



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Casey Burtch
Historic Preservation Planner II

Meeting Date: May 23, 2023

Applicant: Thomas Pope, Architect

Application Number: H2023-0012

Address: 723 Fleming Street

Description of Work

Exterior renovations to existing non-historic rear guest house. Removal of existing covered porch, new gazebo, and entry canopy. Relocation of windows & doors. Removal of existing pool deck with replacement concrete pavers and Ipe. Minimal redesign of deck.

Site Facts

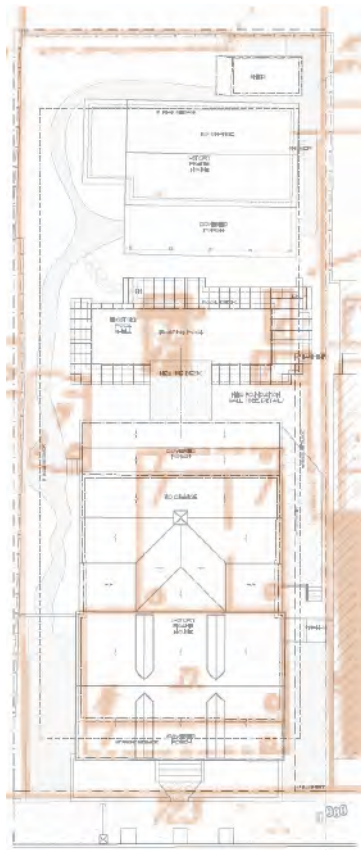
The property under review contains a historic Georgian revival house as the primary structure. The principal building is listed as a contributing resource within the historic district, built circa 1886. A non-historic one-story structure built in 1985 and is located at the rear of the property. The pool deck and a pool are located between the historic primary structure and the accessory structure.



The accessory structure under review, existing.



Historic Photo primary structure at 723 Fleming Street circa 1965.



1962 Sanborn Map & Existing Site Plan.



Existing accessory structure and pool



Existing Front Elevation



Proposed Front Elevation



Existing Side Elevation



Proposed Side Elevation

Guidelines Cited on Review

- Windows (page 29-j), specifically guidelines B. 4.
- Entrances, Porches, & Doors (page 33), specifically guidelines 5 and 8.
- Additions and Alterations (pages 37a-37k), specifically guidelines 6, 12, 13, 14, 19, 22, 25, and 30.
- New Construction (page 38n), specifically guideline 18.
- Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39), specifically guideline 1.
- Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, & Accessory Structures (page 40), specifically guidelines 1, 3, and 10.
- Parking, Landscaping, and Open Space Environment (page 43), specifically guideline 4.

Staff Analysis

The Certificate of Appropriateness under review proposes to remodel of a non-historic one-story accessory structure at the rear of 723 Fleming Street. The proposal suggests new roof forms, new fenestration openings and a new 240 square-foot covered gazebo attached to the existing structure. The gazebo will contain an outdoor kitchen with a false door to enclose when not in use. The roof forms step down on the structure, the primary structure has a rear one-story portion for appropriate scale. The redesign proposes an improved relationship between the pool deck and accessory structure. The roof height will be lower or not exceed the one-story height portion of the primary historic building on site. The proposed materials include wood elements, wood lap siding, aluminum and glass accordion door & v crimp roofing. Site improvements to include removal of covered brick patio & replacement of pool deck with concrete pavers and Ipe. The applicant has met with Urban Forestry regarding the relocation and protection of trees on the site.

Consistency with Guidelines Cited Guidelines

Staff finds the current proposal to be consistent with the cited guidelines. The proposed mass, scale, form, proportions, location, and materials for the remodeled accessory structure are appropriate to the historic principal structure and the surrounding context. The existing primary structure shields the accessory structure from view from the right-of-way. Staff finds no conflict with the guidelines for Additions and Alterations or the guidelines for Outbuildings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



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:

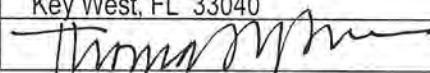
NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

723 Fleming	
Blount Thomas A Revocable Trust 2002	PHONE NUMBER
216 S Rimpau Blvd.	EMAIL tombt7x7@gmail.com
Los Angeles	
Thomas E. Pope	PHONE NUMBER 305-296-3611
610 White Street	EMAIL holly@p-s-architects.com
Key West, FL 33040	
	DATE April 24, 2023

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:	Removal of existing pool deck with replacement decking of concrete pavers. Minimal reconfiguration of decking.
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS: Removal of existing pool deck with replacement decking of	PAINTING:
concrete pavers. Minimal reconfiguration of decking.	
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 MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



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NAME ON DEED:

OWNER'S MAILING ADDRESS:

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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: Exterior renovations to existing non historic rear guest house. Removal of existing covered porch roof, new gazebo, and entry canopy. Relocation of windows & doors as per plan.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Remove non-historic porch.

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PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
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:
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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:

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
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of existing non-historic porch.

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.
No, however the structure is non-historic
(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.
Structure is not significant

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.

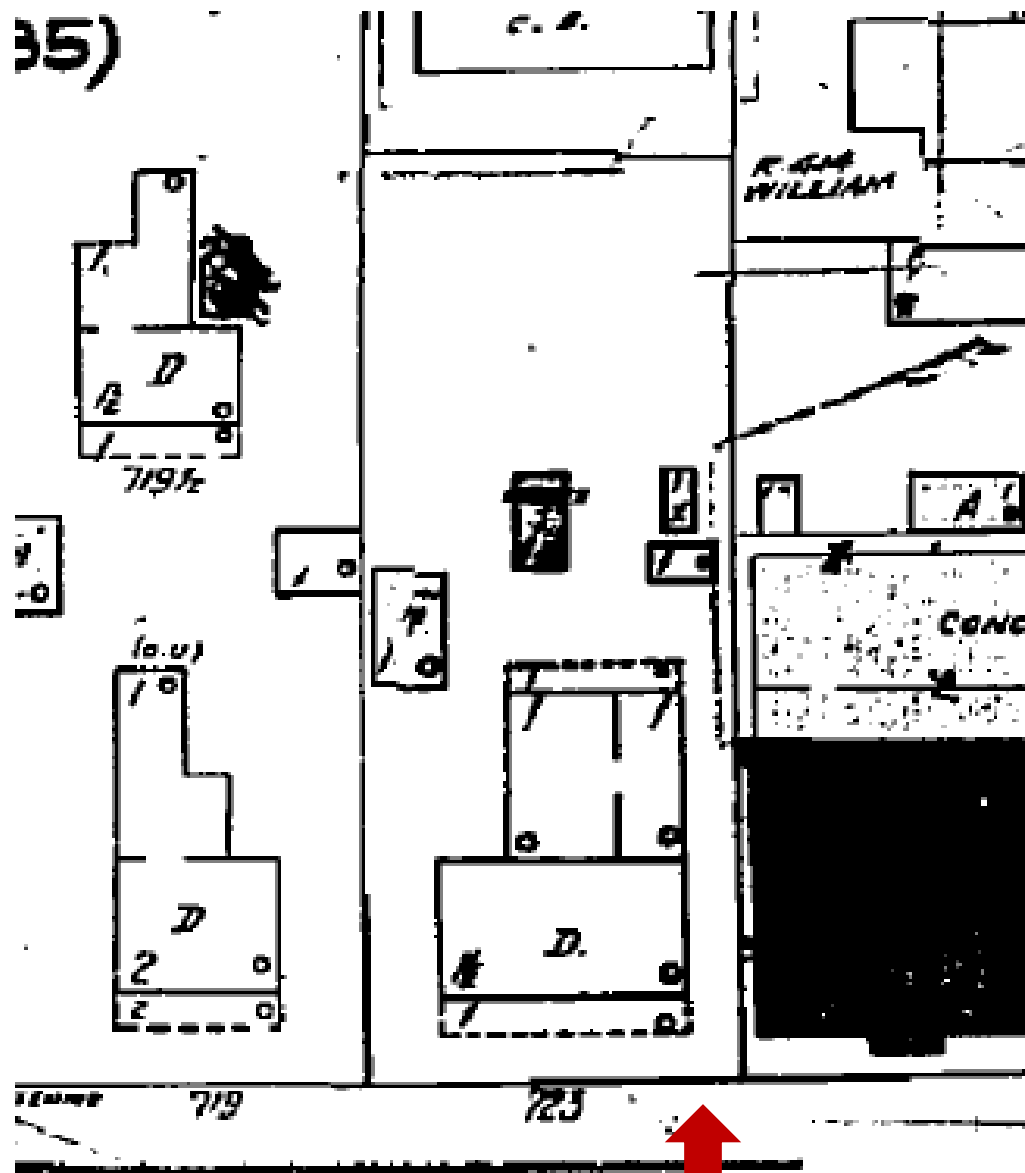
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Structure is not significant
(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
Structure is not significant
(d) Is not the site of a historic event with significant effect upon society.
Structure is not significant
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Structure does not exemplify the cultural, political, economic, social or historic heritage of the city
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Correct
(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.
NA
(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.

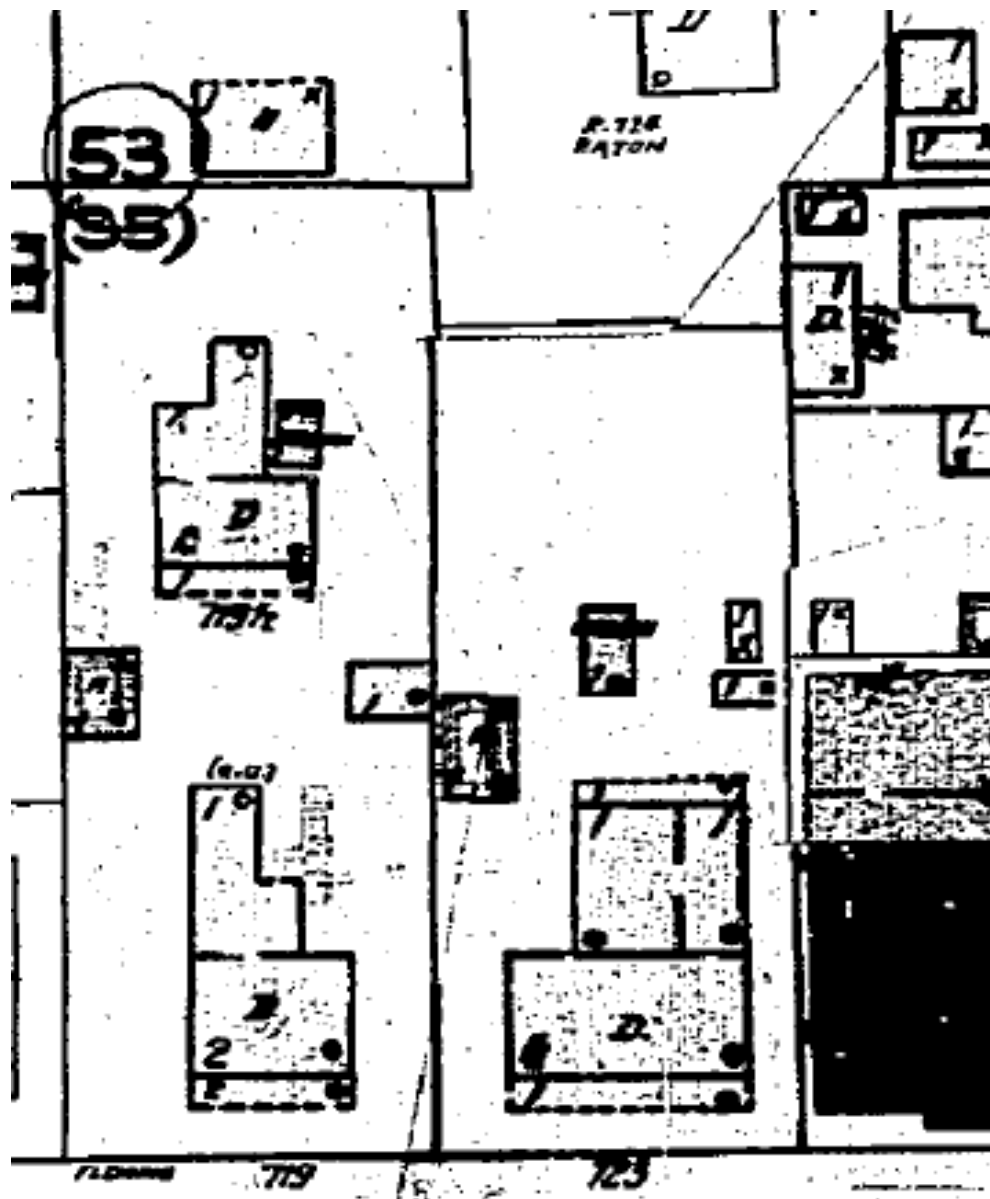
(i) Has not yielded, and is not likely to yield, information important in history.
Correct

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.
Removal will not cause diminished character
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Removal will not have any impact on historic relationship between building or structures and open space
(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.
Removal of structure will have no impact on the historic character of the site or the surrounding district or neighborhood
(4) Removing buildings or structures that would otherwise qualify as contributing.
NA

SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



723 Fleming Street – Street View of Main House



Pool & Pool Deck



Pool & Pool Deck



Pool & Pool Deck



723 Fleming Street – Street View of Main House



Existing Non-historic Covered Porch to be removed



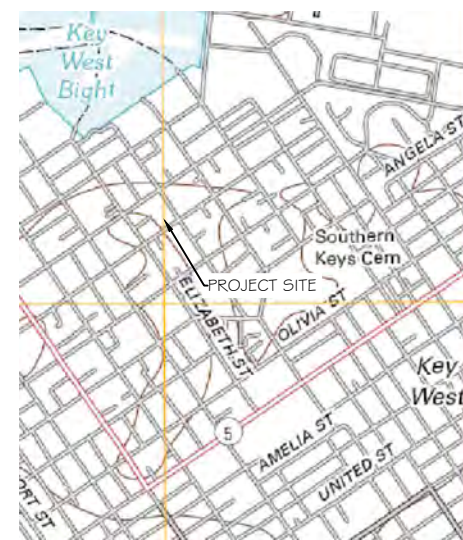
SURVEY


$$1'' = 20'$$

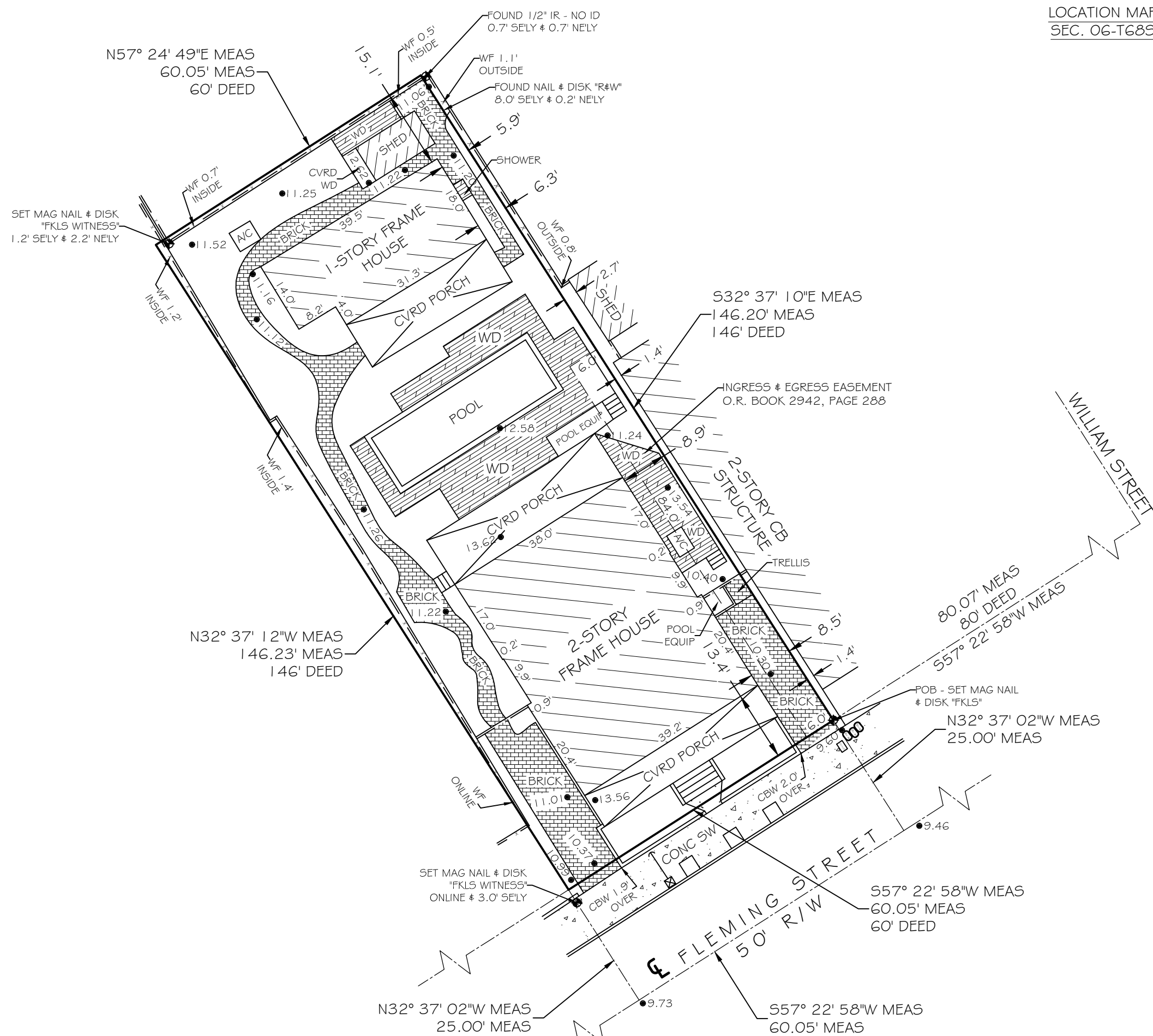

*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 8,780.27 SQFT±

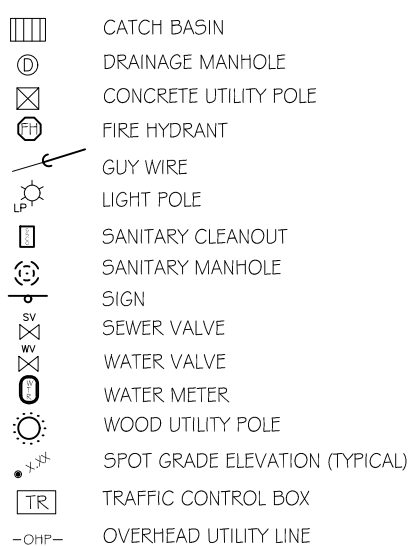
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T68S-R25E



SYMBOL LEGEND:



SURVEYORS NOTES

- ALL BEARINGS ARE BASED ON 93°22'58"W ASSUMED ALONG THE CENTERLINE OF FLEMING STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION: '872 4580 TIDAL 25" P.I.D. AA0004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 723 FLEMING STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 08/31/2018.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: X; BASE ELEVATION(S): N/A

(FF-1) = THE 2-STORY FRAME HOUSE
(FF-2) = THE 1-STORY FRAME HOUSE

$$(FF-1) = 13.8' \text{ (NGVD 1929)}$$
$$(FF-2) = 11.7' \text{ (NGVD 1929)}$$

- FINISH FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED

CERTIFIED TO -

THOMAS BLOUNT:

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
 BLOW = BLOW OUT
 C & G = 2 CONCRETE CURB & GUTTER
 CB = CONCRETE BLOCK WALL
 CCB = CONCRETE BLOCK WALL
 CL = CENTERLINE
 CLF = CHAINLINK FENCE
 CONC = CONCRETE
 CP = CONCRETE POWER POLE
 CVD = COVERED
 DELTA = CENTRAL ANGLE
 DEASE = DRAINAGE EASEMENT
 E = ELEVATION
 ENC = ENCLOSURE
 EP = EDGE OF PAVEMENT
 F = FINISHED ROAD SURFACE
 FH = FIRE HYDRANT
 FENCE = FENCE
 FND = FOUND
 FO = FENCE OUTSIDE
 FOE = FENCE POINT OF ENCLOSURE
 GUY = GUY WIRE
 HB = HOSE BIB
 IP = IN PLACE
 J = JOINT
 LA = LARG LIGHT
 LSL = LANDSLAPING
 MB = MAILBOX
 MEAS = MEASURED
 MFC = METAL FENCE
 MHWL = MAXIMUM HIGH WATER LINE
 NSVD = NON-SOLID GEOMETRIC
 VERTICAL ANGLE (1/29)
 NOTING = NOT TO SCALE
 OVERLAPS
 OHW = OVERHEAD WIRES
 PC = POINT OF CURVE
 POF = PILING POINT OF FENCE
 PCC = POINT OF COMPOUND CURVE
 PCP = PERMANENT CONTROL POINT
 PK = PARKER KALON LAND
 POC = POINT OF BEGINNING
 POF = POINT OF FENCE
 POC = POINT OF COMMENCEMENT
 PR = POINT OF REVERSE CURVE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENT
 R = RADIUS
 RW = RIGHT OF WAY LINE
 S&W = SANITARY SEWER CLEAN-OUT
 SW = SIDE WALK
 TBM = TEMPORARY BENCHMARK
 TYP = TYPE
 TS = TOP OF SLOPE
 TS = TOP OF SIGN
 TYP = TYPE
 UNK = UNRELIABLE
 UTILITY EASEMENT
 WD = WOOD FENCE
 WF = WOOD FENCE
 WLM = WOOD LAMING
 WM = WATER METER
 WPP = WOOD POWER POLE
 WRACK LINE = LINE OF DEBRIS ON SH

SCALE: 1"=30'

FIELD WORK 08/01/2021

DATE 09/01/2021

REVISION	XX/XX/XXX
----------	-----------

DATE _____

SHEET _____ OF _____

DRAWN BY: MPR

JOB NO : 21-442

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 2014-147 & 5J-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, IB# 7847

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: FKL5email@Gmail.com

LEGAL DESCRIPTION -

Being in the City of Key West in the County of Monroe, State of Florida, and known and described as part of Lot Number One (1) in Square Number Thirty-Five (35), according to William Whitehead's map or plan of said City and bounded as follows:

Commencing at a point Eighty (80) feet from the junction of William and Fleming Street and fronting and running along Fleming Street in a Southwesterly direction Sixty (60) feet; thence at right angles with Fleming Street in a Northwesterly direction One Hundred Forty-Six (146) feet; thence at right angles and parallel with Fleming Street in a Northeasterly direction Sixty (60) feet; thence at right angles and parallel with William Street in Southeasterly direction One Hundred Forty-Six (146) feet to the point of beginning.

PROPOSED DESIGN

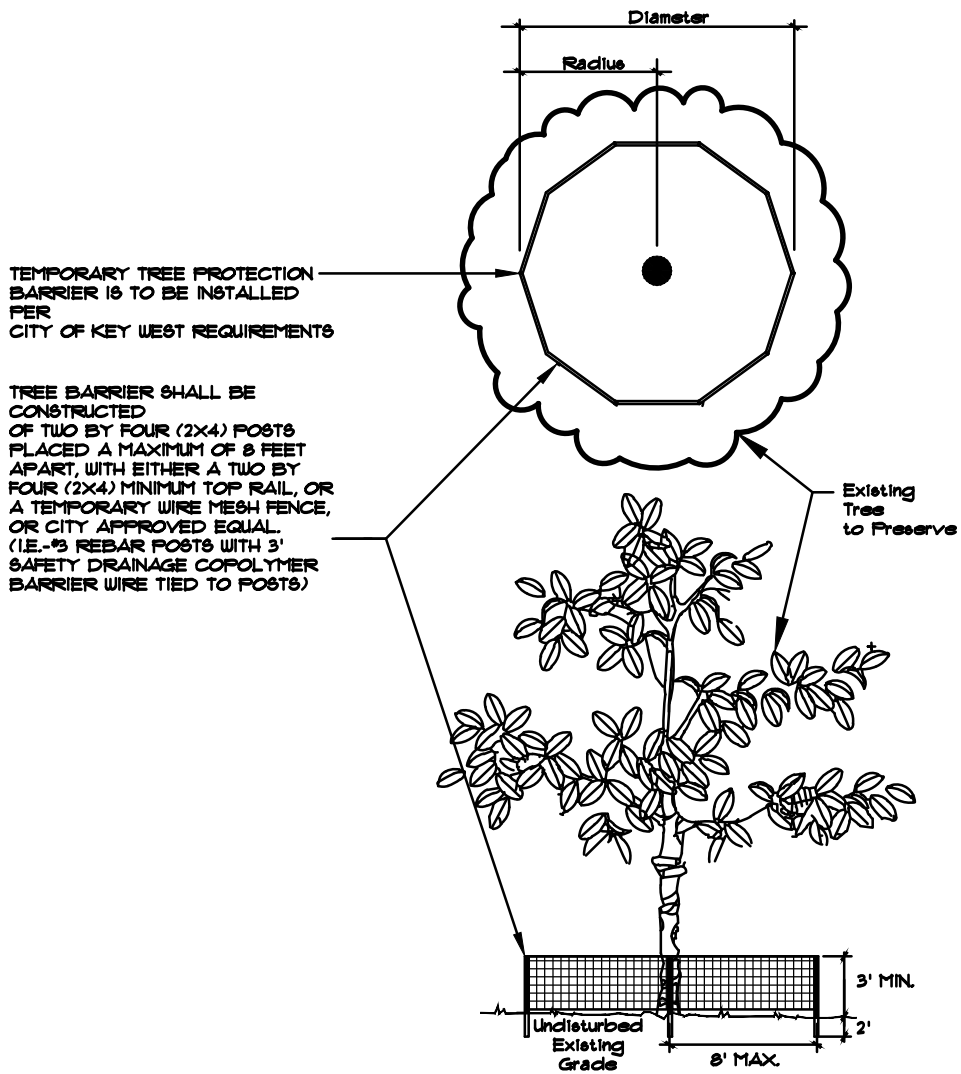
NOTES

PROJECT SCOPE OF WORK
CONSTRUCTION OF NEW IPE DECK AND REMOVAL OF
EXISTING WOOD POOL DECK AND CONSTRUCTION OF NEW
CONCRETE PAVEMENT POOL DECK AND FOUNDATION.
DESIGNED TO BE BUILT IN COMPLIANCE WITH SEVENTH
EDITION 2020 FLORIDA BUILDING CODE, RESIDENTIAL.

ALL STRUCTURES TO BE BUILT TO WITHSTAND ASCE
7-10, AND FLORIDA BUILDING CODE SECTION 603

FLOOR 4 ROOF LIVE LOADS	
UNHABITABLE ATTICS	20 PSF
HABITABLE ATTICS, BEDROOM	30 PSF
ALL OTHER ROOFS	40 PSF
GARAGE	20 PSF
ROOFS	

WIND DESIGN DATA	
ULTIMATE WIND SPEED	180 MPH
NORMAL (BASIC) WIND SPEED	135 MPH
RISK CATEGORY	II
WIND EXPOSURE	C
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	0.18 +/-



TREE PROTECTION BARRIER DETAIL
TO SCALE

NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS SHOWN TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.

NO ATTACHMENT (WIRES, SIGNS, ETC.) SHALL BE ATTACHED TO A PROTECTED TREE.

PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LINES WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.

ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.

OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

BUILDING AREAS (LOT COVERAGE)	EXISTING SF	PROPOSED SF
Existing Two-Story Residence	2,478	2,478
Existing Shed	120	120
Existing Wood Deck (> 30" above grade)	220	220
Existing Accessory Building	980	980
Total Lot Coverage (SF)	3,798	3,798
Lot Coverage (%)	43.3%	43.3%

SITE AREAS (IMPERVIOUS AREA)	EXISTING SF	PROPOSED SF
Existing Two-Story Residence	-	-
Existing Shed	-	-
Existing Wood Deck (> 30" above grade)	-	-
Existing Accessory Building	980	980
Steps	43	43
Back Paving/Driveway	1,232	1,232
Pool	381	358
Existing Wood Pool Deck	751	-
Proposed Concrete Paver Pool Deck	-	446
Proposed Wood Deck (≤ 30" above grade)	-	-
Total Impervious Area (SF)	3,387	3,059
Impervious Area (%)	38.6%	34.8%

SITE AREAS (OPEN SPACE)	EXISTING SF	PROPOSED SF
Existing Two-Story Residence	2,478	2,478
Existing Shed	120	120
Existing Wood Deck (> 30" above grade)	220	220
Accessory Building	980	980
Steps	43	43
Back Paving/Driveway	1,232	1,232
Pool	381	368
Existing Wood Pool Deck	751	-
Proposed Concrete Paver Pool Deck	-	474
Proposed Wood Deck (≤ 30" above grade)	-	145
Sub Totals	6,205	6,060
Open Space (SF)	2,573	2,720
Open Space Ratio	0.23	0.31

DESIGN DATA:
1. APPLICABLE BUILDING CODE: FBC RESIDENTIAL 7TH EDITION (2020)
2. APPLICABLE DESIGN LOADS: PER ASD/SEI 7-16
LIVE LOAD: 40 PSF
BASIC WIND SPEED: 180 MPH
EXPOSURE: D
STRUCTURAL CATEGORY: II

FLOOD ZONE: X
ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

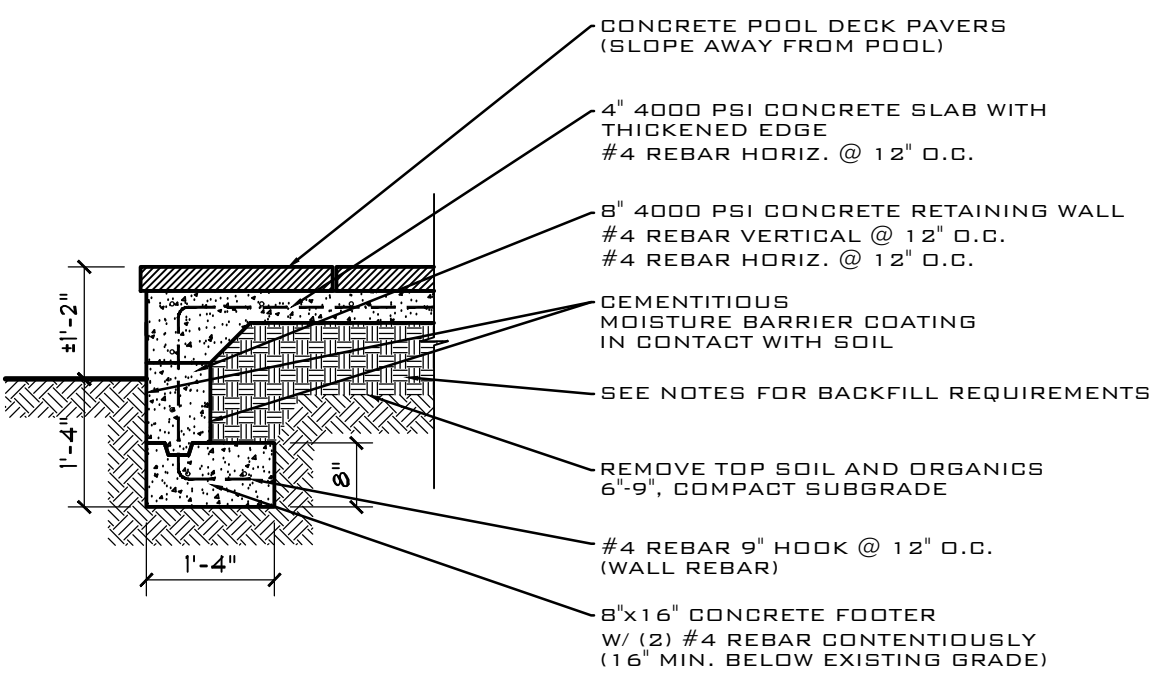
ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN, WITH A LOAD FACTOR OF 0.6

SOILS AND FOUNDATIONS NOTES:
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A SEDIMENTARY AND SOLIDIFIED ROCK WITH A ALLOWABLE LOAD BEARING PRESSURE OF 2,000 PSF. NOTIFY THE ENGINEER OF SOIL CONDITIONS ARE DIFFERENT.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 16" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED, FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIME/CEMENT MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUDS AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

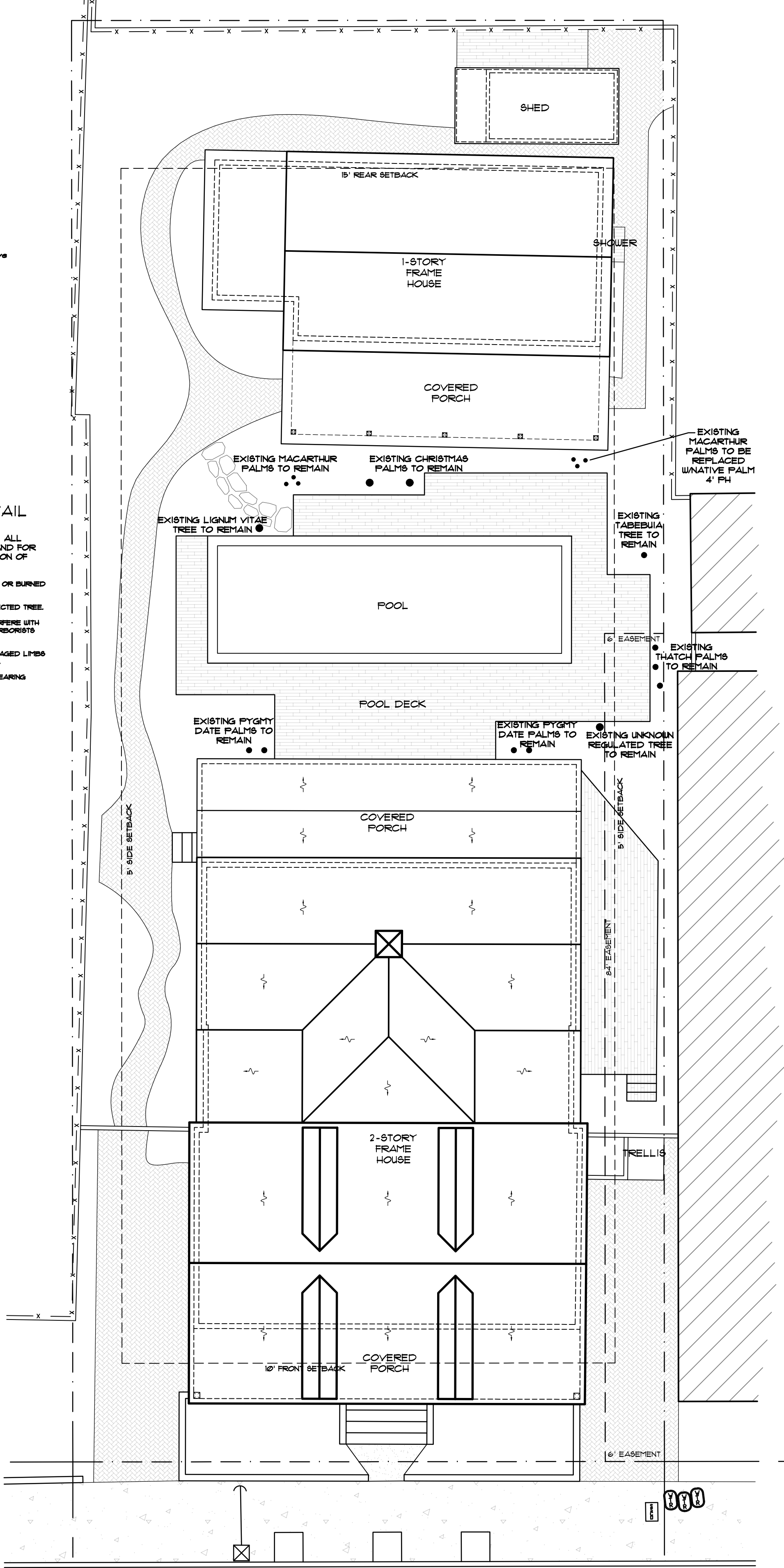
CONCRETE
1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS.
3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.

REINFORCEMENT
1. ALL REBAR SHALL BE HOT DIP GALVANIZED DEFORMED CARBON-STEEL ASTM A615/A615M 13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.



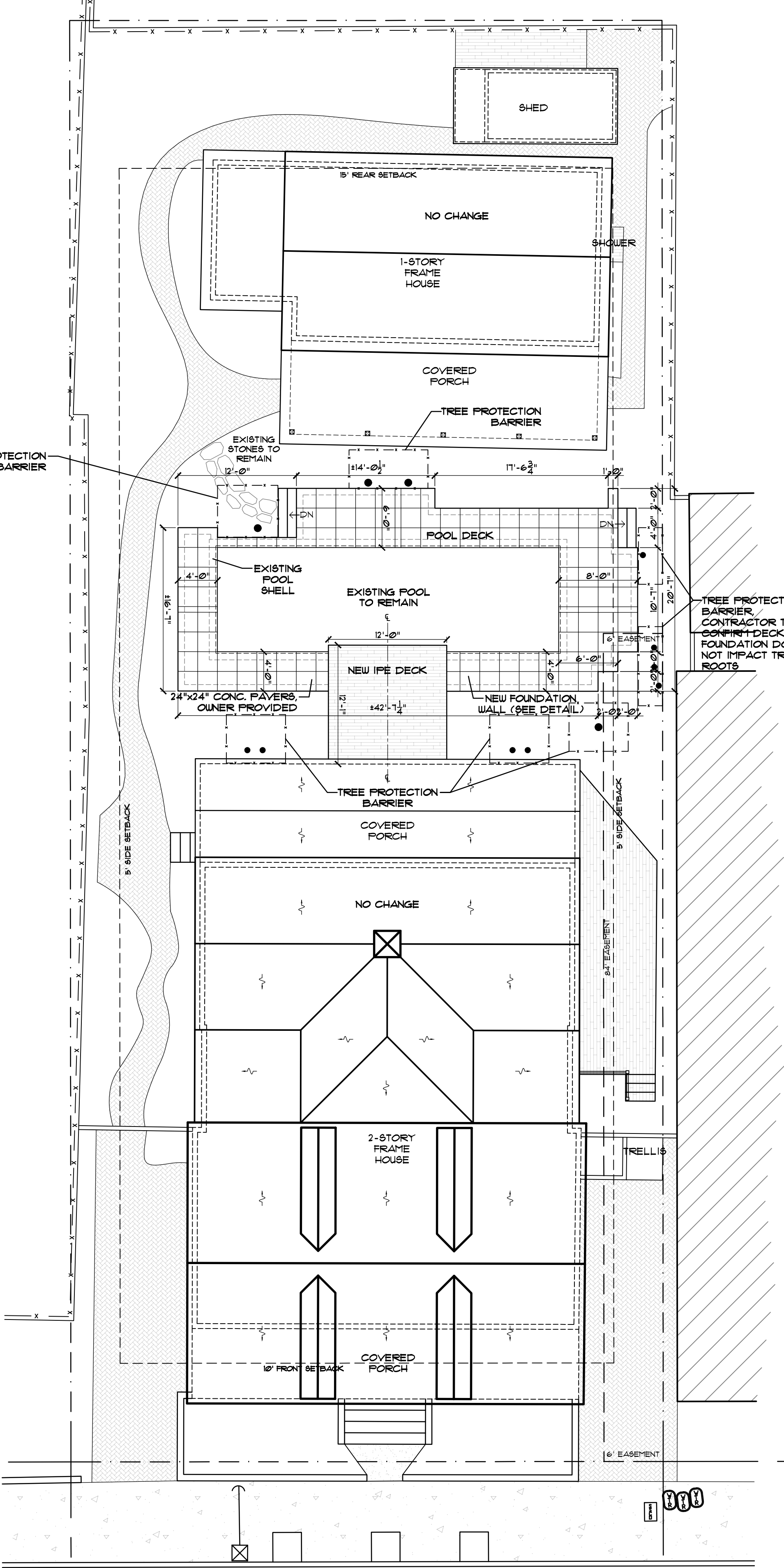
Deck Foundation Detail

1/2" = 1' - 0"



Existing Site Plan

1/8" = 1' - 0"



Proposed Site Plan

1/8" = 1' - 0"

723 Fleming St Pool Deck Replacement

Key West, FL

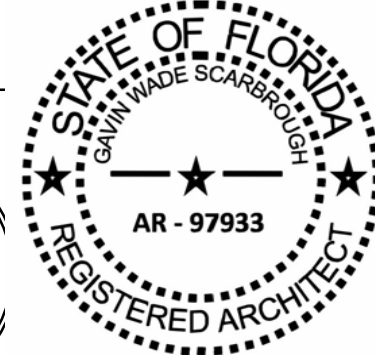
POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.

610 White St, Key West FL

date: 04/24/23
revision:

sheet:

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NOTES

PROJECT SCOPE OF WORK
RENOVATION OF ACCESSORY BUILDING INCLUDING
CONSTRUCTION OF NEW COVERED PORCH, NEW ENTRY
DOOR WITH COVER, AND RECONSTRUCTION OF KITCHEN
ROOF, DESIGNED TO BE BUILT IN COMPLIANCE WITH
SEVENTH EDITION 2020 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 20 PSF
ROOFS

WIND DESIGN DATA
ULTIMATE WIND SPEED 130 MPH
NORMAL (BASIC) WIND SPEED 130 MPH
RISK CATEGORY II
WIND EXPOSURE C
ENCLOSURE CLASSIFICATION ENCLOSED
INTERNAL PRESSURE COEFFICIENT 0.18 +/-

723 Fleming St			
Zoning			11MDR
Flood Zone			AE 1.0
Design Flood Elevation	BFE 11'		
Flood Elevation Provided			
Site Area		8,780	
Site Area (Ac)		0.20	
Max Lot Coverage	40%	3,512.0	
Existing Lot Coverage	43.3%	3,798.0	
Proposed Lot Coverage	43.2%	3,793.0	
Max Impervious Area	60%	5,268.0	
Existing Impervious Area	34.8%	3,059.0	
Proposed Impervious Area	35.2%	3,090.0	
Min Open Space Ratio	0.35	3,073.0	
Existing Open Space	0.31	2,720.0	
Proposed Open Space	0.31	2,727.0	

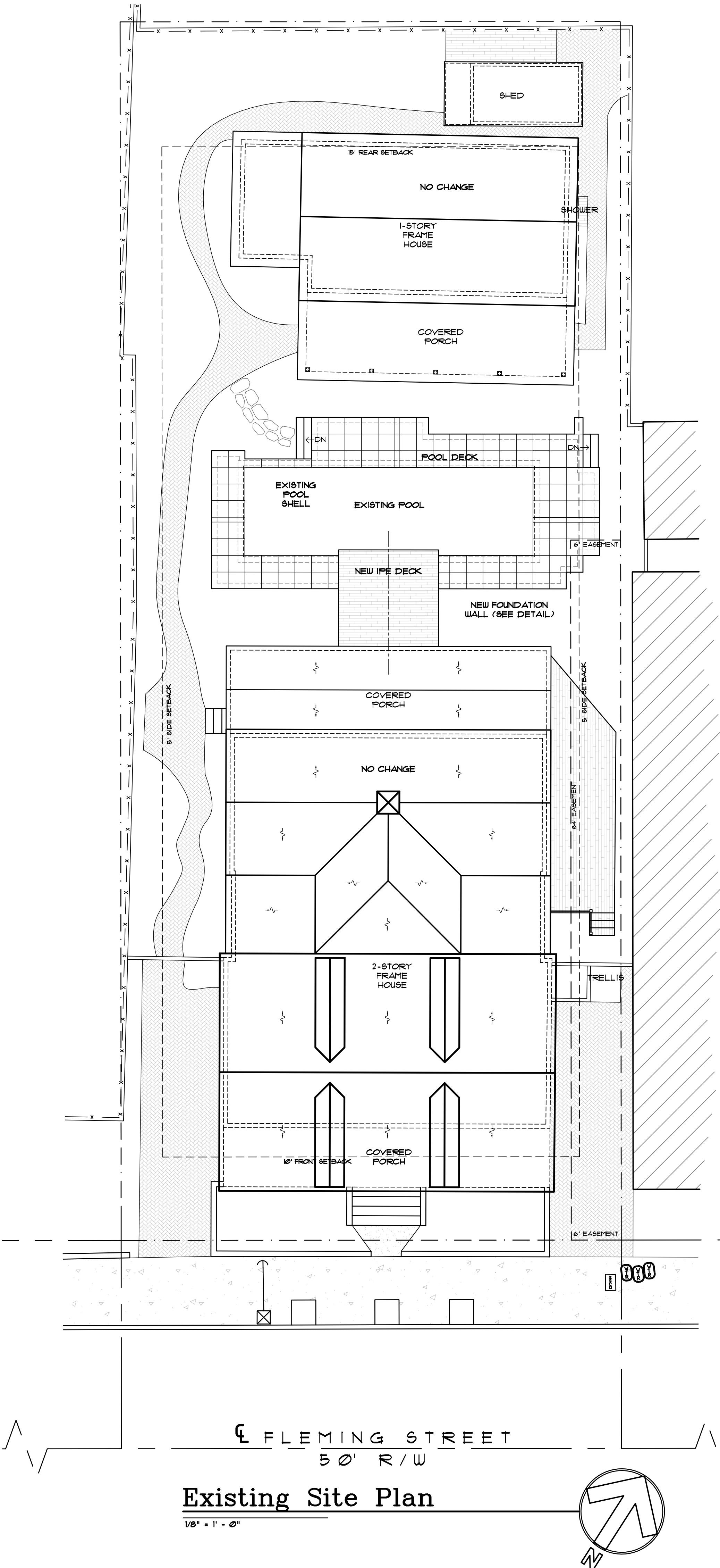
Max Height			30'
Setbacks			
Front			10'
Side (Street)			7.5'
Side			5'
Rear			15'

BUILDING AREAS (LOT COVERAGE)		EXISTING SF	PROPOSED SF
Existing Two-Story Residence		2,478	2,478
Existing Shed		120	120
Existing Wood Deck (> 30" above grade)		220	220
Existing Accessory Building		980	975
Total Lot Coverage (SF)		3,798	3,793
Lot Coverage (%)		43.3%	43.2%

SITE AREAS (IMPERVIOUS AREA)		EXISTING SF	PROPOSED SF
Existing Two-Story Residence		-	-
Existing Shed		-	-
Existing Wood Deck (> 30" above grade)		-	-
Existing Accessory Building		980	975
Steps		43	43
Brck Paving/ Driveway		1,232	1,268
Pool		358	358
Existing Concrete Paver Pool Deck		446	446
Proposed Wood Deck (≤ 30" above grade)		-	-
Total Impervious Area (SF)		3,059	3,090
Impervious Area (%)		34.8%	35.2%

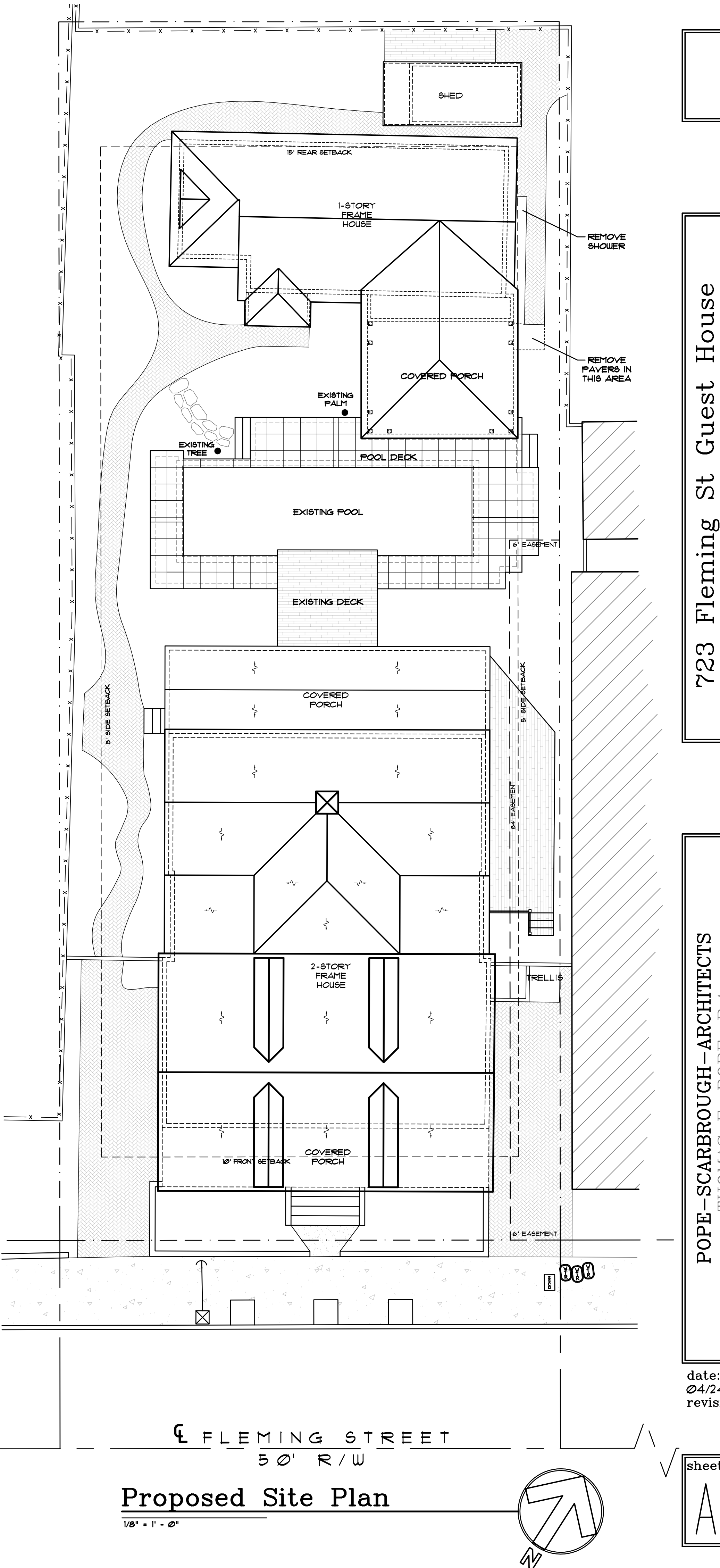
SITE AREAS (OPEN SPACE)		EXISTING SF	PROPOSED SF
Existing Two-Story Residence		2,478	2,478
Existing Shed		120	120
Existing Wood Deck (> 30" above grade)		220	220
Accessory Building		980	975
Steps		43	43
Brck Paving/ Driveway		1,232	1,268
Pool		368	358
Existing Concrete Paver Pool Deck		474	446
Proposed Wood Deck (≤ 30" above grade)		145	145

	Sub Totals	6,060	6,053
Open Space (SF)		2,720	2,727
Open Space Ratio		0.31	0.31



Existing Site Plan

1/8" = 1' - 0"



Proposed Site Plan

1/8" = 1' - 0"

723 Fleming St Guest House

Key West, FL

723 Fleming St

POPE-SCARBROUGH-ARCHITECTS

THOMAS E. POPE, P.A.

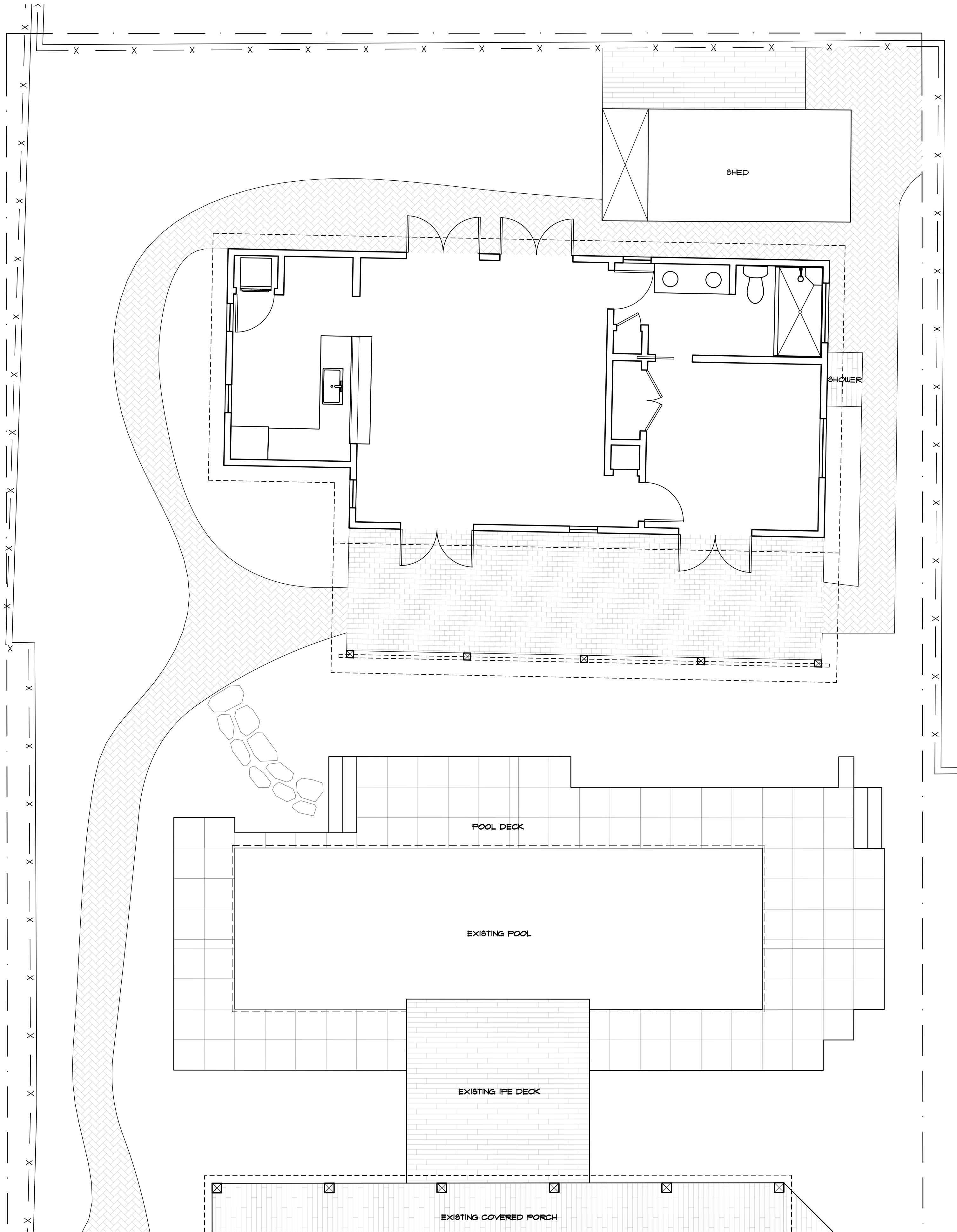
610 White St, Key West FL

(305) 296 3611

date:
04/24/23
revision:

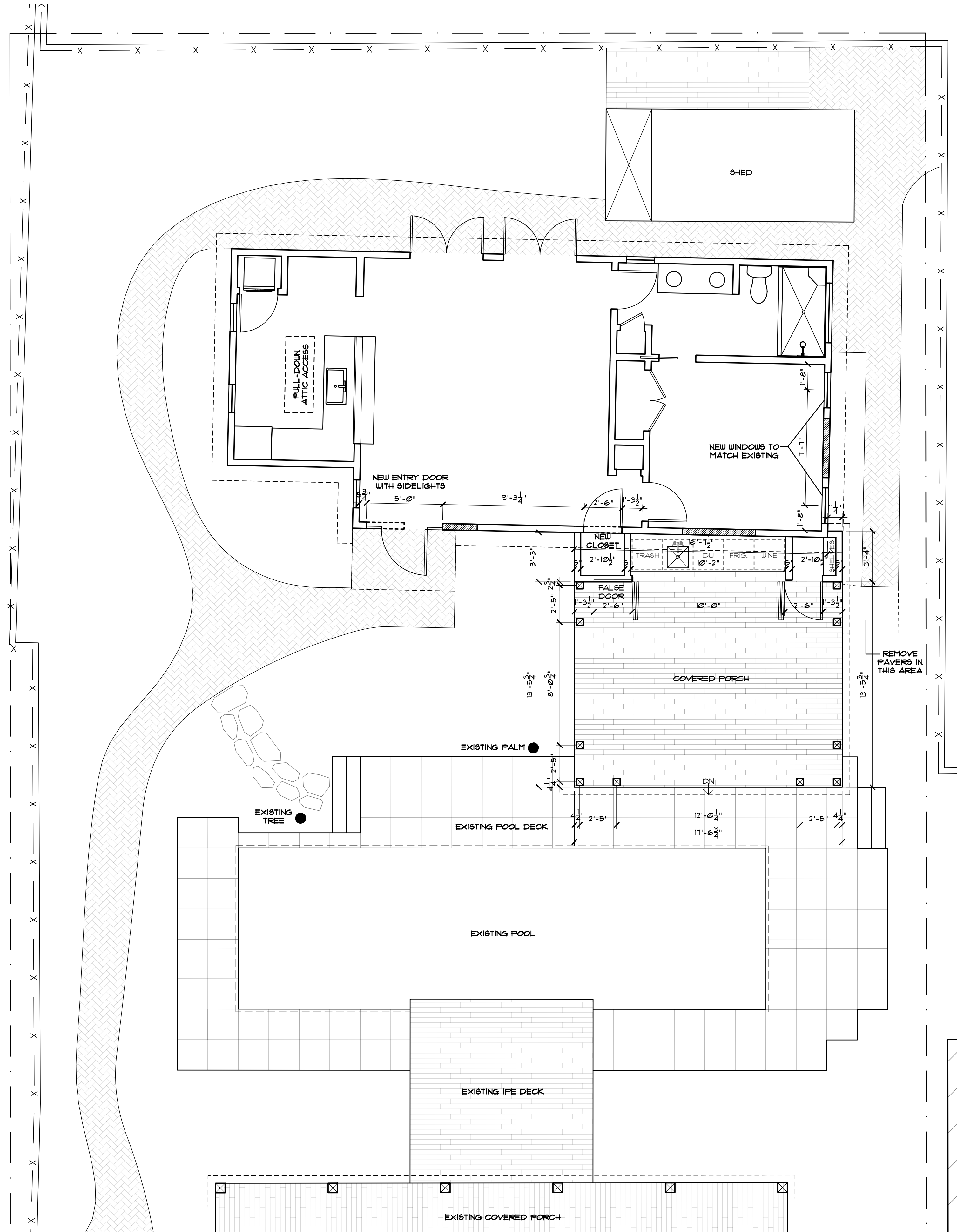
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Existing Plan

1/4" = 1' - 0"



Proposed Plan

1/4" = 1' - 0"

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.

(305) 296 3611 610 White St, Key West FL

date:
04/10/23
revision:

sheet:

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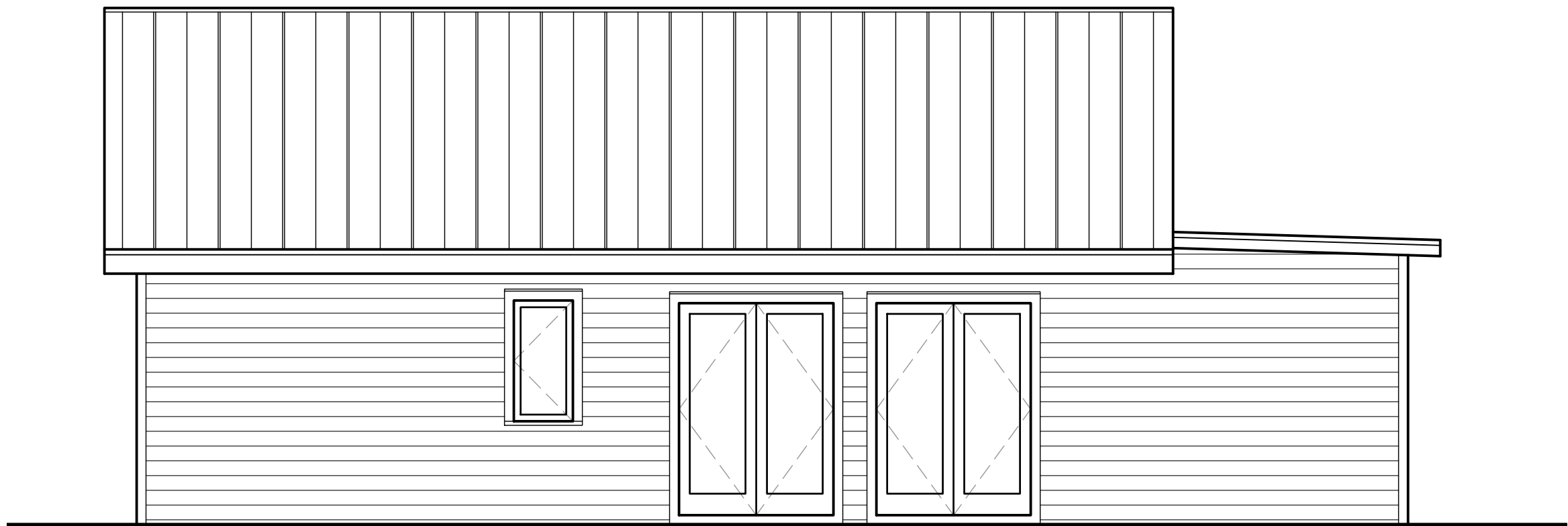
723 Fleming St Guest House

723 Fleming St Key West, FL



Existing Front Elevation

1/4" = 1' - 0"



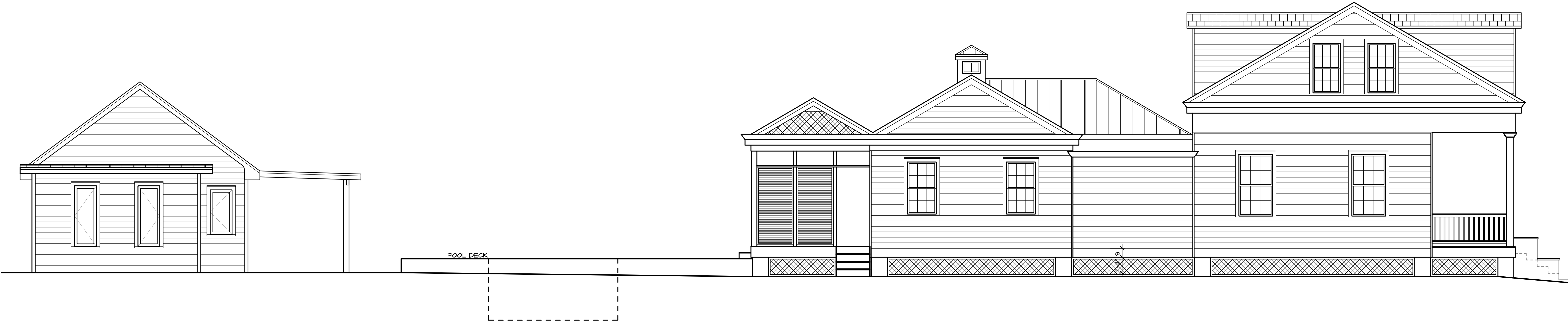
Existing Rear Elevation

1/4" = 1' - 0"



Existing Side Elevation

1/4" = 1' - 0"



Existing Side Elevation

1/4" = 1' - 0"

723 Fleming St Guest House

Key West, FL

723 Fleming St

POPE-SCARBROUGH-ARCHITECTS

THOMAS E. POPE, P.A.

610 White St, Key West FL

(305) 296 3611

date:
04/02/23

revision:

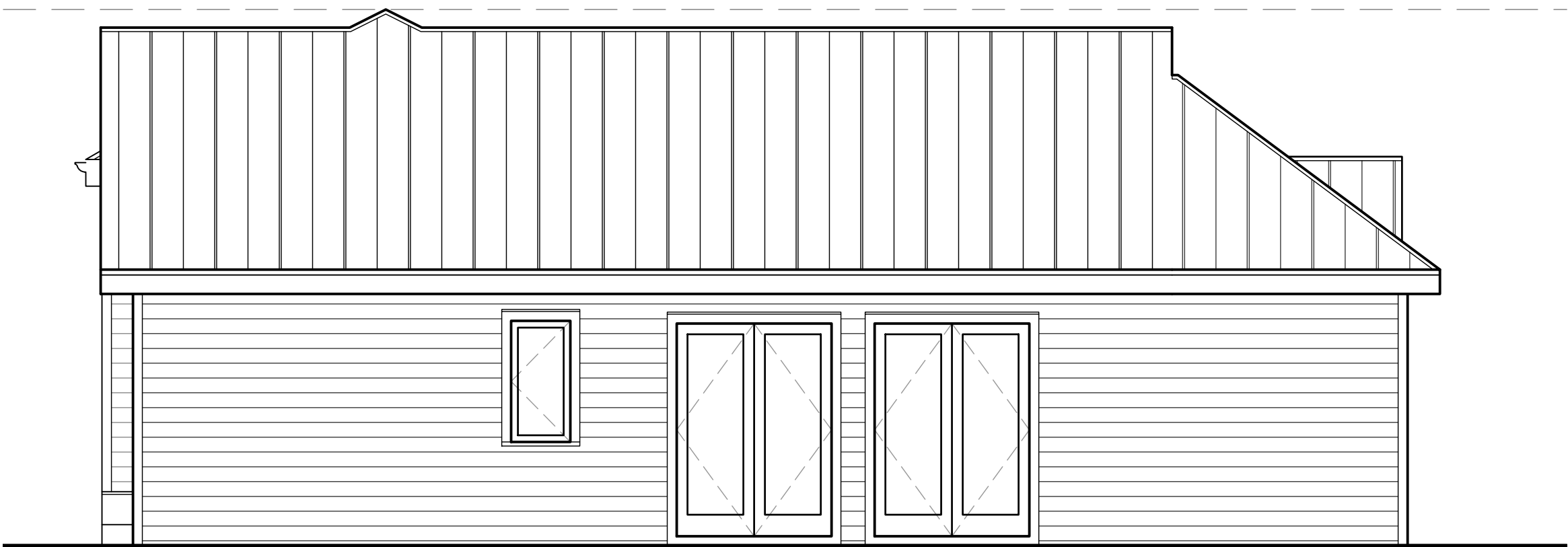
sheet:

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Proposed Front Elevation

1/4" = 1' - 0"



Proposed Rear Elevation

1/4" = 1' - 0"



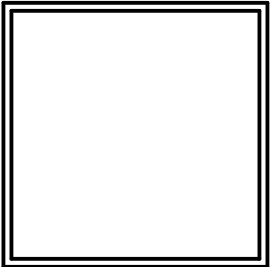
Proposed Side Elevation

1/4" = 1' - 0"



Proposed Side Elevation

1/4" = 1' - 0"



723 Fleming St Guest House
723 Fleming St Key West, FL

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

date:
04/07/23
revision:

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NOTICING

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 00005990-000000
Account# 1006211
Property ID 1006211
Millage Group 10KW
Location 723 FLEMING St, KEY WEST
Address
Legal KW PT LOT 1 SQR 35 OR196-340/45 OR947-2283 OR1090-2185 OR1093-1511/12
Description OR1523-892/94 OR1862-2139 OR2942-0296 OR3106-2418
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

BLOUNT THOMAS A REVOCABLE TRUST 2002
 PO Box 344
 Clay AL 35048

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$1,627,819	\$1,573,029	\$1,439,154	\$1,453,874
+ Market Misc Value	\$40,167	\$41,685	\$43,205	\$44,792
+ Market Land Value	\$1,369,626	\$1,013,006	\$1,005,254	\$1,059,522
= Just Market Value	\$3,037,612	\$2,627,720	\$2,487,613	\$2,558,188
= Total Assessed Value	\$2,537,612	\$2,522,439	\$2,487,613	\$2,558,188
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$2,512,612	\$2,497,439	\$2,462,613	\$2,533,188

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,013,006	\$1,573,029	\$41,685	\$2,627,720	\$2,522,439	\$25,000	\$2,497,439	\$105,281
2020	\$1,005,254	\$1,439,154	\$43,205	\$2,487,613	\$2,487,613	\$25,000	\$2,462,613	\$0
2019	\$1,059,522	\$1,453,874	\$44,792	\$2,558,188	\$2,558,188	\$25,000	\$2,533,188	\$0
2018	\$932,896	\$796,188	\$39,957	\$1,769,041	\$1,452,774	\$25,000	\$1,427,774	\$316,267

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	8,760.00	Square Foot	60	146

Buildings

Building ID	385	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018
Gross Sq Ft	3475	Foundation	CONC BLOCK
Finished Sq Ft	2832	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	EXCELLENT	Flooring Type	SFT/HD WD
Perimeter	304	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	1

Depreciation %	3	Half Bathrooms	2
Interior Walls	WALL BD/WD WAL	Grade	700
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	643	0	186
FLA	FLOOR LIV AREA	2,832	2,832	436
TOTAL		3,475	2,832	622

Building ID	386	Exterior Walls	CUSTOM
Style	1 STORY ELEV FOUNDATION	Year Built	1985
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018
Gross Sq Ft	1535	Foundation	WD CONC PADS
Finished Sq Ft	774	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CERM/CLAY TILE
Perimeter	142	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	3	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	310	0	82
FLA	FLOOR LIV AREA	774	774	184
OPU	OP PR UNFIN LL	81	0	60
OPF	OP PRCH FIN LL	24	0	22
PTO	PATIO	346	0	206
TOTAL		1,535	774	554

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TIKI	2002	2003	4 x 4	1	16 SF	2
BRICK PATIO	2002	2003	9 x 34	1	306 SF	2
FENCES	1932	1933	4 x 54	1	216 SF	5
BRICK PATIO	2002	2003	5 x 61	1	305 SF	2
FENCES	2002	2003	8 x 60	1	480 SF	2
FENCES	2004	2005	6 x 60	1	360 SF	4
WOOD DECK	2004	2005	0 x 0	1	713 SF	4
RES POOL	2000	2001	11 x 35	1	385 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/17/2021	\$3,725,000	Warranty Deed	2326249	3106	2418	01 - Qualified	Improved		
12/18/2018	\$3,050,000	Warranty Deed	2199722	2942	0296	01 - Qualified	Improved		
3/3/2003	\$1,775,000	Warranty Deed		1862	2139	Q - Qualified	Improved		
6/1/1998	\$350,000	Warranty Deed		1523	0892	O - Unqualified	Improved		
5/1/1989	\$180,000	Warranty Deed		1093	1511	Q - Qualified	Improved		

Permits

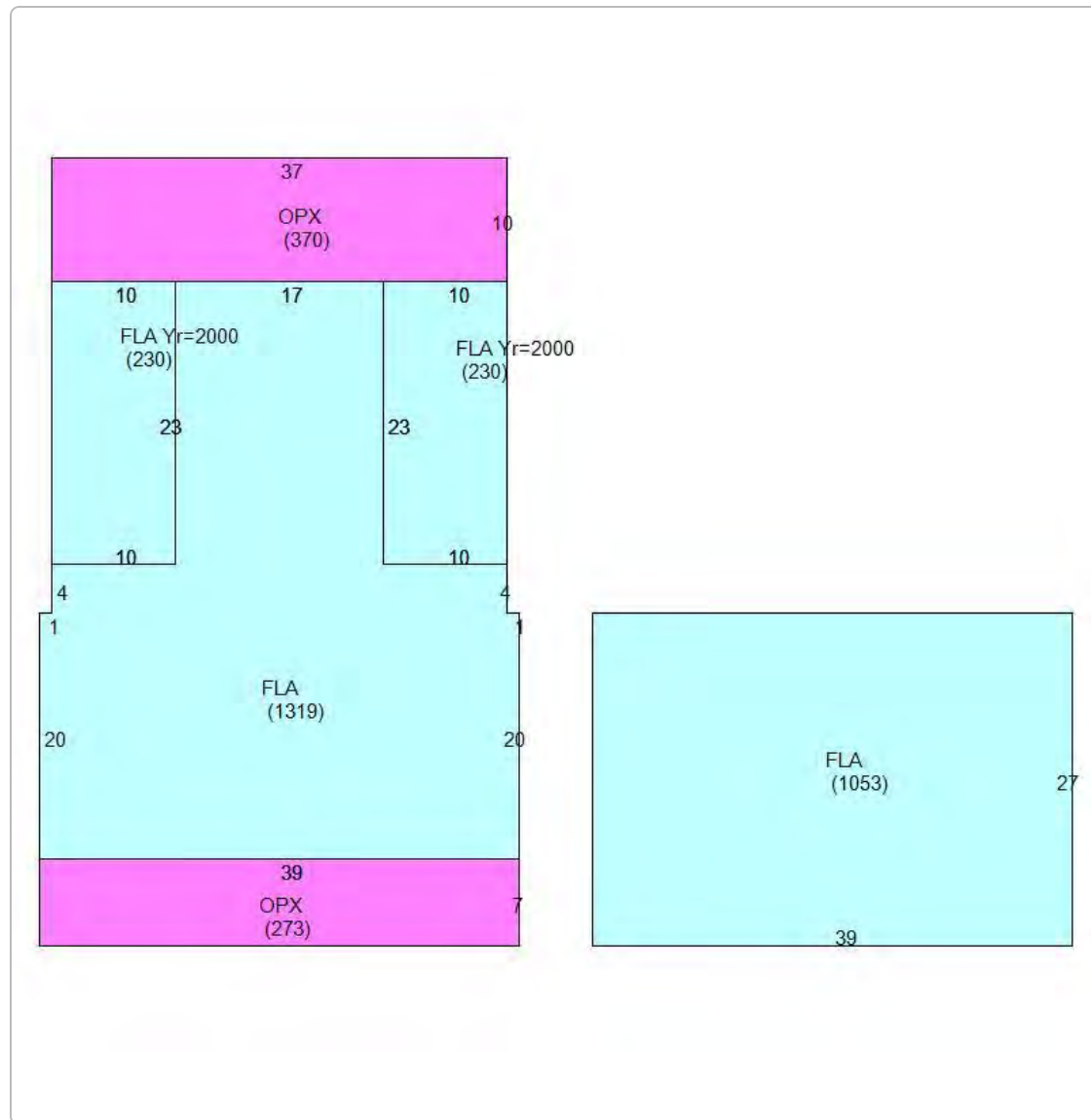
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-3355	11/21/2022		\$8,500	Residential	Remove existing V Crimp panels, Install 3 new Velux skylights, Reinstall V Crimp panels & flashings
22-2924	11/2/2022		\$8,500	Residential	Remove existing V Crimp panels, Install 3 new Velux skylights, Reinstall V Crimp panels & flashings
22-2988	11/2/2022		\$9,900	Residential	Renovation, relocate existing W/C. *
22-2442	10/3/2022		\$2,500	Residential	Relocate 2 light switches, Relocate three receptacles, Relocate four can lights and add two can lights
22-0345	5/9/2022		\$90,000	Residential	reframe rear porch roof, frame roof over side deck, reframe deck and topping, 9 new foundation piers for rear porch roof, replace 3 doors and 2 windows. plum, elec, roof, mech done by others
22-0346	5/9/2022		\$45,000	Residential	demo & frame 80 sf of interior wall. install 1280 sf of interior wall finish. refinish floor. plum, mech, elec, done by others.
13-1178	4/4/2013	4/4/2013	\$7,886	Residential	CHANGE OUT A FIVE (5) TON PACKAGE A.C. USING EXISTING ELECTRICAL.
09-2275	8/7/2009	10/25/2010	\$6,800	Residential	REWIRE ADDITION AND RE FEED NEW PANEL
09-2273	8/3/2009	10/25/2010	\$50,000	Residential	INTERIOR RENOVATION ONLY. RENOVATE&REMODEL INTERIOR OF STRUCTURE 620sf
09-2277	8/3/2009	10/25/2010	\$6,000	Residential	PLUMBING RENOVATION-INSTALL 1 TOILET,2 LAVS, 1 SHOWER,1 LAUNDRY WASHER,1KTICHEN SINK, 1 D/W, 1 W/H
09-2350	8/3/2009	10/25/2010	\$3,645	Residential	REPLACE A 2 TON SPLIT SYSTEM WITH SAME. REPLACE DUCTWORK
09-0975	4/3/2009	10/25/2010	\$2,300	Residential	APPLY 5/8"PT SHEATHING TO OUTSIDE OF EXISTING BLD & NEW HARDI PLANK SIDING
09-0863	3/27/2009	10/25/2010	\$30,000	Residential	REMOVE EXISTING DOORS & WINDOWS REPLACE WITH IMPACT RESISTANT DOORS & WINDOWS IN REAR COTTAGE ONLY-DEMO INTERIOR PARTITIONS AS PER PLANS AND HARC
09-0453	2/20/2009	10/25/2010	\$2,000	Residential	INSTALL LANDSCAPE IRRIGATION TIMER PLUGGED INTO EXISTING OUTLET
09-0498	2/20/2009	10/25/2010	\$1,500	Residential	INSTALL 1" BACKFLOW PREVENTOR ADN ONE DEDUCT METER

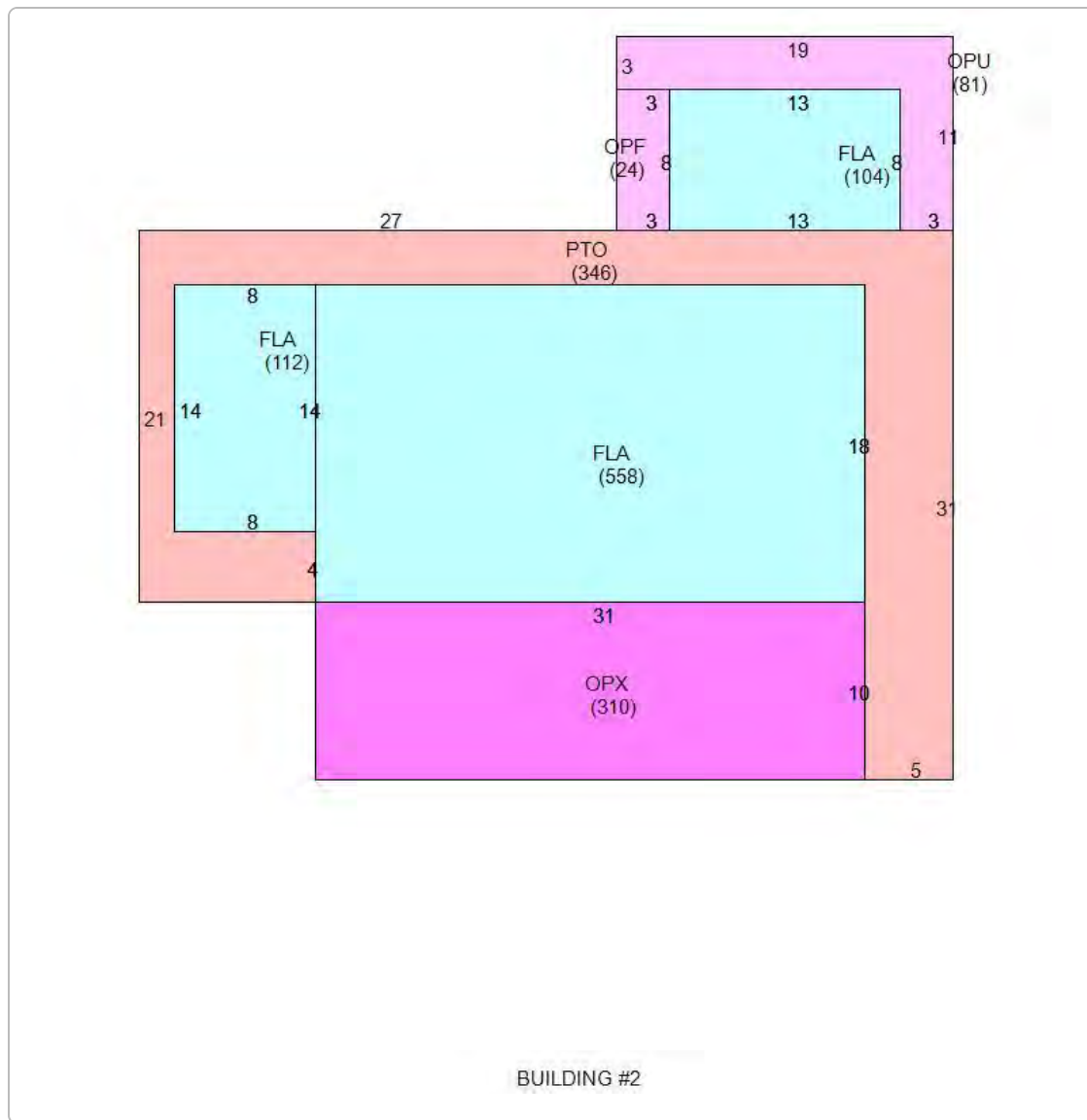
Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇
07-4143	8/30/2007	2/29/2008	\$2,400	Residential	REPLACE EXISTING 2-GANG METER CAN
07-4145	8/30/2007	2/29/2008	\$1,400	Residential	RUN CIRCUIT FOR 2.5 TON A/C
07-3688	7/30/2007	7/30/2007	\$5,800	Residential	INSTALL ONE A.C. SYSTEM-ROOFTOP INSTALLATION
05-2630	6/29/2005	10/4/2005	\$700	Residential	REPLACE TRIM & T&G 25LF & PAINT
03-2923	8/26/2003	11/24/2003	\$3,000	Residential	REPLACE PICKET FENCE W/CONCRETE
03-2498	7/30/2003	11/24/2003	\$3,210	Residential	INSTALL A/C
02-2922	10/28/2002	10/28/2002	\$2,000	Residential	PAVERS(ATF)
02-1530	6/13/2002	8/21/2002	\$13,940	Residential	NEW ROOF
01-3851	12/7/2001	8/21/2002	\$1,000	Residential	TRASH CAN ENCLOSURE
98-3448	2/5/1999	7/19/2000	\$103,500	Residential	RENOVATIONS/ADDITION/C-AC
98-3983	12/18/1998	7/19/2000	\$500	Residential	TEMPORARY SERVICE
98-3837	12/10/1998	7/19/2000	\$3,000	Residential	INTERIOR DEMO
98-1714	6/15/1998	7/19/2000	\$1,000	Residential	MODIFY SHED SETBACKS
96-1975	5/1/1996	11/1/1996	\$1,400	Residential	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

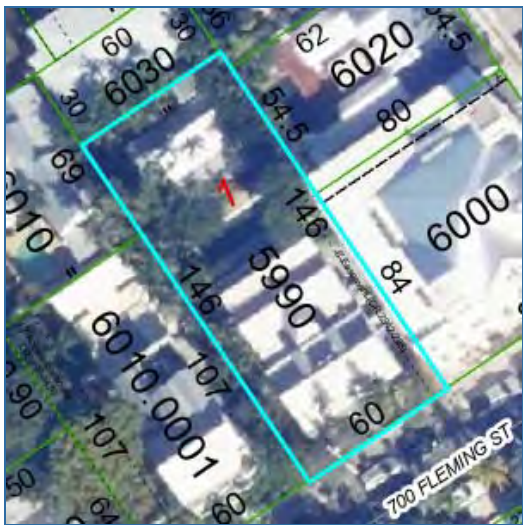




Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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