Historic Architectural Review Commission
Staff Report for Item 18

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa-Silva, MSHP Historic Preservation Planner
Meeting Date:	February 24, 2021
Applicant:	K2M Design / City of Key West
Application Number:	H2021-0008
Address:	111 Olivia Street

Description of Work:
Major Development Plan – Demolition of non-historic structure.

Site Facts:
The site under review is proposed for the northern corner of the lot where the Douglass Gym is located. According to the 1912 Sanborn Maps the site was plotted with several houses but by 1944 the site was developed for the Frederick Douglass Public School. In 1950 the site facing Olivia Street was developed with the current Gym and one classroom building. Also, at the same time, a second structure containing classrooms was build on the north side of the block, facing Petronia Street The buildings facing Olivia Street created an "L" shape floorplan; a one-story concrete structure at the corner of Olivia and Fort Streets and a two- story building attached to the gym. The two-story building facing Olivia Street had columns and was flanked by two volumes containing staircases. The structural columns supported a two-story hallway while the rear elevation contained a flush wall with pillars and full sets of metal windows between each bay.

During 1980 the school complex, except for the Gym, was demolished. A one- story frame structure was build attached to the gym and the front yard of the yard was dedicated to parking space. Towards the north portion of the urban block a housing complex, Douglass Square Apartments, owned by the Housing Authority, was developed. Across the street from Olivia there are five houses, four of them one-story.

The project has been vetted by the Bahama Village Redevelopment Advisory Committee (BVRAC), Tree Commission approved preliminary landscape plans and Planning Board will review the plans in their regular meeting of February 18, 2021.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness under review is for the demolition of a one-story government building that was built in the 1980's. The applicant has submitted plans for a new building for the site. The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

(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;*

It is staff's opinion that current non-historic structure does not define the historic character of the site or neighboring area. It's location, setback from the street does not covey urban patterns found historically on the site and through the current surrounding historic urban fabric.

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

The building in question is not historic and its demolition will not destroy significant urban relationships acquired historically.

(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.*

It is staff's opinion that the non-historic building does not define the historic character of the site. As presented through aerial photos a school complex dominated the urban block, which was and still be used for the community.

(4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

The building in question is not historic or contributing and through its architectural attributes and period of construction will not qualify as a contributing resource to the historic district in a near future.

Staff finds that the request demolition for the non-historic building can be considered by the Commissioners as it complies with current ordinances for demolition under the LDR's. If approved, this will be the only required reading.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West
1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
2021-0008		
FLOOD ZONE	**ZONING DISTRICT**	**BLDG PERMIT #**

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	111 Olivia St Key West Fl 33040		
NAME ON DEED:	City of Key West	PHONE NUMBER	305-809-3867
OWNER'S MAILING ADDRESS:	Po Box 1409 Key West FL 33040	EMAIL	jyongue@cityofkeywest-fl.gov
APPLICANT NAME:	Erica Poole	PHONE NUMBER	305-307-5840
APPLICANT'S ADDRESS:	1150 Virginia St. Key West FL	EMAIL	epoole@k2mdesign.com
APPLICANT'S SIGNATURE:		DATE	3/17/2020

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS X **RELOCATION OF A STRUCTURE** ___ **ELEVATION OF A STRUCTURE** ___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ **NO** X **INVOLVES A HISTORIC STRUCTURE: YES** ___ **NO** X

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ **NO** X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Demo of existing parking lot and rework existing site to provide new grading and utilities for proposed 9,496 SF community center. Relocate existing trees to accommodate new site layout for building, parking, landscaping, and utilities.

MAIN BUILDING: Construct new 9,496 SF two story community center and all mechanical, structural, and civil to facilitate new building and parking lot.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Demolition of existing 6,114 SF building and all components not including existing Historic Frederick Douglass Gym.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):

PAVERS:	**FENCES:**
DECKS:	**PAINTING:**
SITE (INCLUDING GRADING, FILL, TREES, ETC):	**POOLS (INCLUDING EQUIPMENT):**
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	**OTHER:**

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

FIRST READING FOR DEMO:	SECOND READING FOR DEMO:
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

RECEIVED
JAN 25 2020
CITY MANAGER

HARC Certificate of Appropriateness: Demolition Appendix

City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	Initial & Date
Zoning District	BLDG Permit #

ADDRESS OF PROPOSED PROJECT:	111 Olivia Street
PROPERTY OWNER'S NAME:	City of Key West
APPLICANT NAME:	City of Key West

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 a final inspection is 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	1.27.21 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demo of existing parking lot and rework of existing site to provide new grading and utilities for propsed 9,496 SF community center. Relocate existing trees to accomodate new site layout for building, parking, landscaping and utilities.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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.

Annex building is not structurally compromised, but is no longer sufficient for the communities needs. The community through a Community Redevelopment Agency has charged the community leaders with improving or replacing the building to better serve the community.

(2) Or explain how the building or structure meets the criteria below:

(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.

Building is not specifically tied to any historical event that holds cultural value to the community or city in any way that the other immediately located community buildings are.

(c) Has no significant character, interest, or value as part fo 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.

Building does not hold any cultural significance and is not uniquely connected to any of the historic occurrences or persons of the community.

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

The building is not associated with the historical significance of the site.

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

Building is not considered a symbol of the social, economic, or historic heritage of the community, city, and property.

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

Existing annex building does not match the historic architecture of the existing historic gym and previous Douglass school buildings.

(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.

This property has been established as a local gathering place for events that are specific to the community, and must be made to better accommodate this growing need.

(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 architecture of the existing annex building does not capture the unique familiar visual characteristics of its neighborhood.

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

Preservation of the existing annex building will not yield information that is important to history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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.

Building does not contribute to the communities heritage or historic character.

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

Existing annex building is not connected to any other buildings in a way that contributes to or enhances any historic value or heritage.

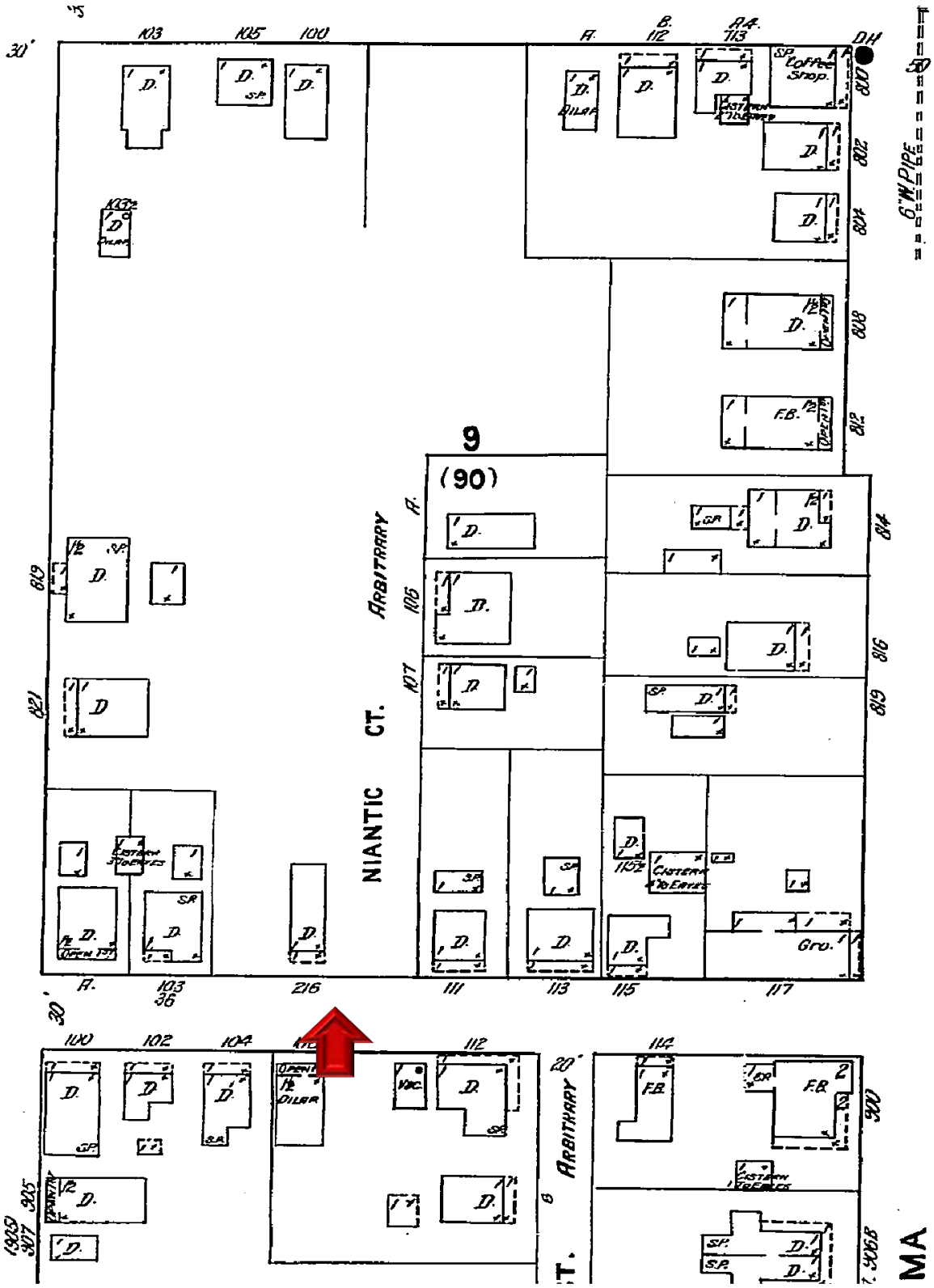
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Existing Annex Building does not include architectural characteristics that are significant to the surrounding district/neighborhood.

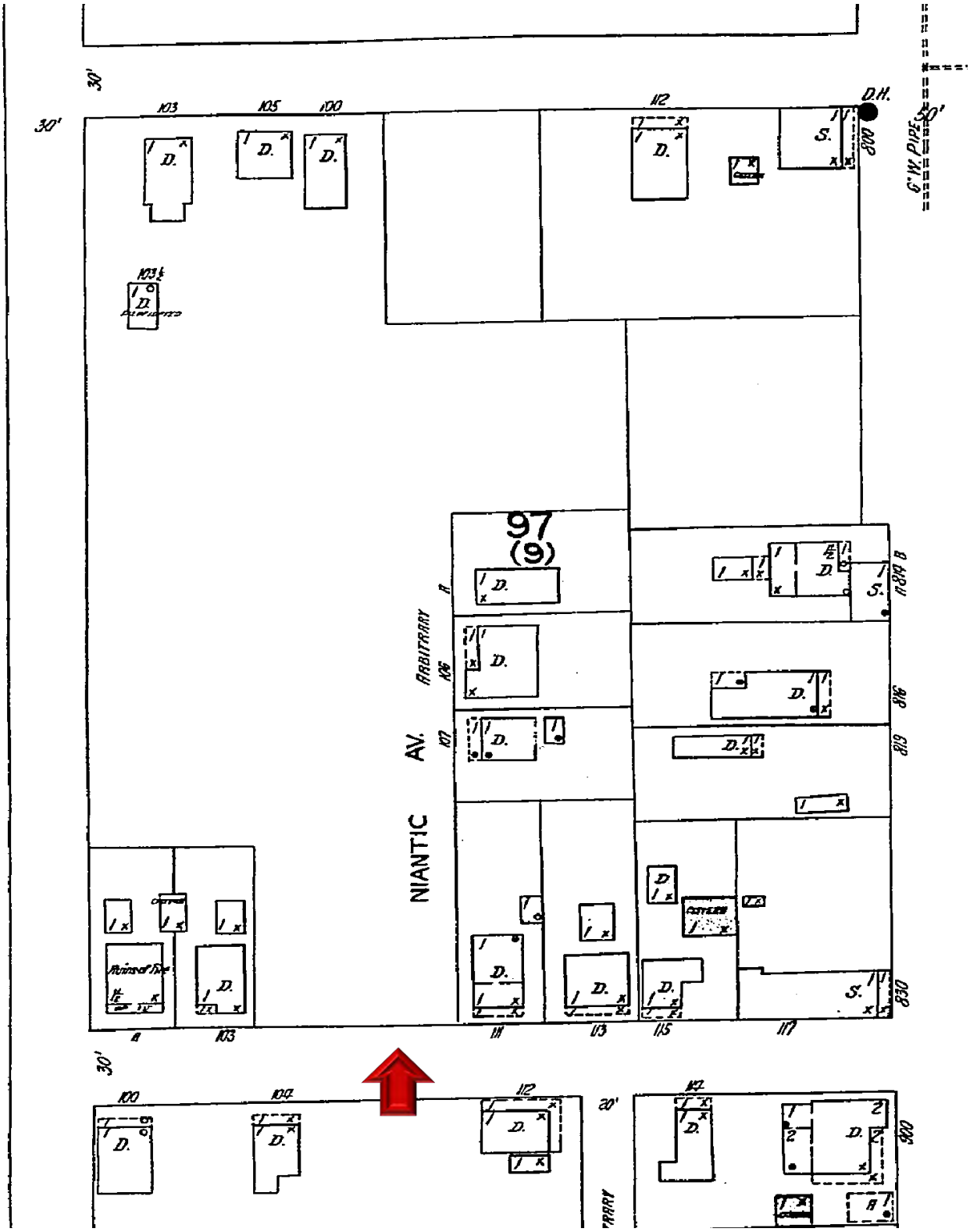
(4) Removing buildings or structures that would otherwise qualify as contributing.

Building is not a contributing structure to the communities history or heritage.

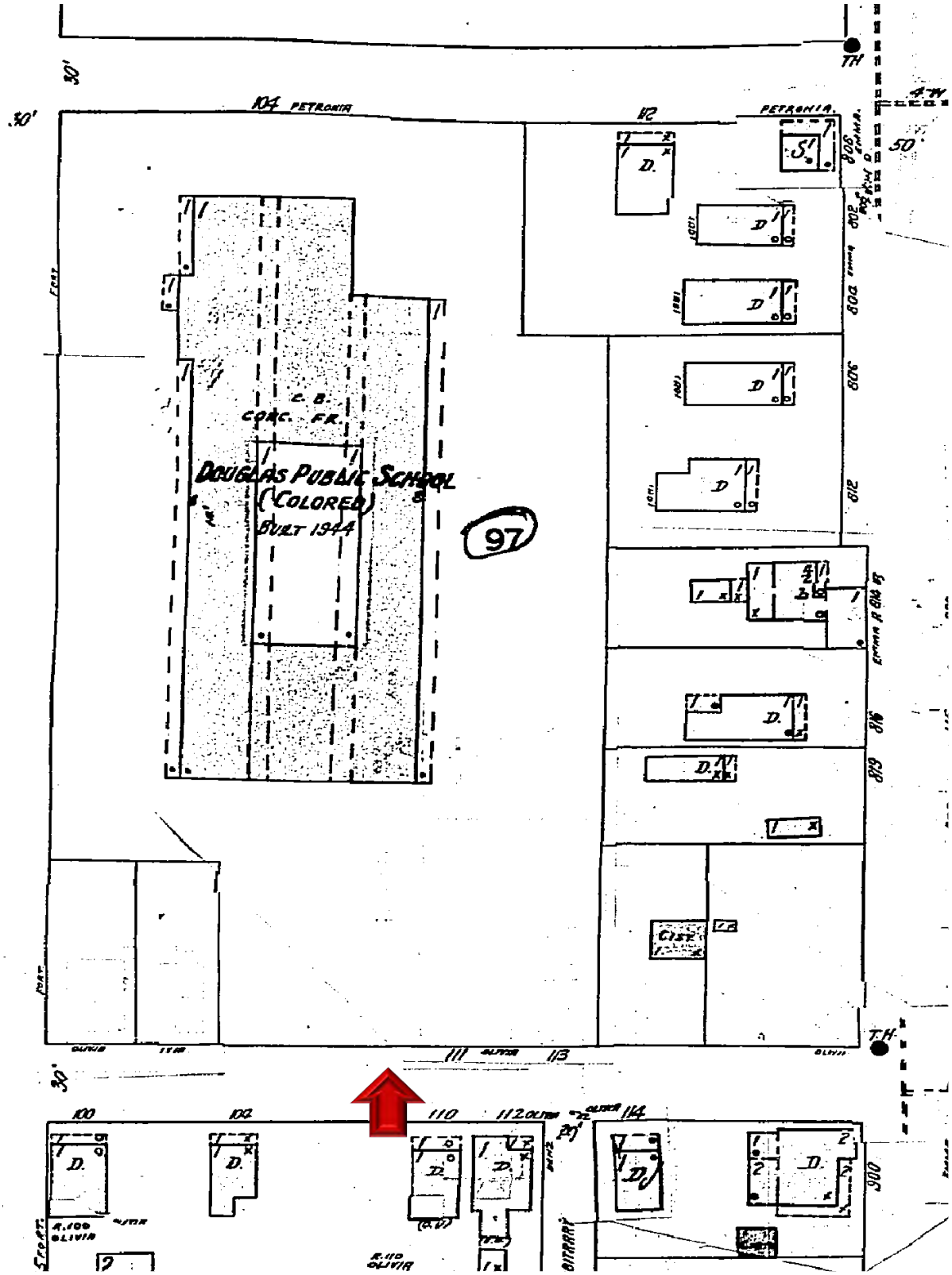
SANBORN MAPS



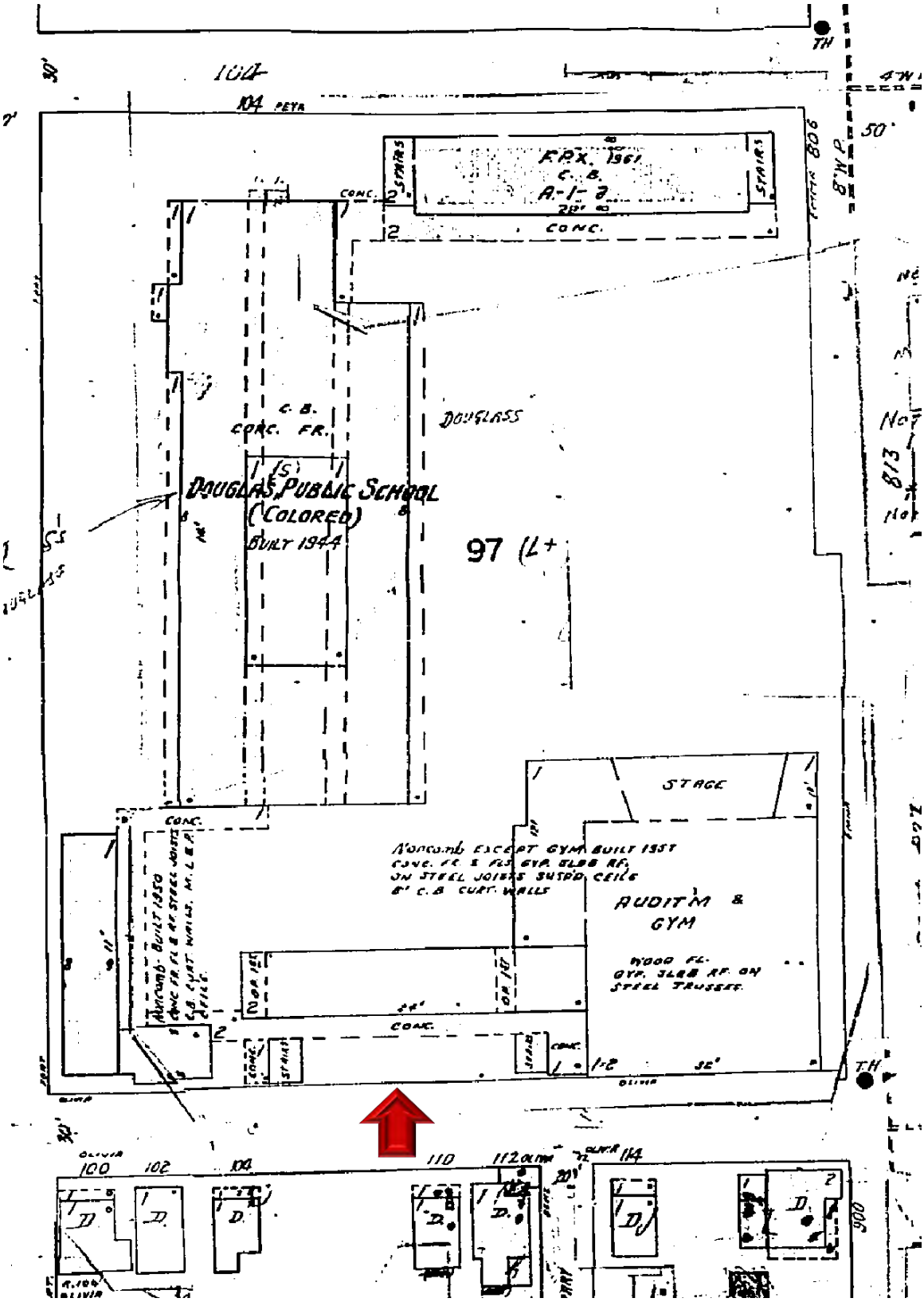
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

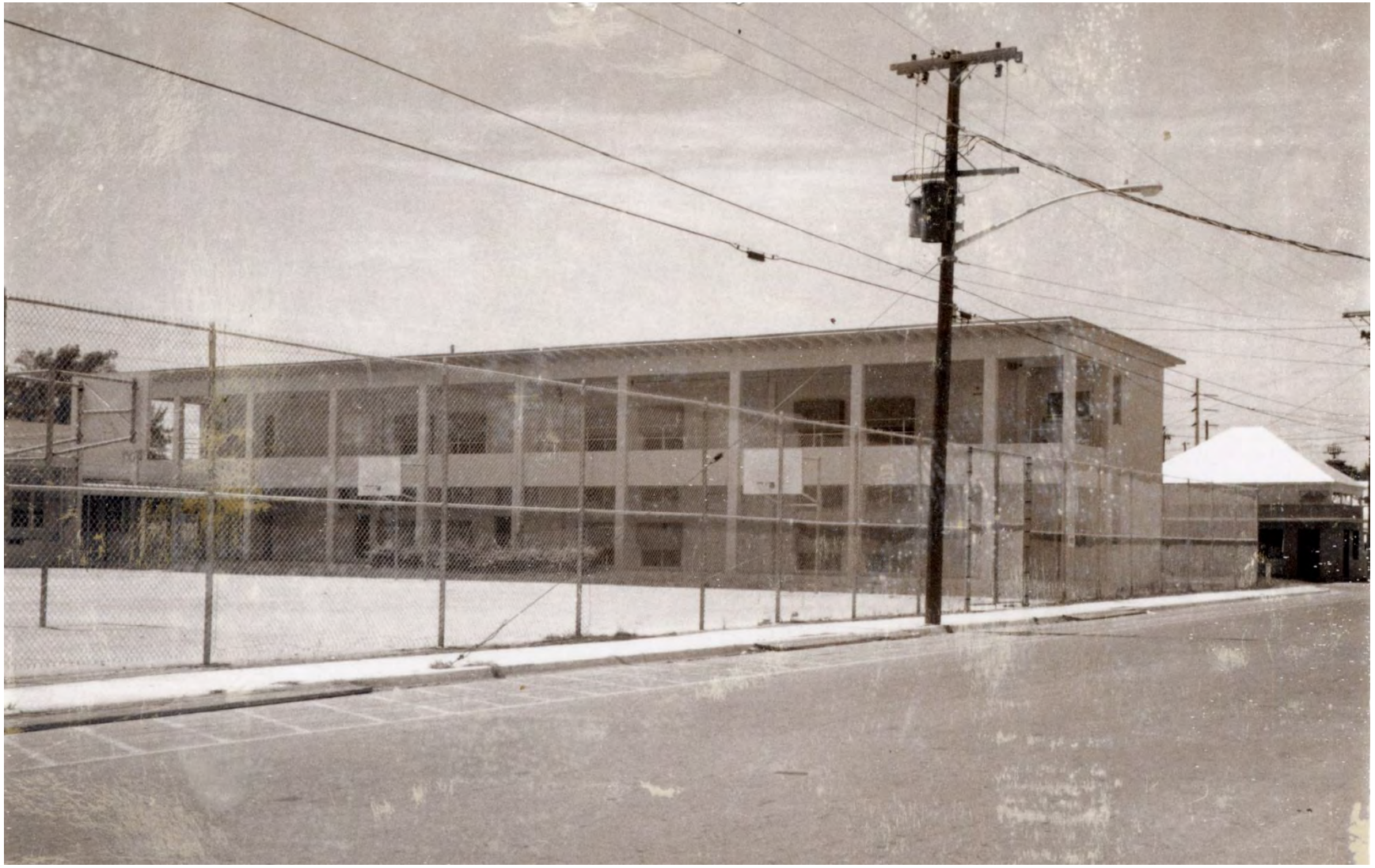
Site in 1945. Arrow marks the corner of Olivia and Fort Street. Monroe County Library.

Douglass School complex circa 1952. Monroe County Library.

Rear of classrooms building in 1957. Notice Gym towards the left side. Monroe County Library.

Douglass School complex circa 1980. Monroe County Library.

Douglass Gym and classrooms building from Emma Street circa 1965.
Monroe County Library.



Classroom building facing Petronia Street circa 1965. Photograph taken from Emma Street. Monroe County Library.

Photograph of oldest building at Douglass School complex circa 1965 facing Fort Street.
Monroe County Library.

Douglass High School 1965 Class. Monroe County Library.

Aerial 1972.

Douglass School complex on March 17, 1972. Monroe County Library.

Aerial 1998.

Current Douglass Gym complex in 1999. Monroe County Library.

Current conditions. Douglass Gym.

Current conditions. Houses across Olivia Street.

Current conditions. Parking lot across Fort Street.

Current conditions. Parking lot and historic Battery Seminole.

Current conditions. Corner of Fort and Olivia Street facing east.

Current context. Corner of Front and Olivia Streets facing south towards houses at corner.

Current context. Olivia Street facing south towards houses.

Current context. Olivia Street facing south towards houses.

Current conditions. Non-historic building proposed to be demolished.

Current context. 100 urban block of Olivia Street facing west.

Current context. Rear of property facing north at Douglass Square apartments.
Both Royal Poincianas to remain.

Perimeter pictures of 111 Olivia St “Frederick Douglass Gym Expansion”

View Across Fort Street(Looking South West)

North Face of Existing Building

View of Property to North of Property

South Face of Existing Building

View from South East Corner of Property

View across Olivia Street (Facing South)

View across Olivia Street (Facing South East)

West Face of Existing Building

SURVEY

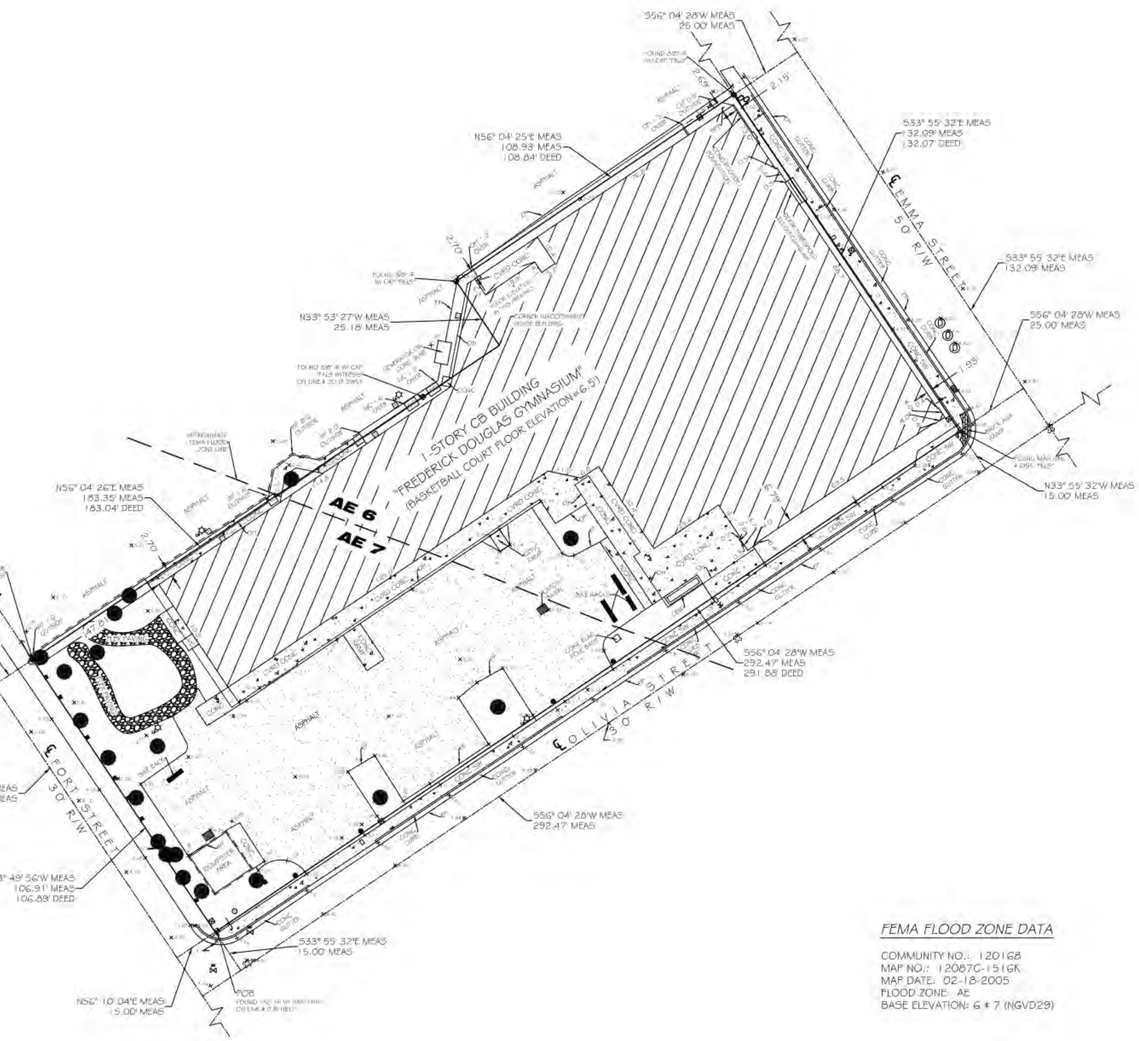
BOUNDARY & TOPOGRAPHIC SURVEY MAP OF FREDERICK DOUGLAS GYMNASIUM

830 EMMA STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA

LOCATION MAP - NTS
SEC. 6-T68S-R25E

N
W E
S
GRID NORTH

1"=20'
0 10 20 40
*VERIFY ORIGINAL SCALE OF 2"



FEMA FLOOD ZONE DATA

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6 & 7 (NGVD29)

TOTAL AREA = 34,001.17 SQFT±
(0.78 ACRES±)

LEGAL DESCRIPTION -

In the City of Key West, Monroe County, Florida, and being known as part of Lots Six (6), and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the Northeasterly right-of-way line of Fort Street and the Northwesterly right-of-way line of Olivia Street; thence in a Northeasterly direction along the said Northeasterly right-of-way line of Fort Street for One Hundred Six and 89/100 (106.89) feet; thence at a right angle and in a Northeasterly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a Northwesterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a Northeasterly for One Hundred Eight and 84/100 (108.84) feet to the Southwesterly right-of-way line of Emma Street; thence at a right angle and in a Southeasterly direction along the said Southwesterly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said Northwesterly right-of-way line of Olivia Street; thence at a right angle and in a Southwesterly direction along the said Northwesterly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the Point of Beginning.

SURVEYOR NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE.
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GPS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK. EQUIPMENT USED: TRIMBLE R10 (0365). SERIAL NUMBER 5224941967? (DUAL FREQUENCY RECEIVER). PROCESSING SOFTWARE: TRIMBLE GEOMATICS OFFICE, VERSION 1.63. HORIZONTAL TIES WERE MADE TO THE NATIONAL GEODETIC SURVEY CONTROL POINT "WEST MARTELLO TOWER 2" (P.I.D. AA1146). HAVING A/HAVING A DIFFERENTIAL OF N 0.02', E 0.12', FROM THE PUBLISHED VALUE OF: WEST MARTELLO TOWER 2 (P.I.D. AA1146)= N 78,403.62', E 354,906.10'.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "8724580 TIDAL BASIC" (P.I.D. AA0006). ELEVATION=14.32' (NGVD 1929).
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- FEMA FLOOD LINES SHOWN HEREON ARE POSITIONED TO THE BEST OF THE SURVEYORS ABILITY AND ARE SHOWN FOR A VISUAL REFERENCE ONLY. REFER TO FEMA NFIP DOCUMENTS FOR SUPPORTING INFORMATION REGARDING POSITIONAL ACCURACY.
- ALL FIELD DATA EXCEPT THE SPOT GRADE ELEVATIONS WERE ACQUIRED BETWEEN 09/05/2019-10/18/2019
  **ALL SPOT GRADE ELEVATIONS WERE ACQUIRED IN THE FIELD ON 10/22/2014
- ADDRESS: 830 EMMA STREET, KEY WEST, FLORIDA 33040
- REVISION (1) - 10/22/2019 - REVISED TO ADD SPOT GRADE ELEVATIONS
- REVISION (2) - 10/23/2019 - REVISED TO ADD APPROXIMATE FEMA FLOOD ZONE LINE

SYMBOL LEGEND:

SATCH BASIN
CONTROL VALVE BOX
DRAINAGE MANHOLE
CONCRETE UTILITY POLE
ELECTRIC MANHOLE
ELECTRIC BOX
FIRE HYDRANT
GUY WIRE
LIGHT POLE
MAILBOX
METAL BOLLARD
SANITARY CLEANOUT
SANITARY MANHOLE
SIGN
WATER VALVE
WATER METER
WOOD UTILITY POLE
WOOD ANGLE POST
TREE (SPECIES)
(SPOT ELEVATION) (TYPICAL)

NOTE: "FOUNDATIONS BELOW THE MAPPED ARE NOT SHOWN. UNSURVEYED DRAINAGEWAYS (SWALES) OR DOCKS (UNDERGROUND UNLESS INDICATED OTHERWISE"
"THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY OR FOUND ON THIS SHEET"

NOTE: LOCAL UTILITIES HAVE NOT BEEN FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE. ADDITIONAL OR RELOCATED UTILITIES MAY EXIST. REPORT BY OTHERS THAT TO THE BEST OF THEIR KNOWLEDGE, THERE ARE NO PROPERTIES WITHOUT ACCESS. THE SOLID LINE THOUGH HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE EDGE OF WATER. THE MEAN HIGH WATER LINE IS NOT DETERMINED BY THIS SURVEY, INC. (MEANING HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE PURSUANT TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177 FLORIDA STATUTES

SIGNED:
ERIC J. SMALL, JR. PSM
PROFESSIONAL SURVEYOR AND MAPPER, LB#7422

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

BOUNDARY & TOPOGRAPHIC SURVEY MAP		
FREDERICK DOUGLAS GYMNASIUM		
KEY WEST, MONROE COUNTY, STATE OF FLORIDA		
DATE: 10/18/2019	SURVEY BY: EAI	PROJECT: CKW P0#089971
REVISION DATE: 10/23/2019	DRAWN BY: MPB	H. SCALE: 1"=20'
BOOK:	CHECKED BY:	SHEET 1 OF 1

ARCHITECT:

K2M DESIGN

Architecture, Engineering, Interior Design, Asset Management, Specialty Consulting

Key Largo, Florida
Key West, Florida
Marathon, Florida

URL: www.k2mdesign.com
PROF. REG. AA26001059

Building Relationships
Based on Trust and Results

Cleveland | Columbus | Indianapolis | Key Largo | Key West | Marathon | Charlotte | Baltimore | Bentonville

Seal:

STEVEN S. GRASLE
LICENSE
No. 73110
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LIC. NO. 73110
COA: 30945

Consultants:

DDAI
DAVID DOUGLAS ASSOCIATES, INC.
A Subsidiary of Cardno
11400 Overseas Highway, Suite 208
Marathon, FL 33050
Ph. 305-517-9455
Website: www.ddaengineers.com
Certification of Authorization # 7368

Nutting Engineers
Your Project Is Our Commitment

Blue Island
LANDSCAPE LIGHTING & IRRIGATION
blueislandinc.net

Submissions:

#	ISSUED FOR	DATE
2	ISSUED DRC	12/13/2019

FREDERICK DOUGLASS GYM
111 OLIVIA STREET, KEY WEST, FL, 33040

CITY OF KEY WEST
1300 WHITE STREET, KEY WEST, FL, 33040

PLOTTED:
2/19/2020 3:25:30 PM

Drawing Size	Project #:
30x42	19095
Drawn By: Designer	Checked By: Checker

Title:
SITE SURVEY

Sheet Number:
V1.1.1

Date: 02/19/2020

©2019 by K2M Design, Inc.

2/19/2020 3:25:30 PM
C:\Users\epoole\Documents\19095 - FDG_v20_epoole.rvt

PROPOSED DESIGN

SITE DEMOLITION NOTES:

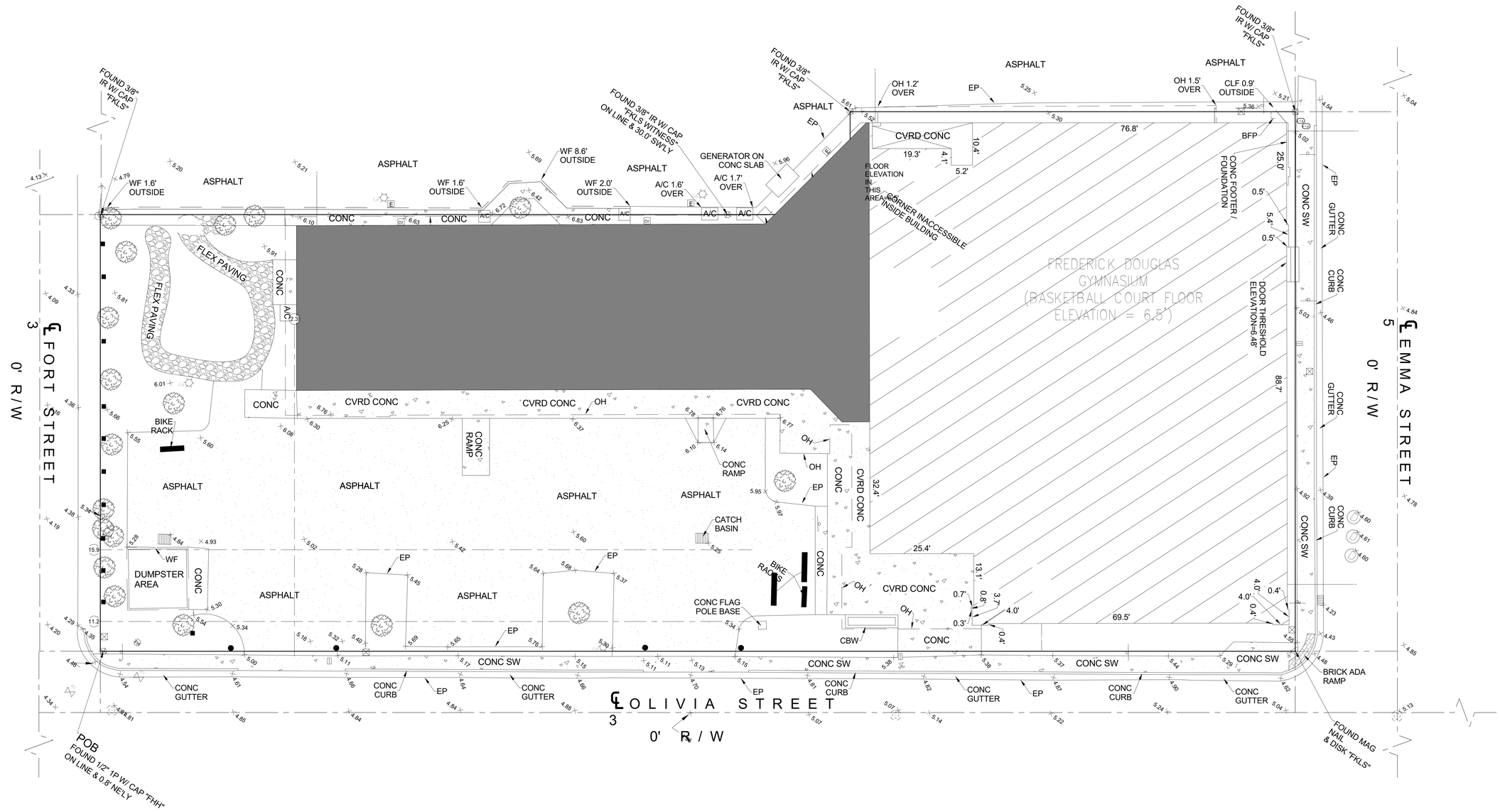
1. DEMO ALL EXISTING PAVEMENT AT PARKING LOT AND PATHWAYS AT EXISTING MUSIC PROGRAM BUILDING.
2. DEMO EXISTING FLEXIBLE PAVEMENT AT LEARNING GARDEN.
3. DEMO ALL EXISTING CONCRETE PADS AND WALKWAYS AT BUILDING. PROTECT SIDEWALK AND CONCRETE ENTRYWAY AT GRADE AT FREDERICK DOUGLASS GYM ENTRANCE AND SURROUND.
4. DEMO EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED SLAB/STRUCTURE.
5. DEMO EXISTING CURB CUT AT EXIT FROM GYM PARKING LOT.
6. REFER TO L-SHEETS FOR LANDSCAPE REMOVAL/RELOCATION AND REQUIREMENTS FOR TREE PROTECTION/TRANSPLANTING.
7. REFER TO A2.1.1 FOR DEMOLITION PLAN OF BUILDING.

BUILDING DEMOLITION NOTES:

1. DEMOLITION OF EXISTING 6,114 SF MUSIC & TUTORING PROGRAM BUILDING ATTACHED TO FREDERICK DOUGLASS GYM AND ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURE.
2. DEMO EXISTING DUMPSTER ENCLOSURE AND ASSOCIATED SLAB/STRUCTURE.
3. EXISTING GYM TO REMAIN IN-TACT. NO STRUCTURAL OR UTILITY WORK.

BUILDING DEMOLITION LEGEND:

- BUILDING TO BE DEMOLISHED IN ITS ENTIRETY
- EXISTING BUILDING TO REMAIN



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

ARCHITECT:

K2M DESIGN

Architecture, Engineering, Interior Design, Asset Management, Specialty Consulting

Key Largo, Florida
Key West, Florida
Marathon, Florida

URL: www.k2mdesign.com
PROF. REG. AA26001059

Building Relationships
Based on Trust and Results

Cleveland | Columbus | Indianapolis | Key Largo | Key West | Marathon | Charlotte | Baltimore | Bentonville

Seal:

STEVEN S. GRASLEY LICENSE No. 73110 STATE OF FLORIDA PROFESSIONAL ENGINEER

LIC. NO. 73110
COA: 30945

Consultants:

DDAI
DAVID DOUGLAS ASSOCIATES, INC.
A Subsidiary of Cardno
11400 Overseas Highway, Suite 208
Marathon, FL 33050
Ph. 305-517-6499
Website: www.ddaengineers.com
Certification of Authorization # 7368

Nutting Engineers
Your Project Is Our Commitment

Blue Island
LANDSCAPE LIGHTING & IRRIGATION
blueisland@ne.net

Submissions:

2	ISSUED DRC	12/13/2019
3	ISSUED DD SET	02/19/2020

FREDERICK DOUGLASS GYM
111 OLIVIA STREET, KEY WEST, FL, 33040

CITY OF KEY WEST
1300 WHITE STREET, KEY WEST, FL, 33040

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Drawing Size	Project #:
30x42	19095
Drawn By: LBB/EHP	Checked By: EG

Title:
DEMOLITION SITE PLAN/FLOOR PLAN

Sheet Number:
AD1.1.1

Date: 02/19/2020

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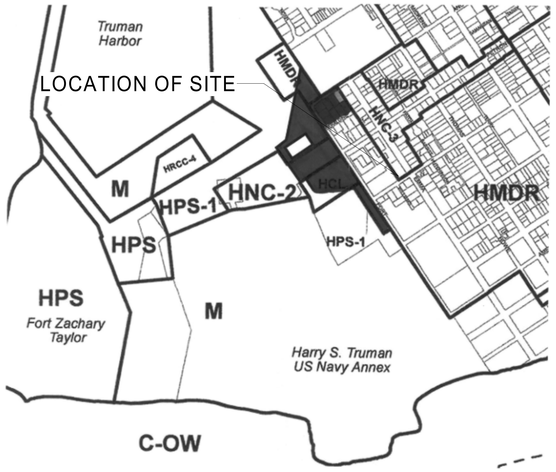

SITE DATA TABLE

	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HNC-3			
Flood Zone	AE 7			
Size of Site	34,000 SF (Min. 4,000 SF)	34,000 SF		
Height	30'-0"	30'-0"	30'-0"	N/A
Front Setback	None	None	None	N/A
Side Setback	5'-0"	5'-0"	5'-0"	N/A
Side Setback	5'-0"	5'-0"	5'-0"	N/A
Street Side Setback	7'-6"	7'-6"	7'-6"	N/A
Rear Setback	15'-0"	15'-0"	15'-0"	N/A
Residential Floor Area	N/A	N/A	N/A	N/A
Density	16 du/acre	0	N/A	N/A
F.A.R. (Commercial)	1	0	0	N/A
Building Coverage	40%	62%	60%	NO
Impervious Surface	60%	89%	84%	NO
Parking	61	19	14	YES
	17.522	/	/	/
Handicap Parking**	3	2	3	N/A
Bicycle Parking	35%	8	21	N/A
	6.1327	/	/	/
Open Space/Landscaping	20%	11%	16%	NO
Number & Type of Units	N/A	N/A	N/A	N/A
Consumption Area or Number of Seats	N/A	N/A	N/A	N/A
**up to 25 - 1				
Zoning of Adjoining Sites	HNC-3 and HMDR***			

***Requires Buffer

Breakdowns (SF)

Existing Developments			
		Our Site	Total Existing
Lot Area		34,001.17	34,001.17
Existing Coverages			
Asphalt/Concrete	Parking Side	8,703	
	Side AC/Conc	39	
	Flex Pavers	525	
	Sidewalks on Back	22	
	Sidewalks on Front/Side	148	
Buildings	Buildings	20,644	See Building/Lot Coverages Below
	Dumpster	280	
Impervious Surface		30,361	30,361
Impervious Surface %		89%	89%
Building Coverage		20,924	20,924
Building Coverage %		62%	62%
Open Space		3,639.94	3,639.94
Open Space %		11%	11%
Proposed Developments			
Lot Area		34,001.17	
Coverages			
Asphalt/Parking		7,687	
Buildings		20,380	
Pervious Pavement (Calculated)		643	
Impervious Surface		28,710	
Impervious Surface %		84%	
Building Coverage		20,380	
Building Coverage %		60%	
Open Space		5,291	
Open Space %		16%	

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COA: 30945

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Submissions:

1	ISSUED SD SET	11/20/2019
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SITE DATA TABLES

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SITE DATA TABLE

TOTAL LOT COVERAGE = 33,922 SQ FT

- BUILDING COVERAGE = 20,758 SQ FT (61%)
- IMPERVIOUS SURFACE = 7,163 SQ FT (21%)
- PERVIOUS SURFACE = 6,106 SQ FT (18%)

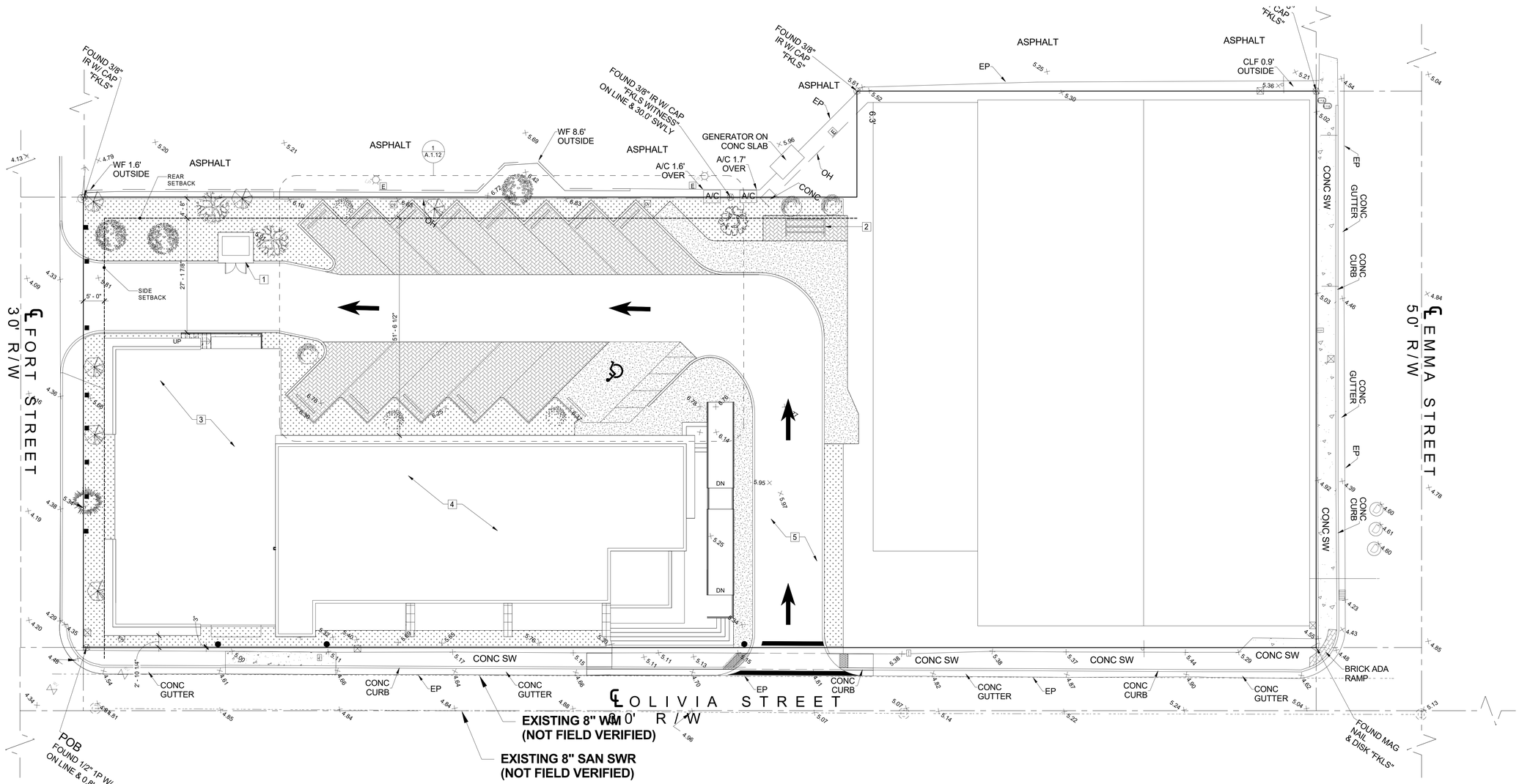
TOTAL PARKING = 5 STANDARD, 8 COMPACT, 1 ACCESSIBLE

LEGEND

- ST. AUGUSTINE GRASS
- TURFSTONE PAVERS
- ASPHALT

CODED NOTES

1. COMMERCIAL DUMPSTER ON CONCRETE SLAB - PROVIDED BY OTHERS
2. STAINLESS STEEL 20 CAPACITY BIKE RACK
3. NEW 1-STORY BUILDING
4. EW 2-STORY BUILDING
5. NEW ENTRY DRIVE



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

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ARCHITECTURAL SITE PLAN

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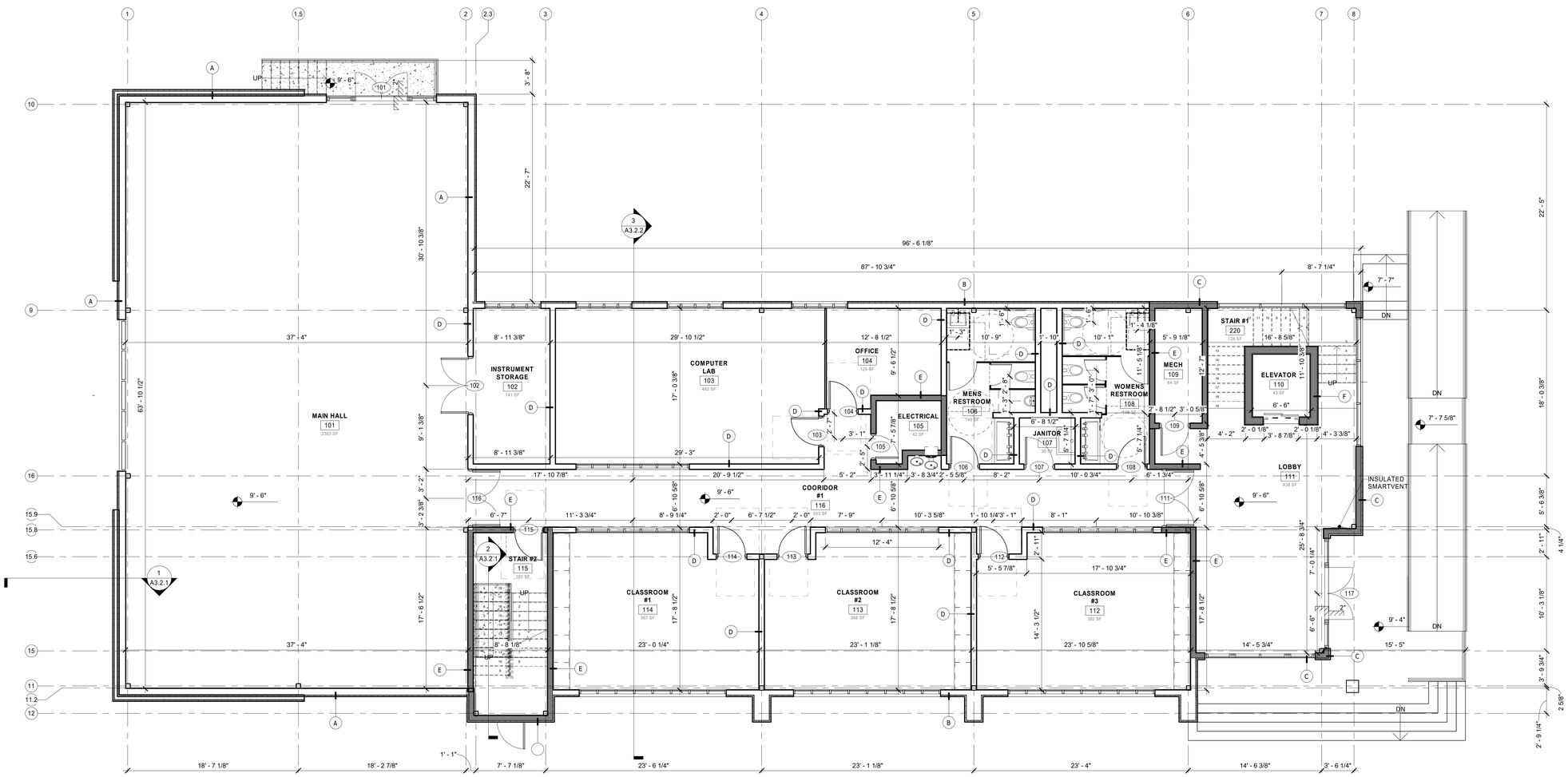
PLAN LEGEND

	EXISTING ITEMS TO REMAIN
	NEW PARTIAL HEIGHT WALL
	NEW GYP. BD. WALL/ REFER TO WALL TYPES
	NEW GYP. BD. FIRE RATED WALL/ REFER TO WALL TYPES
X	REFER TO WALL TYPES ON A9.1.1
ETR	EXISTING DOOR TO REMAIN
101	NEW DOOR. REFER TO DOOR SCHEDULE
	NOTE: DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED



3 FIRST FLOOR PLAN

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

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Title: FIRST FLOOR PLAN

Sheet Number:

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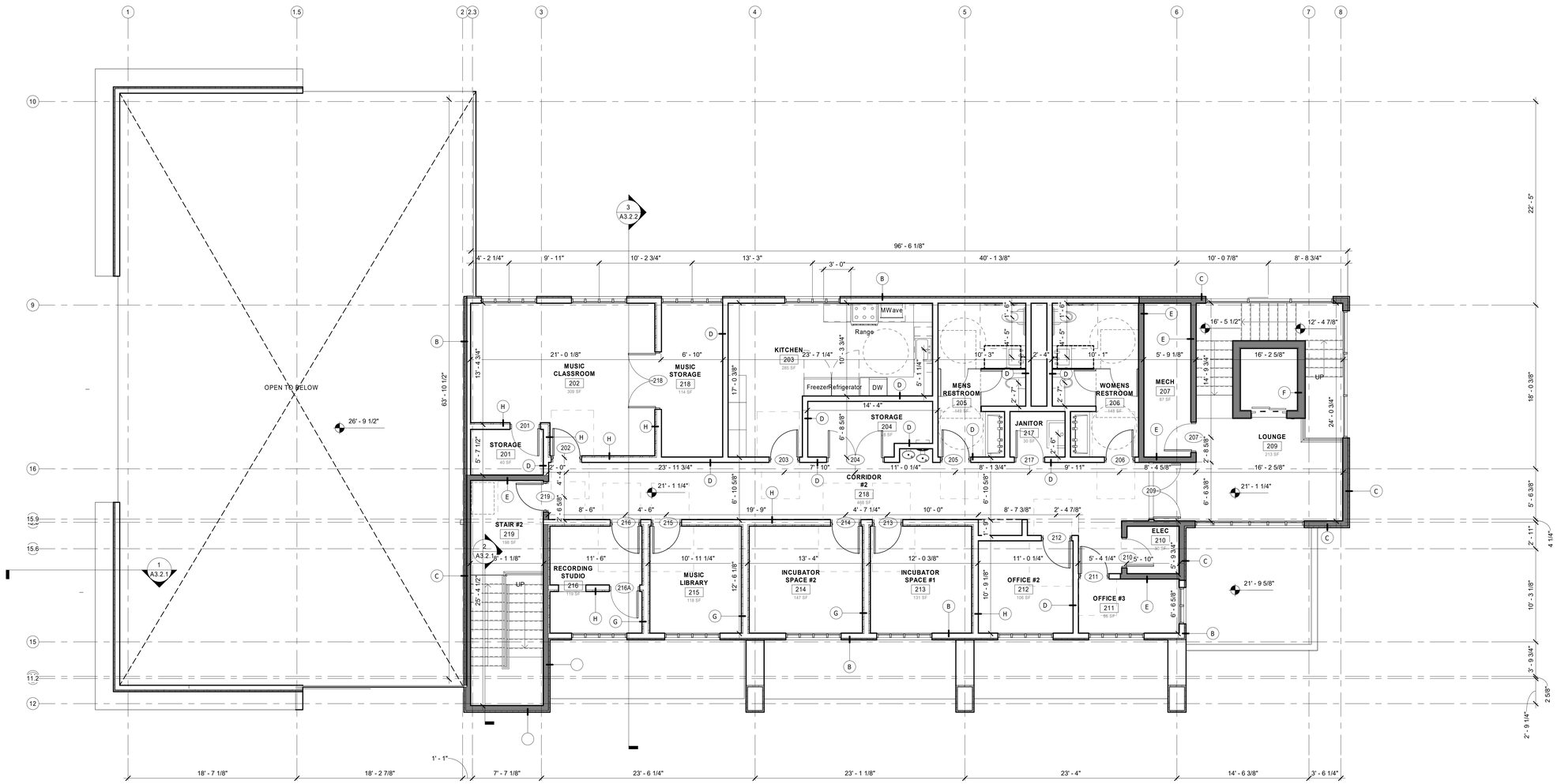
PLAN LEGEND

	EXISTING ITEMS TO REMAIN
	NEW PARTIAL HEIGHT WALL
	NEW GYP. BD. WALL/ REFER TO WALL TYPES
	NEW GYP. BD. FIRE RATED WALL/ REFER TO WALL TYPES
X	REFER TO WALL TYPES ON A9.1.1
EF/R	EXISTING DOOR TO REMAIN
101	NEW DOOR. REFER TO DOOR SCHEDULE
	NOTE: DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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SECOND FLOOR PLAN

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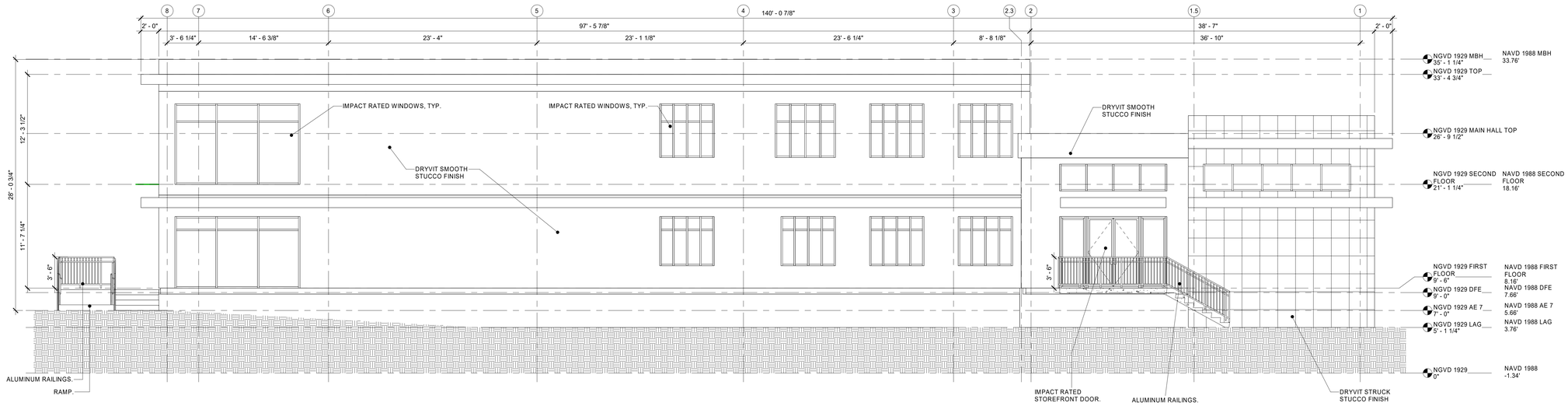
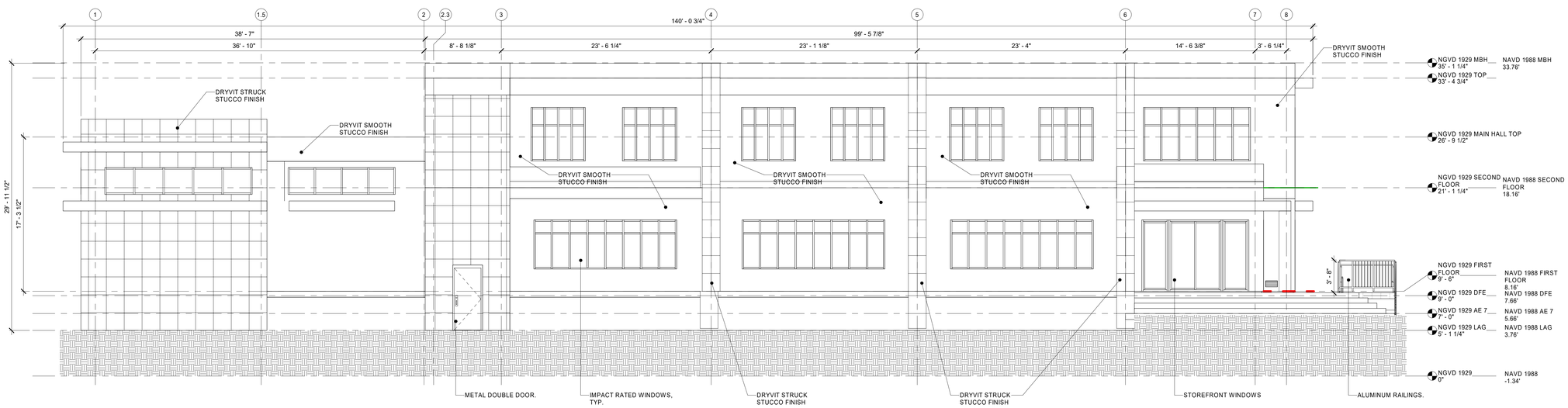


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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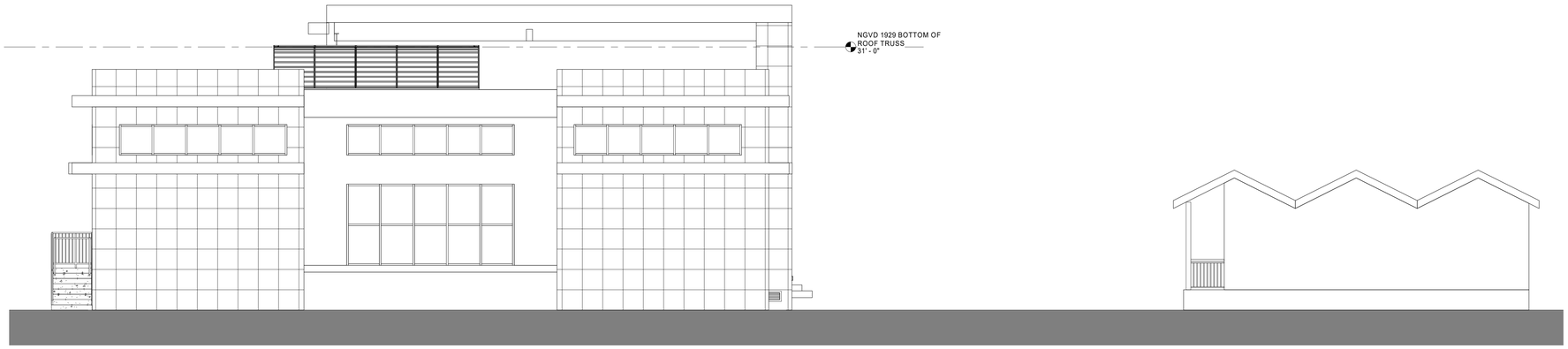

3 WEST ELEVATION - HARC
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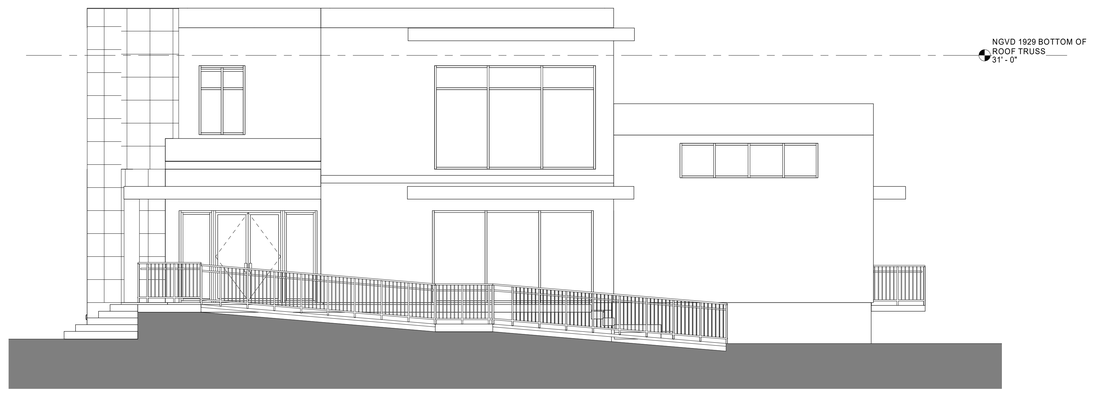

2 EAST ELEVATION - HARC
SCALE: 3/16" = 1'-0"

1 NORTH ELEVATION - HARC
SCALE: 3/16" = 1'-0"

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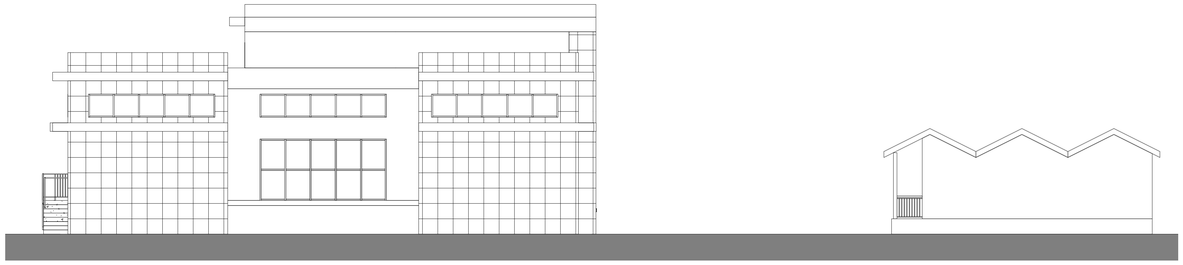
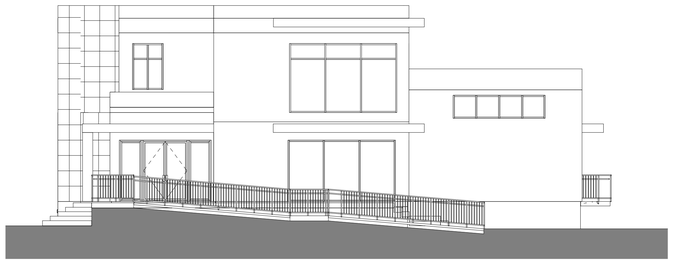


4 WEST ELEVATION - HARC
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - HARC
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION - HARC
SCALE: 1/8" = 1'-0"

1 SOUTH ELEVATION - HARC
SCALE: 1/8" = 1'-0"

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LIC. NO. 73110
COA: 30945

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2 SOUTH ELEVATION - HARC
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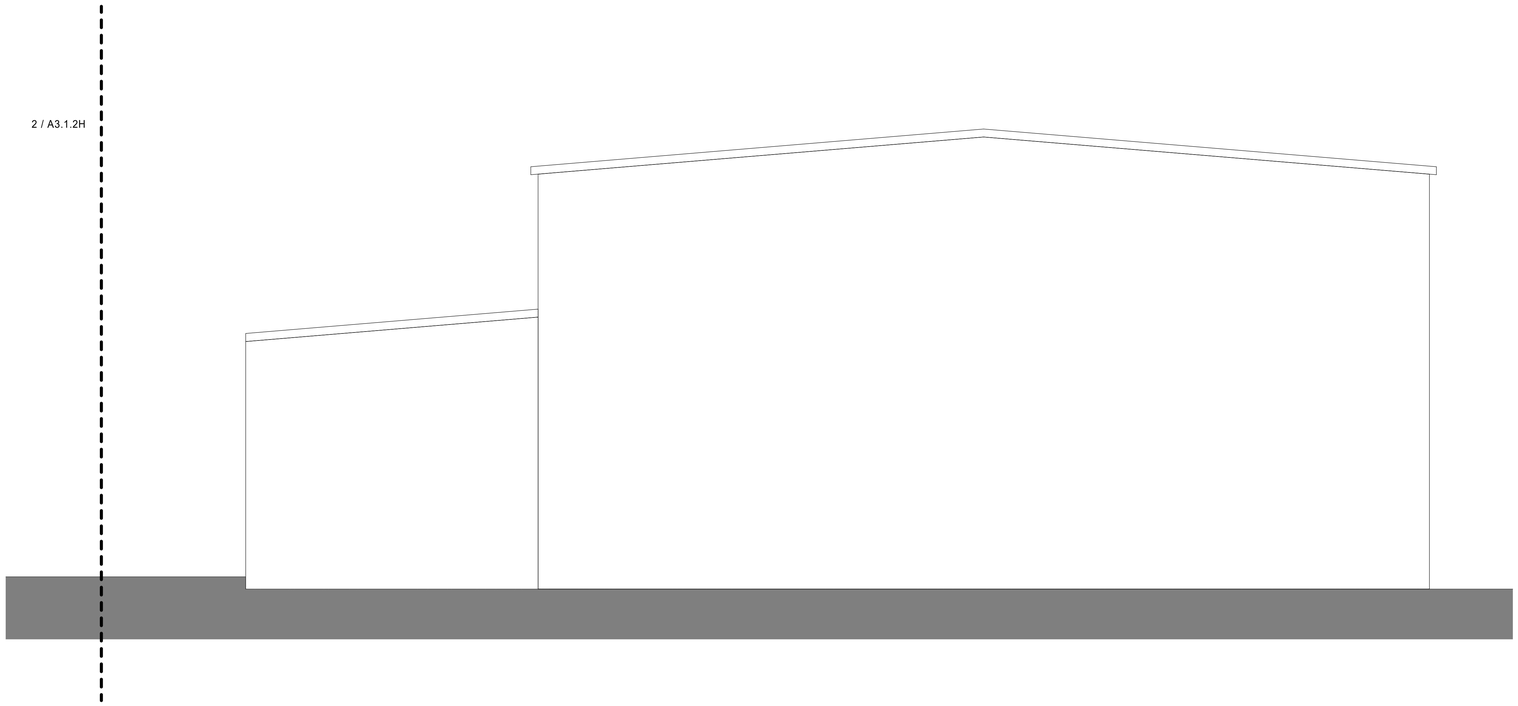

1 SOUTH ELEVATION - HARC
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1 3D VIEW A
SCALE:

2 3D VIEW B
SCALE:

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Drawing Size	Project #:
30x42	19095
Drawn By:	Checked By:
Designer	Checker

Title:
3D VIEWS

Sheet Number:
3D 1.0

Date: 02/19/2020

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN- NEW COMMUNITY CENTER. DEMOLITION OF NON-HISTORIC STRUCTURE.

#111 OLIVIA STREET

Applicant – K2M Design/ City of Key West Application #H2021-0008

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Public Notice

Public Meeting Notice

MAJOR DEVELOPMENT PLAN - NEW COMMUNITY CENTER, DEMOLITION OF NON-HISTORIC STRUCTURE, [illegible]

Attention Parents

In order to maintain social distancing, we ask that you wait outside or in your vehicle during your child's lesson.

Temperatures will be taken before lessons begin, and masks must be worn the entirety of your child's lesson.

Thank you for helping us keep one another safe!

NOTICE

FACE MASK REQUIRED

EMPLOYEES AND VISITORS MUST WEAR A FACE MASK AT ALL TIMES

B 12 5
Public
Meeting
Notice

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Enid Torregrosa, 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: 111 Olivia street on the 10 day of February, 2021.

   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 February 24, 2021.

   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 2021-0008.

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

Signed Name of Affiant:

Date: February 18 2021
Address: 1300 White street
City: Key West
State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 18th day of February, 2021.

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

NOTARY PUBLIC
Sign Name: Margarita Pedroza
Print Name: Margarita Pedroza
Notary Public - State of Florida (seal)
My Commission Expires: 8/20/2023

MARGARITA PEDROZA
Commission # GG 367847
Expires August 20, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Disclaimer

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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00014720-000000
Account#	1015091
Property ID	1015091
Millage Group	11KW
Location Address	830 EMMA St, KEY WEST
Legal Description	KW PT LOT 6 & PT LOT 10 OF TRACT 3 H2-391/93 G13-54 OR56-396/99 OR61-451/52 OR61-451/52 OR1106-123/25 OR1122-1308/11 (Note: Not to be used on legal documents.)
Neighborhood	32060
Property Class	MUNICIPAL (8900)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

CITY OF KEY WEST
PO Box 1409
Key West FL 33041

Valuation

		2020	2019	2018	2017
+	Market Improvement Value	$3,176,091	$3,176,091	$3,176,091	$3,176,091
+	Market Misc Value	$15,705	$15,705	$15,705	$15,705
+	Market Land Value	$1,637,712	$1,637,712	$1,637,712	$1,637,712
=	Just Market Value	**$4,829,508**	**$4,829,508**	**$4,829,508**	**$4,829,508**
=	Total Assessed Value	**$4,829,508**	**$4,829,508**	**$4,829,508**	**$4,829,508**
-	School Exempt Value	($4,829,508)	($4,829,508)	($4,829,508)	($4,829,508)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	33,700.00	Square Foot	106	292

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1966	1967	1	1 UT	1
ASPHALT PAVING	1991	1992	1	7850 SF	2
FENCES	1993	1994	1	2133 SF	2
CONC PATIO	1993	1994	1	276 SF	2
CH LINK FENCE	1996	1997	1	192 SF	1
TIKI	1996	1997	1	240 SF	4

Permits

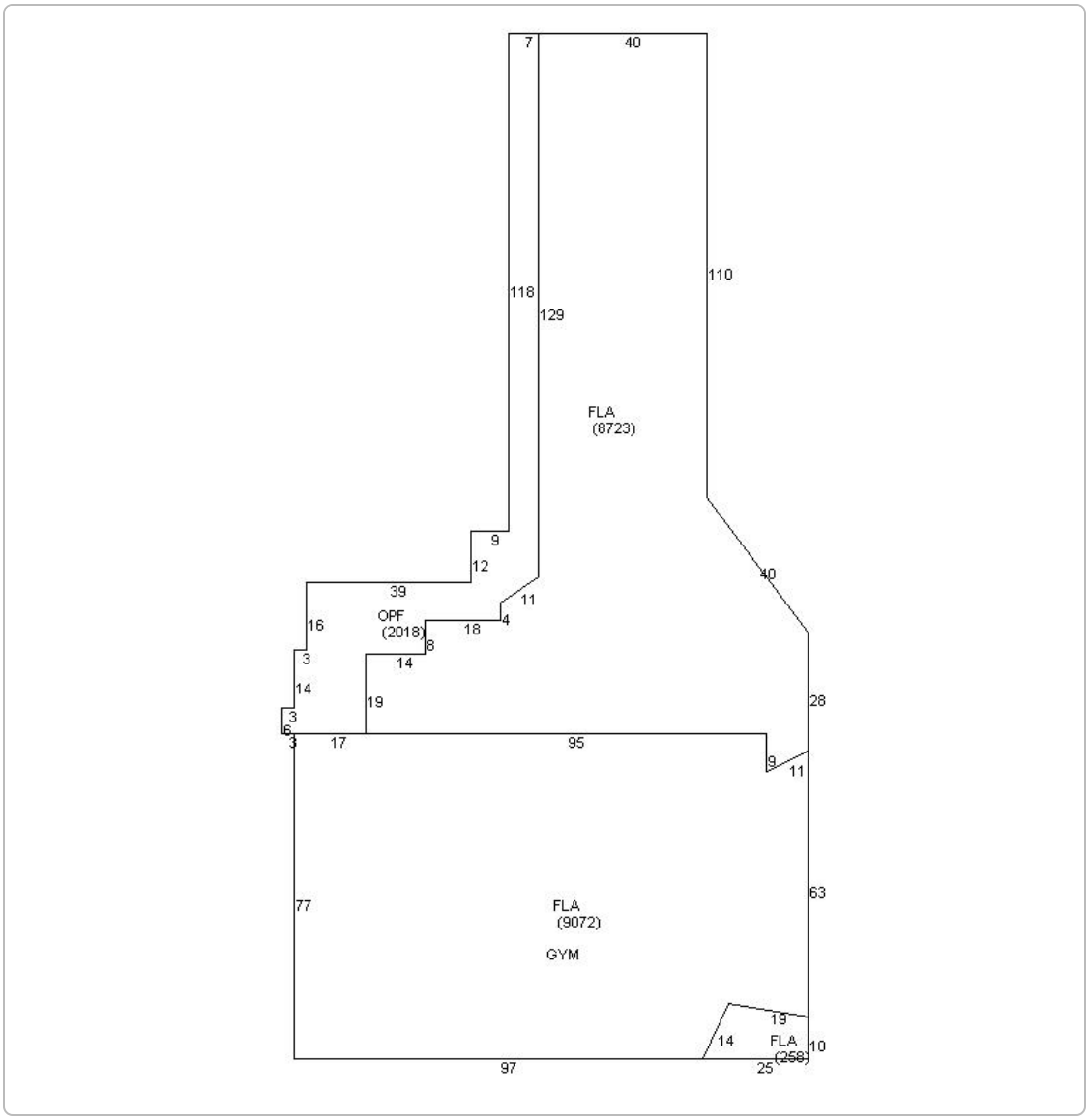
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-3448	9/25/2019		$2,500	Commercial	AIPP art installation of stained glass framed mosaics on exterior of Douglass Gym building.
17-2695	10/6/2017	12/14/2017	$400	Commercial	POWER TO NEW CHANNEL LETTERS
17-3159	8/23/2017		$110,000	Commercial	REMOVE EXISTING LOUVERED PANELS AND REPLACE WITH ENERGY EFFICIENT/IMPACTED RATED TRANSLUCENT PANELS.

16-2773	8/2/2016	5/10/2018	$1,380,642	Commercial	RENOVATION OF FREDRICK DOUGLAS RECREATION CENTER. INCLUDES DEMO, NEW CONSTRUCTION.
10-2810	8/31/2010	8/8/2012	$15,375	Commercial	AFTER THE FACT: REPAIR 20SF ROOF AND RECOAT FLAT ROOF WITH ELASTOMATIC ROOF PAINT COATING 9500SF
09-1358	2/24/2010	1/31/2012	$100,000	Commercial	REVISION: NEW IMPACT WINDOWS AND DOORS, HANDRAILS; A/C CLOSET, HARDWARE AND SIGNAGE.
09-4081	11/30/2009	11/20/2011	$4,800	Commercial	INSTALL 52 MICROWAVE OUTLETS IN KITCHEN. ALL MICROWAVE CIRCUITS SHALL BE FED FROM EXISTING HOOD VENT CIRCUIT LOCATED BELOW MICROWAVE OUTLET LOCATION
07-1744	4/12/2007	6/5/2007	$12,000	Commercial	INSTALL WHEELCHAIR LIFT
06-1702	3/15/2006	3/15/2006	$144,000	Commercial	REPLACE 55 CONDENSING UNITS
04-3441	11/5/2004	12/10/2004	$50,000	Commercial	PAINT EXTERIOR
02-3422	12/18/2002	3/2/2003	$2,200	Commercial	CHANGE 5-TON EVAP.
02-1813	9/5/2002	10/23/2002	$500,001	Commercial	PLUMBING
02/1813	9/4/2002	10/23/2002	$54,000	Commercial	ELE.FOR 2 EXAM ROOMS
02-1813	9/4/2002	11/27/2002	$58,000	Commercial	CHANGE EXIST DUCTWORK
02-1813	8/30/2002	10/23/2002	$40,000	Commercial	REMODEL CLINIC
01-2811	8/9/2001	11/27/2001	$1,400	Commercial	REPLACE 2.5 TON CONDENSOR
00-2078	7/25/2000	11/3/2000	$47,000	Commercial	A/C UNITS
00-1900	7/11/2000	11/3/2000	$3,300	Commercial	CONDENSING UNITS
00-1616	6/15/2000	11/3/2000	$1,400	Commercial	AIR HANDLERS
99-2113	6/22/1999	11/2/1999	$49,157	Commercial	HURRICANE SHUTTERS
97-3721	2/24/1998	1/1/1999	$29,000	Commercial	REPAIR/REPAINT BLDG
9703870	12/1/1997	12/1/1997	$40,500	Commercial	100 SQS POLYURETHANE ROOF
9702283	10/1/1997	12/1/1997	$7,500	Commercial	CONSTRUCT GAZEBO
9700007	1/1/1997	7/1/1997	$600	Commercial	ELECTRICAL
9604820	12/1/1996	7/1/1997	$500	Commercial	REPAIRS
9603448	8/1/1996	7/1/1997	$800	Commercial	MECHANICAL
9602853	7/1/1996	7/1/1997	$36,000	Commercial	REPAIR/REMODELING
A951448	5/1/1995	8/1/1995	$6,500		415LF PICKET FENCE
A951738	5/1/1995	8/1/1995	$19,000		30 SQS ROOFING
M944118	12/1/1994	8/1/1995	$1,000		INSTALL ANSUL SYSTEM
B943257	10/1/1994	12/1/1994	$203,000		INTERIOR PARTITIONS
M943388	10/1/1994	12/1/1994	$15,000		(2)3 TON (1)3.5 TON AC'S
M941425	5/1/1994	12/1/1994	$5,000		5 TON AC
B941093	4/1/1994	10/1/1994	$48,701		INTERIOR FINISHING

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)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Photos

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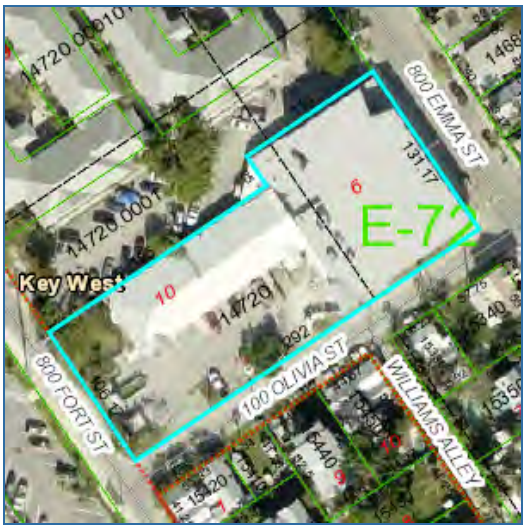
Map



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

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