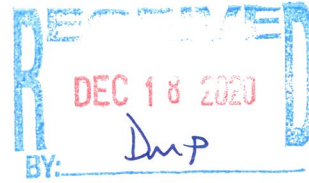


Application



Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1409 Albury Street

Zoning District: HMDR

Real Estate (RE) #: 00024150-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc. Mailing Address: 1421 First Street

City: Key West State/FL/Zip: 33040 Home/Mobile Phone:

Office: 305-293-8983 Fax: 305-293-8748

Email: thomas@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Siok Irrevocable Family Gst Trust 7/14/2020 Mailing Address: 1409 Albury St, Apt 1

City: Key West State/FL/Zip: 33040 Home/Mobile Phone:

Office: c/o 305-293-8983 Fax:

Email: c/o thomas@owentrepanier.com

Description of Proposed Construction, Development, and Use:

The project proposes to remove existing building coverage and impervious surface to construct a pool and deck the rear yard. This construction will result in overall reductions of building coverage and impervious surface.

List and describe the specific variance(s) being requested:

Variance to Sec. 122-600 (4)a. max building coverage of 12% from the 58% existing to the 54% proposed (40% permitted).

Variance to Sec. 122-600 (4)b. max impervious surface of 16% from the 78% existing to the 76% proposed (60% permitted)

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback		See Attached		
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. 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 zoning district.

Special conditions exist. This property is located in a historic neighborhood in Old Town and consists of three lots of record, all nonconforming, creating an complex a-typical site layout, with historical structures. The property has the following existing nonconformities: front setback, side setback, rear setback, building coverage, impervious surface, open space, parking, and density.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Conditions are not created by the applicant. The historic special conditions and circumstances of the property predate the current owner. The proposed action of the owner will improve the status of the nonconforming building coverage and impervious surface.

3. Special privileges not conferred. That granting the variance(s) 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.

Special privileges will not be conferred upon the granting of the variance. The variance process is available to all property owners in this district, and if the other owners attempt to construct a pool and pool deck, they are entitled to the same process and consideration of fact.

4. Hardship conditions exist. 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.

Hardship conditions exist. The literal interpretation of the provision of LDRs would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Varying lot sizes are a characteristic of the historic development of the historic districts' residential neighborhoods.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum variance(s) are requested that would permit the applicant the opportunity construct a pool and pool deck as evidenced by the fact that the property's nonconformities will be reduced as a result of the granting of the variances. Granting these variances will improve existing building coverage and impervious surface nonconformities.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Granting of the variance(s) is not injurious to the public welfare nor would result in increased density or intensity.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

This application does not rely on other nonconforming lots and structures as justification.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- 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. Please describe how you have addressed the "good neighbor policy."

Site Data Table: 1409 Albury Street

	Req'd / Approved	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X (NGVD29)			
Size of Site	4,000 sq ft	3,405 sq ft	No Change	No
Height	30 ft	20.3 ft	No Change	No
Front Setback	10 ft	0.7 ft	No Change	No
Side Setback	5 ft	0.7 ft	No Change	No
Side Setback	5 ft	0 ft	No Change	No
Street Side Setback	7.5 ft	N/A	No Change	No
Rear Setback	15 ft	0.7 ft	No Change	No
F.A.R.	1.0	N/A	No Change	No
Building Coverage	40%	58% (1,967 sq ft)	54% (1,832 sq ft)	Yes – Improvement
Impervious Surface	60%	78% (2,644 sq ft)	76% (2,597 sq ft)	Yes – Improvement
Auto Parking	3 spaces, 1 per dwelling unit	1 space	No Change	No
Handicap Parking	N/A	N/A	No Change	No
Bicycle Parking	0.3 spaces, 10% of auto	0 spaces	No Change	No
Open Space / Landscaping	35%	22% (755 sq ft)	No Change	No
Number and type of units	1.3 du per acre	3 du (Multifamily)	No Change	No
Consumption Area or Number of seats	N/A	N/A	No Change	No

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: January 13, 2021
To: Mr. Daniel Sobczak, Planner I
From: Thomas Francis-Siburg
CC: Mr. Owen Trepanier
Re: **Variance Application Revisions – 1409 Albury Street**

Thank you for your email¹ dated 01/12/21 asking to include a calculation for the rear yard accessory structure coverage to determine if a variance to Sec. 122-1181 would be required. Further, the email requested we recalculate building coverage because it was believed the spa and pool equipment had not been included.

1. Rear yard accessory structure coverage Sec. 122-1181¹ – The attached revised application reflects an additional variance from Sec. 122-1181 max rear yard accessory structure coverage of 4% from the 30% permitted to the proposed 34%.
2. Building Coverage Calculations – The building coverage was re-analyzed pursuant to Sec. 86-9ⁱⁱ (building coverage includes structures 30" or more above grade). The spa is proposed at 39" above grade, the deck and pool are proposed at 20" above grade, the pool/spa equipment is 30"+. For the purposes of calculating building coverage, the pool and rear deck do not rise to the level of building coverage, whereas the spa and pool/spa equipment do. The site data calculation as submitted includes the spa and pool/spa equipment but excludes the rear deck and pool. Therefore, the building coverage calculation is accurate and remains unchanged in the application.

Given the above we attached the following revisions (all else remains unchanged):

Application page 1 - List and describe the specific variance(s) being requested: Variance to Sec. 122-1181 max rear yard accessory structure coverage of 4% from the 30% required to the 34% proposed.

Application page 3 - Standards for Considering Variances. No. 2. Conditions not created by applicant – Addition to reflect requested variance to Sec. 122-1181.

Application page 3 - Standards for Considering Variances. No. 5. Only minimum variance(s) granted – Addition to reflect requested variance to Sec. 122-1181.

Application page 8 - Site Data Table. Rear Yard Accessory Structure Coverage – Added to calculate the total rear yard accessory structure coverage and reflect requested variance.

¹ Exhibit A – 01.12.21 Email from Mr. Sobczak, Planner I, City of Key West

ⁱ Sec. 122-1181 – Permitted and restricted uses.

Accessory uses or structures as defined in section 86-9 shall be allowed in all districts. Such accessory uses or structures shall be permitted by right in a subject district if the principal use is a permitted use; however, the accessory use or structure shall be a conditional use if the principal use is a conditional use. No accessory uses or structure shall be erected in any required front or side yard, and the accessory uses or structure shall not cover more than 30 percent of any required rear yard. No separate accessory structures shall be erected less than five feet of any lot line. Accessory buildings must be constructed simultaneously with, or following, the construction of the main building and shall not be used until after the principal structure has received a certificate of occupancy. Erection of tents is prohibited. Hot tubs, whether fixed or movable, shall be considered accessory structures for the purpose of setbacks.

ⁱⁱ Sec. 86-9 – Definition of terms.

Building coverage means the percentage of lot area covered by buildings and including roofed porches, eaves, decks and similar structures as well as all structures, including structural elements such as raised decks, 30 inches or more above grade.

Thomas Francis-Siburg

From: Daniel Sobczak <daniel.sobczak@cityofkeywest-fl.gov>
Sent: Tuesday, January 12, 2021 10:27 AM
To: Thomas Francis-Siburg
Subject: 1409 Albury - variance

Good Morning,

Hey Thomas, hope you are well. I am looking at the 1409 Albury street variance, there are some inaccuracies in the site data table, I wanted to give y'all a chance to correct before putting it in the staff report, any updates would be needed by close of business on Thursday.

I worked with the architect Brian Olson to get this one right, but looks like he is not on this application. Please review the site data table, it does not appear that the spa or the pool equipment is accounted for in the building coverage section. I also did not find the calculations for the rear yard coverage, Section 122-1181 has reference that accessory structures cannot be more than 30% of any required yard, for HMDR the required rear yard is 15-feet. Also I worked with the architect with the impervious surface ratio, he had used the brick walkway as partially pervious on the original plans and the plans submitted with this variance, the City does not recognize standard brick pavers as pervious.

Let me know your thoughts, I will be working on the Staff Report for the rest of the day.

Thanks so much,

Daniel Sobczak, AICP-C
Planner
City of Key West
Planning Department at
Josephine Parker City Hall
1300 White Street
(305) 809-3723
Daniel.sobczak@cityofkeywest-fl.gov
www.cityofkeywest-fl.gov



Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1409 Albury Street

Zoning District: HMDR

Real Estate (RE) #: 00024150-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc. Mailing Address: 1421 First Street

City: Key West State/FL/Zip: 33040 Home/Mobile Phone:

Office: 305-293-8983 Fax: 305-293-8748

Email: thomas@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Siok Irrevocable Family Gst Trust 7/14/2020 Mailing Address: 1409 Albury St, Apt 1

City: Key West State/FL/Zip: 33040 Home/Mobile Phone:

Office: c/o 305-293-8983 Fax: _____

Email: c/o thomas@owentrepanier.com

Description of Proposed Construction, Development, and Use: _____

The project proposes to remove existing building coverage and impervious surface to construct a pool and deck the rear yard. This construction will result in overall reductions of building coverage and impervious surface.

List and describe the specific variance(s) being requested:

Variance to Sec. 122-600 (4)a. max building coverage of 18% from the 58% existing to the 54% proposed (40% permitted).

Variance to Sec. 122-600 (4)b. max impervious surface of 16% from the 78% existing to the 76% proposed (60% permitted).

Variance to 122-1181 max rear yard accessory structure coverage of 4% from the 30.2% existing to the 34.0% proposed (30% permitted).

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Is this variance request for habitable space pursuant to Section 122-1078?

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback		See Attached		
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. 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 zoning district.

Special conditions exist. This property is located in a historic neighborhood in Old Town and consists of three lots of record, all nonconforming, creating an complex a-typical site layout, with historical structures. The property has the following existing nonconformities: front setback, side setback, rear setback, building coverage, impervious surface, rear yard accessory structure coverage, open space, parking, and density.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Conditions are not created by the applicant. The historic special conditions and circumstances of the property predate the current owner. The proposed action of the owner will improve the status of the nonconforming building coverage and impervious surface and increase rear yard accessory structure coverage by 3.8%, from the 30.2% existing to the 34.0% proposed.

3. Special privileges not conferred. That granting the variance(s) 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.

Special privileges will not be conferred upon the granting of the variance. The variance process is available to all property owners in this district, and if the other owners attempt to construct a pool and pool deck, they are entitled to the same process and consideration of fact.

4. Hardship conditions exist. 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.

Hardship conditions exist. The literal interpretation of the provision of LDRs would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Varying lot sizes are a characteristic of the historic development of the historic districts' residential neighborhoods.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum variance(s) are requested that would permit the applicant the opportunity construct a pool and pool deck as evidenced by the fact that the property's nonconformities will be reduced as a result of the granting of the variances. Granting these variances will improve existing building coverage and impervious surface nonconformities and increase rear yard accessory structure coverage by 3.8%, from the 30.2% existing to the 34.0% proposed.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Granting of the variance(s) is not injurious to the public welfare nor would result in increased density or intensity.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

This application does not rely on other nonconforming lots and structures as justification.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- 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. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

Site Data Table: 1409 Albury Street

	Req'd / Approved	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X (NGVD29)			
Size of Site	4,000 sq ft	3,405 sq ft	No Change	No
Height	30 ft	20.3 ft	No Change	No
Front Setback	10 ft	0.7 ft	No Change	No
Side Setback	5 ft	0.7 ft	No Change	No
Side Setback	5 ft	0 ft	No Change	No
Street Side Setback	7.5 ft	N/A	No Change	No
Rear Setback	15 ft	0.7 ft	No Change	No
F.A.R.	1.0	N/A	No Change	No
Building Coverage	40%	58% (1,967 sq ft)	54% (1,832 sq ft)	Yes – Improvement
Impervious Surface	60%	78% (2,644 sq ft)	76% (2,597 sq ft)	Yes – Improvement
Auto Parking	3 spaces, 1 per dwelling unit	1 space	No Change	No
Handicap Parking	N/A	N/A	No Change	No
Bicycle Parking	0.3 spaces, 10% of auto	0 spaces	No Change	No
Open Space / Landscaping	35%	22% (755 sq ft)	No Change	No
Number and type of units	1.3 du per acre	3 du (Multifamily)	No Change	No
Consumption Area or Number of seats	N/A	N/A	No Change	No

Verification Form



**City of Key West
Planning Department
Verification Form**

(Where Applicant is an entity)

I, Thomas Francis Siburg, in my capacity as Planner/Development Specialist
(print name) *(print position, president, managing member)*
of Owen Trepanier & Associates, Inc
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1409 Albany Street, Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application, that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation

[Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 12/18/20 by

Thomas Francis Siburg
Name of Applicant

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

Lauren Mongelli
Name of Acknowledger typed, printed or stamped



GG909917
Commission Number, if a

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

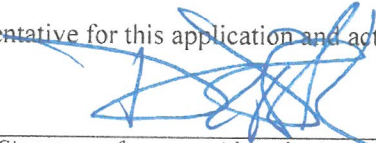
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Donald Drew Siok as
Please Print Name of person with authority to execute documents on behalf of entity

Trustee of Siok Irrevocable Family GST Trust
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier & Associates, Inc.
Please Print Name of Representative

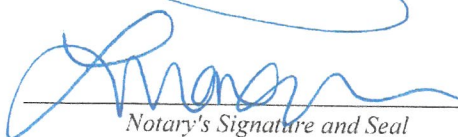
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 12/17/2020
Date

by Donald Drew Siok
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Lauren Mongelli
Name of Acknowledger typed, printed or stamped



GG 909917
Commission Number, if any

Boundary Survey

1409 ALBURY STREET NEW SWIMMING POOL

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

- BUILDING: Florida Building Code, 2014
- ELECTRICAL: National Electrical Code, 2014
- PLUMBING: Florida Building Code (Plumbing), 2014
- MECHANICAL: Florida Building Code (Mech.), 2014
- GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads 180 mph (gusts) (Exposure C)

This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design.

Concrete: Building code requirements for concrete, American concrete institute, ACI 318-11.

TREE PROTECTION PLAN

BAMBOO IS ONLY PLANT LIFE LOCATED WITHIN AREA TO BE DISTURBED.
VERIFY ALL DISTANCES FROM NEIGHBORING TREES NOT ON SUBJECT PROPERTY.
PROTECT ANY OTHER NATIVE PLANTS TO REMAIN.
VERIFY WITH OWNER ON LANDSCAPING TO REMAIN.

REMOVE BAMBOO
REMOVE EXISTING CISTERN AND COVER OVER DECK

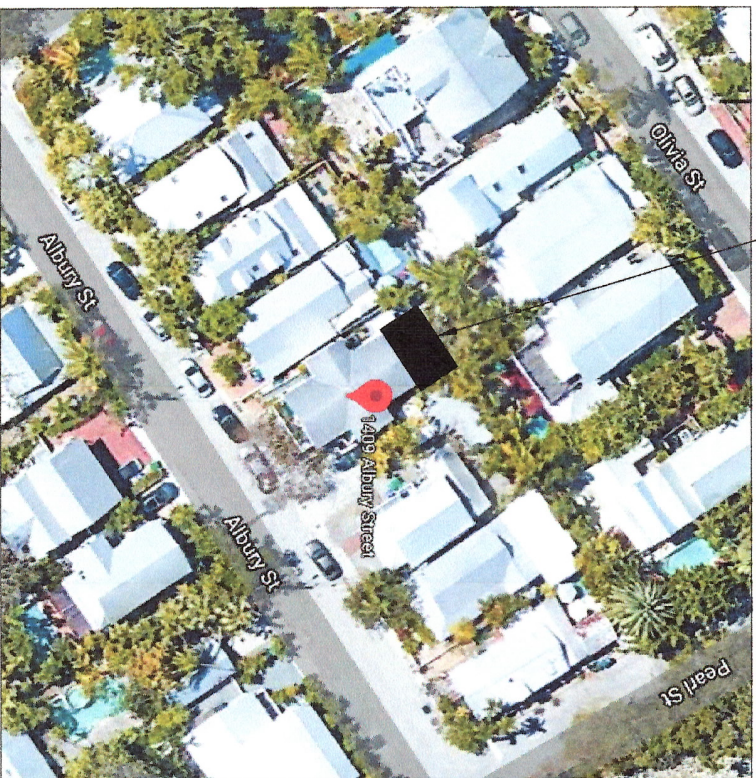
POOL EQUIPMENT LOCATION

REMOVE FRAMED ROOF OVER DECK

REMOVE BAMBOO



STREET VIEW



PROPOSED AREA OF CONSTRUCTION

SATELLITE VIEW

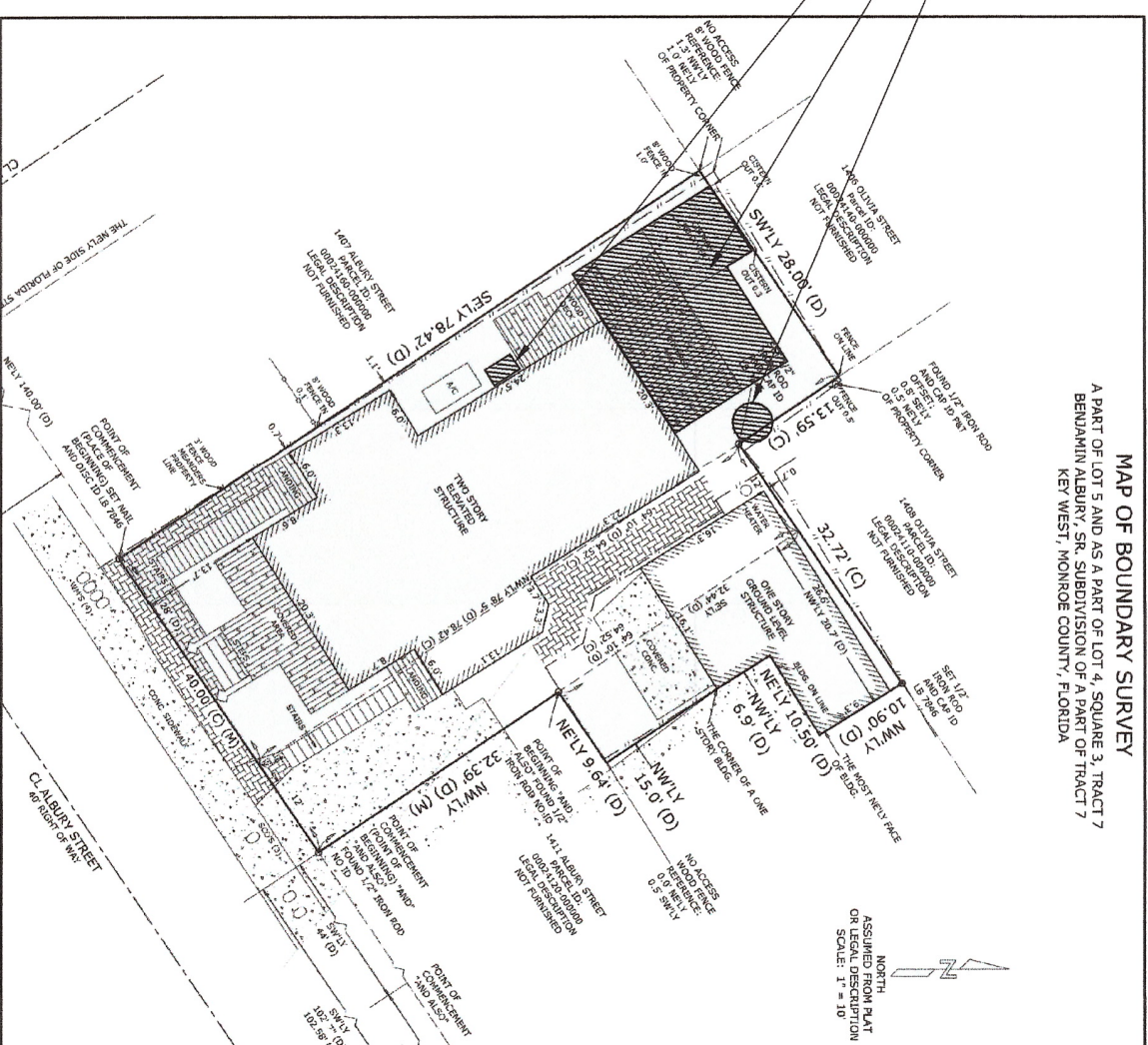


GENERAL AREA OF CONSTRUCTION

SITE DATA

RE NO.	1409 ALBURY ST.	FLOOD: AE-7	ZONE: HMDR	CHANGE / VAR. REQ.
00024150-000000	PROPOSED	EXISTING	ALLOWED	
SETBACKS:				
FRONT	0.7'	0.7'	10'	NO CHANGE
SIDE	0.7'	0.7'	5'	NO CHANGE
SIDE	0.0'	0.0'	5'	NO CHANGE
REAR	0.7'	0.7'	15'	NO CHANGE
LOT SIZE	3,405 S.F.	3,405 S.F.	4,000 S.F. MIN.	NO CHANGE
BUILDING COVERAGE	1,832 S.F.	1,967 S.F.	58% 1,702.5 S.F. 1.50%	-135 S.F.
BUILDING HEIGHT	20.3'	20.3'	30'	NO CHANGE
IMPERVIOUS AREA	2,597 S.F.	76% 2,644 S.F.	78% 2,043 S.F.	60% -47 S.F.
OPEN SPACE	755 S.F.	22% 755 S.F.	22% 1,191.75 S.F.	35% NO CHANGE

NOTE: CISTERN, CONCRETE, BAMBOO, AND COVER OVER WOOD DECK AT REAR OF PROPERTY TO BE REMOVED



MAP OF BOUNDARY SURVEY
A PART OF LOT 5 AND AS A PART OF LOT 4, SQUARE 3, TRACT 7
BENJAMIN ALBURY, SR. SUBDIVISION OF A PART OF TRACT 7
KEY WEST, MONROE COUNTY, FLORIDA

SURVEY / DEMO

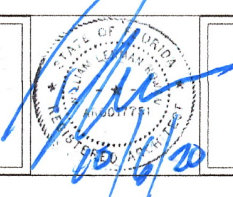
NEW SWIMMING POOL

1409 ALBURY STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE

321 PEACON LANE
305 296 3784

KEY WEST, FLORIDA
FLORIDA LICENSE AR.0017751



PROJECT NO.:

DATE: 10-5-2020

1

1 OF 3

Ukg' Rnc p

1409 ALBURY STREET NEW SWIMMING POOL

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

- BUILDING: Florida Building Code, 2014
- ELECTRICAL: National Electrical Code, 2014
- PLUMBING: Florida Building Code (Plumbing), 2014
- MECHANICAL: Florida Building Code (Mech.), 2014
- GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads 180 mph (gusts) (Exposure C)

This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design.

Concrete: Building code requirements for concrete, American concrete institute, ACI 318-11.

TREE PROTECTION PLAN

BAMBOO IS ONLY PLANT LIFE LOCATED WITHIN AREA TO BE DISTURBED.
VERIFY ALL DISTANCES FROM NEIGHBORING TREES NOT ON SUBJECT PROPERTY.
PROTECT ANY OTHER NATIVE PLANTS TO REMAIN.
VERIFY WITH OWNER ON LANDSCAPING TO REMAIN.

REMOVE BAMBOO
REMOVE EXISTING CISTERN AND COVER OVER DECK

POOL EQUIPMENT LOCATION

REMOVE FRAMED ROOF OVER DECK

REMOVE BAMBOO

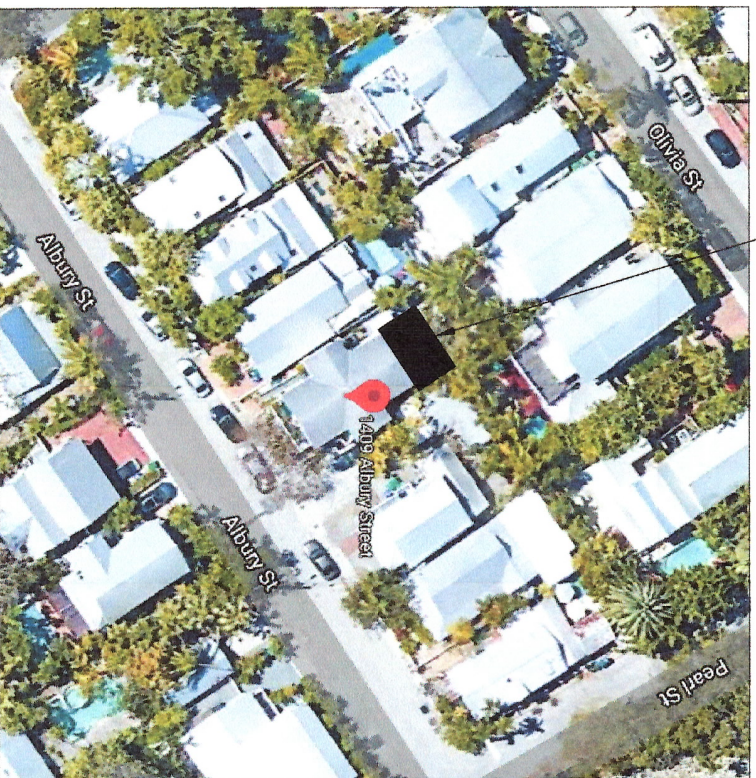
SITE DATA

RE NO.	1409 ALBURY ST.	FLOOD: AE-7	ZONE: HMDR	CHANGE / VAR. REQ.
00024150-000000	PROPOSED	EXISTING	ALLOWED	
SETBACKS:				
FRONT	0.7'	0.7'	10'	NO CHANGE
SIDE	0.7'	0.7'	5'	NO CHANGE
SIDE	0.0'	0.0'	5'	NO CHANGE
REAR	0.7'	0.7'	15'	NO CHANGE
LOT SIZE	3,405 S.F.	3,405 S.F.	4,000 S.F. MIN.	NO CHANGE
BUILDING COVERAGE	1,832 S.F.	1,967 S.F.	58% 1,702.5 S.F. 1.50%	-135 S.F.
BUILDING HEIGHT	20.3'	20.3'	30'	NO CHANGE
IMPERVIOUS AREA	2,597 S.F.	76% 2,644 S.F.	78% 2,043 S.F.	60% -47 S.F.
OPEN SPACE	755 S.F.	22% 755 S.F.	22% 1,191.75 S.F.	35% NO CHANGE

NOTE: CISTERN, CONCRETE, BAMBOO, AND COVER OVER WOOD DECK AT REAR OF PROPERTY TO BE REMOVED



STREET VIEW

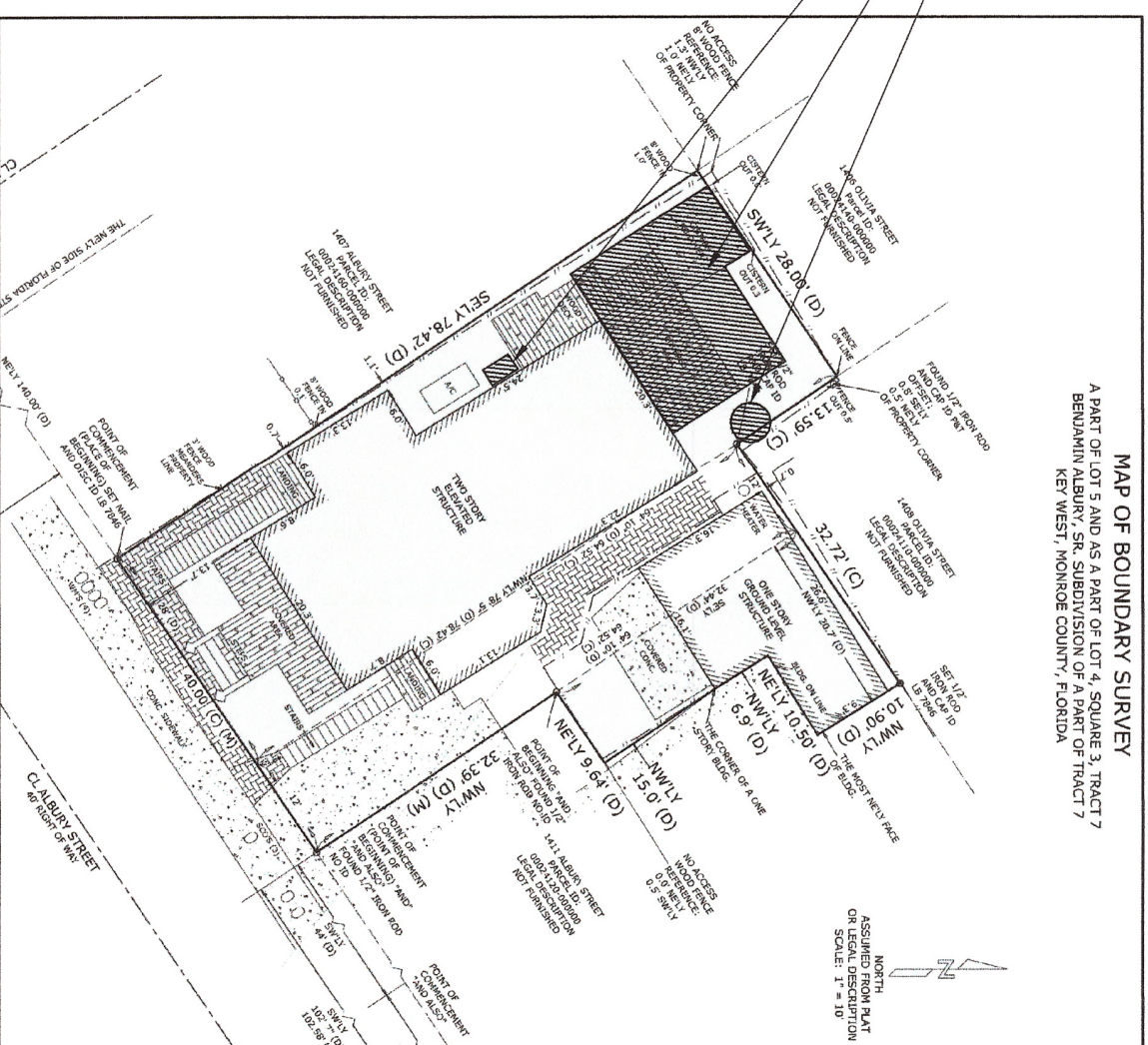


PROPOSED AREA OF CONSTRUCTION

SATELLITE VIEW



GENERAL AREA OF CONSTRUCTION



SURVEY / DEMO

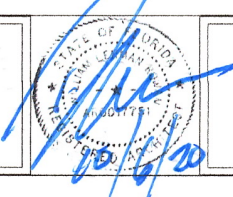
NEW SWIMMING POOL

1409 ALBURY STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE

321 PEACON LANE
305 296 3784

KEY WEST, FLORIDA
FLORIDA LICENSE AR.0017751

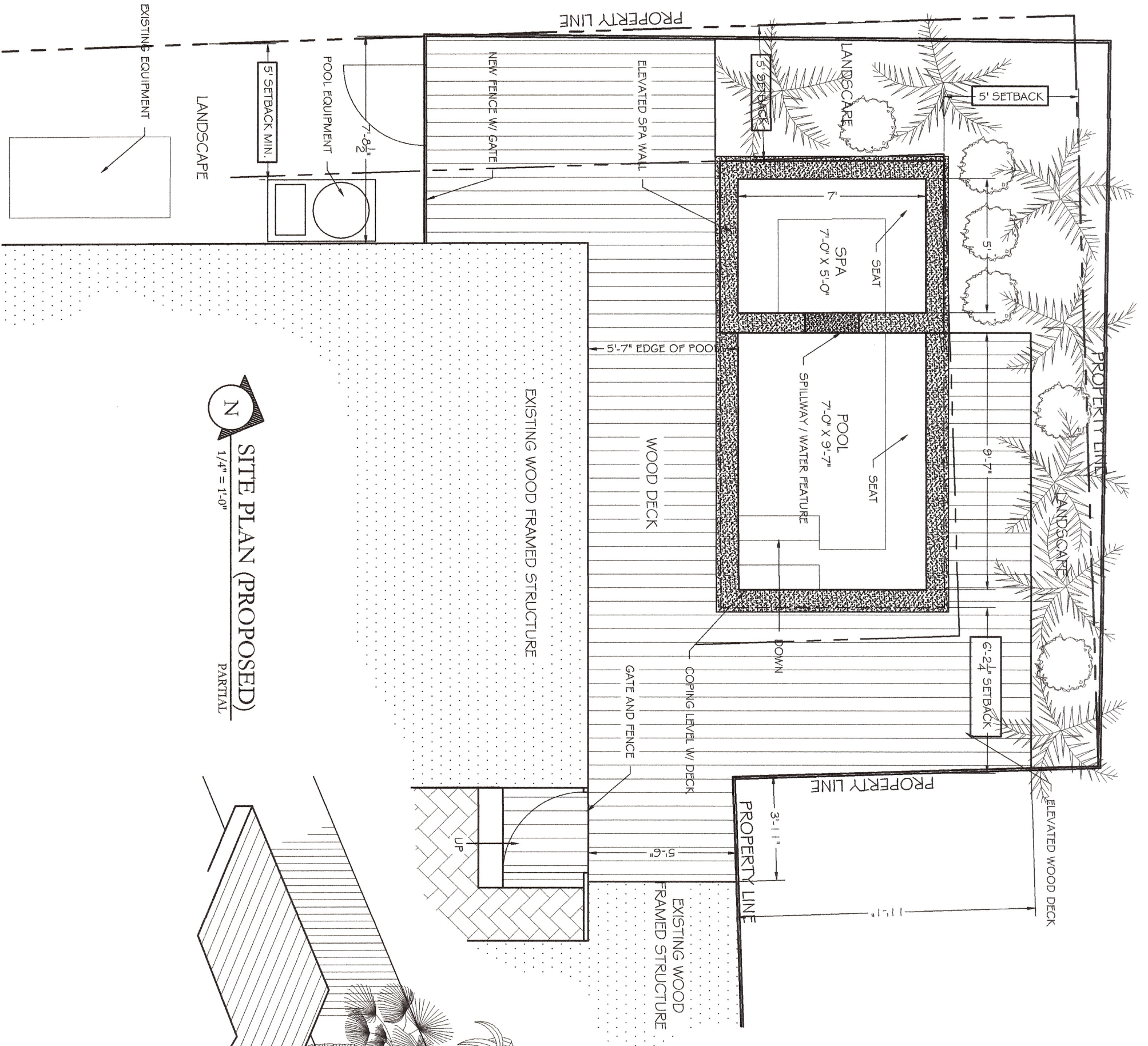


PROJECT NO.:

DATE: 10-5-2020

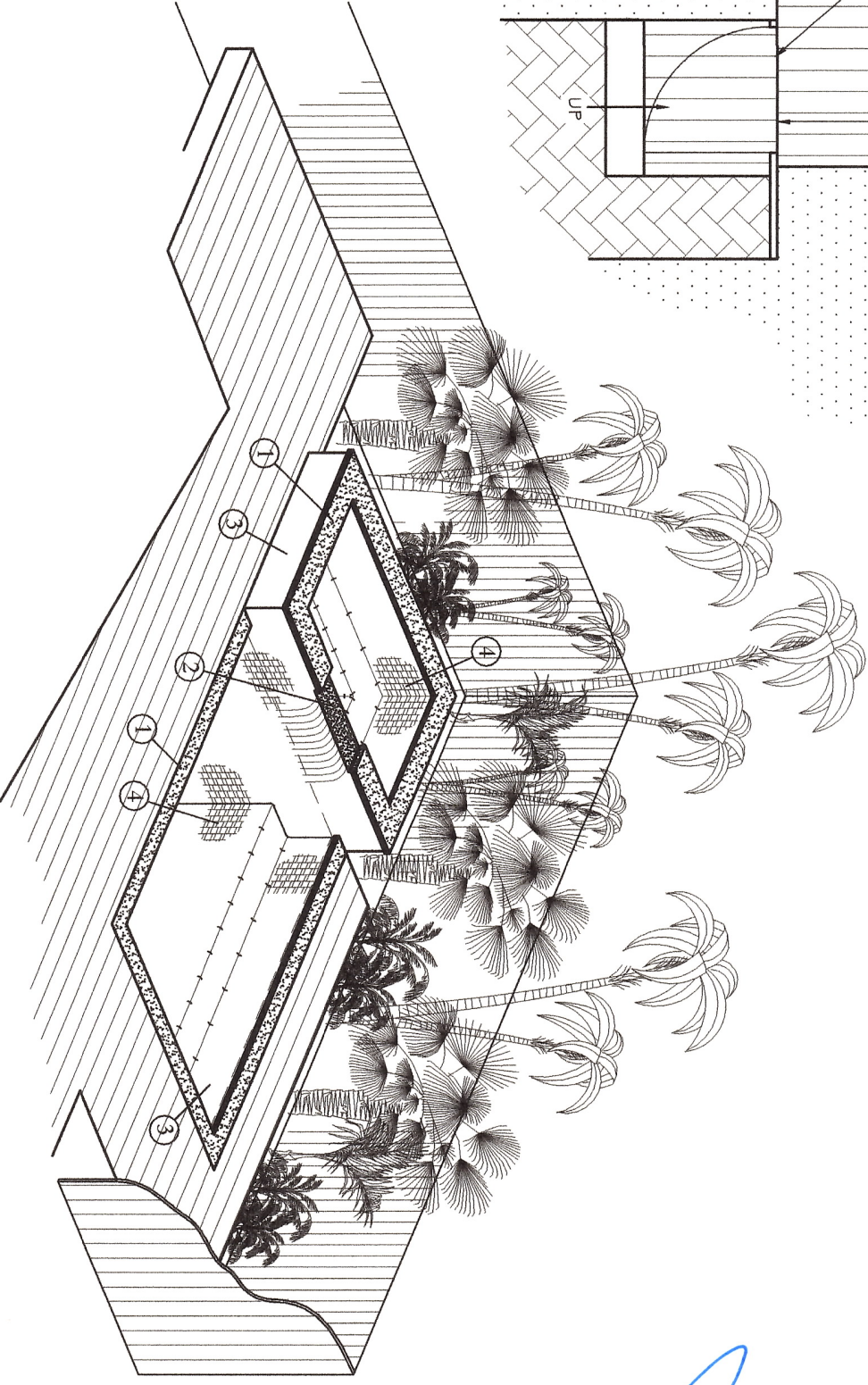
1

1 OF 3

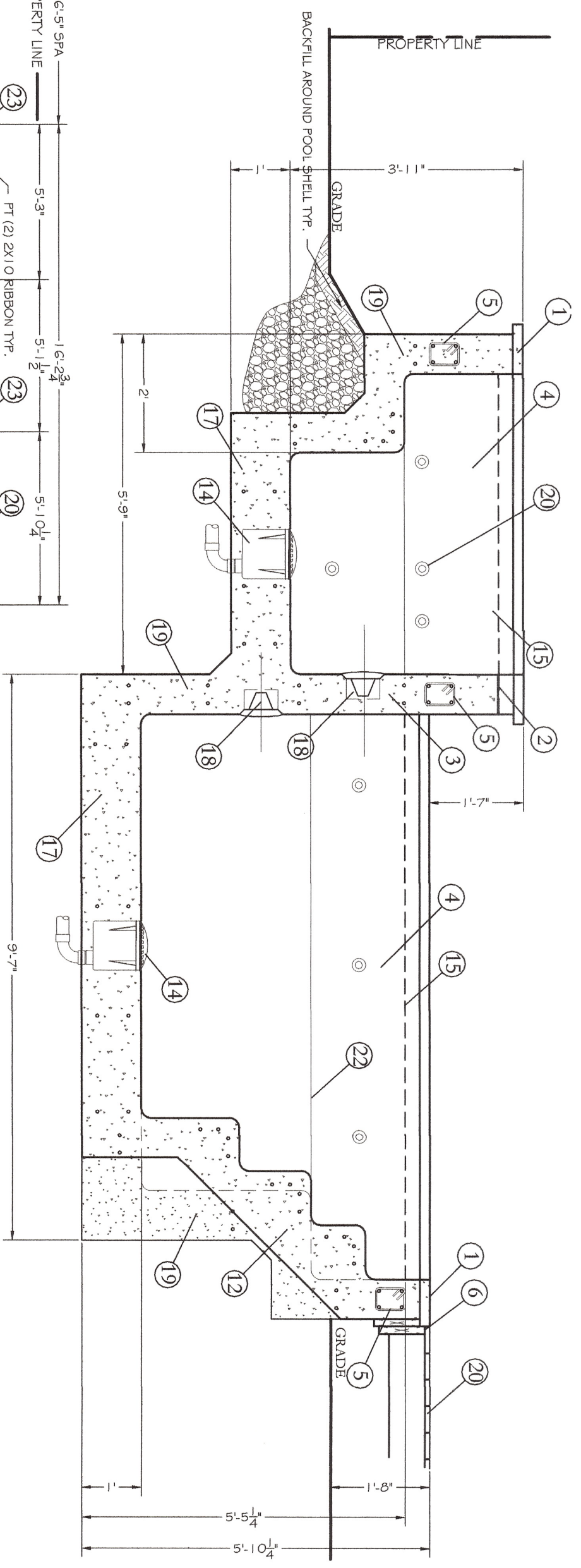
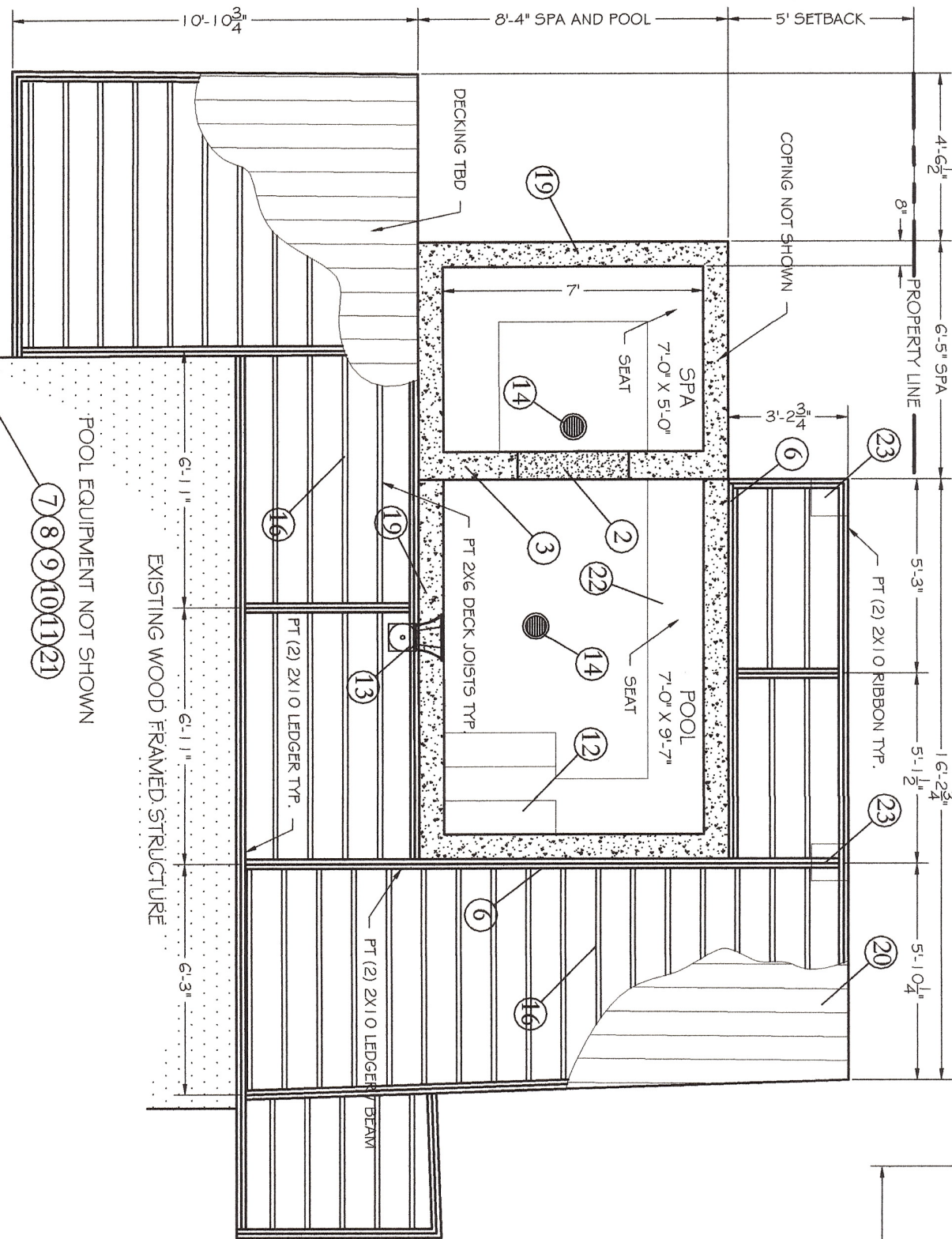


SITE PLAN (PROPOSED)
PARTIAL
1/4" = 1'-0"
N

- CONSTRUCTION PLAN GENERAL NOTES**
1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
 2. Electrical to be done by licensed electrician and weatherproof sub panel to be located near new pool equipment per fbc.
 3. Dimensions noted "clear" or "c/r" must be accurately maintained and shall not vary more than +/- 1/8" without instruction from architect and/or owner, as applicable.
 4. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension, U.N.O. verify field dimensions exceeding tolerance with architect or owner.
 5. Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.
 6. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
 7. Verify underground utilities before construction
 8. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
 9. Concrete to be 3000 psi min.
 10. All work to be done within the property lines
 11. Pool to be grounded per 2017 FBC at all noted locations and electrical work to meet 2017 6th edition



PERSPECTIVE VIEW
PROPOSED



DRAWING LEGEND:

1. COPING / CONCRETE CAP (OWNER TBD)
2. 36" SPILLWAY
3. 8" THICK CONCRETE WALL W/ VERTICAL #4 REBAR 12" O.C. & #4 HORIZONTAL REBAR 12" O.C.
4. TILE / FINISH TBD
5. CONT. #4 REBAR CAGE W/ #3 HOOPS 24" O.C.
6. (2) 2X10 LEDGER TYP. AROUND POOL SHELL 1/2" EMBEDDED FASTENERS 36" O.C. OR 3/16" TAPCONS 24" O.C. TYP.
7. 4" THICK CONCRETE SLAB (EMBED EQUIPMENT FASTENERS AS NEEDED)*SEE PLAN*
8. WHISPER FLOW 1.5 HP POOL PUMP *SEE PLAN*
9. PENTAIR 200 POOL FILTER *SEE PLAN*
10. ELECTRIC AQUA CAL T-55 HEATER *SEE PLAN*
11. SALT WATER CELL & MISC. POOL EQUIP. *SEE PLAN*
12. GUINITE OR SHOTCRETE FORMED STEPS W/ BENT #5 REBAR 10" O.C. & #4 REBAR GRID @ 12" O.C. MIN. 3" FROM SOIL
13. POOL SKIMMER W/ BASKET
14. POOL DRAIN
15. WATER LINE
16. PT 2X6 DECK JOISTS @ 12" O.C. TYP.
17. GUINITE OR SHOTCRETE POOL BOTTOM W/ #5 GRID 12" O.C. T&B
18. 5G LED UNDERWATER POOL LIGHTS (X2)
19. GUINITE OR SHOTCRETE POOL WALLS W/ #4 GRID 12" O.C. W/ #5 BENT REBAR 12" O.C. TO BOTTOM
20. NEW DECKING TBD (MATCH POOL COPING ELEVATION)
21. WEATHERPROOF ELECTRICAL SUB PANEL W/ SHUTOFFS (VERIFY AT MAIN HOUSE PANEL) *SEE PLAN*
22. FORMED POOL SEAT W/ #4 REBAR GRID 12" O.C. & #5 BENT REBAR 12" O.C. TO BOTTOM
23. NEW 12" X 12" X 36" CONCRETE DECK FOOTER W/ #4 CAGE

A SECTION
1/2" = 1'-0"

PROPOSED POOL

<p>3 OF 3</p>	<p>WILLIAM ROWAN ARCHITECTURE <small>321 PEACONLANE KEY WEST, FLORIDA FLORIDA LICENSE AR-011751</small></p>		<p>NEW SWIMMING POOL 1409 ALBURY STREET KEY WEST, FLORIDA 33040</p>
---------------	---	--	---

Warranty Deed

**Doc # 2273900 Bk# 3032 Pg# 2332 Electronically Recorded 7/21/2020 at 3:44 PM Pages 3
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$27.00 Deed Doc Stamp \$7,700.00**

Prepared by and return to:

Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 710-20.00258 EC

Consideration: \$1,100,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of July, 2020 between Frederick L. Covan and Diane Tolbert Covan, husband and wife whose post office address is 1801 Seidenberg Avenue, Key West, FL 33040, grantor, and Donald Drew Siok, as Trustee of the Siok Irrevocable Family GST Trust dated July 14, 2020 whose post office address is 1409 Albury Street Unit 1, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and known as part of Lot Five (5) and as part of Lot Four (4) of Square Three (3) in Tract Seven (7) according to Benjamin Albury, Sr., subdivision of a part of Tract Seven (7).

Commencing at a point on Albury Street One Hundred Forty (140) feet Northeasterly from Florida Street, and running thence along the line of said Albury Street in a Northeasterly direction Twenty-eight (28) feet; thence at right angles in a Northwesterly direction Seventy-eight (78) feet Five (5) inches; thence at right angles in a Southwesterly direction Twenty-eight (28) feet; thence at right angles Seventy-eight (78) feet and Five (5) inches in a Southeasterly direction to Place Of Beginning. Being a part of land conveyed to by Jean de Hedourville to Oliver B. Roberts and wife by Deed dated 12th day of July, 1899, and recorded in Book "RR" on Pages 681 and 682 of Monroe County Records.

AND

Commencing at a point One Hundred Two (102) feet and Seven (7) inches from the corner of Pearl and Albury Streets and running thence along Albury Street in a Southwesterly direction Twelve (12) feet; thence at right angles in a Northwesterly direction Sixty-four (64) feet and Ten (10) inches; thence at right angles in a Northeasterly direction Twelve (12) feet; thence at right angles in a Southeasterly direction Sixty-four (64) feet and Ten (10) inches to the Point Of Beginning.

AND ALSO

On the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February 1829, as a part of Tract 7, but more particularly described according to Benjamin Albury's Subdivision of Part of said Tract Seven (7), Diagram of which is duly recorded in Deed Book "I", Page 389, Monroe County, Florida Public Records, as Part of Lot 4 being more particularly described by metes and bounds as follows:

DoubleTime®

Doc. # 2273900 Page Number: 2 of 3

Commencing at a point on the Northwestern side of Albury Street, distant 58.58 feet Southwesterly from the corner of Pearl Street and Albury Street; from said point run thence Southwesterly along the Northwestern side of Albury Street 44.00 feet to the Southwesterly corner of the land described in Official Record Book 802, Page 381 of the Public Records of Monroe County, Florida; thence at right angles in a Northwesterly direction on the Southwesterly property line of the said lands, 32.39 feet to the POINT OF BEGINNING of the Part of Lot 4 hereinafter intended to be described; thence at a right angle in a Northeasterly direction for a distance of 9.64 feet; thence at a right angle in a Northwesterly direction for a distance of 15.0 feet to the corner of a one story building; thence run in Northeasterly and Northwesterly directions along the face of the said one story building for the following three courses: thence Northwesterly for a distance of 6.9 feet; thence Northeasterly for a distance of 10.5 feet; thence Northwesterly along the most Northeasterly face of the building and its Northwesterly projection for a distance of 10.9 feet to a point on the Northwesterly boundary line of the aforesaid lands described in Official Record Book 802, Page 381 of the Public Records of Monroe County, Florida; thence in a Southwesterly direction and on the said Northwesterly boundary line for a distance of 20.7 feet to the Northwesterly corner of the said land; thence at right angles in a Southeasterly direction on the Southwesterly property line of the said land, 32.44 feet back to the POINT OF BEGINNING.

Parcel Identification Number: 00024150-000000

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

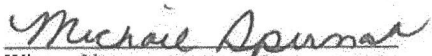
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

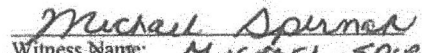
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

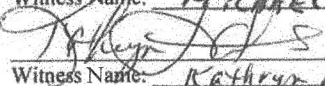
Signed, sealed and delivered in our presence:


 Witness Name: MICHAEL SPIRNAK

 (Seal)
 Frederick L. Covan


 Witness Name: KATHRYN ADAMS


 Witness Name: MICHAEL SPIRNAK


 Witness Name: KATHRYN ADAMS

 (Seal)
 Diane Tolbert Covan

Doc. # 2273900 Page Number: 3 of 3

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of July, 2020 by Frederick L. Covan and Diane Tolbert Covan, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Michael Spirnak
Notary Public

Printed Name: MICHAEL SPIRNAK

My Commission Expires: 3-27-22