



Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: January 24, 2017

Applicant: William Shepler

Application Number: H16-03-0089

Address: #317 Angela Street

Description of Work:

New wood frame single-family house on vacant lot. New pool, decks, and fences.

Site Facts:

Located at the corner of Angela Street and Mickens Lane, the vacant lot has been empty since 2008, when the one-story structure was demolished. The one-story frame vernacular structure had been listed as contributing in the survey, but as the 1965 photograph shows, there was another one-story frame structure that stood at that spot for most of the past century. From the 2008 photo, it appears that another structure was relocated to that spot at some point. A building permit from July 28, 2008 states that the building was unsafe.

This project came before HARC in December 2016, but was postponed for redesign.

Guidelines Cited in Review:

2016 HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 5, 6, 9, 10, 17, 21, and 24.

Staff Analysis

This Certificate of Appropriateness proposes a new two story frame house at the corner of Angela Street and Mickens Lane. The structure will be facing Angela Street. The structure will have a front porch that spans the width of the building. The building has three connected masses:

the front two-story, a middle one and a half story massing that has more of an appearance of a two story and a rear one-story massing. The plans were revised so that the main two-story massing was reduced by 3 inches to 25 feet, 2 inches, the one and half story massing was reduced 1 foot to 22 feet, and the one story section was reduced 1 foot, 6 inches to 15 feet, 9 inches. The design utilizes lap siding, aluminum impact windows and doors, and v-crimp roofing.

The plans also propose site work, with a new driveway, a pool, and fencing around the perimeter of the property.

Consistency with Guidelines

1. The guidelines state that “acceptable proposals will be compatible with the size, scale, color, texture, material and character of the district, sub-area or block.” They also state that “new buildings shall not overshadow the historic properties around it.” Even though the two largest masses were reduced by a foot and 3 inches respectively, the massing of the structure does not change much from the previous design. The proposed design will still overshadow the neighboring structure at 323 Angela Street and the historic houses located on Mickens Lane, as most of these structures are one story. The Sanborn Maps show that while most structures on Thomas Street and Whitehead Street were two stories, the structures on Angela Street and Mickens Lane were almost all one story, until 1962 when many of the structures located on the south side of Angela Street were demolished and two story public housing was constructed. Staff opines that, that the public housing should not be used as context, as that building form and height were not appropriate for the street when it was constructed and the buildings have little of the characteristics that make the Key West Historic District significant.
2. The guidelines are clear that new buildings must be of a similar scale, form and massing to buildings on adjacent sites of the same land use, as well as that new buildings “should generally be consistent with the existing height of buildings of the same land use in the district, sub-area, and/or immediate block.” Generally, the neighboring structures are one story – the two story structures are typically located on the corners facing major streets (Thomas Street and Whitehead Street), with the exception of the two-story building that was historically 327 Angela, which has historically been associated with 632 Whitehead Street. The historic buildings on Mickens Lane are one story structures, and the Mickens Lane elevation just reads too massive for the streetscape.
3. The architect has worked to set back the proposed design 6 feet from the front property line. The neighboring building 323 Angela Street is set back between 5 and 6 feet, so the historic house will have a closer frontage to the street, which complies with guideline 6.
4. The design does utilize a front porch that spans the width of the front of the structure, which is a common element in the surrounding context.

Even though the architect has worked to reduce the height of the structure, it is staff’s opinion that the other concerns mentioned by the Commission, such as scale and massing, were not addressed. Therefore, the revised design is not consistent with the guidelines for new construction, especially the guidelines regarding massing in relationship to Mickens Lane.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

31 40 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
			<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:

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

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

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



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

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

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

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

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

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

ADDITIONAL INFORMATION: _____

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

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

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

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

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

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

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

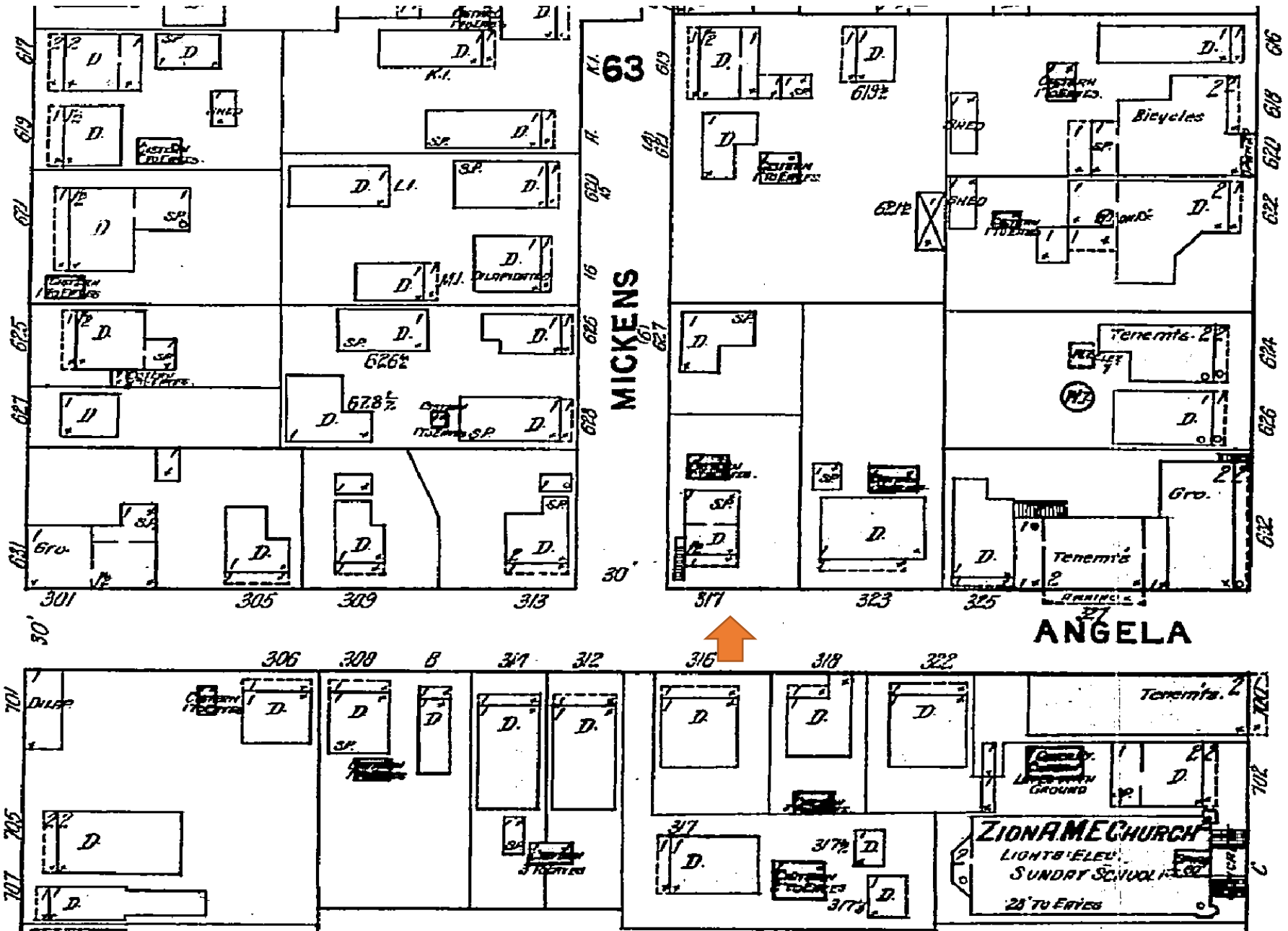
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

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

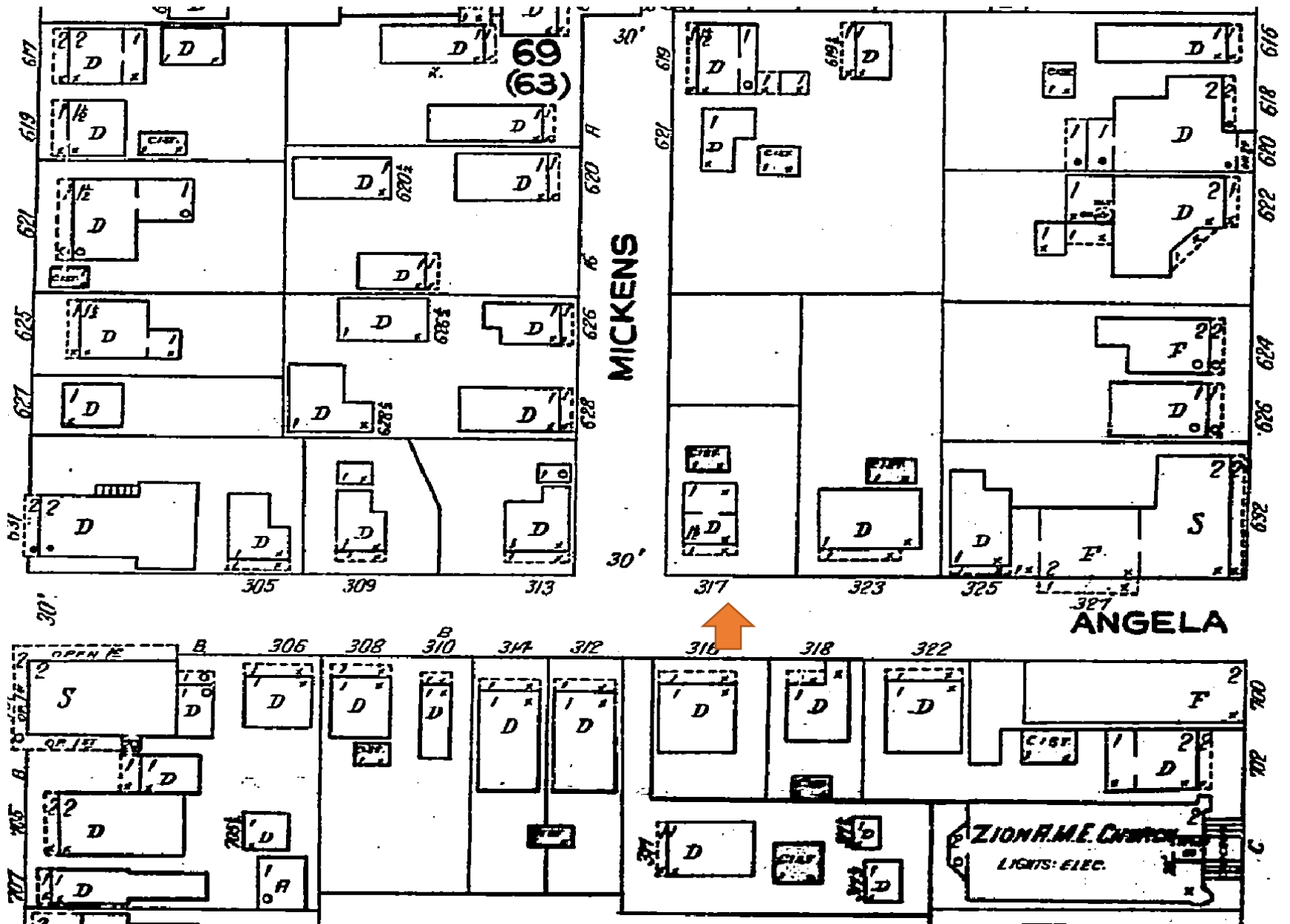
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

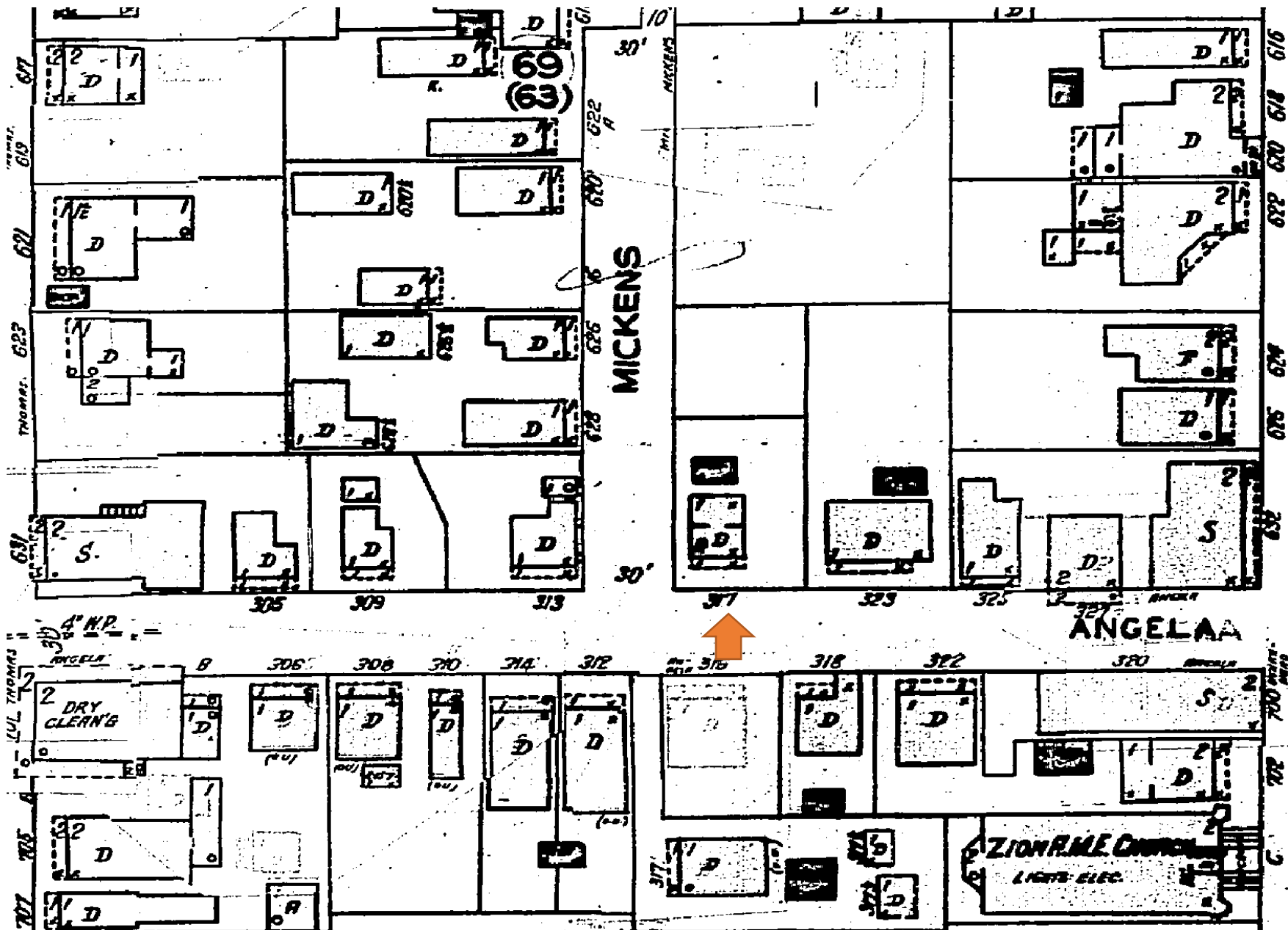
SANBORN MAPS



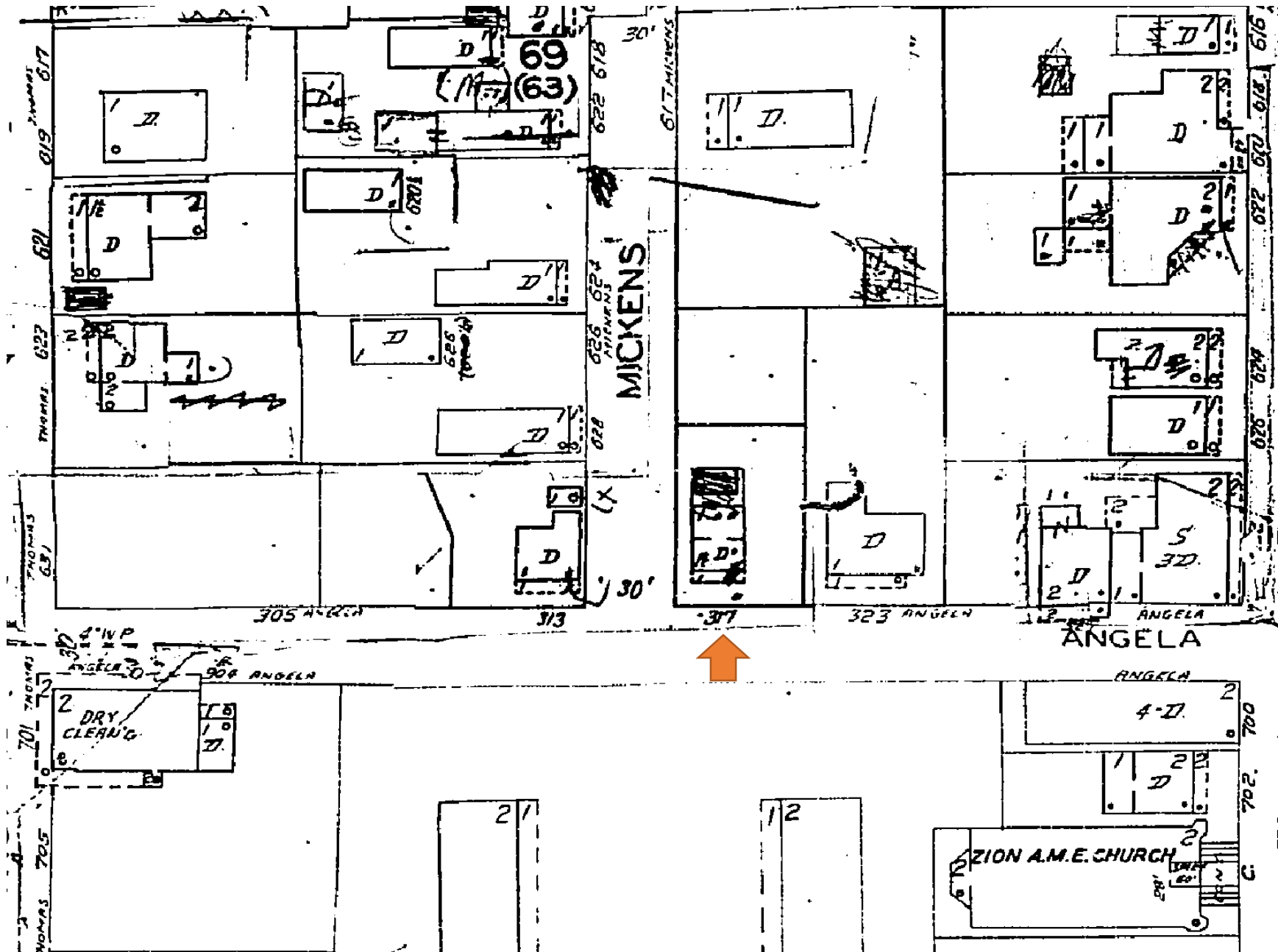
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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



Photograph from 2008 showing structure before it was demolished.



Photograph from 2008 showing structure before it was demolished.



Photograph from 2008 showing structure before it was demolished.



DEAD
END

NO
PARKING

NO
PARKING







STOP

NO PARKING
ANY TIME





RAM 1500

STOP

ONE WAY







619 Mickens Lane – the neighboring structure on Mickens Lane



Mickens Lane



Mickens Lane



BERKSHIRE
HATHAWAY
HomeServices
Knight & Gardner
Realty
305-294-5155
K&G@knight.com
We Sell
305-879-7833

BERKSHIRE
HATHAWAY
HomeServices
Knight & Gardner
Realty
305-294-5155
K&G@knight.com

Mickens Lane





323 Angela Street – the neighboring structure to 317 Angela



PRIVATE
PROPERTY



624 Mickens Lane



Cornish Memorial AME Zion Church



632 Whitehead located at the corner of Angela Street and Whitehead Street



Part of 632 Whitehead Street



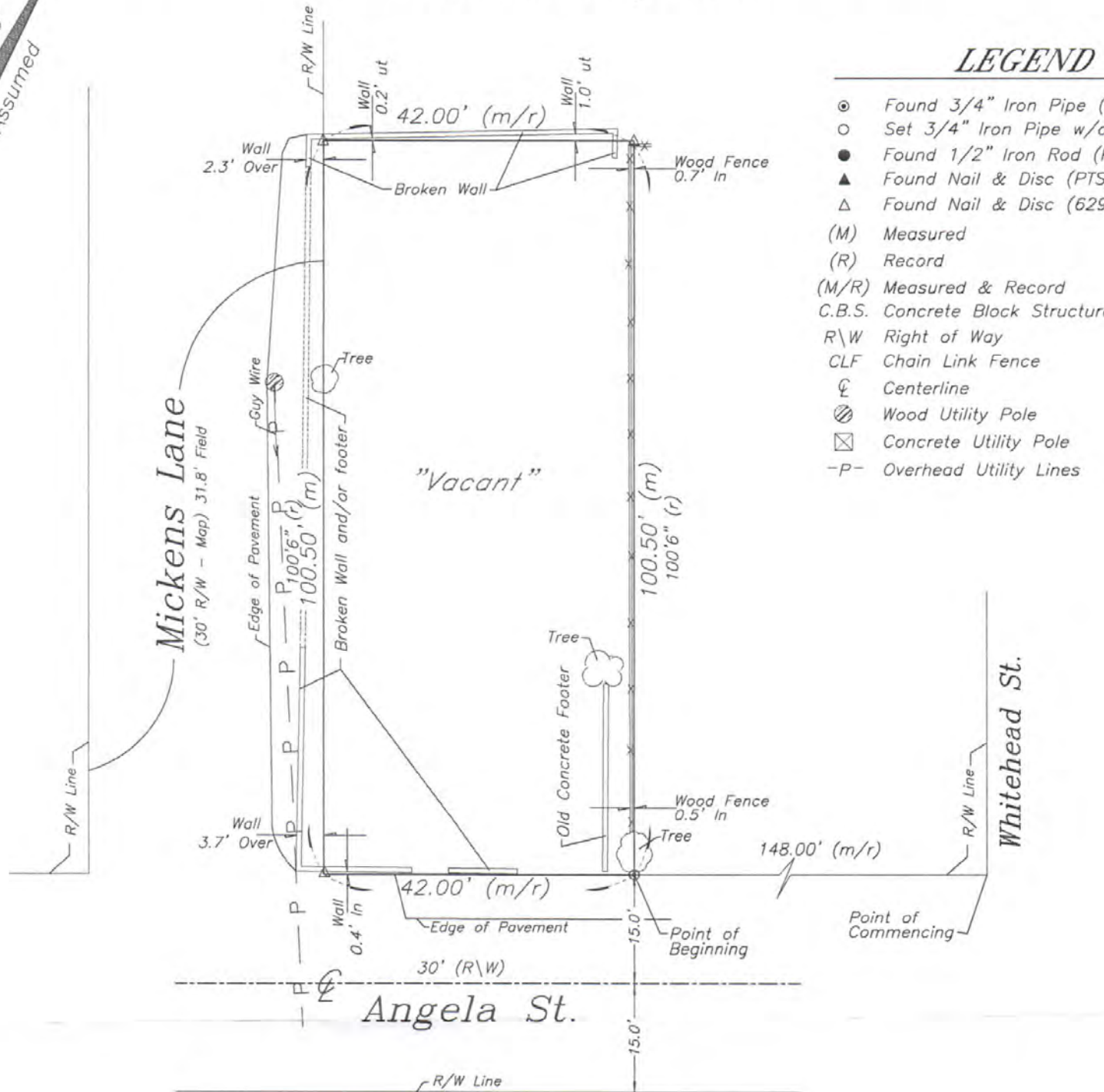
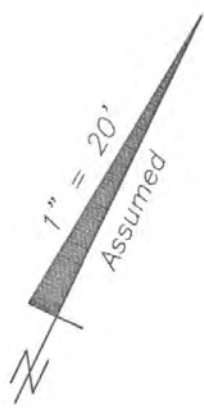
Public Housing Located Across the Street



Building located at the corner of Angela Street and Thomas Street

SURVEY

Boundary Survey Map of part of Lot 1, Square 63, Island of Key West



LEGEND

- ⊙ Found 3/4" Iron Pipe (Unreadable)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (PTS)
- △ Found 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:

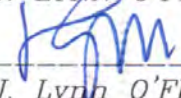
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 317 Angela Street, Key West, FL.
5. This survey is not valid without the signature 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. Adjoiners are not furnished.
9. Date of field work: August 17, 2016
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: In the City of Key West, Monroe County, Florida, and is part of Lot One (1) Square Sixty-three (63). COMMENCING at a point on the N.W. side of Angela Street distant One Hundred Forty-eight (148) feet from the corner of Angela and Whitehead Streets and running thence along Angela Street in a S.W.'ly direction Forty-two (42) feet; thence at right angles in a N.W.'ly direction One Hundred (100) feet, Six Six (6) inches; thence at right angles in a N.E.'ly direction forty-two (42) feet; thence at right angles in a S.E.'ly direction One Hundred (100) feet, Six (6) inches to the Point of Beginning. Be the several dimensions more or less.

BOUNDARY SURVEY FOR: Pallab Sengupta;
Spottswod, Spottswod & Spottswod;
Chicago Title Insurance Company;

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
August 18, 2016

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

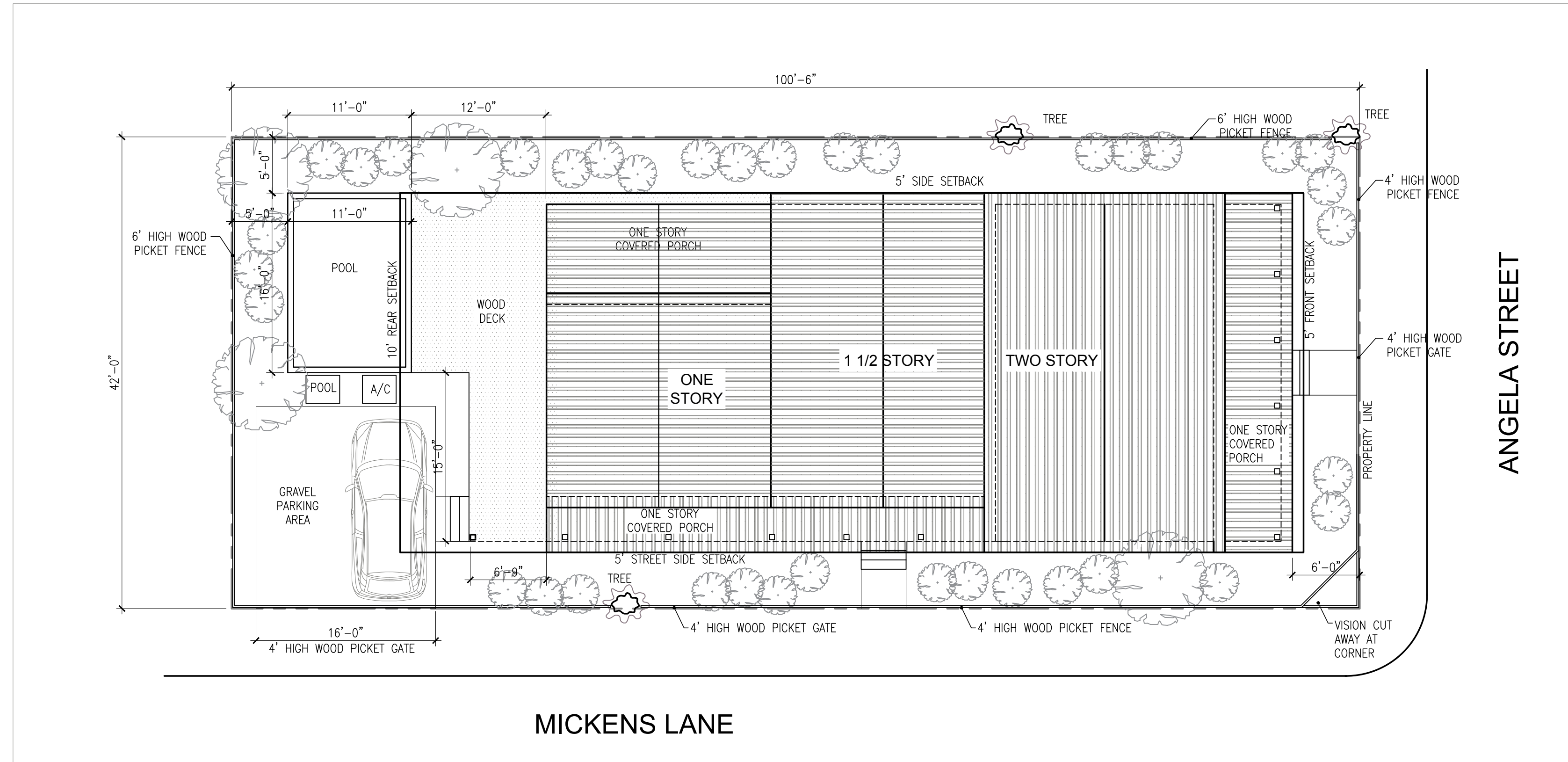
Professional Surveyor & Mapper
PSM #6298

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

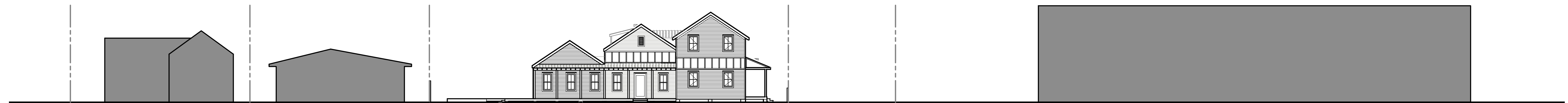
REVISED DESIGN

SITE / ZONING CALCULATIONS - HRO DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,022 s.f. (47.9%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,260 s.f. (53.5%)	Yes
LOT SIZE	Min. 5,000 s.f.	4,221 s.f.	N/A	N/A
LOT WIDTH	Min. 50'	N/A	N/A	N/A
LOT DEPTH	Min. 100'	N/A	N/A	N/A
FRONT SETBACK	Min. 5'	N/A	5'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	5'	Yes
STREET SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 10'	N/A	28'-2"	Yes
OPEN SPACE	Min. 35%	(4,221 s.f.) 100%	(1,650 s.f.) 39%	Yes



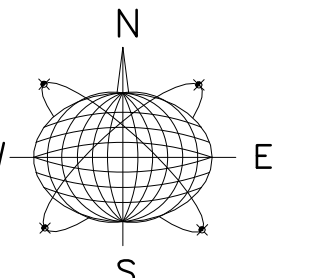
3 SITE PLAN
A1.1 SCALE: 1/8"=1'-0"



2 MICKENS LANE STREETSCAPE
A1.1 SCALE: 1/16"=1'-0"



1 ANGELA STREETSCAPE
A1.1 SCALE: 1/16"=1'-0"



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION:	11.23.16
H.A.R.C. REVISION 1:	12.7.16
H.A.R.C. REVISION 2:	12.30.16

317 ANGELA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 16018

Title:

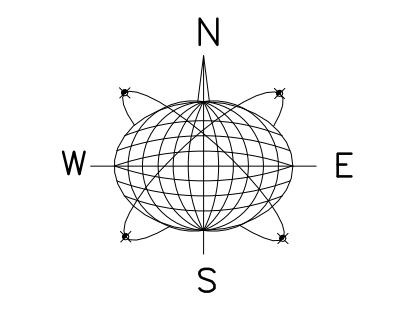
SITE PLAN /
STREET
SCAPES

Sheet Number:

A-1.1

Date: - DECEMBER 30, 2016

©2016 by William Shepler Architect



Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 11.23.16
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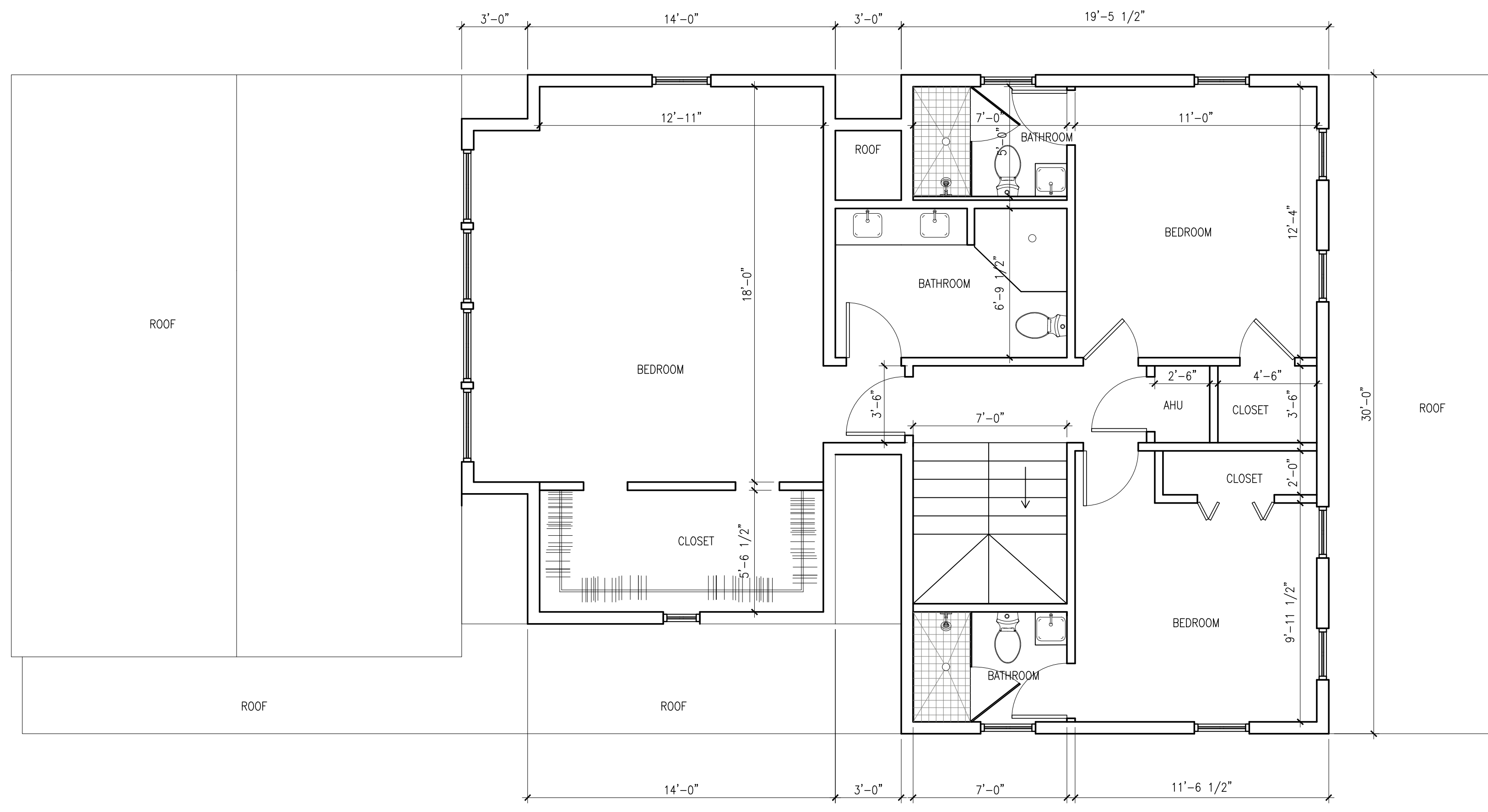
Drawing Size | Project #:
24x36 | 16018

Title:
SITE / FIRST FLOOR PLAN - SECOND FLOOR PLAN

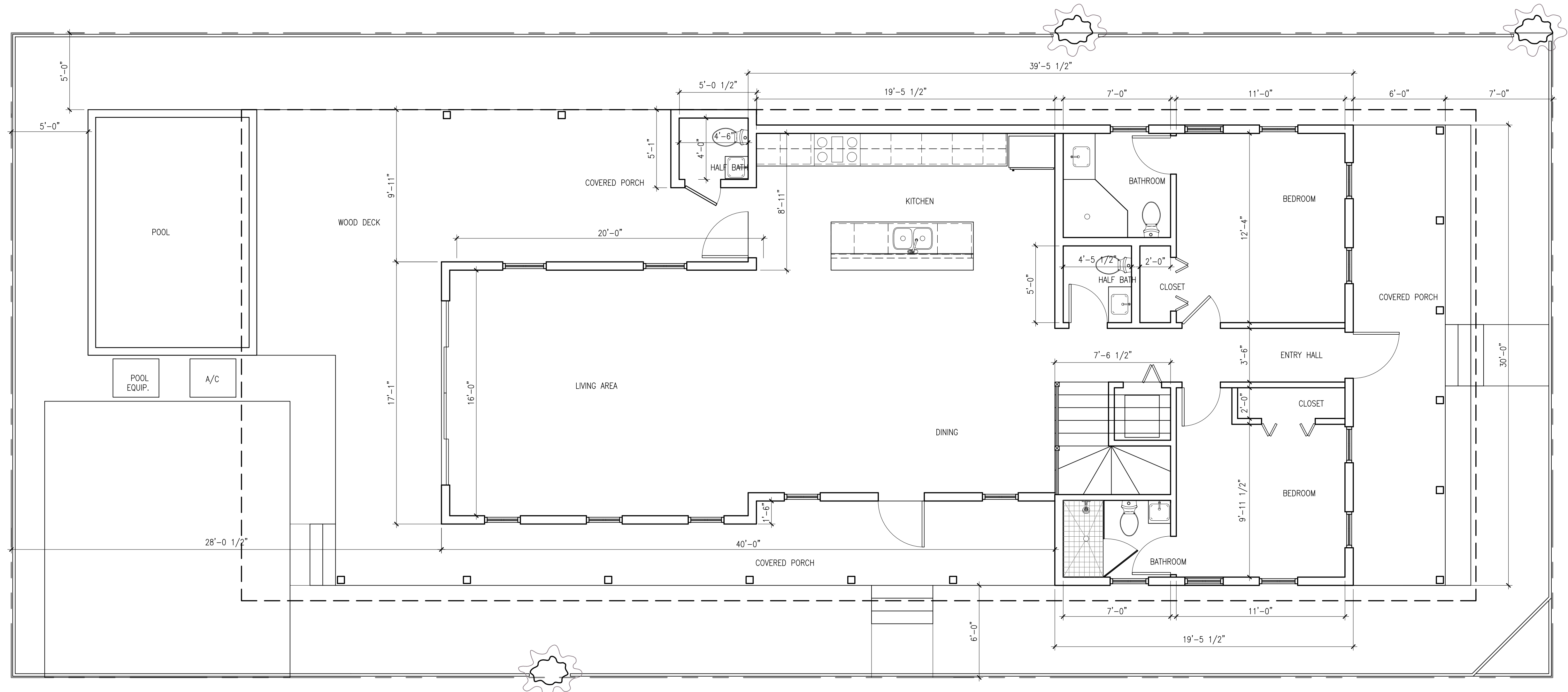
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A-2.1

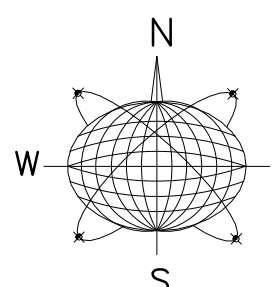
Date: DECEMBER 30, 2016
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2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - SITE PLAN
SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 11.23.16
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317 ANGELA STREET
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Title:

SOUTH & WEST ELEVATIONS

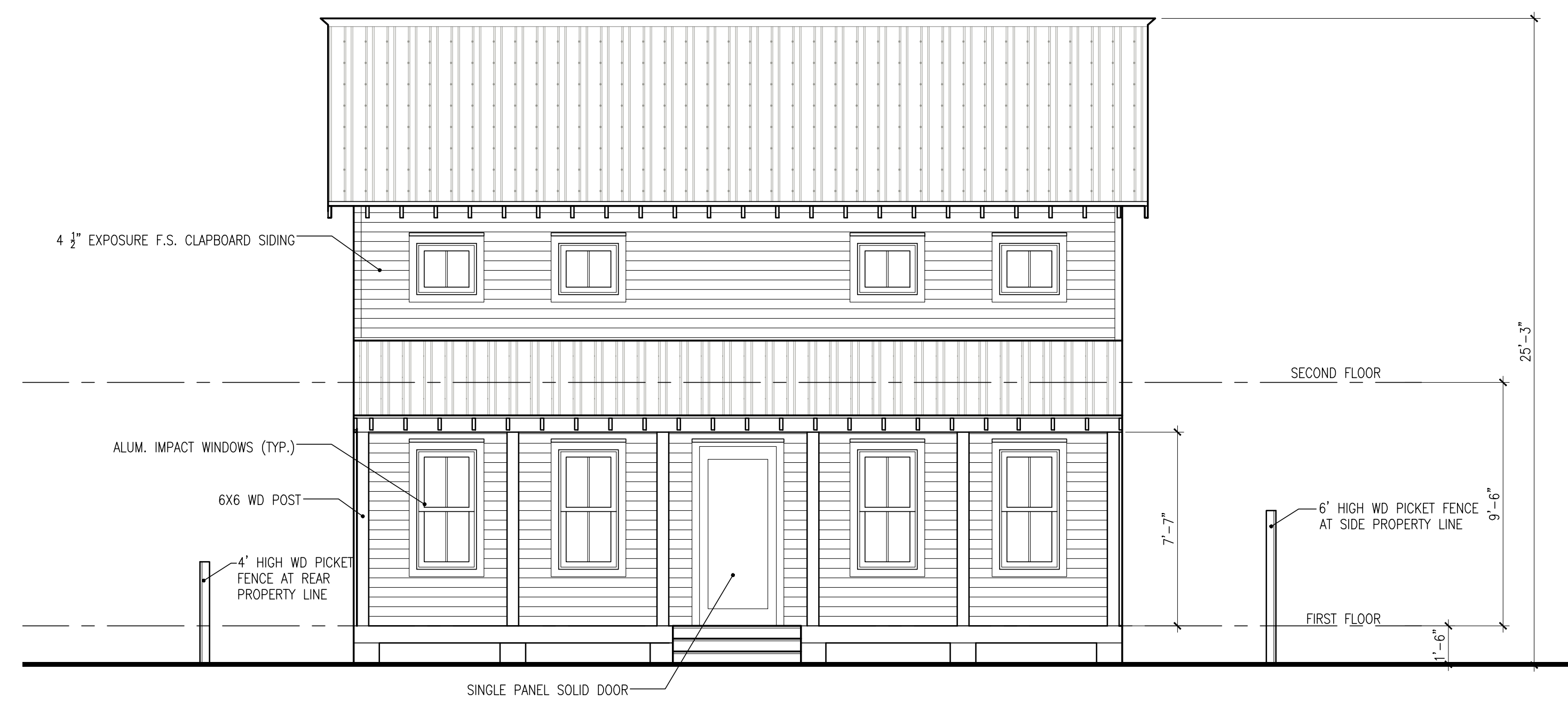
Sheet Number:

A-3.1

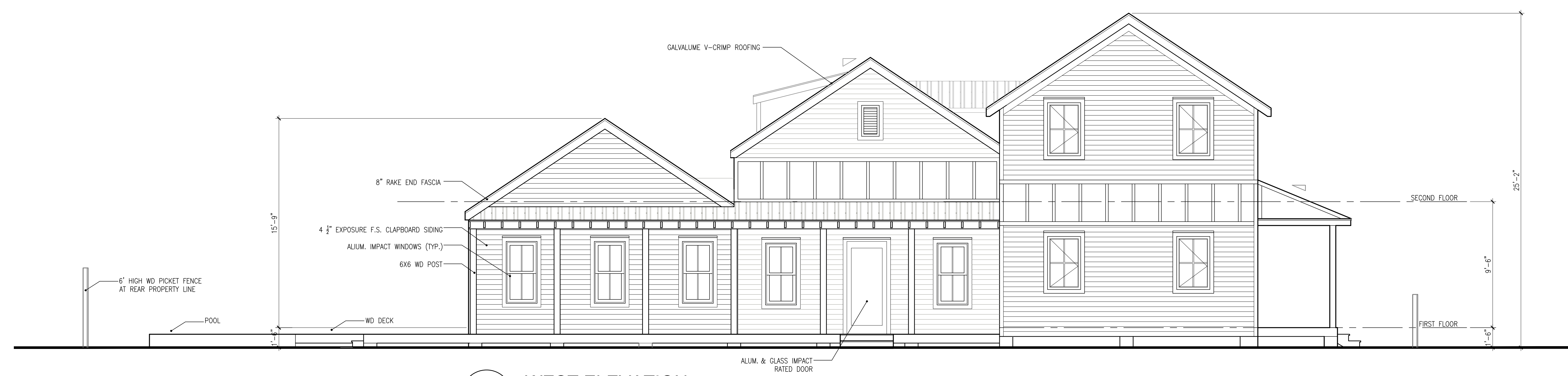
Date: - DECEMBER 30, 2016

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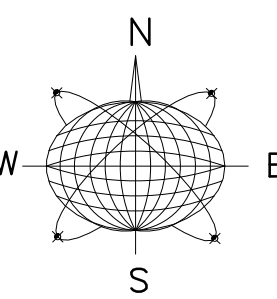
30' MAX. ALLOWABLE BUILDING HEIGHT



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 11.23.16
H.A.R.C. REVISION 1: 12.7.16
H.A.R.C. REVISION 2: 12.30.16

317 ANGELA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size | Project #:
24x36 | 16018

Title:

NORTH & EAST ELEVATIONS

Sheet Number:
A-3.2

Date: - DECEMBER 30, 2016

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2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

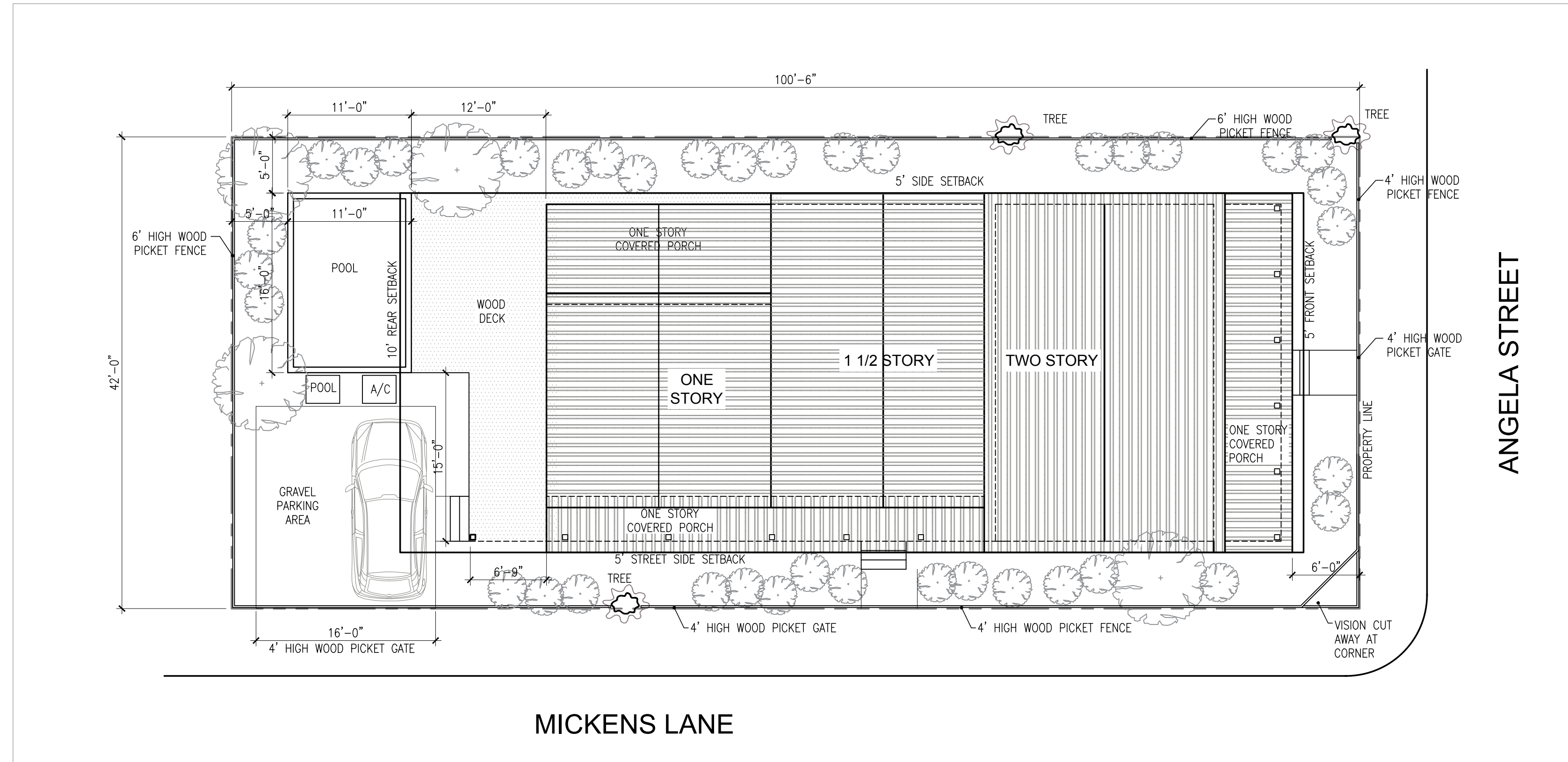


1 EAST ELEVATION
SCALE: 1/4"=1'-0"

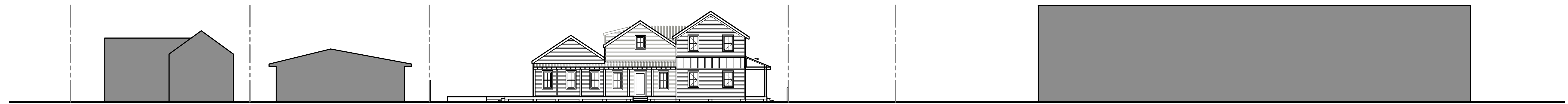
PROPOSED DESIGN

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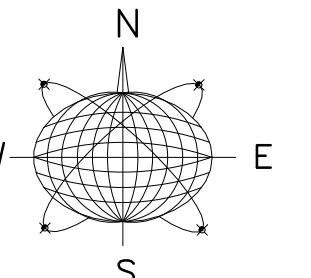
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Seal:

Consultants:

Submissions / Revisions:

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H.A.R.C. REVISION 1: 12.7.16

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KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 16018

Title:

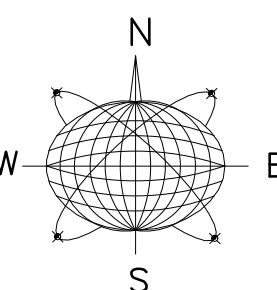
SITE PLAN /
STREET
SCAPES

Sheet Number:

A-1.1

Date: - OCTOBER 26, 2016

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Seal:

Consultants:

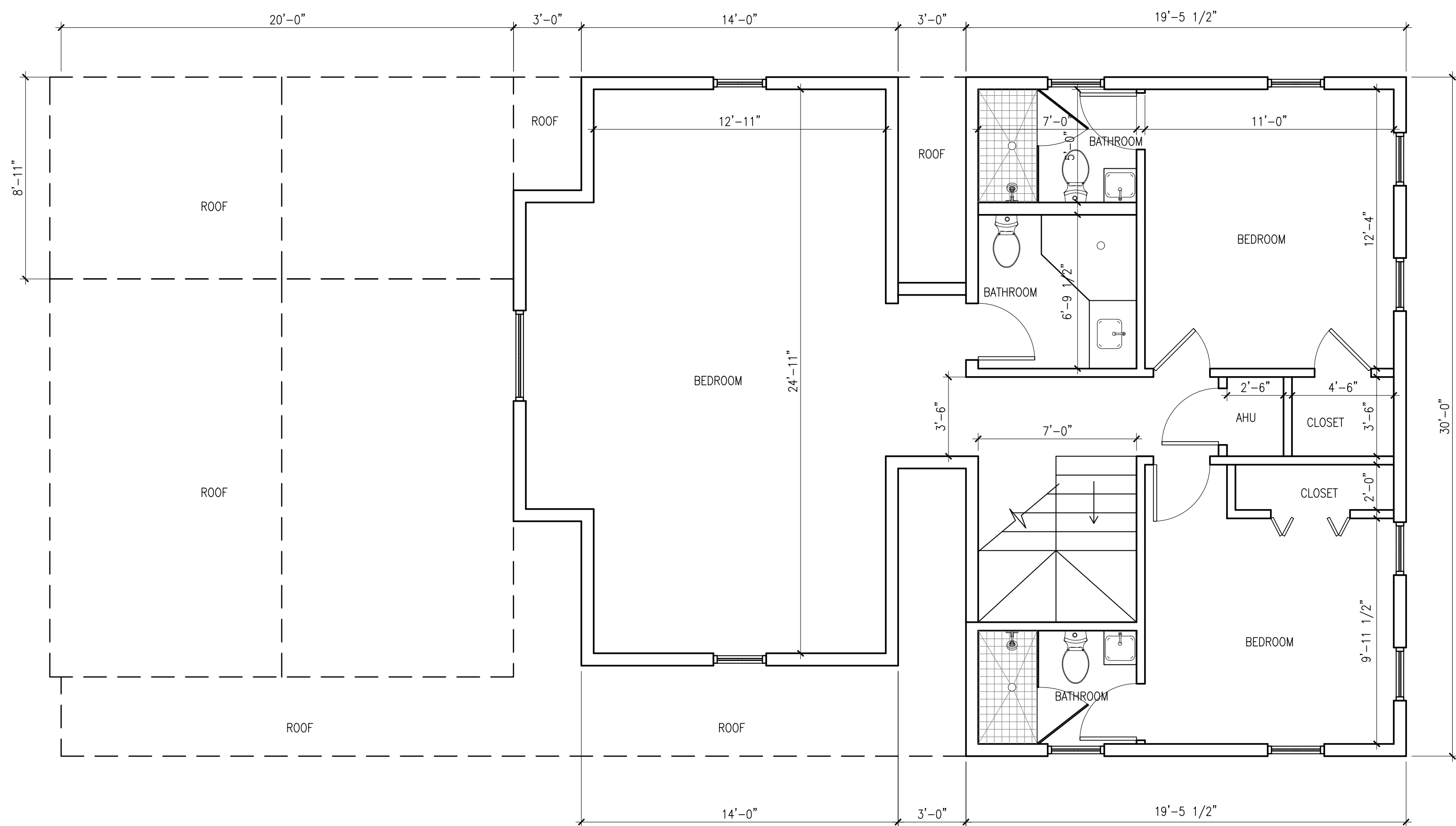
Submissions / Revisions:
H.A.R.C. SUBMISSION: 11.23.16

317 ANGELA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

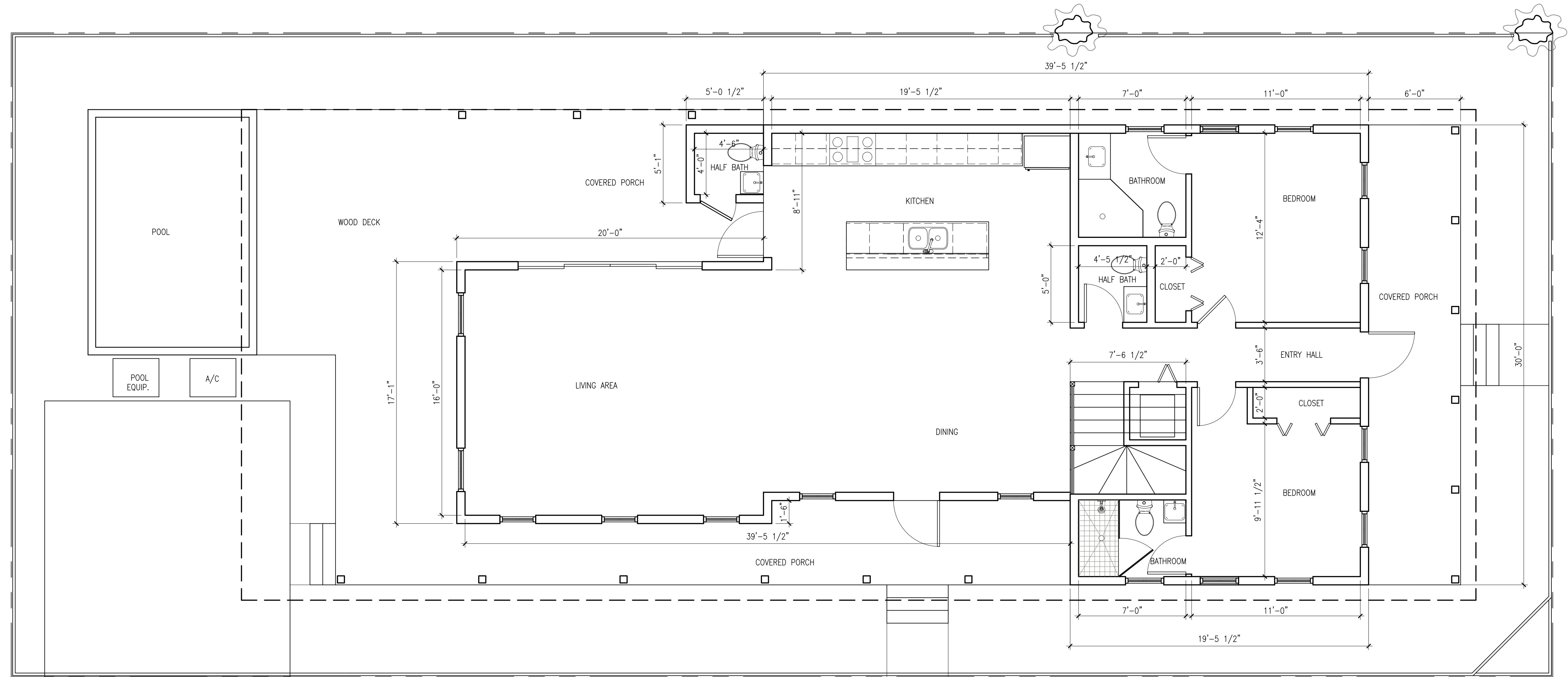
Drawing Size | Project #:
24x36 | 16018

Title:
SITE / FIRST FLOOR PLAN - SECOND FLOOR PLAN

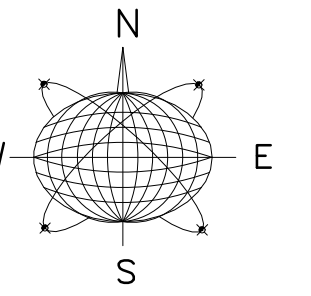
Sheet Number:
A-2.1



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - SITE PLAN
SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 11.23.16

317 ANGELA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 16018

Title:

SOUTH & WEST ELEVATIONS

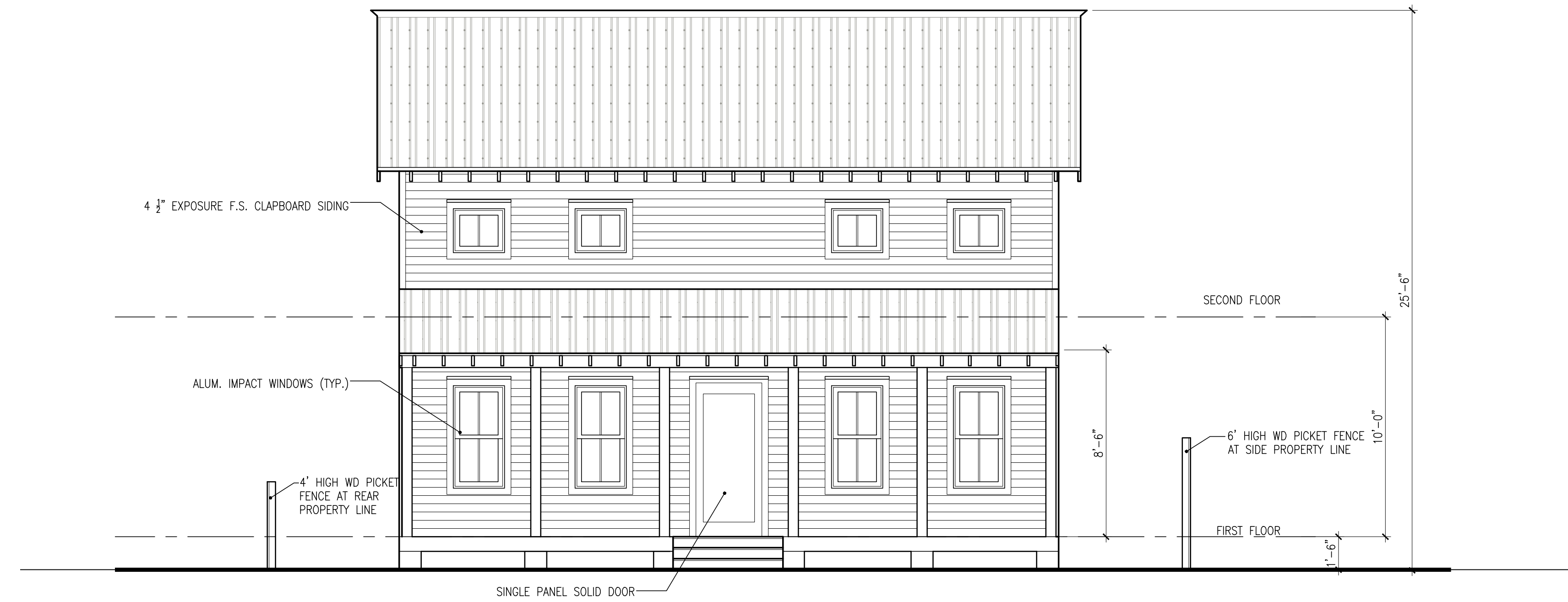
Sheet Number:

A-3.1

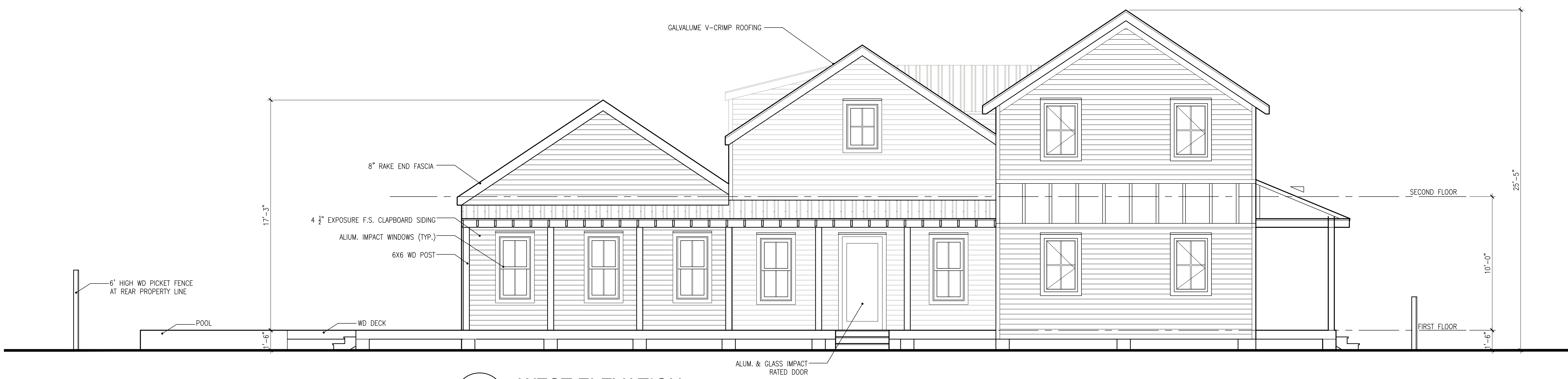
Date: - OCTOBER 26, 2016

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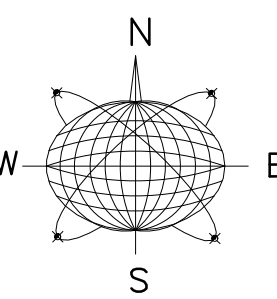
30' MAX. ALLOWABLE BUILDING HEIGHT



2 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION: 11.23.16

317 ANGELA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size | Project #:
24x36 | 16018

Title:

NORTH & EAST ELEVATIONS

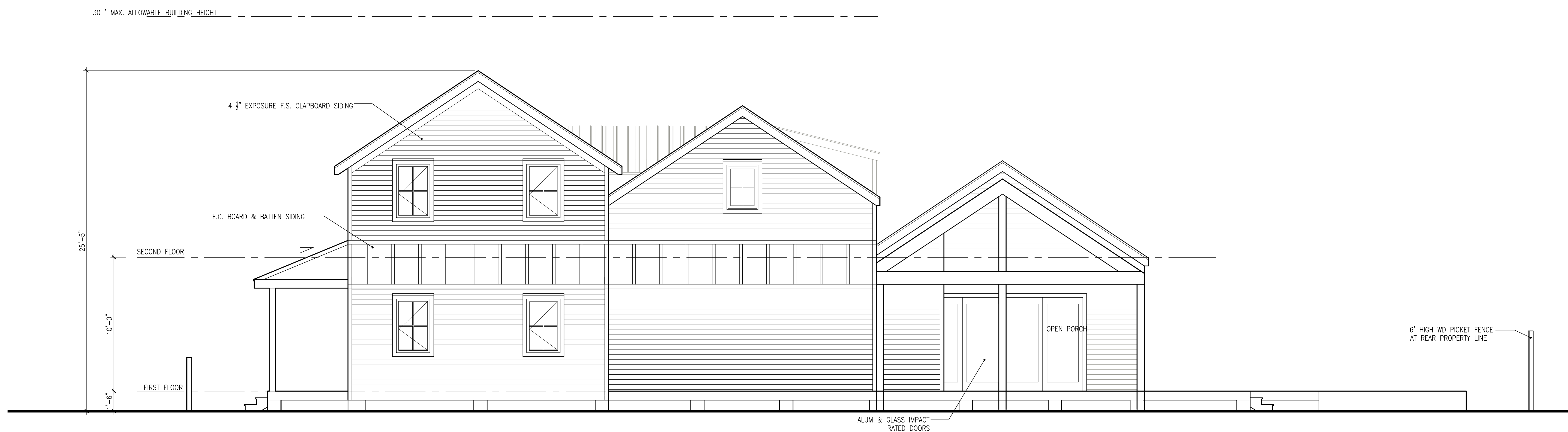
Sheet Number:

A-3.2

Date: - OCTOBER 26, 2016
©2016 by William Shepler Architect



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

PLANNING STAFF COMMENTS



THE CITY OF KEY WEST

POST OFFICE BOX 1409
604 Simonton Street
KEY WEST, FLORIDA 33041-1409

PLANNING DEPARTMENT
(305) 809-3722


18 June 2008

Eugene Johnson
503 West Street
Valdosta, GA 31601

Dear, Ms. Johnson,

I have conducted a review of your property located at 317 Angela Street. According to the Monroe County Property Appraiser's Office this property is comprised of 4221 square feet having one building with a total square footage of 728 square feet. Key West City records show that there is no transient-rental license for the property, nor an occupational license for the renting of the property. Further review indicated that the house was constructed in the mid-1930's making it **not** subject to the Building Permit Allocation System, commonly referred to as 'ROGO'. A site visit confirmed that the building was of a vintage that precedes the 1990 cut-off date for dwelling unit recognition. Please understand that this is not a granting of a Building Permit Allocation but rather the recognition of a preexisting dwelling unit. This means that if the building is demolished subject to the Special Magistrate's ruling, a single-family dwelling may be permitted and constructed on this property. If there are any questions or concerns, please contact our office at 305.809.3720.

Respectfully,

Brendon Cunningham, Senior Planner 

C: Amy Kimball-Murley, Interim Planning Director
John Woodson, Building Official
Carolyn Walker, Licensing Official

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 24, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WOOD FRAME SINGLE-FAMILY HOUSE ON VACANT LOT. NEW POOL, DECKS, AND FENCES.

FOR- #317 ANGELA STREET

Applicant – William Shepler

Application #H16-03-0089

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.

STOP



TOW-AWAY
ZONE

Public Meeting Notice

NEW WOOD FRAME SINGLE-FAMILY HOUSE ON VACANT LOT, NEW POOL, DECKS, AND FENCES.
FOR #317 ANGELA STREET

Applicant: William Nunez Applicant: 2024-02-01-0000

This notice is posted in accordance with the provisions of the Department of Planning and Economic Development's (DPE) Public Meeting Notice Ordinance. The Department of Planning and Economic Development is responsible for the issuance of this notice. If you have any questions regarding this notice, please contact the Department of Planning and Economic Development at (787) 487-4300.



Public Meeting Notice

Notificación pública de una reunión pública para el día y hora indicados en el anuncio de la ciudad de Key West, Florida. Para más información, llame al 305-291-1234 o visite el sitio web de la ciudad de Key West, Florida.

NEW WOOD FRAME SINGLE-FAMILY HOUSE ON VACANT LOT. W/ POOL, DECKS, AND FENCES. FOR- #317 ANGELA STREET

Application #1116-03-0089

Owner - William Shepler

For more information on this or any other project, visit the Planning Department during regular hours at 1116 Angela Street, call 305-291-1234 or visit our website at www.cityofkeywest.com. **FINAL DETERMINATION** will be made by the City Commission on the date of the public hearing. The Commission will determine the final decision on the project. The City Commission will determine the final decision on the project. The City Commission will determine the final decision on the project.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Richard
Milelli, 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:
317 ANGELA ST., KEY WEST, FL on the
19 day of JANUARY, 2017.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JANUARY 24th, 2017.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H16-03-0089.

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

Signed Name of Affiant:

[Signature]
Date: 1/19/17
Address: 201 Front St Ste 203
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 19th day of
January, 2017.

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

NOTARY PUBLIC

Sign Name: Marion Hope Casas
Print Name: MARION HOPE CASAS
Notary Public - State of Florida (seal)
My Commission Expires: _____



Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 14, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WOOD FRAME SINGLE-FAMILY HOUSE ON VACANT LOT. NEW POOL, DECKS, AND FENCES.

FOR- #317 ANGELA STREET

Applicant – William Shepler

Application #H16-03-0089

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.

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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: 1013234 Parcel ID: 00012850-000000

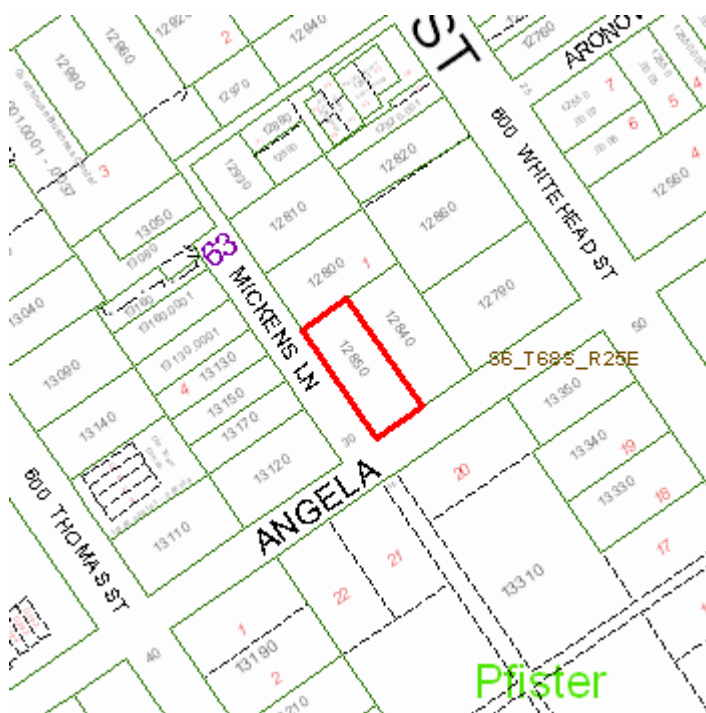
Ownership Details

Mailing Address:
POLITIS KONSTANTINOS G AND DIAMANTO
11447 BRICKYARD POND LN
WINDERMERE, FL 34786-5902

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 317 ANGELA ST KEY WEST
Legal Description: KW PT LOT 1 SQR 63 G12-21 OR2397-2126/28 OR2636-4D/C OR2636-5/6ORD OR2636-29/32

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,221.00 SF

Appraiser Notes

2008-11-12 DEMO SFR COMPLETE.DKRAUSE

2009-03-20 MLS \$315,000 THIS IS A VACANT LOT IN OLD TOWN KEY WEST. WE HAVE A COPY OF THE LETTER FROM THE CITY OF KEY WEST ACKNOWLEDGING A PRE-EXISTING DWELLING UNIT ON THE PROPERTY AND STATING THAT PERMITTING AND CONSTRUCTING OF SINGLE FAMILY DWELLING ON THE PROPERTY IS ALLOWED.

2010-08-25 MLS \$295,000 BUILDABLE 'OLD TOWN' LOT JUST 1.5 BLOCKS OFF OF DUVAL ST.. RARE OPPORTUNITY TO ACQUIRE AN ALREADY CLEARED, VACANT LOT AND BUILD YOUR NEW HOME FROM THE GROUND UP IN OLD TOWN KEY WEST. LOT IS IN HISTORIC DISTRICT SO NEW CONSTRUCTION WOULD FALL UNDER HARC AND BUILDING DEPARTMENT GUIDELINES. ORIGINAL STRUCTURE DEMOLISHED IN 2008. CURRENT OWNER HAS LETTER FROM CITY OF KEY WEST ACKNOWLEDGING PERMITTING & CONSTRUCTION OF SINGLE FAMILY DWELLING WOULD BE ALLOWED DUE TO PREVIOUS DWELLING ON LOT. PROPERTY IS OWNED BY AN ESTATE, THEREFORE SALE WOULD REQUIRE COURT APPROVAL. THIS IS NOT A BANKRUPTCY, DISTRESS SALE OR SHORT SALE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-2727	07/31/2008	11/12/2008	7,700		DEMO 798 SF SFR UNSAFE BLDG

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
2016	0	0	390,383	390,383	243,738	0	390,383

2015	0	0	245,973	245,973	221,580	0	245,973
2014	0	0	201,437	201,437	201,437	0	201,437
2013	0	0	239,806	239,806	164,426	0	239,806
2012	0	0	149,479	149,479	149,479	0	149,479
2011	0	0	151,737	151,737	151,737	0	151,737
2010	0	0	167,487	167,487	167,487	0	167,487
2009	0	0	223,316	223,316	223,316	0	223,316
2008	59,871	389	342,592	402,852	402,852	0	402,852
2007	122,481	389	400,995	523,865	523,865	0	523,865
2006	326,249	389	358,785	685,423	685,423	0	685,423
2005	237,665	389	295,470	533,524	533,524	0	533,524
2004	161,653	389	287,028	449,070	449,070	0	449,070
2003	116,749	389	101,304	218,442	218,442	0	218,442
2002	74,016	389	73,868	148,273	148,273	0	148,273
2001	39,710	389	67,536	107,635	107,635	0	107,635
2000	39,710	244	54,873	94,827	94,827	0	94,827
1999	33,601	207	54,873	88,680	88,680	0	88,680
1998	27,491	169	54,873	82,534	82,534	0	82,534
1997	27,491	169	46,431	74,092	74,092	0	74,092
1996	16,800	103	46,431	63,335	63,335	0	63,335
1995	18,786	116	46,431	65,332	65,332	0	65,332
1994	16,800	103	46,431	63,335	63,335	0	63,335
1993	18,136	0	46,431	64,567	64,567	0	64,567
1992	18,136	0	46,431	64,567	64,567	0	64,567
1991	18,136	0	46,431	64,567	64,567	0	64,567
1990	23,310	0	36,934	60,244	60,244	0	60,244
1989	21,191	0	35,879	57,070	57,070	0	57,070
1988	17,300	0	29,547	46,847	46,847	0	46,847
1987	17,079	0	16,462	33,541	33,541	0	33,541
1986	17,175	0	15,196	32,371	32,371	0	32,371
1985	16,640	0	13,650	30,290	30,290	0	30,290
1984	15,531	0	13,650	29,181	29,181	0	29,181
1983	15,531	0	13,650	29,181	29,181	0	29,181
1982	15,842	0	10,122	25,964	25,964	0	25,964

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
6/19/2013	2636 / 29	250,000	WD	02

This page has been visited 91,796 times.

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