



**Historic Architectural Review Commission
Staff Report for Item 7**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: February 27, 2018

Applicant: Crystal Clear Pools

Application Number: H18-03-0010

Address: #1100 South Street

Description of Work:

New swimming pool in side yard.

Site Facts:

The house located at 1100 South Street is not listed in the surveys. According to the Property Appraiser's records the house was built in 1973, but the structure appears on the 1926 Sanborn map and is shown in a Property Appraiser's photo dated c.1965. According to history records Ernest Hemingway rented this property in the summer of 1928 and 1929. It has been said that he finished writing A Farewell to Arms in this house.

Guidelines Cited in Review:

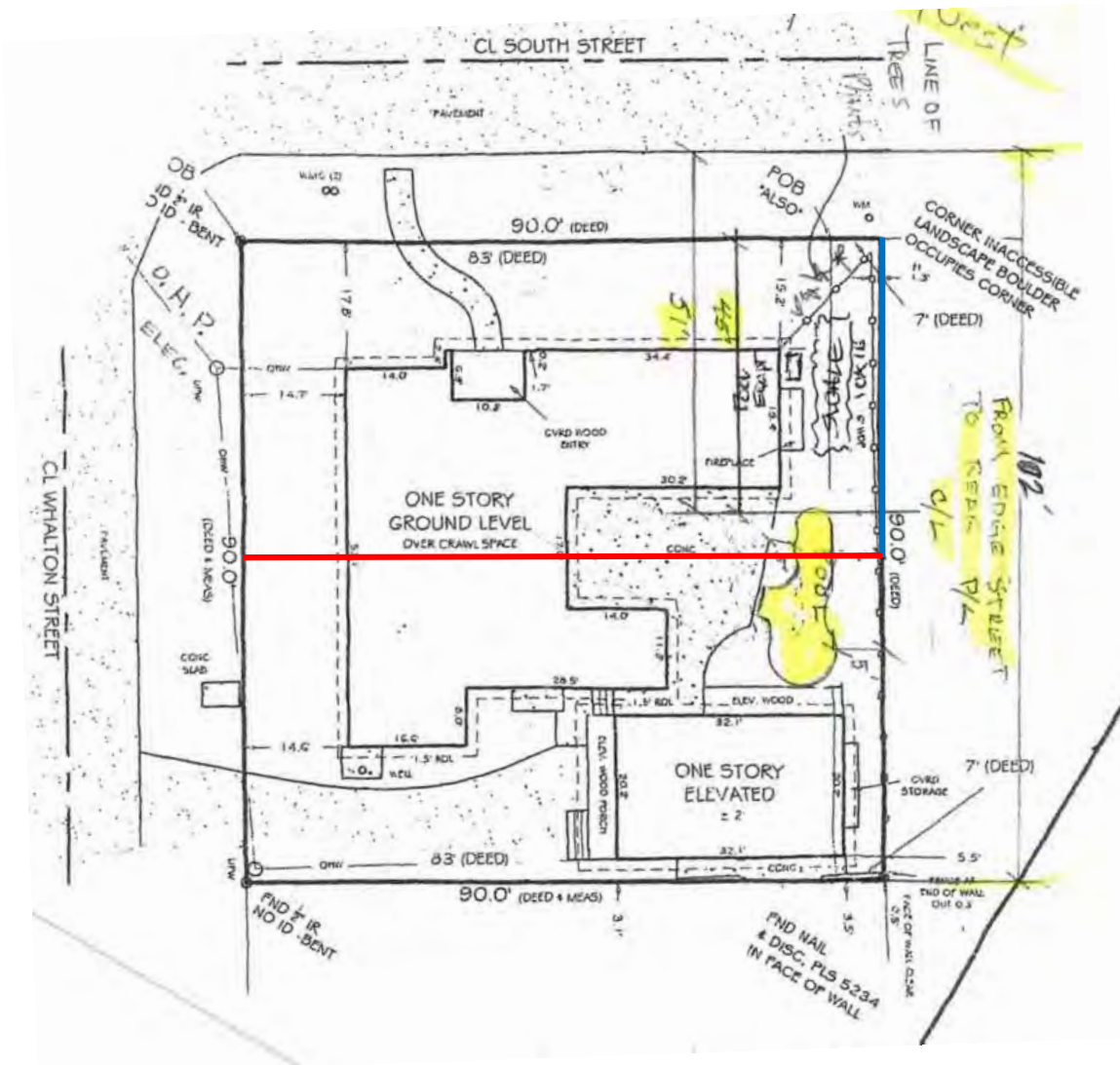
HARC Guidelines for Decks, Patios, Hot Tubs and Pools (pages 39-40) specifically guidelines 3, 4, and 6.

Staff Analysis

The Certificate of Appropriateness proposes the construction of an in-ground pool, approximately 26' long by 13' wide to be located on the south-east side of the lot. The applicant has put on the application that the pool is 45' feet from the front property line, but analysis shows that the pool is actually 38.4 feet from the front property line, and the

length of the property is 90 feet long. Staff has already approved a pool at this location where the pool is located entirely in the rear half of the side yard (17-5367).

The guidelines are clear that pools need to be “located directly behind the principal structure or it is set to the rear half of the side yard.” Part of the pool is located in the front half of the side yard, and therefore not consistent with the HARC Guidelines.



The red line divides the property into two halves, showing that a portion of the pool is in the front half of the side yard.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER 18-00300010		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

1100 South St. # OF UNITS 1

RE # OR ALTERNATE KEY:

00038430-000 000

NAME ON DEED:

JEFF Eisenburg PHONE NUMBER

OWNER'S MAILING ADDRESS:

1100 South St. EMAIL

CONTRACTOR COMPANY NAME:

Crystal Clear Pools PHONE NUMBER 305-440-3042

CONTRACTOR'S CONTACT PERSON:

AL WICAT EMAIL CCPCkeys@aol.com

ARCHITECT / ENGINEER'S NAME:

Koppel PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

JAN 29 2018

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:

\$ 50,000

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

install a in ground concrete swim pool. 12'x25' pool in side yard. SUBSTANTIALLY in rear 1/2 of side yard. Pool confirms to Rule if measured to STREET - NOT removing any vegetation

Printed name of property owner or licensed contractor. AL WICAT	Signature. <i>[Signature]</i>
--	----------------------------------

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

[Signature] 1/29/18

Personally known or produced _____ as identification.

Official Use Only:

VERONICA CLARE
Commission # GG 066380
Expires January 25, 2021
Banded thru Troy Fair Insurance 800-365-7019

18-00300010-01

HARC is okay with the Applicant using this APP, Per KP. 1/29/18.

Oper: KEYWVXC Type: OC Drawer: 1
Date: 1/29/18 52 Receipt no: 6994
2018 300010
PT * BUILDING PERMITS-NEW 1.00 \$400.00
Trans number: 3122290
MULTIPLE TENDER
Trans date: 1/29/18 Time: 16:11:38

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

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

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:
EARTH	dirt, grass	concrete pool
		free form
		Leaving all vegetation
		in place

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

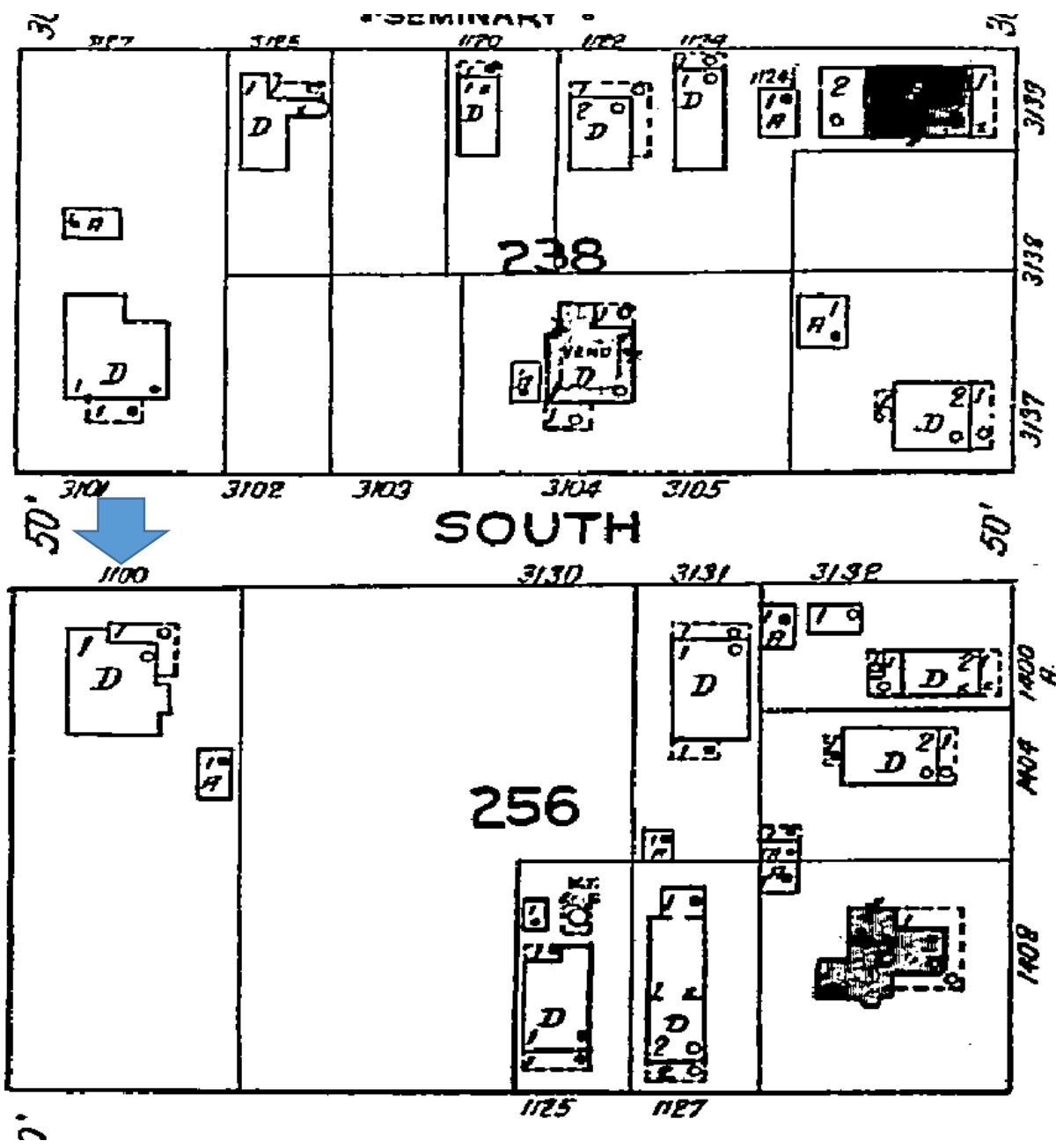
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

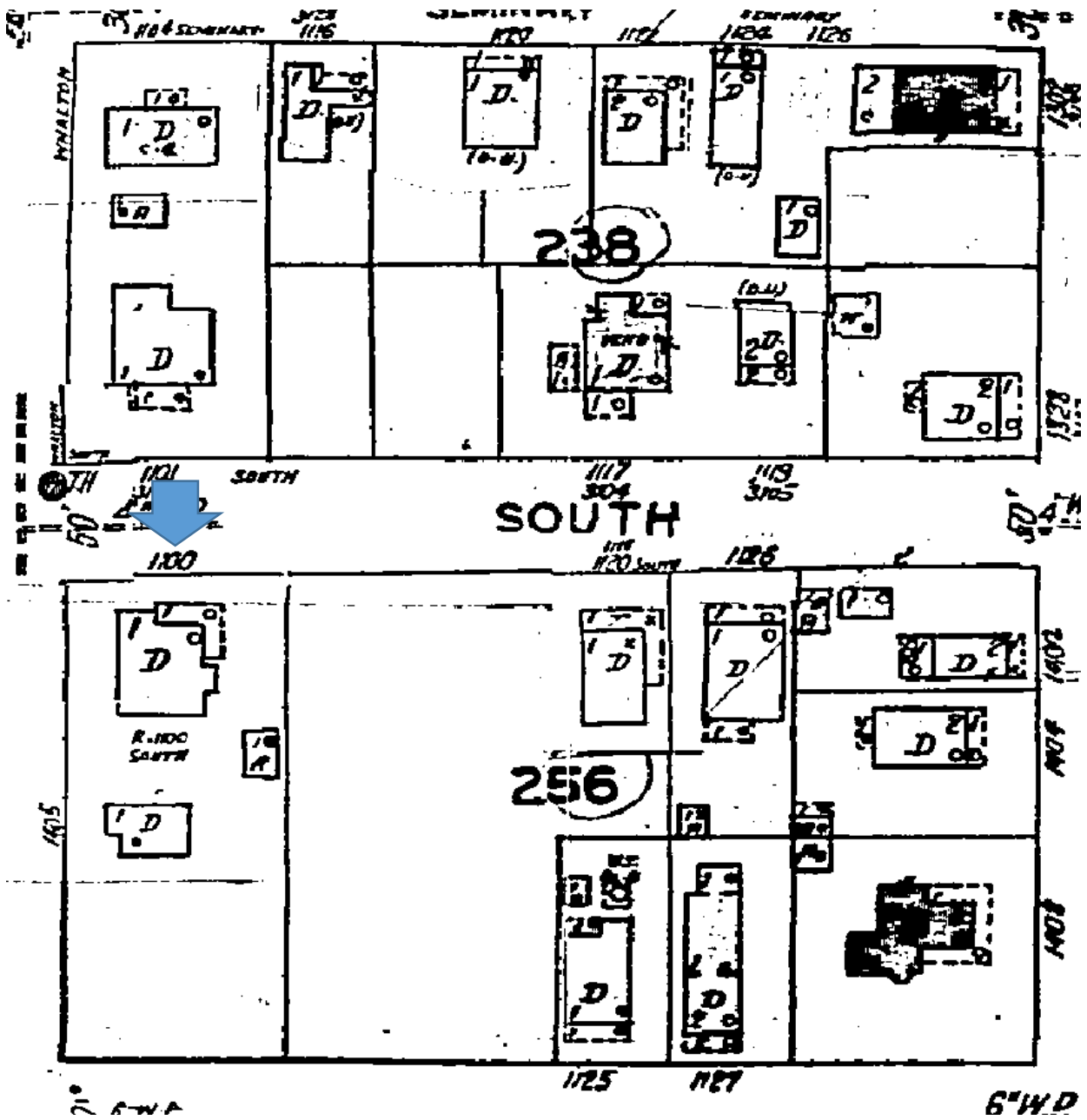
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

SANBORN MAPS



1948 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



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

17-5367 proposed pool location



*Kathy
Fulton
12-29-17*



RECEIVED
JAN 02 2013



*Kevin
Jalan
12-29-17*

*tree
protection*



*tree
protection*



PROPOSED DESIGN

TOTAL PROPERTY IMPERVIOUS

TOTAL AREA 8100 Sq. Ft.
 PROPOSED ADDED IMPERVIOUS 240 SF
 PROPOSED TOTAL IMPERVIOUS 3934 SF 49 %
 MAXIMUM ALLOWED IMPERVIOUS 50 % MEETS CODE

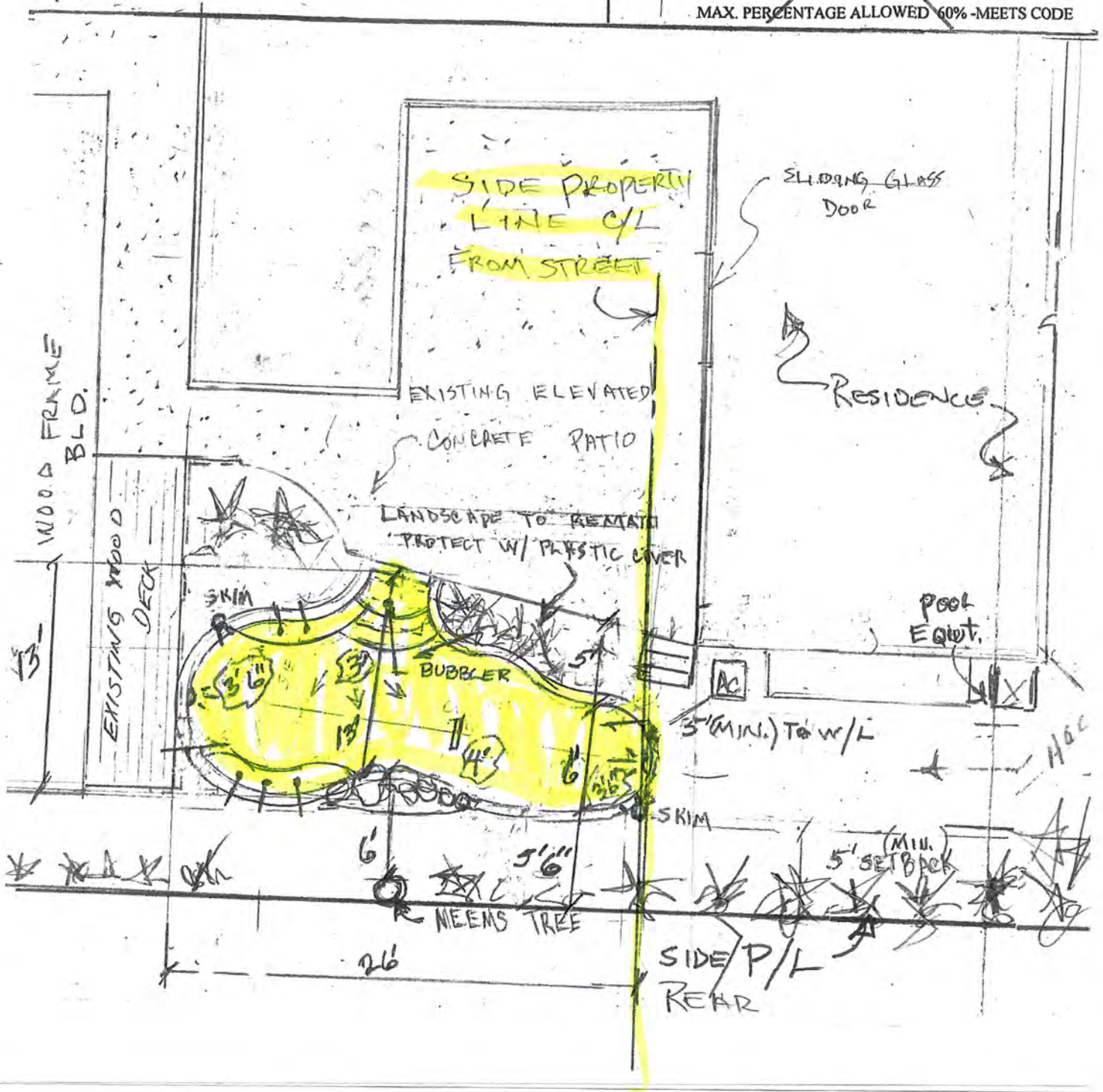
TOTAL PROPERTY AREA OPEN SPACE CALCULATIONS

TOTAL AREA 8100 SQ.FT.
 EXISTING OPEN SPACE- 4046 SF
 PROPOSED COVERAGE- 4286 SF 53 %
 PROPOSED OPEN SPACE- 3814 SF 47 % ***
 REQUIRED MIN. OPEN SPACE- 35% MEETS CODE

TREE PROTECTION:
 ALL TREES WITHIN 10' OF CONSTRUCTION OR ACCESS PATH
 WILL BE PROTECTED WITH A CONSTRUCTION FENCE
 SUPPORTED BY STEEL RODS.

IMPERVIOUS IN 20' SETBACK FROM M.H.W.L.

TOTAL AREA-	SQ.FT.	
EXISTING-	SF	%
PROPOSED -	SF	
REMOVED-	0	SF.
TOTAL IMP.-	SF	%
MAX. PERCENTAGE ALLOWED 60% -MEETS CODE		



TOTAL PROPERTY IMPERVIOUS

TOTAL AREA 8100 Sq. Ft.
 PROPOSED ADDED IMPERVIOUS 240 SF
 PROPOSED TOTAL IMPERVIOUS 3934 SF 49 %
 MAXIMUM ALLOWED IMPERVIOUS 50 % MEETS CODE

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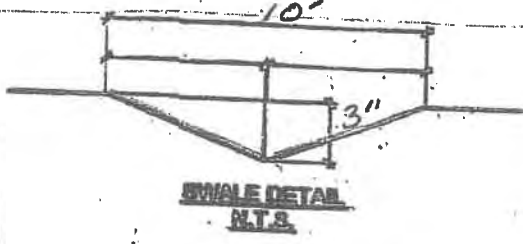
IMPERVIOUS IN 20' SETBACK FROM M.H.W.L.

TOTAL AREA- SQ.FT.
 EXISTING- SF %
 PROPOSED - SF
 REMOVED- SF
 TOTAL IMP.- SF %
 MAX. PERCENTAGE ALLOWED 60% -MEETS CODE

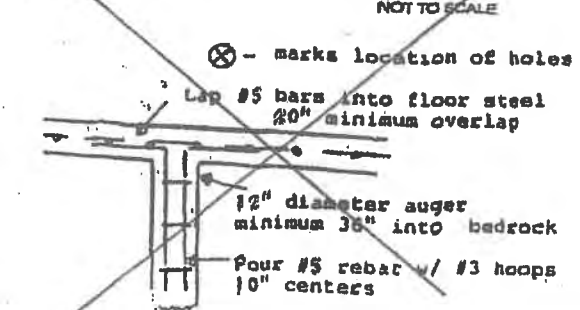
TREE PROTECTION:
 ALL TREES WITHIN 10' OF CONSTRUCTION OR ACCESS PATH
 WILL BE PROTECTED WITH A CONSTRUCTION FENCE
 SUPPORTED BY STEEL RODS.

SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE: 8100 SQ.FT.
 IMPERVIOUS COVERAGE:
 EXISTING COVERAGE: 3694 SF %
 PROPOSED ADDED COVERAGE: 240 SF
 EXISTING COVERAGE TO BE REMOVED: 0 SF
 TOTAL PROPOSED COVERAGE: 3934 SF
 SWALE CUBIC FT. REQUIRED: 20.0 CU.FT.
 SWALE CUBIC FT. PROVIDED: 20.0 CU.FT.
 16 LINEAR FT. OF SWALE @ 1.25 CU.FT./FT.



AUGER-PILE DETAIL



PERMIT SET

POOL SPECIFICATIONS

SIZE 13' x 26' x 6'
 DEPTH 3 1/2' to 4' 11" to 5' 9"
 PERIMETER 68 lin.ft.
 AREA 240 sq.ft.
 GALLONS 6180
 TURNOVER RATE 2.1 Hrs.
 PUMP SIZE/MODEL 1 H.P. PENTAIR
 FILTER SIZE/MODEL 100 SF CART
 HEATER/SIZE/TYPE HEAT PUMP W/CHILL
 CHLORINATOR SOLEXX PURECHLOR

RECIRCULATION INLETS # 3 + 1/4" BUBBLER
 SKIMMER (S) TWO PIPE
 LIGHTS -12V # 2 TYPE LED COLOR
 COPING/STYLE ARTISTIC SANDSTONE
 TILE- 6" ROW. OCEAN BLACKIES IS12
 INTERIOR FINISH BLUE GEM
 VACUUM LINE
 THERAPY JETS # 5 w/ 1/2 H.P. pump
 WATER FEATURES RICO ROCK
 SWIMOUT/SEAT 6' AND 8'
 CCP CUSTOM
 SWIM STREAM W/ 3 H.P.
 AUTOMATION TIMER
 DECK TYPE NONE
 POOL ENCLOSURE ALLSAFE NET

POOL PLAN

SCALE 1/8" = 1'

POOL PLAN FOR:

JEFF EISENBERG
 1100 SOUTH ST.
 KEY WEST, FL

David S. Koppel .P.E.
 (305) 797-1465 PE# 40164
 2773 Koehn Avenue
 Big Pine Key, FL 33043

Crystal Clear Pools

of Big Pine Key, Inc.

24843 Overseas Highway

Summerland Key, FL, 33042

305/872-7233 cckpools@aol.com

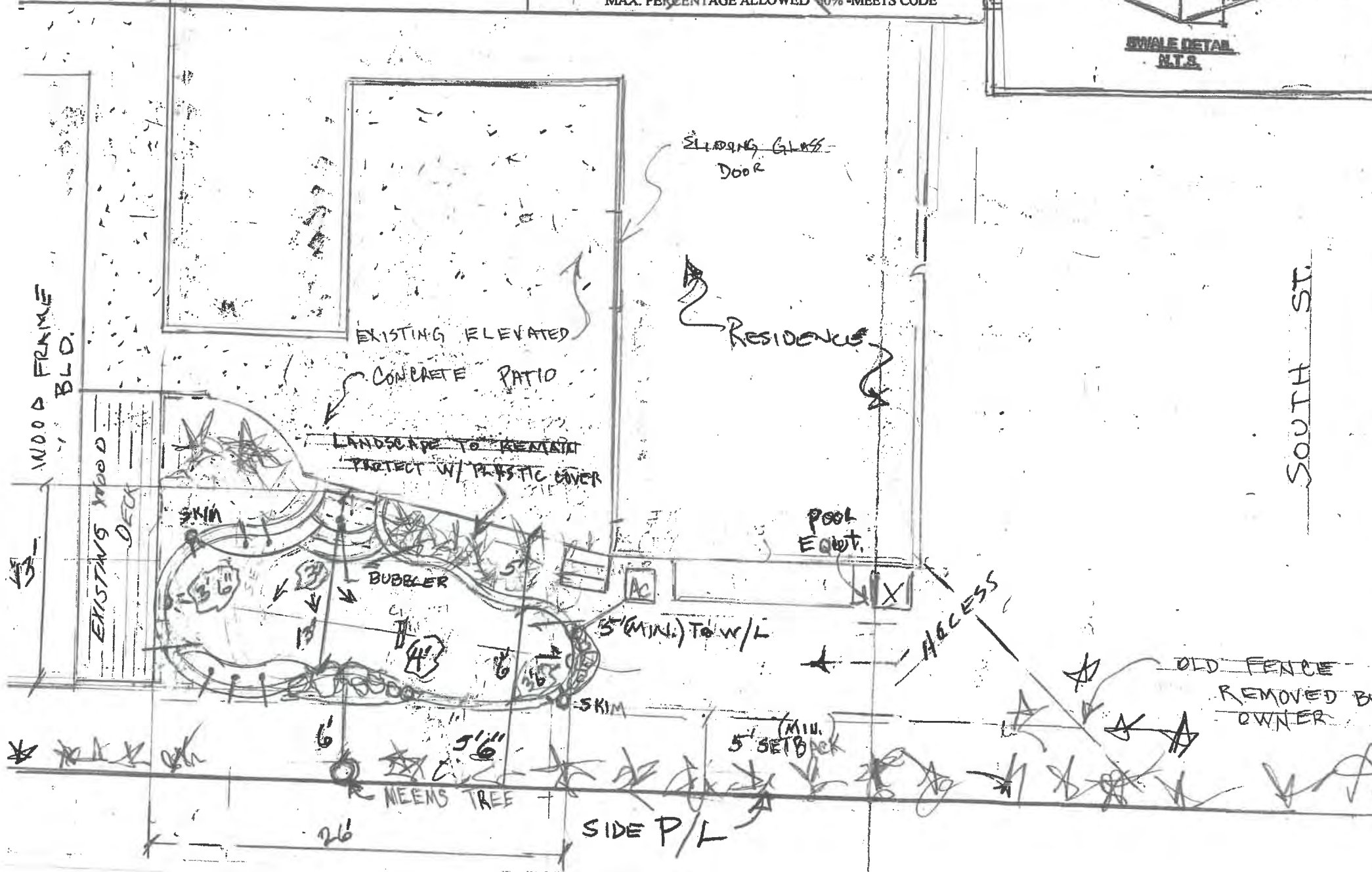
CPC1458596

date: 12-1-17
 order# KW1817
 drawn by: [Signature]

Pg 2

David S. Koppel P.E.

[Signature]
 12-10-17



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 27, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SWIMMING POOL IN
SIDE YARD**

FOR- #1100 SOUTH STREET

Applicant – Crystal Clear Pools

Application #H18-03-0010

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 00038430-000000
 Account # 1039179
 Property ID 1039179
 Millage Group 10KW
 Location 1100 SOUTH ST , KEY WEST
 Address
 Legal KW WEBB REALTY CO SUB PB1-42 PT LOT 13 ALL LOTS 14 AND 15 SQR 1 TR 18
 Description OR93-501/2 OR425-851/852 OR789-1617AFF OR2309-212D/C OR2437-94/95
 (Note: Not to be used on legal documents)
 Neighborhood 6131
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision The Webb Realty Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

EISENBERG JEFFREY C
 77 SOUTH ST
 CHAGRIN FALLS OH 44022

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$354,043	\$254,025	\$262,146	\$272,930
+ Market Misc Value	\$2,994	\$2,994	\$2,603	\$2,366
+ Market Land Value	\$647,595	\$709,632	\$549,027	\$350,564
= Just Market Value	\$1,004,632	\$966,651	\$813,776	\$625,860
= Total Assessed Value	\$736,843	\$669,858	\$608,962	\$553,602
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,004,632	\$966,651	\$813,776	\$625,860

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	8,100.00	Square Foot	90	90

Buildings

Building ID 3012
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3044
 Finished Sq Ft 2246
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 272
 Functional Obs 0
 Economic Obs 0
 Depreciation % 18
 Interior Walls WALL BD/WD WAL

Exterior Walls HARDIE BD
 Year Built 1973
 EffectiveYearBuilt 2002
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,246	2,246	0
OPF	OP PRCH FIN LL	91	0	0
PTO	PATIO	686	0	0
SBF	UTIL FIN BLK	21	0	0
TOTAL		3,044	2,246	0

Building ID	3013	Exterior Walls	B & B
Style	GROUND LEVEL	Year Built	1997
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1997
Gross Sq Ft	820	Foundation	WD CONC PADS
Finished Sq Ft	640	Roof Type	IRR/CUSTOM
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	104	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	28	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	80	0	0
FLA	FLOOR LIV AREA	640	640	0
OPU	OP PR UNFIN LL	80	0	0
SBU	UTIL UNFIN BLK	20	0	0
TOTAL		820	640	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1974	1975	1	400 SF	2
FENCES	1987	1988	1	64 SF	2
FENCES	1995	1996	1	540 SF	2
WALL AIR COND	1996	1997	1	2 UT	1

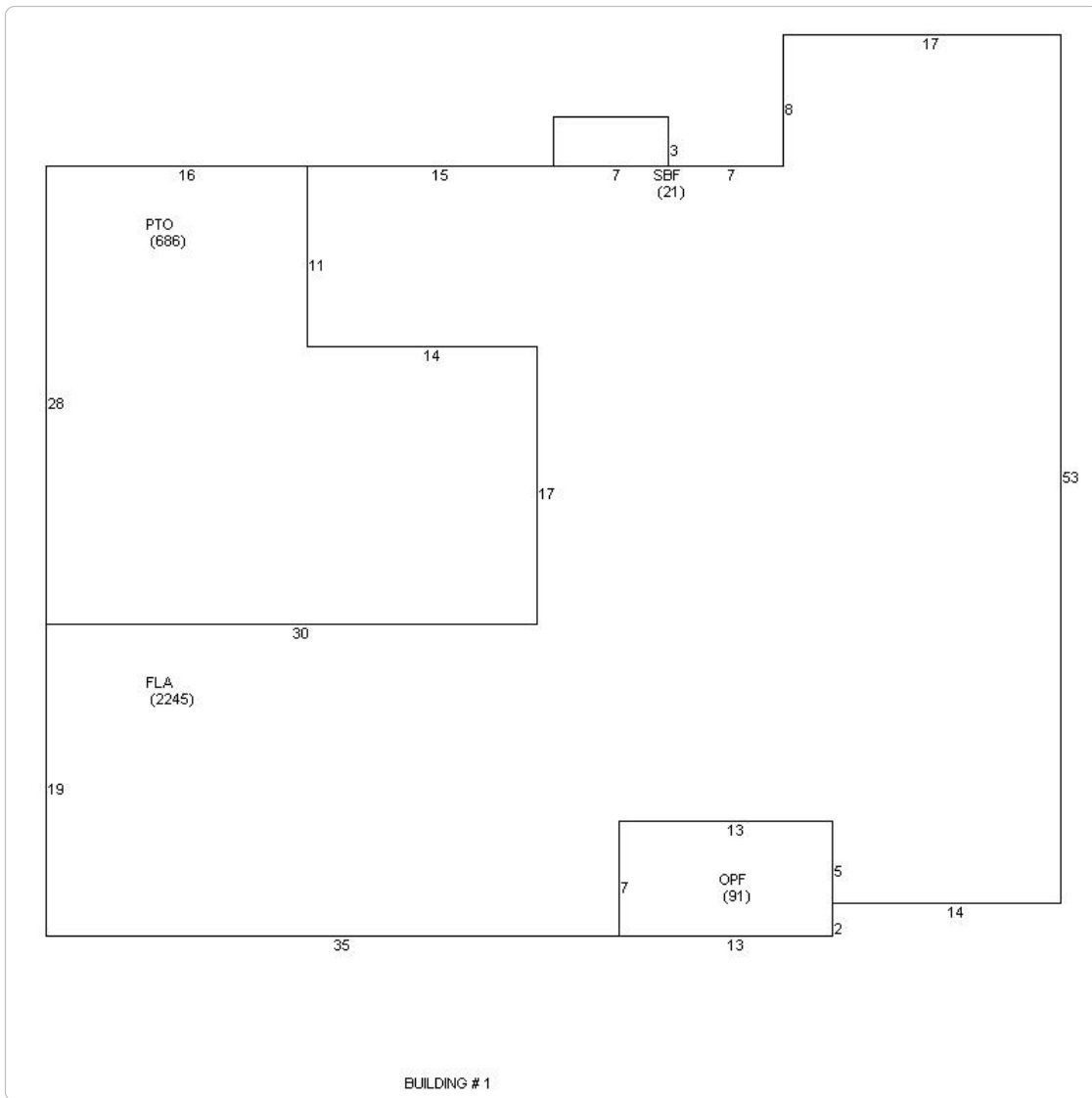
Sales

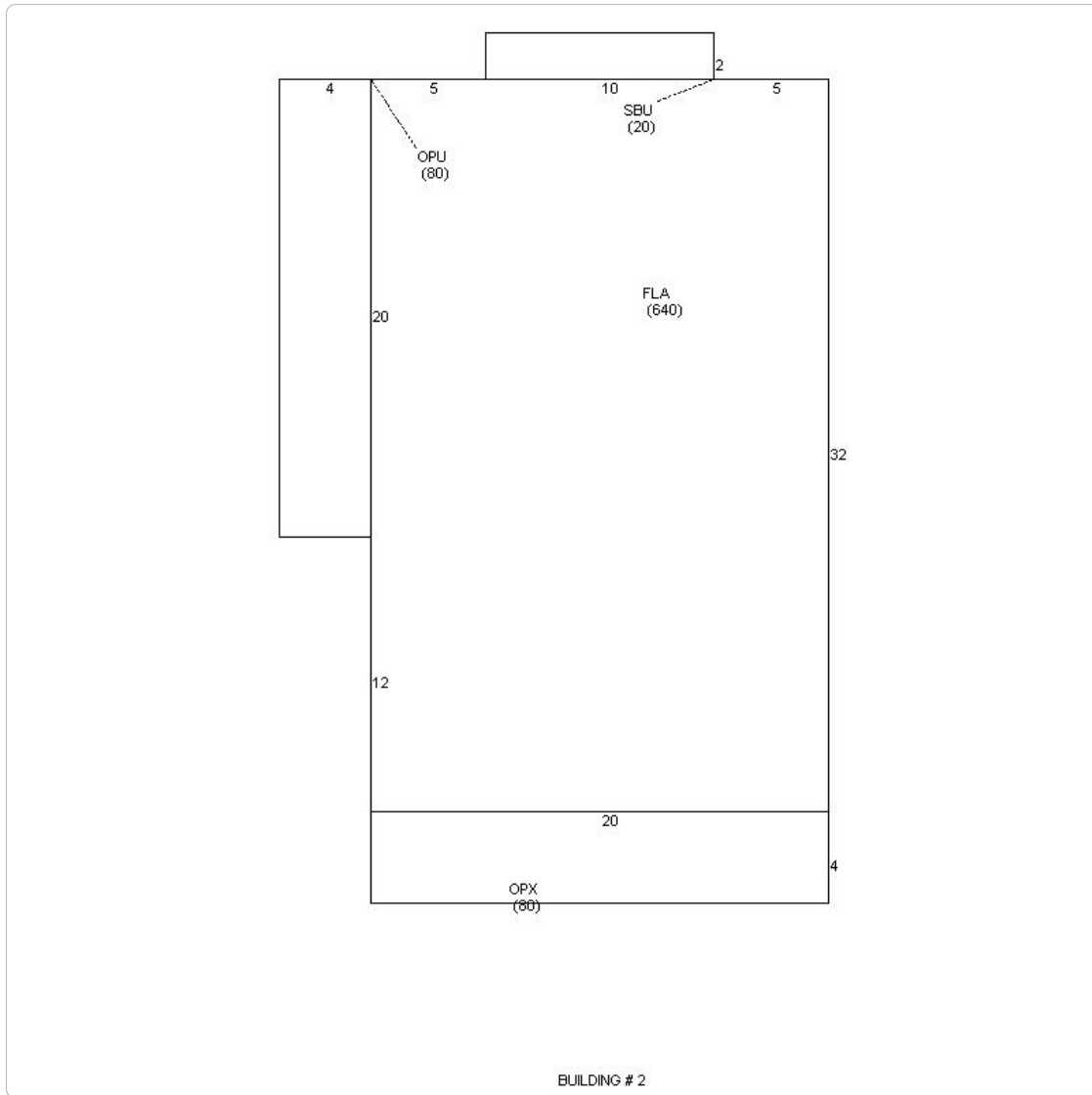
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/16/2009	\$515,000	Warranty Deed		2437	94	02 - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-1690	7/17/2014	12/1/2014	\$11,000		TEAR OFF EXISTING ROOF INSTALL PEEL/STICK DIMENSIONAL SHINGLES
03-1760	5/15/2003	9/24/2003	\$1,000		SEWER CONNECTION
03-1667	5/9/2003	9/24/2003	\$1,800		SEWER LATERAL LINING
9604810	3/1/1997	5/1/1997	\$30,000	Residential	BUILD ADDITIONAL UNIT

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: 2/21/2018, 6:04:11 AM



Schneider

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The Schneider
Corporation