

Application

AK 1030236



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 11-25-2013 011855

OWNER'S NAME:

Rando, James + Mary

DATE:

11-25-13

OWNER'S ADDRESS:

804 Catherine St

PHONE #:

631 739 4177

APPLICANT'S NAME:

Carlos O. Rojas. AIA

PHONE #:

9233567

APPLICANT'S ADDRESS:

2012 Roosevelt Dr

ADDRESS OF CONSTRUCTION:

804 Catherine's street

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Renovate + Restore original House, Add 1 story
Addition to rear.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

PAST DUE

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 11-25-13

Applicant's Signature: [Signature]

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Upper: CASHIER
Date: 11/27/13 53
2013 1001863
PT * BUILDING User: OTBYNEW
Trans number: 1.00 \$100.00
VM VISA/MC/STC 298583 \$100.00
Staff Approval: Time: 10:45:11
Trans date: 11/27/13
Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION 154

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

81-25-11 HAM + normal, 10/1/81

TIP: 10/1/81

Approved 10/1/81

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

The house is listed as an altered contributing structure.

• Guidelines for additions

• Guidelines for windows.

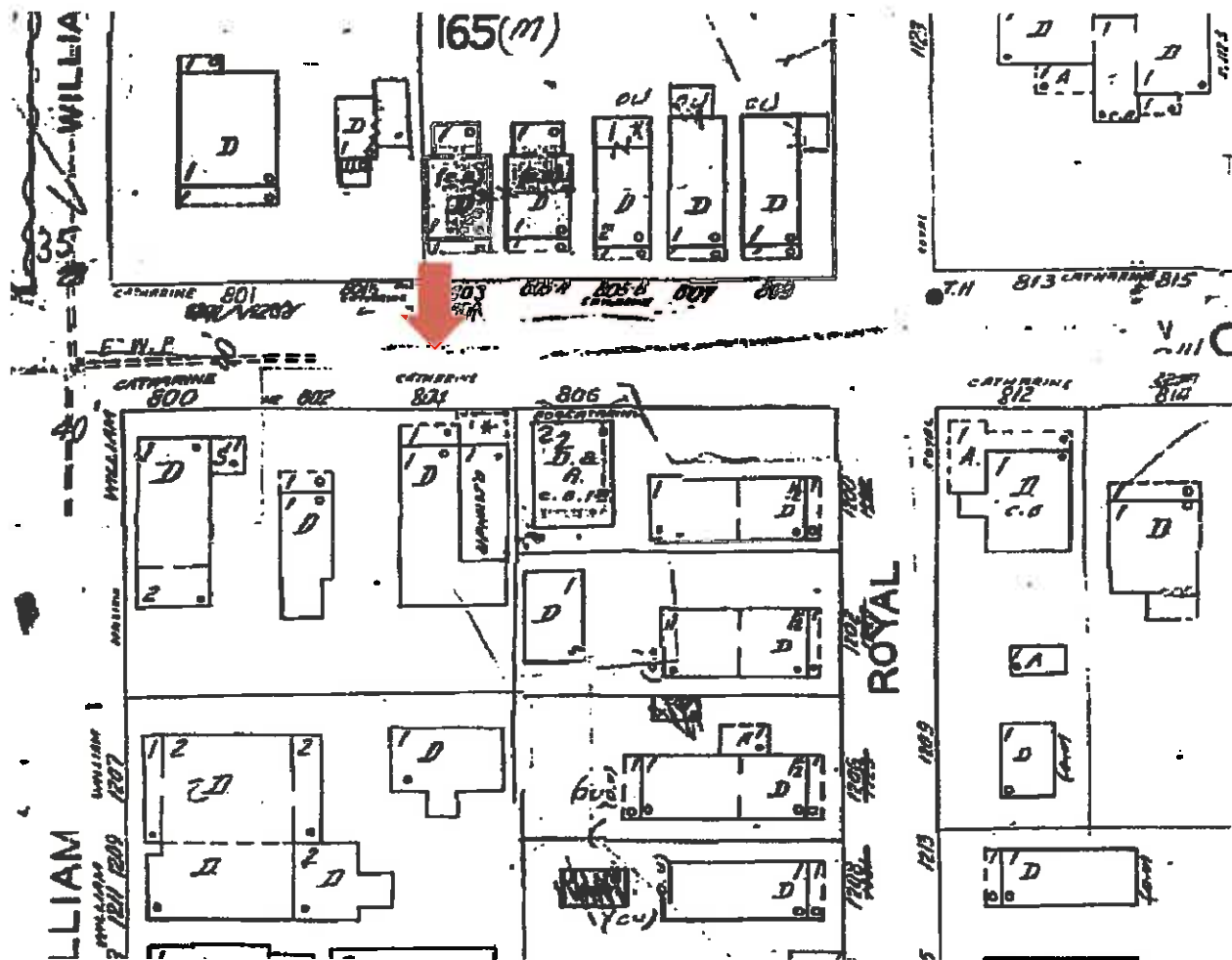
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____ 81-25-11

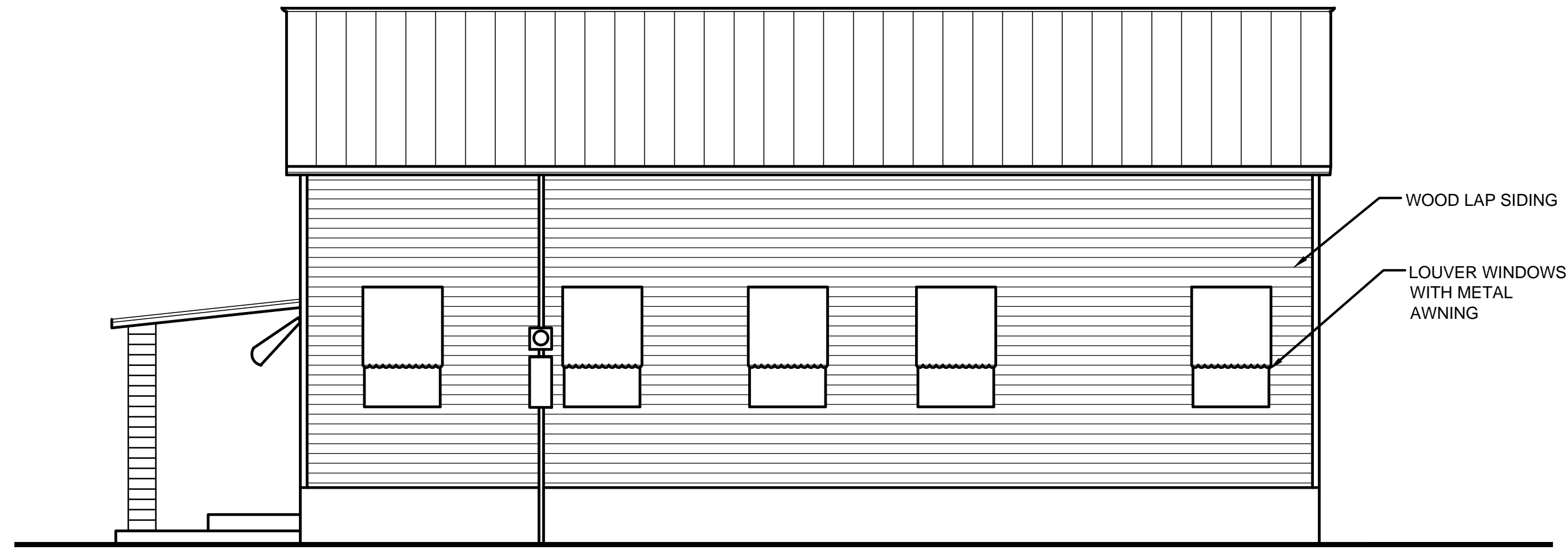
Historic Architectural
Review Commission

Sanborn Maps



#804 Catherine Street Sanborn map 1962

Project Photos



RIGHT SIDE ELEVATION

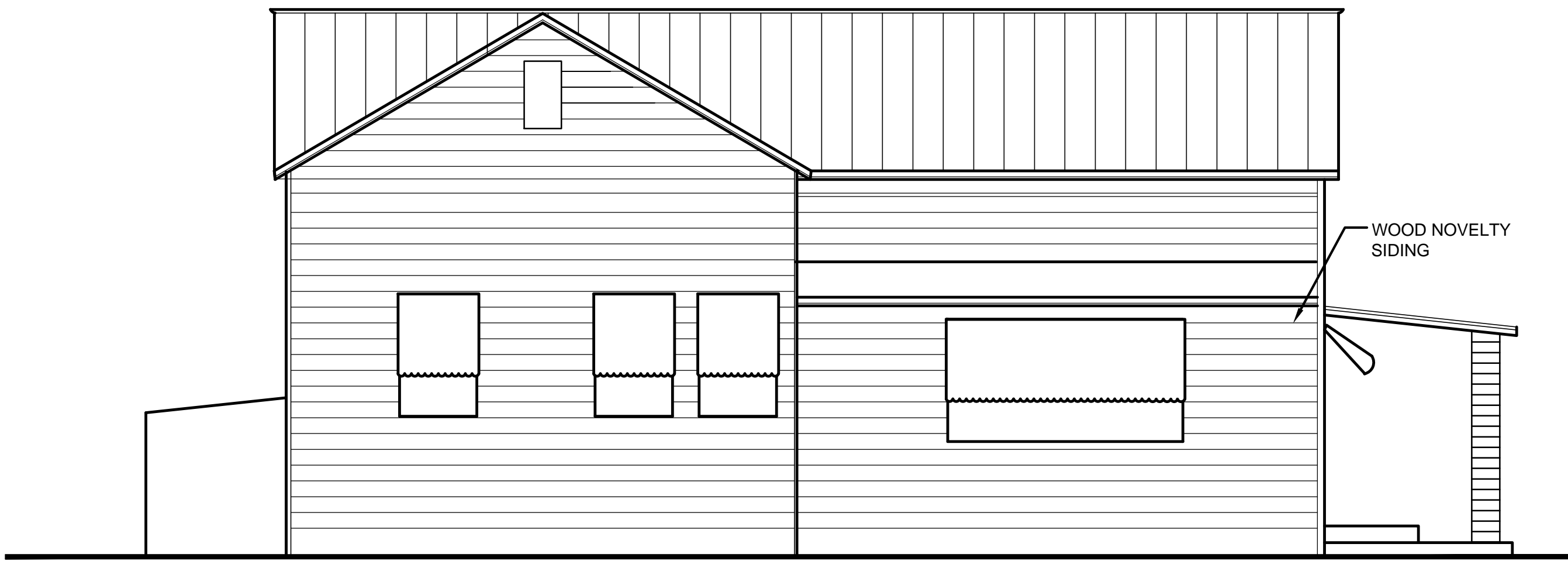
1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

EXISTING ELEVATIONS



1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



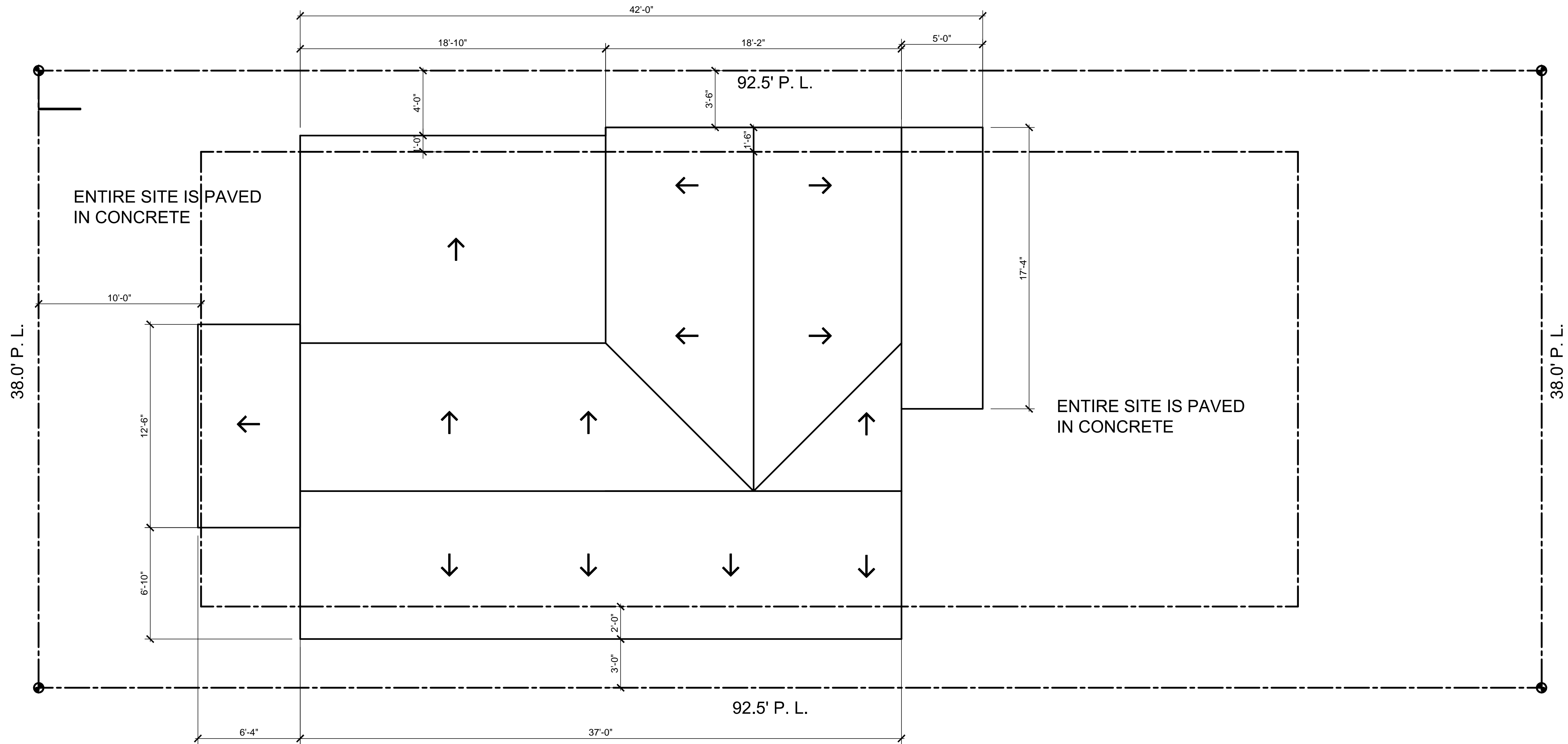
Carlos O. Rojas, AIA
AR 0010754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
ArchitectKW@hotmail.com

Revisions

Carlos O. Rojas, AIA
804 Catherine Street
Key West, Florida 33040

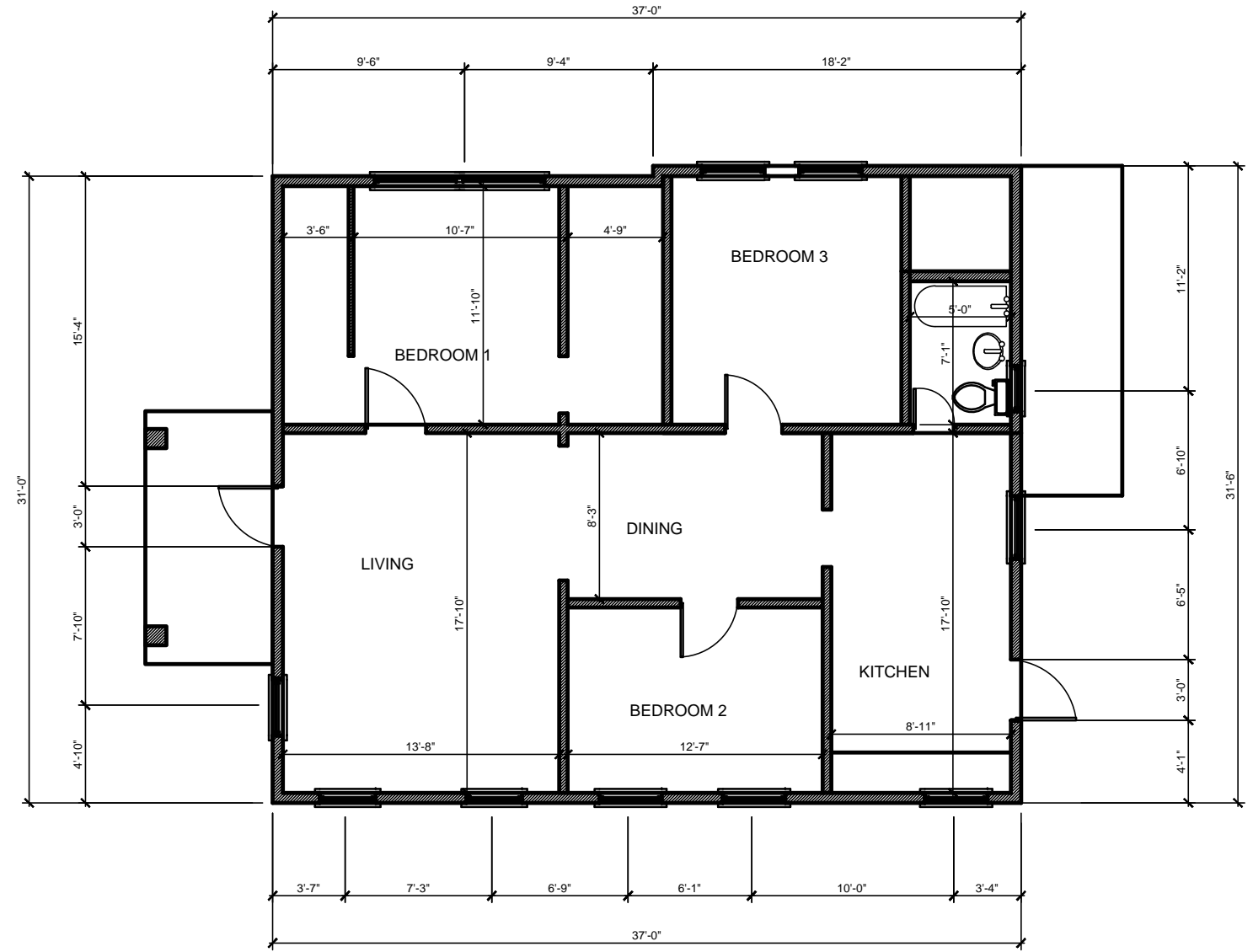
Project Number
0501804 2013
Date
5/22/2013
Drawn By
COR

AB2

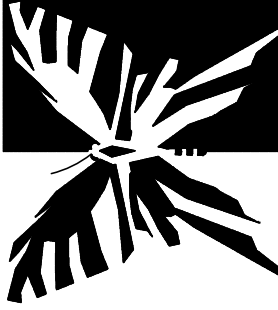


SITE PLAN/ROOF PLAN EXISTING
1/4" = 1'-0"

BUILDING COVERAGE CALCULATIONS:	
TOTAL PROPERTY IS 3515 SQ. FT. LOCATED IN A HMDR ZONE.	
ORIGINAL STRUCTURE:	1321 SQ. FT.
ORIGINAL BUILDING COVERAGE:	37%
PROPOSED STRUCTURE:	1665 SQ. FT.
NEW BUILDING COVERAGE:	47%
TOTAL IMPERVIOUS COVERAGE EXISTING:	100%
TOTAL IMPERVIOUS COVERAGE NEW: +971 SQFT	72.4%
ONE PARKING SPACE PRESENT, ONE ADDED IN THE GARAGE FOR A TOTAL OF 2. ONE IS REQUIRED.	
ADDING SIX TREES AND A MINIMUM OF 15 BUSHES WHERE THERE IS NO LANDSCAPING PRESENT.	



FLOOR PLAN EXISTING
1/8" = 1'-0"



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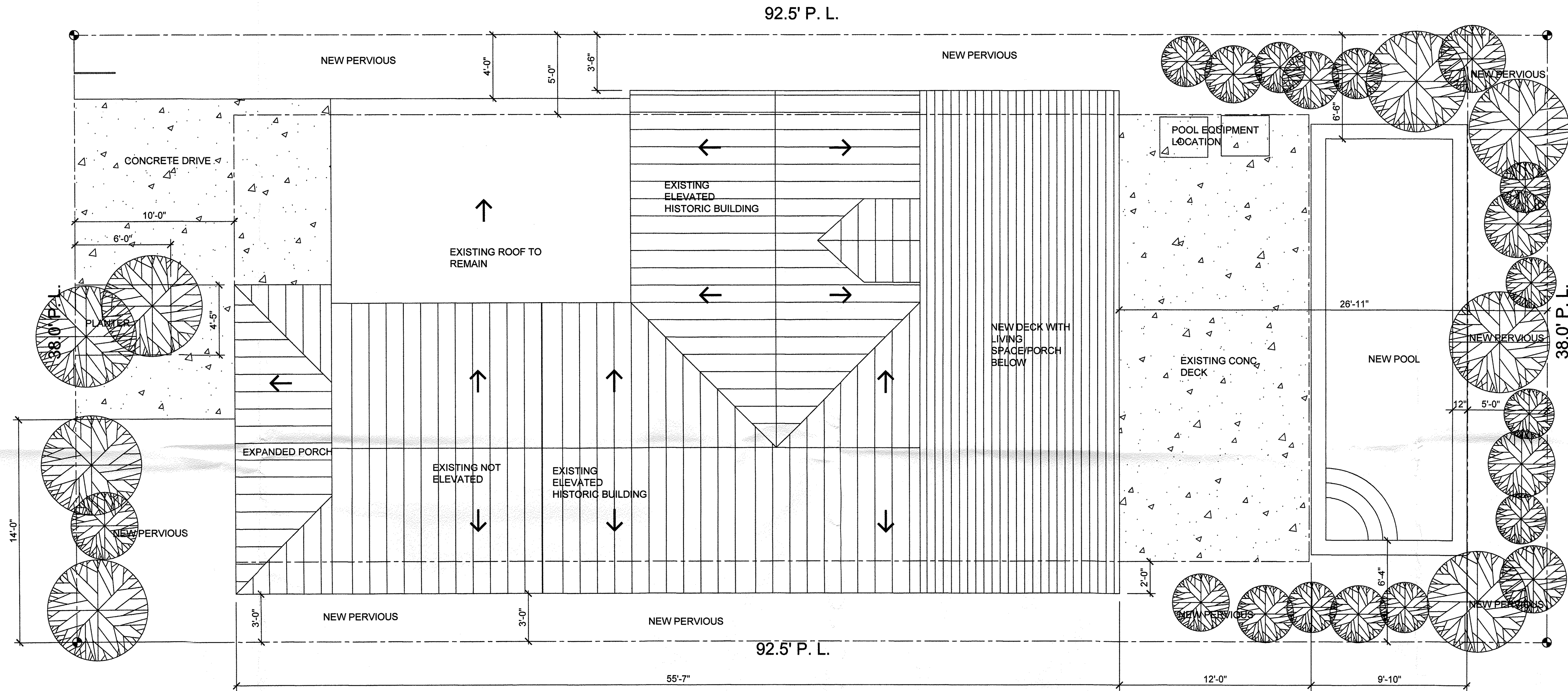
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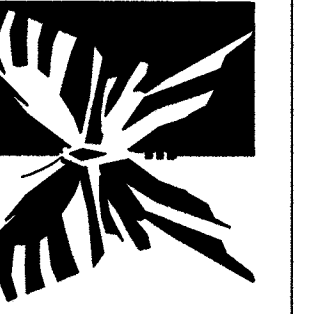
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0501804 2013
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5/22/2013
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COR

AB1

CATHERINE STREET



 SITE PLAN/ROOF PLAN NEW
1/4" = 1'-0"



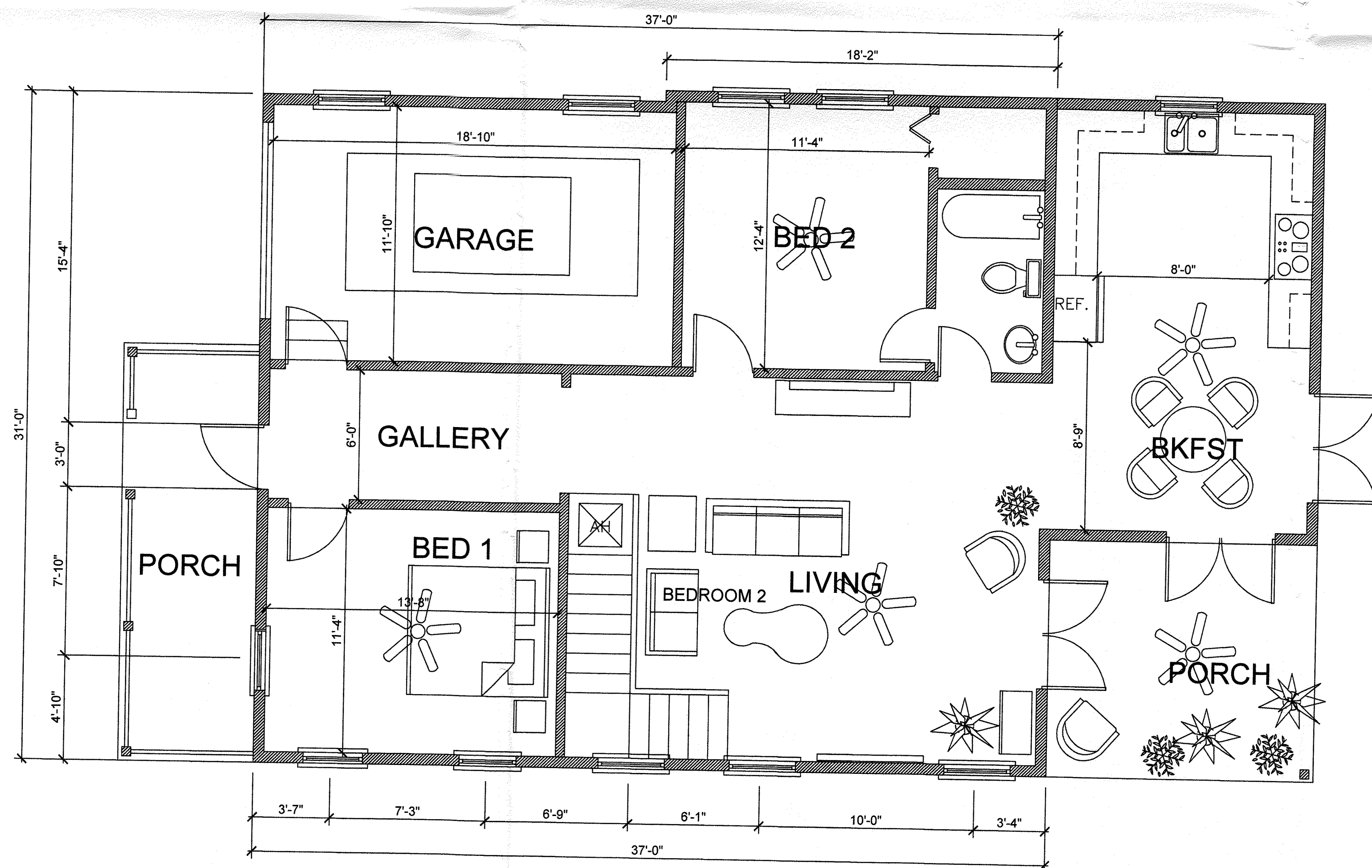
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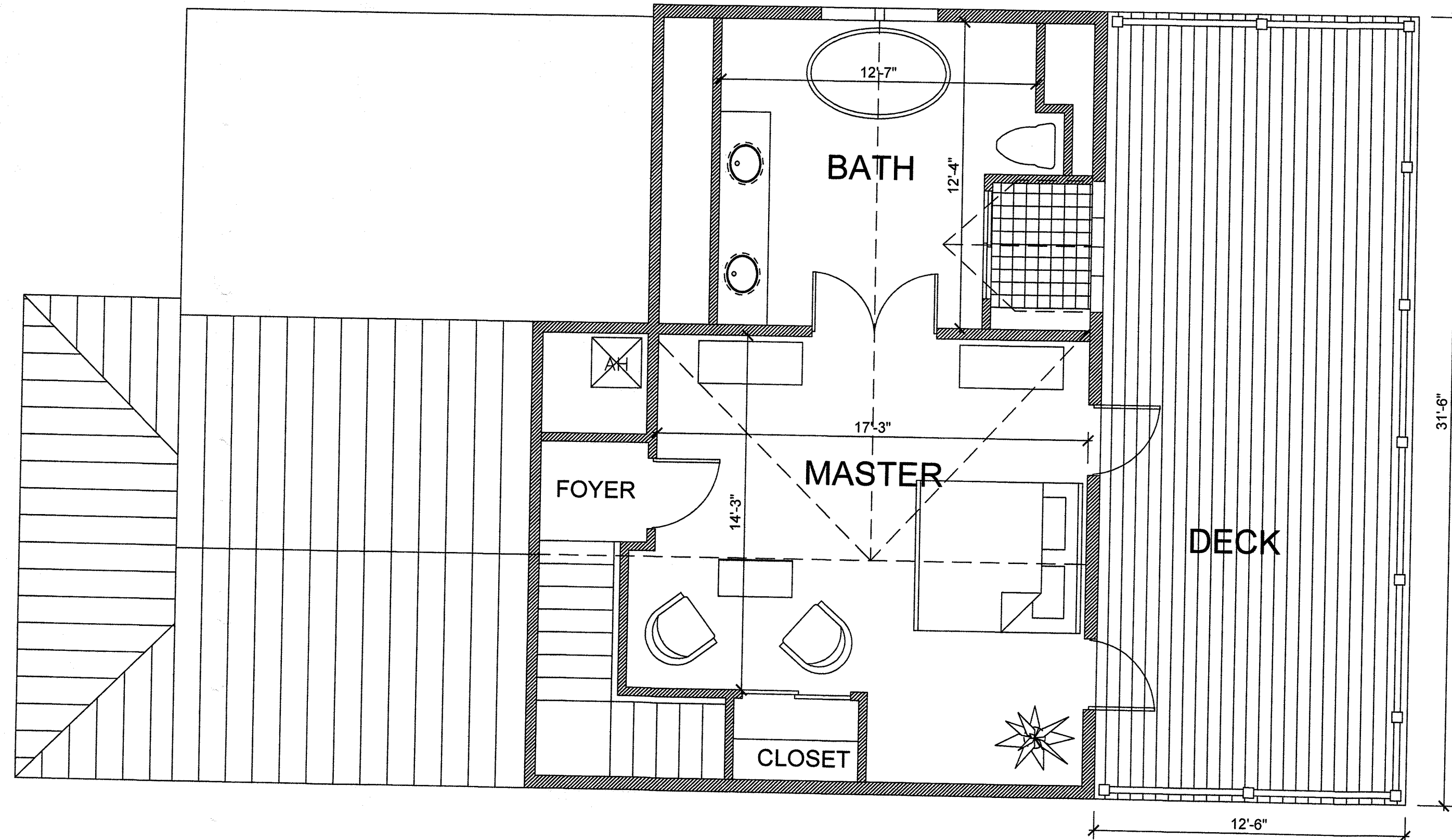
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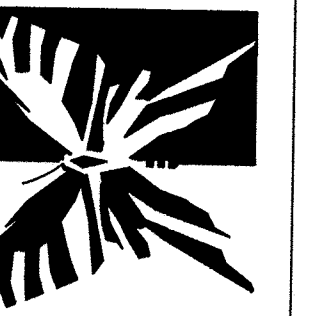
C1



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



2ND FLOOR PLAN
1/4" = 1'-0"



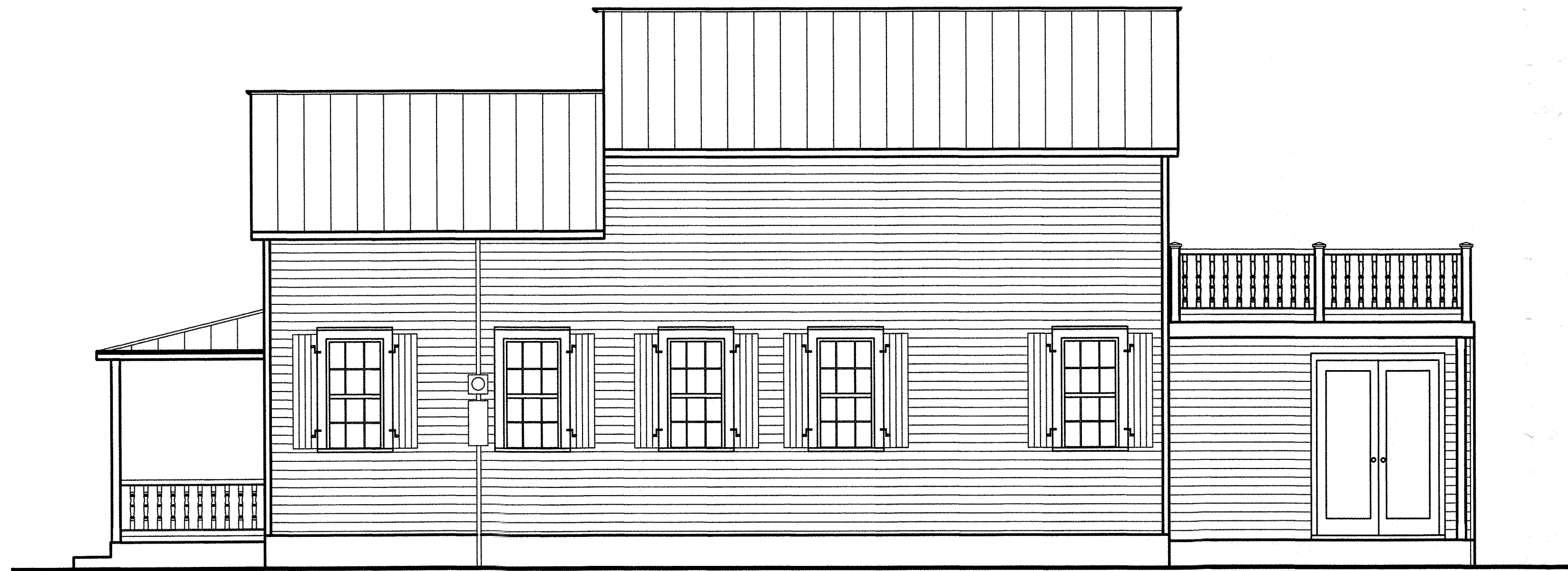
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COR

A1



RIGHT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



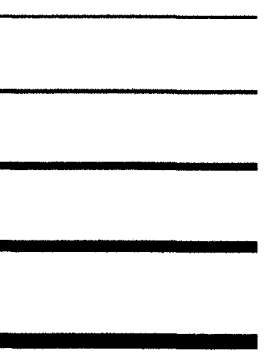
REAR ELEVATION

1/4" = 1'-0"



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COR

A2



#804 Catherine Street Monroe County Library photo circa 1965





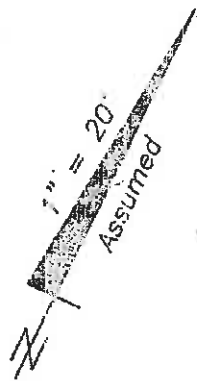






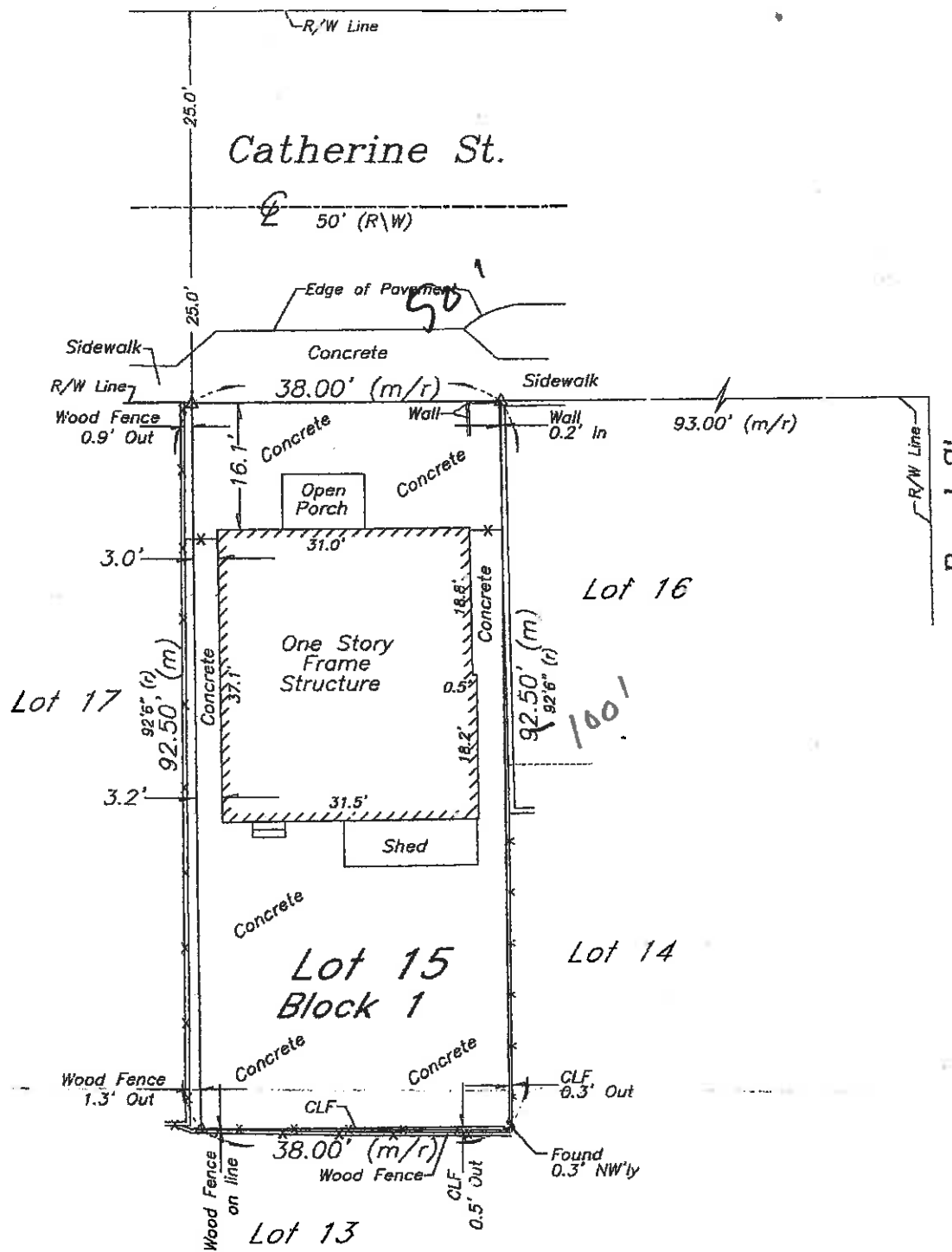
Survey

KEY WEST INVESTMENT CO'S DIAGRAM



LEGEND

- Bound Nail & Disc (unreadable)
- Set Nail & Disc (6298)
- Measured
- Record
- Measured & Record
- Concrete Block Structure
- Right of Way
- Chain Link Fence
- Centerline
- Wood Utility Pole
- Concrete Utility Pole
- Overhead Utility Lines



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 804 Catherine Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 22, 2012.

Planning Board Resolution

**PLANNING BOARD
RESOLUTION NO. 2013-59**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING VARIANCES TO THE MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE RATIO AND MINIMUM SIDE SETBACKS ON PROPERTY LOCATED AT 804 CATHERINE STREET (RE# 00029470-000000; AK# 1030236) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTION 122-600(4) AND (6) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to renovate and construct an addition to the existing single-family residential dwelling and construct a new pool and new driveway for off-street parking on the property located at 804 Catherine Street (RE# 00029470-000000; AK# 1030236); and

WHEREAS, the property is currently nonconforming to maximum impervious surface ratio, minimum side setbacks, minimum lot size and minimum lot width within the Historic Medium Density Residential (HMDR) Zoning District, as well as minimum off-street parking; and

WHEREAS, Section 122-600 of the City of Key West (the "City") Land Development Regulations (the "LDRs") provides that the maximum building coverage is 40%, the maximum impervious surface ratio is 60% and the minimum side setback is five (5) feet; and

WHEREAS, the proposed building coverage is 47%; the proposed impervious surface ratio is 72.4%; and the proposed side setback is three (3) feet to the west side of the proposed addition, three and a half (3.5) feet to the east side of the proposed addition; and

WHEREAS, the applicant requests variances to these proposed non-conformities; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing

on November 21, 2013; and

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; and

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

WHEREAS, the Planning Board finds that granting the variances 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; and

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; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

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

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 variances; and

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 Key West Planning Board for variances to allow the construction of an addition to the existing single-family residential dwelling and the construction of a new pool and new driveway for off-street parking per the attached plans dated May 22, 2013 by Carlos O. Rojas, Architect, on property located at 804 Catherine Street (AK# 1030236, RE# 00029470-000000) in the HMDR Zoning District pursuant to Sections 122-600(4) and (6) of the City of Key West Land Development Regulations with the following conditions:

1. A fire sprinkler system shall be installed and maintained throughout the entire building as approved by the City Fire Marshall.
2. The owner shall obtain a Certificate of Appropriateness for the proposed development prior to building permit issuance.
3. The owner shall obtain a right-of-way permit for the proposed driveway connection and any other work within the Catherine Street right-of-way prior to building permit issuance.

Section 3. It is a condition of these variances that full, complete and final application for

all conditions of this approval for any use and occupancy for which these variances are 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 these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

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

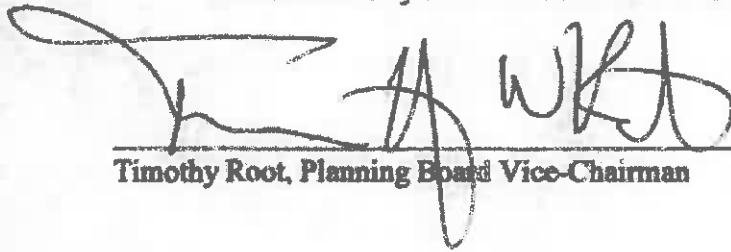
Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

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 or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order 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 or development order 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 21st day of November, 2013.

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



Timothy Root, Planning Board Vice-Chairman

12/4/13

Date

Attest:



Donald Leland Craig, AICP, Planning Director

12/4/13

Date

Filed with the Clerk:



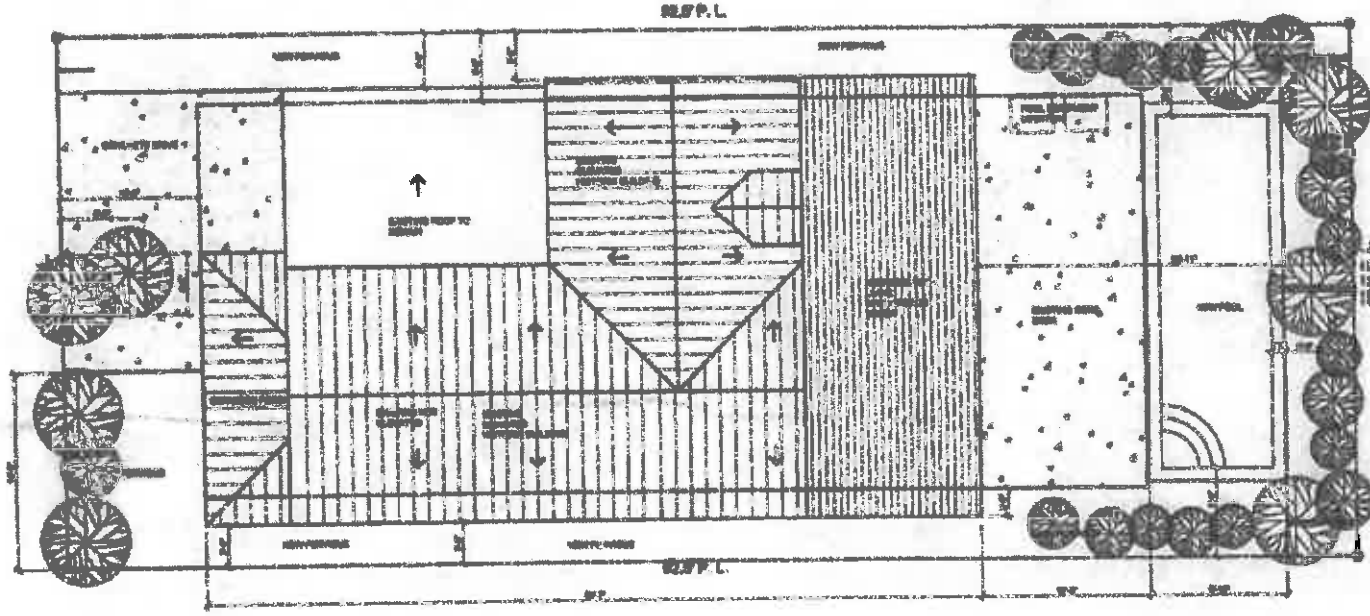
Cheryl Smith, City Clerk

12-4-13

Date

(1247)
Tuc
PC

CATHERINE STREET



⊗ SITE PLAN/ROOF PLAN NEW



Carlos O. Rojas, AIA
804 Catherine Street
Key West, Florida 33040



Carlos O. Rojas, AIA
804 Catherine Street
Key West, Florida 33040



C1



12913
Tuc
Oc

The second floor plan shows a large central hall with a staircase on the right side. There are several rooms of varying sizes, including a large room on the left and a smaller room on the right. The layout is symmetrical along a central vertical axis.

~~FLOOR PLAN EXISTING~~



1997

Carlos O. Rojas, AIA
804 Catherine Street
Key West, Florida 33040

100%
 100%
 100%
 100%
 100%

AB1

Proposed Plans

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1030236 Parcel ID: 00029470-000000

Ownership Details

Mailing Address:

RANDO JAMES
19 ST MARYS RD
SHELTER ISLAND, NY 11964-2401

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

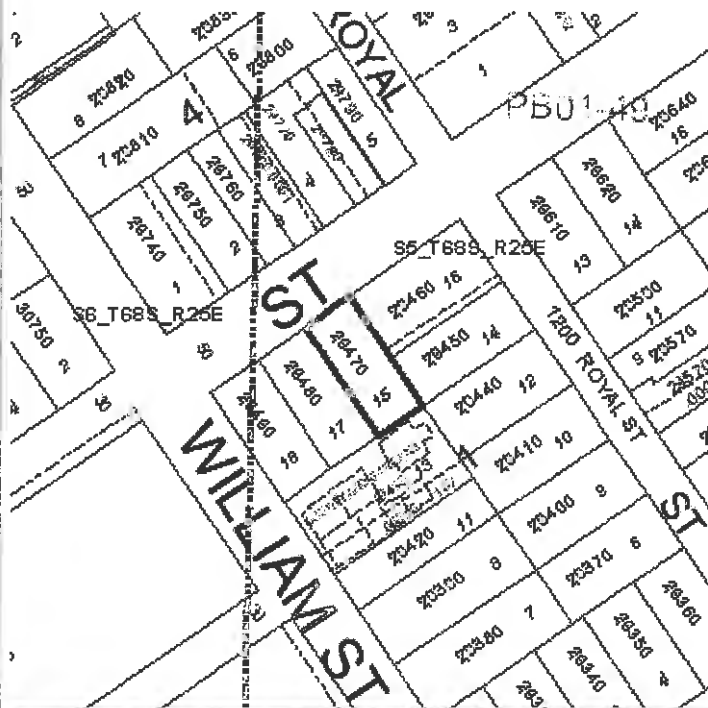
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 804 CATHERINE ST KEY WEST

Legal Description: KW INVESTMENT CO SUB PB1-49 LT 15 SQR 1 TR 12 OR72-117 OR149-327/28 OR170-85/90 OR427-936/37 OR1056-661D/C OR2542-1540/45WILL OR2572-2491/92

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	38	92	3,496.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 1165
Year Built: 1943

Building 1 Details

Building Type R1
Effective Age 53
Year Built 1943
Functional Obs 0

Condition P
Perimeter 138
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 51
Grnd Floor Area 1,165

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

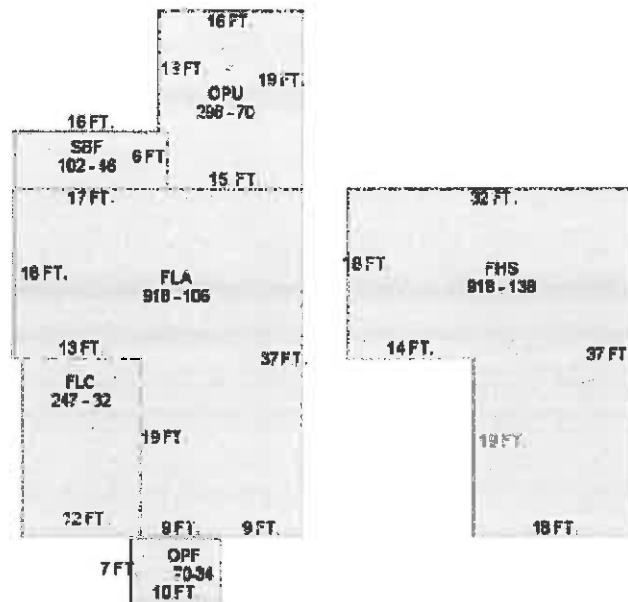
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement % Finished	Basement % Area
0	SBF	1:WD FRAME/COMPOSITE	1	1993			102
0	FHS	1:WD FRAME/COMPOSITE	1	1943			918
0	FLA	1:WD FRAME/COMPOSITE	1	1943			918
2	OPF		1	1993	0.00	0.00	70
3	OPU		1	1993			298
4	FLC	9:STONE/BRICK	1	1993	N	N	247

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	1,635 SF	0	0	1959	1960	1	50
2	UB3:LC UTIL BLDG	96 SF	0	0	1959	1960	1	30
3	AC2:WALL AIR COND	1 UT	0	0	1969	1970	1	20
4	AC2:WALL AIR COND	1 UT	0	0	1977	1978	1	20

Appraiser Notes

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Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-3231	09/10/2003	07/22/2004	1,980		UPGRADE ELECTRIC TO 200AM

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	81,035	4,417	340,436	425,888	425,888	0	425,888
2012	125,617	4,417	233,748	363,782	363,782	0	363,782
2011	127,438	4,417	252,052	383,907	383,907	383,907	0
2010	135,190	4,417	215,269	354,876	354,876	354,876	0
2009	150,683	4,417	275,484	430,584	430,584	430,584	0
2008	140,303	4,417	398,252	542,972	542,972	542,972	0
2007	254,974	4,417	363,584	622,975	622,975	622,975	0
2006	288,020	4,417	279,680	572,117	572,117	572,117	0
2005	252,018	4,417	209,760	466,195	466,195	466,195	0
2004	121,403	4,417	209,760	335,580	335,580	335,580	0
2003	121,403	4,417	80,408	206,228	206,228	206,228	0
2002	105,539	4,417	80,408	190,364	190,364	190,364	0
2001	89,440	4,417	80,408	174,265	174,265	174,265	0
2000	90,513	4,693	59,432	154,638	107,961	25,500	82,461
1999	86,936	4,508	59,432	150,875	105,123	25,500	79,623
1998	71,552	3,710	59,432	134,694	103,468	25,500	77,968
1997	64,397	3,339	52,440	120,176	101,739	25,500	76,239
1996	46,509	2,412	52,440	101,360	98,776	25,500	73,276
1995	44,004	2,282	52,440	98,726	96,367	25,500	70,867

1994	39,354	2,041	52,440	93,834	93,834	25,500	68,334
1993	37,678	245	52,440	90,364	90,364	25,500	64,864
1992	37,678	245	52,440	90,364	90,364	25,500	64,864
1991	37,678	245	52,440	90,364	90,364	25,500	64,864
1990	35,354	245	35,834	71,433	71,433	25,500	45,933
1989	26,701	223	34,960	61,884	61,884	25,500	36,384
1988	23,188	223	27,968	51,379	51,379	25,000	26,379
1987	22,882	223	18,878	41,983	41,983	25,000	16,983
1986	23,007	223	18,878	42,108	42,108	25,000	17,108
1985	22,252	223	12,586	35,061	35,061	25,000	10,061
1984	20,677	223	12,586	33,486	33,486	25,000	8,486
1983	20,696	223	12,586	33,505	33,505	25,000	8,505
1982	21,152	223	10,909	32,284	32,284	25,000	7,284

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/31/2012	2572 / 2491	375,000	WD *****	37 *****

This page has been visited 7,491 times.

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