



Staff Report for Item 8b

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: October 27, 2015

Applicant: Flowers General Contractors/Artibus Design

Application Number: H15-01-1544

Address: #1114 Packer Street

Description of Work:

Demolition of existing sheds.

Site Facts:

This Certificate of Appropriateness focuses on sheds and mechanical equipment located in the side yard at 1114 Packer Street. The main house is listed as a contributing resource, constructed c.1899 according to the survey. The sheds are not historic, as they do not appear on any Sanborn maps or in historic photographs.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of non-historic sheds located in the side yard of a contributing structure. The sheds do not show up on any Sanborn map or in any historic photographs.

Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;

- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition does not affect any building façade.
- (4) Staff does not believe the small shed will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the sheds are not historic, only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040
Phone: 305.809.3956

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	
15-01-1544		154104	
FLOODPLAIN PERMIT		INITIAL DATE 10/06/15	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>

ADDRESS OF PROPOSED PROJECT:	1114 Packer Street Key west , Florida 33040	# OF UNITS 1
RE # OR ALTERNATE KEY:	Alternate Key: 1032239	
NAME ON DEED:	Jeremy M Downs	PHONE NUMBER
OWNER'S MAILING ADDRESS:	440 N Wabash Avenue Apt. 10	EMAIL
Chicago, IL 60611-3550		
CONTRACTOR COMPANY NAME:	Flowers General Contracting, LLC	PHONE NUMBER 305 923 3723
CONTRACTOR'S CONTACT PERSON:	Andrew Flowers	EMAIL flowersgc7@gmail.com
ARCHITECT / ENGINEER'S NAME:	Artibus	PHONE NUMBER (305) 304-3512 C: (503) 881-1428
ARCHITECT / ENGINEER'S ADDRESS:	3706 N. Roosevelt Blvd, Suite I-208 Key West, FL 33040	

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

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

\$10,000

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:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" 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 checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Remove existing storage shed and replacing with new 6'8"x6'8" storage shed, wood frame similar to existing structure. Relocating due to deterioration caused by existing trees in order to save trees.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <i>Andrew Flowers</i>	
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 <u>10/06/15</u> DAY OF <u>October</u> , 20 <u>15</u> .	
STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>10/06/15</u> DAY OF <u>October</u> , 20 <u>15</u> .	
Personally known or produced <input type="checkbox"/> Type: <u>RD</u> Drawer: <u>1</u> * BUILDING PERMIT NEW <u>1.00</u> \$100.00 \$50.00 309562 5474 Page: <u>104725</u> Personally known or produced <input type="checkbox"/> Type: <u>RD</u> Drawer: <u>173</u> as identification <input type="checkbox"/> Personally known or produced <input type="checkbox"/> as identification <input type="checkbox"/>	

26650 / 3827-05

Planning OK
- PxD 10-20-15

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

PROPERTY STRUCTURES AFFECTED BY PROJECT:	<input type="checkbox"/> MAIN STRUCTURE	<input checked="" type="checkbox"/> ACCESSORY STRUCTURE	<input type="checkbox"/> SITE
ACCESSORY STRUCTURES:	<input type="checkbox"/> GARAGE / CARPORT <input type="checkbox"/> DECK <input type="checkbox"/> FENCE <input type="checkbox"/> OUTBUILDING / SHED		
FENCE STRUCTURES:	<input checked="" type="checkbox"/> 4 FT. <input type="checkbox"/> 6 FT. SOLID <input type="checkbox"/> 6 FT. / TOP 2 FT. 50% OPEN		
POOLS:	<input type="checkbox"/> INGROUND <input type="checkbox"/> ABOVE GROUND <input type="checkbox"/> SPA / HOT TUB <input type="checkbox"/> PRIVATE <input type="checkbox"/> 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:	<input type="checkbox"/> NEW <input type="checkbox"/> ROOF-OVER <input type="checkbox"/> TEAR-OFF <input type="checkbox"/> REPAIR <input type="checkbox"/> AWNING		
<input type="checkbox"/> 5 V METAL <input type="checkbox"/> ASPLT. SHGLS. <input type="checkbox"/> METAL SHGLS. <input type="checkbox"/> BLT. UP <input type="checkbox"/> TPO <input type="checkbox"/> OTHER			
FLORIDA ACCESSIBILITY CODE:	<input type="checkbox"/> 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.		
SIGNAGE:	<input type="checkbox"/> # OF SINGLE FACE <input type="checkbox"/> # OF DOUBLE FACE <input type="checkbox"/> REPLACE SKIN ONLY <input type="checkbox"/> BOULEVARD ZONE		
<input type="checkbox"/> POLE <input type="checkbox"/> WALL <input type="checkbox"/> PROJECTING <input type="checkbox"/> AWNING <input type="checkbox"/> HANGING <input type="checkbox"/> 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: *Remove Existing Shed & Rebase away from trees*

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<i>Wood side shed</i>	<i>Wood Framed</i>	<i>Wood Framed</i>

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 _____

Trans date: 10/02/15
Trans number: 5482
PT
Building Permits-NEW
* Building Permits-NEW
1.00
\$50.00
1.00
\$50.00
5474
\$100.00
Time: 11:41:06

Open: KEYBLD Type: BP Drawer: 1
Date: 10/02/15 50 Receipt no: 173
2015 1001544 * BUILDING PERMITS-NEW
PT 1.00 \$50.00
Trans number: 5474 3069561
OK CHECK \$100.00
Time: 10:47:25

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

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION
<input type="checkbox"/> TABLED FOR ADD'L. INFO.	<input type="checkbox"/>	
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
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 ATTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS

APPLICATION NUMBER H-15-01-

H15-01-1524



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.

OR THAT THE BUILDING OR STRUCTURE;

- (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.

The Shed has no distinctive characteristics and no individual distinction.

The Shed is not historic and non-contributing.

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

The Shed is not specifically associated w/ any events.

(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.

The Shed has no significant characteristics associated w/ City, State or Nation significant.

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

The Shed is not the site of a historical event, upon society.

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

The Shed is not historic and non-contributing.

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

The Shed is wood sided, however new proposed shed will meet existing characteristics.

(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.

The Shed is not related to any historic areas.

(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.

The shed does not have a unique feature or placement in the neighborhood.

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

The Shed has not yielded any historical value.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- 15-01-15-44



(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 7 pages, Oct 6th /2015

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.

The Shed is to be Removed to save Several Trees & Palms. The Newly proposed Shed will be Relocated approximately 2' further away from the existing Trees & Palms to allow them to grow.

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

The Shed Removal & Relocation will improve open space and vegetation.

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.

The Shed is not contributing to the historical character of the neighborhood.

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

The Shed is non-contributing.

H15-01-1544

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:

10-22-15

DATE AND PRINT NAME:

OFFICE USE ONLY

BUILDING DESCRIPTION:

Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____
 Not listed Year built Post 1965 Comments Small shed of no significance

<p>Reviewed by Staff on _____ Notice of hearing posted <u>10/21/2015</u> First reading meeting date <u>10/27/2015</u> Second Reading meeting date <u>N/A</u> TWO YEAR EXPIRATION DATE _____</p>	<p>Staff Comments</p> <p>Not historic or contributing. Small accessory structure of no historic or cultural value.</p>
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PROJECT PHOTOS

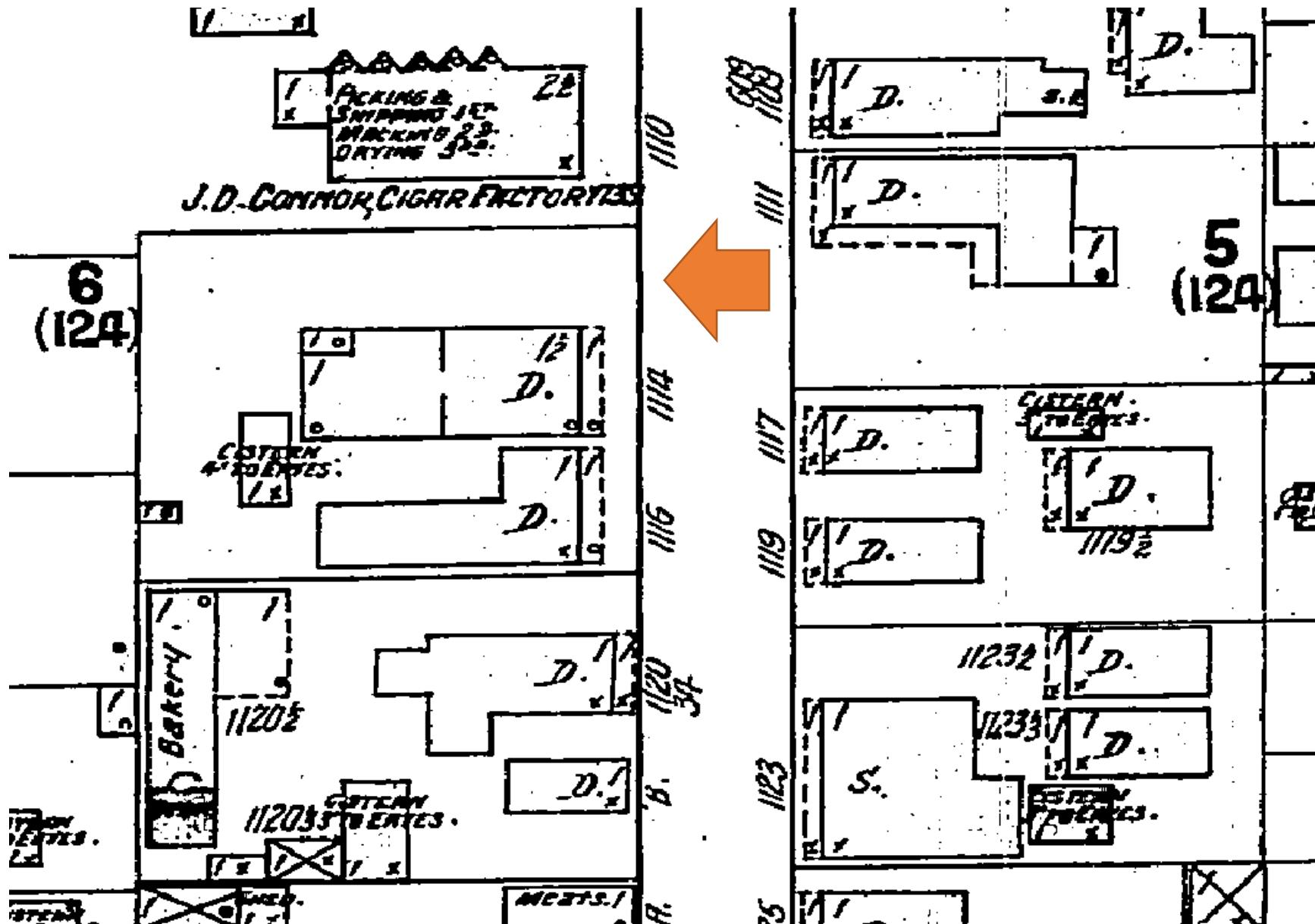


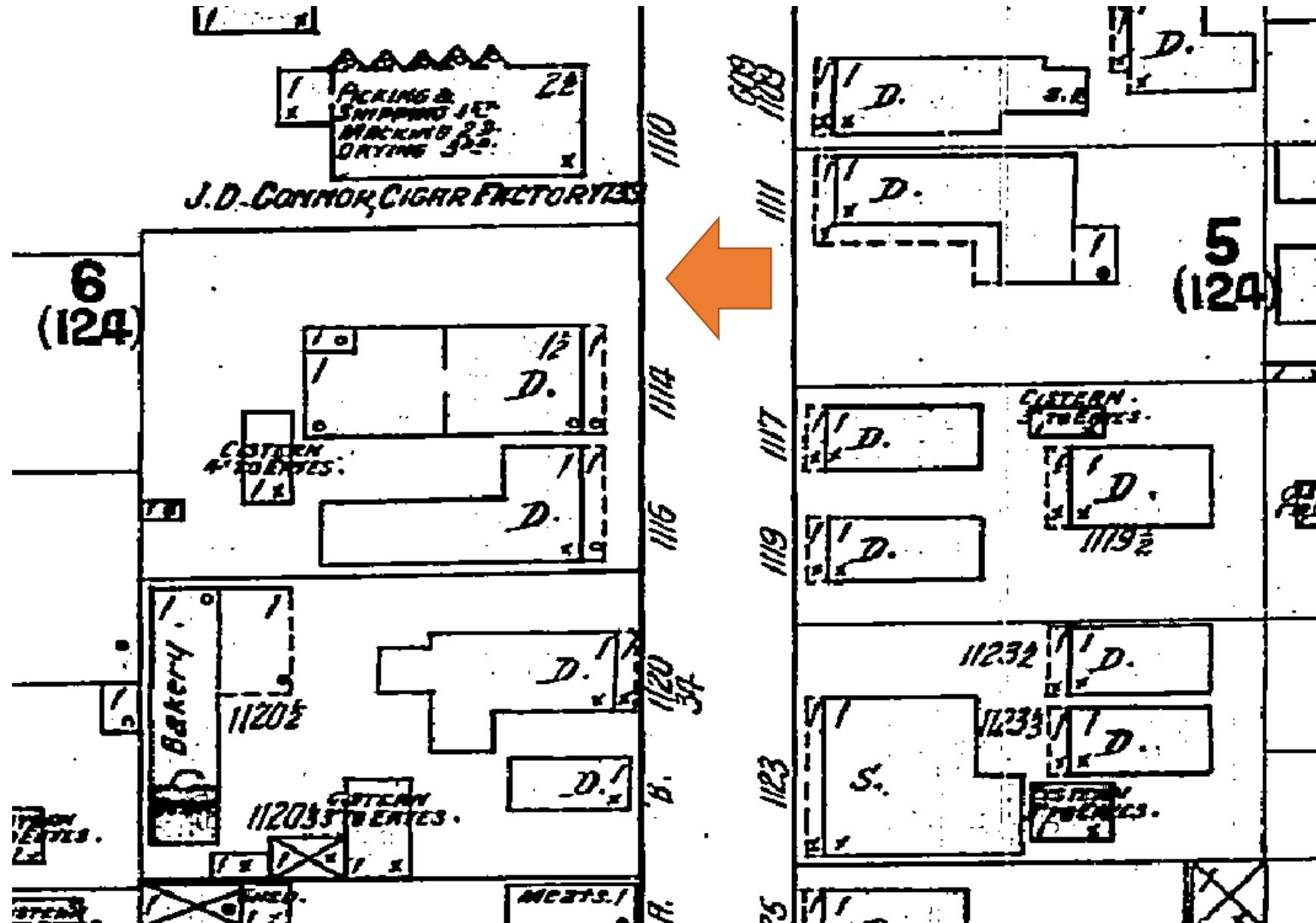
Property Appraiser's Photo, c.1965. Monroe County Public Library.



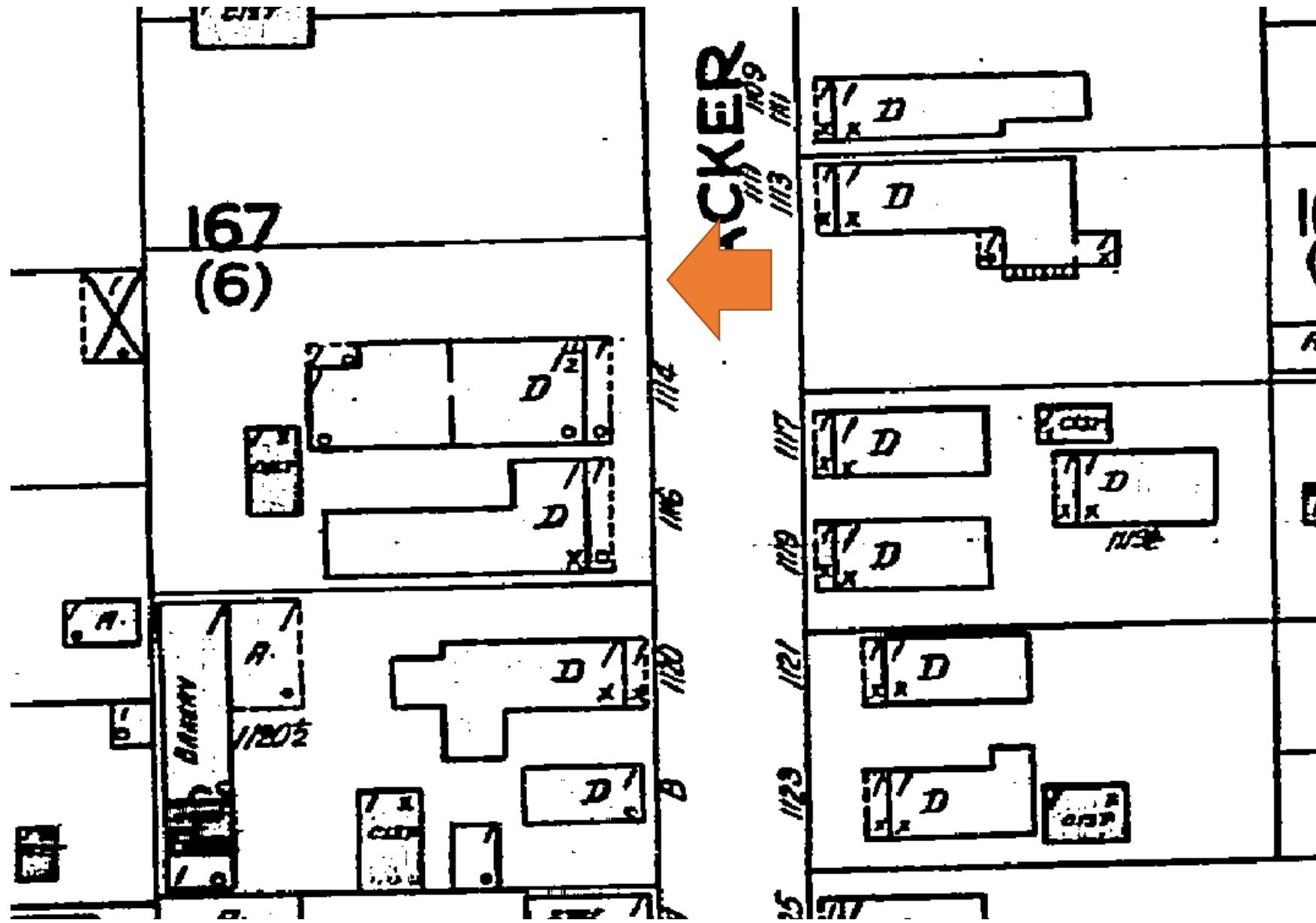


SANBORN MAPS

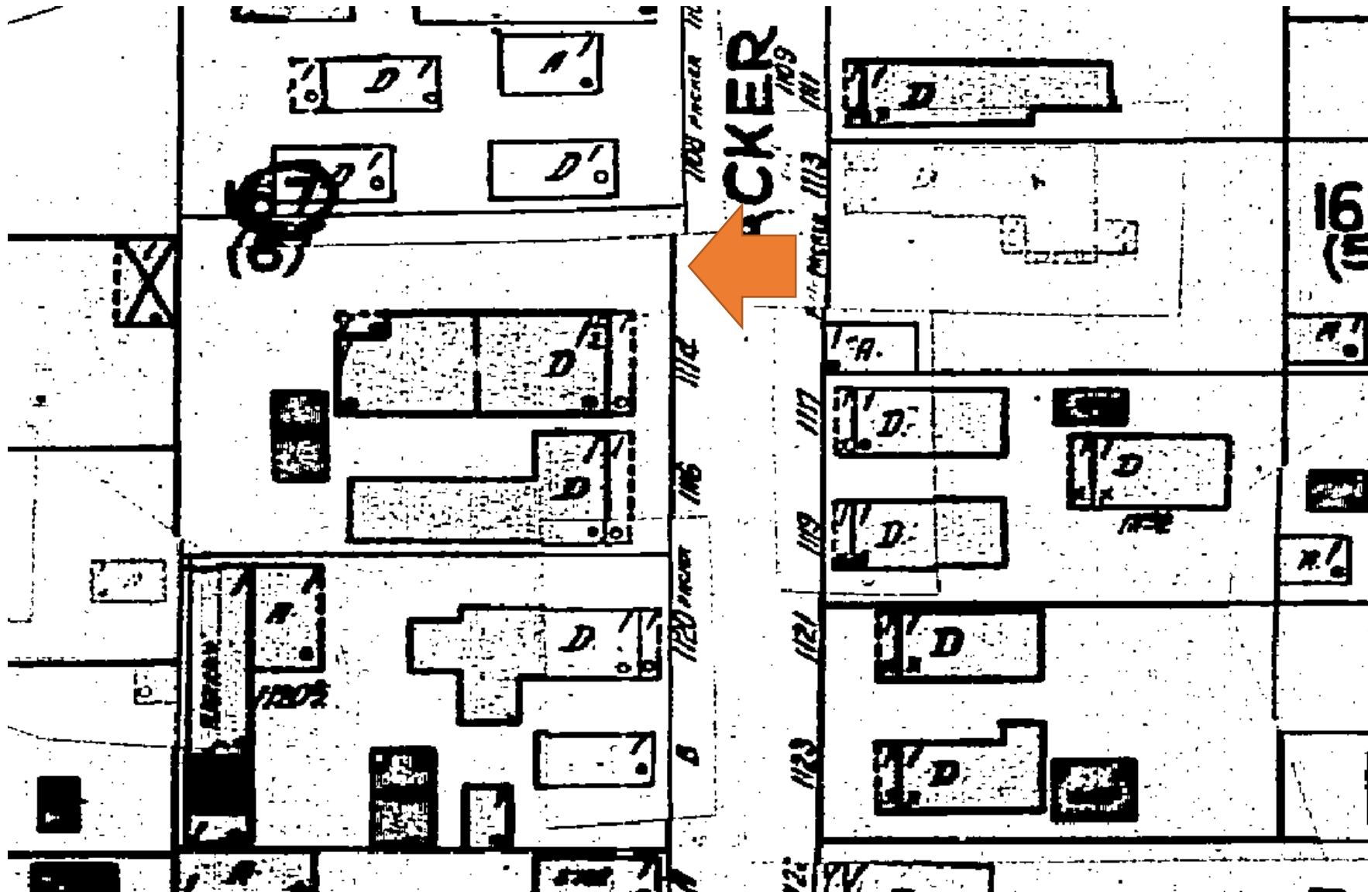




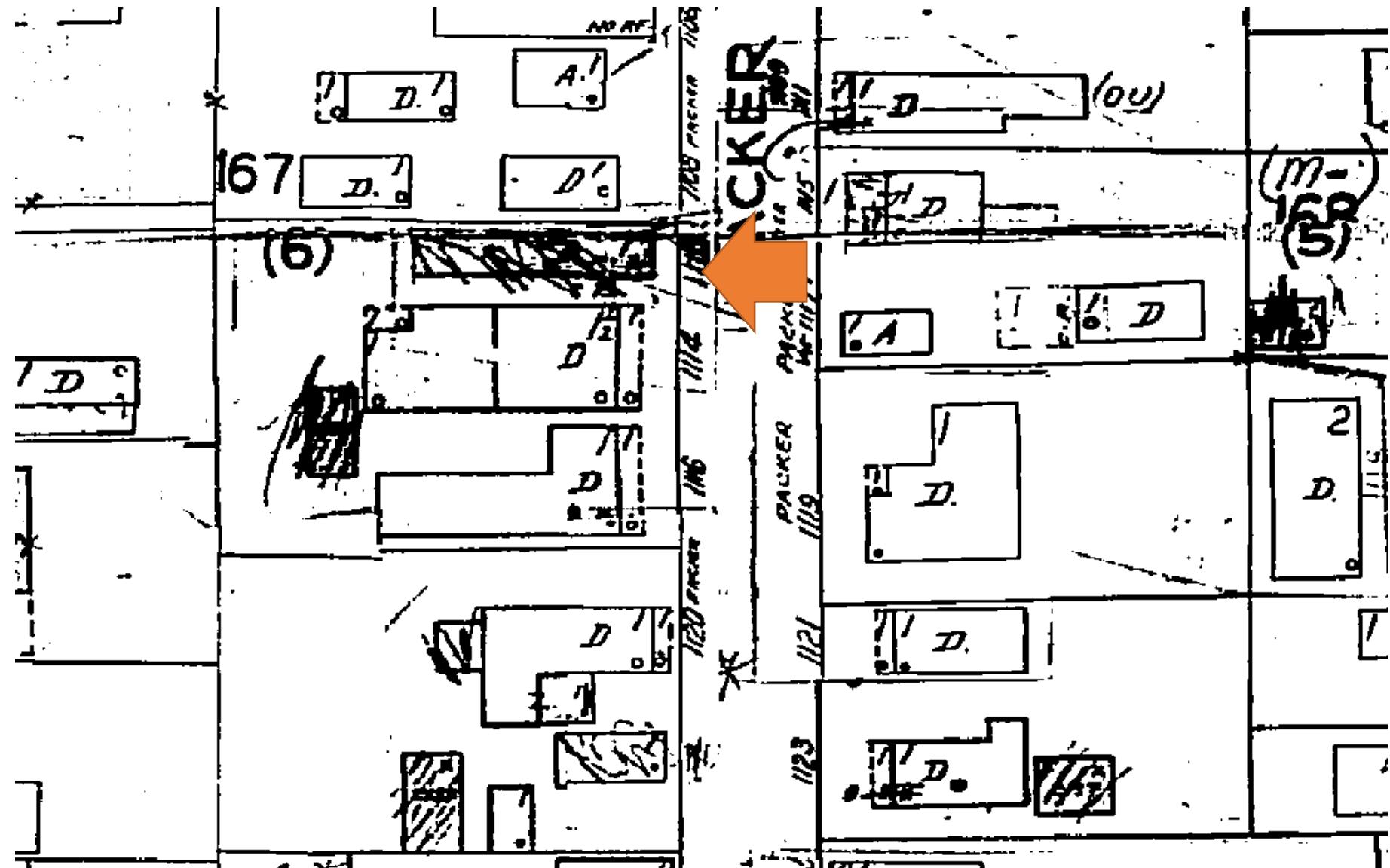
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map

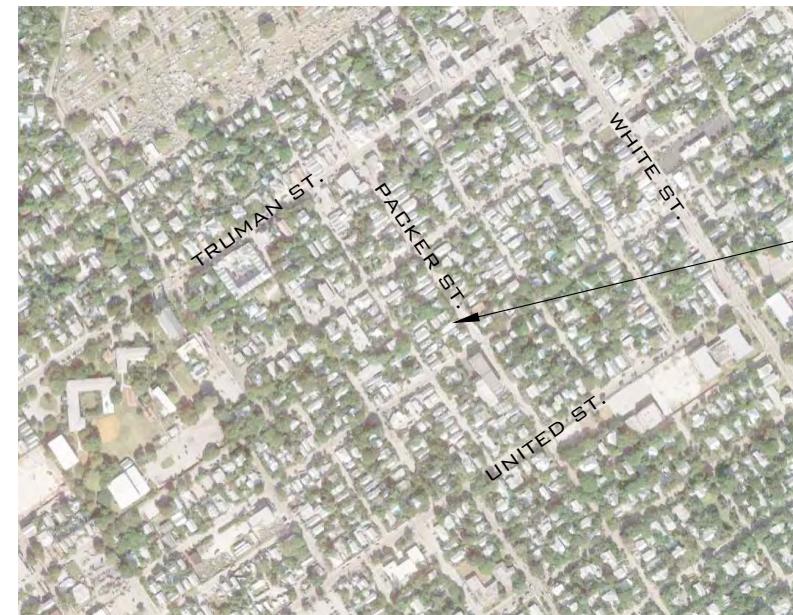


1962 Sanborn Map

SURVEY

PROPOSED DESIGN

CONSTRUCTION PLANS FOR SHED RELOCATION



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
1114 PACKER ST
KEY WEST, FL 33040

CLIENT:
FLOWERS GENERAL CONTRACTING
1025 VARELA ST.
KEY WEST, FL 33040
T:(305)923.3723

DRAFT

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE No 71480

REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: FLOWERS G. C.
1025 VARELA ST.
KEY WEST, FL 33040
T:(305)923.3723
PROJECT: SHED RELOCATION

SITE: 1114 PACKER ST.
KEY WEST, FL 33040
TITLE: COVER

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/30/15	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1509-11	G-100	1	

SITE DATA:

TOTAL SITE AREA:	±4,671.13 SQ.FT
LAND USE:	HMDR
FLOOD ZONE:	X .2%
<u>MAXIMUM IMPERVIOUS SURFACE RATIO:</u>	
REQUIRED	60% (2,802.68 SQ.FT)
EXISTING	86.68% (±4,048.80 SQ.FT.)
PROPOSED	85.85% (±4,010.03 SQ.FT.) IMPROVEMENT
<u>MAXIMUM BUILDING COVERAGE:</u>	
REQUIRED	40% (1,868.45 SQ.FT)
EXISTING	51.01% (±2,386.92 SQ.FT.)
PROPOSED	50.62% (±2,364.39 SQ.FT.) IMPROVEMENT
<u>OPEN SPACE MINIMUM:</u>	
REQUIRED	35% (1,634.90 SQ.FT)
EXISTING	13.32% (±622.33 SQ.FT.)
PROPOSED	14.15% (±661.10 SQ.FT.) IMPROVEMENT

SETBACKS

FRONT:	10 FT
REQUIRED	±5.32' (TO ROOF OVERHANG)
EXISTING	±5.32' (TO ROOF OVERHANG)
PROPOSED	NO CHANGE
SIDE:	5 FT ["]
REQUIRED	±1.73' (TO A/C PAD)
EXISTING	±6.10' (TO A/C PAD)
PROPOSED	±4.32' (TO EXIST. COVERED PORCH)
EXISTING	IMPROVEMENT
SIDE:	5 FT
REQUIRED	±.57' (TO ROOF OVERHANG)
EXISTING	±.57' (TO ROOF OVERHANG)
PROPOSED	NO CHANGE
REAR:	15 FT
REQUIRED	±.53' (TO ROOF OVERHANG)
EXISTING	±.53' (TO ROOF OVERHANG)
PROPOSED	NO CHANGE
<u>MAXIMUM HEIGHT:</u>	
EXISTING	30 FT
PROPOSED	NA
PROPOSED	NA
PROPOSED	NO CHANGE

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



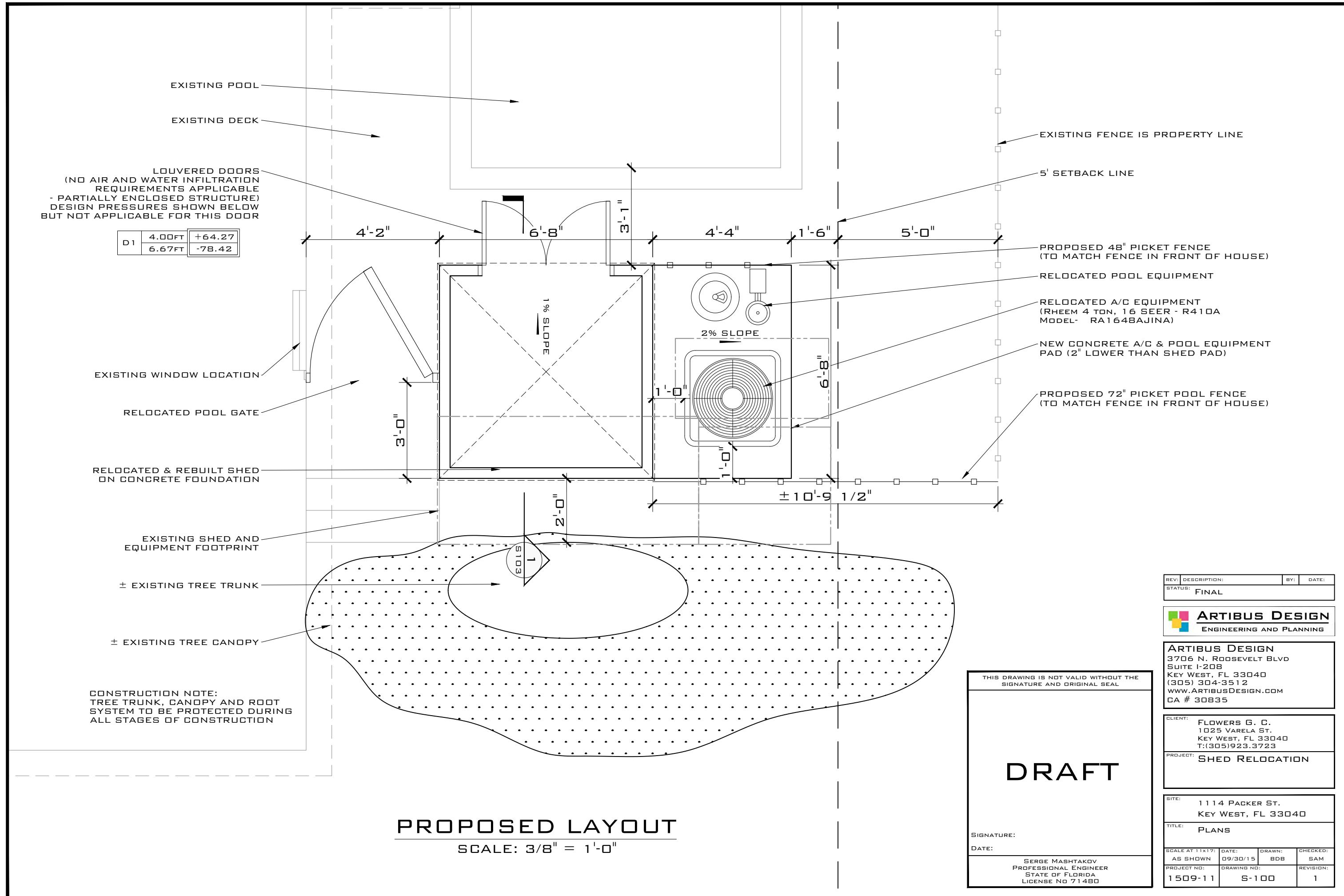
ARTIBUS DESIGN 3706 N. ROOSEVELT BLVD SUITE I-208 KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835
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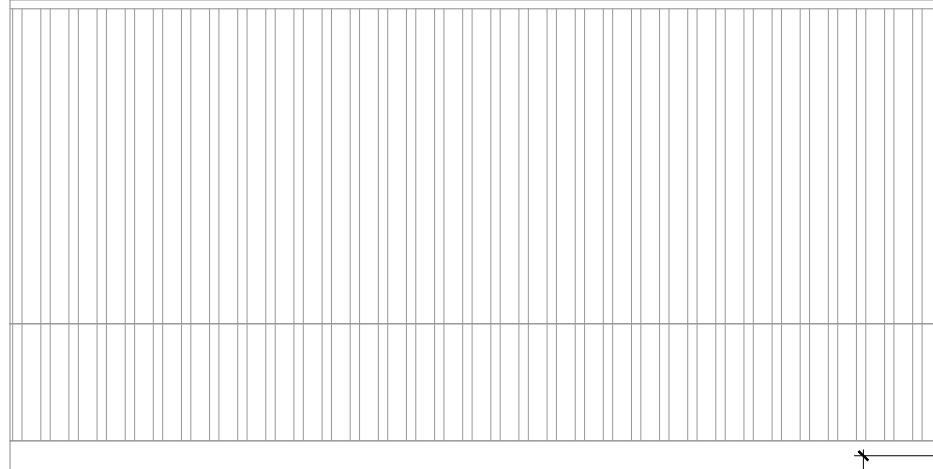
CLIENT: FLOWERS G. C. 1025 VARELA ST. KEY WEST, FL 33040 T:(305)923.3723
PROJECT: SHED RELOCATION

SITE: 1114 PACKER ST. KEY WEST, FL 33040
TITLE: SITE CALCULATIONS
SCALE AT 11x17: DATE: 10/08/15 DRAWN: BDB CHECKED: SAM
AS SHOWN
PROJECT NO: 1509-11 DRAWING NO: C-102 REVISION: 1
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480

DRAFT

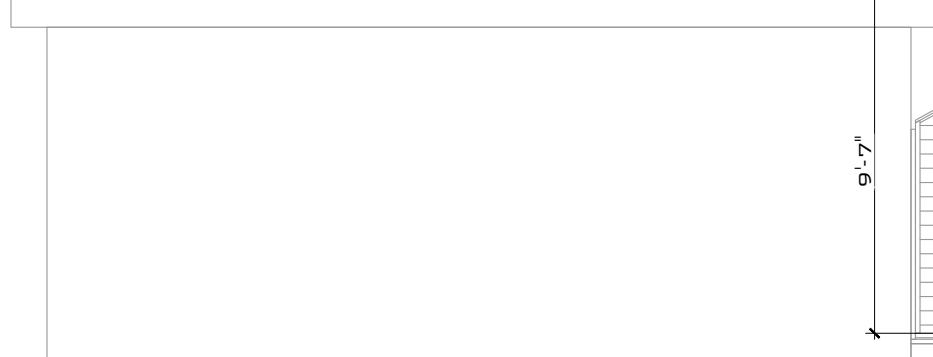
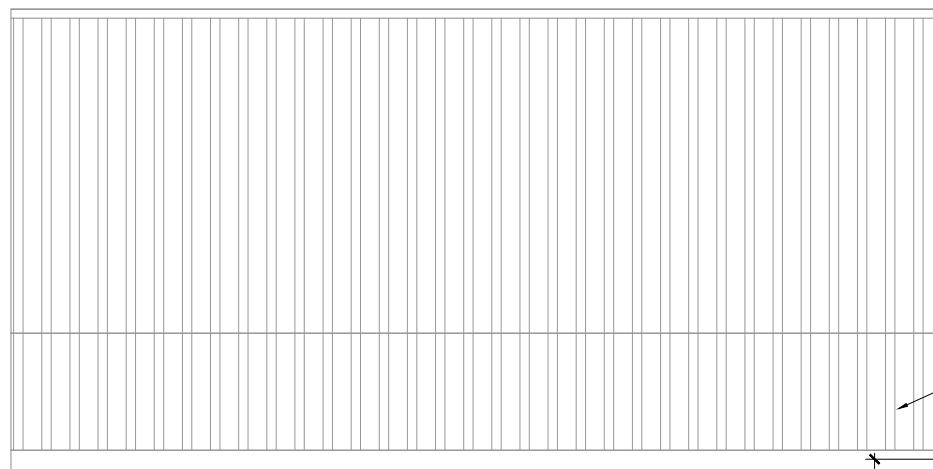
SIGNATURE:
DATE:
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480





EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

EXISTING STRUCTURE TO REMAIN

PROPOSED ROOF TO MATCH EXISTING HEIGHT

RELOCATED GATE (36" LANDING)

PROPOSED TRIM (TO MATCH EXISTING)

PROPOSED SIDING TO MATCH EXISTING

PROPOSED CONCRETE PAD

PROPOSED 72" FENCE (TO HIDE A/C UNIT AND MATCH EXISTING STYLE AS FRONT OF HOUSE)

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

DRAFT

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE No 71480

REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: FLOWERS G. C.
1025 VARELA ST.
KEY WEST, FL 33040
T:(305)923.3723

PROJECT: SHED RELocation

SITE: 1114 PACKER ST.
KEY WEST, FL 33040
TITLE: ELEVATIONS

SCALE AT 11x17:
AS SHOWN DATE: 09/30/15 DRAWN: BDB CHECKED: SAM
PROJECT NO: 1509-11 DRAWING NO: S-101 REVISION: 1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 27, 2015 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 SHED.
DEMOLITION OF EXISTING SHEDS.
FOR- #1114 PACKER STREET**

Applicant – Flowers General Contractors/Artibus Design

Application #H15-01-1544

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.

305-731-4298

owers
enera
ntracting Renovations
High End
Design

Public
Meeting
Notice

NEW WOOD FRAME SHED:
DEMOLITION OF EXISTING SHEDS,
108-1111 Packer Street

Application #015-01-144

Planning Department, 108-1111 Packer Street, Miami, FL 33132, (305) 573-2400, (305) 573-2401



1
1
4

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Andrew Flowers, 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:

1114 Packer St. Key West FL 33040 on the 21 day of October, 20 15.

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 October 27, 20 15.

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 H15-01-1544

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

Signed Name of Affiant:

John Bennett
Date: 10/21/15
Address: 1025 Vauda St
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21st day of October, 20 15.

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

NOTARY PUBLIC

Sign Name: John Bennett
Print Name: John Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2017



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: 1032239 Parcel ID: 00031440-000000

Ownership Details

Mailing Address:

DOWNS JEREMY M
440 N WABASH AVE APT 610
CHICAGO, IL 60611-3550

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section- 05-68-25
Township-Range:

Property Location: 1114 PACKER ST KEY WEST

Legal KW G G WATSON SUB I-209 PT LOTS 4 AND 5 TR 13 G12-368 OR747-164D/C OR752-588 OR846-1992/93

Description: OR936-236/37R/S OR982-725/26 OR1009-1712 OR1012-2485C OR1450-432/33 OR1639-1217 OR1639-1218/19
OR1650-1354 OR1650-1683 OR1711-239 OR2754-490/91

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	100	4,774.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0
Total Living Area: 1869
Year Built: 1938

Building 1 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 12	Perimeter 136	Depreciation % 12
Year Built 1938	Special Arch 0	Grnd Floor Area 1,056
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** WD CONC PADS
Heat 1 FCD/AIR DUCTED Heat 2 NONE Bedrooms 2
Heat Src 1 ELECTRIC Heat Src 2 NONE

Extra Features:

2 Fix Bath	1	Vacuum	0
3 Fix Bath	1	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	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	1,056

2	OPF	1	1990	N	N	0.00	0.00	144	
5	OPU	1	1990	N	Y	0.00	0.00	112	
6	DUF	1:WD FRAME	1	1987	N	N	0.00	0.00	27
7	FHS	12:ABOVE AVERAGE WOOD	1	1988	N	Y	0.00	0.00	624
8	OPX		1	1990				380	

Building 2 Details

Building Type R1

Effective Age 12

Year Built 1988

Functional Obs 0

Condition G

Perimeter 172

Special Arch 0

Economic Obs 0

Quality Grade 450

Depreciation % 12

Grnd Floor Area 813

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 2

Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

Vacuum 0

3 Fix Bath 1

Garbage Disposal 0

4 Fix Bath 0

Compactor 0

5 Fix Bath 0

Security 0

6 Fix Bath 0

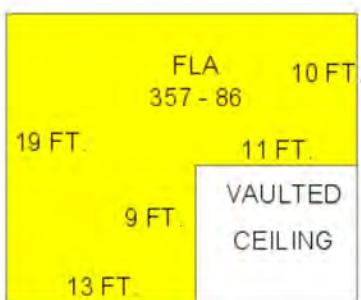
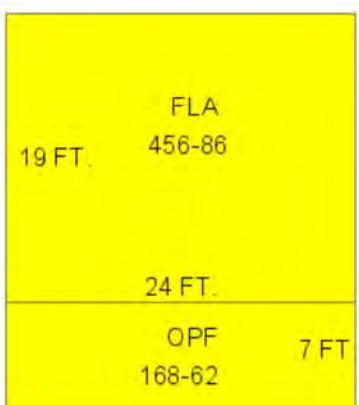
Intercom 0

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
0	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1988	Y			357
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1988	N	Y	0.00	0.00
2	<u>OPF</u>		1	1988	N	N	0.00	0.00
								168

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	342 SF	19	18	2002	2003	2	50
0	FN2:FENCES	92 SF	23	4	2002	2003	2	30
1	PO4:RES POOL	286 SF	26	11	1987	1988	4	50
3	FN2:FENCES	430 SF	0	0	1987	1988	2	30
4	WF2:WATER FEATURE	1 UT	0	0	2009	2010	1	20
5	AC2:WALL AIR COND	1 UT	0	0	1986	1987	2	20
6	PT5:TILE PATIO	40 SF	4	10	2000	2001	5	50
7	PT2:BRICK PATIO	980 SF	0	0	2002	2003	2	50
8	WD2:WOOD DECK	525 SF	0	0	1990	1991	2	40
9	UB2:UTILITY BLDG	32 SF	8	4	2009	2010	2	50

Appraiser Notes

2015-03-03 MLS \$1,575,000 5/4.5 THIS IS A VERY SPECIAL PROPERTY IN THE HISTORIC DISTRICT AND THE X FLOOD ZONE. THE MAIN HOUSE HAS 2 BEDROOMS AND 2.5 BATHS WITH TRAVERTINE FLOORS ON THE FIRST FLOOR AND WOOD FLOORS IN THE MASTER UPSTAIRS. AN OPEN GOURMET KITCHEN, DINING, AND LIVING AREA FEATURES VAULTED CEILINGS IN THE LIVING ROOM WITH FRENCH DOORS THAT LEAD TO THE SWIMMING POOL (11' X 26) ON ONE SIDE AND A COVERED PORCH WITH A WONDERFUL OUTDOOR KITCHEN AND SITTING AREA ON THE OTHER. THIS HOME ALSO HAS A 2 BEDROOM AND 2 BATH GUEST COTTAGE, LOVELY GARDEN AREA AND OFF STREET PARKING, WHAT MORE COULD YOU WANT?

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	15-1362	04/15/2015	04/27/2015	400	Residential	COMPLETE WIRING OF A/C MINI SPLAT 1-ZONE UNIT.
	A95-0619	02/01/1995	08/01/1995	4,000	Residential	9 SQS V-CRIMP ROOF
	00-0357	02/16/2000	11/22/2000	1,500	Residential	ELECTRIC
	00-1738	06/30/2000	11/22/2000	4,050	Residential	RESURFACE POOL
	00-2038	07/21/2000	11/22/2000	50,000	Residential	RENOVATIONS
	01-0170	01/16/2001	10/30/2002	2,000	Residential	INTERIOR DEMO CHECK TERM
	01-3044	09/06/2001	10/30/2002	3,500	Residential	PAVERS
	01-2954	10/09/2001	10/30/2002	4,500	Residential	BRICK FOR EASEMENT
	01-3629	11/14/2001	10/30/2002	1,000	Residential	TILE WORK
	01-3628	11/14/2001	10/30/2002	15,000	Residential	INTERIOR PAINT
	07-2500	05/22/2007	07/25/2007	42,500	Residential	REMODEL MASTER BATH & BEDROOM

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Value	Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	296,496	26,504		457,955	780,955	553,524	25,000	596,884
2014	282,731	25,142		276,526	584,399	528,885	25,000	515,806
2013	285,804	22,681		195,695	504,180	504,180	25,000	479,180
2012	288,877	23,545		195,695	508,117	503,592	25,000	478,593
2011	288,877	24,341		195,386	508,604	495,039	25,000	470,040
2010	291,950	25,204		161,661	478,815	478,815	25,000	453,815
2009	324,201	26,000		302,051	652,252	652,251	25,000	627,252
2008	297,799	26,864		408,000	732,663	732,663	25,000	707,663
2007	355,218	19,530		552,000	926,748	926,748	25,000	901,748
2006	534,483	20,059		384,000	938,542	938,542	0	938,542
2005	467,672	20,632		288,000	776,304	776,304	0	776,304
2004	310,667	21,221		288,000	619,888	619,888	0	619,888
2003	559,199	21,796		110,400	691,395	691,395	0	691,395
2002	378,653	14,873		110,400	503,926	503,926	0	503,926
2001	241,122	15,315		110,400	366,838	366,838	0	366,838
2000	247,323	23,504		81,600	352,426	352,426	0	352,426
1999	237,547	23,245		81,600	342,392	342,392	0	342,392
1998	195,512	19,714		81,600	296,826	296,826	25,000	271,826
1997	219,584	17,501		72,000	309,085	309,085	0	309,085
1996	156,754	12,999		72,000	241,753	241,753	0	241,753
1995	148,313	12,665		72,000	232,979	232,979	0	232,979
1994	132,638	11,631		72,000	216,269	216,269	0	216,269
1993	132,638	11,954		72,000	216,592	216,592	0	216,592
1992	132,638	12,264		72,000	216,902	216,902	0	216,902
1991	132,638	12,584		72,000	217,222	217,222	0	217,222
1990	131,660	14,578		49,200	195,438	195,438	0	195,438
1989	119,691	13,600		48,000	181,291	181,291	0	181,291
1988	27,183	100		38,400	65,683	65,683	0	65,683
1987	22,889	100		25,920	48,909	48,909	25,000	23,909
1986	23,016	100		25,920	49,036	49,036	25,000	24,036
1985	22,258	100		17,280	39,638	39,638	25,000	14,638
1984	20,655	100		17,640	38,395	38,395	25,000	13,395
1983	20,655	100		17,640	38,395	38,395	25,000	13,395
1982	21,117	100		15,288	36,505	36,505	0	36,505

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
7/30/2015	2754 / 490	1,410,000	WD	02
7/16/2001	1711 / 0239	769,000	WD	Q
6/15/2000	1639 / 1217	390,000	WD	Q
4/1/1997	1450 / 0432	325,000	WD	Q
4/1/1987	1009 / 1712	90,000	WD	Q
1/1/1982	846 / 1992	40,000	WD	Q

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