



Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: June 28, 2016

Applicant: Meridian Engineering

Application Number: H16-03-0041

Address: #1209 Watson Street

Description of Work:

New pool house on rear of property.

Site Facts:

The one-story, concrete block structure is not a contributing resource in the survey, but is included on the 1962 Sanborn map. This property came before the HARC Commission in 2015 for renovations to the main house and to demolish two sheds in the rear yard of the property.

Guidelines Cited in Review:

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines for new construction.

Outbuildings (Pages 40-41), specifically guidelines 1-3.

Staff Analysis

This Certificate of Appropriateness proposes the construction of a new one-story accessory structure in the rear yard. The structure will be 12 feet, 4 inches tall – two feet shorter than the main house. The structure will be much smaller in massing and scale than the main building. The new structure will have a v-crimp roof, hardiboard siding and trim, and impact resistant windows and doors.

Consistency with the Guidelines

This project alters no historic fabric. Staff feels the structure will have no adverse impact on the neighborhood and the historic district and has an appropriate height, scale, and massing. Therefore, the project is consistent with the guidelines regarding new construction and outbuildings.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 16-03-41		BUILDING PERMIT NUMBER		INITIAL & DATE AK/1/16
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> 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:

1209 Watson		# OF UNITS
00033600-000000		
William Levinson		PHONE NUMBER
235 N. Main St		EMAIL
New Hope, PA 18938-1318		
		PHONE NUMBER
		EMAIL
Meridian Engineering		PHONE NUMBER
201 Front St. Ste 203		EMAIL
Key West FL 33040		

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 checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" 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.,

Add new pool
cabana behind existing structure. Cabana is approx. 180 SF

7404/4075 OK

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: 180 SF POOL CABANA

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 _____

Oper: KEYWBLD Type: CC Drawer: 1
 Date: 6/02/16 53 Receipt no: 18147
 2016 300041
 FT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3033680
 VM VISA/MASTERCARD \$200.00
 Trans date: 6/02/16 Time: 5:04:34

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.	<input type="checkbox"/>	<input type="checkbox"/>
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

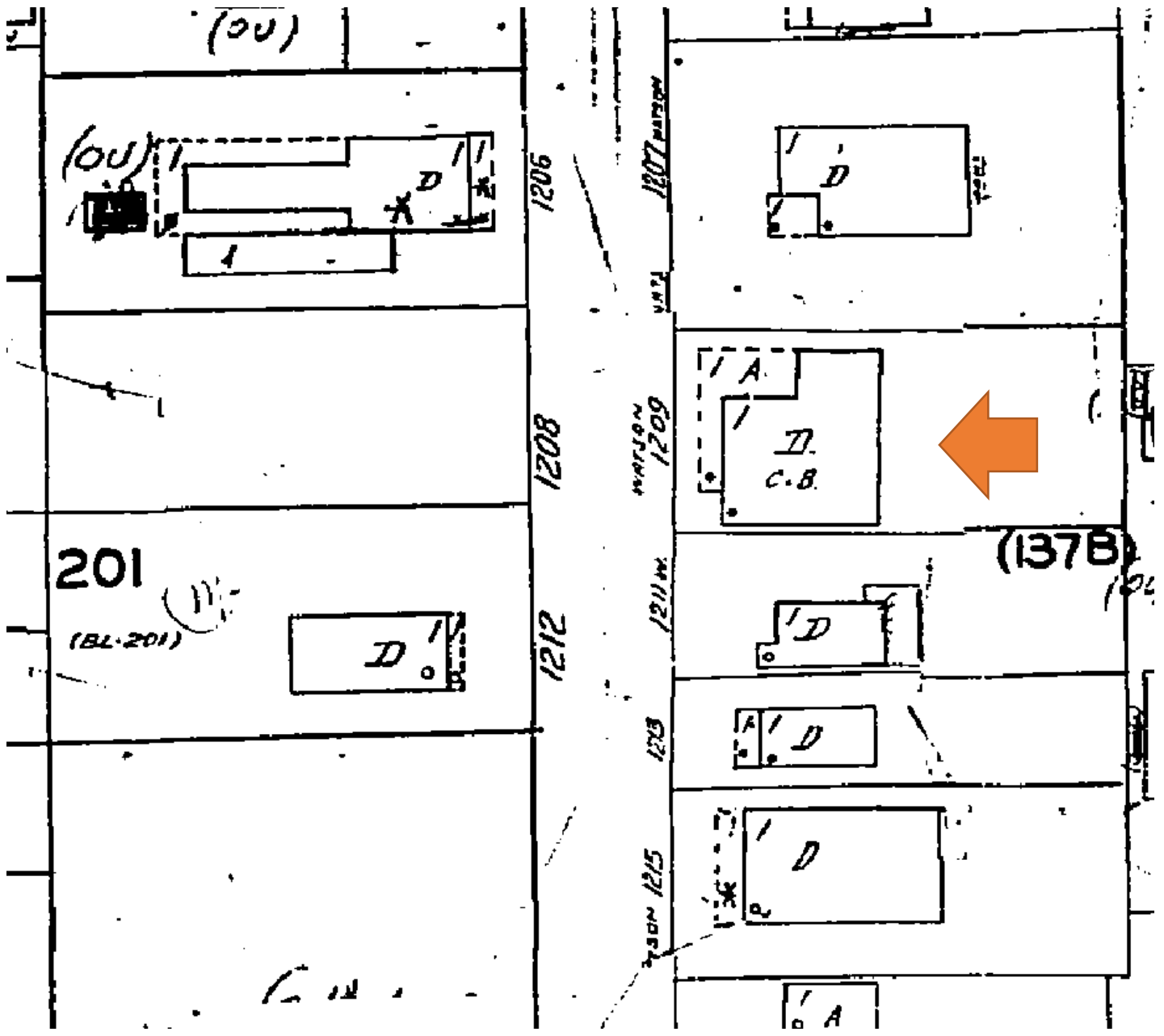
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

Rear of home



9/17/14

1209 Watson St. Harc Application Photos

Front of home

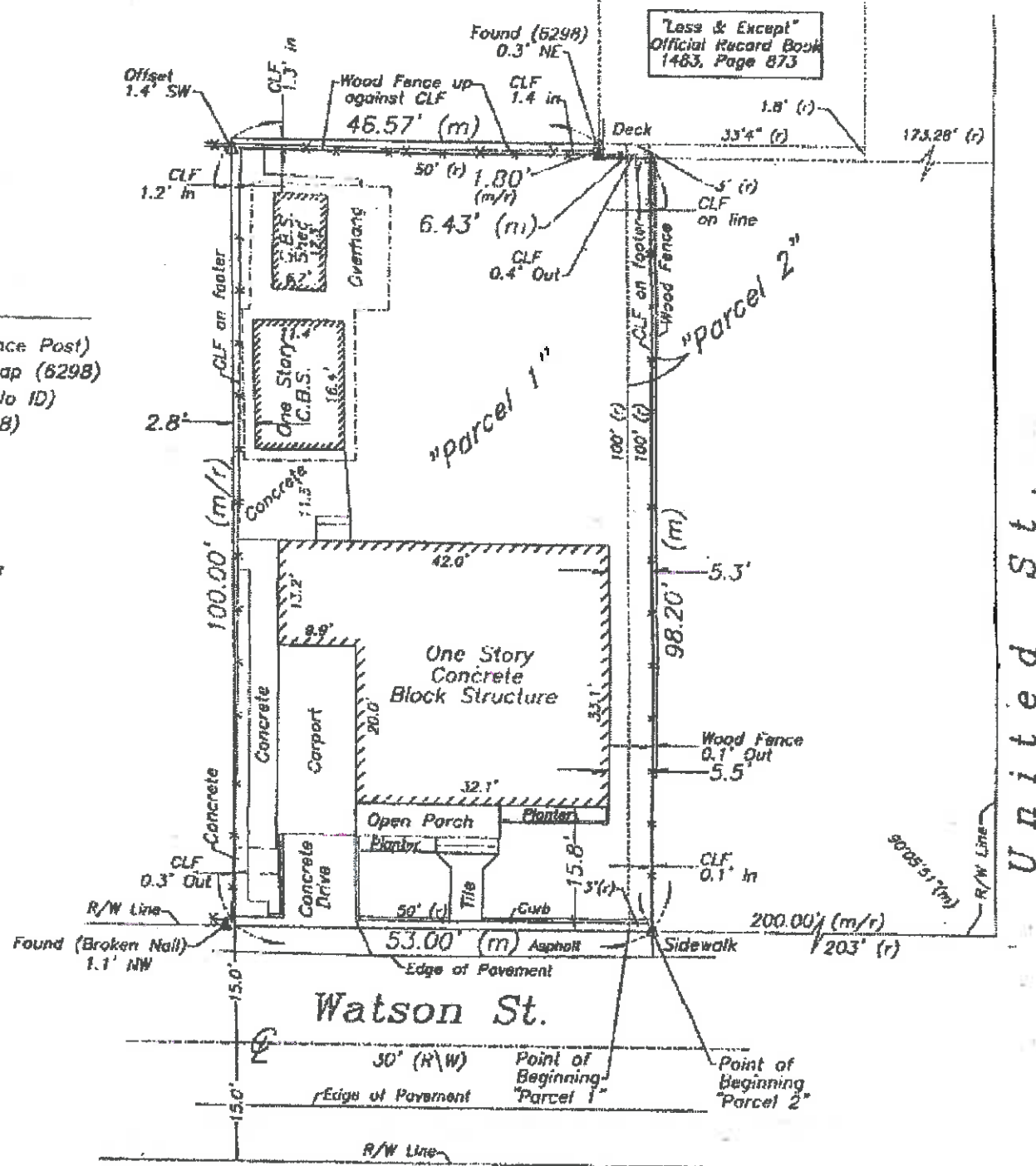
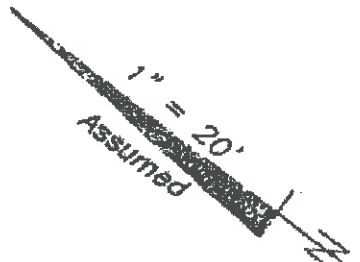


Rear of Property



SURVEY

Boundary Survey Map of part of Tract 13 Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1209 Watson 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: March 17, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.


BOUNDARY SURVEY OF: Parcel 1: All that certain piece, parcel or lot of land on the Island of Key West, County of Monroe and State of Florida, in Tract 13, according to Wm. A. Whitehead's map or plan of said Island delineated in February, A.D. 1829, but better described in a diagram made by George G. Watson of a part of said Tract 13, described by metes and bounds as follows: Commencing at a point on Watson Street distant from the corner of United and Watson Streets, 203 feet, running thence along said Watson Street in a Northwesterly direction 50 feet; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 50 feet; thence at right angles in a Southwesterly direction 100 feet to the place of beginning.

LESS AND EXCEPT that portion of the property described in Quit Claim Deed recorded in Official Records Book 1483, Page 873, of the Public Records of Monroe County, Florida.

AND
Parcel 2: All that certain piece, parcel or lot of land on the Island of Key West, County of Monroe and the State of Florida, in Tract Thirteen (13), according to Wm. A. Whitehead's map or plan of said Island delineated in February, A.D. 1829, but better described in a diagram made by George G. Watson of a part of said Tract Thirteen (13), described by metes and bounds as follows: Commencing at a point on Watson Street distant from the corner of United and Watson Streets, Two Hundred (200) feet, running thence along said Watson Street in a Northwesterly direction Three (3) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Three (3) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet to the place of beginning.

BOUNDARY SURVEY FOR: William Levinson & Julie Levinson;
The Closing Department;
Westcor Land Title Insurance Co.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
March 19, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #8208

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

53
3
A
24

PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 1209 WATSON STREET KEY WEST, FL 33040
 RE: 00033600-000000
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE: X
 F.I.R.M. COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 5-68-25
 LEGAL DESCRIPTION: KW GWYNN SUB PT OF TR 13 L-627 E4-549 D3-92
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, SITE DATA AND ELEVATIONS

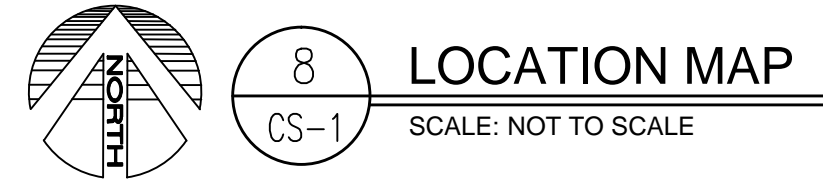
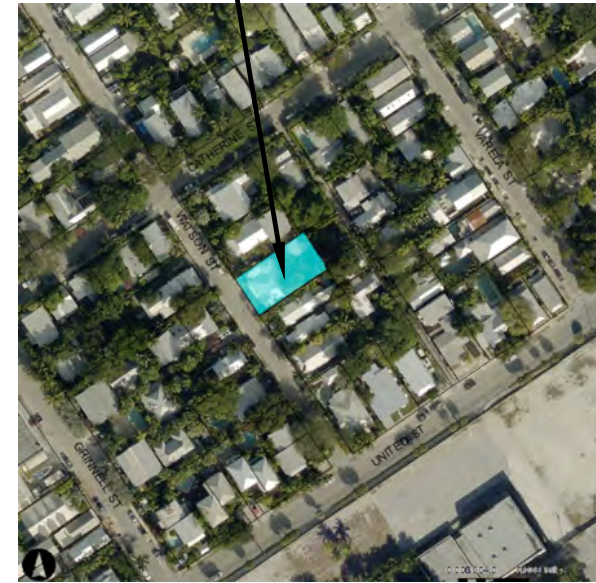
GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AND
		@ AT
		APPROX. APPROXIMATE(LY)
		FT. FOOT/FEET
		FFL FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

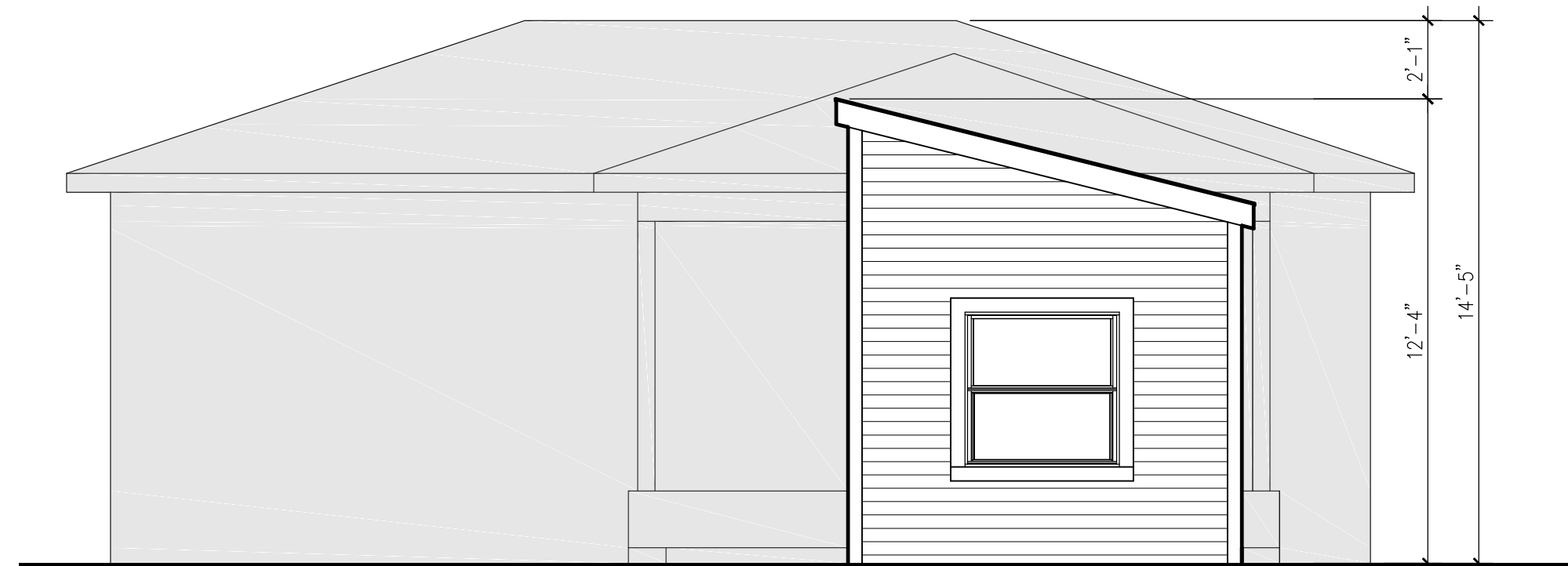
SITE



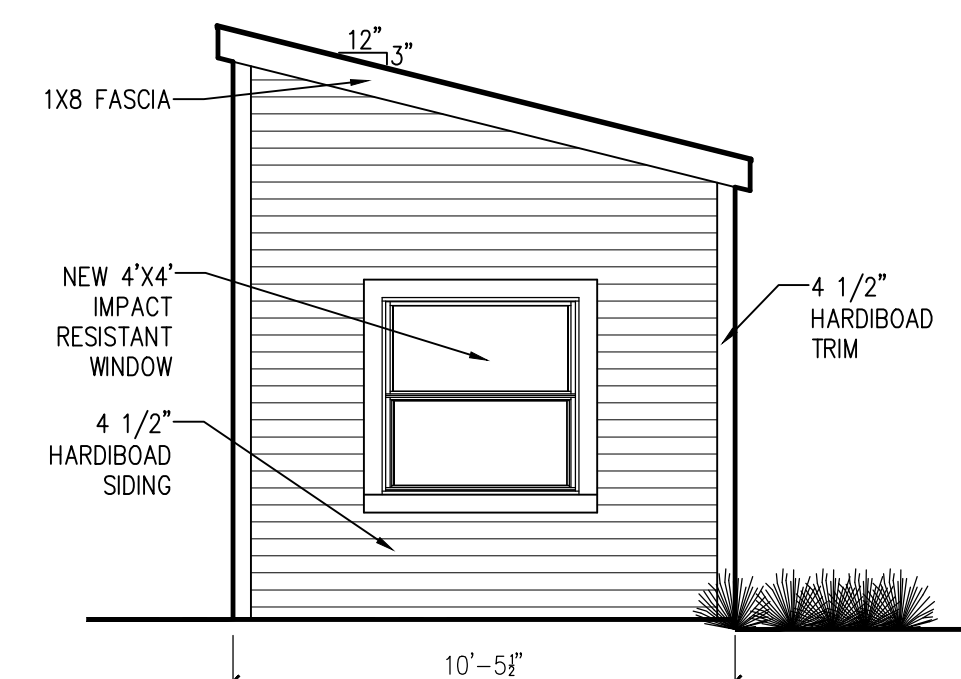
PROPOSED CABANA

1209 WATSON STREET
 KEY WEST, FLORIDA 33040

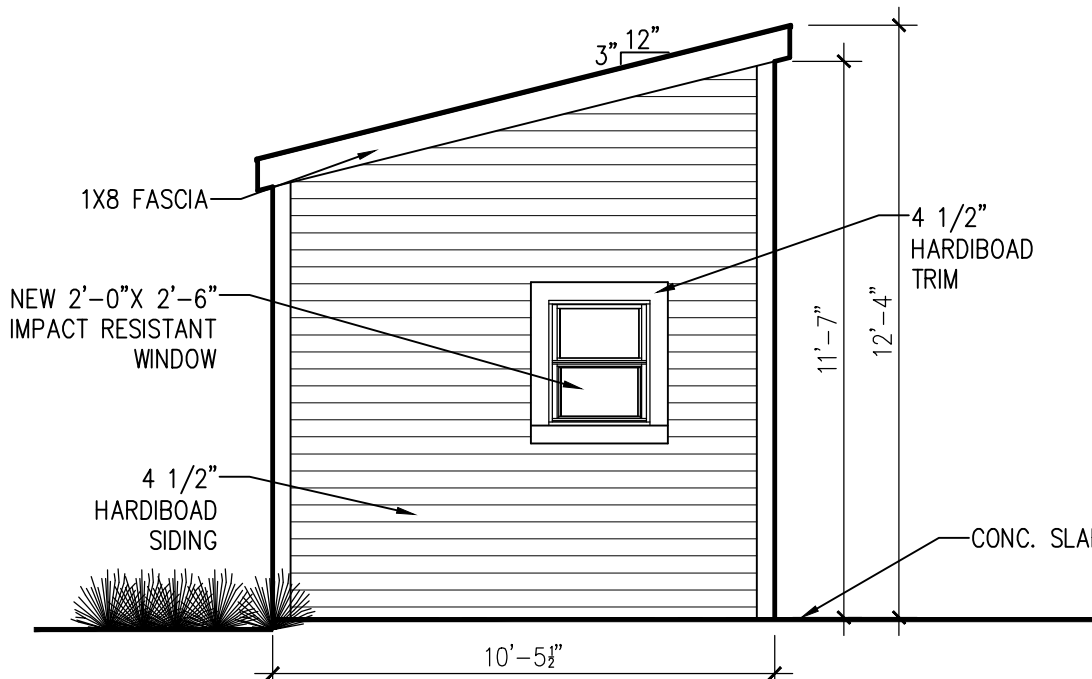
PROJECT DATA	PROPOSED		EXISTING		REQUIRED		VARIANCE REQUESTED	
	RE NO.	00033600-000000						
CABANA SETBACKS:								
FRONT	73'-10"		N/A		10'		NONE	
STREET SIDE	N/A		N/A		7.5'		NONE	
SIDE	8'-8"		N/A		5'		NONE	
REAR	10'-0"		N/A		15' *5'		NONE	
LOT SIZE	NO CHANGE		5,288 SQ. FT.		4000 SQ.FT.		NONE	
BUILDING COVERAGE	2,161 SQ. FT.	40%	1,982 SQ. FT.	37%	40% MAX		NONE	
FLOOR AREA	1,348 SQ. FT.	0.25	1,197 SQ. FT.	0.22	1.0		NONE	
BUILDING HEIGHT	N/A		N/A		30' MAX		NONE	
IMPERVIOUS AREA	2,377 SQ. FT.	44%	2,209 SQ. FT.	41%	60% MAX		NONE	
OPEN SPACE	2,013 SQ. FT.	38%	2,181 SQ. FT.	41%	35% MIN		NONE	
REAR SETBACK AREA 15x53=795 SQ. FT.	ACCESSORY STRUCTURE OVER REAR SETBACK IS 5'X11'1"= 55.5 SQ. FT. = 7% OVER REAR SETBACK							
* ACCESSORY STRUCTURES TO BE NO MORE THAN 30% OF REAR SETBACK. REQUIRED REAR SETBACK FOR ACCESSORY STRUCTURE IS 5' PER CODE 122-1181								



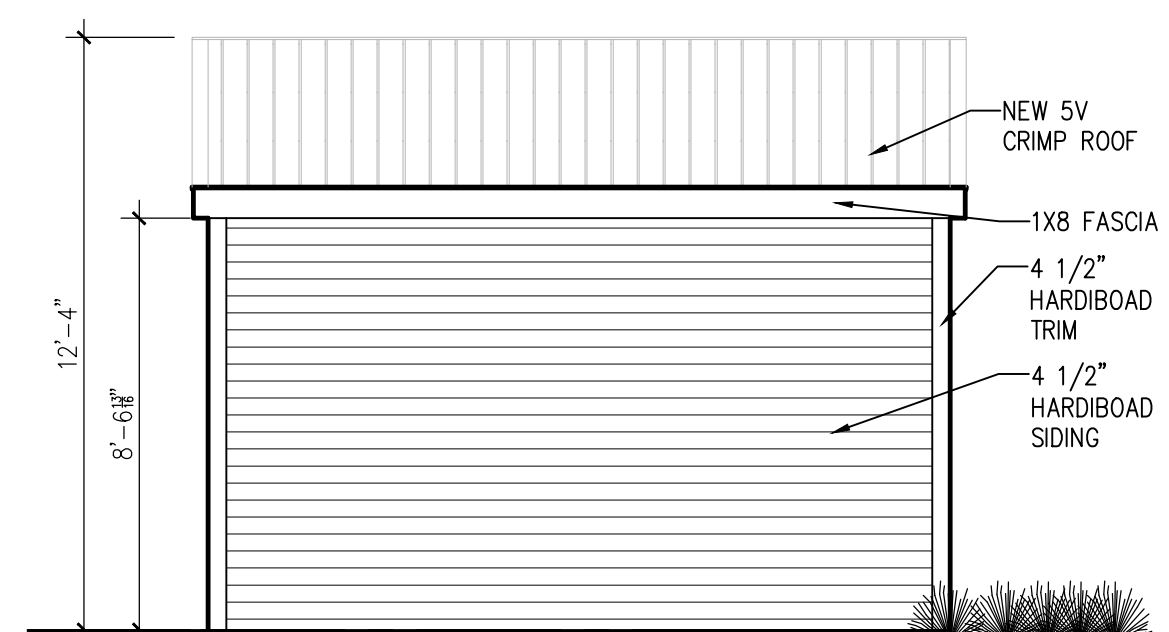
6 REAR ELEVATION W/EXISTING HOME
 SCALE: 1/4" = 1'-0"



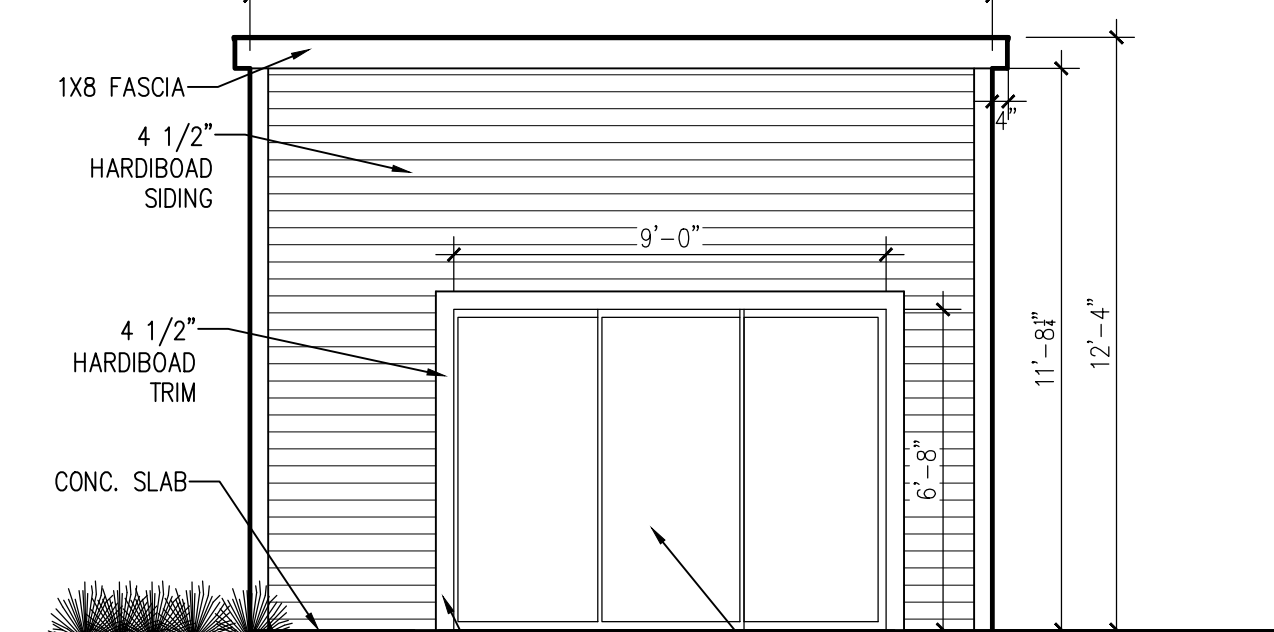
4 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



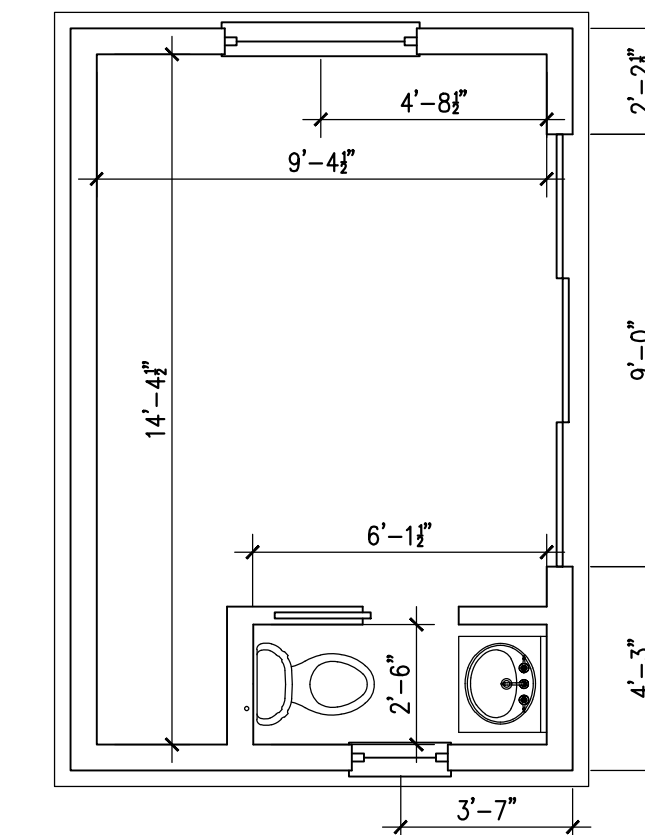
5 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



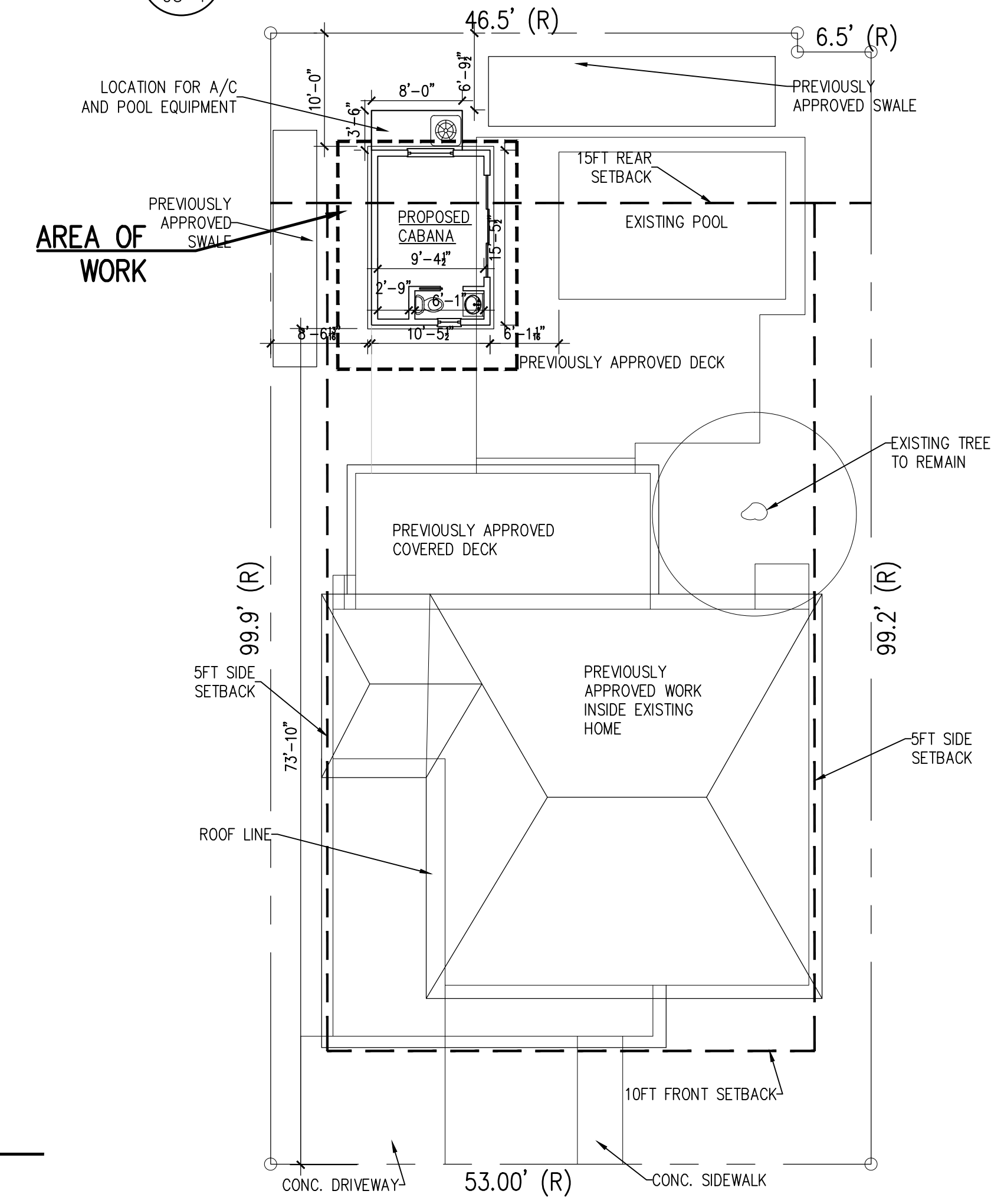
3 REAR ELEVATIONS
 SCALE: 1/4" = 1'-0"



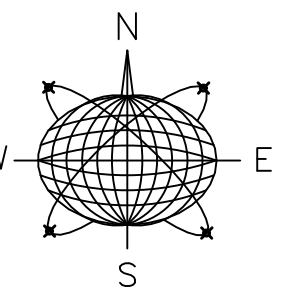
2 FRONT ELEVATIONS
 SCALE: 1/4" = 1'-0"



7 PROPOSED CABANA FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE ENGINEER
 RICHARD J. MILELLI
 PE #58315

General Notes:

PROPOSED CABANA
 1209 WATSON STREET
 KEY WEST, FLORIDA

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

Revisions:

Title:
 SITE PLAN AND
 SITE DATA

Sheet Number:
CS-1
 Date: JUNE 1, 2016

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 28, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW POOL HOUSE ON REAR OF PROPERTY.

FOR- #1209 WATSON STREET

Applicant – Meridian Engineering

Application #H16-03-0041

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 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.



**NO
TRESPASSING**

1209

**Public
Meeting
Notice**
NE SPONGE BEACH, NEAR BY PROPERTY.
FOR MORE INFORMATION, VISIT
WWW.SUNSHINESTATEFLORIDA.COM

THE QUALITY OF
**Florida's
Best**
1-888-738-7707
www.floridastatesbest.com
MADE IN USA



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.

Alternate Key: 1034509 Parcel ID: 00033600-000000

Ownership Details

Mailing Address:

LEVINSON WILLIAM AND JULIE
235 N MAIN ST
NEW HOPE, PA 18938-1318

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

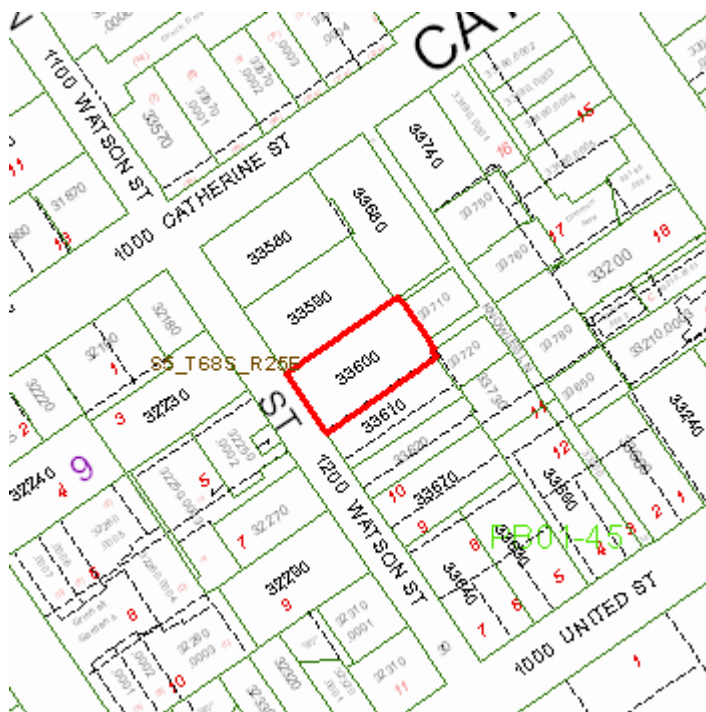
Affordable Housing: No

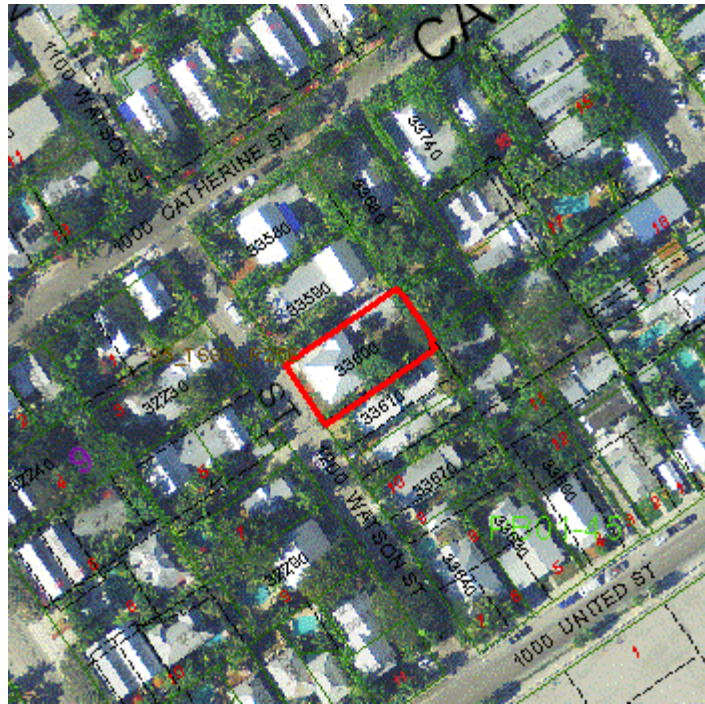
Section-Township-Range: 05-68-25

Property Location: 1209 WATSON ST KEY WEST

Legal Description: KW GWYNN SUB PT OF TR 13 L-627 E4-549 D3-92 OR97-108/10 OR102-63/68 OR1465-2437/38L/E OR2420-2055D/C OR2731-1921D/C OR2731-1922/24

[Click Map Image to open interactive viewer](#)





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	53	100	5,295.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1278
Year Built: 1958

Building 1 Details

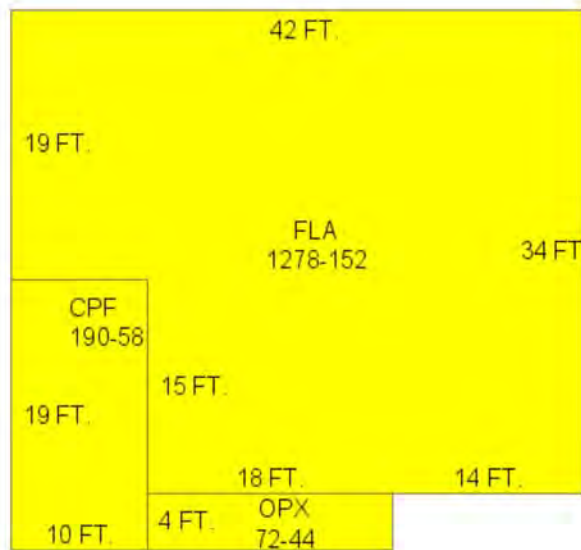
Building Type R1	Condition A	Quality Grade 500
Effective Age 82	Perimeter 152	Depreciation % 74
Year Built 1958	Special Arch 0	Grnd Floor Area 1,278
Functional Obs 1	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCR FTR
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	5:C.B.S.	1	1993	N	N	0.00	0.00	1,278
2	<u>CPF</u>	5:C.B.S.	1	1993	N	N	0.00	0.00	190
3	<u>OPX</u>	5:C.B.S.	1	1993	N	N	0.00	0.00	72

Appraiser Notes

2016-03-23 IMPROVEMENT UNDER TOTAL RENOVATION FOR 2016.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-4578	01/11/2016		112,000		INSTALL NEW KITCHEN AND BATH CABINETS BUILD COVERED PORCH STRUCTURE TO PLANS, ENCLOSE GARAGE. INSTALL 7 NEW WINDOWS, 1 NANA WALL 1 FRONT DOOR
15-4967	01/04/2016		45,750		NEW 13X20 SHOTCRETE POOL WITH NEW EQUIPMENT
15-4577	12/29/2015	03/23/2016	4,200		DEMO 2 FREE STANDING EXTERIOR STRUCTURES. IN MAIN, DEMO KITCHEN AND 2 BATH DEMO APPROX 200SF OF SIDELWALK IN FRONT
15-4576	12/31/2015		2,400		INSTALL 80LF OF FENCING FORM AND POUR APPROX 1000SF OF CONCRETE PADS
15-4966	01/04/2016		2,400		2 POOL PUMPS AND HEATER
1	07-1421	03/23/2007	06/27/2008	4,500 Residential	REPLACE METAL ROOFING WITH V-CRIMP-1200SF

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
2015	118,296	1,571	508,828	628,695	628,695	0	628,695
2014	112,977	1,428	343,001	457,406	197,603	25,500	172,103
2013	114,546	1,428	400,482	516,456	194,683	25,500	169,183
2012	116,115	1,428	274,794	392,337	191,429	25,500	165,929
2011	117,684	1,428	296,268	415,380	185,853	25,000	160,853
2010	120,822	1,428	252,896	375,146	183,106	25,000	158,106
2009	139,669	1,441	323,636	464,746	178,292	25,000	153,292
2008	131,408	1,453	492,975	625,836	178,114	25,000	153,114
2007	238,376	1,466	520,000	759,842	172,926	25,000	147,926
2006	269,112	1,478	400,000	670,590	168,708	25,000	143,708
2005	235,473	1,517	300,000	536,990	163,794	25,000	138,794
2004	150,703	1,557	300,000	452,260	159,023	25,000	134,023
2003	150,703	1,595	115,000	267,298	156,058	25,000	131,058
2002	134,974	1,635	115,000	251,609	152,401	25,000	127,401
2001	114,385	1,673	115,000	231,058	150,001	25,000	125,001
2000	115,758	2,297	85,000	203,055	145,633	25,000	120,633
1999	111,182	2,255	85,000	198,437	141,805	25,000	116,805
1998	91,508	1,898	85,000	178,406	139,572	25,000	114,572
1997	82,357	1,791	75,000	159,148	137,239	25,000	112,239
1996	59,480	1,352	75,000	135,832	133,242	25,000	108,242
1995	56,277	1,336	75,000	132,613	129,993	25,000	104,993
1994	50,329	1,246	75,000	126,576	126,576	25,000	101,576
1993	50,329	1,082	75,000	126,412	126,412	25,000	101,412
1992	50,329	1,086	75,000	126,415	126,415	25,000	101,415
1991	50,329	1,090	75,000	126,420	126,420	25,000	101,420
1990	50,329	1,093	51,250	102,673	102,673	25,000	77,673
1989	33,814	998	53,000	87,812	87,812	25,000	62,812
1988	27,558	1,001	42,400	70,959	70,959	25,000	45,959
1987	27,229	1,004	28,620	56,853	56,853	25,000	31,853
1986	27,381	1,008	28,620	57,009	57,009	25,000	32,009
1985	26,263	1,011	19,080	46,354	46,354	25,000	21,354
1984	24,625	1,014	19,080	44,719	44,719	25,000	19,719
1983	24,625	1,018	19,080	44,723	44,723	25,000	19,723
1982	25,123	1,021	16,536	42,680	42,680	25,000	17,680

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
3/20/2015	2731 / 1922	625,000	WD	03

This page has been visited 152,172 times.

Monroe County Property Appraiser
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