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**Historic Architectural Review Commission  
Staff Report for Item 11**

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** July 26, 2016

**Applicant:** Todd Kemp, Owner

**Application Number:** H16-03-0047

**Address:** #1316 Villa Mill Alley

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**Description of Work:**

Demolition of garage's roof.

**Site Facts:**

The existing garage was built in 2014. The one-story frame structure has a hip roof covered with metal v-crimp panels. The principal structures in the residential complex are two-story. Villa Mill Alley was not plotted on the 1962 Sanborn map and aerial photos from 1972 depict a dead end alley with only one structure facing it. The alley was created in the mid 1970's.

**Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

**Staff Analysis:**

The Certificate of Appropriateness in review includes the demolition of an existing hip roof over a garage in order to build a second floor. The garage was built in 2014, therefore it is not historic.

### Consistency with Cited Ordinance:

This review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

It is staff's opinion that the removal of the roof of a non-historic garage will not jeopardize the character of the surrounding structures.

- (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;

The proposed structural element to be demolished is not historic.

- (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The garage is not significant or important in defining the historic character of the site. The site and the lane were developed less than 50 years ago.

- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that the garage will not qualify to be contributing to the historic district in a near future.

It is staff's opinion that the Commission can consider the proposed demolition as it is for a non-historic structural element. If the request is approved this review will be the only public meeting required for this action.

# 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 <b>16-00300047</b>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO _____ %

ADDRESS OF PROPOSED PROJECT:	1316 Villa Mill		# OF UNITS
RE # OR ALTERNATE KEY:	00036630-000100		
NAME ON DEED:	Todd Kemp	PHONE NUMBER	
OWNER'S MAILING ADDRESS:		EMAIL	
CONTRACTOR COMPANY NAME:	<i>self</i>	PHONE NUMBER	
CONTRACTOR'S CONTACT PERSON:		EMAIL	
ARCHITECT / ENGINEER'S NAME:	Thomas E. Pope	PHONE NUMBER	305-296-3611
ARCHITECT / ENGINEER'S ADDRESS:	610 White Street	EMAIL	tepoepa@aol.com
	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 837.08: 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 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., New bedroom over existing non historic garage.

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.

No customer for this location

**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](mailto: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:
New bedroom over existing non-historic garage		wood

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 \_\_\_\_\_

App: (B)MELI Type: (B) (D) (M) (L)  
 Date: 6/23/16-50 Parcel: 1589  
 2016 30047  
 PT: BUILDING PERMITS-F&M  
 1.00 10,00.00  
 Trans: 2016 30047  
 04/16/16 14153 30047  
 10,00.00  
 Total: 16,000.00

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"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Not historic</i>			
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:



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H-\_\_\_\_-\_\_\_\_-\_\_\_\_-\_\_\_\_\_



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(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

No Reason \_\_\_\_\_ Will be provided with Building Permit. \_\_\_\_\_

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

\_\_\_\_\_ This will not diminish the neighborhood character. There is living space above the garage across the alley. There is also a story and a half garage adjacent with living space above. \_\_\_\_\_

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

\_\_\_\_\_ None of the above will be destroyed. \_\_\_\_\_

**AND**

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.


\_\_\_\_\_ None of the above will be destroyed. \_\_\_\_\_

(4) Removing buildings or structures that would otherwise qualify as contributing.

\_\_\_\_\_ Building is non-contributing and was built approximately two years ago. \_\_\_\_\_

**Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.**

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE:	7/21/16 C Todd Kemp DATE AND PRINT NAME:
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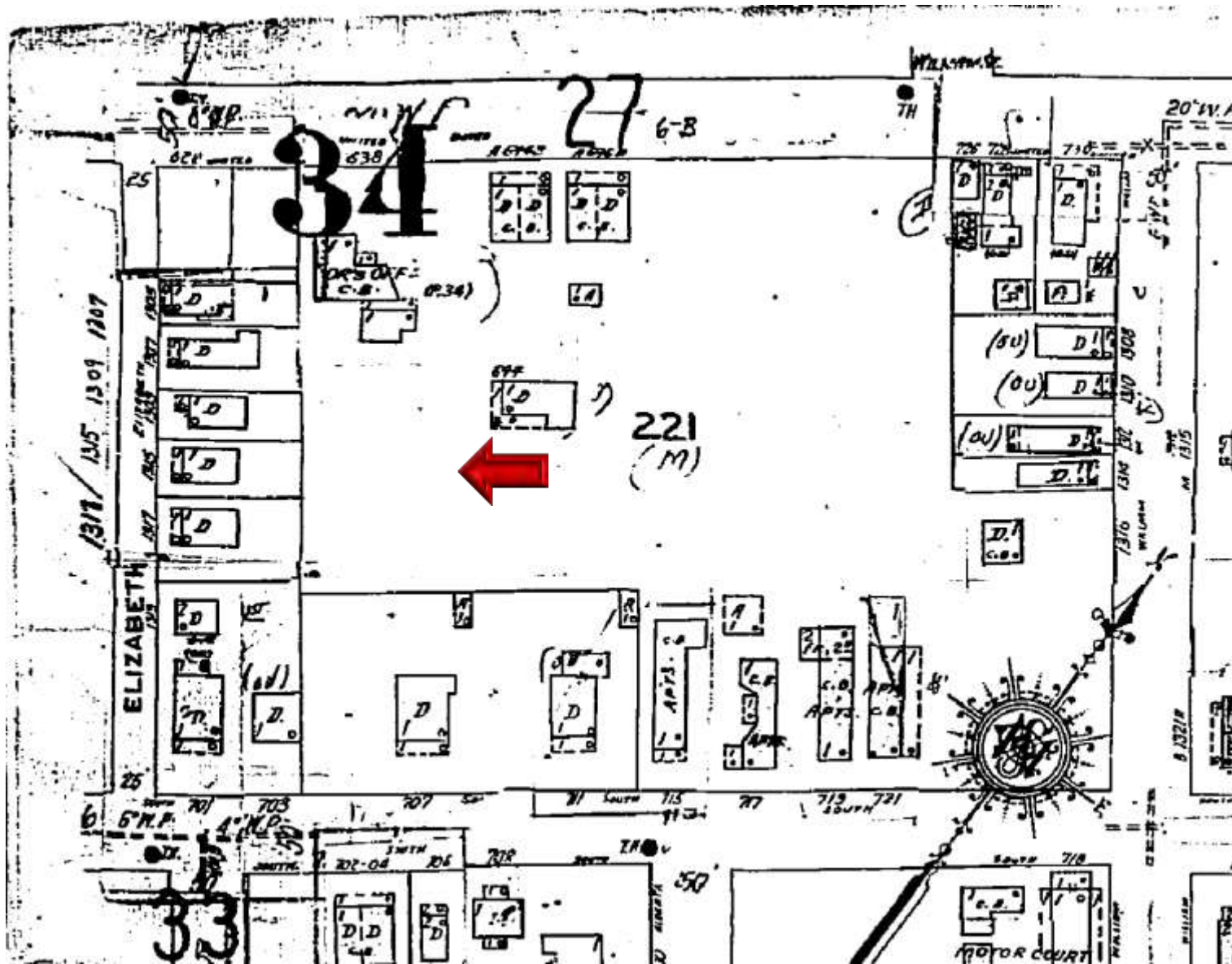
**OFFICE USE ONLY**

<b>BUILDING DESCRIPTION:</b>				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments       
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# SANBORN MAPS



1962 Sanborn map. Villa Mill Alley was not yet plotted.

# PROJECT PHOTOS



**1972 aerial photograph**







Blue Island  
LANDSCAPE LIGHTING & IRRIGATION

Service Van











# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N55°00'00"E ASSUMED  
ALONG THE SOUTHEASTERLY  
RW OF UNITED STREET.

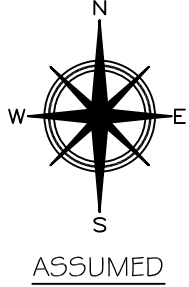
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

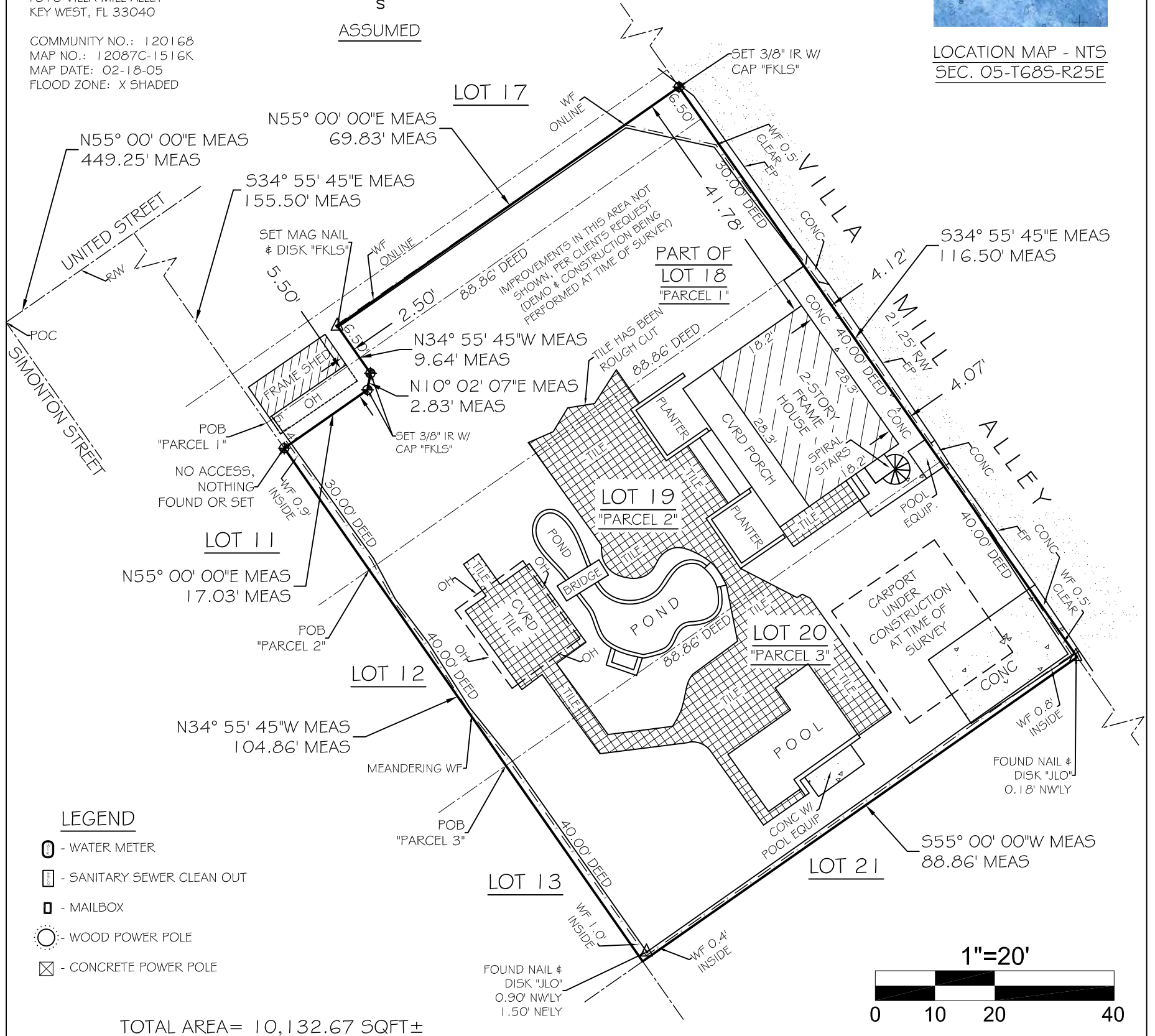
ADDRESS:  
1316 VILLA MILL ALLEY  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X SHADED

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 05-T685-R25E



TOTAL AREA= 10,132.67 SQFT±

### LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE

### LEGAL DESCRIPTION -

THE SURVEY MAP (SHEET 1 OF 2 ) IS NOT COMPLETE  
AND VALID WITHOUT THE ATTACHED SURVEY REPORT  
(SHEET 2 OF 2)

### CERTIFIED TO -

Todd C. Kemp

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         | GUY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | R = RADIUS                           |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | RAW = RIGHT OF WAY LINE              |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                                   | SSCO = SANITARY SEWER CLEAN-OUT      |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | SW = SIDE WALK                       |
| CONC = CONCRETE                   | MF = METAL FENCE                               | TBM = TEMPORARY BENCHMARK            |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TOB = TOP OF BANK                    |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE                   |
| DELTA = CENTRAL ANGLE             | NTS = NOT TO SCALE                             | TS = TRAFFIC SIGN                    |
| DEASE = DRAINAGE EASEMENT         | OH = ROOF OVERHANG                             | TYP = TYPICAL                        |
| EL = ELEVATION                    | OHW = OVERHEAD WIRES                           | UR = UNREADABLE                      |
| ENCL = ENCLOSURE                  | PC = POINT OF CURVE                            | UE = UTILITY EASEMENT                |
| EP = EDGE OF PAVEMENT             | PCF = POINT OF COMPOUND CURVE                  | WD = WOOD DECK                       |
| FF = FINISHED FLOOR ELEVATION     | PCP = PERMANENT CONTROL POINT                  | WF = WOOD FENCE                      |
| FH = FIRE HYDRANT                 | PK = PARKER KALON NAIL                         | WL = WOOD LANDING                    |
| FI = FENCE INSIDE                 | POB = POINT OF BEGINNING                       | WM = WATER METER                     |
| FND = FOUND                       | PI = POINT OF INTERSECTION                     | WPP = WOOD POWER POLE                |
| FO = FENCE OUTSIDE                |  | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE               |  | WV = WATER VALVE                     |

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 BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS 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	01/20/2014
REVISION DATE	01/30/2014
SHEET	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

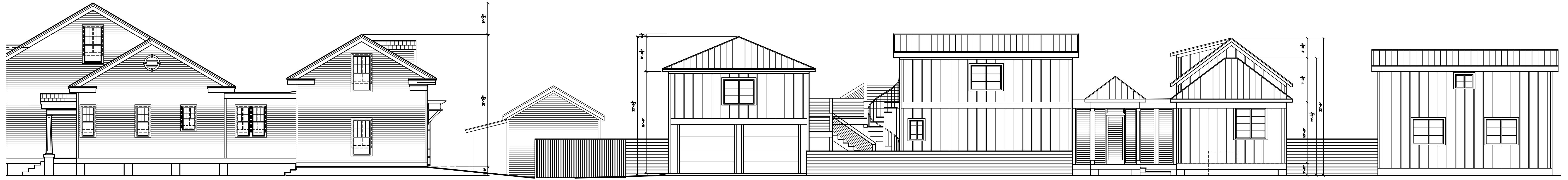


## FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com

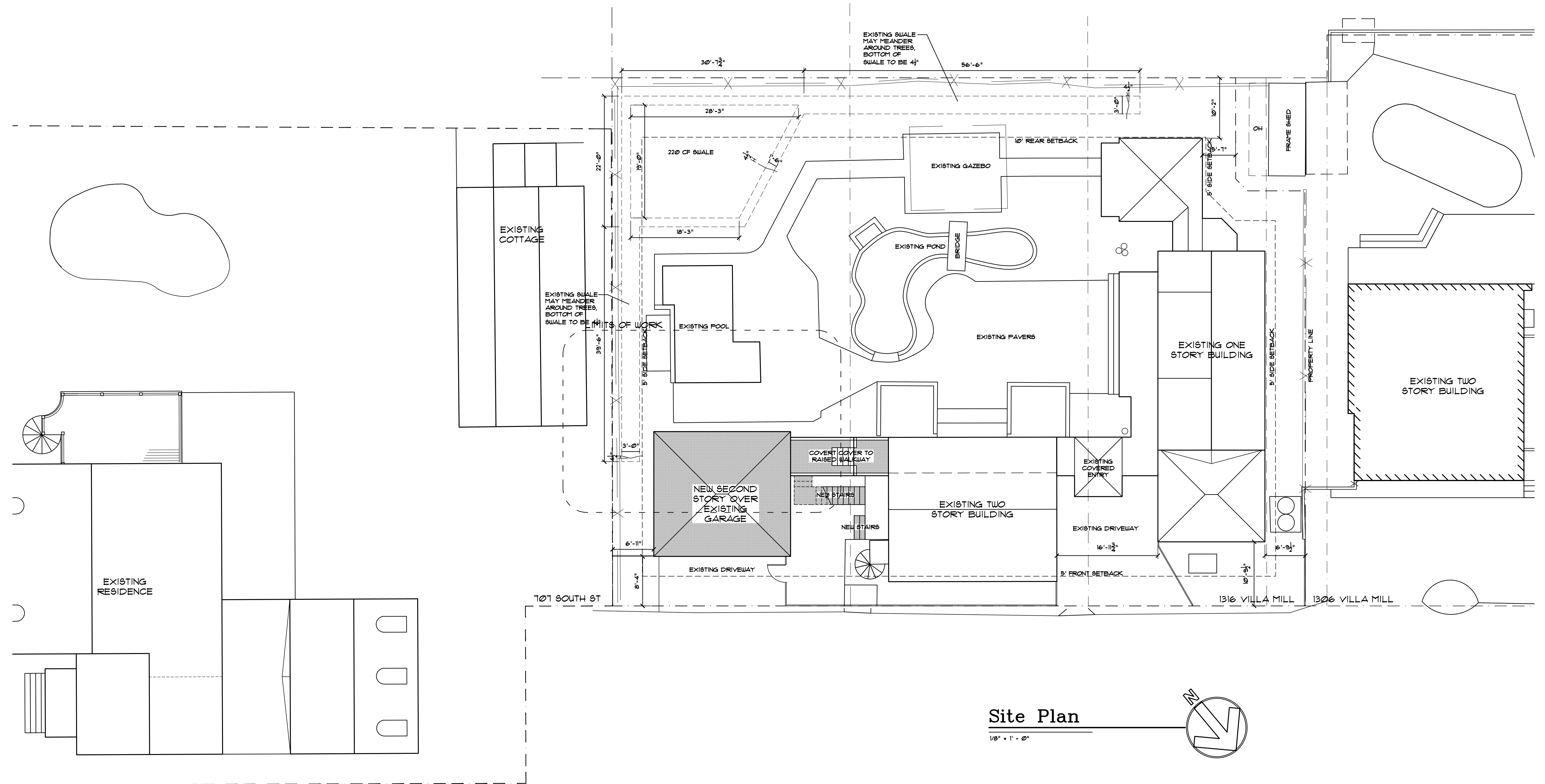
# PROPOSED DESIGN





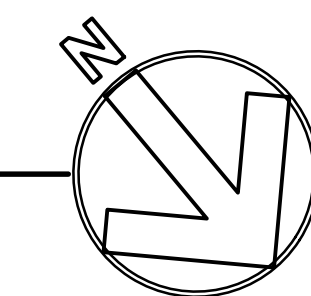
**Proposed Streetscape**

1/8" = 1' - 0"



**Site Plan**

1/8" = 1' - 0"



1316 Villa Mill Lane

1316 Villa Mill Ln Key West, FL

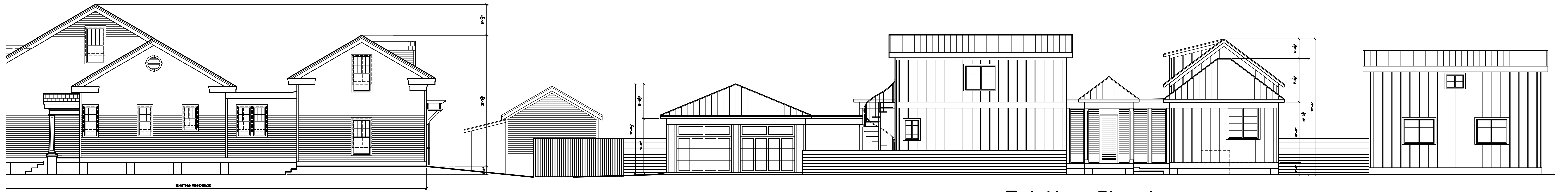
**THOMAS E. POPE, P.A. ARCHITECT**

610 White Street, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

date:  
6/21/16  
revision:

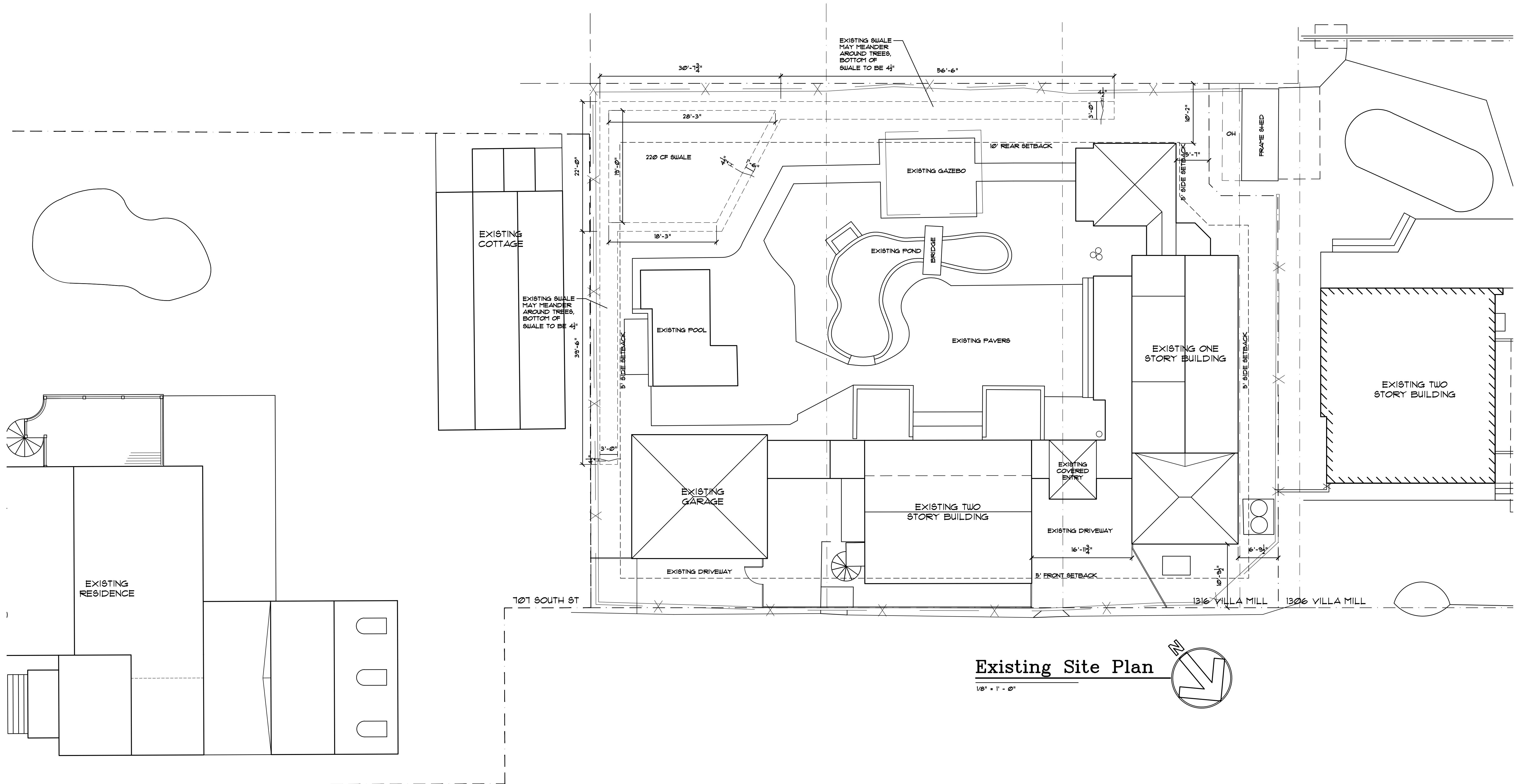
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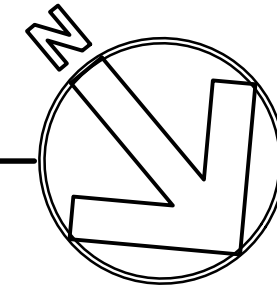
**Existing Streetscape**

1/8" = 1' - 0"



**Existing Site Plan**

1/8" = 1' - 0"



1316 Villa Mill Lane

1316 Villa Mill Ln Key West, FL

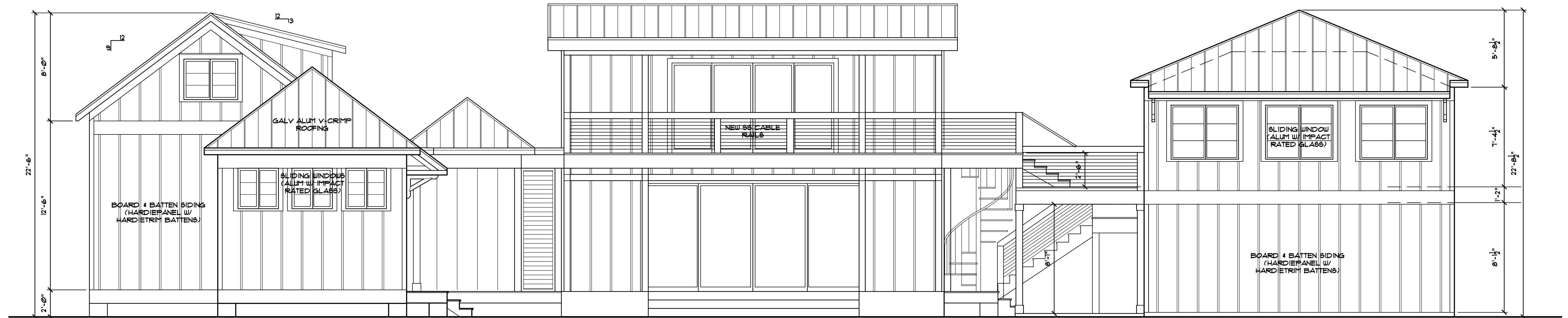
**THOMAS E. POPE, P.A. ARCHITECT**

610 White Street, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

date:  
6/21/16  
revision:

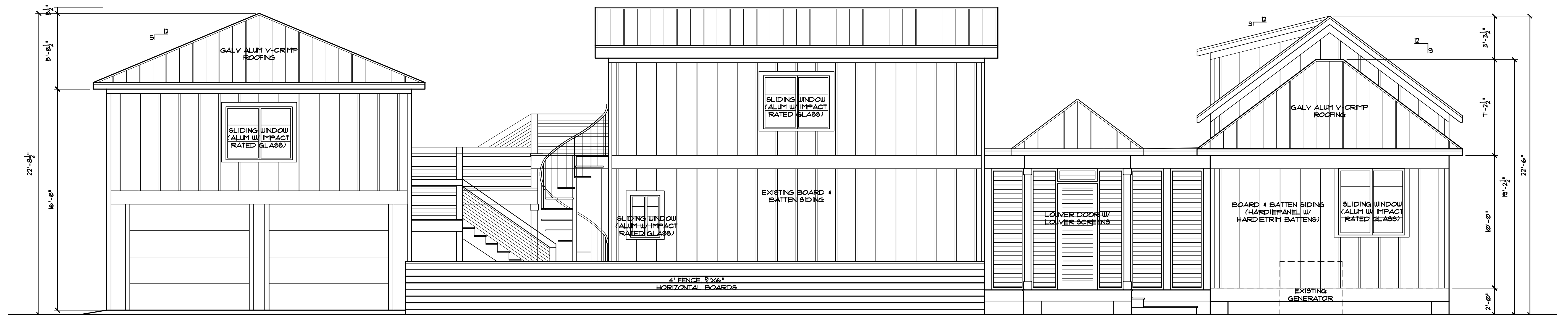
sheet:

A1.2



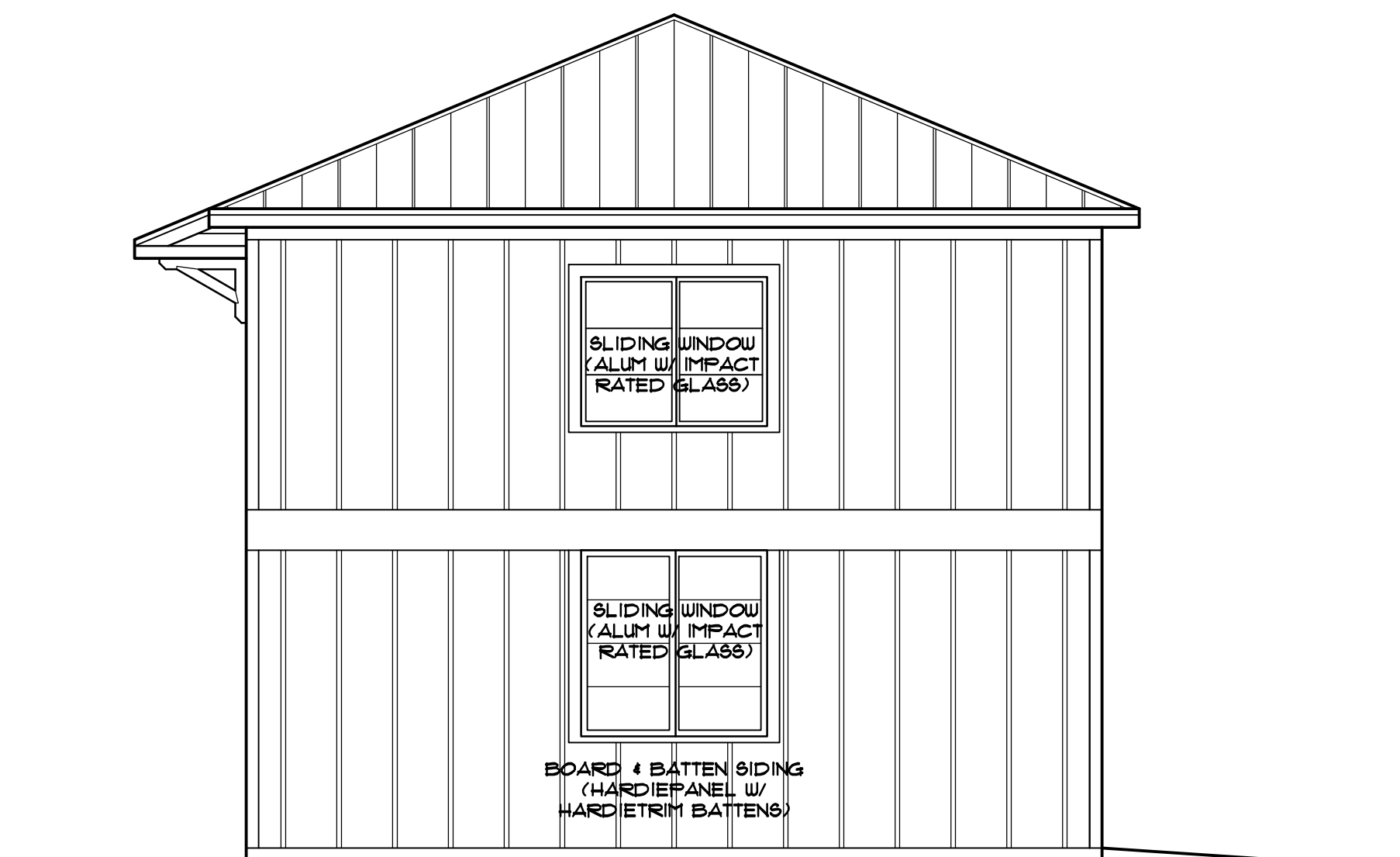
**Rear Elevation**

1/4" = 1' - 0"



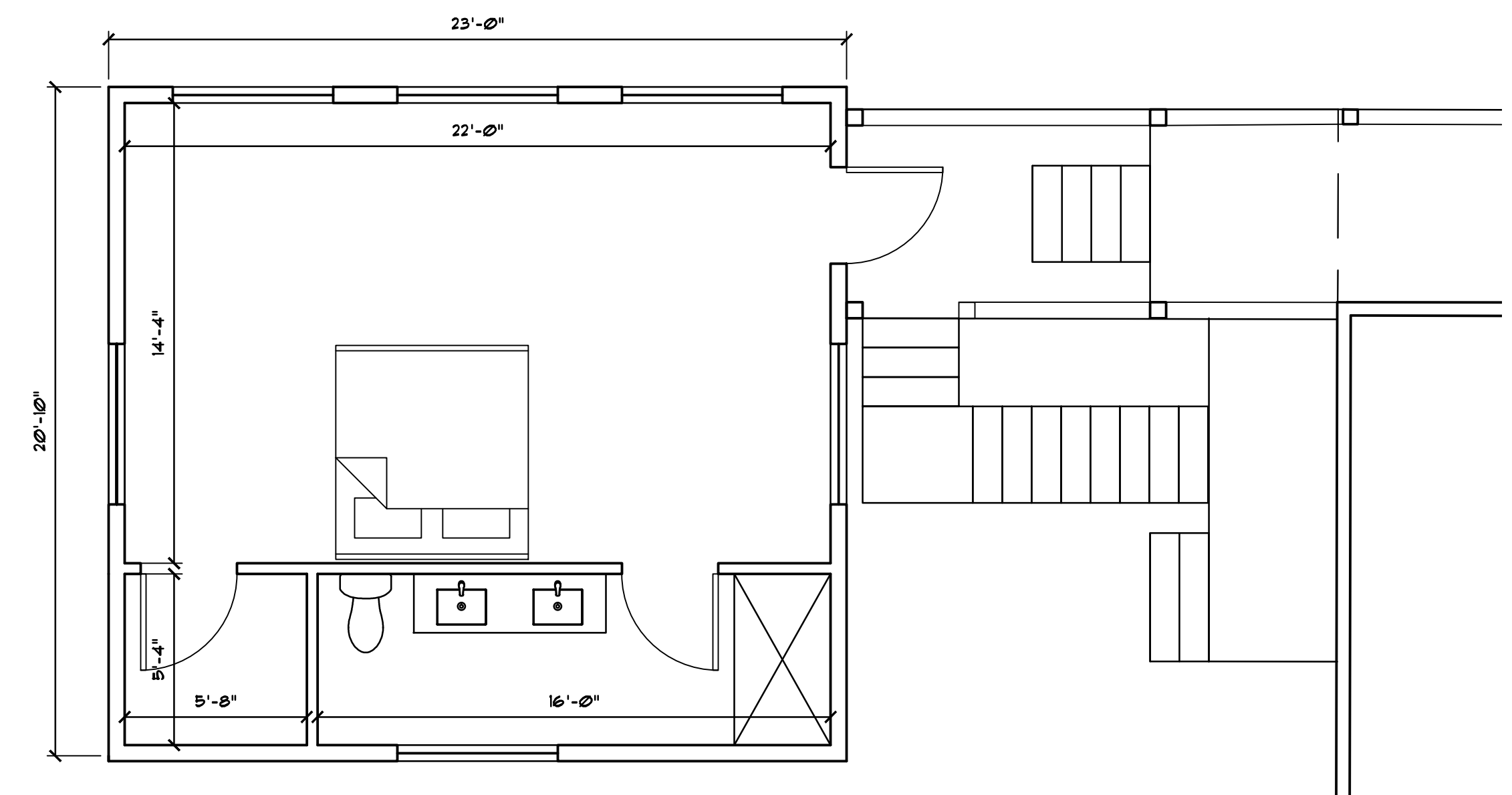
**Front Elevation**

1/4" = 1' - 0"



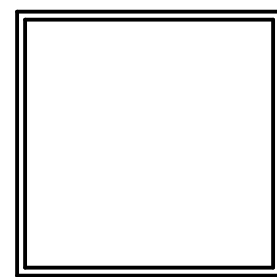
**Side Elevation**

1/4" = 1' - 0"



**Floor Plan**

1/4" = 1' - 0"

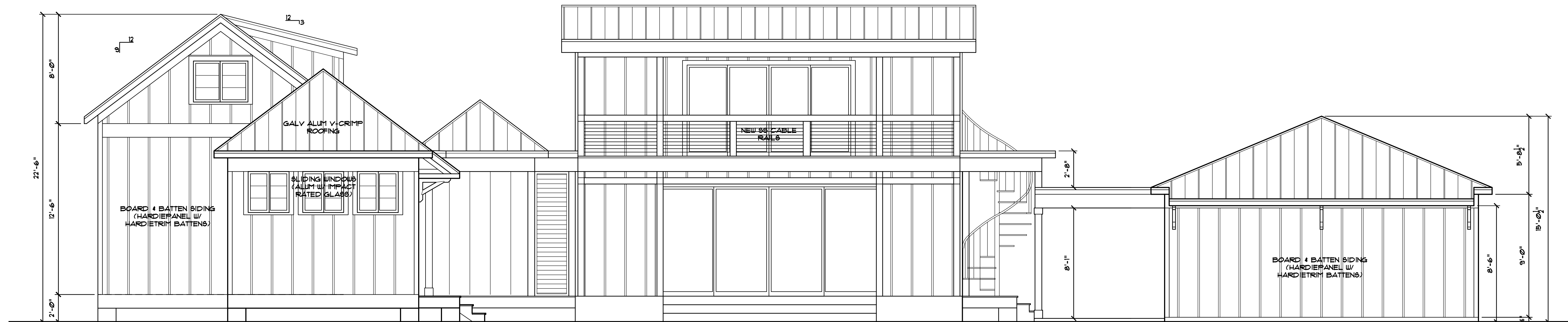


1316 Villa Mill Lane  
1316 Villa Mill Ln Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
610 White Street, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

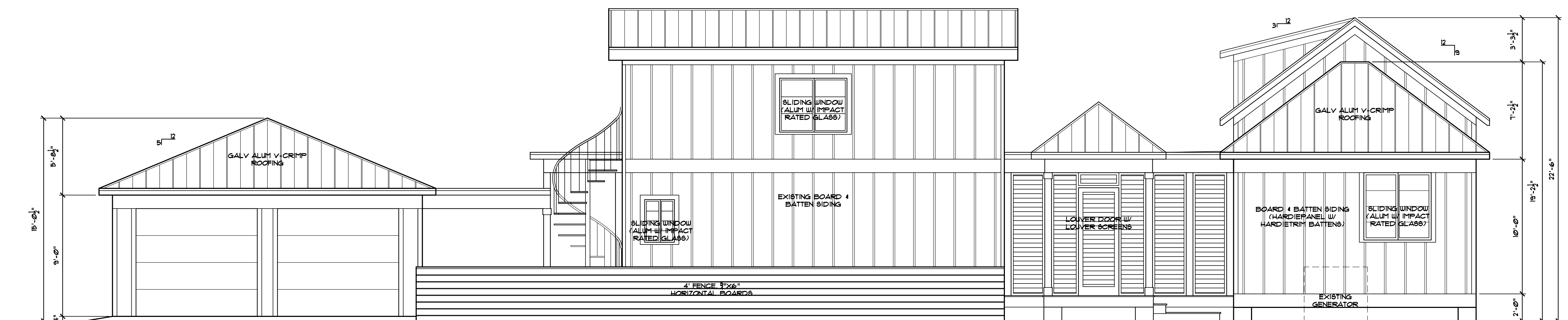
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sheet:  
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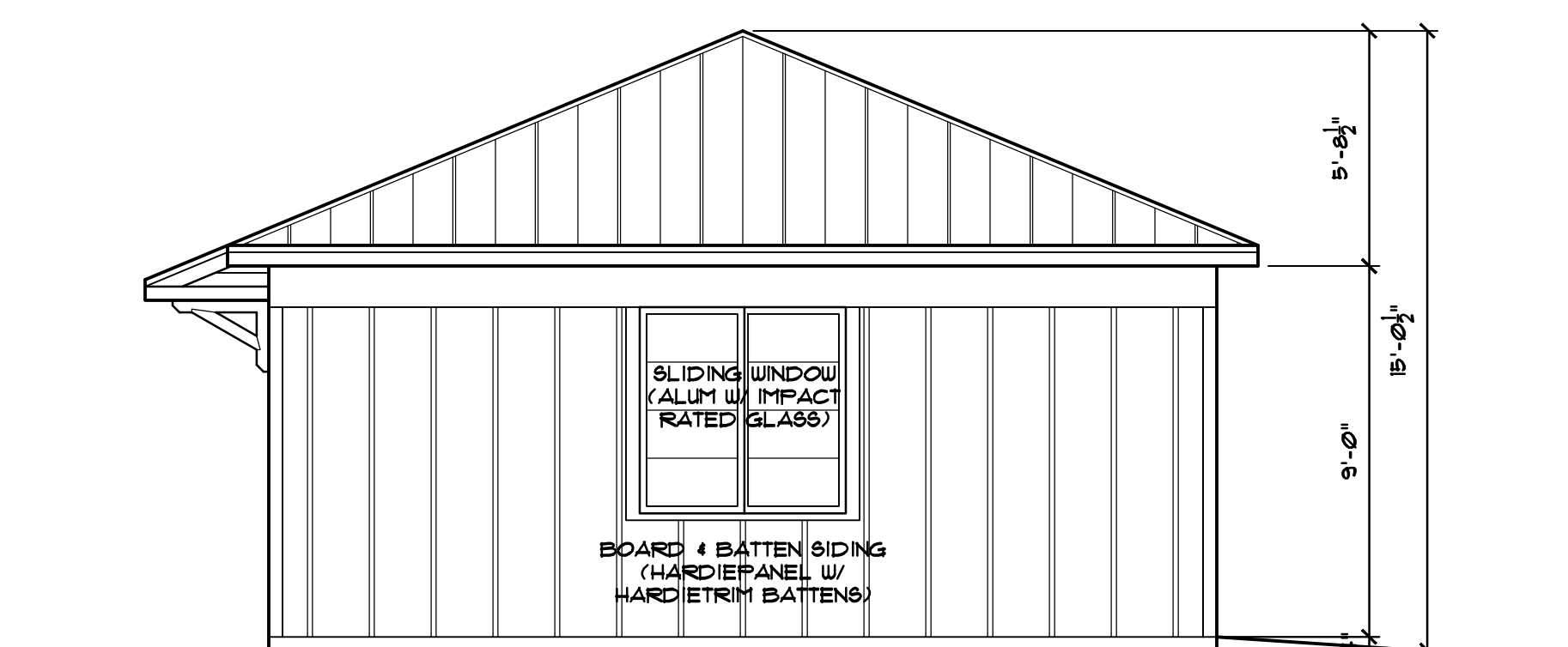
**Existing Rear Elevation**

1/4" = 1' - 0"



**Existing Front Elevation**

1/4" = 1' - 0"



**Existing Side Elevation**

1/4" = 1' - 0"

**EXISTING SWALE CALCULATIONS**

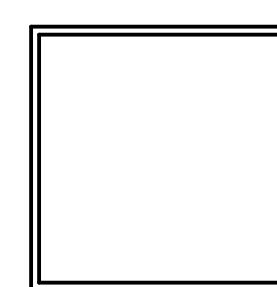
<b>DISTURBED AREA</b>	
GARAGE	483 *
DRIVEWAYS	456 *
BUILDINGS	1,413 *
COVERED WALKWAY	106 *
<b>TOTAL AREA</b>	<b>2,518 *</b>
<b>SWALE VOLUME:</b>	
LESS THAN 40% IMPERVIOUS COVERAGE	
2,518 SF DISTURBED AREA / 12 = 210 CF	

**NOTES**

- ALL FRAMING TO BE BUILT TO WITHSTAND ASCE 7-10, 180 MPH WIND LOAD
- BUILDING DESIGNED AND TO BE BUILT IN COMPLIANCE WITH 2014 FLORIDA BUILDING CODE, RESIDENTIAL

**SITE ANALYSIS**

<b>ZONING</b>	HRO
<b>SITE AREA</b>	10,133* (0.23 AC)
<b>FLOOD ZONE</b>	X
<b>MAX LOT COVERAGE</b>	50% (5,067 SF)
<b>EXISTING LOT COVERAGE</b>	32% (3,223 SF)
<b>PROPOSED LOT COVERAGE</b>	32% (3,223 SF)
<b>MAX HEIGHT</b>	30'
<b>SETBACKS</b>	
FRONT	5'
REAR	10'
SIDE	5'
<b>MAX IMPERVIOUS SURFACE</b>	60% (6,080 SF)
<b>EXISTING IMPERVIOUS SURFACE</b>	43% (4,373 SF)
<b>PROPOSED IMPERVIOUS SURFACE</b>	43% (4,373 SF)



1316 Villa Mill Lane  
1316 Villa Mill Ln Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
610 White Street, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

date: 6/21/16  
revision:

sheet:  
A2.2

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 26, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ADDITION OVER EXISTING GARAGE. NEW STAIRS.**

**DEMOLITION OF GARAGE'S ROOF**

**FOR- #1316 Villa Mill Alley**

**Applicant – Todd Kemp    Application #H16-03-0047**

**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 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://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 C. Todd Kemp, 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: 1316 Villa Mills, Key West, FL on the 20<sup>th</sup> day of July, 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 July 26<sup>th</sup>, 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 \_\_\_\_\_.

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

Signed Name of Affiant:

C. Todd Kemp  
Date: 7/20/16  
Address: 1316 Villa Mills  
City: Key West, FL  
State, Zip: 33040

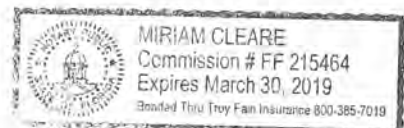
The forgoing instrument was acknowledged before me on this 20 day of July, 2016.

By (Print name of Affiant) Charles Kemp who is personally known to me or has produced FL DL as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: [Signature]  
Print Name: Miriam Cleare

Notary Public - State of Florida (seal)  
My Commission Expires: 03/30/19





# 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

[Home](#) | [Departments](#) | [Exemptions](#) | [Save Our Homes](#) | [Portability](#) | [Homestead Fraud](#) | [Contact Us](#)

[Property Search](#) | [Tax Estimator](#) | [GIS/Maps](#) | [Millages/Taxroll Info](#) | [Appeals/VAB](#) | [Forms](#) | [Office Requirements](#)

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

**Property Record Card -**

**Maps are now launching the new map application version.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 8866798 Parcel ID: 00036630-000100** [Next Record](#)

**Ownership Details**

**Mailing Address:**

KEMP C TODD  
 PO BOX 527  
 KEY WEST, FL 33041-0527

**All Owners:**

BOYER BRIAN K R/S, KEMP C TODD

**Property Details**

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 05-68-25

**Property Location:** 1316 VILLA MILL ALLEY KEY WEST

**Legal Description:** KW D T SWEENEY'S DIA 0-327 PT LT 18 AND LTS 19-20 SQR 5 TR 17 OR207-247/48 OR382-1073/75 OR835-2433/34 OR838-167 OR840-1932 OR852-2095/96 OR1254-566/67 OR1350-729/31 OR2140-851/53 OR2620-2391/93

**Click Map Image to open interactive viewer**

**Monroe County Links**

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

**Monroe County Constitutional Officers**

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

**Monroe County Cities**

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

**First Time Home Buyer (IRS)**

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

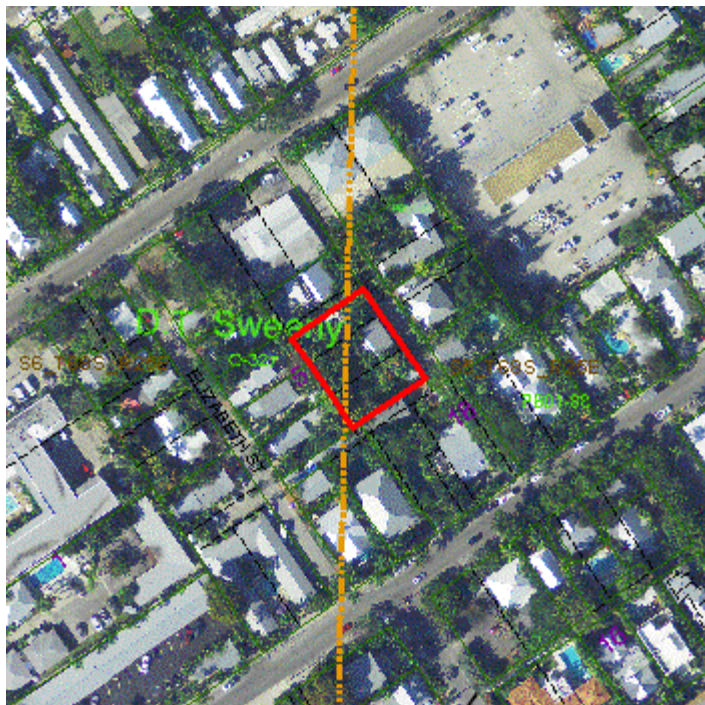
**IRS Links**

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

**Other Links**

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)





### Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE		0	9,775.00 SF

## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 2200  
**Year Built:** 1995

## Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> G	
<b>Effective Age</b> 9	<b>Perimeter</b> 376	D
<b>Year Built</b> 1995	<b>Special Arch</b> 0	Gr
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

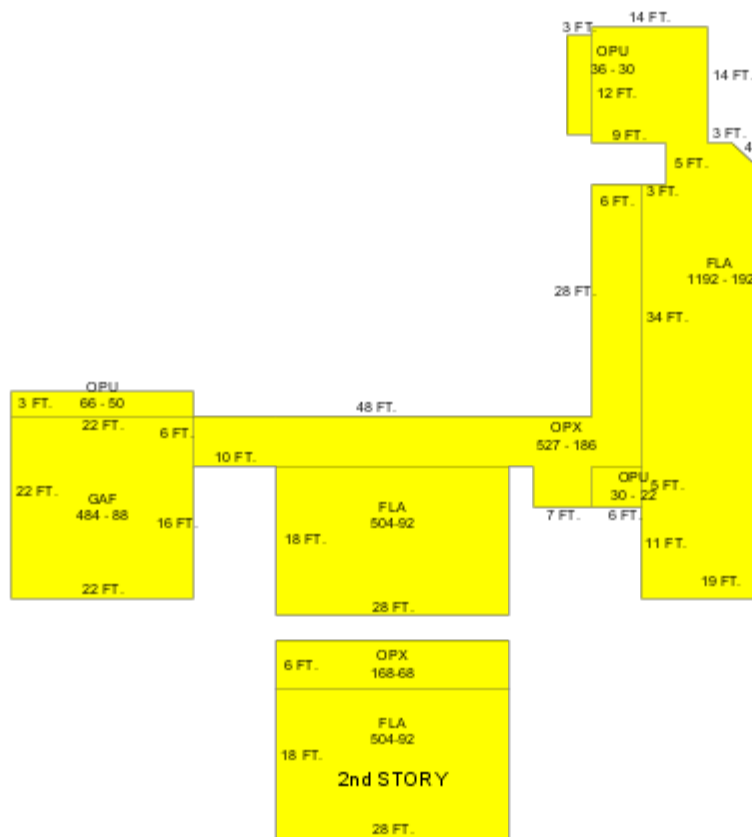
**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE

**Extra Features:**

<b>2 Fix Bath</b>	1
<b>3 Fix Bath</b>	1
<b>4 Fix Bath</b>	0
<b>5 Fix Bath</b>	0
<b>6 Fix Bath</b>	0
<b>7 Fix Bath</b>	0
<b>Extra Fix</b>	0





**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	<u>OPX</u>		1	2014			
0	<u>OPU</u>		1	2014			
0	<u>OPU</u>		1	2014			
0	<u>OPU</u>		1	2014			
0	<u>FLA</u>	10:HARDIE BD	1	2014		Y	
0	<u>GAF</u>	10:HARDIE BD	1	2014			
1	<u>FLA</u>	10:HARDIE BD	1	1995	N	N	0.00
4	<u>OPX</u>	10:HARDIE BD	1	1995	N	N	0.00
5	<u>FLA</u>	10:HARDIE BD	1	1995	N	N	0.00

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WF2:WATER FEATURE	1 UT	0	0	2014	2015	3	20
0	FN2:FENCES	534 SF	89	6	2014	2015	5	30

0	PO4:RES POOL	216 SF	18	12	2014	2015	4	50
0	PT3:PATIO	207 SF	23	9	2014	2015	2	50
0	FN2:FENCES	534 SF	89	6	2015	2016	2	30
1	PT4:PATIO	100 SF	25	4	1994	1995	4	50
2	PT4:PATIO	348 SF	29	12	2014	2015	4	50
3	FN2:FENCES	336 SF	84	4	2014	2015	5	30
4	TK2:TIKI	208 SF	16	13	1994	1995	5	40
5	FN2:FENCES	1,182 SF	197	6	1994	1995	2	30
7	WF2:WATER FEATURE	1 UT	0	0	1994	1995	3	20

## Appraiser Notes

2004-10-12 ASKING \$2,199,999. FROM THE KW CITIZEN-SKI

AK 1037460 (RE 00036620-000000) IS NOW COMBINED WITH THIS PARCEL, DONE PER THE OWNER'S REQUEST COMPLETED FOR THE 2014 TAX ROLL. (12/2/2013 SCJ)

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
14-1072	04/09/2014	10/23/2014	220,000		CONSTRUCT ADDITION TO EXISTING SINGLE FAMILY RESIDENCE	
13-5471	01/03/2014	10/23/2014	1,500		NEW CONSTRUCTION- DRYIN,EAVES DRIMP FLASHING VCRIMP	
14-0807	03/06/2014	10/23/2014	2,000		INSTALL 70LF OF 4'H FENCE IN FRONT TO REPLACE 8'H	
13-5436	01/22/2014	10/23/2014	28,000		DEMO EXISTING CARPORT AND BUILD NEW GARAGE PER PLANS	
14-1699	04/30/2014	10/23/2014	5,000		ROUGH IN TRIM OUT 2 TOILETS, 2 LAVS,1 SHOWER, 1 KITCH SINK AND WH	
14-1698	05/28/2014	10/23/2014	14,500		INSTALL ONE 2.5 TON AC SYSTEM AND 1 ZONE DUCTLESS	
14-1700	04/30/2014	10/23/2014	14,000		INSTALL METAL VCRIMP ROOFING SYSTEM	
15-2523	07/02/2015	01/20/2016	5,000		BUILDING A NEW 6' HIGH FENCE 89' LONG ON LEFT SIDE OF PROPERTY.	
1	B952282	07/01/1995	12/01/1995	50,000	Residential	NEW 2STORY GUEST COTTAGE
	E952283	07/01/1995	12/01/1995	2,045		ELECTRICAL
	P952284	07/01/1995	12/01/1995	6,500		PLUMBING
	B952450	07/01/1995	12/01/1995	2,500		100SF CONCRETE LILY POND
	P952523	08/01/1995	12/01/1995	8,000		PLUMBING

## 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	278,072	59,554	1,089,764	1,427,390	874,675	25,000	849,675
2014	160,481	30,410	537,261	728,152	662,908	25,000	637,908
2013	164,396	20,420	355,990	540,806	540,806	0	540,806
2012	166,353	21,022	522,119	709,494	709,494	0	709,494
2011	168,310	21,663	593,317	783,290	783,290	0	783,290
2010	170,267	22,266	552,092	744,625	744,625	0	744,625
2009	189,257	22,826	748,391	960,474	960,474	0	960,474
2008	198,726	23,509	675,355	897,590	897,590	0	897,590
2007	264,149	24,069	781,990	1,070,208	1,070,208	0	1,070,208
2006	346,963	25,582	639,810	1,012,355	1,012,355	0	1,012,355
2005	360,638	27,132	462,085	849,855	849,855	0	849,855
2004	239,787	28,646	355,450	623,884	347,754	25,000	322,754
2003	249,379	30,117	183,057	462,553	341,270	25,000	316,270
2002	256,251	31,708	183,057	471,016	333,272	25,000	308,272
2001	218,881	33,179	183,057	435,117	328,024	25,000	303,024
2000	248,216	43,148	133,294	424,657	318,470	25,000	293,470
1999	204,160	38,105	133,294	375,559	310,098	25,000	285,098
1998	174,054	33,903	133,294	341,251	305,215	25,000	280,215
1997	150,533	30,506	119,076	300,114	300,114	25,000	275,114
1996	127,012	26,811	119,076	272,899	272,899	0	272,899
1995	0	0	119,076	119,076	119,076	0	119,076

## 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
3/26/2013	2620 / 2391	1,112,500	WD	05
8/1/2005	2140 / 851	1	WD	M
4/1/1995	1350 / 0729	155,000	WD	C

This page has been visited 26,176 times.

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