

Gary Volenec

From: Enid Torregrosa
Sent: Tuesday, August 22, 2017 1:49 PM
To: Gary Volenec
Cc: Ron Wampler
Subject: RE: Building 103 - CBO Memo

Hi Gary:

If the CBO declares a building or structure unsafe in the historic zoning districts and to be demolished, Chapter 14 of the Code and Section 102-221 of the Land Development Regulations prevails;

- **Sec. 102-221. - Unsafe structures**

If the chief building official determines that any structure within a designated historic site or designated historic district is unsafe pursuant to the applicable sections of the Code of Ordinances, the chief building official will immediately notify the historic architectural review commission of the findings. The unsafe condition shall include structures deemed by the chief building official to be undergoing demolition by the property owner's neglect of maintenance responsibilities. Where appropriate and in accordance with applicable ordinances, the chief building official will attempt to have the owner or other appropriate party repair the structure rather than order it to be demolished and will take into consideration any comments and recommendations by the historic architectural review commission. However, the provisions contained within sections 102-187 through 102-190 and this division 3 shall not apply to the chief building official's declaration that a building is unsafe, nor will the chief building official be precluded from taking such steps as may be required by applicable ordinances to protect the public health and safety of the community. The historic architectural review commission may also endeavor to negotiate with the owner and interested parties, provided such actions do not interfere with procedures in the applicable ordinances.

Still any new design must obtain a Certificate of Appropriateness before a Building permit can be issued.

Hope this clarifies.

Enid Torregrosa-Silva
Historic Preservation Planner

City of Key West at
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1300 White Street
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From: Gary Volenec

Sent: Thursday, August 17, 2017 11:35 AM

To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>

Cc: James Bouquet (jbouquet@cityofkeywest-fl.gov) <jbouquet@cityofkeywest-fl.gov>

Subject: Building 103 - CBO Memo

Enid,

As you were previously informed by Ron Wampler, COKW Chief Building Official (CBO), Building 103 has been posted 'Unsafe' due to extensive structural deterioration. Based on this determination, it is my understanding that the demolition of the building falls under public safety and will not be subject to HARC review. Can you please confirm HARC's role based on the CBO's determination so that Engineering is clear on demolition requirements?

Thanks,

Gary

Gary J. Volenec, P.E.

City Engineer

City of Key West

305 809-3967

