

Staff Report

- 9a Rebuilt approximately 25' section of brick wall to matching existing -
#910 Simonton Street- Pamela Joan MacKenzie (H11-01-1518)

This staff report is for the review of a Certificate of Appropriateness for the rebuilt of part of a front fence. A condominium association owns the fence and has authorized the applicant to submit the Certificate of Appropriateness. The fence is a combined cbs and wood picket. The surface of the concrete block wall was stamped to resemble bricks. According to the Property Appraiser's photo of circa 1965 the existing fence is different of what it is depicted in the photo. The fence is presenting structural problems and has been shifted towards the city's right-of-way. Staff was able to find on the Naviline System that on 2004 a new block wall and stucco fence, 48' long and 4' high with columns 4' high received staff approval and building permit (HARC # H04-01-14-64). The actual wall differs of what the permit was for. No other HARC approvals or building permits were found for a front wall on this site.

The existing wall rises up to 4'-6" on its highest point, which are the cbs pillars. The wood pickets extend up to 4'-2". The applicant provided a survey showing that the fence is inside of their property line.

Guidelines that should be reviewed for this application;

Fences and walls (pages 41-42):

(3) A picket fence up to 4 feet in height is permitted at the front of the structure: if a building is located on a corner lot, this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions.

It is staff's belief that the proposed project will exceed the maximum permitted height for a front fence. The applicant should make the new fence in compliance with the guidelines.

Application



CITY OF KEY WEST *Fax 809-3978*
 BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # 11-1001518

OWNER NAME: Pamela Joan MacKenzie

DATE: Nov. 14, 2011

OWNERS ADDRESS: 2112 Seidenberg Ave, Key West, FL

PHONE #: 305-393-7513

APPLICANT'S NAME: _____

PHONE #: 305-292-4959

APPLICANT'S ADDRESS: _____

ADDRESS OF CONSTRUCTION: 910 Simonton St.

OF UNITS: 6

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
 Demolish & remove 25' section of brick wall and rebuild the same as existing. Travellers palms that are pushing on wall will be removed before new wall is rebuilt. Section of wall to be replaced represents one half of total wall but only half is affected by plants

RECEIVED
 NOV 14 2011
 By AR

Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or s. 775.083

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

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

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

Date: Nov. 14, 2011
 Applicant Signature: Pam MacKenzie

REQUIRED SUBMITTALS

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

41036-2011
 35402-92018

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

- Main building is not listed in the surveys.
- Ordinance for demolition
- Guidelines for fences and walls (pages 41-42)

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Terance Keenan
Courtyard of Key West Condo Assn.
910 Simonton St.
PO Box 1232
Key West, FL 33041

November 9, 2011

City of Key West, Florida
3140 Flagler Ave.
Key West, FL
33040

Re: Application for Building Permit and Application for Certificate of Appropriateness

To whom it may concern,

The Courtyard of Key West Condo Association requires repair/replacement work to be done to the wall/fence which borders our property on the street side. As President of our Association I give permission to Pam MacKenzie, owner and Board member, to have this work completed. This is a not a substantial improvement but the wall is very unstable and poses a hazard as it is ready to fall over and it must be removed immediately. We have had significant difficulties in getting even a bid price from a Contractor to complete this work and Pam MacKenzie is prepared to take responsibility for this work as an owner/builder. Please call me at 850-445-2476 if you have any questions.

Sincerely,



Terance Keenan
President

Courtyard of Key West Condo Association

Vanessa McCaffrey
Courtyard of Key West Condo Assn.
910 Simonton St.
PO Box 1232
Key West, FL 33041

November 9, 2011

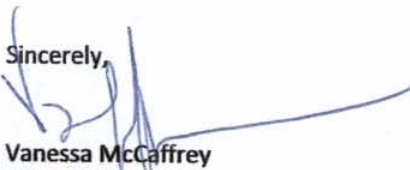
City of Key West, Florida
3140 Flagler Ave.
Key West, FL
33040

Re: Application for Building Permit and Application for Certificate of Appropriateness

To whom it may concern,

The Courtyard of Key West Condo Association requires repair/replacement work to be done to the wall/fence which borders our property on the street side. As a Director of our Association I give permission to Pam MacKenzie, owner, to have this work completed. This is a not a substantial improvement but the wall is very unstable and poses a hazard as it is ready to fall over and it must be removed immediately. We have had significant difficulties in getting even a bid price from a Contractor to complete this work and Pam MacKenzie is prepared to take responsibility for this work as an owner/builder. Please call me at 305-395-0395 if you have any questions.

Sincerely,



Vanessa McCaffrey
Director
Courtyard of Key West Condo Association

2011 NOT-FOR-PROFIT CORPORATION ANNUAL REPORTFILED
Mar 18, 2011
Secretary of State

DOCUMENT# N04000001553

Entity Name: COURTYARD OF KEY WEST CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:910 SIMONTON STREET
#6
KEY WEST, FL 33040**New Principal Place of Business:****Current Mailing Address:**PO BOX 1232
KEY WEST, FL 33041 US**New Mailing Address:**

FEI Number: 06-1728946

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:COVAN, DIANE T ESQ.
1901 FOGARTY AVENUE
SUITE 1
KEY WEST, FL 33040 US**Name and Address of New Registered Agent:**

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

OFFICERS AND DIRECTORS:Title: PD
Name: KEENAN, TERANCE
Address: 5008 BRILL POINT RD
City-St-Zip: TALLAHASSEE, FL 32312Title: VPD
Name: SAVIANO, MICHAEL
Address: 11498 HEATHERWOOD COURT
City-St-Zip: UTICA, MI 48315Title: D
Name: HARTER, ROBYN
Address: 20393 COCKERILL ROAD
City-St-Zip: PURCELLVILLE, VA 20132Title: TD
Name: MACKENZIE, PAMELA
Address: PO BOX 1232
City-St-Zip: KEY WEST, FL 33041Title: D
Name: MCAFFRY, VANESSA
Address: 100 GRINNELL ST
City-St-Zip: KEY WEST, FL 33040Title: SD
Name: JOHNSON, SHANNON MS
Address: 1103 LAKECREST DR
City-St-Zip: POTTSBORO, TX 75076

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: PAM MACKENZIE

T

03/18/2011

Electronic Signature of Signing Officer or Director

Date

RCD Jul 14 2004 11:45AM
DANNY L KOLHAGE, CLERK

Prepared by and return to:

Law Office of Diane T. Covan
1901 Fogarty Avenue Suite 1
Key West, FL 33040
305-293-1118
File Number: 04-42

DEED DOC STAMP \$ 2940.00
07/14/2004 DEP CLK

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 9th day of July, 2004 between Courtyard Group, LLC, a Florida Limited Liability Company whose post office address is 1112 Weston Road, Suite 246, Weston, FL 33326, grantor, and Pamela Joan MacKenzie, as Trustee of the Pamela Joan MacKenzie Revocable Trust dated April 5, 2000 whose post office address is PO Box 1232, Key West, FL 33041-1232, 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:

Unit 4, of the COURTYARD OF KEY WEST CONDOMINIUM, a condominium according to the Declaration of Condominium recorded on June 4, 2004, at O.R. Book 2013, Page 220 et seq., of the Public Records of Monroe County, Florida, together with all appurtenances thereto including an undivided interest in the common elements of said Condominium as set forth in the Declaration thereof.

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 claiming by, through or under grantors.

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
Printed Name: DIANE T. COVAN

[Signature]
COURTYARD GROUP, LLC
By: ELIZA DELGADO, Managing Member

[Signature]
Witness
Printed Name: Mary Kay Tobin

STATE OF FLORIDA)
COUNTY OF [Signature] ss.

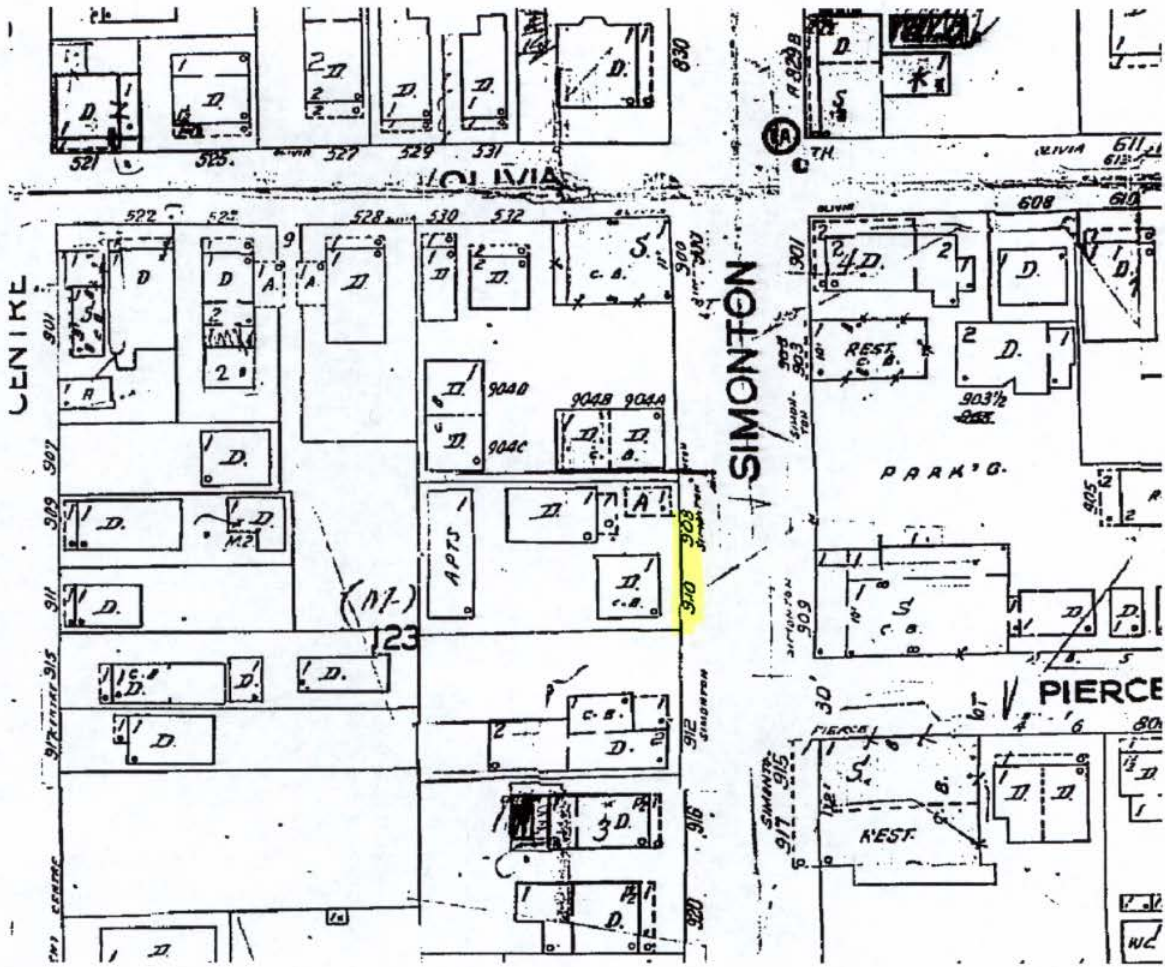
The foregoing instrument was sworn to and subscribed before me this 12th day of July, 2004 by Eliza Degado, Managing Member of Courtyard Group, LLC who is personally known to me or has produced a driver's license as identification.

(Notary Seal)

[Signature]
Notary Public
Printed Name: ALICE WILSON
My Commission Expires: _____

ALICE WILSON
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION # DD211678
EXPIRES 05/23/2007
BONDED THROUGH 1-888-NOTARY1

Sanborn Maps



#910 Simonton Street 1962 Sanborn map

Project Photos

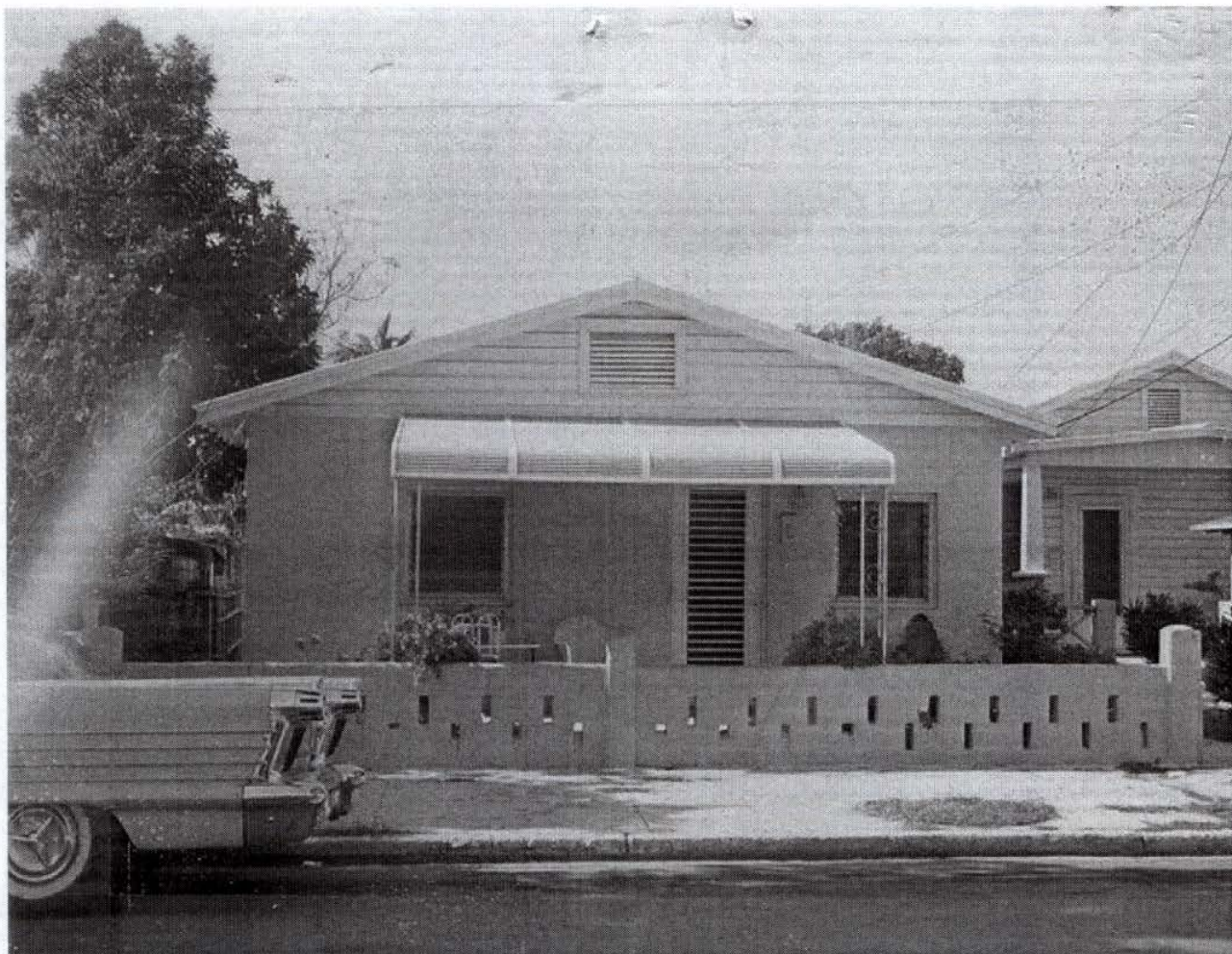


Photo taken by the Property Appraiser's office c1965; 910 Simonton St.; Monroe County Library



910 Simonton St street side view showing fence



Fence to right of entrance gate must be replaced



Wall being pushed by plants



Sections of the wall have fallen onto Sidewalk & been cleared



Wall in foreground is unaffected and will not be replaced.



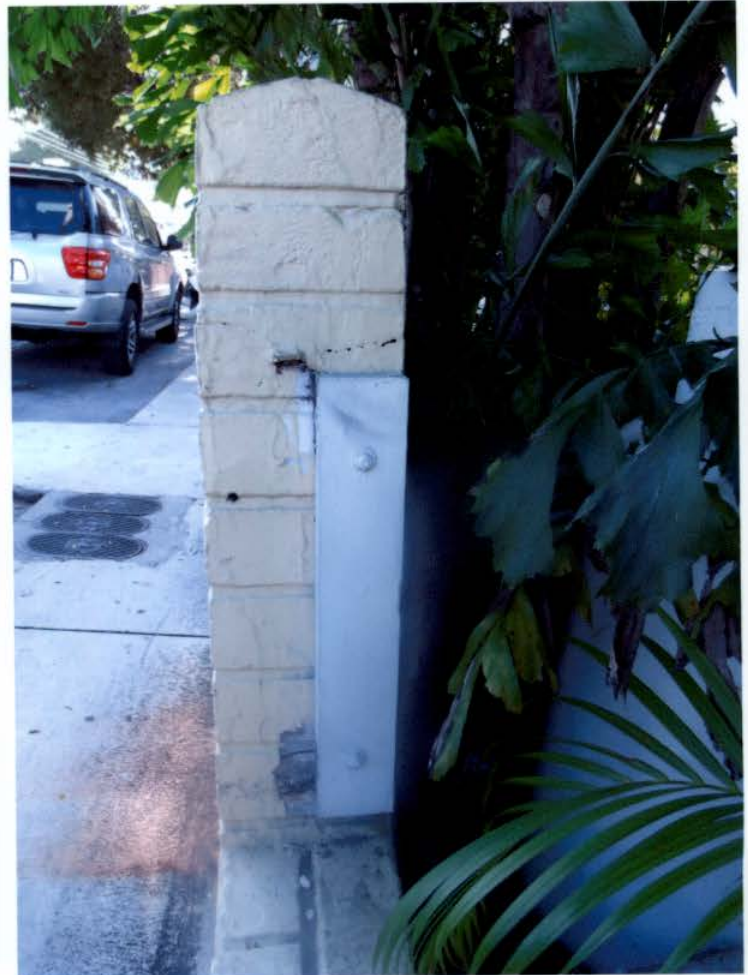
Obvious crack and center stile which has broken off

Crosssection of wall showing concrete block construction and mortar finish.

* The backside of the wall does not have the brick pattern finish and has only a rough skim coat of mortar but it painted the same color.



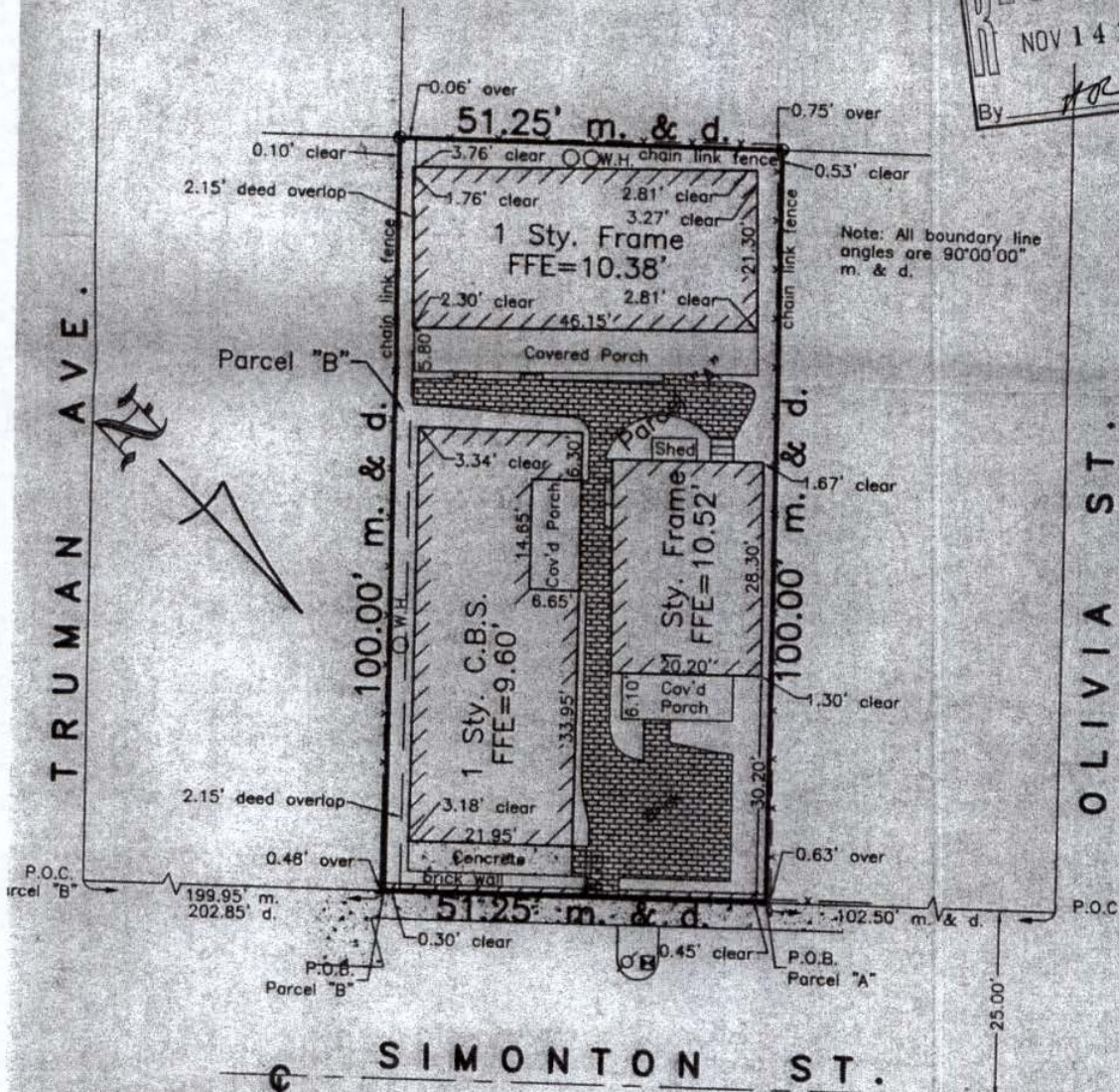
Close-up of brick pattern finish



Side view of wall

Survey

RECEIVED
 NOV 14 2011
 By *[Signature]*



Note: All boundary line angles are 90°00'00" m. & d.

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R/W Simonton Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- = Found 1/2" Iron Bar, P.L.S. No. 1587
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = set 1/2" Iron Bar, P.L.S. No. 2749

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- N.T.S. = Not to Scale
- Ⓞ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- C.L.F. = Chain Link Fence
- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- wd. = Wood
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- A/C = Air Conditioner

Field Work performed on: 3/31/04

Courtyard Group, LLC
 908-910 Simonton Street, Key West, Florida 33040

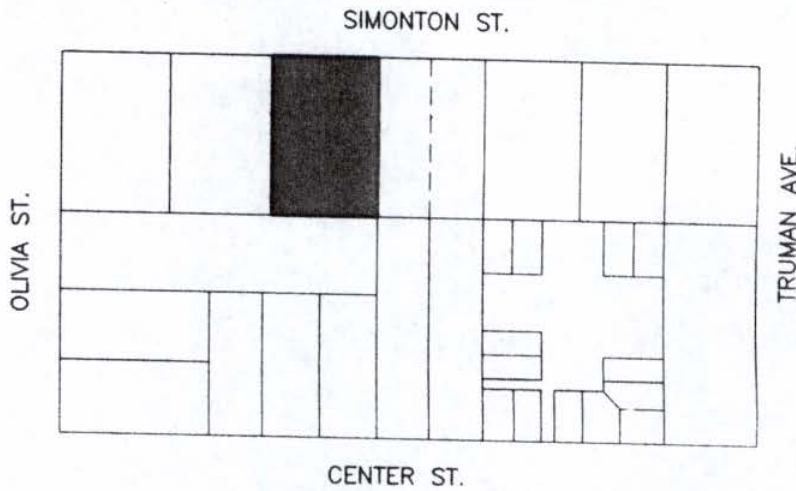
BOUNDARY SURVEY		Dwn No.:	04-240
Scale: 1"=20'	Ref. 86-36 171-77 file	Flood panel No. 1716H	Dwn. By: F.H.H.
Date: 10/23/03	Flood Zone: X	Flood Elev.:	
REVISIONS AND/OR ADDITIONS			
4/1/04: Updated survey, name, cert.			
c/dwg/kw/Block 75			

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3152 Northside Drive
 Suite 201
 Key West, FL 33040
 (305) 293-0466
 Fax. (305) 293-0237



N.T.S.



LOCATION MAP

Square 4, Tract 4 & 5
City of Key West, Fl.

PARCEL "A":

In the City of Key West and known as Lot 3 of Stephen M. Baldwin's Subdivision of Lots 1 and 3 of Square 8 of Simonton and Wall's addition of Tract 4, Plat of Stephen M. Baldwin's Subdivision recorded in Deed Book 1 at Page 257 of the Public Records of Monroe County, Florida, said Lot being more particularly described as follows: COMMENCING at a point on the SW'y side of Simonton Street at a point 102 feet, 6 inches, from the corner of Simonton and Olivia Streets, running thence in a SW'y direction along Simonton Street 51 feet, 3 inches, thence at right angles in a SW'y direction along Simonton Street 51 feet, 3 inches; thence at right angles in a SW'y direction 100 feet; thence at right angles in a NW'y direction 100 feet to Simonton Street the Point of Beginning.

ALSO

PARCEL "B":

A parcel of land on the Island of Key West, Monroe County, Florida, and said parcel being described as follows: COMMENCE at the intersection of the NW'y right of way link (ROWL) of Truman Avenue and the SW'y ROWL of Simonton Street and run thence NW'y and along the SW'y ROWL of Simonton Street for a distance of 202.85 feet to an existing chain line fence extended NW'y; thence SW'y at right angle and along the aforesaid fence, and extension thereof, for a distance of 100 feet; thence NW'y and at right angles for a distance of 2.15 feet; thence NE'y and at right angles for a distance of 100.00 feet to the SW'y ROWL of the aforesaid Simonton Street; thence SW'y and along the SW'y ROWL of aforesaid Simonton Street for a distance of 2.15 feet back to the POINT OF BEGINNING.

CERTIFICATION made to:
Key West Bank
Browning & Sireci, P.A.
Attorneys' Title Insurance Fund, Inc.
Courtyard Group, LLC

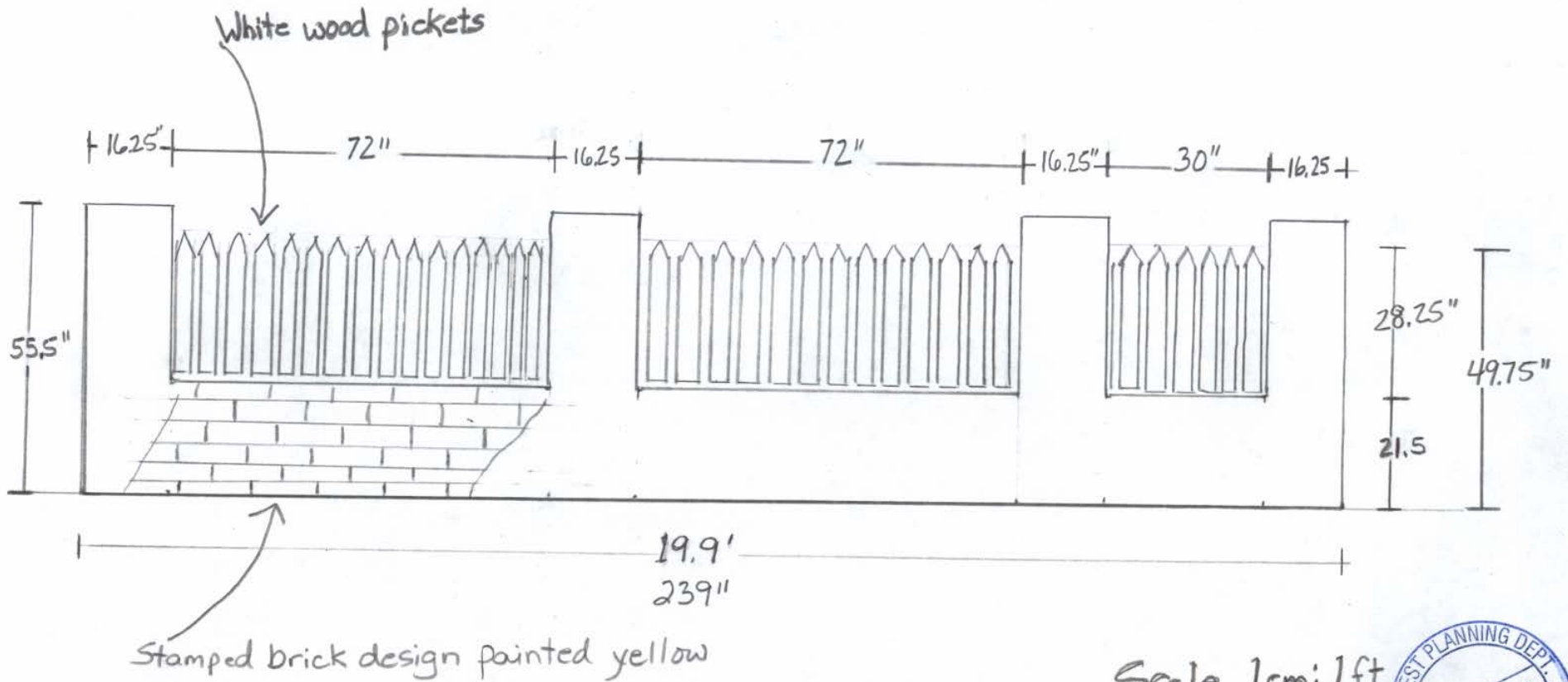
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statue Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

Site Plans

910 Simonton St. Pam Mackenzie



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., November 23, 2011 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

DEMOLISH AND REBUILT APPROXIMATELY 25' SECTION OF BRICK WALL TO MATCH EXISTING.

#910 SIMONTON STREET

Applicant- Pamela Joan MacKenzie- Application Number H11-01-1518

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 9074968 Parcel ID: 00017550-000104

Ownership Details

Mailing Address:

MACKENZIE PAMELA JOAN TRUSTEE
(PAMELA JOAN MACKENZIE REV TR DTD 4/5/00)
P O BOX 1232
KEY WEST, FL 33041-1232

Property Details

PC Code: 04 - CONDOMINIUM
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 910 SIMONTON ST UNIT: 4 KEY WEST
Legal Description: UNIT 4 COURTYARD OF KEY WEST CONDO OR2025-176 OR2108-1757/59M/TR

Parcel Map (Click to open dynamic parcel map)



Condominium Details

Condo Name: COURTYARD OF KEY WEST CONDO
 Footage: 332 Year Built: 1963

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
2011	150,064	0	0	150,064	150,064	0	150,064
2010	166,780	0	0	166,780	166,780	0	166,780
2009	166,780	0	0	166,780	166,780	0	166,780
2008	170,244	0	0	170,244	170,244	0	170,244
2007	372,416	0	0	372,416	372,416	0	372,416
2006	381,965	0	0	381,965	381,965	0	381,965
2005	356,940	0	36	356,976	356,976	0	356,976
2004	0	124,762	1	124,763	124,763	0	124,763

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
7/12/2004	2025 / 0176	420,000	WD	Q

This page has been visited 56,313 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176