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## Staff Report for Item 5a

**To:** Chairman Michael Miller and Historic Architectural Review Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** March 24, 2015

**Applicant:** Michael Skoglund, Architect

**Application Number:** H15-01-0099

**Address:** #1322 Olivia Street

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### Description of Work

Renovations to non-contributing building.

### Site Facts

This site shares two properties (1320 and 1322 Olivia), but neither are contributing to the district or are historic. The 1962 Sanborn map shows a one-story frame structure with a porch, but the 1965 property appraiser's photograph shows a one-story frame structure without a porch. It appears that the one-story building was severely altered and significantly added onto between 1965 and 1968, as the 1968 aerial photograph shows the building in its current state: two-stories with a jog in one corner. The building still retains three of the window openings that were there in 1965. Currently, the building needs much repair and renovation. In 2014, the site was converted into a three unit condominium.

### Guidelines Cited in Review

Additions/Alterations and New Construction (pages 36-38a), specifically guidelines 2, 3, 4, 5, and 7.

Entrances, Porches, and Doors (pages 32-33), specifically guideline 13.

### Staff Analysis

The Certificate of Appropriateness in review proposes renovating a deteriorating structure at 1322 Olivia. The applicant plans to add an addition on the façade that faces Olivia Street, filling in the current cut-out on the building. The front exterior staircase will be removed.

The proposed plan also includes removing the asbestos siding and replacing it with wood lap siding. The metal awning windows will be removed and replaced with 2/2 wood windows and wood casement windows. The front of the house will have two wood doors, and a door on the rear/southwestern side of the house will be installed to create an interior staircase to access the second floor unit.

As the site is built to its limit, the proposed project will remove part of the roof overhang all the way around the building to comply with setback requirements.

### **Consistency with Guidelines**

1. Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.
2. Although the proposed addition will be publicly visible, it will create more of a balance and symmetry to the existing building.
3. The plan will remove the non-historic, exterior staircase that was not appropriate for the historic district.

It is staff's opinion that the design proposes renovations to a non-contributing, non-historic building that are consistent with the guidelines regarding alterations, additions, and new construction.

# 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

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <b>15-01-99</b>	BUILDING PERMIT NUMBER <b>15-233</b>	INITIAL & DATE <b>01/26/15</b> <i>mtc</i>
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		YES NO %

ADDRESS OF PROPOSED PROJECT:

**1322 OLIVIA ST / 900 FLORIDA # OF UNITS 2**

RE # OR ALTERNATE KEY:

NAME ON DEED:

**PETER WILLIGNS** PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL

CONTRACTOR COMPANY NAME:

**KIKKY CONST.** PHONE NUMBER **796-2632**

CONTRACTOR'S CONTACT PERSON:

**M. SKOGLUND** EMAIL

ARCHITECT / ENGINEER'S NAME:

**M. SKOGLUND** PHONE NUMBER **796-2632**

ARCHITECT / ENGINEER'S ADDRESS:

**522 ELIZABETH ST** EMAIL

*JAN 26 2015*  
*mtc*

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:

**\$ 60,000**

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., **RENOVATE FULLY**  
**TWO APTS. KITCHENS & BATH WINDOWS ETC**  
**(SEE ENCLOSED DRAWINGS)**

*(Informed we need NON's)*

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: <b>M. SKOGLUND</b>
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>M. Skoglund</i>
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 <b>26</b> DAY OF <b>Jan</b> , 20 <b>15</b> Oper: KEYWLD Type: BP Drawer: 1 Date of WORK: 01/26/15 * BUILDING PERMITS-NEW Trans number: 1.00 \$50.00 CK CHECK 1203 3037241 \$100.00 Trans date: 1/26/15 Time: 10:36:50
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

*28824-2049-06*



**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:
WINDOWS	METAL	WOOD
DOORS	WOOD	WOOD
SIGNING	COMPOSITE	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 \_\_\_\_\_

**SIGN SPECIFICATIONS**

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

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

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

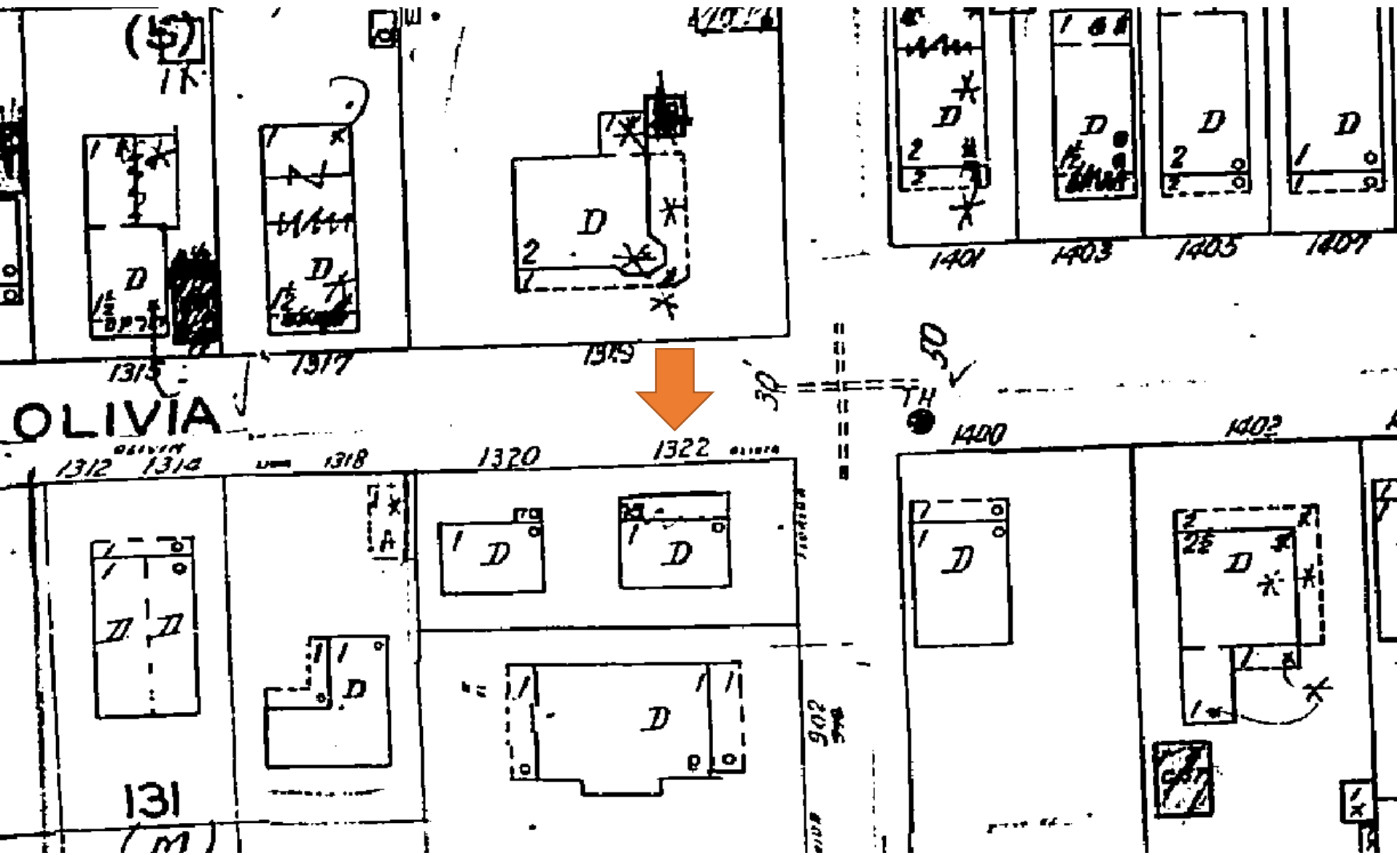
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>	
<b>HARC FEES:</b>	<b>BLDG. FEES:</b>	<b>FIRE MARSHAL FEE:</b>	<b>IMPACT FEES:</b>	Oper: KEYWBLD      Type: BP    Drawer: 1 Date: 1/26/15 50      Receipt no: 11645 2015 1000099 PT                      * BUILDING PERMITS-NEW DATE                      \$50.00 Trans number:                      3037242 CK CHECK                      1263                      \$100.00 Trans date: 1/26/15                      Time: 10:38:58	

# SANBORN MAPS



1962 Sanborn Map



1968 Aerial Photograph



2011 Google Earth Image

# PROJECT PHOTOS





1965 Property Appraiser's Photograph





















PROPERTY  
QUALITY  
315-521-2111





Boarded-up window

1322

WARNING  
JOB

BACK BOARD

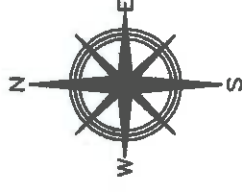
# SURVEY



# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 05-1685-R25E



ASSUMED

BEARING BASE:  
ALL BEARINGS ARE BASED ON N29°34'11"E ASSUMED ALONG THE CENTERLINE OF OLIVIA STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:

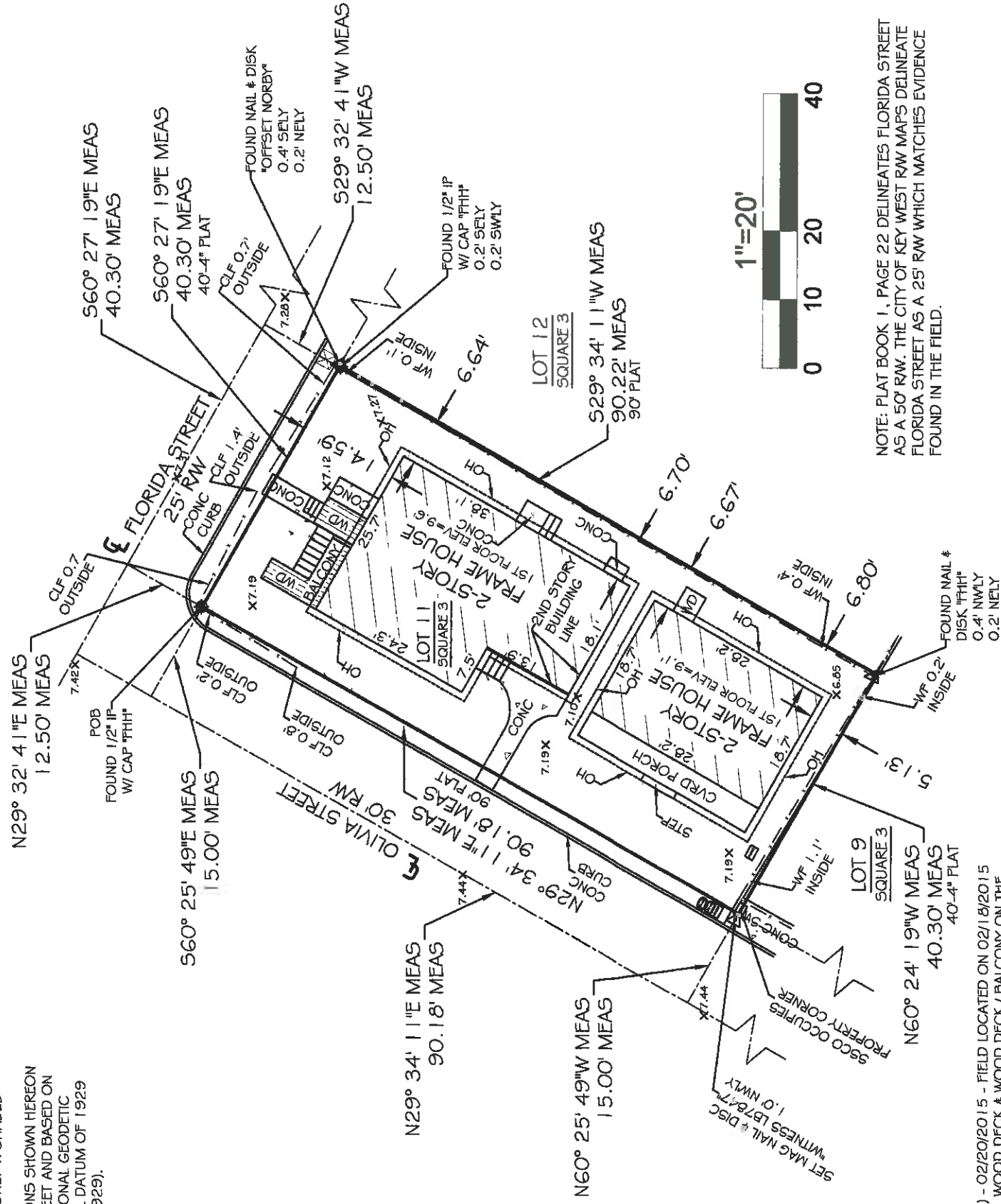
1320 OLIVIA STREET  
KEY WEST, FL 33040

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

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

## LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- SPOT ELEVATION (TYPICAL)



NOTE: PLAT BOOK 1, PAGE 22 DELINEATES FLORIDA STREET AS A 50' RW. THE CITY OF KEY WEST RW MAPS DELINEATE FLORIDA STREET AS A 25' RW WHICH MATCHES EVIDENCE FOUND IN THE FIELD.

TOTAL AREA = 3,635.16 SQFT ±

REVISION (1) - 02/20/2015 - FIELD LOCATED ON 02/18/2015 THE STAIRS, WOOD DECK & WOOD DECK/ BALCONY ON THE 2-STORY HOUSE FACING FLORIDA STREET.

## LEGAL DESCRIPTION -

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract 7 but known and described as Lot 11, in Square 3 of said Tract 7, as recorded in Plat Book 1 Page 22, Monroe County, Florida Records: Commencing at the corner of Florida and Olivia Streets and running thence along Olivia Street in a Southwesterly direction 90 feet; thence at right angles in a Southeasterly direction 40 feet 4 inches; thence at right angles in a Northeasterly direction 90 feet; thence at right angles in a Northwesterly direction 40 feet 4 inches to the Point of Beginning.

## CERTIFIED TO -

Peter Williams

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 SURVEYOR'S 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:	03/04/2014
REVISION DATE:	02/20/2015
SHEET:	1 OF 1
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



**FLORIDA KEYS  
LAND SURVEYING**

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

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

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.

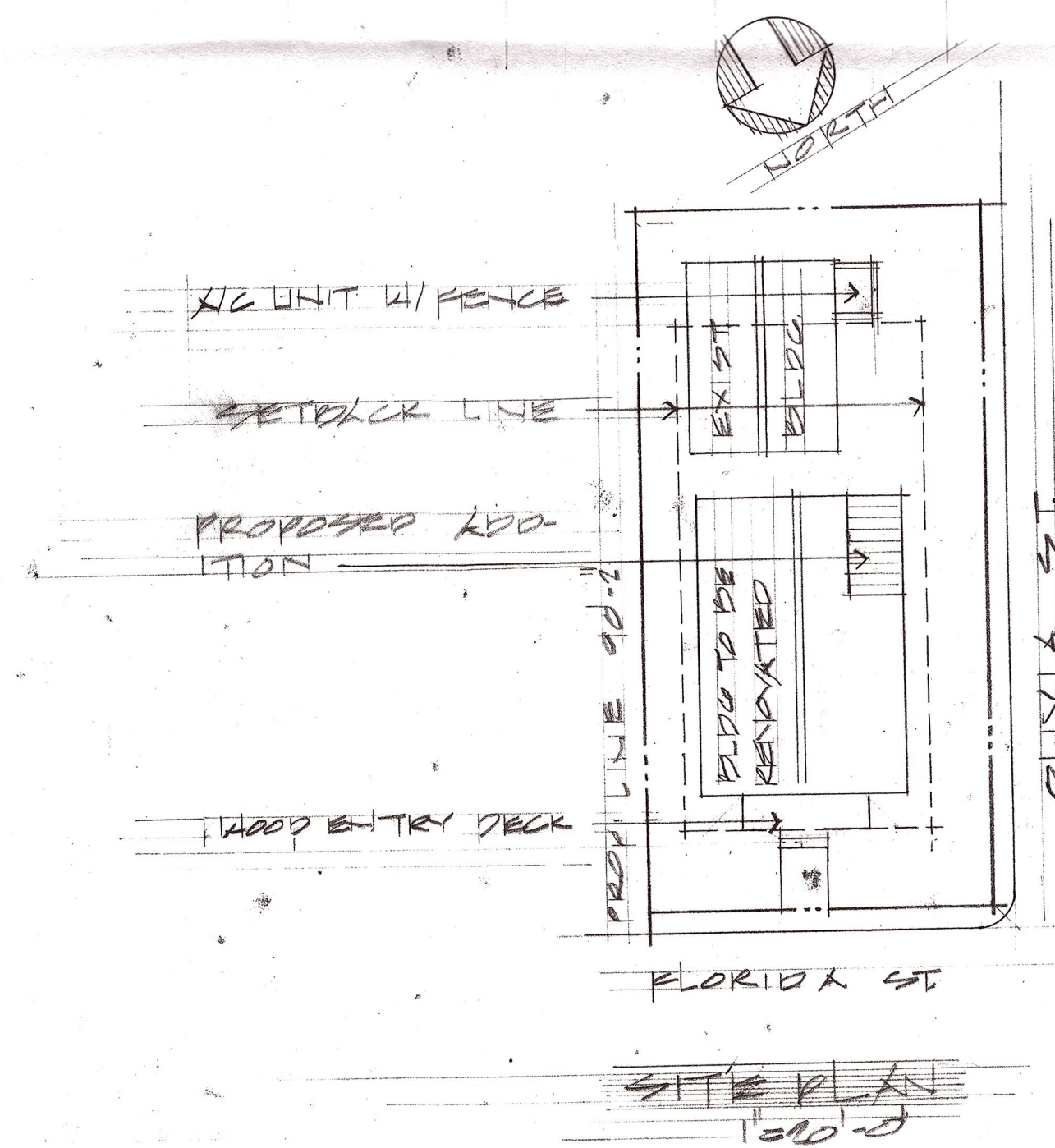
- BFT = BACK-FLOW PREVENTER
- BO = BLOW OUT
- C & G = 2" CONCRETE CURB & GUTTER
- CB = CONCRETE BLOCK
- CBW = CONCRETE BLOCK WALL
- CL = CENTERLINE
- CLF = CH-SULK/FENCE
- CM = CONCRETE MONUMENT
- COMC = CONCRETE
- CPH = CONCRETE TOWER; POLE
- CVD = COVERED
- DELTA = CENTRAL ANGLE
- DEASE = DRAINAGE EASEMENT
- EL = ELEVATION
- ELC = ELEVATION
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR ELEVATION
- FI = FIRE HYDRANT
- FO = FENCE FOUND
- FOL = FENCE ON LINE
- GLY = GUY WIRE
- HB = HOLE DRIB
- IP = IRON PIPE
- IK = IRON ROD
- L = ARC LENGTH
- LS = LAMP SCRAPING
- MB = MAILBOX
- MEAS = MEASURED
- MF = METAL FENCE
- MHWL = MEAN HIGH WATER LINE
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NTS = NOT TO SCALE
- OH = HOOP OVERHANG
- OH = OVERHEAD WIRE
- PG = PARKING
- PK = PARKER KALON NAIL
- POB = POINT OF BEGINNING
- POI = POINT OF INTERSECTION
- P25 = POINT OF COMMENCEMENT
- P30 = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- R = RADIUS
- RW = RIGHT OF WAY LINE
- S&CO = SANITARY SEWER CLEAN-OUT
- SBM = SURVEY BENCHMARK
- TCM = TOP OF CURB
- TCS = TOP OF SLOPE
- TS = TRAFFIC SIGN
- TY = TYPICAL
- UR = UNIFORM/ADAPTABLE
- UE = UTILITY EASEMENT
- WD = WOOD DECK
- WF = WOOD FENCE
- WL = WOOD LANDING
- WM = WATER METER
- WPP = WOOD POWER POLE
- WRKLN = LINE OF DEBITS ON SHORL
- WV = WATER VALVE



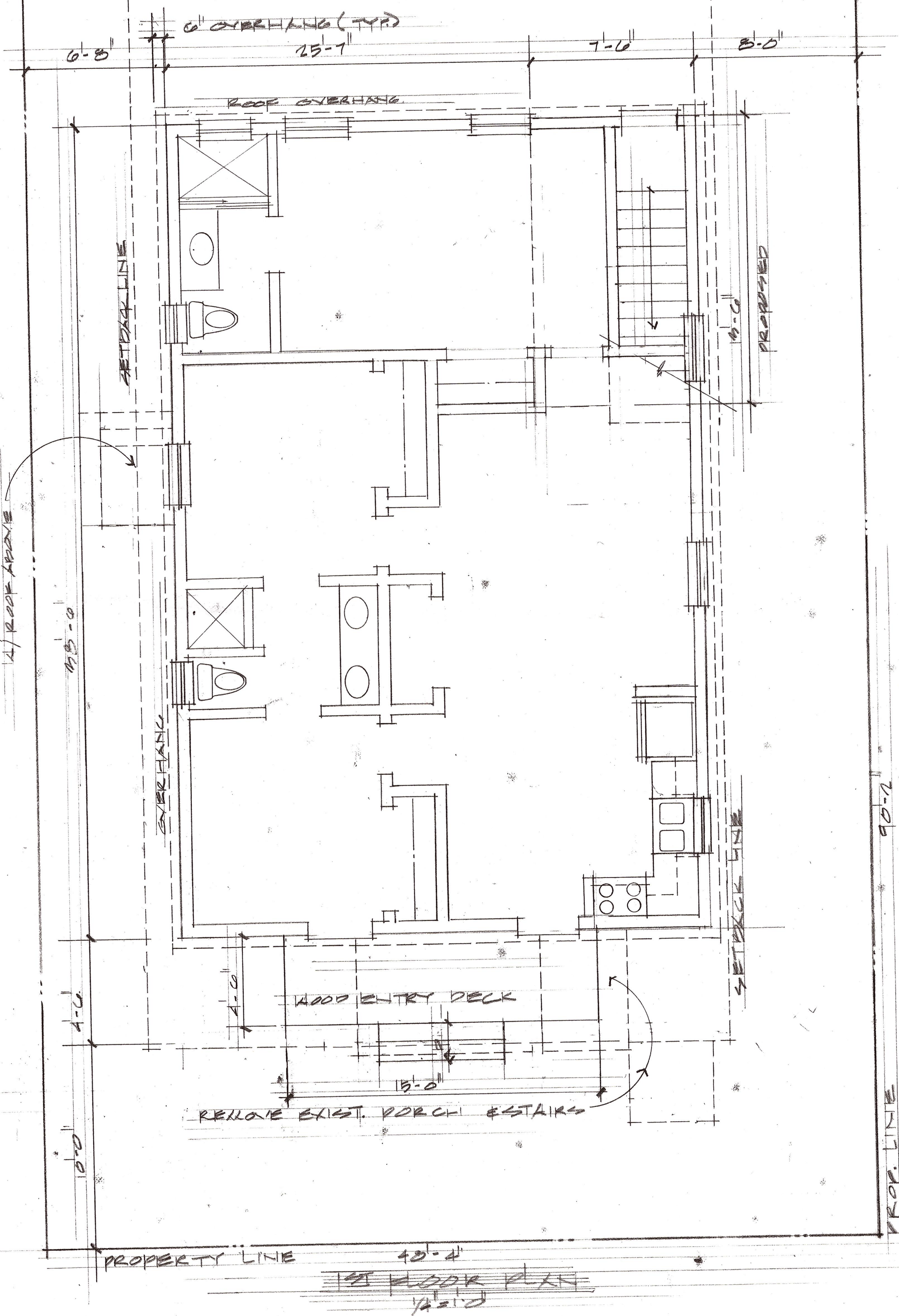
# PROPOSED DESIGN



SITE DATA				
	CODE	EXISTING	PROPOSED	VARIANCE
ZONING	HKDR			
FLOOD ZONE	X			
SITE SIZE	14670	14670	14670	
FRONT SETBACK	10'-0"	0'-0"	14'-0"	
REAR SETBACK	13'-0"	7'-0"	7'-0"	
SIDE SETBACK	5'-0"	0'-8"	0'-2"	
STREET SIDE	7'-0"	7'-0"	7'-0"	
HEIGHT	10'-0"	14'-0"	14'-0"	
BLDG. SIZE	1047	1790	1790	
LOT COVERAGE	40%	1790	1790	
	45%	49%	49%	
IMPERVIOUS SURFACE	21%	18%	18%	
	60%	50%	52%	
PERVIOUS SURFACE	14%	18%	17%	
	40%	32%	48%	
OPEN SPACE	45%	51%	51%	
	270	1840	1840	



STAIRS STANDING  
1/1 ROOF ABOVE



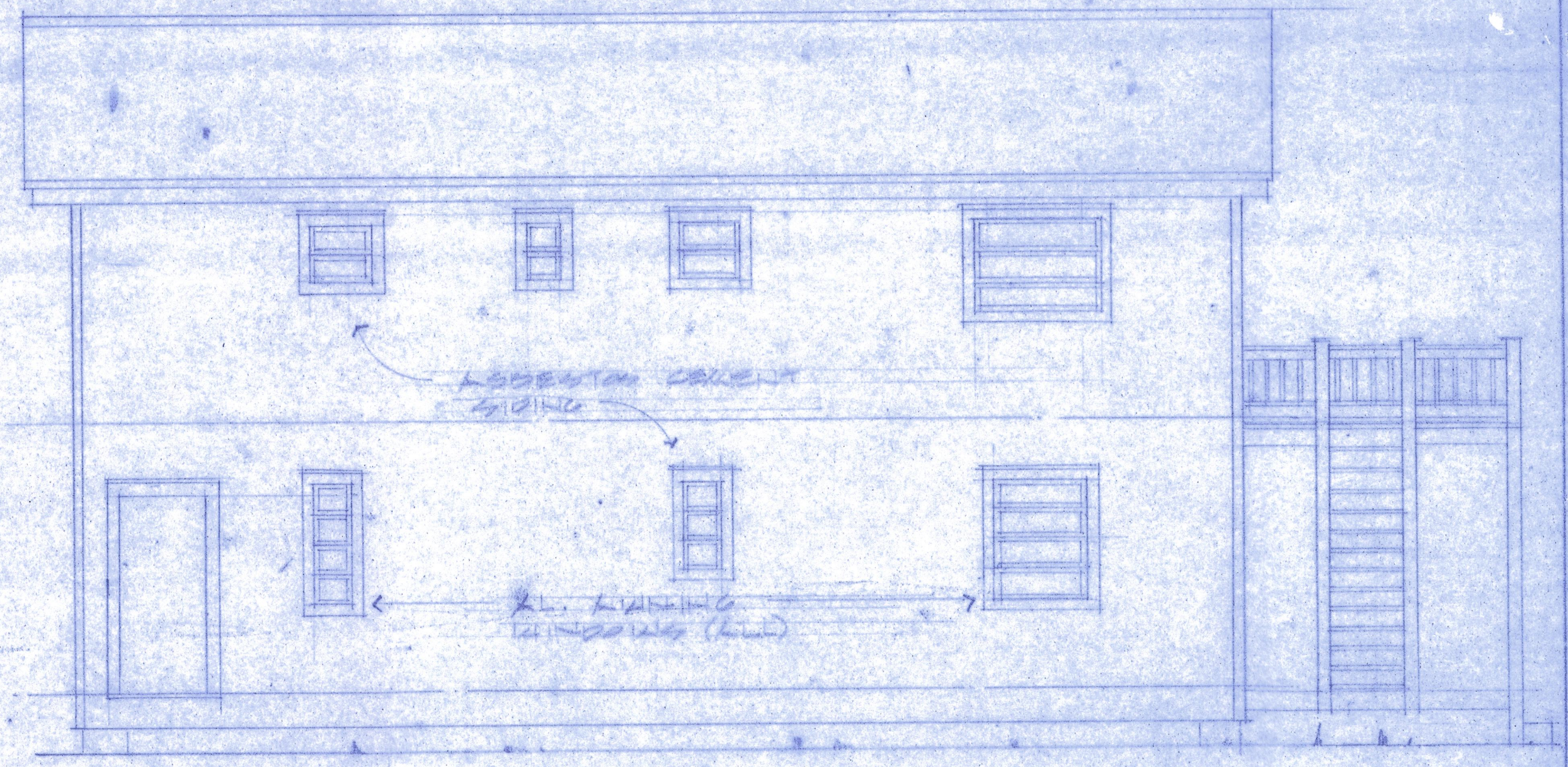
A. SKOLUND  
ARCHITECT  
1322 OLIVIA ST.  
FLORIDA

1322 OLIVIA ST.  
FLORIDA

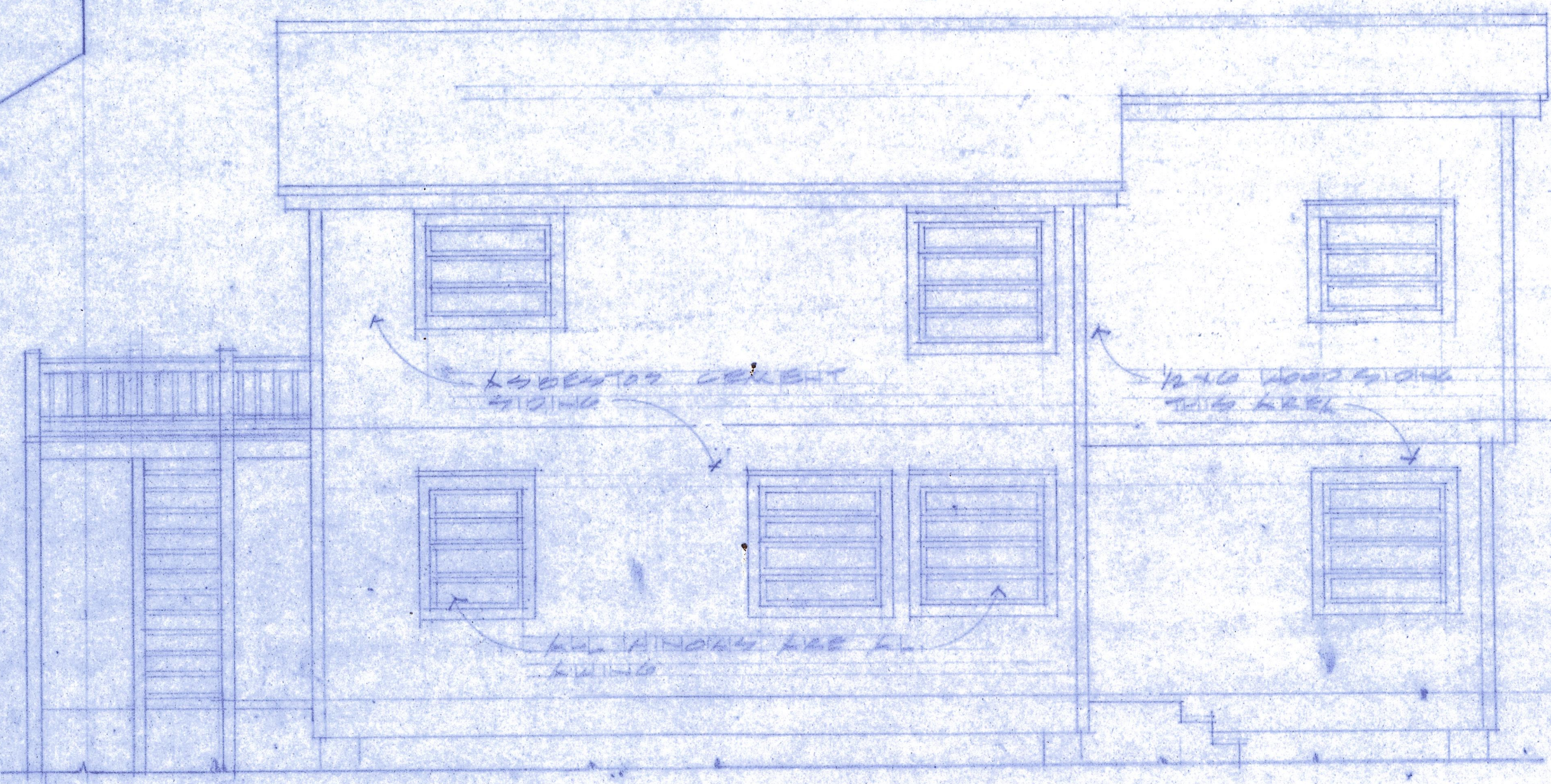




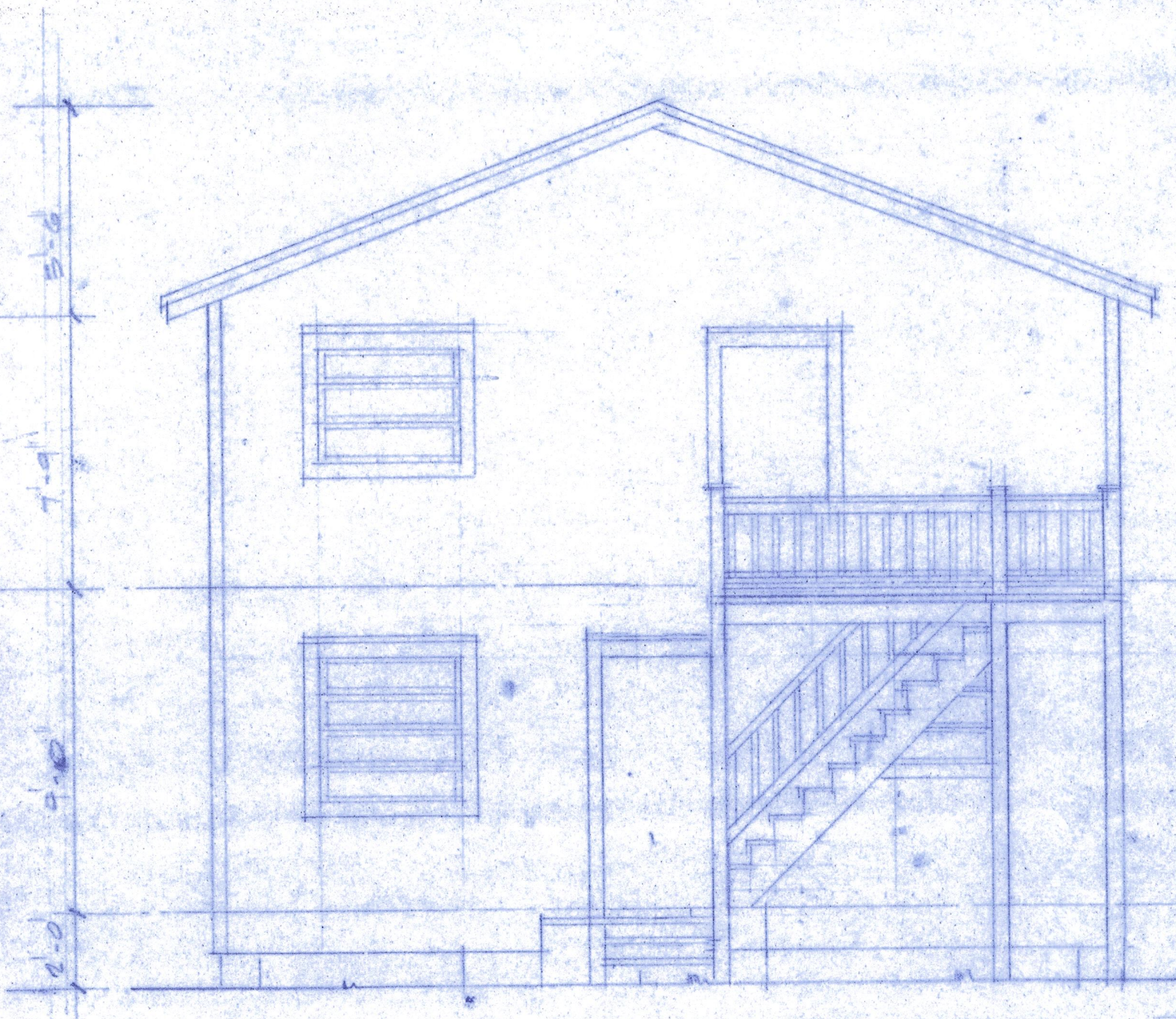
REAR ELEVATION (EXISTING)  
1/4\"/>



LEFT SIDE ELEVATION (EXISTING)  
1/4\"/>



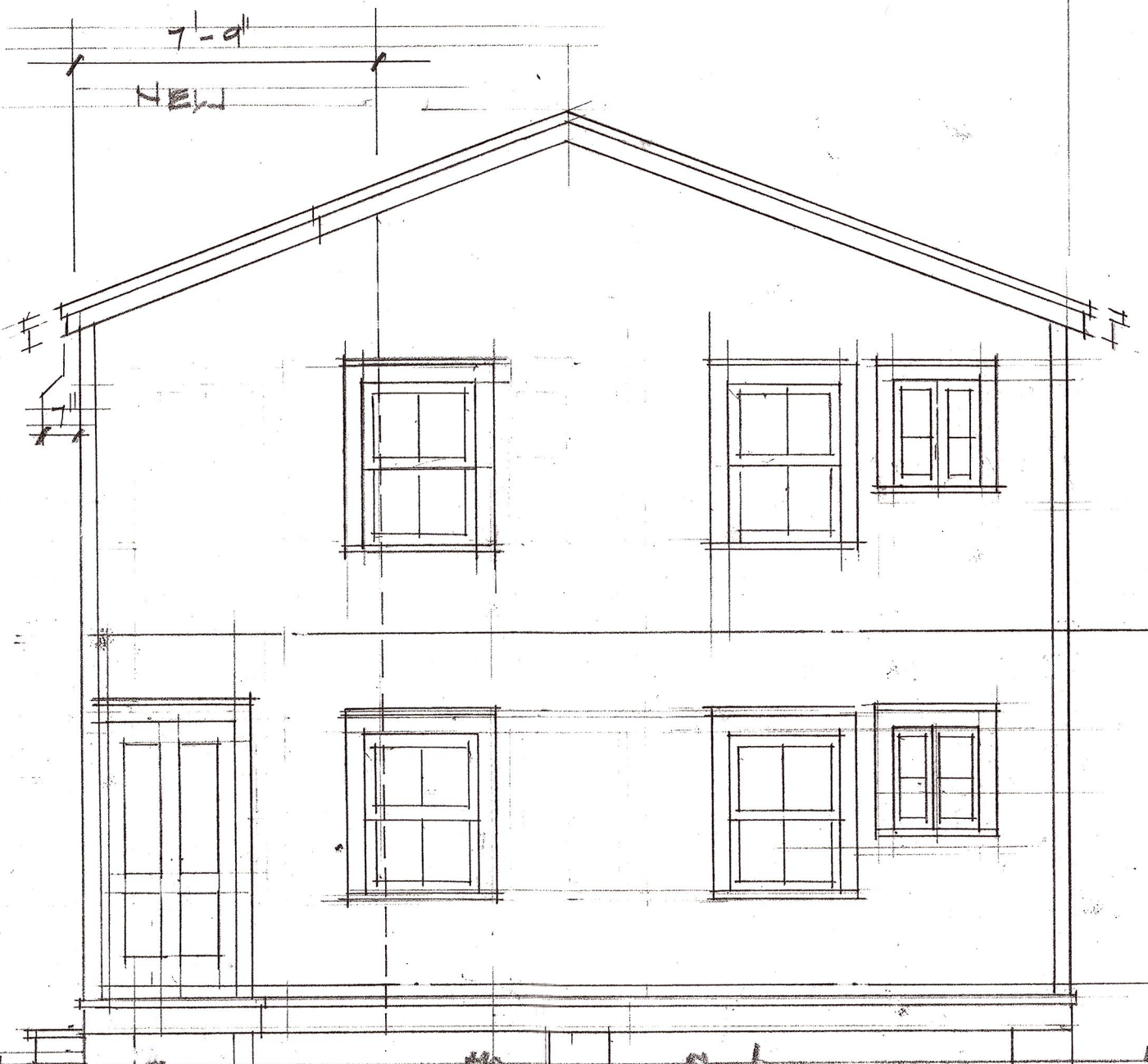
RIGHT SIDE ELEVATION (EXISTING)  
1/4\"/>



FRONT ELEVATION (EXISTING)  
1/4\"/>

922 D VIA ST

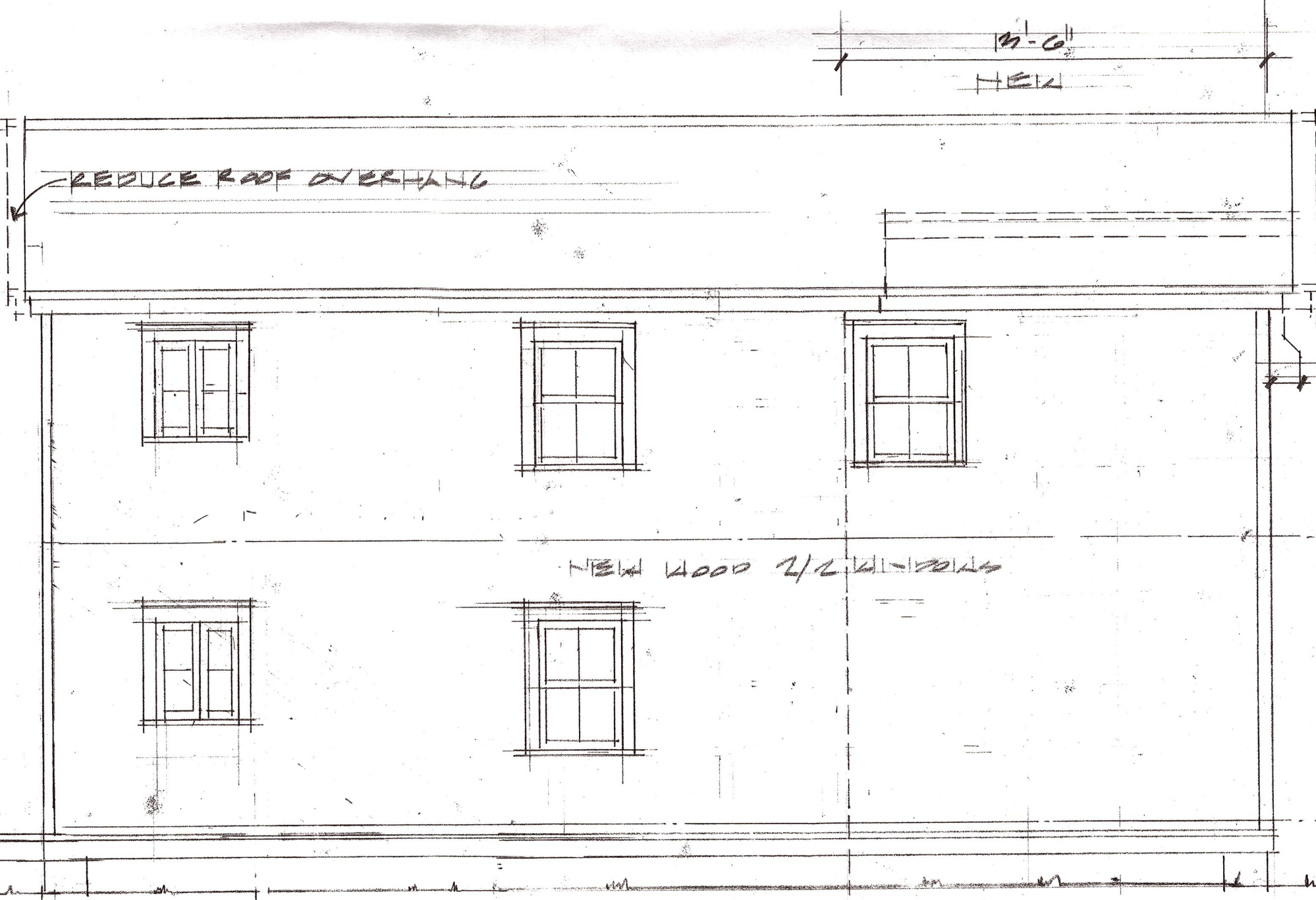




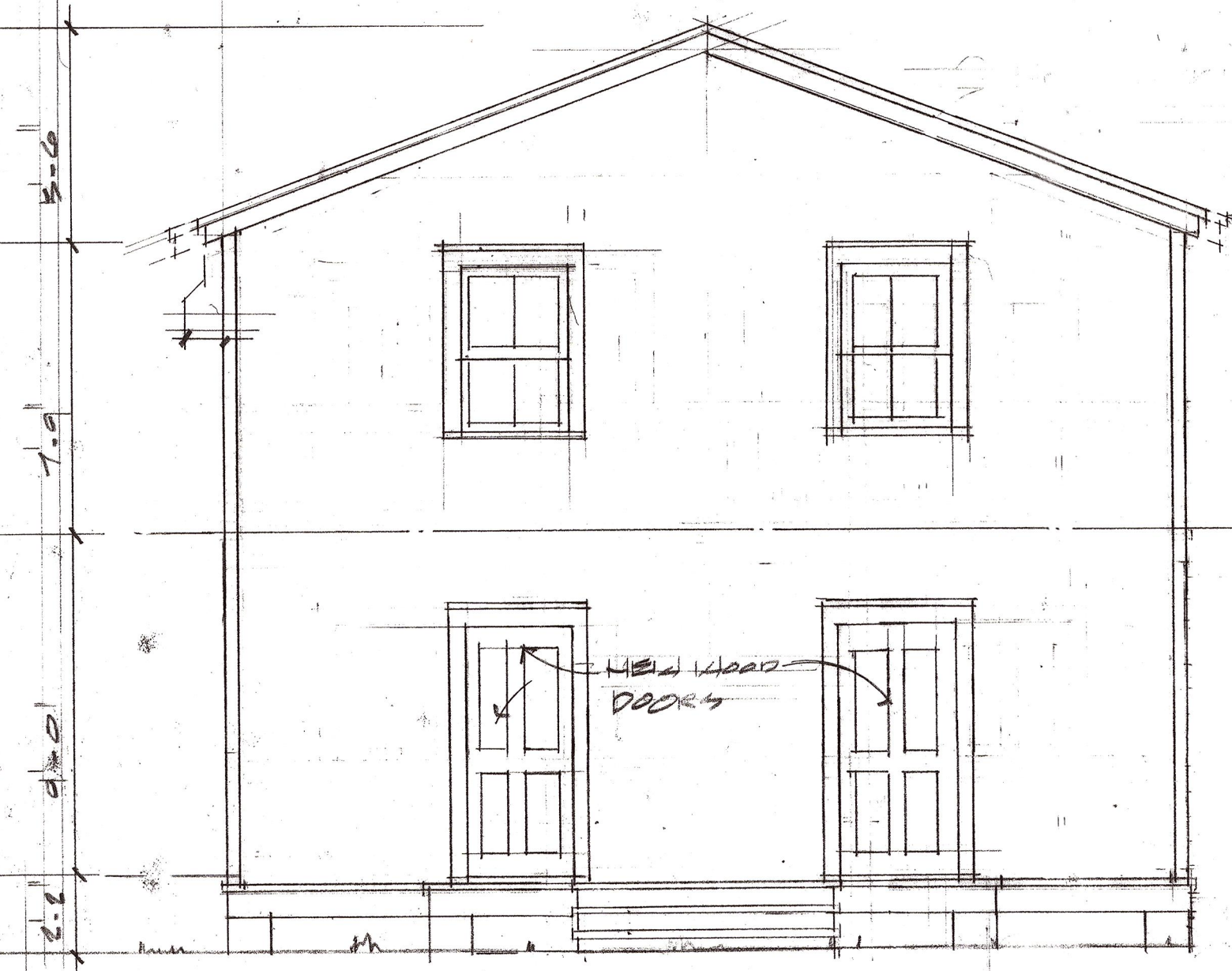
REAR ELEVATION  
1/4"=1'-0"



LEFT SIDE ELEVATION  
1/4"=1'-0"



RIGHT SIDE ELEVATION  
1/4"=1'-0"



FRONT ELEVATION  
1/4"=1'-0"



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO NON-CONTRIBUTING BUILDING.  
DEMOLITION OF EXTERIOR STAIRCASE.**

**FOR- #1322 OLIVIA STREET**

**Applicant – Michael Skoglund**

**Application # H15-01-0099**

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 809-3975 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**



Public  
Meeting  
Notice



**Public  
Meeting  
Notice**

REPUBLICAN PARTY OF CALIFORNIA  
COUNTY OF SAN DIEGO  
COUNTY CLERK  
PUBLIC MEETING NOTICE





# 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: 1025631 Parcel ID: 00024850-000000**

### Ownership Details

**Mailing Address:**

WILLIAMS PETER  
PO BOX 121  
NEW YORK, NY 10014-0121

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable Housing:** No

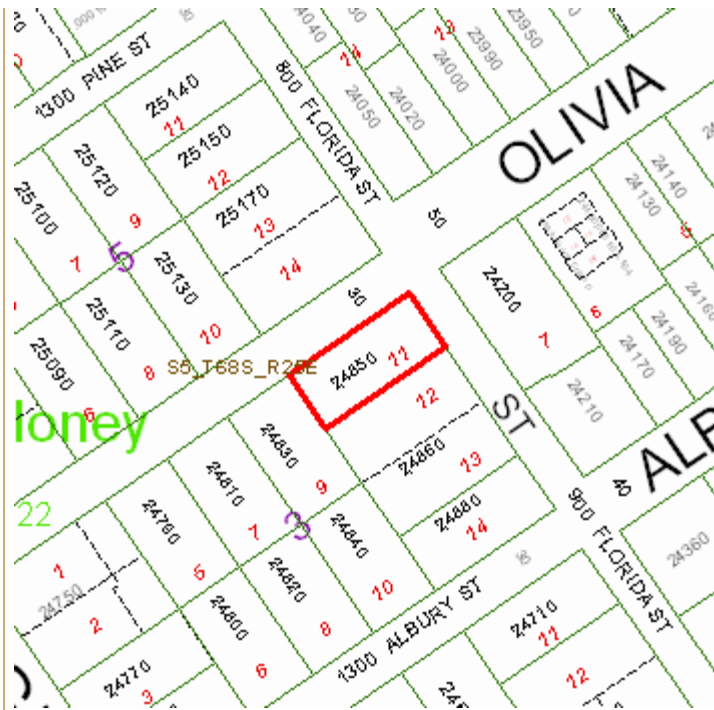
**Section-Township-Range:** 05-68-25

**Property:** 1320 OLIVIA ST KEY WEST

**Location:** 1322 OLIVIA ST KEY WEST

**Legal Description:** KW W C MALONEY DIAGRAM PB1-22 LOT 11 SQR 3 TR 7 OR99-345/46 OR189-219/20 OR551-60 OR829-1492 OR848-1024L/E OR891-599 OR1013-1819 OR1022-1001 OR1040-289 OR1482- 1760 OR1633-1919/21 OR2651-1686/88

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	90	3,630.00 SF

### Building Summary

Number of Buildings: 2  
 Number of Commercial Buildings: 0  
 Total Living Area: 2673  
 Year Built: 1948

## Building 1 Details

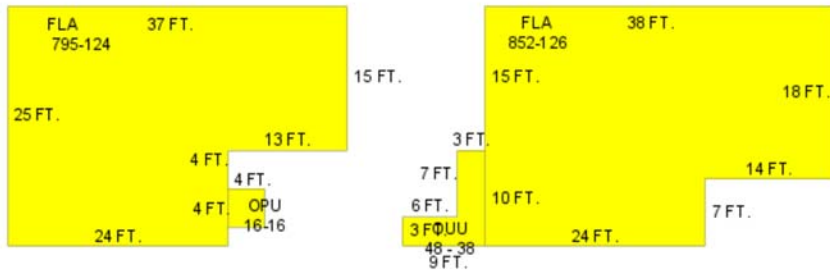
**Building Type** R3  
**Effective Age** 66  
**Year Built** 1948  
**Functional Obs** 0  
**Condition** P  
**Perimeter** 250  
**Special Arch** 0  
**Economic Obs** 0  
**Quality Grade** 450  
**Depreciation %** 59  
**Grnd Floor Area** 1,647

**Inclusions:** R3 includes 3 3-fixture baths and 3 kitchens.

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE  
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE  
**Foundation** WD CONC PADS  
**Bedrooms** 3

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1988	N	N	0.00	0.00	795
2	FLA	1:WD FRAME	1	1988	N	N	0.00	0.00	852
3	OUU		1	1988	N	N	0.00	0.00	48
4	OPU		1	1948					16

## Building 2 Details

**Building Type** R1  
**Condition** E  
**Quality Grade** 550

Effective Age 0  
 Year Built 2014  
 Functional Obs 0

Perimeter 184  
 Special Arch 0  
 Economic Obs 0

Depreciation % 0  
 Grnd Floor Area 1,026

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

Roof Type  
 Heat 1 FCD/AIR DUCTED  
 Heat Src 1 ELECTRIC

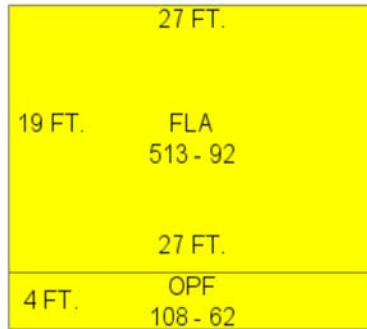
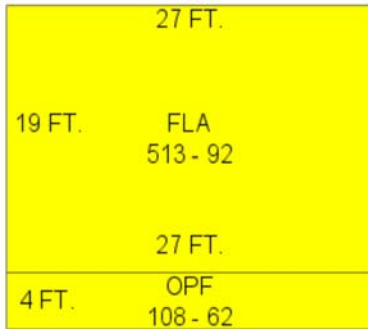
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 2

Extra Features:

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

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	<u>OPF</u>		1	2014					108
0	<u>OPF</u>		1	2014					108
0	<u>FLA</u>	10:HARDIE BD	1	2014		Y			513
0	<u>FLA</u>	10:HARDIE BD	1	2014		Y			513

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	33 SF	11	3	2014	2015	2	50
0	FN2:FENCES	108 SF	18	6	2014	2015	2	30

0	FN2:FENCES	192 SF	48	4	2014	2015	2	30
1	CL2:CH LINK FENCE	880 SF	0	0	1964	1965	1	30
2	PT3:PATIO	100 SF	0	0	1947	1948	1	50

## Appraiser Notes

2011-03-28 MLS \$599,000 6/5.5 (3-4 UNITS) THIS HIGHLY DESIRABLE MEADOWS LOT AT THE CONER OF OLIVIA AND FLORIDA HAS TWO STRUCTURES ON IT. 1320 OLIVIA IS A NEWLY-CONSTRUCTED, UNFINISHED SINGLE FAMILY 2 BEDROOM, 2.5 BATH HOME WITH CUSTOM STAIR TREADS, HIGH CEILINGS UPSTAIRS, AND UNINSTALLED MIELE STAINLESS APPLIANCES, WALK-IN CLOSET, PRE-WIRES. 1320 HAS ONE LEGAL NON-TRANSIENT LICENSE. 1322 OLIVIA IS THE ORIGINAL 1948 STRUCTURE BOUGHT FROM THE NAVY AND MOVED HERE WITH FEW IMPROVEMENTS. IT IS RIPE FOR DEVELOPMENT. IT HAS THREE LEGAL NON-TRANSIENT UNITS. FINISH 1320 WHILE PRODUCING INCOME FROM 1322 THEN REDEVELOP 1322 AT YOUR LEISURE. CONDO DOCS HAVE BEEN DRAWN UP BUT NOT FILED WITH THE STATE. BUILDING VARIANCE IS GOOD UNTIL DEC. 6, 2007. BUY NOW TO TAKE ADVANTAGE OF THIS

4 SEWER ACCOUNTS 3 CES METERS 2 FKA METERS

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-4206	09/10/2014	12/05/2014	2,200	ATF***PLUMBING TRIM, H2O HEATER, 3 WC,3 VANITEIES,2 SHOERS, KITCHEN SINK, DISHWASHER, WASH MACH	
14-0006	01/17/2014	12/05/2014	2,500	INSTALL NEW 6'H PICKET FENCE 115LF, NEW 4'H PICKET 140LF	
13-5161	01/03/2014	12/05/2014	50,000	INTERIOR RENOVATIONS FLOORS CEILINGS, DOORS , TRIM AND PAINT FINISH 3 BATHS 1 KITCHEN	
13-5221	12/17/2013	12/05/2014	5,275	REPLACE FIVE 2 OVER 2 WIDOW WITH SAME	
1	03/4218	01/07/2004	12/14/2004	3,000	CHECK INTERGRITY OF STRUC
2	04-3504	02/24/2005	11/10/2006	143,500	NEW 2 STRY SFR 900SF LIVING UNIT. AFTER DEMO OF EXISTING UNIT
3	04-3103	09/23/2004	12/14/2004	6,000	DEMO COTTAGE
4	14-2301	06/03/2014	12/05/2014	2,500	DEMO INTERIOR IN PREP FOR RENOVATION

## 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
2014	142,538	856	237,717	381,111	381,111	0	381,111
2013	157,283	856	221,132	379,271	308,268	0	379,271
2012	159,596	856	119,792	280,244	280,244	0	280,244
2011	161,909	856	165,866	328,631	308,772	0	328,631
2010	161,909	856	117,937	280,702	280,702	0	280,702
2009	180,463	856	316,449	497,768	497,768	0	497,768
2008	166,368	856	363,000	530,224	530,224	0	530,224
2007	187,957	789	598,950	787,696	787,696	0	787,696
2006	329,766	789	363,000	693,555	693,555	0	693,555
2005	344,620	789	254,100	599,509	599,509	0	599,509

2004	259,642	789	254,100	514,532	514,532	0	514,532
2003	259,642	789	112,530	372,962	372,962	0	372,962
2002	215,807	789	96,195	312,791	312,791	0	312,791
2001	210,560	789	96,195	307,544	307,544	0	307,544
2000	167,918	1,080	68,970	237,968	237,968	0	237,968
1999	156,186	954	68,970	226,110	226,110	0	226,110
1998	120,923	717	68,970	190,610	190,610	0	190,610
1997	110,253	518	61,710	172,481	172,481	0	172,481
1996	89,185	434	61,710	151,329	151,329	0	151,329
1995	84,383	0	61,710	146,093	146,093	0	146,093
1994	75,464	0	61,710	137,174	137,174	0	137,174
1993	75,389	0	61,710	137,099	137,099	0	137,099
1992	87,619	0	61,710	149,329	149,329	0	149,329
1991	87,619	0	65,340	152,959	152,959	0	152,959
1990	111,042	0	55,358	166,400	166,400	0	166,400
1989	111,950	0	54,450	166,400	166,400	0	166,400
1988	56,003	0	41,745	97,748	97,748	0	97,748
1987	32,626	0	24,866	57,492	57,492	25,500	31,992
1986	32,806	0	23,958	56,764	56,764	25,500	31,264
1985	31,787	0	14,652	46,439	46,439	25,500	20,939
1984	28,997	0	14,652	43,649	43,649	25,500	18,149
1983	28,997	0	14,652	43,649	43,649	25,500	18,149
1982	30,237	0	14,652	44,889	44,889	13,000	31,889

## 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
9/25/2013	2651 / 1686	460,000	<u>WD</u>	<u>38</u>
5/15/2000	1633 / 1919	345,000	<u>WD</u>	<u>Q</u>
10/1/1997	1482 / 1760	215,000	<u>WD</u>	<u>Q</u>
1/1/1988	1040 / 289	195,000	<u>WD</u>	<u>U</u>
8/1/1987	1022 / 1001	159,000	<u>WD</u>	<u>Q</u>
2/1/1982	848 / 1024	45	<u>QC</u>	<u>U</u>
2/1/1973	551 / 60	29,000	00	<u>Q</u>

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