



**Historic Architectural Review Commission
Staff Report for Item 12**

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

Description of Work:

New covered porch over existing deck. New pool and pool cabana.

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:

Secretary of the Interior's Standards for Rehabilitation (pages 16-23), specifically standards 2, 9, and 10.

Outbuildings (pages 40-41), specifically first two paragraphs of page 40, guidelines 1, 4, and 9.

Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, and 19.

New Construction (pages 38a- 38q), specifically guidelines 1, 2, 3, 6, 11, 12 13, 14, 18, 22, and 25.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of a rear covered porch and a new pool cabana and pool. The rear porch will have a height of 14 feet, which is shorter than the main house. The new porch will span the width of the main house.

The rear pool cabana will have a height of 12 feet, 4 inches. A simple rectangular structure, the building will have a sloping roof, similar to many accessory structures in the historic district. The building will have hardiboard siding and trim. The structure will have a few impact resistant windows and French door.

The project also includes an 8' x 12' pool in the rear yard between the structure and the new pool cabana.

Consistency with Guidelines

It is staff's opinion that the proposed structure is consistent with the HARC guidelines, regarding outbuildings, new construction, and additions and alterations. The proposed covered porch addition has an appropriate massing, height, and form compared to the main house. The addition is lower in height than the main structure. The proposed pool cabana is simple and small in design. It will have a minimal impact on the district and neighboring structures.

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 # 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:		DATE 11/27/17

DEC 13 2017

49482-9025-015

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: KEYWV Date: 12/13/17 50
 Type: BP Receipt no: 4490
 2017-300055
 PT * BUILDING PERMITS-NEW
 1.00 \$500.00
 Trans number: 3120485
 CK CHECK 5928 \$500.00
 Trans date: 12/13/17 Time: 15:28:27

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.***

 PROPERTY OWNER'S SIGNATURE:	12/8/17 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 _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	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

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
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00	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
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 500

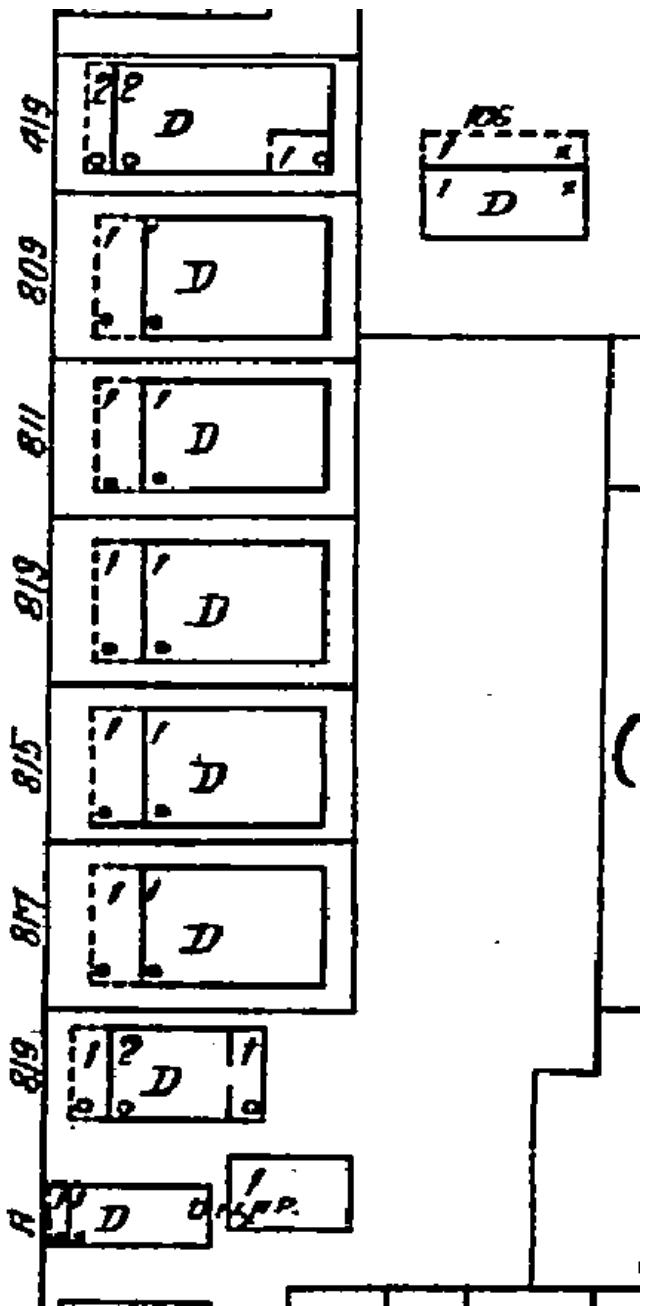
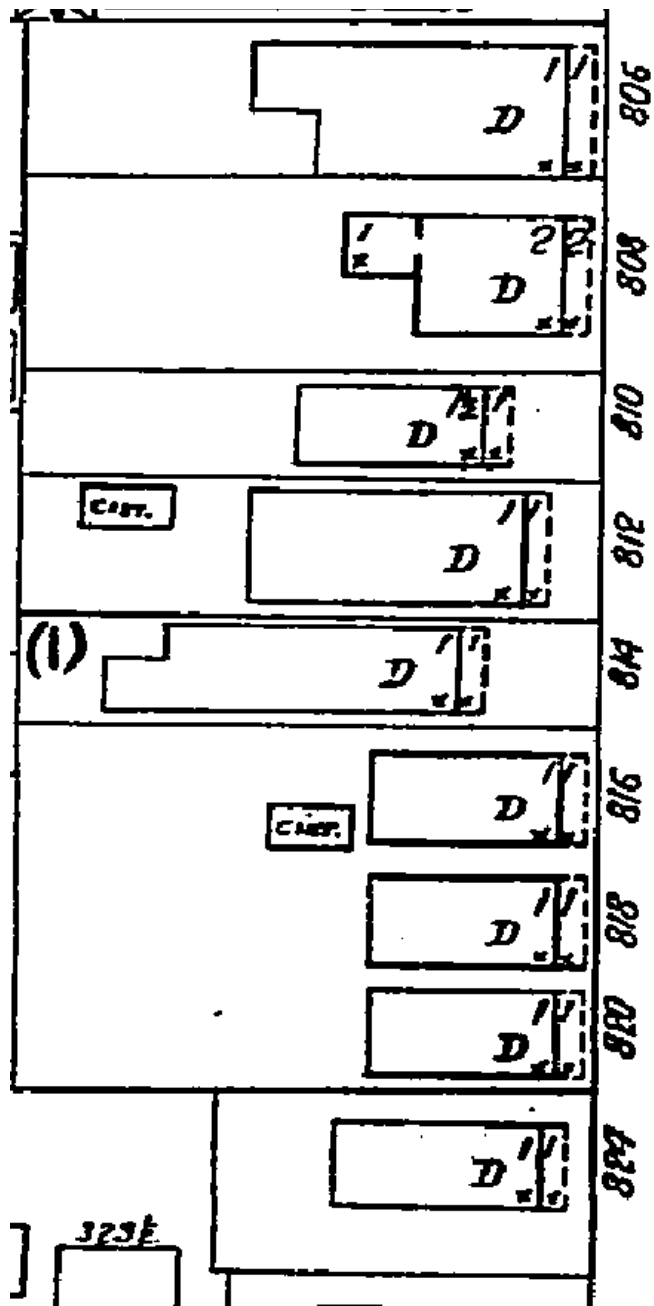
Comments:

Need survey, photos

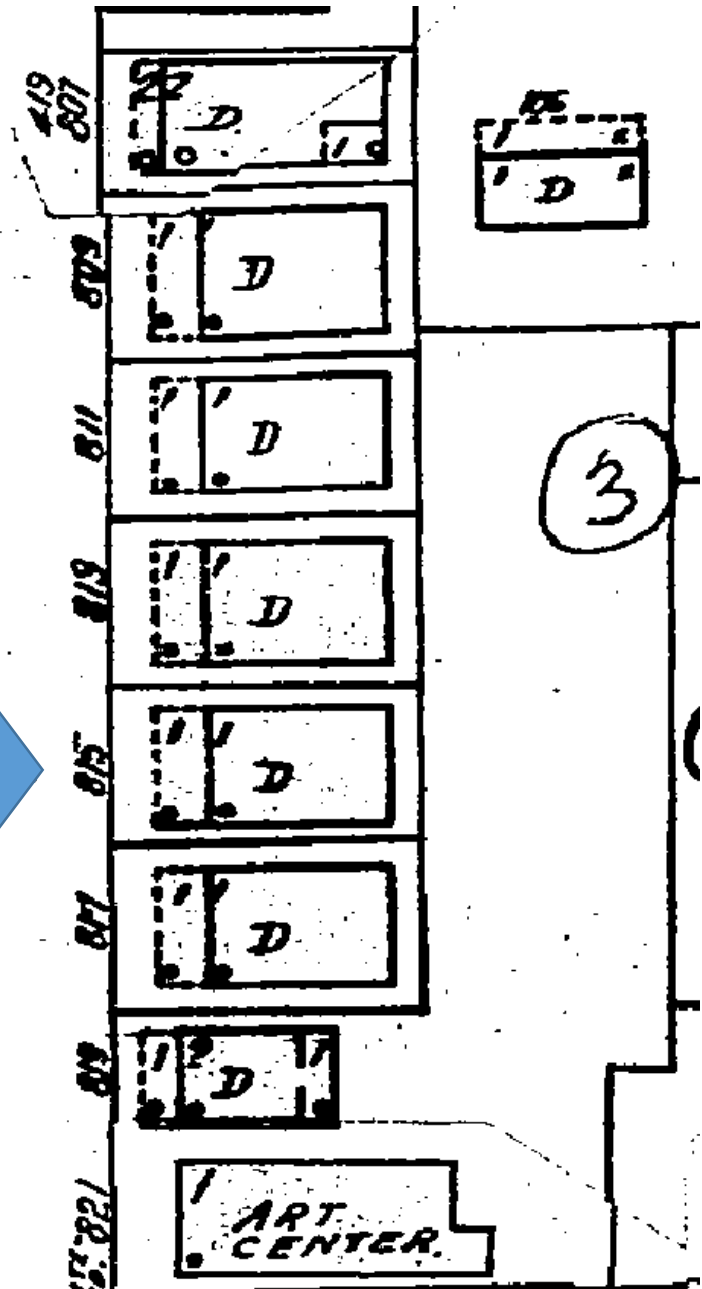
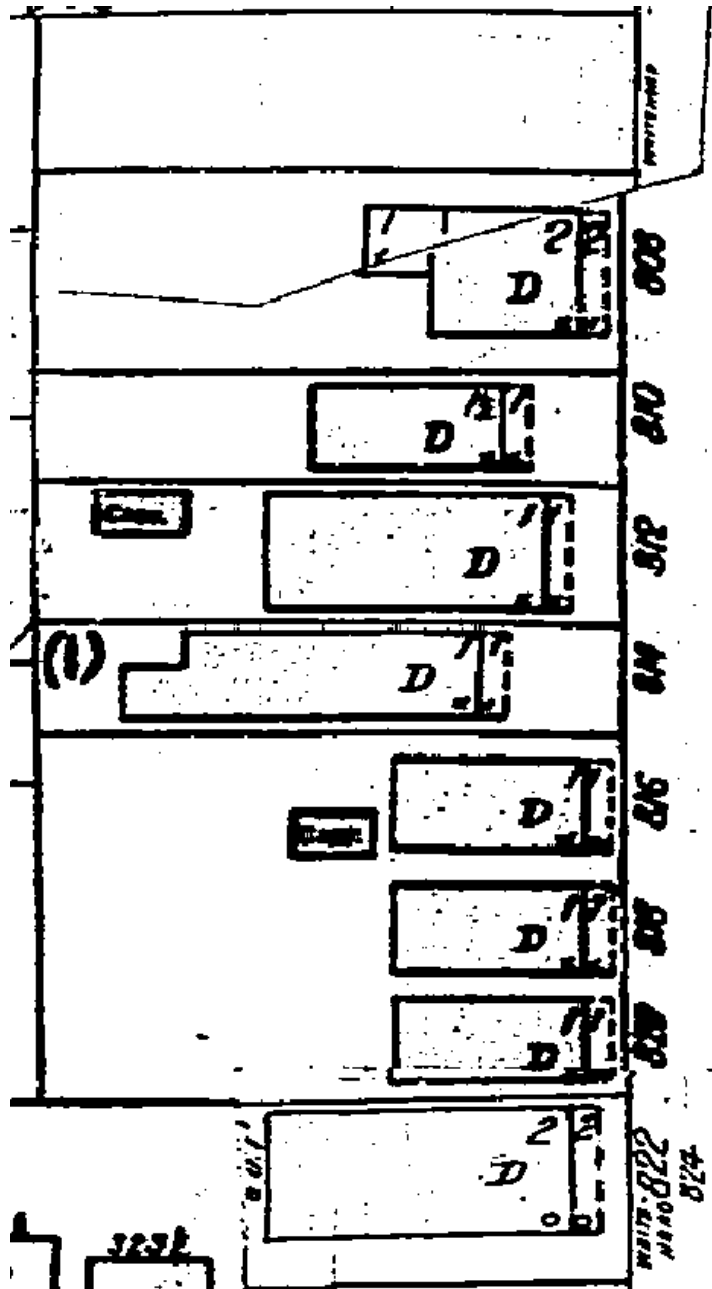
Date of Pre-Application Meeting: 11/27/17

By Staff: [Signature]

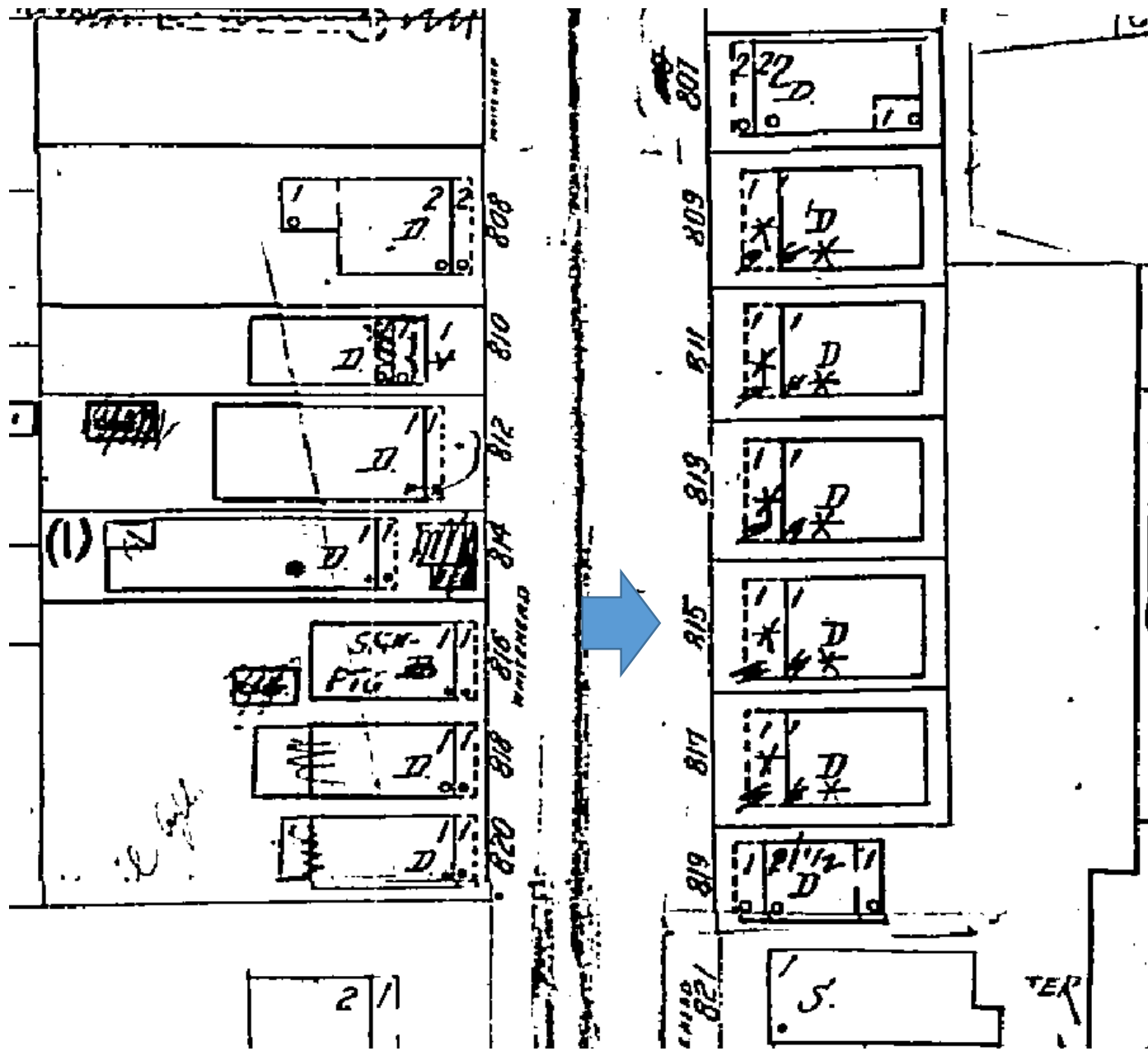
SANBORN MAPS



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



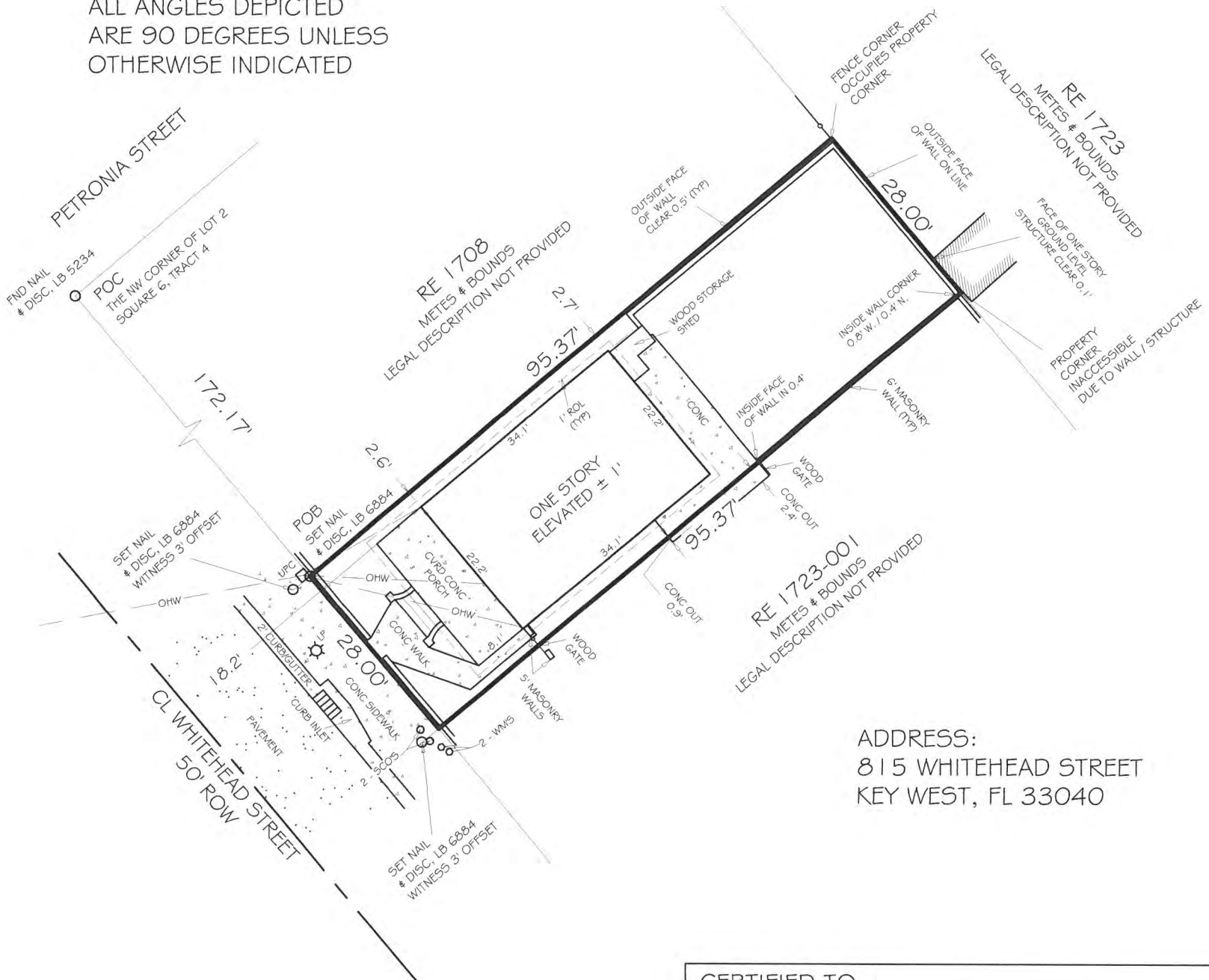
SCALE: 1" = 20'

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

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

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

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

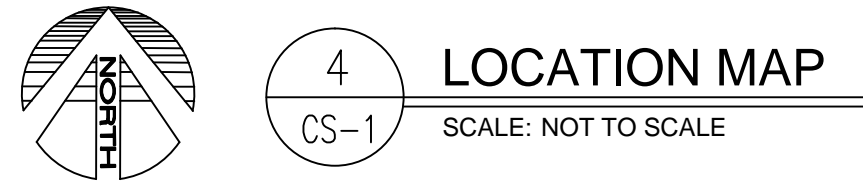
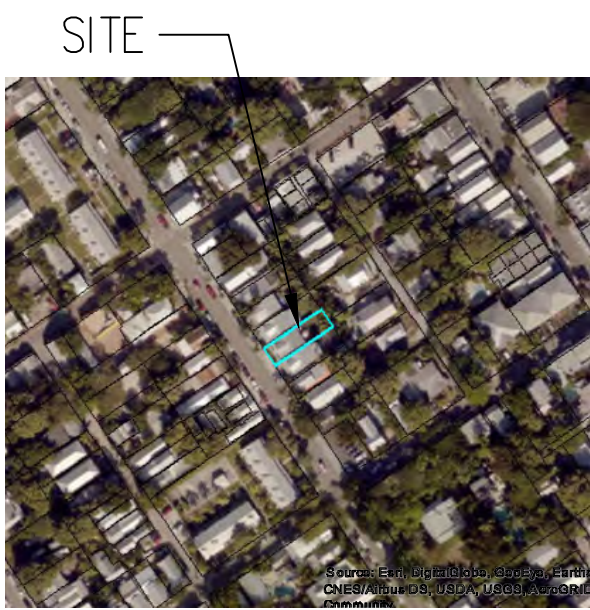
SHEET CS-1 - SITE PLAN, PROJECT DATA, EXISTING FLOOR PLAN
 SHEET A-1 - EXISTING ELEVATIONS
 SHEET A-2 - PROPOSED ELEVATIONS

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



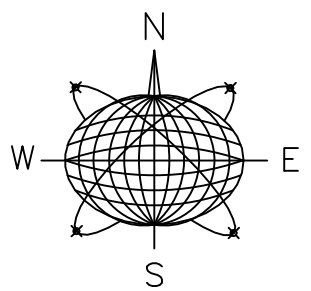
HARC APPLICATION

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 BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

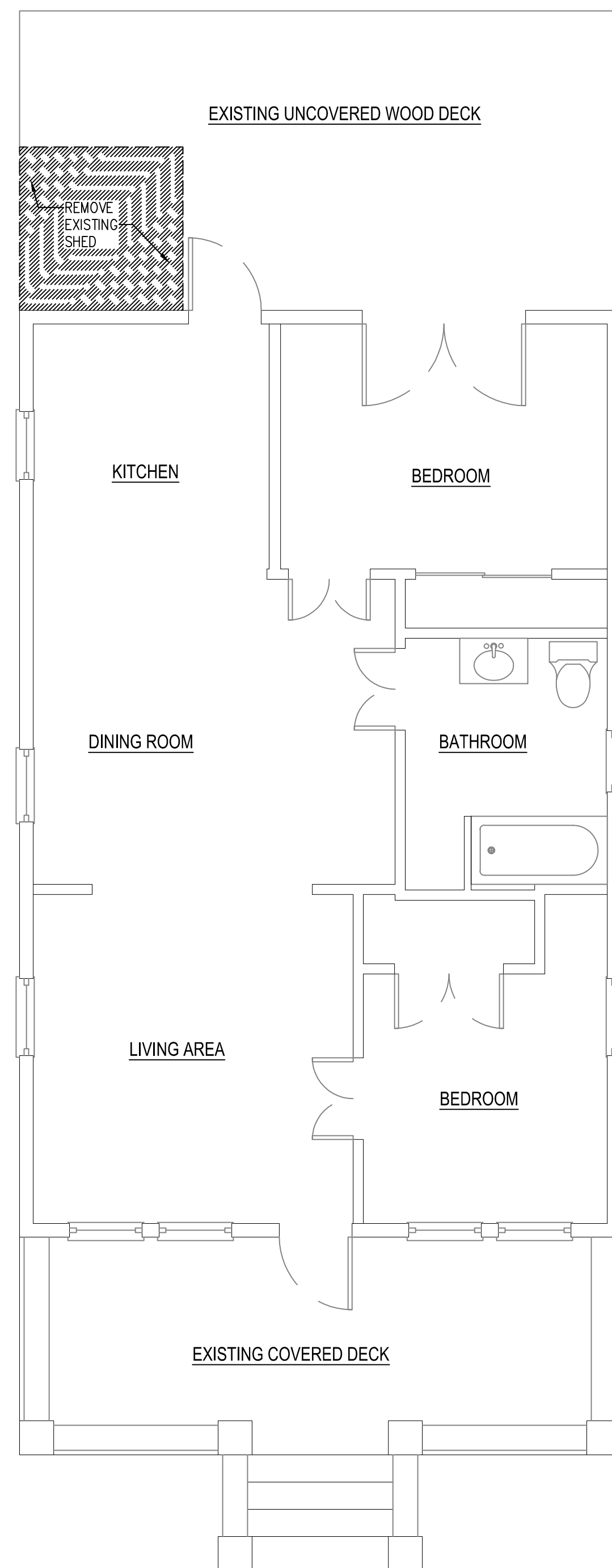
HARC APPLICATION
 815 WHITHEAD ST
 KEY WEST, FLORIDA

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

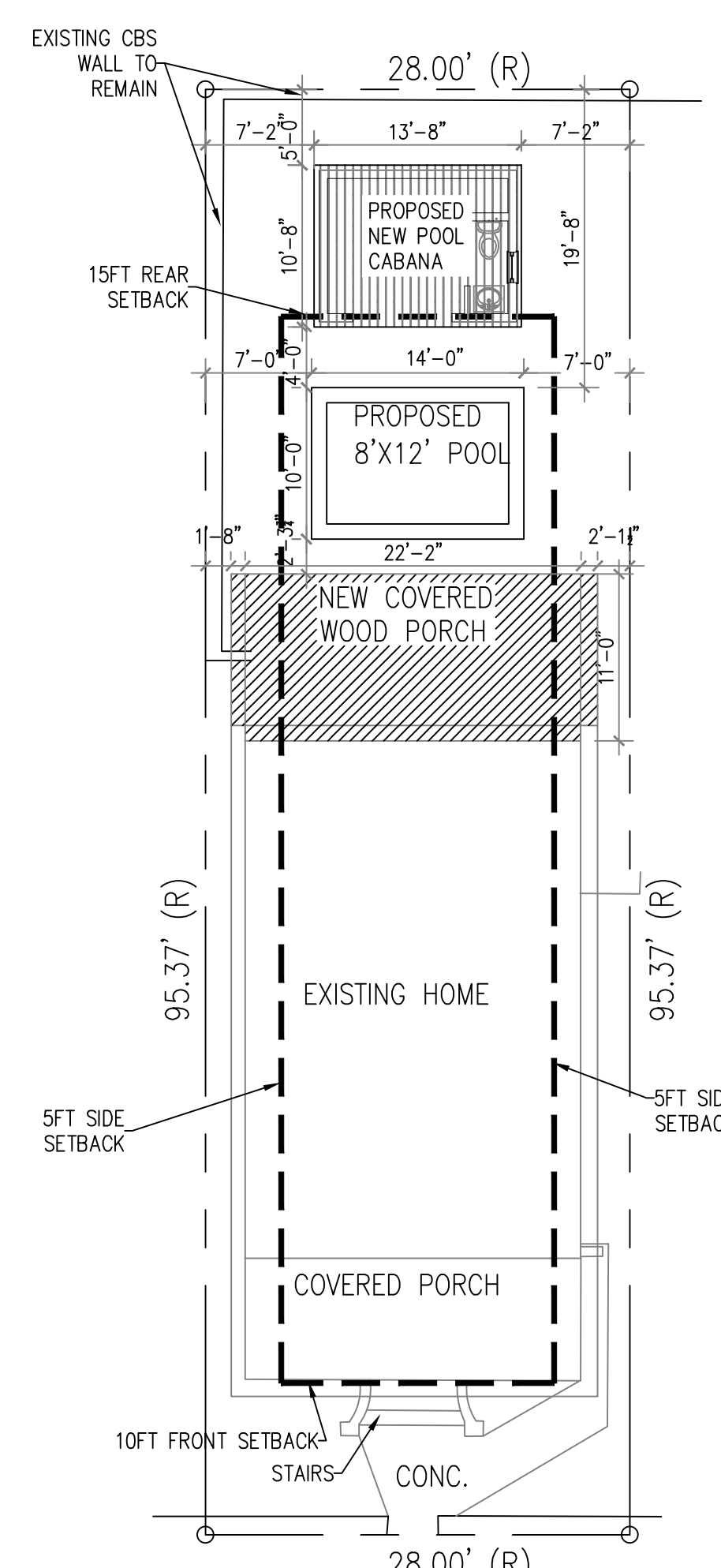
Revisions:

Title:
 COVER SHEET AND SITE PLANS

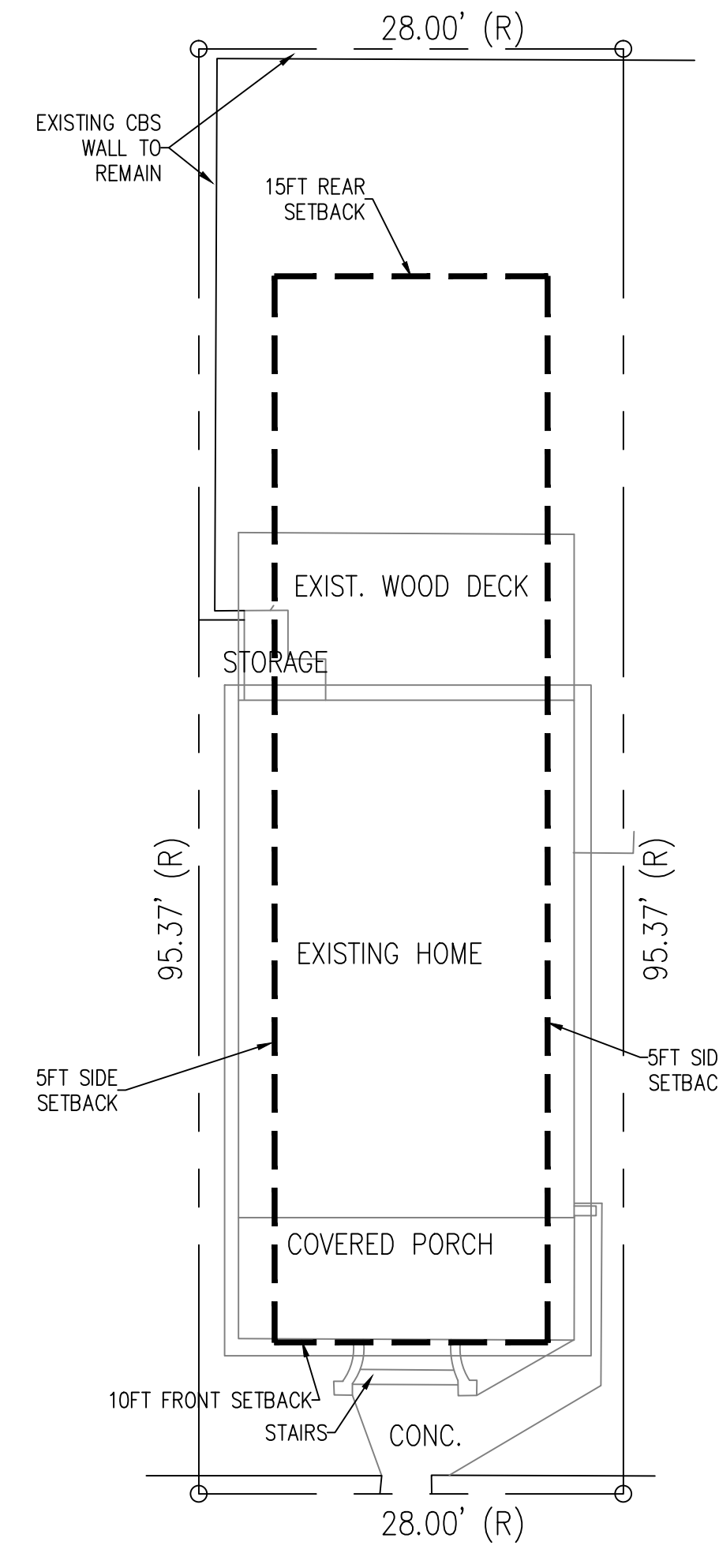
Sheet Number:
CS-1
 Date: NOVEMBER 20, 2017



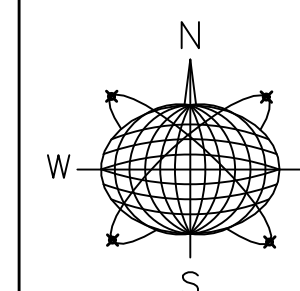
3 EXISTING FLOOR PLAN
 CS-1 SCALE: 1" = 10'-0"



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



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



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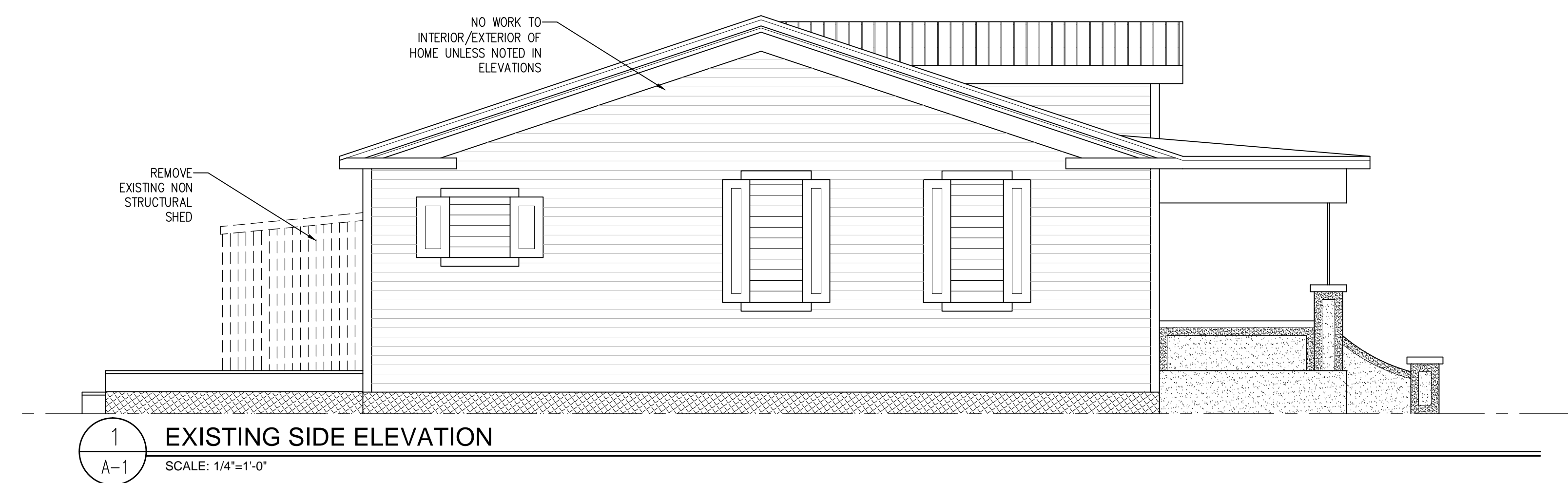
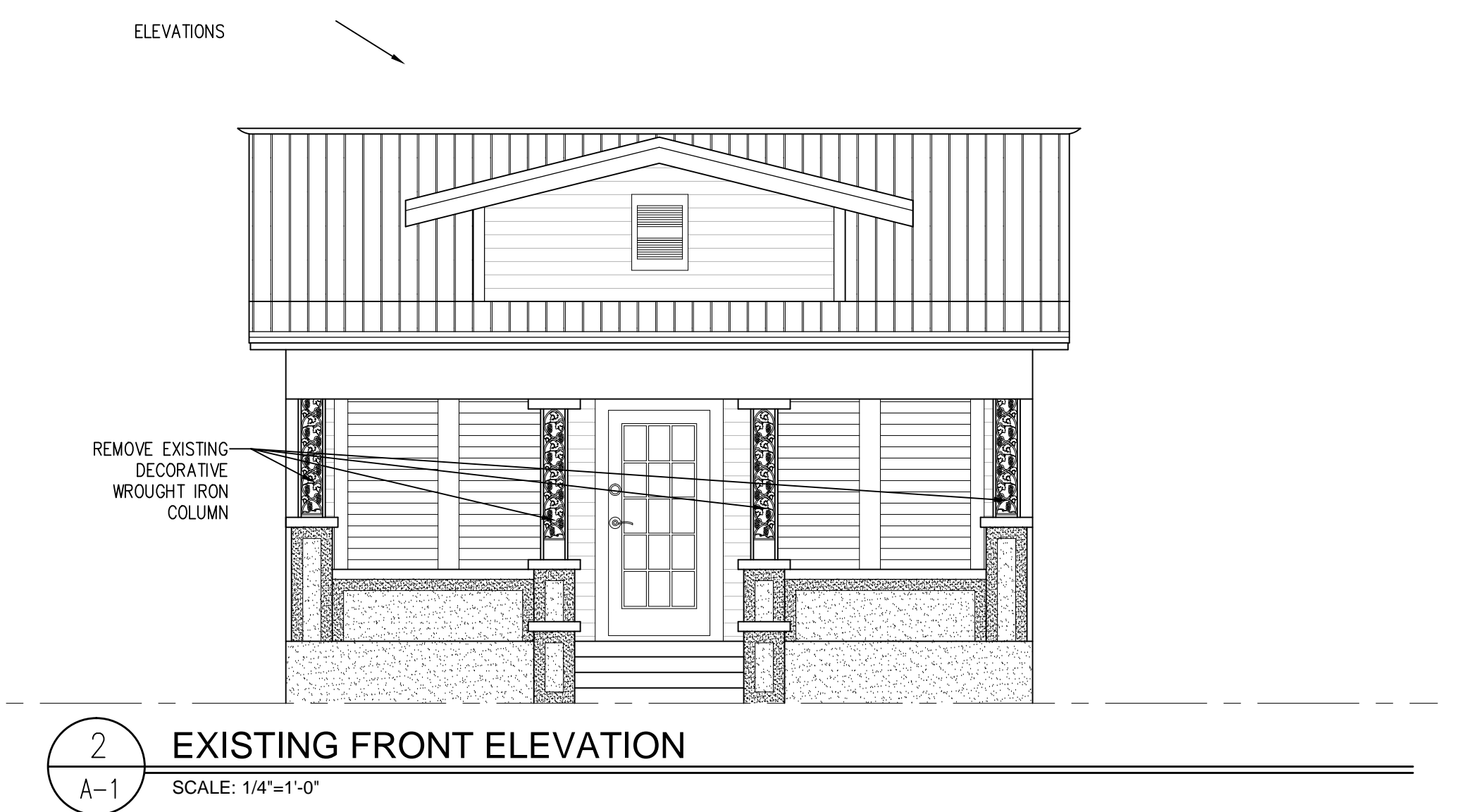
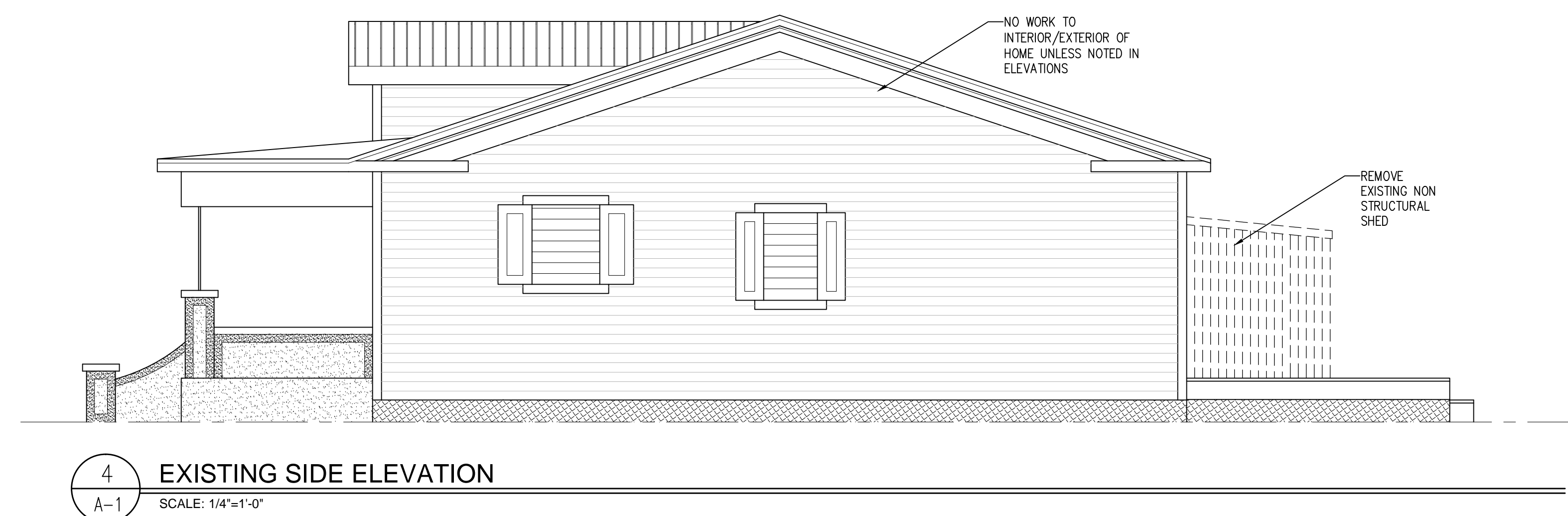
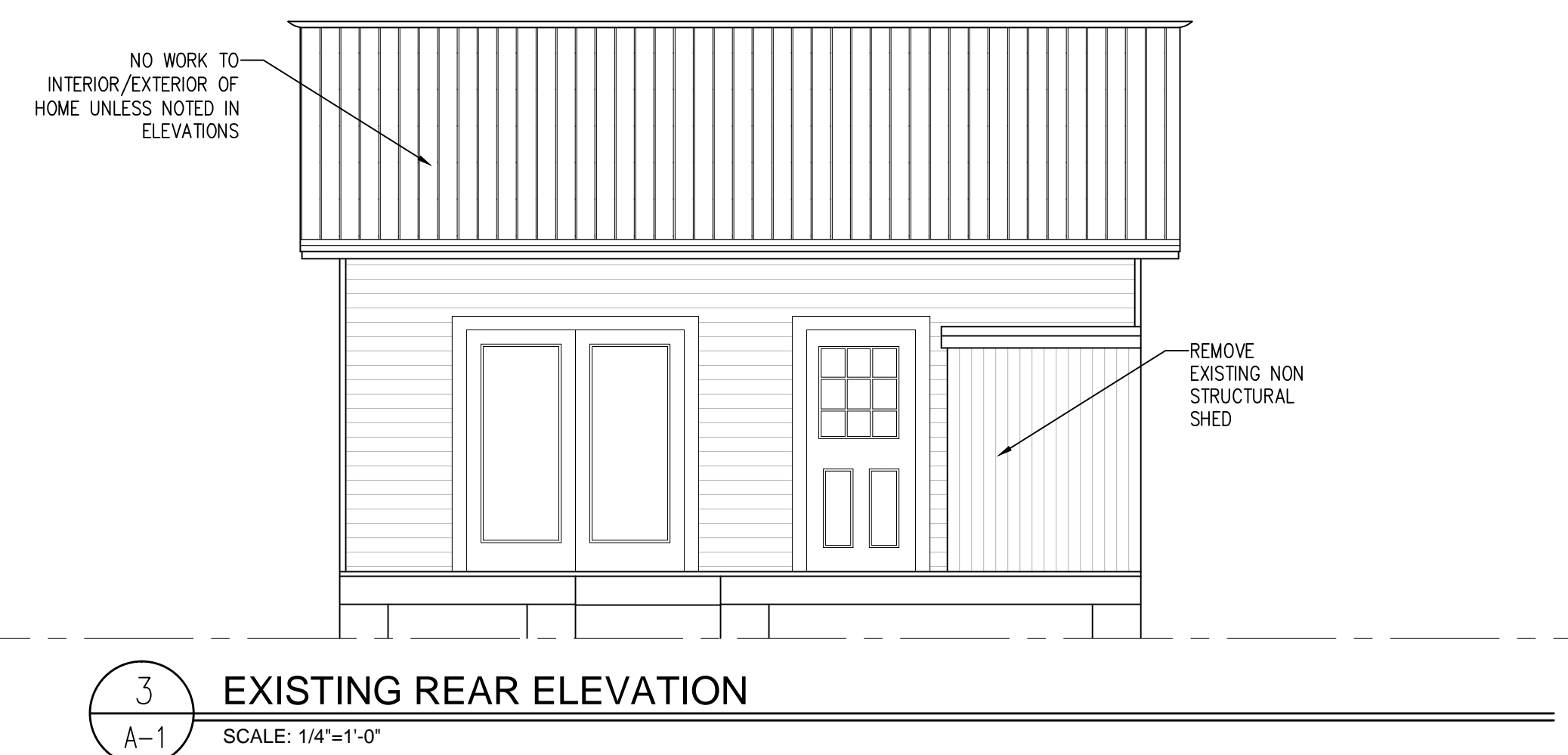
HARC APPLICATION
 815 WHITEHEAD ST
 KEY WEST, FLORIDA

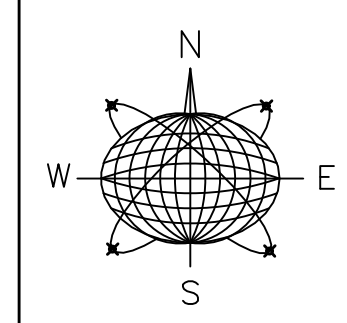
Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
EXISTING
ELEVATIONS

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





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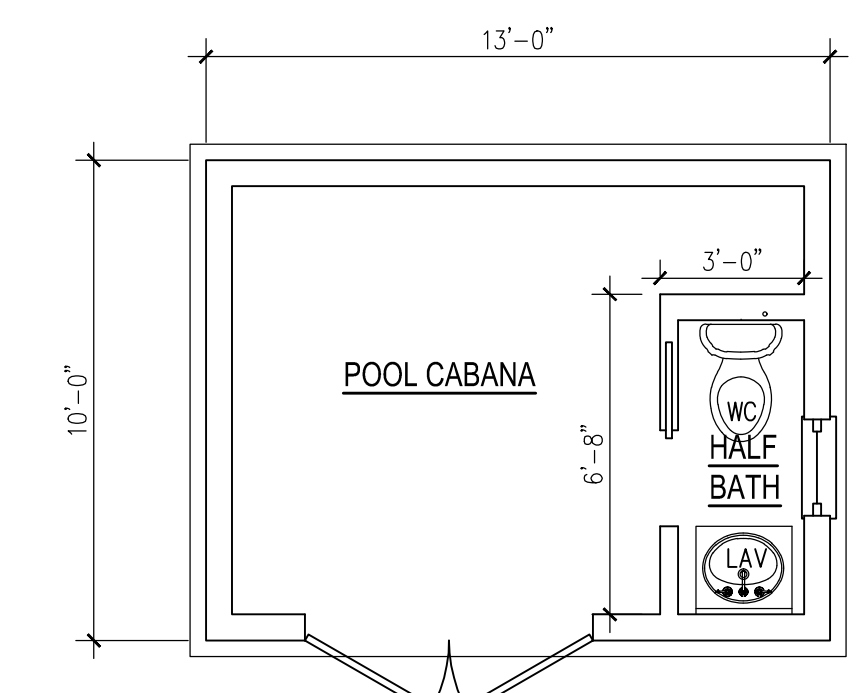
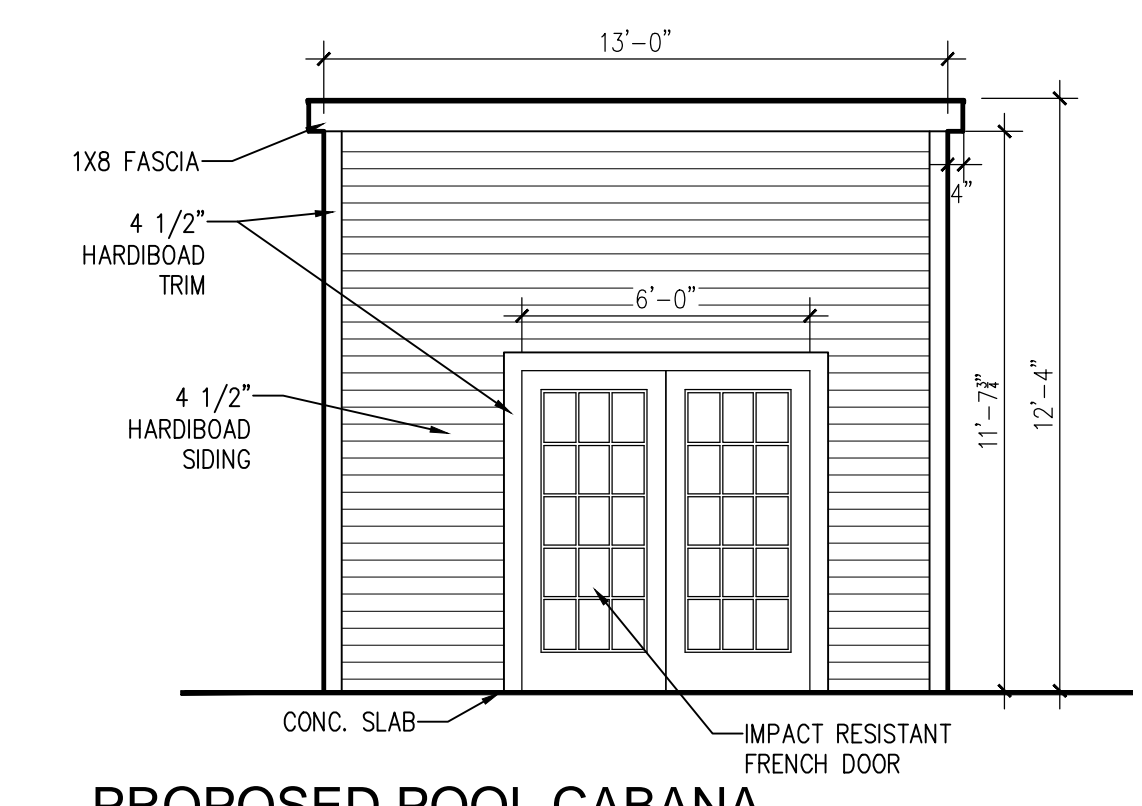
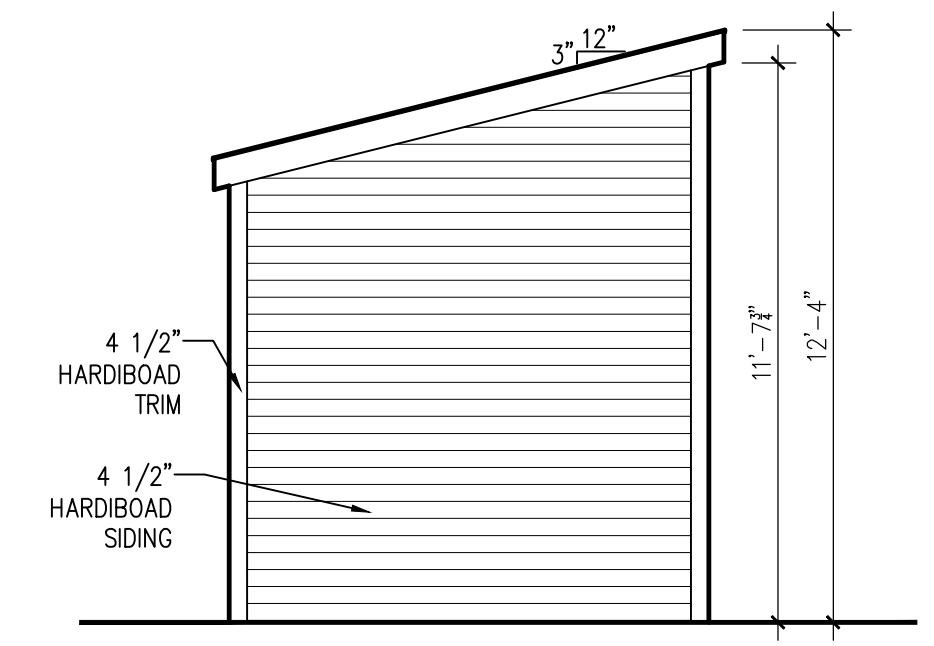
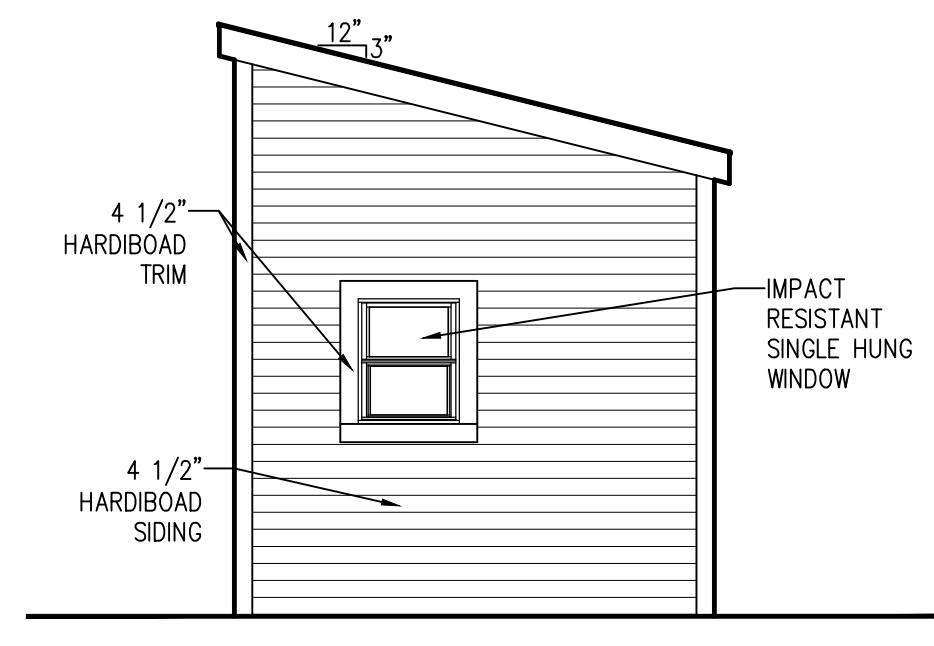
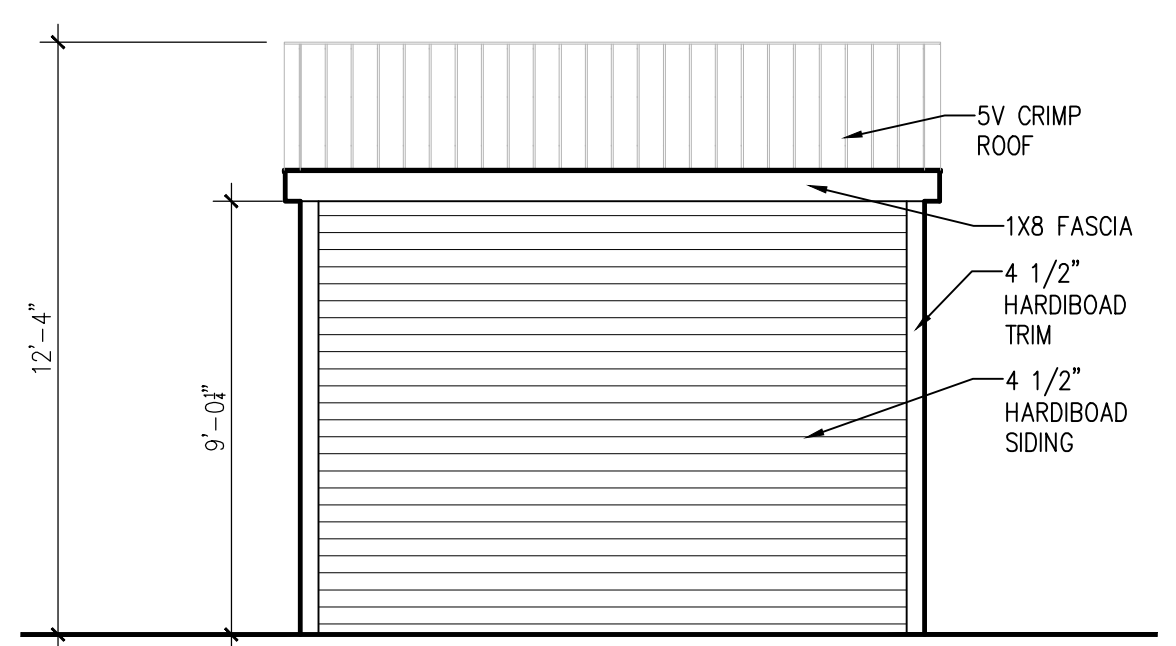
HARC APPLICATION
 815 WHITEHEAD ST
 KEY WEST, FLORIDA

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

Revisions:

Title:
PROPOSED ELEVATIONS

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



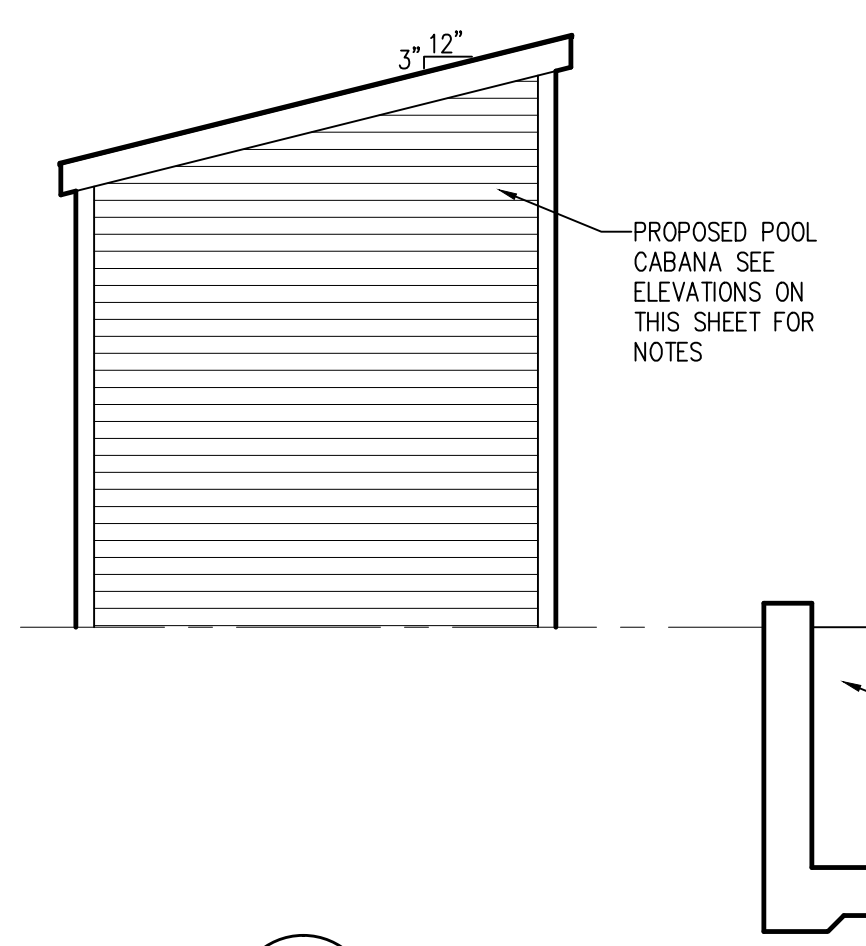
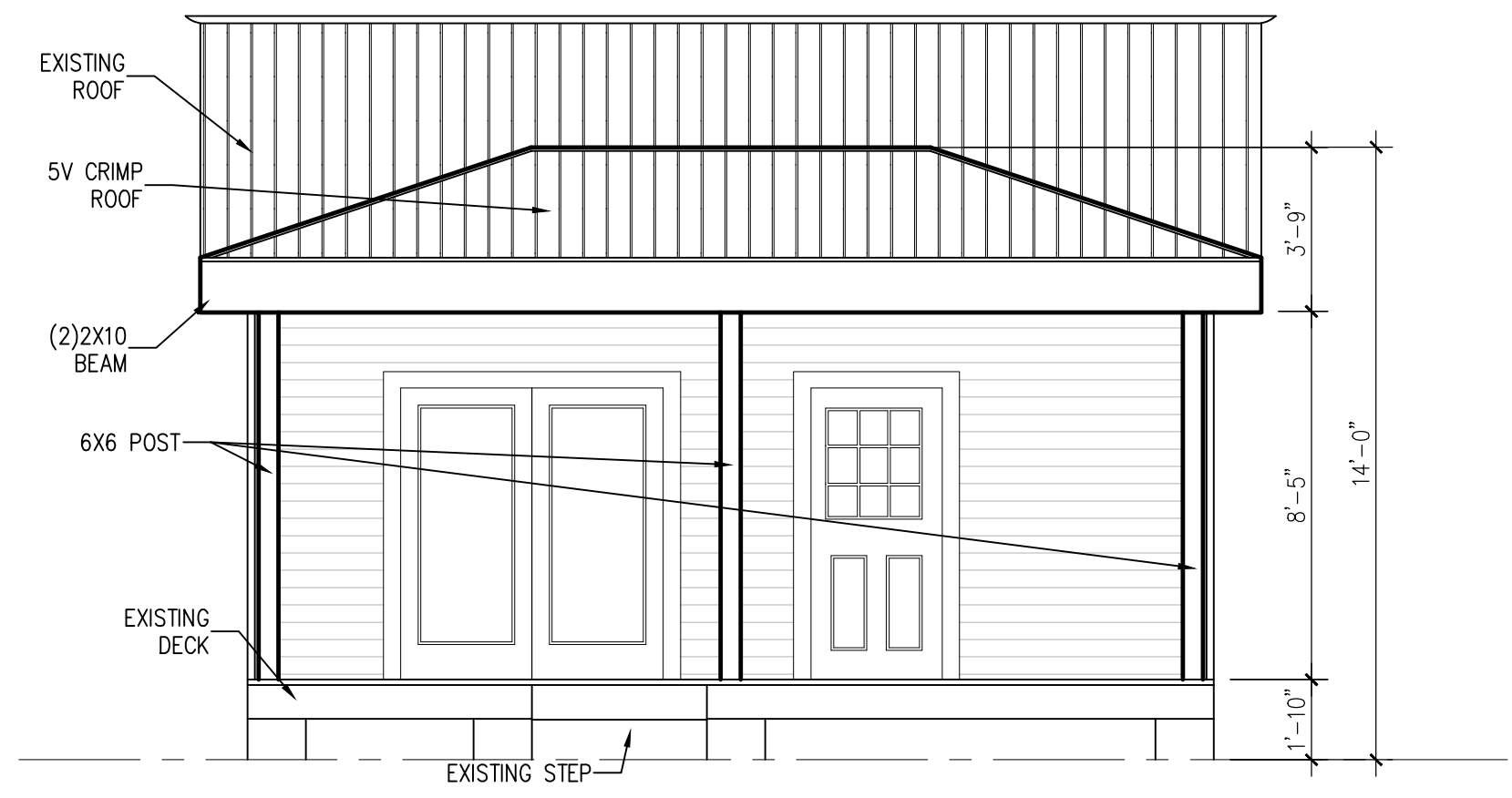
5
A-2
PROPOSED POOL CABANA REAR ELEVATION
 SCALE: 1/4"=1'-0"

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

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

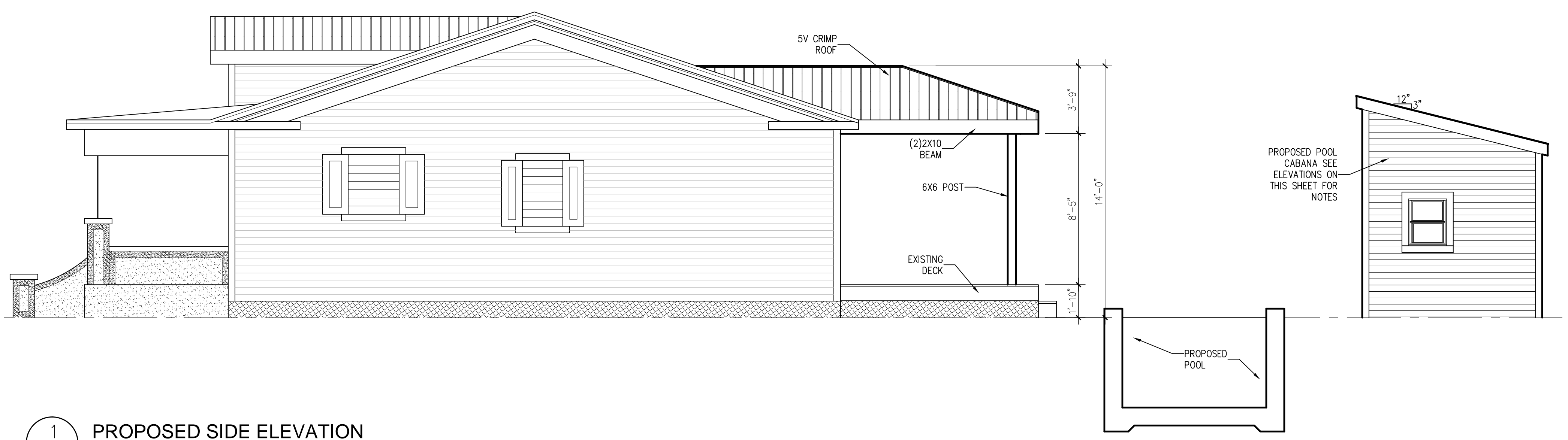
8
A-2
PROPOSED POOL CABANA FRONT ELEVATION
 SCALE: 1/4"=1'-0"

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



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

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



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

1
A-2
PROPOSED SIDE ELEVATION
 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.

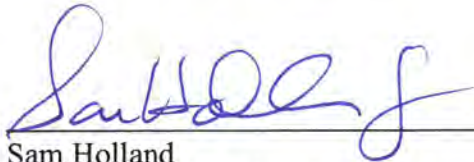
Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

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 16th 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:

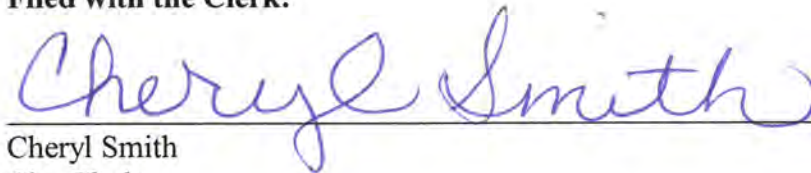


Patrick Wright
Planning Director

11-28-17

Date


Filed with the Clerk:



Cheryl Smith
City Clerk

11-30-17

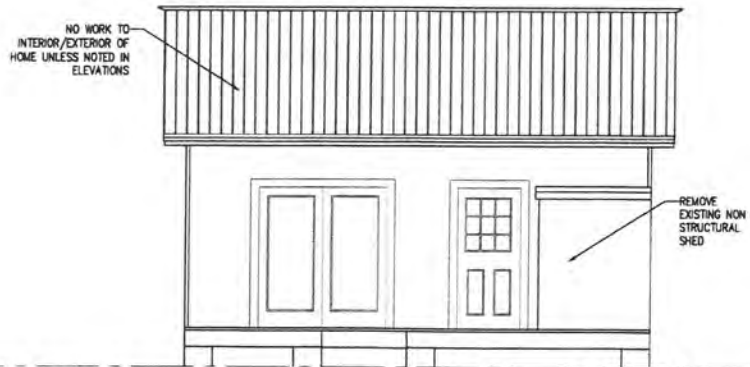
Date



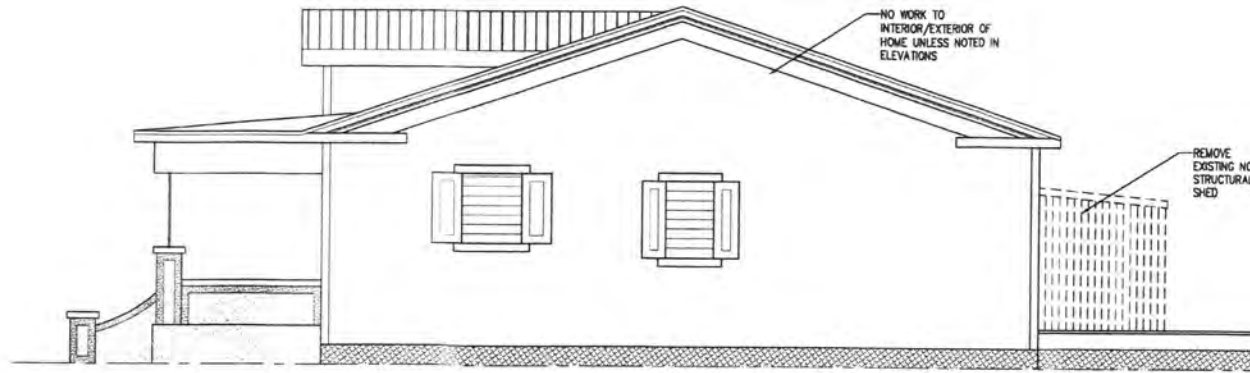
Chairman



Planning Director



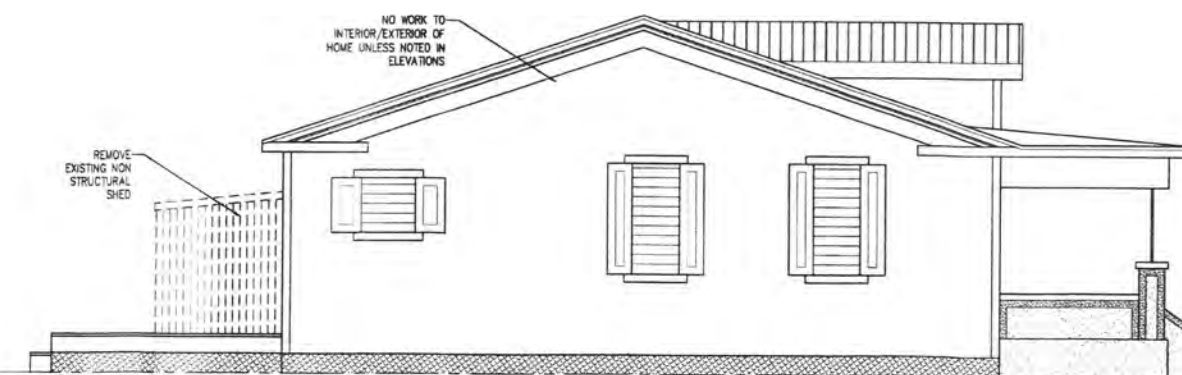
3 EXISTING REAR ELEVATION
A-1 SCALE: 1/4"=1'-0"



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

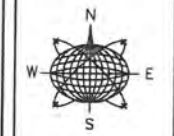


2 EXISTING FRONT ELEVATION
A-1 SCALE: 1/4"=1'-0"

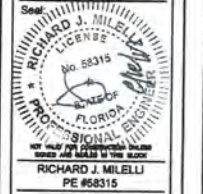


1 EXISTING SIDE ELEVATION
A-1 SCALE: 1/4"=1'-0"

Handwritten notes:
CJW
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

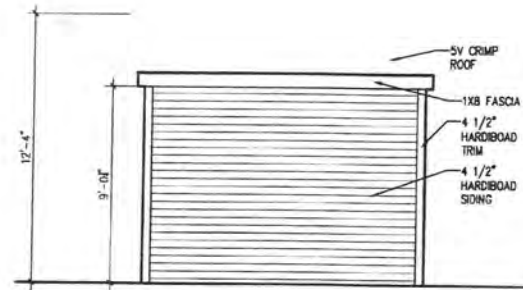
Drawn By: JMT
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

Revisions:

Title:
EXISTING ELEVATIONS

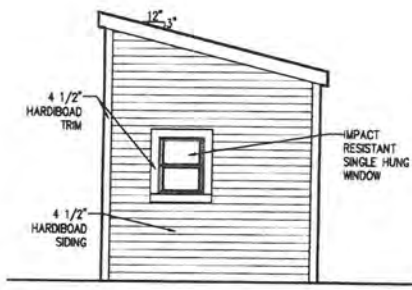
Sheet Number:
A-1

Date: JULY 26, 2017



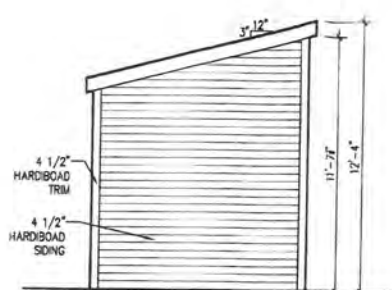
5 PROPOSED POOL CABANA REAR ELEVATION

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



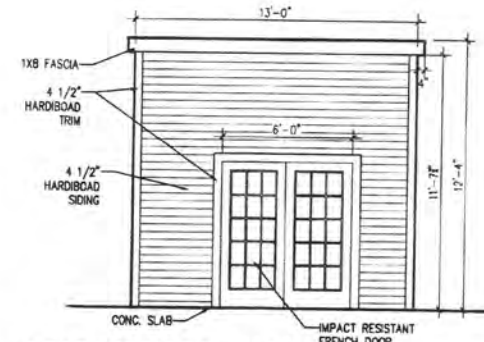
6 PROPOSED POOL CABANA SIDE ELEVATION

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



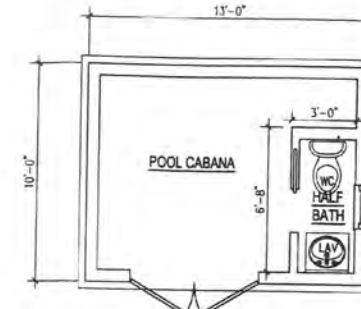
7 PROPOSED POOL CABANA SIDE ELEVATION

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



8 PROPOSED POOL CABANA FRONT ELEVATION

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



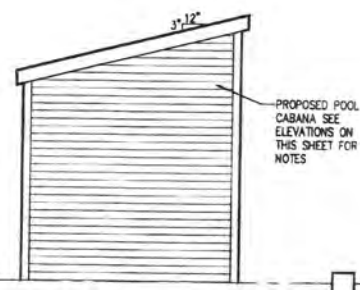
9 PROPOSED POOL CABANA FLOOR PLAN

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



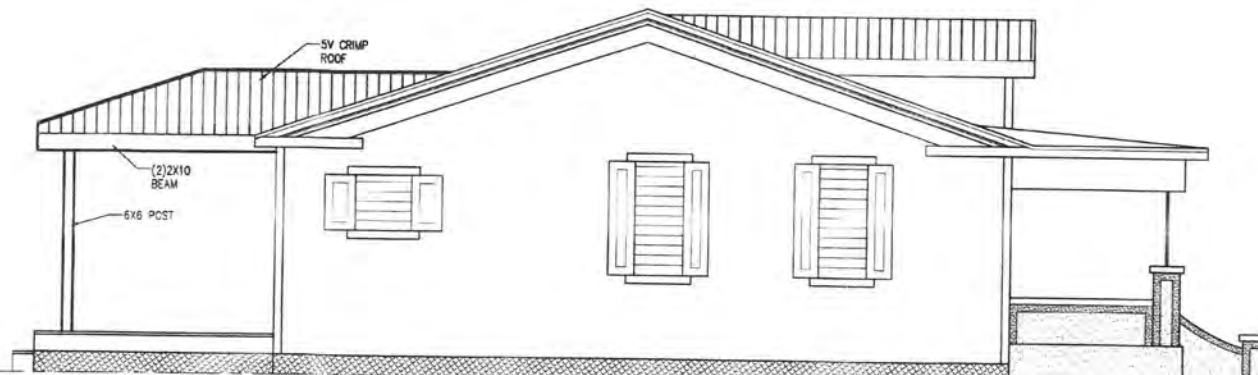
3 PROPOSED REAR ELEVATION

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



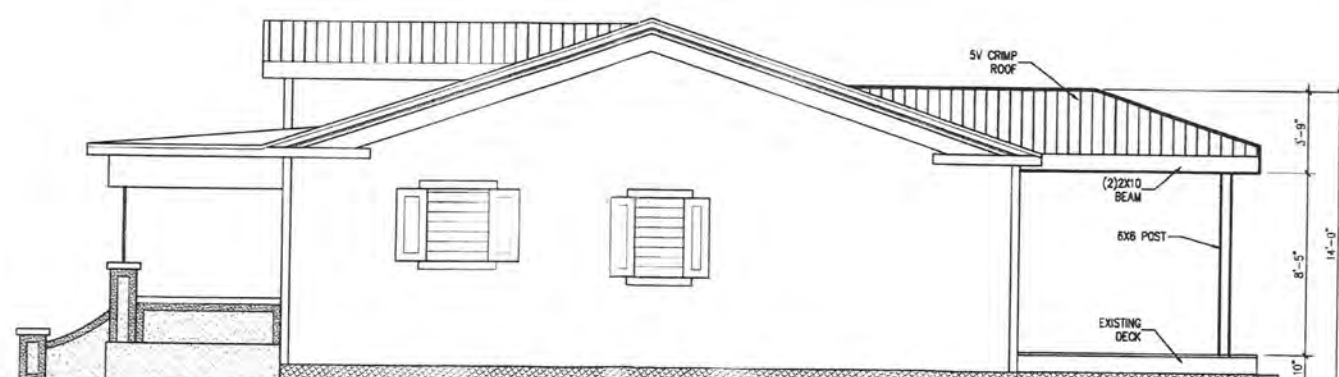
4 PROPOSED SIDE ELEVATION

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



2 PROPOSED FRONT ELEVATION (NO CHANGE)

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



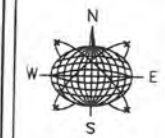
1 PROPOSED SIDE ELEVATION

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

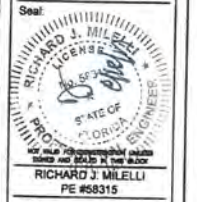


PROPOSED POOL CABANA SEE ELEVATIONS ON THIS SHEET FOR NOTES

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.

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
TOTAL		1,136	924	0

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

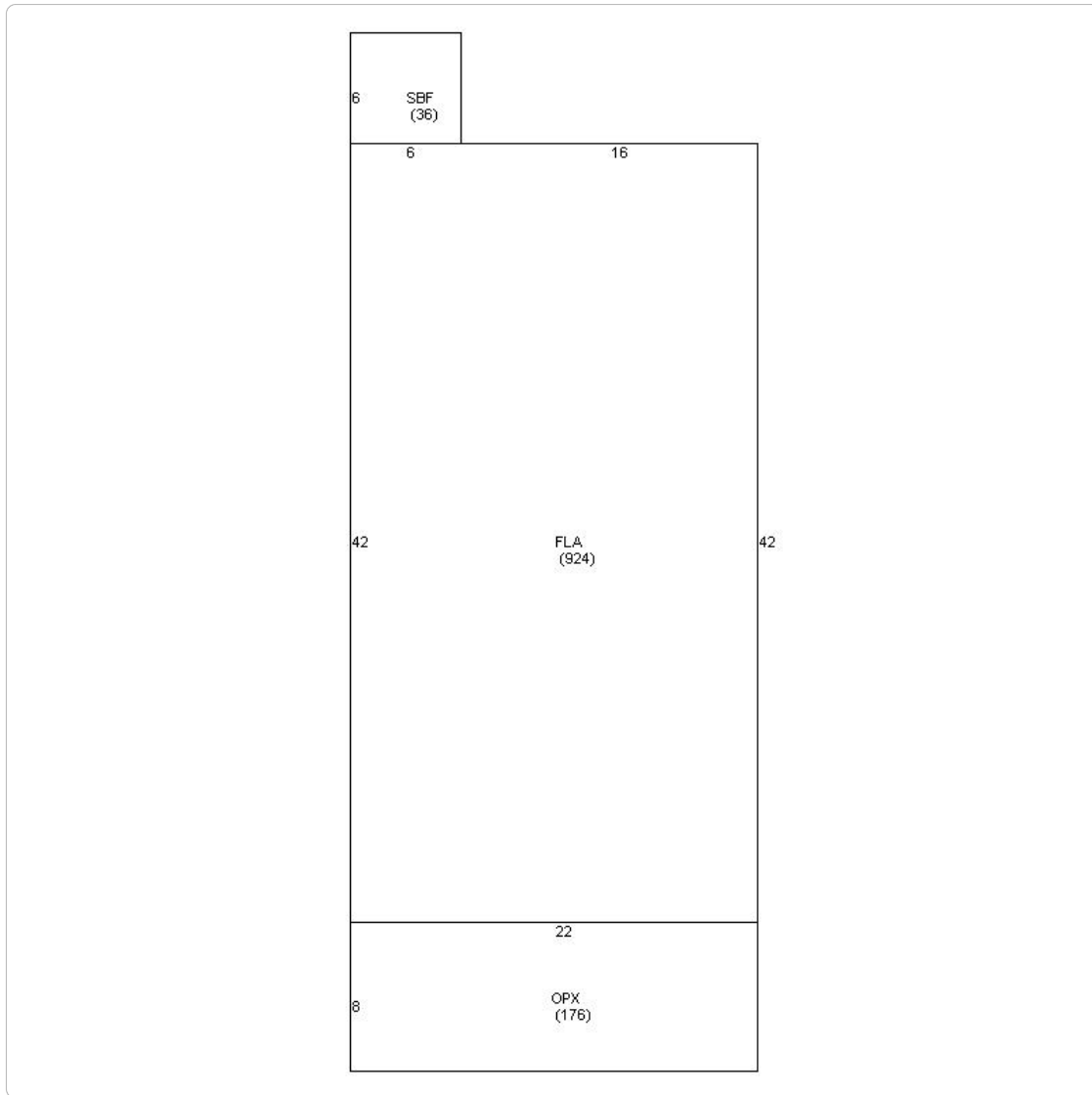
Sales

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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