



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: February 27, 2018

Applicant: Michael Ingram, Architect

Application Number: H18-03-0007

Address: #1220 South Street

Description of Work:

One-story frame structure addition at rear and enclosure of rear porch.

Site Facts:

The main house located at #1220 South Street is a non-historic building. The house, built in 2000, is a two-story frame structure and its design incorporates traditional vernacular architecture. Although the main house is two-story, the majority of surrounding buildings are one and one and a half stories.

Guidelines and Ordinance Cited on Review:

- Additions and alterations (pages 37a- 37k), specifically guidelines 1, 6, 12, 13, 19, and 25.

Staff Analysis

The Certificate of Appropriateness in review is for the enclosure of a rear first floor porch and for a new one-story frame attached addition on its south elevation. The rear addition will have a front gable roof and the west wall will be setback in order to meet minimum side yard requirements. The addition and enclosure will have hardiboard siding, aluminum impact doors and windows, and metal v-crimp roof panels.

Consistency with Guidelines

It is staff's opinion that the proposed design is consistent with the cited guidelines. The enclosure of the existing rear porch as well as the new addition will not overshadow any adjacent historic building. The scale and massing for the addition as well as its location is harmonious to the existing non-historic house and surrounding buildings.

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 # 18-00300007	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:	1220 SOUTH STREET	
NAME ON DEED:	FRANK V. BERNALDI	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1220 SOUTH STREET	EMAIL
APPLICANT NAME:	MICHAEL B. INGRAM, ARCH.	PHONE NUMBER 305.320.0211
APPLICANT'S ADDRESS:	504 ANGELA STREET KEY WEST, FL. 33040	EMAIL MIBINGRAMARCHITECT@GMAIL.COM
APPLICANT'S SIGNATURE:	<i>Michael Ingram</i>	DATE 8 JAN 2018

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: ADDITION TO EXISTING STRUCTURE TO ALLOW FOR BEDROOM & BATH. REPLACE EXISTING POOL DECKING. REPLACE LANDSCAPE DESTROYED BY 2017 HURRICANE. THIS IS A ONE STORY ADDITION.

MAIN BUILDING: REMAINS 0% ALTERATION. REPLACE EXISTING ALUM. WINDOWS (S-E) REAR CORNER W/ DOUBLE MULLED SINGLE HUNG 2'-6" x 5'-0" (3'x5'); INFILL LOWER PORTION OF REMAINING PERCH ± 60%; ADD APPROX 400 S.F. SINGLE LEVEL BED ROOM & BATH.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Open: KEYWXC Type: BP Drawer: 1
 Date: 1/25/18 50 Receipt no: 5837
 2018 300007
 PT * BUILDING PERMITS NEW
 1.00 \$400.00
 Trans number: 3122202
 CK CHECK 540 \$400.00

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):	
PAVERS: N/A.	FENCES: MISC. PAINT & REPAIR
DECKS: REMOVE EXISTING 5/4" P.T. (PAINTED) w/ IPE TYPE 5/4"; RETAIN PERIACOLE SPACING.	PAINTING: REPAIR @ WINDOW APERS, NEW ADDITION (WHITE.)
SITE (INCLUDING GRADING, FILL, TREES, ETC.): REMOVE AVACADO (2) - ADD TREES / FOLIAGE SCREENS @ EAST.	POOLS (INCLUDING EQUIPMENT): EXISTING.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): COMPRESSOR 3x3 @ SAW COOLER (5'-0" SETBACK)	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: Non historic house. Guidelines for additions &				
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
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL B. INGRAM, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1220 SOUTH STREET, KEY WEST, FL. 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Michael Barry Ingram
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this January 22, 2018 by
date

Michael Barry Ingram
Name of Authorized Representative

He/She is personally known to me or has presented FL, DL as identification.

Veronica Cleare
Notary's Signature and Seal

VERONICA CLEARE
Commission # GG 066380
Expires January 25, 2021
Bonded Thru-Trey Fair Insurance 800-385-7019

Veronica Cleare
Name of Acknowledger typed, printed or stamped

GG 066380
Commission Number, if any

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

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

MICHAEL B INSPIANI
Please Print Name of Representative

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

[Signature]
Signature of Owner

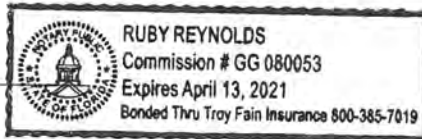
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 1/19/18 by
date

Ruby L Reynolds
Name of Authorized Representative

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

Ruby L Reynolds
Notary's Signature and Seal



Ruby L Reynolds
Name of Acknowledger typed, printed or stamped

GG 080053
Commission Number, if any



EXHIBIT "A"

THE CITY OF KEY WEST
P. O. BOX 1409
KEY WEST, FLORIDA 33041-1409

PLANNING DEPARTMENT
(305) 292-8229

April 19, 2005

Doc# 1512800
Bk# 2108 Pg# 2496

Dr. Frank V. Bervaldi
1220 South St.
Key West, FL 33040
And
Mrs. Jennie Fae Bervaldi
1215 Washington St.
Key West, FL 33040

Subject: Subdivision waiver request related to:
1220 South St. (RE Parcel # 00041490-000000), and 1215 Washington St. (RE #
00041370-000000)

Dear Dr. Bervaldi and Mrs. Bervaldi:

This is to inform you that City Planner Ty Symroski has accepted your request for a waiver or modification from strict compliance with the subdivision requirements in Chapter 118 of the City's Code of Ordinances (Land Development Regulations) related to two properties referenced in your letter of March 4, 2004, and owned by yourself and by Mrs. Jennie Fae Bervaldi.

These are parcels that have contiguous areas along their rear boundaries.

Referenced for this request for subdivision waiver are the two parcels of record presently reflected at the Offices of the Monroe County Property Appraiser, Real Estate Parcel # 00041490-000000, also known as 1220 South St., owned by Dr. Bervaldi, and Real Estate Parcel # 00041370-000000, also known as 1215 Washington St., owned by Mrs. Bervaldi.

The criteria for such waiver or modification request are found by the Planning Department to comply with the requirements and procedures set forth in Sec. 118-68. "Criteria for consideration." Your joint letter of March 4, 2005 (attached), stated that, per your initial discussion with Mr. Symroski, City Planner, you both wish to go back to the original legal descriptions for the two parcels that you own individually, described as Lots 6 and 19, square 5, of Tract 19, according to William A. Gwynn's Plat of said Tract 19, filed by the Tropical Building and Investment Company in Plat Book 1, Page 34, Monroe County, Florida.

K:\Geo Projects\South St\1220 also see 1215 Washington\01aSubWaive2005.doc Page 1
of 3

Key to the Caribbean - Average yearly temperature 77° F.

Your basic request, as stated to Mr. Symroski, and to me by Dr. Bervaldi, is that you want to return to the original dimensions of the two parcels of record. The requested revision, with a legal description of the area to be re-conveyed, from Lot 6 (Mrs. Bervaldi's parcel) to Lot 19 (Dr. Bervaldi's parcel), has been provided by a surveyor (copy attached).

This request is being considered under Sec. 118-3, relating to a requested lot split that changes the lot lines or boundaries defining land configurations which does not increase the number of lots and requires no extension of off-site improvements.

Mr. Symroski, Administrative Official, originally received with the request:

- A copy of a recorded quitclaim deed made November 15, 2000, between Hollon R. Bervaldi, Jr., and Frank V. Bervaldi, re: Lot 19 (attached);
- A copy of a quitclaim deed made December 13, 1999, between Jennie Fae Bervaldi, a widow, Hollon R. Bervaldi, Jr., and Frank V. Bervaldi, and Jennie Fae Bervaldi, a widow;
- A survey by Joe M. Trice, Professional Land Surveyor, done Oct. 5, 1999, regarding Lot 6, establishing it as 105 feet in depth and 50.31 feet in width;
- A survey By Mr. Trice done Oct. 5, 1999, regarding Lot 19, establishing it as 82 feet in depth, and 50.31 feet in width;
- A copy of a page from a Monroe County Property Appraiser's Map Book depicting the original sizes of both parcels as 93.5 feet in depth and 50.31 feet in width.

Subsequently, Dr. Bervaldi has provided a copy of a site plan and site data under which a new home was built on the property at 1220 South St. He also has provided a copy of a Special Purpose Survey to illustrate a legal description of the proposed portion to be added to Lot 19 (South Street parcel), prepared by J. Lynn O'Flynn, Professional Land Surveyor, April 12, 2005. The survey depicts a section 11.50 feet in depth and 50.31 feet in width that will be restored to that parcel, being removed from the other parcel known as Lot 6. The area to be re-conveyed contains a total of 578.65 square feet.

Also, MCPA Map Books from January, 1994, and January, 2000, reflect the original parcel sizes to which the owners want to return.

As proposed, the following changed parcel dimensions will be:

Parcel at 1220 South St. (RE # 00041490-000000)

- Will be 50.31 feet in width;
- Will be 93.5 feet in depth (was 82 feet in depth);
- Will have an area of 4,793.985 square feet.

Parcel at 1215 South St. (RE # 00041370-000000)

- Will be 50.31 feet in width;
- Will be 93.5 feet in depth (was 105 feet in depth);
- Will have an area of 4,793.985 square feet.

The parcels are located in the HMDR (Historic Medium Density Residential) Zoning District for which the dimensional requirements under Code Section 122-630, include:

- Minimum lot size: 4,000 square feet;
- Minimum lot width: 40 feet;
- Minimum lot depth: 90 feet.

After the proposed property modifications, the two parcels would still be in conformance with minimum lot width, depth and area requirements for the HMDR zoning district.

Relative to the existing structures, the 15 feet Minimum Rear Setback requirements would be met on both sides of the contiguous rear property line. Although the survey for the South Street parcel showed vacant property except for a shed that was removed, Dr. Bervaldi's Site Plan and Data that were approved by the Building Department 4/4/2000 reflect new construction that met all dimensional requirements.

The building coverage on the newly-configured parcels would be less than the maximum allowed (40 percent).

The parcel on South Street was at 27.5 percent (also including a pool house) when constructed with the existing smaller parcel size. The new larger depth dimension would result in building coverage at 21.5 percent.

The parcel on Washington Street contains the Bervaldi family residence that was built in 1939-1940 by the late Hollon R. Bervaldi and his wife, Mrs. Jennie Fae Bervaldi. Dr. Bervaldi states the overall house dimension with one addition has not changed. As configured, the building coverage at 1745.8 square feet would have been at 33 percent with the parcel as expanded to 105 feet in depth. If returned as proposed to the original depth of 93.5 percent, the coverage would increase to 37.1 percent, less than the maximum allowed.

Mr. Symroski did not find any technical reasons to mandate referral of your request to the City Development Review Committee, nor did he find any policy issues to be referred to the City Commission. This modification would be consistent with the stated purpose and intent of the City Code (LDRs), would not have a significant adverse impact on the *public interest or on adjacent property, and would not be discriminatory* considering similar situations in the general area.

Based on the above, Mr. Symroski as the responsible Administrative Official has found your request as a reasonable one to accept. Therefore, please consider this letter to be a response granting a waiver or modification as referenced above, contingent upon receipt by the Planning Department of the revised surveys and change you described today. You are asked to then record the changes to the referenced parcels, and notify the Planning Department when you have done so.

If you have any additional questions, please feel free to contact us.

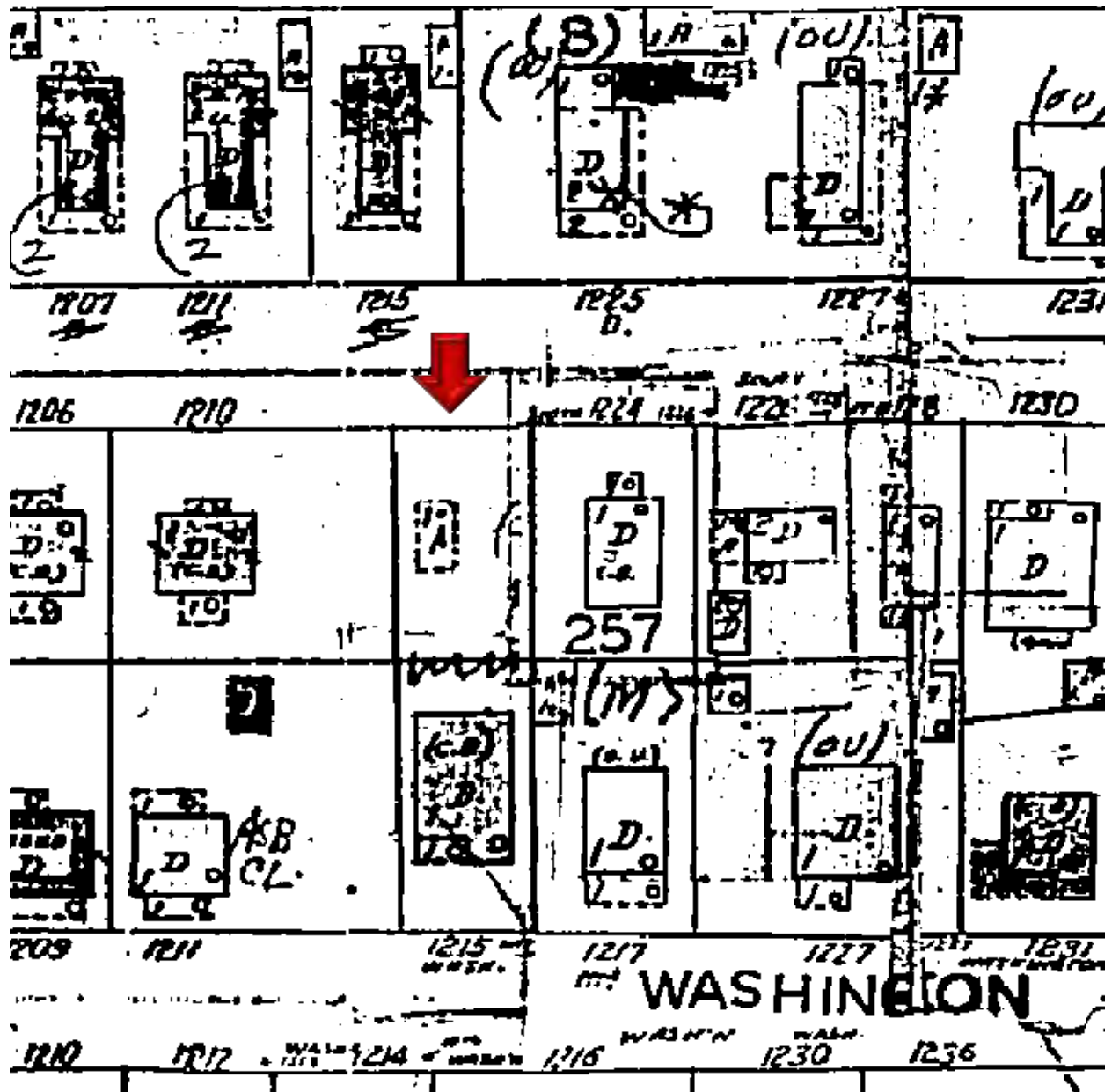
Sincerely,



Wendy Tucker,
Development Review Administrator

MONROE COUNTY
OFFICIAL RECORDS

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS

1220 South Street
Neighborhood Photos



1227 SOUTH STREET



1225 SOUTH STREET
ACROSS THE STREET



1211 SOUTH STREET



1215 SOUTH STREET



1229 SOUTH STREET



1226 SOUTH STREET



1224 SOUTH STREET



1220 SOUTH STREET



1222 SOUTH STREET



121: SOUTH STREET



1212 SOUTH STREET



1228 SOUTH STREET



1227 WASHINGTON STREET



1217 WASHINGTON STREET



1215 WASHINGTON STREET
BEHIND PROJECT



1213 WASHINGTON STREET

1220 South Street Existing Conditions Photos





KOHLER

























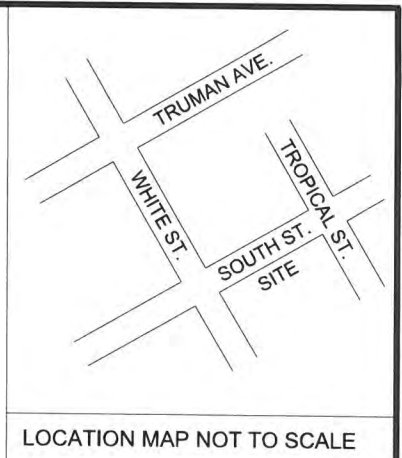




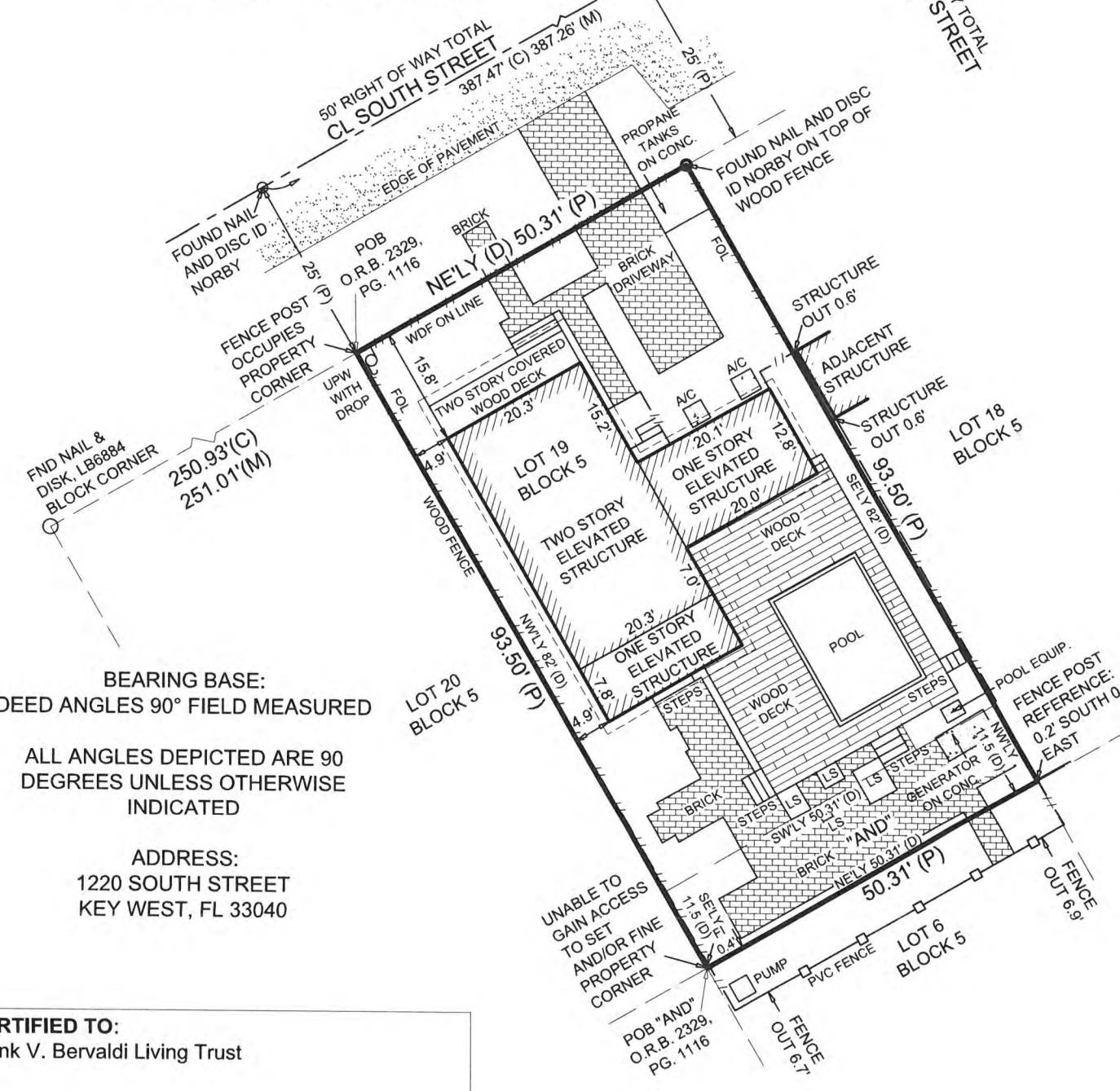
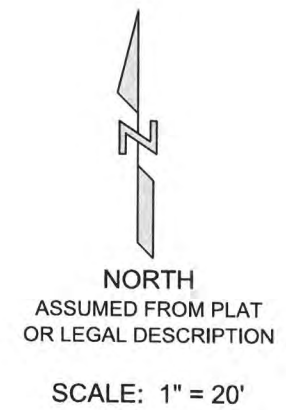
SURVEY

MAP OF BOUNDARY SURVEY

LOT 19, BLOCK 5
 SUBDIVISION OF TRACT 19 BY THE
 TROPICAL BUILDING AND INVESTMENT COMPANY
 PLAT BOOK 1, PAGE 34
 MONROE COUNTY, FLORIDA



LOCATION MAP NOT TO SCALE



BEARING BASE:
 DEED ANGLES 90° FIELD MEASURED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
 1220 SOUTH STREET
 KEY WEST, FL 33040

CERTIFIED TO:
 Frank V. Bervaldi Living Trust

LEGAL DESCRIPTION: O.R. Book 2329, Page 1116
 On the Island of Key West, Monroe County, Florida, and is known as part of Lot 19, Block 5 of "Subdivision of Tract 19 by the Tropical Investment Company" as recorded in Plat Book 1 at Page 34 of the Public Records of Monroe County, Florida being more particularly described by metes and bounds as follows:
 BEGIN: at the Northwest corner of the said Lot 19 and thence Northeasterly along the Northwesterly boundary line of the said Lot 19 for a distance of 50.31 feet to the Northeast corner thereof; thence Southeasterly at a right angle, along the Northeasterly boundary line of the said lot for a distance of 82 feet to a point; thence Southwesterly at a right angle 50.31 feet to a point of the Southwesterly boundary line of the said Lot 19; thence Northwesterly at a right angle along the Southwesterly boundary line of said Lot 19 for a distance of 82 feet back to the Point of Beginning.
 AND
 A parcel of land on the Island of Key West, and known as part of Lot 19, Square 5, of Tract 19 according to Wm. A. Gwynn's Plat of said Tract 19 filed by the Tropical Building and Investment Company in Plat Book 1, at Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
 BEGIN at the Southerly corner of the said Lot 19 and run thence NE'ly along the SE'ly boundary line of the said Lot 19 for a distance of 50.31 feet to the E'ly corner of the said Lot 19; thence NW'ly and at a right angles along the NE'ly boundary line of the said Lot 19 for a distance of 11.50 feet; thence SW'ly and at a right angles for a distance of 50.31 feet to the SW'ly boundary line of the said Lot 19; thence SE'ly and at right angles for a distance of 11.50 feet back to the Point of Beginning.
 *Surveyors note:
 Said Lands described by O.R. Book 2329, Page 1116 are also known as:
 Lot 19, Block 5, "Subdivision of Tract 19 by the Tropical Building and Investment Company", according to the Plat thereof, recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida.

- NOTES:
1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 2. 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.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
 6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.


THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE ON THIS SHEET.

C	= CALCULATED	P	= PLAT
CL	= CENTERLINE	POB	= POINT OF BEGINNING
CONC.	= CONCRETE	POC	= POINT OF COMMENCEMENT
D	= DEED	ROL	= ROOF OVERHANG LINE
FI	= FENCE INSIDE	R/W	= RIGHT OF WAY
FO	= FENCE OUTSIDE	SCO	= SANITARY CLEAN-OUT
FOL	= FENCE ON LINE	SMH	= SANITARY MANHOLE
IP	= IRON PIPE	SV	= SEWER VALVE
IR	= IRON ROD	TYP	= TYPICAL
L	= ARC LENGTH	UPW	= UTILITY POLE WOOD
LS	= LANDSCAPING	WM	= WATER METER
M	= MEASURED		

SCALE:	1"=20'
FIELD WORK DATE	01/24/18
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	17122707

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

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

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

REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1348
 FAX (305) 872 - 5622

PROPOSED DESIGN

PROJECT APPROVALS:

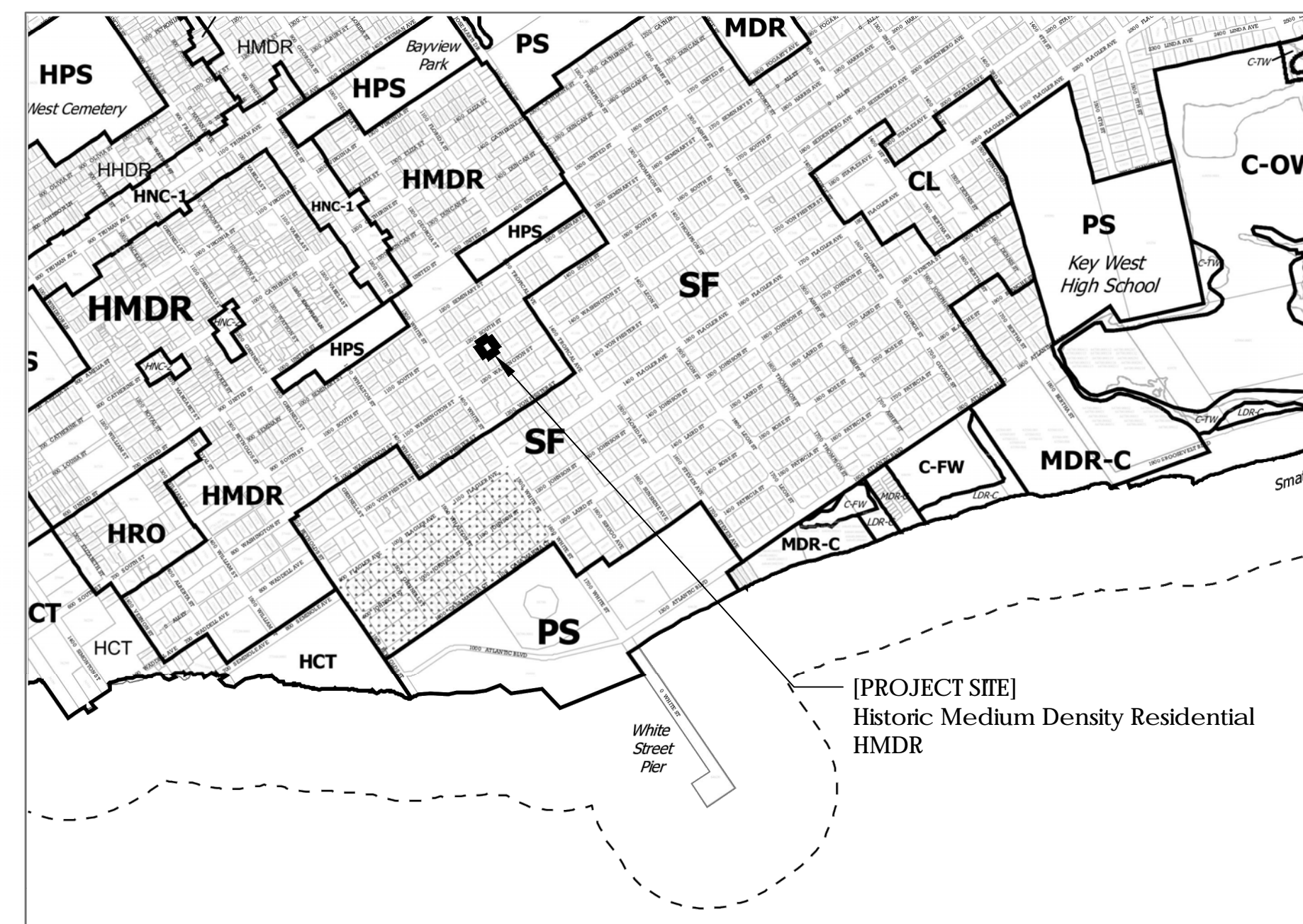
1220 SOUTH STREET

KEY WEST, FL 33040

RESIDENTIAL ADDITION

PARCEL 00041490-000000

HARC SUBMISSION



ZONING MAP OF THE CITY OF KEY WEST
PLATE 3 OF 8.
Not official version. Please contact the Planning Department or City Clerk for the official version.

SCOPE OF WORK

ONE STORY ADDITION TO REAR FACADE OF NON-HISTORIC STRUCTURE. MINIMAL SITE WORK.

DRAWING INDEX

- A1.0 COVER AND SCOPE OF WORK
- A1.1 SITE PLANS AND DATA
- A2.1 EXISTING FLOOR PLANS
- A2.2 PROPOSED FLOOR PLANS
- A3.1 EXISTING EXTERIOR ELEVATIONS
- A3.2 PROPOSED EXTERIOR ELEVATIONS

CODE INFORMATION

- APPLICABLE CODES
2014 FLORIDA BUILDING CODES
- FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
FLOOD ZONE AE6

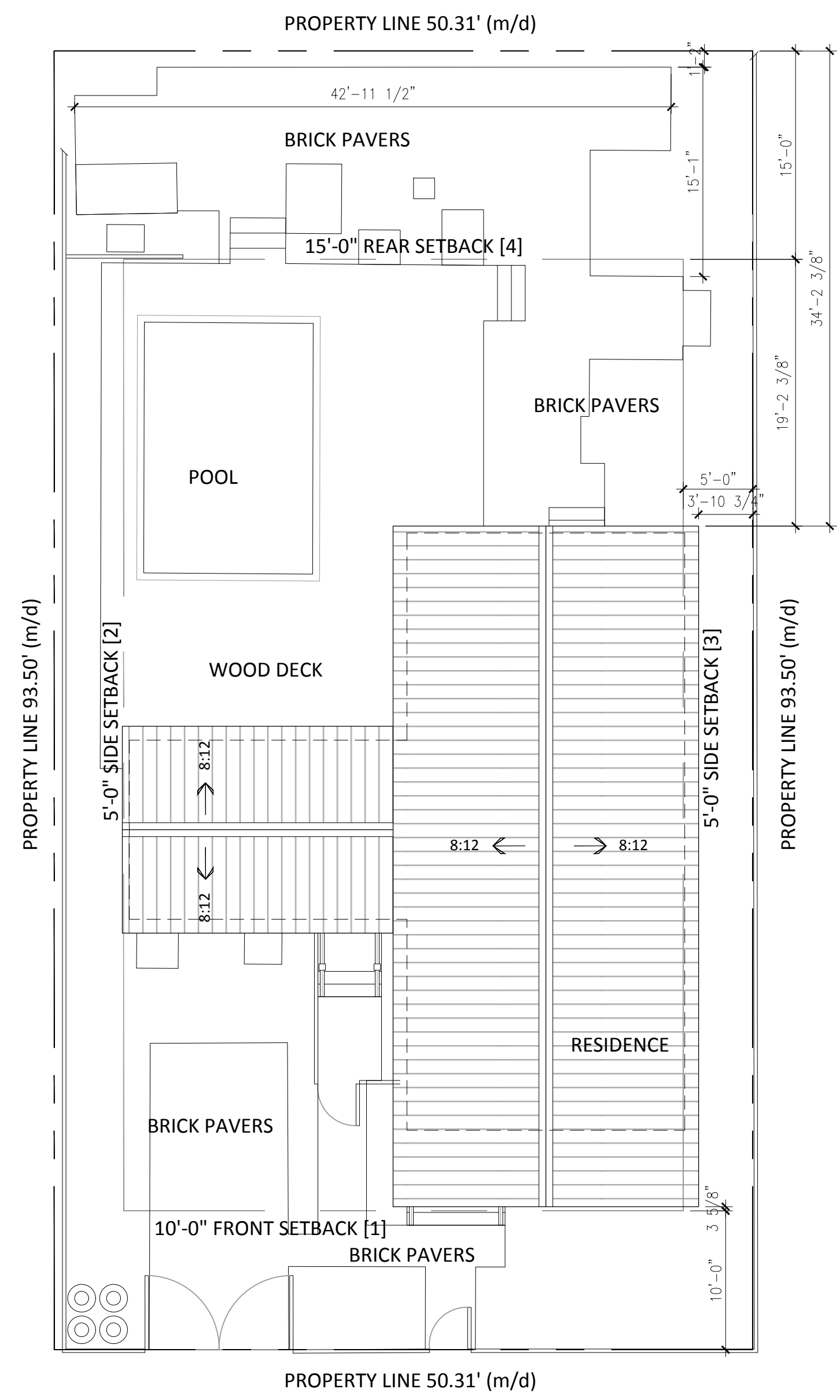
Michael B. Ingram: License # AR0009306
Expiration Date: February 28, 2019

1220 SOUTH STREET
KEY WEST

COVER &
SCOPE OF
WORK

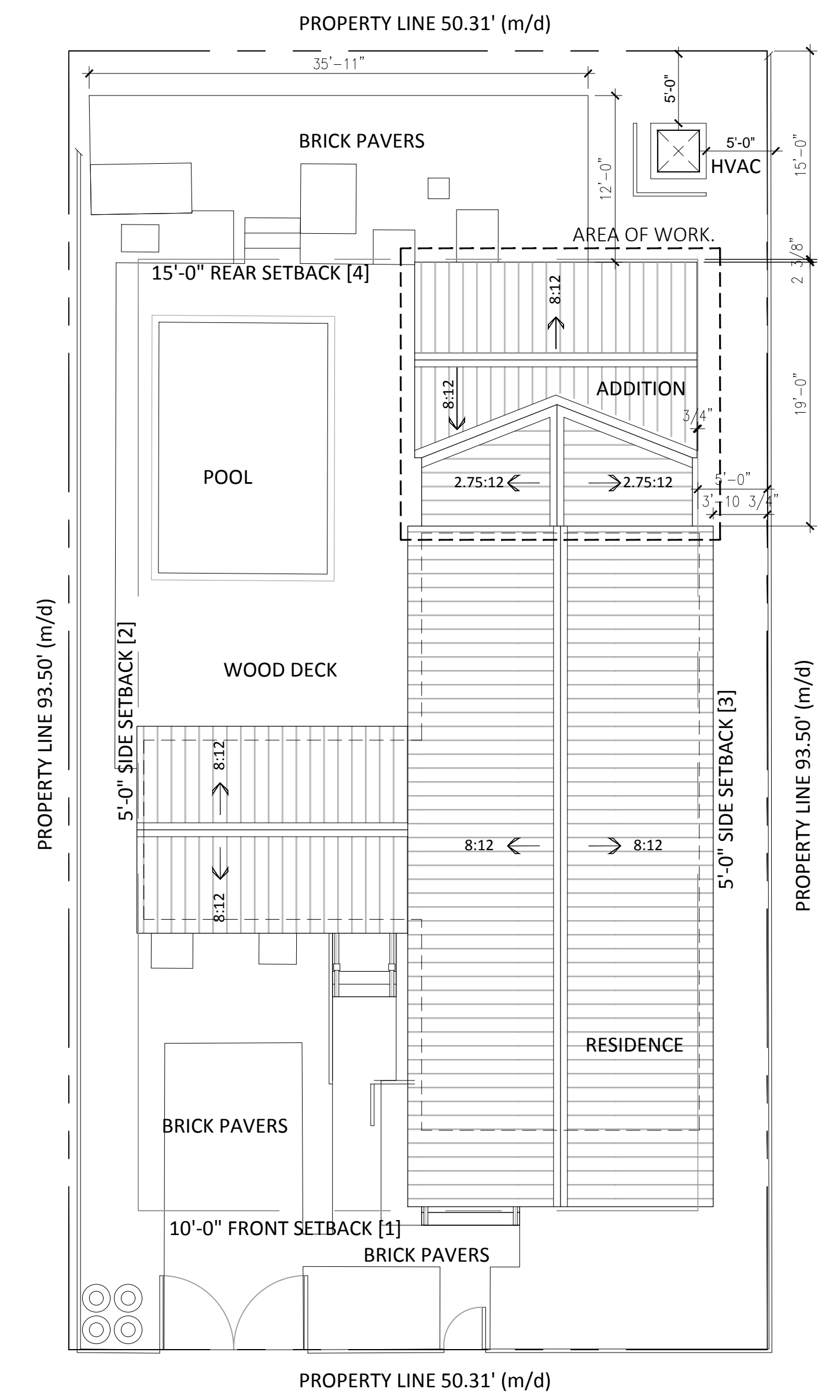
M.B. INGRAM
P: 305.320.0211
E: MBINGRAMARCHITECT@GMAIL.COM
504 ANGELA STREET, KEY WEST, FL 33040
JAN. 29, 2018
A1.0

PROJECT APPROVALS:



SOUTH STREET

1 EXISTING SITE PLAN
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"



SOUTH STREET

2 PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"

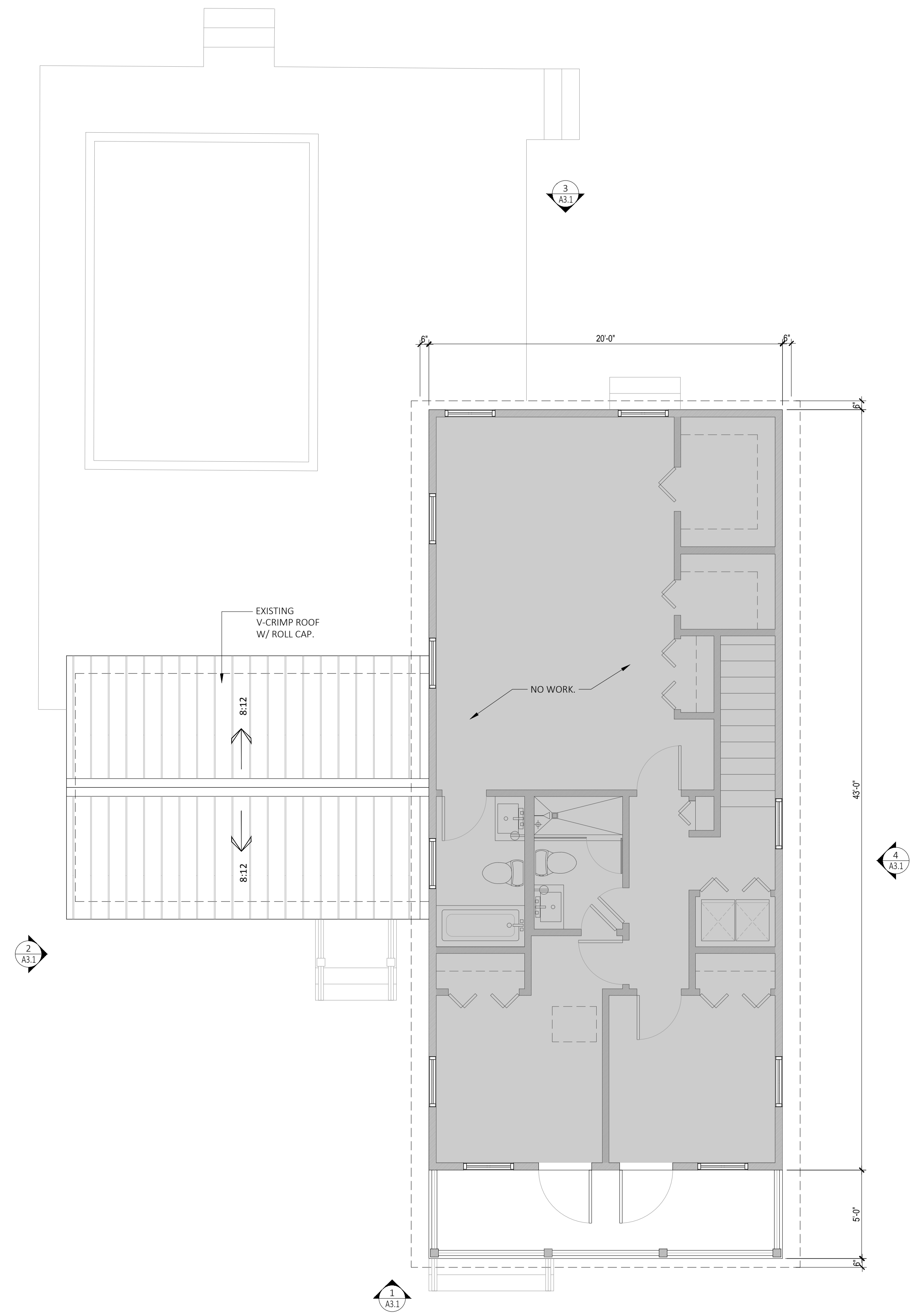
SITE DATA TABLE				
1220 SOUTH STREET, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HMDR			
FLOOD ZONE	AE ELEVATION: 6			
CODE REQUIREMENTS:	EXISTING	PROPOSED	VARIANCE REQUESTED	
MIN. LOT SIZE	4,000 SF	4,704 SF	4,704 SF	NO
HEIGHT	30'-0" MAX	+/- 26'-5"	+/- 26'-5"	NO
[1] FRONT YARD	10'-0"	10'-3 5/8"	10'-3 5/8"	NO
[2] SIDE YARD	5'-0"	EXISTING [N/A]	EXISTING [N/A]	NO
[3] SIDE YARD	5'-0"	3'-10 3/4"	NEW WORK AT 5'-0 3/4"	NO
[4] REAR YARD	15'-0"	34'-2 3/8"	15'-2 3/8"	NO
BUILDING COVERAGE	40% [1,882 SF]	1,368.5 SF [29.1%]	1,750.7 SF [37.2%]	NO
IMPERVIOUS COVERAGE	60% [2,822 SF]	2,616.9 SF [55.6%]	2,733.32 SF [58.1%]	NO
OPEN SPACE RATIO	35% [2,932 SF]	1,448.7 SF [30.8%]	1,460.2 SF [31.0%]	NO

1220 SOUTH STREET
 KEY WEST

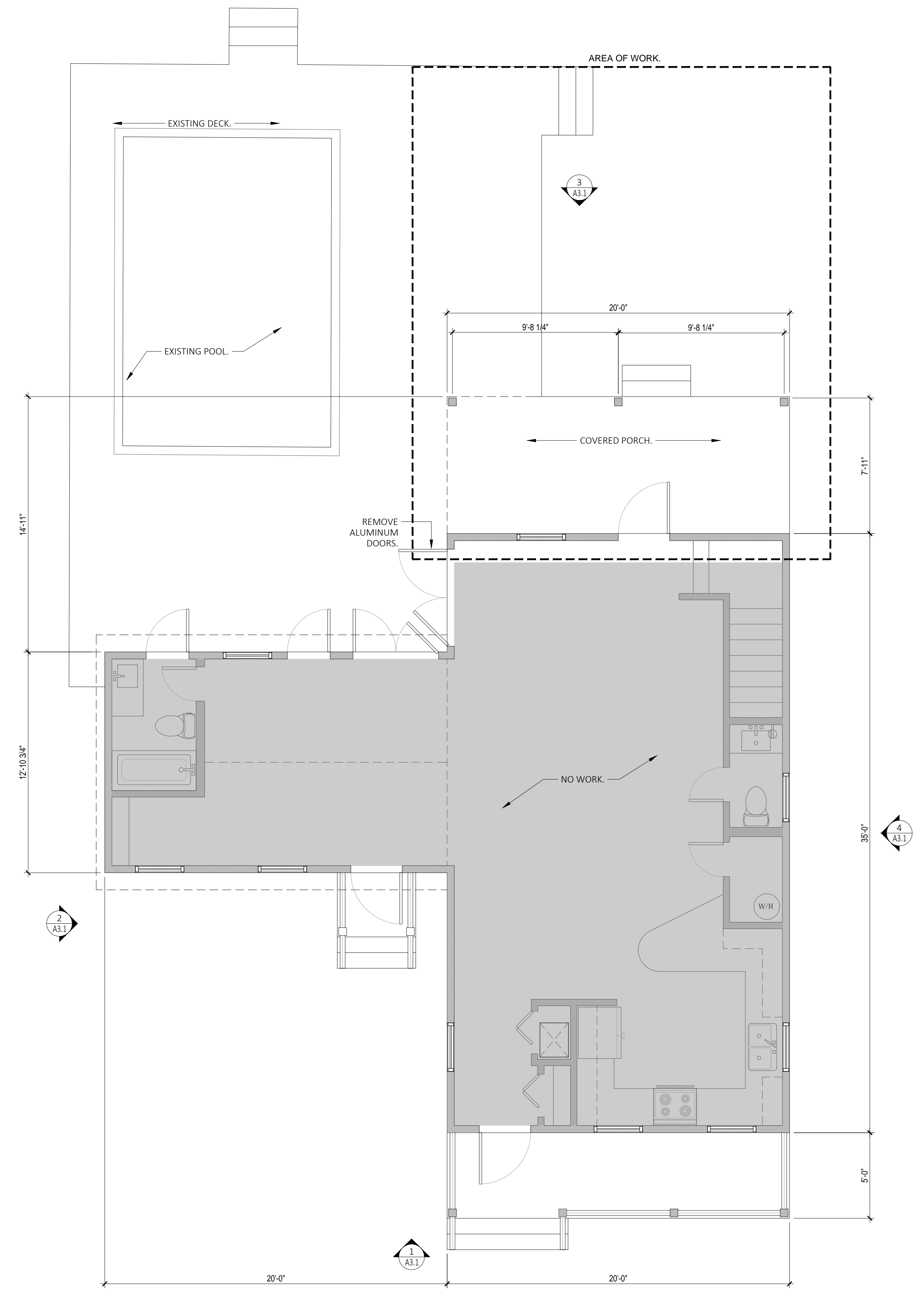
SITE PLANS
 AND DATA

M.B. INGRAM
P: 305.320.0211
 E: MBINGRAMARCHITECT@GMAIL.COM
 504 ANGELA STREET, KEY WEST, FL 33040
 JAN. 29, 2018
A1.1

PROJECT APPROVALS:



2 EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

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

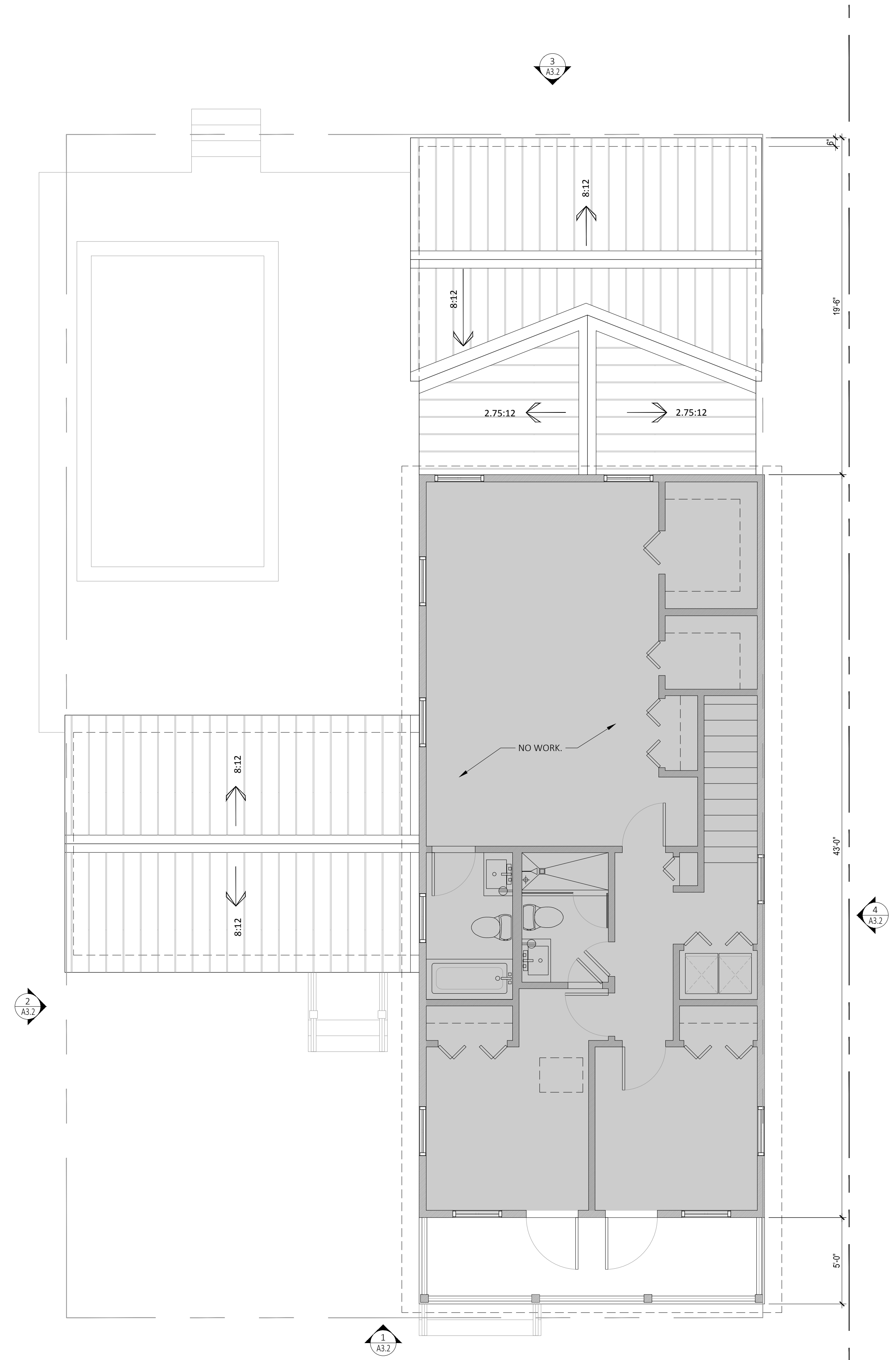
1220 SOUTH STREET
 KEY WEST

EXISTING FLOOR PLANS

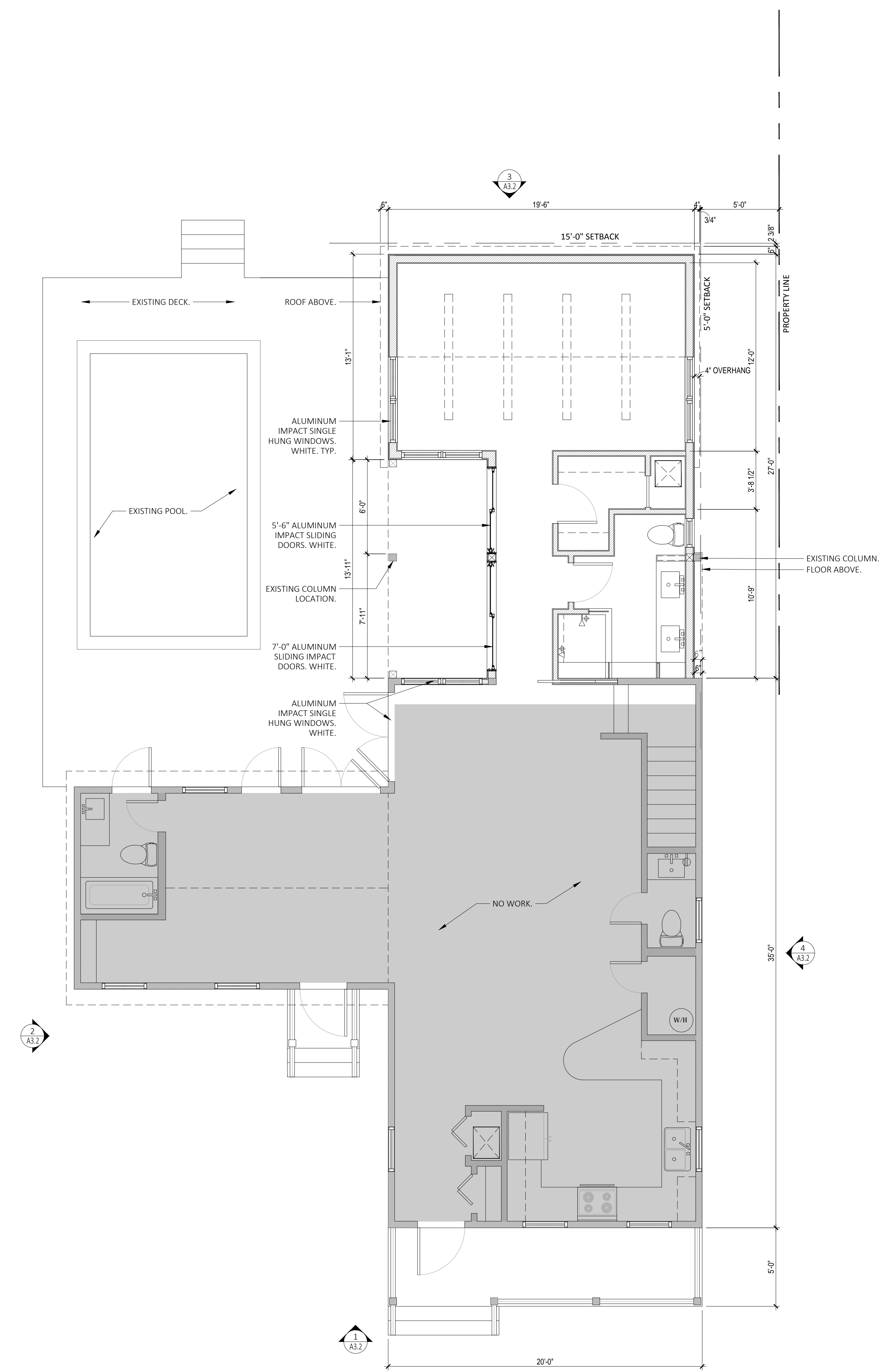
M.B. INGRAM
 P: 305.320.0211
 E: MBINGRAMARCHITECT@GMAIL.COM
 504 ANGELA STREET, KEY WEST, FL 33040

JAN. 29, 2018
A2.1

PROJECT APPROVALS:



2 SECOND FLOOR PLAN (NO WORK)
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

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

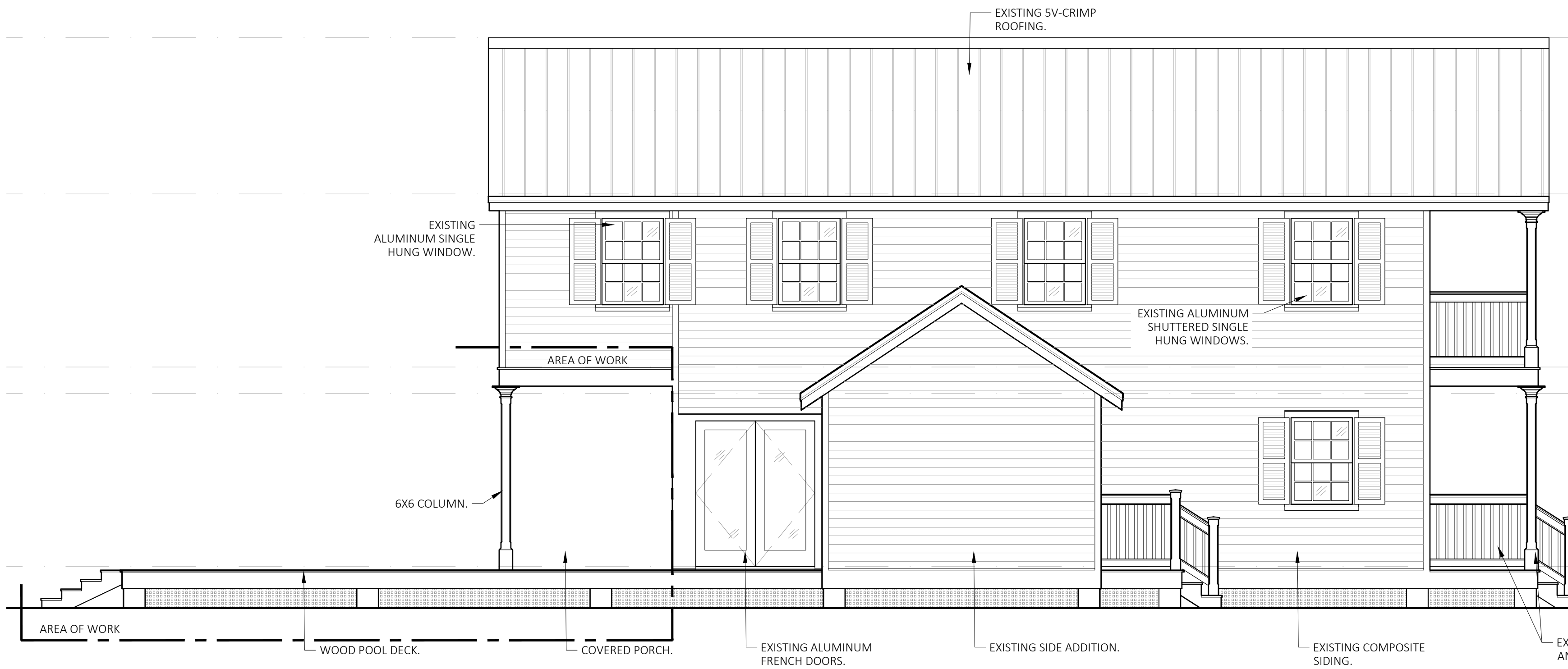
**1220 SOUTH STREET
 KEY WEST**

**PROPOSED
 FLOOR
 PLANS**

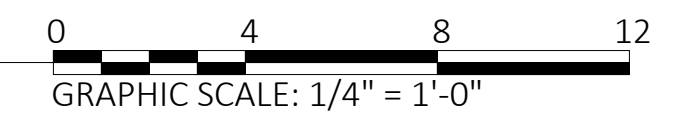
M.B. INGRAM
 P: 305.320.0211
 E: MBINGRAMARCHITECT@GMAIL.COM
 504 ANGELA STREET, KEY WEST, FL 33040

**JAN. 29, 2018
 A2.2**

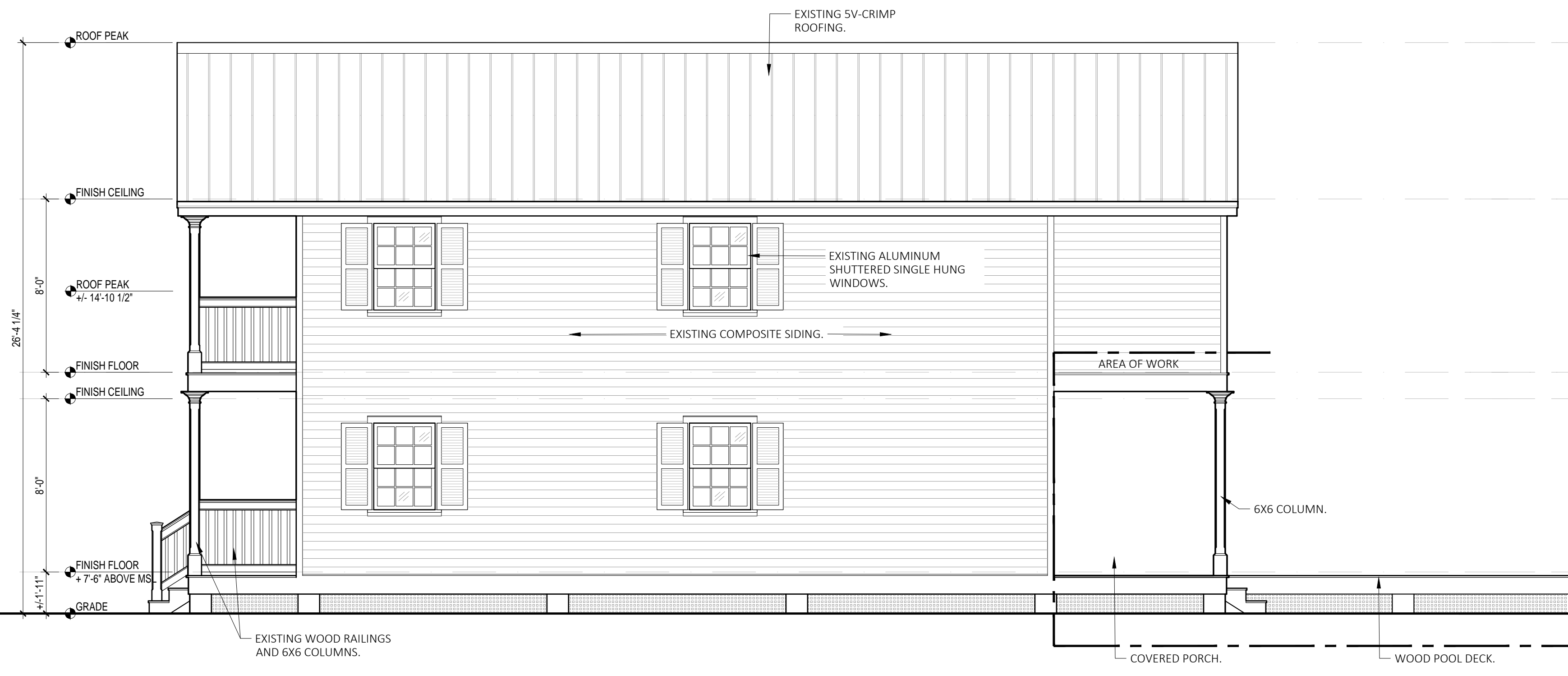
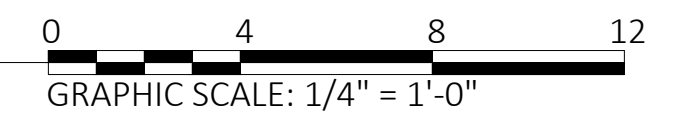
PROJECT APPROVALS:



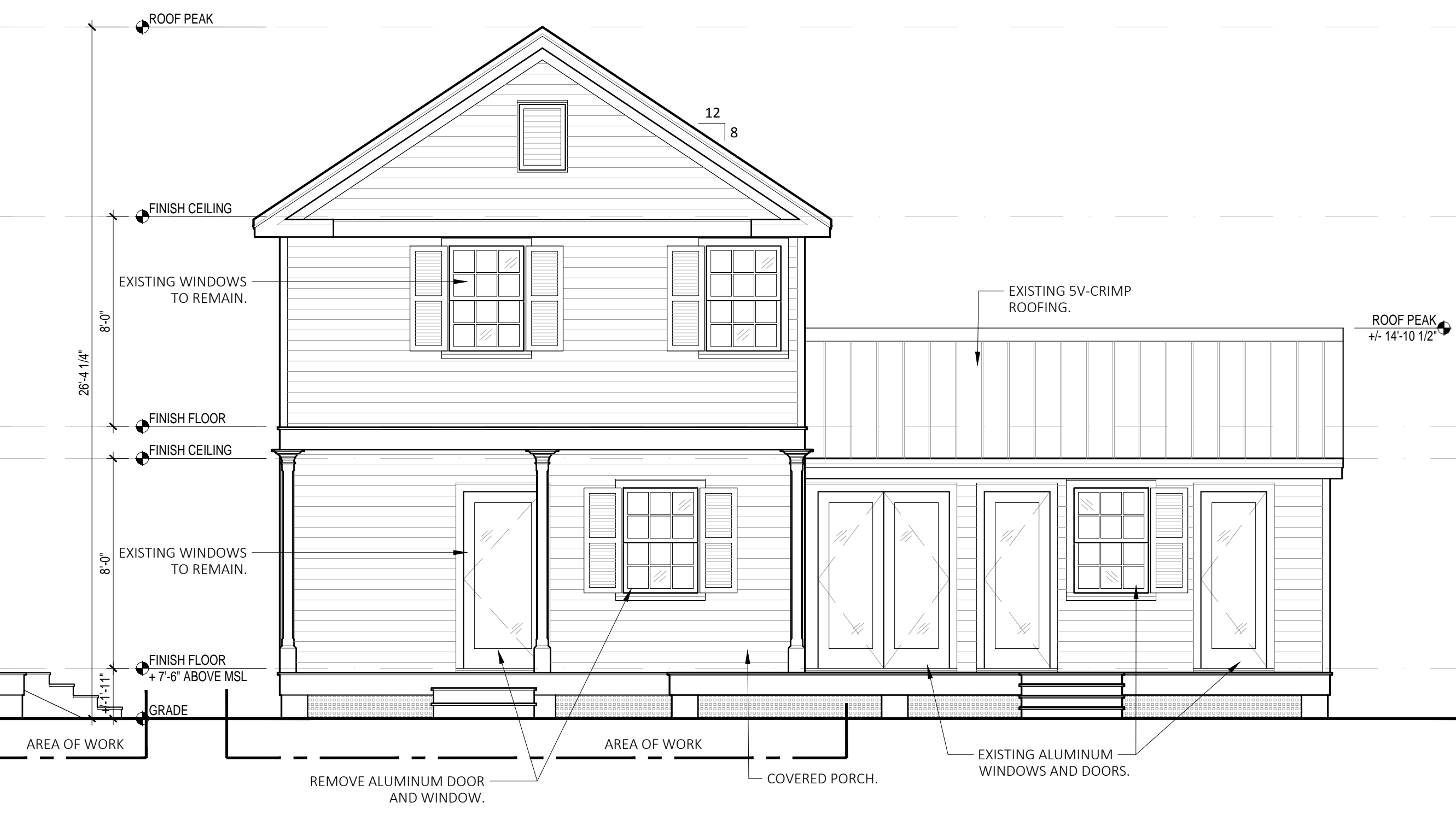
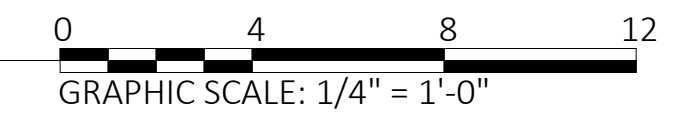
2 EAST ELEVATION
 SCALE: 1/4"=1'-0"



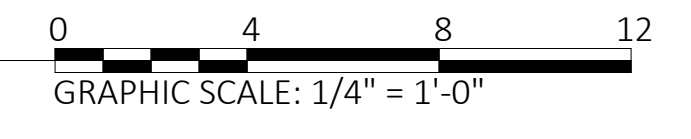
1 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



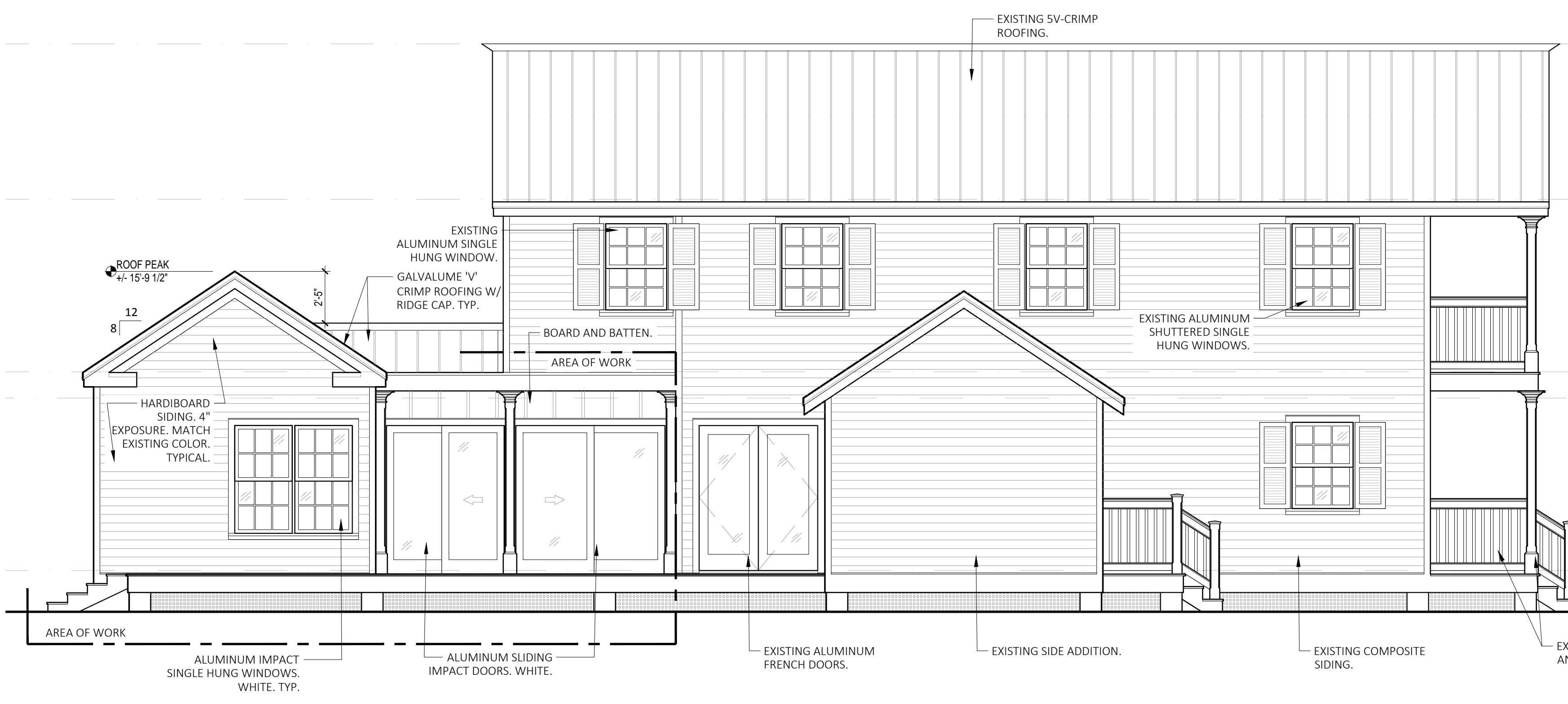
Michael B. Ingram, License # AR0009306
 Expiration Date: February 28, 2019

**1220 SOUTH STREET
 KEY WEST**

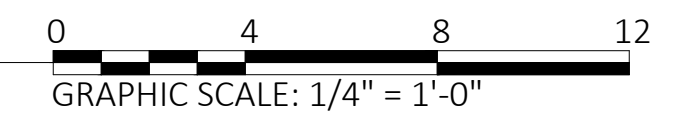
EXISTING EXTERIOR ELEVATIONS

M.B. INGRAM
 P: 305.320.0211
 E: MBINGRAMARCHITECT@GMAIL.COM
 504 ANGELA STREET, KEY WEST, FL 33040
JAN. 29, 2018
A3.1

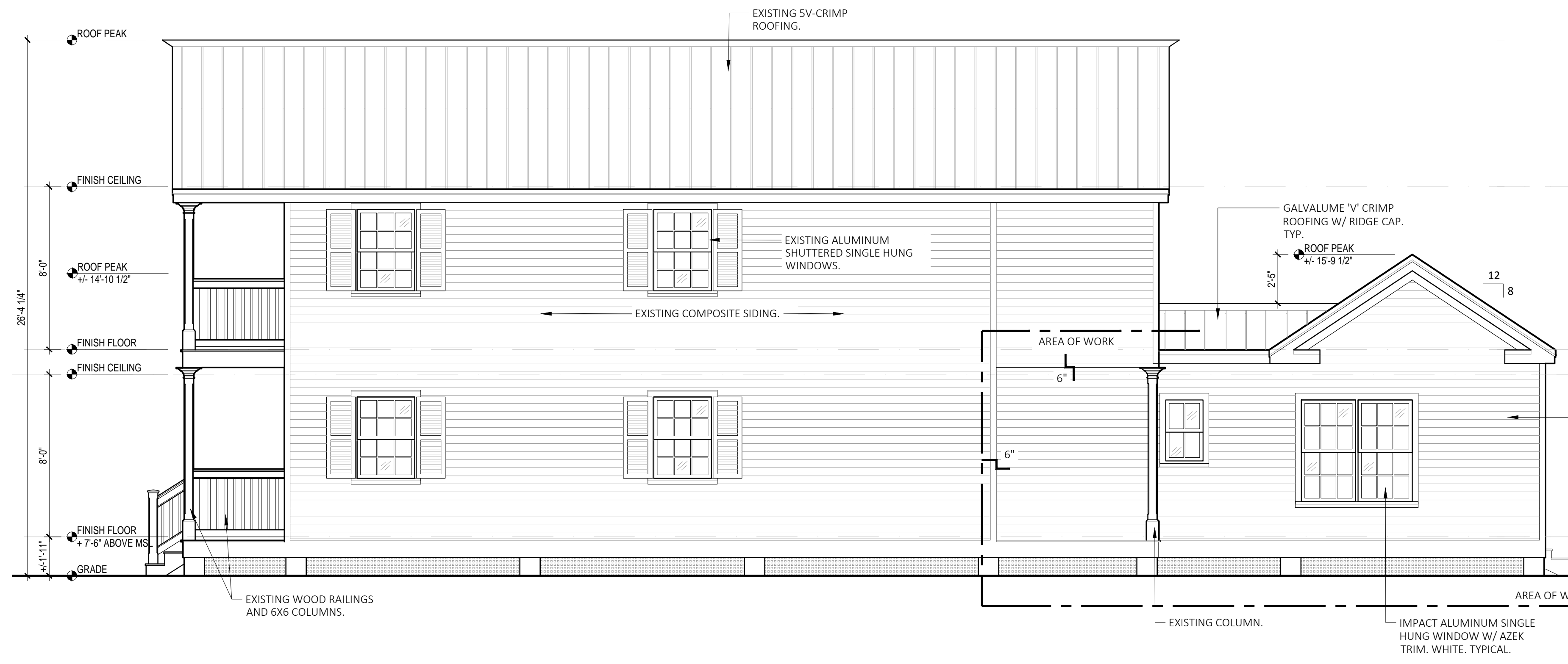
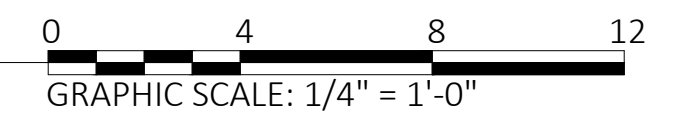
PROJECT APPROVALS:



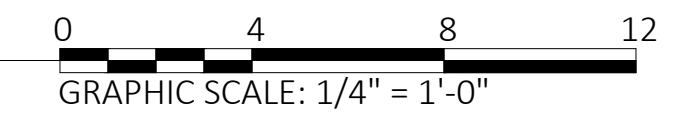
2 EAST ELEVATION
 SCALE: 1/4"=1'-0"



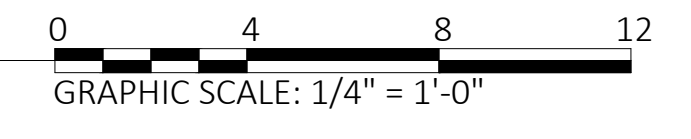
1 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



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

**1220 SOUTH STREET
 KEY WEST**

**PROPOSED
 ELEVATIONS**

M.B. INGRAM
 P: 305.320.0211
 E: MBINGRAMARCHITECT@GMAIL.COM
 504 ANGELA STREET, KEY WEST, FL 33040
JAN. 29, 2018
A3.2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., February 27, 2018 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

ONE-STORY FRAME STRUCTURE ADDITION AT REAR AND ENCLOSURE OF REAR PORCH

#1220 SOUTH STREET

Applicant – Michael Ingram, Architect Application #18-03-0007

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



1220

Public Meeting Notice

SECURITY PROVIDED BY
BAS
305-294-6763

SECURITY PROVIDED BY
BAS
305-294-6763

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1220 SOUTH STREET on the 16th day of FEBRUARY, 2018.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 21 FEBRUARY, 2018.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 18-03-0007

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

Signed Name of Affiant:

Michael B. Ingram

Date: 2.16.18

Address: 504 ANGELA STREET

City: KEY WEST

State, Zip: FLORIDA 33040

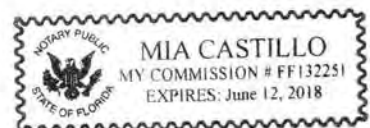
The forgoing instrument was acknowledged before me on this 16th day of February, 2018.

By (Print name of Affiant) MICHAEL B. INGRAM who is personally known to me or has produced FLDL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Mia Castillo
Print Name: MIA CASTILLO

Notary Public - State of Florida (seal)
My Commission Expires: June 12, 2018



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 00041490-000000
Account # 1042161
Property ID 1042161
Millage Group 10KW
Location 1220 SOUTH ST , KEY WEST
Address
Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 19 SQR 5 TR 19
Description PB1-34 H1-249 OR1062-810/11D/C OR1622-668/669Q/C OR1663-1474/75Q/C OR2108-2495/98Q/C OR2329-1116/18Q/C
 (Note: Not to be used on legal documents)
Neighborhood 6157
Property Class SINGLE FAMILY RESID (0100)
Subdivision Tropical Building and Investment Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

BERVALDI FRANK V LIVING TRUST 09/19/2007
 1220 South ST
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$264,191	\$232,294	\$200,905	\$236,885
+ Market Misc Value	\$28,215	\$30,074	\$26,173	\$24,534
+ Market Land Value	\$388,643	\$383,356	\$479,851	\$562,434
= Just Market Value	\$681,049	\$645,724	\$706,929	\$823,853
= Total Assessed Value	\$496,660	\$486,445	\$483,064	\$479,230
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$471,660	\$461,445	\$458,064	\$454,230

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,703.98	Square Foot	50.31	93.5

Buildings

Building ID	3248	Exterior Walls	HARDIE BD
Style		Year Built	2000
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2003
Gross Sq Ft	2102	Foundation	WD CONC PADS
Finished Sq Ft	1582	Roof Type	GABLE/HIP
Stories	3 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	274	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	16	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	520	0	0
FLA	FLOOR LIV AREA	1,582	1,582	0
TOTAL		2,102	1,582	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2000	2001	1	241 SF	2
FENCES	2000	2001	1	250 SF	2
FENCES	2000	2001	1	824 SF	2
RES POOL	2001	2011	1	216 SF	5
PATIO	2001	2011	1	729 SF	2

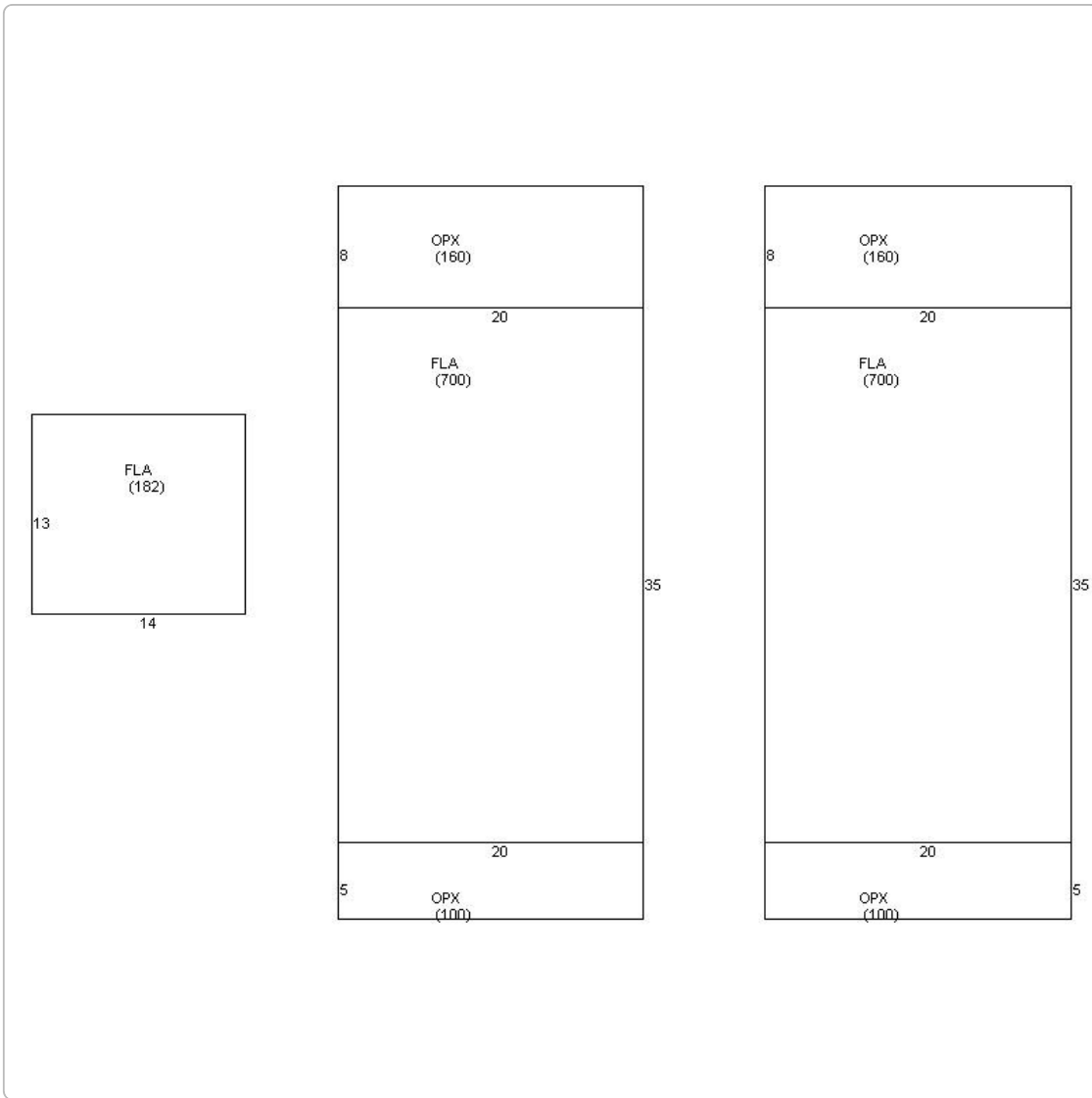
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/15/2000	\$50,000	Quit Claim Deed		1663	1474	K - Unqualified	Vacant

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
0001353	5/26/2001	12/1/2000	\$16,000		POOL
9903593	6/23/2000	12/4/2000	\$130,000		NEW SFR

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

Last Data Upload: 2/20/2018 6:12:11 AM



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The Schneider
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