

Historic Architectural Review Commission

Staff Report Item 11b

Meeting Date:	May 14, 2013
Applicant:	Annalise Mannix, Engineer
Application Number:	H13-01-622
Address:	#1015-1027 Simonton Street
Description of Work:	Major Development Plan- Removal of 44 trailer campers and demolition of existing non-historic structures.
Site Facts:	A trailer park was established in the lot during the 1950's. Today 44 trailer units comprise the park as well as a structure for laundry facilities and accessory structures for the trailers. None of the structures located within the site are historic or have been listed as contributing resources. The site is on the north east corner lot of Simonton and Virginia Streets. The site has several old trees.
Ordinance Cited in Review:	Ordinance for demolition; Land Development Regulations Sec. 102-217, (2) for non-historic/ non-contributing structures.

Staff Analysis

The Certificate of Appropriateness proposes the removal of a non-historic structure that is used for laundry facilities as well as removal of fences, shed roofs, partitions and accessory structures that were built through time with no HARC or building approvals. Plans have been submitted for the development of the entire lot.

It is staff's opinion that the proposed request for demolition of non-historic structures in the site can be considered by the Commission. The existing non-historic structures will not be deemed to be considered contributing in a near future. If the demolition is approved this will require just one reading since we are dealing with non-historic/ noncontributing structure.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 04-30-2013-100622

OWNER'S NAME: Southernmost Cubanx Resort, LLC DATE: 4/30/13

OWNER'S ADDRESS: 3720 N. ROOSEVELT BLVD Key West, FL PHONE #: 305 292 7729

APPLICANT'S NAME: Annalise Mannix Engineering & Consulting, LLC PHONE #: (305) 777-0463

APPLICANT'S ADDRESS: 3739 Paula Ave Key West FL 33040

ADDRESS OF CONSTRUCTION: 1015-10275 MONTROSE ST # OF UNITS: 21

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REMOVE EXISTING TOWER TRAILERS AND STRUCTURES, INCLUDING A 23' x 25' 1975- wooden structure. Construct (20) 2-Bedroom structures and 1 3-Bedroom structure, DRIVEWAYS and walkways

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 4/30/13

Applicant's Signature: *[Signature]*

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	Submittal PERMIT REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

PAST DUE

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Non historic / non contributing structures
Guidelines for new construction

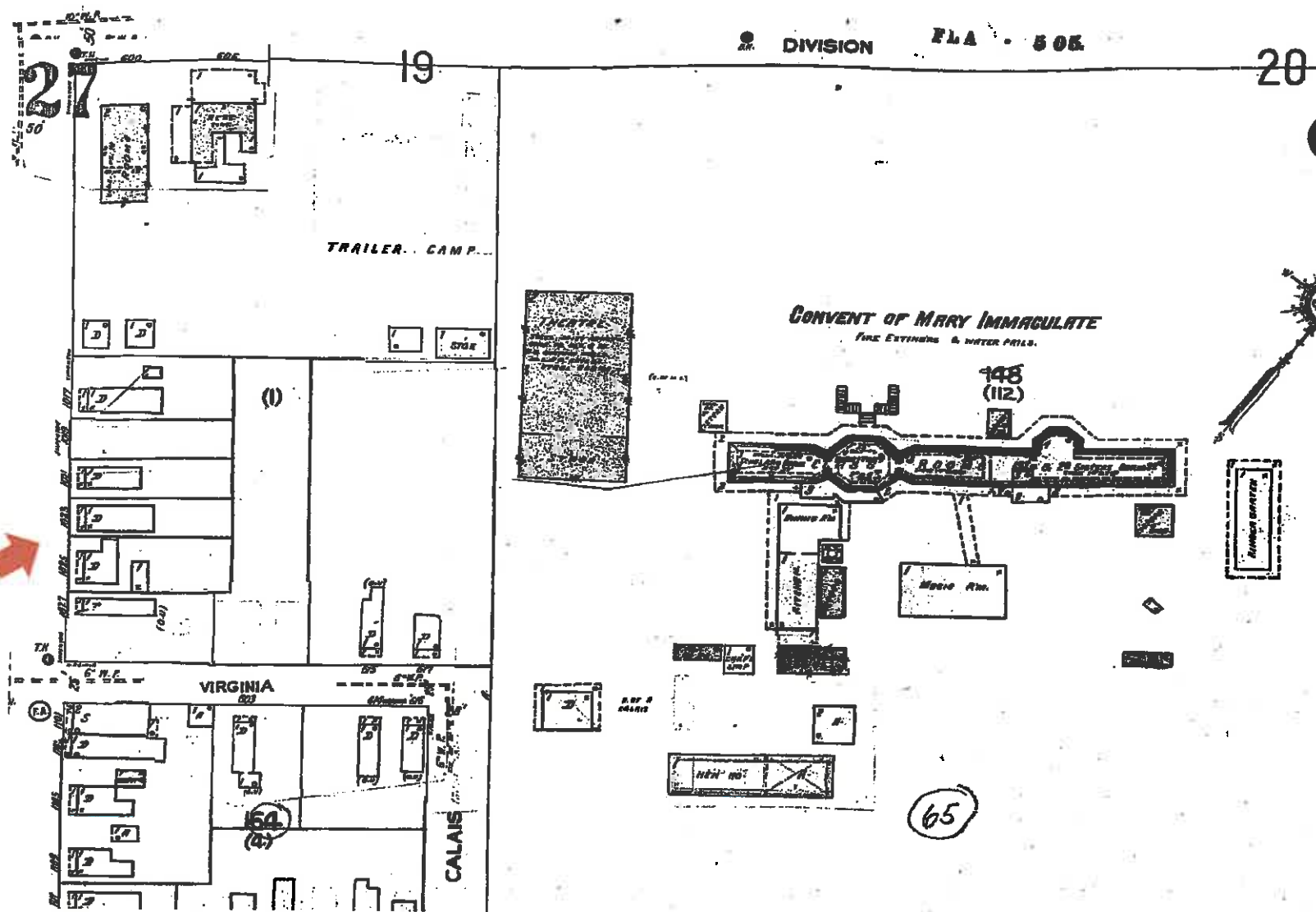
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

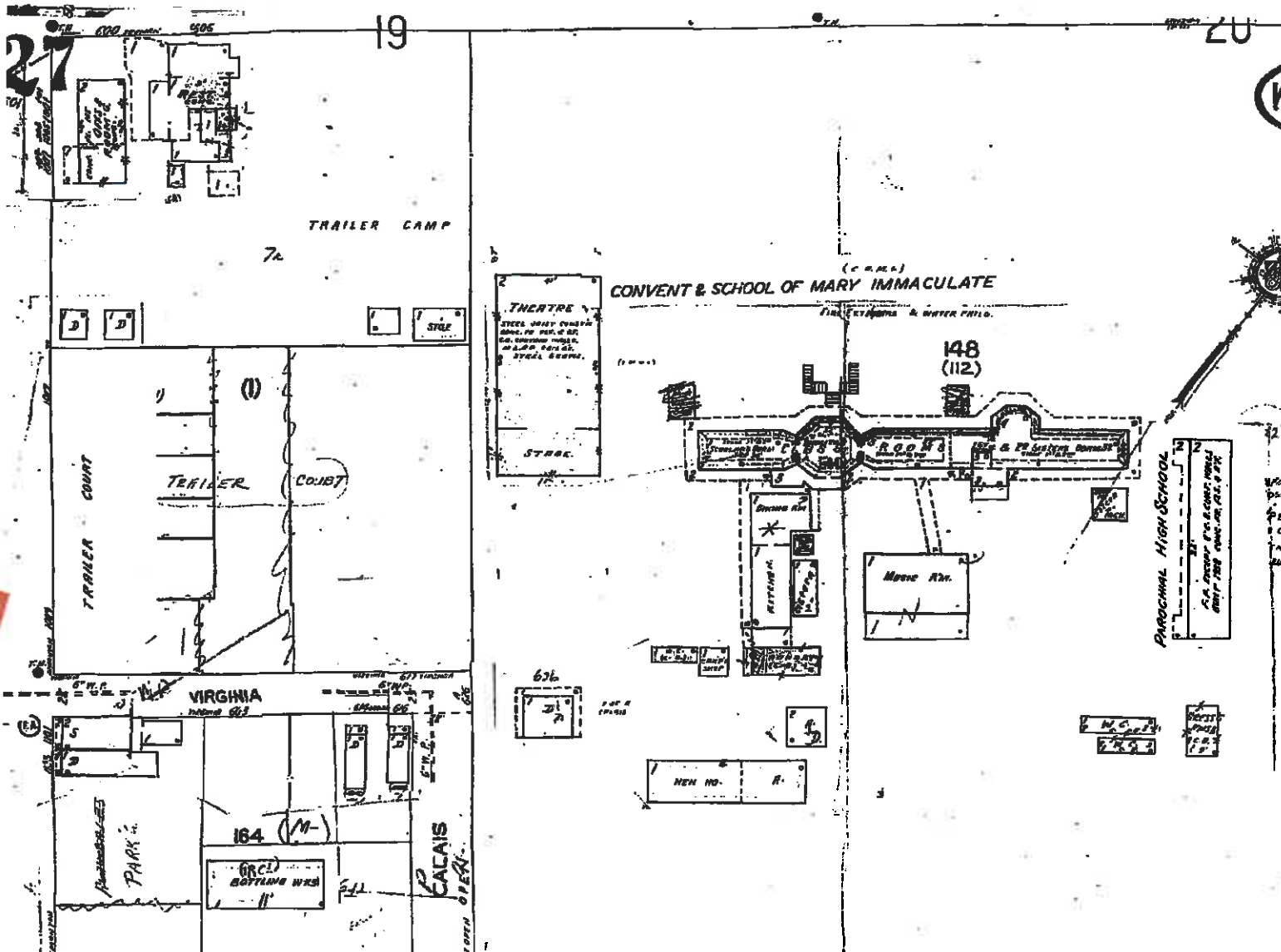
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1015 -1027 Simonton Street Sanborn map 1948



#1015 -1027 Simonton Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 1015 Simonton St.; Key West Trailer Court; Monroe County Library.



Photo taken by the Property Appraiser's office c1965; 1015 Simonton St.; Key West Trailer Court office. Monroe County Library.



Catholic Trailer Park at 1015 Simonton Street in July 1997. Raymond L. Blazevic. Monroe County Library.

**Annalise Mannix Engineering
and Consulting LLC**

**SOUTHERNMOST CABANA RESORT
Key West, Florida**



**HARC Submittal
8 November 2012
REVISION 4/30/13**



SMALL STRUCTURE ON SITE TO BE REMOVED





WEST (LEFT) SIDE OF SECTION 1



DUVAL SQUARE PANNING RIGHT



SIMONTON SIDE OF DUVAL SQUARE



SIMONTON SIDE OF DUVAL SQUARE



SIMONTON STREET LOOKING NORTH



BACK OF BUILDINGS AS SEEN FROM PARKING AREA



CONDOS TO THE WEST OF ST. MARY'S WALL



ST. MARY'S GYM WITH CONDOS ON RIGHT BEYOND WALL



ST. MARY'S SCHOOL AND GYM ON RIGHT



NORTH SIDE OF SECTION 2



SIMONTON STREET PANNING RIGHT



PISCES RESTAURANT



LAW OFFICES



PARKING LOT WITH CONDOS BEYOND



OLD LAUNDRY SOUTH OF VIRGINIA ST.



WELDING SHOP FURTHER TO SOUTH



HOUSES BEHIND WELDING SHOP



SECTION 3 LINE, EAST END OF VIRGINIA ST LOOKING SOUTH



PANNING RIGHT ON VIRGINIA ST.





OLD LAUNDRY BUILDING ON CORNER OF VIRGINIA AND SIMONTON

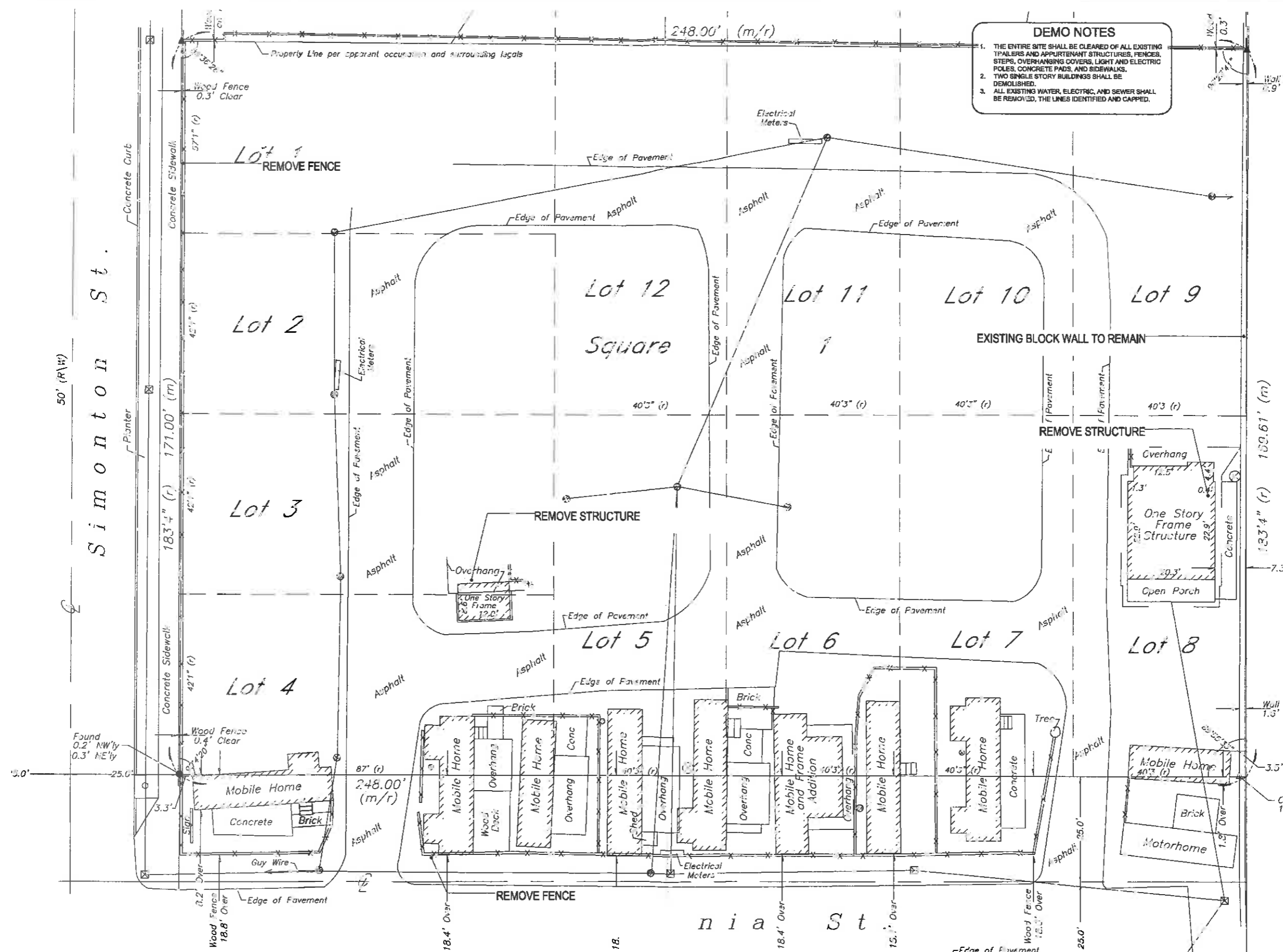


SIMONTON LOOKING SOUTH



GATO BUILDING

Survey



DEMO NOTES

1. THE ENTIRE SITE SHALL BE CLEARED OF ALL EXISTING TRAILERS AND APPURTENANT STRUCTURES, FENCES, STEPS, OVERHANGING COVERS, LIGHT AND ELECTRIC POLES, CONCRETE PADS, AND SIDEWALKS.
2. TWO SINGLE STORY BUILDINGS SHALL BE DEMOLISHED.
3. ALL EXISTING WATER, ELECTRIC, AND SEWER SHALL BE REMOVED, THE LINES IDENTIFIED AND CAPPED.

ANNALISE MANNIX ENGINEERING AND CONSULTING, LLC
 3739 Paula Avenue
 Key West, Florida 33040
 Tel: 305-797-0463
 Email: amannix@aol.com
 FLORIDA REG. P.E. #57533

Revisions:

SOUTHERNMOST CABANA RESORT
1015 - 1027 Simonton Street
Key West 33040

Title:
SITE DEMO PLAN

Sheet Number:
AD1.1.1
 Date: 8 NOVEMBER 2012

1 SITE DEMOLITION PLAN
 SCALE: 3/32" = 1'-0"

0 8 16 32
 GRAPHIC SCALE: 3/32" = 1'-0"



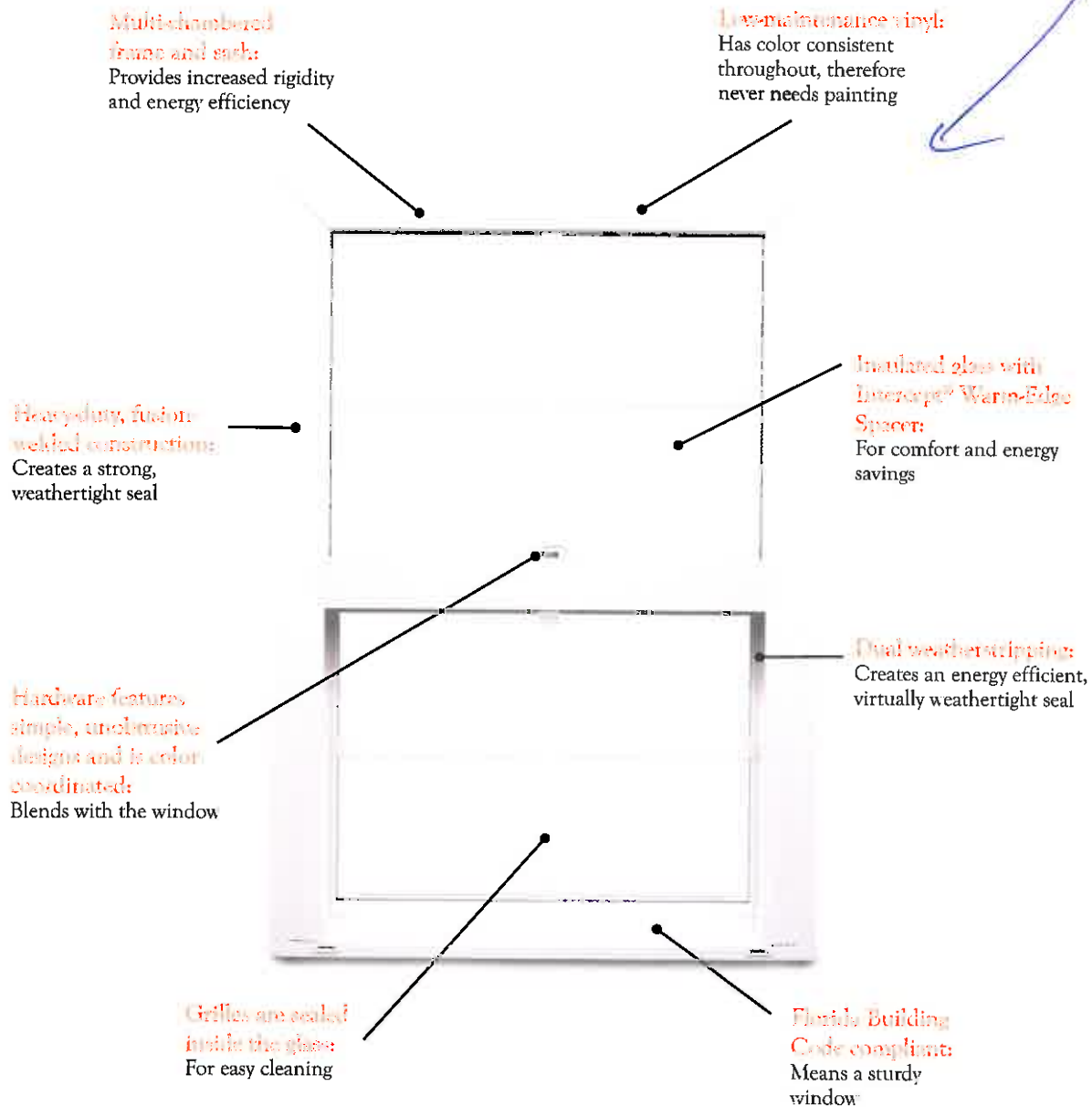
Proposed design

Florida Frame Windows

2 OVER 2 WINDOWS

SURROUND YOURSELF WITH DURABILITY

American Craftsman® Florida windows are designed to meet strict Florida Building Code requirements. Strong and durable windows are needed to stand up to severe weather while certain building practices require different frame styles for easy installation. These windows will meet your needs while providing a beautiful and sturdy addition to your home.



FRENCH DOORS

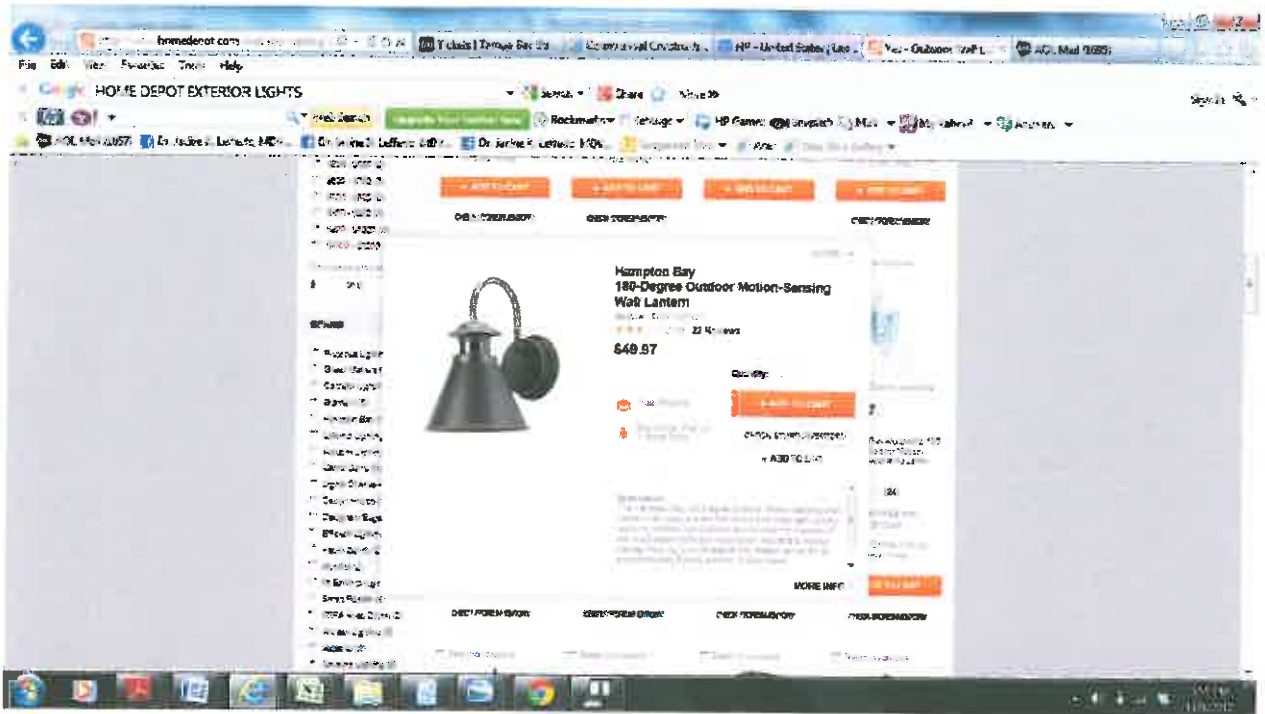
BOTH FIBERGLASS & STEEL STYLES FOR HOMES WITH CLEAR GLASS OR ALL PANEL DOOR NEEDS.



JELD-WEN
WINDOWS & DOORS

OPCIONES DE VIDRIO CLARO

Opciones de vidrio claro JELD-WEN ofrece el estilo de puerta de acero y de fibra de vidrio para su hogar con vidrio claro cuando sea necesario





TRIM,
SHUTTERS
HOUSE PAINT

400E

400E-1 ^U
Mirage White

400E-2 ^U
Turtle Dove

400E-3 ^U
Mountain Haze



380A

380A-1 ^U
Milkyway Galaxy

380A-2 ^U
Moonlit Yellow

HOUSE PAINT

380A-3 ^H
Summer Harvest



710C

710C-1^u
Parchment Paper

House Paint

710C-2^u
Raffia Cream

710C-3^m
Gobi Desert



HOUSE

700B

7000-4[®]
Brown Teepee

7000-6[®]
Belgian Sweet

7000-7[®]
South Kingston



520A

520A-1^U
Lakeside Mist

POACH CEILING

520A-2^U
Ice Flower

520A-3^U
Nevada Sky

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., May 14, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**MAJOR DEVELOPMENT PLAN- NEW 21 SINGLE FAMILY UNITS.
REMOVAL OF 44 TRAILER CAMPERS AND DEMOLITION OF
EXISTING NON-HISTORIC STRUCTURES.**

#1015-1027 SIMONTON STREET

Applicant- ANNALISE MANNIX Application Number H13-01-622

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 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

**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

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

Alternate Key: 1027847 Parcel ID: 00027070-000000

Ownership Details

Mailing Address:
SOUTHERNMOST CABANA RESORT LLC
3720 N ROOSEVELT BLVD
KEY WEST, FL 33040-4533

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1015-1027 SIMONTON ST KEY WEST
Legal Description: KW SUBS 1 TO 12 INCL LOT 1 SQR 1 TR 11 OR139-579/580 OR648-837E OR1086-1400/08(LEASE) OR2413-1501/03

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
020D - MOB HOME DRY	248	183	45,465.84 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 460
 Year Built: 1976

Building 1 Details

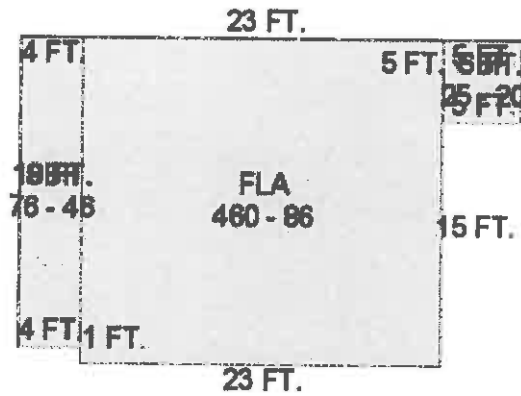
Building Type	Condition P	Quality Grade 300
Effective Age 52	Perimeter 86	Depreciation % 60
Year Built 1976	Special Arch 0	Grnd Floor Area 460
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

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 6	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1976				460
2	SBF		1	1976				76
3	SBF		1	1976				25

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		CAMP BLDG-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1006	AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	976 SF	0	0	1975	1976	2	50
2	FN2:FENCES	3,360 SF	840	4	2002	2003	2	30

Appraiser Notes

1015-1027 SIMONTON ST- KEY WEST TRAILER COURT-45 SITES

2007-05-25 - "HEMINGWAY'S TRAILER COURT" - JEN

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09-00002572	12/29/2009		1,000	Residential	ROOF REPAIRS
	0002969	09/25/2000	09/17/2002	3,000	Residential	FENCE/GATE-EXPIRED
	02-2100	08/08/2002	10/13/2002	1	Residential	FENCE

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
2012	18,775	11,355	976,538	1,572,152	1,572,152	0	1,572,152
2011	18,775	11,708	976,538	1,572,152	1,572,152	0	1,572,152
2010	18,775	12,178	1,182,393	1,572,152	1,572,152	0	1,572,152
2009	18,775	12,531	1,409,789	1,441,095	1,441,095	1,441,095	0
2008	18,775	12,884	1,409,789	2,264,074	2,264,074	2,264,074	0
2007	13,096	13,354	1,409,789	2,264,074	2,264,074	2,264,074	0
2006	4,408	13,707	3,343,760	3,291,555	3,291,555	0	3,291,555
2005	4,408	14,216	2,298,835	2,317,459	2,317,459	0	2,317,459
2004	4,407	14,843	2,298,835	2,318,085	2,318,085	0	2,318,085
2003	4,407	21,365	1,337,504	1,363,276	1,363,276	0	1,363,276
2002	0	10,012	1,337,504	1,337,504	1,337,504	0	1,337,504
2001	0	10,419	1,337,504	782,483	782,483	0	782,483

2000	0	6,343	1,128,519	782,483	782,483	0	782,483
1999	0	6,580	1,128,519	782,483	782,483	0	782,483
1998	0	6,816	1,128,519	782,483	782,483	0	782,483
1997	0	7,052	1,044,925	782,483	782,483	0	782,483
1996	0	7,289	1,044,925	782,483	782,483	0	782,483
1995	0	7,526	1,044,925	782,483	782,483	0	782,483
1994	0	7,763	1,044,925	782,483	782,483	0	782,483
1993	0	4,791	1,044,925	782,483	782,483	0	782,483
1992	0	4,791	1,044,925	782,483	782,483	0	782,483
1991	0	4,791	1,044,925	782,483	782,483	0	782,483
1990	0	4,791	835,940	782,483	782,483	0	782,483
1989	0	4,791	835,940	782,483	782,483	0	782,483
1988	0	4,791	835,940	809,581	809,581	0	809,581
1987	169,267	4,791	384,010	558,068	558,068	0	558,068
1986	184,869	4,791	376,173	565,833	565,833	0	565,833
1985	0	4,791	336,048	340,839	340,839	0	340,839
1984	0	4,791	336,048	340,839	340,839	0	340,839
1983	0	4,791	201,014	205,805	205,805	0	205,805
1982	0	4,791	198,000	202,791	202,791	0	202,791

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
4/29/2009	2413 / 1501	2,400,000	WD	17

This page has been visited 29,517 times.

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