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**Historic Architectural Review Commission  
Staff Report for Item 13**

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

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** January 23, 2018

**Applicant:** Rick Milelli

**Application Number:** H17-03-0055

**Address:** #815 Whitehead Street

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**Description of Work:**

Demolition of rear shed.

**Site Facts:**

The main structure in the site is a contributing resource to the historic district. The one-story, Bungalow house first appears on the 1926 Sanborn map as part of a development of five Bungalow houses, all of which still stand today. The shed to be demolished does not appear on any historic maps or photographs.

This property received a variance from Planning Board on November 16, 2017 for this project for building coverage, side yard setbacks, and impervious surface.

**Guidelines Cited in Review:**

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

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

## Staff Analysis

As there is no evidence that the existing shed is historic, therefore demolition of the shed meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will not affect the front building façade.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. As the shed is not historic, only one reading is required for demolition.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

|                           |                 |                |
|---------------------------|-----------------|----------------|
| HARC COA #<br>17-00300055 | REVISION #      | INITIAL & DATE |
| FLOOD ZONE                | ZONING DISTRICT | BLDG PERMIT #  |

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:

815 Whitehead

NAME ON DEED:

Dave Amendt

PHONE NUMBER

517-290-8851

OWNER'S MAILING ADDRESS:

532 Riverfront Way  
Knoxville TN 37915

EMAIL

davidamendt@hotmail.com

APPLICANT NAME:

Rick Mitelli

PHONE NUMBER

305-293-3263

APPLICANT'S ADDRESS:

201 Frunt St Ste 203  
Key West FL 33040

EMAIL

rmitelli@meflkeys.com

APPLICANT'S SIGNATURE:

*[Signature]*

DATE

11/27/17

DEC 13 2017

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Construct a. new covered porch over an existing deck. Construct a new pool and pool cabana

MAIN BUILDING: New porch roof will be attached to main building

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Demolish an existing non contributing shed located on exterior rear deck

Oper: KEYWEST Type: BP Drawer: 1  
Date: 12/13/17 50 Receipt no: 4490  
2017-300055  
PT \* BUILDING PERMITS-NEW  
1.00 \$500.00  
Trans number: 3120486  
CK CHECK 5928 \$500.00

49482-9025-015

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

|  |                                     |
|--|-------------------------------------|
|  |                                     |
|  |                                     |
| ACCESSORY STRUCTURE(S): <i>New 8x12 pool and pool cabana</i> |                                     |
|  |                                     |
|  |                                     |
| PAVERS:  | FENCES:                             |
|  |                                     |
|  |                                     |
| DECKS:   | PAINTING:                           |
|  |                                     |
|  |                                     |
| SITE (INCLUDING GRADING, FILL, TREES, ETC.):                 | POOLS (INCLUDING EQUIPMENT):        |
|  | <i>8x12 pool and pool equipment</i> |
|  |                                     |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):                 | OTHER:                              |
|  |                                     |
|  |                                     |

| OFFICIAL USE ONLY:             | HARC COMMISSION REVIEW  | EXPIRES ON: |
|--------------------------------|---|-------------|
| MEETING DATE:                  | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL:    |
| MEETING DATE:                  | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL:    |
| MEETING DATE:                  | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL:    |
| REASONS OR CONDITIONS:         |   |             |
|                                |   |             |
|                                |   |             |
| STAFF REVIEW COMMENTS:         |   |             |
|                                |   |             |
|                                |   |             |
| FIRST READING FOR DEMO:        | SECOND READING FOR DEMO:  |             |
|                                |   |             |
| HARC STAFF SIGNATURE AND DATE: | HARC CHAIRPERSON SIGNATURE AND DATE:                                |             |
|                                |   |             |

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 shed has no distinctive characteristics.  
\_\_\_\_\_  
\_\_\_\_\_

- (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.

None

- (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 \_\_\_\_\_
- 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.

N/A

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

N/A

**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.

N/A


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

N/A



**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.***

|  |                                 |
|--|---------------------------------|
| <br>PROPERTY OWNER'S SIGNATURE: | 12/8/17<br>DATE AND PRINT NAME: |
|--|---------------------------------|

**OFFICE USE ONLY**

| BUILDING DESCRIPTION:  |                |
|--|----------------|
| <input type="checkbox"/> Contributing    Year built _____    Style _____    Listed in the NRHP _____    Year _____   |                |
| <input type="checkbox"/> Not listed    Year built _____    Comments _____  |                |
| <input type="checkbox"/> Reviewed by Staff on _____<br><input type="checkbox"/> Notice of hearing posted _____<br>First reading meeting date _____<br>Second Reading meeting date _____<br><b>TWO YEAR EXPIRATION DATE</b> _____ | Staff Comments |

815 Whitehead



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)  
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT  
1300 White Street • Key West, Florida 33040-4602 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM  
FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

| Application Type   | Current Fees    | Code |
|--|-----------------|------|
| <b>Major Projects Base Fee- Commission review projects</b>   |                 |      |
| <b>Plus the Following Schedule if The Project Proposes:</b>  | <b>\$400.00</b> | H2   |
| Demolition of non-historic or non-contributing structures  | \$100.00        | H4   |
| Demolition of historic or contributing structures  | \$200.00        | HA   |
| Relocation of a structure on its current site  | \$200.00        | HB   |
| Relocation of a structure on another site  | \$300.00        | HC   |
| Request of non-contributing value  | \$300.00        | HD   |
| Nomination for contributing resource or review a nomination for the National Register of Historic Places | \$150.00        | HE   |
| <b>Mural Projects</b>  | \$100.00        | HG   |
| <b>Verification Letter for Historic Status</b>   | \$400.00        | H9   |
| <b>Economic Hardship Application Fee</b>   |                 |      |
| Residential Owner with Homestead   | \$15.00         | HJ   |
| Residential Owner without Homestead  | \$50.00         | HK   |
| All Commercial properties  | \$100.00        | HL   |
| <b>All Fees Will Be Double For All After The Fact Projects</b>   | \$_____ x 2     | HF   |

TOTAL OF APPLICATION FEE: \$ 500

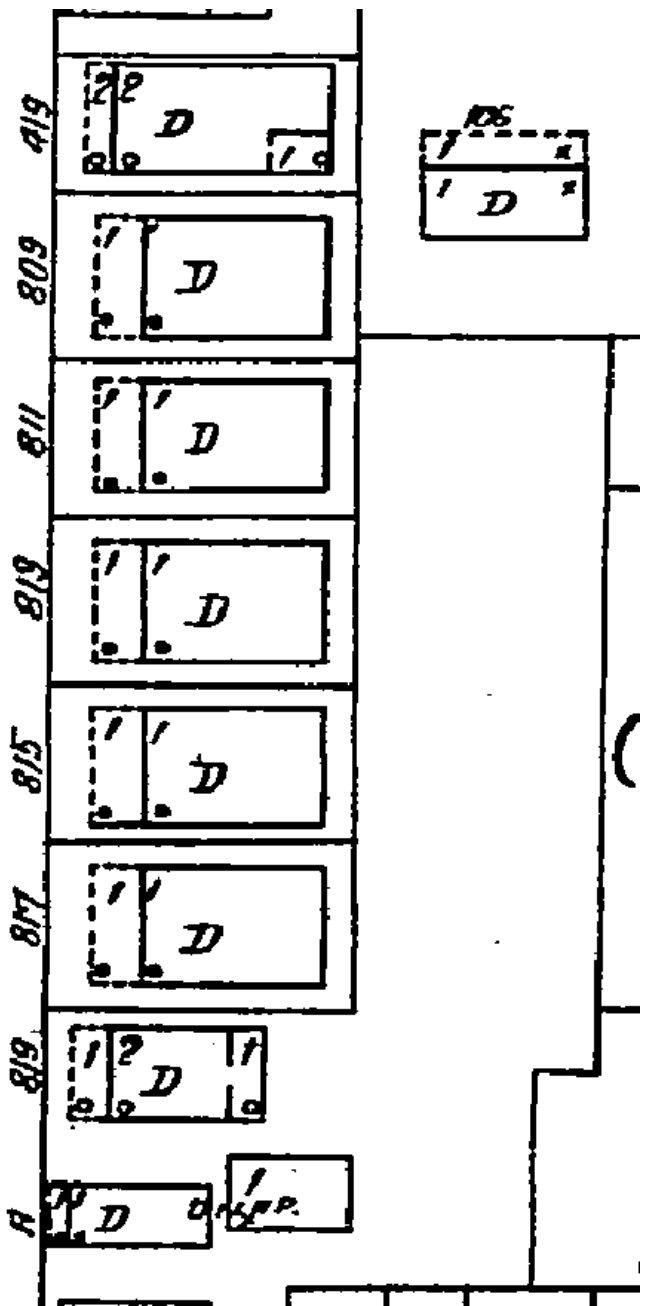
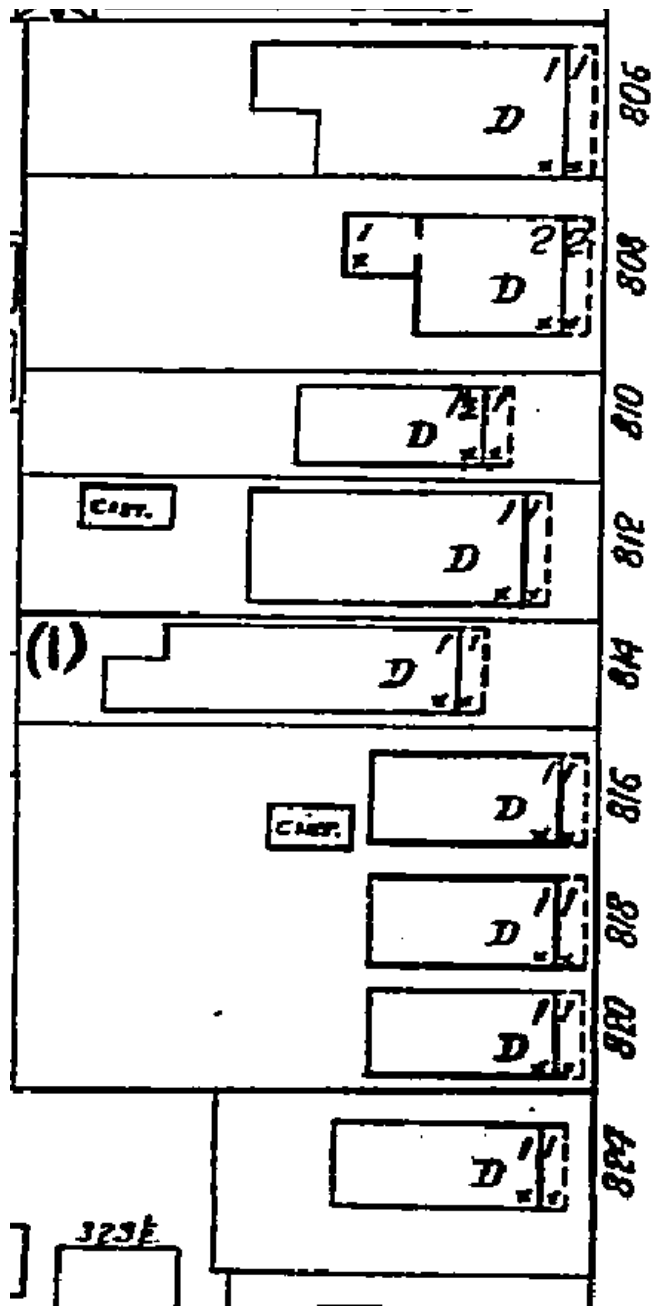
Comments:

Need survey, photos

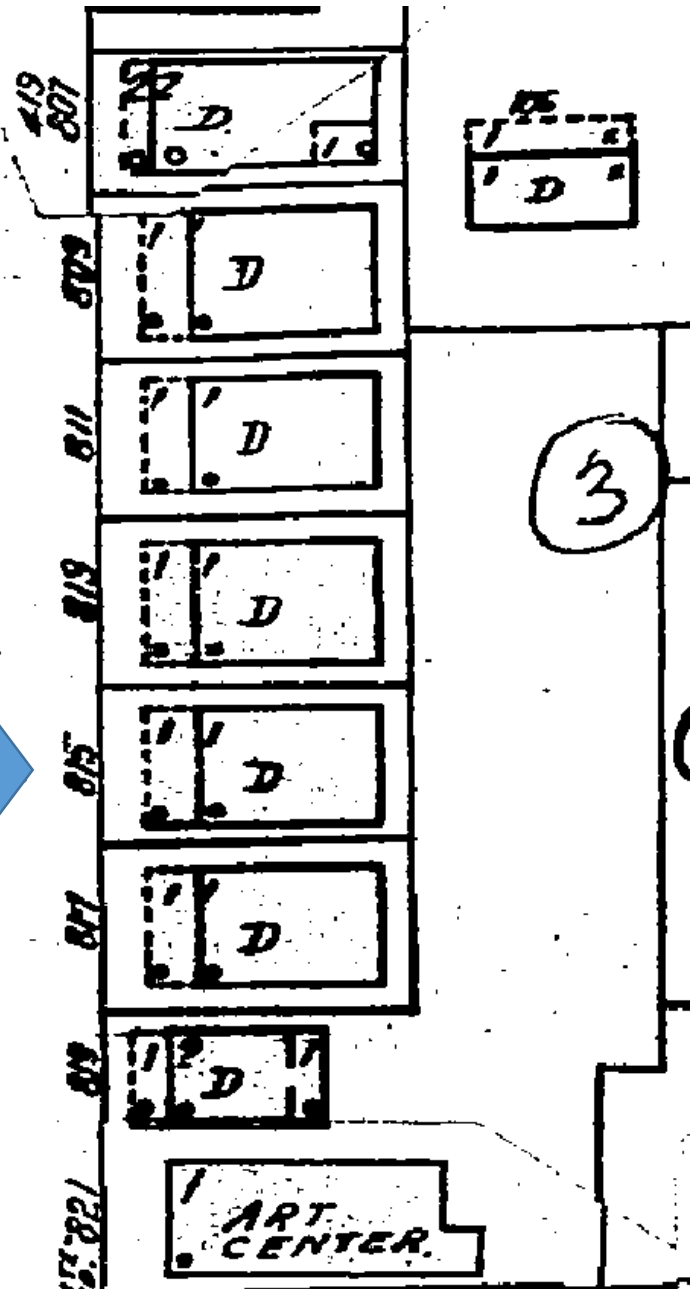
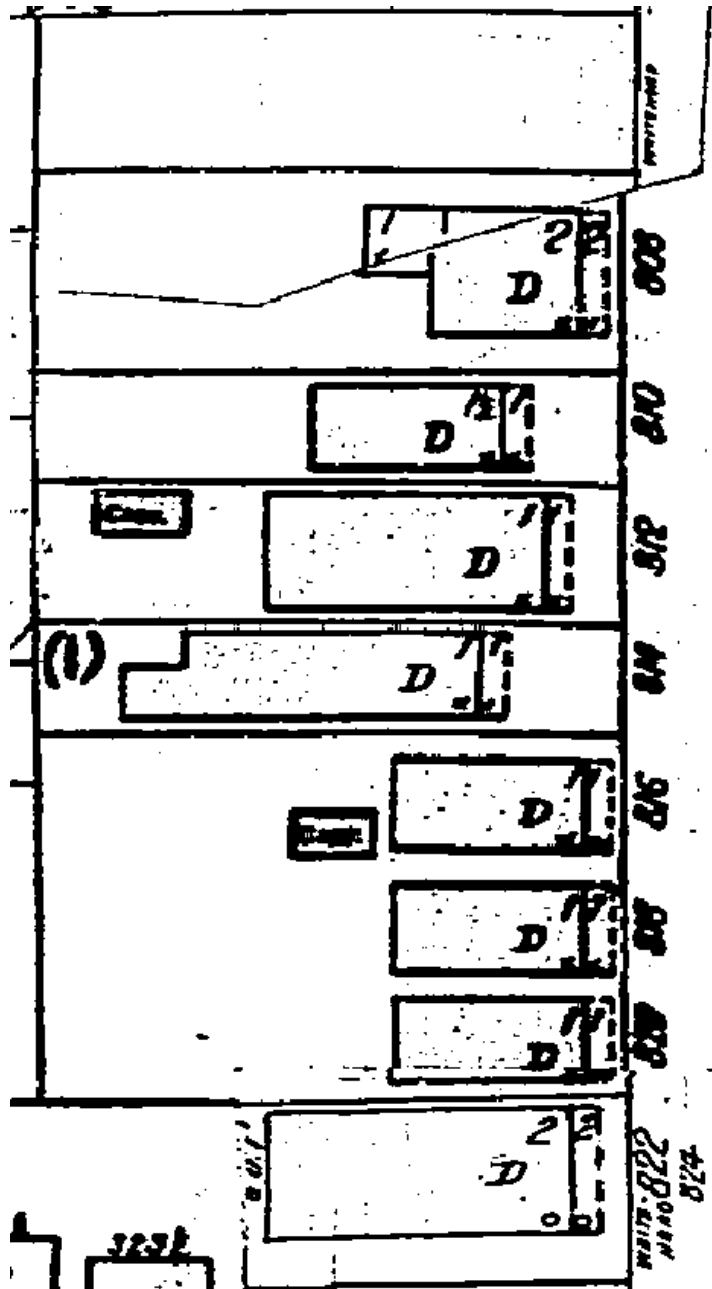
Date of Pre-Application Meeting: 11/27/17

By Staff: Kelly Jones

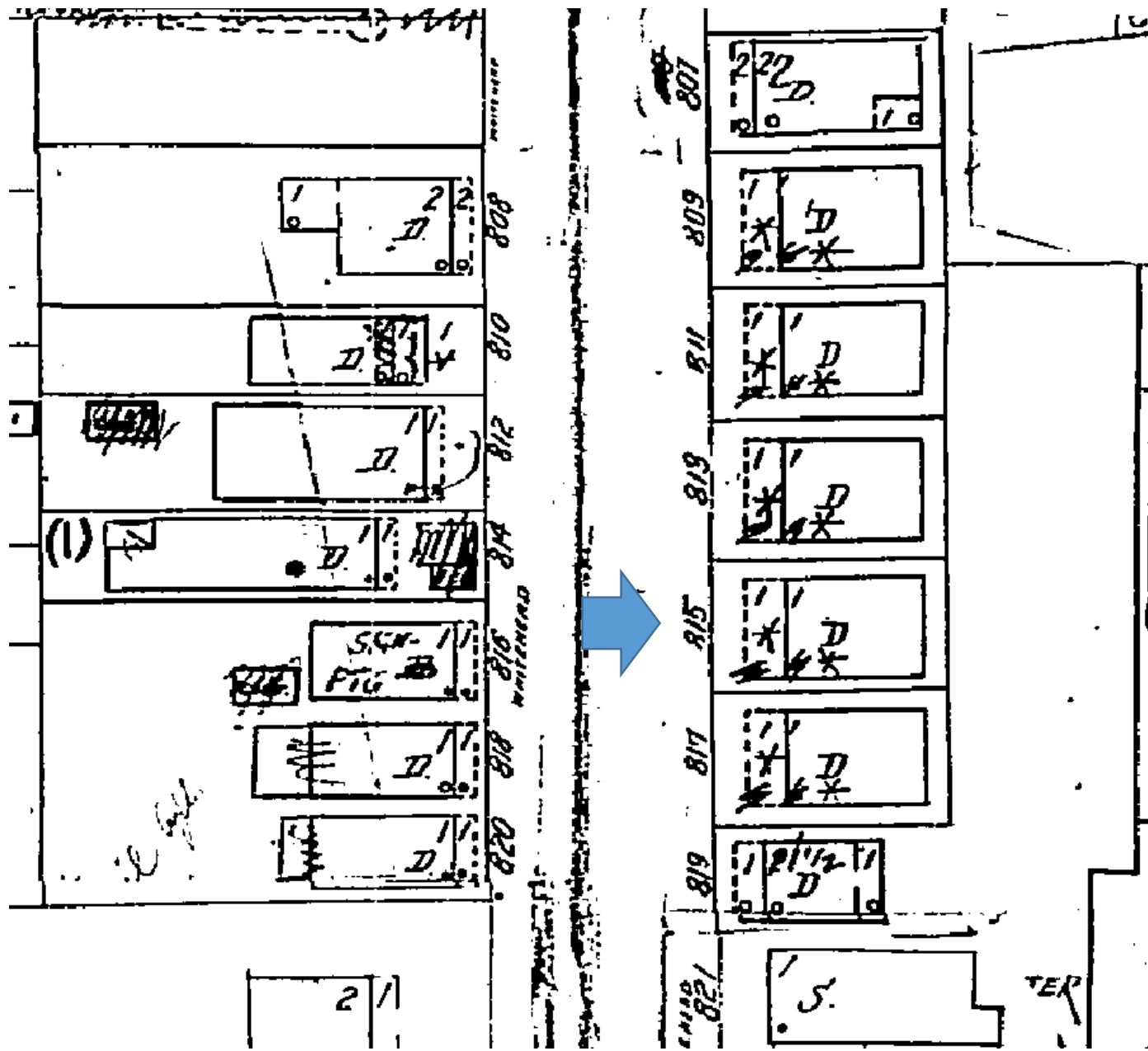
# SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



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



HARC Application 815 Whitehead St.

**1. Front Elevation Photograph:**



Prepared by Meridian Engineering, LLC

HARC Application 815 Whitehead St.

## 2. Rear Elevation Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 815 Whitehead St.

**3. Side Elevation Photograph:**



Prepared by Meridian Engineering, LLC

# SURVEY

# MAP OF BOUNDARY SURVEY PART LOT 2, SQUARE 6, TRACT 4 SIMONTON WALL'S ADDITION ON THE ISLAND OF KEY WEST



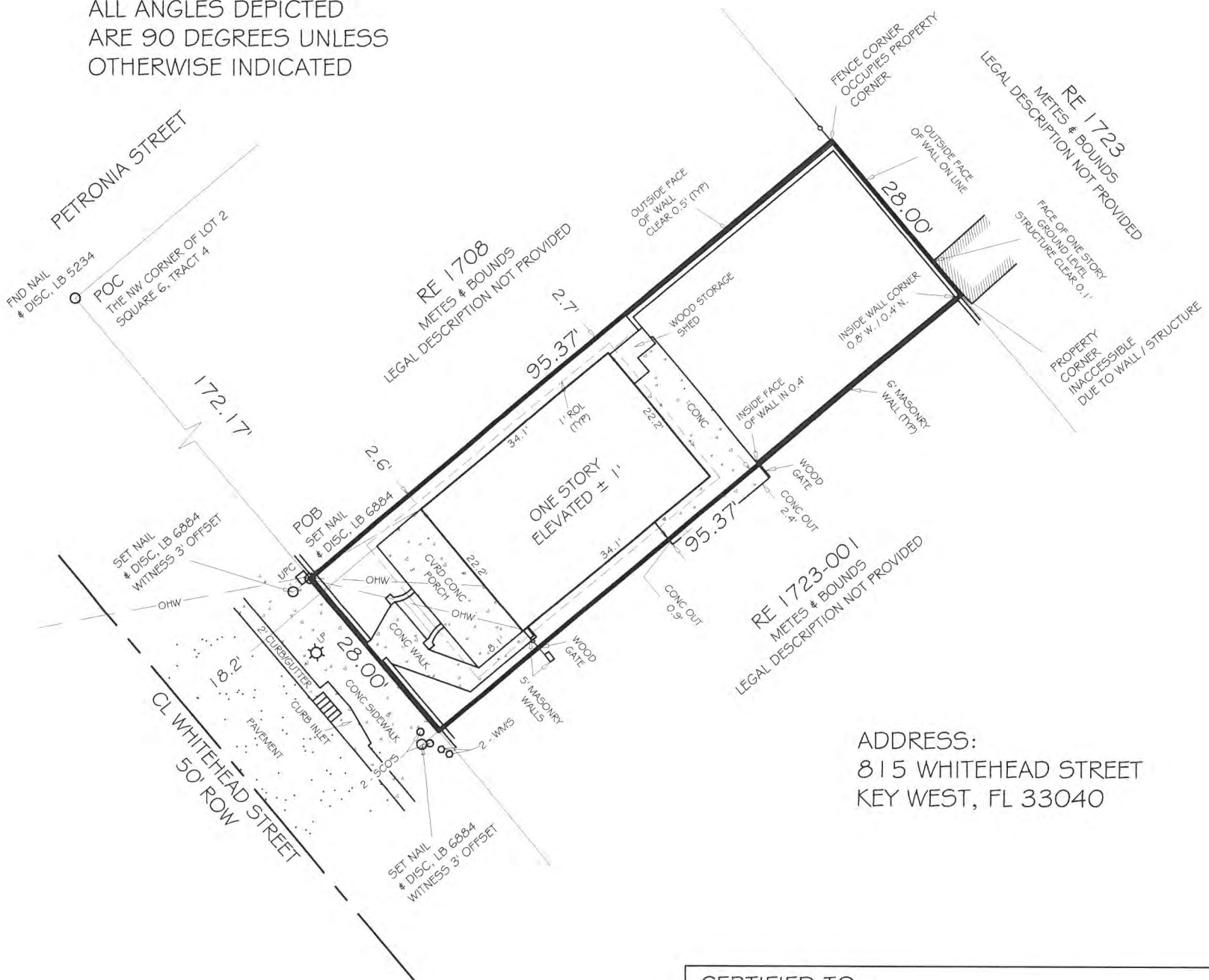
SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM  
DEED BOOK "H", PAGE 669  
THE SWLY BOUNDARY LINE  
OF LOT 2, S40°E

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED



LOCATION MAP - NTS



ADDRESS:  
815 WHITEHEAD STREET  
KEY WEST, FL 33040

## LEGAL DESCRIPTION -

On the Island of Key West and being a part of Lot 2, Square 6, Tract 4 of SIMONTON & WALL'S ADDITION, as recorded in Deed Book "H" at Page 669, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:

COMMENCE at the northwest corner of the said Lot 2 and run thence Southeasterly along the Southwesterly boundary of said Lot 2 and the Northeasterly right of way of Whitehead Street for a distance of 172.17 feet to the Point of Beginning of the parcel of land being described herein; thence from said Point of Beginning continue Southeasterly for a distance of 28 feet; thence run Northeasterly and perpendicular to the said Whitehead Street for a distance of 95.37 feet; thence run Northwesterly and parallel with the said Whitehead Street for a distance of 28 feet; thence run Southwesterly for a distance of 95.37 feet back to the Point of Beginning.

## CERTIFIED TO -

RANDALL W. and DAWN R. CLINE  
CHICAGO TITLE INSURANCE COMPANY, INC.  
FIRST AMERICAN TITLE COMPANY  
WELLS FARGO, its successors and/or assigns, ATIMA  
FELDMAN KOENIG HIGHSMITH & VAN LOON, P.A.

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

|                                |                               |                              |
|--------------------------------|-------------------------------|------------------------------|
| BFP = BACK-FLOW PREVENTER      | IP = IRON PIPE                | PRC = POINT OF REVERSE CURVE |
| CL = CENTERLINE                | IR = IRON ROD                 | PRM = PERMANENT REFERENCE    |
| CLF = CHAINLINK FENCE          | L = ARC LENGTH                | MONUMENT                     |
| CM = CONCRETE MONUMENT         | LS = LANDSCAPING              | PT = POINT OF TANGENT        |
| CONC = CONCRETE                | MB = MAILBOX                  | R = RADIUS                   |
| CVRD = COVERED                 | MEAS = MEASURED               | RES = RESIDENCE              |
| DELTA = CENTRAL ANGLE          | NGVD = NATIONAL GEODETIC      | ROL = RIGHT OF WAY           |
| DEASE = DRAINAGE EASEMENT      | VERTICAL DATUM (1929)         | ROWL = RIGHT OF WAY LINE     |
| EL = ELEVATION                 | NTS = NOT TO SCALE            | SCO = SANITARY CLEAN-OUT     |
| ENCL = ENCLOSURE               | OHW = OVERHEAD WIRES          | TBM = TEMPORARY BENCHMARK    |
| ENCR = ENCROACHMENT            | PC = POINT OF CURVE           | TS = TRAFFIC SIGN            |
| EOP = EDGE OF PAVEMENT         | PM = PARKING METER            | TYP = TYPICAL                |
| FPE = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | UEASE = UTILITY EASEMENT     |
| FH = FIRE HYDRANT              | PCP = PERMANENT CONTROL POINT | UPC = CONCRETE UTILITY POLE  |
| FI = FENCE INSIDE              | PK = PARKER KALON NAIL        | UPW = WOOD UTILITY POLE      |
| FND = FOUND                    | PL = PROPERTY LINE            | WDF = WOOD FENCE             |
| FO = FENCE OUTSIDE             | POB = POINT OF BEGINNING      | WM = WATER METER             |
| FOL = FENCE ON LINE            | PI = POINT OF INTERSECTION    | WV = WATER VALVE             |
| GW = GUY WIRE                  | POC = POINT OF COMMENCEMENT   |                              |

NOTE: 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 HIATUS.

|                 |          |
|-----------------|----------|
| SCALE:          | 1" = 20' |
| FIELD WORK DATE | 05/27/08 |
| REVISION DATE   | -/-      |
| SHEET           | 1 OF 1   |
| DRAWN BY:       | KB       |
| CHECKED BY:     | RR       |
| INVOICE NO.:    | 8052203  |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, 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 PROVIDED.

SIGNED  
ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

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

**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

# PROPOSED DESIGN

**SITE DATA**

SITE ADDRESS: 815 WHITEHEAD ST. KEY WEST, FL 33040  
 RE: 00017080-000100  
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: AE6  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 6-68-25  
 LEGAL DESCRIPTION: KW PT LOTS 2 AND 4 SQ 6 TR  
 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

**DESIGN DATA**

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

**INDEX OF DRAWINGS**

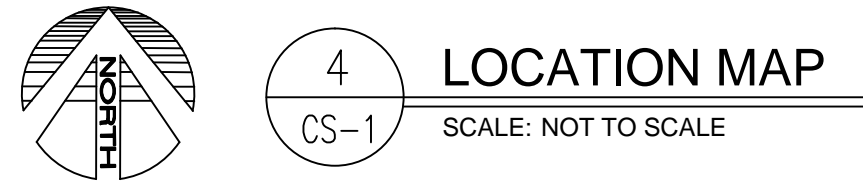
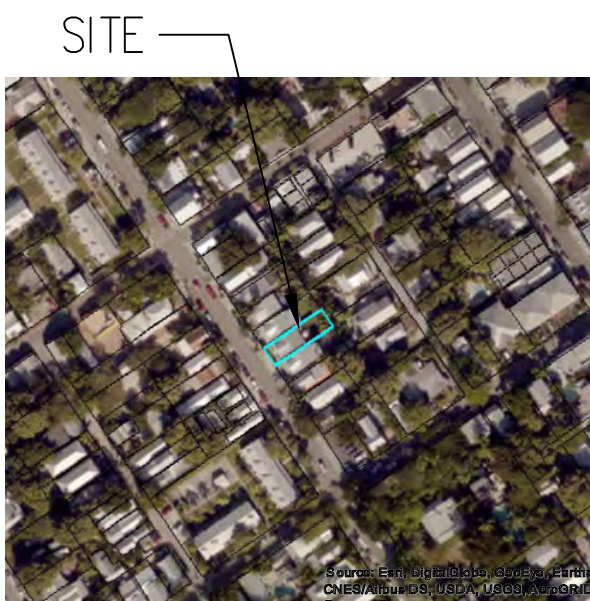
SHEET CS-1 - SITE PLAN, PROJECT DATA, EXISTING FLOOR PLAN  
 SHEET A-1 - EXISTING ELEVATIONS  
 SHEET A-2 - PROPOSED ELEVATIONS

**GENERAL NOTES**

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

**LEGEND**

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

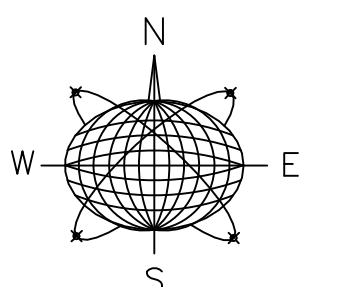


# HARC APPLICATION

815 WHITHEAD ST  
 KEY WEST, FLORIDA 33040

| PROJECT DATA      |   | PROPOSED            | EXISTING    | REQUIRED      | VARIANCE REQUESTED |
|-------------------|---|---------------------|-------------|---------------|--------------------|
| RE NO.            | 00017080-000100   |                     |             |               |                    |
| SETBACKS:         |   |                     |             |               |                    |
| FRONT             | NO CHANGE   | 9'-1"               | 10'         | NONE          |                    |
| STREET SIDE       | N/A   | N/A                 | 7.5'        | NONE          |                    |
| SIDE              | 1'-8" TO EXISTING OVERHANG OF HOME AND OVERHANG OF NEW PORCH ROOF | 1'-8"               | 5'          | YES (GRANTED) |                    |
| REAR              | 5' TO ACCESSORY STRUCTURE ALLOWED PER CODE                        | 42'-0"              | 15'         | NONE          |                    |
| LOT SIZE          | NO CHANGE   | 2,670 SQ.FT.        | 4000 SQ.FT. | NONE          |                    |
| BUILDING COVERAGE | 1,390 SQ.FT. 52%  | 1,088 SQ.FT. 40.74% | 40% MAX     | YES (GRANTED) |                    |
| FLOOR AREA        | 885 SQ.FT. .33  | 755 SQ.FT. .28      | 1.0         | NONE          |                    |
| BUILDING HEIGHT   | N/A   | N/A                 | 30' MAX     | NONE          |                    |
| IMPERVIOUS AREA   | 1,700 SQ.FT. 63.6%  | 1,490 SQ.FT. 56%    | 60% MAX     | (YES) GRANTED |                    |
| OPEN SPACE        | 945 SQ.FT. 35.3%  | 1,304 SQ.FT. 49%    | 35% MIN     | NONE          |                    |

VARIANCES APPROVED AT NOVEMBER 2017 PLANNING BOARD MEETING



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

Seal:

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

General Notes:

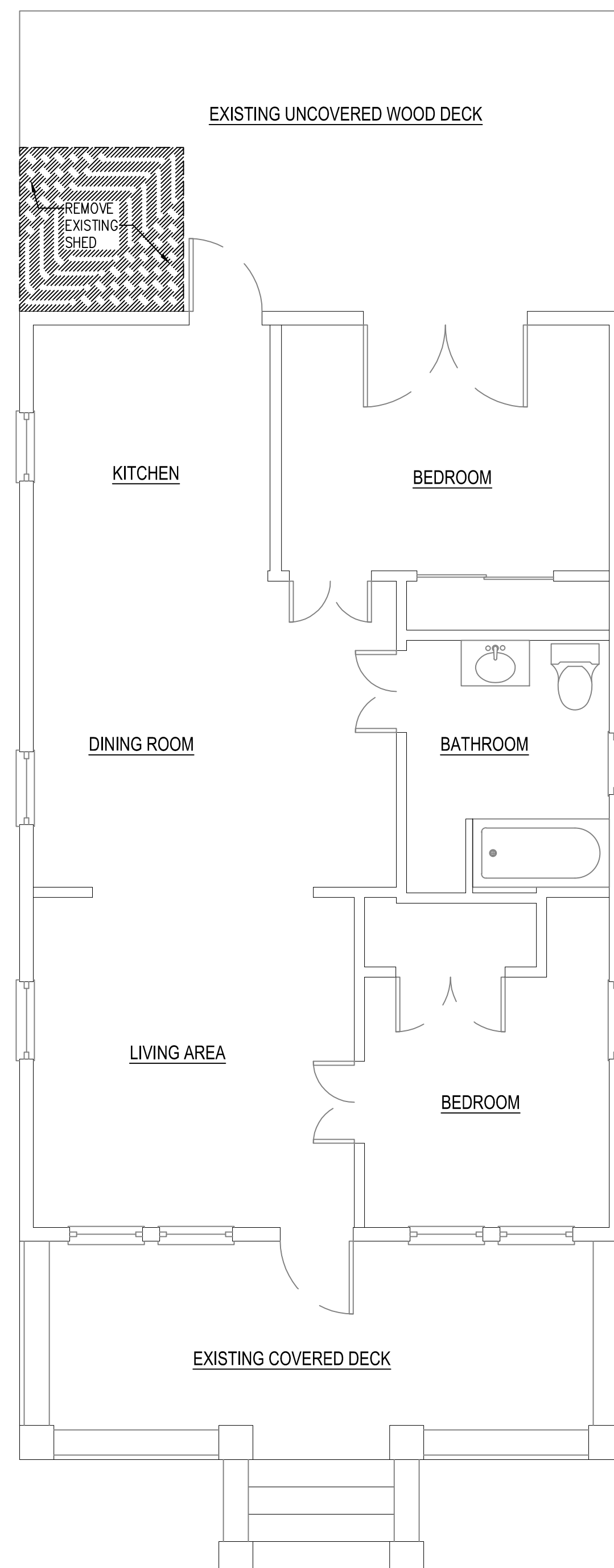
HARC APPLICATION  
 815 WHITHEAD ST  
 KEY WEST, FLORIDA

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

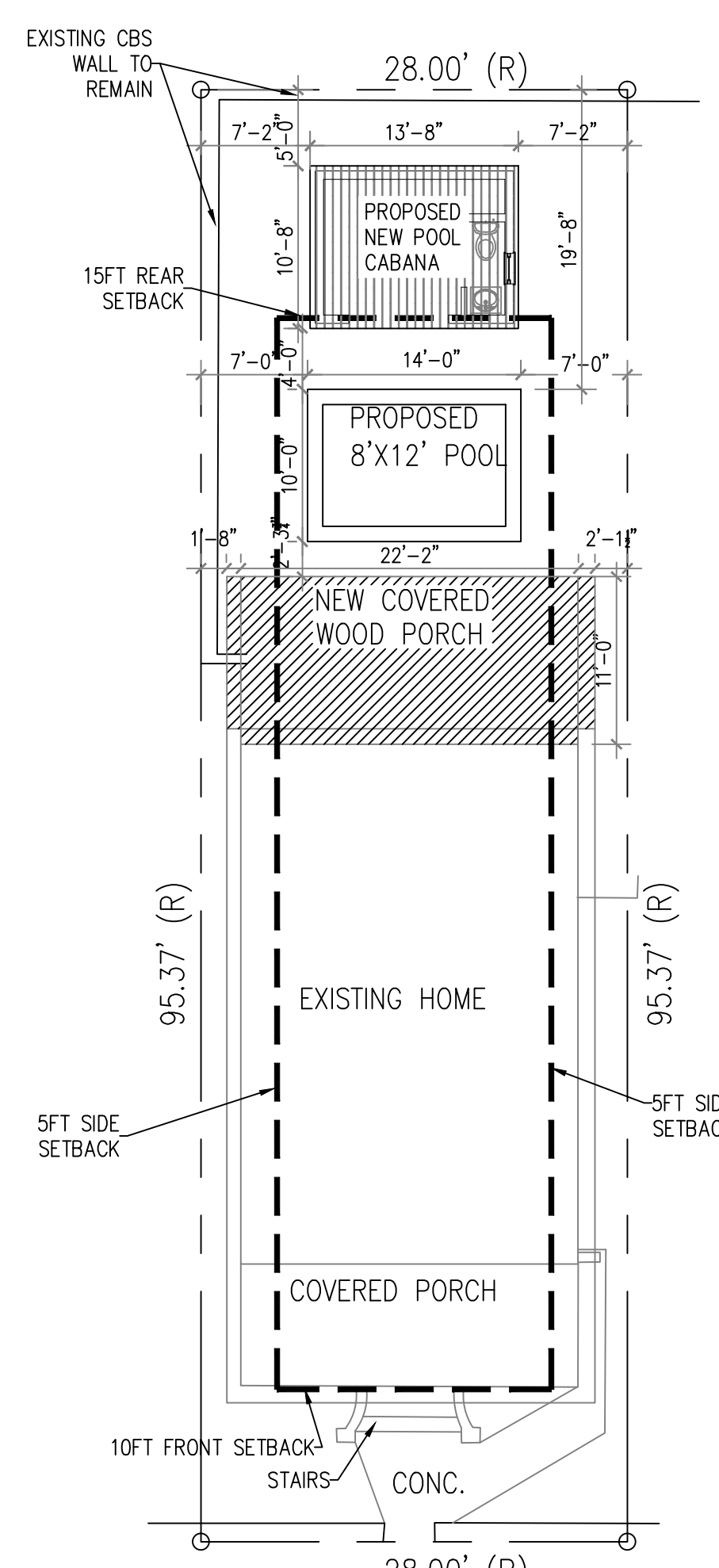
Revisions:

Title:  
 COVER SHEET AND SITE PLANS

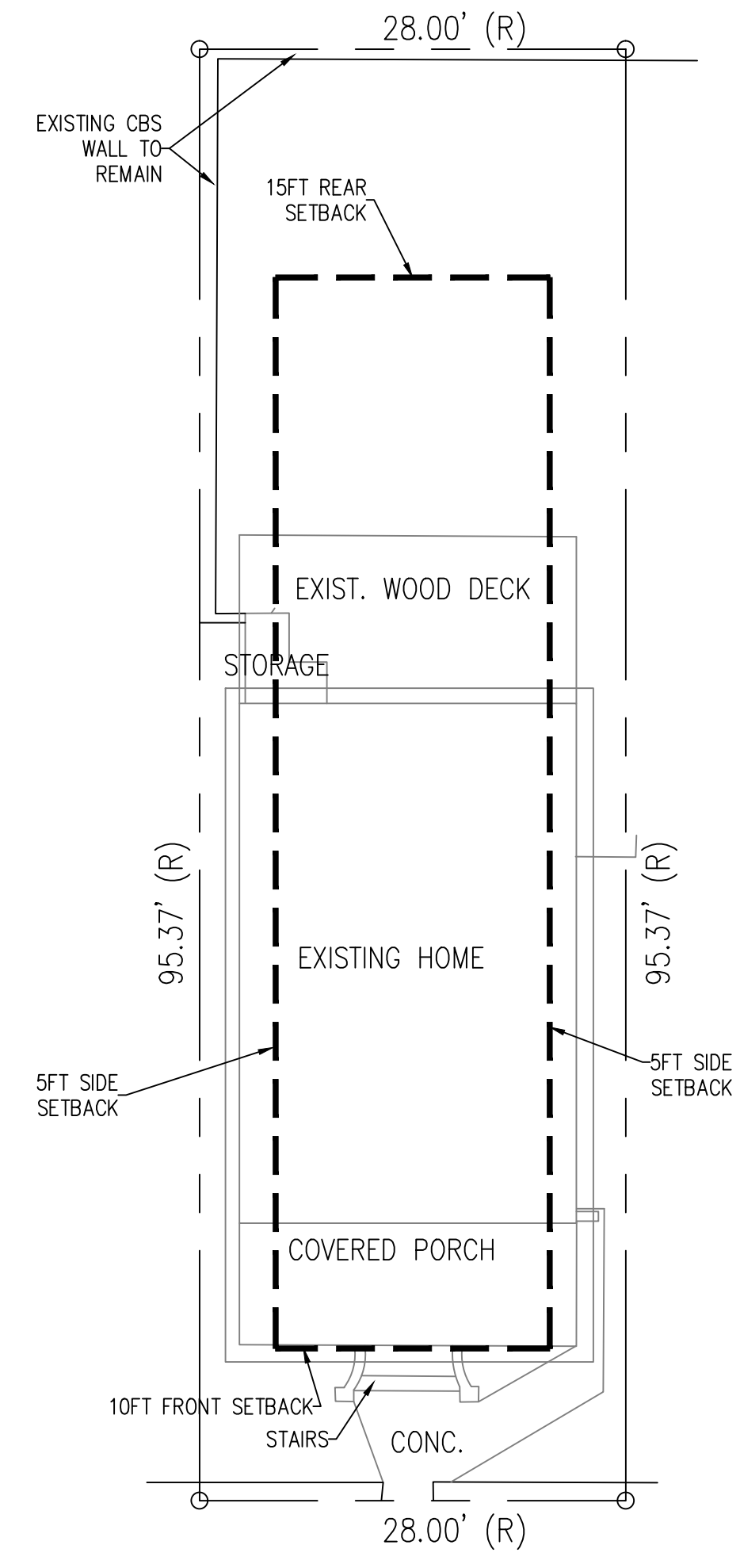
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**CS-1**  
 Date: NOVEMBER 20, 2017



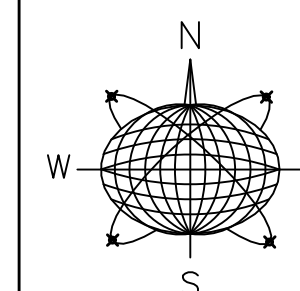
**3 EXISTING FLOOR PLAN**  
 CS-1 SCALE: 1" = 10'-0"



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



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



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

Seal:

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

General Notes:

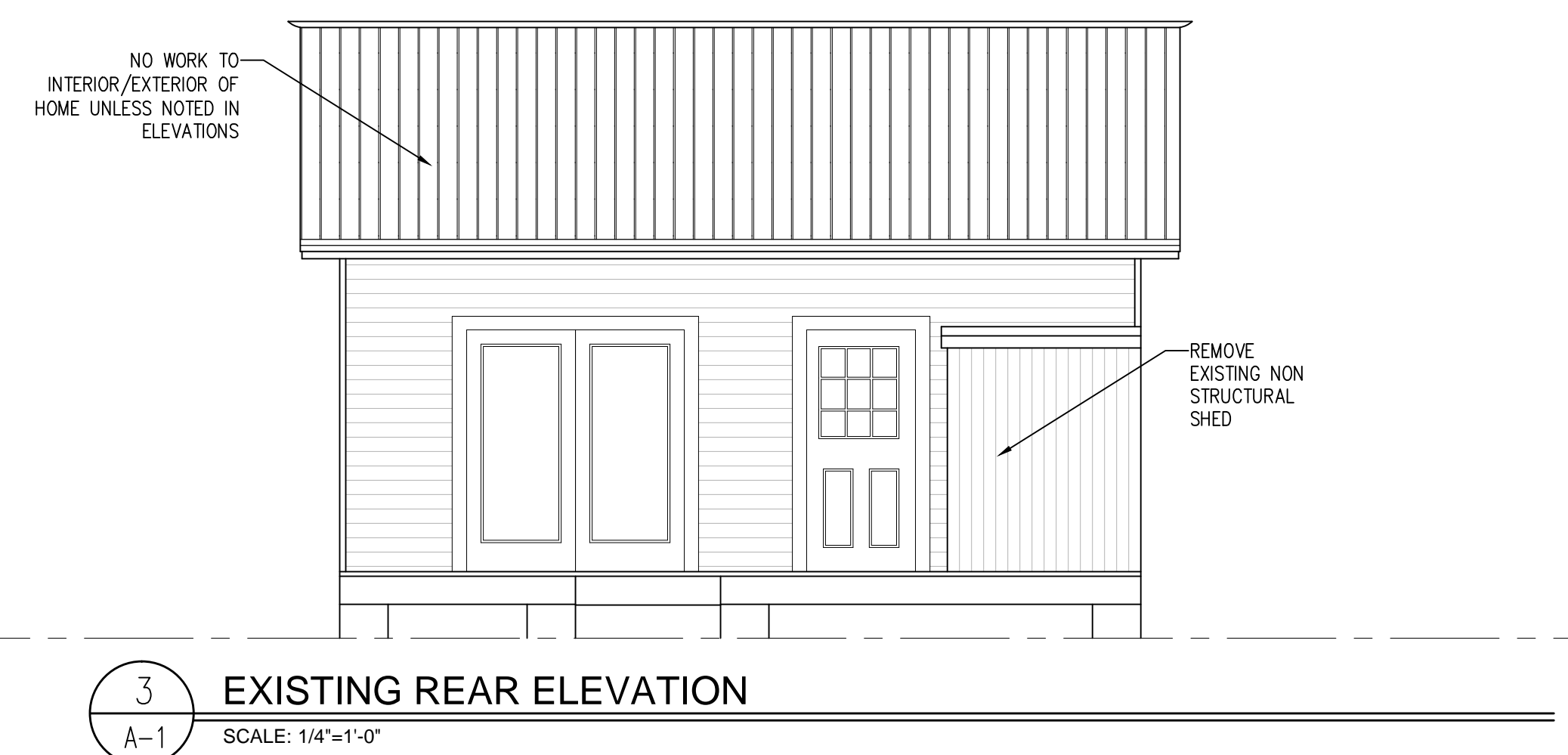
HARC APPLICATION  
 815 WHITEHEAD ST  
 KEY WEST, FLORIDA

|                  |                    |
|------------------|--------------------|
| Drawn By:<br>JMT | Checked By:<br>RJM |
| Project No.      | Scale:<br>AS NOTED |
| AutoCad File No. |                    |

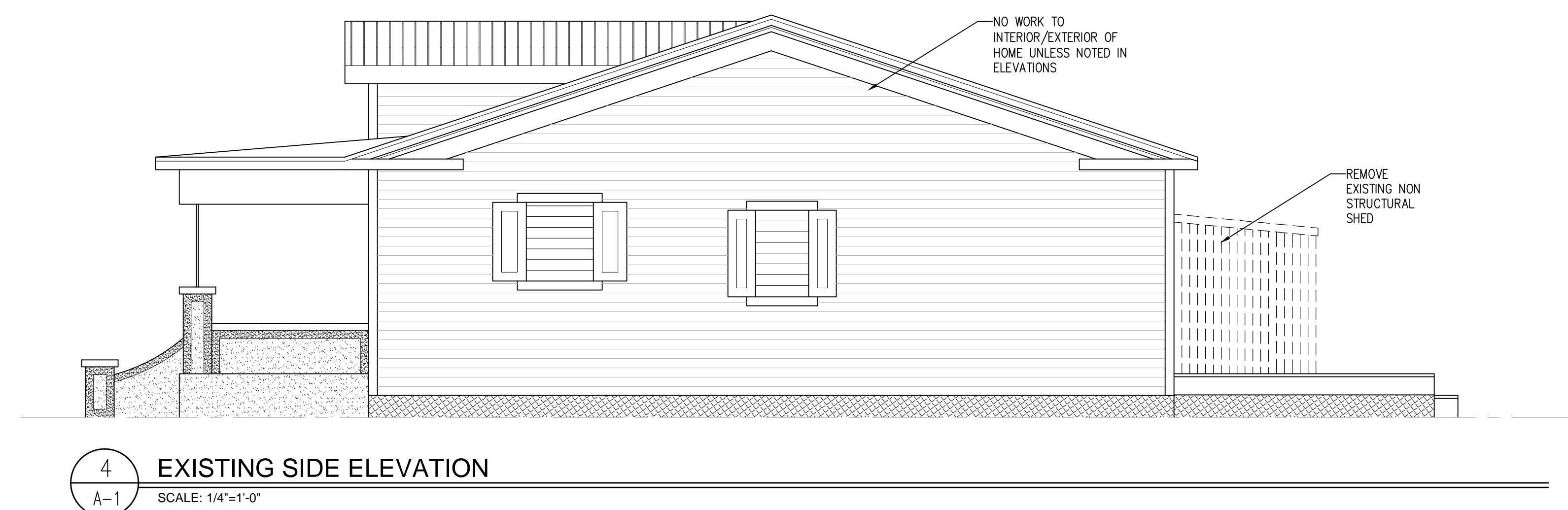
Revisions:

Title:  
EXISTING  
ELEVATIONS

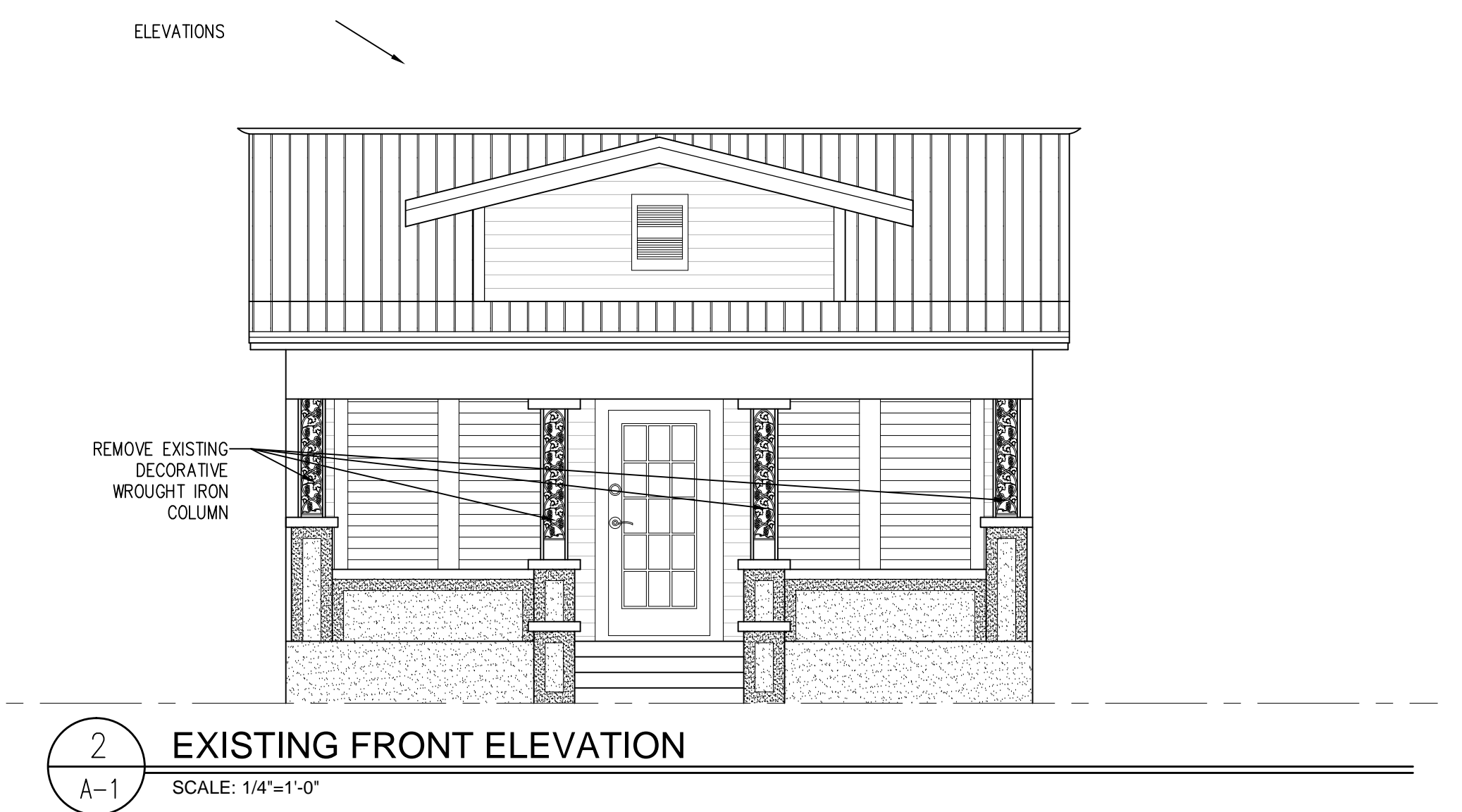
Sheet Number:  
**A-1**  
Date: NOVEMBER 20, 2017



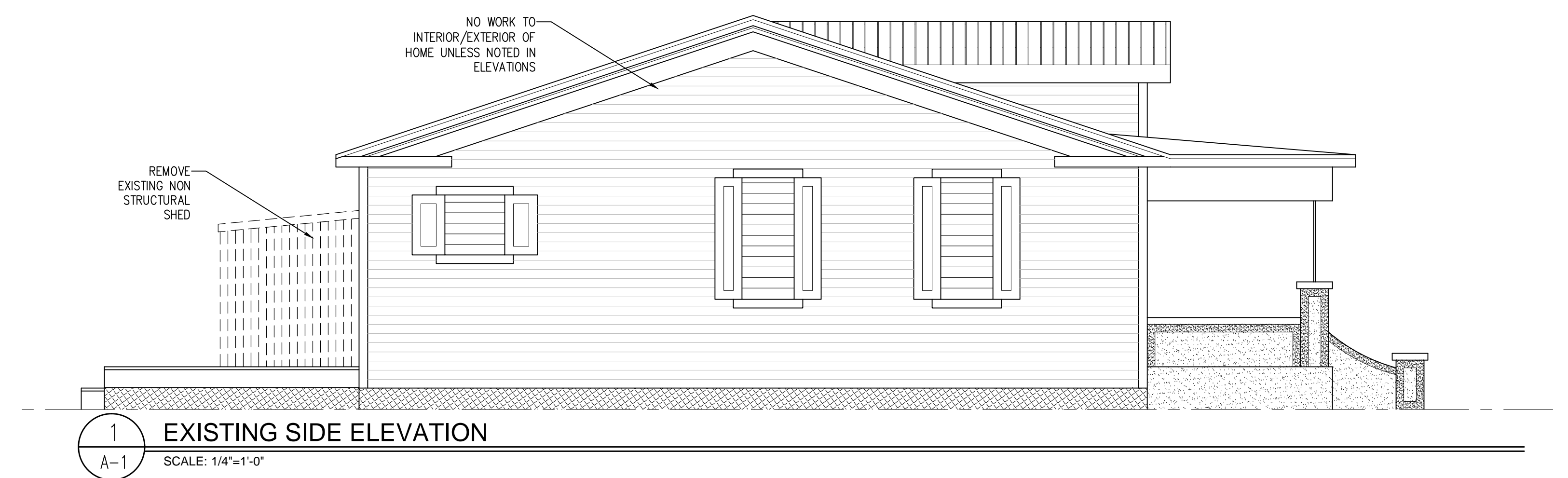
3 EXISTING REAR ELEVATION  
 A-1 SCALE: 1/4"=1'-0"



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

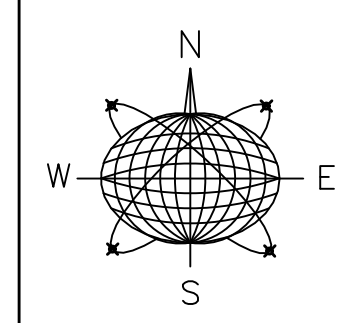


2 EXISTING FRONT ELEVATION  
 A-1 SCALE: 1/4"=1'-0"



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





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

Seal:

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

General Notes:

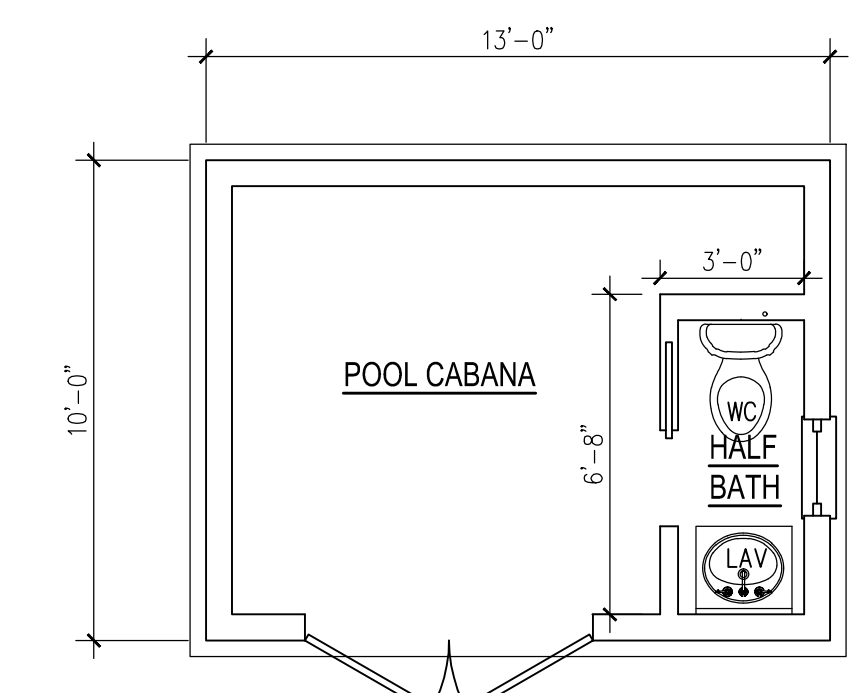
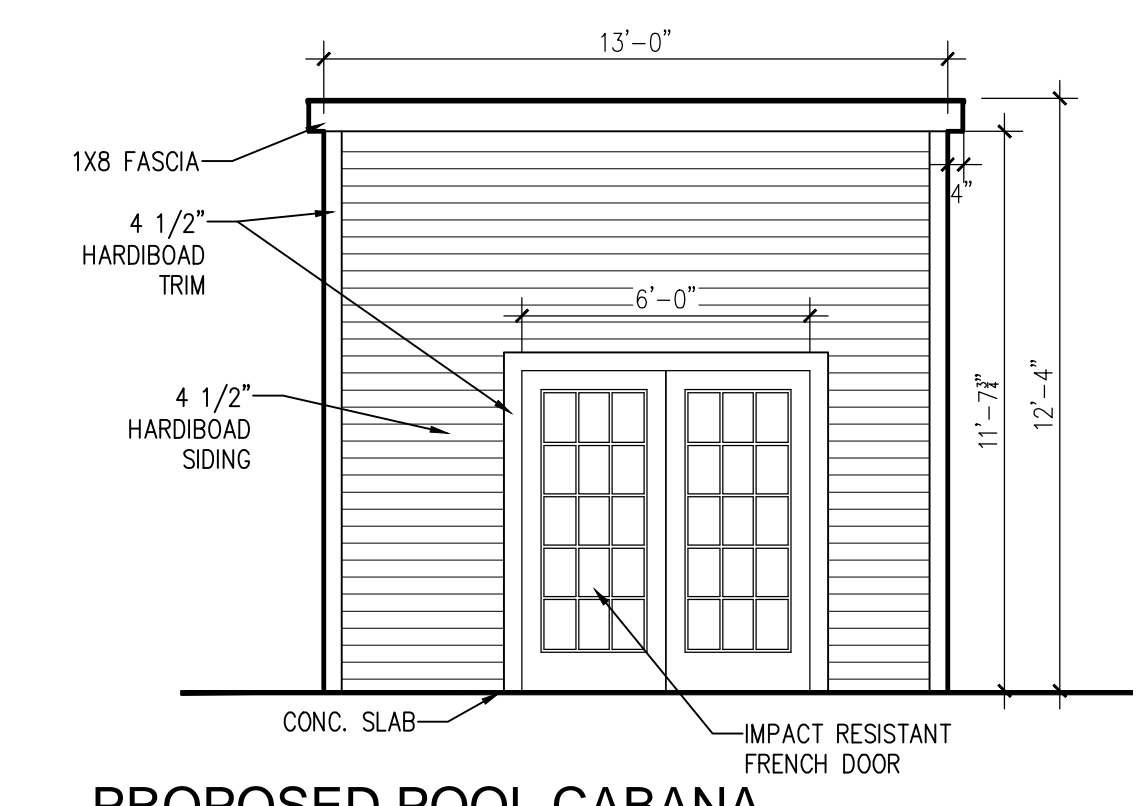
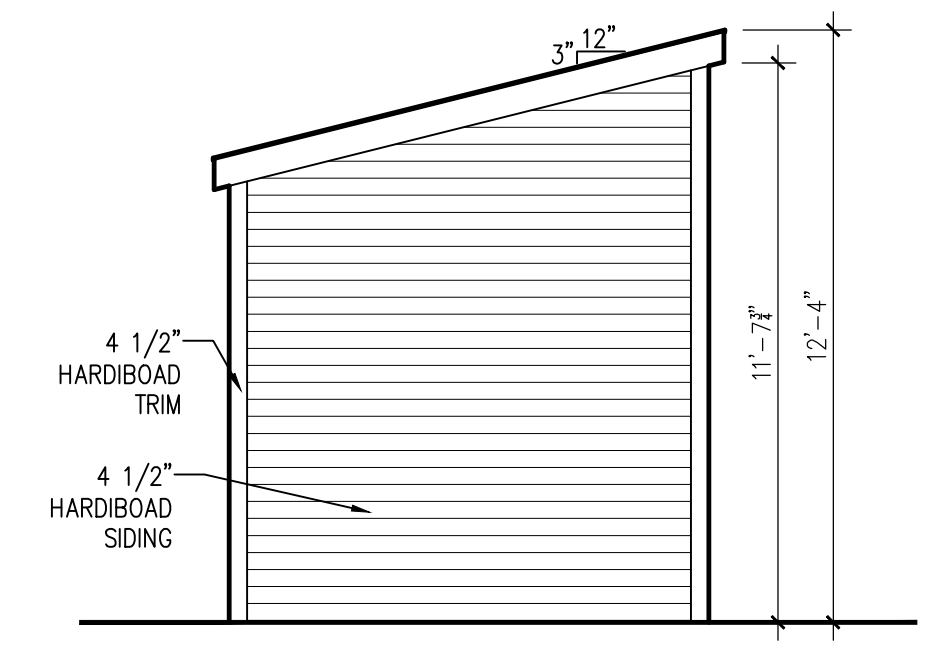
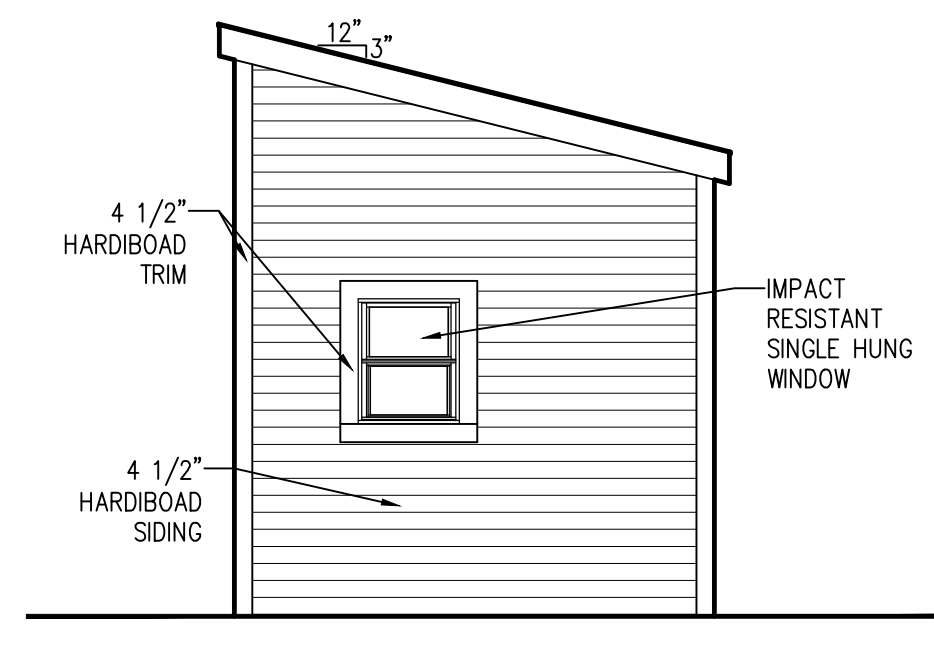
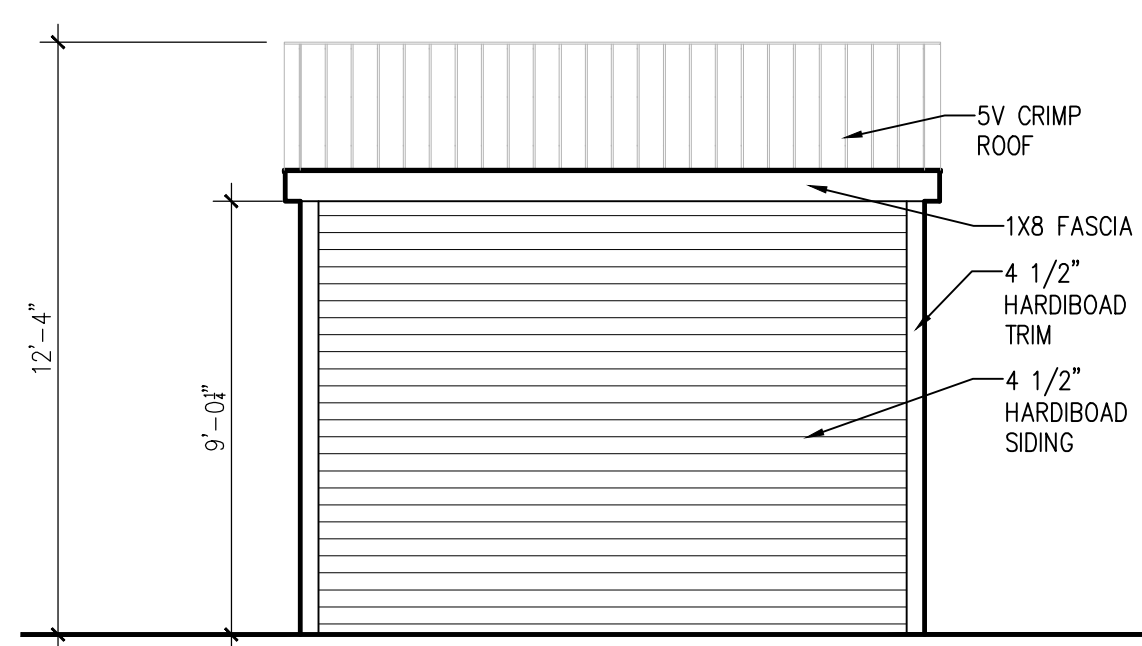
**HARC APPLICATION**  
 815 WHITEHEAD ST  
 KEY WEST, FLORIDA

|                  |                    |
|------------------|--------------------|
| Drawn By:<br>JMT | Checked By:<br>RJM |
| Project No.      | Scale:<br>AS NOTED |
| AutoCad File No. |                    |

Revisions:

Title:  
**PROPOSED ELEVATIONS**

Sheet Number:  
**A-2**  
 Date: NOVEMBER 20, 2017



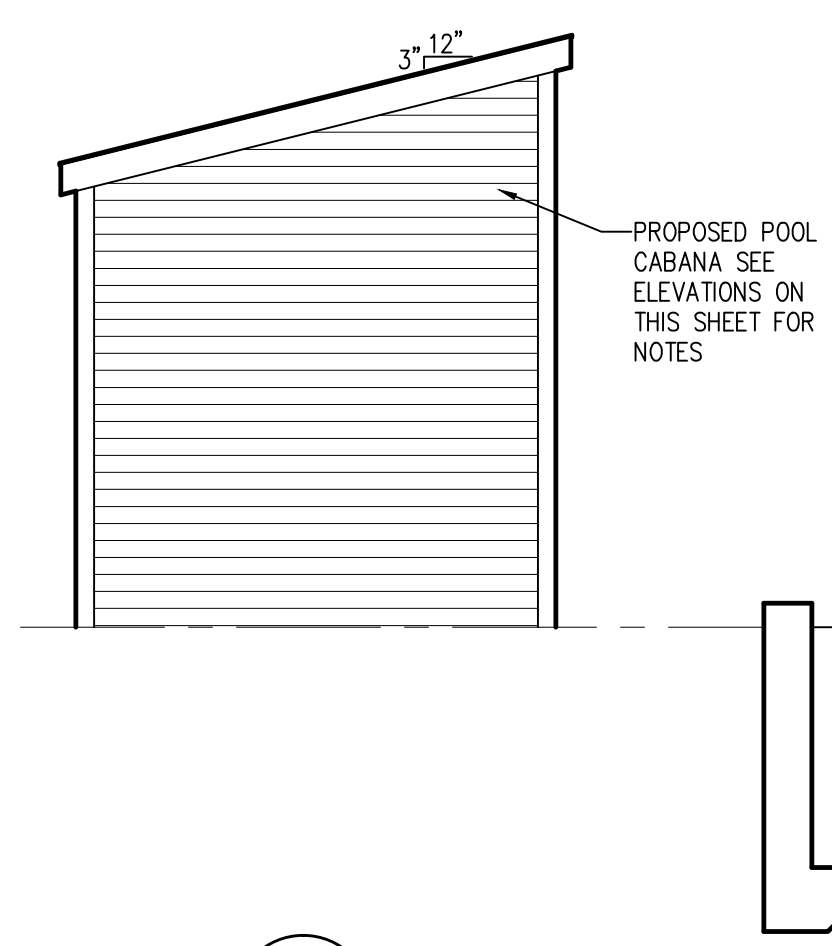
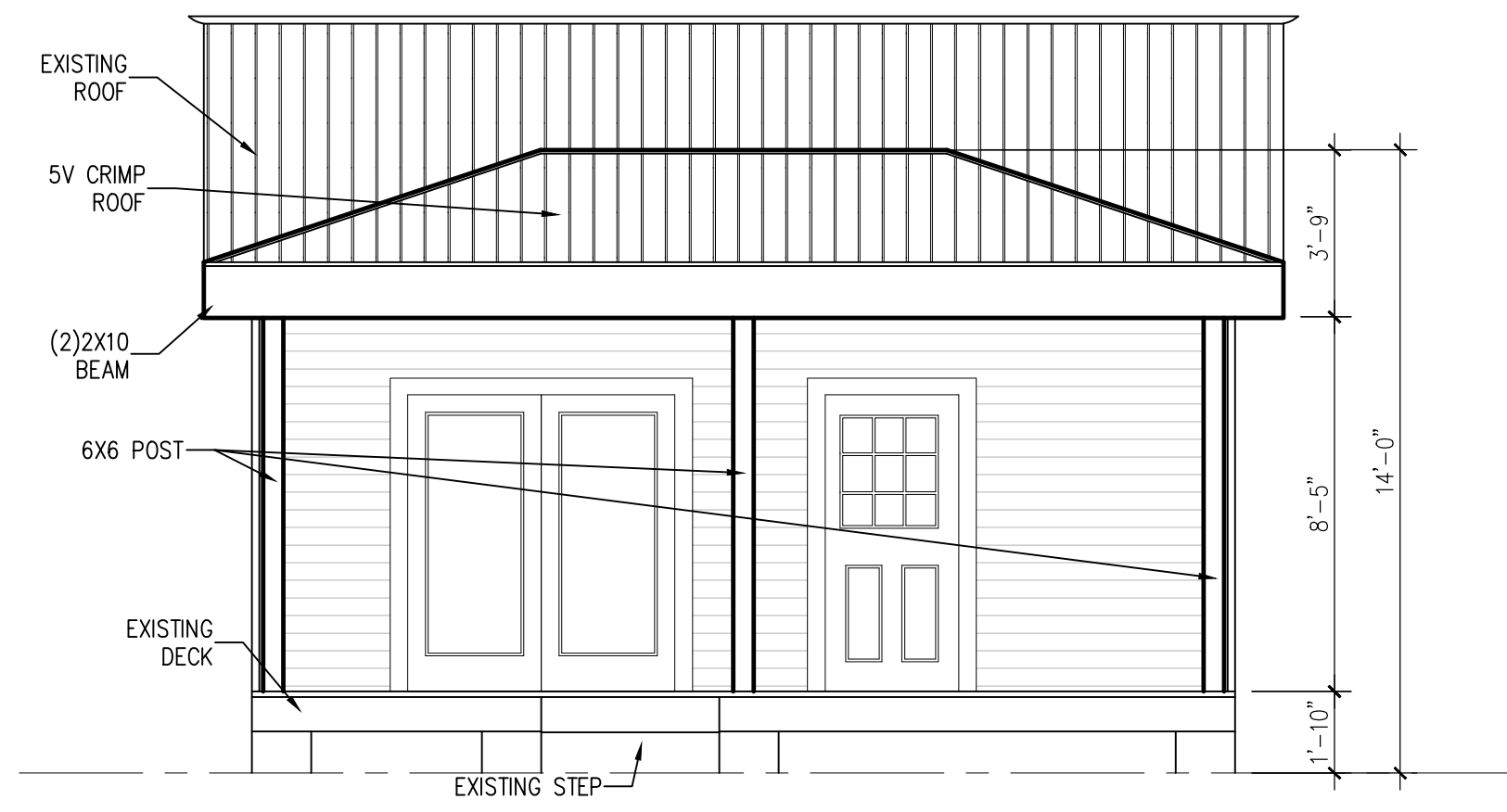
5 PROPOSED POOL CABANA REAR ELEVATION  
 A-2 SCALE: 1/4"=1'-0"

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

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

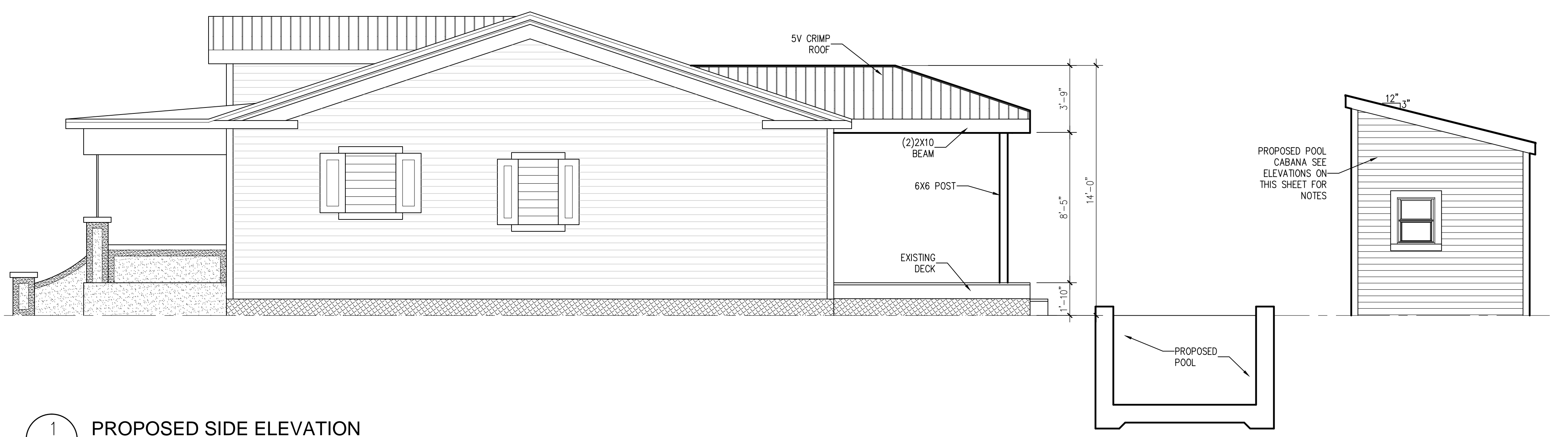
8 PROPOSED POOL CABANA FRONT ELEVATION  
 A-2 SCALE: 1/4"=1'-0"

9 PROPOSED POOL CABANA FLOOR PLAN  
 A-2 SCALE: 1/4"=1'-0"



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

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



2 PROPOSED FRONT ELEVATION (NO CHANGE)  
 A-2 SCALE: 1/4"=1'-0"

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

# PLANNING BOARD RESOLUTION

**PLANNING BOARD  
RESOLUTION NO. 2017-55**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE REQUIREMENTS, AND MINIMUM SIDE YARD SETBACKS ON PROPERTY LOCATED AT 815 WHITEHEAD STREET (RE # 00017080-000100; AK # 1017515) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-600 (4) a. AND b., AND 122-600 (6) b. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to install a 96-square-foot swimming pool, a 130-square-foot pool cabana, and a 5V crimp roof over an existing 243-square-foot rear porch, triggering side and rear yard setbacks, maximum impervious surface, and maximum building coverage on property located at 815 Whitehead Street (RE # 00017080-000100; AK # 1017515);

**WHEREAS**, Section 122-600 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum side-yard setback is 5 feet, the maximum allowable impervious surface is 60 percent, and the maximum allowable building coverage is 40 percent;

**WHEREAS**, the proposed left side-yard setback is 1'8" from the 5' requirement;

**WHEREAS**, the applicant requests a variance to the minimum side yard setback;

**WHEREAS**, the proposed right side-yard setback is 2'1" from the 5' requirement;

**WHEREAS**, the applicant requests a variance to the minimum side yard setback;

**WHEREAS**, the proposed building coverage is 49%, exceeding the allowable 40%;

**WHEREAS**, the applicant requests a variance to the maximum building coverage;

**WHEREAS**, the proposed impervious surface is 63.6%, exceeding the allowable 60%;

**WHEREAS**, the applicant requests a variance to the maximum impervious surface;

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 16, 2017;

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district;

**WHEREAS**, the Planning Board finds that the special conditions and circumstances do not result from the action or negligence of the applicant;

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district;

**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant;

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare;

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands,

structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts are grounds for the issuance of the requested variance;

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the City of Key West Planning Board for the maximum building coverage requirements, maximum impervious surface requirements, and side-yard setback requirements variance for the construction of a 130-square-foot pool cabana, a 96-square-foot pool, and a 5V crimp roof over an existing 243-square-foot rear porch on the property located at 815 Whitehead Street (RE # 00017080-000100; AK # 1017515) in the HMDR Zoning District pursuant to Sections 90-395, 122-600 (4) a. and b., and 122-600 (6) b. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed constructions shall be consistent with the plans signed and sealed July 26, 2017 by Richard J. Milelli, Professional Engineer (PE). No approval granted for any other work or improvements shown on the plans other than the construction of a pool, a pool cabana, and a roof over the existing rear deck.

**Condition required to be completed prior to issuance of a building permit:**

2. A Certificate of Appropriateness shall be obtained for the proposed development.

**Section 3.** It is a condition of this variance that full, complete, and final application for all

conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof, and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

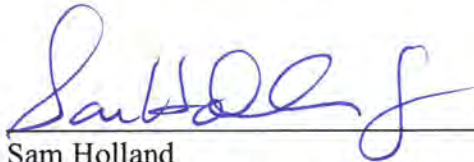
**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit is not effective for forty-five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period the DEO can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16<sup>th</sup> day of November 2017.

Authenticated by the Chairman of the Planning Board and the Planning Director;



Sam Holland  
City of Key West Planning Board

11-29-17

Date

**Attest:**

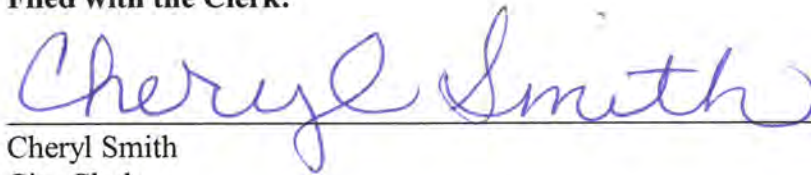


Patrick Wright  
Planning Director

11-28-17

Date

**Filed with the Clerk:**



Cheryl Smith  
City Clerk

11-30-17

Date



Chairman



Planning Director

**SITE DATA**

SITE ADDRESS: 815 WHITEHEAD ST. KEY WEST, FL. 33040  
 RE: 0017080-000100  
 ZONING: HMOR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: AE5  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-09  
 SECTION/TOWNSHIP/RANGE: 6-89-25  
 LEGAL DESCRIPTION: JW PT LOTS 2 AND 4 SQR 8 TR  
 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

**DESIGN DATA**

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
 THE FOLLOWING LOADINGS WERE USED:  
 DESIGN LOADS: ASCE 7-10  
 WIND LOAD: 160 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF  
 SOIL BEARING CAPACITY ASSUMED: 2500 LBS PER SQ. FT.  
 FEMA FLOOD DESIGN PER ASCE 24-09

**INDEX OF DRAWINGS**

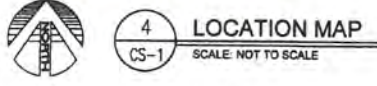
SHEET CS-1 - SITE PLAN, PROJECT DATA, EXISTING FLOOR PLAN  
 SHEET A-1 - EXISTING ELEVATIONS  
 SHEET A-2 - PROPOSED ELEVATIONS

**GENERAL NOTES**

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

**LEGEND**

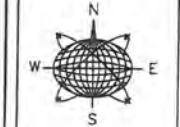
| SYMBOLS | MATERIAL INDICATIONS        | LIST OF ABBREVIATIONS            |
|---------|-----------------------------|----------------------------------|
|         | CONCRETE                    | ± AND @ AT APPROX. APPROXIMATELY |
|         | COMPACTED EARTH FILL        | FT. FOOT/FEET              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



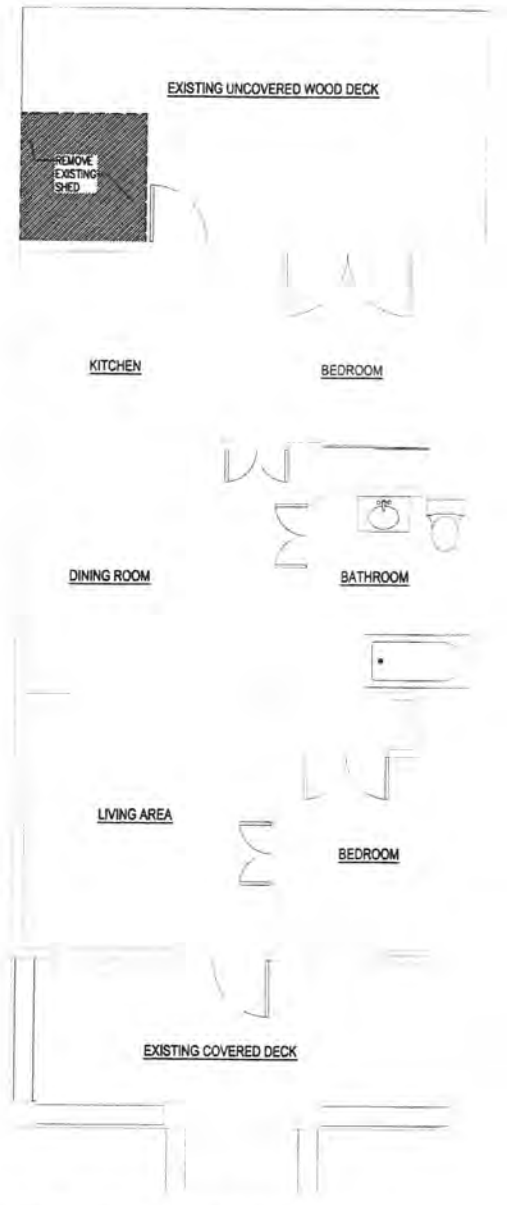
# VARIANCE APPLICATION

815 WHITEHEAD ST  
 KEY WEST, FLORIDA 33040

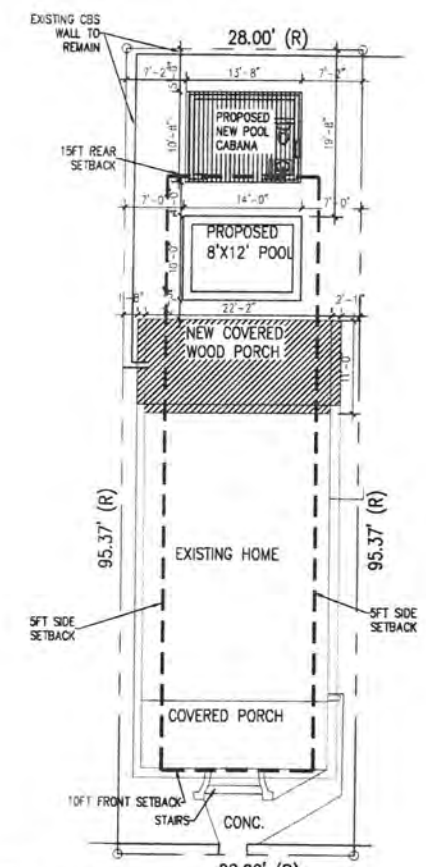
| PROJECT DATA      |   | PROPOSED      | EXISTING      | REQUIRED | VARIANCE REQUESTED |
|-------------------|---|---------------|---------------|----------|--------------------|
| RE NO.            | 00017080-000100   |               |               |          |                    |
| <b>SETBACKS:</b>  |   |               |               |          |                    |
| FRONT             | NO CHANGE   | 9'-1"         | 10'           |          | NONE               |
| STREET SIDE       | N/A   | N/A           | 7.5'          |          | NONE               |
| SIDE              | 1'-8" TO EXISTING OVERHANG OF HOME AND OVERHANG OF NEW PORCH ROOF | 1'-8"         | 5'            |          | YES                |
| REAR              | 9' TO ACCESSORY STRUCTURE ALLOWED PER CODE                        | 42'-0"        | 15'           |          | NONE               |
| LOT SIZE          | NO CHANGE   | 2,870 SQ. FT. | 4000 SQ. FT.  |          | NONE               |
| BUILDING COVERAGE | 1,390 SQ. FT.   | 52%           | 1,688 SQ. FT. | 40.74%   | 60% MAX            |
| FLOOR AREA        | 885 SQ. FT.   | 33            | 755 SQ. FT.   | 28       | 1.0                |
| BUILDING HEIGHT   | N/A   | N/A           | 30'           | 30' MAX  | NONE               |
| IMPERVIOUS AREA   | 1,700 SQ. FT.   | 63.6%         | 1,400 SQ. FT. | 56%      | 80% MAX            |
| OPEN SPACE        | 945 SQ. FT.   | 33.3%         | 1,304 SQ. FT. | 49%      | 35% MIN            |



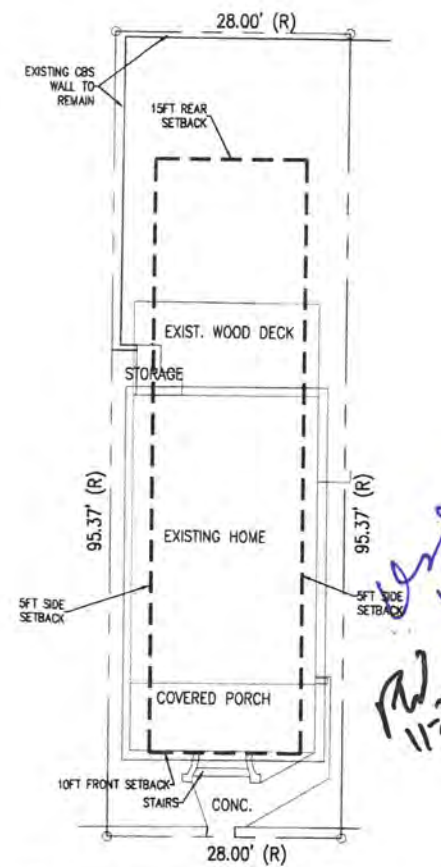
Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 (305) 293-3282 fax: (305) 293-4889  
 See: RICHARD J. MILELLI  
 PROFESSIONAL ENGINEER  
 FLORIDA  
 PE #58315



**3 EXISTING FLOOR PLAN**  
 CS-1 SCALE: 1" = 10'-0"



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



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

General Notes:  
 1.  
 2.  
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 14.

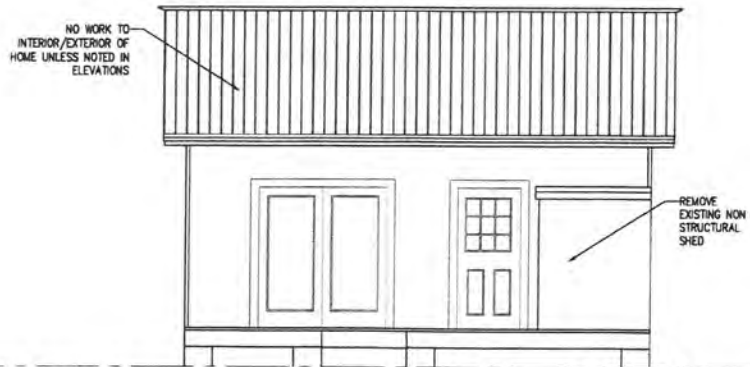
**VARIANCE APPLICATION**  
 815 WHITEHEAD ST  
 KEY WEST, FLORIDA

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

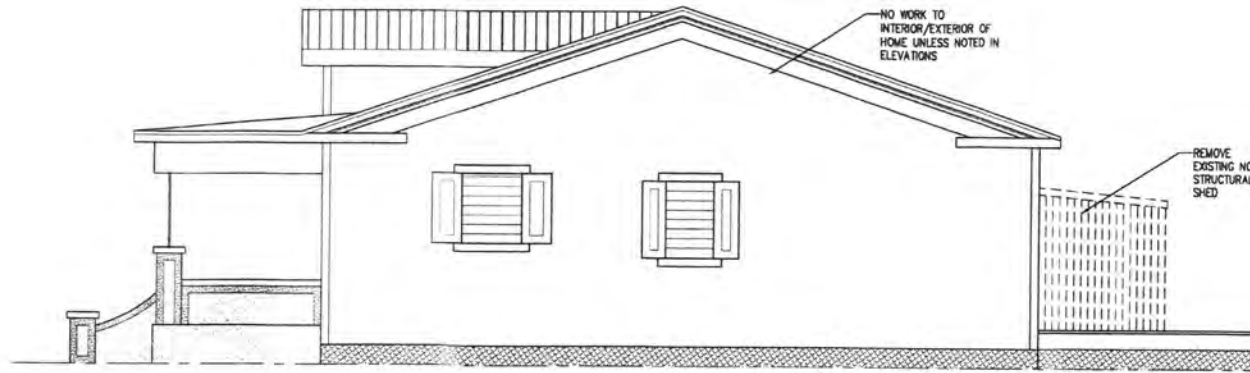
Revisions:  
 1.  
 2.  
 3.  
 4.  
 5.  
 6.  
 7.  
 8.  
 9.  
 10.

Title:  
 COVER SHEET AND SITE PLANS  
 Sheet Number:  
**CS-1**  
 Date: JULY 28, 2017





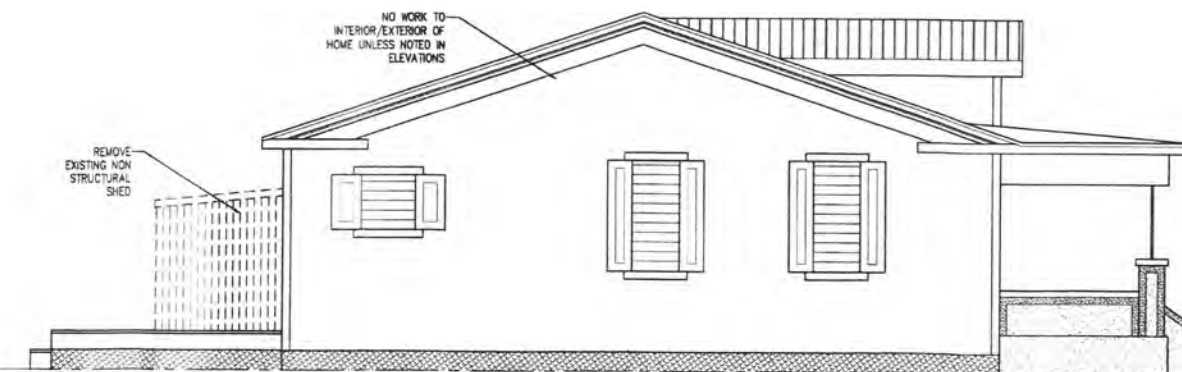
3 EXISTING REAR ELEVATION  
A-1 SCALE: 1/4"=1'-0"



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

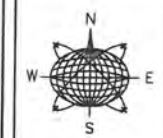


2 EXISTING FRONT ELEVATION  
A-1 SCALE: 1/4"=1'-0"

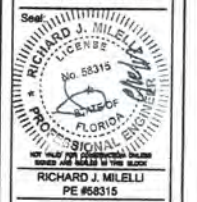


1 EXISTING SIDE ELEVATION  
A-1 SCALE: 1/4"=1'-0"

*Handwritten notes:*  
CJM  
11-28-17  
PW  
11-28-17



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
FL 305-253-1200 ext 210-4000



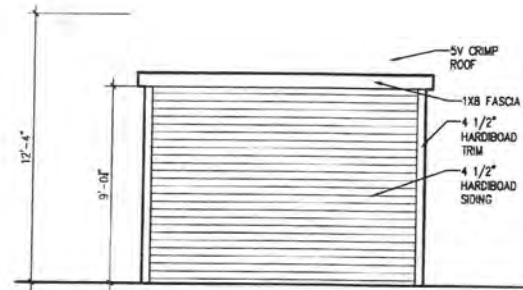
General Notes:

VARIANCE APPLICATION  
815 WHITEHEAD ST  
KEY WEST, FLORIDA

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

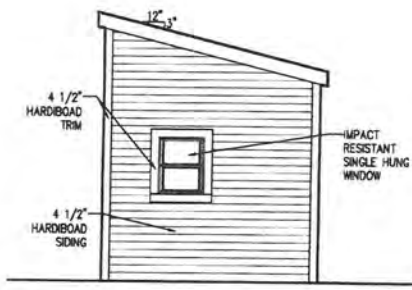
Revisions:

Title: EXISTING ELEVATIONS  
Sheet Number: A-1  
Date: JULY 26, 2017



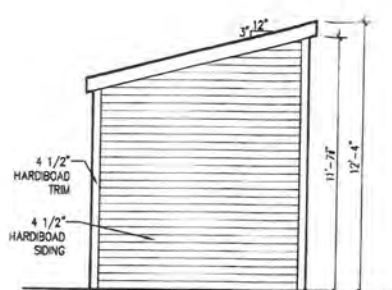
5 PROPOSED POOL CABANA REAR ELEVATION

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



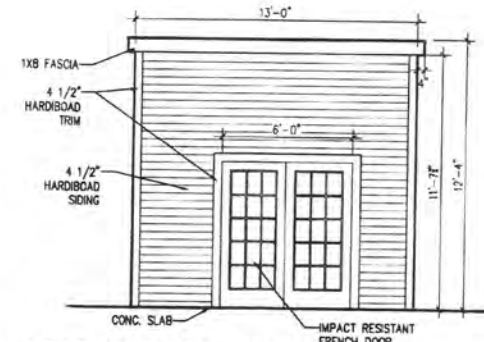
6 PROPOSED POOL CABANA SIDE ELEVATION

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



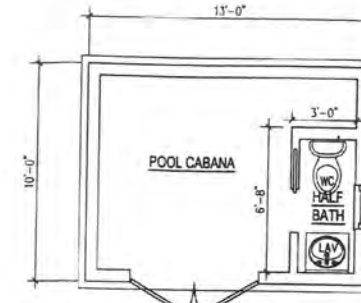
7 PROPOSED POOL CABANA SIDE ELEVATION

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



8 PROPOSED POOL CABANA FRONT ELEVATION

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



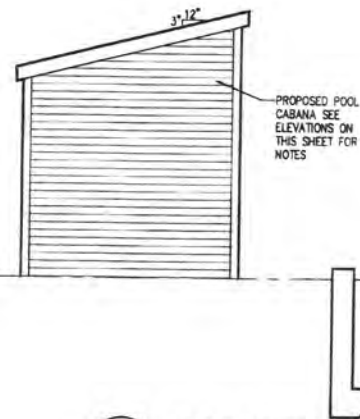
9 PROPOSED POOL CABANA FLOOR PLAN

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



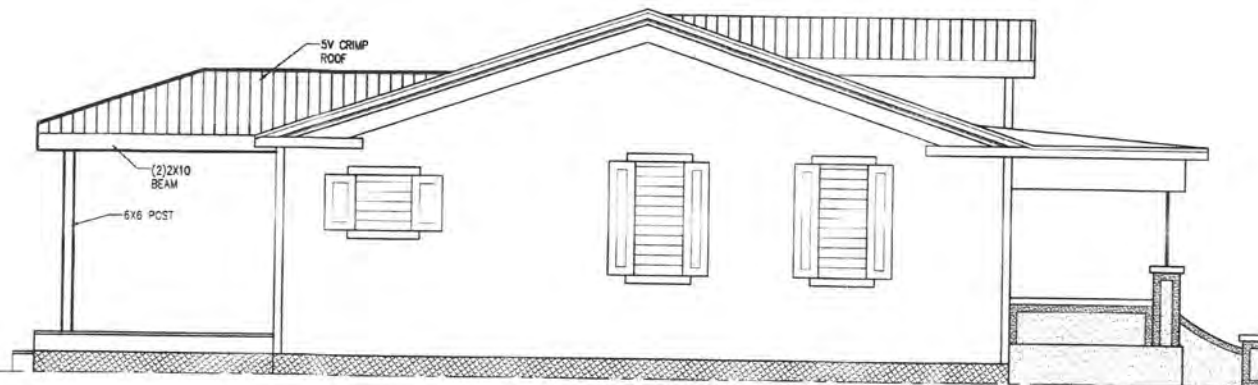
3 PROPOSED REAR ELEVATION

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



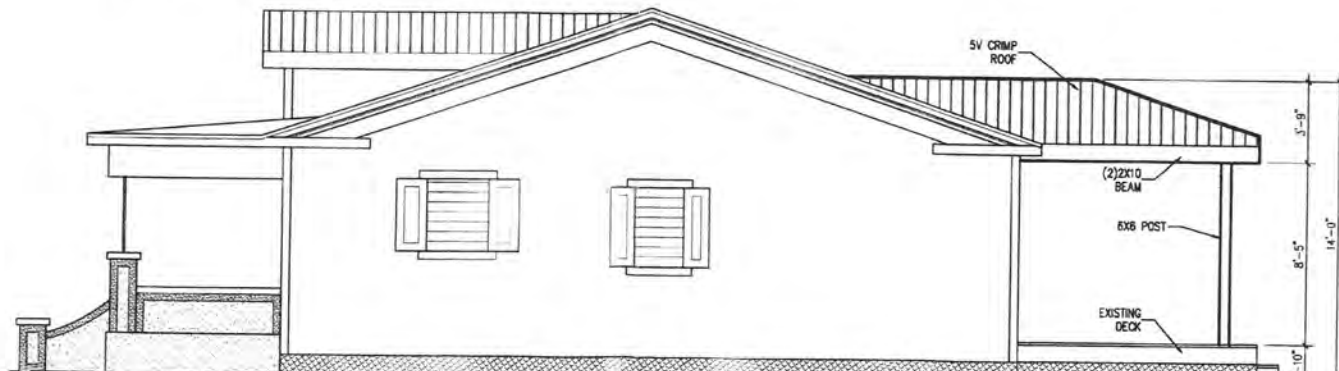
4 PROPOSED SIDE ELEVATION

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



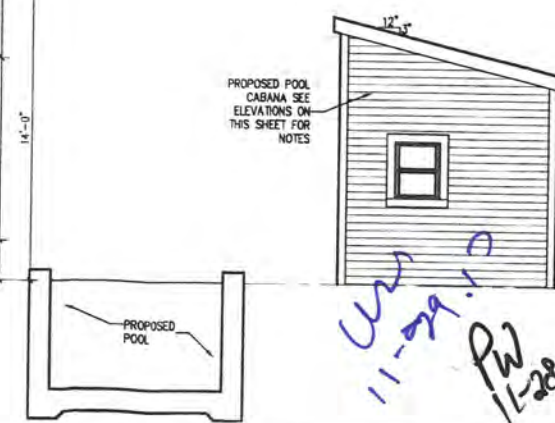
2 PROPOSED FRONT ELEVATION (NO CHANGE)

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



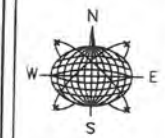
1 PROPOSED SIDE ELEVATION

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



PROPOSED POOL CABANA SEE ELEVATIONS ON THIS SHEET FOR NOTES

Handwritten notes: U2, 11-29-17, PW, 11-28-17



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
PH: 305-293-3283 FAX: 293-4896



General Notes:

VARIANCE APPLICATION  
815 WHITEHEAD ST  
KEY WEST, FLORIDA

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

Revisions:

| No. | Description |
|-----|-------------|
|     |             |
|     |             |
|     |             |

Title: PROPOSED ELEVATIONS  
Sheet Number: A-2  
Date: JULY 28, 2017

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 23, 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 COVERED PORCH OVER  
EXISTING DECK. NEW POOL AND  
CABANA. DEMOLITION OF REAR SHED.  
FOR- #815 WHITEHEAD STREET**

**Applicant – Rick Milelli**

**Application #H17-03-0055**

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](http://www.cityofkeywest-fl.gov).

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

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

# PROPERTY APPRAISER INFORMATION

**Disclaimer**

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

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00017080-000100  
 Account # 1017515  
 Property ID 1017515  
 Millage Group 11KW  
 Location 815 WHITEHEAD ST, KEY WEST  
 Address  
 Legal KW PT LOTS 2 AND 4 SQR 6 TR 4 OR475-39-40 OR2273-1710 OR2273-1717  
 Description OR2306-1658/59P/R OR2369-246/48 OR2774-1311/12 OR2788-1238/39  
 (Note: Not to be used on legal documents)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



1017515 815 WHITEHEAD ST. 04/19/16

**Owner**

AMENDT DAVID 532 Riverfront WAY Knoxville TN 37915  
 FISHER LESLEE H/W 532 Riverfront WAY Knoxville TN 37915

**Valuation**

|                            | 2017       | 2016      | 2015      | 2014      |
|----------------------------|------------|-----------|-----------|-----------|
| + Market Improvement Value | \$99,404   | \$90,654  | \$73,388  | \$69,421  |
| + Market Misc Value        | \$7,595    | \$7,854   | \$3,232   | \$2,938   |
| + Market Land Value        | \$367,551  | \$422,169 | \$367,280 | \$331,814 |
| = Just Market Value        | \$474,550  | \$520,677 | \$443,900 | \$404,173 |
| = Total Assessed Value     | \$452,674  | \$520,677 | \$435,681 | \$396,074 |
| - School Exempt Value      | (\$25,000) | \$0       | \$0       | \$0       |
| = School Taxable Value     | \$427,674  | \$520,677 | \$443,900 | \$404,173 |

**Land**

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 2,670.00        | Square Foot | 0        | 0     |

**Buildings**

Building ID 1255  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1136  
 Finished Sq Ft 924  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 128  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 30  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD with 4% WD FRAME  
 Year Built 1938  
 EffectiveYearBuilt 1995  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| OPX          | EXC OPEN PORCH | 176          | 0             | 0         |
| FLA          | FLOOR LIV AREA | 924          | 924           | 0         |
| SBF          | UTIL FIN BLK   | 36           | 0             | 0         |
| <b>TOTAL</b> |                | <b>1,136</b> | <b>924</b>    | <b>0</b>  |

**Yard Items**

| Description | Year Built | Roll Year | Quantity | Units  | Grade |
|-------------|------------|-----------|----------|--------|-------|
| RW2         | 1949       | 1950      | 1        | 56 SF  | 3     |
| FENCES      | 1983       | 1984      | 1        | 720 SF | 4     |
| WOOD DECK   | 2010       | 2011      | 1        | 286 SF | 2     |

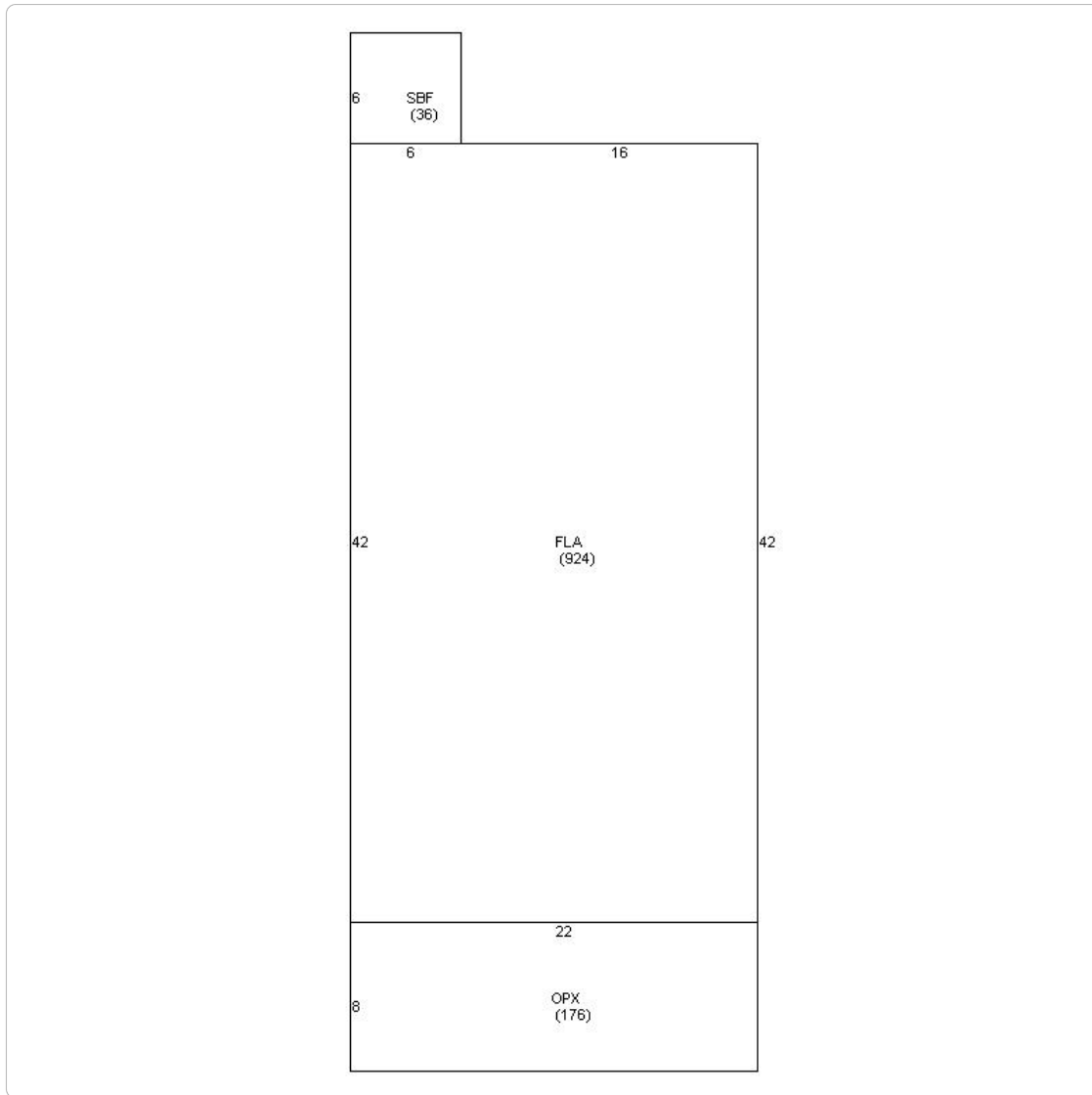
**Sales**

| Sale Date  | Sale Price | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 3/24/2016  | \$475,000  | Warranty Deed   |                   | 2788      | 1238      | 37 - Unqualified   | Improved           |
| 12/18/2015 | \$409,500  | Warranty Deed   |                   | 2774      | 1311      | 37 - Unqualified   | Improved           |
| 5/22/2008  | \$350,000  | Warranty Deed   |                   | 2369      | 246       | Q - Qualified      | Improved           |
| 2/1/1971   | \$8,000    | Conversion Code |                   | 475       | 39        | Q - Qualified      | Improved           |

**Permits**

| Number  | Date Issued | Date Completed | Amount   | Permit Type | Notes   |
|---------|-------------|----------------|----------|-------------|---|
| 8-3908  | 10/20/2008  | 2/28/2010      | \$700    |             | INSTALL PICKETS ON EXIST'G WALL 4X4 WITH 2X4 FRAMING, 1X4 PICKETS & 1 1/2"SPACING-MOUNTING BRACKETSABU#442 FOR 4X4        |
| 8-2363  | 7/3/2008    | 2/28/2010      | \$3,500  |             | TEAR OFF OLD ROOF ON 11X24 FLAT PORCH ROOF RE-ROOF WITH NEW EVES DRIP DRY PORCH ROOF W/GREY PEEL&SEAL ROOF MATERIAL 214SF |
| 9900090 | 1/25/1999   | 12/5/1999      | \$28,700 |             | RENOVATIONS   |

**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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