



Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: April 26, 2016

Applicant: McIntyre Construction

Application Number: H15-01-1900

Address: #313 Truman Avenue

Description of Work:

Install new pool and deck. Relocate existing propane tank. No perimeter wall will be removed.

Site Facts:

The shed in question is located in the side yard of 313 Truman Ave. Located at the corner of Truman Avenue and Terry Lane, the property is listed as a contributing resource, and the house first appears on the 1889 Sanborn map. The shed in question does not show up in the 1962 Sanborn map or in any historic photographs.

Guidelines Cited in Review:

Decks, Patios, Hot Tubs, and Pools (pages 39-40), specifically guidelines 3, 5, and 6.

Staff Analysis

This Certificate of Appropriateness proposes a new pool located in a similar location where a historic cistern exists. The proposed pool will be 9 feet, 8 inches by 10 feet, 5 inches. The applicant has agreed to screen the pool with landscaping.

Consistency with Guidelines

This project came to HARC last month, but was postponed due to the question about the intent of the guideline that states that pools on corner lots may be built adjacent to the public right-of-way if the pool is set to the “rear half of the side yard.” There was discussion over what the rear half of the side yard meant. Legal counsel has weighed in that the rear half of the side yard means the rear half of the yard – from the rear property line to the mid-point of the lot.

The applicant has revised the design, and now the pool starts at the beginning of the rear half of the side yard. Therefore, the project is consistent with the guidelines in this respect.

Kelly Perkins

From: Ronald Ramsingh
Sent: Friday, April 08, 2016 2:46 PM
To: Kevin Sullivan
Cc: Kelly Perkins; Enid Torregrosa; Larry Erskine
Subject: RE: Meeting Request

Kevin,

I had a chance to meet with Kelly and Enid and get familiar with the issue. It is my understanding that your client wishes to place a pool on the side yard of a property located on the corner of Terry Ln and Truman Ave. The HARC GL requires that the pool be located on the *rear half* of the *side yard*, however, you do not agree with staff's interpretation of what a "side yard" is. I reviewed the GL and the LDR definitions and I do not see that they are in conflict with each other, though like many LDRs and GLs, the sentence structure could be better. Nevertheless, by my interpretation of the relative definitions and guidelines, the center of your client's proposed pool is right on the centerline of the rear yard; contrary to the GL.

That being said, this is one of those rare GLs that has a "case by case" clause that I think helps your application. It is also my understanding that there exists a balcony or structure of some sort that makes pushing the pool back further into the rear yard impossible without the demolition of the structure. If this is correct, then I think that this is exactly the kind of factor that HARC should consider in possibly deviating from the GL, and it is something that I would advise them would certainly qualify for the to do so.

Hopefully this answers your question and it can be resolved in your favor at the next meeting.

Thanks,
RR

From: Kevin Sullivan [mailto:kevin@owentrepanier.com]
Sent: Tuesday, April 05, 2016 3:49 PM
To: Ronald Ramsingh <rramsingh@cityofkeywest-fl.gov>
Subject: RE: Meeting Request

Ok, Sounds good. Thanks for update.

Kevin Sullivan, AICP

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street, P.O. Box 2155
Key West, FL 33045-2155
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

From: Ronald Ramsingh [mailto:rramsingh@cityofkeywest-fl.gov]
Sent: Tuesday, April 05, 2016 3:48 PM
To: Kevin Sullivan
Subject: RE: Meeting Request

Hi Kevin. I received your VM. Let me meet with Kelly and Larry and then get back with you. I just got an email from Kelly on this and need to discuss with her. I'll let you know afterwards.

Thanks,
RR

From: Kevin Sullivan [<mailto:kevin@owentrepanier.com>]
Sent: Monday, March 28, 2016 11:44 AM
To: Ronald Ramsingh <rramsingh@cityofkeywest-fl.gov>
Subject: Meeting Request

Ron,

I need to please meet with you to review HARC Guideline 6 on Page 40 regarding pool location.

6. Swimming pools may be built in a side or rear yard adjacent to a public right-of-way only if the pool is located directly behind the principal structure or it is set to the rear half of the side yard. A property owner shall not seek a change of address to circumvent this rule.

Specifically, board members requested (@ 3/22/16 meeting) a legal opinion regarding functional application of this guideline and the seeming ambiguity between the HARC Guideline definition of side yard and its parent definition in the LDR's.

I've worked this through thoroughly and can bring some good visualizations for us to review.

Let me know a good time for you, Thanks!

Kevin Sullivan, AICP

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www.owentrepanier.com

APPLICATION



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-001900		BUILDING PERMIT NUMBER 15-5099		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

313 Truman ave. Key West, FL 33040		# OF UNITS
1015288.		
313 Truman LLC.	PHONE NUMBER	
4909 W OAK Harbor	EMAIL	
Santerest Rd. Port Clinton, OH 43452	PHONE NUMBER	
McIntyre Construction LLC.	(305) 849-9864	
NOTE McIntyre	EMAIL	
Peter Pike	PHONE NUMBER	
471 U.S. Highway 1	EMAIL	
Suite 101 Key West, FL 33040		

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

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

57,000.00

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
☐ DEMOLITION ☐ SITE WORK ☐ INTERIOR ☒ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Remove existing
Deck & shed & Install new pool & deck as per plans.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:

QUALIFIER PRINT NAME:

OWNER SIGNATURE:

QUALIFIER SIGNATURE:

Notary Signature as to owner:

Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME

THIS 18th DAY OF Dec, 2015.

THIS 18th DAY OF Dec, 2015.



VERONICA CLEARE
Commission # EE 864393
Expires January 10, 2017

Open to KEYNBLD
Date: 12/21/15 50 Receipt no: 6210
2015 5099 as identification.

Personally known or produced

as identification.

Personally known or produced

PT BUILDING PERMITS-NEW

Trans number: 1.00 \$50.00

CK CHECK 2210 \$3074266

Trans date: 12/19/15 Time: 15:14:37

PART B:**SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☒ ACCESSORY STRUCTURE ☐ SITEACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☒ DECK ☐ FENCE ☐ OUTBUILDING / SHEDFENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPENPOOLS: ☒ 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 ☐ OTHERFLORIDA 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 TANKSRESTROOMS: ☐ 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.govINDICATE 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:

<i>Deck</i>	<i>Composite wood</i>	<i>Composite wood</i>

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

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

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

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE

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

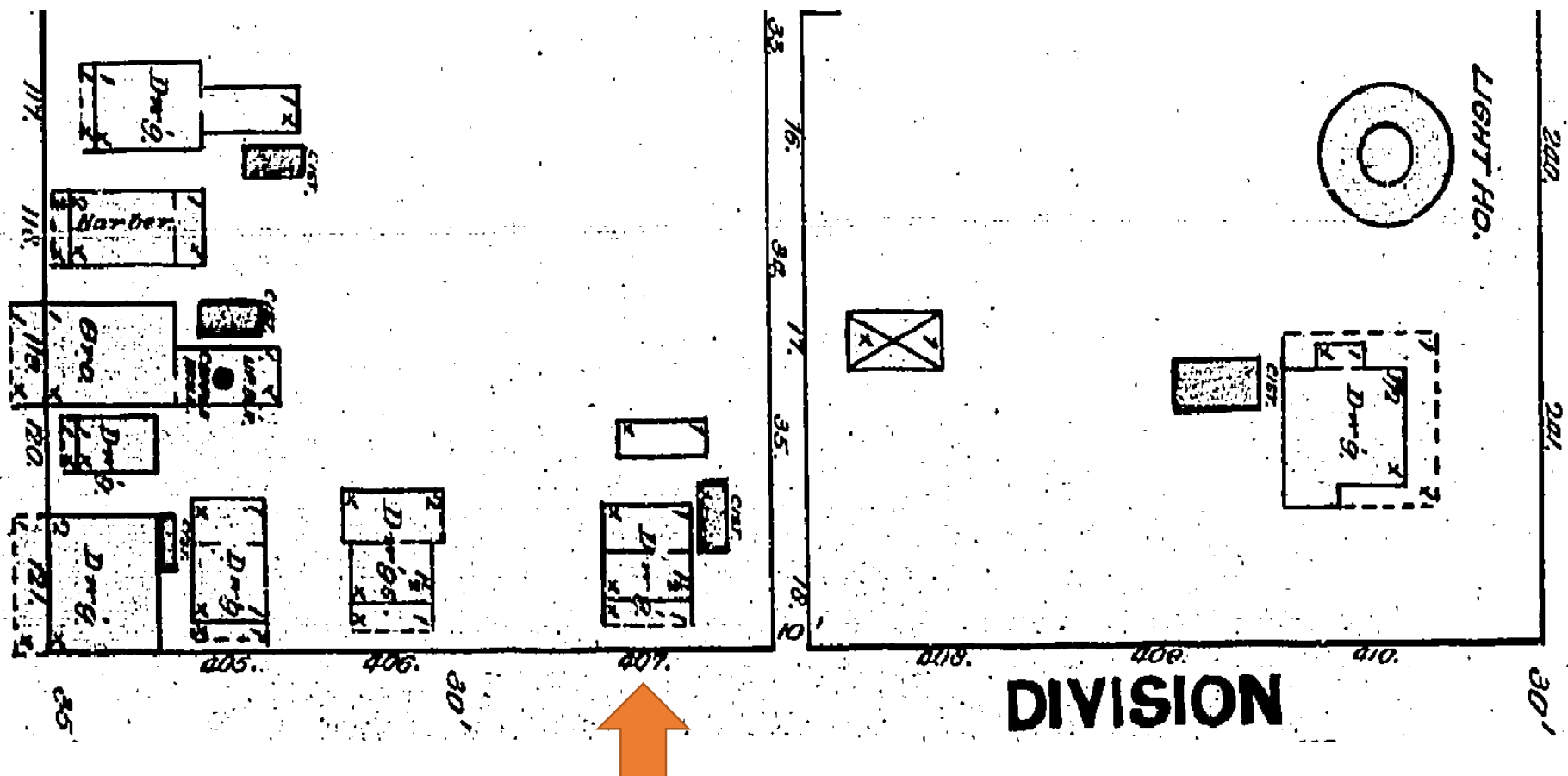
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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.

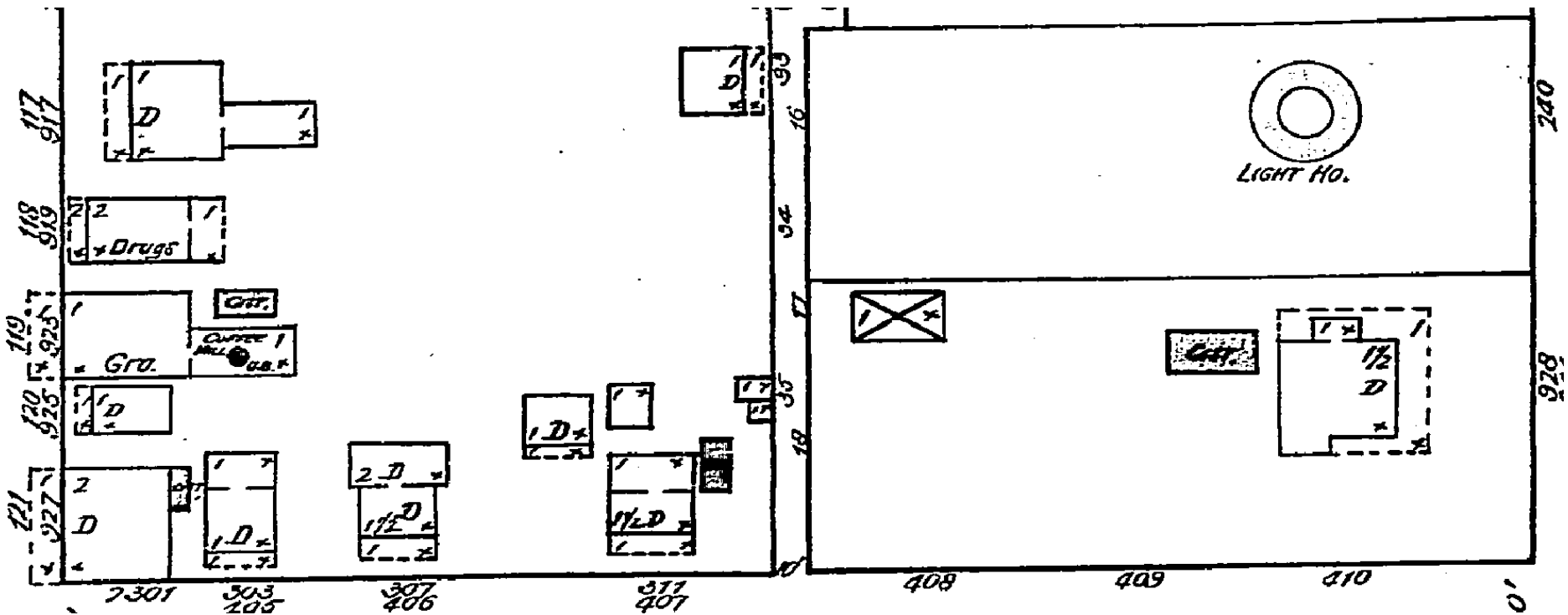
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

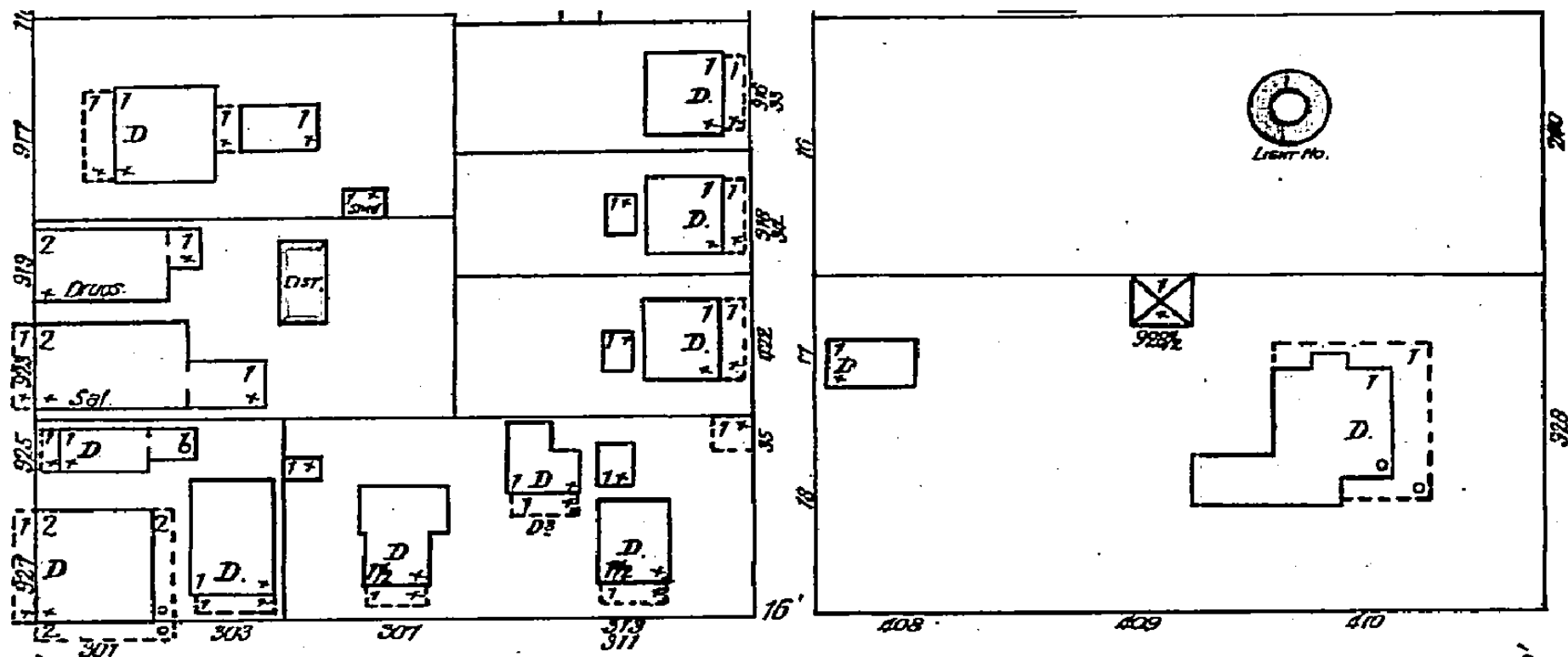
SANBORN MAPS



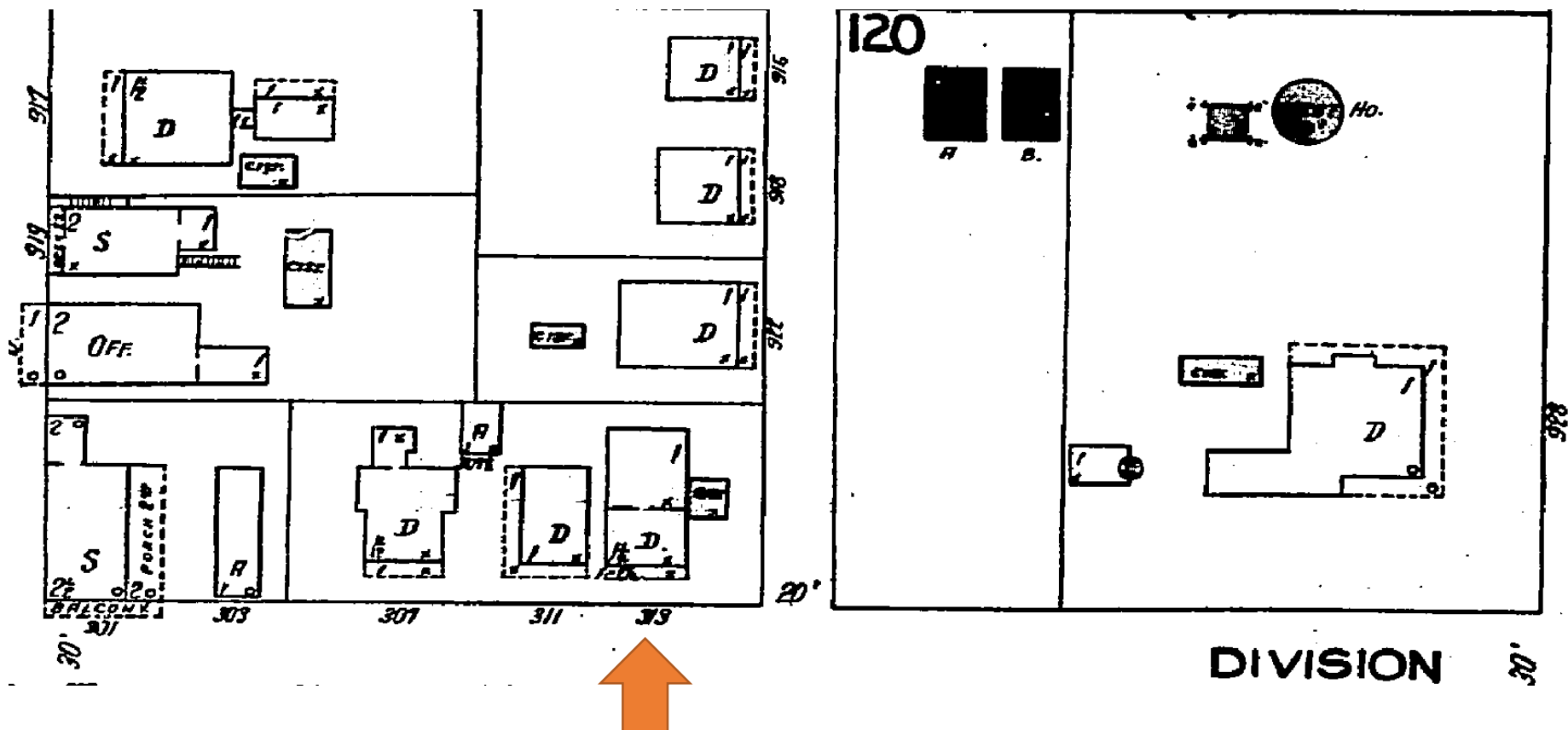
1889 Sanborn Map

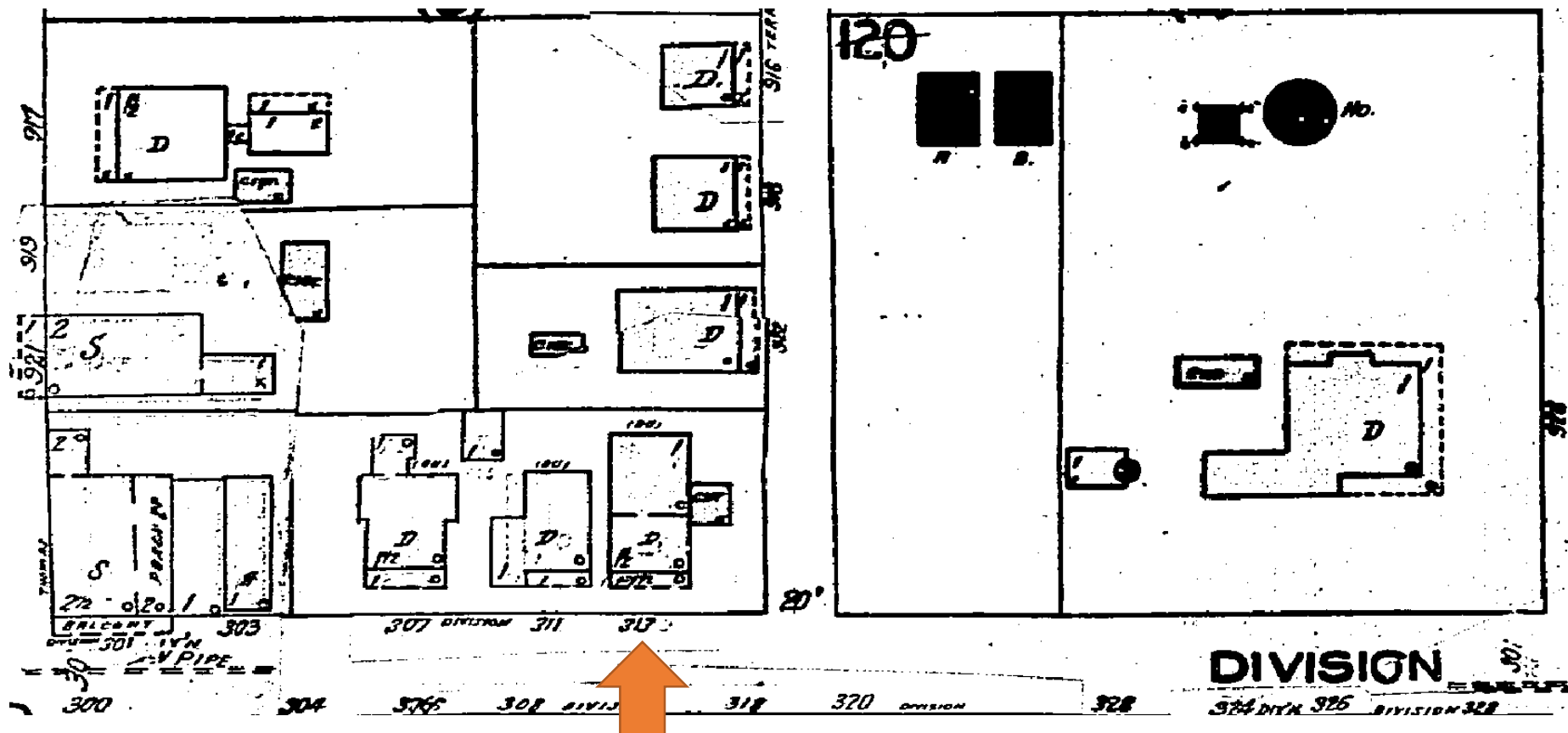


1892 Sanborn Map

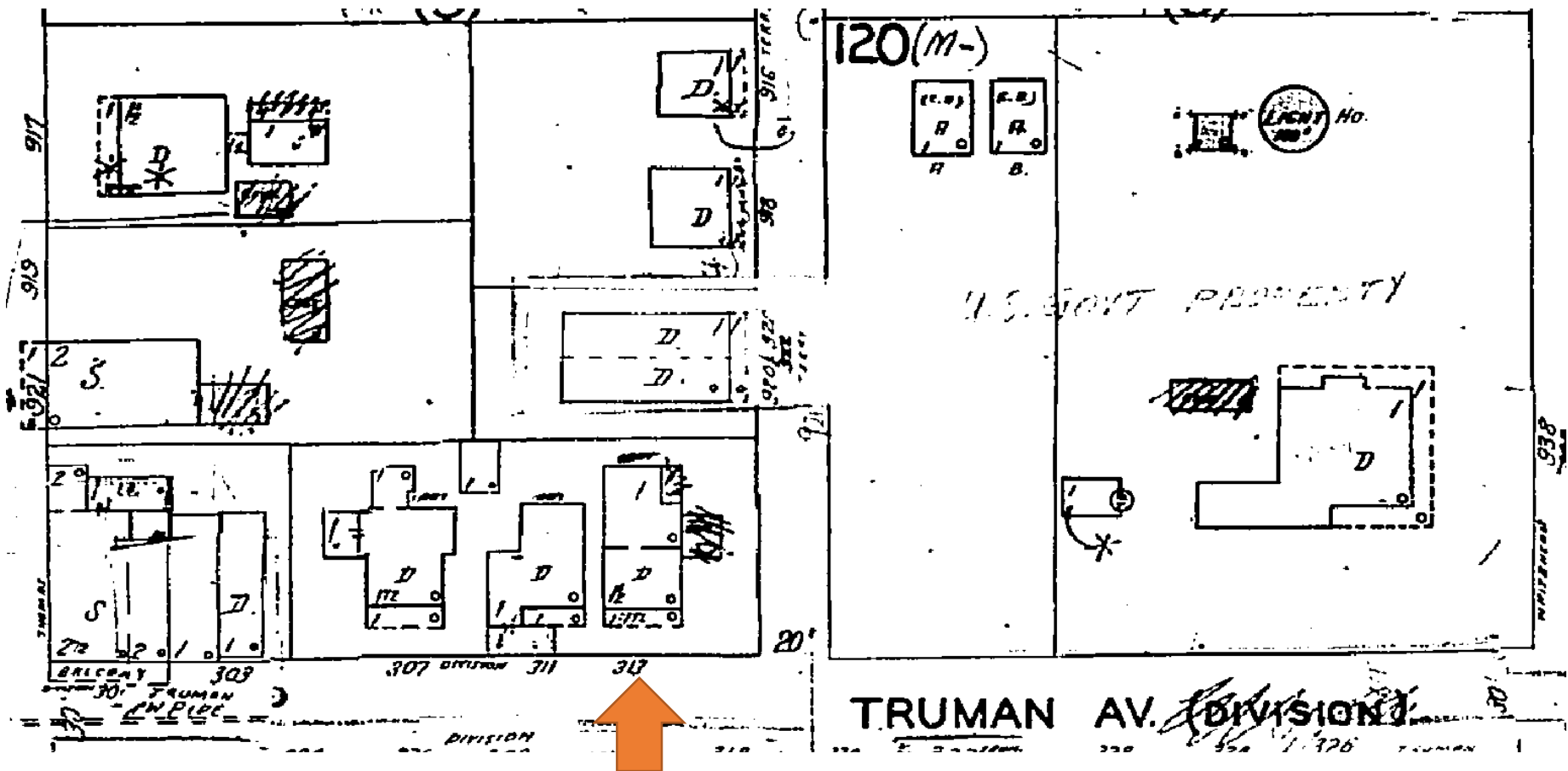


1899 Sanborn Map





1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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











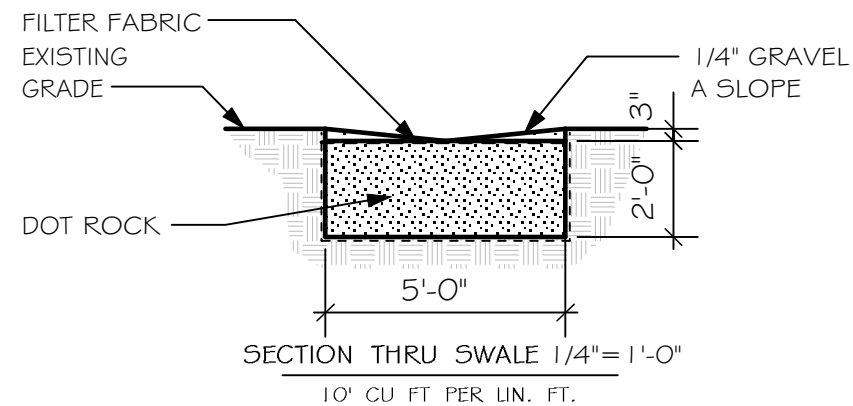


REVISED DESIGN

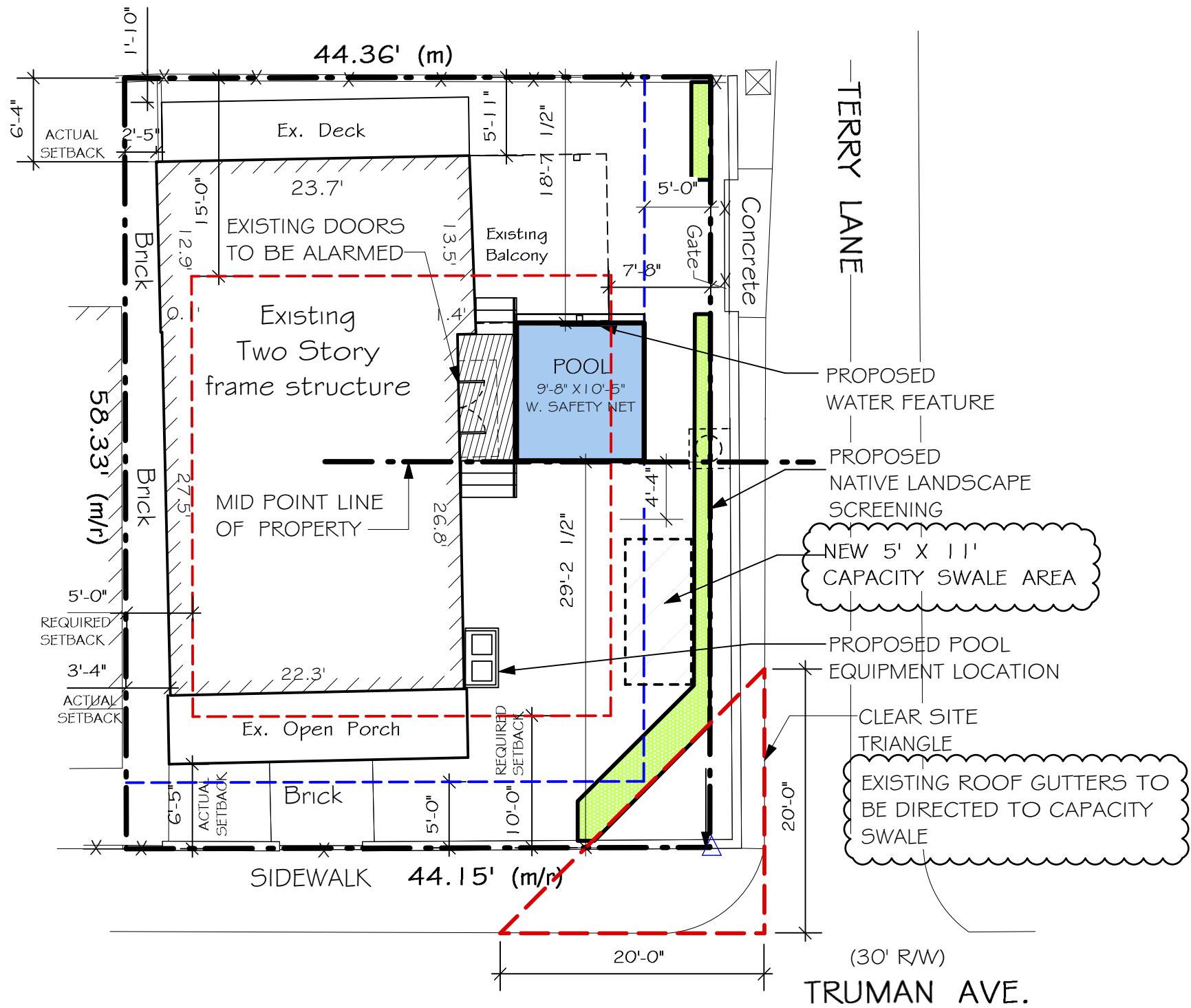
SITE DATA 313 TRUMAN AVENUE ZONED HMDR				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	ZONED HMDR		ZONED HMDR	CONFORMING
SITE AREA	2,580 SQ FT	4,000 SQ FT	EXISTING	EXISTING NON-CONFORMING
BUILDING COV.	44%	40%	44%	SEE FOOTNOTE
IMPERV. RATIO	62% (1,608)	60%	62% (1,596)	REDUCTION
OPEN SPACE	31% (823)	35%	41% (1,070)	CONFORMING
SETBACKS				
FRONT	6'-5"	10'	EXISTING	EXISTING NON-CONFORMING
REAR	5'-11"	15'	EXISTING	EXISTING NON-CONFORMING
SIDE	2'-5"	5.0'	EXISTING	EXISTING NON-CONFORMING
SIDE STREET	7'-8"	7.5'	EXISTING	CONFORMING
BUILDING HT.	TBD	30'	EXISTING	
PARKING	1 EXISTING		1 EXISTING	
FOOTNOTE: 1. BUILDING COVERAGE TO REMAIN PER VARIANCE RESOLUTION 2011-021 BY ARCHITECT CARLOS ROJAS				
FLOOD INSURANCE RATE MAP ZONE: ZONE " X " MAP ZONE # 12087C1516K				

NEW CAPACITY SWALE CALCULATIONS

LOT SIZE.....2,580 SQ. FT.
HOUSE & POOL AREA.....1,141 SQ. FT.
1,141 / 12 = 95 CU FT



CUBIC FT REQUIRED 1,141 / 12 = 95 CU FT.
CUBIC FT SUPPLIED.....110 CU FT.
(5' X 11'-0" X 2' SWALE) CU FT



1 PROPOSED PLAN
A-5 Scale: 1" = 10 ft NORTH

REV. DATE
05-07-15
06-24-15
06-29-15
12-23-15
01-27-16
02-01-16
04-20-16

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
MATT FORTUNA
313 TRUMAN AVENUE
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED PLAN

PROJECT NUMBER:
15.M3
DRAWN: TSN
CHECKED: PMP
DATE: 10-19-15

SHEET #
A-5

PETER M. PIKE FLA. REGISTRATION # AROO15198

PROPOSED DESIGN

SITE DATA 313 TRUMAN AVENUE ZONED HMDR

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	ZONED HMDR		ZONED HMDR	CONFORMING
SITE AREA	2,580 SQ FT	4,000 SQ FT	EXISTING	EXISTING NON-CONFORMING
BUILDING COV	44%	40%	44%	SEE FOOTNOTE
IMPERV. RATIO	62% (1,608)	60%	60% (1,571)	REDUCTION
OPEN SPACE	31% (823)	35%	39% (1,017)	CONFORMING
SETBACKS				
FRONT	6'-5"	10'	EXISTING	EXISTING NON-CONFORMING
REAR	5'-11"	15'	EXISTING	EXISTING NON-CONFORMING
SIDE	2'-5"	5.0'	EXISTING	EXISTING NON-CONFORMING
SIDE STREET	7'-8"	7.5'	EXISTING	CONFORMING
BUILDING HT.	TBD	30'	EXISTING	
PARKING	1 EXISTING		1 EXISTING	

FOOTNOTE:
1. BUILDING COVERAGE TO REMAIN PER VARIANCE RESOLUTION 2011-021
BY ARCHITECT CARLOS ROJAS

FLOOD INSURANCE RATE MAP ZONE: ZONE "X" MAP ZONE #
12087C1516K

IMPERV. RATIO NOTES

THE FOLLOWING CALCULATIONS ARE USED FOR IMPERVIOUS &
COVERAGE CALCULATIONS:

HOUSE, PORCH & BALCONY.....1,167 SQ FT
BACK DECK..... 103 SQ FT
SHED.....40 SQ FT
BRICK WALK.....204 SQ FT
CISTERN.....140 SQ FT
FRONT WALL.....18 SQ FT
POOL.....126 SQ FT

SCOPE OF WORK: --- REQUIRED POOL SETBACK
NEW POOL AND DECK --- REQUIRED BUILDING SETBACK

PROJECT
INFORMATION

MATT FORTUNA
KEY WEST FLORIDA

SURVEYOR:

LEGAL DESCRIPTION:

SITE PLAN IS BASED ON
SURVEY BY: J. LYNN O'FLYNN
DATED: FEBRUARY 27, 2015

SEE SURVEY

ALL DRAWINGS, SPECIFICATIONS AND RELATED
DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE
ARCHITECT/ENGINEER AND MUST BE RETURNED ON
REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED
DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY
AND
USE OR REPRODUCTION OF A PART OR WHOLE IS
FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER.
WRITTEN PERMISSION THIS DRAWING IS NOT TO BE
USED FOR CONSTRUCTION UNTIL SEALED AND
SIGNED BY:
THE ARCHITECT/ENGINEER

DESIGN NOTES:

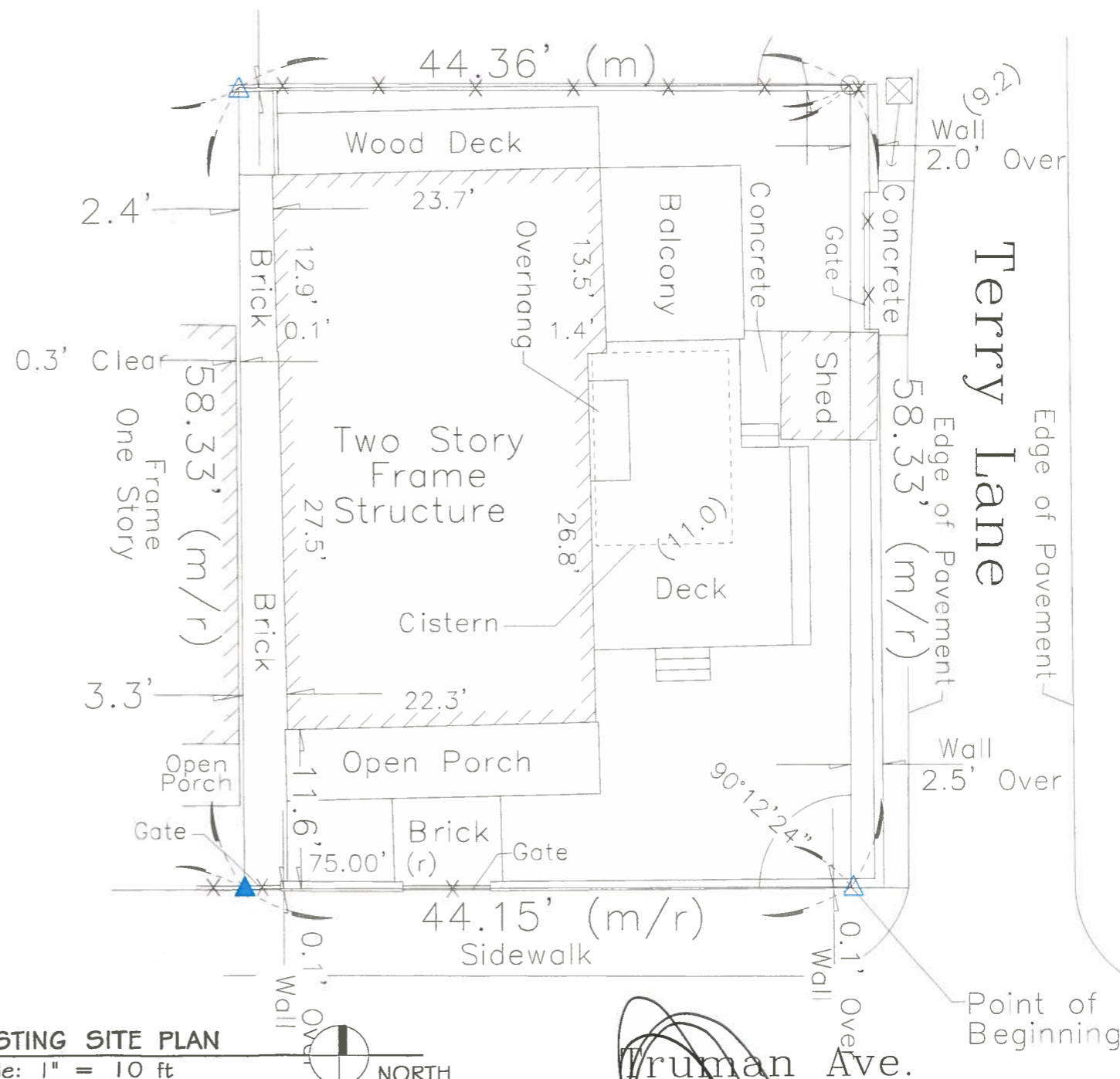
THIS STRUCTURE DESIGNED TO
MEET THE FOLLOWING:
FBC 2010
A.S.C.E. 07-10 REGULATIONS
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H. *
*PER FBC 07/ASCE 07-10
EXPOSURE "D"

SEAL - ARCHITECT

DRAWING SCHEDULE:

A-1 EXIST. SITE PLAN /PROJ.INFO.
A-2 DEMO PLAN
A-3 LIFE SAFETY PLAN
A-4 PROPOSED PLAN / HARC
A-5 PROPOSED PLAN
A-6 IMPERVIOUS PLAN
A-7 POOL PLAN / DETAILS
A-8 POOL PLUMBING / DETAILS

PETER M. PIKE FLA. REGISTRATION # ARO015198



1 EXISTING SITE PLAN
A-1 Scale: 1" = 10 ft

REV. DATE
05-07-15
06-24-15
06-29-15

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
MATT FORTUNA
313 TRUMAN AVENUE
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING SITE PLAN &
PROJECT INFORMATION

PROJECT NUMBER:
15.M3
DRAWN: TSN
CHECKED: PMP
DATE: 10-19-15

SHEET #
A-1

REV.	DATE
05-07-15	
06-24-15	
06-29-15	

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLORIDA
33040

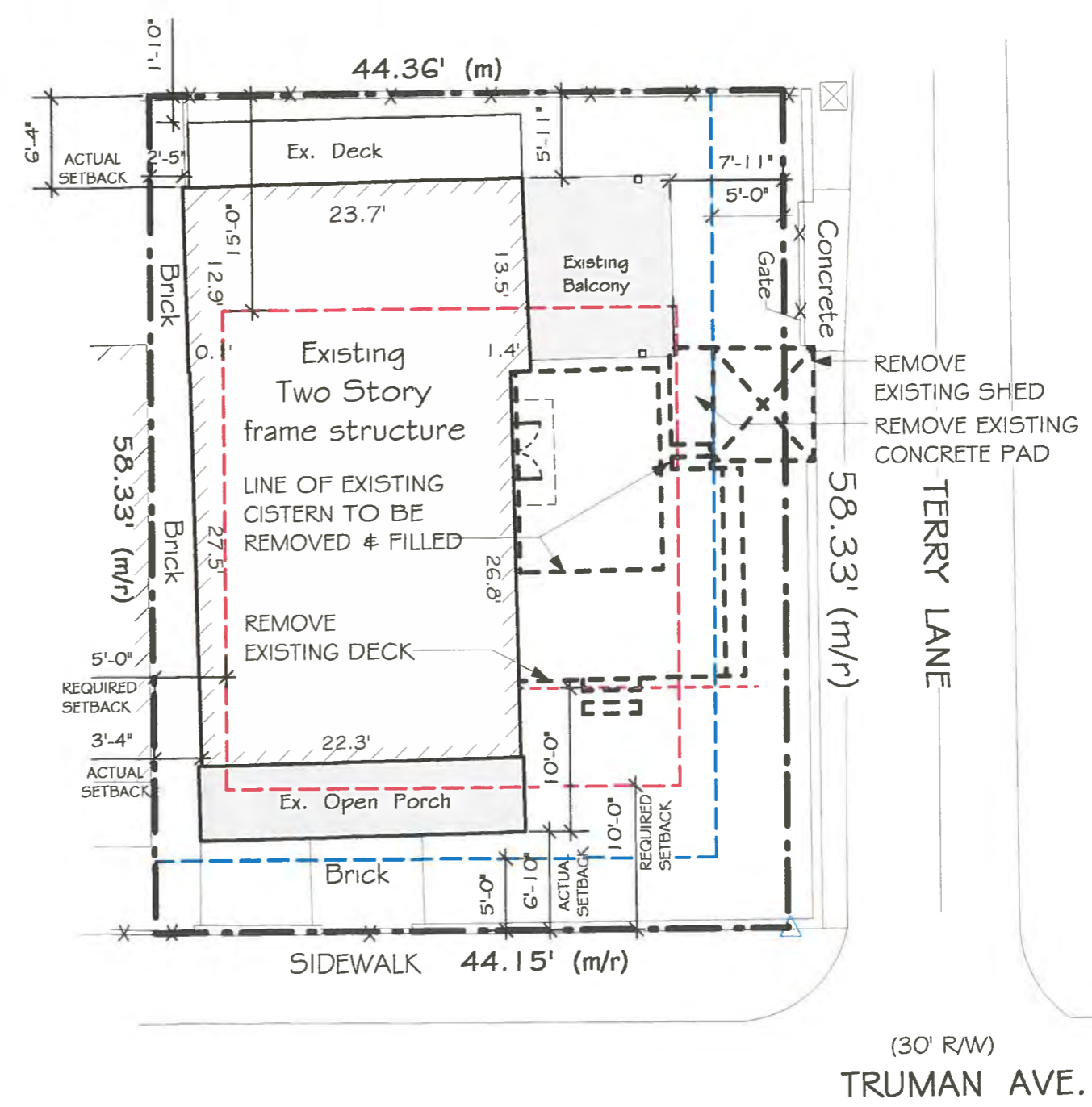
PROJECT:
MATT FORTUNA
313 TRUMAN AVENUE
KEY WEST, FL 33040

DRAWING TITLE:
DEMO PLAN

PROJECT NUMBER:
15.M3

DRAWN: TSN
CHECKED: PMP
DATE: 10-19-15

SHEET #
A-2



1 DEMOLITION PLAN
A-2 Scale: 1" = 10 ft

NORTH

REV.	DATE
05-07-15	
06-24-15	
06-29-15	



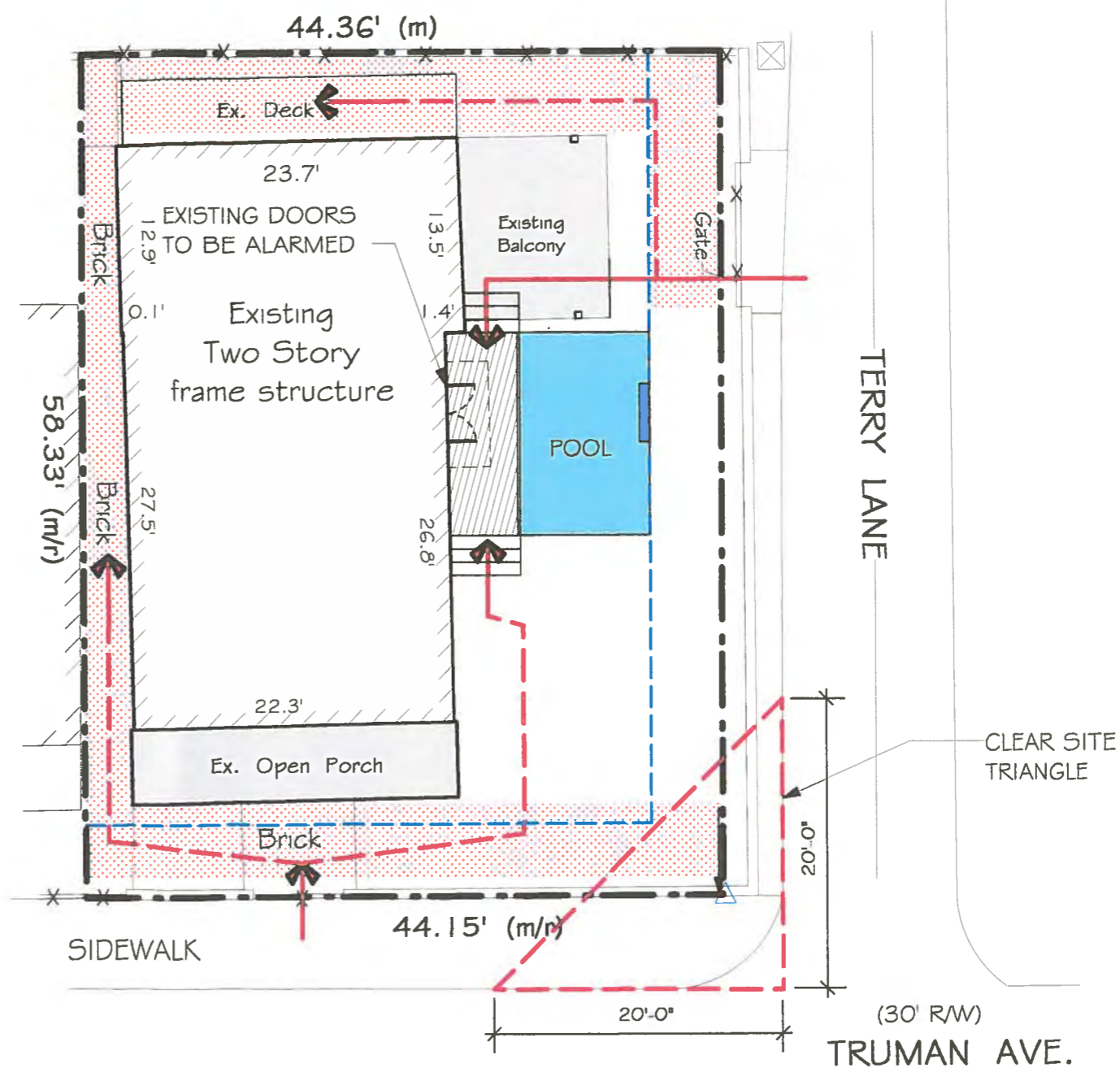
PROJECT:
MATT FORTUNA
313 TRUMAN AVENUE
KEY WEST, FL 33040

DRAWING TITLE:
LIFE SAFETY PLAN

PROJECT NUMBER:
15.M3

DRAWN: TSN
CHECKED: PMP
DATE: 10-19-15

SHEET #
A-3



LIFE SAFETY PLAN

Scale: 1" = 10 ft



NORTH

PETER M. PIKE FLA. REGISTRATION # ARO015198

SITE DATA 313 TRUMAN AVENUE ZONED HMDB				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
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SIDE STREET	7'-8"	7.5'	EXISTING	CONFORMING
BUILDING HT.	TBD	30'	EXISTING	
PARKING	1 EXISTING		1 EXISTING	
FOOTNOTE: 1. BUILDING COVERAGE TO REMAIN PER VARIANCE RESOLUTION 2011-021 BY ARCHITECT CARLOS ROJAS				
FLOOD INSURANCE RATE MAP ZONE: ZONE "X" MAP ZONE # 12087C1516K				

HARC GUIDELINES

1. The proportion of decking, patio or pool dimensions shall not exceed fifty percent of the total lot minus the building footprint".

A. Deck area calculation

$2,580\text{ SF} - 1,167\text{ SF} = 1,413\text{ SF} / 2 = 706.5\text{ SF}$,
PROPOSED DECK 70 SF

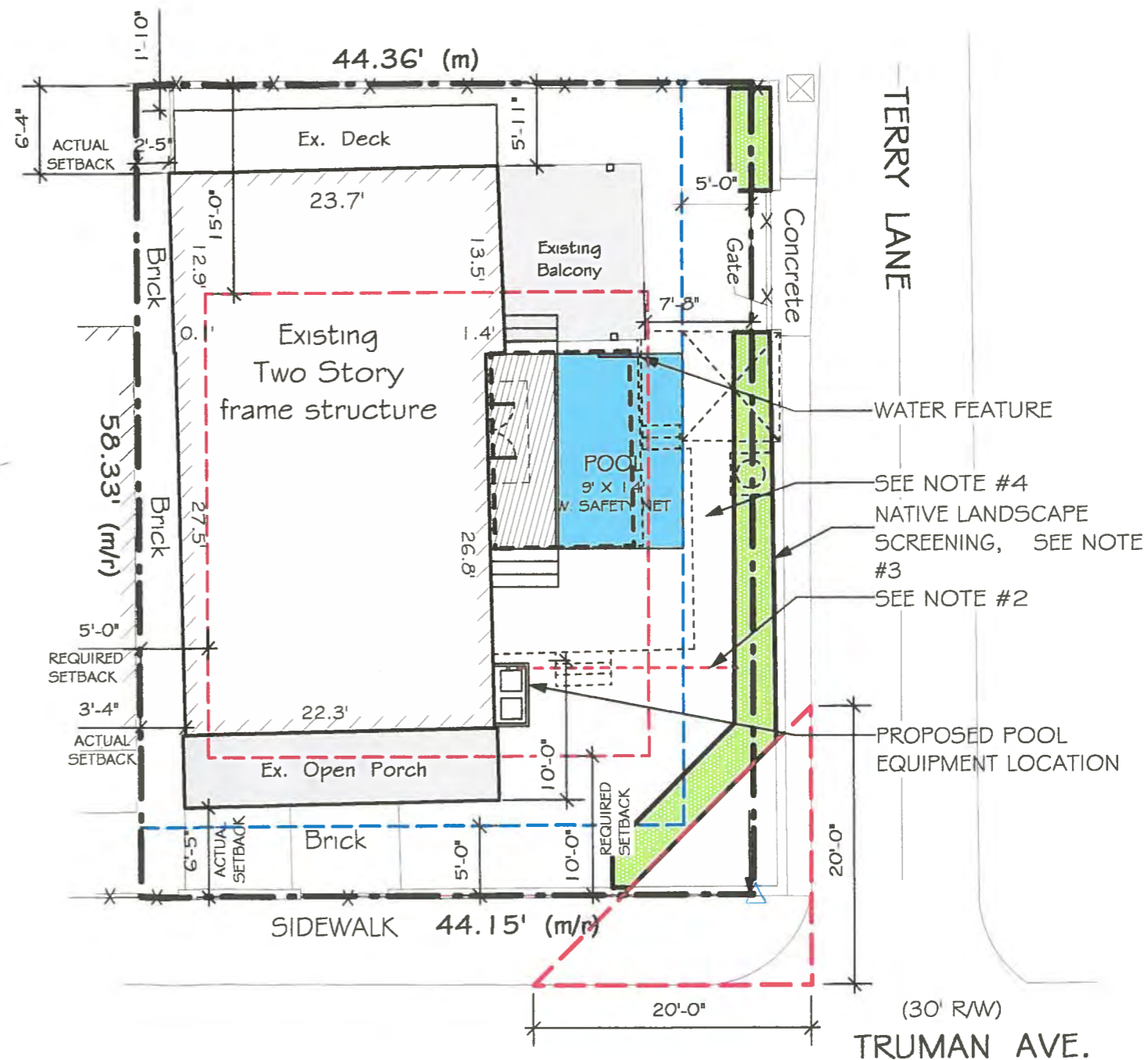
B. Pool area calculation

$2,580\text{ SF} - 1,167\text{ SF} = 1,413\text{ SF} / 2 = 706.5\text{ SF}$,
PROPOSED POOL 126 SF

2. "Wooden decks in side yards not adjacent to a public right-of-way shall be set back a minimum of ten feet from the front wall of a structure and shall be screened with fencing or landscaping".

3. "Best efforts shall be made to ensure that decks, pools, hot tubs, and patios are not visible from the elevation right-of-way by use of landscape or HARC approved fence screening".

4. "Swimming pools may be built in a side or rear yard adjacent to a public right-of-way only if the pool is located directly behind the principal structure or it is set to the rear half of the side yard. A property owner shall not seek a change of address to circumvent this rule".



PROPOSED SITE PLAN & HARC GUIDELINES

Scale: 1" = 10 ft



NORTH

PETER M. PIKE FLA. REGISTRATION # ARO015198

REV.	DATE
05-07-15	
06-24-15	
06-29-15	

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

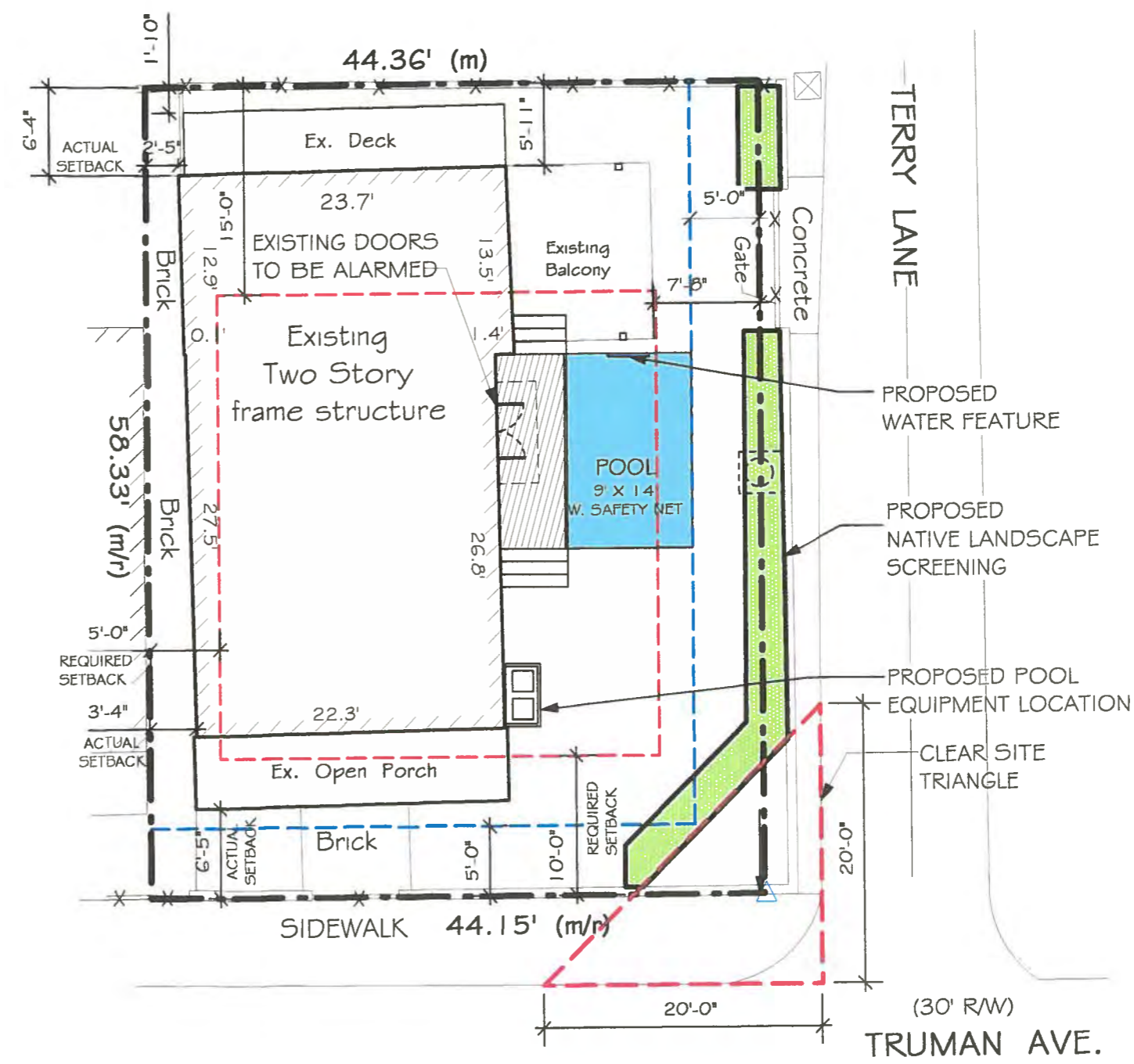
PROJECT:
MATT FORTUNA
313 TRUMAN AVENUE
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED PLAN &
HARC GUIDELINES

PROJECT NUMBER:
15.M3
DRAWN: TSN
CHECKED: FMP
DATE: 10-19-15

SHEET #
A-4

SITE DATA 313 TRUMAN AVENUE ZONED HMDB				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	ZONED HMDB		ZONED HMDB	CONFORMING
SITE AREA	2,580 SQ FT	4,000 SQ FT	EXISTING	EXISTING NON-CONFORMING
BUILDING COV.	44%	40%	44%	SEE FOOTNOTE
IMPERV. RATIO	62% (1,608)	60%	60% (1,571)	REDUCTION
OPEN SPACE	31% (823)	35%	39% (1,017)	CONFORMING
SETBACKS				
FRONT	6'-5"	10'	EXISTING	EXISTING NON-CONFORMING
REAR	5'-11"	15'	EXISTING	EXISTING NON-CONFORMING
SIDE	2'-5"	5.0'	EXISTING	EXISTING NON-CONFORMING
SIDE STREET	7'-8"	7.5'	EXISTING	CONFORMING
BUILDING HT.	TBD	30'	EXISTING	
PARKING	1 EXISTING		1 EXISTING	
FOOTNOTE: 1. BUILDING COVERAGE TO REMAIN PER VARIANCE RESOLUTION 2011-021 BY ARCHITECT CARLOS ROJAS				
FLOOD INSURANCE RATE MAP ZONE: ZONE "X" MAP ZONE # 12087C1516K				

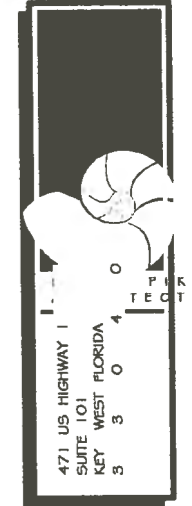


1 PROPOSED PLAN
A-5 Scale: 1" = 10 ft

NORTH

PETER M. PIKE FLA. REGISTRATION # ARO015198

REV.	DATE
05-07-15	
06-24-15	
06-29-15	



PROJECT:
MATT FORTUNA
313 TRUMAN AVENUE
KEY WEST, FL 33040

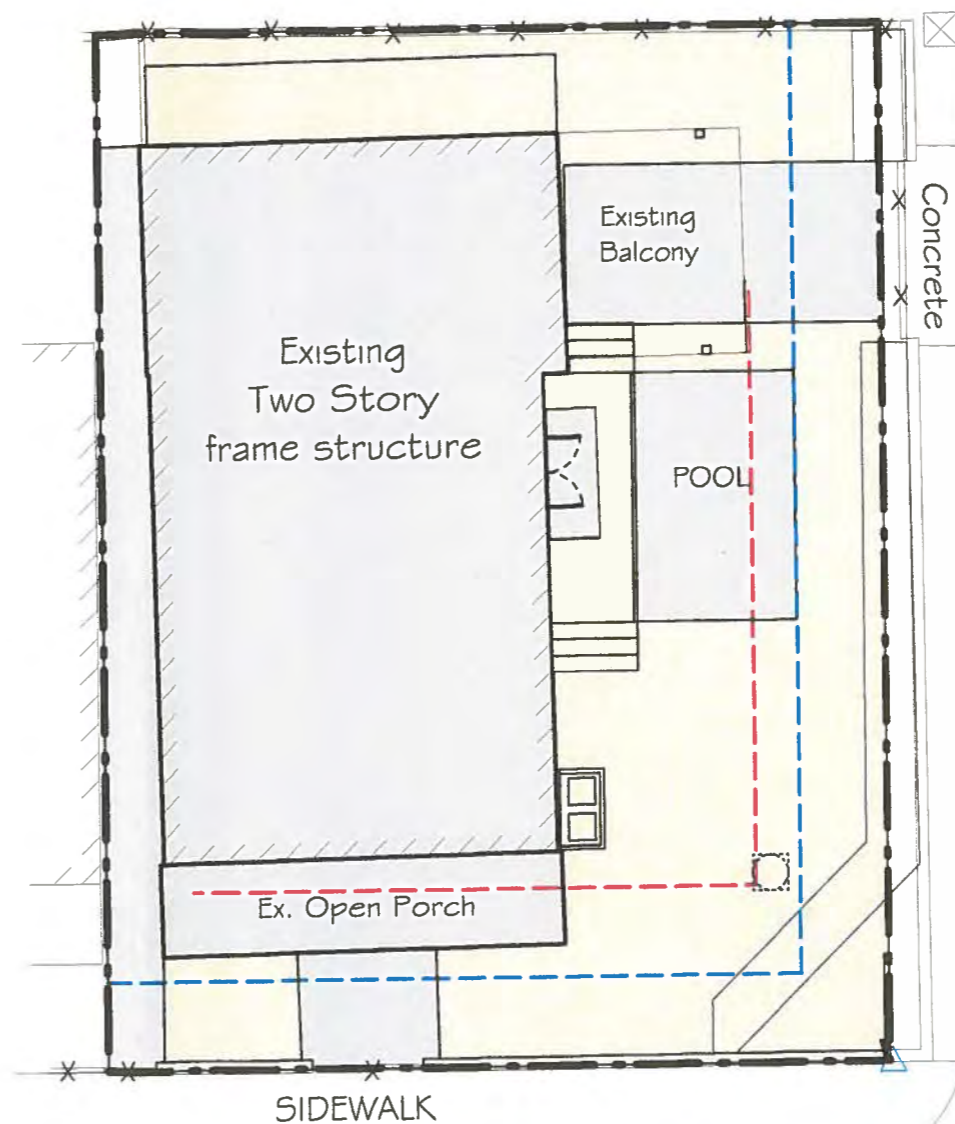
DRAWING TITLE:
PROPOSED PLAN

PROJECT NUMBER:
15.M3

DRAWN: TSN
CHECKED: PMP
DATE: 10-19-15

SHEET #
A-5

SITE DATA 313 TRUMAN AVENUE ZONED HMDB				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	ZONED HMDB		ZONED HMDB	CONFORMING
SITE AREA	2,580 SQ FT	4,000 SQ FT	EXISTING	EXISTING NON-CONFORMING
BUILDING COV.	44%	40%	44%	SEE FOOTNOTE
IMPERV. RATIO	62% (1,608)	60%	60% (1,571)	REDUCTION
OPEN SPACE	31% (823)	35%	39% (1,017)	CONFORMING
SETBACKS				
FRONT	6'-5"	10'	EXISTING	EXISTING NON-CONFORMING
REAR	5'-11"	15'	EXISTING	EXISTING NON-CONFORMING
SIDE	2'-5"	5.0'	EXISTING	EXISTING NON-CONFORMING
SIDE STREET	7'-8"	7.5'	EXISTING	CONFORMING
BUILDING HT.	TBD	30'	EXISTING	
PARKING	1 EXISTING		1 EXISTING	
FOOTNOTE: 1. BUILDING COVERAGE TO REMAIN PER VARIANCE RESOLUTION 2011-021 BY ARCHITECT CARLOS ROJAS				
FLOOD INSURANCE RATE MAP ZONE: ZONE " X " MAP ZONE # 12087C1516K				



PERVIOUS
IMPERVIOUS

PREVIOUS & IMPERVIOUS PLAN
Scale: 1" = 10 ft
NORTH

PETER M. PIKE FLA. REGISTRATION # ARO015198

REV. DATE
05-07-15
06-24-15
06-29-15

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA 33040
TELEPHONE

PROJECT:
MATT FORTUNA
313 TRUMAN AVENUE
KEY WEST, FL 33040

DRAWING TITLE:
PERVIOUS &
IMPERVIOUS PLAN

PROJECT NUMBER:
15.M3
DRAWN: TSN
CHECKED: PMP
DATE: 10-19-15

SHEET #
A-6

REV.	DATE
05-07-15	
06-24-15	
06-29-15	

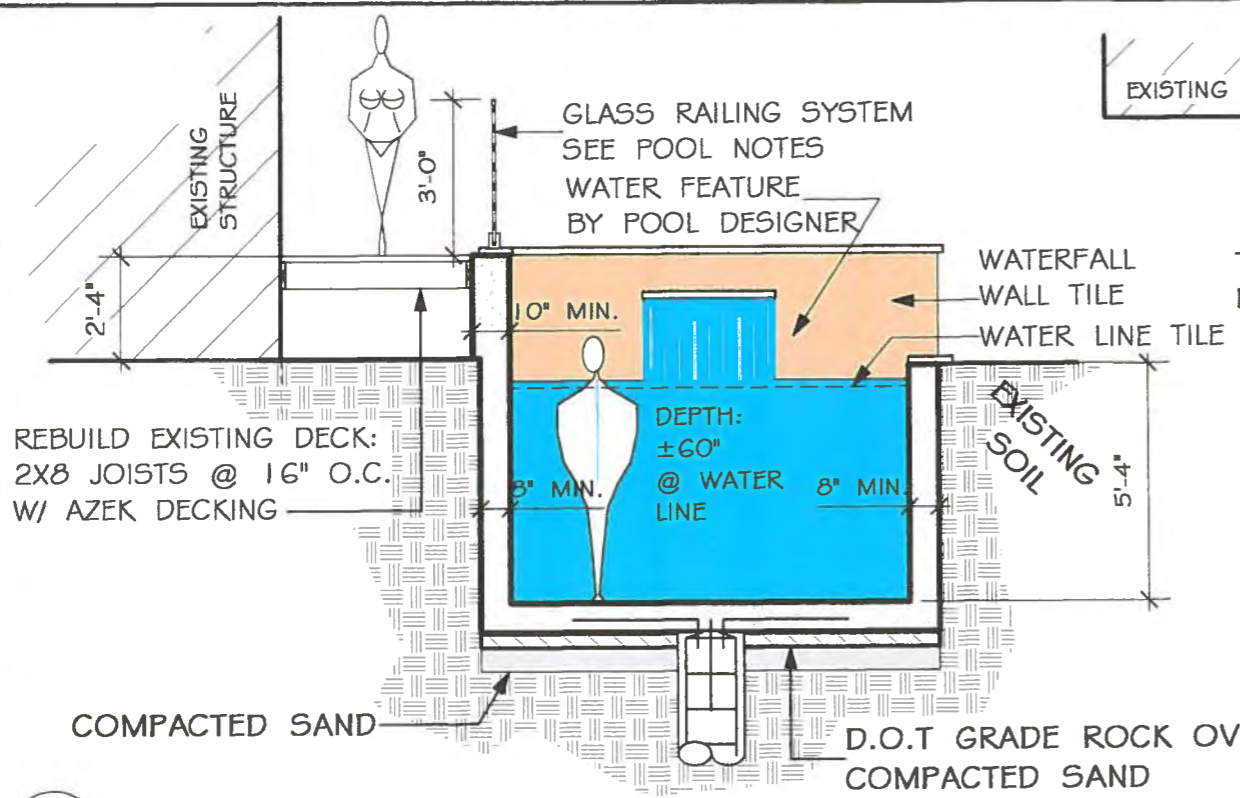
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLORIDA
33040

PROJECT:
MATT FORTUNA
313 TRUMAN AVENUE
KEY WEST, FL 33040

DRAWING TITLE:
POOL PLAN / DETAILS
POOL SECTIONS

PROJECT NUMBER:
15.M3
DRAWN: TSN
CHECKED: PMP
DATE: 10-19-15

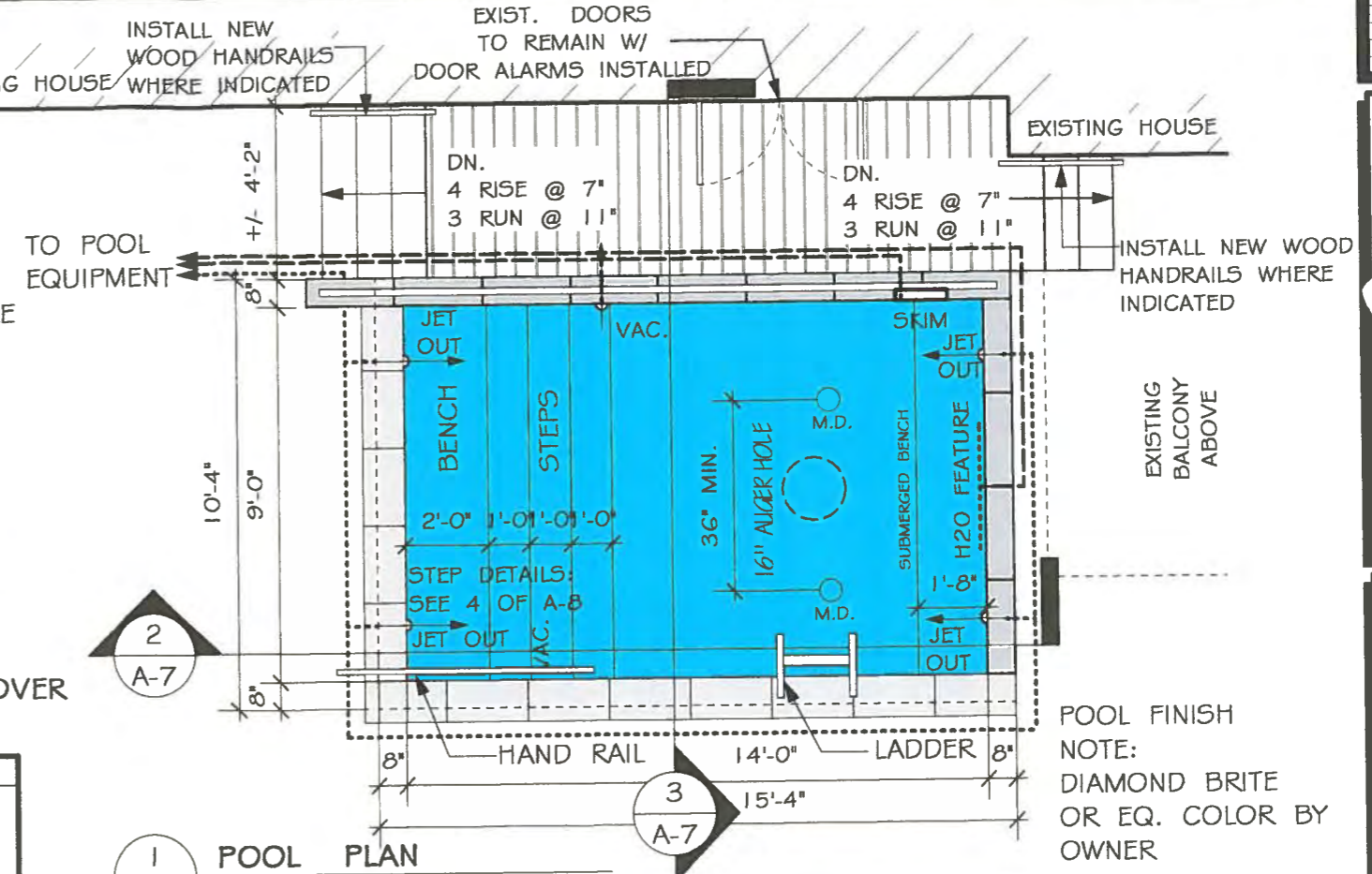
SHEET #
A-7



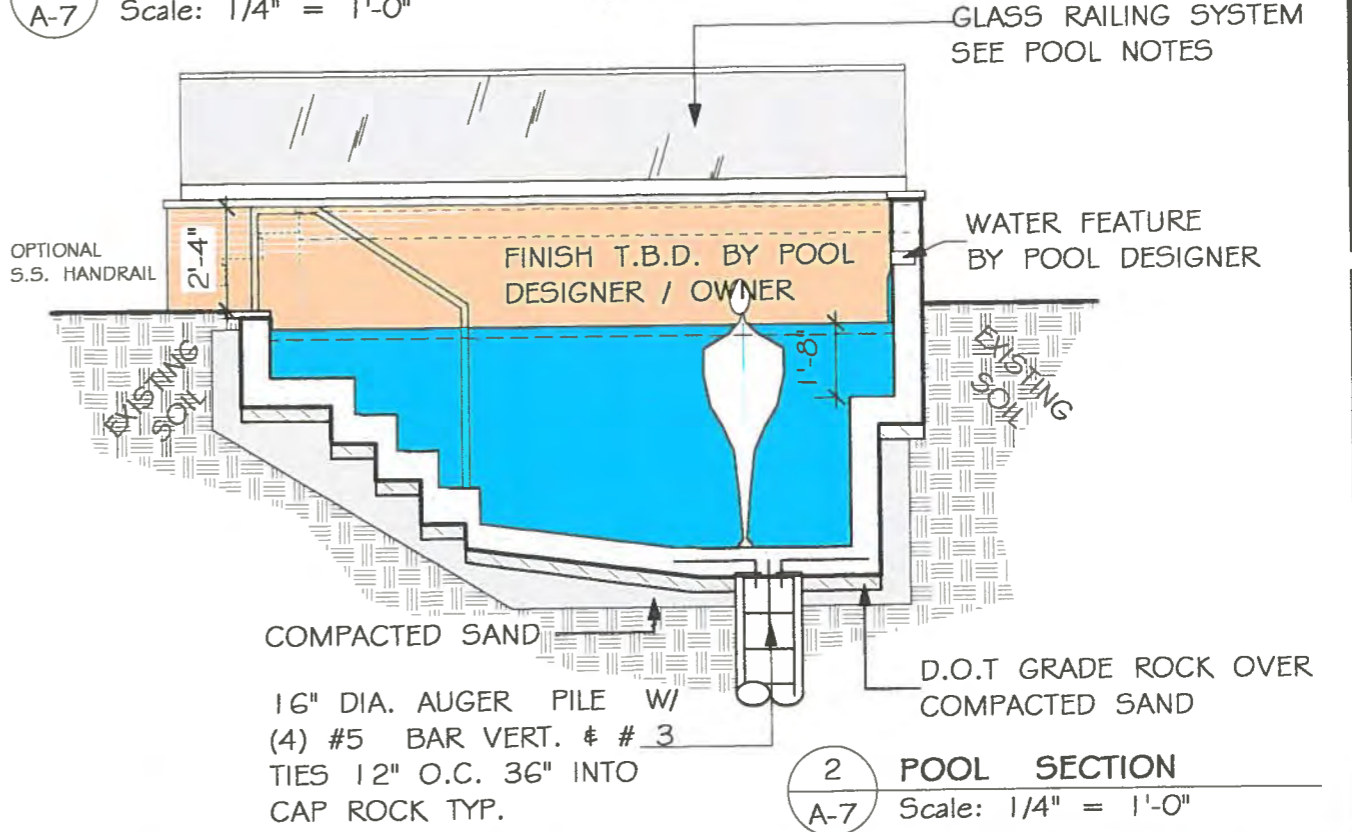
3 POOL SECTION
A-3 Scale: 1/4" = 1'-0"

STEEL SCHEDULE
"STEEL TECH" BACKER
WITH #3 BARS @ 8" O.C.
BOTH WAYS - 24" MIN
STEEL LAP - 2" CONC
COVERAGE (3) #3 BARS
AT TOP 12" OF RIM

- POOL NOTES:**
1. PROVIDE LED POOL LIGHTING W/ COLOR OPTIONS
 2. GLASS FIN WALL: EQUAL TO C. R. LAURENCE CRL B55 SERIES STANDARD SQUARE BASE SHOE W/ POLISHED STAINLESS STEEL CLADDING, W/ 1/2" TEMPERED GLASS DRY GLAZE SYSTEM. PROVIDE U CHANNEL CAP RAILS WITH END CAP IN POLISHED STAINLESS STEEL FINISH. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS AND MOCK UP FOR ARCHITECT APPROVAL.
 3. PROVIDE STUB OUT FOR OUTDOOR SHOWER SEE LANDSCAPERS PLANS
 4. CONTRACTOR TO PROVIDE POOL SAFETY NETTING, SEE NOTE A-8
 5. ALL FINISHES TO BE DETERMINED BY OWNER / LANDSCAPE ARCHITECT



1 POOL PLAN
A-7 Scale: 1/4" = 1'-0"



2 POOL SECTION
A-7 Scale: 1/4" = 1'-0"

PETER M. PIKE FLA. REGISTRATION # AROO15198

REV.	DATE
05-07-15	
06-24-15	
06-29-15	

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
MATT FORTUNA
313 TRUMAN AVENUE
KEY WEST, FL 33040

DRAWING TITLE:
POOL DETAILS
POOL PLUMBING

PROJECT NUMBER:
15.M3

DRAWN: TSN
CHECKED: PMP
DATE: 10-19-15

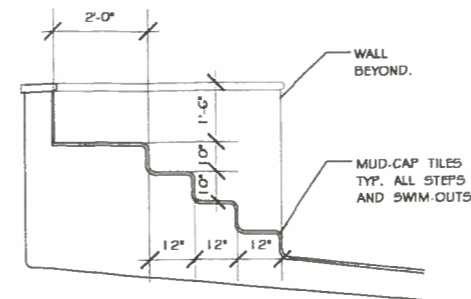
SHEET #
A-8

POOL NOTES:

POOL TO BE INSTALLED IN STRICT COMPLIANCE WITH KEY WEST BUILDING DEPARTMENT AND FEMA REGULATIONS
POOL TO RECIEVE DUEL ATMOSPHERIC VENT ARRANGEMENT PER F.B.C. SECTION 424.2.6.6

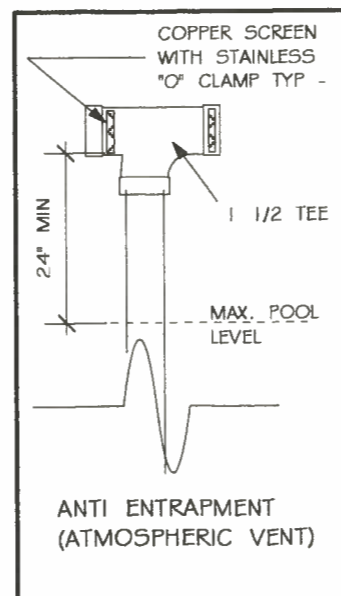
ALL MAIN SUMPS TO MEET THE FOLLOWING
ALL STEEL AND EQUIPMENT TO BE BONDED PER N.E.C.

ASME/ANSI A112.19.8
LISTED GRATES WITH
MATCHING SUMP TYP
AT 2 PLACES



4 STEP DETAILS A-8

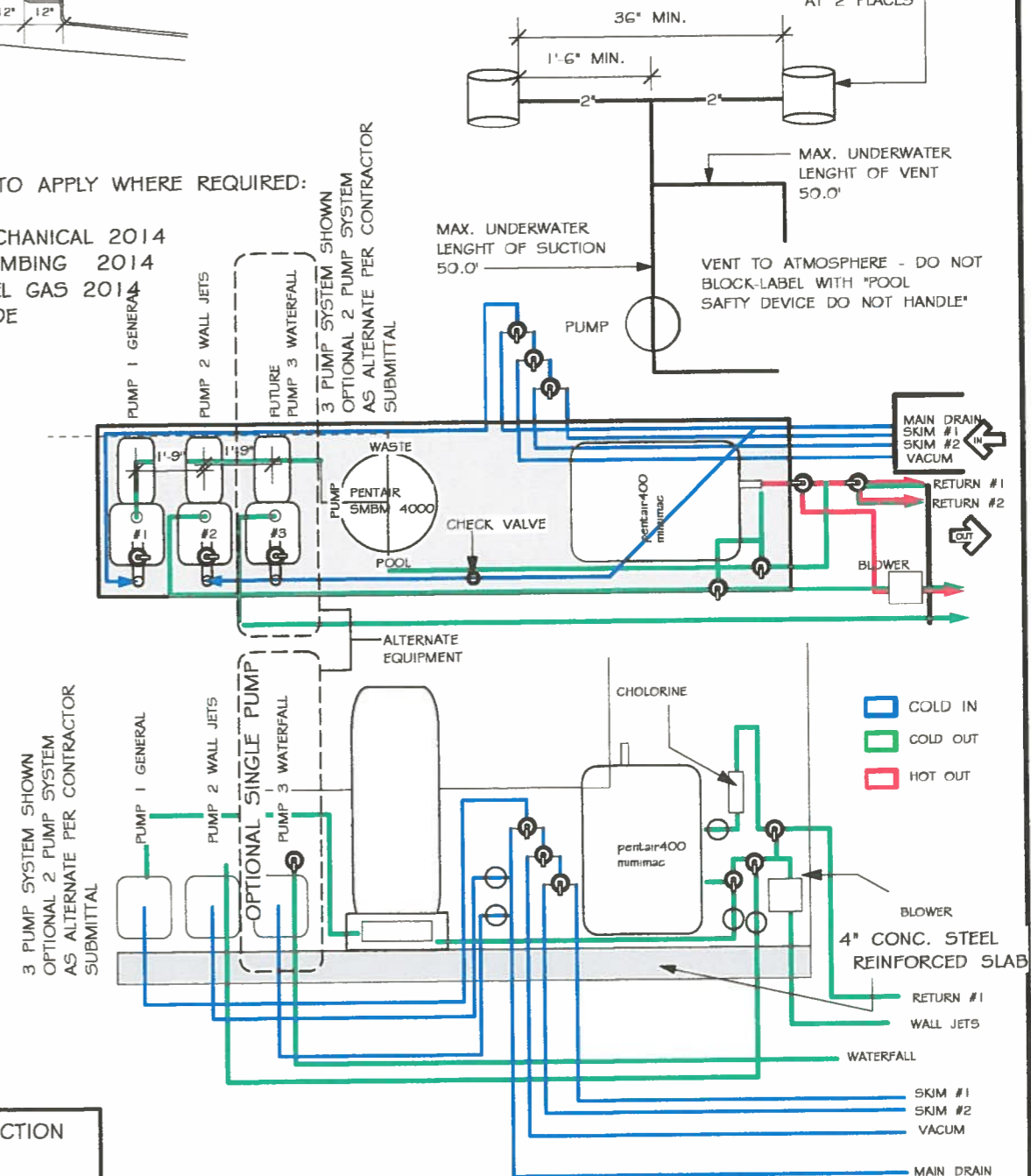
THE FOLLOWING CODES NEED TO APPLY WHERE REQUIRED:
FLORIDA BUILDING CODE 2014
FLORIDA BUILDING CODE - MECHANICAL 2014
FLORIDA BUILDING CODE - PLUMBING 2014
FLORIDA BUILDING CODE - FUEL GAS 2014
STANDARD SWIMMING POOL CODE
NATIONAL ELECTRIC CODE
ASCE 7-10



POOL- SECURITY AND PROTECTION

THIS POOL TO RECIEVE SAFTY NET:
USE "K-SAFE" POOL NET 1/4" POLYETHYLENE > 360
MEET ASTM #1346-91 STANDARDS - OR EQUAL
WWW.KIDSAFEPOOLNETS.COM

3 SCHEMATIC POOL EQUIPMENT PLAN A-8



MARBLECRETE FINISH
GUNITE/SHOCK CRETE
CONC. FINISH

STEEL REINFORCEMENT
SEE SCHEDULE

STEEL LAP 24" MIN.
STEEL LAP 24" MIN.

10" MIN FLOOR 8" MIN SIDES

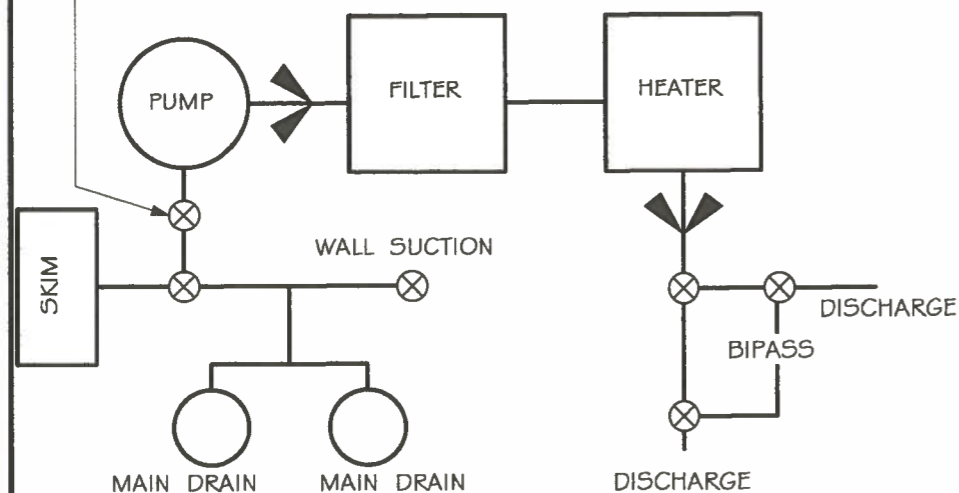
16" AUGER PILE 36" MIN.
INTO CAP ROCK - 4 #5 BARS
VERT. #3 TIES @10" O.C.
FULL HT. TYP.

STEEL SCHEDULE

"STEEL TECH" BACKER
WITH #3 BARS @ 8" O.C.
BOTH WAYS - 24" MIN
STEEL LAP - 2" CONC
COVERAGE (3)#3 BARS
AT TOP 12" OF RIM

1 TIE DETAIL A-8

ANTI ENTRAPMENT VENT



2 POOL RISER A-8

PETER M. PIKE FLA. REGISTRATION # ARO015198

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 22, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALL NEW POOL AND DECK. RELOCATE EXISTING PROPANE TANK. NO PERIMETER WALL WILL BE REMOVED. DEMOLITION OF EXISTING SHED AND REMOVED SIDE DECK.

FOR- #313 TRUMAN AVENUE

Applicant – McIntyre Construction

Application #H15-01-1900

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.





HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Nathaniel McIntyre, 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:

_____ on the 16 day of March, 2016.

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 March 23, 2016.

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 _____.

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



Signed Name of Affiant:

Nathaniel McIntyre

Date: 3/14/16

Address: 908 Trinity Pl. #2

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16 day of March, 2016.

By (Print name of Affiant) Nathaniel McIntyre who is personally known to me or has produced Florida Drivers License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Venetia A. Flowers

Print Name: Venetia A. Flowers

Notary Public - State of Florida (seal)

My Commission Expires: 7/12/19

PROPERTY APPRAISER INFORMATION



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1015288 Parcel ID: 00014940-000000

Ownership Details

Mailing Address:

313 TRUMAN LLC
4909 W OAK HARBOR SOUTHEAST RD
PORT CLINTON, OH 43452-9160

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 11KW

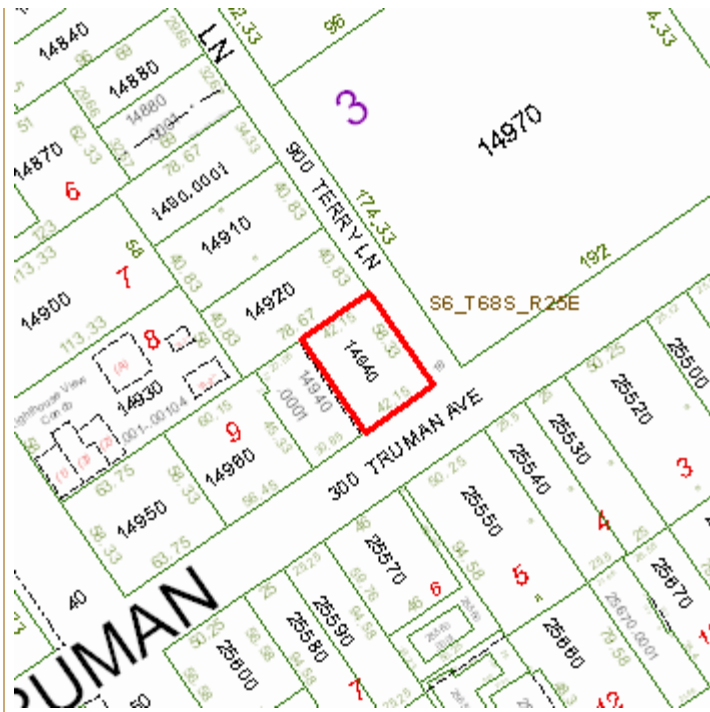
**Affordable
Housing:** No

**Section-Township-
Range:** 06-68-25

Property Location: 313 TRUMAN AVE KEY WEST

Legal Description: KW PT LOT 9 SQR 3 TR 3 OR224-593/94 OR267-246 OR774-1026D/C OR869-1603/04P/R OR1297-2432
OR1439-2036/2037 OR2423-2420/21ORD OR2442-1411/1413 OR2731-1130/31ORD OR2730-1068/1069

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	2,458.60 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1218
 Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 8
Year Built 1938
Functional Obs 0

Condition G
Perimeter 270
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 6
Grnd Floor Area 1,218

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

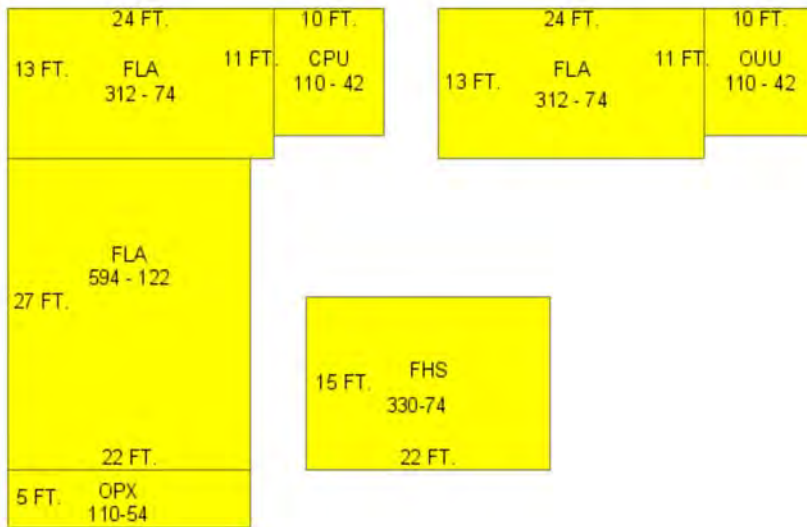
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
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 1
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>	12:ABOVE AVERAGE WOOD	1	2012	Y			312
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	2012	Y			312
3	<u>OUU</u>		1	2012				110
4	<u>CPU</u>		1	2012				110
5	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1937	N Y	0.00	0.00	594

6	OPX		1	1937	N	N	0.00	0.00	110
7	FHS	12:ABOVE AVERAGE WOOD	1	1937	N	Y	0.00	0.00	330

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	344 SF	0	0	2011	2012	2	40
2	FN2:FENCES	336 SF	84	4	1964	1965	4	30
3	FN2:FENCES	235 SF	47	5	1964	1965	4	30

Appraiser Notes

RE 00014940-000200 AK 8902255 HAS NOW BEEN COMBINED WITH THIS PARCEL COMPLETED FOR ASSESSMENT PURPOSES, DONE FOR THE 2010 TAX ROLL. (2/24/2010).

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-2360	07/03/2008	06/23/2010	375	PAINT EXT/INT, REPAIR BATHROOM FLR, REPAIR KITCHEN CABINETS, FLR	
11-3039	08/23/2011	01/06/2010	1,000	DEMO ON NON CONTRIBUTING STRUCTURE 2ND ADDITION	
10-3298	10/19/2010	11/02/2010	20,000	WIRE STRUCTURE PER PLANS	
10-3295	10/05/2010	05/02/2011	300	INSTALL ALARM SYSTEM ON ALL DOORS,WINDOWS, RUN TELEPHONE LINES, RUN LAN LINES	
10-2936	09/15/2010	05/02/2011	2,400	INSTALL ONE 3 TON MINI SPLIT TRI ZONE AC SYSTEM	
10-3299	04/18/2011	05/02/2011	1,000	LOW VOLTAGE WIRING CABLE,SPEAKERS,LED LIGHTING	
10-0031	04/18/2011	05/02/2011	2,200	REPLACE OLD CLOTH WIRING, WIRE TO CODE, SMOKE ALARMS,OUTLETS FRONT/BACK	
10-0472	02/18/2010	04/06/2011	6,000	ROUGH & TRIM, TOILET,LAV,SHOWER,SINK,D/W,FRIDGE,WASHER,HEATER	
10-0419	02/10/2010	08/04/2010	40,000	INTERIOR/EXTERIOR RENOVATION,REPLACE WINDOWS,SHUTTERS,ROOF,NEW KITCHEN AND BATH	
10-1269	04/23/2010	02/08/2012	6,891	INSTALL 925sf VCRIMP AND 24sf SINGLE PLY	
09-4127	12/03/2009	01/06/2010	2,000	UP GRADE SERVICE 1200AMP TO 200 AMP	
11-4639	12/22/2011	01/31/2012	3,472	INSTALL 350SF OF VCRIMP METAL ROOFING	
11-3717	12/07/2011	10/12/2012	4,500	INSTALL NEW FIXTURE ONE WATER HEATER	
11-3714	10/11/2011	02/08/2012	3,000	ELECTRICAL OUTLETS AND RECESSED LIGHTING, 2 CEILING FANS, IN 2 BATHS 1 STORY & 1 BR TOTAL OF 33 DROPS 594SF OF TIN TO EXSTING ALARM	
11-3713	10/11/2011	01/24/2012	40,000	2 STORY ADDITION REPLACING 1 STORY ADDITION, 2 BATHS, BEDROOM, STUDY & DECK	
11-3716	10/11/2011		0		

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
2015	213,965	6,961	358,064	578,990	578,990	0	578,990
2014	203,724	6,418	323,227	533,369	304,834	25,000	279,834
2013	225,969	2,170	279,268	507,407	300,329	25,000	275,329
2012	62,266	2,170	120,875	185,311	185,311	25,000	160,311
2011	70,499	2,170	122,802	195,471	195,471	25,000	170,471
2010	70,499	2,170	135,661	208,330	208,330	0	208,330
2009	104,739	2,447	173,961	281,147	281,147	25,000	256,147
2008	98,018	2,447	253,583	354,048	102,620	26,000	76,620
2007	129,244	2,437	290,115	421,796	99,631	25,500	74,131
2006	331,107	2,437	208,981	542,525	97,201	25,500	71,701
2005	330,472	2,437	172,102	505,011	94,370	25,500	68,870
2004	233,302	2,437	167,185	402,924	91,621	25,500	66,121
2003	168,496	2,437	59,006	229,939	89,913	25,500	64,413
2002	118,224	2,437	43,026	163,687	87,806	25,500	62,306
2001	102,461	2,437	39,338	144,236	86,424	25,500	60,924
2000	96,322	1,492	31,962	129,777	83,907	25,500	58,407
1999	62,326	1,263	31,962	95,551	81,702	25,500	56,202
1998	50,994	1,033	31,962	83,989	80,416	25,000	55,416
1997	50,994	1,033	27,045	79,072	79,072	25,000	54,072
1996	61,531	433	45,540	107,504	107,504	25,000	82,504
1995	68,803	485	45,540	114,827	113,855	25,000	88,855
1994	61,531	433	48,125	110,089	110,089	25,000	85,089
1993	64,918	0	48,125	113,043	113,043	0	113,043
1992	64,918	0	48,125	113,043	113,043	0	113,043
1991	64,918	0	48,125	113,043	113,043	0	113,043
1990	54,899	0	38,281	93,180	93,180	0	93,180
1989	46,707	0	37,188	83,895	83,895	0	83,895
1988	39,968	0	30,625	70,593	70,593	0	70,593
1987	37,214	0	17,063	54,277	54,277	25,000	29,277
1986	37,404	0	15,750	53,154	53,154	25,000	28,154
1985	36,298	0	14,138	50,436	50,436	25,000	25,436
1984	34,000	0	14,138	48,138	48,138	25,000	23,138
1983	34,000	0	14,138	48,138	48,138	25,000	23,138
1982	34,656	0	10,484	45,140	45,140	25,000	20,140

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
3/17/2015	2730 / 1068	734,500	<u>WD</u>	<u>02</u>
11/10/2009	2442 / 419	100	<u>QC</u>	<u>11</u>
11/3/2009	2442 / 1411	240,000	<u>WD</u>	<u>02</u>

This page has been visited 144,174 times.

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