



**Historic Architectural Review Commission
Staff Report for Item 2**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: September 27, 2016

Applicant: Michael Ingram, Architect

Application Number: H16-03-0036

Address: #1315 Olivia Street

Description of Work:

New two-story frame house on front portion of the lot and new one-story frame house on rear portion of vacant lot. Site improvements, including swimming pools, driveways, and fences.

Site Facts:

The site in question has been vacant since 2010 after a fire damaged a neglected historic and contributing house. The Chief Building Official declared the structure unsafe and ordered its demolition. The historic wood frame house used to be two-story on the front portion and one-story on its rear. Side adjacent houses are two-story and one and a half story on front with one story on back. The immediate rear house is one-story. The lot is located on an X Flood Zone.

The city recognized two units on the lot through a Beneficial Use Allocation granted in 2010 and the Department of Community Affairs did not appeal the city's decision.

In June 28, 2016, the Commission reviewed a design that included two two-story frame structures for the vacant lot and there was a motion to postpone the item.

Guidelines Cited on Review:

- New construction (pages 36-38a), specifically all guidelines for new construction.
- Decks, pools (pages 39-40), specifically guidelines 3 and 4 of page 40, pools.

Staff Analysis

This staff report is for the review of revised plans submitted by the applicant. The plans still include two frame houses on the vacant lot, including two swimming pools and two driveways, but both houses' scale and height are reduced. The roof of the front house, which will be facing Olivia Street, has been lowered from 26'-6" to 25'-0" on its highest point. The ground footprint of the two-story structure is the same, approximately 780 square feet. The proposed rear house consists of three front one-story sawtooth structure with a maximum height of 15'-0" from its highest point. The ground footprint of the house is approximately 717.5 square feet. The ground footprint of the previous house on the lot was 1,570 square feet; according to the submitted plans both combined houses ground footprint is 1,497.5 square feet. The proposed houses have similar forms and architectural vocabulary found in the historic district.

The front house has a one-story three bay front porch and on its east side, a lower volume bumps out breaking the mass of the building. The rear house, will be located 51' from the front property line, has a small one bay corner porch facing south. Both houses will have hardiboard siding, aluminum rated windows and doors- with the exception of the front house, which will have a mahogany door for its entry, and metal v-crimp roofing system over hip roofs. The front house will have wood louvered shutters. The rear house will have two wood planter screens with wire in front of two of the three bays that compose the front façade. The front house will be built over footers.

The plan also includes pools behind each proposed house and two driveways at the front of the lot.

Consistency with Guidelines

It is staff's opinion that the proposed design will not outsize the majority of historic structures in the Olivia Street streetscape, the revised plan proposes a lower house facing the street. By reviewing the submitted streetscape view and site visits confirms that the proposed front house has a sympathetic scale and mass to the existing surrounding structures. By proposing two structures on the site, the design creates much more appropriate buildings by reducing mass, rather than having a single building, which will create a larger scale and massive structure; as reviewed by staff during the design process. Both proposed houses are consistent with guidelines for building detail and relationship of material. As recognized by the city, the owner is allowed to have two units on the lot. Staff opines that the significant reduction of the height of the proposed rear house makes the design appropriate to its context, as we reviewing the rear portions of houses located on Olivia and Pine Streets. The design beaks the mass of the one-story house into three volumes, making the proportions of the design more suitable to its context.

Staff finds that the proposed pools are consistent with the guidelines; they will be located on the rear of each building and not visible from the street. There are no guidelines written that prohibits the number of pools in a lot.

The applicant has met with the city's urban forester and she has reviewed the revised plans. The plans have been reviewed by the Planning Department and they meet zoning and planning regulations.

PLANNING STAFF COMMENTS

Enid Torregrosa

From: Melissa Paul-Leto
Sent: Friday, September 23, 2016 3:04 PM
To: mbingramarchitect@gmail.com
Cc: Enid Torregrosa
Subject: RE: 1315 Olivia Street building permit

Mr. Ingram,

After discussing with you the building coverage on the proposed site plan for 1315 Olivia Street . There are no planning issues with the proposed design.

Sincerely,
Melissa Paul-Leto
Planner Analyst
The City of Key West Planning Department
P.O. Box 1409
3140 Flagler Avenue
Key West , Florida 33041
<http://www.cityofkeywest-fl.gov/>
305-809-3724

From: Melissa Paul-Leto
Sent: Friday, September 23, 2016 12:05 PM
To: 'mbingramarchitect@gmail.com' <mbingramarchitect@gmail.com>
Subject: 1315 Olivia Street building permit

Good afternoon,

I am writing you in regards to a building permit for two structures on 1315 Olivia Street.

The property is located within the Historic Medium Density HMDR zoning district. In the HMDR zoning district dimensional requirements for the maximum building coverage allowed is 40 percent. The lot size of 1315 Olivia Street is 4,001 sf on the property appraisers website. 40% of 4,000 is 1600.

The proposed building coverage is over the allowed amount. A variance would be required for this design.

At this time your building permit is on hold in planning. Please contact me to meet and discuss.

Respectfully,
Melissa Paul-Leto
Planner Analyst
The City of Key West Planning Department
P.O. Box 1409
3140 Flagler Avenue
Key West , Florida 33041
<http://www.cityofkeywest-fl.gov/>
305-809-3724

Enid Torregrosa

From: Enid Torregrosa
Sent: Friday, September 23, 2016 3:05 PM
To: Karen DeMaria
Subject: RE: 1315 Olivia Street Revised Plans

Dear Karen:

Thank you for your review and comments!

Enid

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

From: Karen DeMaria
Sent: Friday, September 23, 2016 3:01 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: RE: 1315 Olivia Street Revised Plans

Yes, at this time I do not see any reason for it not to be reviewed by HARC. The property owner is aware of my concerns regarding the trees on and near the property and he is aware of any potential issues there may be with his plans. He will have to get tree removal/transplant permits for impacts to young trees on the property but it appears no impacts will occur to any of the larger trees on or near the property.

Sincerely,

Karen

From: Enid Torregrosa
Sent: Friday, September 23, 2016 2:11 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: RE: 1315 Olivia Street Revised Plans

Hi Karen!

Thank you for your email. Does this project have your OK to be move it to HARC Commission review?

Again, thanks!

Enid

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

From: Karen DeMaria
Sent: Thursday, September 22, 2016 1:10 PM

To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>

Subject: RE: 1315 Olivia Street Revised Plans

Enid:

I have walked the property with Michael Ingram. There are a few large trees in the rear area of the property and in the rear of the two adjacent properties. It is not known for sure whether the recent plan will have any impact on those trees without actual measurements but if the structures are on pilings and the building in the rear is a one story, changes of impacts are low. There will have to be some tree removal involved with the project but the trees that would have to be removed are young seedling trees.

Sincerely,

Karen

From: Enid Torregrosa

Sent: Wednesday, September 14, 2016 10:50 AM

To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Subject: 1315 Olivia Street Revised Plans

Hi Karen!

Enclosed please find the revised plans for 1315 Olivia Street for your review.

Please feel free to make any comments or recommendations for us to include on the staff report!

Take care;

Enid

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

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

www.cityofkeywest-fl.gov

| | | | |
|--|---------|------------------------|---|
| HARC PERMIT NUMBER H16-03-0036 | | BUILDING PERMIT NUMBER | INITIAL & DATE |
| FLOODPLAIN PERMIT | | | REVISION # |
| FLOOD ZONE | PANEL # | ELEV. L. FL. | SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ % |

ADDRESS OF PROPOSED PROJECT:

1315 OLIVIA STREET

OF UNITS

2

RE # OR ALTERNATE KEY:

NAME ON DEED:

PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

MICHAEL B. INGRAM

PHONE NUMBER

305-320-0211

ARCHITECT / ENGINEER'S ADDRESS:

1001 WHITE HEAD #101

EMAIL

MBINGRAMARCHITECT@GMAIL

KEY WEST, FL. 33040

.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 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.,

REDUCTION OF FRONT BUILDING

HEIGHT TO 25'-0" ; CHANGE TO REAR BUILDING TO ONE STORY MAX HEIGHT 15'-0" - TOTAL BUILDING AREA 2077.5 S.F. ; RETENTION OF EXISTING TREES .

| | |
|--|--|
| I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: | |
| OWNER PRINT NAME: MICHAEL B. INGRAM (REP.) | QUALIFIER PRINT NAME: |
| OWNER SIGNATURE: <i>Michael Ingram</i> | 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
 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 _____

Oper: KEYWBLD Type: OC Drawer: 1
 Date: 5/27/16 53 Receipt no: 17796
 2016 300036
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3082529
 VM VISA/MASTERC \$100.00
 Trans date: 5/27/16 Time: 12:07:12

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

| | | |
|---|--------------------------------------|--------------------|
| OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW | | |
| ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO. | | |
| HARC MEETING DATE: | HARC MEETING DATE: | HARC MEETING DATE: |
| REASONS OR CONDITIONS: | | |
| | | |
| STAFF REVIEW COMMENTS: | | |
| <i>Vacant lot. Build back letter for two units.</i> | | |
| <i>Guidelines for new construction.</i> | | |
| | | |
| 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
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, 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:

1315 Olivia Street, Key West, FL 33040

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.

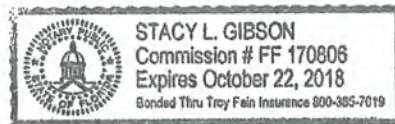
Michael B. Ingram
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this May 20, 2016 by
date

Michael B. Ingram
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Stacy L. Gibson
Notary's Signature and Seal



Stacy L. Gibson
Name of Acknowledger typed, printed or stamped

FF 170806
Commission Number, if any

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Ron Saunders authorize
Please Print Name(s) of Owner(s) as appears on the deed

MICHAEL B. INGRAM
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this May 20, 2016
Date

by RON SAUNDERS
Name of Owner

He/She is personally known to me or has presented _____ as identification.

Stacy L. Gibson
Notary's Signature and Seal

STACY L. GIBSON
Name of Acknowledger typed, printed or stamped

FF 170806
Commission Number, if any





THE CITY OF KEY WEST

Building Department

P.O.Box 1409, Key West, FL 33040

March 19, 2010

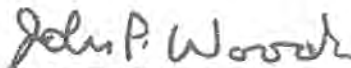
Ms. Helen S. Carbonell L/E
c/o Mr. Ron Saunders
1207 11th Street
Key West, FL 33040

Mr. Ron Saunders
2018 Lawson Road
Tallahassee, FL 32308

RE: 1315 Olivia Street
Key West, FL

Following inspection, notice to the property owner, and a hearing held Friday, March 19, 2010, it is the opinion of the Building Official of the City of Key West that the structural integrity of this building has been compromised and an emergency condition exists. The Building Official, therefore, orders immediate demolition of said building. No other action is required although, as a courtesy to the HARC Board, owner will make application to said Board.

This order is pursuant to City of Key West Ordinance Section 14-113: "In emergency cases where it reasonably appears there is immediate danger to the life or safety of any person or to the safety of other property, unless a dwelling unfit for human habitation or a dangerous building is immediately repaired, demolished or vacated, the building official shall cause the immediate repair or demolition of such dwelling or building. The cost of such repair or demolition shall be recovered and collected as is provided in Section 14-111 or the building official may revoke the certificate of occupancy and order vacation of the premises until necessary repairs, etc., render the premises fit for use or habitation."


John P. Woodson
Chief Building Official

JPW/dwn

Cc: Donald Craig, 1317 Olivia Street



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

May 20, 2010

VIA EMAIL AND HAND DELIVERY

Mr. Ron Saunders
2018 Lawson Road
Tallahassee, Florida 32308

**RE: 1315 Olivia Street
Build-Back / Lawful Use Determination**

Dear Mr. Saunders,

This letter is in response to your request regarding the build-back rights for the property located at 1315 Olivia Street. The building was severely damaged by a fire on March 3, 2010. Based on the information available to the Planning Department, it appears that there were two residential units on the property. The building was a historically-contributing structure and is listed in the Key West Historic Sites Survey. This fire damaged building will be fully demolished due to the public safety concerns of the Chief Building Official. As this contributing building was involuntarily destroyed by fire, it may be rebuilt in the existing three-dimensional footprint per Section 122-28 (f) subsequent to other applicable land development regulations.

A site visit revealed that there are two separate electric, sewer and water connections. Examination of the exterior of the building showed evidence of bathrooms on the first and second floors. In a house of this vintage and condition (prior to the fire), multiple bathrooms indicate multiple units. Further, the Monroe County Property Appraiser lists the house as R-2 multifamily with two kitchens and bathrooms. It is the determination of this office that there are two recognized units at 1315 Olivia Street.

This document will be sent to the Department of Community Affairs (DCA) for their review. It is possible that the DCA may object to or provide direction regarding these findings. If there are any questions or concerns, please contact me directly at 305.809.3724.

Respectfully,

A handwritten signature in black ink, appearing to be "Brendon Cunningham", written over a white rectangular area.

Brendon Cunningham

Attached: Demolition Notification
Sanborn Maps, 1949 & 1962
Site Photos
Property Appraiser Records
Historic Sites Survey

Xc: Amy Kimball-Murley, AICP, Planning Director
John Woodson, Chief Building Official
Geo File

From: Katina.Jackson@dca.state.fl.us
Sent: Wednesday, June 09, 2010 2:20 PM
To: Carlene Cowart
Subject: Re: DCA Determinations

| Item | Address | Rendering Date | DCA Determination Date |
|---------------------------------|---|----------------|--------------------------------|
| Lawful Unit Determination (LUD) | 1213 14 th Street – Stadium Trailer Park | 03/12/10 | Not appealed by the department |
| LUD | 1218 Varela | 03/26/10 | Not appealed by the department |
| LUD | 3215 Duck | 03/12/10 | Not appealed by the department |
| LUD | 513 Whitehead | 01/15/10 | Not appealed by the department |
| LUD | 1315 Olivia | 06/01/10 | Not appealed by the department |
| LUD | 900-904 Duval | 12/31/09 | Not appealed by the department |
| TLT / PB 2010-007 | 1901 S. Roos to 1016 Duval | 03/15/10 | Not appealed by the department |
| TLT / PB 2010-008 | 2601 S Roos to 1016 Duval | 03/22/10 | Not appealed by the department |
| PB 2009-042 | 524 Eaton | 12/02/09 | Not appealed by the department |
| PB 2009-045 | 508-510 South | 12/02/09 | Not appealed by the department |
| PB 2010-004 | 900 Washington | 03/26/10 | Not appealed by the department |
| PB 2010-006 | 809 Southard | 03/15/10 | Not appealed by the department |

Katina Jackson
Administrative Assistant I
Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
Phone (850) 922-1900
Fax (850) 488-3309

Carlene Cowart <ccowart@keywestcity.com>

To "Katina.Jackson" <Katina.Jackson@dca.state.fl.us>

cc

Subject DCA Determinations

06/09/2010 11:30 AM

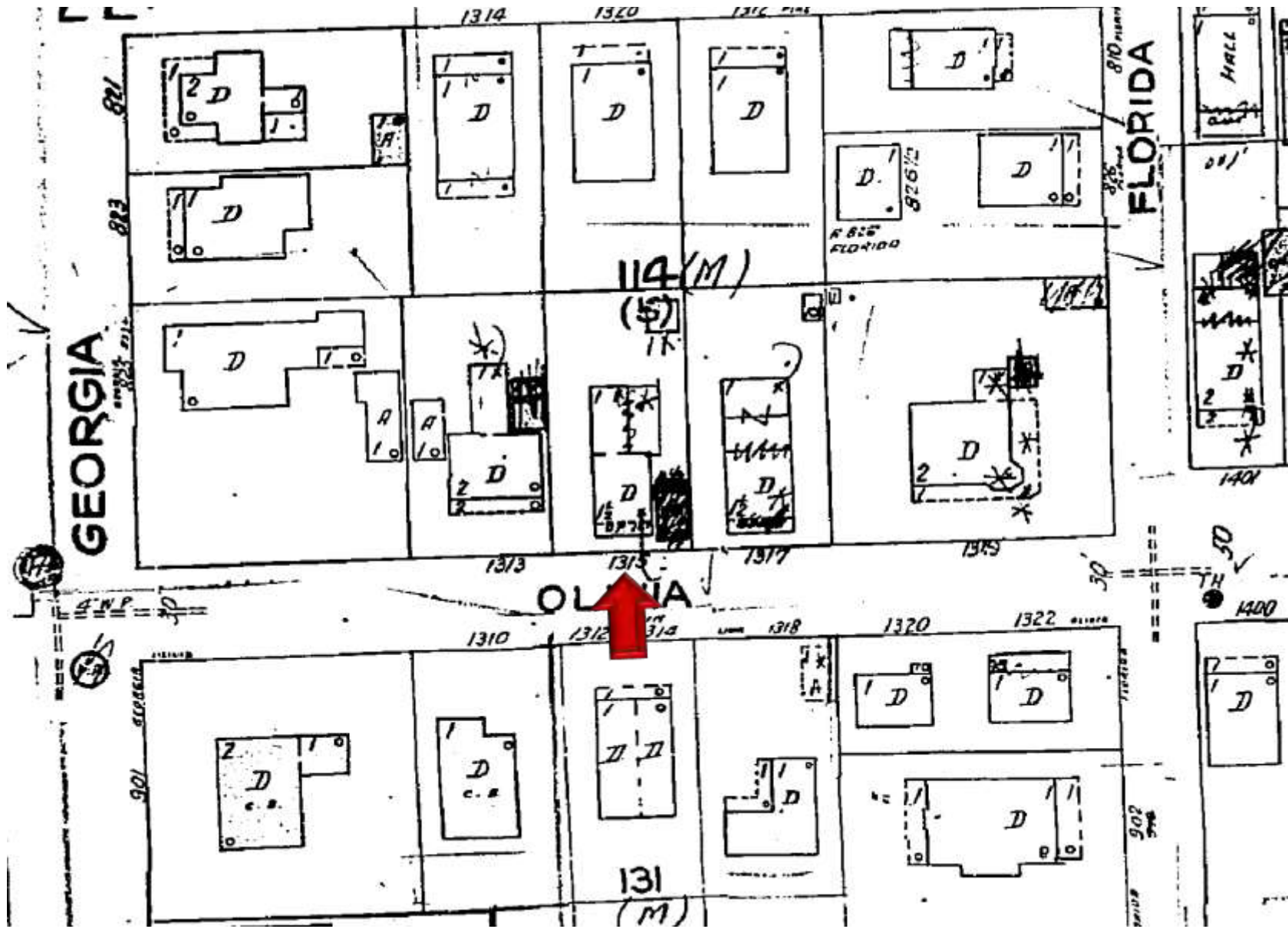
Hi Katina,

I need a HUGE favor. I am updating our log, can you check on the rendering status on the following?

Your help is greatly appreciated!!! Thanks girl!

| Item | Address | Rendering Date | DCA Determination Date |
|---------------------------------|---|----------------|--------------------------------|
| Lawful Unit Determination (LUD) | 1213 14 th Street – Stadium Trailer Park | 03/12/10 | Not appealed by the department |
| LUD | 1218 Varela | 03/26/10 | Not appealed by the department |

SANBORN MAPS



1962 Sanborn map

PROJECT PHOTOS



1315 Olivia Street circa 1965. Monroe County Library.













1315 Olivia Street (mid-block)



825 Georgia Street



1311 Olivia Street



1311 Olivia Street



1317 Olivia Street



1317 Olivia Street



1319 Olivia Street



1319 Olivia Street



1320-1322 Olivia Street



1320-1322 Olivia Street



1314-1318 Olivia Street



1312 Olivia Street



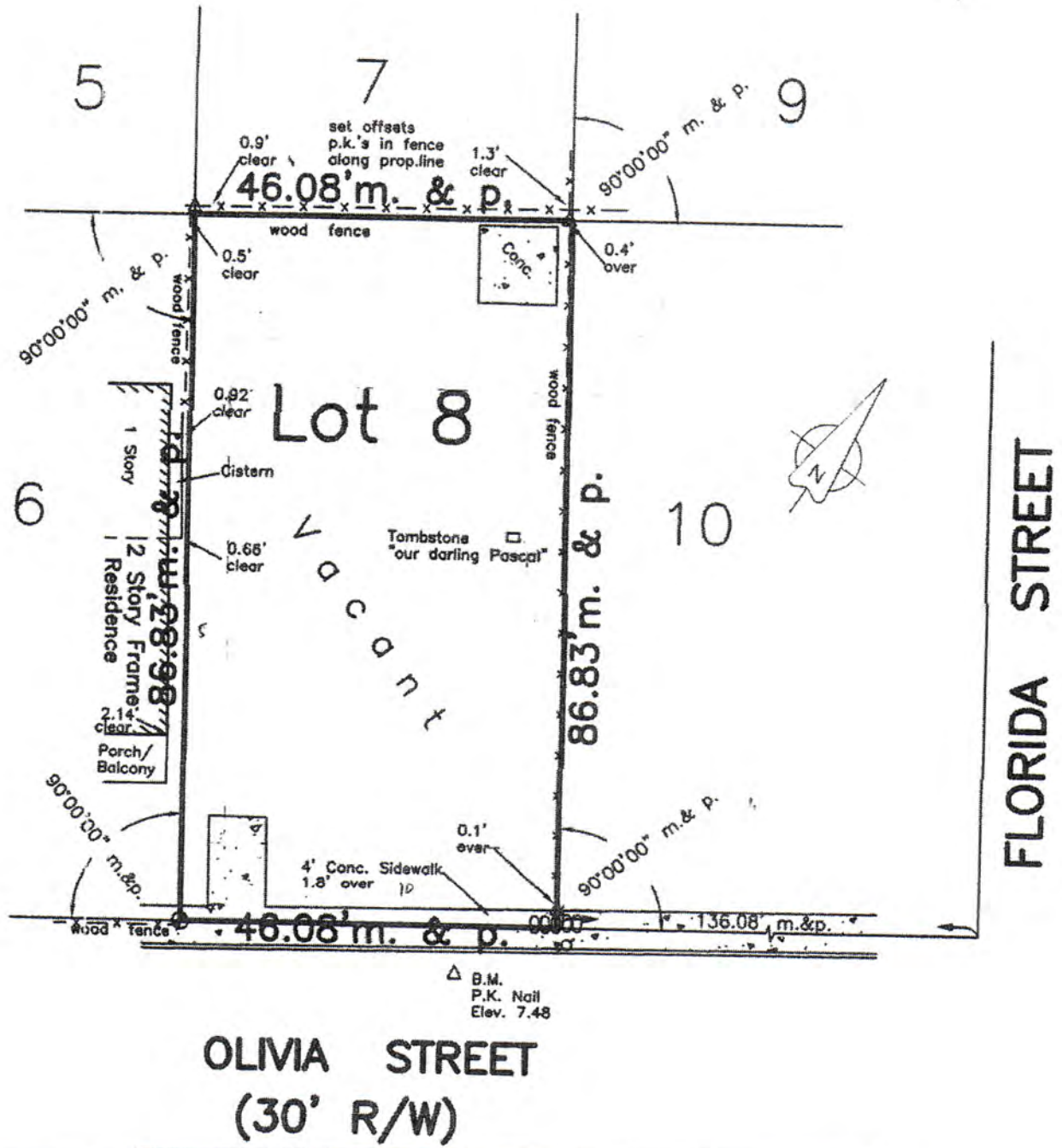
1310 Olivia Street



901 Georgia Street

SURVEY

ttswwod
y
Keys



| | | | |
|--|-----------------|---------------------------|-----------------|
| Ronald E. Saunders & Susan Saunders-Goldstein 1315 Olivia Street, Key West, Florida 33040 | | | |
| BOUNDARY SURVEY | | Dwn No.: 15-446 | |
| Scale: 1"=20' | Ref. 2:20-25 | Flood panel No. 1516 K | Dwn. By: F.H.H. |
| Date: 10/7/15 | | Flood Zone: X | Flood Elev. - |
| REVISIONS AND/OR ADDITIONS | | | |
| | | | |
| f:/datafred/dwg/keywest/block100/1315Olivia | | | |

Block 100

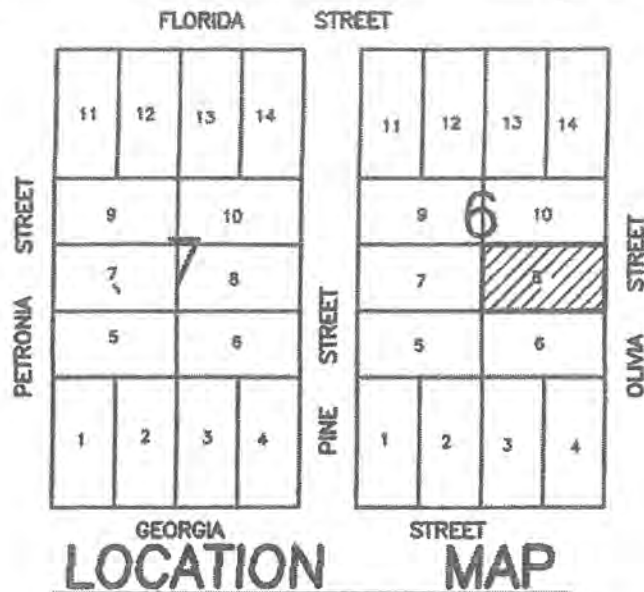
ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



N.T.S.



LOCATION MAP

SQUARE 5 & 7, Tract 7
City of Key West

CERTIFICATION made to:
Spottswood, Spottswood &
Chicago Title Insurance Cor
First State Bank of the Flc
Ronald E. Saunders
Susan Saunders Goldstein

LEGAL DESCRIPTION:

On the Island of Key West and known as Lot 8, Square 5, being a part of Tract 7, according to the W.C. Maloney Diagram, recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida,

SURVEYOR'S NOTES:

North arrow based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.812

C.B.S. = Concrete Block Stucco
cov'd. = Covered
C.L.F. = Chain Link Fence
Bal. = Balcony
Pl. = Planter
conc. = concrete
wd. = Wood
A/C = Air Conditioner

Monumentation:

Δ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed

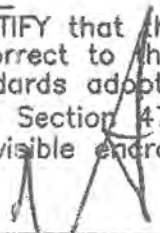
N.T.S. = Not to Scale
⊙ = Centerline
Elev. = Elevation
B.M. = Bench Mark
o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation

P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
⊠ = Concrete Utility Pole
⊙ = Wood utility Pole
with Guy wire

Field Work performed on: 10/5/15

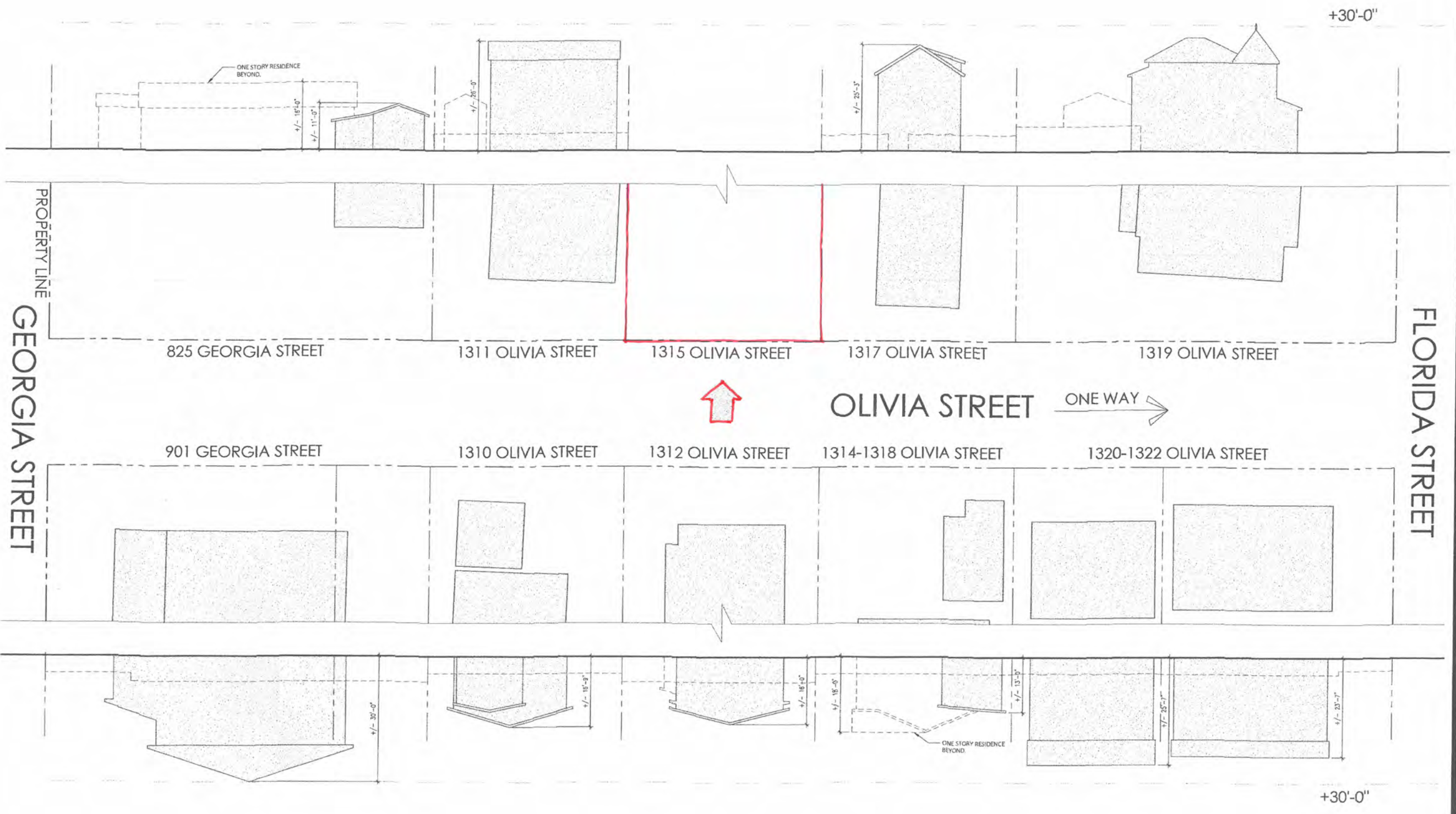
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.


FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

REVISED DESIGN



PROPERTY LINE
GEORGIA STREET

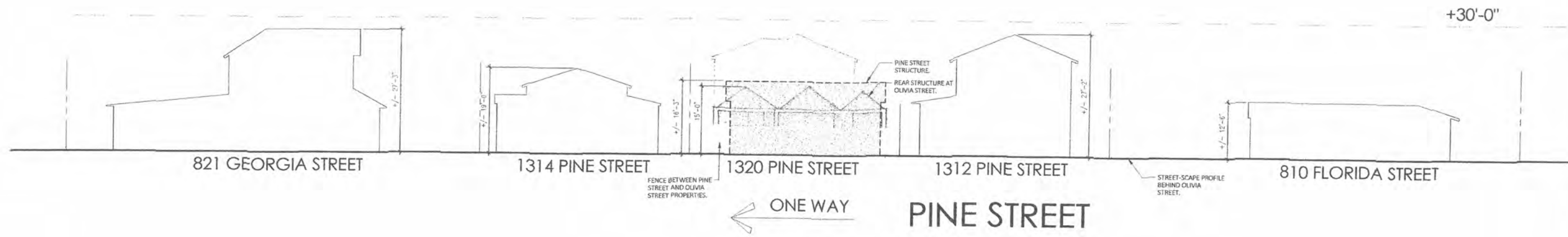
FLORIDA STREET

1 EXISTING STREET-SCAPE
ROUGH SCALE: 3/32"=1'-0"
1300 BLOCK OF OLIVIA STREET

1315 OLIVIA STREET
MASSING STUDY

M.B. INGRAM
JUNE 1, 2016

A1



2 PROPOSED STREET-SCAPE
ROUGH SCALE: 3/32"=1'-0"
PINE STREET



1 PROPOSED STREET-SCAPE
ROUGH SCALE: 3/32"=1'-0"
OLIVIA STREET

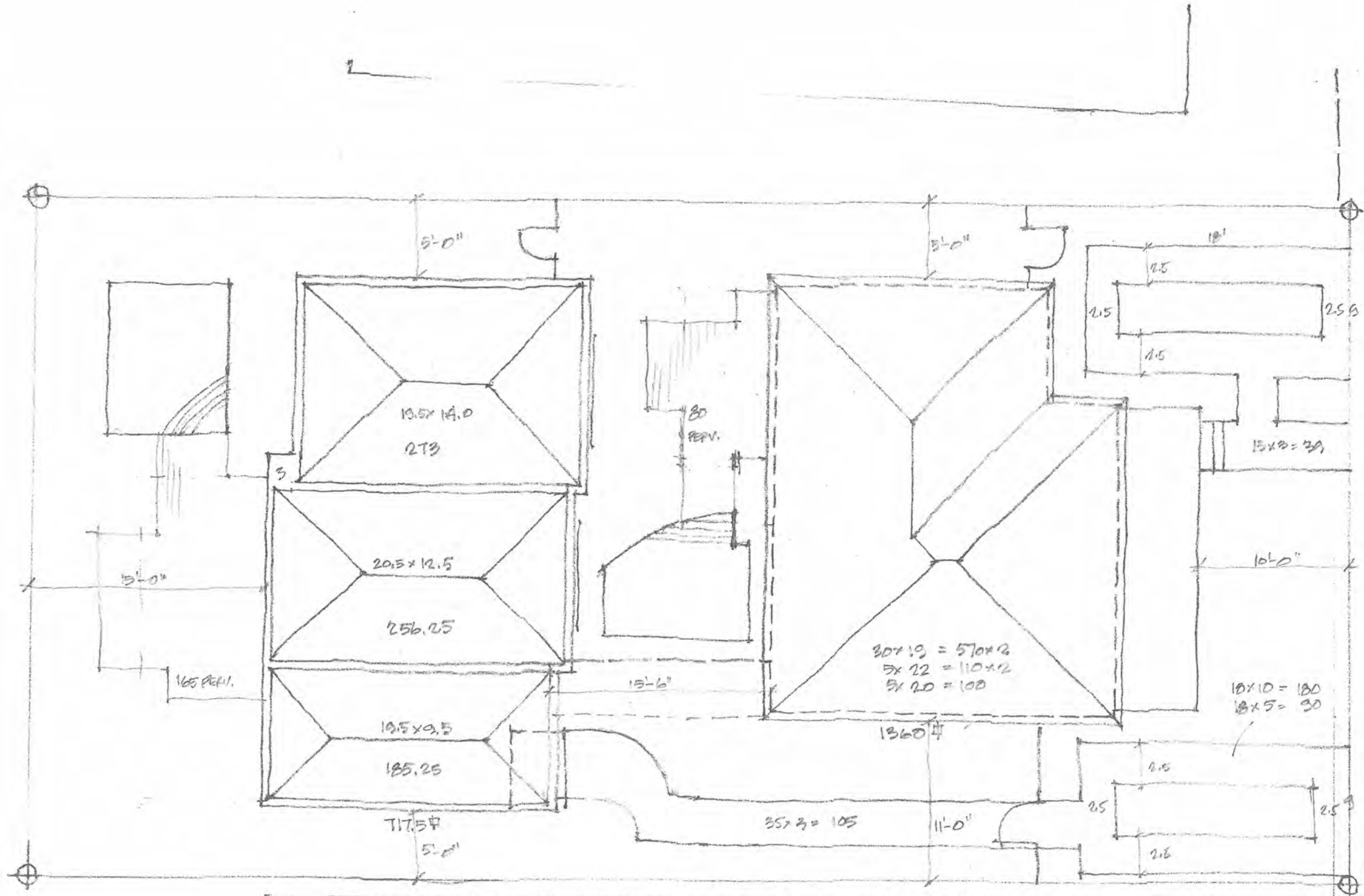


1315 OLIVIA STREET

MASSING STUDY

M.B. INGRAM
SEPT. 1, 2016

A2



SITE AREA $46.00 \times 86.8 = 4000$ S.F.

TOTALS

2077.5 S.F. FAR ALLOWED $1.0 \times 4000 = 52\%$ ✓

160. PARS
 270 PARKING } 604 #
 144 PATHS
 30 MECH
 IMPERVIOUS

700 FRONT
 717.5 REAR
 604 SITE

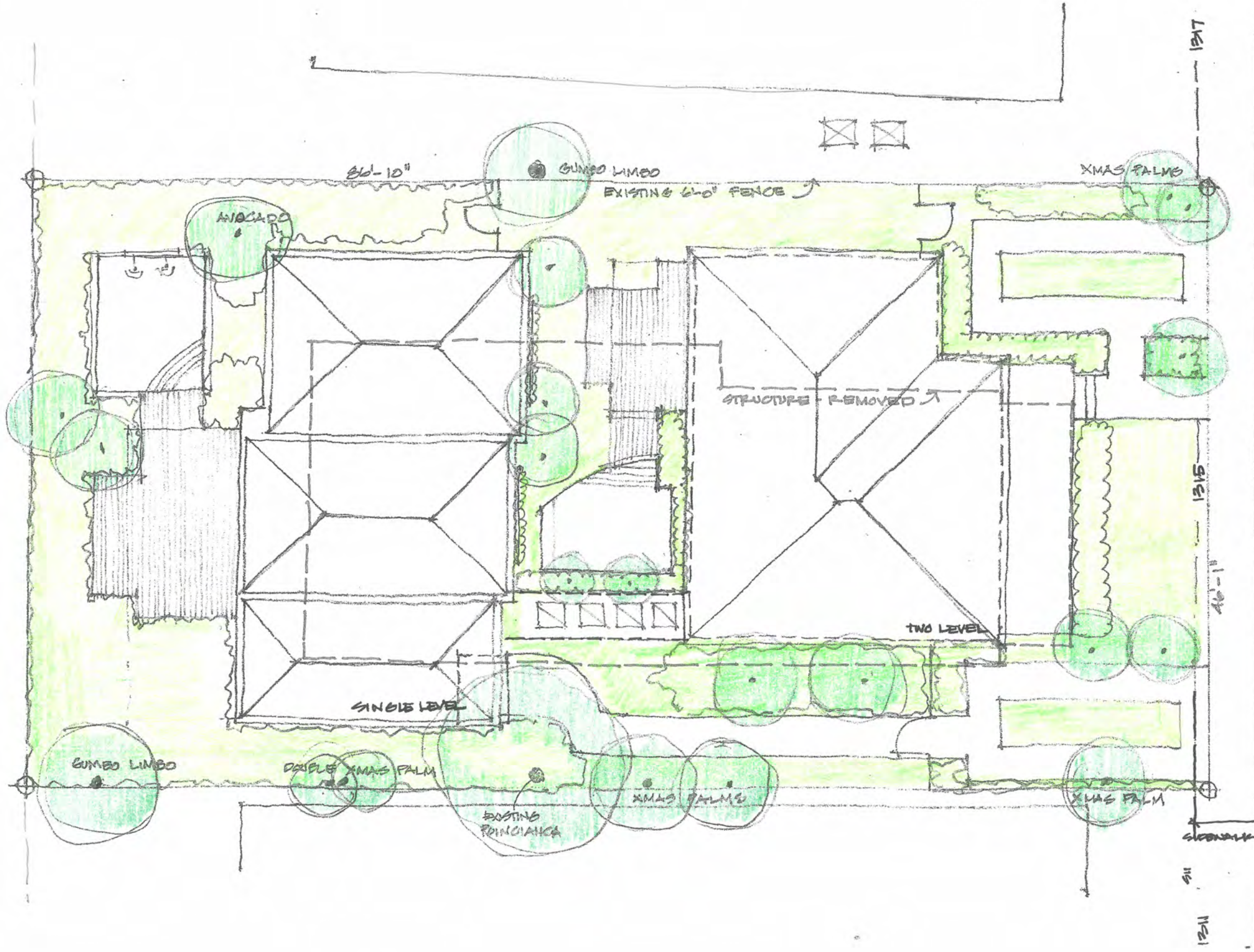
2101.5
 ALLOWED $60\% \times 4000 = 2400$
 PROPOSED = 52% ✓

OPEN SPACE = 41% ✓
 2101.5
 245 DECK
 2346.5 = 59% COVERAGE

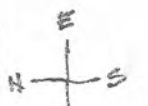
| SETBACKS: | REQ. | PROPOSED | |
|-----------|------|----------|---|
| FRONT | 5' | 10' | ✓ |
| SIDE | 5' | 5' 11" | ✓ |
| REAR | 15' | 15' | ✓ |

NO VARIANCE REQUIRED

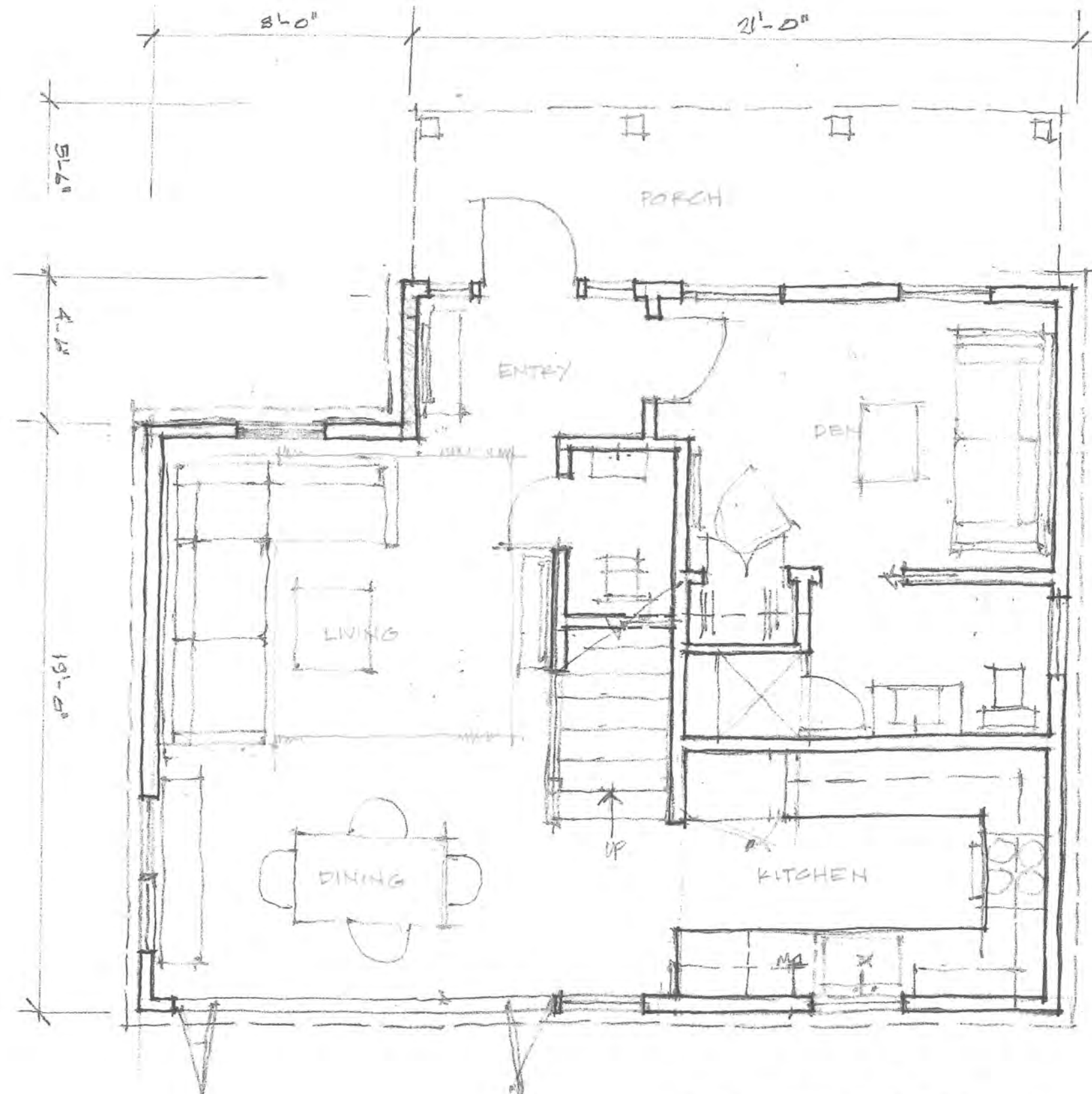
SITE PLAN
 SHOWING ZONING REQUIREMENTS
 1/8" = 1'-0"



OLIVIA STREET

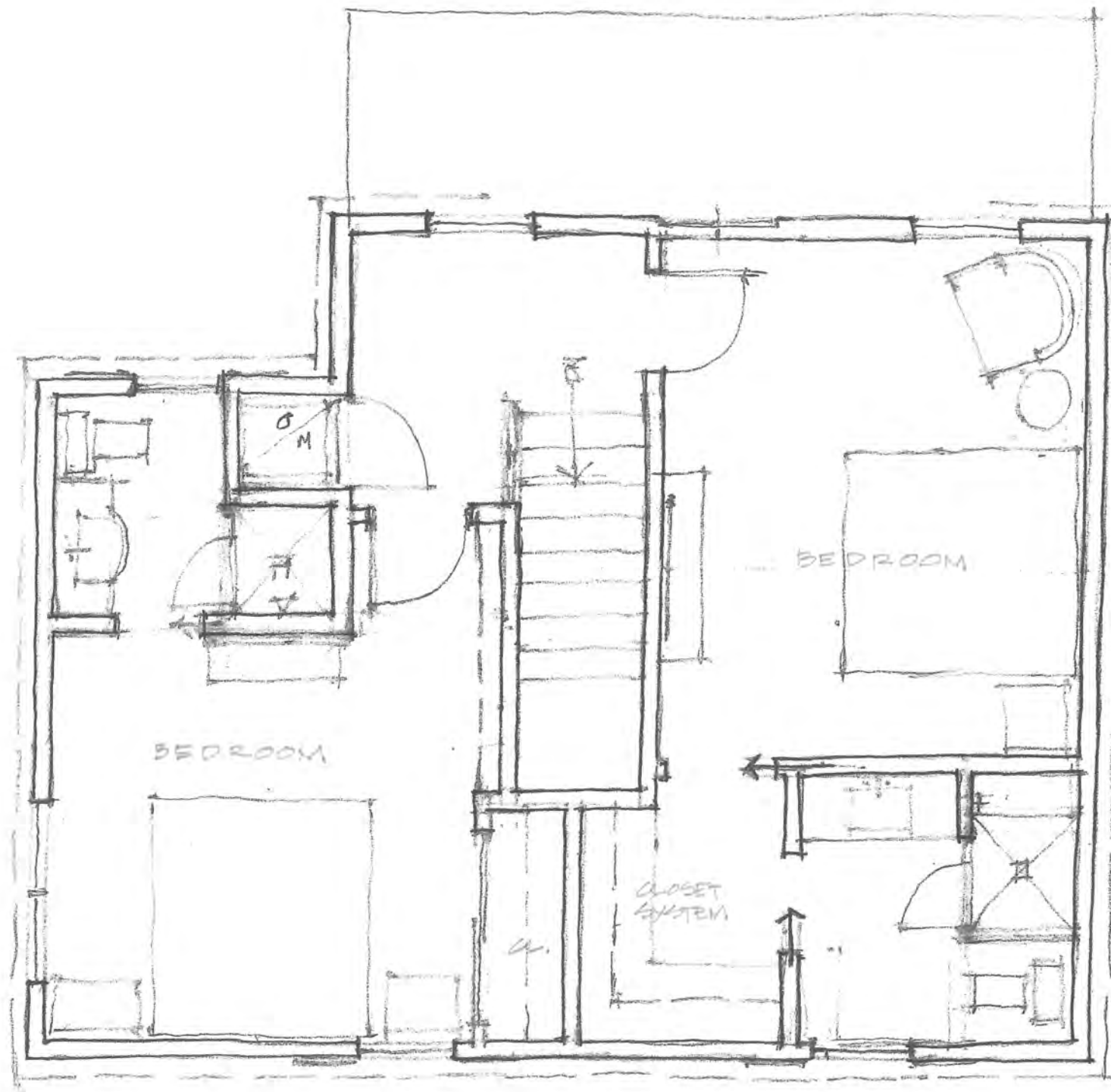


LANDSCAPE CONCEPT
 SITE PLAN W/ EXISTING TREES
 1/8" = 1'-0"
 STRUCTURE - REMOVED



FRONT- FIRST FLOOR
 1/4" = 1'-0"



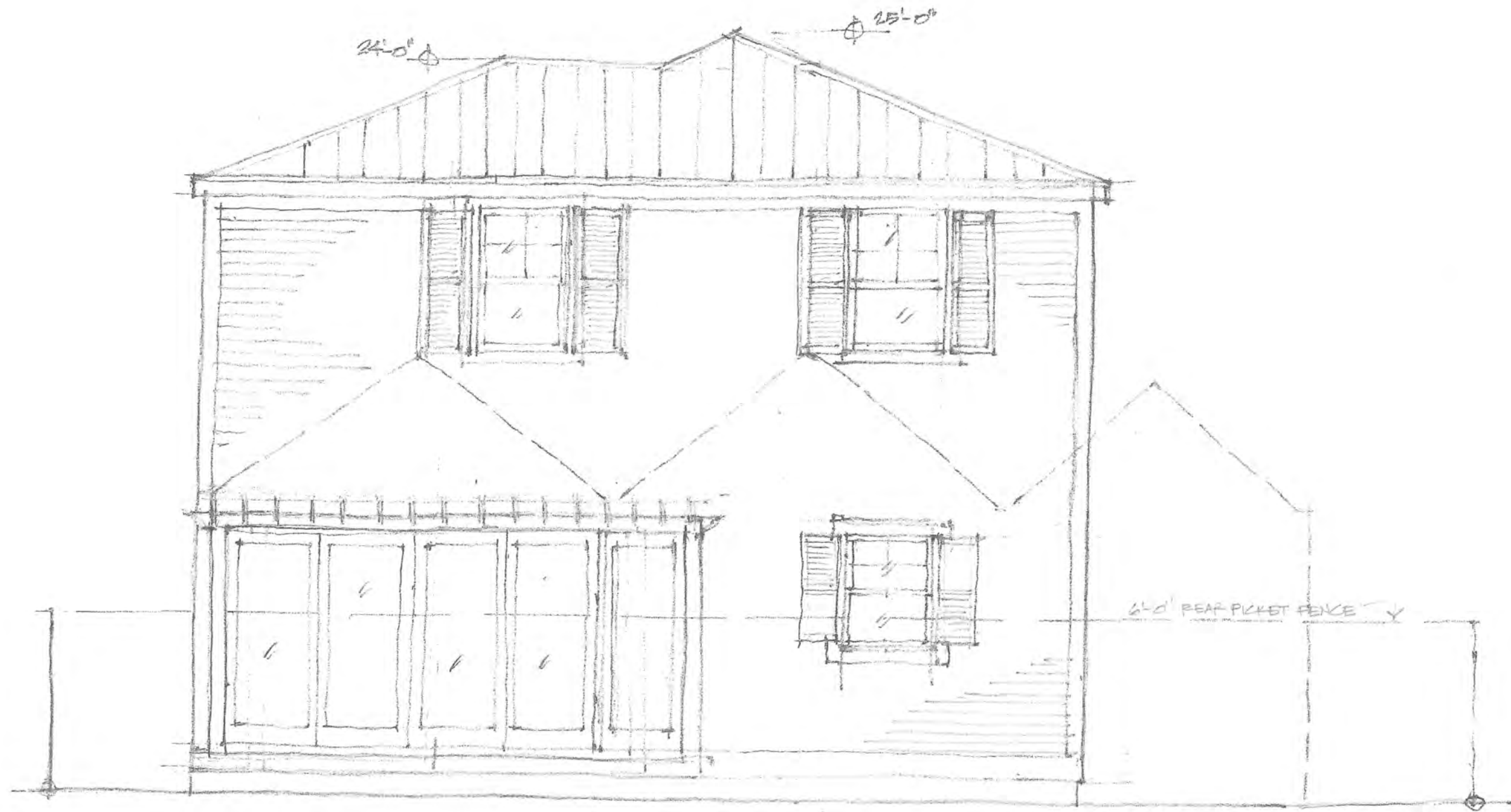


FRONT- SECOND FLOOR
 $\frac{1}{4}'' = 1'-0''$

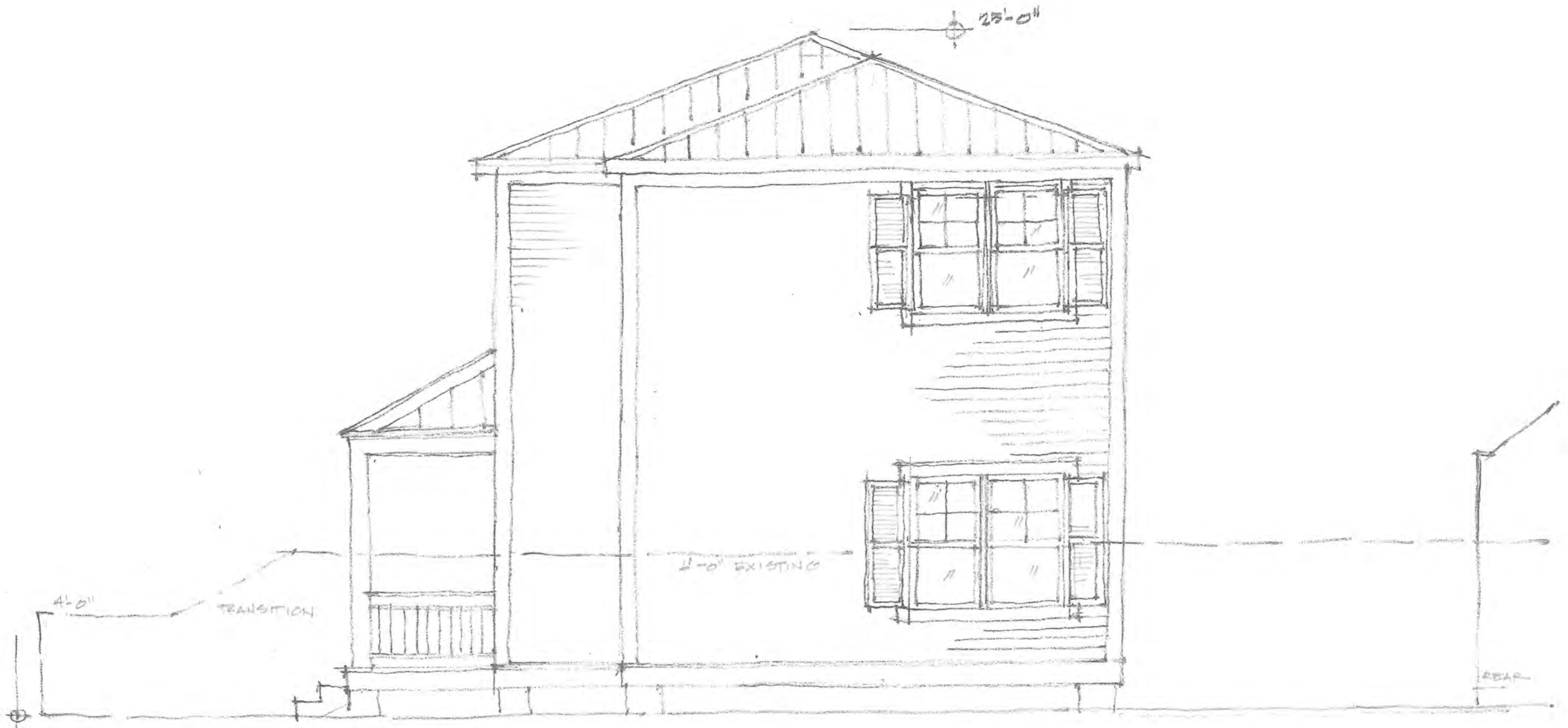




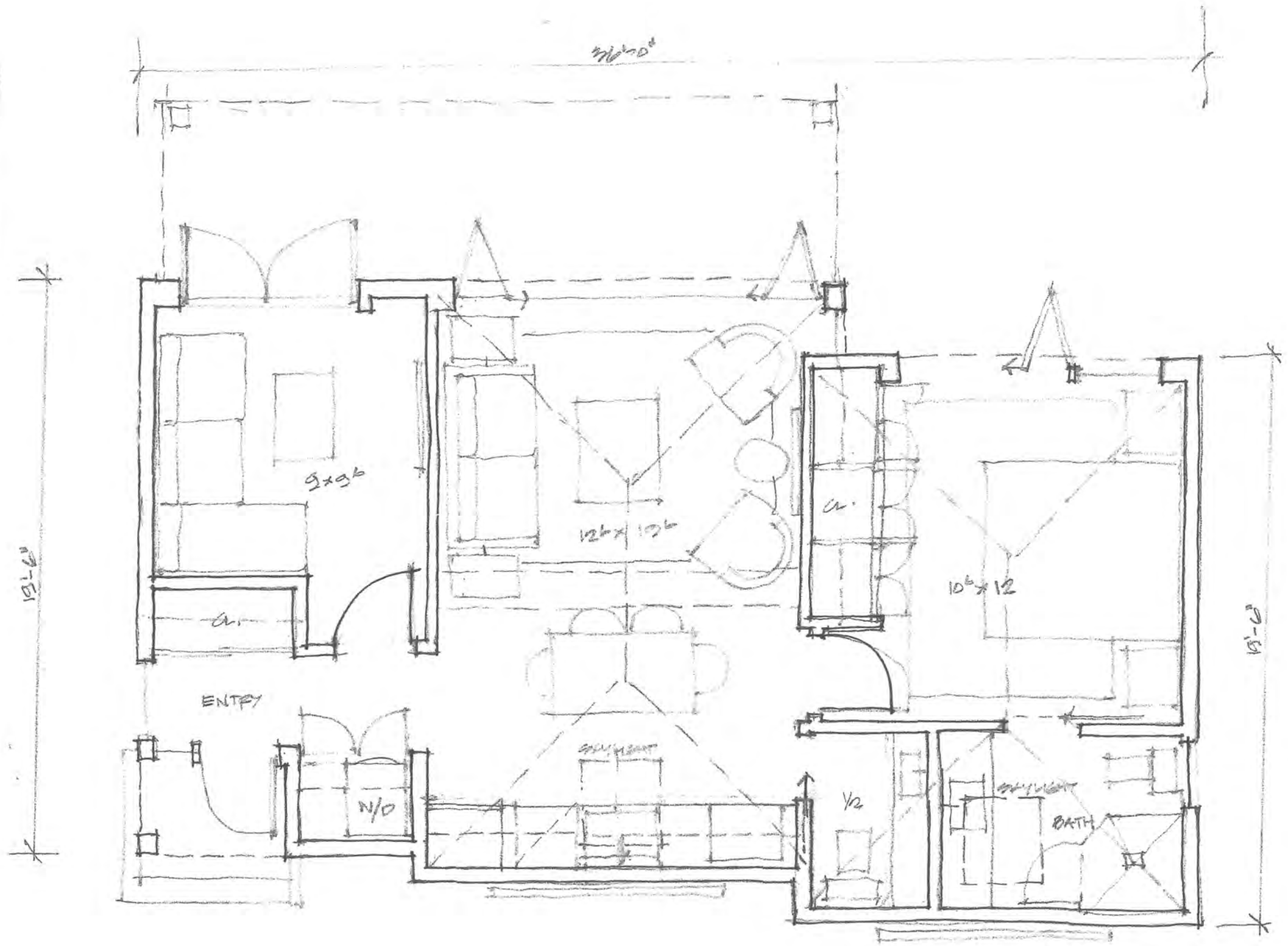
FRONT - SOUTH ELEVATION
 $\frac{1}{4}'' = 1'-0''$



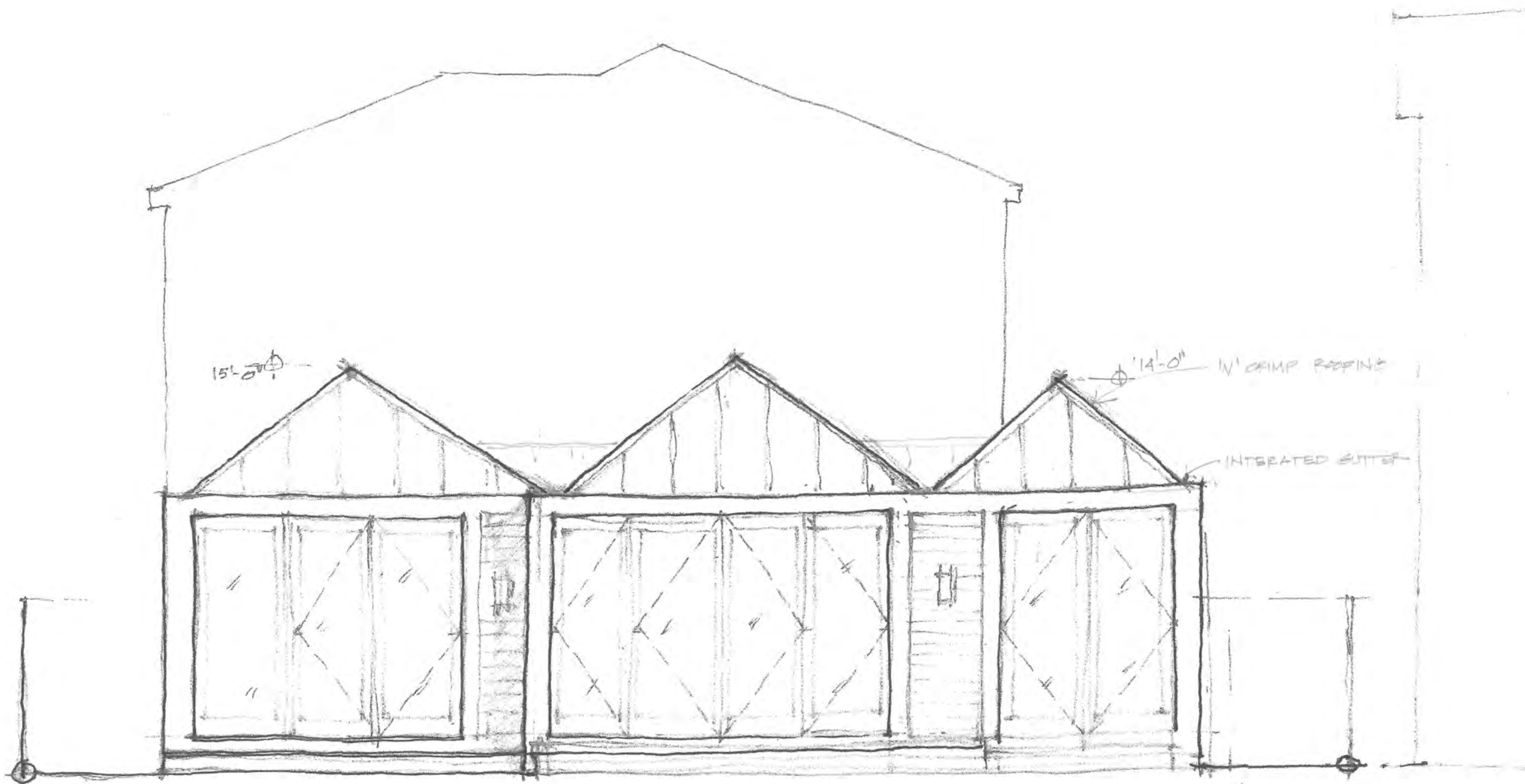
FRONT-NORTH ELEVATION
1/4" = 1'-0"



FRONT- EAST ELEVATION
1/4" = 1'-0"



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



REAR-NORTH ELEVATION
1/4" = 1'-0"

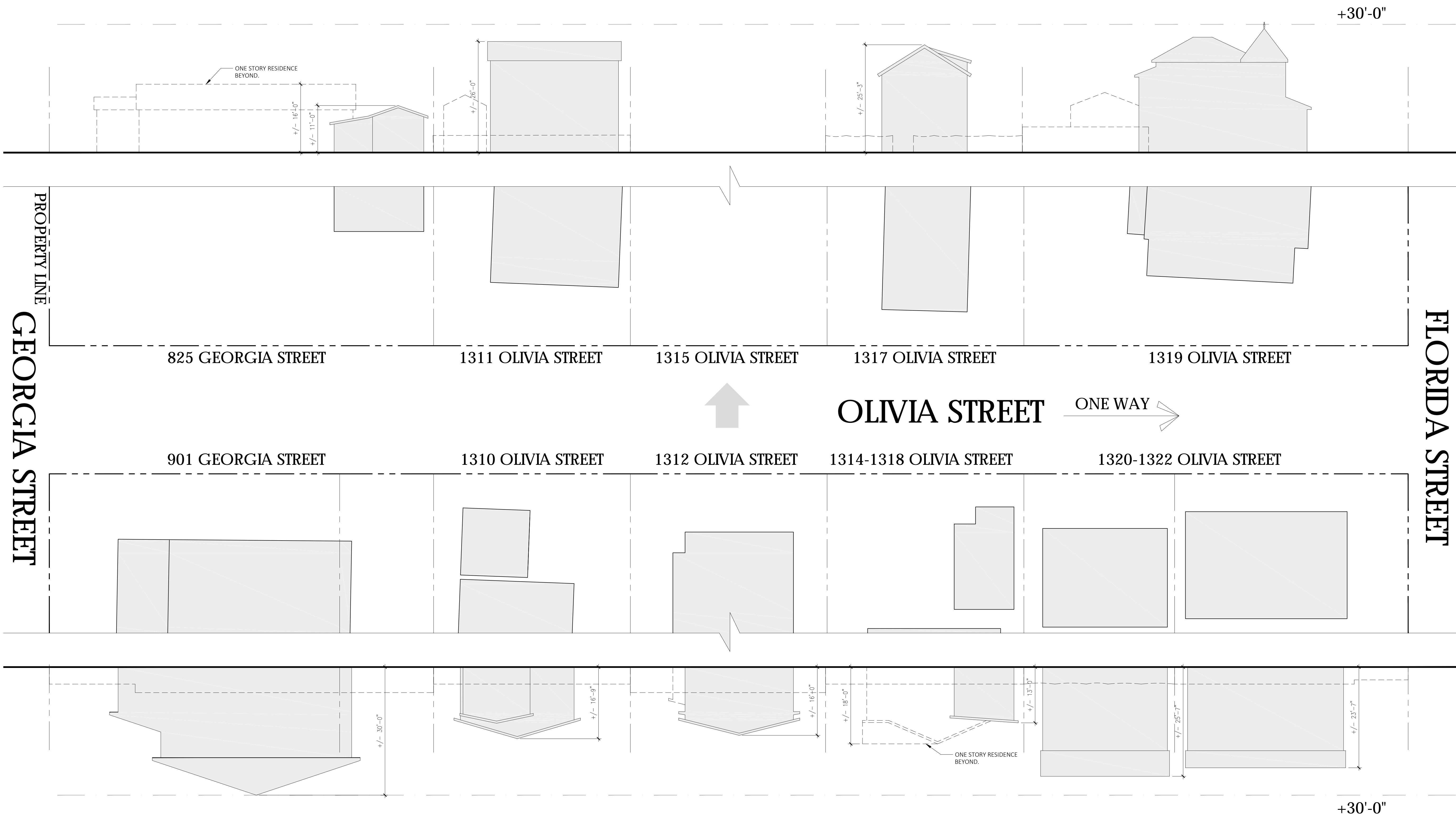


REAR - SOUTH ELEVATION
 1/4" = 1'-0"



15'-0" ϕ

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



PROPERTY LINE
GEORGIA STREET

FLORIDA STREET

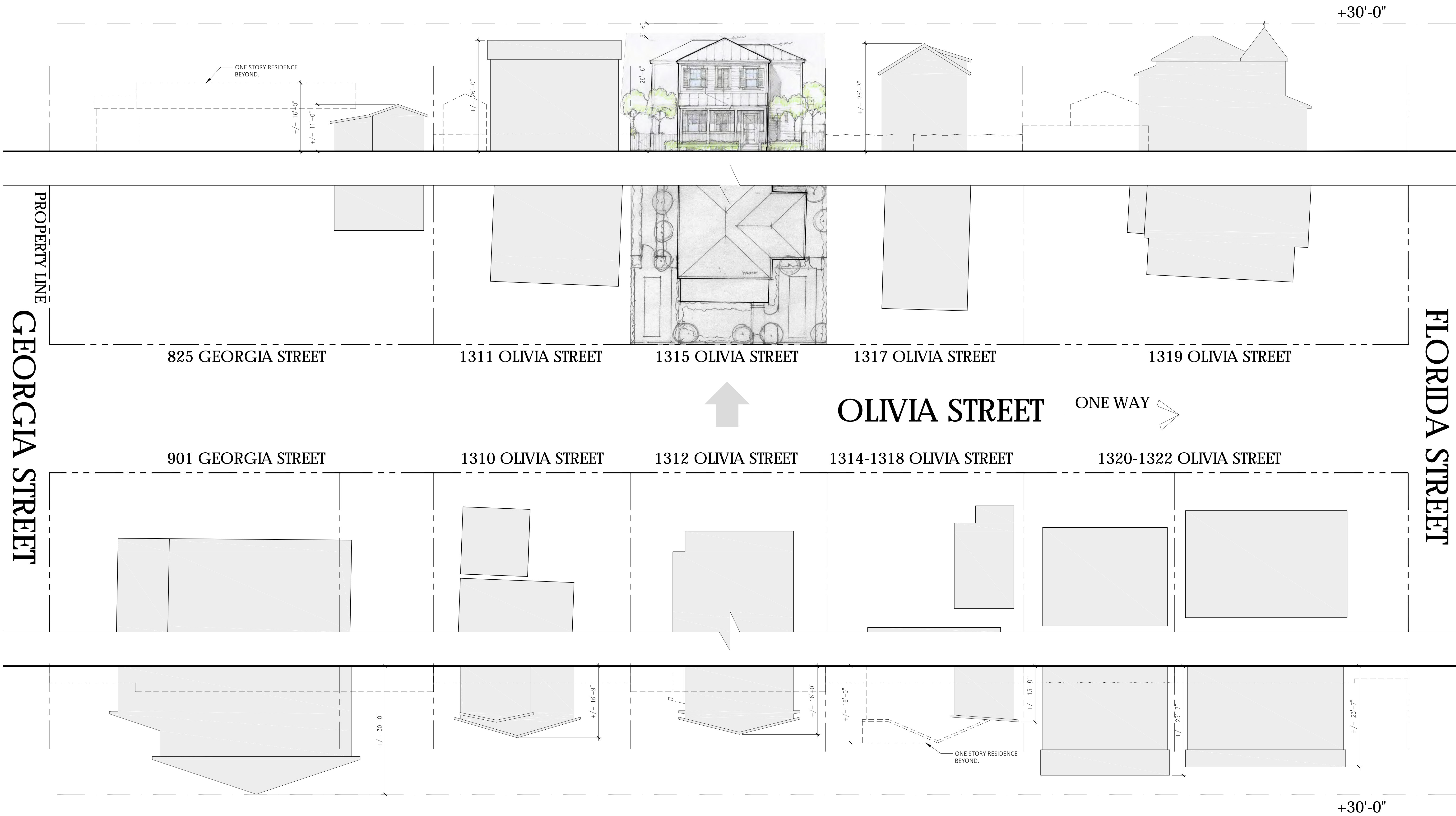
1 EXISTING STREET-SCAPE
ROUGH SCALE: 3/32"=1'-0" 1300 BLOCK OF OLIVIA STREET

1315 OLIVIA STREET

MASSING STUDY

M.B. INGRAM
JUNE 1, 2016

A1



PROPERTY LINE
GEORGIA STREET

FLORIDA STREET

OLIVIA STREET ONE WAY →

1 PROPOSED STREET-SCAPE
ROUGH SCALE: 3/32"=1'-0" 1300 BLOCK OF OLIVIA STREET

1315 OLIVIA STREET

MASSING STUDY

M.B. INGRAM
JUNE 1, 2016

A2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY FRAME HOUSE ON FRONT PORTION OF LOT AND NEW ONE-STORY FRAME HOUSE ON REAR PORTION OF VACANT LOT. SITE IMPROVEMENTS INCLUDING SWIMMING POOLS, DRIVEWAYS, AND FENCES.

FOR- #1315 OLIVIA STREET

Applicant – Michael Ingram

Application #H16-03-0036

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MICHAEL B. INGRAM, 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: 1315 OLIVIA STREET. on the 22ND day of SEPTEMBER, 2016.

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 21 SEPTEMBER, 2016.

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 H16-03-0026.

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

Signed Name of Affiant:

Michael B. Ingram

Date: 9.22.16

Address: 1001 Whitehead Street

City: Key West, FL

State, Zip: 33040

The foregoing instrument was acknowledged before me on this 22 day of September, 2016.

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

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2019



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

- [Home](#)
- [Departments](#)
- [Exemptions](#)
- [Save Our Homes](#)
- [Portability](#)
- [Homestead Fraud](#)
- [Contact Us](#)

Website tested on IE8, IE9, & Firefox.

- [Property Search](#)
- [Tax Estimator](#)
- [GIS/Maps](#)
- [Millages/Taxroll Info](#)
- [Appeals/VAB](#)
- [Forms](#)
- [Office Requirements](#)
- [Adobe Flash 10.3 or higher](#)

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1025895 Parcel ID: 00025110-000000** [Next Record](#)

Ownership Details

Mailing Address:

SAUNDERS RON
 1207 11TH ST
 KEY WEST, FL 33040-4097

All Owners:

GOLDSTEIN SUSAN T/C, SAUNDERS RON

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1315 OLIVIA ST KEY WEST

Legal Description: KW W C MALONEY DIAGRAM PB1-22 LOT 8 SQR 5 TR 7 H1-239 OR103-70/71 OR316-212/13 OR823-1806 OR823-1808-1809L/E OR1139-2414/2417P/R OR2766-1120D/C OR2766-1121D/C

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 46 | 87 | 4,001.00 SF |

Appraiser Notes

2010-10-26 IMPROVEMENT DEMOLISHED FOR 2011 ROLL. DKRAUSE

2010-03-02 IMPROVEMENT SUFFERED FIRE DAMAGE. FIELD CHECK CONFIRMED. FIRE CONTAINED TO MOSTLY 2ND FLOOR. IMPROVEMENT ALREADY IN POOR CONDITION. DKRAUSE

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|---------------------|
| 10-1679 | 05/26/2010 | 06/18/2010 | 5,000 | | DEMO OF SFR 1570 FT |

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 | 0 | 0 | 404,101 | 404,101 | 173,072 | 0 | 404,101 |
| 2014 | 0 | 0 | 258,013 | 258,013 | 157,339 | 0 | 258,013 |
| 2013 | 0 | 0 | 240,012 | 240,012 | 143,036 | 0 | 240,012 |
| 2012 | 0 | 0 | 130,033 | 130,033 | 130,033 | 0 | 130,033 |
| 2011 | 0 | 0 | 180,045 | 180,045 | 180,045 | 0 | 180,045 |
| 2010 | 53,451 | 0 | 128,032 | 181,483 | 181,483 | 0 | 181,483 |
| 2009 | 58,737 | 0 | 340,085 | 398,822 | 398,822 | 0 | 398,822 |
| 2008 | 83,063 | 0 | 400,100 | 483,163 | 483,163 | 0 | 483,163 |
| 2007 | 42,422 | 0 | 660,165 | 702,587 | 702,587 | 0 | 702,587 |
| 2006 | 318,606 | 0 | 400,100 | 718,706 | 718,706 | 0 | 718,706 |
| 2005 | 335,269 | 0 | 280,070 | 615,339 | 615,339 | 0 | 615,339 |
| 2004 | 194,345 | 0 | 280,070 | 474,415 | 257,139 | 25,000 | 232,139 |
| 2003 | 194,345 | 0 | 124,031 | 318,376 | 203,770 | 25,000 | 178,770 |
| 2002 | 124,766 | 0 | 106,027 | 230,793 | 172,554 | 25,000 | 147,554 |
| 2001 | 120,986 | 0 | 106,027 | 227,013 | 169,788 | 25,000 | 144,788 |
| 2000 | 120,986 | 0 | 76,019 | 197,005 | 157,122 | 25,000 | 132,122 |
| 1999 | 106,808 | 0 | 76,019 | 182,827 | 150,022 | 25,000 | 125,022 |
| 1998 | 83,524 | 0 | 76,019 | 159,543 | 140,925 | 25,000 | 115,925 |
| 1997 | 76,155 | 0 | 68,017 | 144,172 | 134,378 | 25,000 | 109,378 |
| 1996 | 60,831 | 0 | 68,017 | 128,848 | 126,793 | 25,000 | 101,793 |
| 1995 | 57,555 | 0 | 68,017 | 125,572 | 123,657 | 25,000 | 98,657 |
| 1994 | 51,472 | 0 | 68,017 | 119,489 | 119,489 | 25,000 | 94,489 |
| 1993 | 51,472 | 0 | 68,017 | 119,489 | 119,489 | 25,000 | 94,489 |
| 1992 | 49,180 | 0 | 68,017 | 117,197 | 117,197 | 25,000 | 92,197 |
| 1991 | 49,180 | 0 | 68,017 | 117,197 | 117,197 | 25,000 | 92,197 |
| 1990 | 47,390 | 0 | 53,013 | 100,403 | 100,403 | 25,000 | 75,403 |
| 1989 | 32,476 | 0 | 52,013 | 84,489 | 84,489 | 25,000 | 59,489 |
| 1988 | 28,299 | 0 | 46,012 | 74,311 | 74,311 | 25,000 | 49,311 |
| 1987 | 27,951 | 0 | 27,407 | 55,358 | 55,358 | 25,000 | 30,358 |
| 1986 | 28,110 | 0 | 26,407 | 54,517 | 54,517 | 25,000 | 29,517 |

| | | | | | | | |
|------|--------|---|--------|--------|--------|--------|--------|
| 1985 | 27,240 | 0 | 16,288 | 43,528 | 43,528 | 25,000 | 18,528 |
| 1984 | 25,337 | 0 | 16,288 | 41,625 | 41,625 | 25,000 | 16,625 |
| 1983 | 25,337 | 0 | 16,288 | 41,625 | 41,625 | 25,000 | 16,625 |
| 1982 | 25,872 | 0 | 16,288 | 42,160 | 42,160 | 25,000 | 17,160 |

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.

There are no sales to display for this parcel.

This page has been visited 9,452 times.

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