



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: August 28, 2018

Applicant: Thomas E. Pope

Application Number: H18-03-0037

Address: #1231 Washington Street

Description of Work:

Demolition of non-historic accessory structure.

Site Facts:

The main house located at 1231 Washington Street is listed as a non-contributing resource and was constructed c.1948 according to the survey. The structure first appears on the 1948 Sanborn map. The property did not have an accessory structure in the rear. This project received a variance from Planning Board in July.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of a one-story non-historic shed.

Staff opines that the proposed demolition will not result in the following:

- (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 the removal of the existing non-historic shed will not jeopardize the historic character of the neighborhood or the historic integrity of the house.

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

The proposed structure to be demolished is not historic.

- (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.*

The non-historic shed is not significant or important in defining the historic character of the site.

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

It is staff's opinion that the existing shed will not qualify to be a contributing resource in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition proposed in the plans as it complies with the criteria for demolition stated under the Land Development Regulations.

If the Commission approves the request for demolition of the non-historic structure, 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
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1231 Washington	PHONE NUMBER
Dekeler, Richard + Susan	EMAIL
1231 Washington	PHONE NUMBER
Key West, FL 33040	EMAIL
Thomas E. Pope, PA.	PHONE NUMBER
6010 White Street	EMAIL
Key West, FL 33040	DATE
Timothy M. Pope	11/30/18

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS 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 RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO

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

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

GENERAL: Demolish existing shed and replace w/ new structure on existing footprint.

MAIN BUILDING: Enclose existing side porch.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Demolish existing shed.

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): <i>demolish and re-build in existing footprint.</i>	
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:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:		
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:		
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

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:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

1231 Washington
DeKeyser, Richard and Susan
Thomas E. Pope, PA.

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

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolish shed and replace w/ new in existing footprint.

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.

The existing shed is not contributing and structurally unsound to elevate to FEMA elevation plus 1'.

(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.

None

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

None

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

None

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

None

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

None

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

None

(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.

None

(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.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

None

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

None

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.

N/A

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

N/A

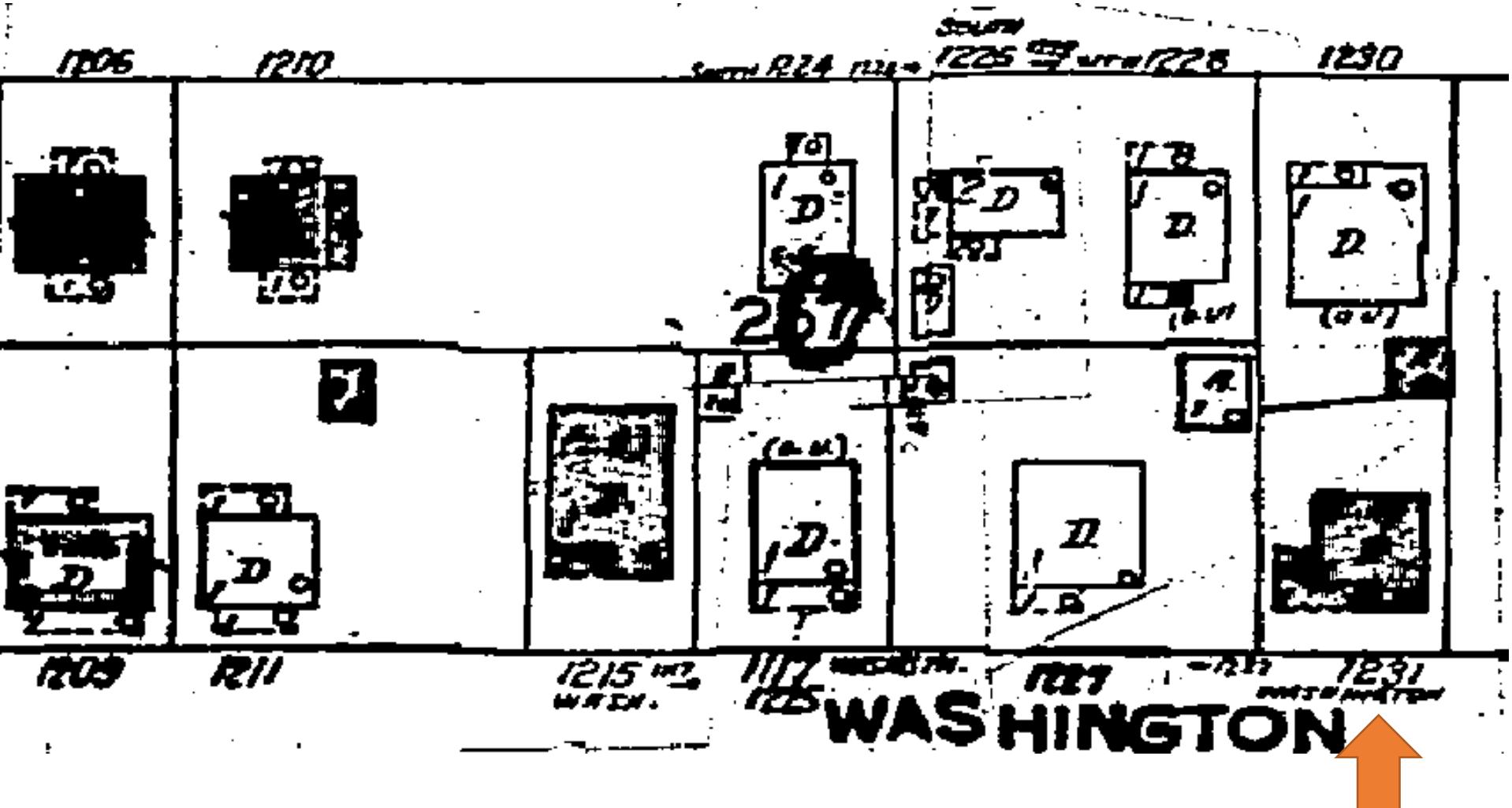
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

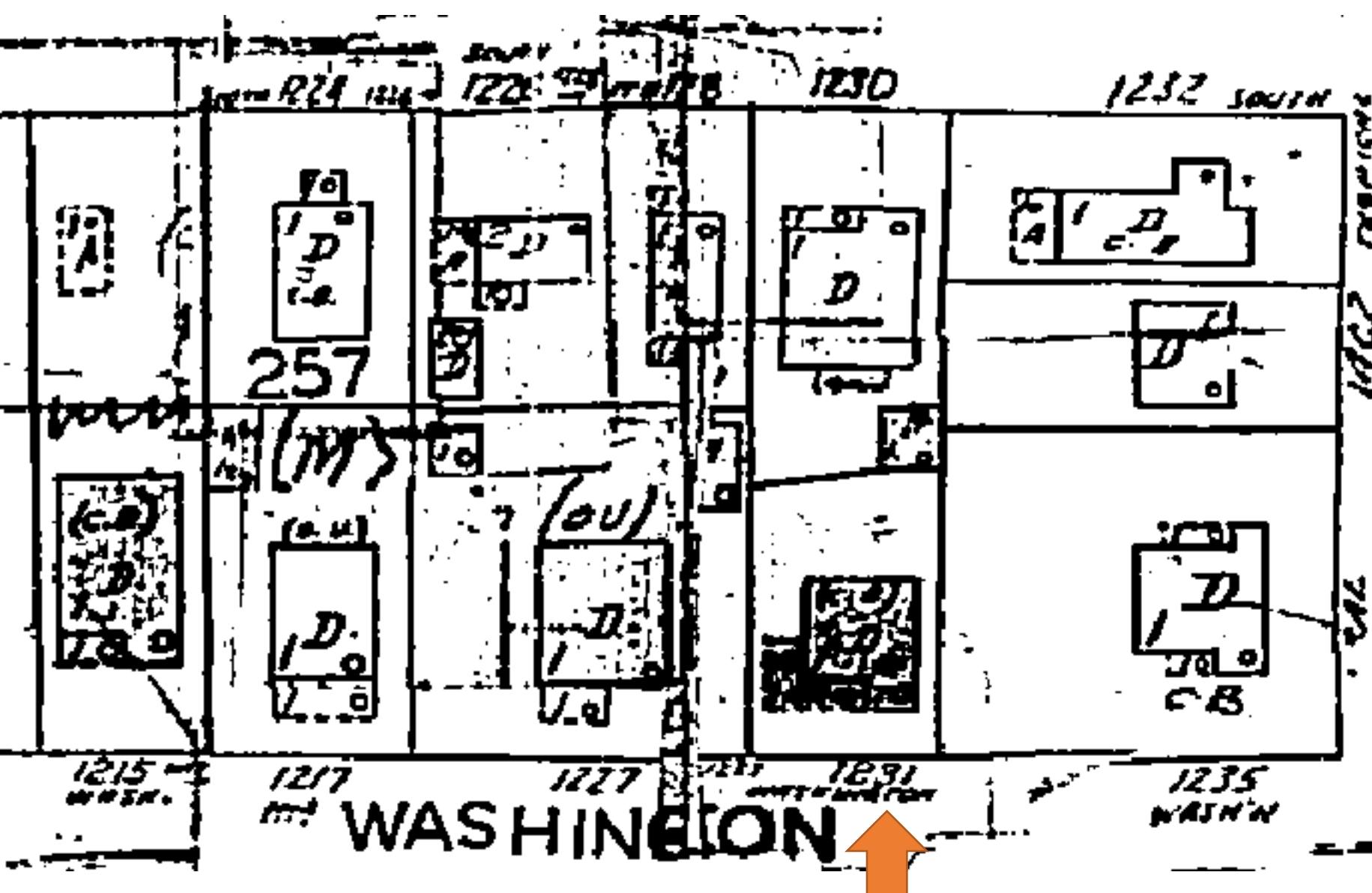
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Key West, Florida

 Google, Inc.

Street View - Jun 2015

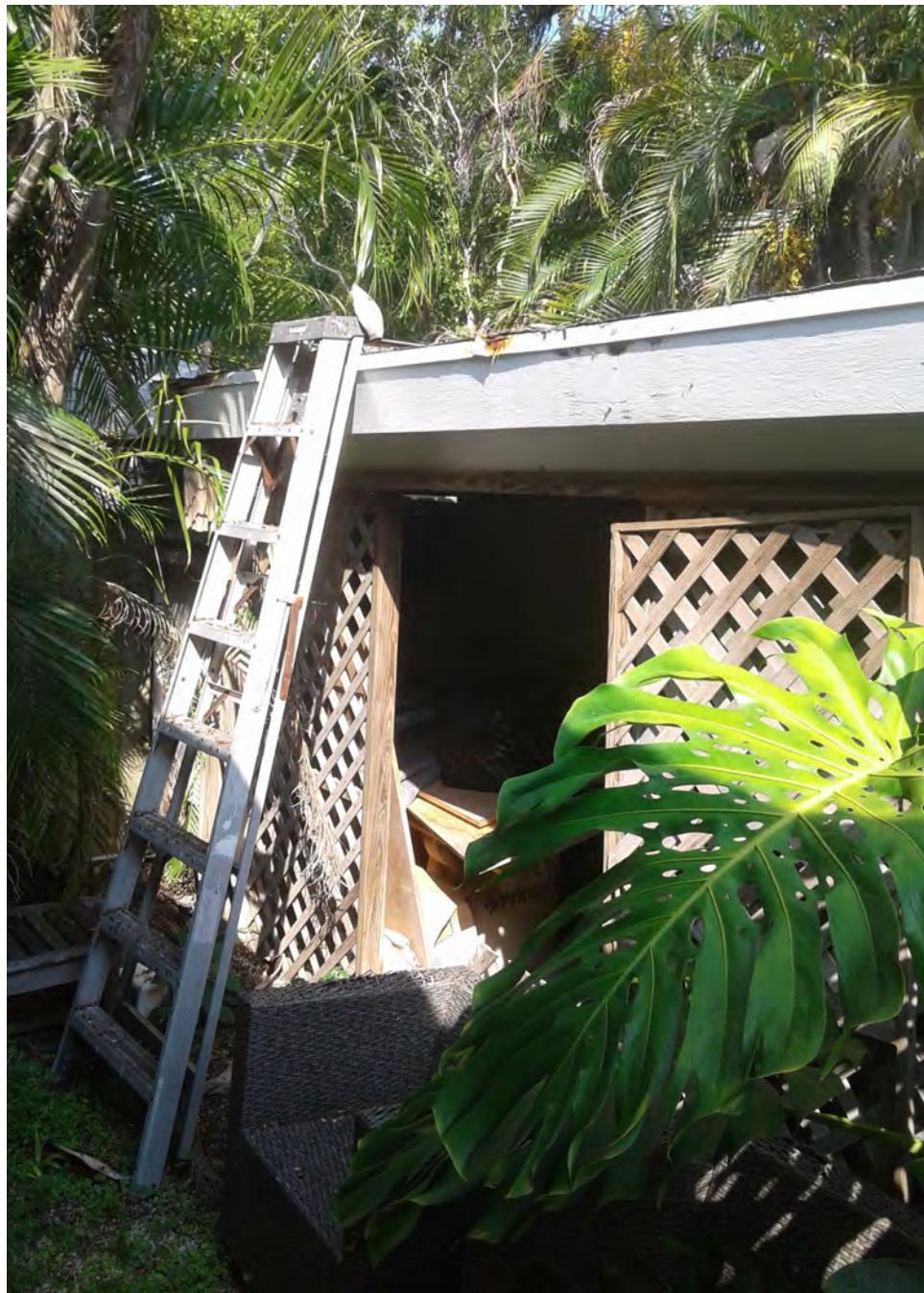
Image capture: Jun 2015 © 2018 Google

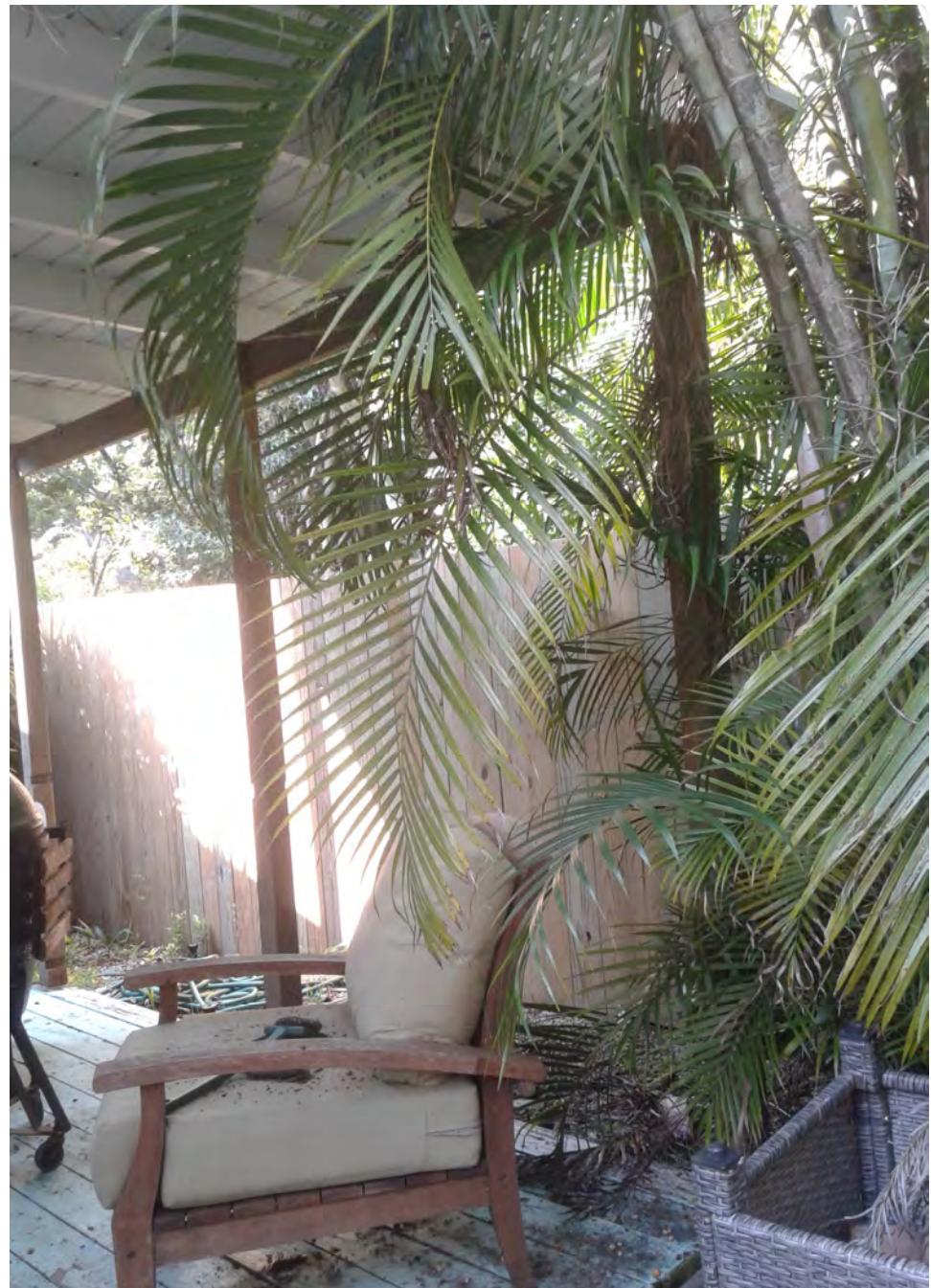
1231 Washington Avenue, Key West, Florida 33040
SITE VISIT

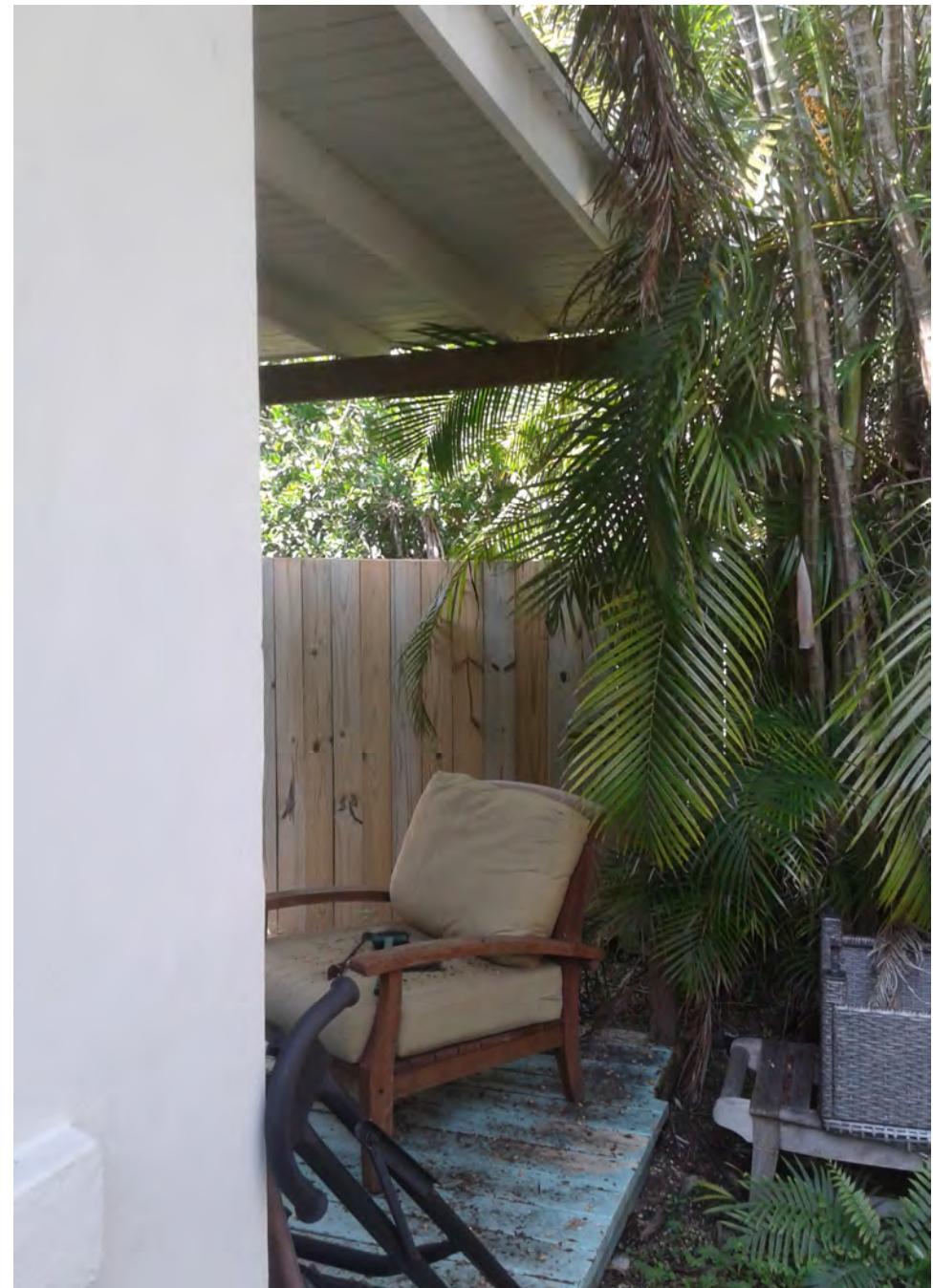


Existing shed









SURVEY

PROPOSED DESIGN

NOTES

PROJECT SCOPE OF WORK
INTERIOR RENOVATION OF EXISTING ACCESSORY STRUCTURE
INCLUDING RAISING TO DESIGN FLOOD ELEVATION, AND ENCLOSING
EXISTING SIDE PORCH WITHIN EXISTING FOOTPRINT
DESIGNED AND TO BE BUILT IN COMPLIANCE
WITH SIXTH EDITION 2011 FLORIDA BUILDING CODE, RESIDENTIAL

ALL STRUCTURES TO BE BUILT TO WITHSTAND
ASCE 7-10, AND FLORIDA BUILDING CODE SECTION 1603

FLOOR & ROOF LIVE LOADS
UNINHABITABLE ATTICS 20 PSF
HABITABLE ATTICS, BEDROOM 30 PSF
ALL OTHER ROOMS 40 PSF
GARAGE 40 PSF
ROOFS 20 PSF

WIND DESIGN DATA
ULTIMATE WIND SPEED 100 MPH
NOMINAL (BASIC) WIND SPEED 135 MPH
RISK ZONE II
WIND EXPOSURE D
ENCLOSURE CLASSIFICATION ENCLOSED
INTERNAL PRESSURE COEFFICIENT 0.18 ✓-

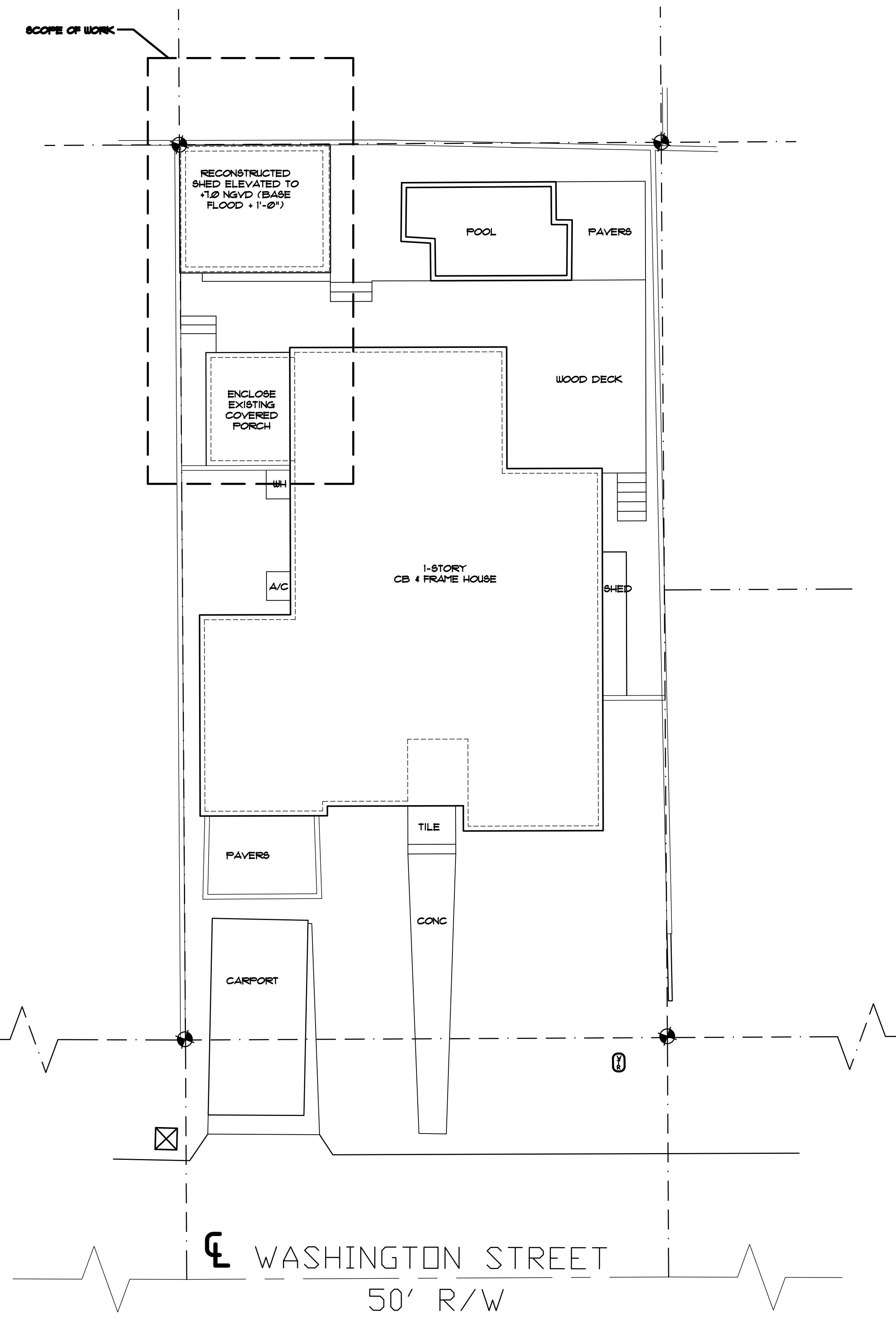
1231 Washington Street

Zoning		HMDR	
Flood Zone		AE G	
Design Flood Elevation	3'0" + 1'	7'-0" NGVD	
Site Area		4,705	
Max Density	16 du/acre		
Max Lot Coverage	40%	1,882.2	
Max Impervious Area	60%	2,823.2	
Min Open Space Ratio	0.35	1.646.9	
Max		Existing	Proposed
Height	30'		
Setbacks			
Front	10'	21'-7"	21'-7"
Rear	15'	21'-3"	21'-3"
Street Side	7.5'	-	-
Side	5'	6'-5", 1'-8"	6'-5", 1'-8"
Covered Building Area (SF)		Impervious Area (SF)	Impervious Area (SF)
Building Areas		Existing	Proposed
Existing Residence	1,788	1,788	1,788
Rear Auxiliary Structure	220	220	220
Accessory Shed	38	38	38
Site Areas			
Covered Carport	126	126	126
Front Pavers	N/A	91	91
Front Walkway	N/A	108	108
Pool	N/A	164	164
Pool Decks	N/A	201	201
Slabs	N/A	24	24
Wood Decks		291	419
Site Area (SF)	4,705		
Site Area (AC)	0.11		
Existing		Proposed	
Total Lot Coverage (SF)	2,172	2,172	
Lot Coverage (%)	46.2%	46.2%	
Total Impervious Area (SF)	2,760	2,760	
Impervious Area (%)	58.7%	58.7%	
Proposed Open Space (SF)	1,654	1,526	
Proposed Open Space Ratio	0.35	0.32	
Flood Elevation	4.7 NGVD	7.0 NGVD	

INDEX

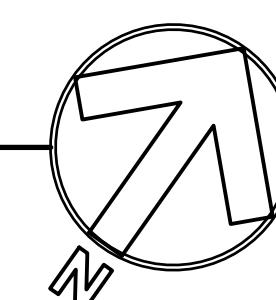
SITE PLAN
FLOOR PLAN, SCHEDULES
EXT. ELEVATIONS

A0.1
A1.0
A2.0



Site Plan

1/8" = 1' - 0"



THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL
date: 1/10/18
revision:

sheet:
A0.1

Dekeyser Renovation

Key West, FL

1231 Washington St

Dekeyser Renovation

1231 Washington St Key West, FL

THOMAS E. POPE, P.A.

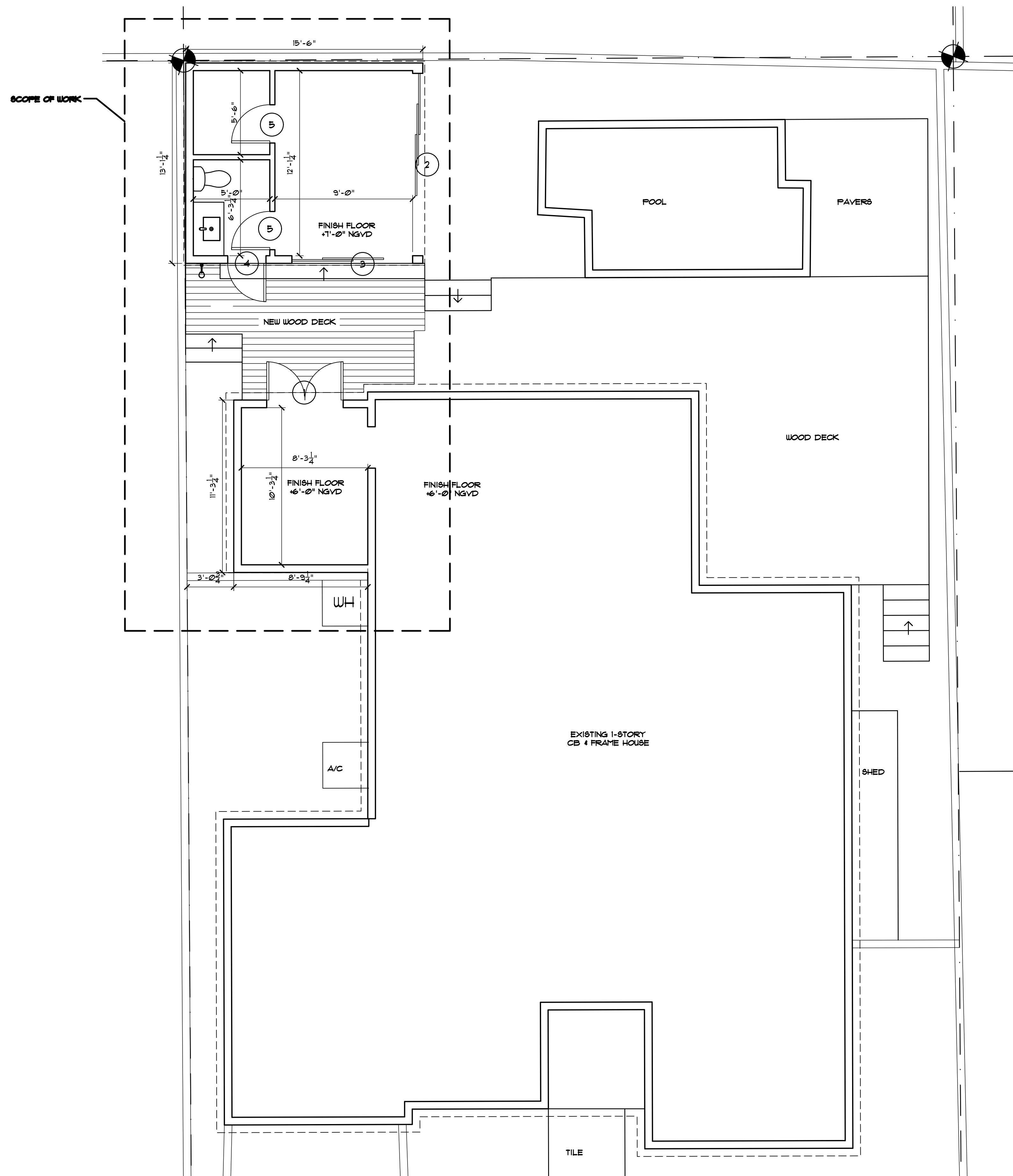
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

date:
1/10/18

revision:

sheet:

A1.0



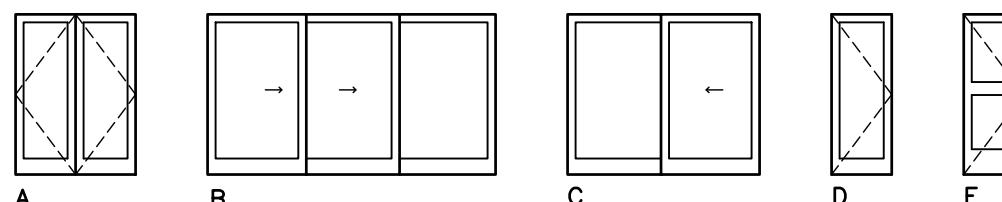
First Floor Plan

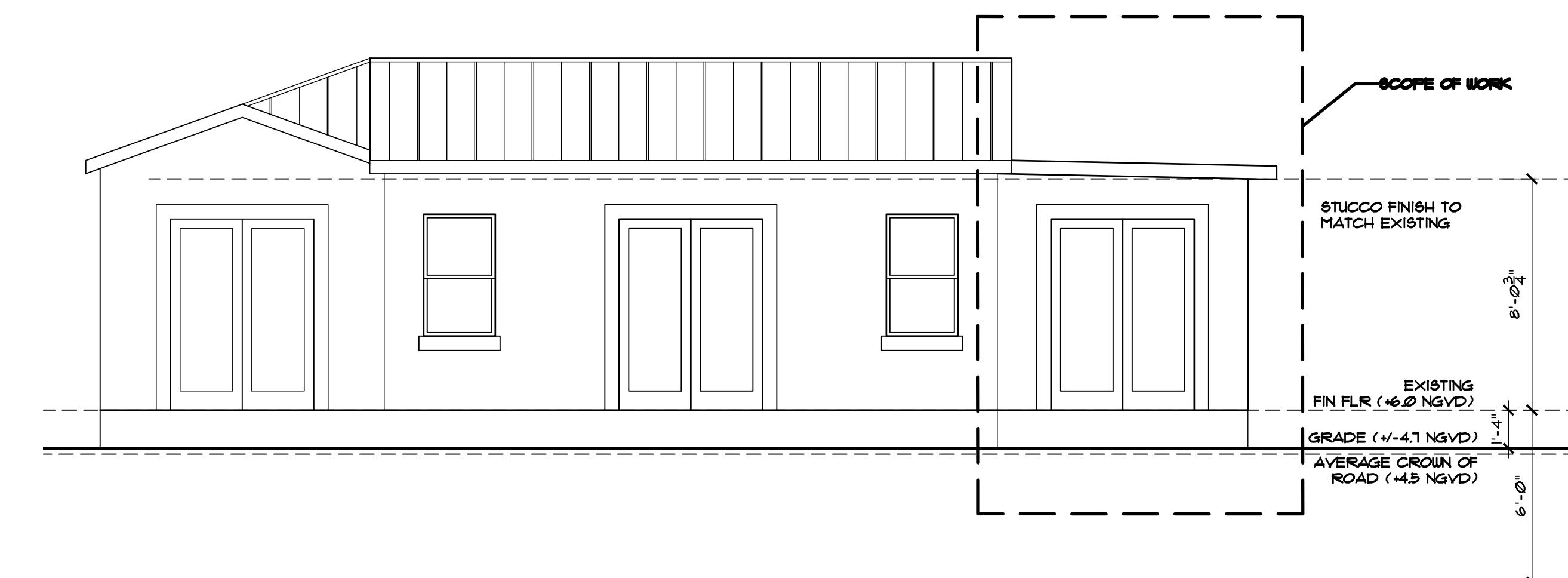
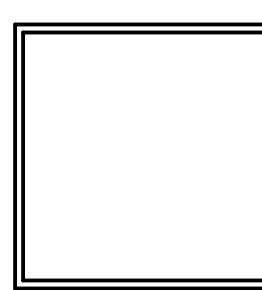
1/4" = 1' - 0"



D O O R S C H E D U L E		TYPE	MATERIAL	FRAME	MISC.	REMARKS
NO.	SIZE					
1	(2) 2'-6" x 6'-8" x 1 3/4"	A	GLASS FRENCH DOOR	ALUMINUM		DESIGN PRESSURE
2	(3) 4'-0" x 6'-8" x 1 3/4"	B	INT UP 2 PANEL, PLANK	WOOD		402.4 / -59.8 PSF
3	(2) 4'-0" x 6'-8" x 1 3/4"	C	SINGLE LITE, IMPACT			44.7 / -52.9 PSF
4	2'-6" x 6'-8" x 1 3/4"	D	3 PANEL SLIDING GLASS			45.9 / -53.5 PSF
5	2'-6" x 6'-8" x 1 3/8"	E	2 PANEL SLIDING GLASS	WOOD	IMPACT RATED	43.9 / -60.1 PSF

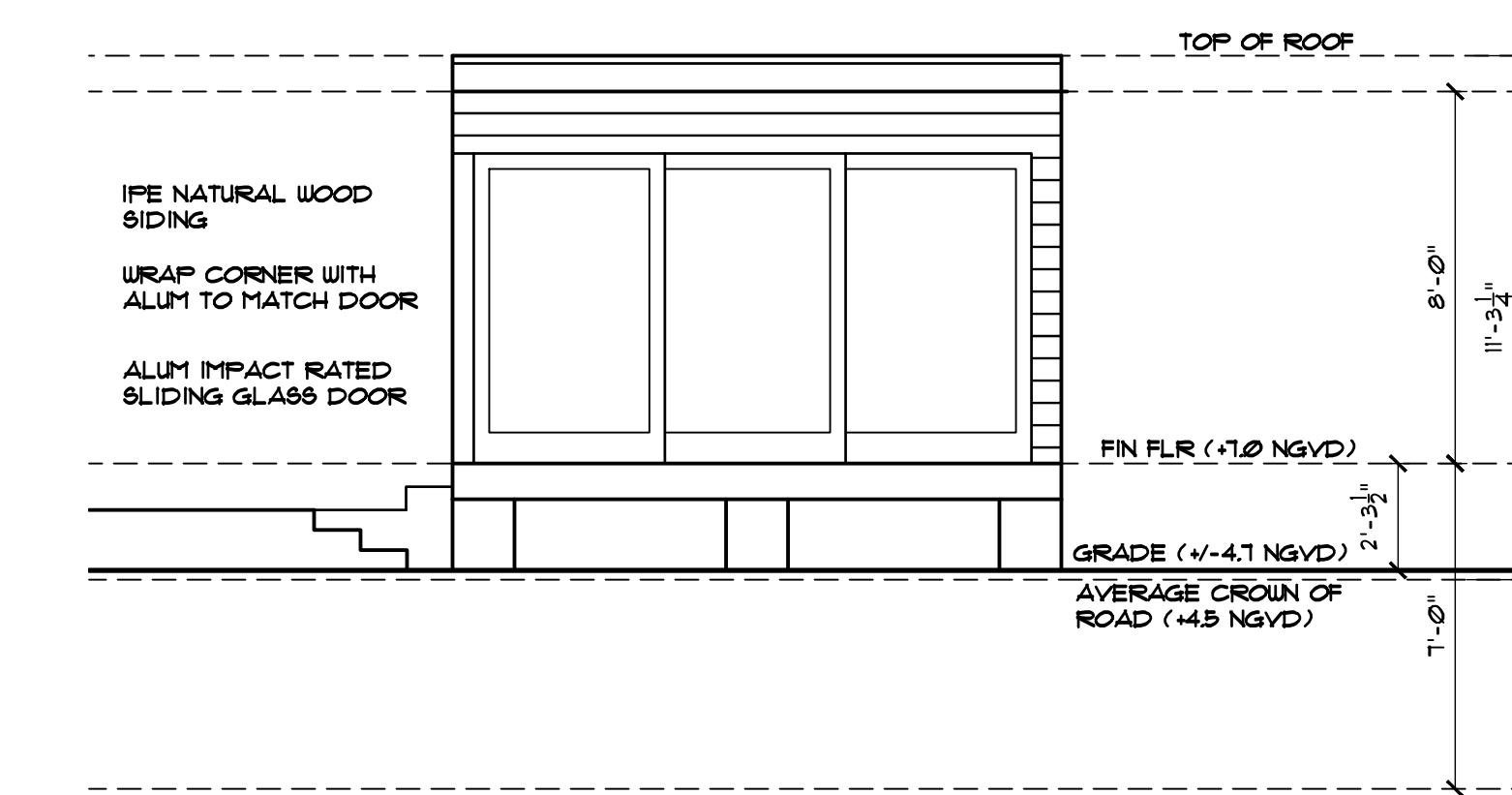
NOTE:





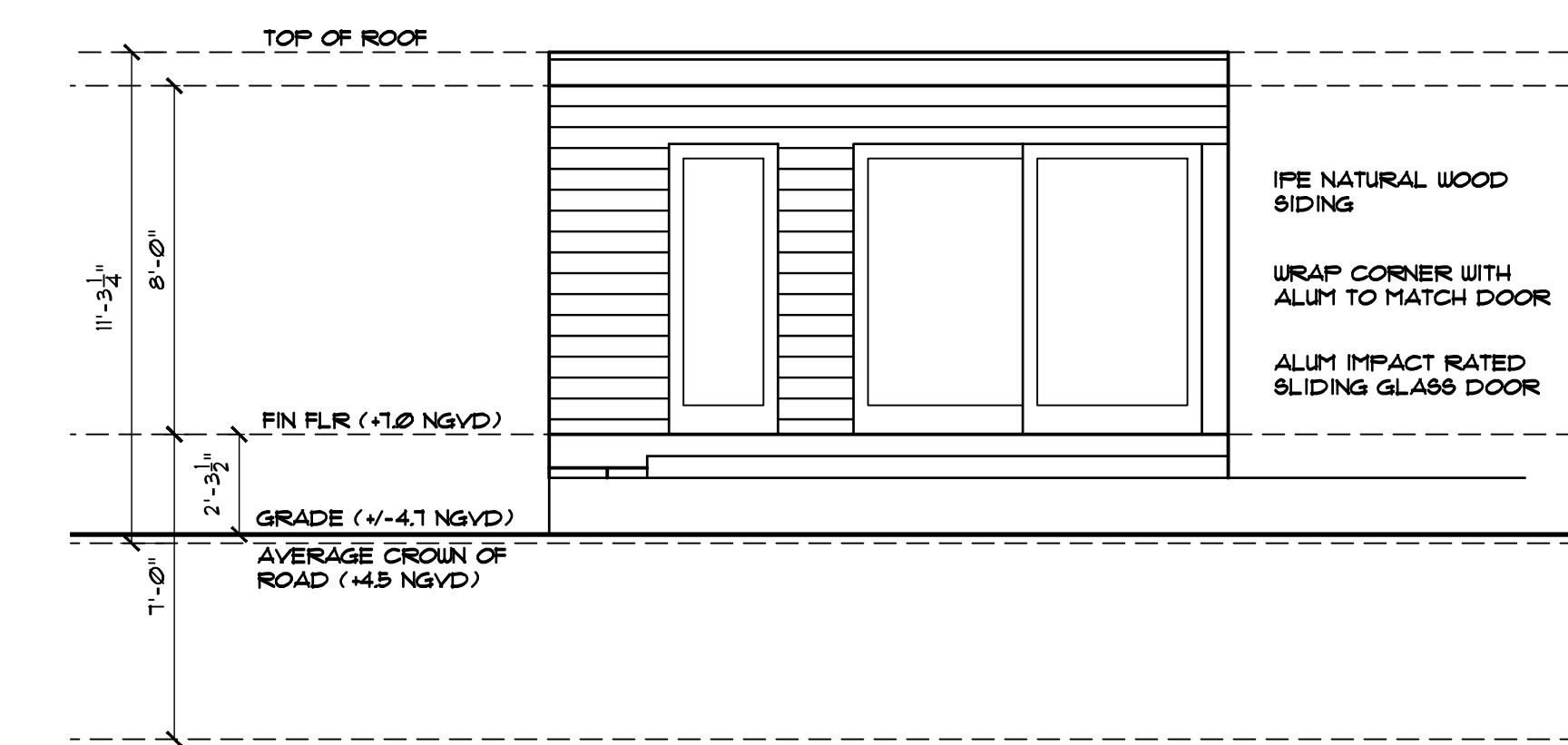
Main House
Rear Elevation

1/4" = 1' - 0"



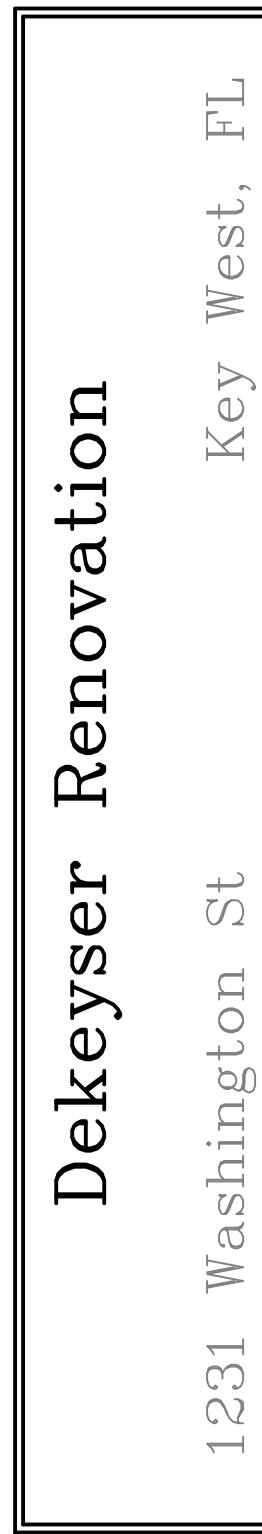
Pool House
Front Elevation

1/4" = 1' - 0"



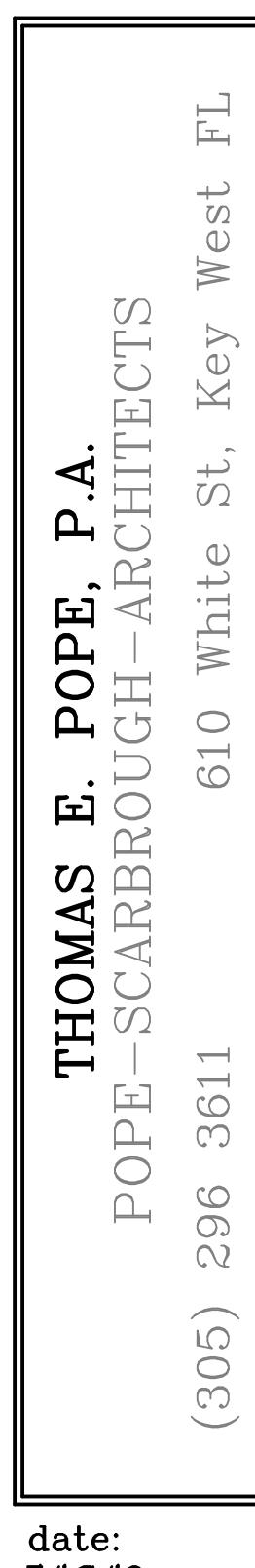
Pool House
Side Elevation

1/4" = 1' - 0"



Dekkeyser Renovation

1231 Washington St Key West, FL



THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS

610 White St, Key West FL

date:
1/10/18
revision:

sheet:
A2.0

PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2018-28**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM SIDE SETBACK REQUIREMENTS, MINIMUM REAR SETBACK REQUIREMENTS AND THE MINIMUM OPEN SPACE REQUIREMENTS ON PROPERTY LOCATED AT 1231 WASHINGTON STREET (RE # 00041410-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, AND 122-600 (6) (b), 122-600 (6) (c), and 108-346 (b) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to re-construct an existing shed into a pool house and add decking on property located at 1231 Washington Street (RE # 00041410-000000);

WHEREAS, Section 122-600 (6) (b) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states the minimum side setback is 5 feet;

WHEREAS, the existing side setback for the shed is 0 feet;

WHEREAS, the proposed side setback for the pool house is 0 feet;

WHEREAS, Section 122-600 (6) (c) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states the minimum rear setback is 5 feet;

WHEREAS, the existing rear setback for the shed is 0 feet;

WHEREAS, the proposed side setback for the pool house is 0 feet;

WHEREAS, Section 108-346 (b) of the Land Development Regulations (the “LDRs”) of

Resolution No. 2018-28

W.H.

Chairman

P.W.

Planning Director

the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states the minimum open space for a residential property is 35%;

WHEREAS, the existing minimum open space for the property is 35%, 1,654 square feet;

WHEREAS, the proposed minimum open space with addition of decking is 32%, 1,526 square feet;

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 19, 2018;

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district;

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant;

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district;

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant;

Resolution No. 2018-28

W.M.

Chairman

R.J.

Planning Director

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare;

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the City of Key West Planning Board for the side and rear yard setback , and minimum open space requirements variances for the construction of a pool house and decking on property located at 1231 Washington Street (RE# 00041410-000000) in the HMDR Zoning District pursuant to Sections 90-395, 122-600 (6) (b), 122-600 (6) (c), and 108-346 (b) of the City of Key West Land Development Regulations with the following conditions:

Resolution No. 2018-28

WJ Chairman
PW Planning Director

General Conditions:

1. The proposed development shall be consistent with the plans dated April 17, 2018 by Thomas E. Pope, Professional Architect. No approval granted for any other work or improvements shown on the plans other than the proposed construction of a pool house and decking.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

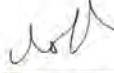
Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective

Resolution No. 2018-28

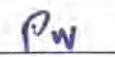
WJL Chairman
PW Planning Director

for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Resolution No. 2018-28



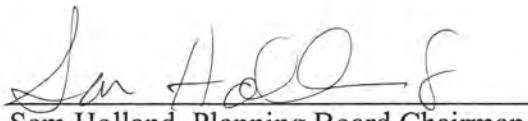
Chairman



Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 19th day of July 2018.

Authenticated by the Chairman of the Planning Board and the Planning Director;


Sam Holland, Planning Board Chairman

7-27-18
Date

Attest:


Patrick Wright, Planning Director

7-25-18
Date

Filed with the Clerk:


Cheryl Smith, City Clerk

7-30-18
Dat

Resolution No. 2018-28


Chairman
PW
Planning Director

MAP OF BOUNDARY SURVEY

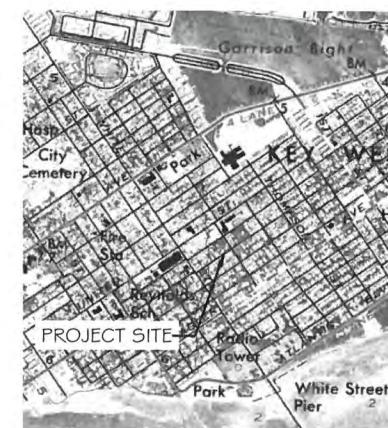
BEARING BASE:
ALL BEARINGS ARE BASED
ON $570^{\circ}00'00''W$ ASSUMED
ALONG THE CENTERLINE OF
WASHINGTON STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1231 WASHINGTON STREET
KEY WEST, FL 33040

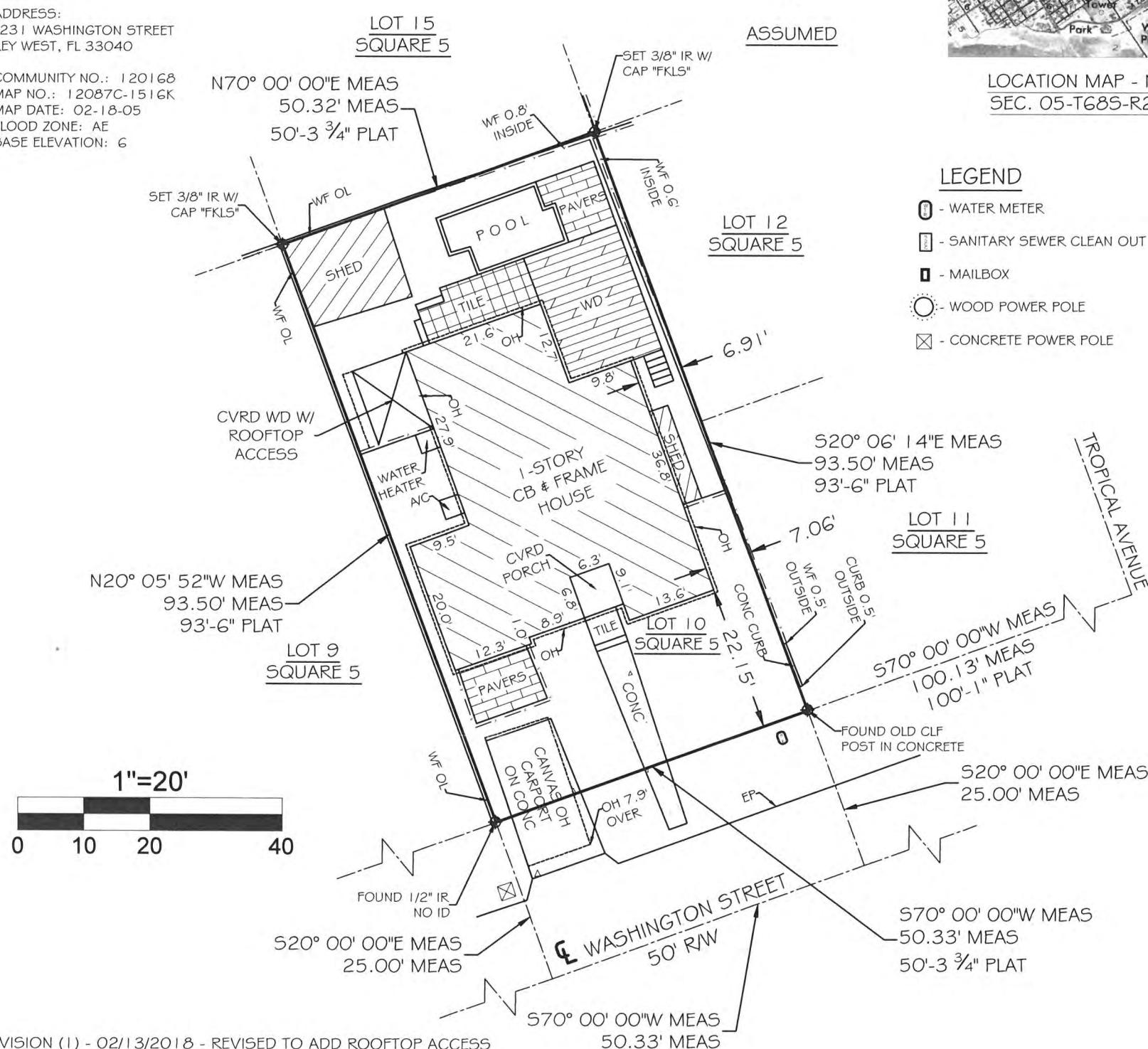
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6



LOCATION MAP - NTS
SEC. 05-T685-R25E

LEGEND

-  - WATER METER
-  - SANITARY SEWER CLEAN OUT
-  - MAILBOX
-  - WOOD POWER POLE
-  - CONCRETE POWER POLE



REVISION (1) - 02/13/2018 - REVISED TO ADD ROOFTOP ACCESS

LEGAL DESCRIPTION -

On the Island of Key West and known as Lot 10 of Square 5 of Tract 19 according to Wm. A. Gwynn's Plat of said Tract 19 recorded by Tropical Building and Investment Company in Plat Book 1 at Page 34 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at a point on Washington Street distant 100 feet from the corner of Tropical Avenue and Washington Street, and running thence along Washington Street in a Southwesterly direction 50 feet, 3 3/4 inches; thence at right angles in a Northwesterly direction 93 feet and 6 inches; thence at right angles in a Northeasterly direction 50 feet, 3 3/4 inches; thence at right angles in a Southeasterly direction 93 feet 6 inches to the Point of Beginning on Washington Street.

CERTIFIED TO - Richard T. & Susan Dekeyser;
Keys Federal Credit Union;
Stones and Cardenas;
Attorney's Title Insurance Fund, Inc.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

FOR THIS SURVEY, THE AT
SCALE: 1" = 20'
FIELD WORK DATE 07/14/2014
REVISION DATE 02/13/2018
SHEET 1 OF 1
DRAWN BY: MPB
CHECKED BY: -----
INVOICE NO.: -----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 201.4-17.4 & 17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

SIGNED 

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 784

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



FLORIDA KEYS LAND SURVEYING

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

NOTES

PROJECT SCOPE OF WORK
INTERIOR RENOVATION OF EXISTING ACCESSORY STRUCTURE
INCLUDING RAISING TO DESIGN FLOOD ELEVATION, AND ENCLOSING
EXISTING SIDE PORCH WITHIN EXISTING FOOTPRINT
DESIGNED AND TO BE BUILT IN COMPLIANCE
WITH SIXTH EDITION 2011 FLORIDA BUILDING CODE, RESIDENTIAL

ALL STRUCTURES TO BE BUILT TO WITHSTAND
ASCE 7-10, AND FLORIDA BUILDING CODE SECTION 1602

UNINHABITABLE ATTICS	20 PSF
HABITABLE ATTIC, BEDROOM	30 PSF
ALL OTHER ROOMS	40 PSF
GARAGE	40 PSF
ROOFS	20 PSF

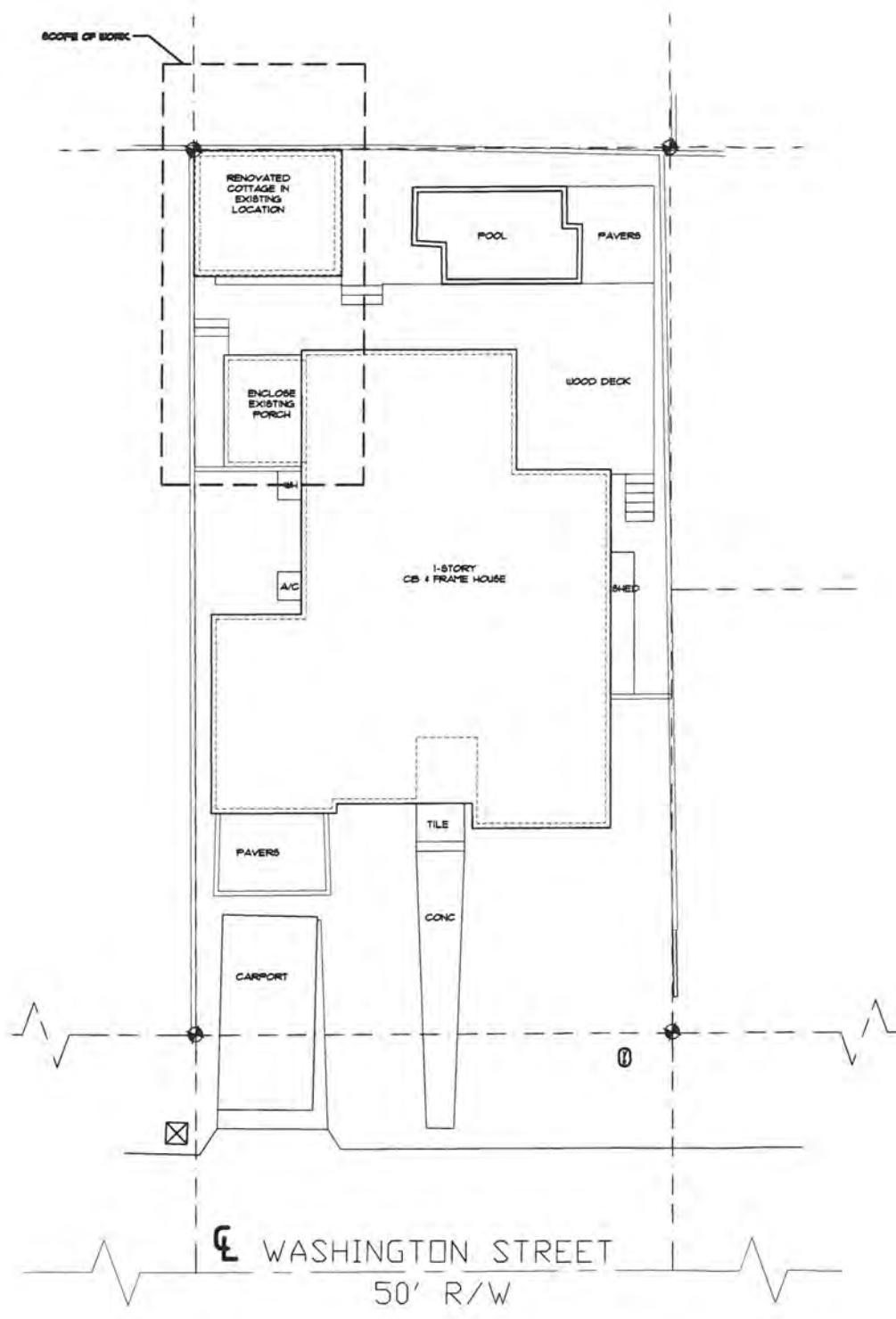
WIND DESIGN DATA	
ULTRA HIGH SPEED	100 MPH
NOMINAL (BASIC) WIND SPEED	69 MPH
RISK CATEGORY	II
WIND EXPOSURE	D
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	0.18 +/-

1231 Washington Street			
Zoning		HMDR	
Flood Zone		AE	
Design Flood Elevation	BFE + 1'	7'-0" NGVD	
Site Area		4,705	
Max Density	16 du/acre		
Max Lot Coverage	40%	1,882.2	
Max Impervious Area	60%	2,823.2	
Min Open Space Ratio	0.35	1,646.9	
Height	Max	Existing	Proposed
Setbacks			
Front	10'	21'-7"	21'-7"
Rear	15'	21'-3"	21'-3"
Street Side	7.5'	-	-
Side	5'	6'-5", 1'-8"	6'-5", 1'-8"
Covered Building Area (SF)	Existing	Impervious Area (SF)	Impervious Area (SF)
Building Areas		Proposed	
Existing Residence	1,788	1,788	1,788
Rear Auxiliary Structure	220	220	220
Accessory Shed	38	38	38
Site Areas			
Covered Carport	126	126	126
Front Pavers	N/A	91	91
Front Walkway	N/A	108	108
Pool	N/A	164	164
Pool Decks	N/A	201	201
Slabs	N/A	24	24
Wood Decks		291	419
Site Area (SF)	4,705		
Site Area (AC)	0.11		
Total Lot Coverage (SF)		2,172	2,172
Lot Coverage (%)		46.2%	46.2%
Total Impervious Area (SF)		2,760	2,760
Impervious Area (%)		58.7%	58.7%
Proposed Open Space (SF)		1,654	1,526
Proposed Open Space Ratio		0.35	0.32
Flood Elevation		4.7 NGVD	7.0 NGVD

INDEX

SITE PLAN
FLOOR PLAN, SCHEDULES, EXT. ELEVATIONS

A0.1
A1.1



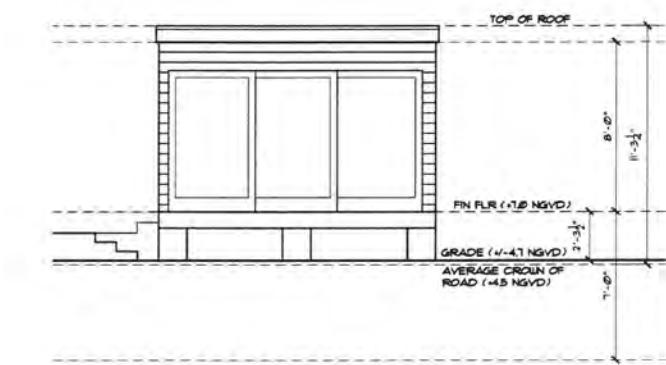
THOMAS E. POPE, P.A.
POPE SCARBROUGH ARCHITECTS
(305) 296-3611 610 White St., Key West, FL

Dekkeyser Renovation

Key West, FL

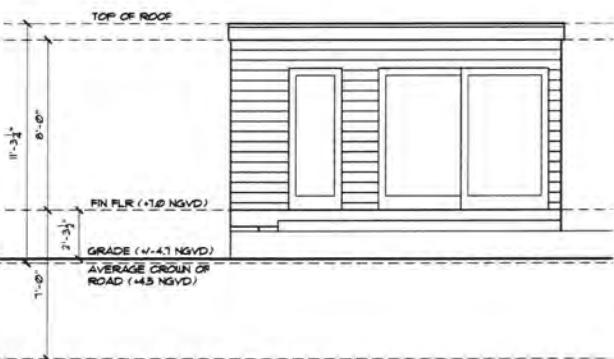
date:
7/10/18
revision:

sheet:
A0.1



Pool House
Front Elevation

1/4" = 1' - 0"



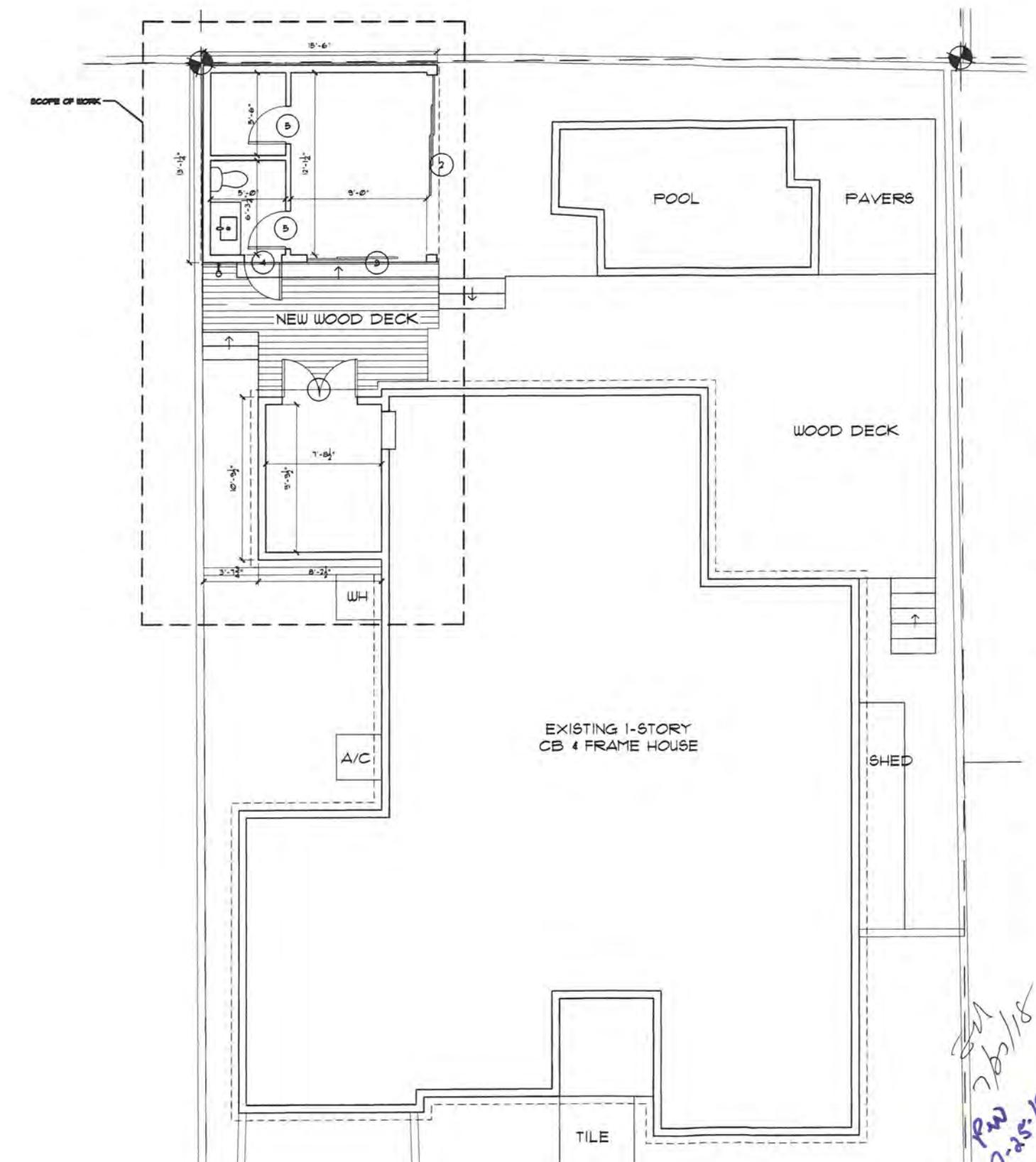
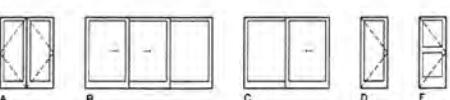
Pool House
Side Elevation

1/4" = 1' - 0"

DOOR SCHEDULE

DOOR	MATERIAL	FRAME	MISC.	REMARKS
(1)	GLASS FRENCH DOORS	INT UP 2 PANEL, PLANK		
1	(2) 2'-6" x 6'-8" x 1 3/4"	A O SMOOTH LITE, IMPACT		DESIGN PRESSURE +60.4 / -59.5 PSF
2	(3) 4'-0" x 6'-8" x 1 3/4"	B O 3 PANEL, BLDING GLASS		+44.1 / -50.5 PSF
3	(2) 4'-0" x 6'-8" x 1 3/4"	C O 2 PANEL, BLDING GLASS		+49.5 / -53.5 PSF
4	2'-6" x 6'-8" x 1 3/4"	D O O METAL		+49.9 / -60.1 PSF
5	2'-6" x 6'-8" x 1 3/8"	E O O ALUMINUM		

NOTE:



First Floor Plan

1/4" = 1' - 0"

THOMAS E. POPPE, P.A.
POPE SCARBOROUGH ARCHITECTS
(305) 296-3611 610 White St. Key West, FL

date:
1/10/08
revision:

sheet:
A1.1

Dekeyser Renovation

Key West, FL

1231 Washington St

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 28, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REPLACEMENT OF EXISTING ACCESSORY
STRUCTURE. DEMOLITION OF NON-
HISTORIC ACCESSORY STRUCTURE.**

FOR #1231 WASHINGTON STREET

Applicant – Thomas E. Pope

Application #H18-03-0037

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

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	00041410-000000
Account #	1042081
Property ID	1042081
Millage Group	10KW
Location	1231 WASHINGTON St , KEY WEST
Address	
Legal Description	LT 10 SQR 5 TR 19 KW TROPICAL BLDG AND INVESTMENT CO SUB PB1-34 OR337-571-572 OR634-18D/C OR841-246 OR1115-228 OR1154-2203 OR1257-1475 OR1404-1852/61 OR1429-1840/1 OR1497-506/08C OR1609-1525/26 OR2465-1810/11 OR2657-1926/27 OR2699-279/80 (Note: Not to be used on legal documents)
Neighborhood	6157
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	Tropical Building and Investment Co
Sec/Twp/Rng	05/68/25
Affordable Housing	No


Owner

DEKEYSER RICHARD T 1231 Washington St Key West FL 33040	DEKEYSER SUSAN C 1231 Washington St Key West FL 33040
---	---

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$248,172	\$211,611	\$92,037	\$178,039
+ Market Misc Value	\$20,643	\$21,985	\$9,697	\$9,213
+ Market Land Value	\$388,644	\$418,949	\$409,534	\$352,800
= Just Market Value	\$657,459	\$652,545	\$511,268	\$540,052
= Total Assessed Value	\$408,267	\$400,206	\$511,268	\$540,052
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$383,267	\$375,206	\$511,268	\$540,052

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,704.00	Square Foot	50.3	93.5

Buildings

Building ID	3240	Exterior Walls	C.B.S. with 3% ABOVE AVERAGE WOOD
Style		Year Built	1948
Building Type	S.F.R. - R1 / R1	Effective Year Built	2010
Gross Sq Ft	2583	Foundation	CONCR FTR
Finished Sq Ft	1554	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	196	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	6	Half Bathrooms	0
Interior Walls	WD PANL/CUSTOM	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	168	0	0
FLA	FLOOR LIV AREA	1,554	1,554	0
OPU	OP PR UNFIN LL	300	0	0
OUU	OP PR UNFIN UL	264	0	0
OPF	OP PRCH FIN LL	144	0	0
PTO	PATIO	108	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
SBF	UTIL FIN BLK	45	0	0
TOTAL		2,583	1,554	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1988	1989	1	96 SF	2
RES POOL	1990	1991	1	140 SF	5
FENCES	2015	2016	1	180 SF	2
PATIO	2015	2016	1	190 SF	2
WOOD DECK	2015	2016	1	564 SF	2

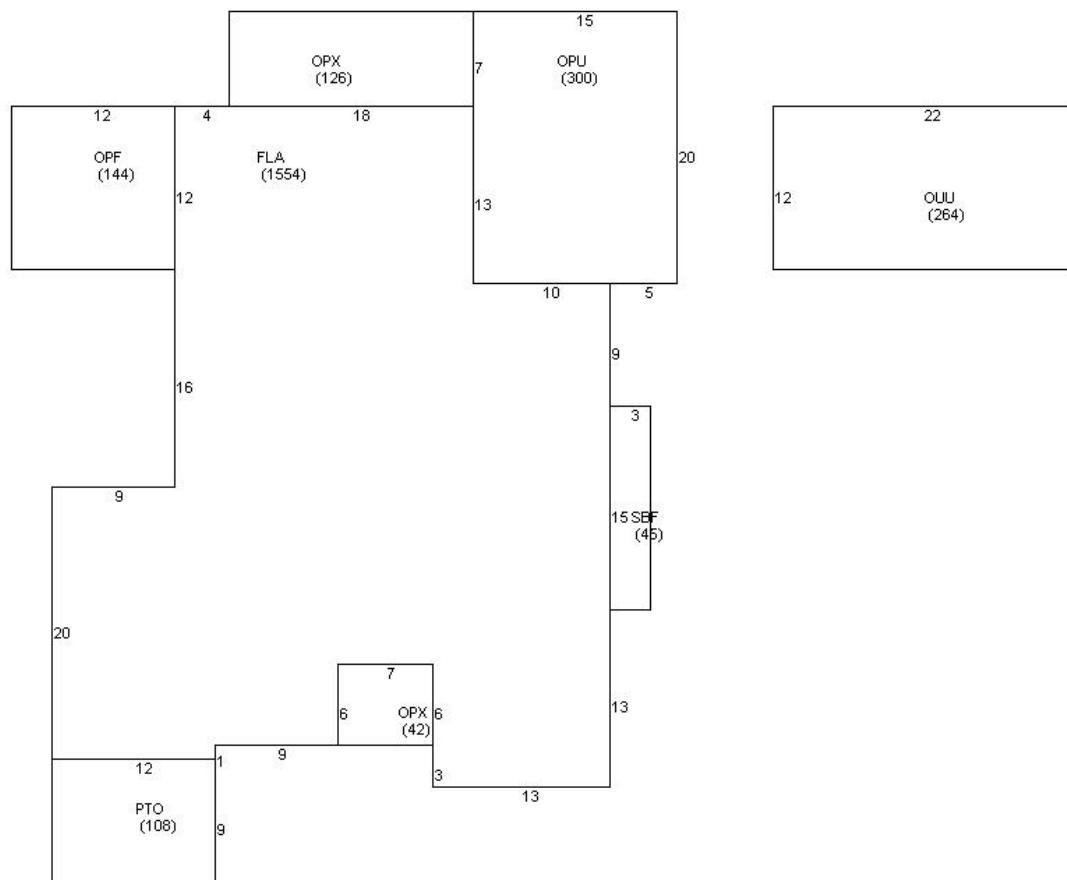
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/11/2014	\$660,000	Warranty Deed		2699	279	03 - Qualified	Improved
10/11/2013	\$100	Warranty Deed		2657	1926	11 - Unqualified	Improved
5/11/2010	\$650,000	Warranty Deed		2465	1810	01 - Qualified	Improved
12/9/1999	\$365,000	Warranty Deed		1609	1525	Q - Qualified	Improved
11/1/1996	\$309,000	Warranty Deed		1429	1840	Q - Qualified	Improved
5/1/1993	\$260,000	Warranty Deed		1257	1475	Q - Qualified	Improved
12/1/1990	\$135,500	Warranty Deed		1154	2203	Q - Qualified	Improved
10/1/1981	\$69,000	Warranty Deed		841	2466	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-4404	9/29/2014	6/17/2015	\$22,311		INSTALL PGT WINGUARD AND IMPACT FRENCH DOORS 750 SWING AND SINGLE HUNG WINDOWS 750 SWING
14-4149	9/3/2014	6/17/2015	\$2,200		ELECTRICAL WIRING OF NEW SMOKE DETECTORS : ADD 24 REC LIGHTS: REPLACE ALL DEVICES: CONNECT APPLIANCES
14-3694	7/31/2014	6/17/2015	\$45,000		REMOVE EXISTING TILE FLOORS AND REPLACE W/WOOD 1000 SQ FT. REMOVE EXISTING TILE IN MASTER BATHNAD GUEST BATHROOM 450 SQ FT REPLACE WITH NEW .REPLACE KITCHEN CABINETS AND TOPS.
14-3939	7/27/2014	6/17/2015	\$17,400		2- SHINGLE ZONE DUCTLESS A/C ADDITION 1- CHANGE OUT 3.5 TON A/C WITH/DUCT.
05-5107	11/14/2005	12/19/2005	\$300	Residential	REPLACE WEATHERHEAD*****HURRICANE DAMAGE*****
9901805	5/27/1999	8/4/1999	\$2,900	Residential	REPLACE CONDENSOR
9604797	12/1/1996	7/1/1997	\$2,400	Residential	AWNINGS

Sketches (click to enlarge)



Photos



Map



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

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

Last Data Upload: 7/26/2018, 2:04:17 AM

Developed by
 Schneider
GEOSPATIAL