



**Historic Architectural Review Commission
Staff Report for Item 12**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: July 25, 2017

Applicant: Anthony Sarno

Application Number: H17-03-0027

Address: #904 Olivia Street

Description of Work:

Partial demolition of roof and second floor front wall.

Site Facts:

The house located at #904 Olivia Street is listed as a non-contributing resource. The frame structure was built in 1968. According to the Property Appraisers record the second-floor addition was built in 1987. This property came before HARC in 2015 for major renovations and alterations to the building, including the front façade.

This project received a variance from Planning Board on June 15, 2017.

Guidelines Cited in Review:

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

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

Staff Analysis

As the building was constructed in 1968, the structure is not historic, and the demolition meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will the demolition destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will not affect the front building façade.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. Only one reading is required for demolition.

APPLICATION

Revised

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 17-00300029		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:	904 Olivia Street	# OF UNITS	1
RE # OR ALTERNATE KEY:	00021450-000000		
NAME ON DEED:	Jeffrey Smead	PHONE NUMBER	305.942.3240
OWNER'S MAILING ADDRESS:	904 Olivia Street	EMAIL	JeffreySmead@hotmail.com
	Key West, Florida 33040		
CONTRACTOR COMPANY NAME:	Owner - Builder	PHONE NUMBER	305.942.3240
CONTRACTOR'S CONTACT PERSON:	Jeffrey Smead	EMAIL	JeffreySmead@hotmail.com
ARCHITECT / ENGINEER'S NAME:	Anthony Architecture, LLC	PHONE NUMBER	305.395.2846
ARCHITECT / ENGINEER'S ADDRESS:	1615 United Street	EMAIL	Anthony@AnthonyArchitecture.com
	Key West, Florida 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: N/A

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 'X'
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., This submission is the next phase for this non-contributing home

renovation, adding a front porch, extending the second floor forward over the first floor about seven feet, enhancing the rear deck guardrail from previous approvals with shutters for neighbor privacy.

and completing the site work with an ac condenser at the rear, perimeter fencing, decking at the sides and rear, and landscaping. In addition, painting of the exterior is included.

QUALIFIER PRINT NAME: Anthony D. Sarno	
QUALIFIER SIGNATURE:	
Notary Signature as to qualifier:	
SWORN TO AND SCRIBED BEFORE ME THIS _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
_____ as identification.	Personally known or produced _____ as identification.



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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

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

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

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

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

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

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

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

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

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

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

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW					
<input type="checkbox"/> APPROVED		<input type="checkbox"/> NOT APPROVED		<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		<input type="checkbox"/> 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 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.

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.

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.

- (b) Is not specifically associated with events that have made a significant contribution 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.

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

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

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

- (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.

- (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.

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

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 _____

_____ 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.

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

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.

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

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:	DATE AND PRINT NAME:
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OFFICE USE ONLY

BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP <input type="checkbox"/> 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
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City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as President
(print name) (print position; president, managing member)
of Anthony Architecture, LLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

904 Olivia Street, Key West, Florida 33040

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this November 13, 2015 by
ANTHONY D. SARNO
Name of Authorized Representative date

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal



STACY L GIBSON
Name of Acknowledger typed, printed or stamped

FF 170806
Commission Number, if any

02/04/2015 3:28PM
DEED DOC STAMP CL: Krys \$2,292.50

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-563-EJ
Will Call No.:

Doc# 2014607
BK# 2723 Pg# 865

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of February, 2015 between Daniel DeLaPaz, a married man and Reinaldo DeLaPaz, Jr., a married man, whose post office address is 313 Silver Pine Drive, Lake Mary, FL 32746-2256, grantor, and Jeffrey Smead, a single man whose post office address is 818 Whitehead Street #5, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

See Attached Exhibit "A"

Parcel Identification Number: 00021450-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2015 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: JAMES SHEPHERD

[Signature] (Seal)
Daniel DeLaPaz

[Signature]
Witness Name: LINSYI CHENS


State of Florida
County of SEMINOLE

The foregoing instrument was acknowledged before me this 3rd day of February, 2015 by Daniel DeLaPaz, who is personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name:

My Commission Expires:

 JAMES E. SHEPHERD
MY COMMISSION # EE 084627
EXPIRES: April 27, 2015
Bonded Thru Budget Notary Services

[Signature]
Witness Name: JAMES SHEPHERD

[Signature]
Reinaldo DeLaPaz, Jr.

[Signature]
Witness Name: LOUISA WILSON

State of Florida
County of Volusia

The foregoing instrument was sworn to and subscribed before me this 3rd day of February, 2015 by Reinaldo DeLaPaz, Jr. who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Allison Sava

My Commission Expires: 10/24/15

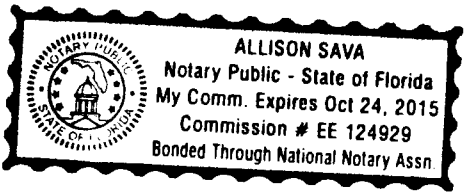


EXHIBIT "A"

ON THE ISLAND OF KEY WEST, KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND, DELINEATED IN FEBRUARY A.D. 1829, AS A PART OF TRACT SIX (6) , BUT NOW BETTER KNOWN AS A PART OF LOT OR SUBDIVISION ONE (1) IN SQUARE FOUR (4) OF SAID TRACT SIX (6), ACCORDING TO JOHN LOWE'S PLAT OR SUBDIVISION OF A PART OF TRACT SIX (6), RECORDED IN MONROE COUNTY, FLORIDA, PUBLIC RECORDS.

COMMENCING AT A POINT ON THE SOUTHEASTERLY SIDE OF OLIVIA STREET, DISTANT FIFTY-FOUR (54) FEET, NORTHEASTERLY FROM THE CORNER OF PACKER AND OLIVIA STREETS; RUNNING THENCE ALONG OLIVIA STREET IN A NORTHEASTERLY DIRECTION TWENTY-FOUR (24) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION FIFTY-EIGHT (58) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION TWENTY-FOUR (24) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FIFTY-EIGHT (58) FEET TO THE POINT OF BEGINNING.

PROJECT PHOTOS



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

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



Historic Photo from Library Archives

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



View from Cemetery
904 Olivia center house in yellow



View from Cemetery
904 Olivia center house in yellow

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



View East on Olivia Street
904 Olivia center yellow house



View West on Olivia Street
904 Olivia center yellow house

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



View down West property line looking towards the back
904 Olivia on left



904 Olivia front elevation (original)

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



904 Olivia front elevation (in progress renovation)

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



904 Olivia interior stairs (original)

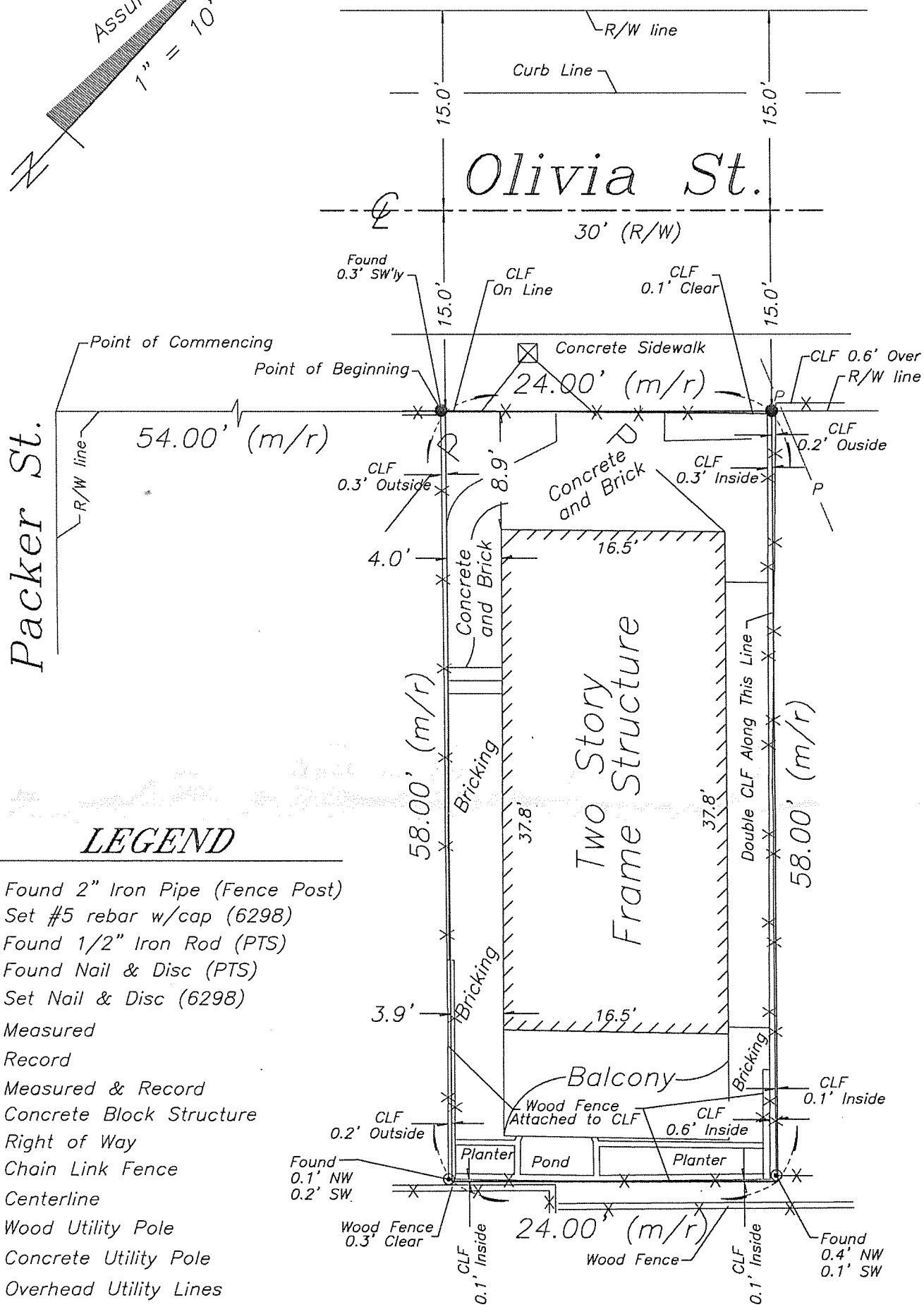
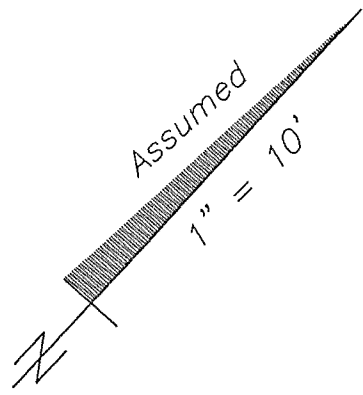
PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



904 Olivia interior stairs (in progress renovation)

SURVEY

Boundary Survey Map of part of Lot or Subdivision 1, Square 4,
of Tract 6, Island of Key West.



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (PTS)
- △ 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

NOTE:
This Survey Map is not full
and complete without the
attached Survey Report.

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lot or Subdivision 1, Square 4,
of Tract 6, Island of Key West.

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: 904 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. All bricking and concrete is not shown.
9. Date of field work: January 11, 2015
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a part of Lot or Subdivision One (1) in Square Four (4) of said Tract Six (6), according to John Lowe's Plat or Subdivision of a part of Tract Six (6), recorded in Monroe County, Florida, Public Records.

Commencing at a point on the southeasterly side of Olivia Street, distant Fifty-four (54) feet, Northeasterly from the corner of Packer and Olivia Streets; running thence along Olivia Street in a Northeasterly direction Twenty-four (24) feet; thence at right angles in a Southeasterly direction Fifty-eight (58) feet; thence at right angles in a southwesterly direction Twenty-four (24) feet; thence at right angles in a Northwesterly direction Fifty-eight (58) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Jeffrey A. Smead;
First State Bank of the Florida Keys;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.



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

January 16, 2015
Recertify January 29, 2015

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

SECTION 04

Project Drawings

A0.1 – Cover Sheet

AE1.1 – Existing Site Plan

AE2.1- Existing First Floor Plan

AE2.2 – Existing Second Floor Plan

AE3.1 – Existing Exterior Elevations

A1.1 – Proposed Site Plan

A1.2 – Building Coverage Overlays

A1.3 – Impervious Surface Overlays

A1.4 – Open Space Overlays

A2.1 – First Floor Plan

A2.2 – Second Floor Plan

A3.0 – Street Elevation and Colors

A3.1 – Exterior Elevations

A3.2 – Perspective Views

A3.3 – Perspective Views

SMEAD & BRAUN RESIDENCE

RESIDENTIAL RENOVATION

904 OLIVIA STREET, KEY WEST, FLORIDA 33040

REVISED HARC APPLICATION

JULY 12, 2017

TEAM

Contractor

Owner Builder

Owner

Jeffrey Smead
904 Olivia Street, Key West
305.942.3240
JeffreySmead@hotmail.com

A/E

Anthony Architecture, LLC
1615 United Street, Key West
305.395.2846
Anthony@AnthonyArchitecture.com

APPROVALS

DRC

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

PLANNING

Submitted: February 14, 2017
Meeting: Approved June 15, 2017
Approval #: Pending

TREE

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

CITY COMMISSION

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

HARC

Submitted: June 26, 2017
Revised: July 12, 2017
Meeting (1st Reading): Pending
Meeting (2nd Reading): Not Required
Approval #: Pending

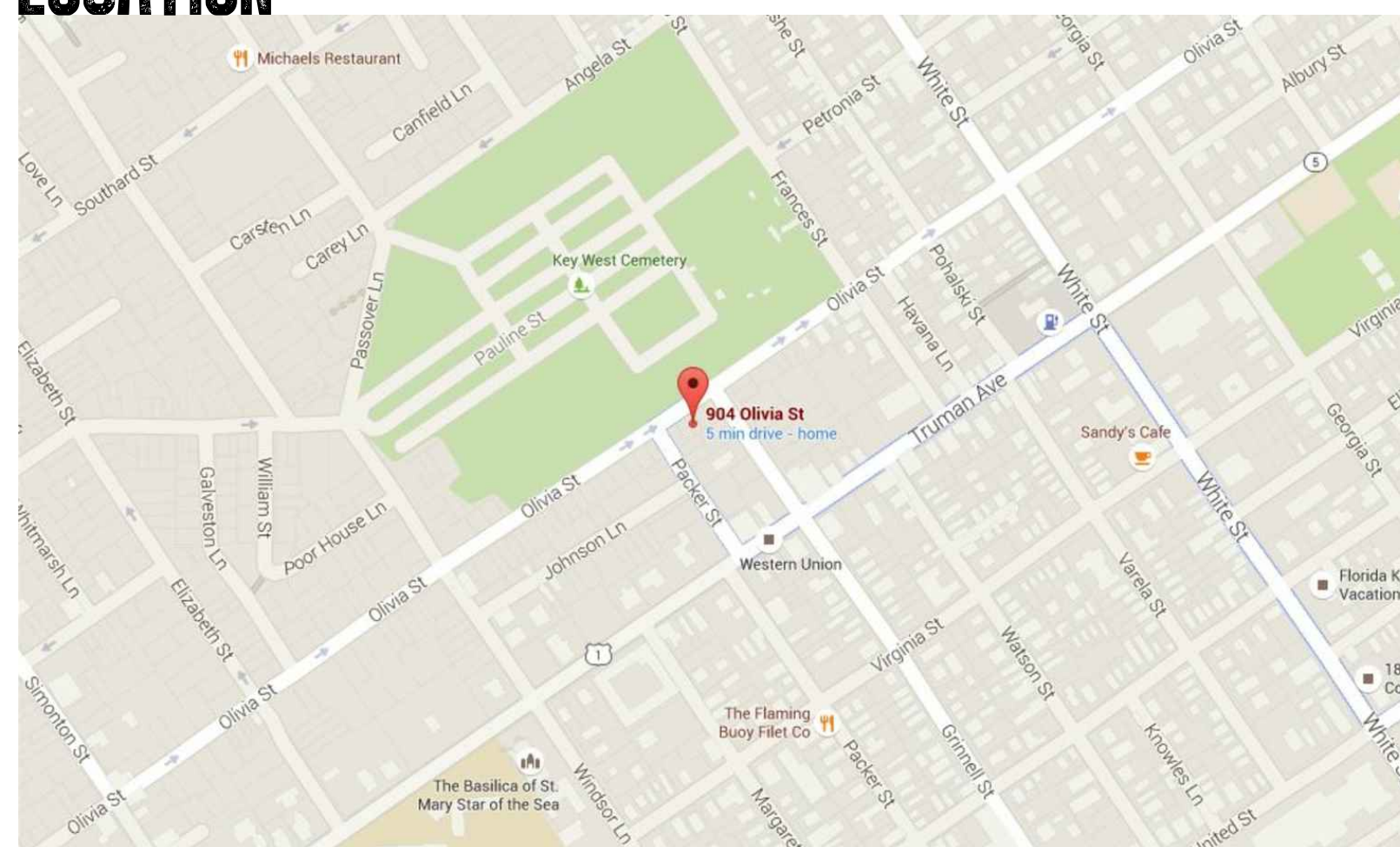


Anthony Architecture, LLC
info@AnthonyArchitecture.com | 305.395.2846

SCOPE OF WORK

This HARC application submission is a continuation of previous approvals, adding to the project a craftsman style front porch, second floor addition over the existing first floor, fencing and decking around the property, an HVAC compressor in the back rear to replace window units, and revising the rear deck guardrail to a louver type to provide greater visual privacy for the neighbors.

LOCATION



INDEX OF DRAWINGS

- A0.1 - Cover Sheet
- AE1.1 - Existing Site Plan
- AE2.1 - Existing First Floor Plan
- AE2.2 - Existing Second Floor Plan
- AE3.1 - Existing Exterior Elevations
- A1.1 - Proposed Site Plan
- A1.2 - Building Coverage Overlays
- A1.3 - Impervious Surface Overlays
- A1.4 - Open Space Overlays
- A2.1 - First Floor Plan
- A2.2 - Second Floor Plan
- A3.0 - Street Elevation and Colors
- A3.1 - Exterior Elevations
- A3.2 - Perspective Views
- A3.3 - Perspective Views

PROJECT

Residential Renovation

- AT -

904 Olivia Street

- FOR -

CLIENT

Jeffrey Smead
904 Olivia Street
Key West, Florida 33040

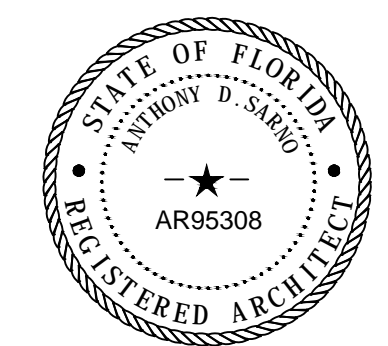


Anthony Architecture, LLC

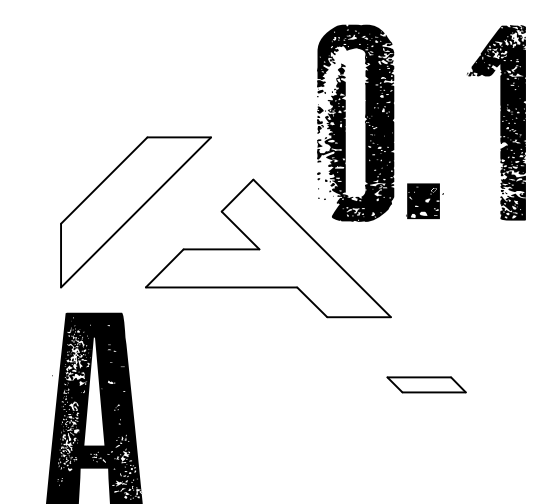
1615 United Street
Key West, Florida 33040
305.395.2846

info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

REVISIONS



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

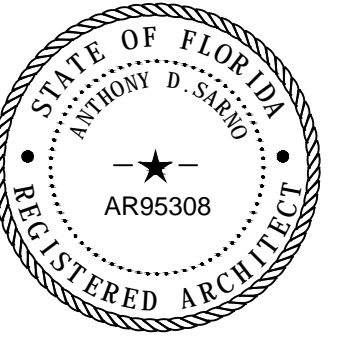


DATE
July 12, 2017

PROJECT
904 Olivia Street, Key West, Florida 33040



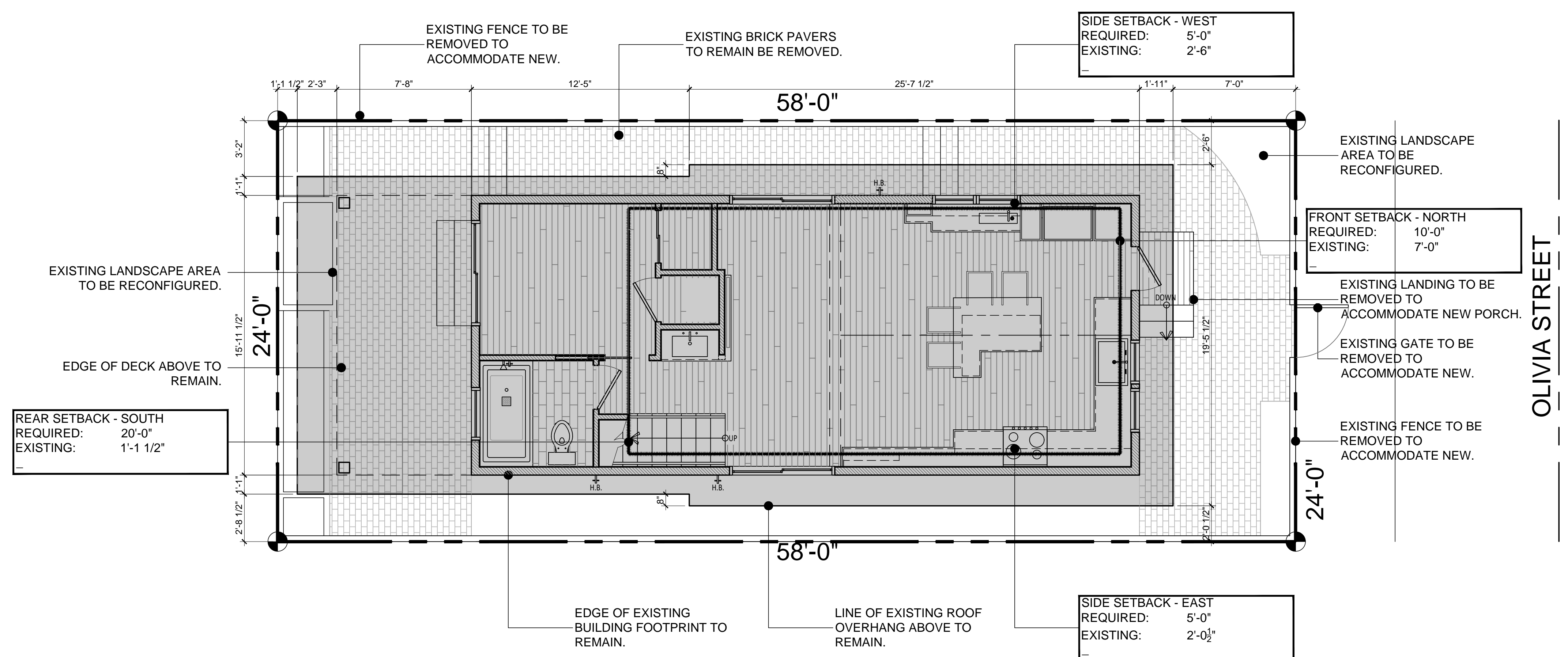
Anthony Architecture, LLC



Anthony D. Sarno, License # AR95308
Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

SITE DATA TABLE													
904 Olivia Street													
	CODE REQUIREMENT				EXISTING				PROPOSED				VARIANCE APPROVED 6.15.2017
ZONING	Historic High Density Residential District (HHDR)												
FLOOD ZONE	ZONE X												
SIZE OF SITE		MIN	4,000.00	SQ FT			1,392.00	SQ FT			1,392.00	SQ FT	NONE
MINIMUM LOT WIDTH	40	FT	0	IN	24	FT	0	IN	24	FT	0	IN	NONE
MINIMUM LOT DEPTH	90	FT	0	IN	58	FT	0	IN	58	FT	0	IN	NONE
HEIGHT	30	FT	0	IN	24	FT	7	IN	24	FT	7	IN	NONE
FRONT SETBACK - NORTH	10	FT	0	IN	7	FT	0	IN	2	FT	3	IN	YES 7'-9"
SIDE SETBACK - WEST	5	FT	0	IN	2	FT	6	IN	2	FT	6	IN	NONE
REAR SETBACK - SOUTH	20	FT	0	IN	1	FT	1.5	IN	1	FT	1.5	IN	NONE
SIDE SETBACK - EAST	5	FT	0	IN	2	FT	0.5	IN	2	FT	0.5	IN	NONE
FLOOR AREA RATIO	1.00	MAX	1,392.00	SQ FT	0.62		864.00	SQ FT	0.70		973.00	SQ FT	NONE
BUILDING COVERAGE	50%	MAX	696.00	SQ FT	67.55%		940.26	SQ FT	72.49%		1,009.13	SQ FT	22.49% 313.13 SQ FT
IMPERVIOUS SURFACE	60%	MAX	835.20	SQ FT	90.35%		1,257.64	SQ FT	72.49%		1,009.13	SQ FT	IMPROVING
OPEN SPACE LANDSCAPING	35%	MIN	487.20	SQ FT	9.65%		134.36	SQ FT	9.73%		135.40	SQ FT	IMPROVING
FLOOR AREA													
FIRST FLOOR							624.00	SQ FT			624.00	SQ FT	
SECOND FLOOR							240.00	SQ FT			349.00	SQ FT	
FLOOR AREA TOTAL							864.00	SQ FT			973.00	SQ FT	



01 Existing Architectural Site Plan
1/4" = 1'-0"



PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

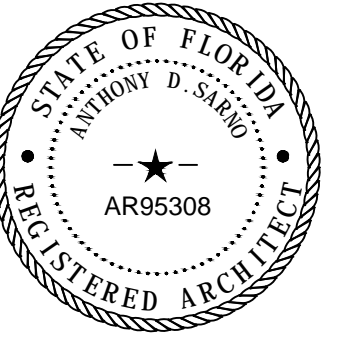
DRAWING
EXISTING SITE PLAN

DATE
June 26, 2017





Anthony Architecture, LLC



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Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
305.395.2846

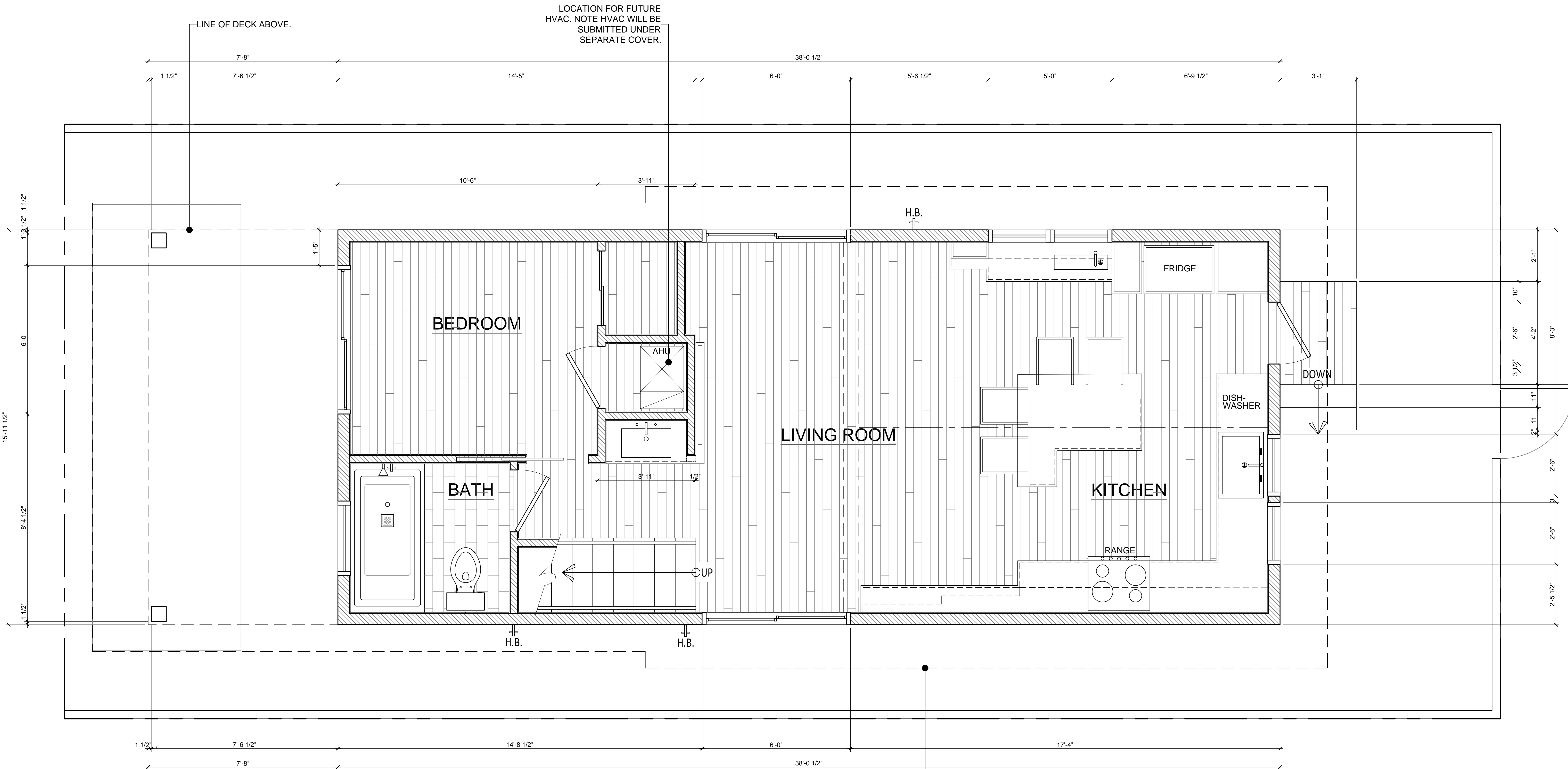
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
EXISTING FIRST FLOOR PLAN

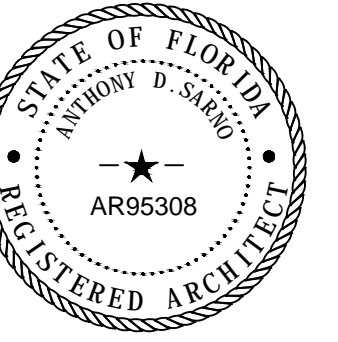
DATE
June 26, 2017



01 Existing First Floor Plan
1/2" = 1'-0"



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Expiration Date: February 28, 2019

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Key West, Florida 33040
305.395.2846

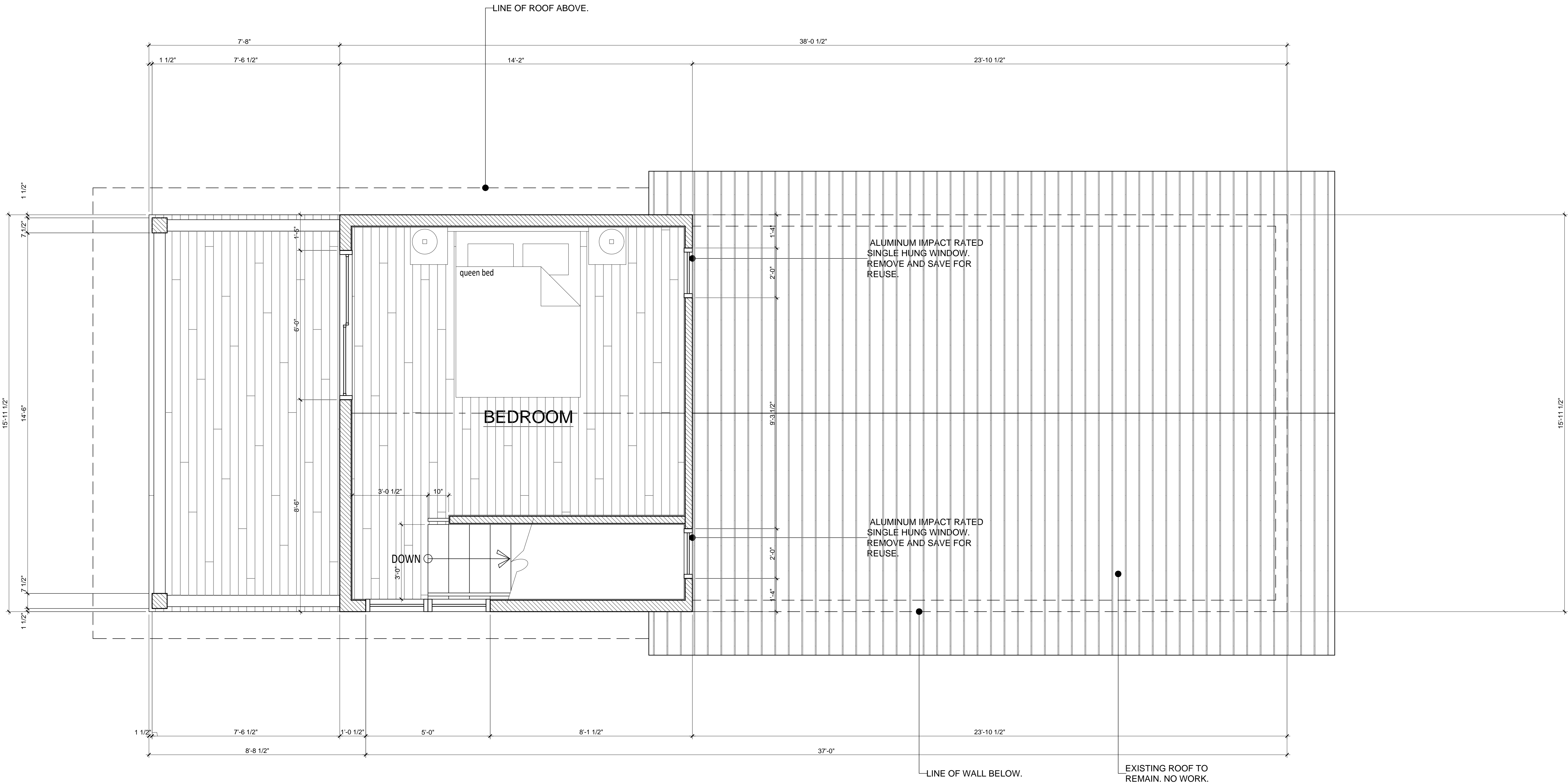
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
EXISTING SECOND FLOOR PLAN

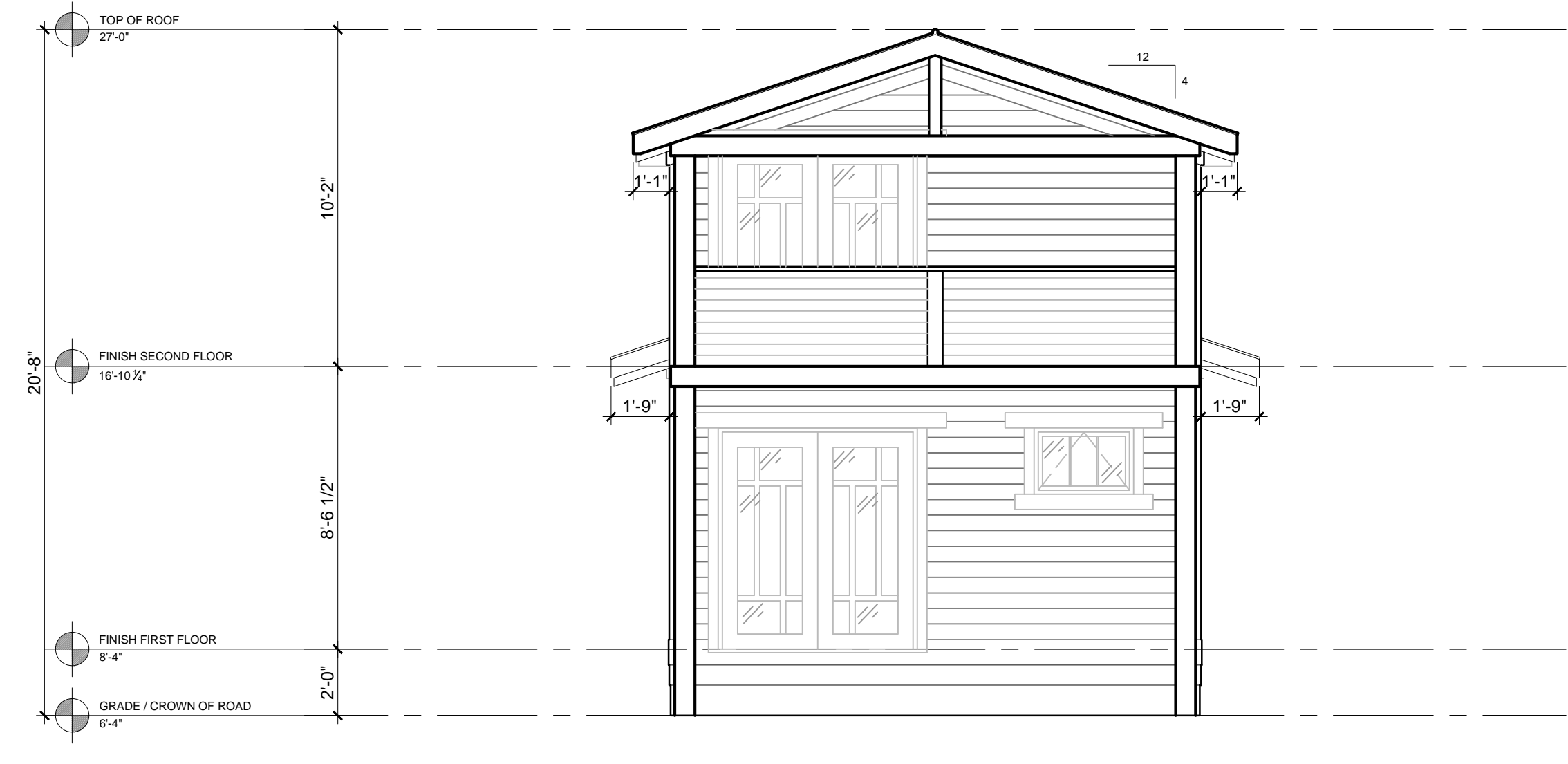
DATE
June 26, 2017



01 Existing Second Floor Plan
1/2" = 1'-0"



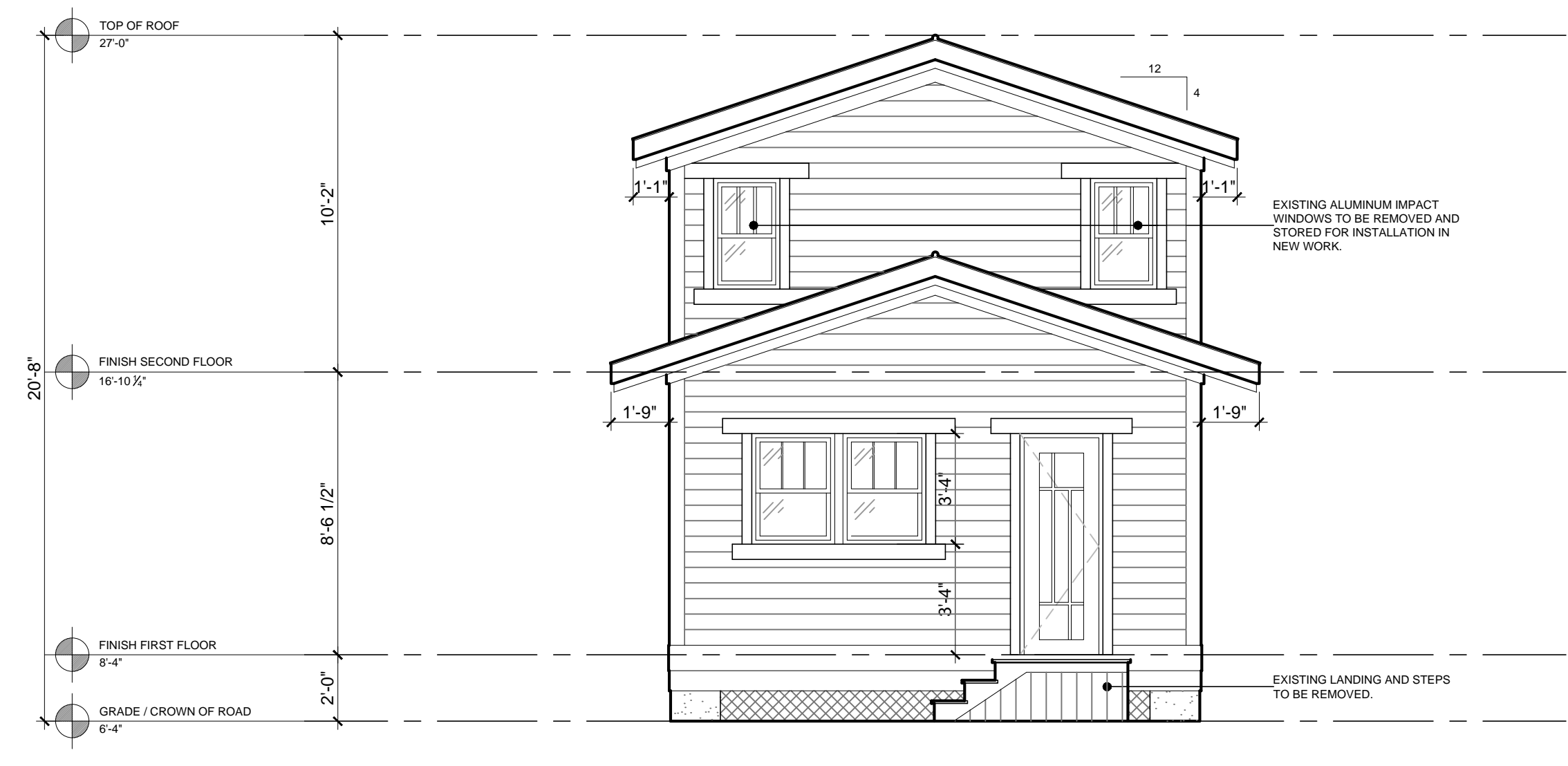
04 Existing East Elevation
1/4" = 1'-0"



03 Existing South Elevation
1/4" = 1'-0"



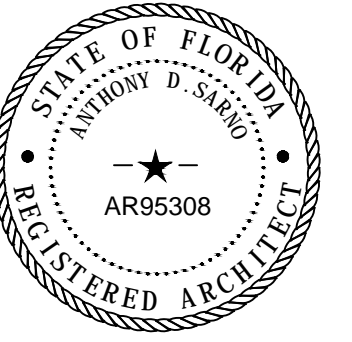
02 Existing West Elevation
1/4" = 1'-0"



01 Existing North Elevation - Olivia Street
1/4" = 1'-0"



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Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

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Key West, Florida 33040
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Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

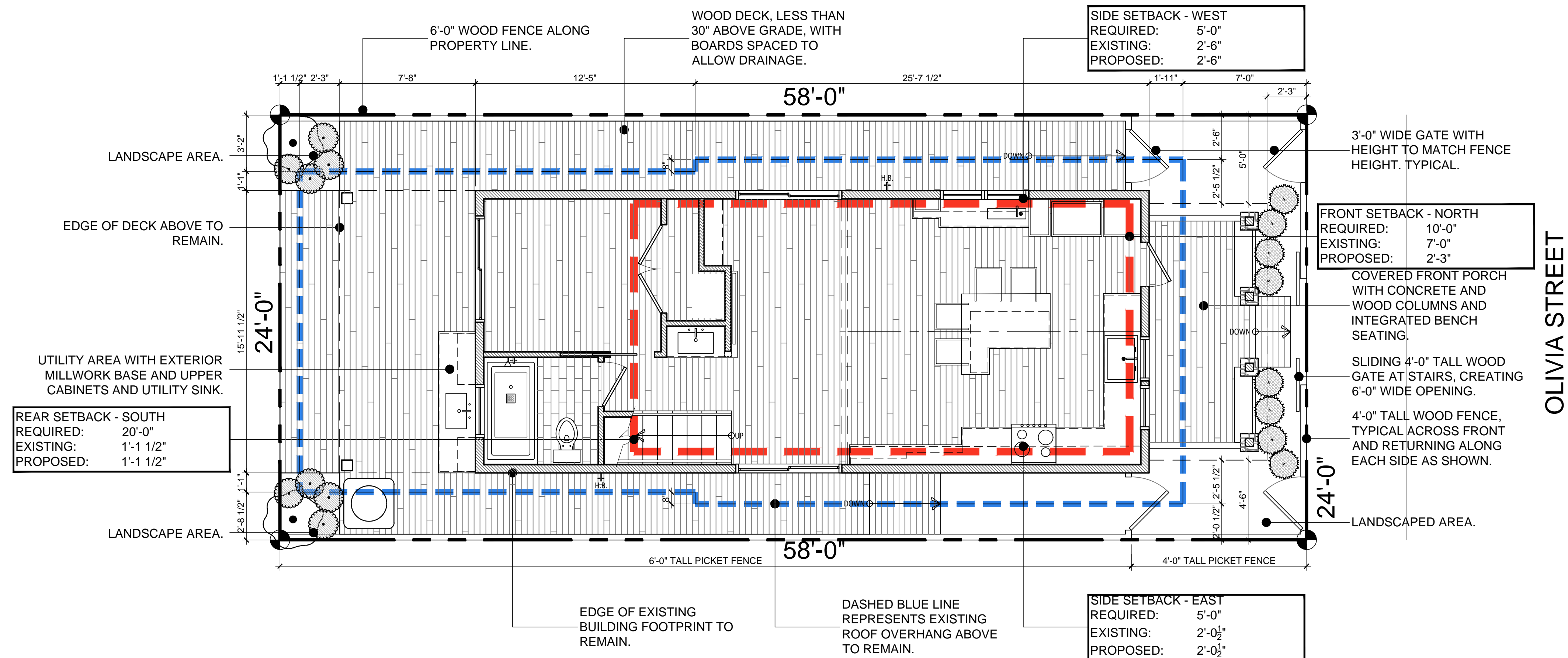
CLIENT
Jeffrey Smead

DRAWING
EXISTING EXTERIOR ELEVATIONS

DATE
June 26, 2017



SITE DATA TABLE													
904 Olivia Street													
	CODE REQUIREMENT			EXISTING			PROPOSED			VARIANCE APPROVED 6.15.2017			
ZONING	Historic High Density Residential District (HHDR)												
FLOOD ZONE	ZONE X												
SIZE OF SITE		MIN	4,000.00	SQ.FT		1,392.00	SQ.FT		1,392.00	SQ.FT		NONE	
MINIMUM LOT WIDTH	40	FT	0	IN	24	FT	0	IN	24	FT	0	IN	NONE
MINIMUM LOT DEPTH	90	FT	0	IN	58	FT	0	IN	58	FT	0	IN	NONE
HEIGHT	30	FT	0	IN	24	FT	7	IN	24	FT	7	IN	NONE
FRONT SETBACK - NORTH	10	FT	0	IN	7	FT	0	IN	2	FT	3	IN	YES 7'-9"
SIDE SETBACK - WEST	5	FT	0	IN	2	FT	6	IN	2	FT	6	IN	NONE
REAR SETBACK - SOUTH	20	FT	0	IN	1	FT	1.5	IN	1	FT	1.5	IN	NONE
SIDE SETBACK - EAST	5	FT	0	IN	2	FT	0.5	IN	2	FT	0.5	IN	NONE
FLOOR AREA RATIO	1.00	MAX	1,392.00	SQ.FT	0.62	864.00	SQ.FT	0.70	973.00	SQ.FT			NONE
BUILDING COVERAGE	50%	MAX	696.00	SQ.FT	67.55%	940.26	SQ.FT	72.49%	1,009.13	SQ.FT			22.49% 313.13 SQ.FT
IMPERVIOUS SURFACE	60%	MAX	835.20	SQ.FT	90.35%	1,257.64	SQ.FT	72.49%	1,009.13	SQ.FT			IMPROVING
OPEN SPACE LANDSCAPING	35%	MIN	487.20	SQ.FT	9.65%	134.36	SQ.FT	9.73%	135.40	SQ.FT			IMPROVING
FLOOR AREA													
FIRST FLOOR						624.00	SQ.FT		624.00	SQ.FT			
SECOND FLOOR						240.00	SQ.FT		349.00	SQ.FT			
FLOOR AREA TOTAL						864.00	SQ.FT		973.00	SQ.FT			



01 Proposed Architectural Site Plan
1/4" = 1'-0"

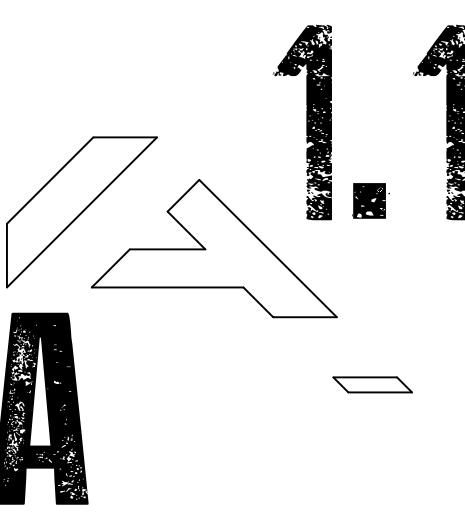


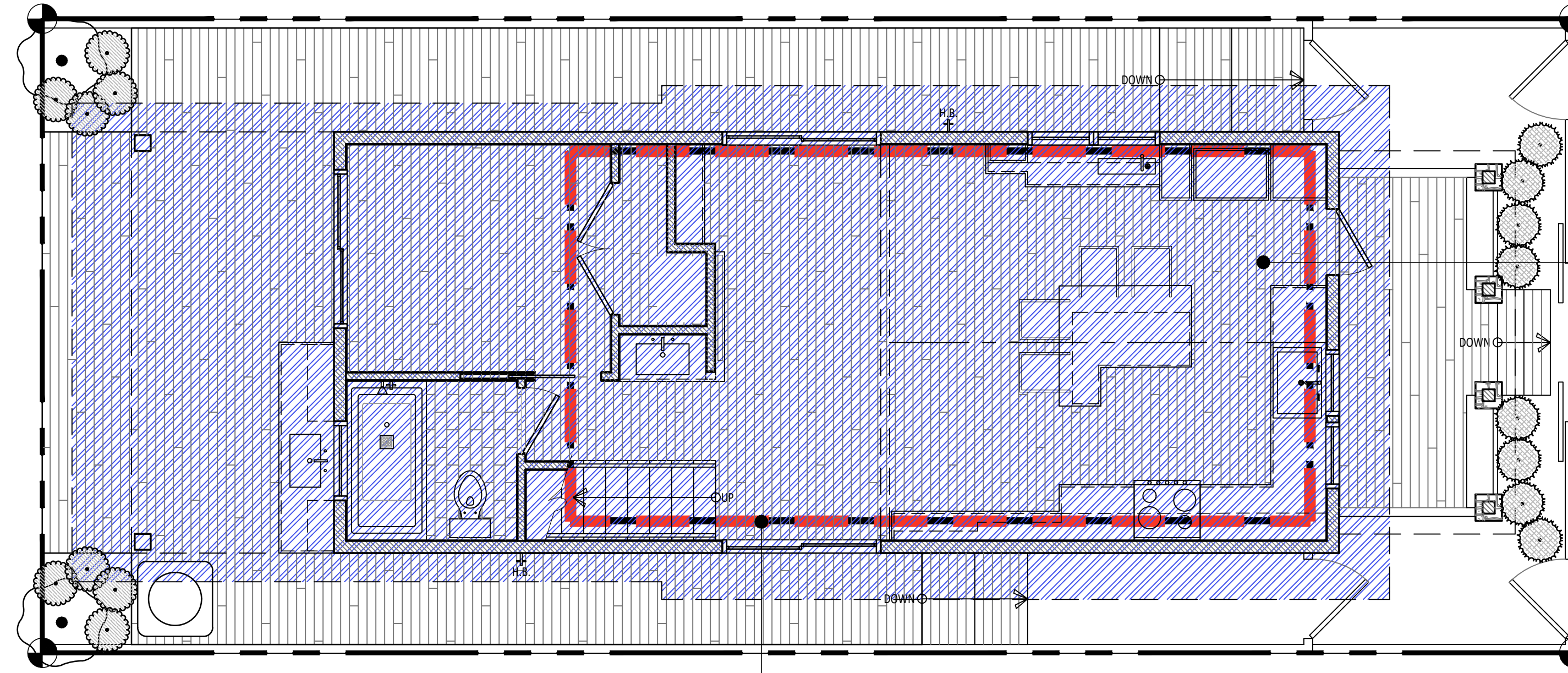
PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

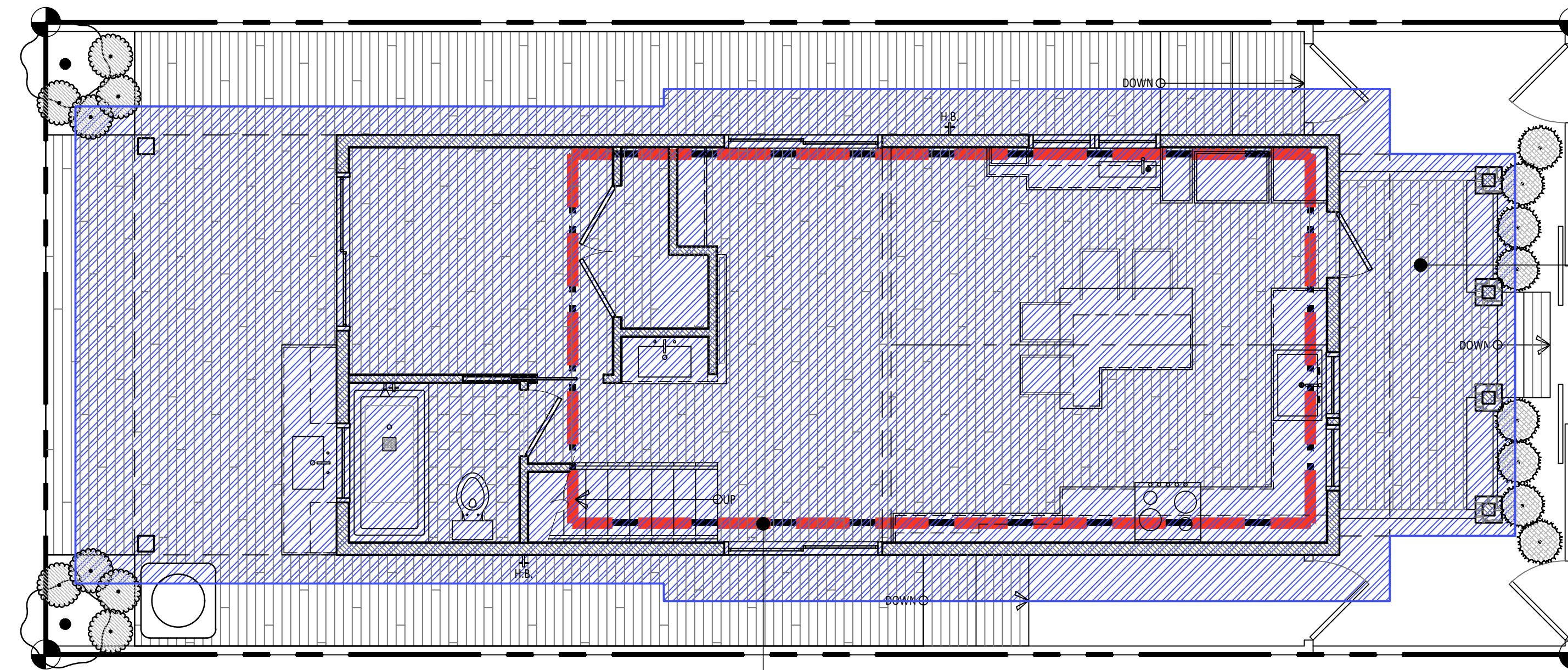
DRAWING
SITE PLAN

DATE
July 12, 2017





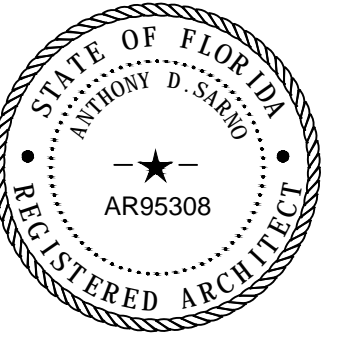
02 Existing Building Coverage Area
1/4" = 1'-0"



01 Proposed Building Coverage Area
1/4" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
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info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

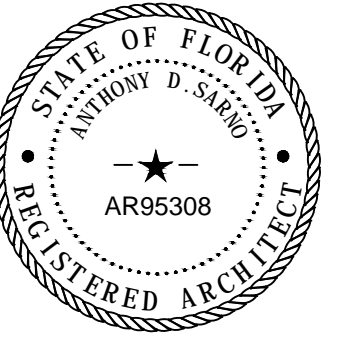
DRAWING
BUILDING COVERAGE OVERLAYS

DATE
June 26, 2017





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1615 United Street
Key West, Florida 33040
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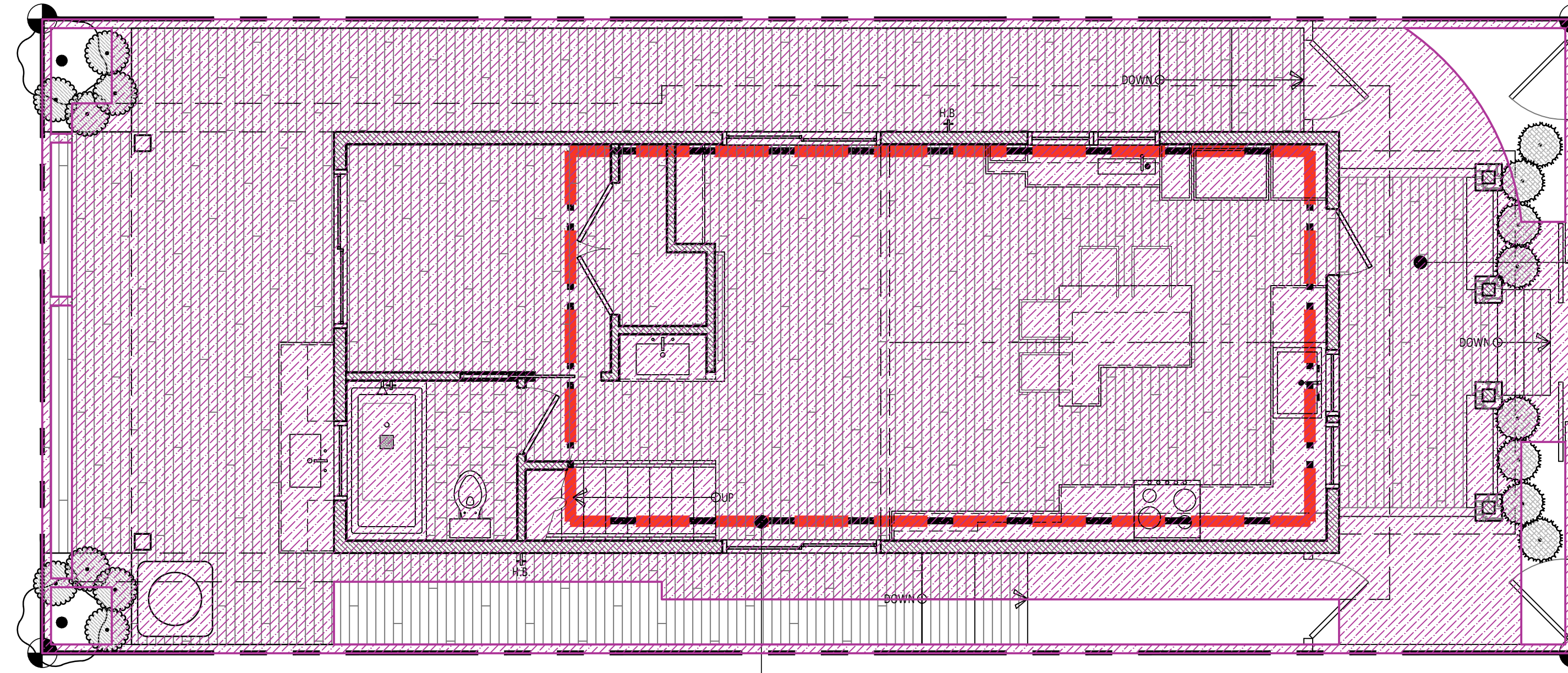
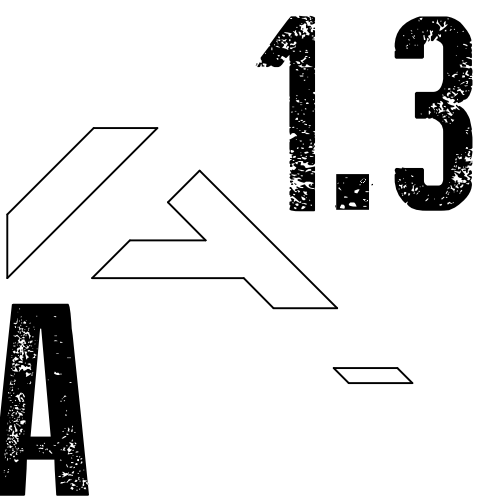
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
IMPERVIOUS SURFACE OVERLAYS

DATE
June 26, 2017



RED HATCH REPRESENTS
EXISTING TOTAL AREA OF
IMPERVIOUS COVERAGE.

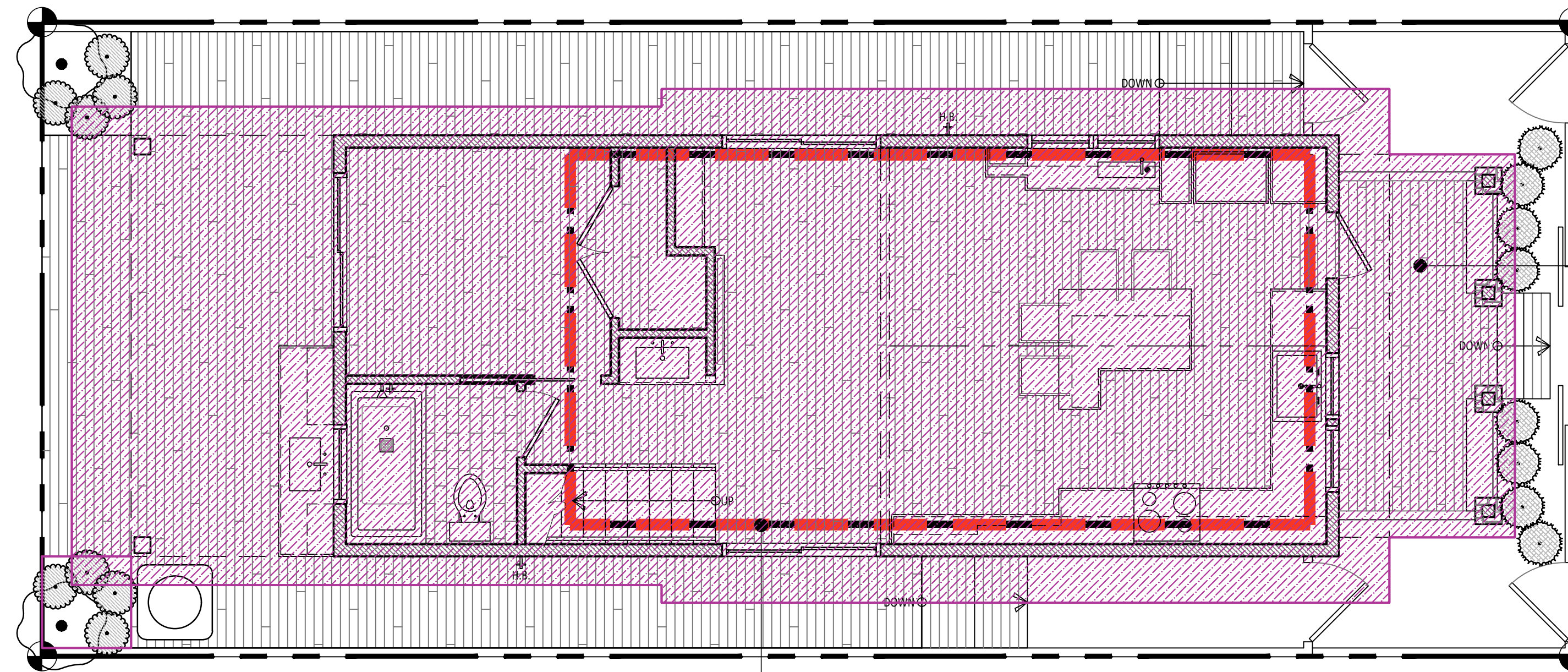
OLIVIA STREET

DASHED RED LINE
REPRESENTS SETBACKS
PER ZONING CODE.

02 Existing Impervious Surface Area

1/4" = 1'-0"

North



RED HATCH REPRESENTS
REDUCED TOTAL AREA OF
IMPERVIOUS COVERAGE,
IMPROVING THE EXISTING
CONDITION.

OLIVIA STREET

DASHED RED LINE
REPRESENTS SETBACKS
PER ZONING CODE.

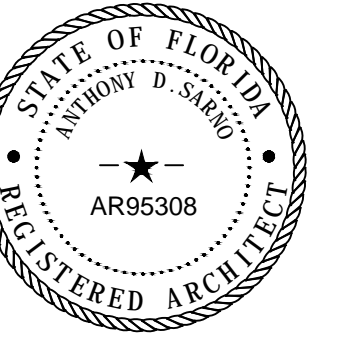
01 Proposed Impervious Surface Area

1/4" = 1'-0"

North



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Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
305.395.2846

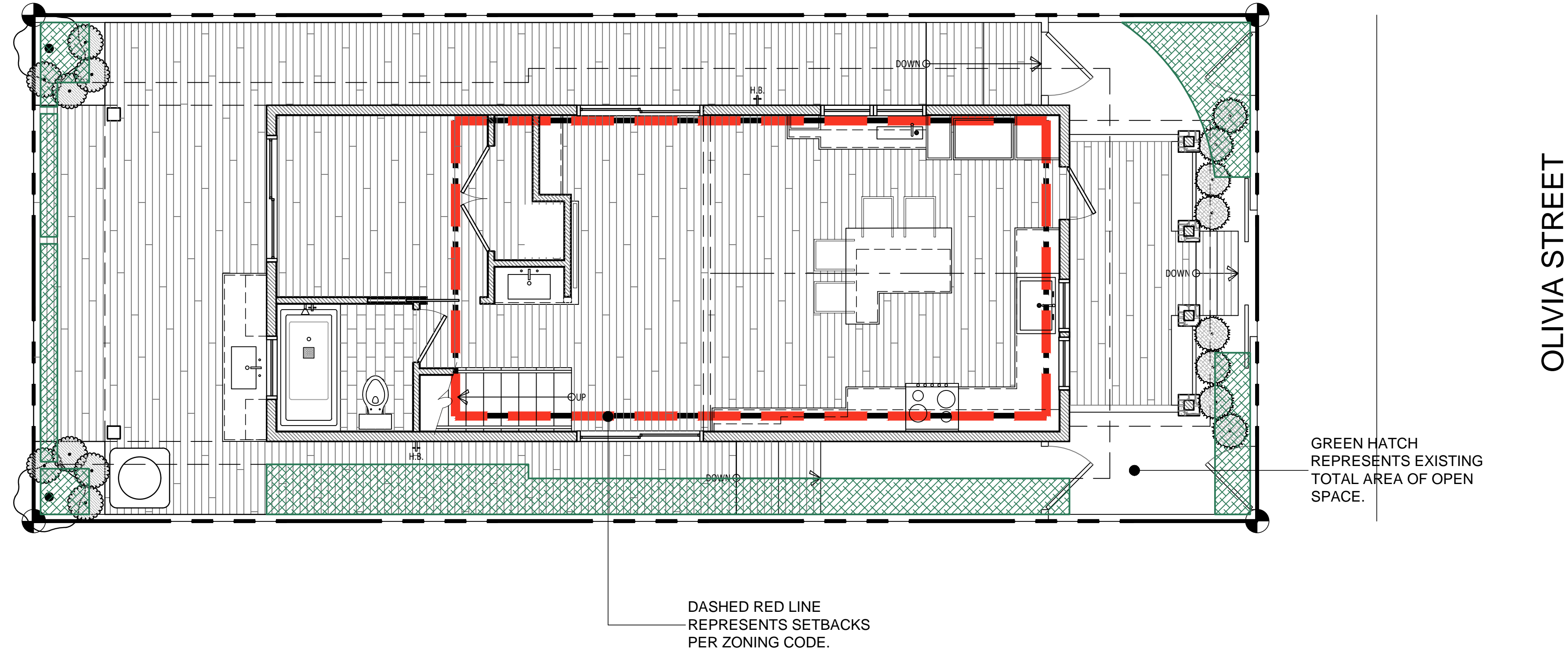
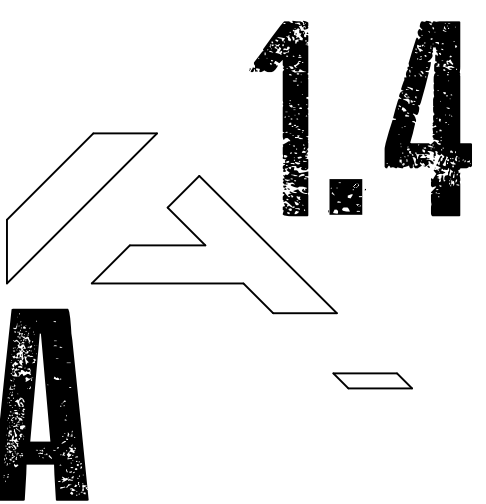
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

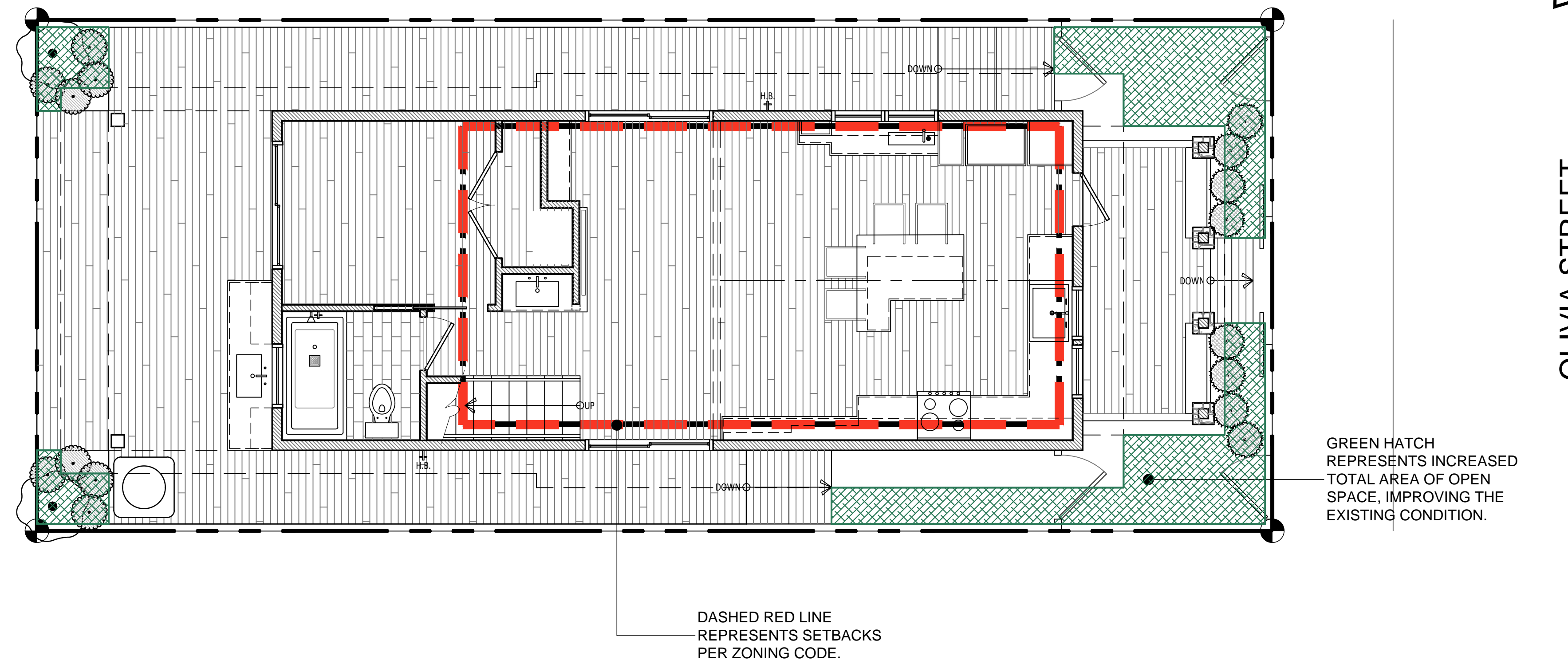
CLIENT
Jeffrey Smead

DRAWING
OPEN SPACE OVERLAYS

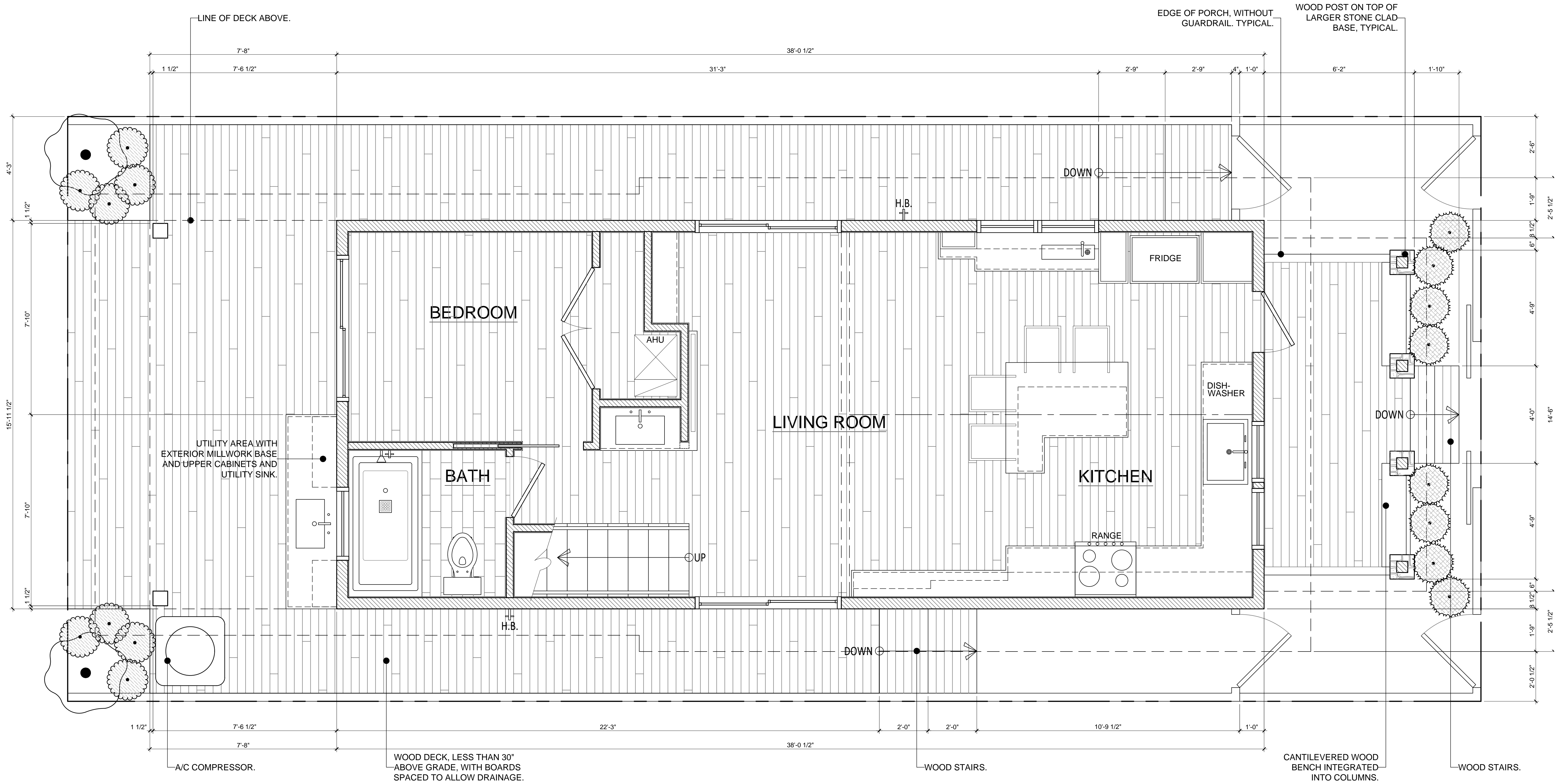
DATE
June 26, 2017



02 Existing Open Space Area
1/4" = 1'-0"



01 Proposed Open Space Area
1/4" = 1'-0"



01 First Floor Plan
1/2" = 1'-0"

PROJECT
904 Olivia Street, Key West, Florida 33040

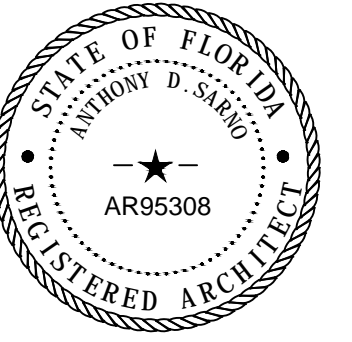
CLIENT
Jeffrey Smead

DRAWING
FIRST FLOOR PLAN

DATE
June 26, 2017



Anthony Architecture, LLC



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Expiration Date: February 28, 2019

1615 United Street
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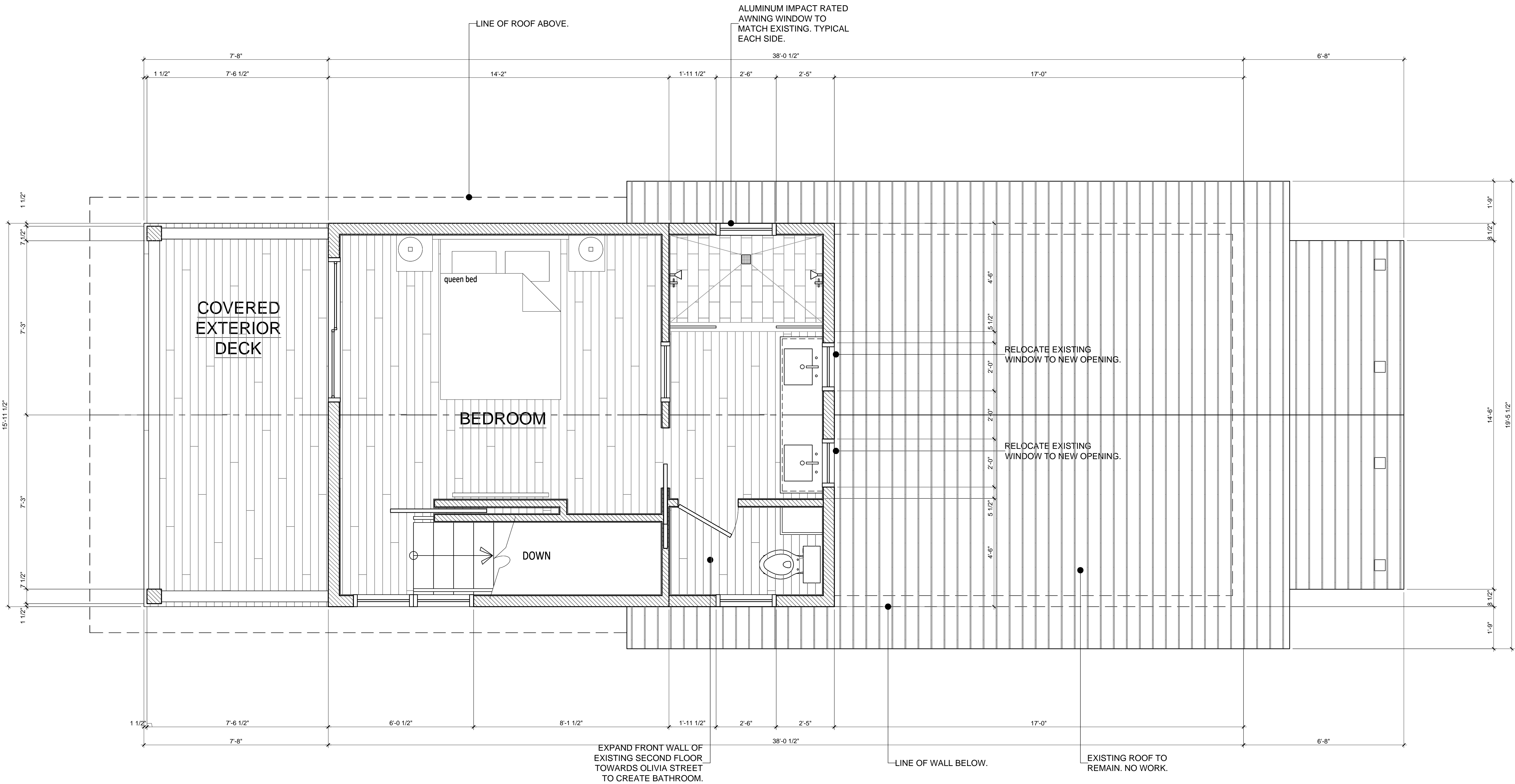
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

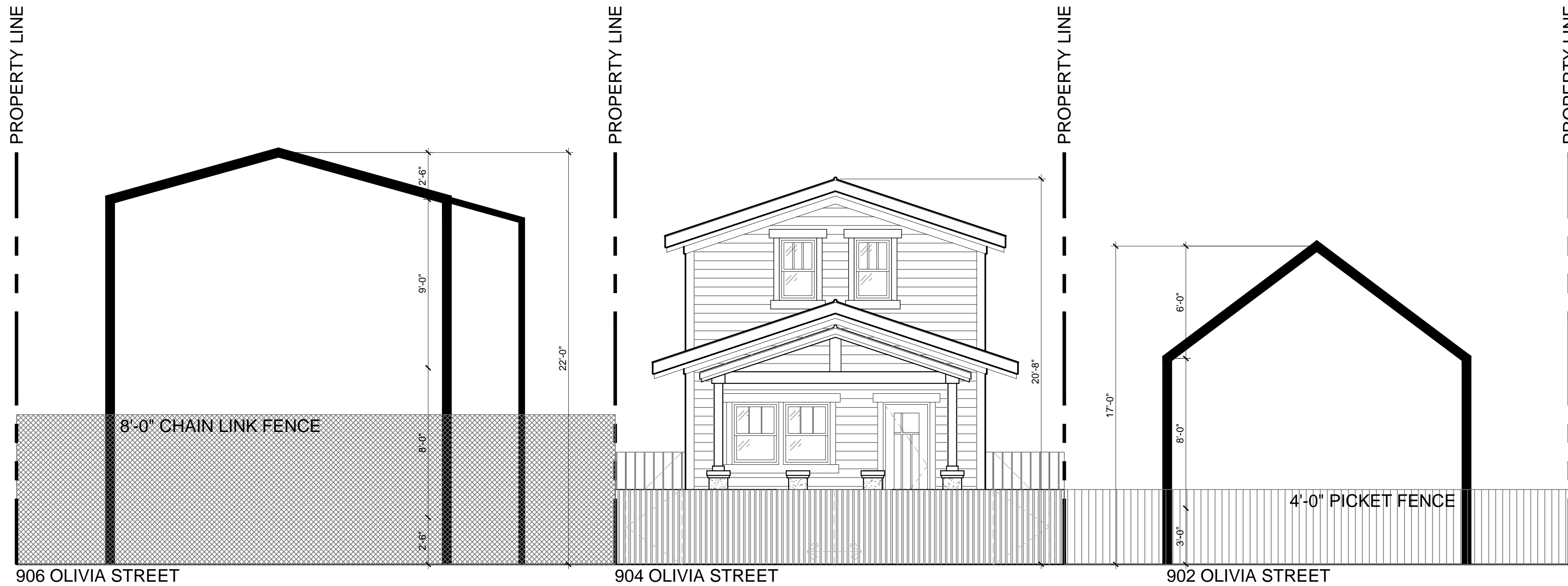
CLIENT
Jeffrey Smead

DRAWING
SECOND FLOOR PLAN

DATE
June 26, 2017



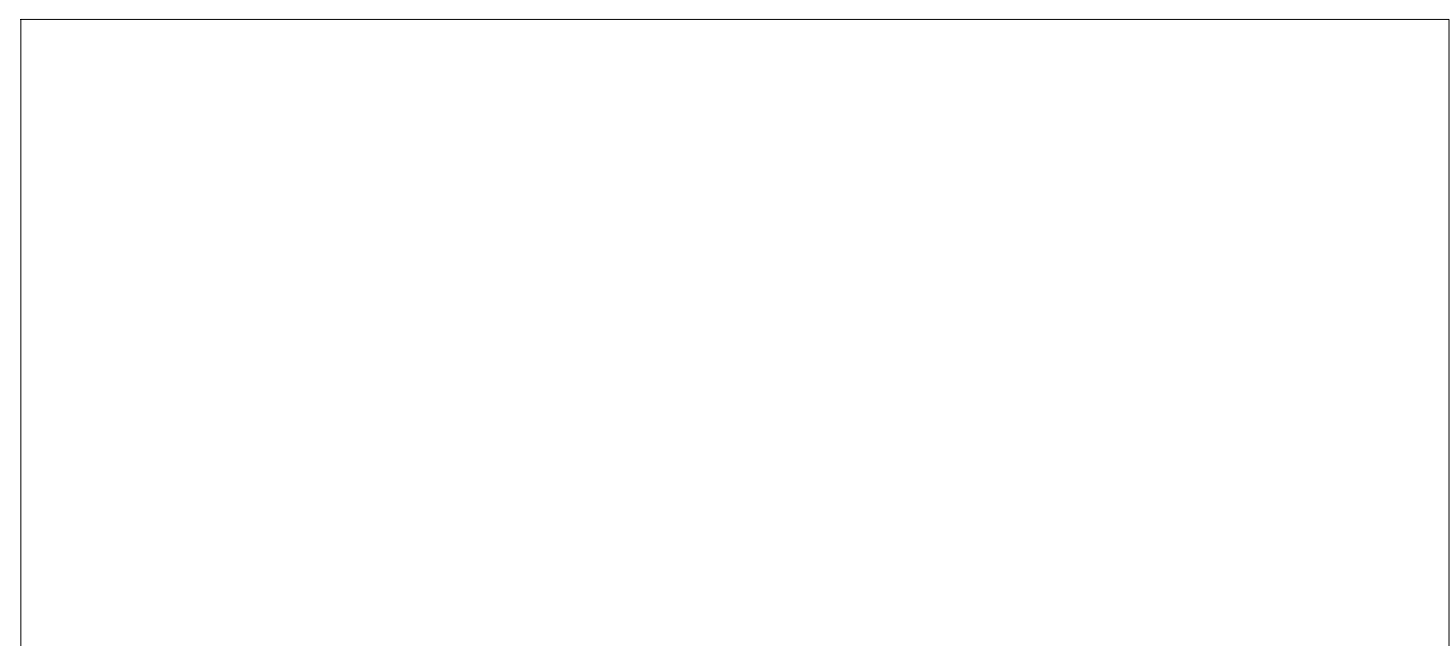
01 Second Floor Plan
1/2" = 1'-0"



02 North Elevation - Olivia Street Elevation
 1/4" = 1'-0"



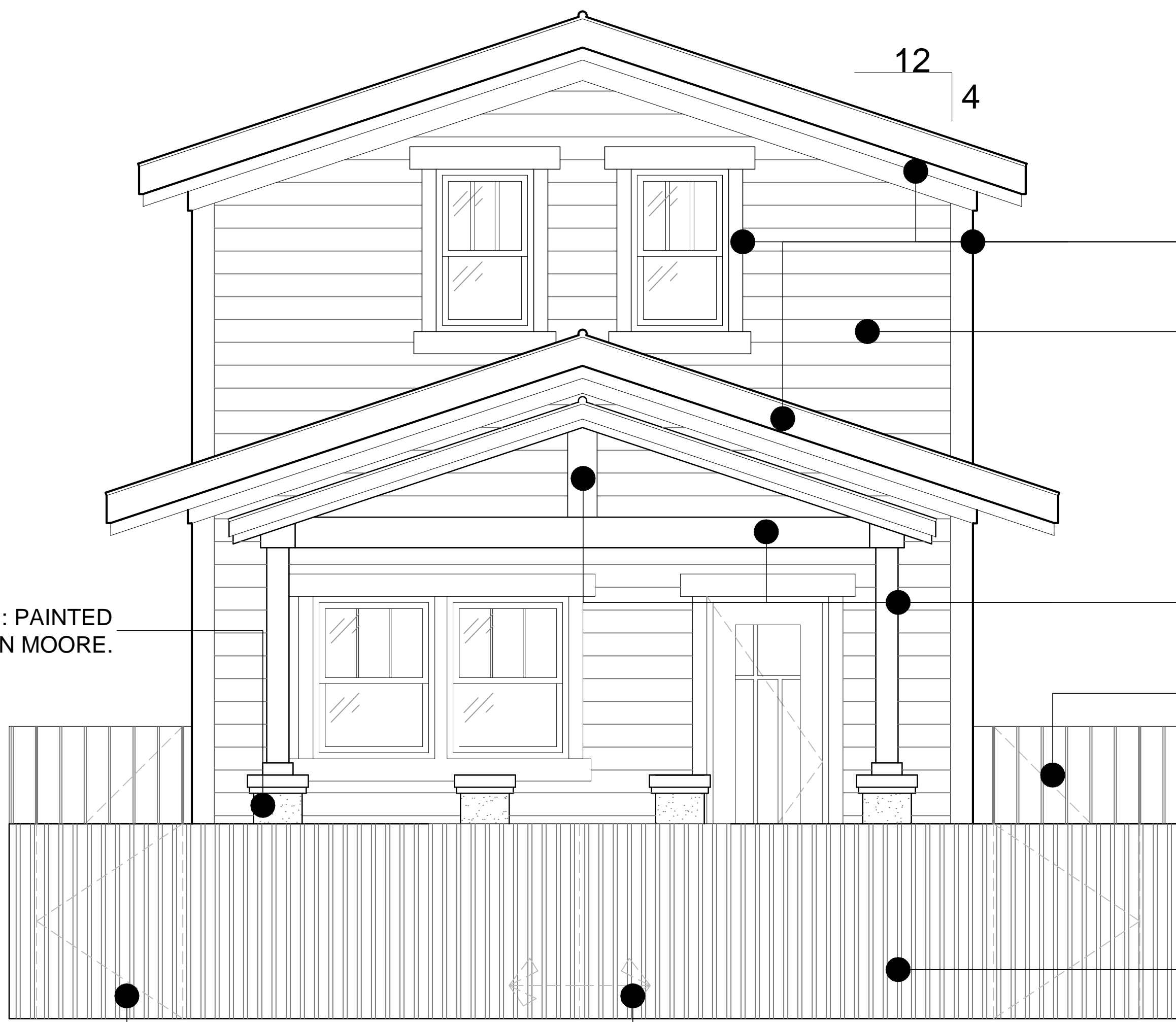
HARDIPLANK SIDING / COLUMN BASE COLOR



TRIM COLOR



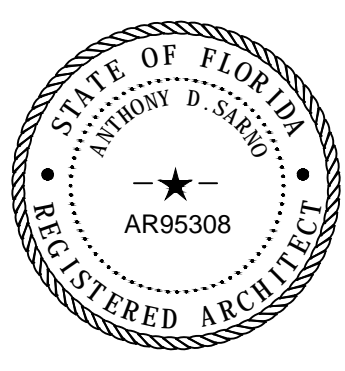
STAIR RISER / PORCH EDGE COLOR



01 North Elevation - Olivia Street Elevation with Colors Noted
 1/2" = 1'-0"



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 Expiration Date: February 28, 2019

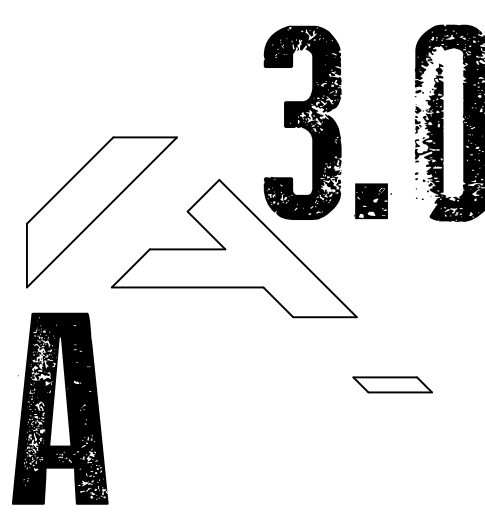
1615 United Street
 Key West, Florida 33040
 305.395.2846
 info@AnthonyArchitecture.com
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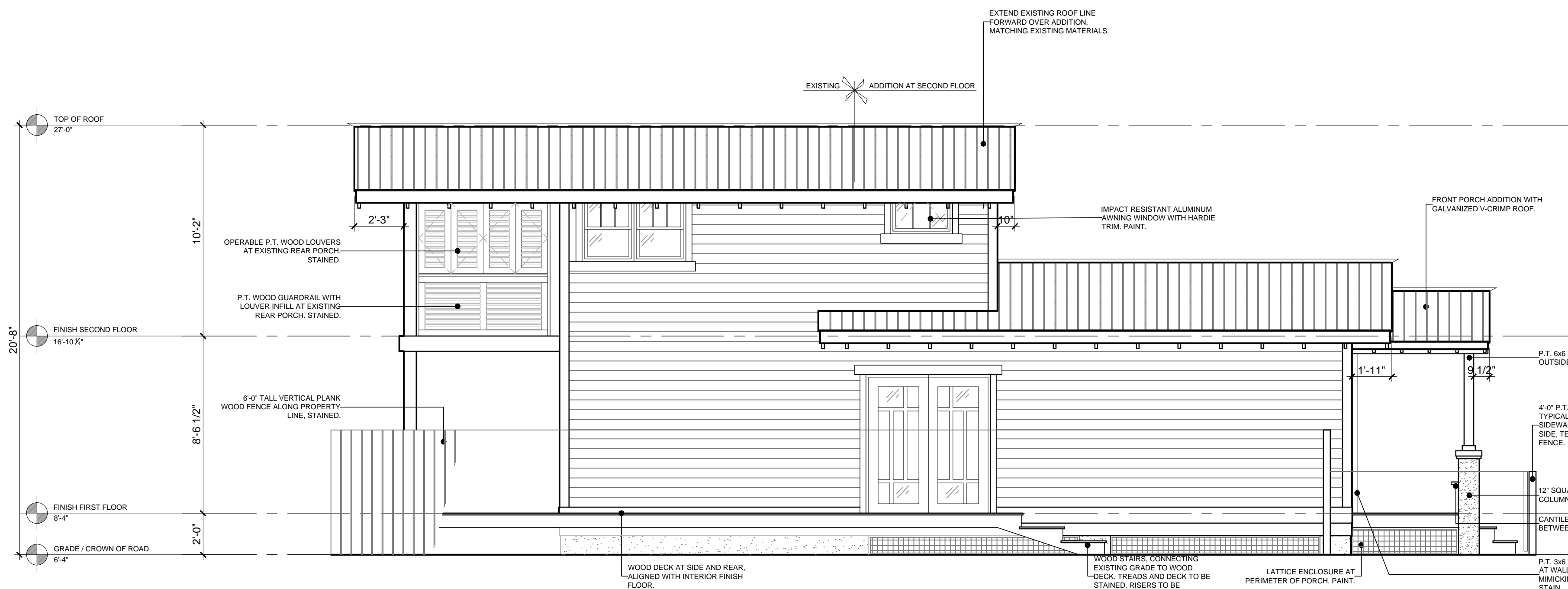
PROJECT
 904 Olivia Street, Key West, Florida 33040

CLIENT
 Jeffrey Smead

DRAWING
 STREET ELEVATION & COLORS

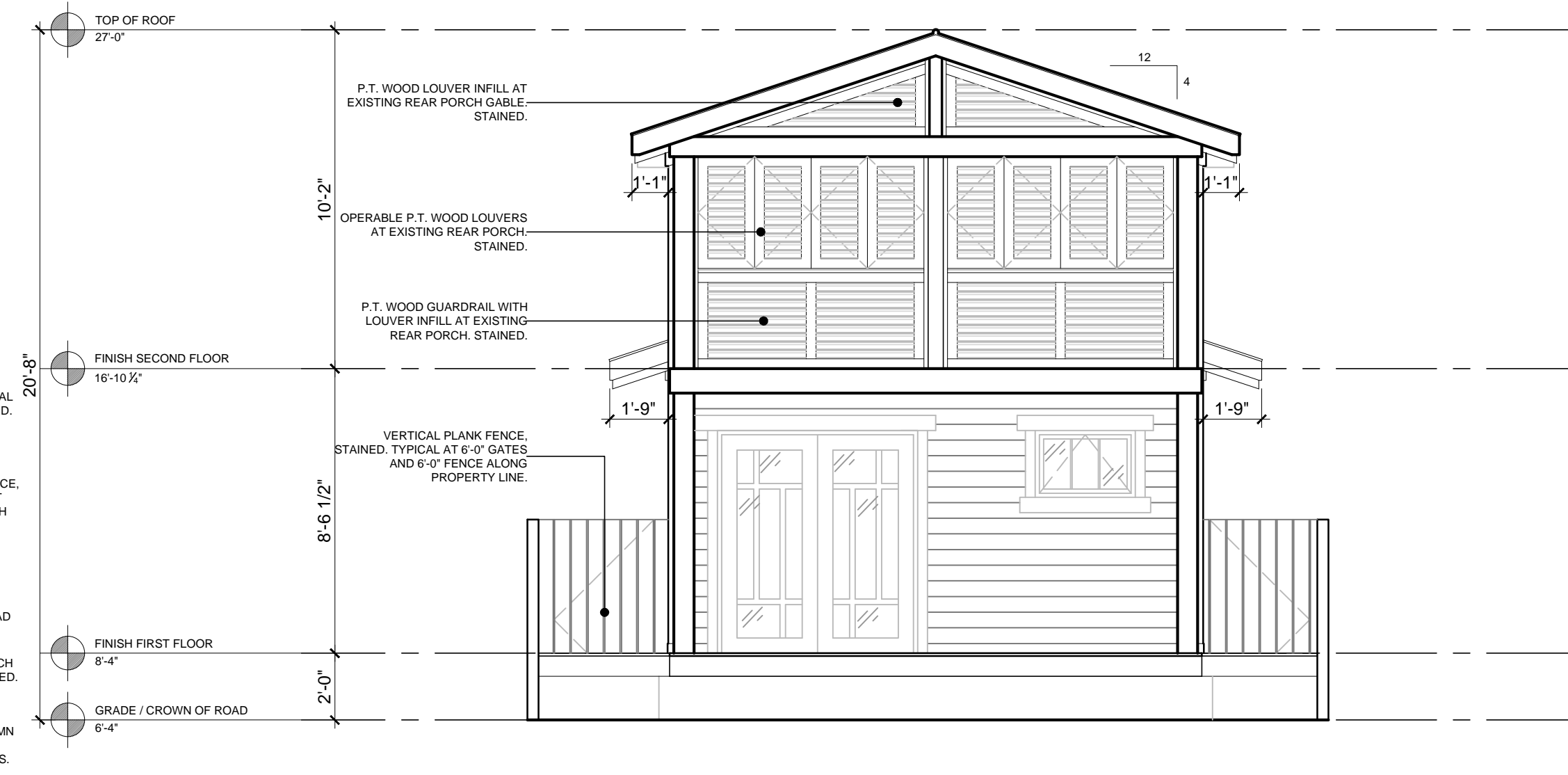
DATE
 July 12, 2017





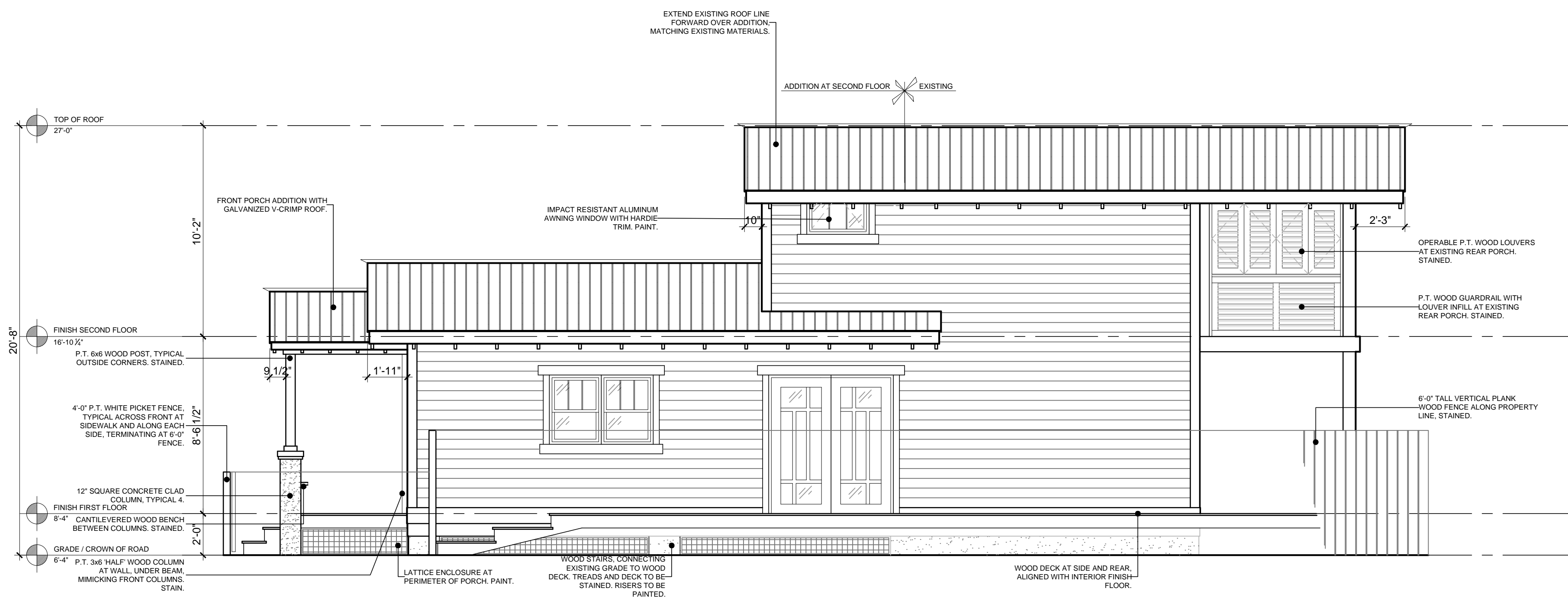
04 East Elevation

1/4" = 1'-0"



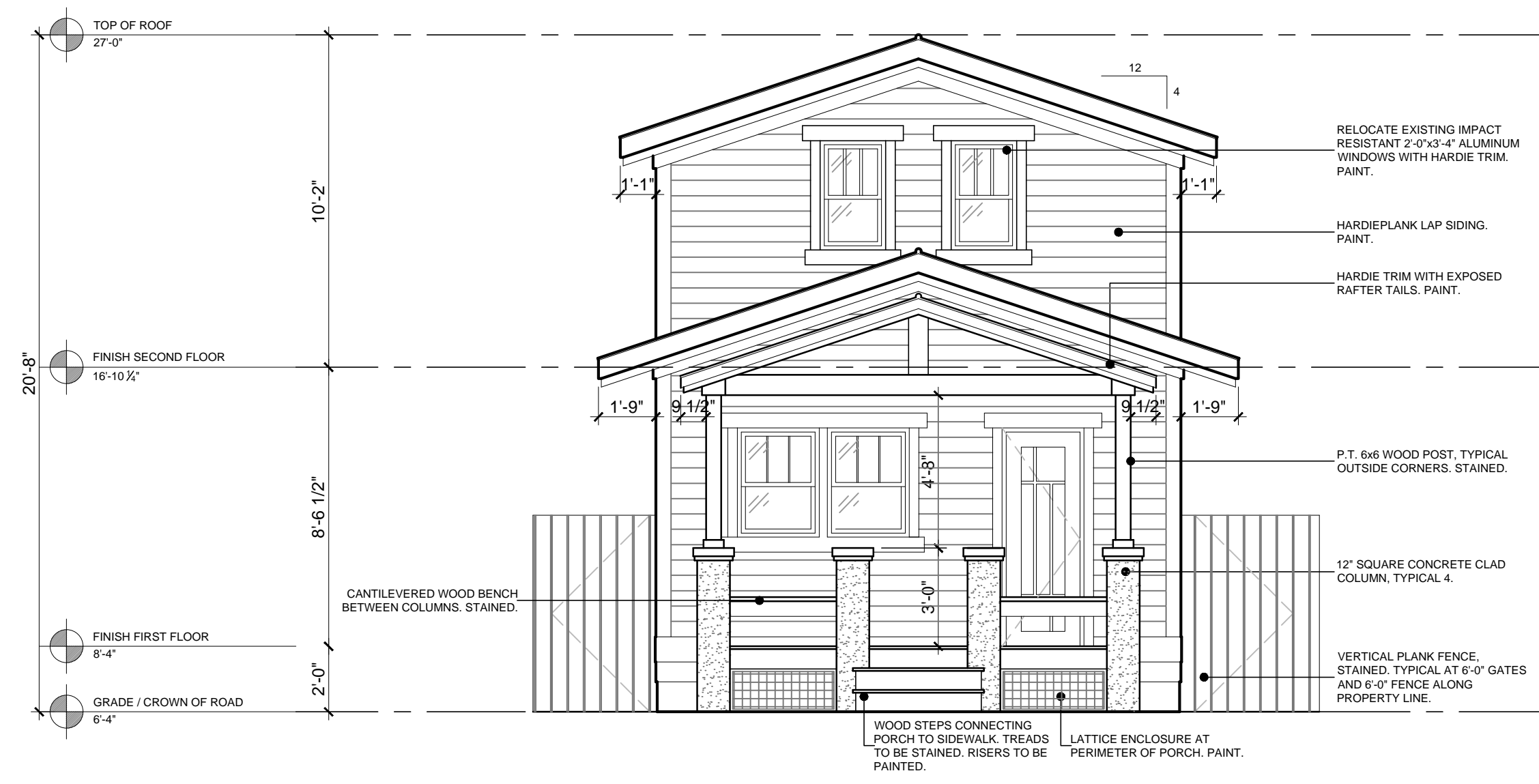
03 South Elevation

1/4" = 1'-0"



02 West Elevation

1/4" = 1'-0"



01 North Elevation - Olivia Street

1/4" = 1'-0"



View from 902 Olivia Street



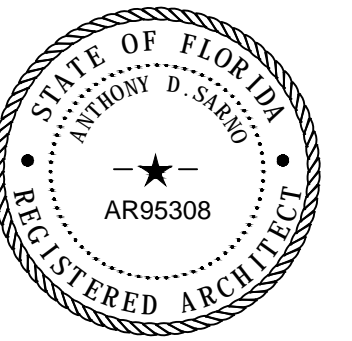
View from 901 Packer Street



View from Olivia at Packer Street



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Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
PERSPECTIVE VIEWS

DATE
July 12, 2017





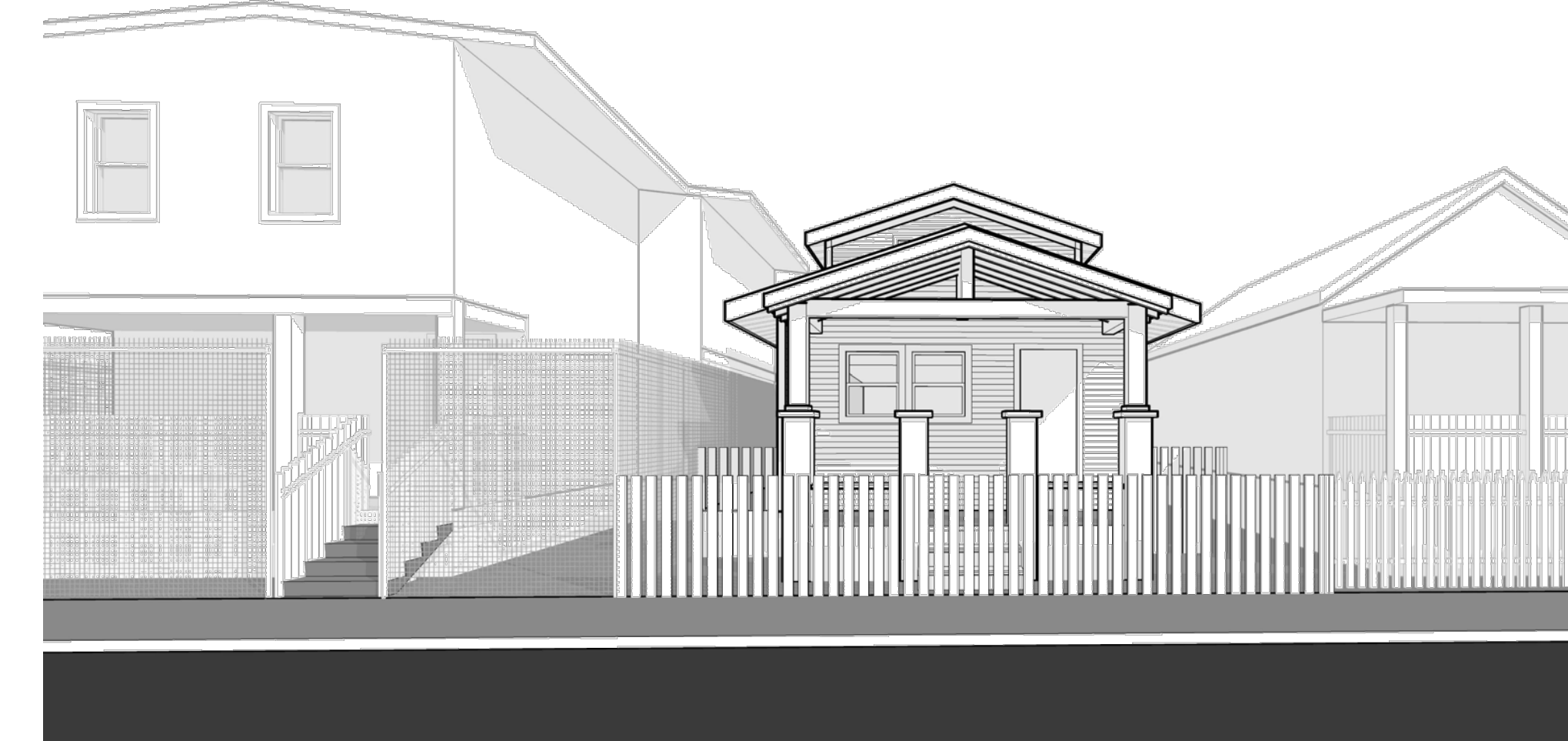
View from 908 Olivia Street



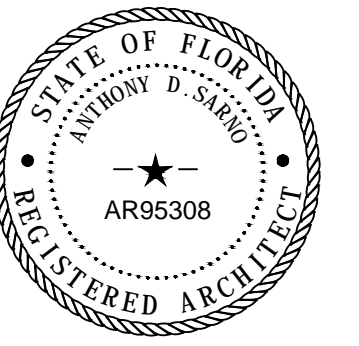
View from 906 Olivia Street



View from 904 Olivia Street (Front)



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

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Key West, Florida 33040
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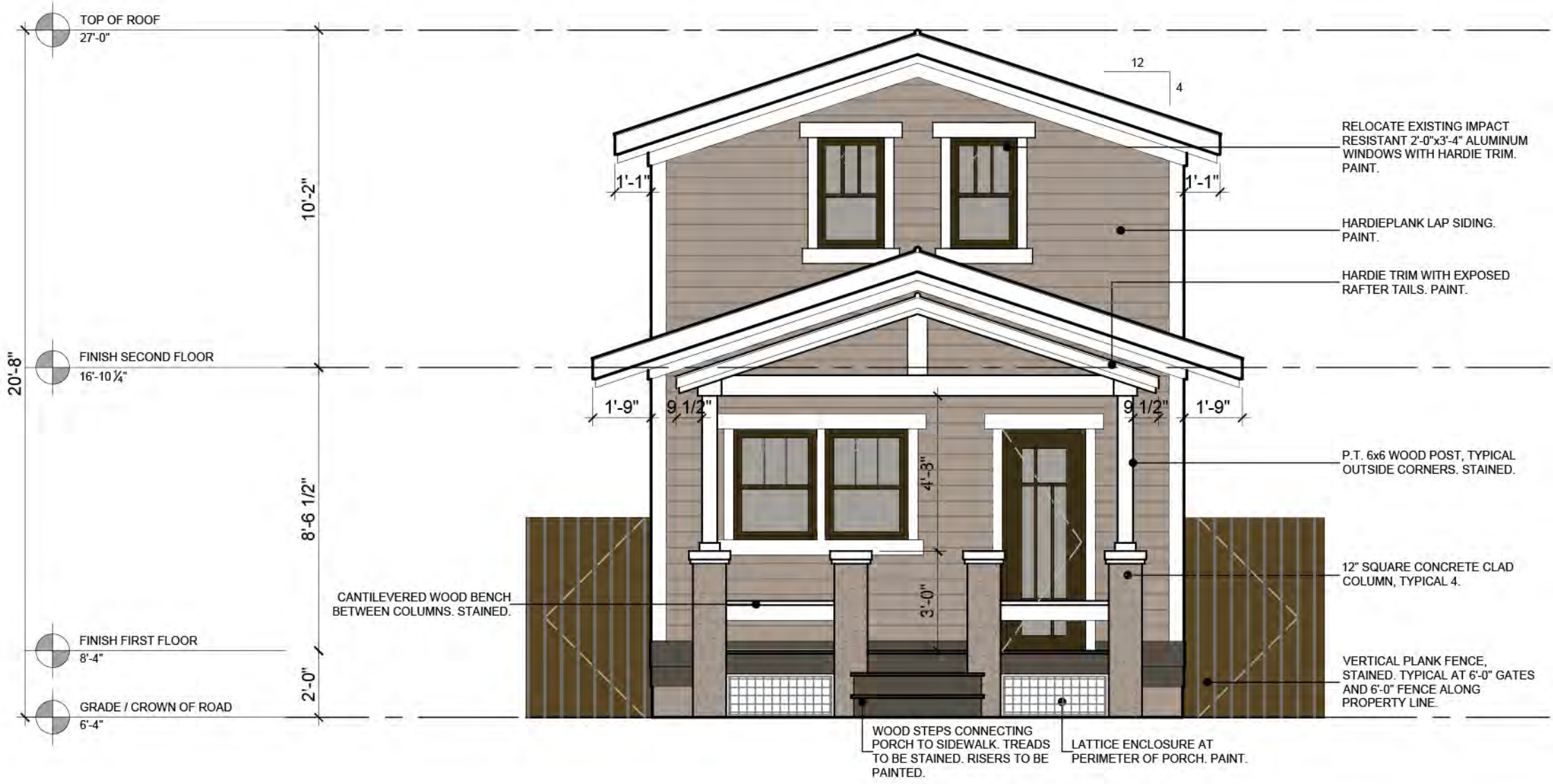
PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
PERSPECTIVE VIEWS

DATE
July 12, 2017





TOP OF ROOF
27'-0"

10'-2"

20'-8"
FINISH SECOND FLOOR
16'-10 1/4"

8'-6 1/2"

FINISH FIRST FLOOR
8'-4"

GRADE / CROWN OF ROAD
6'-4"

2'-0"

CANTILEVERED WOOD BENCH
BETWEEN COLUMNS. STAINED.

WOOD STEPS CONNECTING
PORCH TO SIDEWALK. TREADS
TO BE STAINED. RISERS TO BE
PAINTED.

LATTICE ENCLOSURE AT
PERIMETER OF PORCH. PAINT.

12
4

RELOCATE EXISTING IMPACT
RESISTANT 2'-0"x3'-4" ALUMINUM
WINDOWS WITH HARDIE TRIM.
PAINT.

HARDIEPLANK LAP SIDING.
PAINT.

HARDIE TRIM WITH EXPOSED
RAFTER TAILS. PAINT.

P.T. 6x6 WOOD POST, TYPICAL
OUTSIDE CORNERS. STAINED.

12" SQUARE CONCRETE CLAD
COLUMN, TYPICAL 4.

VERTICAL PLANK FENCE,
STAINED. TYPICAL AT 6'-0" GATES
AND 6'-0" FENCE ALONG
PROPERTY LINE.

1'-1"

1'-1"

1'-9"

9 1/2"

9 1/2"

1'-9"

4'-3"

3'-0"

PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2017-27**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO MINIMUM FRONT YARD SETBACK REQUIREMENTS AND MAXIMUM BUILDING COVERAGE ON PROPERTY LOCATED AT 904 OLIVIA STREET (RE # 00021450-000000) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-630(6)(a), AND 122-630(4)(a) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

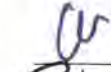
WHEREAS, the applicant proposes to renovate a house and construct a new front porch on the property located at 904 Olivia Street (RE # 00021450-000000); and


WHEREAS, Section 122-630 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum front yard setback is ten (10) feet and the maximum building coverage permitted is fifty (50) percent; and

WHEREAS, the proposed the proposed front yard setback is 2 from the 10 feet minimum required, and the proposed building coverage is 72.49 percent over the required fifty percent; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 15, 2017; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district; and



Chairman


Planning Director

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and


WHEREAS, the Planning Board finds that the variances granted is the minimum variances that will make possible the reasonable use of the land, building, or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and


WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West,



Chairman



Planning Director

Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for minimum front yard setback and maximum building coverage in order to renovate a house and construct a new front porch on property located within Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630 (6) (a) and 122-630 (4) (a) and of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Section 3. It is a condition of this variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.



Chairman


Planning Director

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.



Chairman



Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 15th day of
June 2017.

Authenticated by the Chairman of the Planning Board and the Planning Director;



Sam Holland, Planning Board Chairman

7/6/17

Date

Attest:




Patrick Wright, Planning Director

6-16-17

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

7-6-17

Date

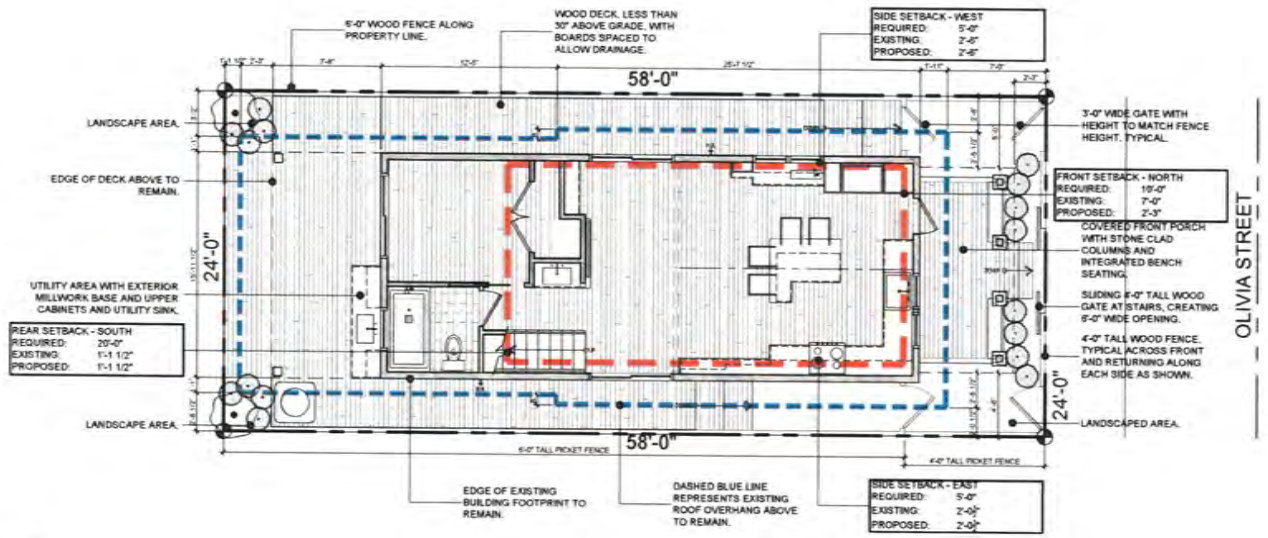


Chairman


Planning Director

SITE DATA TABLE														
904 Olivia Street														
CODE REQUIREMENT	EXISTING		PROPOSED		VARIANCE REQUESTED									
ZONING														
FLOOD ZONE														
Historic High Density Residential District (HHDR)														
ZONE X														
SIZE OF SITE	MIN	4,000.00	50 FT		1,392.00	50 FT	1,392.00	50 FT		NONE				
MINIMUM LOT WIDTH	40	FT	0	IN	24	FT	0	IN		NONE				
MINIMUM LOT DEPTH	30	FT	0	IN	58	FT	0	IN		NONE				
HEIGHT	30	FT	0	IN	24	FT	7	IN	24	FT	3	IN	NONE	
FRONT SETBACK - NORTH	10	FT	0	IN	7	FT	0	IN	2	FT	3	IN	YES 7'-0"	
REAR SETBACK - WEST	5	FT	0	IN	2	FT	6	IN	2	FT	5	IN	NONE	
REAR SETBACK - SOUTH	20	FT	0	IN	1	FT	1.3	IN	1	FT	1.5	IN	NONE	
SIDE SETBACK - EAST	5	FT	0	IN	2	FT	0.5	IN	2	FT	0.5	IN	NONE	
FLOOR AREA RATIO	1.00	MAX	1,392.00	50 FT	0.62	844.00	50 FT	0.70	1,208.33	50 FT	22,494 113.33	50 FT	NONE	
BUILDING COVERAGE	50%	MAX	696.00	50 FT	47.55%	842.36	50 FT	73.49%	1,208.33	50 FT			22,494 113.33	50 FT
IMPERVIOUS SURFACE	60%	MAX	835.20	50 FT	60.36%	1,237.64	50 FT	72.49%	1,208.33	50 FT			IMPROVING	
OPEN SPACE LANDSCAPING	35%	MIN	487.20	50 FT	8.62%	134.36	50 FT	8.73%	135.40	50 FT			IMPROVING	
FLOOR AREA														
FIRST FLOOR					124.00	50 FT			434.00	50 FT				
SECOND FLOOR					240.00	50 FT			348.00	50 FT				
FLOOR AREA TOTAL					844.00	50 FT			775.00	50 FT				

ced
fw



01 Proposed Architectural Site Plan
1/4" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno, License # AR06308
Expiration Date: February 28, 2019
1615 United Street
Key West, Florida 33040
305.395.2846
info@anthonyarchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
SITE PLAN

DATE
February 14, 2017



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 25, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW FRONT PORCH ON A NON-CONTRIBUTING STRUCTURE AND EXTENDING THE SECOND FLOOR FORWARD OVER THE EXISTING ONE-STORY STRUCTURE ABOUT SEVEN FEET. ENCLOSURE OF SECOND FLOOR REAR PORCH WITH LOUVER PANELS. SITE IMPROVEMENTS INCLUDING FENCES AND GATES, DECKING AND LANDSCAPE. PAINT HOUSE IN GRAY TONES. PARTIAL DEMOLITION OF ROOF AND SECOND FLOOR FRONT WALL.

FOR- #904 OLIVIA STREET

Applicant – Anthony Sarno

Application #H17-03-0029

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, 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.



Public Meeting Notice

ANTHONY ARCHITECTURE
Anthony E. Saris, R.A., AIA
Architectural Services, Inc.
315.393.2843

Public Meeting Notice

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 7:30 a.m., July 25, 2017, at City Hall, 1200 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW FRONT PORCH ON A NON-CONTRIBUTING STRUCTURE AND EXTENDING THE SECOND FLOOR FORWARD OVER THE EXISTING ONE-STORY STRUCTURE ABOUT SEVEN FEET, ENCLOSURE OF SECOND FLOOR REAR PORCH WITH LOUVER PANELS, SITE IMPROVEMENTS INCLUDING FENCES AND GATES, DECKING AND LANDSCAPE, PAINT HOUSE IN GRAY TONES, PARTIAL DEMOLITION OF ROOF AND SECOND FLOOR FRONT WALL.

FOR: #904 OLIVIA STREET

Applicant - Anthony Garcia

Application #1717-05-0029

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at ERG to view plans, call 305-293-2879 or visit our website at www.cityofkeywest.com.

THIS NOTICE IS VALID FOR 30 DAYS FROM THE DATE OF THIS NOTICE. FINAL DECISIONS WILL BE MADE BY THE COMMISSION AT 7:30 A.M. ON JULY 25, 2017. IF YOU HAVE ANY COMMENTS ON THIS NOTICE, PLEASE CONTACT THE COMMISSION AT 305-293-2879 OR VISIT OUR WEBSITE AT www.cityofkeywest.com.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Anthony D. Sarno, 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:
904 Olivia Street, Key West, Florida 33040 on the 20th day of July, 20 17.

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 July 25, 20 17.

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 H17-03-0029.

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

Signed Name of Affiant:

Anthony D. Sarno

Date: July 20, 2017

Address: 1615 United Street

City: Key West

State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 20th day of July, 20 17.

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

NOTARY PUBLIC

Sign Name: Stacy L. Gibson
Print Name: Stacy L. Gibson

Notary Public - State of Florida (seal)

My Commission Expires: October 22, 2018



PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00021450-000000
 Account # 1022195
 Property ID 1022195
 Millage Group 10KW
 Location 904 OLIVIA ST , KEY WEST
 Address
 Legal KW PT LOT 1 SQR 4 TR 6 OR317-10/11 OR342-357/58 OR395-213/14
 Description OR1784-1710/12R/S OR1801-1666D/C OR1808-1846/49R/S OR1876-1488D/C OR2723-865/68
 (Note: Not to be used on legal documents)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SMEAD JEFFREY
 904 Olivia ST
 Key West FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$43,698	\$88,725	\$77,324	\$77,324
+ Market Misc Value	\$3,941	\$3,562	\$3,364	\$3,488
+ Market Land Value	\$224,641	\$220,129	\$205,454	\$181,269
= Just Market Value	\$272,280	\$312,416	\$286,142	\$262,081
= Total Assessed Value	\$196,354	\$295,510	\$268,646	\$244,224
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$171,354	\$312,416	\$286,142	\$262,081

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,392.00	Square Foot	24	58

Buildings

Building ID 1622
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1173
 Finished Sq Ft 901
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 174
 Functional Obs 50
 Economic Obs 0
 Depreciation % 46
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 1968
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	901	901	0
OPF	OP PRCH FIN LL	136	0	0
OUF	OP PRCH FIN UL	136	0	0
TOTAL		1,173	901	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1979	1980	1	1 UT	2
WALL AIR COND	1981	1982	1	1 UT	1
PATIO	1987	1988	1	112 SF	2
BRICK PATIO	1987	1988	1	634 SF	2
FENCES	2009	2010	1	96 SF	2

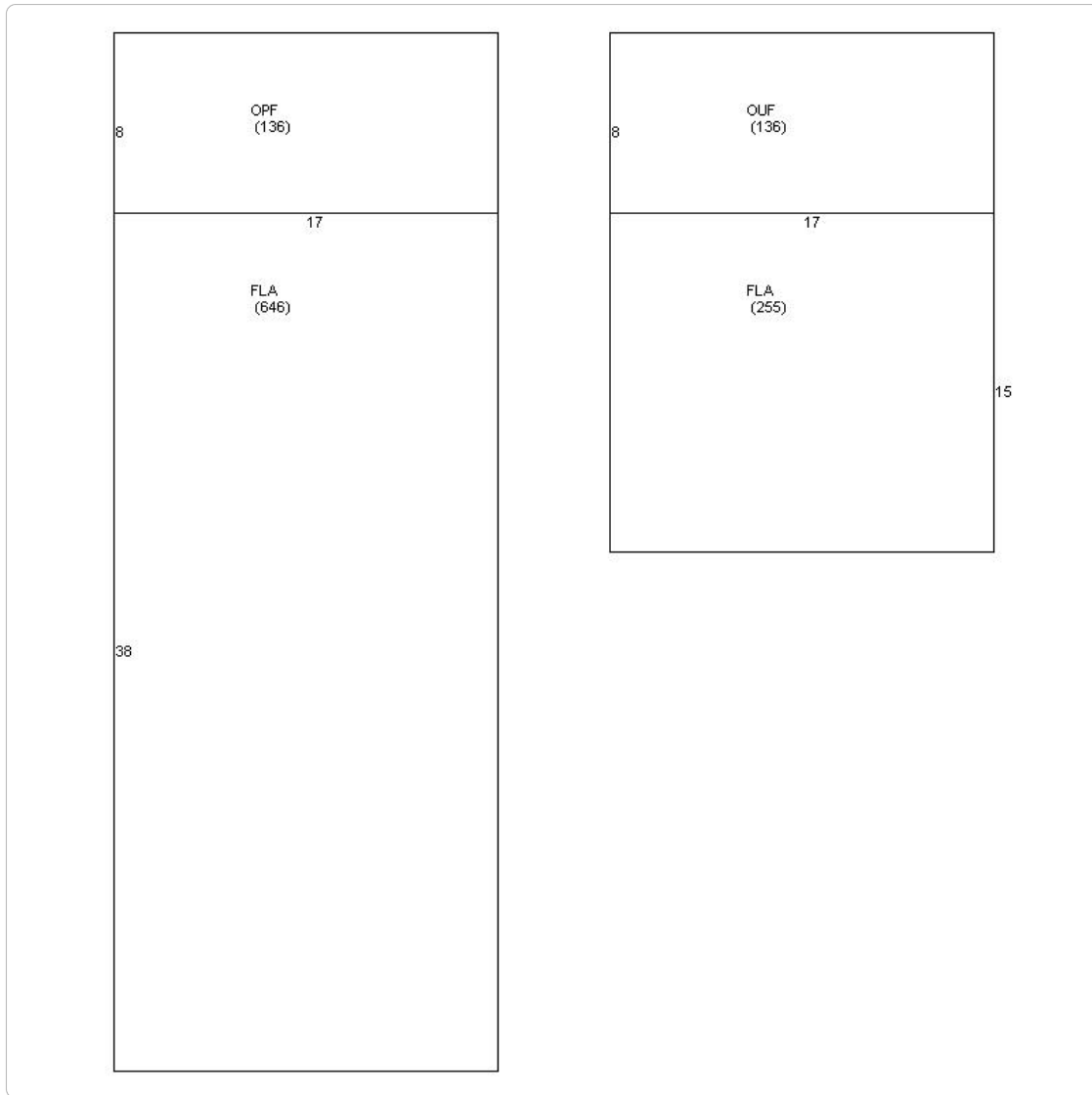
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/3/2015	\$327,500	Warranty Deed		2723	865	02 - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-3983	3/8/2017		\$95,000		REV#1 DEMO OF INTERIOR, 2 FLOORS, CHANGE INTERIOR LAYOUT
15-3983	1/20/2017		\$105,000		REV#4 ADD REAR WINDOW AND CHAGE REAR DECK DESIGHN TO SIMPLIFY CONSTRUCTION
16-2046	5/24/2016		\$10,000		ROUGH IN AND FINISH TUB, LAV, TOILET, DW, ETC
15-3983	12/16/2015		\$75,000		PROJECT INCLUDES EXT RENOVATION TO STABILIZE HTE BULDING STRUCTURE OF THIS NON CONTRIUBTION NON HISTORIC HOME. REPLACE ALL WINDOWS,DOORS,SIDING,FASCIA,SOFFIT,EAVES AND TRIM ALONG WITH THE REBULIDING OF EXISTING COVER DECK. WORK WILL BE WITHIN THE LIMITS OF EXISTING BUILDING FOOTPRINT
09-0952	5/12/2009	2/23/2010	\$575		REPLACE BROKEN CHAIN LINK FENCE WITH PICKET FENCE 48"H & 24 LF - THE GATE IS 40" WIDE

Sketches (click to enlarge)



Photos





Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 7/18/2017 3:30:06 AM





Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The Offices of the Property Appraiser will be closed Friday the 3rd for Independence Day.

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.

Alternate Key: 1022195 Parcel ID: 00021450-000000

Ownership Details

Mailing Address:
SMEAD JEFFREY
904 OLIVIA ST
KEY WEST, FL 33040-6420

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property Location: 904 OLIVIA ST KEY WEST
Legal KW PT LOT 1 SQR 4 TR 6 OR317-10/11 OR342-357/58 OR395-213/14 OR1784-1710/12R/S OR1801-1666D/C
Description: OR1808-1846/49R/S OR1876-1488D/C OR2723-865/68

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	24	58	1,392.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 901
Year Built: 1968

Building 1 Details

Building Type R1
Effective Age 30
Year Built 1968
Functional Obs 0

Condition P
Perimeter 174
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 35
Grnd Floor Area 901

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

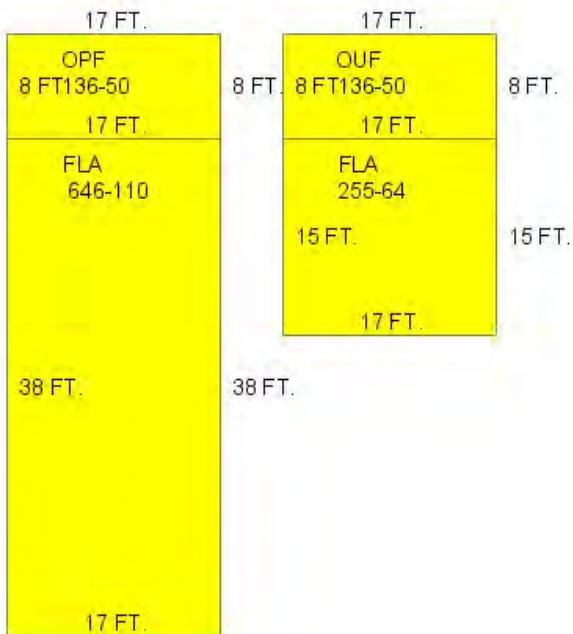
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
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
1	<u>FLA</u>	1:WD FRAME	1	1987	N	N	0.00	0.00	646
2	<u>OPF</u>		1	1987	N	N	0.00	0.00	136
3	<u>FLA</u>	1:WD FRAME	1	1987	N	N	0.00	0.00	255
4	<u>OUF</u>		1	1987	N	N	0.00	0.00	136

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	96 SF	24	4	2009	2010	2	30
1	PT3:PATIO	112 SF	28	4	1987	1988	2	50
2	PT2:BRICK PATIO	634 SF	0	0	1987	1988	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1981	1982	1	20
4	AC2:WALL AIR COND	1 UT	0	0	1979	1980	2	20

Appraiser Notes

2014-02-10 MLS \$375,000 2/1 GREAT LOCATION AND GREAT PRICE FOR THIS HOME IN OLD TOWN. HOME NEEDS CLEANING UP AND RENOVATION TO MAKE IT SPARKLE. TENANTS HAVE DOGS AND MUST BE HOME FOR SHOWING SO PLEASE GIVE AS MUCH NOTICE AS POSSIBLE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0952	05/12/2009	02/23/2010	575	REPLACE BROKEN CHAIN LINK FENCE WITH PICKET FENCE 48"H & 24 LF - THE GATE IS 40" WIDE	

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	77,324	3,364	205,454	286,142	268,646	0	286,142
2013	77,324	3,488	181,269	262,081	244,224	0	262,081
2012	78,496	3,611	139,915	222,022	222,022	0	222,022
2011	79,668	3,738	130,147	213,553	213,553	0	213,553
2010	79,668	3,861	163,922	247,451	247,451	0	247,451
2009	98,024	3,638	249,161	350,823	350,823	0	350,823
2008	91,308	3,751	271,440	366,499	366,499	0	366,499
2007	140,126	3,864	246,036	390,026	390,026	0	390,026
2006	284,773	3,976	132,240	420,989	420,989	0	420,989
2005	226,010	4,089	119,712	349,811	349,811	0	349,811
2004	192,676	4,202	104,400	301,278	301,278	0	301,278
2003	153,265	4,316	48,720	206,301	77,468	25,500	51,968
2002	127,819	4,429	30,346	162,594	75,653	25,500	50,153
2001	98,082	4,376	30,346	132,804	74,462	25,500	48,962
2000	98,082	4,667	23,664	126,414	72,294	25,500	46,794
1999	82,431	4,003	23,664	110,098	70,394	25,500	44,894
1998	76,518	3,791	23,664	103,973	69,286	25,500	43,786

1997	69,562	3,516	20,880	93,958	68,128	25,500	42,628
1996	48,981	2,419	20,880	72,280	66,144	25,500	40,644
1995	44,627	2,246	20,880	67,753	64,531	25,000	39,531
1994	39,910	2,045	20,880	62,835	62,835	25,000	37,835
1993	39,910	1,686	20,880	62,477	62,477	25,000	37,477
1992	39,910	1,724	20,880	62,514	62,514	25,000	37,514
1991	39,910	1,762	20,880	62,552	62,552	25,000	37,552
1990	30,700	1,800	14,964	47,464	47,464	25,000	22,464
1989	27,909	1,670	14,616	44,195	44,195	25,000	19,195
1988	23,997	0	11,484	35,481	35,481	25,000	10,481
1987	23,707	0	7,517	31,224	31,224	25,000	6,224
1986	23,843	0	7,517	31,360	31,360	25,000	6,360
1985	23,136	0	5,011	28,147	28,147	25,000	3,147
1984	21,621	0	5,011	26,632	26,632	0	26,632
1983	21,621	0	5,011	26,632	26,632	25,000	1,632
1982	22,038	0	4,343	26,381	26,381	25,000	1,381

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
2/3/2015	2723 / 865	327,500	<u>WD</u>	<u>02</u>

This page has been visited 111,090 times.

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