



**Historic Architectural Review Commission
Staff Report for Item 9**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: August 28, 2018

Applicant: Thomas E. Pope

Application Number: H18-03-0037

Address: #1231 Washington Street

Description of Work:

Replacement of existing accessory structure

Site Facts:

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

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10.

Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guideline 2.

Guidelines for New Construction (pages 38a-38q); specifically, guidelines 1, 2, 11, 12, 13, 14, 16, 18, 22, 23 and 25.

Guidelines for Outbuildings (pages 40-41); specifically, guidelines 1 and 9.

Staff Analysis

The Certificate of Appropriateness in review proposes a new single-story frame structure as a replacement for an existing shed. The new accessory structure will be in the same footprint as the existing shed, but the new structure will be taller as it will need to meet FEMA requirements. The new structure will be approximately 11 feet tall with IPE wood siding and aluminum impact doors.

The design also includes the enclosure of a non-historic porch in the rear of the building.

Consistency with Cited Guidelines

It is staff's opinion that the proposed design is consistent with cited guidelines and with the Secretary of the Interior's Standards.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1231 Washington	
Dekeyser, Richard + Susan	PHONE NUMBER
1231 Washington	EMAIL
Key West, FL 33040	
Thomas E. Pope, PA.	PHONE NUMBER
610 White Street	EMAIL tom@p-s-architects.com
Key West, FL 33040	
Thomas E. Pope	DATE 7/20/10

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☒

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

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

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

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

MAIN BUILDING: Enclose existing side porch.

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

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

ACCESSORY STRUCTURE(S): *demolish and re-build in existing footprint.*

PAVERS:

FENCES:

DECKS:

PAINTING:

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

FIRST READING FOR DEMO:

SECOND READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

PROPERTY OWNER'S NAME:

APPLICANT NAME:

1231 Washington

Dekeyser, Richard and Susan

Thomas E. Pope, PA.

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME
----------------------------	---------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolish shed and replace w/ new in existing footprint.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

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

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

None

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.

None

(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.

None

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

None

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

None

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

None

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

None

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

None

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

None

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

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

N/A

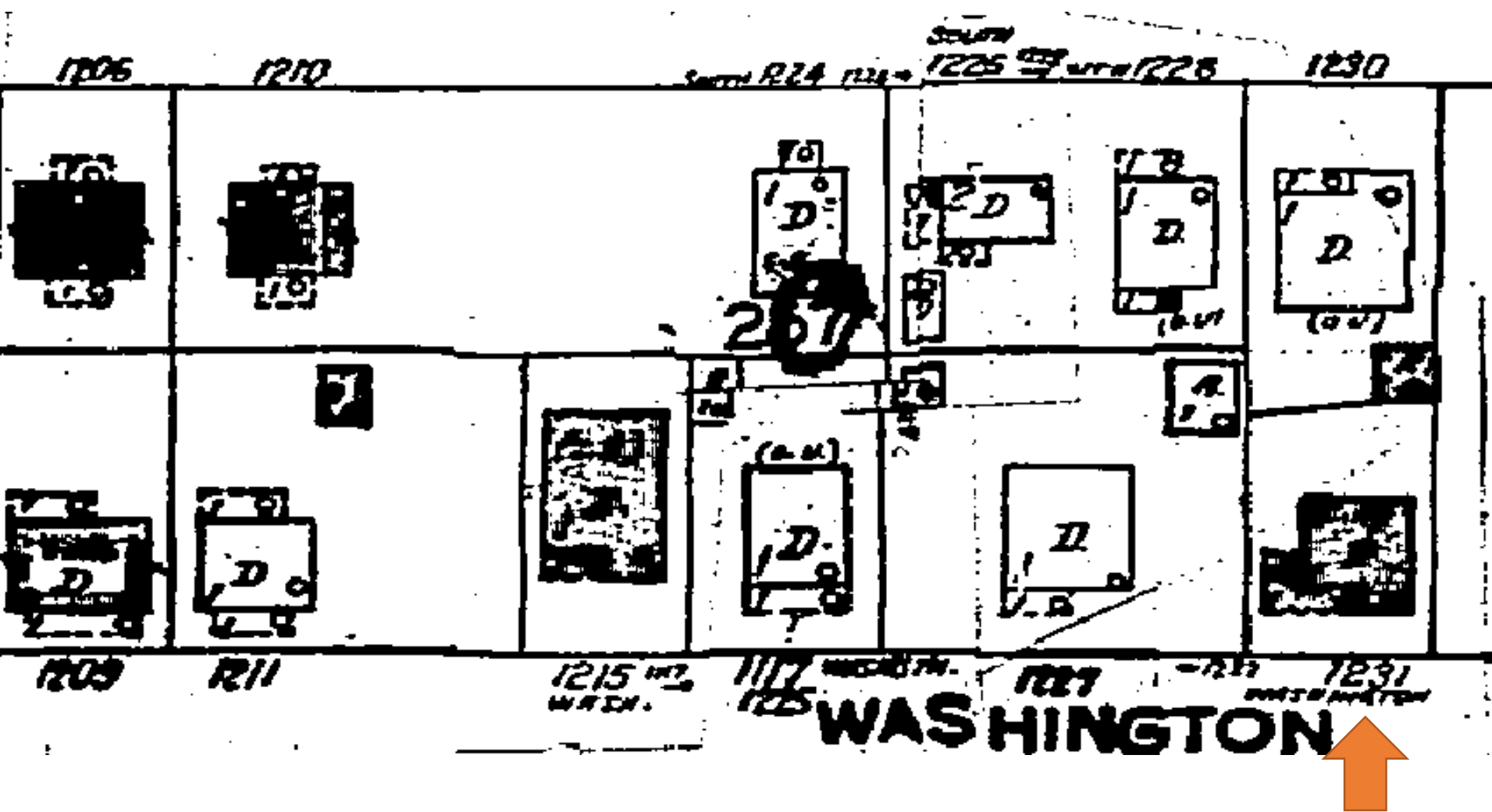
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

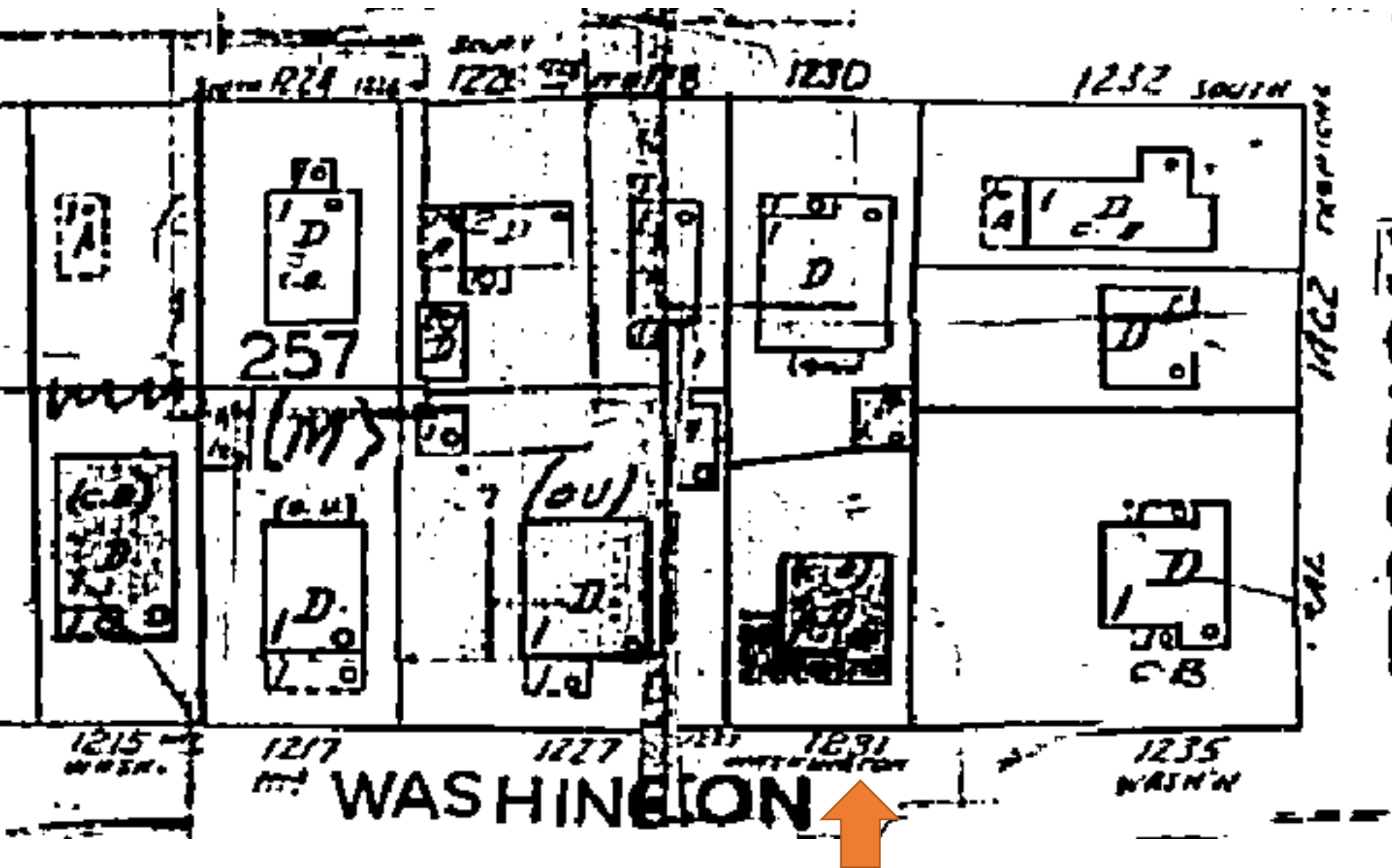
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



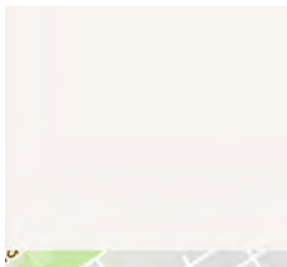
Image capture: Jun 2015 © 2018 Google

Key West, Florida



Google, Inc.

Street View - Jun 2015



1231 Washington Avenue, Key West, Florida 33040
SITE VISIT

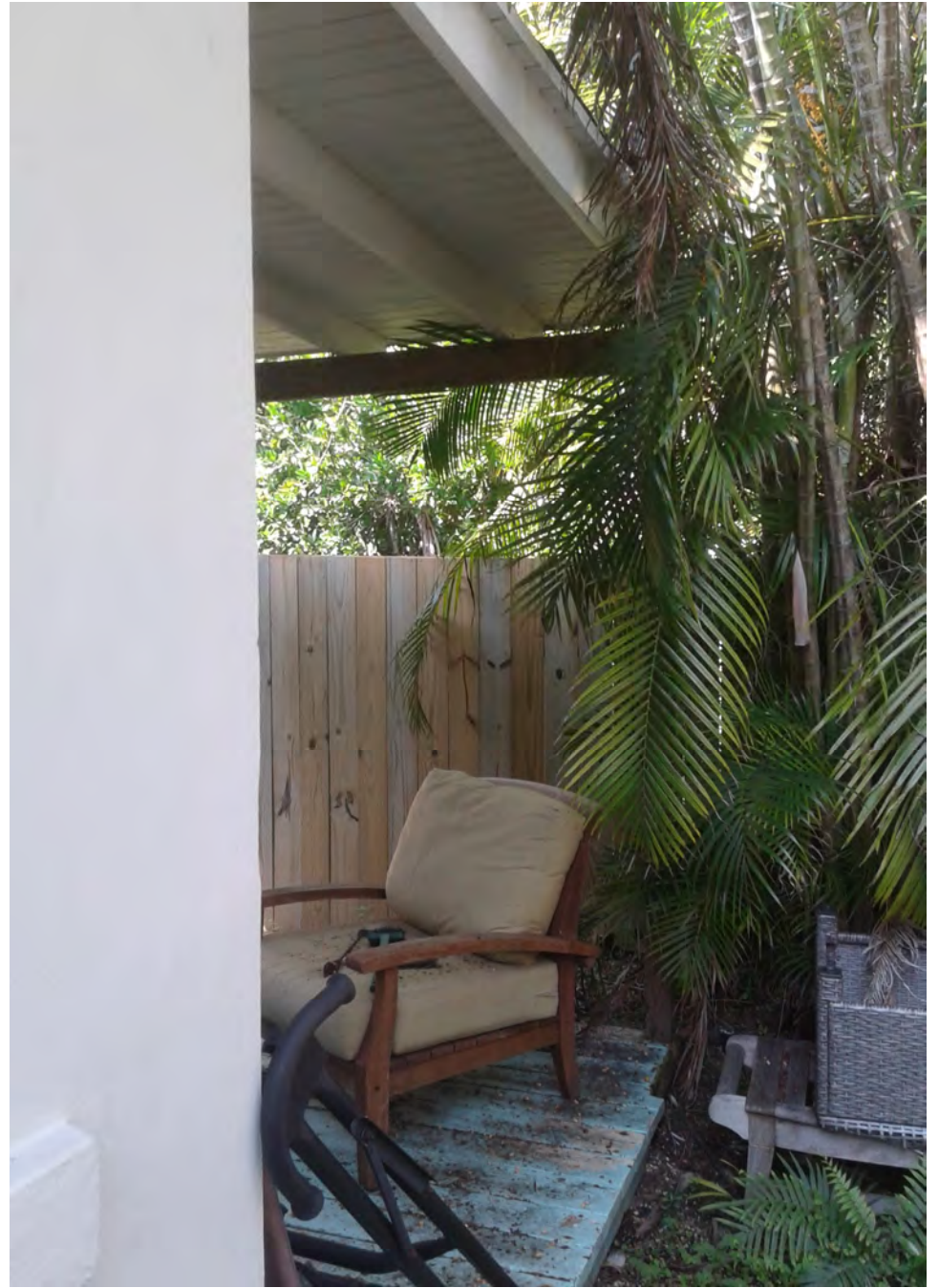


Existing shed









SURVEY

MAP OF BOUNDARY SURVEY

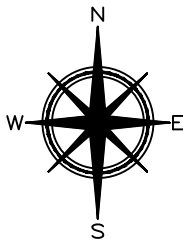
BEARING BASE:
ALL BEARINGS ARE BASED
ON S70°00'00"W ASSUMED
ALONG THE CENTERLINE OF
WASHINGTON STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1231 WASHINGTON STREET
KEY WEST, FL 33040

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



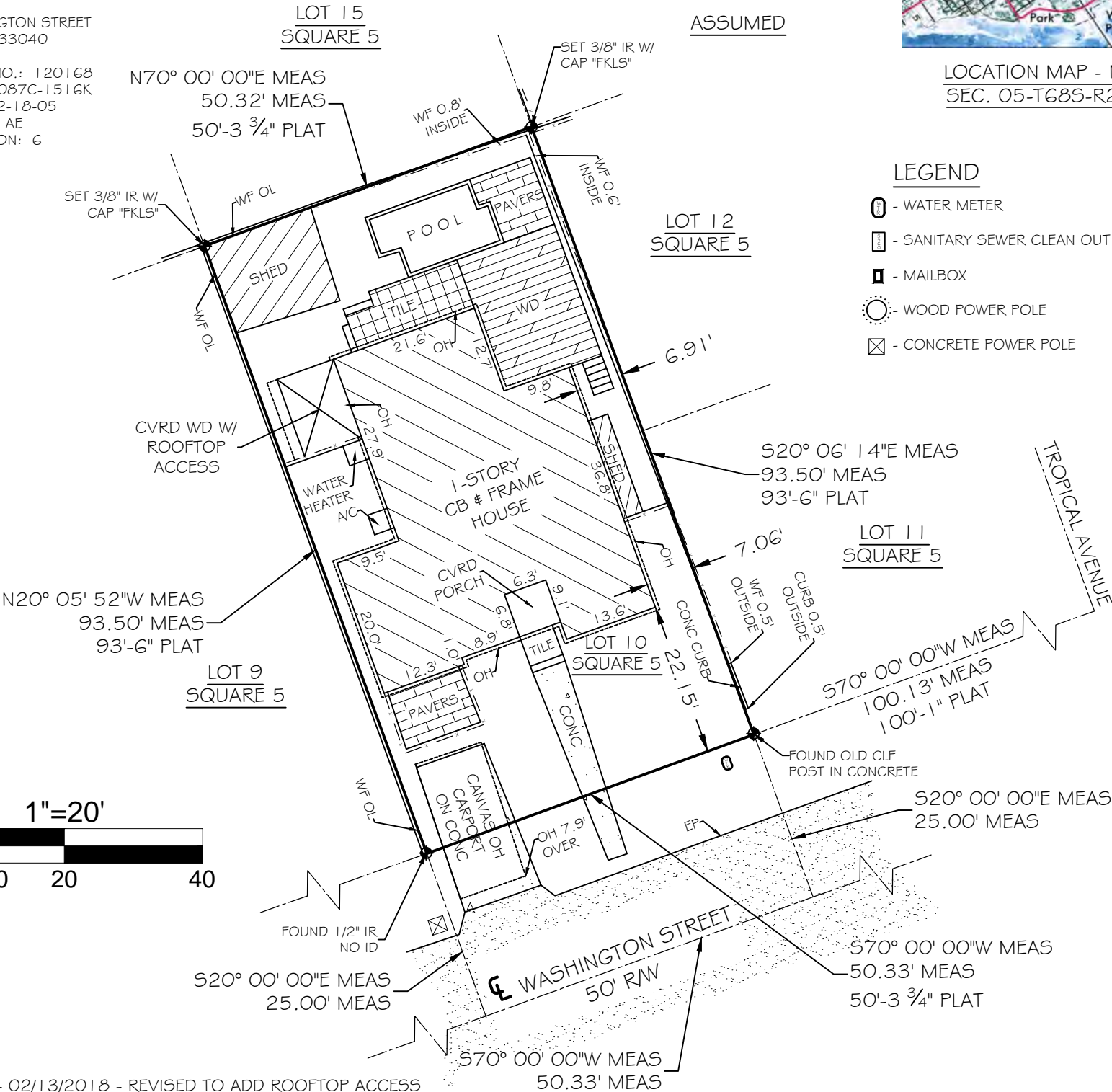
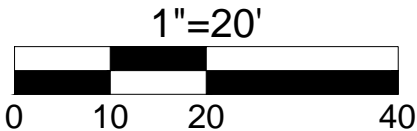
ASSUMED



LOCATION MAP - NTS
SEC. 05-T685-R25E

LEGEND

- 0 - WATER METER
- 1 - SANITARY SEWER CLEAN OUT
- 2 - MAILBOX
- 3 - WOOD POWER POLE
- 4 - CONCRETE POWER POLE



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

LEGAL DESCRIPTION -

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

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

NOTE: 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 | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | R/W = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FE = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FND = FOUND | PK = PARKER KALON NAIL | WM = WATER METER |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| | | WV = WATER VALVE |

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

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 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, LB# 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

PROPOSED DESIGN

NOTES

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

ALL STRUCTURES TO BE BUILT TO WITHSTAND
ASCE 1-10, AND FLORIDA BUILDING CODE SECTION 1603

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

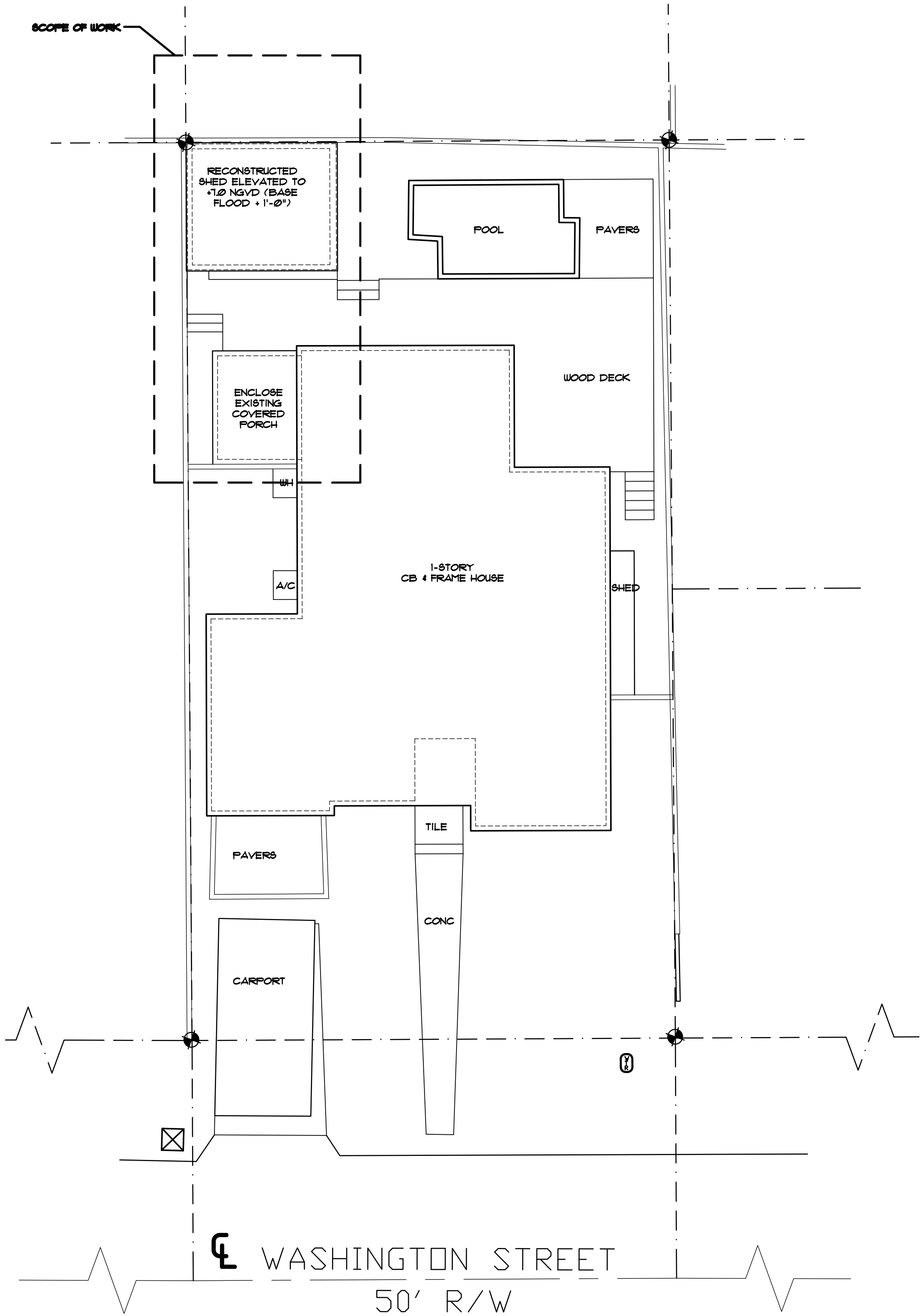
WIND DESIGN DATA
ULTIMATE WIND SPEED 180 MPH
NOMINAL (BASIC) WIND SPEED 135 MPH
RISK CATEGORY II
WIND EXPOSURE D
ENCLOSURE CLASSIFICATION ENCLOSED
INTERNAL PRESSURE COEFFICIENT 0.18 +/-

1231 Washington Street		
Zoning		HMDR
Flood Zone		AE 6
Design Flood Elevation	BFE + 1'	7'-0" NGVD
Site Area		4,705
Max Density	16 du/acre	
Max Lot Coverage	40%	1,882.2
Max Impervious Area	60%	2,823.2
Min Open Space Ratio	0.35	1,646.9

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

INDEX

SITE PLAN	A0.1
FLOOR PLAN, SCHEDULES	A1.0
EXT. ELEVATIONS	A2.0



Site Plan

1/8" = 1' - 0"

Dekeyser Renovation

Key West, FL

1231 Washington St

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS

610 White St, Key West FL

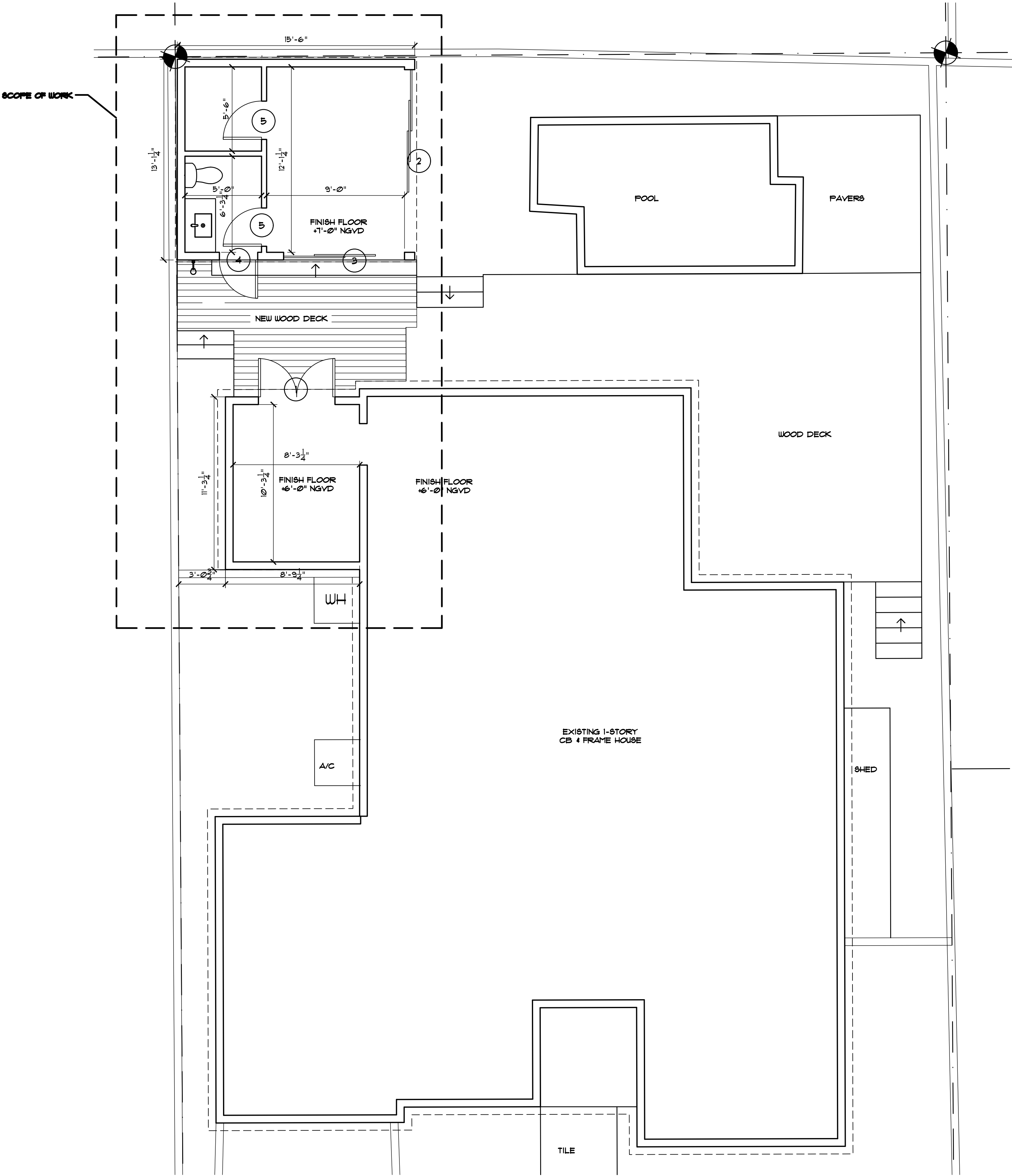
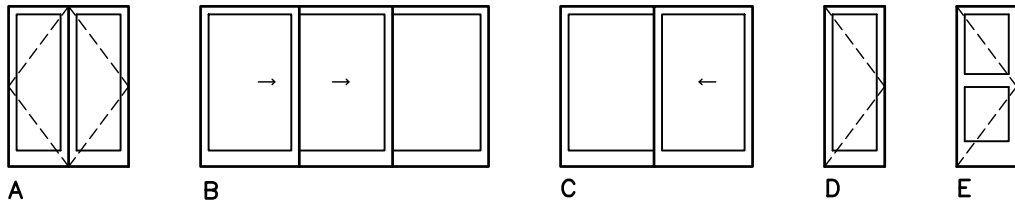
date:
7/10/18
revision:

sheet:

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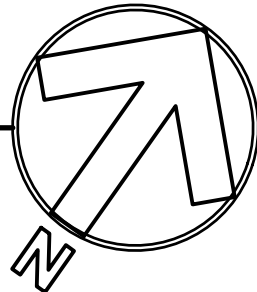
D O O R S C H E D U L E					
DOOR		MATERIAL	FRAME	MISC.	REMARKS
		GLASS FRENCH DOOR INT. WD 2 PANEL PLANK 8 PANEL LIFTING GLASS 2 PANEL SLIDING GLASS			
		TYPE	METAL		DESIGN PRESSURE
1	(2) 2'-6" x 6'-8" x 1 3/4"	A	O	O	+52.4 / -52.2 PSF
2	(3) 4'-0" x 6'-8" x 1 3/4"	B	O	O	+44.7 / -52.2 PSF
3	(2) 4'-0" x 6'-8" x 1 3/4"	C	O	O	+45.3 / -53.5 PSF
4	2'-6" x 6'-8" x 1 3/4"	D	O	O	+49.3 / -60.1 PSF
5	2'-6" x 6'-8" x 1 3/8"	E	O	O	

NOTE:



First Floor Plan

1/4" = 1' - 0"



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

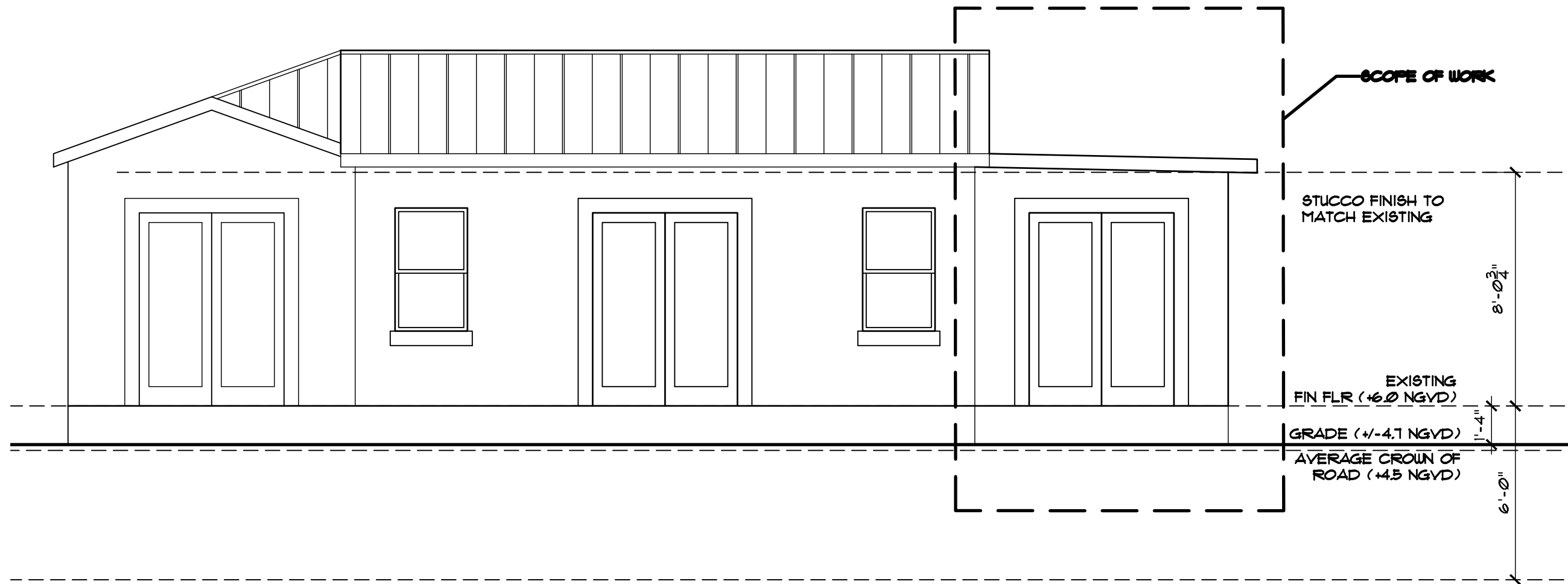
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1/10/18
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sheet:

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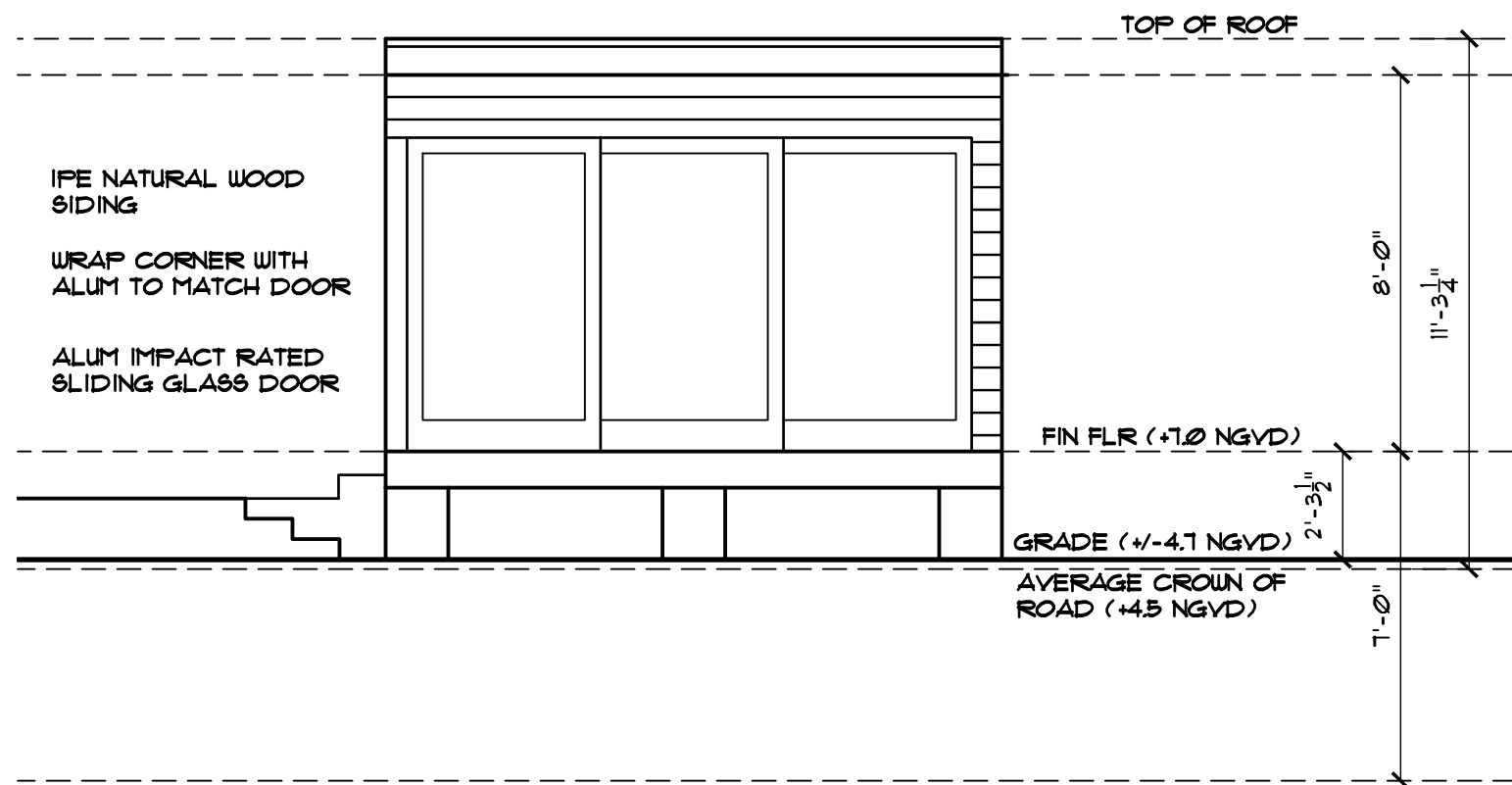
Dekeyser Renovation

1231 Washington St Key West, FL



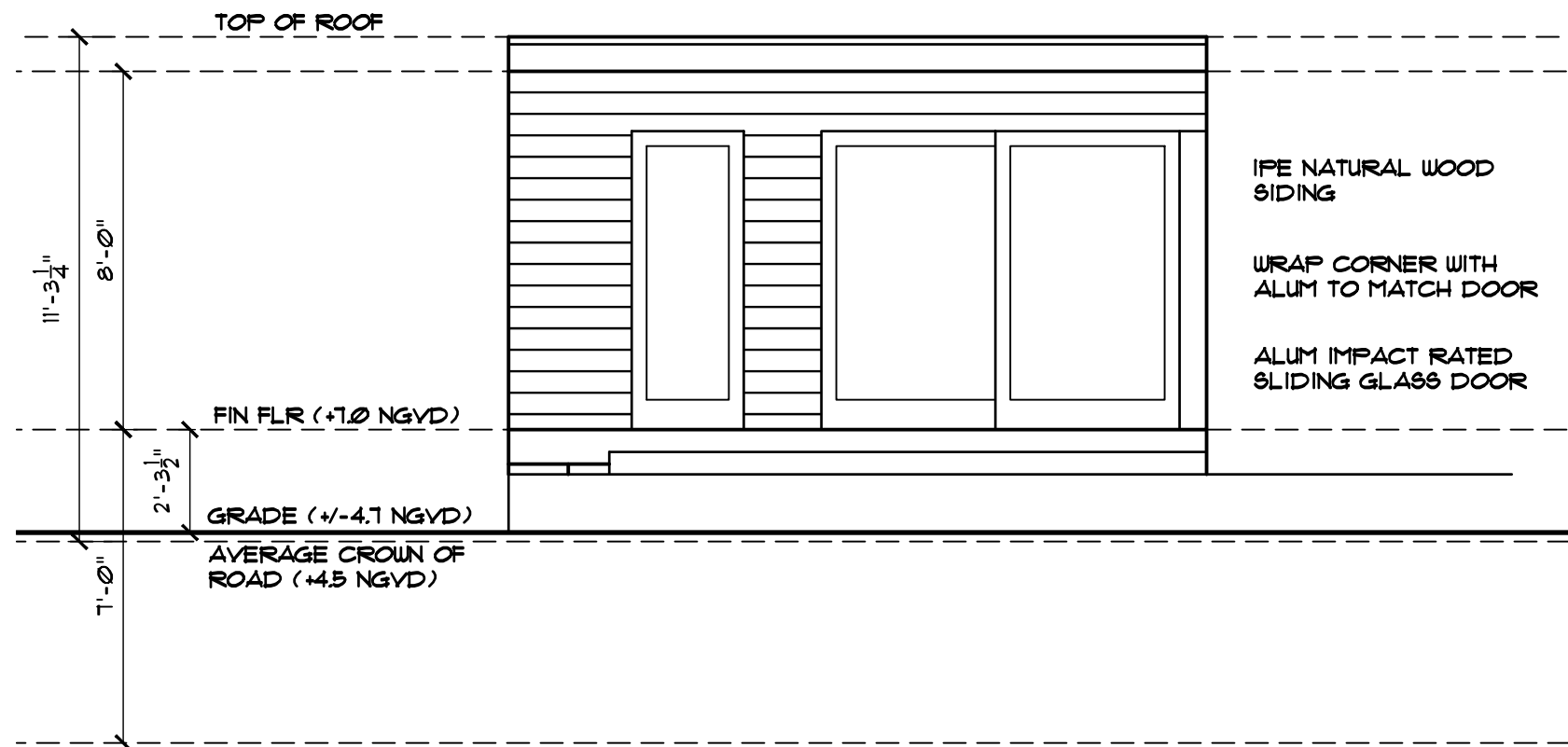
Main House
Rear Elevation

1/4" = 1' - 0"



Pool House
Front Elevation

1/4" = 1' - 0"



Pool House
Side Elevation

1/4" = 1' - 0"

PLANNING BOARD RESOLUTION

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

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

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

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

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

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

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

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

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

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

Resolution No. 2018-28



Chairman



Planning Director

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

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

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

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


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


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

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

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

Resolution No. 2018-28




_____ Chairman
_____ Planning Director

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

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

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

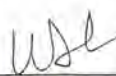

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

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

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

Resolution No. 2018-28


Chairman

Planning Director

General Conditions:

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

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

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

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective
Resolution No. 2018-28


Chairman

Planning Director

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

Resolution No. 2018-28



Chairman



Planning Director

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

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



Sam Holland, Planning Board Chairman

7-27-18

Date

Attest:



Patrick Wright, Planning Director

7-25-18

Date

Filed with the Clerk:



Cheryl Smith, City Clerk


7-30-18

Date

Resolution No. 2018-28



Chairman



Planning Director

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S70°00'00"W ASSUMED
ALONG THE CENTERLINE OF
WASHINGTON STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

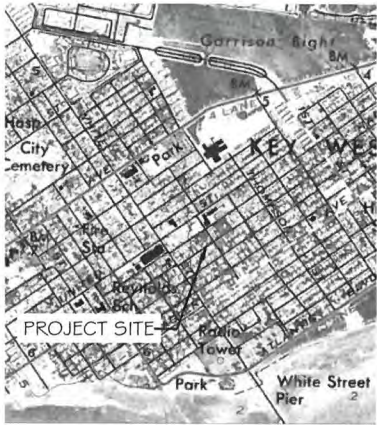
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1231 WASHINGTON STREET
KEY WEST, FL 33040

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



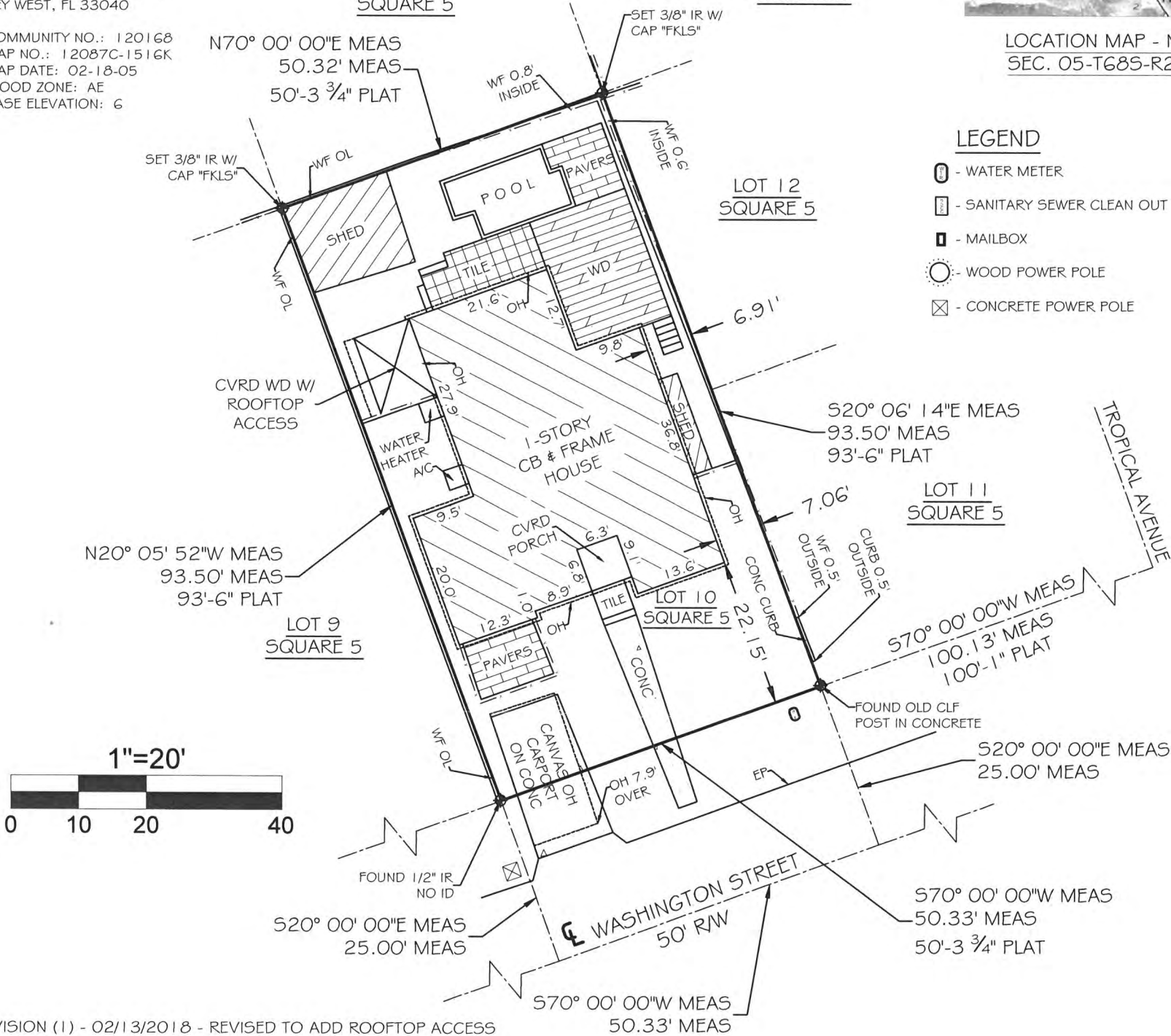
ASSUMED



LOCATION MAP - NTS
SEC. 05-T68S-R25E

LEGEND

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



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

LEGAL DESCRIPTION -

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

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

NOTE: 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 | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DELT = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | U/R = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | U/E = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FI = FENCE INSIDE | PK = PARKER KALON NAIL | WM = WATER METER |
| FND = FOUND | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

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

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 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, LB# 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

35-18
1-27-18

NOTES

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

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

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

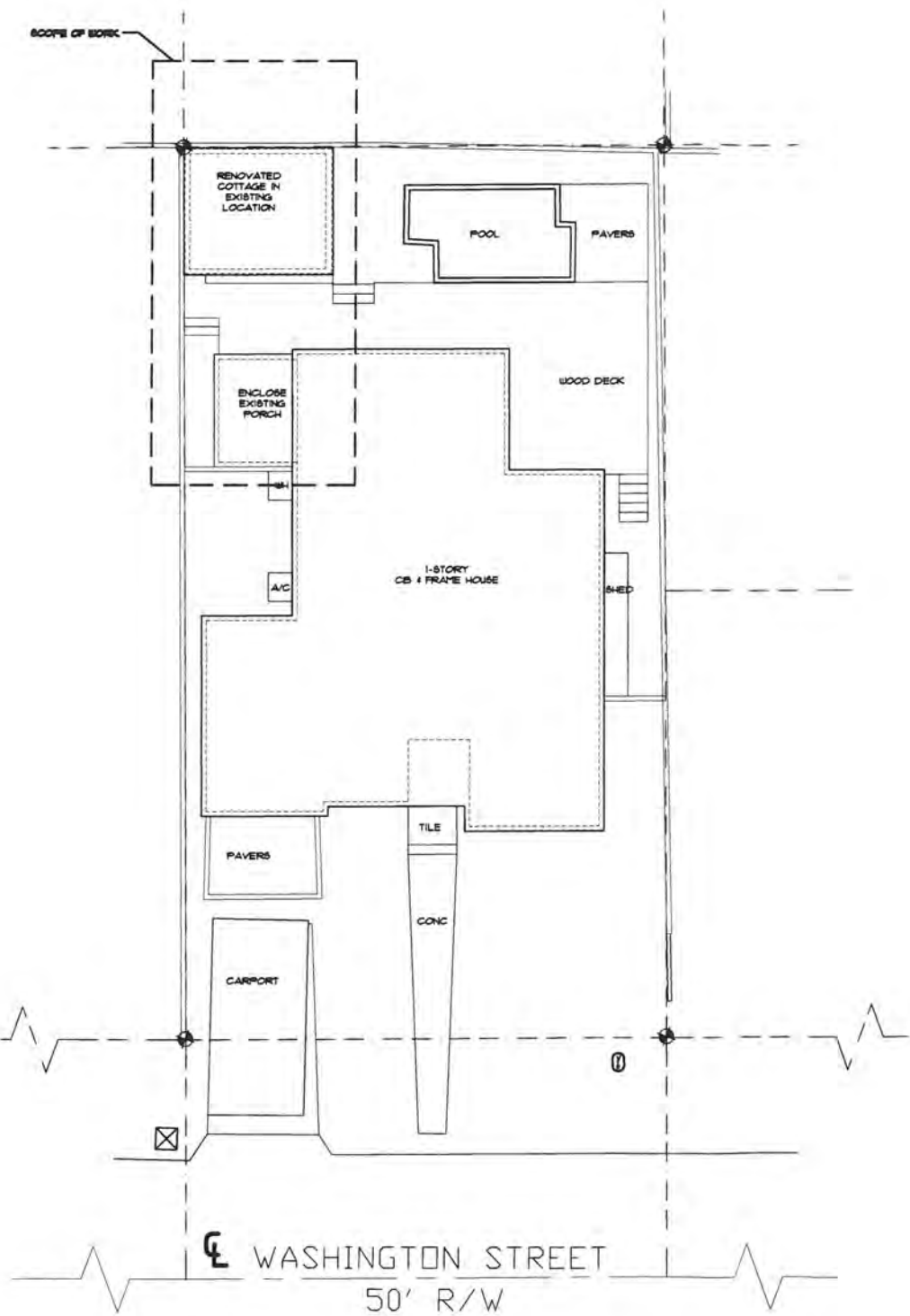
WIND DESIGN DATA	
ULTIMATE WIND SPEED	100 MPH
NOMINAL (BASIC) WIND SPEED	39 MPH
RISK CATEGORY	II
WIND EXPOSURE	D
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	0.18 +/-

1231 Washington Street			
Zoning			HMDR
Flood Zone			AE 6
Design Flood Elevation	BFE+1'		7'-0" NGVD
Site Area			4,705
Max Density	16 du/acre		
Max Lot Coverage	40%		1,882.2
Max Impervious Area	60%		2,823.2
Min Open Space Ratio	0.35		1,646.9
	Max	Existing	Proposed
Height	30'		
Setbacks			
Front	10'	21'-7"	21'-7"
Rear	15'	21'-3"	21'-3"
Street Side	7.5'	-	-
Side	5'	6'-5", 1'-8"	6'-5", 1'-8"
	Covered Building Area (SF)	Impervious Area (SF)	Impervious Area (SF)
Building Areas		Existing	Proposed
Existing Residence	1,788	1,788	1,788
Rear Auxiliary Structure	220	220	220
Accessory Shed	38	38	38
Site Areas			
Covered Carport	126	126	126
Front Pavers	N/A	91	91
Front Walkway	N/A	108	108
Pool	N/A	164	164
Pool Decks	N/A	201	201
Slabs	N/A	24	24
Wood Decks		291	419
Site Area (SF)	4,705		
Site Area (AC)	0.11		
		Existing	Proposed
Total Lot Coverage (SF)		2,172	2,172
Lot Coverage (%)		46.2%	46.2%
Total Impervious Area (SF)		2,760	2,760
Impervious Area (%)		58.7%	58.7%
Proposed Open Space (SF)		1,654	1,526
Proposed Open Space Ratio		0.35	0.32
Flood Elevation		4.7 NGVD	7.0 NGVD

INDEX

SITE PLAN
FLOOR PLAN, SCHEDULES, EXT. ELEVATIONS

A0.1
ALL



Site Plan

1/8" = 1' - 0"

Dekeyser Renovation

1231 Washington St. Key West, FL

THOMAS E. POPE, P.A.

POPE SCARBROUGH ARCHITECTS

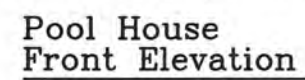
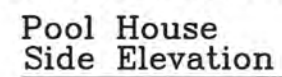
(305) 296 3611 610 White St. Key West FL

date:
7/10/18
revision:

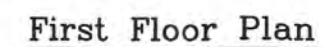
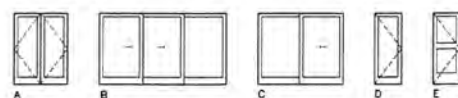
sheet:

A0.1

REV
7-25-18
7/27/18


$$1/4'' \pm 1' - \emptyset''$$

$$V_4^* = I^* = \emptyset^*$$

NOTE:


$$V_4^* = J^* - \Theta^*$$

Dekeyser Renovation

Key West, FL

1231 Washington St

THOMAS E. POPE, P.A.
SCARBROUGH ARCHITECTS

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

G10 White SL Key West FL

date:
7/10/18
revision:

sheet:

A1.1

NOTICING

Public Meeting Notice

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

REPLACEMENT OF EXISTING ACCESSORY STRUCTURE. DEMOLITION OF NON- HISTORIC ACCESSORY STRUCTURE. FOR #1231 WASHINGTON STREET

Applicant – Thomas E. Pope

Application #H18-03-0037

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00041410-000000
 Account # 1042081
 Property ID 1042081
 Millage Group 10KW
 Location 1231 WASHINGTON St., KEY WEST
 Address
 Legal LT 10 SQR 5 TR 19 KW TROPICAL BLDG AND INVESTMENT CO SUB PB1-34 OR337-571-572 OR634-18D/C OR841- 2466 OR1115-228 OR1154-2203 OR1257-1475 OR1404-1852/ 61 OR1429-1840/1 OR1497-506/08C OR1609-1525/26 OR2465-1810/11 OR2657-1926/27 OR2699-279/80
 Description (Note: Not to be used on legal documents)
 Neighborhood 6157
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DEKEYSER RICHARD T
 1231 Washington St
 Key West FL 33040

DEKEYSER SUSAN C
 1231 Washington St
 Key West FL 33040

Valuation

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

Land

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

Buildings

Building ID 3240
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2583
 Finished Sq Ft 1554
 Stories 1 Floor
 Condition GOOD
 Perimeter 196
 Functional Obs 0
 Economic Obs 0
 Depreciation % 6
 Interior Walls WD PANL/CUSTOM

Exterior Walls C.B.S. with 3% ABOVE AVERAGE WOOD
 Year Built 1948
 EffectiveYearBuilt 2010
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

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

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

Yard Items

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

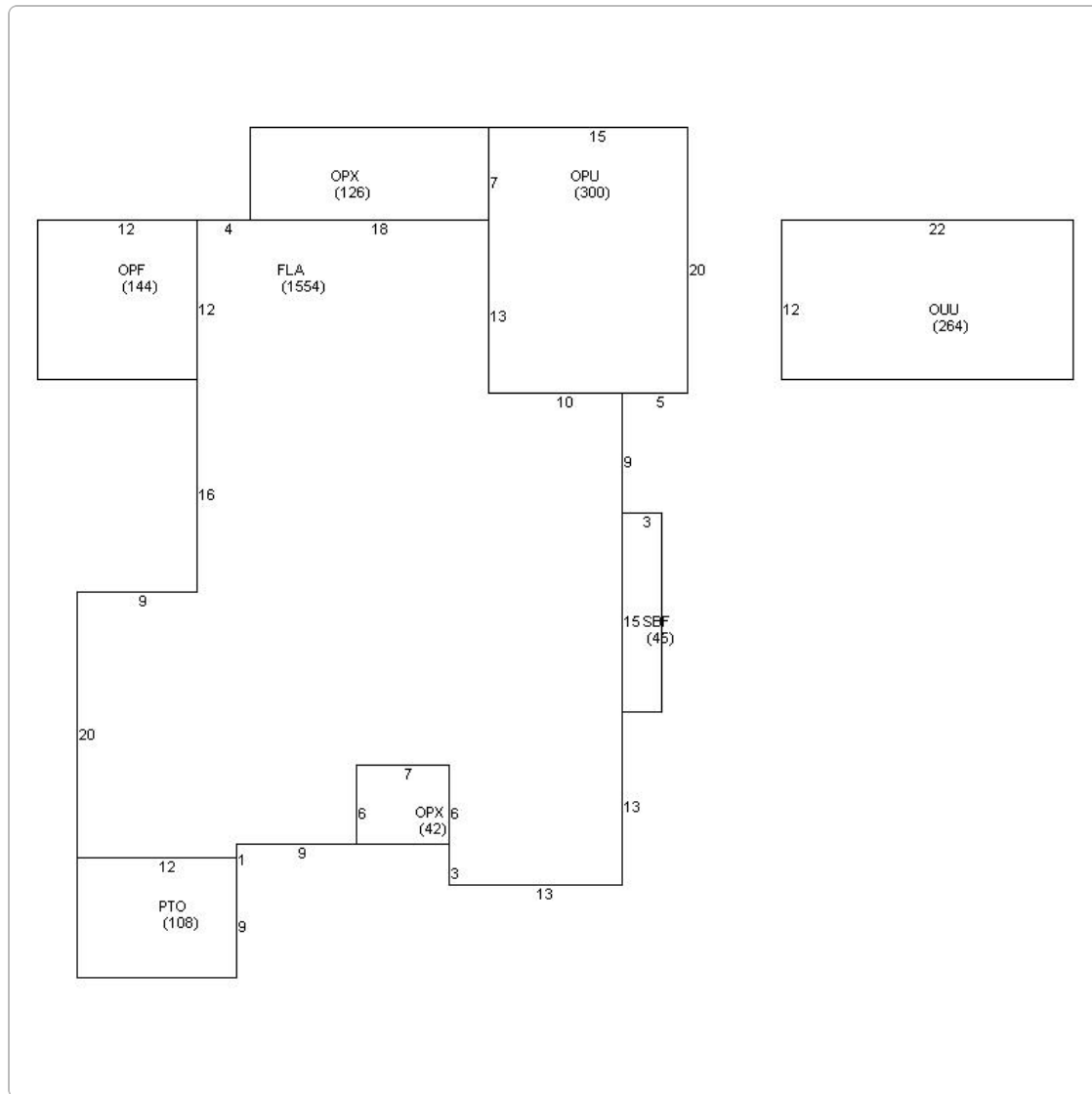
Sales

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

Permits

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

Sketches (click to enlarge)



Photos



Map



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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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