



**Historic Architectural Review Commission
Staff Report for Item 22**

To: Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

From: Kelly Perkins,
Historic Preservation Planner

Meeting Date: August 23, 2016

Applicant: Liz Carpentry

Application Number: H16-01-1042

Address: #1222 White Street

Description of Work:

Construction of 6 foot tall picket fence on front yard to enclose dumpster.

Site Facts:

The building at 1222 White Street is not a contributing resource to the historic district. Located at the corner of White Street and United Street, the property has a dumpster located in the southeastern corner – the corner that fronts both United and White Street. Currently, that dumpster is very visible from the public right of way.

Guidelines Cited on Review:

Guidelines for Fences & Walls (pages 41-42), specifically guidelines 3, 4, and 6.

Guidelines for Air Conditioning Units, Antennas, Trash Facilities, and Satellite Dishes (pages 42-43), specifically guidelines 5 and 6.

Staff Analysis

The Certificate of Appropriateness in review proposed a six foot fence to surround a dumpster that is located on a prominent corner at United and White Street. The dumpster is located in front of the structure and is located in the front yard.

Consistency with Guidelines

The guidelines are very clear as that fences along the front of a structure are permitted to be up to four feet in height, and since this property is on a corner, the fence must remain at a consistent height until the side of the building ends. The guidelines also state that trash receptacles should be screened by landscaping or fences whenever possible. Staff opines that the request fails cited guidelines, but that an alternative solution could be to install a four foot fence around the dumpster with potted plants/trees to create landscaping to hide the dumpster.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

11/23/16
 1106-15973-28
 1106-90111



City of Key West

3140 FLAGLER AVENUE
 KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER <i>16-01-1042</i>		BUILDING PERMIT NUMBER <i>16-2886</i>		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> %	

ADDRESS OF PROPOSED PROJECT:

1222 White St

OF UNITS

RE # OR ALTERNATE KEY:

00033090-000000

NAME ON DEED:

Justo Maquiera

PHONE NUMBER

OWNER'S MAILING ADDRESS:

PO Box 2367

EMAIL

Key West FL 33040

CONTRACTOR COMPANY NAME:

Liz Carpentry, LLC.

PHONE NUMBER

305-294-5861

CONTRACTOR'S CONTACT PERSON:

Miguel Liz

EMAIL

Lizcarpentry@gmail.com

ARCHITECT / ENGINEER'S NAME:

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

RECEIVED
MHC

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: YES NO (SEE PART C FOR HARC APPLICATION.)

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

2,200.00

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.

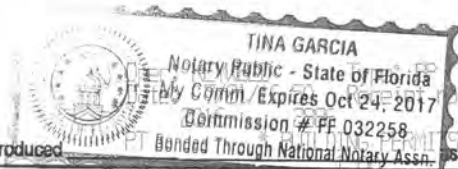
PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Install Approx 22 LF Fencing around Dumpster / Constructed of 6x6 PT Post with 1x4 PT Picketts Post are to have caps and paint to match building if possible or White add Gates to front if necessary

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:	QUALIFIER PRINT NAME: Miguel Liz
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>Miguel Liz</i>
Notary Signature as to owner:	Notary Signature as to qualifier: <i>Tina Garcia</i>
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 <u>21</u> DAY OF <u>July</u> , 20 <u>16</u> .

Personally known or produced _____ as identification. Personally known or produced _____ as identification.



Trans number: 3055806
 CK CHECK 6977 \$100.00

Trans date: 7/21/16 Time: 15:08:08

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

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 X 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

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER:

GENERAL: DESCRIPTION FROM PART B: _____

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

DEMOLITION: ATTACHED IS 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

PROJECT PHOTOS





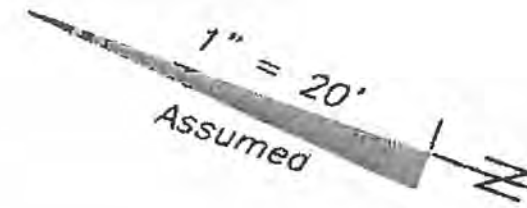






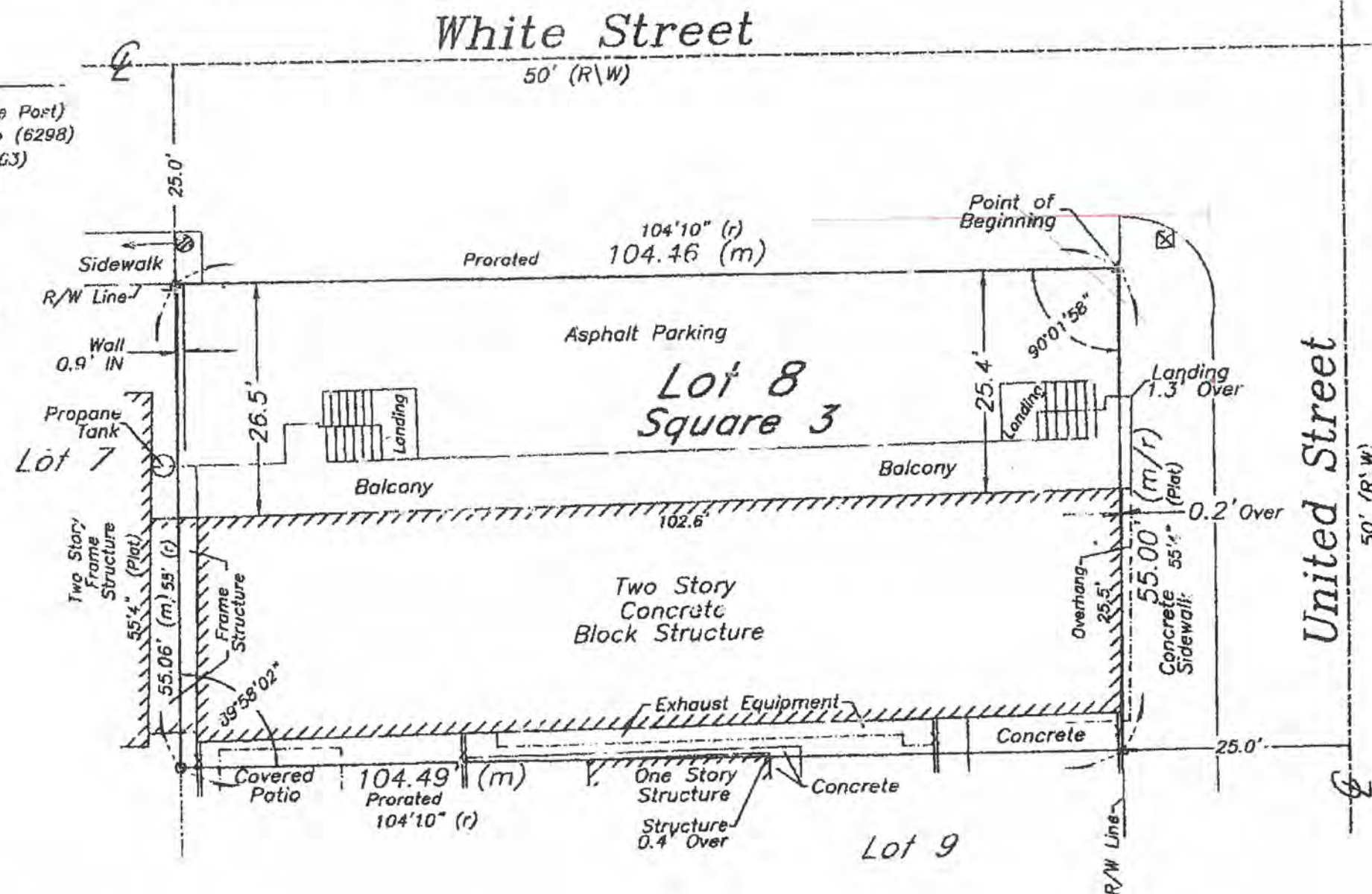
SURVEY

Boundary Survey Map of Lot 8, Square 3, Tract 13 Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- ⊙ Found 1/2" Iron Rod (L863)
- ⋄ Found Nail & Disc (FHH)
- △ 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



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.

PROPOSED DESIGN



5624 3rd Ave
 Key West, Fl. 33040
 PH: 305-294-5861
 Email: Lizcarpentry@gmail.com

JOB 1222 WHITE ST.

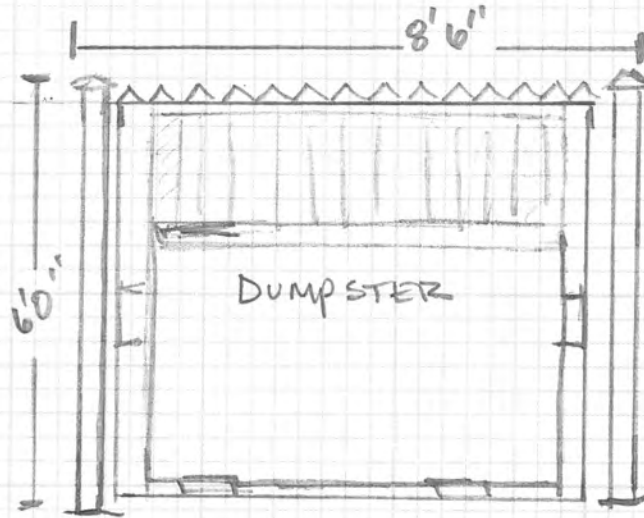
SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

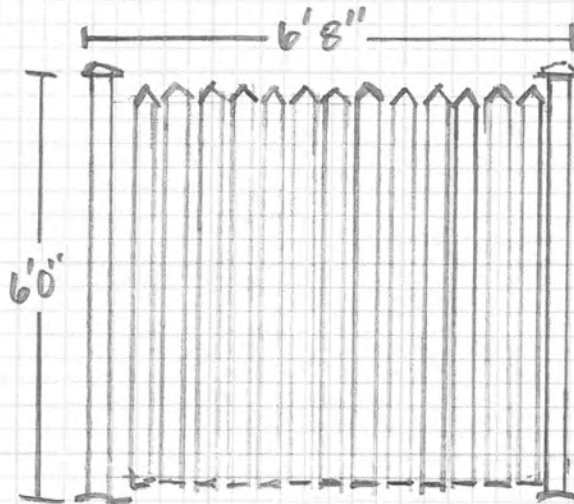
CHECKED BY _____ DATE _____

SCALE $3/8" = 1'0"$

1222 WHITE ST.

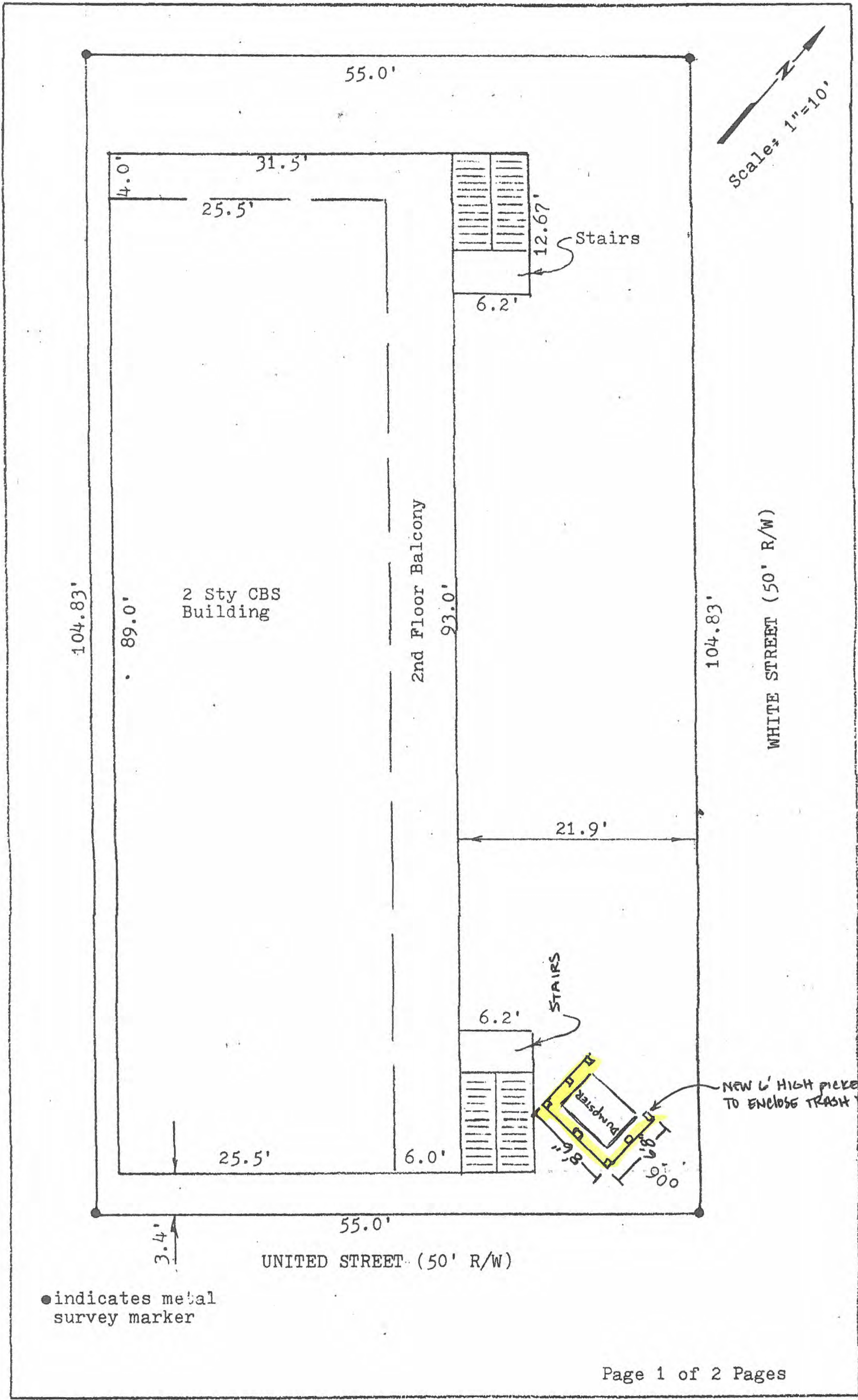


FRONT VIEW



SIDE VIEW

- APPROX 22 LF FENCING
- CONSTRUCTED OF 6x6 PT. POST
- 1x4 PT. PICKETS
- POST ARE TO HAVE CAPS
- PAINTED TO MATCH BUILDING IF POSSIBLE OR WHITE
- ADD GATES TO FRONT IF NECESSARY



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**CONSTRUCTION OF 6 FEET TALL PICKET
FENCE ON FRONT YARD TO ENCLOSE
DUMPSTER.**

FOR- #1222 WHITE STREET

Applicant – Liz Carpentry

Application #H16-01-1042

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Miguel Liz
_____, 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:
1222 White St _____ on
the 18th day of August, 2016.

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
Aug 23rd, 2016.

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
#H16-01-1042

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

Signed Name of Affiant:

Miguel Liz
Date: 8/18/16
Address: _____
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18th day of
August, 2016.

By (Print name of Affiant) Miguel Liz _____ who is
personally known to me or has produced _____ as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____
Print Name: Tina Garcia
Notary Public - State of Florida (seal)
My Commission Expires: Oct 24, 2017



CAUTION
NO HAZARDOUS
WASTES ACCEPTED

CAUTION **CAUTION**

KEEP OFF! **LOAD EVENLY!**

DO NOT PARK

DO NOT FILL ABOVE TOP OF CONTAINER

WM
WASTE MANAGEMENT

296 8297

wm.com

Public Meeting Notice

Handwritten graffiti in blue, red, and white chalk on the green metal surface.

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: 1033855 Parcel ID: 00033090-000000

Ownership Details

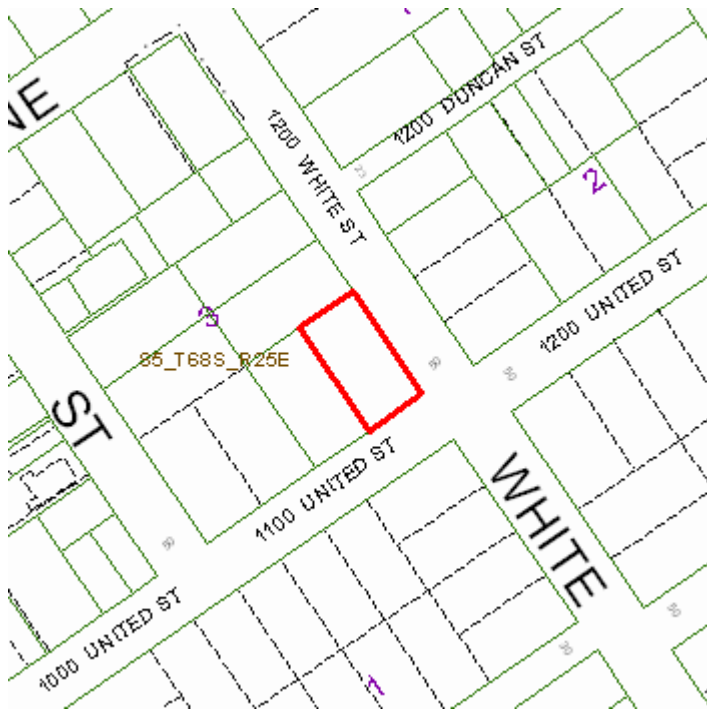
Mailing Address:

MAQUIERA JUSTO
 PO BOX 2367
 KEY WEST, FL 33045-2367

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1222 WHITE ST KEY WEST
Legal Description: KW GWYNN SUB 0-195 LOT 8 SQR 3 TR 13 D2-460 CO JUDGE DOCKET 10-84 OR789-1623 OR841-2461 OR932-6/7/AFF

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	5,800.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 5150
Year Built: 1982

Building 1 Details

Building Type
Effective Age 19
Year Built 1982
Functional Obs 0

Condition A
Perimeter 512
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 5,150

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

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 31

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
1	FLA		1	1990					2,575
2	OPX		1	1990					618
3	FLA		1	1990					2,575
4	OUF		1	1990					618

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4326	OFFICE BLD-1 STORY	27	N	N
	4327	SERVICE SHOPS-B-	64	N	N
	4328	APARTMENTS	9	N	N
	4329	OPX	100	N	N
	4330	APARTMENTS	100	N	N
	4331	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1168	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	2,096 SF	0	0	1981	1982	2	25

2	AC2:WALL AIR COND	1 UT	0	0	1991	1992	2	20
3	AC2:WALL AIR COND	3 UT	0	0	1992	1993	2	20

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-1140	04/26/2013	600	Commercial	INSTALL 30 FT SHELVES 2' WIDE ON WALL.
1	13-1139	04/26/2013	400	Commercial	MOVE A 4 BAY SINK FROM ONE ROOM TO ANOTHER. INSTALL GREASE TRAP & FIXTURES AS PER PLANS.
	11-0101	01/12/2011	2,200	Commercial	AFTER THE FACT: SPACKLE AND PAINT EXTERIOR OF BUILDING.
1	E950813	03/01/1995	200	Commercial	INSTALL METER/COFFEE SHOP
1	B942945	09/01/1994	900	Commercial	REPAIR & PAINT

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	510,204	2,724	316,367	829,295	829,295	0	829,295
2014	510,204	2,477	316,367	829,048	829,048	0	829,048
2013	510,204	2,477	316,367	829,048	829,048	0	829,048
2012	510,204	2,477	316,367	829,048	829,048	0	829,048
2011	536,708	2,477	316,367	855,552	855,552	0	855,552
2010	536,708	2,477	296,415	835,600	835,600	0	835,600
2009	563,212	2,477	604,831	1,170,520	1,170,520	0	1,170,520
2008	563,212	2,477	754,000	1,319,689	1,319,689	0	1,319,689
2007	386,138	2,477	638,000	1,026,615	1,026,615	0	1,026,615
2006	395,224	2,477	435,000	832,701	832,701	0	832,701
2005	395,224	2,477	348,000	745,701	745,701	0	745,701
2004	399,761	2,552	232,000	580,979	580,979	0	580,979
2003	399,761	2,652	150,800	580,979	580,979	0	580,979
2002	399,761	2,752	150,800	553,313	553,313	0	553,313
2001	399,761	2,852	150,800	553,413	553,413	0	553,413
2000	399,761	2,197	110,200	512,158	512,158	0	512,158
1999	404,008	2,297	110,200	395,095	395,095	0	395,095
1998	269,968	2,397	110,200	395,095	395,095	0	395,095
1997	269,968	2,497	98,600	395,095	395,095	0	395,095
1996	245,425	2,690	98,600	274,371	274,371	0	274,371
1995	245,425	1,532	98,600	274,371	274,371	0	274,371
1994	245,425	1,649	98,600	274,371	274,371	0	274,371
1993	245,425	1,291	98,600	274,371	274,371	0	274,371
1992	245,425	1,384	98,600	274,371	274,371	0	274,371

1991	245,425	1,476	98,600	345,501	345,501	0	345,501
1990	170,426	1,945	82,650	255,021	255,021	0	255,021
1989	170,426	2,059	81,200	253,685	253,685	0	253,685
1988	157,216	1,383	69,600	228,199	228,199	0	228,199
1987	154,303	1,456	34,974	190,733	190,733	0	190,733
1986	154,783	1,529	34,974	191,286	191,286	0	191,286
1985	144,536	1,602	24,544	170,682	170,682	0	170,682
1984	142,066	1,674	24,544	168,284	168,284	0	168,284
1983	142,066	1,747	24,544	168,357	168,357	0	168,357
1982	23,744	0	23,216	46,960	46,960	0	46,960

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
7/1/1981	841 / 2461	90,000	<u>WD</u>	<u>U</u>
5/1/1979	789 / 1623	69,000	00	<u>Q</u>

This page has been visited 155,485 times.

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