



Historic Architectural Review Commission
Staff Report for Item 20

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 28, 2016

Applicant: Kevin McGinty

Application Number: H16-01-0762

Address: #719 Olivia Street

Description of Work:

After the fact application. Removal of shed and no build back.

Site Facts:

The main building in the site is a contributing resource to the historic district. Staff received an application for the construction of a swimming pool and while under review we were told that a shed was demolished. The latest Sanborn map, 1962, does not depict any accessory structure on the site, nevertheless the Property Appraiser's records includes, under miscellaneous improvements a utility building built in 1965 measuring 10' length by 8' width , 80 square feet. The survey provided includes the footprint of the shed that was demolished, located on the rear of the property and measuring 10.2' by 8.3'.

Ordinance Cited on Review:

- Sections 102-217 (2) or (3), demolition for non-contributing and non-historic or contributing or historic structures of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness is an after the fact application for the demolition of a wood frame shed. A pool contractor applied for a pool permit and

before the permit was issued; someone brought an excavator and starting digging for the pool. The only access for the excavator to the site was through the rear, where the shed was located. Staff cannot give a recommendation to the Commission since we did not have the opportunity to visit and study the shed. All we have is one photo that we found from a previous application. Staff believes that the structure was historic but we cannot corroborate that fact, therefore we cannot opine on this matter.

It is staff's opinion that the request for this demolition should be reviewed based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

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

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).

Staff cannot opine.

(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.

(b) 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;

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

(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.

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

APPLICATION

City \$50 180.00 have

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 16-01-0762 | | BUILDING PERMIT NUMBER 16-2157 | | INITIAL & DATE |
| FLOODPLAIN PERMIT | | | REVISION # | |
| FLOOD ZONE | PANEL # | ELEV. L. FL. | SUBSTANTIAL IMPROVEMENT ___ YES ___ 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:

| | | |
|-------------------------|--|--------------------------------------|
| 719 OLIVIA ST, KEY WEST | | # OF UNITS 1 |
| 1020281 | | |
| KEVIN MCGINTY | | PHONE NUMBER 410-430-6863 |
| 715 OLIVIA ST | | EMAIL MCGINTYMARINE@aol.com |
| KEY WEST, FL 33040 | | |
| FLA KEYS POOL, INC. | | PHONE NUMBER |
| CHRIS GARCIA | | EMAIL FLAKEYSPPOOL@BELL-SOUTH.NET |
| M. W. GRAM | | PHONE NUMBER |
| BY: | | 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:

\$ 28,000

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.,

REMOVE EXISTING 84.8 \$ PLUS EXISTING CONC. WALK OF 38.0 SF. TO
 AROUND POOL CONSTRUCTION & EQUIPMENT PAD W/O CHANGE TO IMPERMEABLE
 AREA. Demo Shed

| | |
|--|--|
| I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT. | |
| OWNER PRINT NAME: Kevin McGinty | 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 23rd DAY OF May, 2016 | STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____ |
| | Oper: KEWBLD Type: BP Drawer: 1 Date: 5/27/16 50 Receipt no: 17790 2016 2157 PT * BUILDING PERMITS-NEW 1.00 \$50.00 Trans number: as identification OK CHECK 6340 \$150.00 |
| Personally known or produced FL Drivers License as identification. | Personally known or produced _____ as identification. |

Trans date: 5/27/16 Time: 11:32:00

2422-2553-01c

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: |
|---------------------------------------|-----------------------|--------------------|
| REMOVAL OF SHED | WOOD OF INDETERMINATE | |
| | ACE | |
| | | |
| | | |

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 _____

Open: KEYWBLD Type: BP Drawer: 1
 Date: 5/27/16 50 Receipt no: 17750
 2016 1000752
 PT * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3082528
 CK CHECK 6948 \$150.00
 Trans date: 5/27/16 Time: 11:32:00

| 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 | |
| ___ 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 USEP 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- _____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

EXISTING 1938 FRAME VERNACULAR HOUSE IS SUBSTANTIALLY AS BUILT WITH MINOR RENOVATIONS, ADDITIONS & PAINT. IT IS WELL MAINTAINED. ORIGINAL SHED STRUCTURE HAD BEEN SUBSTANTIALLY MODIFIED & HAS BEEN REMOVED.

OR THAT THE BUILDING OR STRUCTURE; - SHED ONLY

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

IT IS UNCLEAR AS TO WHETHER A 'SHED' WAS BUILT UPON A CISTERN STRUCTURE AT A LATER DATE OR WHETHER A STRUCTURE WAS PART OF THE 1938 CONSTRUCTION THE 'SHED' STRUCTURE WAS MODIFIED & RESURFACED TO BE A LAUNDRY & STORAGE BUILDING & IS NOW REMOVED.

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

SHED - REMOVED; VERNACULAR HOUSE REMAINS AS PART OF STREETScape.

'SHED' STRUCTURE HAS NOT CONTRIBUTED TO LOCAL, STATE OR NATIONAL HISTORY

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

'SHED' MAY OR MAY NOT HAVE BEEN 1938 CONSTRUCTION.
MODIFICATIONS & REMOVAL HAVE NOT DIMINISHED VALUE
OF MAIN STRUCTURE TO CHARACTERISTICS OF THE CITY
NEIGHBORHOOD.

- (d) Is not the site of a historic event with a significant effect upon society.

NO HISTORIC EVENT IS ASSOCIATED WITH THE SITE

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

MAIN STRUCTURE IS RETAINED - SHED STRUCTURE HAS
BEEN REMOVED

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

OUTBUILDINGS/CISTERN COVERINGS WERE TYPICAL OF
THE PERIOD

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

REMOVED SECTION IS NOT PART OF ANY PUBLIC SQUARE OR
PARK

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

MODIFICATIONS TO (REMOVED) SHED OBLITERATED ANY
RECOGNIZABLE DISTINGUISHING ARCHITECTURAL FEATURE.

- (i) Has not yielded, and is not likely to yield, information important in history.

- THERE ARE NO FINDINGS WITHIN EXISTING FOUNDATION
THAT REMAINS

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(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 1 PAGE 12/30/15 AS APPROVED BY CITY OF KEY WEST FOR POOL CONSTRUCTION.
 No Reason _____

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.

REMAINING STRUCTURE of 719 OLIVIA RETAINS ARCHITECTURAL INTEGRITY OF STREET!

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

MAIN STRUCTURE IS RETAINED

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.

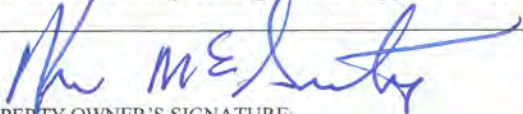
AREA HAS SEEN CONSIDERABLE MODIFICATIONS & UPGRADES ESPECIALLY IN REAR YARDS

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

NO DETERMINATION EXISTS AS TO 'CONTRIBUTION' OF SHED STRUCTURE. REMOVAL HAS NOT EFFECTED STATUS OF

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.*

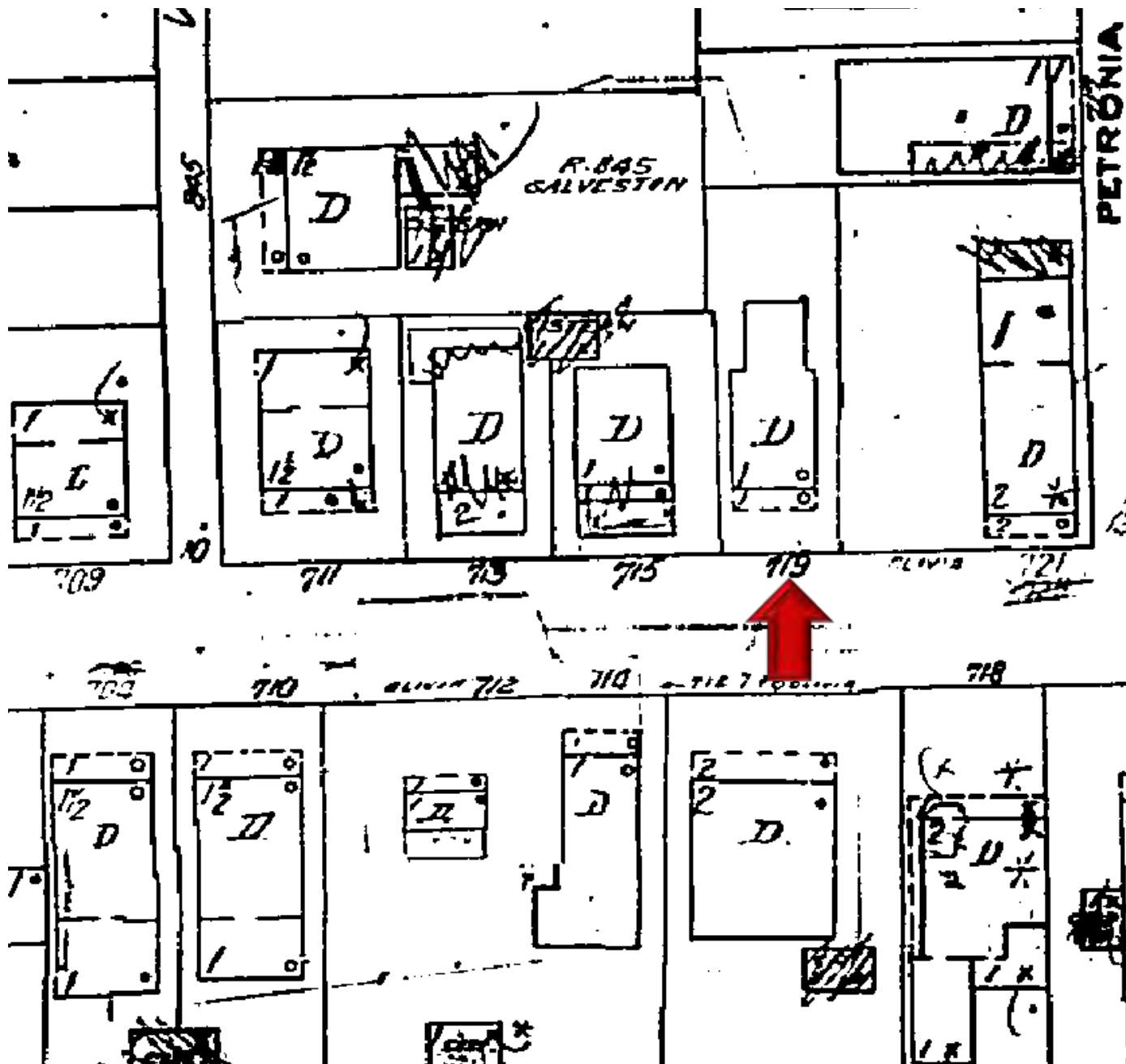
| | |
|--|---|
|  PROPERTY OWNER'S SIGNATURE: | 25 MAY KEVIN MCINTY DATE AND PRINT NAME: |
|--|---|

OFFICE USE ONLY

| BUILDING DESCRIPTION: | | | |
|---------------------------------------|------------------|----------------|-------------------------------------|
| <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 _____ TWO YEAR EXPIRATION DATE _____ | Staff Comments |
|--|----------------|

SANBORN MAPS



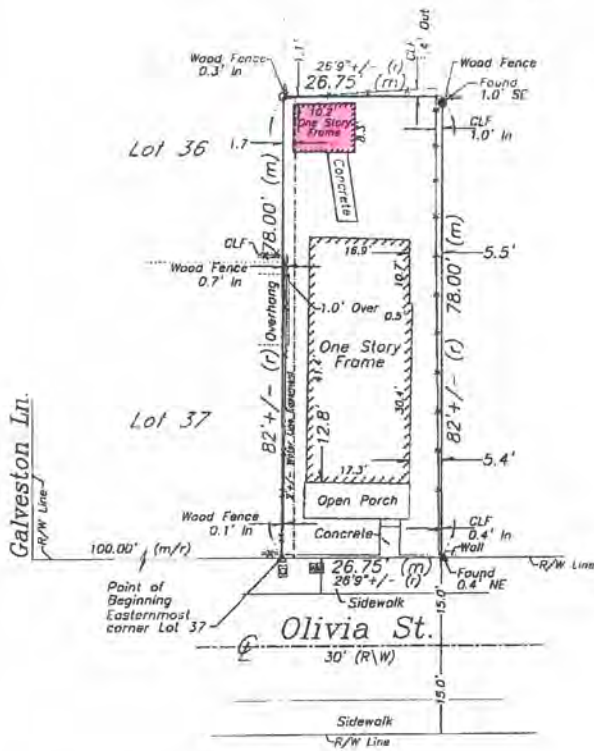
1962 Sanborn map



719 Olivia Street circa 1965. Monroe County Library.

719 Olivia

Boundary Survey Map of part of Tract 5,
Island of Key West



LEGEND

- ⊗ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (RER)
- △ 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
- Sewer Cleanout
- Water Meter

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: 719 Olivia 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: October 16, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, known and described as part of Tract five (5) according to William A. Whitehead's plan of said Island, but better known and described by reference to diagram of said tract of land laid over into lots by L. Windsor Smith, and Recorded in Book "E", Page 733, of Monroe County, Florida Records; commencing at a point at the easternmost corner of Lot 37 for a point of beginning; running thence northeasterly along Olivia Street twenty six (26) feet, nine (9) inches, more or less; thence at right angles and in a northwesterly direction eighty two (82) feet, more or less; thence at right angles and in a southwesterly direction twenty six (26) feet, nine (9) inches, more or less; thence at right angles and in a southeasterly direction eighty two (82), more or less, to the point of beginning.

BOUNDARY SURVEY FOR: Kevin P. McGinty;
Platinum Mortgage, Inc.;
H&S Title and Escrow, Inc.;
Fidelity National Title Insurance Company.

J. LYNN O'FLYNN, INC.

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

October 18, 2013

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) 296-2744

715 Olivia St.







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:

AFTER-THE-FACT APPLICATION. REMOVAL OF SHED AND NO BUILD BACK.

FOR- #719 OLIVIA STREET

Applicant – Kevin McGinty

Application #H16-01-0762

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.

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.

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:

AFTER-THE-FACT APPLICATION, REMOVAL OF SHED AND NO BUILD BACK.

FOR- #719 OLIVIA STREET

Applicant - Kevin McGinty

Application #H16-01-0762

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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL 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 _____, 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:

That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

_____ on the _____ day of _____, 20____.

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 _____, 20____.

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 _____.

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

Signed Name of Affiant: _____
Date: 6-24-15
Address: 218 - Alvin A
City: KW
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 24th

day of June, 2016.

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

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Lisa M. McCarthy

Notary Public - State of Florida (seal)

My Commission Expires: _____



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: 1020281 Parcel ID: 00019600-000000** [Next Record](#)

Ownership Details

Mailing Address:

MCGINTY KEVIN
715 OLIVIA ST
KEY WEST, FL 33040-6446

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 719 OLIVIA ST KEY WEST

Legal Description: KW PT OF TR 5 BOOK OF WILLS C-394 OR41-417SM OR1000-692/693-E OR2658-1595

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)

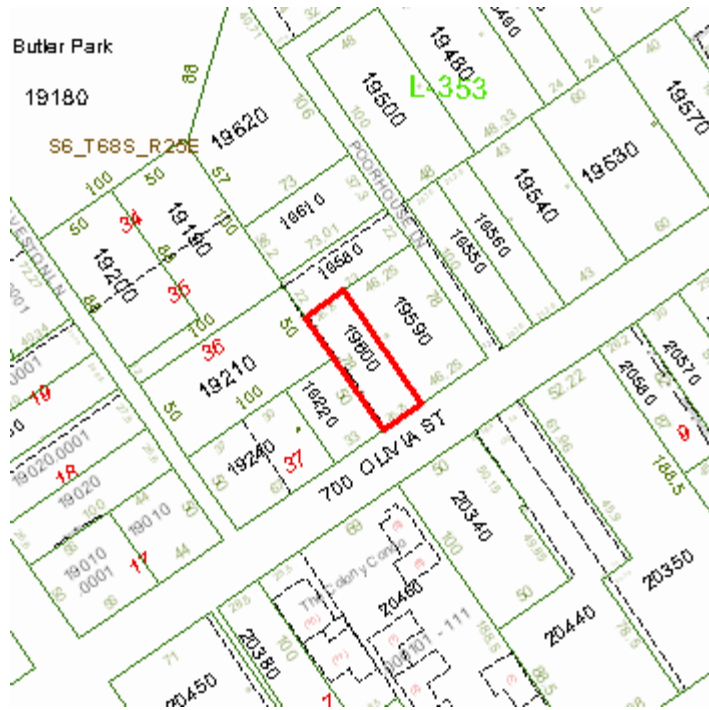
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

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

Other Links

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



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 0 | 0 | 2,087.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 697
 Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 17
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 116
 Special Arch 0
 Economic Obs 0

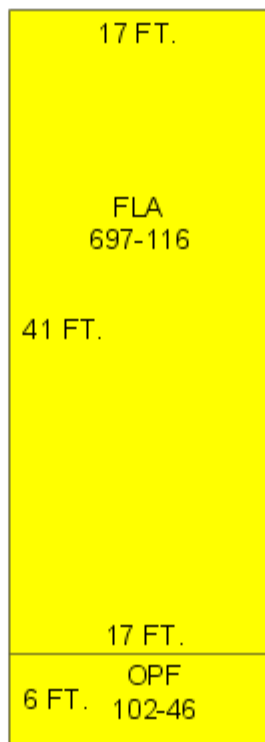
D
Gr

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

Roof Type GABLE/HIP Roof Cover METAL
 Heat 1 FCD/AIR DUCTED Heat 2 NONE
 Heat Src 1 ELECTRIC Heat Src 2 NONE

Extra Features:

2 Fix Bath 1
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % |
|-----|------------|------------|-----------|------------|-------|-----|------------|
| 1 | <u>FLA</u> | 1:WD FRAME | 1 | 1937 | N | Y | 0.00 |
| 2 | <u>OPF</u> | 1:WD FRAME | 1 | 1937 | N | N | 0.00 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|------------------|---------|--------|-------|------------|-----------|-------|------|
| 0 | FN2:FENCES | 180 SF | 30 | 6 | 2014 | 2015 | 2 | 30 |
| 1 | UB2:UTILITY BLDG | 80 SF | 10 | 8 | 1965 | 1966 | 1 | 50 |
| 2 | FN2:FENCES | 168 SF | 42 | 4 | 2014 | 2015 | 2 | 30 |
| 3 | PT3:PATIO | 45 SF | 0 | 0 | 1949 | 1950 | 2 | 50 |

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|---|
| 13-5332 | 12/17/2013 | 12/05/2014 | 2,480 | | RE ROUGH & TRIM 1 TOILET, 1 SHOWER, 1 LAV, 1 SINK, 1 SEWER LATERAL |
| 13-5088 | 12/11/2013 | 12/05/2014 | 5,600 | | ATF***INSTALL 28LF OF 4'H OPEN PICKET AT FRONT. 30LF OF 6'H AT WEST END OF PARCEL |
| 13-5087 | 12/11/2013 | 12/05/2014 | 27,000 | | ATF***R&R SHOWER TILE&VANITY, INSTALL NEW KITCH CABINETS & COUNTER TOPS, NEWFRENCH DOORS. INSTALL 900SF OF NOVELTY SIDING |
| 14-0107 | 01/07/2014 | 12/10/2014 | 2,400 | | INSTALL 2.5 TON UNIT WITH 6 OPENING AND 2 RETURNS |
| A943987 | 12/01/1994 | 12/01/1995 | 400 | | 2 SQRS V-CRIMP RFG |
| 9701842 | 06/01/1997 | 08/01/1997 | 800 | | INTERIOR |
| 0004193 | 12/08/2000 | 01/02/2001 | 1 | | SMOKE DETECTORS/GFI TO CO |
| 01-3363 | 10/16/2001 | 12/06/2001 | 1,300 | | HURRICANE SHUTTERS |

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 | 85,800 | 1,762 | 299,889 | 387,451 | 374,115 | 0 | 387,451 |
| 2014 | 58,141 | 849 | 279,897 | 338,887 | 338,887 | 0 | 338,887 |
| 2013 | 59,009 | 849 | 240,543 | 300,401 | 88,897 | 25,000 | 63,897 |
| 2012 | 59,009 | 849 | 191,902 | 251,760 | 87,411 | 25,000 | 62,411 |
| 2011 | 79,990 | 849 | 176,810 | 257,649 | 84,865 | 25,000 | 59,865 |
| 2010 | 81,788 | 849 | 222,996 | 305,633 | 83,611 | 25,000 | 58,611 |

| | | | | | | | |
|------|---------|-------|---------|---------|--------|--------|--------|
| 2009 | 91,852 | 849 | 338,954 | 431,655 | 81,413 | 25,000 | 56,413 |
| 2008 | 85,244 | 849 | 406,965 | 493,058 | 81,332 | 25,000 | 56,332 |
| 2007 | 136,770 | 798 | 368,877 | 506,445 | 78,963 | 25,000 | 53,963 |
| 2006 | 280,878 | 798 | 198,265 | 479,941 | 77,037 | 25,000 | 52,037 |
| 2005 | 222,919 | 798 | 179,482 | 403,199 | 74,793 | 25,000 | 49,793 |
| 2004 | 184,998 | 798 | 156,525 | 342,321 | 72,615 | 25,000 | 47,615 |
| 2003 | 148,894 | 798 | 73,045 | 222,737 | 71,262 | 25,000 | 46,262 |
| 2002 | 124,046 | 798 | 49,045 | 173,889 | 69,592 | 25,000 | 44,592 |
| 2001 | 98,902 | 762 | 49,045 | 148,709 | 68,497 | 25,000 | 43,497 |
| 2000 | 91,836 | 1,239 | 35,479 | 128,554 | 66,502 | 25,000 | 41,502 |
| 1999 | 75,026 | 1,012 | 35,479 | 111,517 | 64,754 | 25,000 | 39,754 |
| 1998 | 62,262 | 840 | 35,479 | 98,581 | 63,735 | 25,000 | 38,735 |
| 1997 | 45,091 | 540 | 31,305 | 76,935 | 62,670 | 25,000 | 37,670 |
| 1996 | 29,190 | 349 | 31,305 | 60,845 | 60,845 | 25,000 | 35,845 |
| 1995 | 29,190 | 357 | 31,305 | 60,852 | 60,852 | 25,000 | 35,852 |
| 1994 | 29,006 | 106 | 31,305 | 60,417 | 60,417 | 25,000 | 35,417 |
| 1993 | 29,124 | 147 | 31,305 | 60,576 | 60,576 | 25,000 | 35,576 |
| 1992 | 29,124 | 147 | 31,305 | 60,576 | 60,576 | 25,000 | 35,576 |
| 1991 | 29,124 | 147 | 31,305 | 60,576 | 60,576 | 25,000 | 35,576 |
| 1990 | 23,068 | 147 | 24,522 | 47,738 | 47,738 | 25,000 | 22,738 |
| 1989 | 20,971 | 134 | 24,001 | 45,106 | 45,106 | 25,000 | 20,106 |
| 1988 | 17,168 | 134 | 20,870 | 38,172 | 38,172 | 25,000 | 13,172 |
| 1987 | 16,955 | 134 | 13,044 | 30,133 | 30,133 | 25,000 | 5,133 |
| 1986 | 17,049 | 134 | 12,522 | 29,705 | 29,705 | 25,000 | 4,705 |
| 1985 | 16,537 | 134 | 7,582 | 24,253 | 24,253 | 24,253 | 0 |
| 1984 | 15,473 | 134 | 7,582 | 23,189 | 23,189 | 23,189 | 0 |
| 1983 | 15,473 | 134 | 7,582 | 23,189 | 23,189 | 23,189 | 0 |
| 1982 | 15,766 | 134 | 6,781 | 22,681 | 22,681 | 22,681 | 0 |

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 |
|------------|----------------------------|---------|------------|---------------|
| 10/31/2013 | 2658 / 1595 | 300,000 | WD | 37 |

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