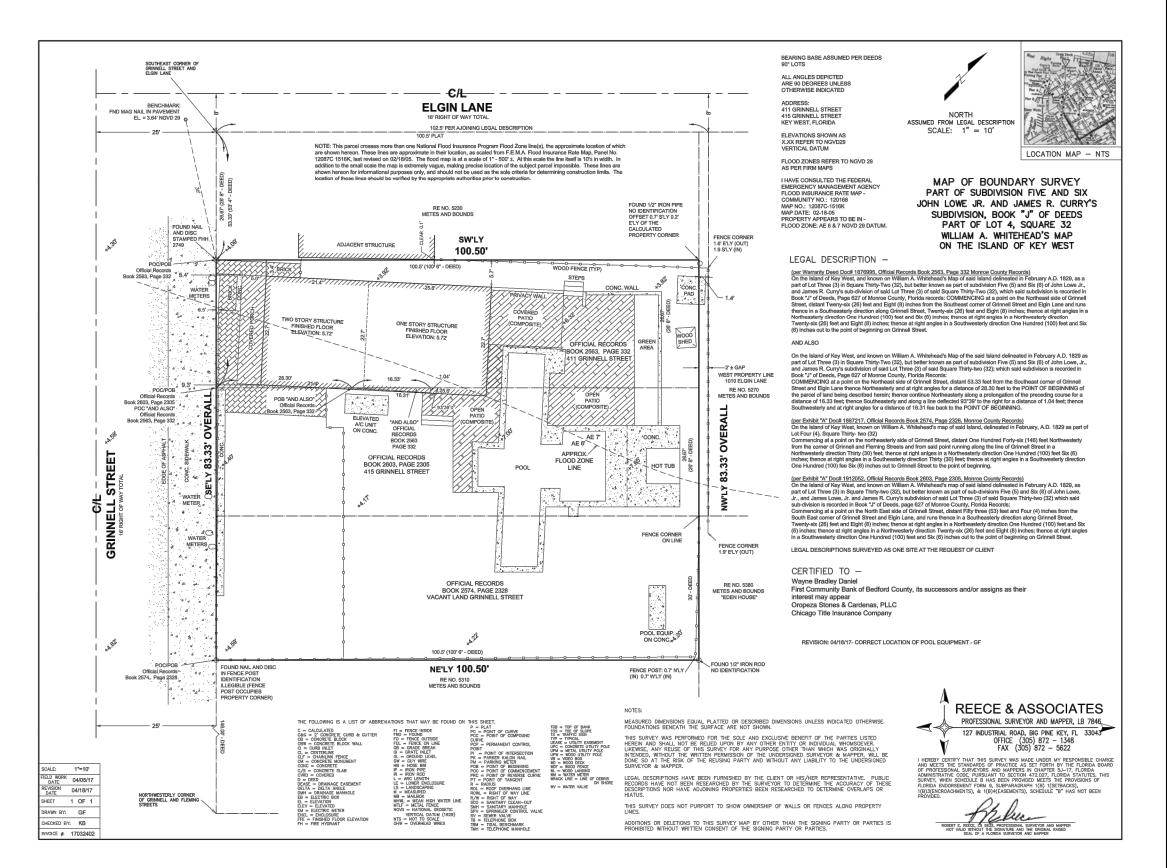


HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN

SEAL OF A FLORIDA SURVEYOR AND MAPPER

PROPOSED DESIGN

(2) LOCATION MAI



1 COPY OF SURVEY
NOT TO SCALE



411-415 GRINNELL STREET

KEY WEST, FL 33040
RESIDENTIAL CONSTRUCTION
HARC

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE (3,000 SF +/-) ON EMPTY LOT WITH BUILD-BACK RIGHTS. RECONFIGURE EXISTING FENCES & GATES. PREVIOUSLY APPROVED (15-01-1537). CHANGES TO FACADE & GARAGE LOCATION.

DRAWING INDEX

A1.0 COVER AND SURVEY COPY
A1.1 SITE PLAN AND DATA
A2.1 FLOOR PLANS
A3.1 STREET-SCAPE ELEVATIONS
A3.2 EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

CODE INFORMATION

APPLICABLE CODES
2014 FLORIDA BUILDING CODES

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
FLOOD ZONE AE6 / AE7

CONSULTANTS:

A2O ARCHITECTURE

EMAIL: A2OARCHITECTURE@GMAIL.COM
PROF. REG. AA26003092

APPROVALS:

VARIANCE: MAY 21. 2015

HARC #: 15-01-1537

REVISED: JUNE 14, 2017

Michael B. Ingram: License # AR0009306 Expiration Date: February 28, 2019

411-415 GRINNELL STREET KEY WEST

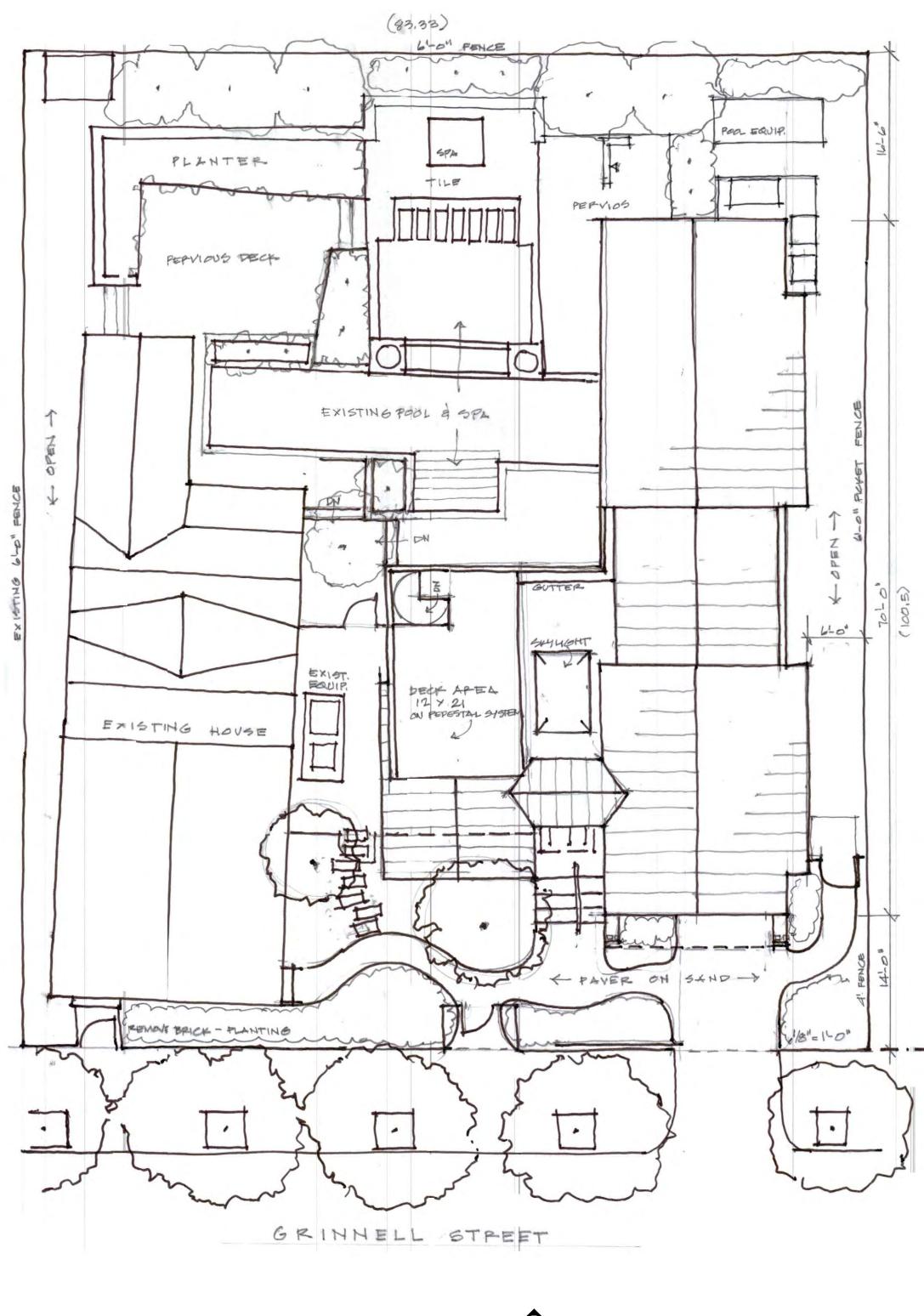
COVER & SURVEY COPY

M.B. INGRAM MAY 30 , 2017

A1.0

		SITE DATA			
411-415 GRINNELL STREET, KE	Y WEST, FLORIDA 33	040			
ZONING DISTRICT	HMDR				
FLOOD ZONE	AE 6 / AE 7 [AE 6 @ NEW CONSTRUCTION]				
CODE REQUIREMENTS:		H15-01-1537	PROPOSED	VARIANCE REQUESTED	
MIN. LOT SIZE	4,000 SF	8,375 SF	8,375 SF	NO	
HEIGHT	30'-0" MAX	+ 29'-11"	29'-11"	NO	
[1] FRONT YARD	10'-0"	10'-0"	14'-0"	NO	
[2] SIDE YARD	5'-0"	5'-0"	6'-0"	NO	
[3] SIDE YARD	5'-0"	EXISTING [N/A]	N/A	NO	
[4] REAR YARD	15'-0"	15'-0"	16'-6"	NO	
BUILDING COVERAGE	40% [3,350 SF]	3,336 SF [39.8%]	3,338 SF [39.85%] *1	NO	
IMPERVIOUS COVERAGE	60% [5,025 SF]	4,583 SF [54.7%]	4,951 SF [59.1%]	NO	
OPEN SPACE RATIO	35% [2,932 SF]	2,554 SF [30.4%]	2,830 SF [33.8%] *2	NO	

*1 PROPOSED CALCULATIONS INCLUDE ALL ROOF OVERHANGS ON EXISTING AND NEW CONSTRUCTION.
*2 EXISTING VARIANCE ALLOWS 30.4% (2544 SF).







CONSULTANTS:

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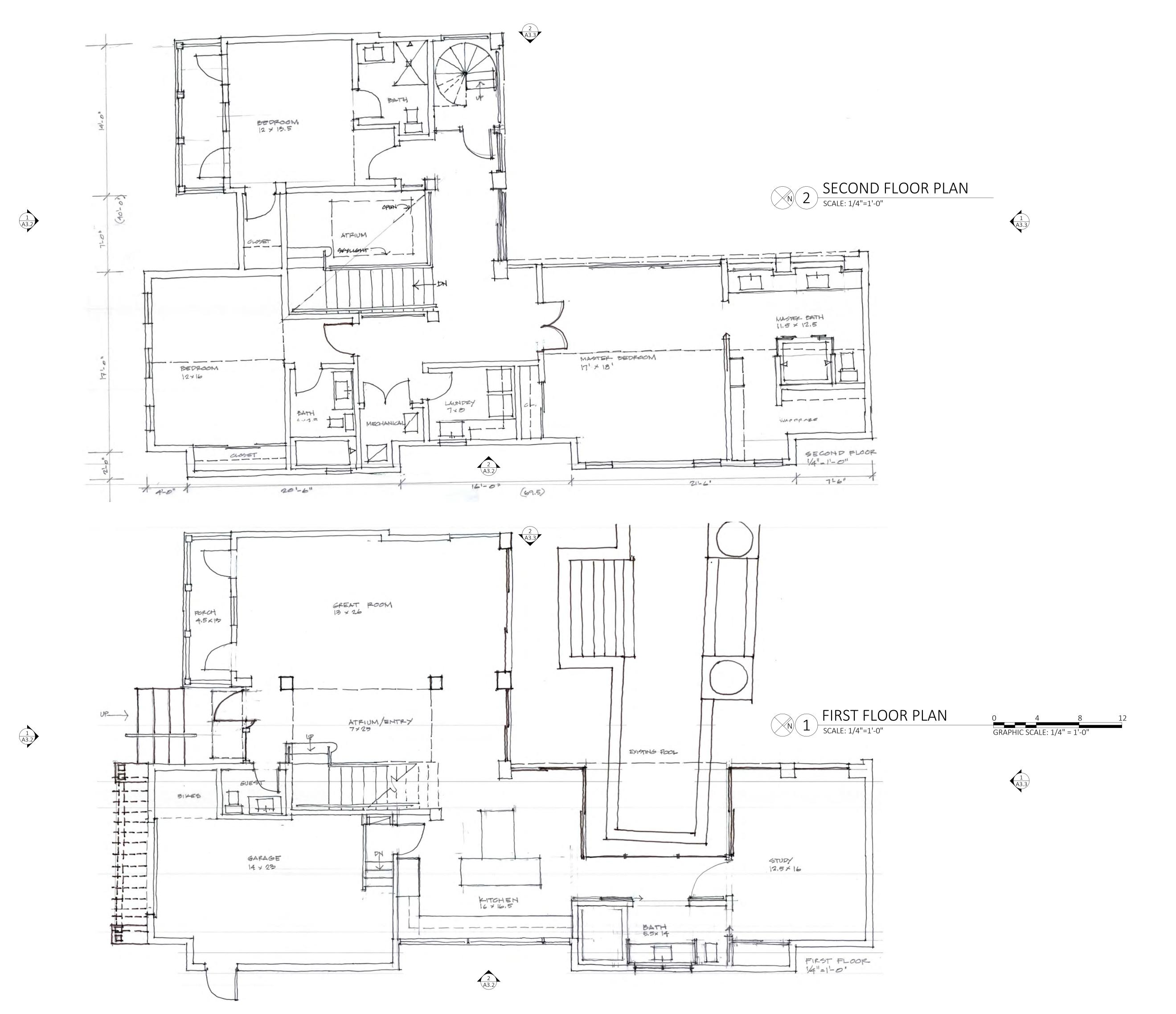
Michael B. Ingram: License # AR0009306 Expiration Date: February 28, 2019

411-415 GRINNELL STREET KEY WEST

> SITE PLAN AND CALCS.

M.B. INGRAM MAY 30 , 2017

A1.1



CONSULTANTS:

A2O ARCHITECTURE

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APPROVALS:

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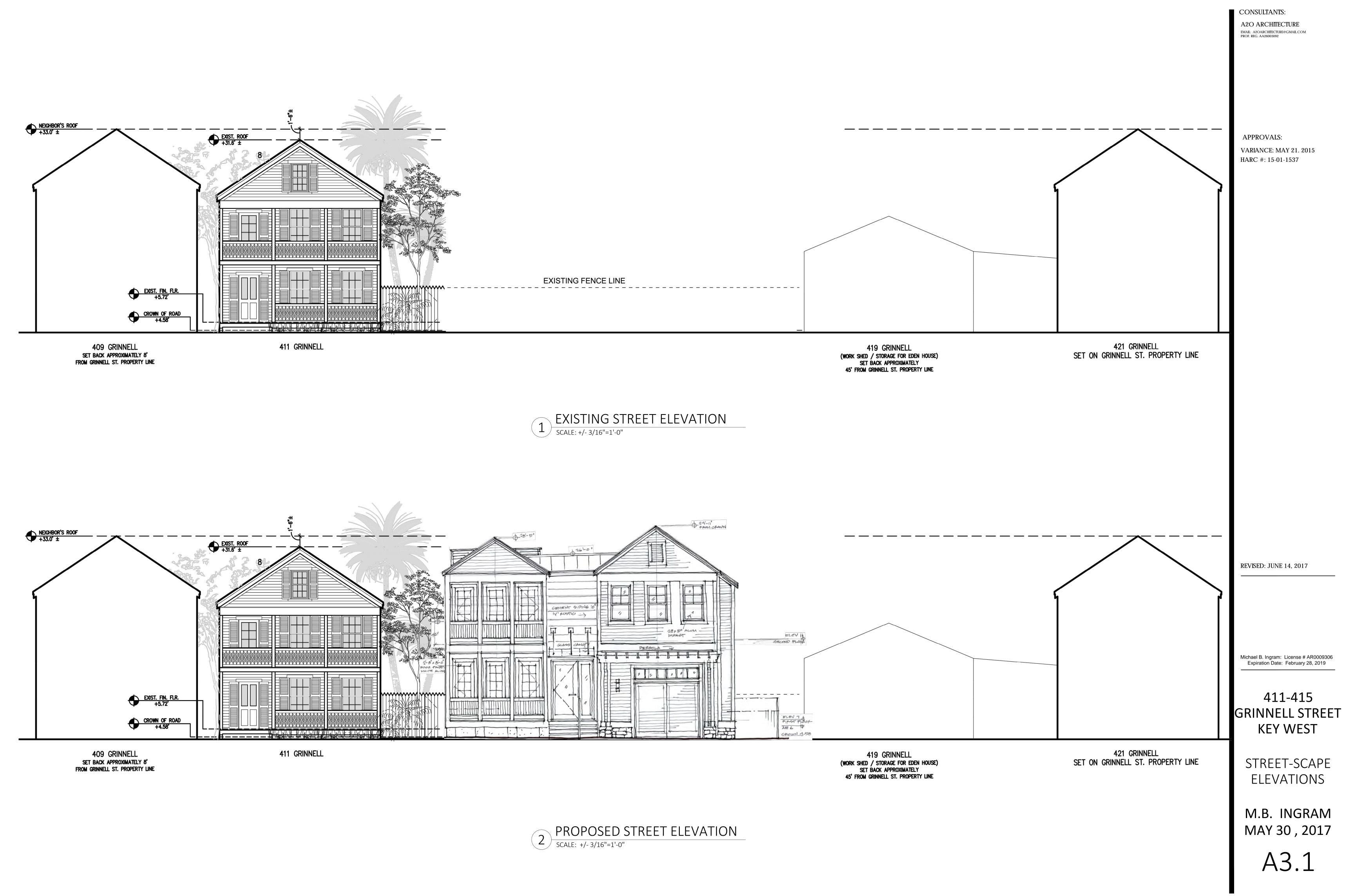
Michael B. Ingram: License # AR0009306 Expiration Date: February 28, 2019

411-415 GRINNELL STREET KEY WEST

> FLOOR PLANS

M.B. INGRAM MAY 30, 2017

A2.1







2 EAST ELEVATION 0 4 8 GRAPHIC SCALE: 1/4" = 1'-0"

CONSULTANTS:

A2O ARCHITECTURE

EMAIL: A2OARCHITECTURE@GMAIL.COM
PROF. REG. AA26003092

APPROVALS:

VARIANCE: MAY 21. 2015

HARC #: 15-01-1537

REVISED: JUNE 14, 2017

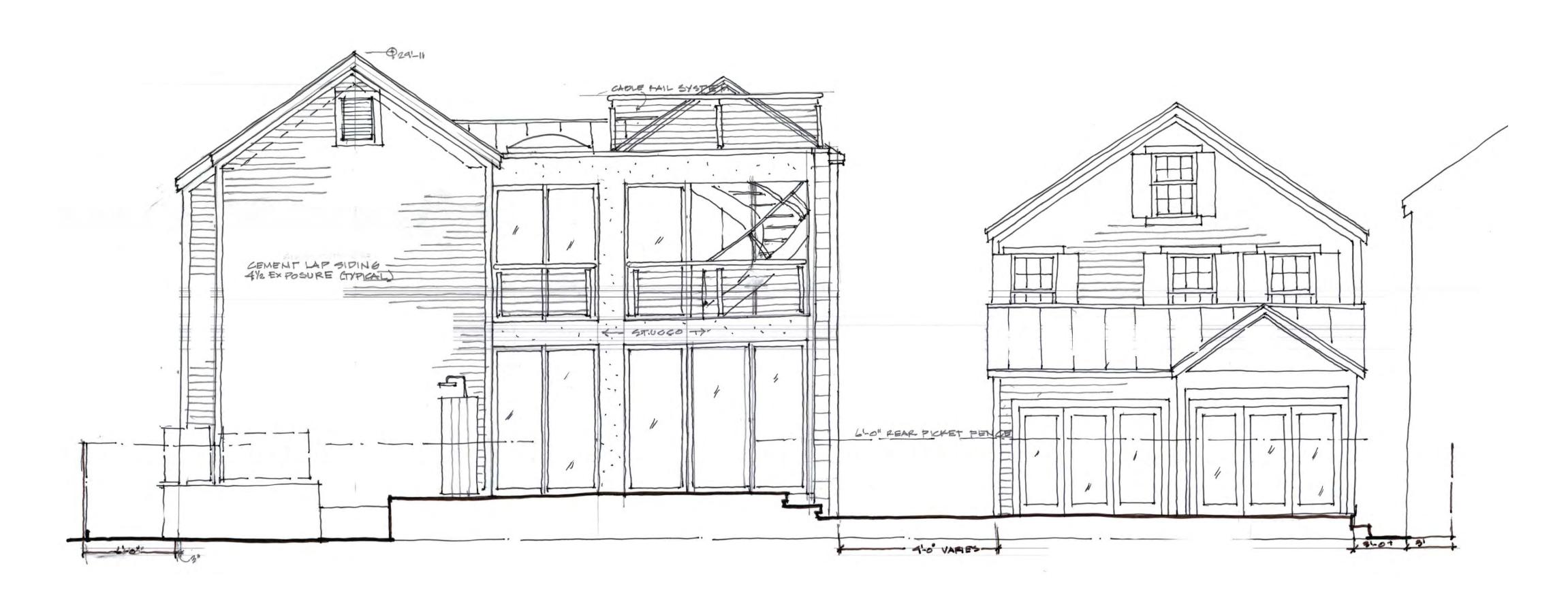
Michael B. Ingram: License # AR0009306 Expiration Date: February 28, 2019

411-415 GRINNELL STREET KEY WEST

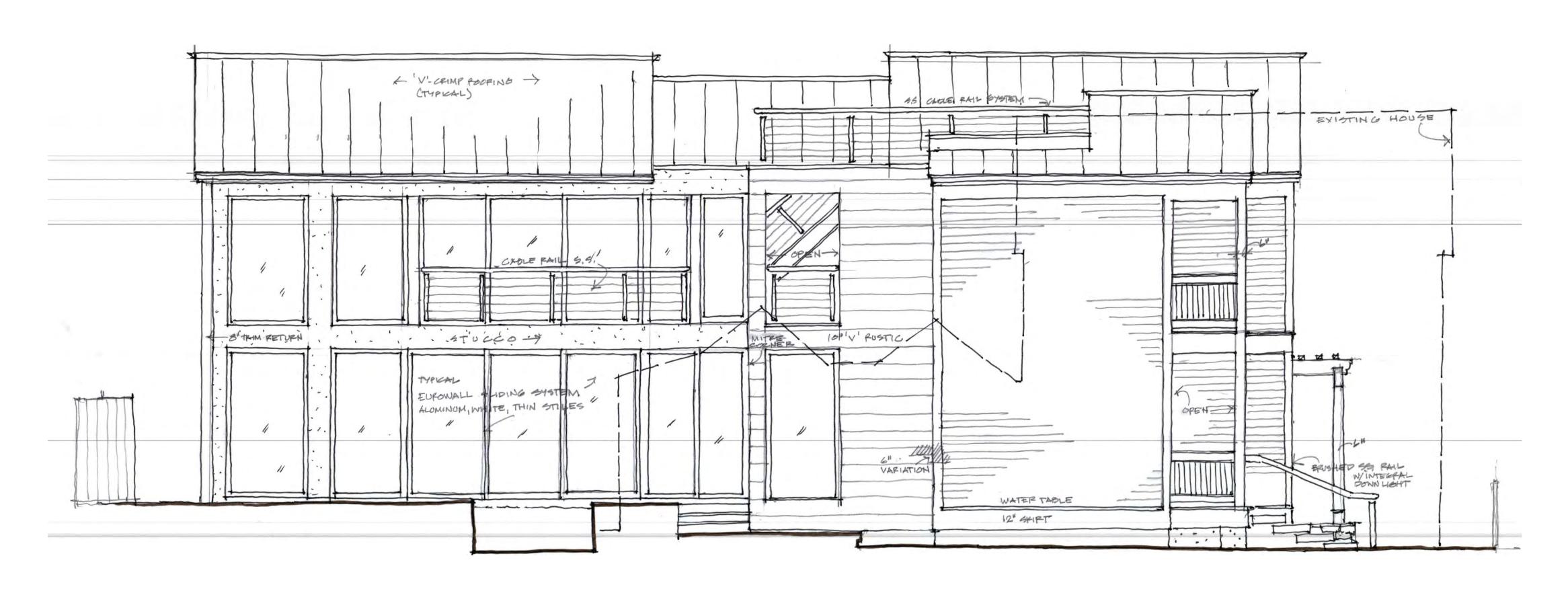
EXTERIOR ELEVATIONS

M.B. INGRAM MAY 30 , 2017

A3.2









CONSULTANTS:

A2O ARCHITECTURE

EMAIL: A2OARCHITECTURE@GMAIL.COM
PROF. REG. AA26003092

APPROVALS: VARIANCE: MAY 21. 2015 HARC #: 15-01-1537

REVISED: JUNE 14, 2017

Michael B. Ingram: License # AR0009306 Expiration Date: February 28, 2019

411-415 GRINNELL STREET KEY WEST

EXTERIOR ELEVATIONS

M.B. INGRAM MAY 30, 2017

A3.3

PREVIOUSLY APPROVED DESIGN BASED ON OLD GUIDELINES FOR NEW CONSTRUCTION

SITE PLAN / FIRST FLOOR PLAN

1/4"=1'-0"

HARC

New Residence 415 GRINNELL STREET Key West, FL 33040

1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.com

M. Strallon

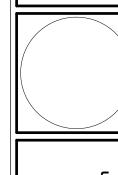
Date 10.1.15

Project # 1411

A-1

HARC

New Residence 415 GRINNELL STREET Key West, FL 33040



1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.com

MV. Stratton ARCHITECTURE

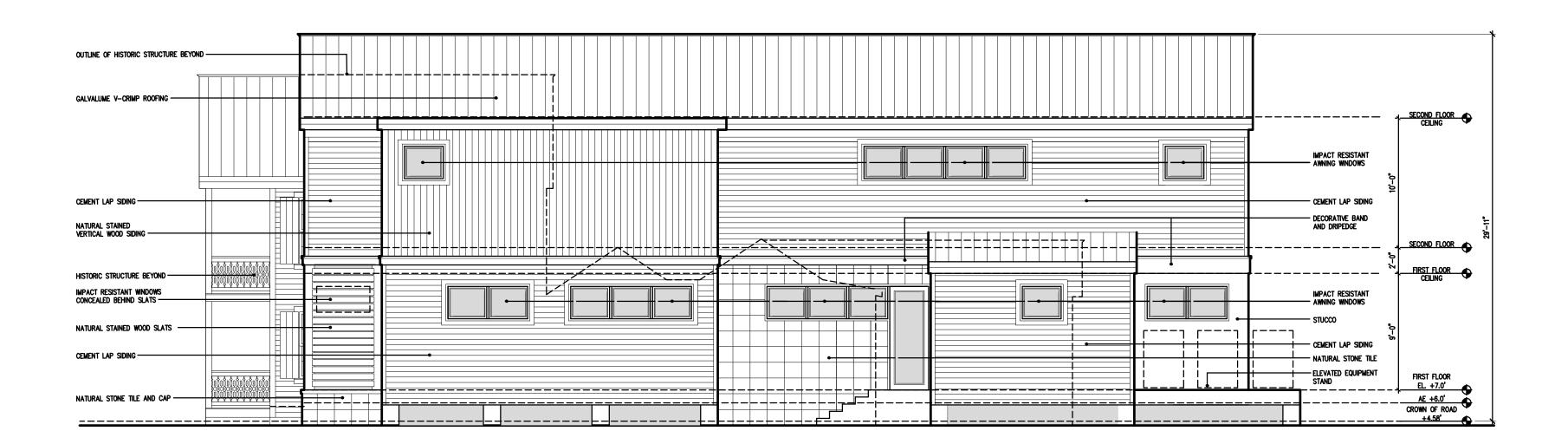
Date 10.1.15
Project # 1411

Δ-2

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



FRONT ELEVATION (WEST)
1/4"=1'-0"



SIDE ELEVATION (SOUTH)

1/4"=1'-0"

- PARAPET WALL -GALVALUME V-CRIMP ROOF WHITE TPO RUBBER LOW-SLOPE ROOF OUTLINE OF HISTORIC STRUCTURE BEHIND IMPACT RESISTANT-NANA DOORS OPEN -CEMENT LAP SIDING STAINLESS STEEL CABLE -RAILING SYSTEM -NATURAL STAINED VERTICAL WOOD SIDING STUCCO -- NATURAL STONE TILE WALL FEATURE WALL AT END OF POOL IMPACT RESISTANT NANA DOORS NATURAL STONE TILE PLINTH

SIDE ELEVATION (NORTH)
1/4"=1'-0"

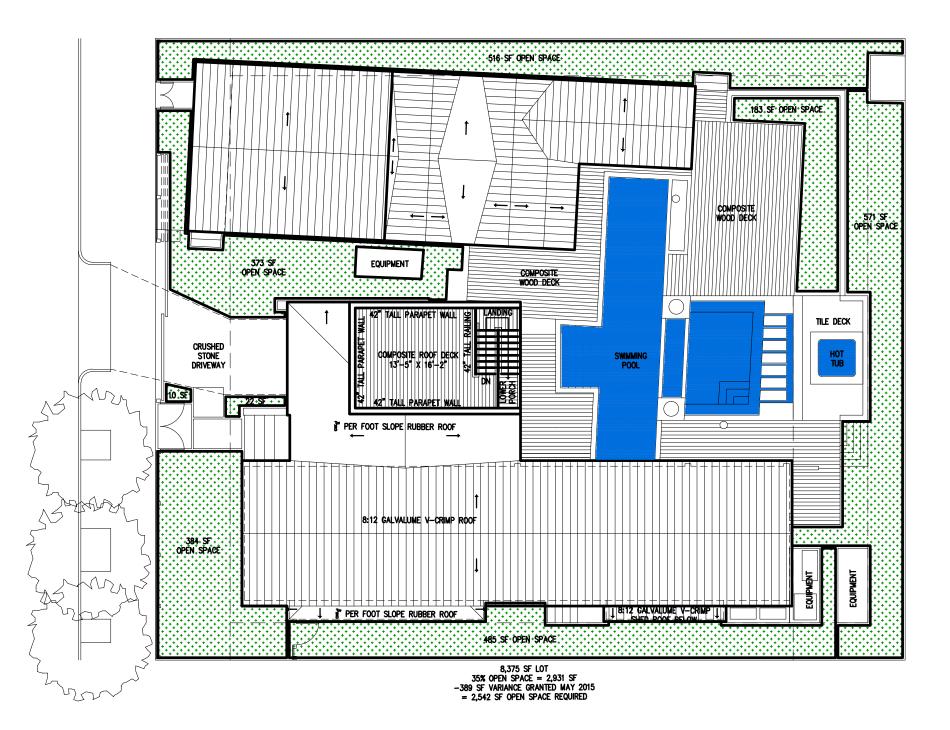


REAR ELEVATION (EAST)
1/4"=1'-0"

ATT GROWELL

ATT G

FRONT STREETSCAPE ELEVATION 3/16"=1'-0"



SITE DATA:

LOT SIZE 8,375 SF
BUILDING COVERAGE ALLOWED 40% = 3,350 SF
EXISTING RESIDENCE = 1,315 SF
PROPOSED RESIDENCE = 2,021 SF
TOTAL BUILDING COVERAGE = 3,336 SF (39.8%)
IMPERVIOUS SURFACE ALLOWED 60% = 5,025 SF

PROPOSED BUILDING COVERD 40.W = 3,025 SI

PROPOSED BUILDING COVERAGE = 3,336 SF
EXISTING POOL = 954 SF
EXISTING AC PAD = 35 SF
EXISTING SIDEWALK =18 SF
EXISTING POOL EQUIPMENT PAD = 40 SF
PROPOSED FRONT SIDEWALK & STEPS = 111 SF
PROPOSED FRONT SIDEWALK & STEPS = 111 SF
PROPOSED SIDE STEPS AND LANDING = 24 SF
PROPOSED A/C + GENERATOR PAD = 65 SF
TOTAL IMPERVIOUS SURFACE RATIO = 4,583 SF (54.7%)

Date 10.1.15

1901 S. Roosevelt Blvd. #205W Key West, Florida 33040 305.923.9670 mstrattonarchitect@gmail.com

HARC

GRINNELL STREET

415

New Residence

33040

Key West, FL

Project # 1411

A-5

SITE PLAN / ROOF PLAN

1/8"=1'-0"

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

NEW SINGLE-FAMILY RESIDENCE WITH GARAGE ON VACANT LOT. RECONFIGURE FENCES AND GATES.

411-415 GRINNELL STREET

Applicant – Michael Ingram, Architect Application #17-03-023

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.citvofkevwest-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.

