

Staff Report

- 6 Demolition of existing storage shed. Construction of pool, new deck and wood fence- **#1110 Fleming Street, Guillermo Orozco (H11-01-798)**

The house located on #1110 Fleming Street is not listed in the surveys. The back of the condominium faces Curry Lane. Staff included this application in the agenda since there is a request for demolition of a shed that is located on the back portion of the lot. The space were the shed is located will be used for landscape and for a proposed swimming pool. Staff wants the commissioners to be aware that in order to built the request site changes three existing palm trees will need to be relocated. The applicant has obtained a Tree Permit for relocating 3 Christmas palms or their replacement with three native palms.

It is staff's belief that the demolition criteria stated in the LDR, Sec. 102-218, needs to be applied for the review of the demolition request:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(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 criteria of section 102-125(1) through (9).

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff's belief that the existing shed is not historic since it is not depicted in the Sanborn maps. The construction materials used in the shed are not historic and also not appropriate for the historic district. It is staff's belief that the Commission can consider the request for the demolition of the non historic shed. This request will need a second reading.

Staff understands that the proposed site changes, including the new swimming pool are consistent with the guidelines.

Application



CITY OF KEY WEST
 BUILDING DEPARTMENT
 CERTIFICATE OF APPROPRIATENESS

APPLICATION # 11-01-798

OWNER'S NAME:

1110 FREMING ST. CONDOMINIUM
ROBERT HARTWELL (CONDO PRESIDENT)

DATE:

7-1-11

OWNER'S ADDRESS:

1110 FREMING ST.

PHONE #:

305.395.8600

APPLICANT'S NAME:

GUILLERMO OROSCO

PHONE #:

305.292.1694

APPLICANT'S ADDRESS:

#6 SLEEPING LANE

ADDRESS OF CONSTRUCTION:

1110 FREMING ST

OF UNITS

4

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

DEMOLITION OF EXISTING WOOD SHED AT REAR OF PROPERTY. CONSTRUCTION OF POOL, BROOD DECK AND ^{WOOD} PICKET FENCE TO MATCH EXISTING. (SEE PLAN)

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

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:

7-1-11

Applicant's Signature:

Guillermo Orosc

Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Home is not listed in the surveys.
Ordinance for demolition.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

1110 Fleming Street Condominium Association, Inc.

1110 Fleming Street, Unit 3
Key West, Florida 33040
Email: 1110FlemingStreet@gmail.com

June 29, 2011

Enid Torregrosa
Historic Preservation Planner
HARC
City of Key West
Key West, FL 33040

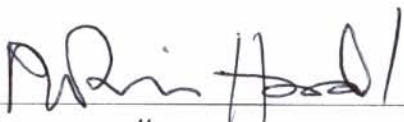
Re: Authorization of Guillermo Orozco / Addition of Pool and Deck

Dear Enid:

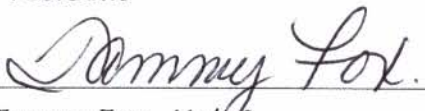
This letter authorizes Guillermo Orozco to represent the 1110 Fleming Street Condominium Association, its interests and the interests of its four owner/members, Margie and Dave Philo (Unit 1), Tammy and Rich Fox (Unit 2), Gayla D. Morgan (Unit 3), and Robin Hansell (Unit 4), at the upcoming meeting of HARC, where he will present our backyard renovation project, including the addition of a pool and deck.

Thank you.

Sincerely,



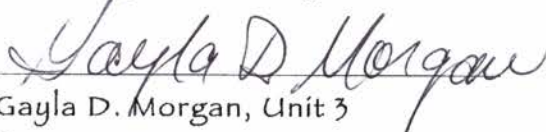
Robin Hansell, Unit 4
President



Tammy Fox, Unit 2
Vice President

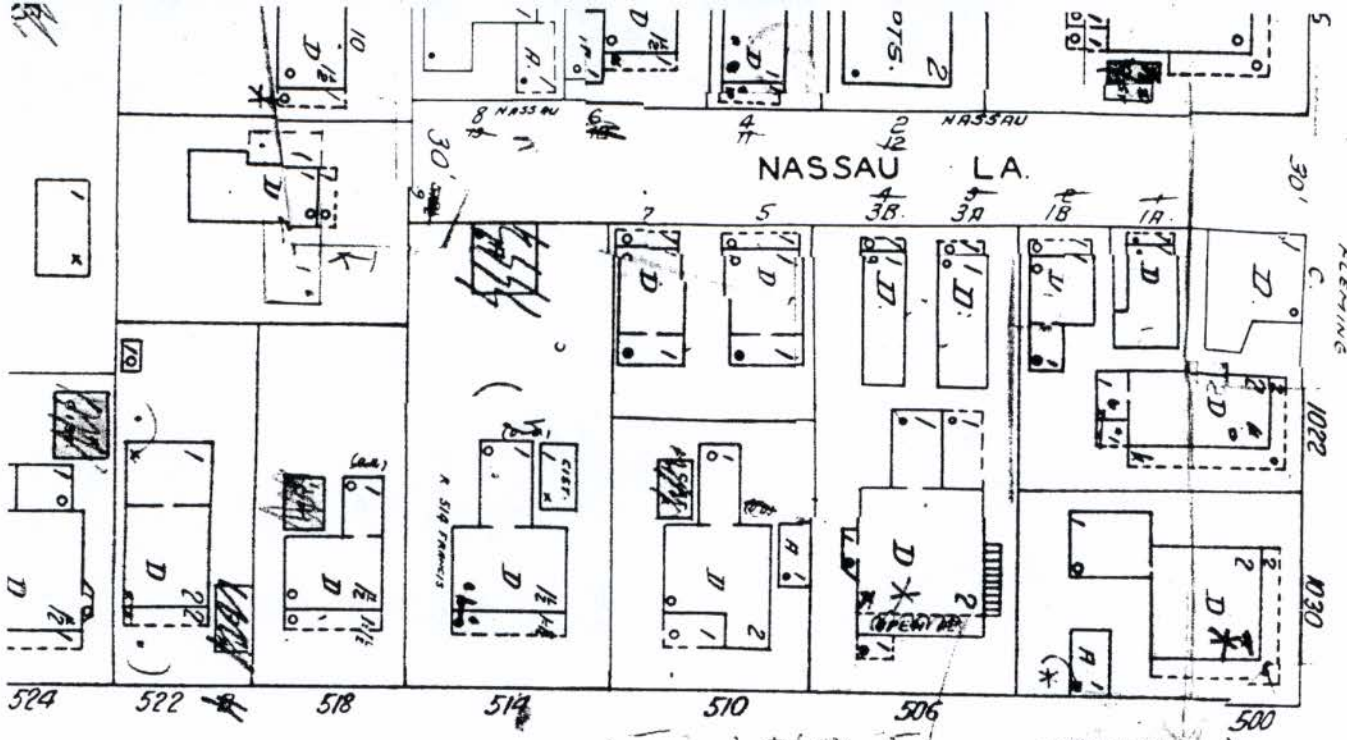


Margie Philo, Unit 1
Secretary



Gayla D. Morgan, Unit 3
Treasurer

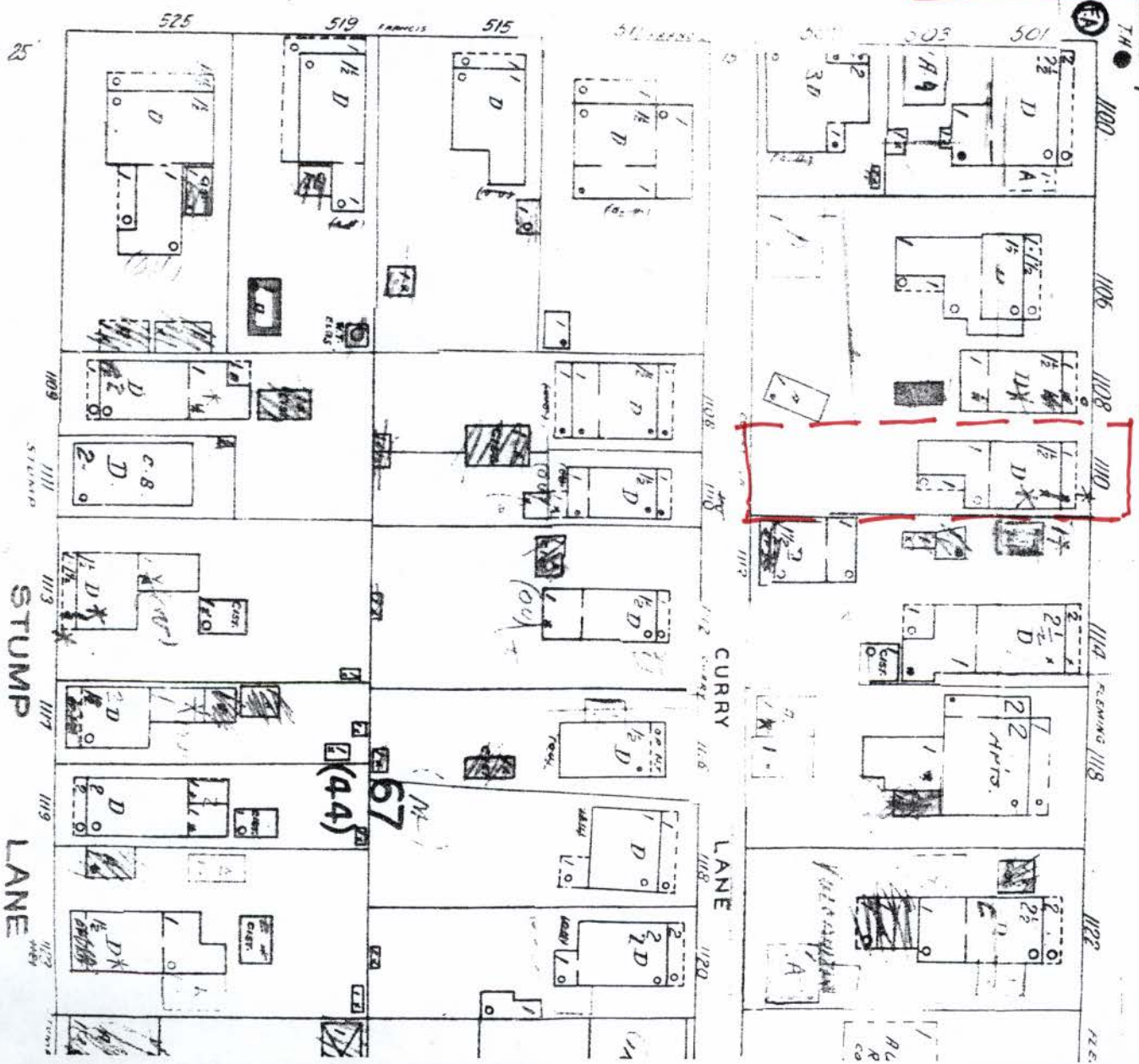
Sanborn Maps



FLEMING

FRANCES

1962 HMD



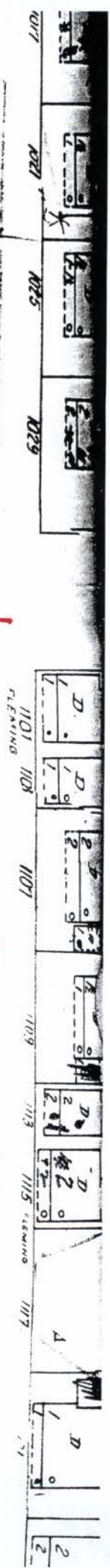
(Red arrow pointing to unit 1100)

67
(44)

STUMP LANE

CURRY

LANE



Project Photos

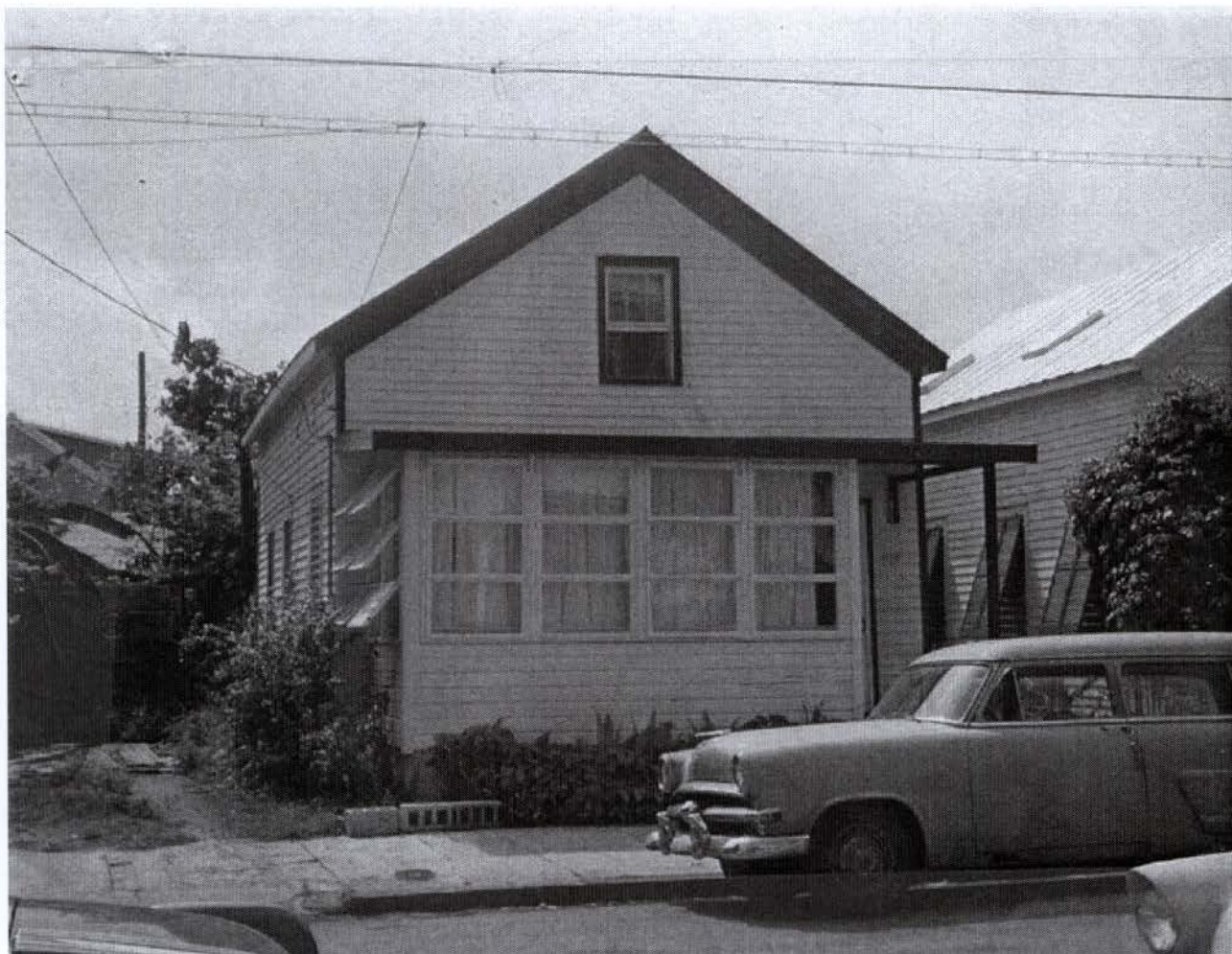
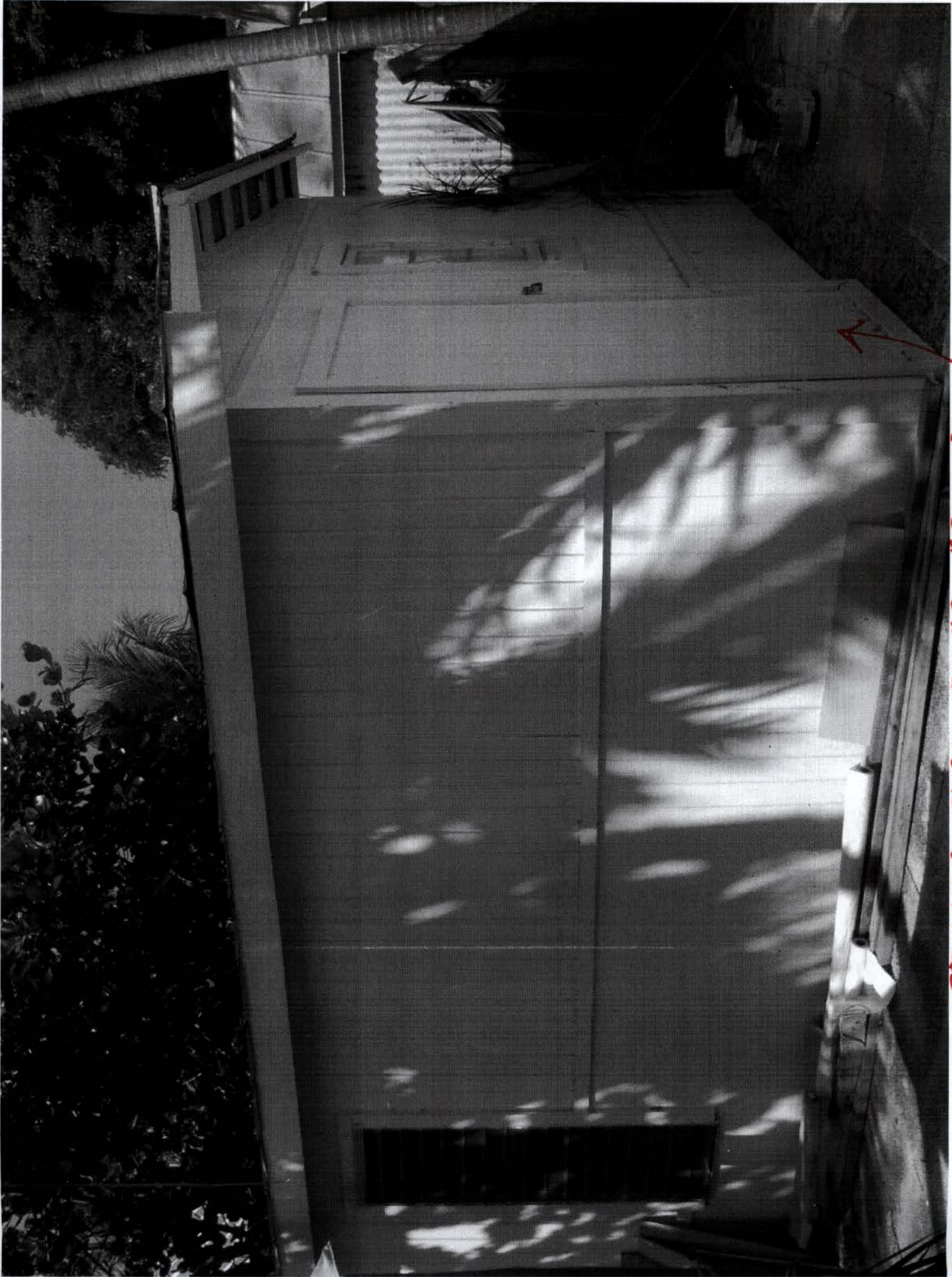
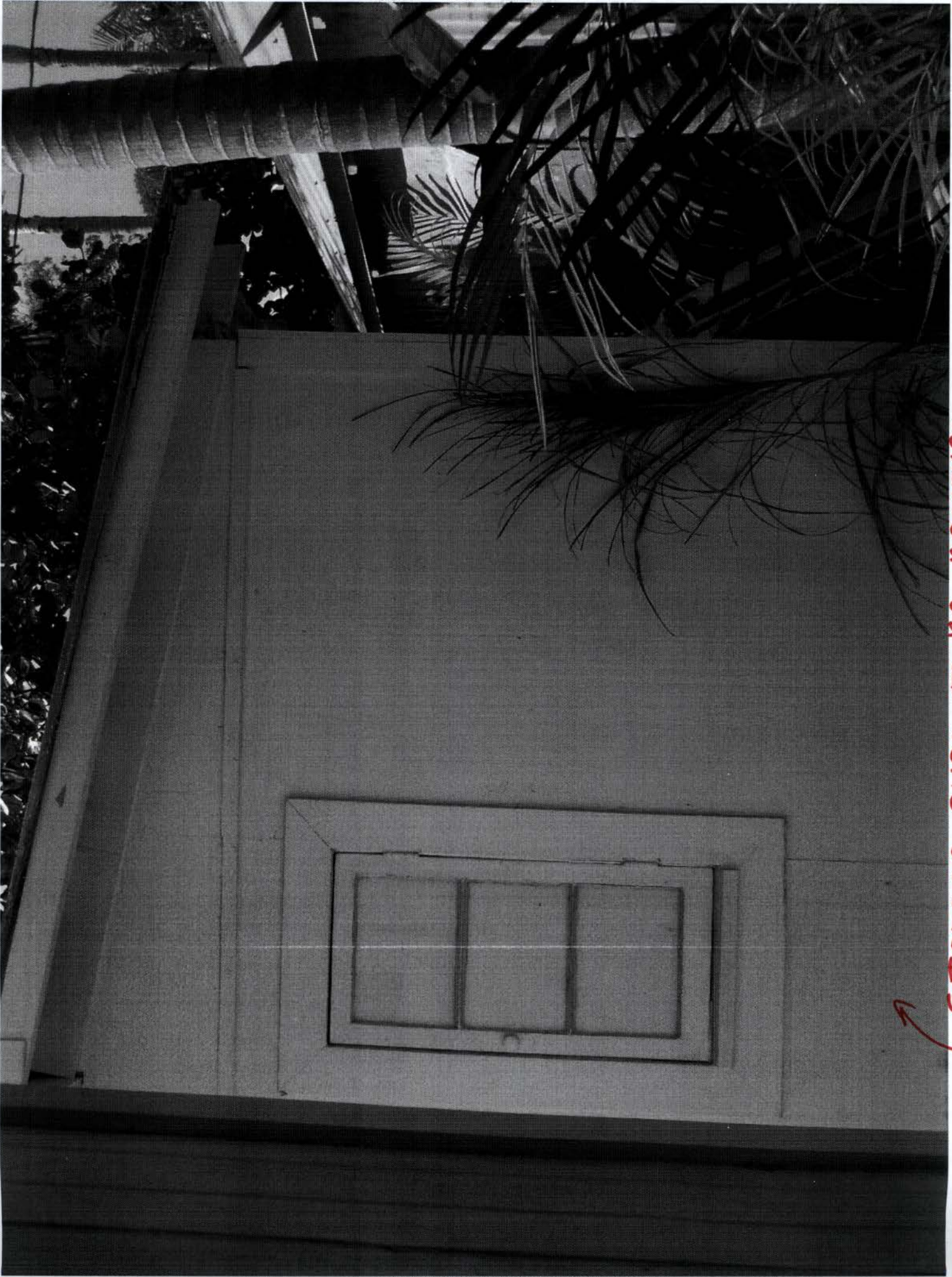


Photo taken by Property Appraiser's office c1965; 1110 Fleming Street; Monroe County Library



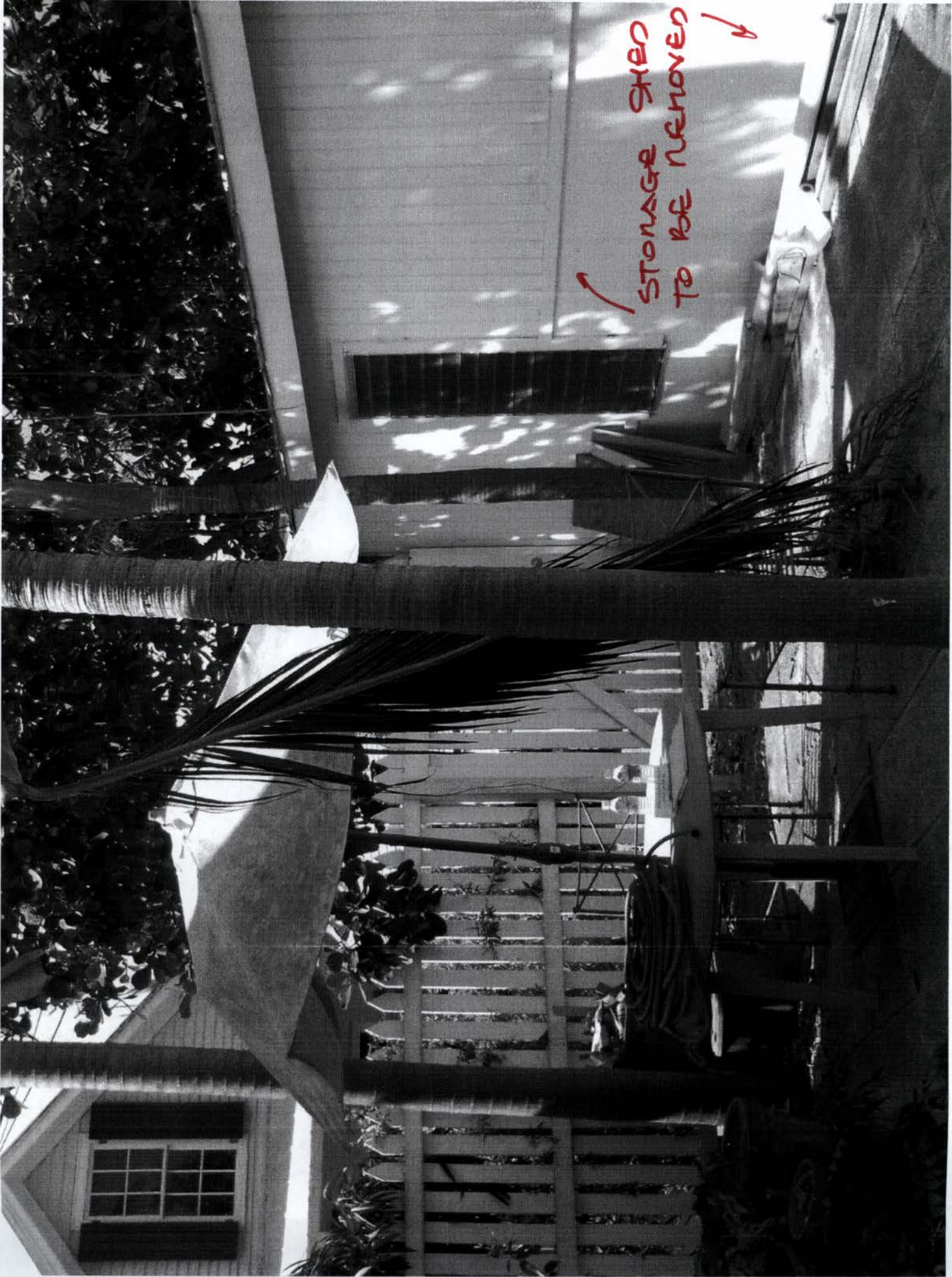
STORAGE SHED TO BE REMOVED



STORAGE SHED TO BE REMOVED

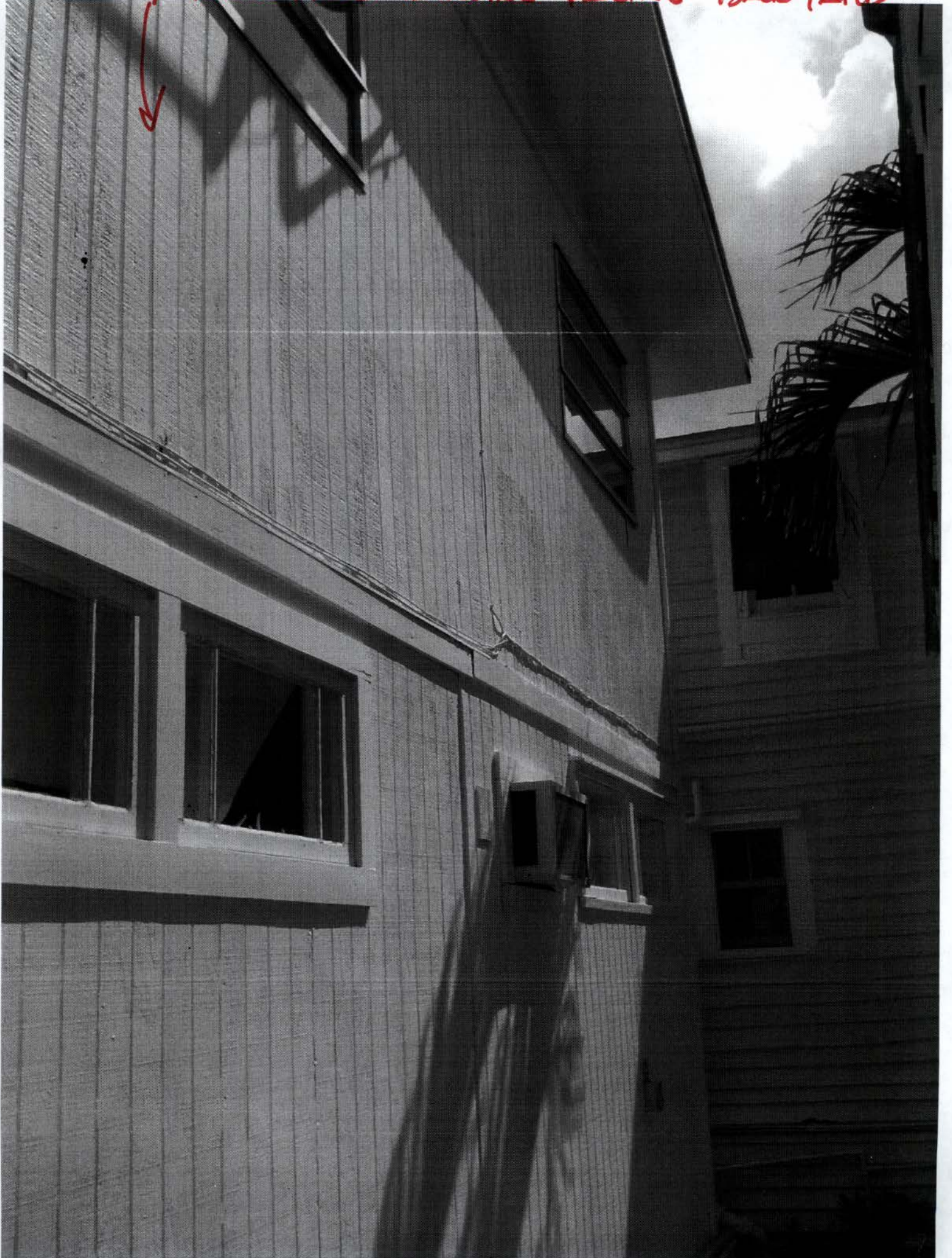


STORAGE SHED TO BE REMOVED



STORAGE SHED
TO BE REMOVED

EXISTING BUILDING FACING BACK YARD



EXISTING BUILDING - SIDE VIEW



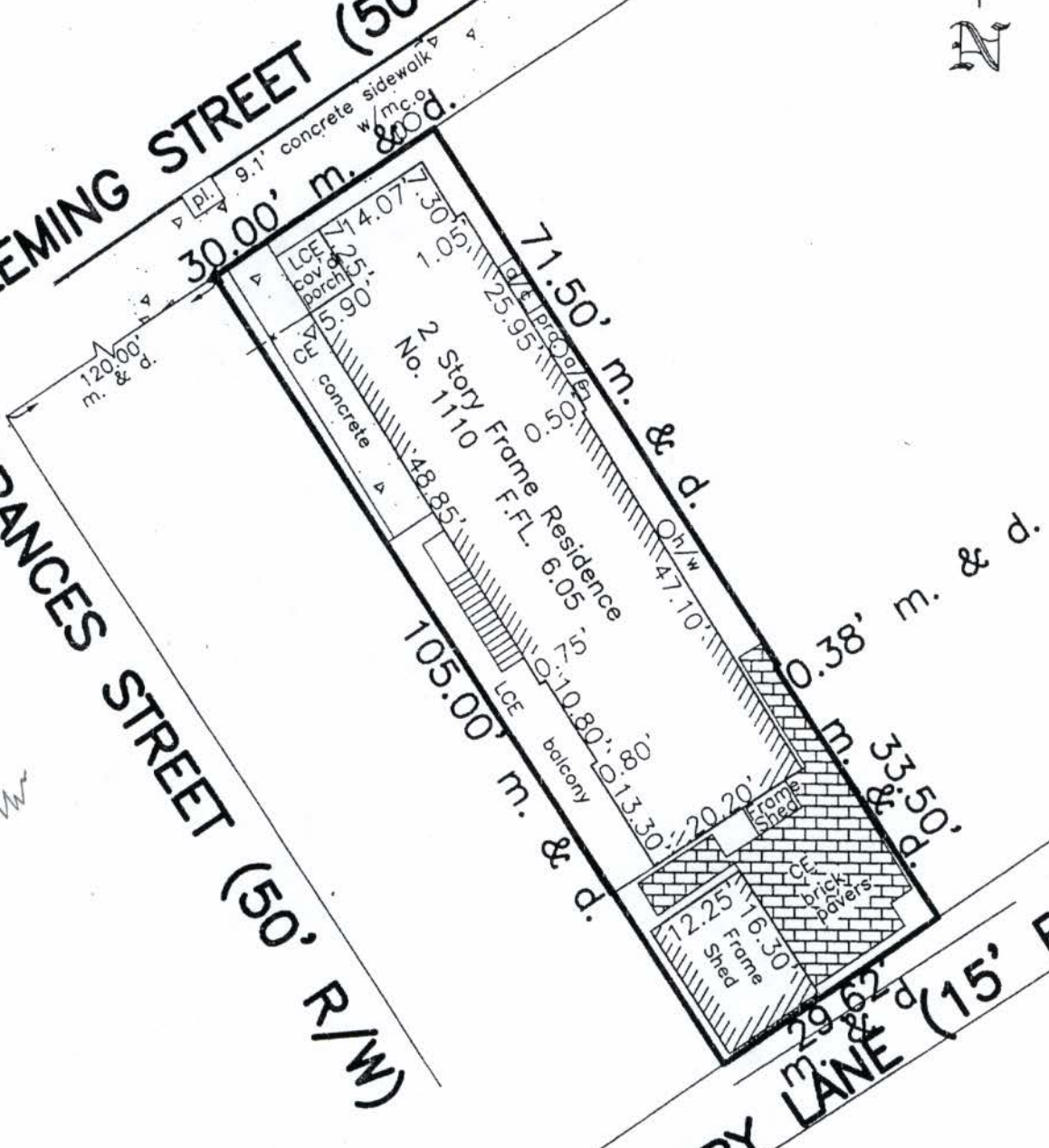
CONCRETE SECTION
NEED TO BE
REMOVED

Survey

FLEMING STREET (50' R/W)

FRANCES STREET (50' R/W)

CURRY LANE (15' R/W)



Note: All angles 90°, unless otherwise specified.

SHEET 6 OF 13

1110 Fleming Street Condominium
 1110 Fleming Street Key West FL. 33040

CONDOMINIUM SURVEY

Dwg. No.
 07-123

Scale 1" = 20'	Ref. file	Flood Panel No. 1516 K	Dwn. By C.M.C
Date 3/21/07		Flood Zone AE	Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

7/6/07: Unit E to 3

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net

Miscellaneous Information



CITY OF KEY WEST

TREE PERMIT

Permit# 5756 Date Issued 07/01/11

Address 1110 Fleming Street #3

This it to certify that 1110 Fleming Street Condo. Assoc., Inc.

has permission to Transplant (3) Christmas palms. Shall have minimum 1 year survivability or replace with (3) native palms of choice, 4' minimum, FL #1, to be planted on site. Replacements shall be planted in the six months from the approval date as described here in. All plants shall be planted according to current 'Best Management Practices'. Call landscape office for tree replacement inspection.

as per application approved 07/01/11

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

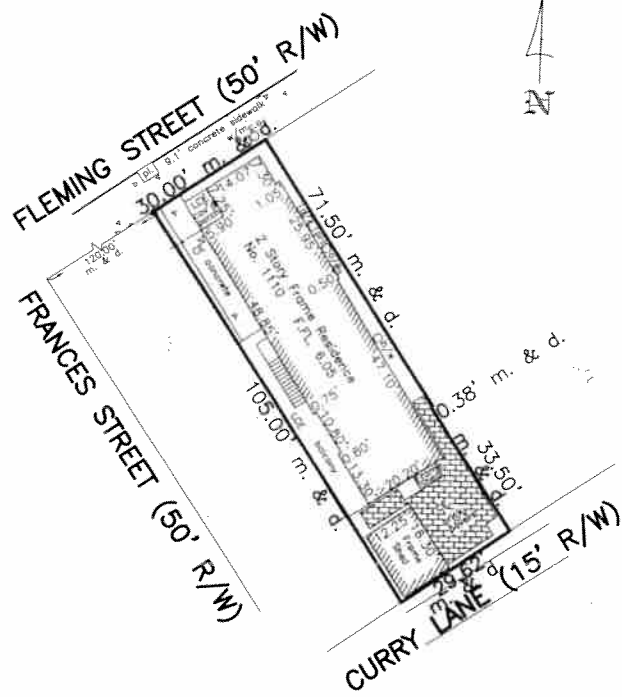
APPROVED BY _____

Niels Weise-Chairperson

Niels Weise
7/1/11

City of Key West
Tree Commission
PO Box 1409
Key West, FL 33040
Phone: (305)809-3764

Site Plans



Note: All angles 90°, unless otherwise specified. SHEET 6 OF 13

1110 Fleming Street Condominium
1110 Fleming Street Key West FL 33040

CONDOMINIUM SURVEY

Scale 1" = 30'	Date 3/21/07	File	Pool Permit No. 1518 K	Pool Zone AZ	Pool Elev. 6'
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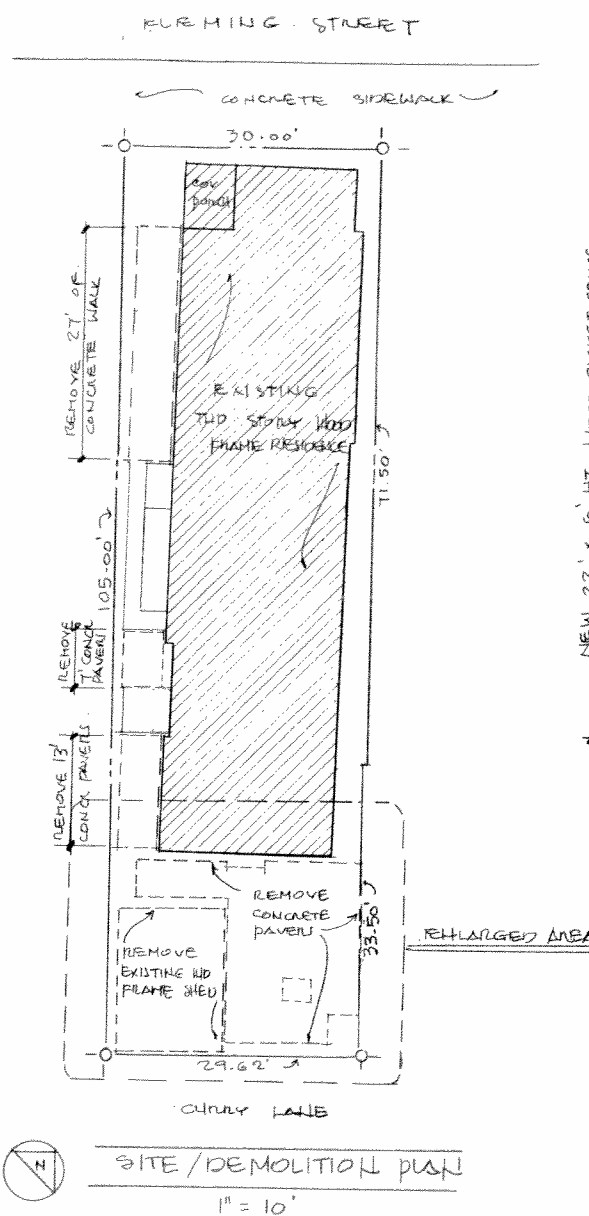
REVISIONS AND/OR ADDITIONS

1/6/07: Unit E to 3

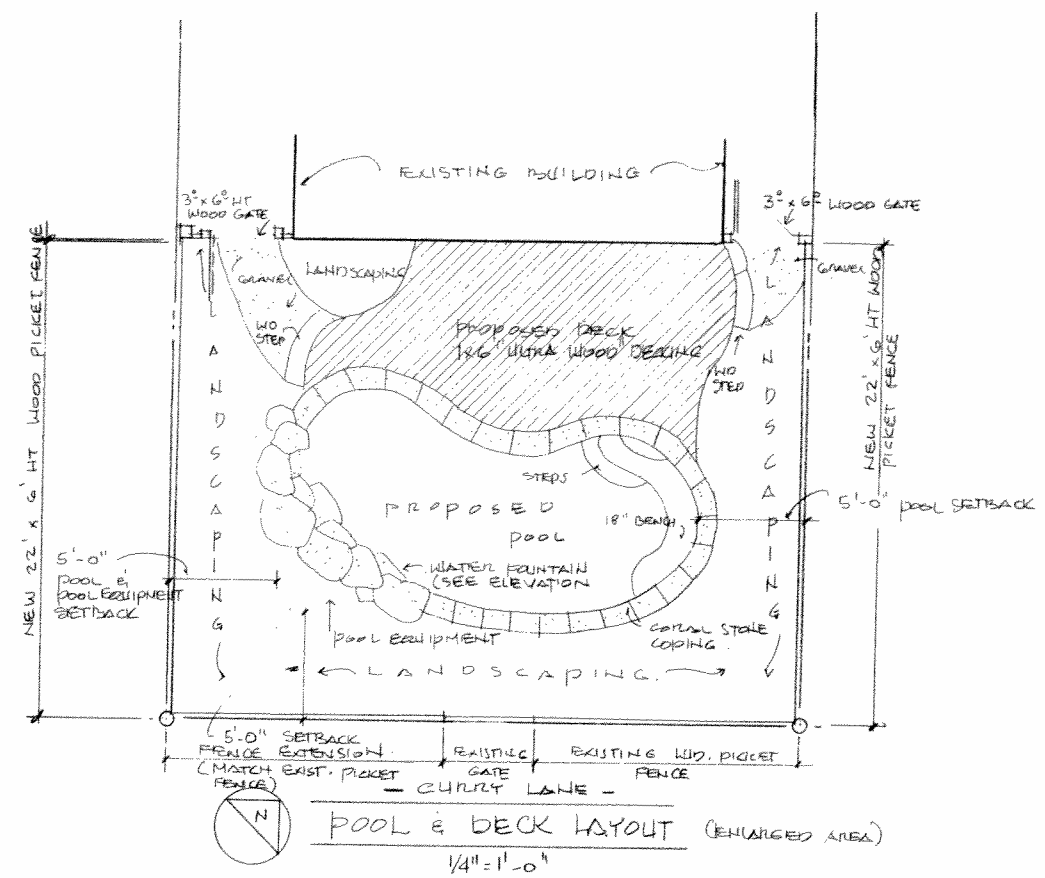
FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net

SITE SURVEY



SITE/DEMOLITION PLAN
1" = 10'



POOL & DECK LAYOUT (ENLARGED AREA)
1/4" = 1'-0"

REVISIONS	BY

POOL & DECK ADDITION AT:
1110 FLEMING STREET
KEY WEST - FLORIDA

Guillermo A. Orozco
Residential Design
2026 Seidenberg Avenue
Key West, FL 33040
305-292-1694

Date 6/16/11
Scale VARIES
Drawn GAO
Job 1110 FLEMING
Sheet 1
Of 1 Sheets

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., June 28, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**DEMOLITION OF EXISTING STORAGE SHED. CONSTRUCTION OF
POOL, NEW DECK AND WOOD FENCE**

#1110 FLEMING STREET

Applicant: Guillermo Orozco- Application # H11-01-798

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

Property Appraiser Information

Karl Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 9091369 Parcel ID: 00007081-000400

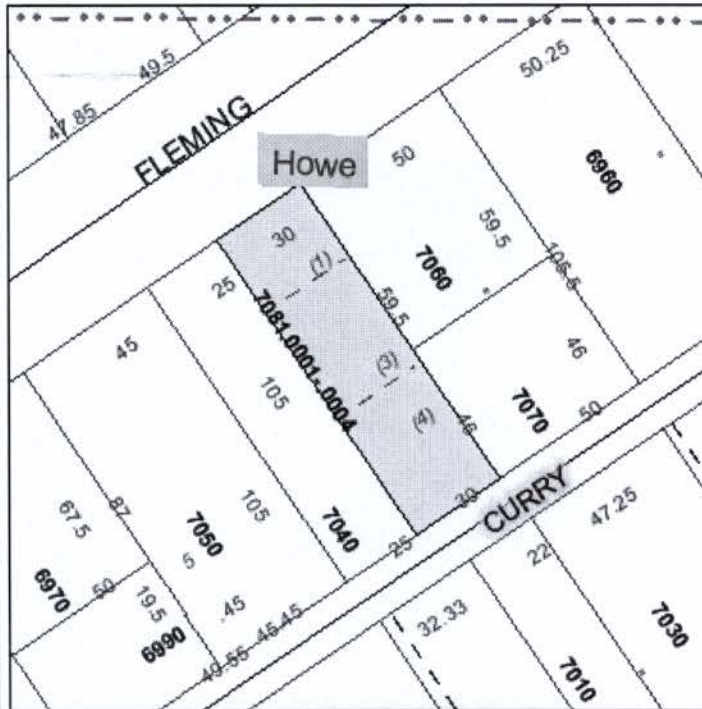
Ownership Details

Mailing Address:
HANSELL ROBIN
1110 FLEMING ST
APT 4
KEY WEST, FL 33040

Property Details

PC Code: 04 - CONDOMINIUM
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1110 FLEMING ST UNIT: 4 KEY WEST
Legal Description: UNIT 4 1110 FLEMING STREET CONDOMINIUM OR2355-2421/2483DEC OR2365-418

Parcel Map



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Condominium Details

Condo Name: 1110 FLEMING STREET CONDOMINIUM
Footage: 407 **Year Built:** 1928

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
2010	127,863	0	0	127,863	127,863	25,000	102,863
2009	159,829	0	0	159,829	159,829	25,000	134,829
2008	92,140	0	0	92,140	92,140	0	92,140

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
5/16/2008	2365 / 418	245,000	WD	Q

This page has been visited 27,361 times.

Monroe County Property Appraiser
 Karl Borglum
 P.O. Box 1176
 Key West, FL 33041-1176