

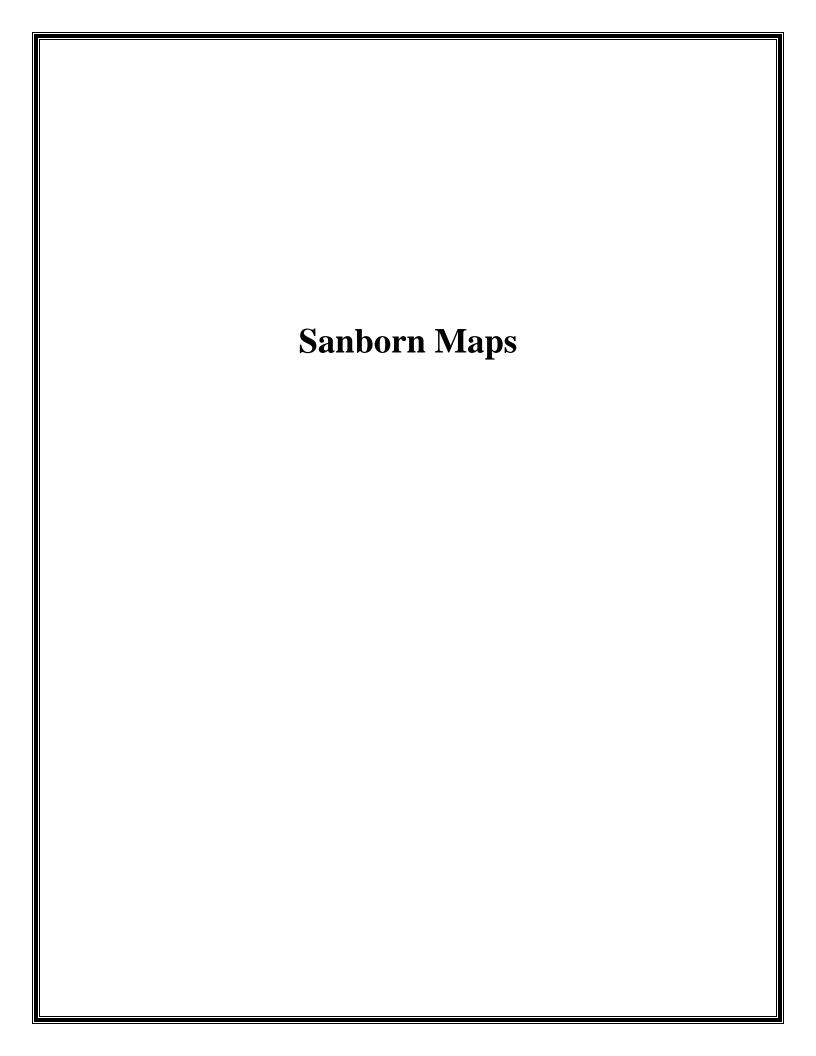


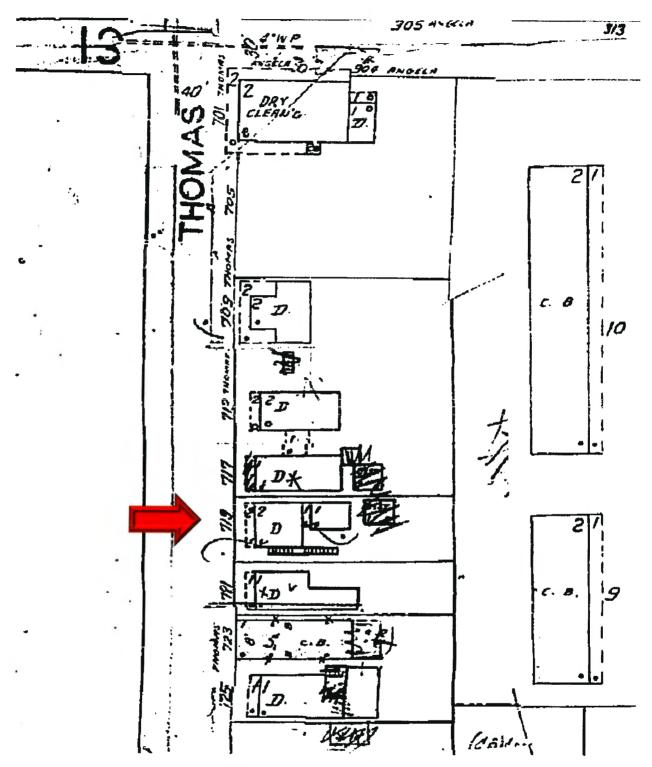
OF THE CITY	CITY OF KEY WEST	
98	BUILDING DEPART	
	CERTIFICATE OF APPRO	PRIATENENSS PPLICATION #19-01 1449
MEST, FLORIDA	A.	PPLICATION #11-U1 V V V
OWNER'S NAME:	ANDREW FISHER	DATE: 9/2/14
OWNER'S ADDRESS:	1400 19 STREET K	16 PHONE #: 797-1319
APPLICANT'S NAME:	PIKE ARCHITECT	S PHONE #: 296-1692
APPLICANT'S ADDRE	ess: 471 US. HIGHWAY	1- KEY WEST FL.
ADDRESS OF CONSTI	RUCTION: 719 THOMAS	STREET # OF UNITS
TH	ERE WILL BE A FINAL INSPECTION REQU	JIRED UNDER THIS PERMIT
DETAILED DESCRIPT	TION OF WORK: DESIGN OF NEW	U Haseon Empty
107-1800	S9.77. 2 STORT RESID	DEMCE ON PIERS
with the in a misdema ******	337.06 F.SFalse Official Statements — Whoever knowing attent to mislead a public servant in the performance of his eanor of the second degree punishable as provided for in ***********************************	is or her official duty shall be guilty of s. 775.082 or 775.083 ************************************
precede application permits, variances Applications mus outlined by the S	ons for building permits, right of was, and development review approval to meet or exceed the requirement ecretary of the Interior's Standards for the Mest's Historic Architecture.	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions) TREE REMOVAL PERMIT (if applicable)
for completeness presentation to Commission at the must be present	the application shall be reviewed by state and either approved or scheduled for the Historic Architectural Review next available meeting. The application at this meeting. The filing of the ot ensure approval as submitted.	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES Tyne: DC Drawer: Pate: 201 1001445 USE: Only: 100145 USE:
Applications that of be considered income	lo not possess the required Submittals omplete and will not be reviewed for an	poroval. Trans number of the staff Approval: 3020414
Date: 9/2/10	*	Trans d te: 9/11/14 Time: 14:34:04 Fee Due:\$

Applicant's Signature: _

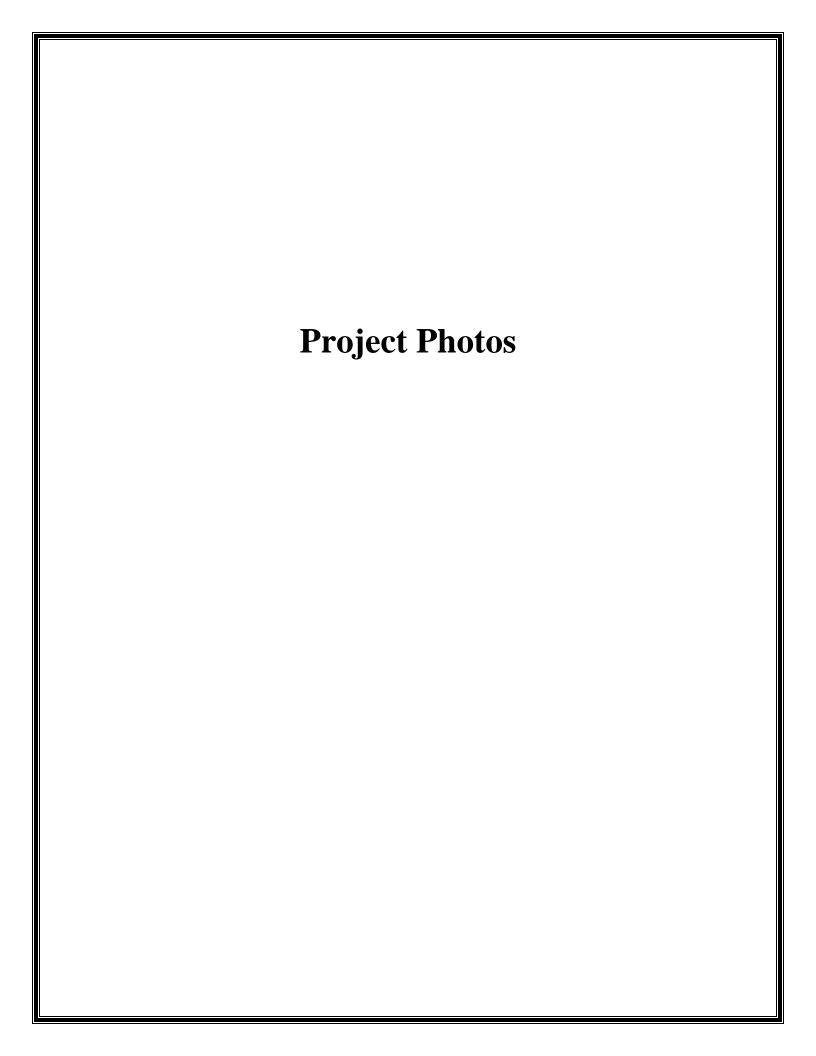
HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved Denied Deferred Reason for Deferral or Denial: **HARC Comments:** VACANT LOT GUIDELIMES FOR HEW COMISTRUCTION! Limit of Work Approved, Conditions of Approval and/or Suggested Changes: Date: _____ Signature: _____ Historic Architectural **Review Commission**

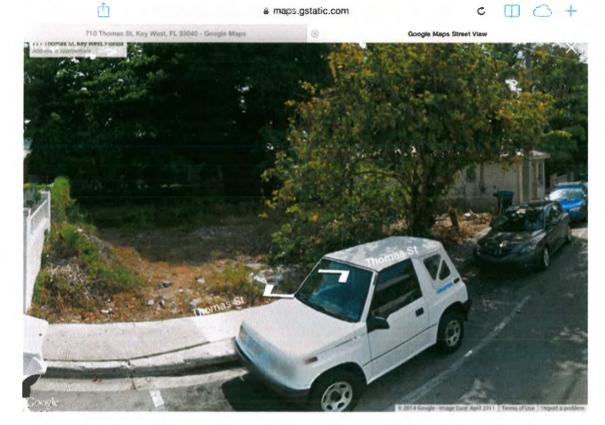




#719 Thomas Street Sanborn map 1962







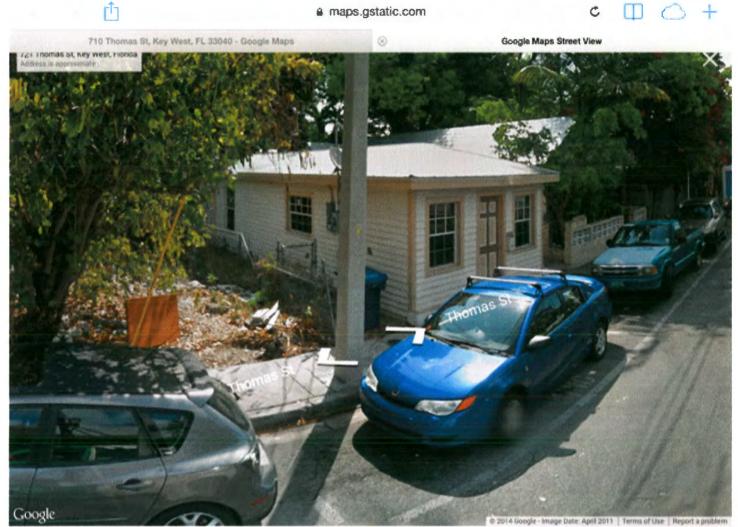
STREET VIEW











STREET YIEW SIDE

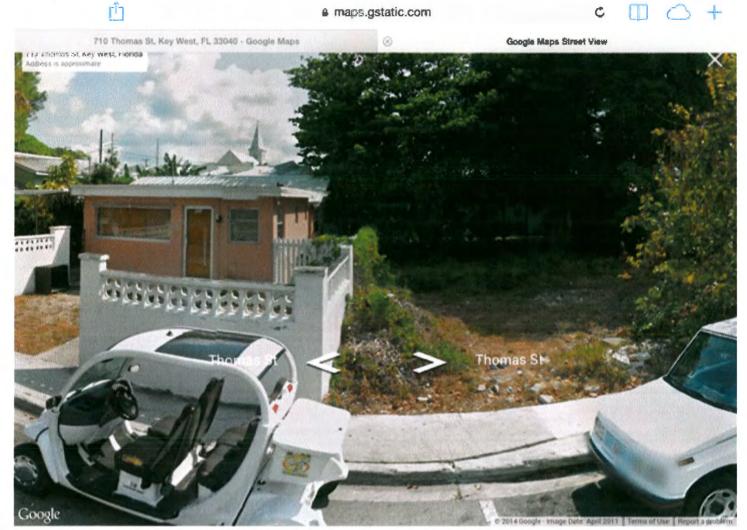
a maps.gstatic.com











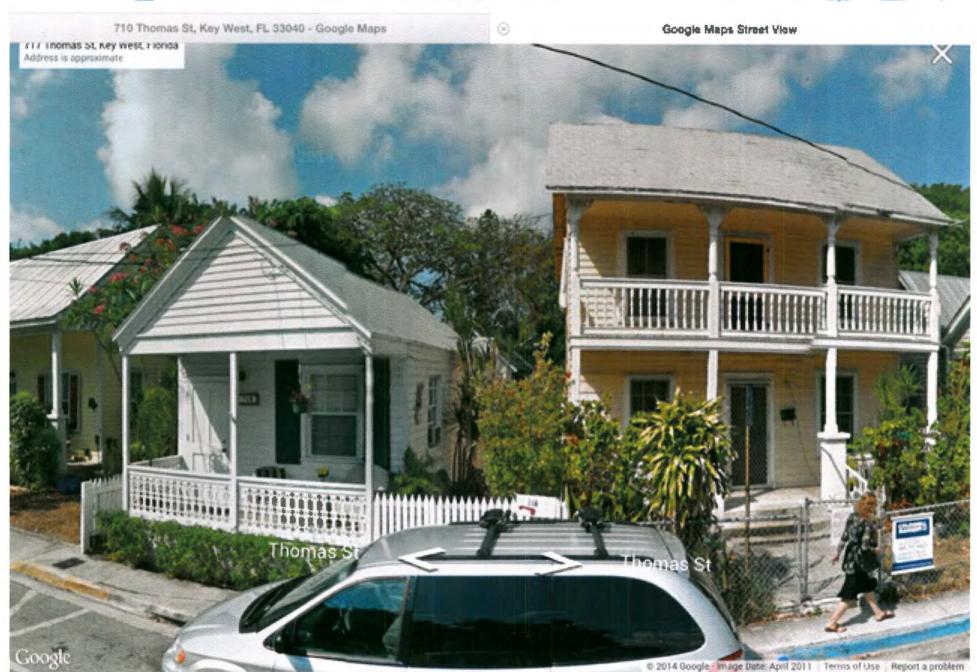
STREET VIEW - SIDE

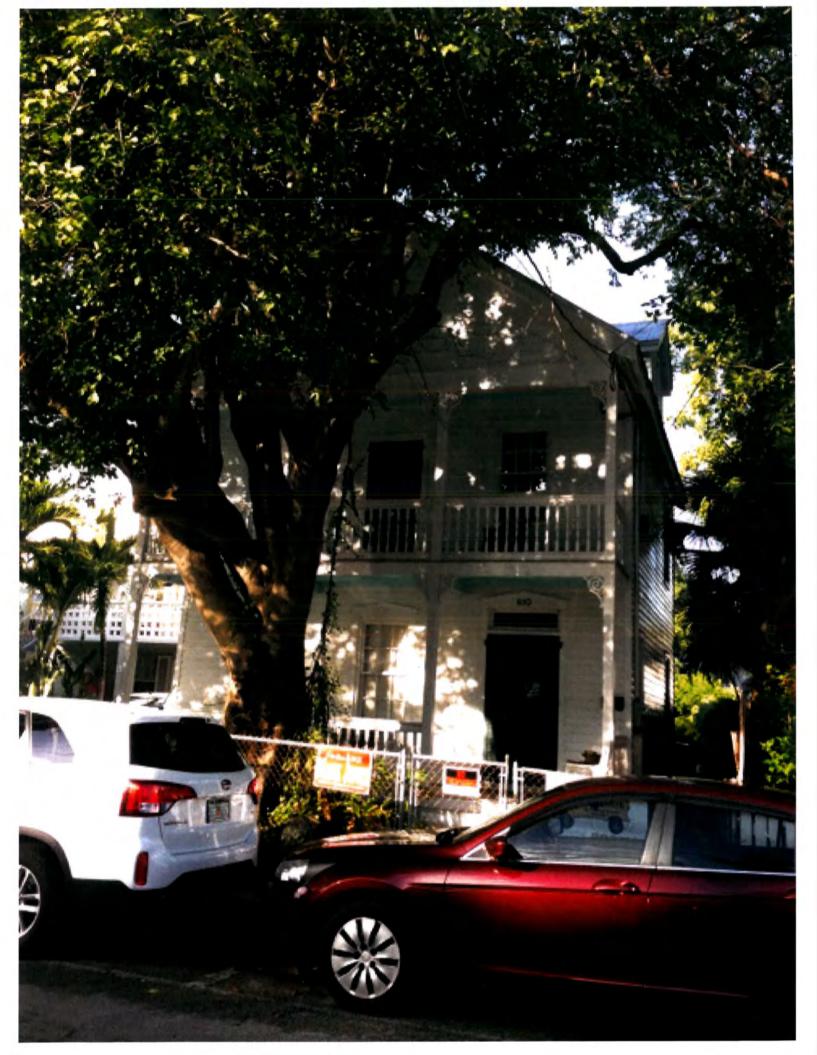








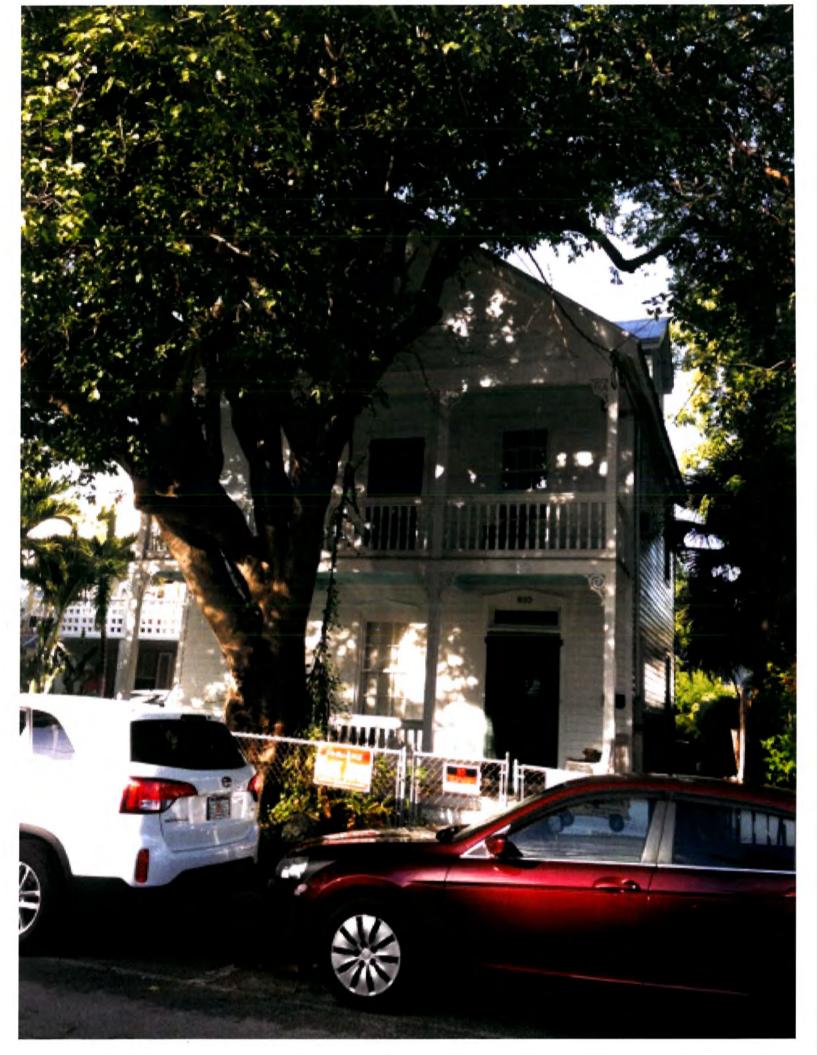


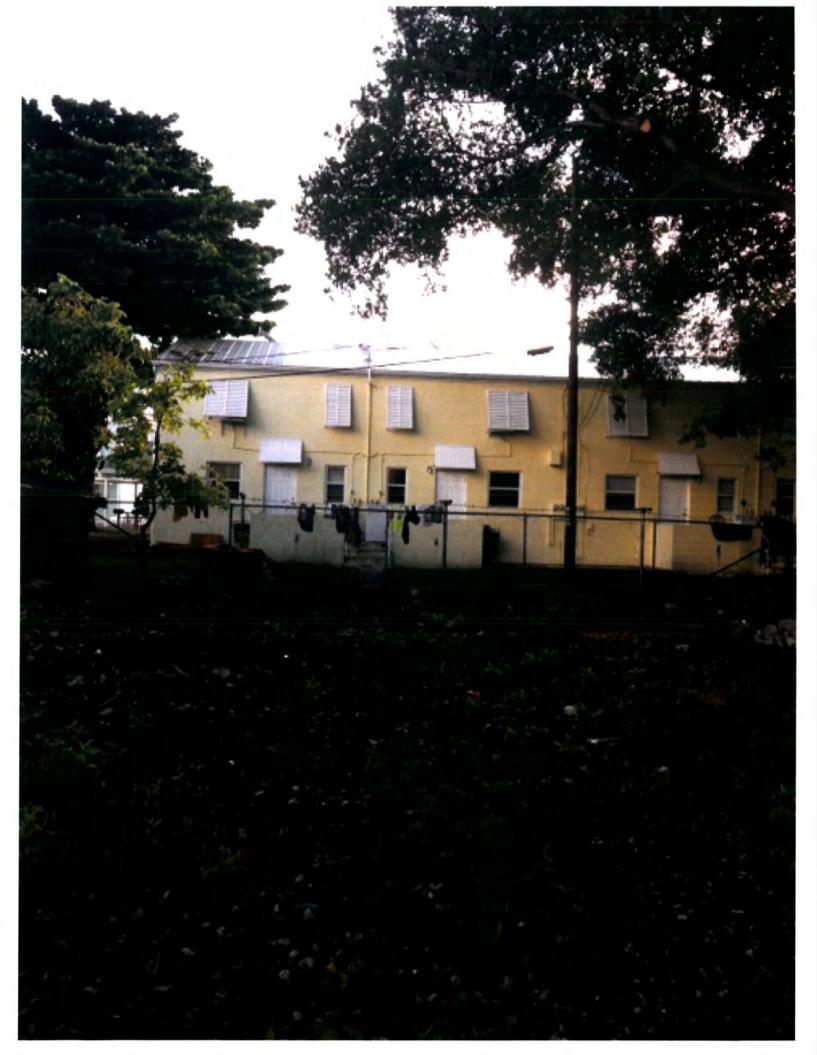






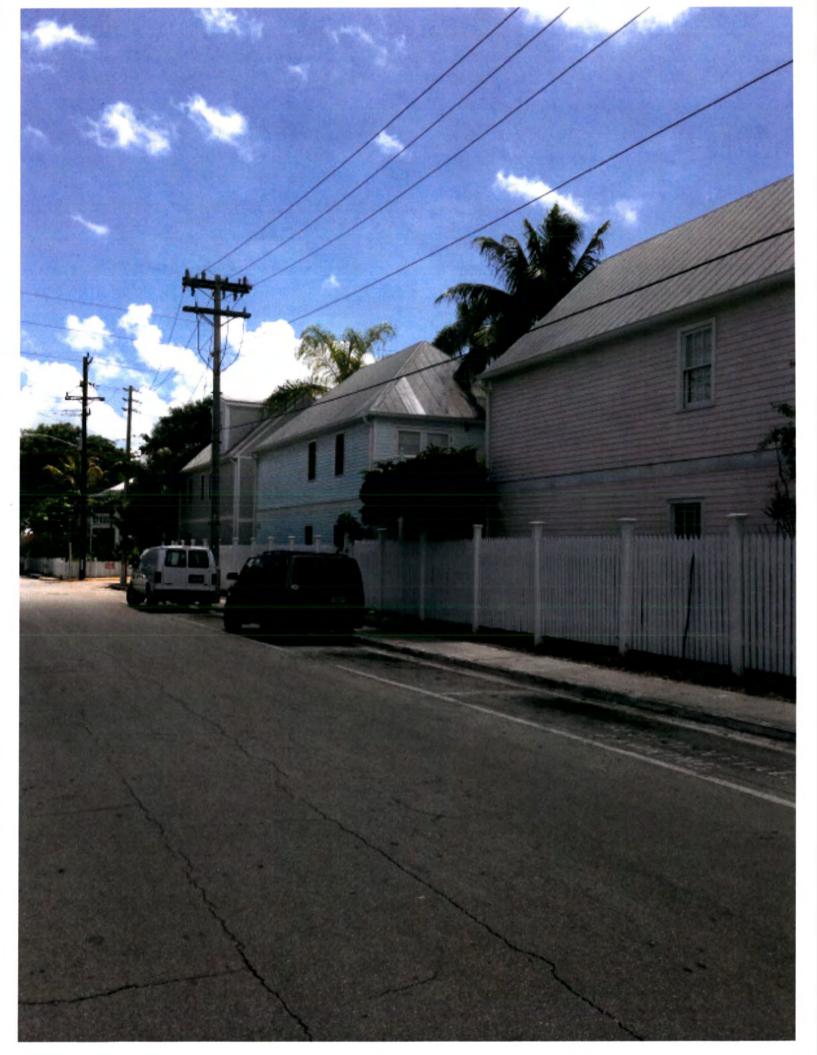


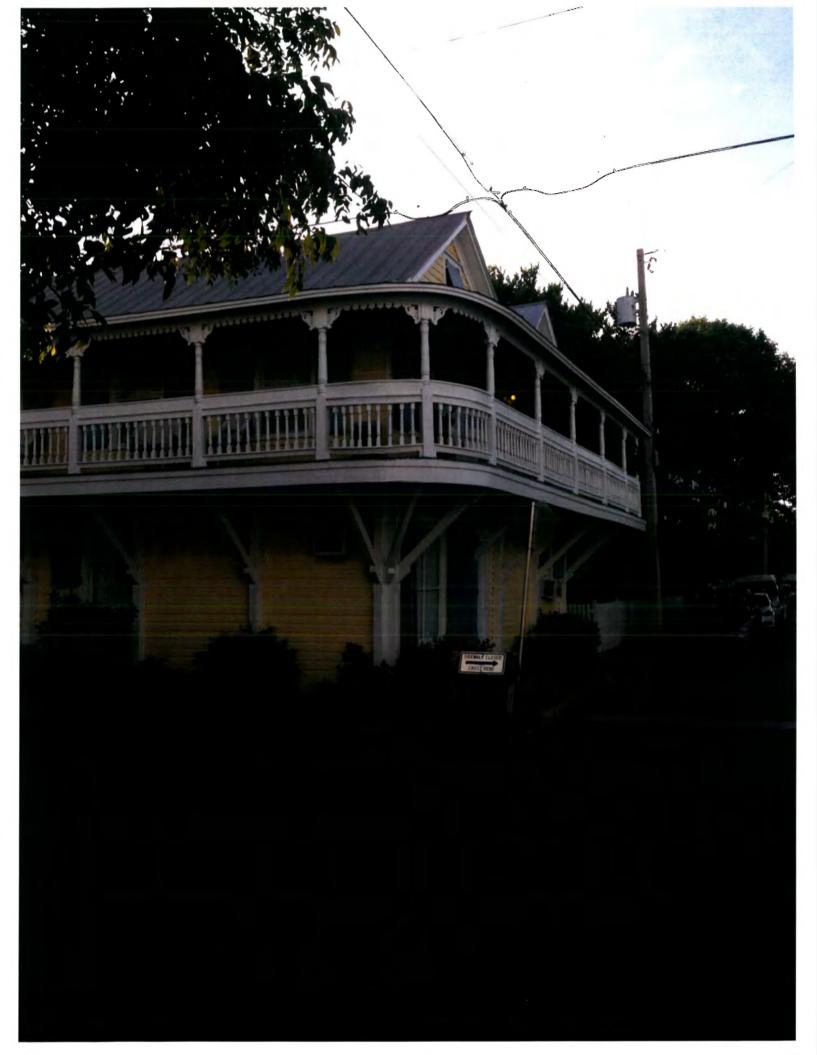














Lawful Unit Determination



Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

March 5, 2014

VIA HAND DELIVERY & ELECTRONIC MAIL patrick@owentrepanier.com

Patrick Wright Owen Trepanier and Associates 402 Appelrouth Lane Key West, FL 33040

Re: Lawful Unit Determination (LUD)

718 Thomas Street, Rear (RE# 00013431-000000, AK# 1013811)

Code Case 12-1802

Dear Mr. Wright:

This report is in response to your request for a determination regarding whether one (1) Building Permit Allocation System (BPAS) unit is lawfully established on the property located at 718 Thomas Street, Rear.

Background:

The focus of the Lawful Unit Determination (LUD) is 718 Thomas Street, Rear. However, because the city only recognizes one unit at 718 Thomas, research on the entire parcel was necessary for an accurate account of all units. The parcel is legal non-conforming use with respect to density. This review is in response to Code Case 12-1802.

NUMBER	OF UNITS		
ా ప్రమాగంతు నుమాగారా	EXISTING	LICENSED / RECOGNIZED	
Market-Rate Residential, 718 Thomas, Front	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Market-Rate Residential, 718 Thomas, Rear	1	0	
Affordable Residential Dwelling Units	0	0	
Transient Units	0	0	
Commercial Units	0	0	
Zoning	Historic Medium Density Residential (HMDR)		
Flood Zone X Zone			



718 Thomas, Rear Lawful Unit Determination Page 2 of 3

The subject property is licensed by the City for one residential unit. The front structure at 718 Thomas Street is contributing, circa 1889. There is no City Licensing record of when the rear structure was built; however, it was renovated with permits in 1997.

Previous City Approvals:

718 Thomas Street, Rear

Permits in 1997 for renovation of a cottage

Analysis:

The criteria for evaluating the existence of a unit are listed in Section 108-991(4) of the City Code. The purpose of the BPAS is to limit residential development commensurate with the City's ability to maintain reasonable and safe hurricane evacuation clearance times as established by the Hurricane Evacuation Model Clearance Time Memorandum of Understand executed on August 2012 (see Policy 5-1.6.2 of the Comprehensive Plan). The basis for determining existing units shown in the model was the April 1, 2010 Census. Therefore, units in existence at the time the census was prepared are presumed not to be affected by BPAS as established by Objective 1-1-16 and implementing policies of the City of Key West Comprehensive Plan.

A site visit by City staff, which included the Building Official, was conducted on May 24, 2013. The site inspection verified that two residential units exist at 718 Thomas Street (Front and Rear). Site photographs of the rear unit are included.²

The following are the findings based on the review by the Planning Department relating to activities on the property prior to 2010:³

- Polk City Directory from 2005 specifies two apartments at 718 Thomas Street;
- Executed lease dated February 1, 2009 for 718 Thomas "Studio Cottage";
- Monroe County Property Appraiser specifies building two includes bath and kitchen;
- Keys Energy and Florida Keys Aqueduct records recognize one unit;
- The 1991 Land Use Inventory, which was created by the Planning Department based upon the 1990 US Census, recognized one unit; and
- City Utility and Licensing records currently acknowledge one residential unit.

Determination:

The entirety of the evidence presented by Mr. Wright and that acquired by the Planning Department indicate that <u>two</u> units were lawfully established at 718 Thomas Street prior to April 1, 2010.

This letter does not grant new building permit allocations, but rather recognizes that two non-transient residential dwelling units exist at 718 Thomas Street front and rear. Subsequently, this document along with a signed acknowledgement form will be rendered to the Department of Economic Opportunity (DEO) for their review. It is possible that the DEO may object to this finding.

The authorization for the lawful establishment contained in this determination letter shall not be considered valid nor granted until such time as the approval requirements listed in this letter are fully addressed as follows:

- 1. 718 Thomas Street, Rear will require the establishment of a new address for compliance with the 911 Addressing System. Please coordinate with Engineering Services;
- 2. Building Department Submittals and Inspection: Per Ordinance 13-19, units which have not been previously acknowledged by the Administrative Official, but are presumed to be lawfully established must meet the requirements in the Florida Building Code. This can be accomplished through as-built inspections and certifications or other means acceptable to the Building Official; and
- 3. Impact Fees and/or Back Fees: As this structure dates prior to the 1970s, impact fees will not be assessed. However, the back fees for sewer, solid waste and stormwater will be assessed back to 2005:⁴

718 Thomas, Rear Lawful Unit Determination Page 3 of 3

a. The amount due for the rear unit at 718 Thomas is \$6,276.83.

These figures are effective through March 31, 2014. The Utilities Collections Manager will contact you to coordinate payment. Should you have any questions, Michael Turner can be reached at 809-3816.

Please do not hesitate to contact me at 809-3722 with any questions or comments that you may have.

Respectfully,

Carlene Smith Planner Analyst

Attachments:

1 1997 Building Permit – Cottage Renovation

2 Site Visit Photos

3 Planning Department Findings

4 Back Fees

5 LUD Application

cc: Donald Leland Craig, AICP, Director of Community Development Services & Planning Director

Ron Wampler, Building Official

Larry Erskine, Chief Assistant City Attorney

Chris Bridger, Assistant City Attorney

Carolyn Walker, Licensing Official

Michael Turner, Utilities Collection Manager

Jim Young, Code Compliance Manager

Bonnita Badgett, Code Compliance Officer

Diane Nicklaus, Engineering Services

Scott Russell, C.F.A., Monroe County Property Appraiser



Boundary Survey Map of Lot 5, GORDON'S GARDEN Island of Key West, Florida Issumed L Found 0.6' NE گنی CL. 3.5' LEGENDFound 2" Iron Pipe (Fence Post) Set 3/4" Iron Pipe w/cap (5298) Lot 5 C Found 1/2" Iron Rod (RER) Found Mail & Disc (PTS) Set Nail & Disc (6298) "Vacant" (M) Measured 7 Record (R) (M/R) Measured & Record C.B.S. Concrete Block Structure ΰ With 0 $R \setminus W$ Right of Way Wall Chain Link Fence Centerline $S_{\mathcal{L}}^{\mathfrak{X}}$ Wood Utility Pole \geq Concrete Utility Pole oka Eliza ngela Overhead Utility Lines Fire Hydrant Sewer Cleanout Out Water Meter (1:0) _CLF 3.6' Out 194.00' (m/r) □ ■ (m/r) 46.00 Point of Commencing **5**0 ThomasSt.40' (R\W) _R/W Line

NOTES:

The legal description shown hereon was furnished by the client or their agent.

Underground foundations and utilities were not located.

- Onderground foundations and utilities were not located.
 All angles are 90° (Measured & Record) unless otherwise noted.
 Street address: 719 Thomas Street, Key West, FL.
 This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 Lands shown hereon were not abstracted for rights—of—way, easements, ownership, or other instruments of record.
 North Arrow is assumed and based on the legal description.
 Date of field work: October 23, 2013.
 Ownership of fences is undeterminable, unless otherwise noted.
 Adjoiners are not furnished.

10. Adjoiners are not furnished.

11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum. 12. Benchmark utilized: U 276

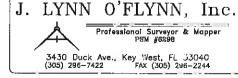
FLYNN, INC.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said island, delineated in February AD 1829 and is known as Lot 5 of a Subdivision of part of Gordon's Garden according to a diagram made by W.H. VonPfister, recorded in Monroe County Records: Commencing on a point of Thomas Street 194 feet from the corner of Thomas and Eliza Streets and running thence in a Southeasterly direction 46 feet; thence at right angles in a Northwesterly direction 98 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Southwesterly direction 98 feet to the place of beginning.

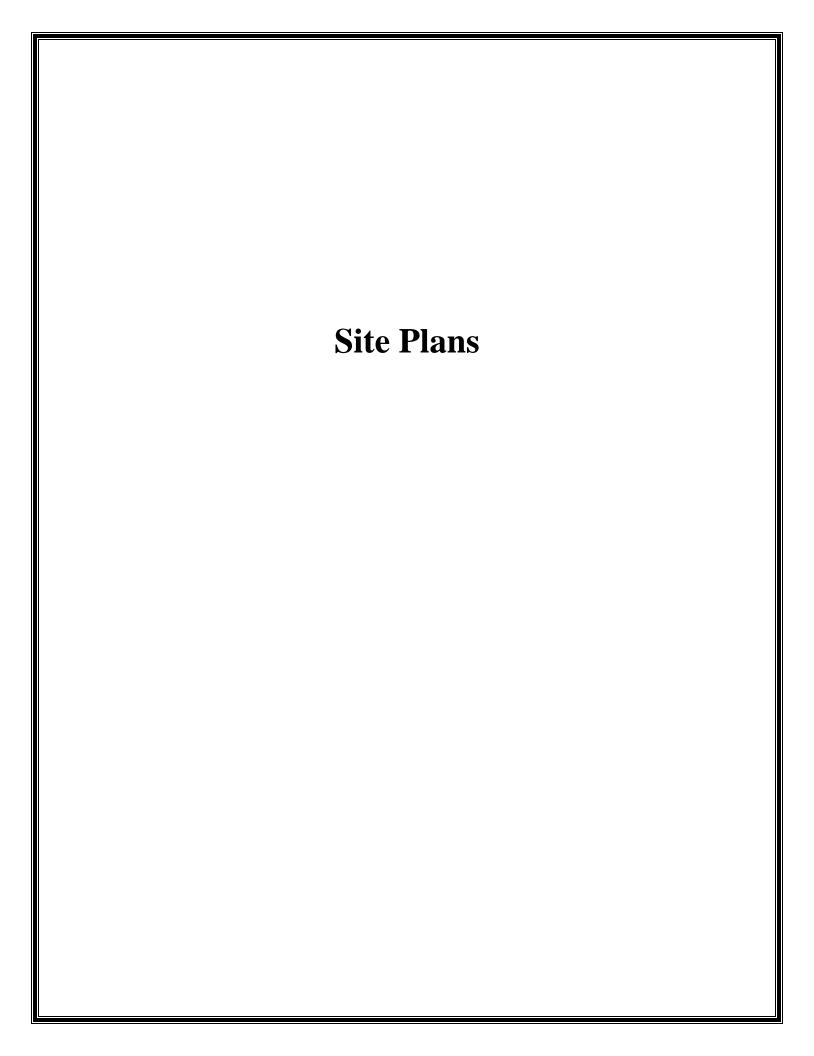
BOUNDARY SURVEY FOR: Andrew Derek Fisher; The Closing Department, Inc.; Westcor Land Title Insurance Co.;

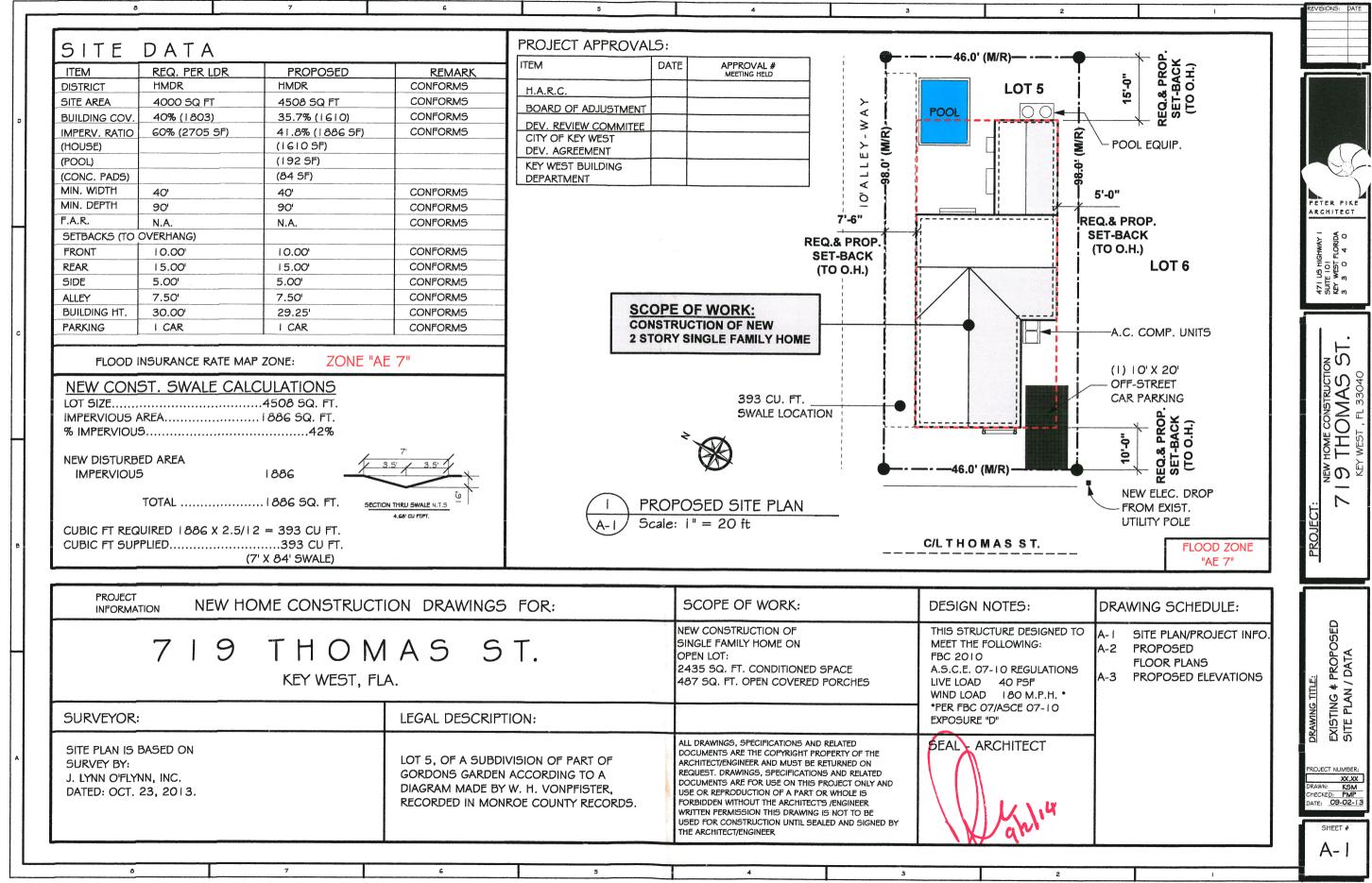
J. Lynn O'Flynn, PSM Florida Reg. #6298

THIS SURVEY IS NOT *ASSIGNABLE*



October 23, 2013









LEGEND

701: 2 1/2 STORY 704: 2 STORY 708: 1 STORY 709: 1 1/2 STORY 714: 1 1/2 STORY 715: 1 STORY

716: 2 STORY 718: 1 STORY

719: 2 STORY (SUBJECT PROPERTY)

720: 2 STORY 723: 1 STORY 724: 2 STORY 729: 2 STORY 227: 1 STORY



471 US HIGHWAY I SUITE 101 KEY WEST FLORIDA 3 3 0 4 0

7 | 9 THOMAS ST. REFY WEST, FL 33040

DRAWING TITLE: SITE STUDY

PROJECT NUMBER:

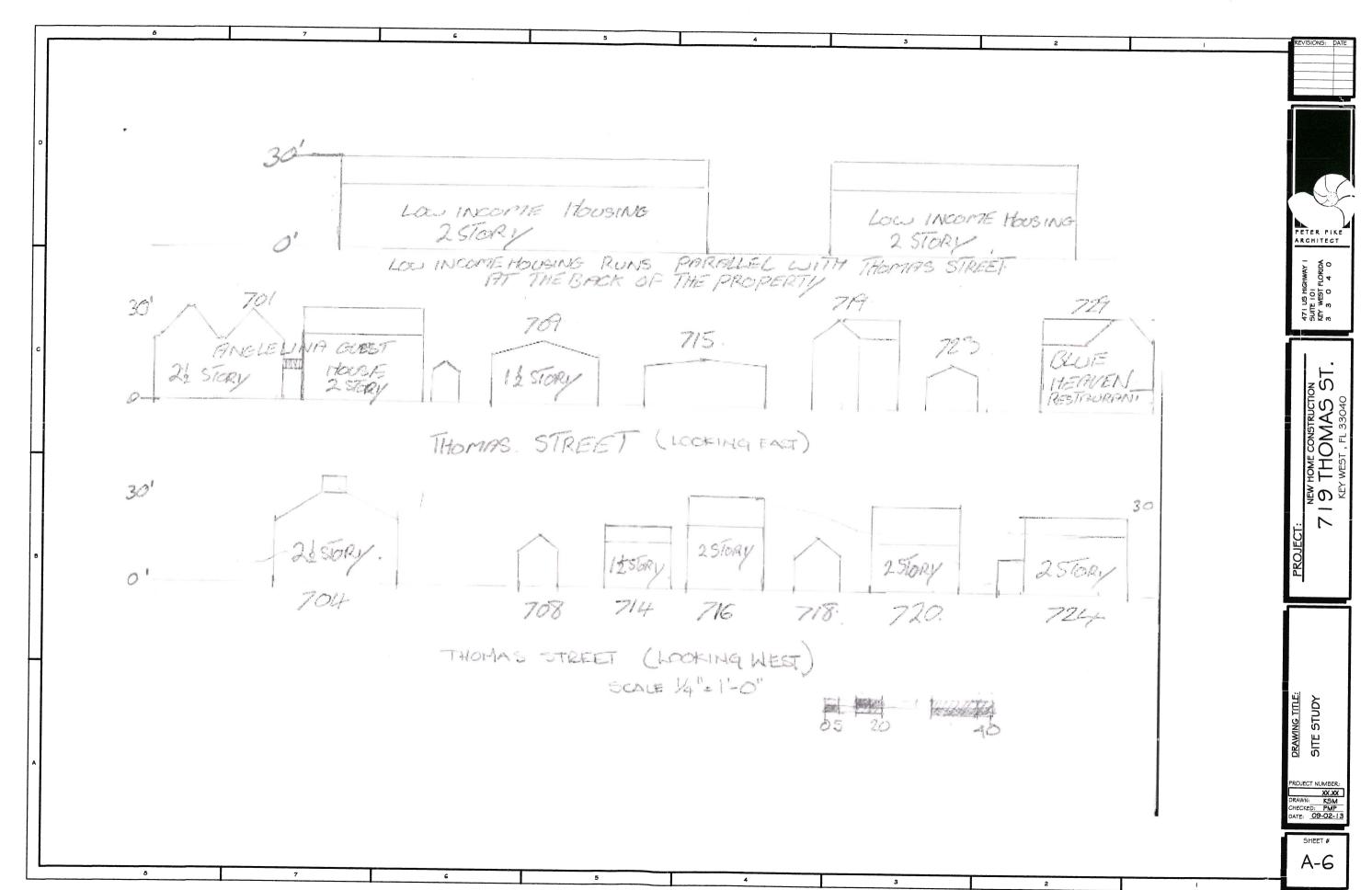
XX.XX

DRAWN: K5M

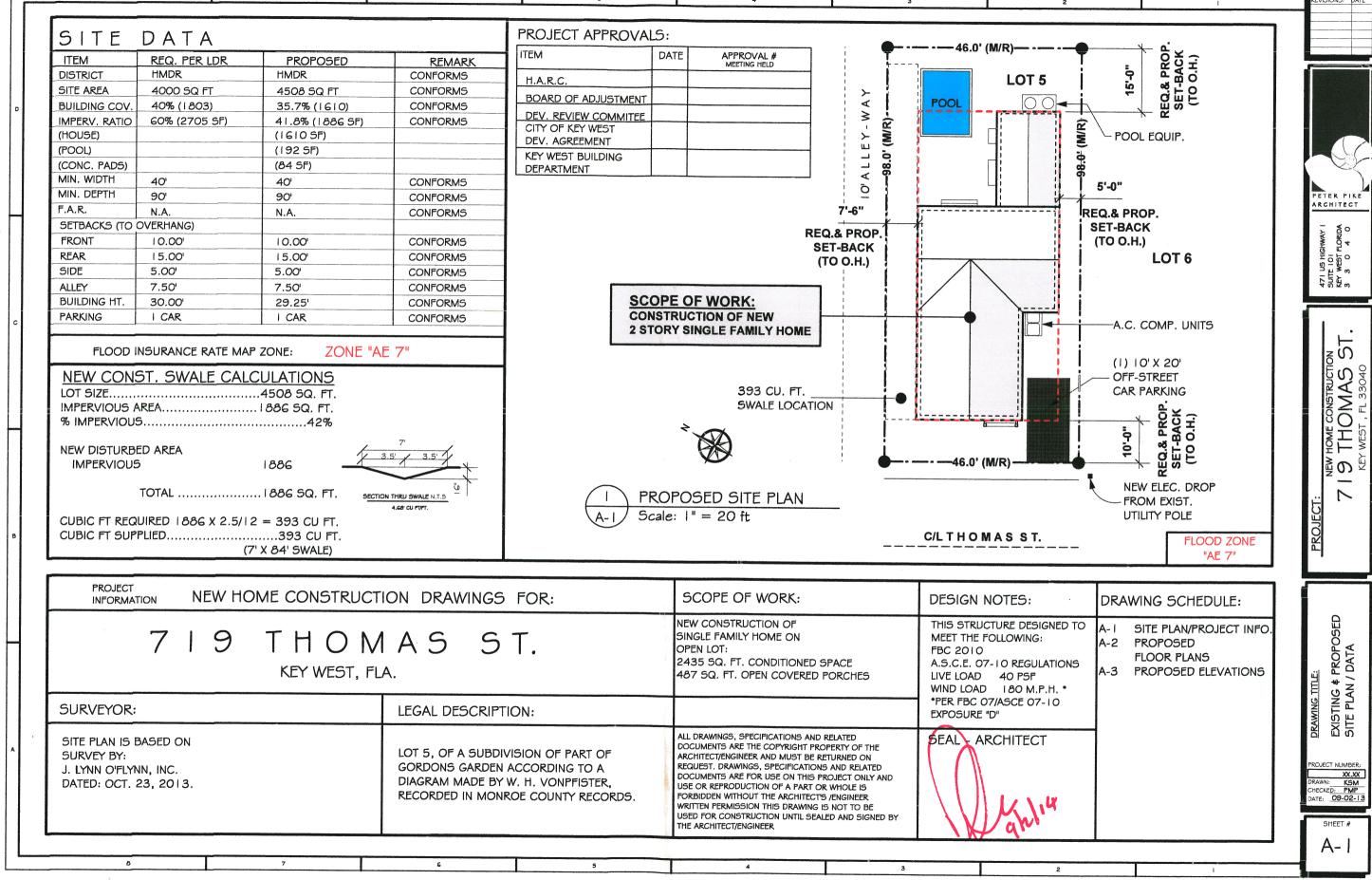
CHECKED: PMP

DATE: 09-02-13

A-5

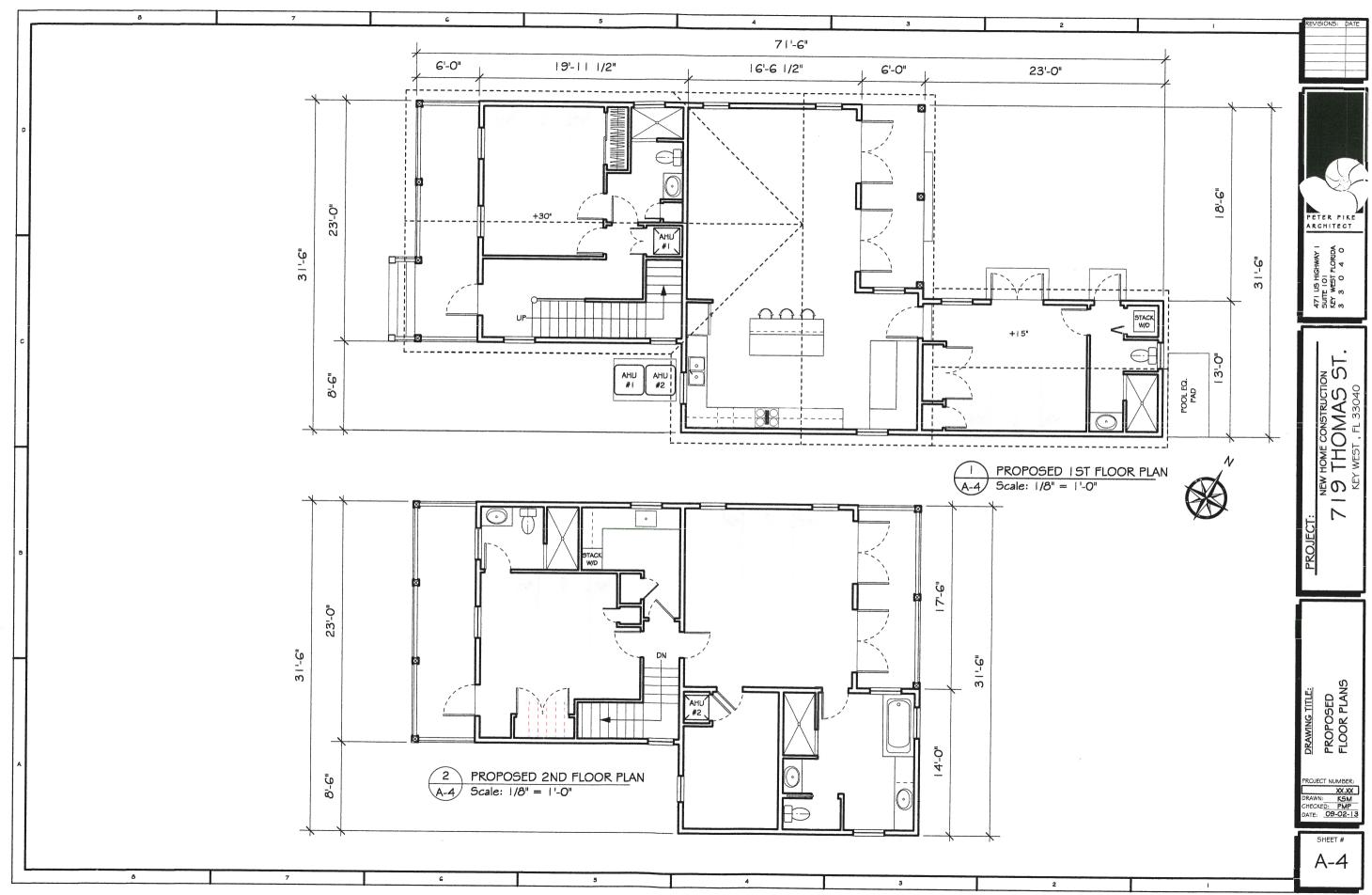


PETER M. PIKE FLA. REGISTRATION # AROO I 5 I 98











LEGEND

701: 2 1/2 STORY 704: 2 STORY 708: 1 STORY 709: 1 1/2 STORY

714: 1 1/2 STORY 715: 1 STORY

716: 2 STORY 718: 1 STORY

719: 2 STORY (SUBJECT PROPERTY)

720: 2 STORY 723: 1 STORY 724: 2 STORY 729: 2 STORY 227: 1 STORY



471 US HIGHWAY I SUITE 101 KEY WEST FLORDA 3 3 0 4 0

NEW HOME CONSTRUCTION
7 | 9 THOMAS ST.
KEY WEST, FL 33040

PROJECT:

DRAWING TITLE: SITE STUDY

PROJECT NUMBER:

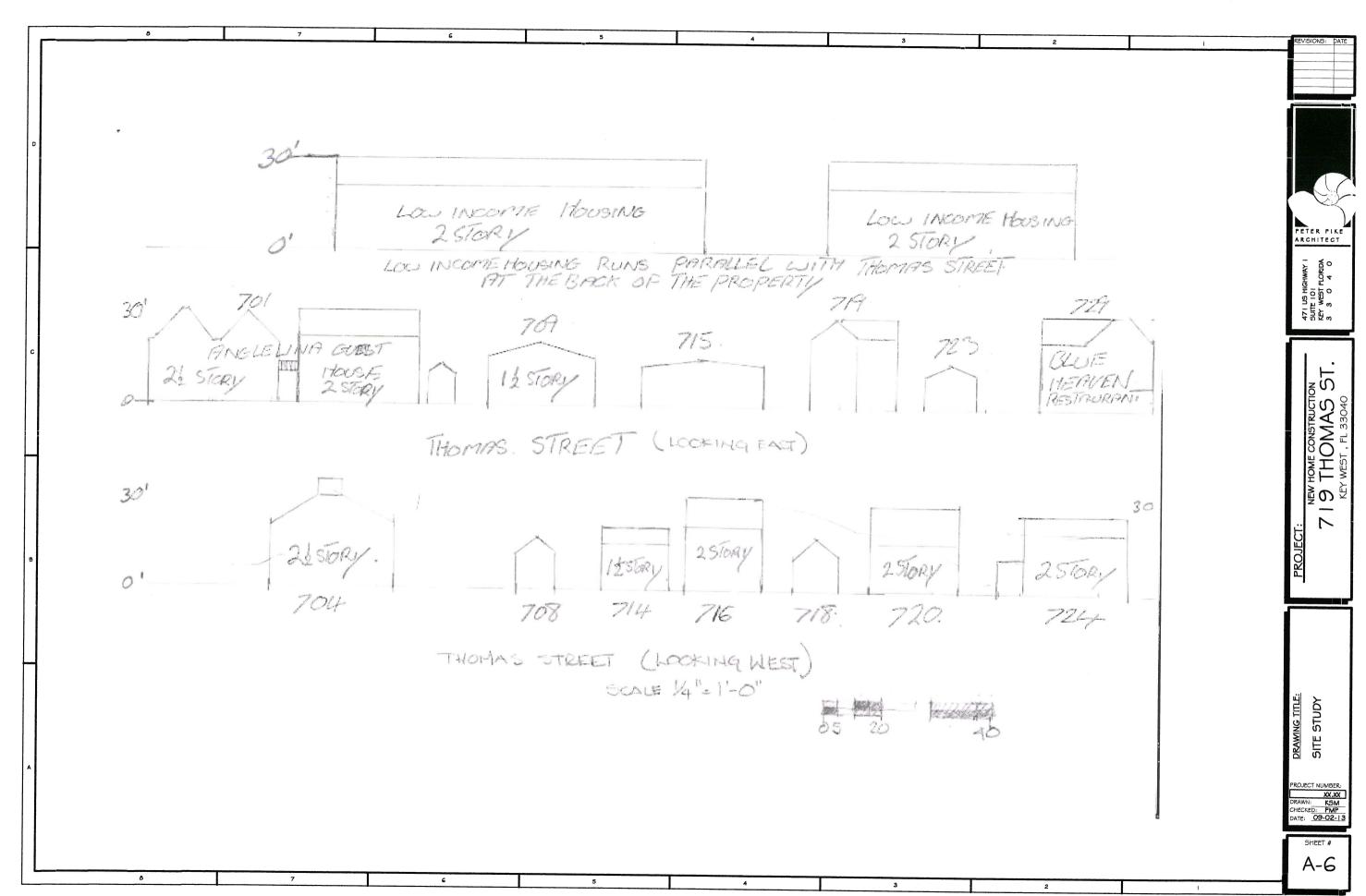
XX.XX

DRAWN: K5M

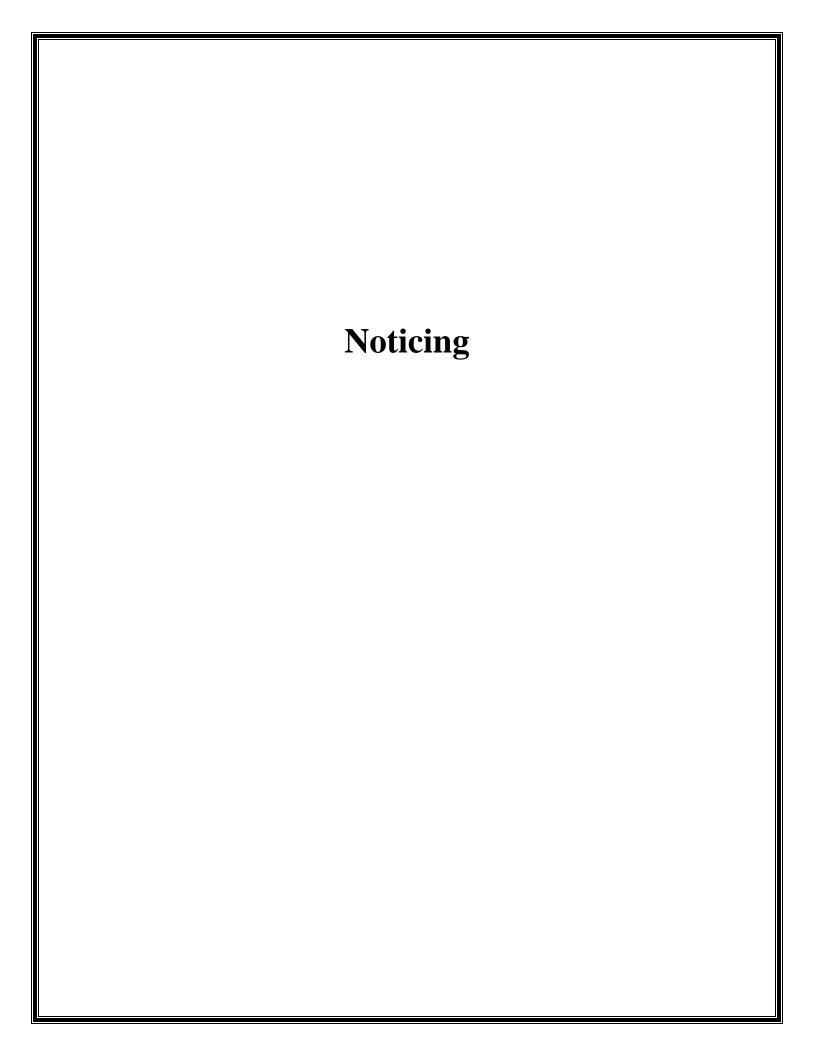
CHECKED: PMP

DATE: 09-02-13

A-5



PETER M. PIKE FLA. REGISTRATION # AROO | 5 | 98



The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., September 23, 2014 at Old City Hall, 510 Greene Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO STORY HOUSE ON A VACANT LOT.

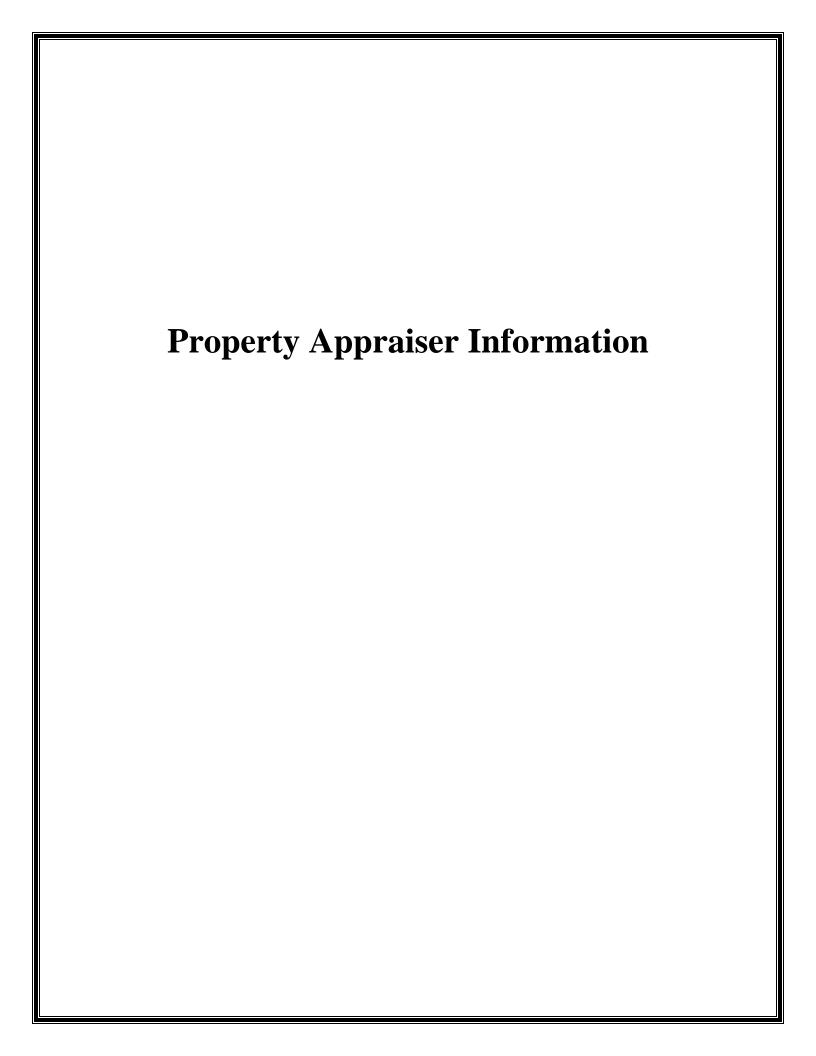
FOR- #719 THOMAS STREET

Applicant- Peter Pike, Architect

Application # H14-01-1449

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.cityofkeywest-fl.gov.

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





Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420 Marathon (305) 289-2550 Plantation Key (305) 852-7130

Property Record Card -Website tested on IE8. Maps are now launching the new map application version Flash 토일 & Firefox. 10.3 or higher

Alternate Key: 1013625 Parcel ID: 00013230-000000

Ownership Details

Mailing Address:

FISHER ANDREW DEREK

1400 1ST ST

KEY WEST, FL 33040-3636

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 11KW Affordable No

Housing:

Section-Township-Range: 06-68-25

Property 719 THOMAS ST KEY WEST Location:

Legal KW LT 5 SQR 1 TR 3 A5-512 OR1820-1000/02ORD OR2075-1461/62F/J OR2079-2317/18 OR2079-2319/20 Description: OR2109-8/9 OR2546-1204LET/ADM OR2595-290/91C/T OR2642-2005/07 OR2650-1717/18 OR2656-788/89

OR2661-1478/79C OR2665-2067/68C



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	46	98	4,508.00 SF

Appraiser Notes

7-12-00 BUILDING BURNED, TOTALLY DESTROYED

\$85,000 MARCH 2005 SALE IS FOR 12.5% INTEREST ONLY

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	0002476	08/29/2000	12/05/2000	1,000		REMOVE FIRE DEBRIS

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxabl Value
2014	0	0	128,606	128,606	128,606	0	128,606
2013	0	0	131,904	131,904	131,904	0	131,904
2012	0	0	131,904	131,904	131,904	0	131,904
2011	0	0	131,796	131,796	131,796	0	131,796
2010	0	0	144,777	144,777	144,777	0	144,777
2009	0	0	230,327	230,327	230,327	0	230,327
2008	0	0	357,053	357,053	357,053	0	357,053
2007	0	0	428,260	428,260	428,260	0	428,260
2006	0	0	383,180	383,180	383,180	0	383,180
2005	0	0	315,560	315,560	315,560	0	315,560
2004	0	0	225,400	225,400	225,400	0	225,400
2003	0	0	108,192	108,192	108,192	0	108,192
2002	0	0	78,890	78,890	78,890	0	78,890
2001	0	0	72,128	72,128	72,128	0	72,128
2000	54,938	0	58,604	113,542	113,542	0	113,542
1999	43,166	0	58,604	101,770	101,770	0	101,770
1998	35,318	0	58,604	93,922	93,922	0	93,922
1997	35,318	0	49,588	84,906	84,906	0	84,906
1996	21,583	0	49,588	71,171	71,171	0	71,171
1995	24,134	0	49,588	73,722	73,722	0	73,722
1994	21,583	0	49,588	71,171	71,171	0	71,171
1993	21,635	0	49,588	71,223	71,223	0	71,223
1992	21,635	0	49,588	71,223	71,223	0	71,223
1991	21,635	0	49,588	71,223	71,223	0	71,223
1990	31,203	0	39,445	70,648	70,648	0	70,648
1989	27,515	0	38,318	65,833	65,833	0	65,833
1988	22,652	0	31,556	54,208	54,208	0	54,208
1987	22,386	0	16,116	38,502	38,502	5,005	33,497
1986	22,513	0	14,876	37,389	37,389	4,674	32,715
1985	21,855	0	14,651	36,506	36,506	4,563	31,943
984	20,398	0	14,651	35,049	35,049	4,205	30,844

1983	20,398	0	14,651	35,049	35,049	4,205	30,844
1982	20,797	0	12,667	33,464	33,464	4,350	29,114

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/5/2013	2665 / 2067	0	WD	11
12/5/2013	2661 / 1478	100	WD	11
10/25/2013	2656 / 788	140,000	WD	37
9/19/2013	2650 / 1717	100	CT	12
6/7/2013	2642 / 2005	10,000	QC	11.
10/23/2012	2595 / 290	100	СТ	12
3/29/2005	2109 / 8	85,000	WD	P.

This page has been visited 254,334 times.

Monroe County Monroe County Property Appraiser Scott P. Russell, CFA P.O. Box 1176 Key West, FL 33041-1176