



---

### **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](http://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](mailto: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*

-----  
**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](http://www.owentrepanier.com)

# APPLICATION

\$50.00 APPLICATION FEE NON-REFUNDABLE



# City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040  
Phone: 305.809.3956

HARC PERMIT NUMBER <b>15-01-001900</b>	BUILDING PERMIT NUMBER <b>15-5099</b>	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:

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

**REC'D**  
**DEC 18 2015**  
BY: *[Signature]*

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**

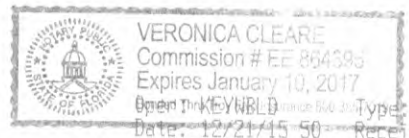
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:	QUALIFIER PRINT NAME: <b>Nathaniel J. McIntyre</b>
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>18<sup>th</sup></u> DAY OF <u>Dec</u> , 20 <u>15</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>18<sup>th</sup></u> DAY OF <u>Dec</u> , 20 <u>15</u> .



Personally known or produced as identification. Personally known or produced as identification.

Op: KEYBLD  
Des: 12/15/15 5:50  
Time: 12/19/15  
Type: BUILDING PERMITS-NEW  
Receipt no: 6210  
Drawer: 1  
\$50.00  
3074265  
\$100.00  
15:14:37

PT BUILDING PERMITS-NEW 1.00 \$50.00  
Trans number: 3074265  
CK CHECK 2210 \$100.00  
Date: 12/21/15 5:50 Receipt no: 6210  
2015 5099 as identification.  
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  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

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

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

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

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

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<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	
___ APPROVED		___ NOT APPROVED	
___ DEFERRED FOR FUTURE CONSIDERATION		___ 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.

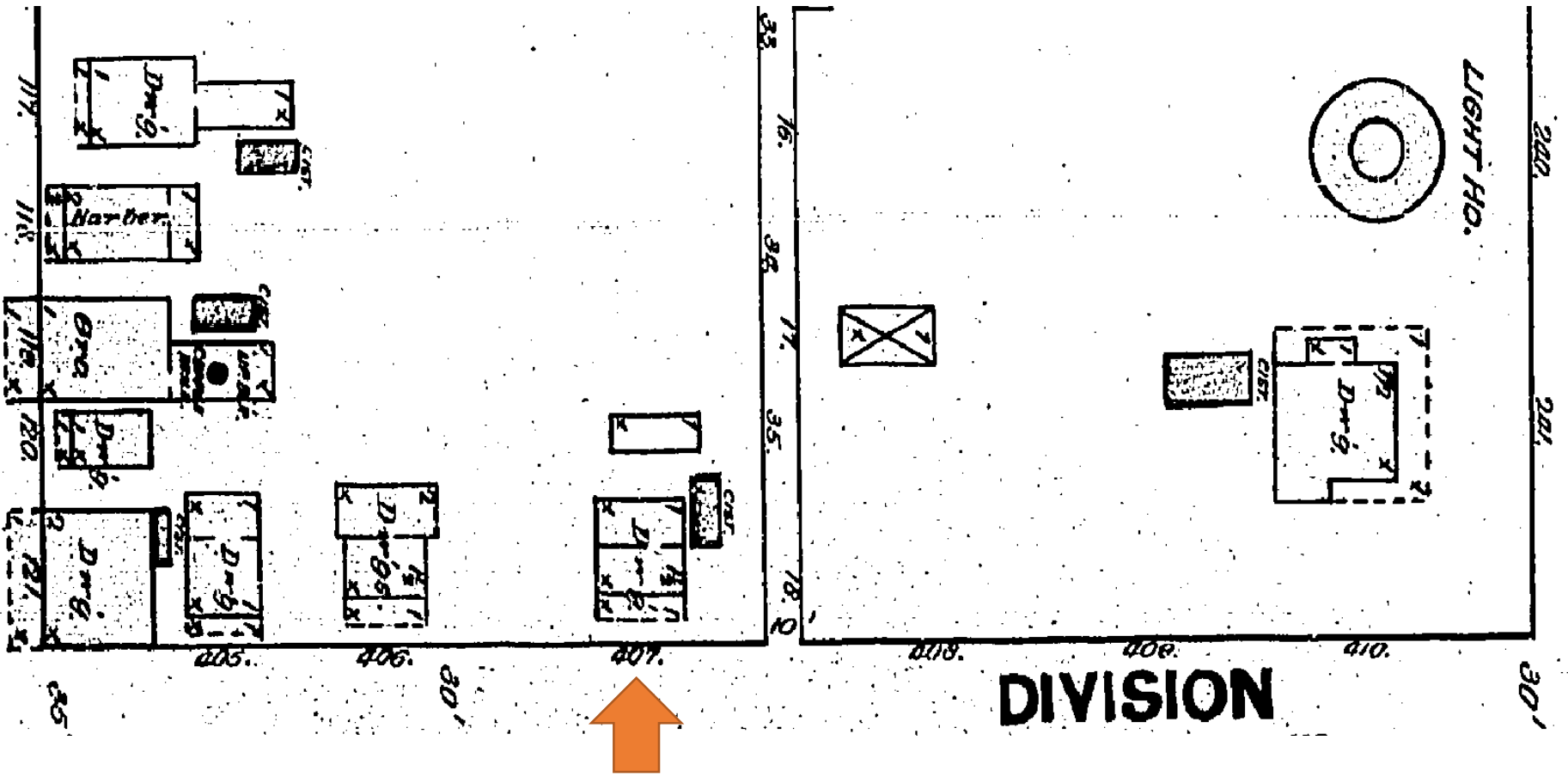
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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.

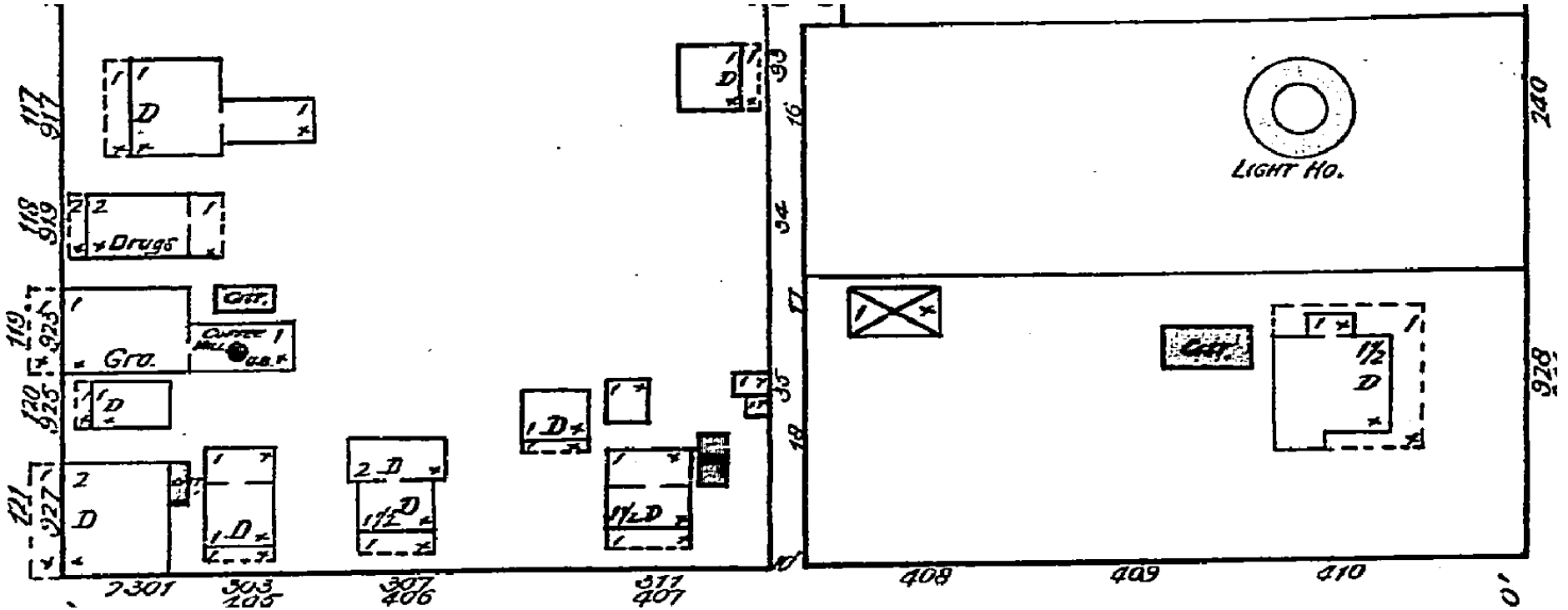
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:



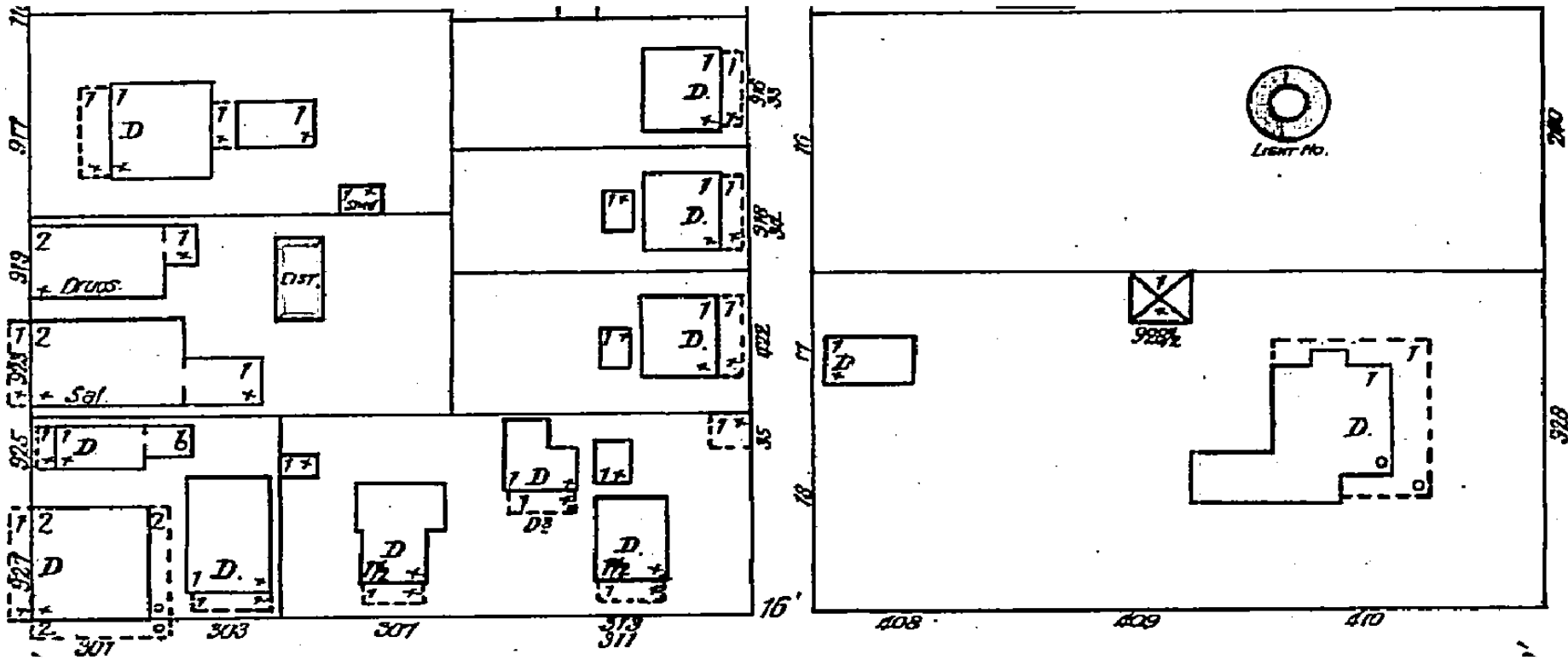
# SANBORN MAPS



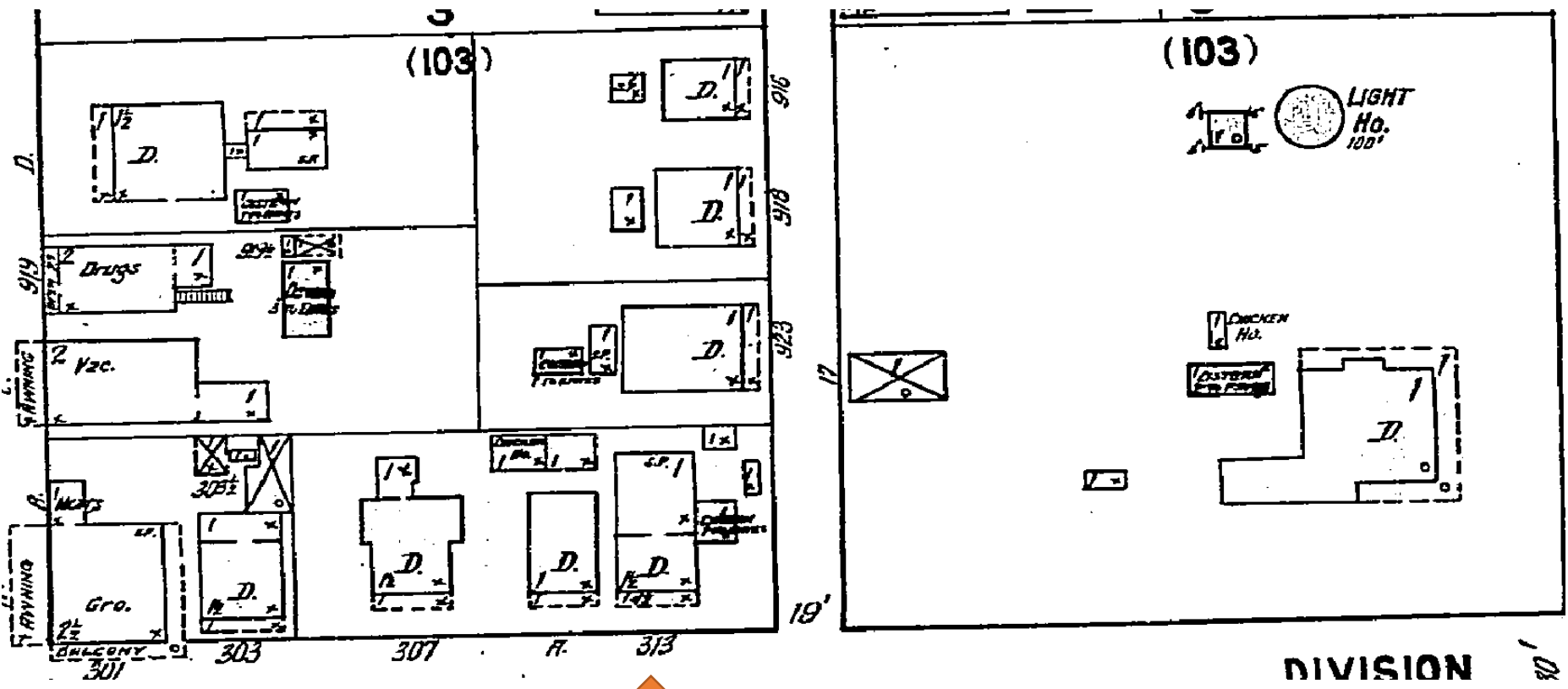
1889 Sanborn Map



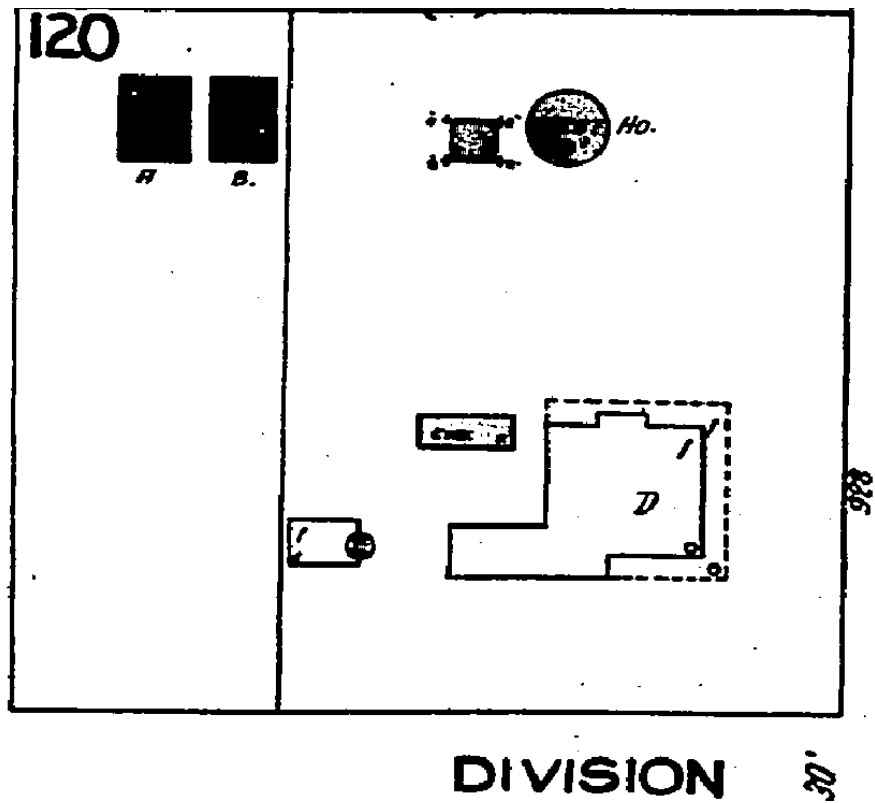
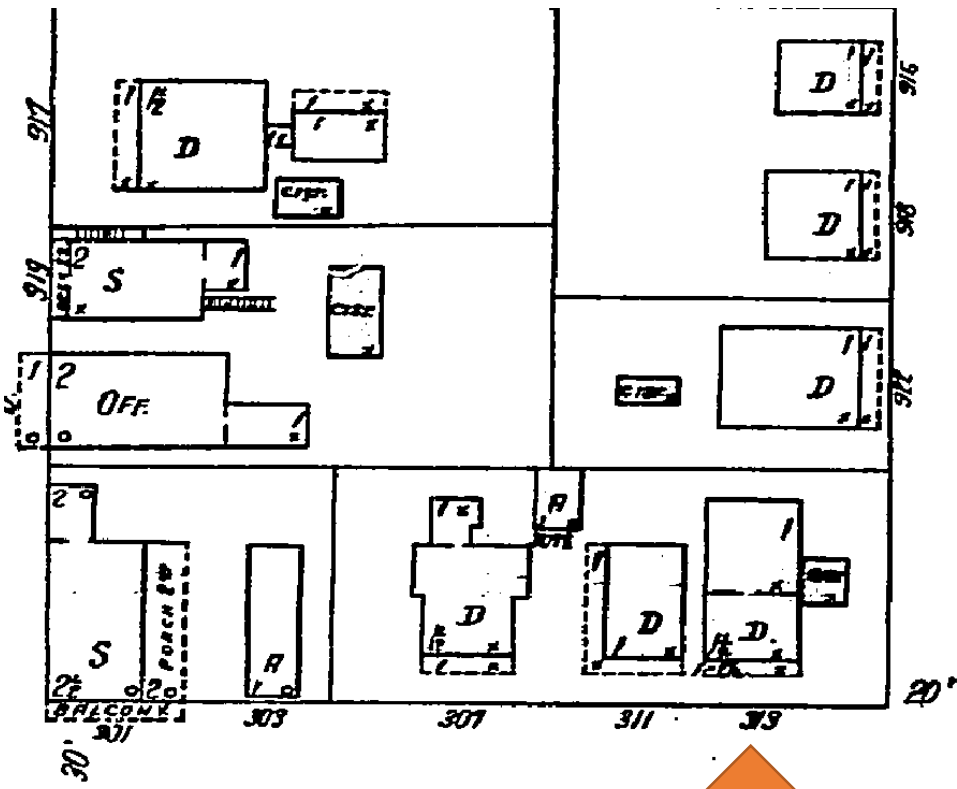
1892 Sanborn Map



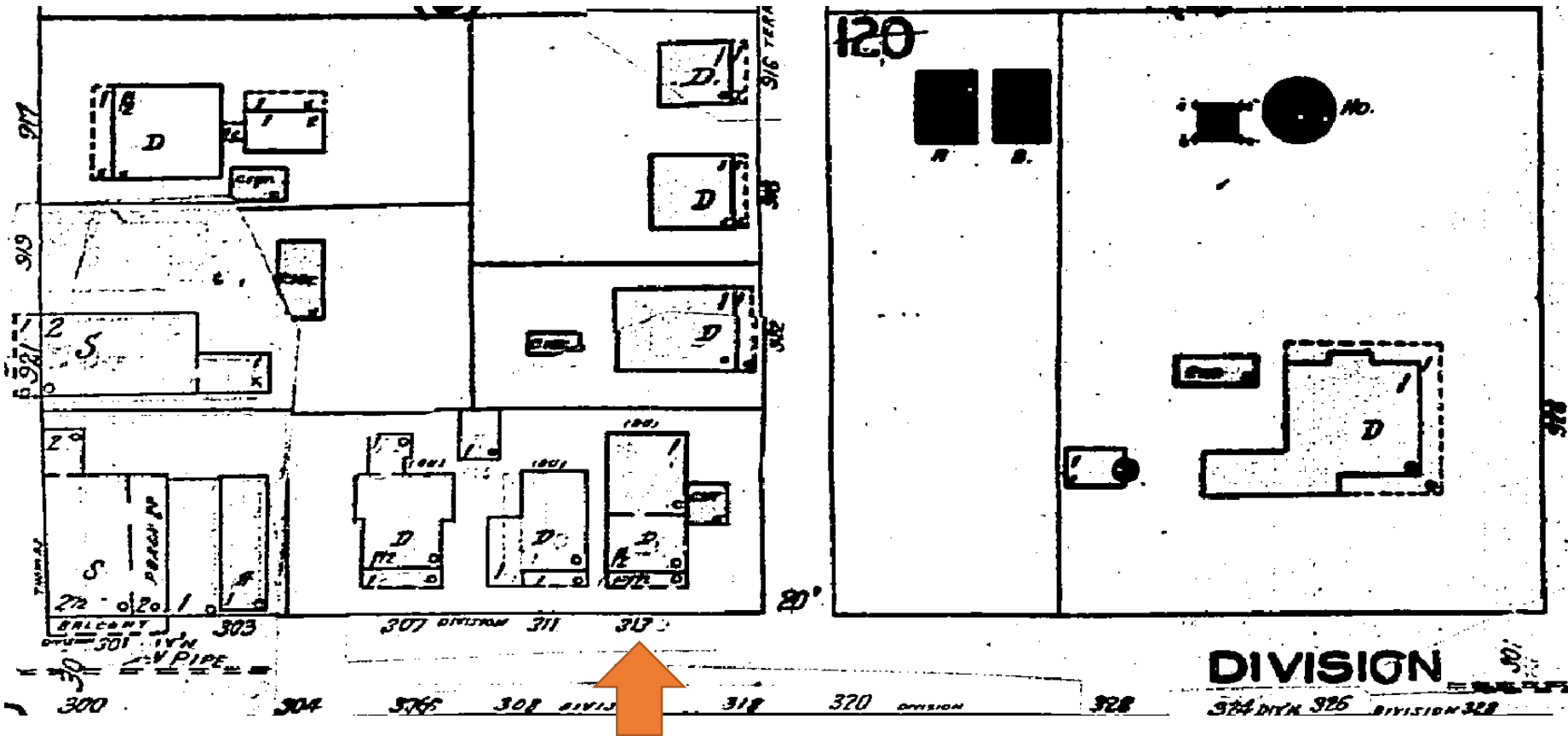
1899 Sanborn Map



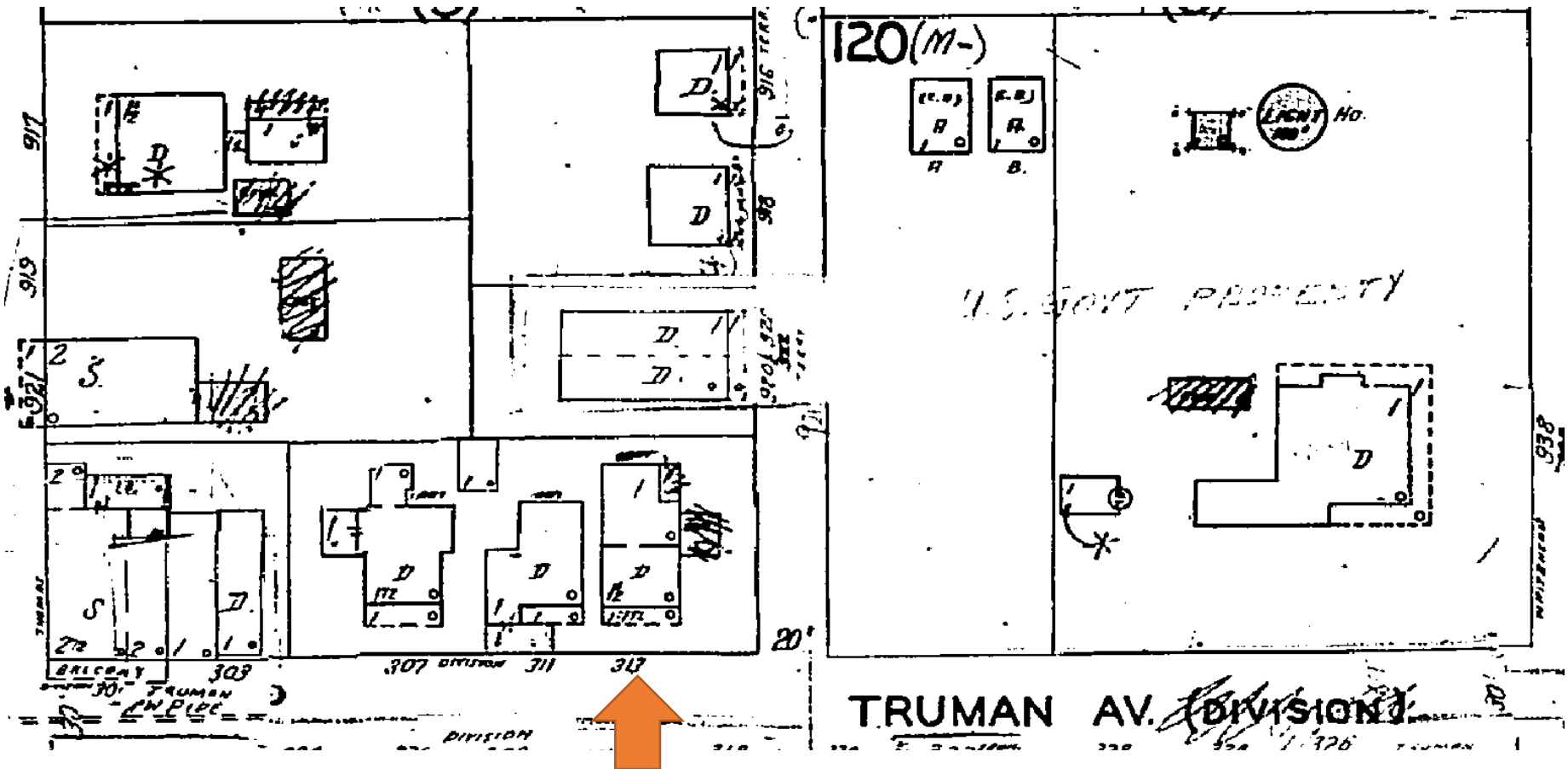
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



# PROJECT PHOTOS



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









Terry Ln

STOP







# REVISED DESIGN

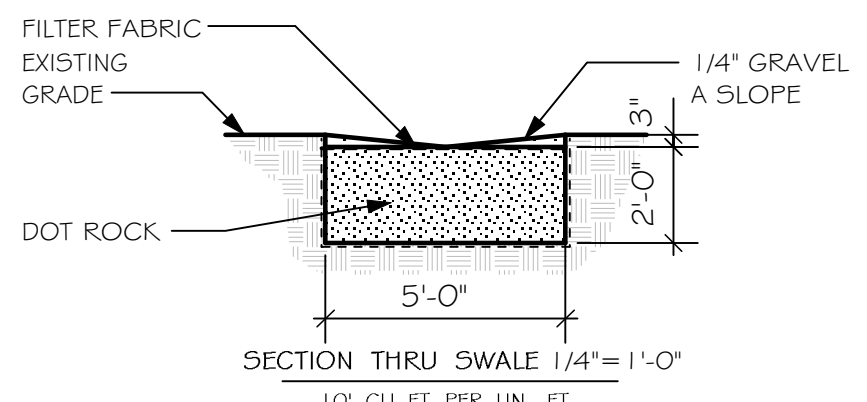
REV.	DATE
05-07-15	
06-24-15	
06-29-15	
12-23-15	
01-27-16	
02-01-16	

04-20-16

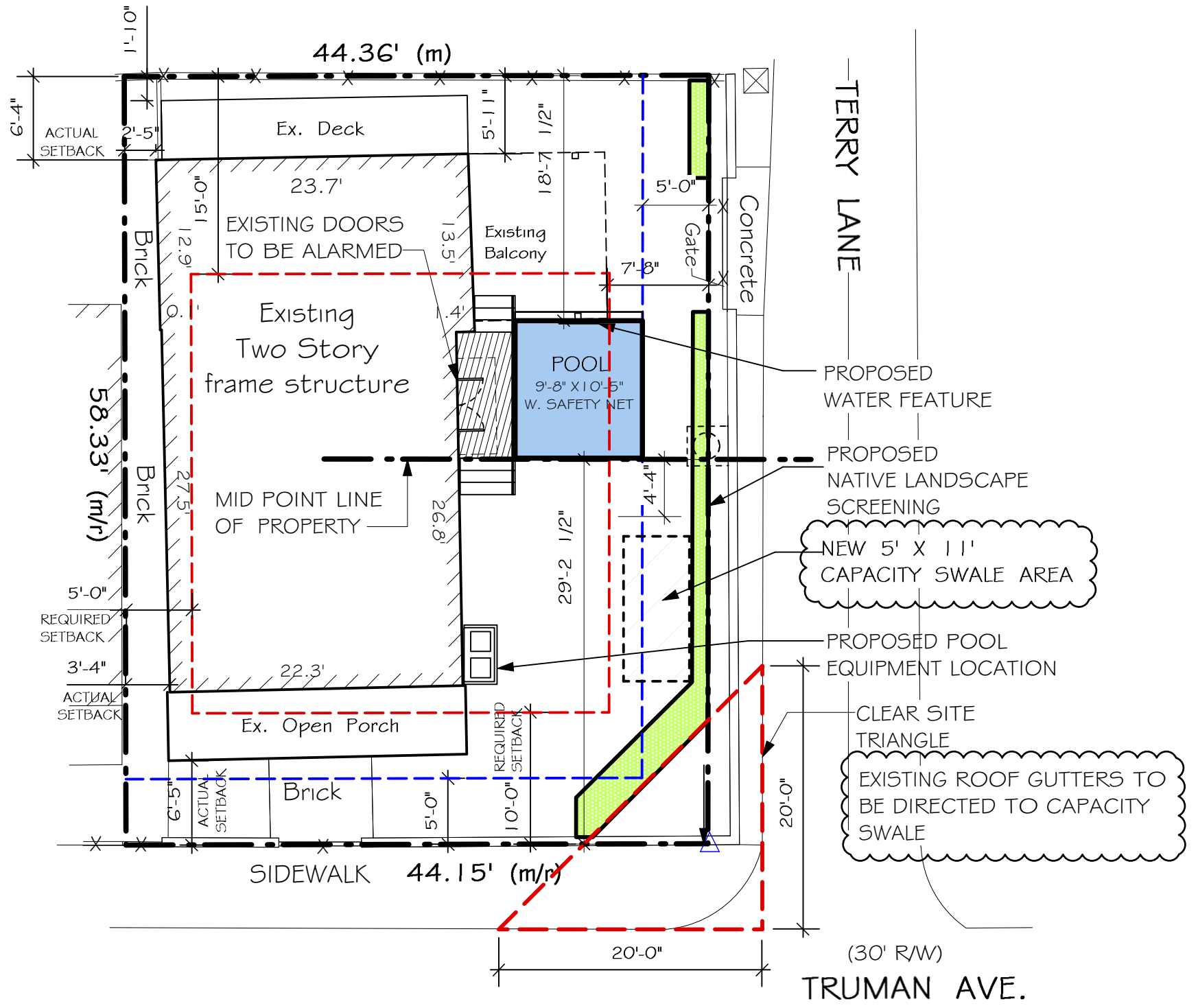
SITE DATA 313 TRUMAN AVENUE ZONED HMDR				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	ZONED HMDR		ZONED HMDR	CONFORMING
SITE AREA	2,580 SQ FT	4,000 SQ FT	EXISTING	EXISTING NON-CONFORMING
BUILDING COV.	44%	40%	44%	SEE FOOTNOTE
IMPERV. RATIO	62% (1,608)	60%	62% (1,596)	REDUCTION
OPEN SPACE	31% (823)	35%	41% (1,070)	CONFORMING
<b>SETBACKS</b>				
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

PIKE ARCHITECTS  
471 US HIGHWAY 1  
SUITE 101 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**

# PROPOSED DESIGN

**SITE DATA** 313 TRUMAN AVENUE  
ZONED HMDR

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	ZONED HMDR		ZONED HMDR	CONFORMING
SITE AREA	2,560 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
<b>SETBACKS</b>				
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  
--- REQUIRED BUILDING SETBACK

PROJECT INFORMATION

**MATT FORTUNA**  
KEY WEST FLORIDA

SURVEYOR:

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

LEGAL DESCRIPTION:

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:

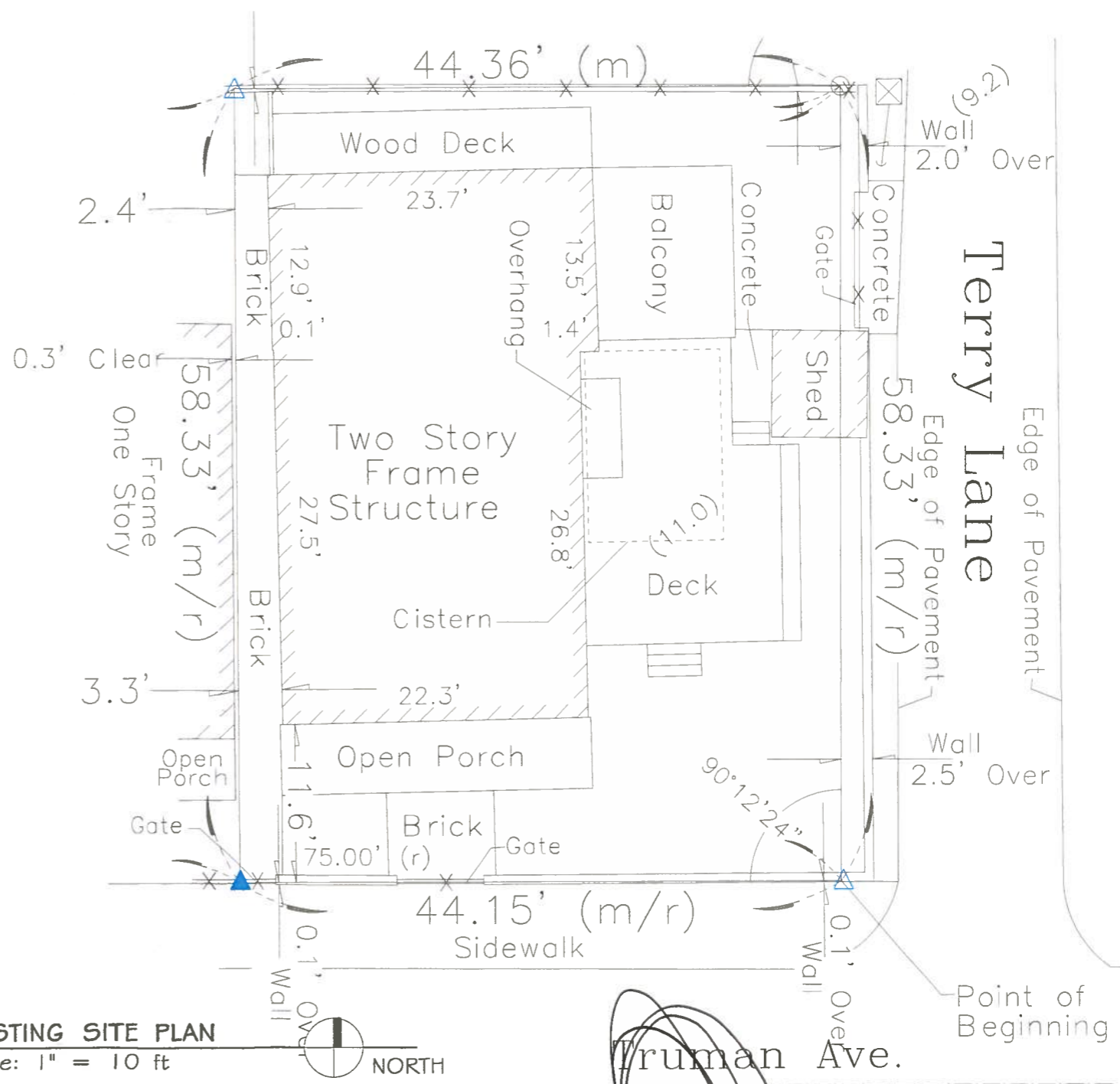
THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING:  
FBC 2010  
A.S.C.E. 07-10 REGULATIONS  
LIVE LOAD 40 PSF  
WIND LOAD 180 M.P.H. \*  
\*PER FBC 07/ASCE 07-10 EXPOSURE "D"

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

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:  
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



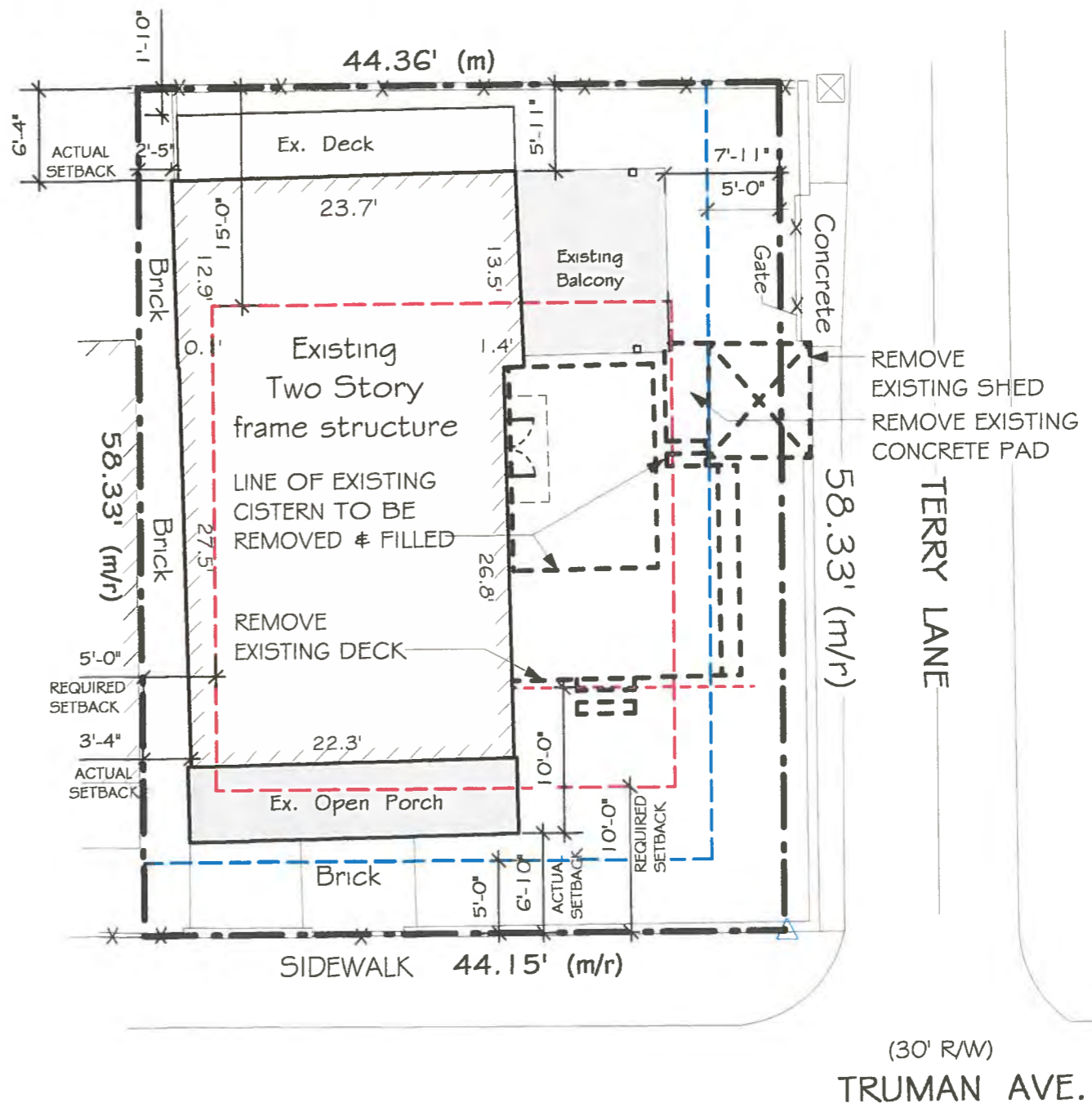
PROJECT:  
 MATT FORTUNA  
 313 TRUMAN AVENUE  
 KEY WEST, FL 33040

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	

471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST FLORIDA  
 3 5 0 4

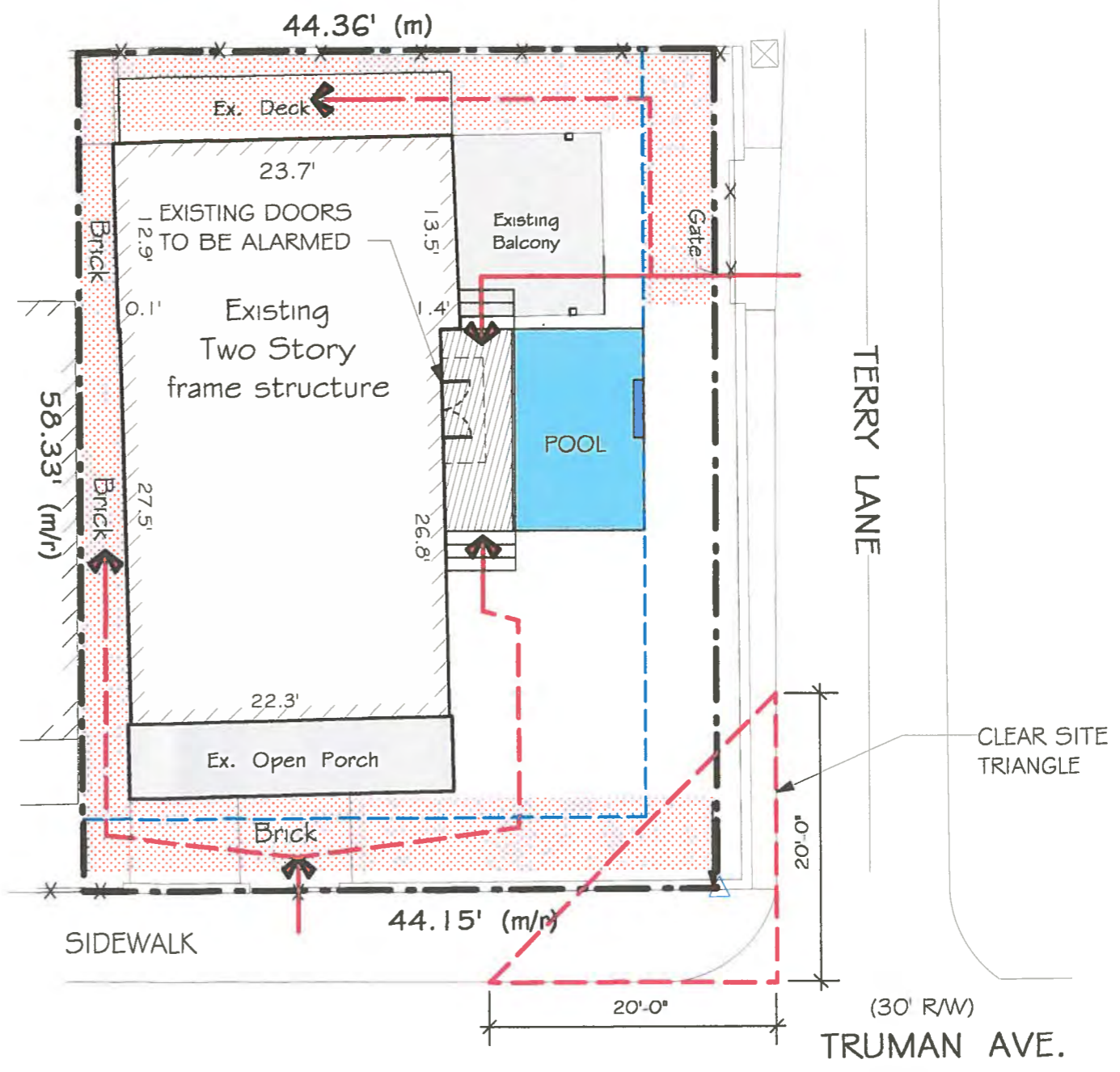
PROJECT:  
 MATT FORTUNA  
 313 TRUMAN AVENUE  
 KEY WEST, FL 33040

DRAWING TITLE:  
 LIFE SAFETY PLAN

PROJECT NUMBER:  
 15.M3

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

SHEET #  
**A-3**



1 LIFE SAFETY PLAN  
 A-3 Scale: 1" = 10 ft

NORTH

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
<b>SETBACKS</b>				
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				

**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**

$2,580 SF - 1,167 SF = 1,413 SF / 2 = 706.5 SF,$   
**PROPOSED DECK 70 SF**

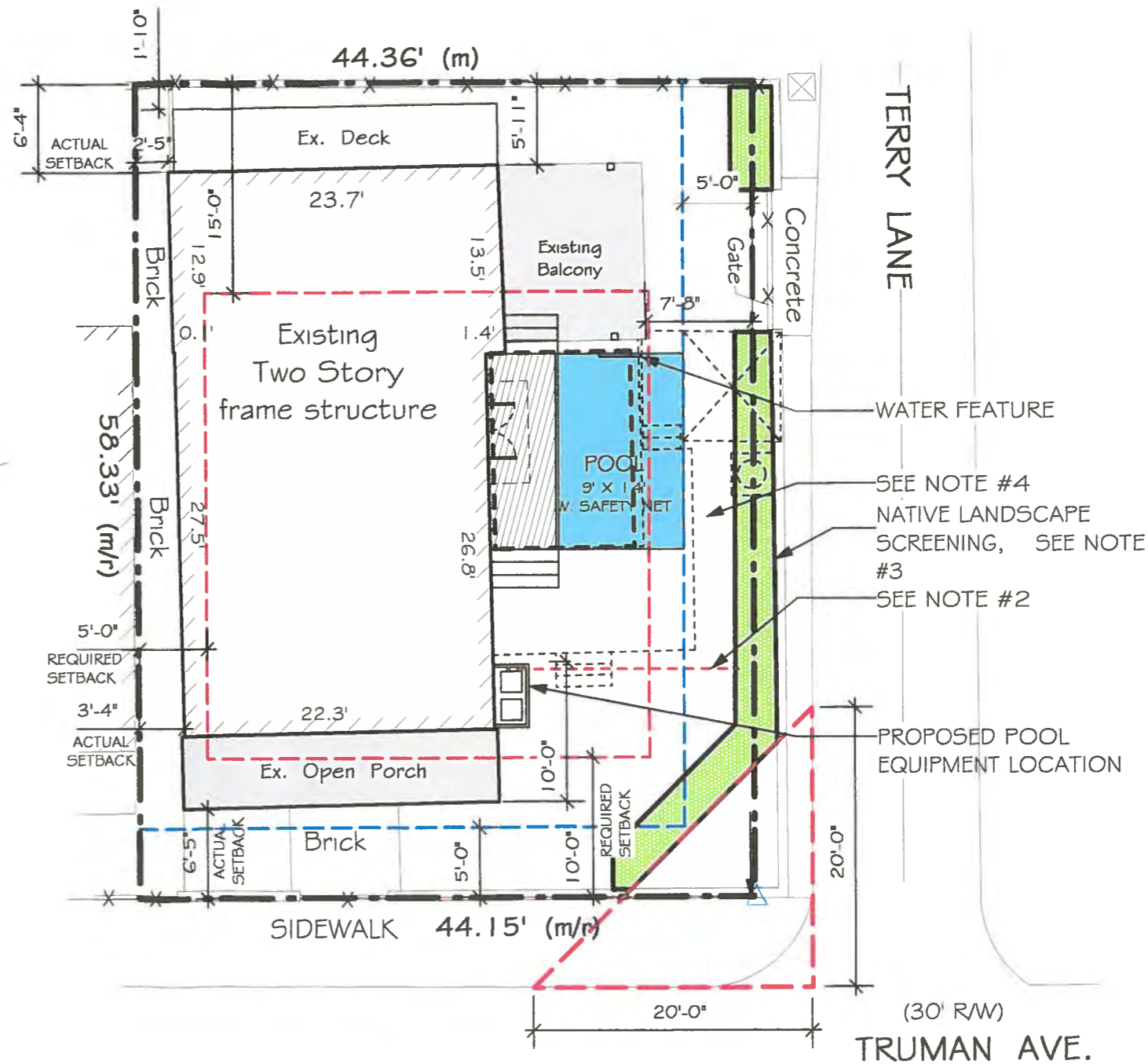
**B. Pool area calculation**

$2,580 SF - 1,167 SF = 1,413 SF / 2 = 706.5 SF,$   
**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".



1 PROPOSED SITE PLAN & HARC GUIDELINES  
 A-4 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

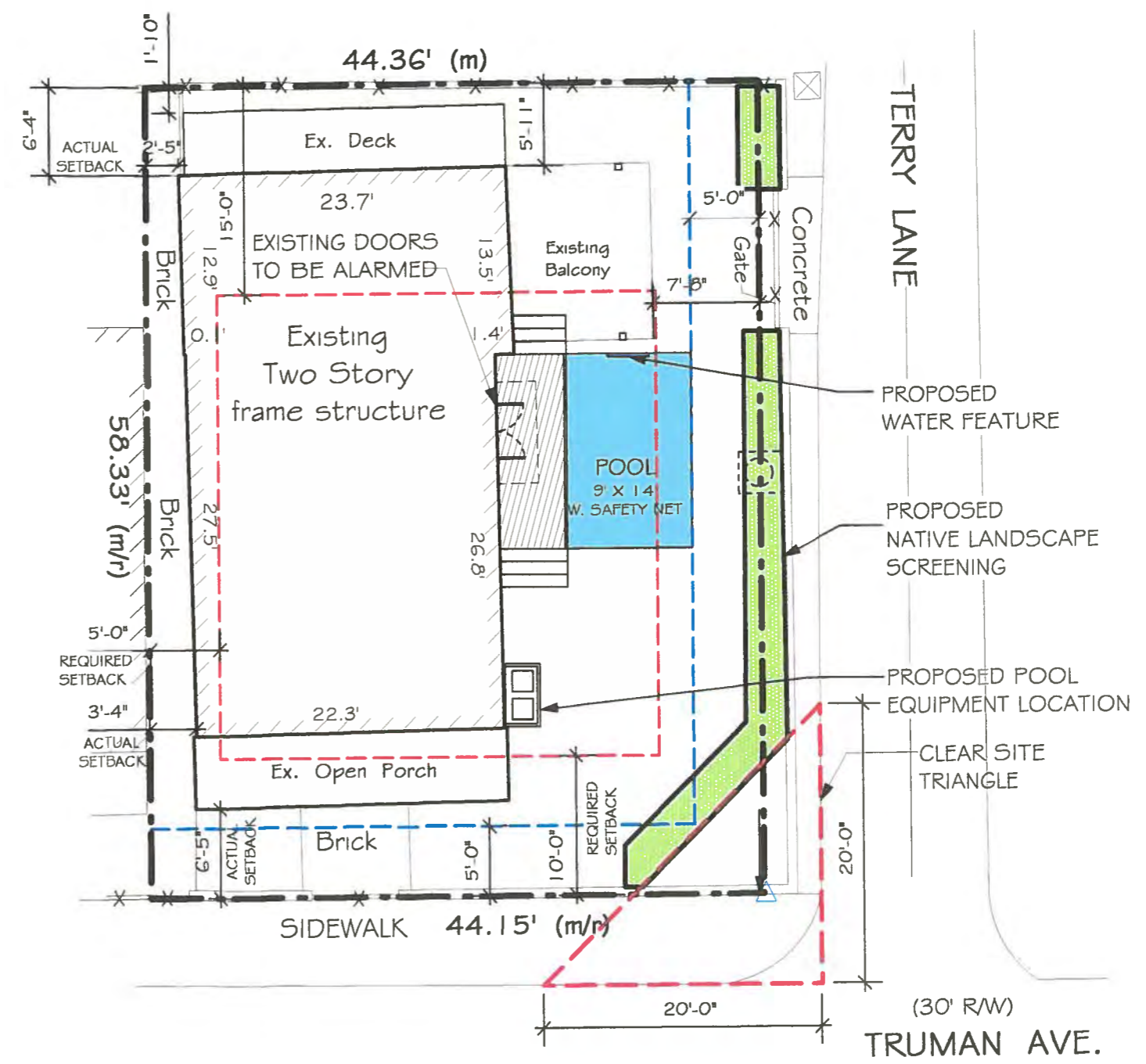
DRAWING TITLE:  
 PROPOSED PLAN &  
 HARC GUIDELINES

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

SHEET #  
**A-4**

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

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
<b>SETBACKS</b>				
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				



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

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

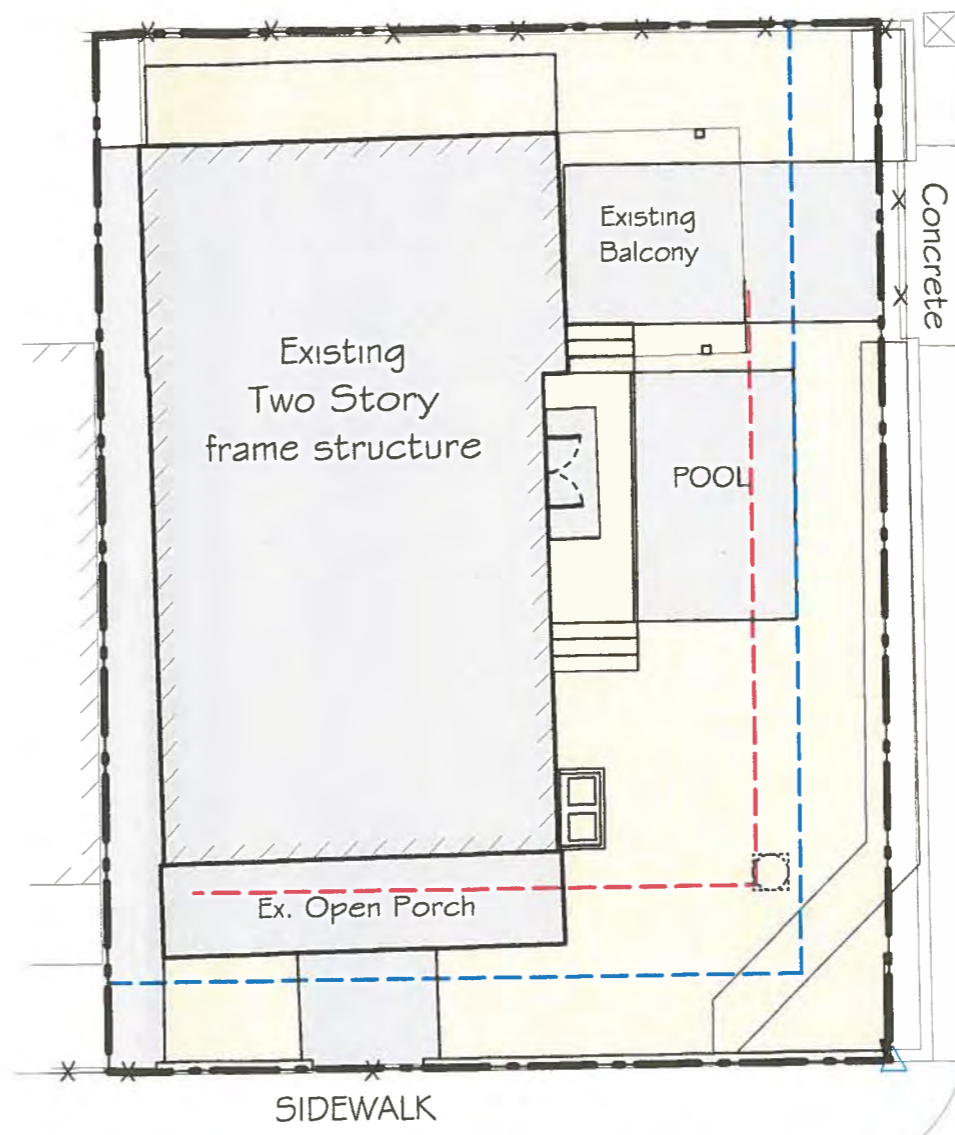
NORTH

PETER M. PIKE FLA. REGISTRATION # ARO015198

SHEET #  
A-5



SITE DATA 313 TRUMAN AVENUE ZONED HMDR				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	ZONED HMDB		ZONED HMDB	CONFORMING
SITE AREA	2,560 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
<b>SETBACKS</b>				
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 # 12057C1516K				



PERVIOUS  
 IMPERVIOUS

1 PREVIOUS & IMPERVIOUS PLAN  
 A-6 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

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

DRAWING TITLE:  
 PREVIOUS & 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	

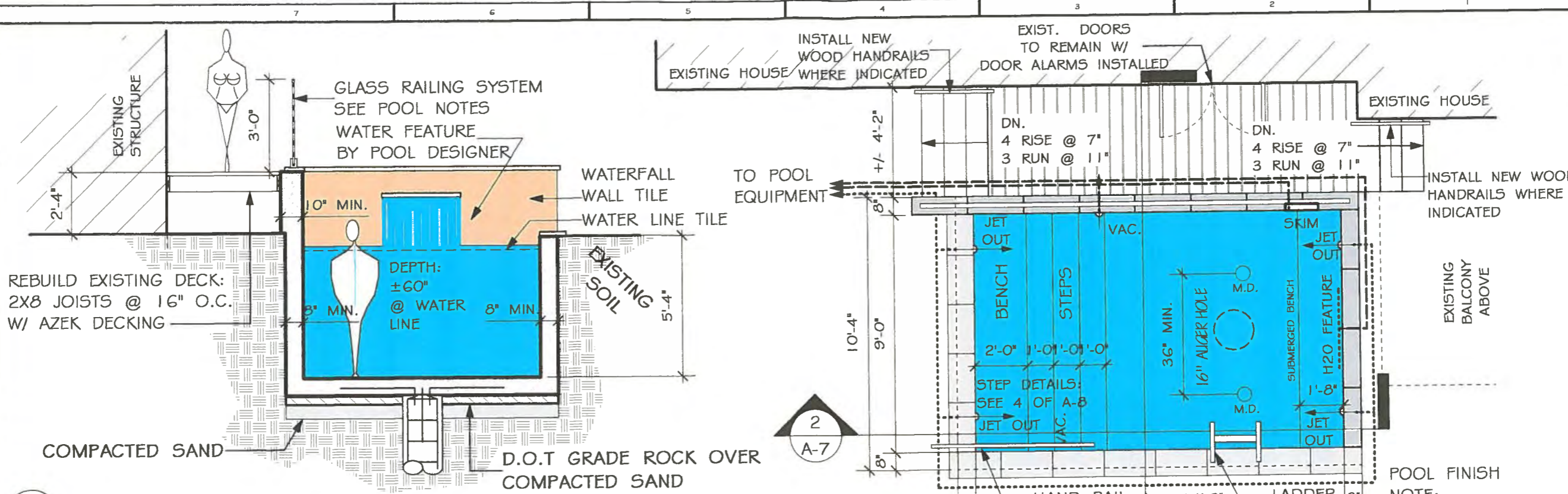
471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33003

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

DRAWING TITLE:  
POOL PLAN / DETAILS  
POOL SECTIONS

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

SHEET #  
A-7

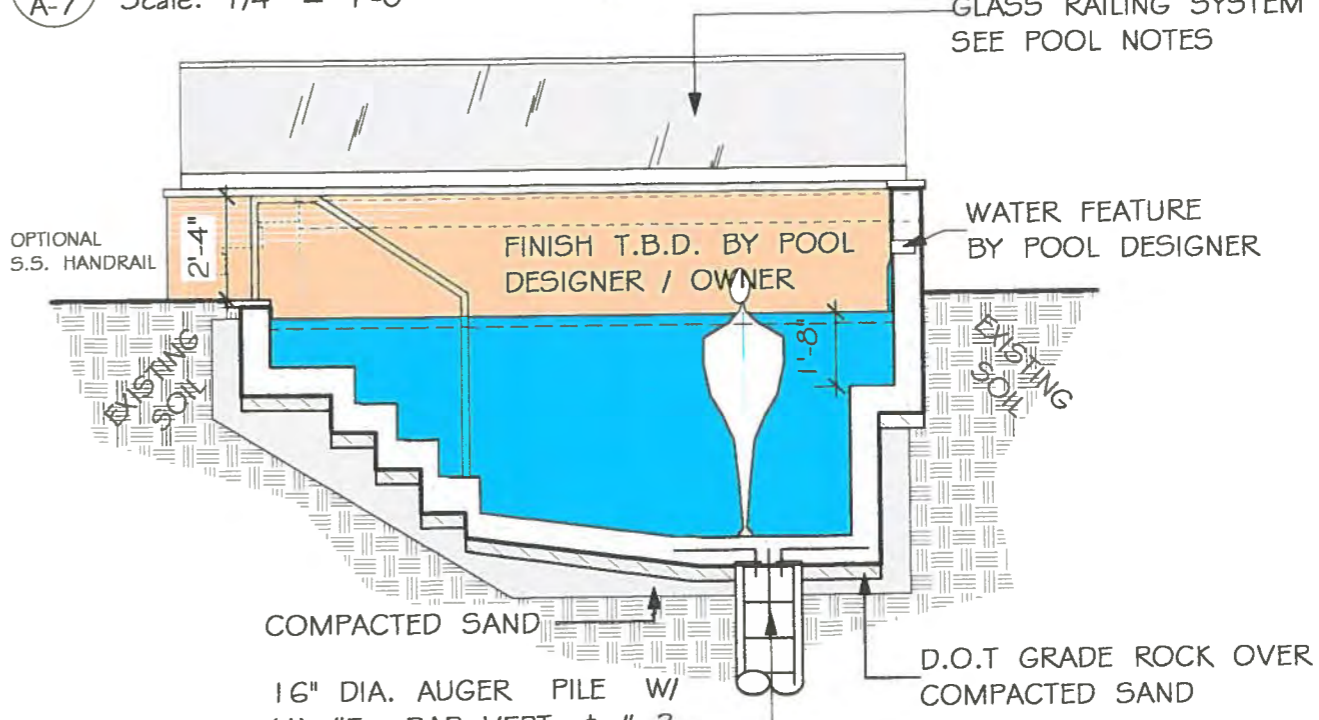


3 POOL SECTION  
A-3 Scale: 1/4" = 1'-0"

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

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

- 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



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  
33090

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

DRAWING TITLE:  
POOL DETAILS  
POOL PLUMBING

PROJECT NUMBER:  
15.M3

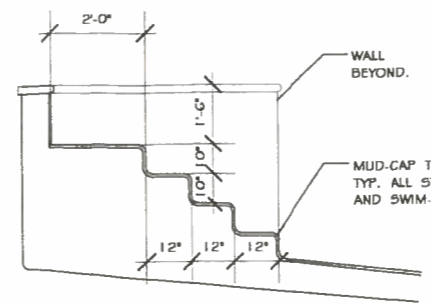
DRAWN: TSN  
CHECKED: PMP  
DATE: 10-19-15

SHEET #  
A-8

**POOL NOTES:**

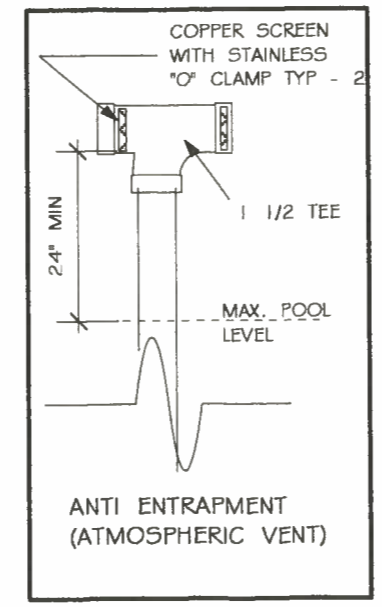
POOL TO BE INSTALLED IN STRICT COMPLIANCE WITH KEY WEST BUILDING DEPARTMENT AND FEMA REGULATIONS  
POOL TO RECEIVE DUEL ATMOSPHERIC VENT ARRANGEMENT PER F.B.C. SECTION 424.2.6.6  
ALL MAIN SUMPS TO MEET THE FOLLOWING  
ALL STEEL AND EQUIPMENT TO BE BONDED PER N.E.C.

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



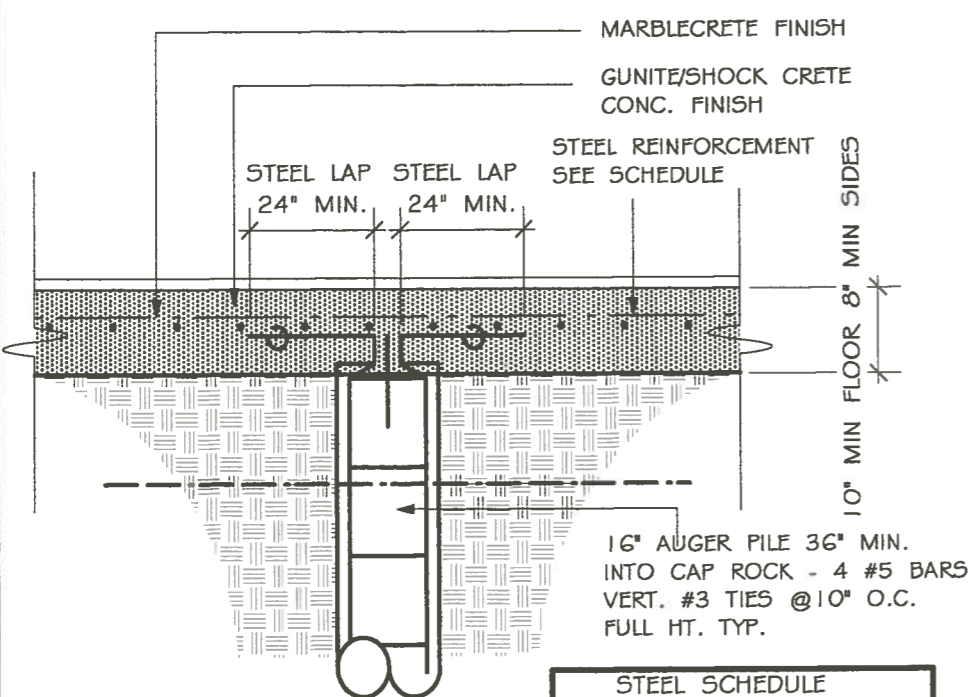
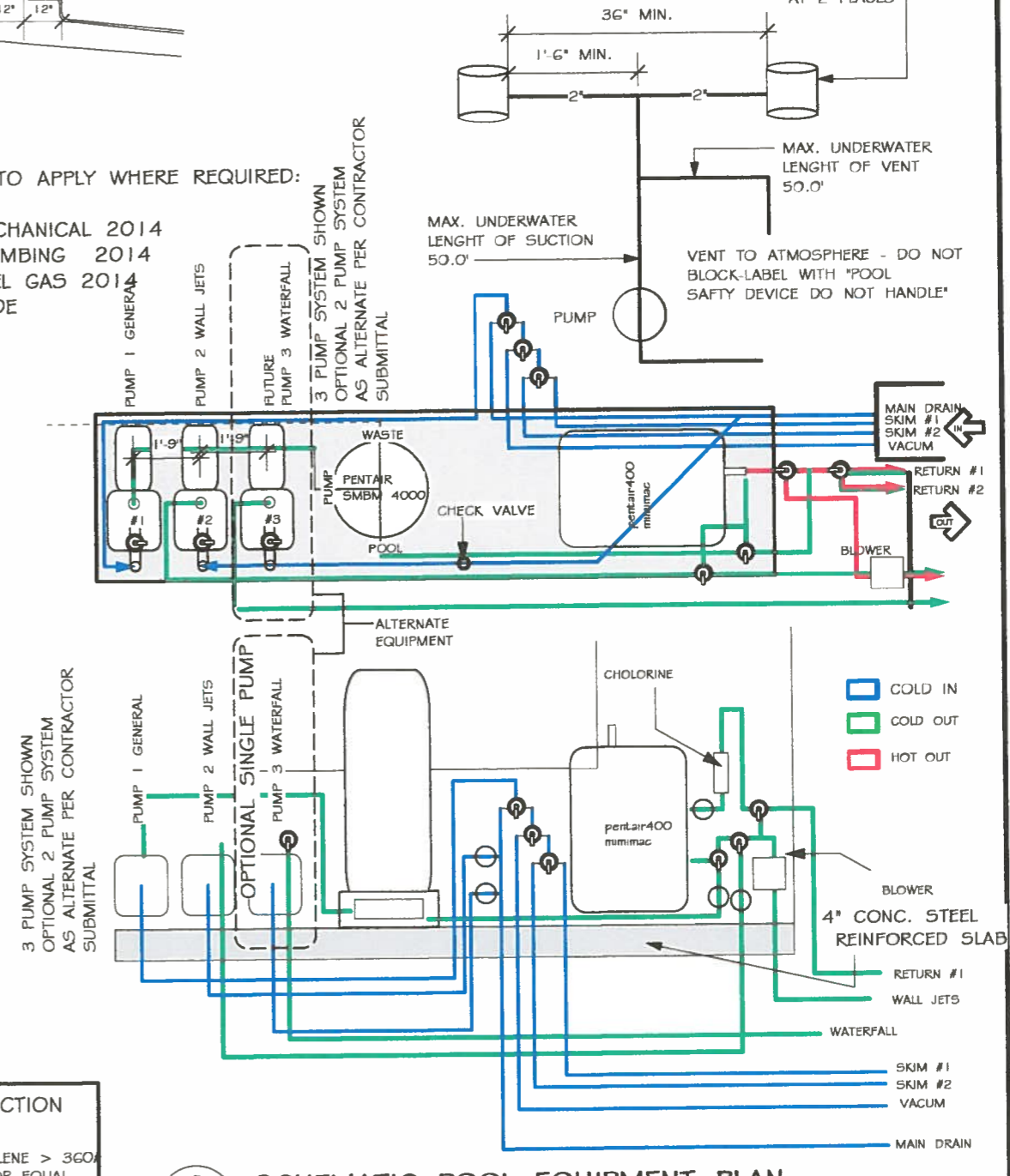
**4 STEP DETAILS**  
A-8

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

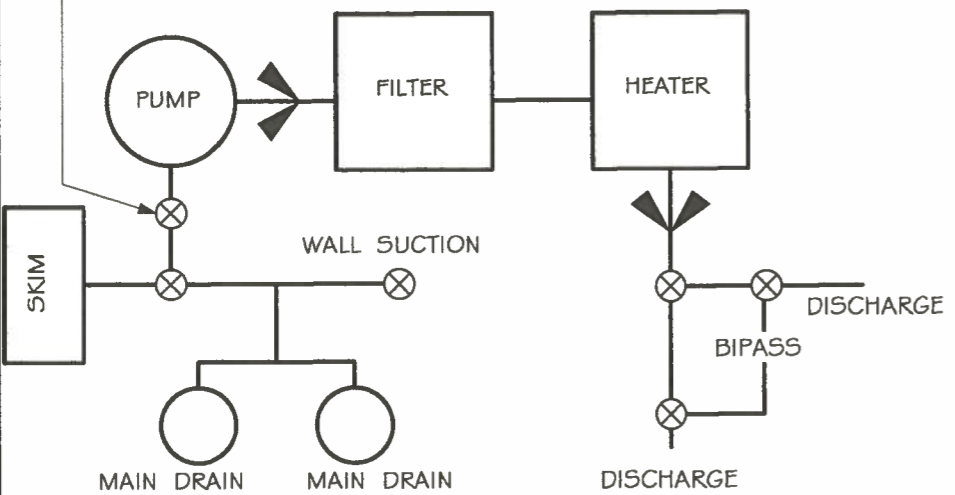
**3 SCHEMATIC POOL EQUIPMENT PLAN**  
A-8



**1 TIE DETAIL**  
A-8

**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

**ANTI ENTRAPMENT VENT**



**2 POOL RISER**  
A-8

# 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](http://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, 2014.

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, 2014.

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:** 3/14/14  
**Address:** 905 Trinity Pl. #2  
**City:** Key West  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 16 day of March, 2014.

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

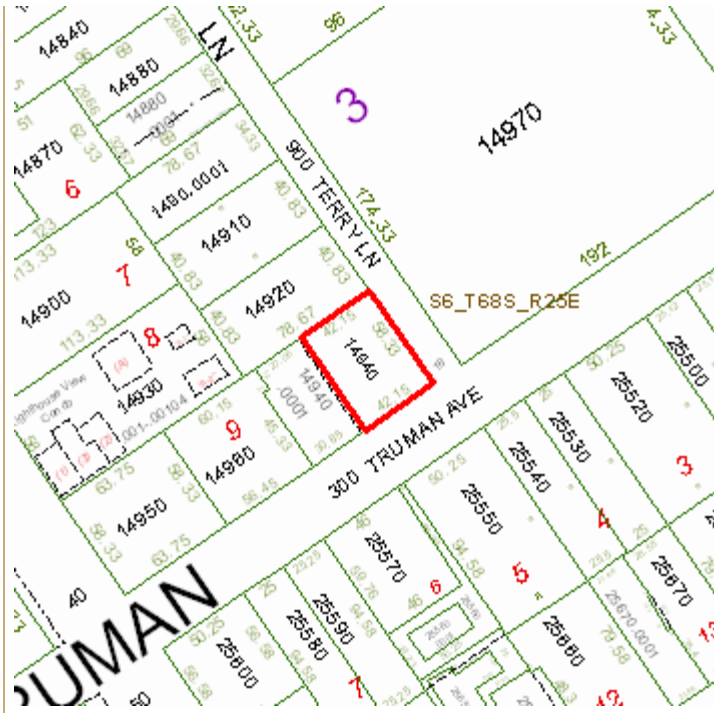
**Affordable Housing:** No

**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

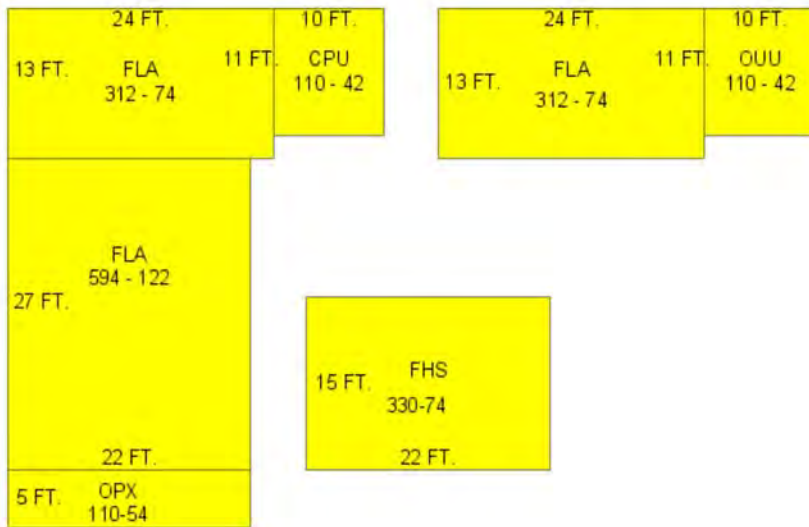
<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 500
<b>Effective Age</b> 8	<b>Perimeter</b> 270	<b>Depreciation %</b> 6
<b>Year Built</b> 1938	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,218
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 3
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 2	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 1
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	2012	Y			312
2	FLA	12:ABOVE AVERAGE WOOD	1	2012	Y			312
3	OUU		1	2012				110
4	CPU		1	2012				110
5	FLA	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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>3/17/2015</b>	2730 / 1068	734,500	<u>WD</u>	<u>02</u>
<b>11/10/2009</b>	2442 / 419	100	<u>QC</u>	<u>11</u>
<b>11/3/2009</b>	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