



**Historic Architectural Review Commission
Staff Report for Item 10**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: August 22, 2017

Applicant: Matthew Stratton

Application Number: H17-03-0034

Address: #315 Catherine Street

Description of Work:

Two new single-family wood frame residences on vacant lot. Two new swimming pools and site work.

Site Facts:

The lot at 315 Catherine Street is vacant. There was a one-story building located on the site, but that structure was demolished in 2006. No new structure was ever built. The property has five units, but the proposed development will only utilize two of those units.

Guidelines Cited in Review:

2016 HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 8, 9, 11, 12, 13, 14, 15, 16, 17 18, 22, 23, 24, and 25.

Parking Areas, Landscaping & Open Space Environment (pages 43-44), specifically guideline 2.

Staff Analysis

This Certificate of Appropriateness proposes two connected houses on the lot with a “row house” look. Designed in a faux-Conch style, the structures will look like a traditional 1.5 half story house and will be 25 feet, 8 inches tall. The houses will have front porches that will span the width of the building. The buildings are staggered, with one building with an approximate setback of 20 feet,

and the other unit with a 26-foot setback. The building will utilize materials such as hardiboard siding, aluminum impact resistant windows, v-crimp roofing, and a skylight.

The plans also include parking spaces in the front, fencing in the rear yard, and a rear pool and patio with each unit.

Consistency with Guidelines

1. While the new structures are taller than most of the surrounding neighborhood, they are not overwhelming of the historic structures on the block. If the structures were separate structures, the overall massing of the buildings would be lowered and the proposed structures would be more in keeping with the streetscape. The large structure located at 313 Catherine Street was constructed in 1983 and was not appropriate to the Key West Historic District and should not be used as surrounding context.
2. The row house style/building form is not appropriate for a residential neighborhood in Key West, where most structures are single family houses. Not traditional to Key West, this type of building form/style should not dictate new construction. The guidelines state that, "New buildings must be of a similar scale, form and massing to buildings on adjacent sites of the same land use." Due to the "row house" form of the proposed building, the project does not have a similar form or massing to the historic buildings on the block.
3. As the structure is new construction in a flood zone, the proposed building must be elevated to meet building code requirements. The Guidelines are clear that "floor-to-floor heights shall be reduced, along with a proportionate reduction in width, to maintain the established height pattern of neighboring structures and scale of the historic district." This building will be elevated much taller than the surrounding context, but the architect has worked to reduce the floor-to-floor heights to maintain the established height pattern.
4. The guidelines also state that parking should be located "in the rear or side yards." The proposed parking for 207 Virginia is in the middle of the lot, located directly in front of the structure. Parking should be located in the side yard.

It is staff's opinion that the proposed design fails to meet the guidelines for new construction, mostly due to the creation of a "row house" type that is atypical to the Key West Historic District.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

31 40 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

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

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

		# OF UNITS
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:



FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: <input type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGNAGE <input type="checkbox"/> WITHIN FLOOD ZONE
<input type="checkbox"/> DEMOLITION <input type="checkbox"/> SITE WORK <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR <input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

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

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

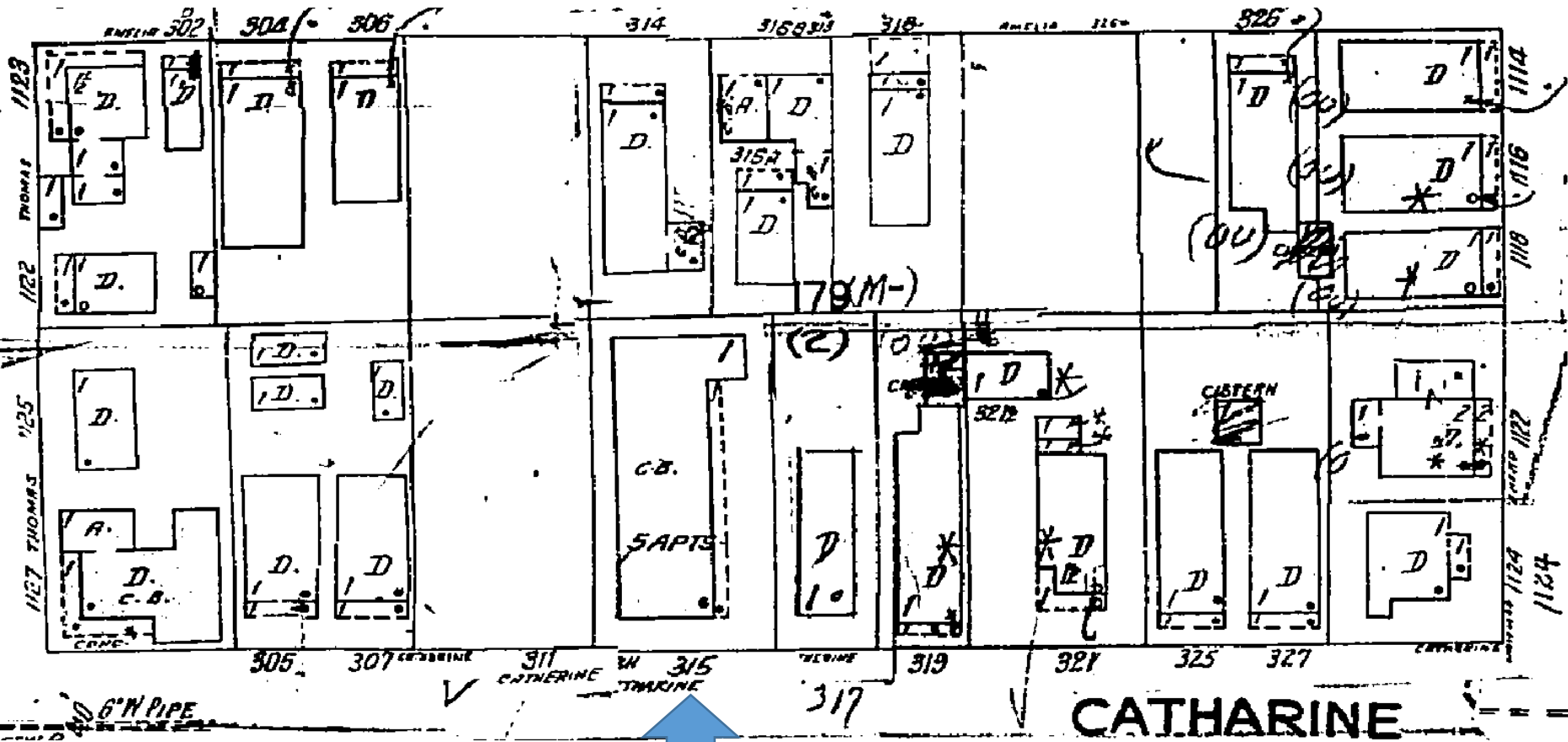
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



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



1027111 315 CATHERINE ST 07/26/04

315 Catherine Street before demolition.





FOR SALE
\$200,000
CALL [phone number]
[phone number]

PROPERTY





3
1
7

Hand-Crafted
Wicker



319



319

Handmade
Potted
Plants
Available







325





315 CATHERINE STREET – CLEARED LOT



313 CATHERINE STREET (NEIGHBOR TO WEST) – 2 ½ STORY MULTI UNIT RESIDENTIAL



CORNER OF THOMAS AND CATHERINE STREETS – LOOKING EAST



CORNER OF WHITEHEAD AND CATHERINE STREETS – LOOKING WEST



300 BLOCK OF CATHERINE STREET – LOOKING WEST

300 BLOCK OF CATHERINE STREET – OPPOSITE SIDE OF STREET EAST TO WEST



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N68°52'00"E ASSUMED
ALONG THE CENTERLINE OF
CATHERINE STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
315 CATHERINE STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FIRM REVISION DATE:
06/05/2015
FLOOD ZONE: AE
BASE ELEVATION: 7

ELEVATIONS SHOWN HEREON
ARE IN FEET AND BASED ON THE
NATIONAL GEODETIC VERTICAL
DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION:
NATIONAL GEODETIC SURVEY
BENCHMARK "D 121" (P.I.D.
AA0020), ELEVATION = 3.91'
(NGVD 1929).

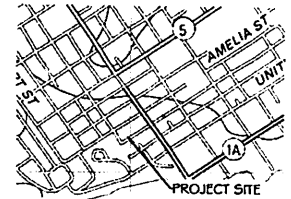
MAP OF BOUNDARY SURVEY

LEGEND

- ⊕ - WATER METER
- ⊕ - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- X.XX - SPOT GRADE ELEVATION (TYPICAL)

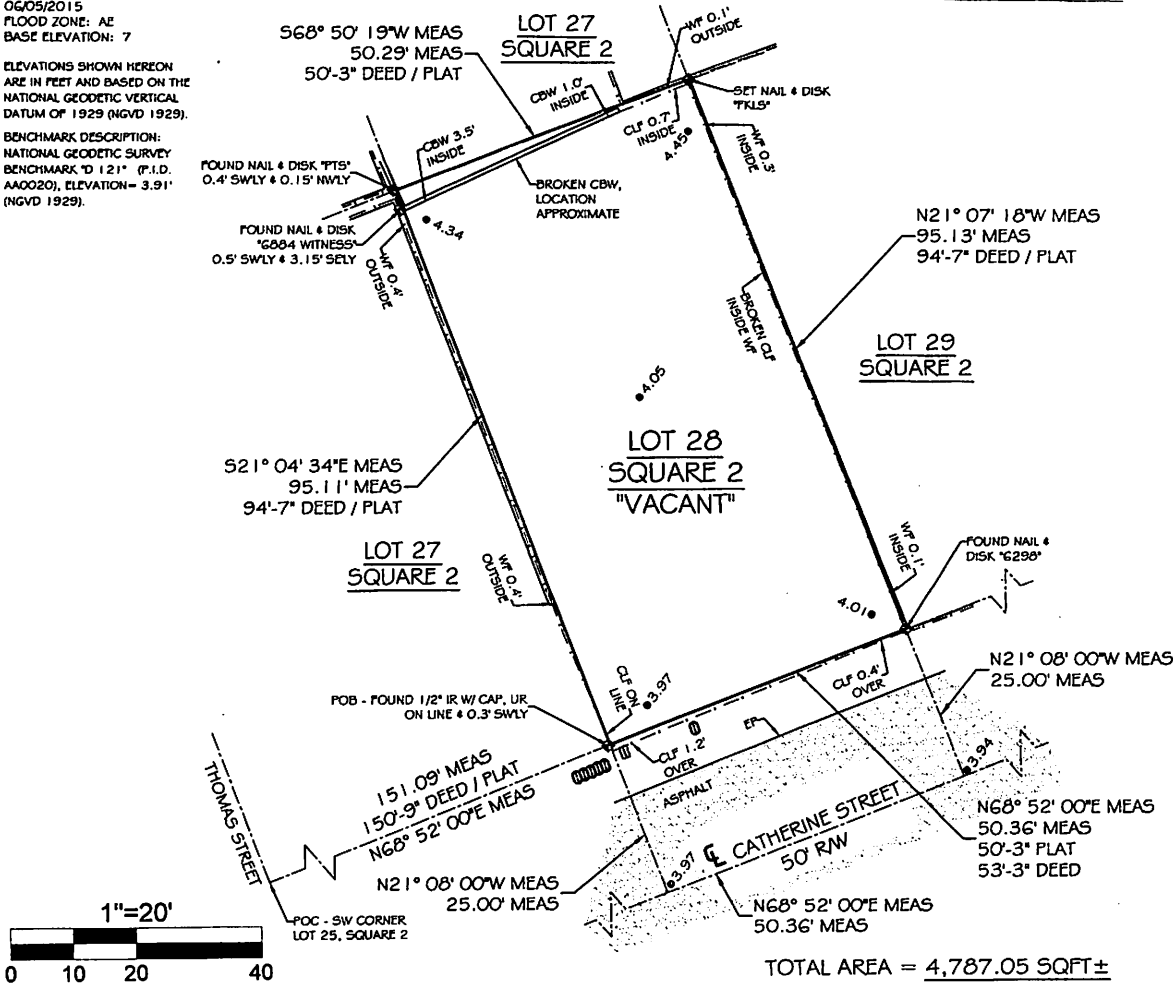


ASSUMED



Whitehead Spit

LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGAL DESCRIPTION -

Lot 28 in Square 2, Tract 10 according to Chas. W. Tit's map of the City of Key West, commencing at a point on Catherine Street 150 ft. 9 in. from the corner of Thomas and Catherine Streets, running in a Northeasterly direction 53 feet 3 in., thence in a Northwesterly direction 94 feet 7 in., thence at right angles in a Southwesterly direction 50 feet 3 in., thence in a Southeasterly direction at right angles 94 feet 7 in., back to place of beginning.

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	CUV = CURB WARE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	IB = IRON BIRD	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CO = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIOS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CMC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPF = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOP = TOP OF BANK
CVD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOO = TOP OF SLOPE
DELTA = CENTRAL ANGLE	N15 = NOT TO SCALE	TS = TRAFFIC SIGN
DEAS = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYF = TYPICAL
EL = ELEVATION	OW = OVERHEAD WIRE	ULR = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	ULB = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCP = POINT OF CONTROL POINT	WF = WOOD FENCE
FI = FIRE HYDRANT	PL = PARKER RANCH NAIL	WL = WOOD LAMING
FO = FOUND	POB = POINT OF BEGINNING	WMP = WOOD POWER POLE
FOI = FENCE OUTSIDE	POI = POINT OF INTERSECTION	WRACK LINE = LINE OF DECKS ON SHORE
FOO = FOUND ON LINE		WV = WATER VALVE

CERTIFIED TO -

GEORGE ROBB;

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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE DOTTED LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1" = 20'

FIELD WORK DATE: 02/24/2016

REVISION DATE: XX/XX/XXXX

SHEET: 1 OF 1

DRAWN BY: MPB

CHECKED BY: EAJ

JOB NO.: 16-161

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 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:

ERIC A. ISAACS, F.S.M. #6763, PROFESSIONAL SURVEYOR AND MAPPER, LDM 7847

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

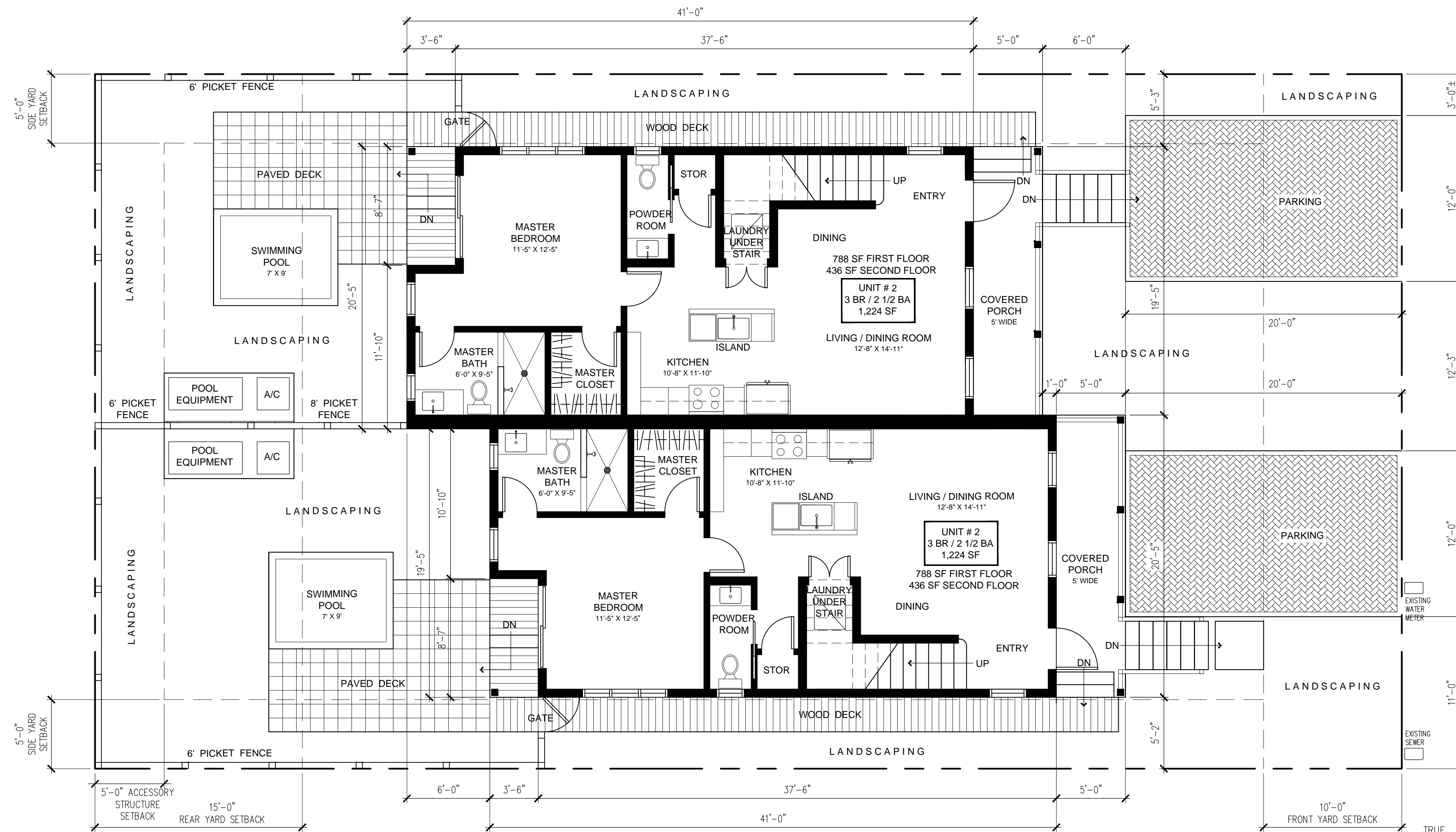
FLORIDA KEYS LAND SURVEYING

1996G OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@Gmail.com

PROPOSED DESIGN



SECOND FLOOR PLAN
3/16"=1'-0"



FIRST FLOOR / SITE PLAN
3/16"=1'-0"

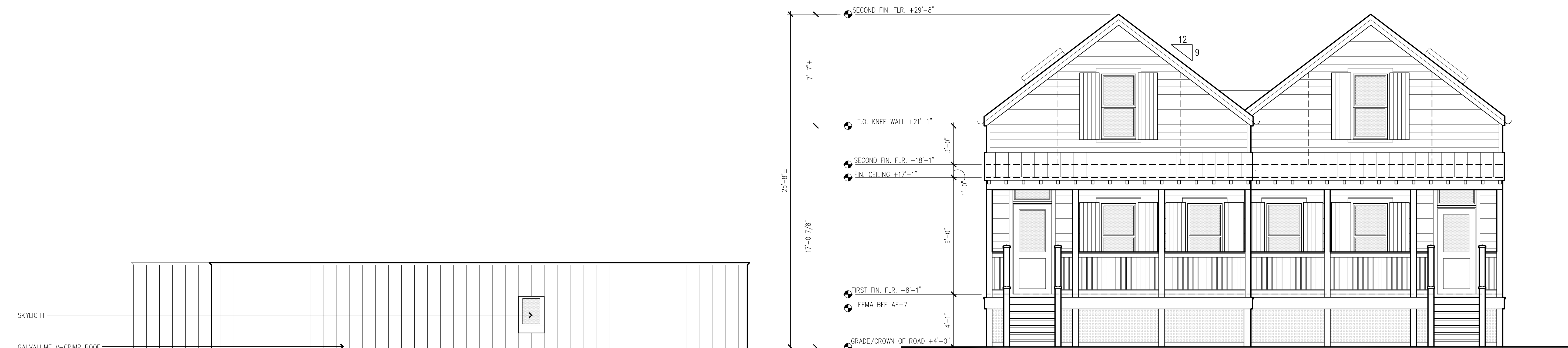
2-Unit Residential Building
315 Catherine Street
Key West, FL 33040
Owner: 315 Catherine Street, LLC

1901 S. Roosevelt Blvd. #205W
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

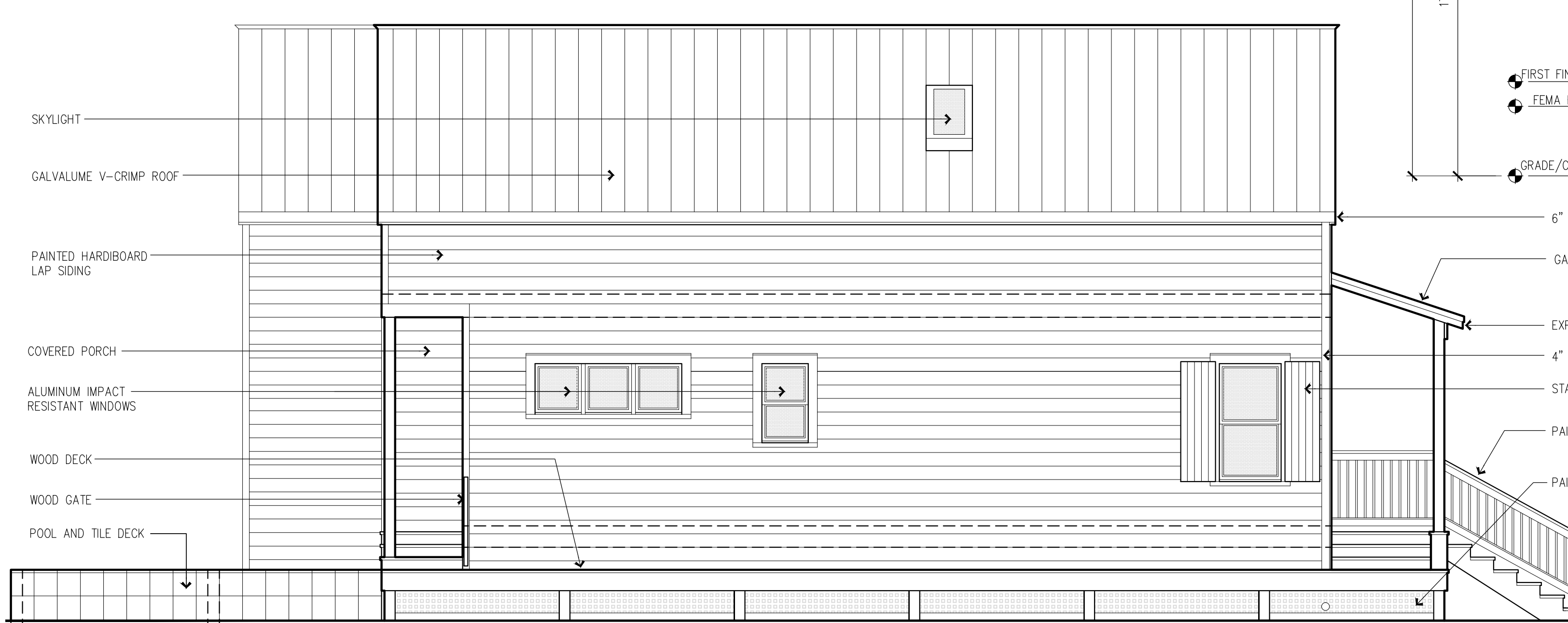
M. Stratton
ARCHITECTURE

Date 7.24.17
Project # 1601

1



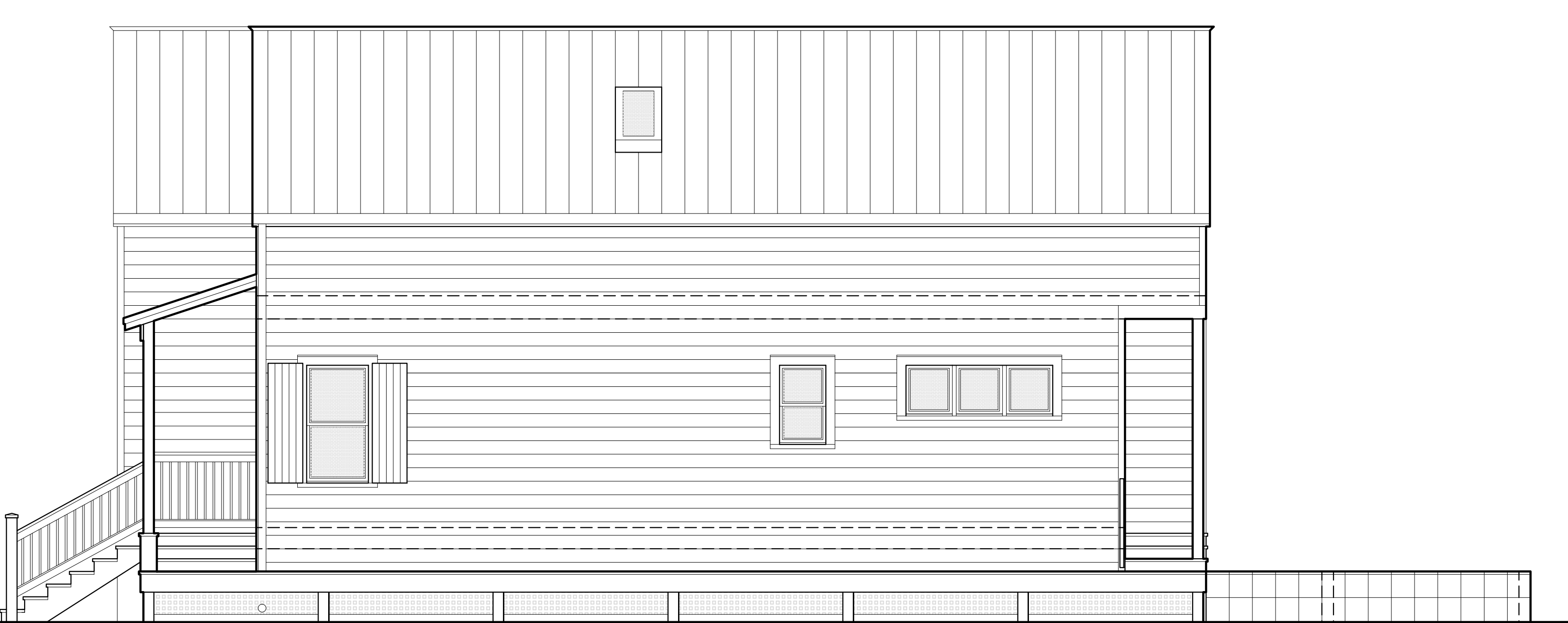
FRONT (SOUTH) ELEVATION
1/4"=1'-0"



SIDE (WEST) ELEVATION
1/4"=1'-0"

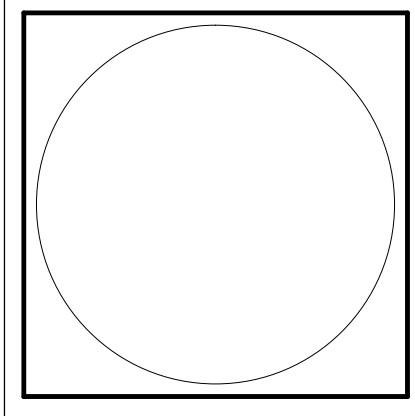


REAR (NORTH) ELEVATION
1/4"=1'-0"



SIDE (EAST) ELEVATION
1/4"=1'-0"

2-Unit Residential Building
315 Catherine Street
Key West, FL 33040
Owner: 315 Catherine Street, LLC

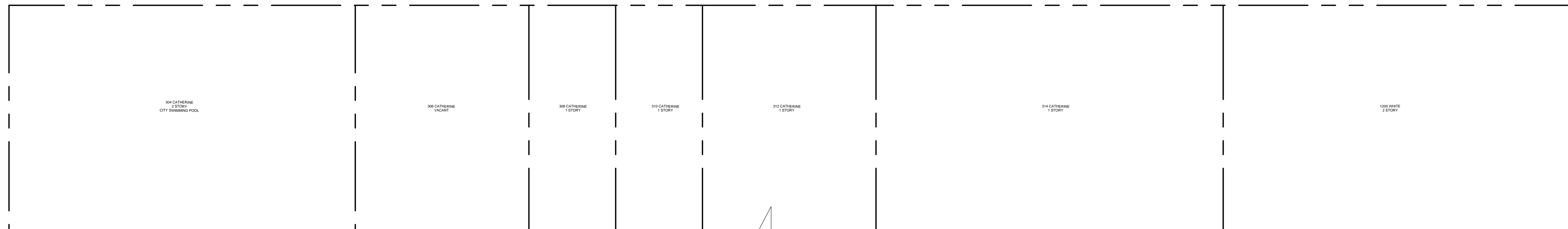


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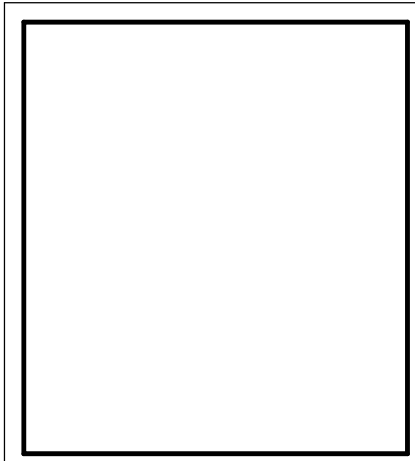


Date 7.24.17
Project # 1601

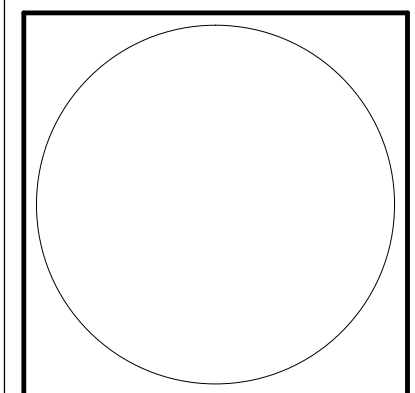
2



CATHERINE STREET ELEVATION / MASSING STUDY
 1/16"=1'-0"



2-Unit Residential Building
 315 Catherine Street
 Key West, FL 33040
 Owner: 315 Catherine Street, LLC

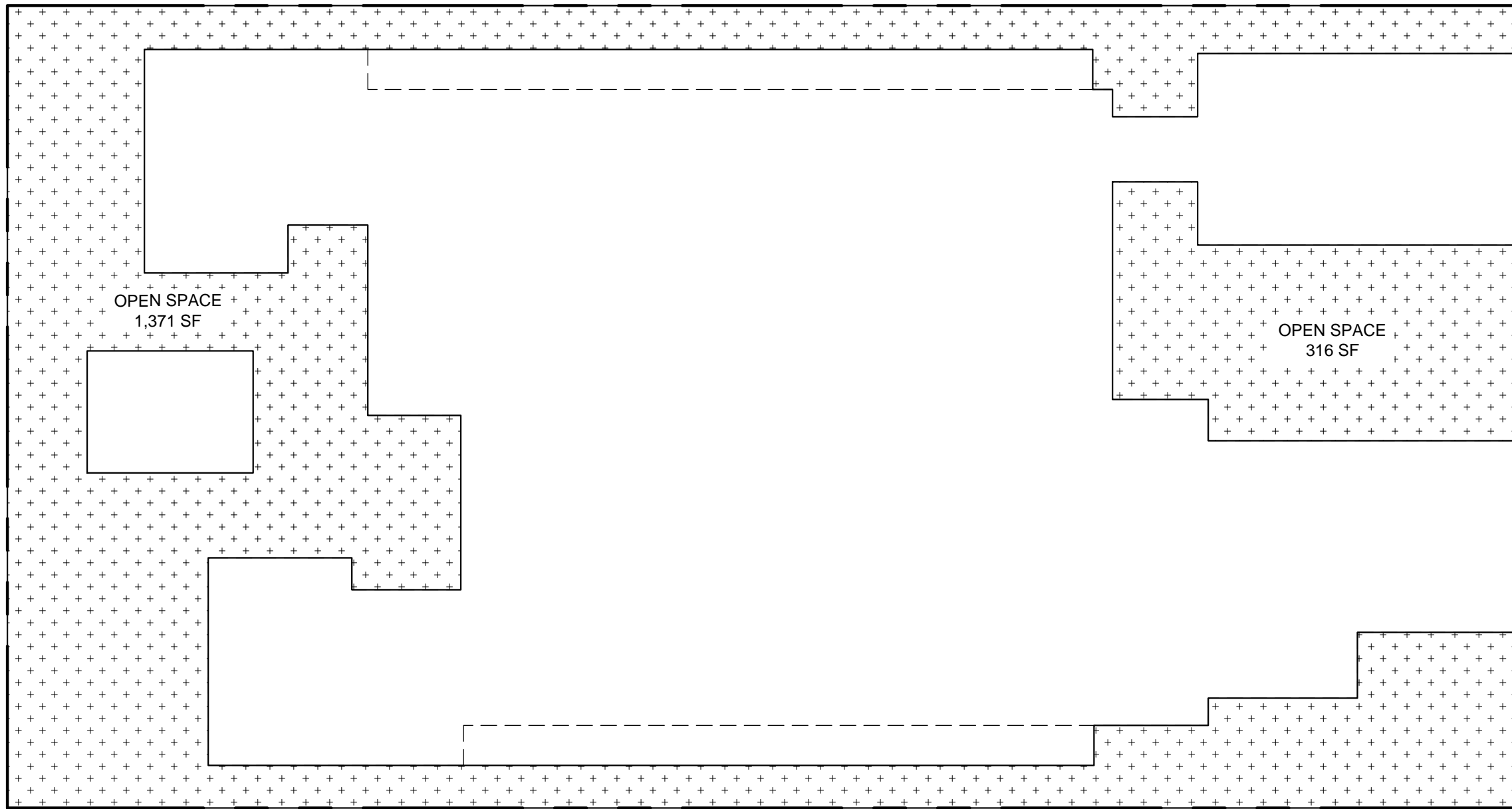
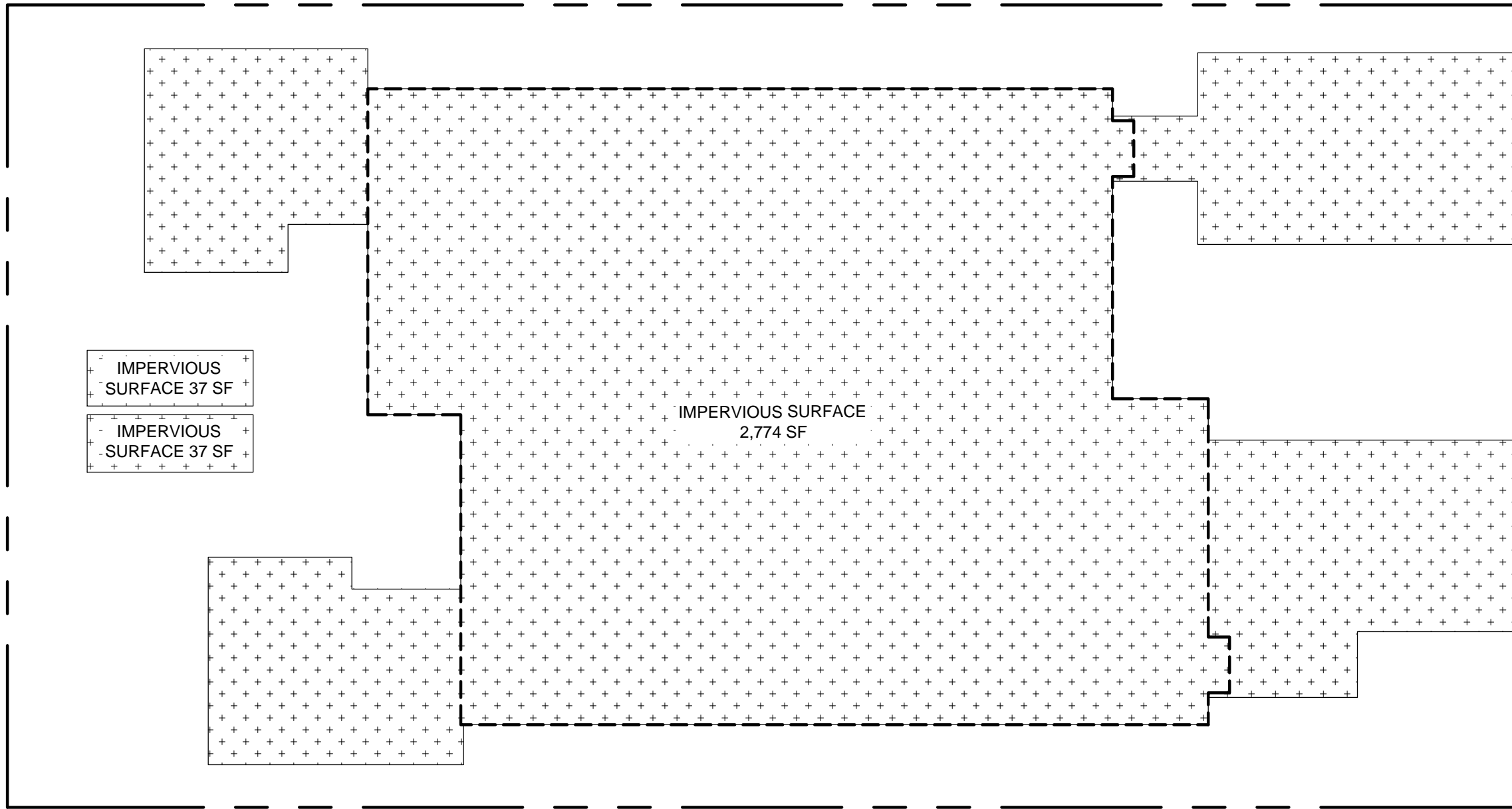
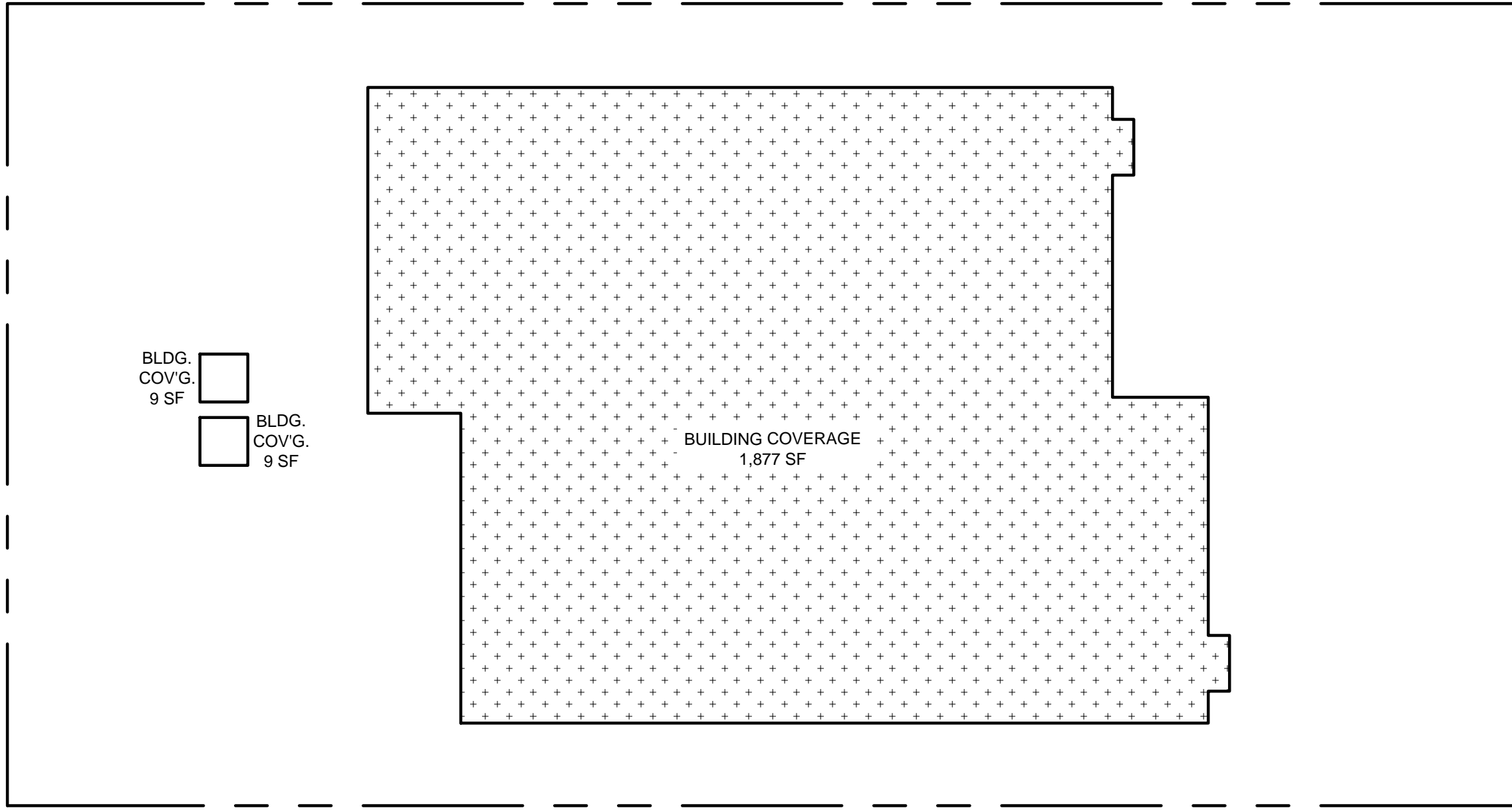


1901 S. Roosevelt Blvd. #205W
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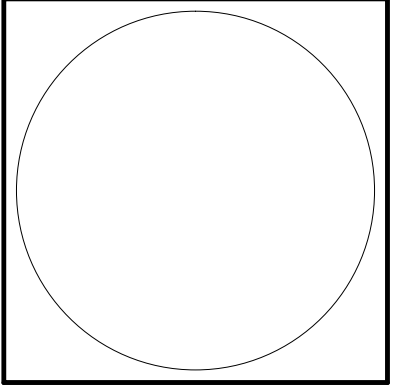


Date 7.24.17
 Project # 1601

SITE DATA		
LOT SIZE = 4,753 SF ZONE HMDR	ALLOWED	PROPOSED
BUILDING COVERAGE	1,901 SF MAX. (40%)	1,895 SF (39.9%)
IMPERVIOUS SURFACE	2,852 SF MAX. (60%)	2,848 SF (59.9%)
OPEN SPACE	1,664 SF MIN. (35%)	1,687 SF (35.5%)



2-Unit Residential Building
315 Catherine Street
Key West, FL 33040
Owner: 315 Catherine Street, LLC



1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 Matthew@MStrattonArchitecture.com



Date 7.24.17
 Project # 1601

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 22, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

TWO NEW SINGLE-FAMILY WOOD FRAME RESIDENCES ON VACANT LOT. TWO NEW SWIMMING POOLS AND WORK.

FOR- #315 CATHERINE STREET

Applicant – Matthew Stratton

Application #H17-03-0034

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.

TOW AWAY ZONE
24 HRS A DAY
UNAUTHORIZED VEHICLES & VESSELS WILL BE TOWED AT OWNER'S EXPENSE
ARNOLD'S TOWING
305.296.3832
Roam Towing

Public Meeting Notice

K Public Meeting Notice



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Chris Wright, 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:
315 Catherine St Key West FL 33040 on the 17 day of August, 2017.

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 August 22, 2017.

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 H17-03-0034

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

Signed Name of Affiant:

[Signature]
Date: Aug 17, 2017
Address: 1421 White St
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 17 day of August, 2017.

By (Print name of Affiant) ~~Jeffrey Burgess~~ Chris Wright who is personally known to me or has produced FL-DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____

Print Name: _____

Notary Public - State of Florida (seal)

My Commission Expires: 5/30/21



PROPERTY APPRAISER INFORMATION



Summary

Parcel ID 00026320-000000
 Account # 1027111
 Property ID 1027111
 Millage Group 11KW
 Location 315 CATHERINE ST, KEY WEST
 Address
 Legal KW PB1-25-40 LOT 28 SQR 2 TR 10 OR31-388/89 OR523-86 OR1246-266/271EST
 Description OR1260-910D/C OR2053-2298/2300PET OR2053-2301/06WILL OR2254-343/44 OR2805-2453/54
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class VACANT RES (0000)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

315 CATHERINE STREET LLC
 PO BOX 610280
 BAYSIDE NY 11361

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$417	\$363	\$329	\$329
+ Market Land Value	\$160,597	\$145,375	\$131,963	\$135,346
= Just Market Value	\$161,014	\$145,738	\$132,292	\$135,675
= Total Assessed Value	\$160,073	\$145,521	\$132,292	\$135,675
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$161,014	\$145,738	\$132,292	\$135,675

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,753.00	Square Foot	50	95

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	470 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/8/2016	\$100	Quit Claim Deed		2805	2453	11 - Unqualified	Vacant
11/13/2006	\$790,000	Warranty Deed		2254	343	Z - Unqualified	Improved
2/1/1972	\$16,000	Conversion Code		523	86	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-6560	12/15/2006	12/28/2006	\$19,000	Residential	COMPLETE DEMOLIION,INSTALL CONSTRUCTION FENCE AOUND LOT BONDARIES
06-6696	12/15/2006	6/1/2007	\$1,000	Residential	CAP SEWER FOR DEMO
04-1105	4/8/2004	7/23/2004	\$1,825	Residential	REPLACE SEWER LINE
01-1126	3/12/2001	10/12/2001	\$8,350	Residential	NEW ROOF
97-1251	5/1/1997	6/1/1997	\$49,205	Residential	PLUMBING
B94-2335	7/1/1994	10/1/1994	\$900	Residential	PAINT EXTERIOR

Photos

Map



No data

gs, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

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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