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### **Staff Report for Item 10**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** February 23, 2016

**Applicant:** Thomas E. Pope

**Application Number:** H15-01-1987

**Address:** #1408 Whalton Street

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#### **Description of Work:**

New two-story frame house on vacant lot with pool, fences, and site improvements.

#### **Site Facts:**

Located at the corner of Whalton and Washington Streets, the vacant lot is made up of parts of lots 4 & 5 of 1021 Washington Street compound. Having been platted but never developed, it received a beneficial use allocation in 2016. The site does have a very historic coral wall that runs along the Whalton side of the lot, but the wall will not be touched.

In January, a new house at 1404 Whalton Street was approved, and before that, a new two-story building at 1402 Whalton Street was approved by the Commission.

#### **Guidelines Cited in Review:**

New Construction (pages 36-38a), specifically guidelines 1, 2, 3, 4, 5, 6, and 7 for new construction.

#### **Staff Analysis**

This Certificate of Appropriateness proposes a new house on a vacant lot. The two-story structure will be approximately 25 feet, 9 inches tall. Designed in a bungalow style, the house will be two stories with a large shed dormer on the front façade. The front façade

will read more as a 1.5 story, but the Whalton Street façade will read as the side of a two-story building.

The proposed structure will be of the same height as the neighboring structure that was approved last month. The house will utilize modern materials, such as hardiboard lap siding and trim, v-crimp roofing, Azek decking, and 4/1 and 6/1 aluminum impact windows and aluminum impact doors.

The design also includes site work, with a new driveway, a pool, and fencing.

### **Consistency with Guidelines**

1. The proposed house is compatible with the neighboring house in terms of scale and mass from the front façade. The proportion is not representative for Washington Street as the neighboring houses are much wider, and bungalows are typically wider.
2. There is a sympathetic relationship between the proposed height and massing of the house and its adjacent structures.

It is staff's opinion that the proposed design is consistent with the guidelines for new construction regarding mass and scale, staff does find the proportion of the house to be too narrow, especially when compared to the contributing house at 1021 Washington. Also, for being located on such a prominent corner, the proposed project doesn't seem to have any gesture towards the corner, especially for the Whalton Street façade.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

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

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

	# OF UNITS
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_ YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:



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.

PROJECT TYPE: ___ ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE
___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

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I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW

SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

**PROJECT SPECIFICATIONS:** PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
___ APPROVED			___ NOT APPROVED		
___ DEFERRED FOR FUTURE CONSIDERATION			___ TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

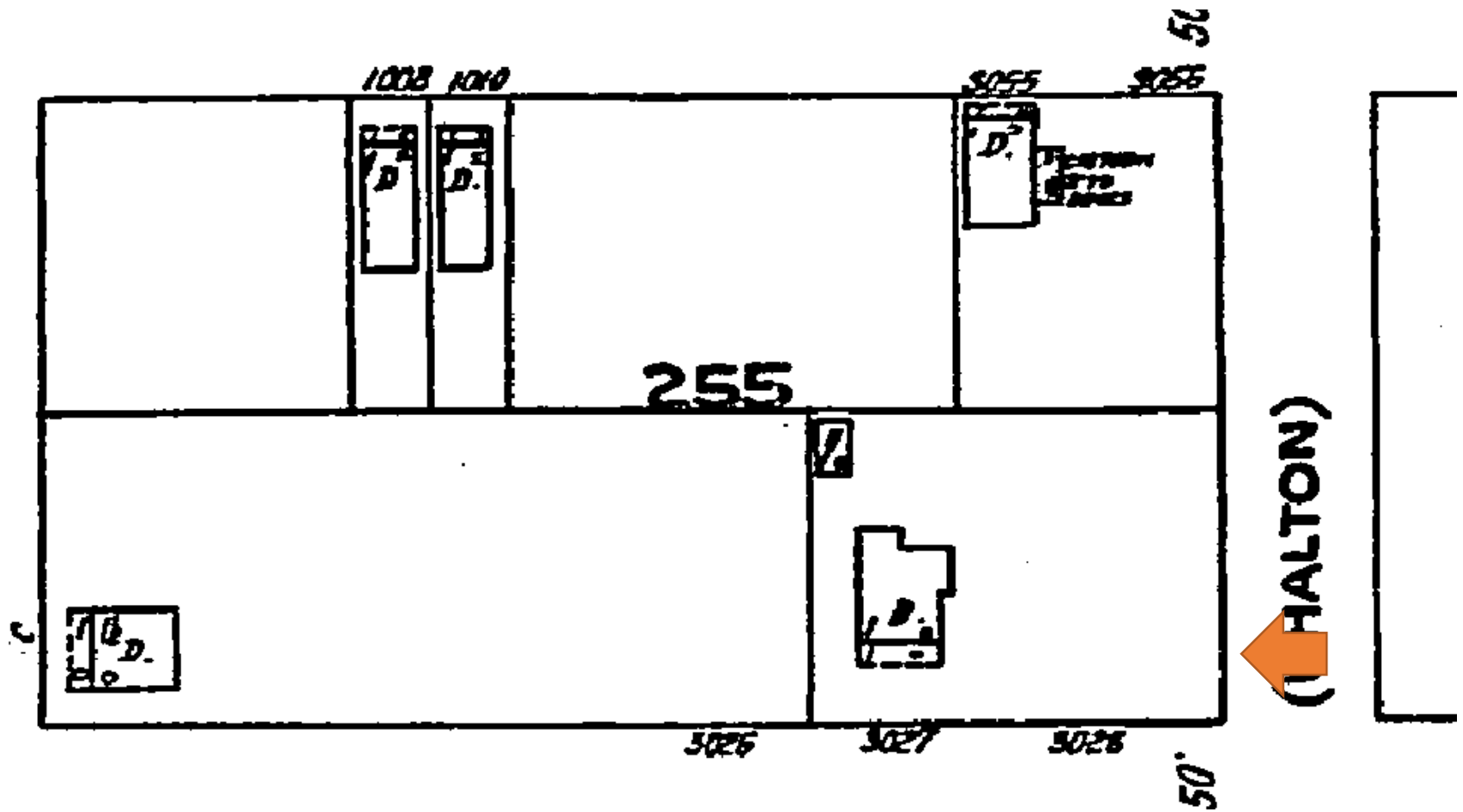
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

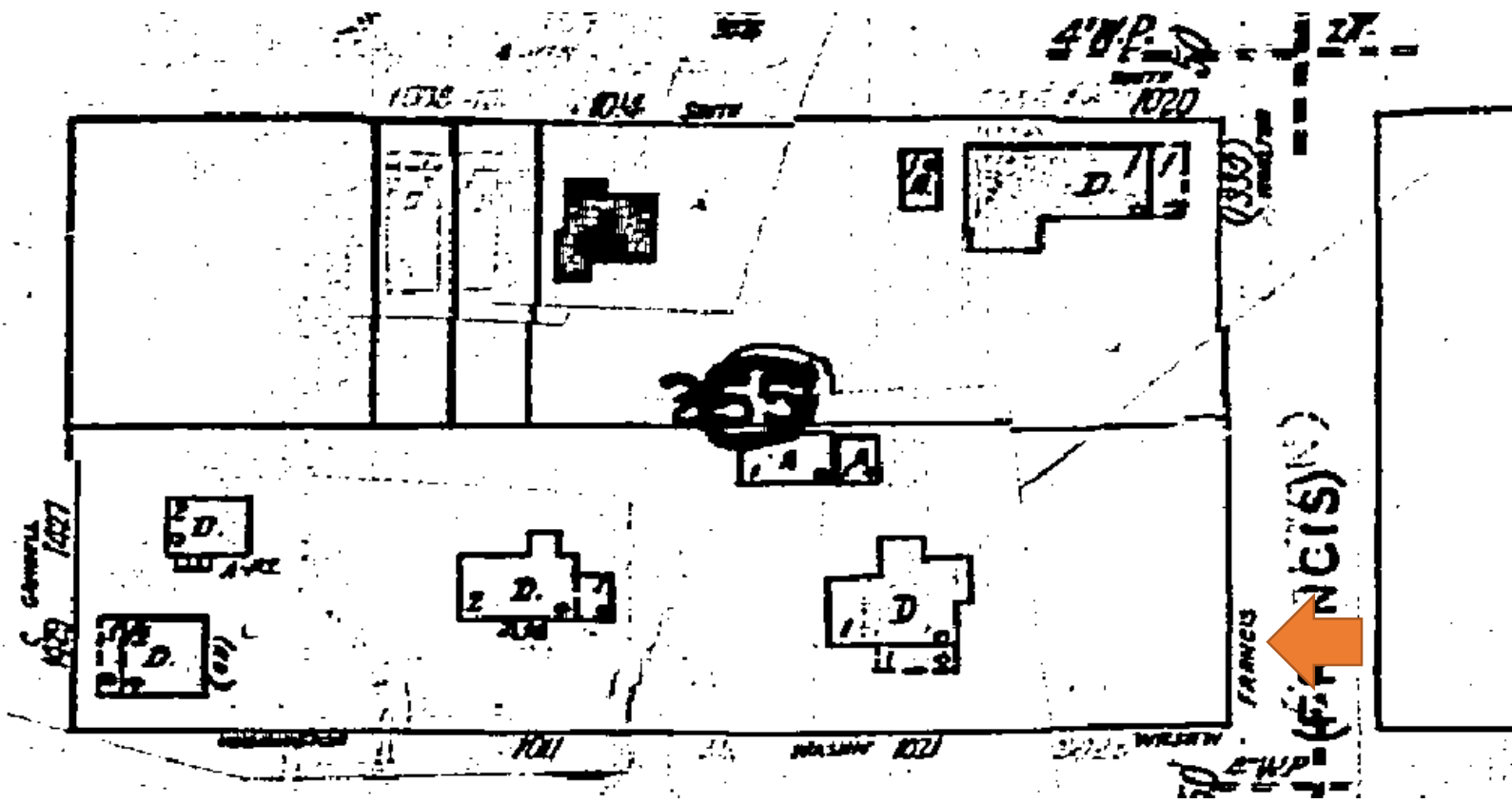
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

# SANBORN MAPS

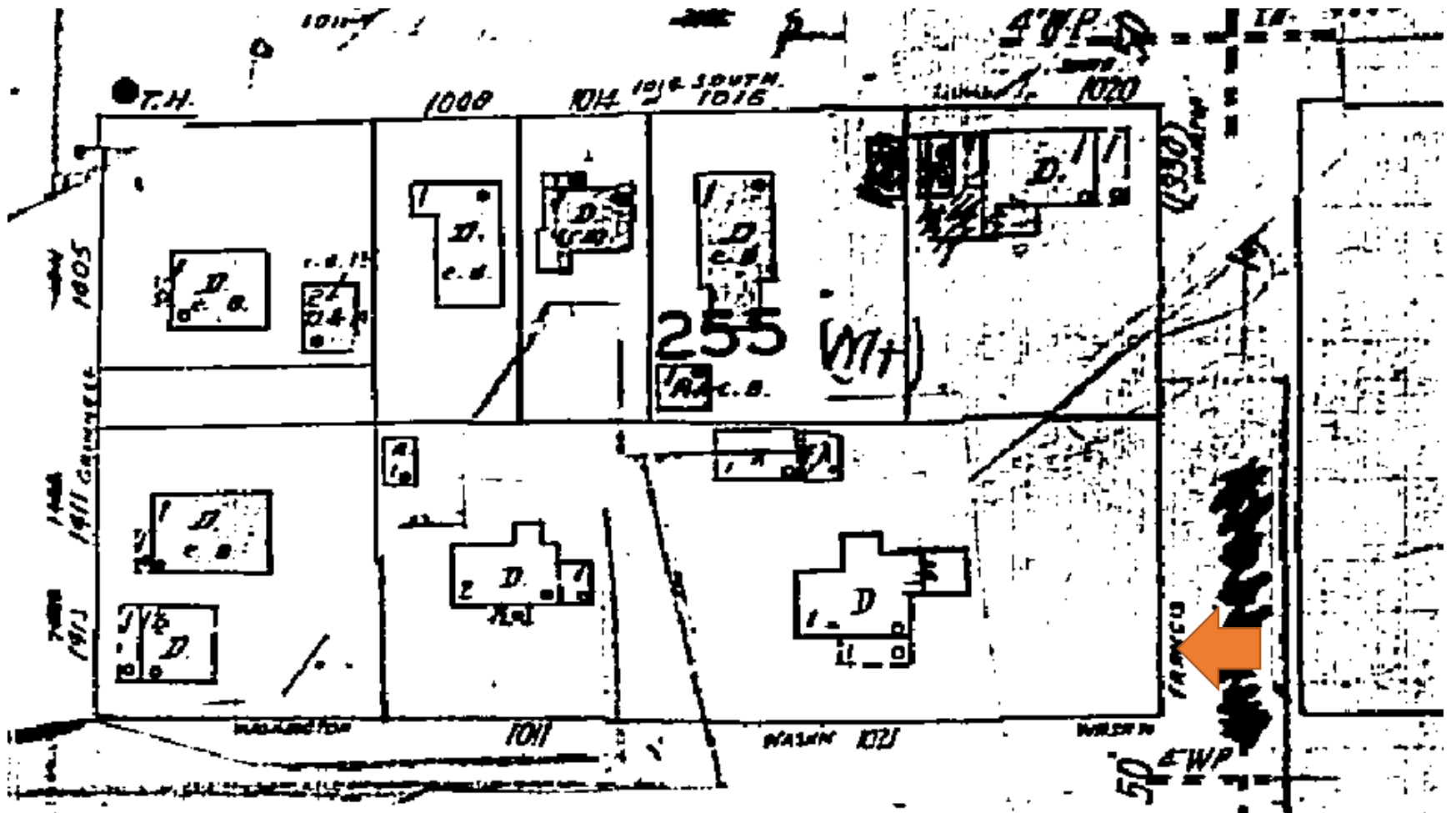


1926 Sanborn Map





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS





























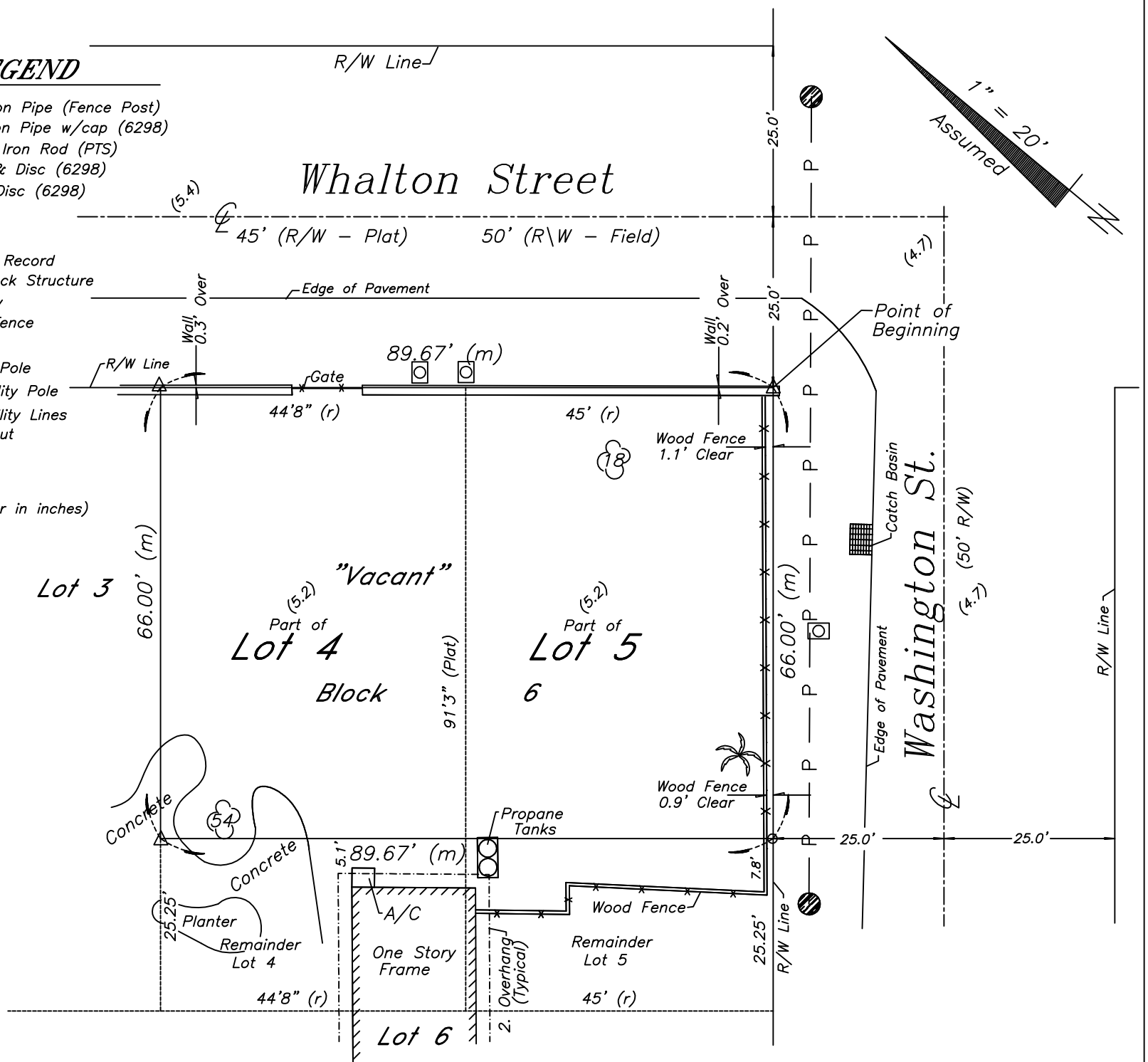


# SURVEY

# Boundary Survey Map of part of Lots 4 & 5, Block 6, KEY WEST WEBB REALTY COMPANY'S SUBDIVISION

## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊠ Sewer Cleanout
- 🌴 Palm
- ⊙ Tree (Diameter in inches)



### NOTES:

1. The legal description shown hereon was authored by the undersigned. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: Washington/Whalton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 21, 2015.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Flood Insurance Rate Map Zone: AE (EL 6); Community Panel #120168; 1516K; 2-18-05.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Benchmark utilized: BASIC

**BOUNDARY SURVEY OF:** A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Tract Eighteen (18), and is now more particularly known and described as part of Lots Four (4) and Five (5) of Block Six (6) of said Tract Eighteen (18), made by the Webb Realty Company and recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: BEGIN at the intersection of the Northwestern right of way line of Washington Street with the Southwestern right of way line of Whalton Street and run thence Northwesternly along the Southwestern right of way line of Whalton Street for a distance of 89.67 feet to the Northerly corner of said Lot 4; thence Southwesternly and at right angles along the Northwesternly boundary line of the said Lot 4 for a distance of 66.00 feet; thence Southeasterly and at right angles for a distance of 89.67 feet to the Northwesternly right of way line of the said Washington Street; thence Northeasterly and at right angles along the said Washington Street for a distance of 66.00 feet, back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Washington St Partners, LLC

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
May 25, 2015

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

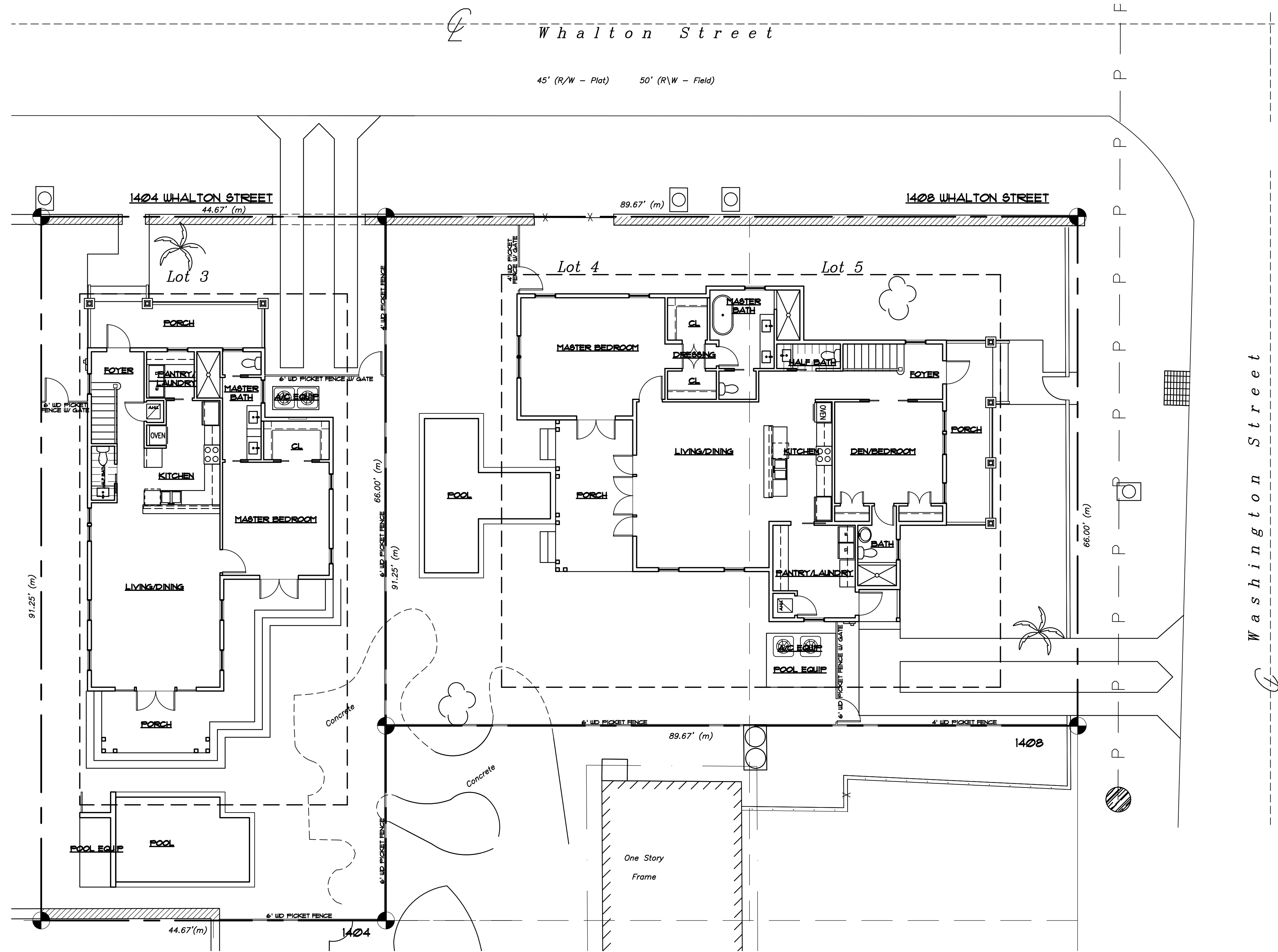
# PROPOSED DESIGN

# WHALTON STREET RESIDENCE

## SITE ANALYSIS

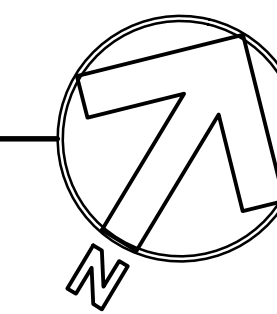
1404 Walton Street		
Zoning		HMDR
Flood Zone		AE 6
Design Flood Elevation	BFE+1	7'-0" NGVD
Site Area		4,076
Max Lot Coverage	40%	1,630.4
Max Impervious Area	60%	2,445.6
Min Open Space Ratio	0.20	815.2
	Max	Proposed
Height	30'	25'-11.5"
Setbacks		
Front	10'	10'
Rear	15'	20'-9"
Street Side	7.5'	N/A
Side (Left)	5'	5'-10"
Side (Right)	5'	5'
	Covered Building Area (SF)	Impervious Area (SF)
New Building	1,566	1,566
Existing Walls	59	59
Site Areas		
Driveway	N/A	118
Walkway	N/A	52
Pool	N/A	223
Slabs	N/A	54
Wood Decks	96	
Site Area (SF)	4,076	
Site Area (AC)	0.09	
Total Lot Coverage (SF)	1,625	
Lot Coverage (%)	39.9%	
Total Impervious Area (SF)		2,072
Impervious Area (%)		50.8%
Proposed Open Space (SF)	1,308	
Proposed Open Space Ratio	0.47	
Flood Elevation Provided		7'-7.5" NGVD

1408 Walton Street		
Zoning		HMDR
Flood Zone		AE 6
Design Flood Elevation	BFE+1	7'-0" NGVD
Site Area		5,918
Max Lot Coverage	40%	2,367.2
Max Impervious Area	60%	3,550.8
Min Open Space Ratio	0.20	1,183.6
	Max	Proposed
Height	30'	25'-9"
Setbacks		
Front	10'	10'
Rear	15'	16'
Street Side	7.5'	8'
Side (Left)	5'	12'-4"
Side (Right)	5'	N/A
	Covered Building Area (SF)	Impervious Area (SF)
New Building	2,253	2,253
Existing Walls	88	88
Site Areas		
Driveway	N/A	197
Walkway	N/A	56
Pool	N/A	239
Slabs	N/A	63
Wood Decks/Steps	16	
Site Area (SF)	5,918	
Site Area (AC)	0.14	
Total Lot Coverage (SF)	2,341	
Lot Coverage (%)	39.6%	
Total Impervious Area (SF)		2,896
Impervious Area (%)		48.9%
Proposed Open Space (SF)	3,006	
Proposed Open Space Ratio	0.51	
Flood Elevation Provided		7'-7.5" NGVD



Site/First Floor Plan

1/8" = 1' - 0"

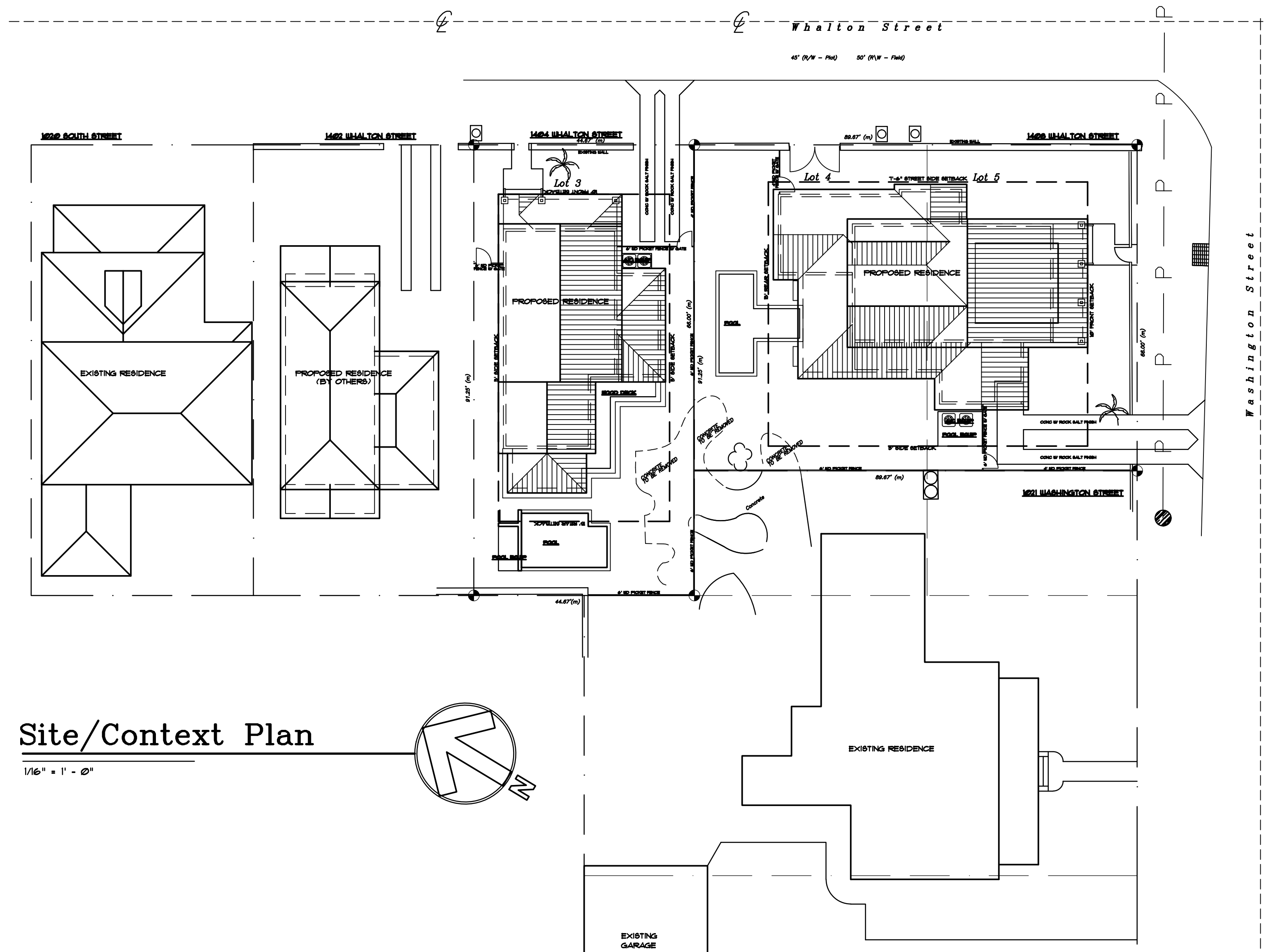


Walton Street Residence  
1404 and 1408 Walton Street Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
7009 Shrimp Road #4, Key West FL  
(305) 296 3611  
TEPopePA@aol.com

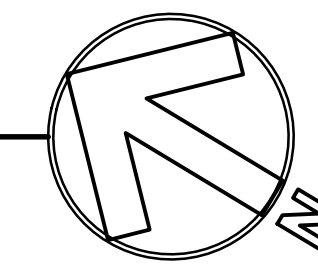
date:  
12/22/15  
revision:

sheet:  
A0.1



**Site/Context Plan**

1/16" = 1' - 0"



**Washington Street Streetscape**

1/8" = 1' - 0"



**Walton Street Streetscape**

1/8" = 1' - 0"

**Whalton Street Residence**

1408 Whalton Street Key West, FL

**THOMAS E. POPE, P.A. ARCHITECT**

7009 Shrimp Road #4, Key West FL  
TEPopePA@aol.com  
(305) 296 3611

date: 12/22/15  
revision:

2/4/16

sheet:

A0.2



**Left Side Elevation**

1/8" = 1' - 0"



**Front Elevation**

1/8" = 1' - 0"



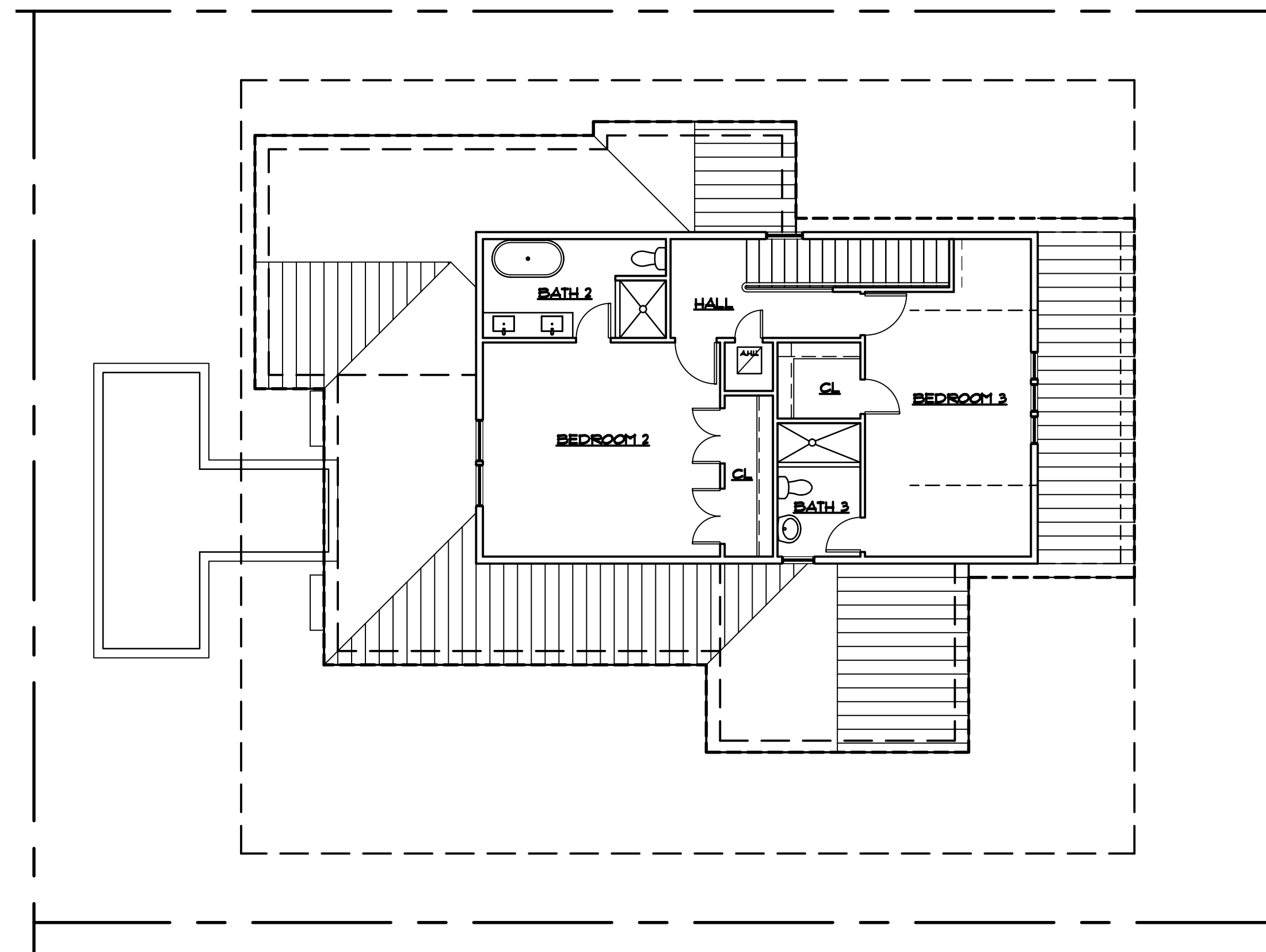
**Right Side Elevation**

1/8" = 1' - 0"



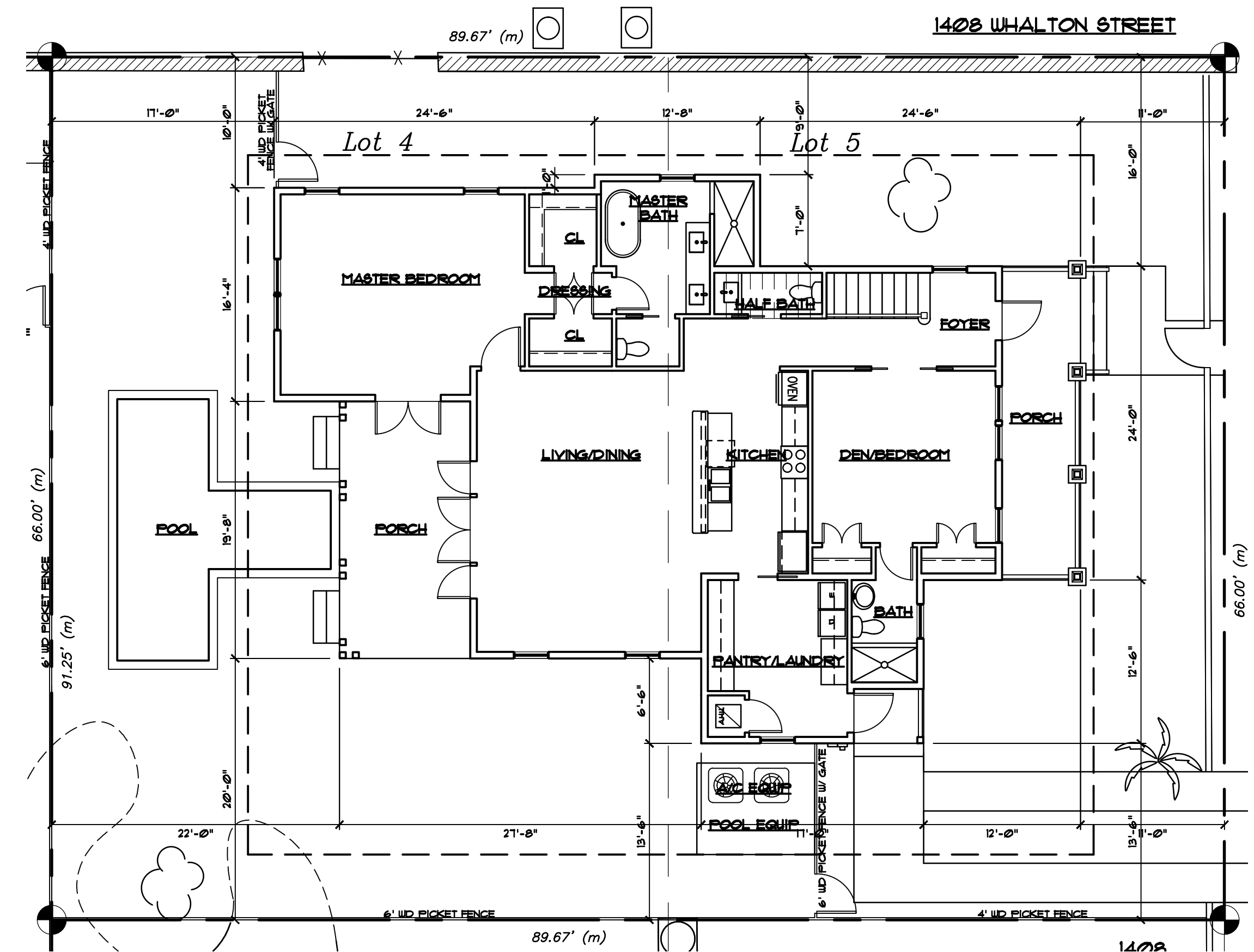
**Rear Elevation**

1/8" = 1' - 0"



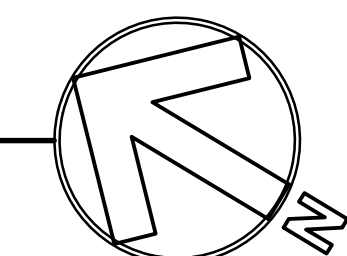
**Second Floor Plan**

1/8" = 1' - 0"



**First Floor Plan**

1/8" = 1' - 0"



**1408 Whalton Street**

Whalton Street Residence  
 1408 Whalton Street  
 Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
 7009 Shrimp Road #4, Key West FL  
 (305) 296 3611  
 TEPopePA@aol.com

date:  
12/22/15  
revision:

2/4/16

sheet:

A1.2

# MISCELLANEOUS INFORMATION



## THE CITY OF KEY WEST

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

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October 28, 2015

Mr. Everett Atwell  
Washington St Partners LLC  
6604 Crescent Lake Drive  
Lakeland, FL 33813

Critical Concern Consultants  
Attention Jim Hendrick or Donna Bosold  
317 Whitehead Street  
Key West, FL 33040

**RE: 1021 Washington Street, Key West, Florida 33040 AK# 1039900 (RE# 00039160-000000)**

Dear Mr. Atwell, Mr. Hendrick,

In accordance with Section 118-169 of the City of Key West Land Development Regulations, the Planning Department has reviewed your September 11, 2015 request for a lot split at the above-referenced address. Lot splits are defined by Section 118-3 of the Land Development Regulations as being "any change in the lot lines or boundaries defining land configurations which does not increase the number of lots and requires no extension of off-site improvements."

According to the information submitted to the Planning Department, 1021 Washington Street requested a lot split in order to eliminate the encroachment onto Lots 4 & 5 by the historic house located primarily on Lot 6, street address, 1021 Washington Street, as depicted on the attached survey of Lots 4,5 and 6.

The surveys attached reflect the old boundary line and proposed new boundary line. Both properties are located in the HMDR zone, the Historic Medium Density Residential Development. The lot split will result in the reconfiguration of both property lines totaling 5,918 SQ Feet so as to eliminate property line encroachments. Please note that this lot split does not create any nonconformities. There are no obstructions within the side setbacks for all properties.

This letter shall serve as notice that the DRC approved the proposed lot split on October 22, 2015 with the following conditions. This approval shall not take effect until these conditions are satisfied.

1. The applicant shall file and record the approved lot split plan with the Monroe County Clerk of the Circuit Court and provide a copy to the Planning Department. Per Code Section 118-169, failure to file shall within 120 days will void this lot split approval.





## THE CITY OF KEY WEST

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

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Please do not hesitate to contact me at 305-809-3724, or [mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov) with any questions or concerns.

Melissa Paul-Leto  
Planner Analyst

Attachments:

- Attachment 1: Application Request
- Attachment 2: Authorization and Verification
- Attachment 3: Deed
- Attachment 4: Survey
- Attachment 5: Boundary Line agreement
- Attachment 6: Monroe County Property Search Information

CC: Thaddeus L. Cohen, Planning Director  
Larry Erskine, Chief Assistant City Attorney  
GEO Files, 1021 Washington Street



## THE CITY OF KEY WEST

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

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February 1, 2016

VIA ELECTRONIC MAIL  
eatwell@tampabay.rr.com

Washington Street Partners, LLC  
6604 Crescent Lake Drive  
Lakeland, FL 33813

**RE: Beneficial Use Allocation, 1408 Whalton Street (RE# 00039160-000400; AK# 9103596)  
Lots 4 and 5, of the Key West Webb Realty Company Subdivision**

Dear Mr. Everet Atwell JR.,

This letter is in response to your request for a beneficial use allocation for property located at 1408 Whalton Street. The subject property consists of two legally platted lots. The two lots are used as one property. A lot split was approved on October 22, 2015 that created this new 5,918 square foot lot. Both of the lots are located within the Historic Medium Density Residential (HMDR) zoning district. The property is a vacant lot.

### **Beneficial Use Applicability**

Beneficial use or pre-existing reserve units/permits means the remaining BPAS allocations associated with the 1993 allocation period that the city has reserved to address property rights associated with existing vacant lots of record as of January 1, 1994, and which as of the effective date of the 2013 Comprehensive Plan have not been allocated to a particular address, building or development. Pursuant to Section 108-999 of the City Code, it is the policy of the City that neither provisions of the Comprehensive Plan nor the Land Development Regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the Comprehensive Plan (August 10, 1993) or lots of record which have been reconfigured such that the number of minimum sized lots are not increased.

### **Background**

In October 2015, the property owner was granted a lot split approval. The lot split was in order to eliminate an encroachment onto Lots 4 & 5 by the historic house located primarily on Lot 6, street address, 1021 Washington Street.

Lots 4 & 5 are an existing vacant lot of record as of January 1, 1994 and meets the minimum lot size requirement in the HMDR zoning district. Therefore, the applicant is requesting a beneficial use allocation pursuant to Code of Ordinance Section 108-999. The Planning Department hereby grants one 1.0 full Building Permit Allocation System unit for the purpose of constructing a permanent single-family dwelling on property located on 1408 Whalton Street (Lots 4 & 5).

Beneficial Use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the Beneficial Use allocation was granted (i.e., increasing the number of minimum sized lots and/or creating nonconforming lots). Please note that lot configurations and/or lot splits must seek Planning Department approval.

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*

1408 Whalton Street, Lots 4 & 5  
Beneficial Use

This action is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). 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 until 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 the development order; 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 or development order until the appeal is resolved by agreement or order.

Anyone who may wish to appeal any administrative decision may do so in accordance with Section 90-431 of the Land Development Regulations. Please do not hesitate to contact me at 305-809-3724 with any questions or comments that you may have.

Respectfully,



Melissa Paul-Leto  
Planner Analyst

Attachment:

1. Survey
2. 2015 Lot Split Approval
3. Sanborn Map 1962
4. Application

cc: Thaddeus Cohen, Planning Director  
Ron Wampler, Building Official  
Larry Erskine, Chief Assistant City Attorney  
Carolyn Walker, Licensing Official  
Michael Turner, Utilities Collection Manager  
Scott Russell, C.F.A., Monroe County Property Appraiser

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY FRAME HOUSE ON VACANT LOT  
WITH POOL, FENCES, AND SITE IMPROVEMENTS.**

**FOR- #1408 WHALTON STREET**

**Applicant – Thomas E. Pope**

**Application #H15-01-1987**

**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 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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



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

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

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## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 9103596 Parcel ID: 00039160-000400

### Ownership Details

**Mailing Address:**

WASHINGTON ST PARTNERS LLC  
6604 CRESCENT LAKE DR  
LAKELAND, FL 33813-4652

### Property Details

**PC Code:** 00 - VACANT RESIDENTIAL

**Millage Group:** 10KW

**Affordable Housing:** No

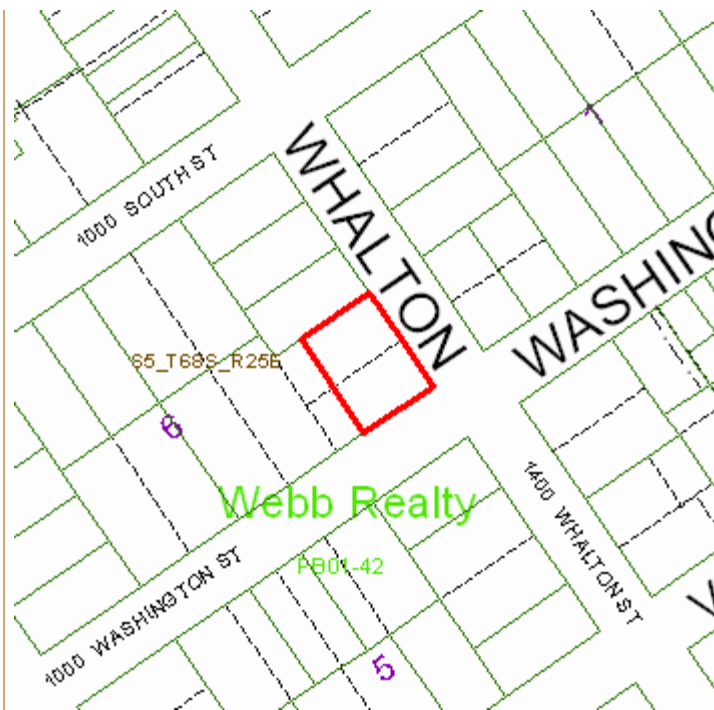
**Section-Township-  
Range:** 05-68-25

**Property Location:** 1408 WHALTON ST KEY WEST

**Subdivision:** The Webb Realty Co

**Legal Description:** KW WEBB REALTY CO SUB PB1-42 PT LOTS 4 AND 5 SQR 6 TR 18 OR145-472/74 OR2290-1990/1992E  
OR2743-1523/25

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	90	66	5,918.00 SF

### Appraiser Notes

FOR THE 2016 TAX ROLL THIS PARCEL (PT LOTS 4 AND 5) HAS BEEN SPLIT OUT OF RE 00039160-000000 AK 1039900 PER PROPERTY OWNER'S REQUEST.

### Parcel Value History



Certified Roll Values.

[View Taxes for this Parcel.](#)

There is no value history to display for this parcel.

## 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.

There are no sales to display for this parcel.

This page has been visited 134,183 times.

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