

Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1007 Thomas St, Key West, FL 33040

Zoning District: HMDR Real Estate (RE) #: 00025610-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Serge Mashtakov, PE. Artibus Design

Mailing Address: 3706 N Roosevelt Blvd, i-208

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (305) 304-3512 Office: _____ Fax: _____

Email: serge@artibusdesign.com

PROPERTY OWNER: (if different than above)

Name: Stephanie Nadeau

Mailing Address: PO Box 584

City: Kennebunkport State: ME Zip: 04046

Home/Mobile Phone: (207) 332-6347 Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Remodeling of the existing historic single family residence with demolition and construction of new rear addition, new pool, pool deck, mechanical and pool equipment, new off-street parking.

List and describe the specific variance(s) being requested:

Side Setback - proposed mechanical and pool equipment partially within setback; 5ft required; is proposed.

Rear Setback - proposed rear addition encroachment into setback; 15ft required; 10.5ft is proposed.

Open space minimum; 35% is required; 25.31% is proposed.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	AE6			
Size of Site	1909.2			
Height	21'			
Front Setback	10'	+/-0.6'	+/-0.6'	NO
Side Setback	5'	+/-13.1'	+/-13.1'	NO
Side Setback	5'	+/-2.4'	+/-2.4'	YES
Street Side Setback	N/A	N/A	N/A	N/A
Rear Setback	15'	+/-8.9	+/-10.5	YES
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	40%	38.05%	39.87%	NO
Impervious Surface	60%	38.05%	60.00%	NO
Parking	1	0	1	NO
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35%	60.80%	25.31%	YES
Number and type of units	N/A	N/A	N/A	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

There are no apparent injurious to the public welfare. The proposed variances are consistent with the intended land use, will improve the quality of life of the Applicant. The variance will not be injurious to the area involved since many properties in the area already have similar conditions.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

The existing nonconforming uses of other properties (if any) do not have any affects on this variance application.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- 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. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Warranty Deed

Doc # 2222725 Blk# 2967 Pg# 1319 Recorded 6/3/2019 at 8:54 AM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$18.50 Deed Doc Stamp \$2,450.00

\$350,000⁰⁰

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 64-19.00214 RM
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of May, 2019 between **Dein P. Spriggs as Trustee of the Dein P. Spriggs Profit Sharing Trust** whose post office address is 10897 154 Rd., Jupiter, FL 33478, grantor, and **Stephanie L. Nadeau, a single woman** whose post office address is P.O. BOX 584, Kennebunkport, ME 04046, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

On the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as a part of Tract 10, but better known as a part of Lot 8 of Square 1 of Tract 10, according to a diagram of Tract 10, drawn by Edward C. Howe, as recorded in Plat Book 1, page 25, of Monroe County, Florida records.

Commencing at a point on Thomas Street distant Southeasterly from the corner of Division (now known as Truman Avenue) and Thomas Streets 56 feet and 7 inches and running thence Southeasterly along Thomas Street 38 feet, more or less; thence at right angles Northeasterly 50 feet and 3 inches; thence at right angles Northwesterly 38 feet, more or less; thence at right angles Southwesterly 50 feet and 3 inches back to Thomas street, the place of beginning

Parcel Identification Number: 00025610-000000

SUBJECT TO: Taxes for the current and subsequent years.
SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

GRANTOR HEREIN STATES SUBJECT PROPERTY IS NOT HIS HOMESTEAD NOR THE HOMESTEAD OF ANY OF HIS DEPENDENTS AS DEFINED BY THE CONTITUTION OF THE STATE OF FLORIDA, NOR CONTIGUOUS THERETO.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DoubleTime®

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Catherine Jones
[Signature]
Witness Name: Michelle DeLotto

[Signature]
Dein P. Spriggs, Trustee

State of Hawaii
County of Honolulu

The foregoing instrument was acknowledged before me this 20th day of May, 2019 by Dein P. Spriggs, Individually; and as Trustee of the Dein P. Spriggs Profit Sharing Trust who is personally known or has produced a driver's license as identification.



[Signature]
Notary Public
Printed Name: V Hanby
My Commission Expires: 07-320
My Commission Expires 07-08-2019

Doc. Description: Warranty
Deed
Doc. Date: 5/20/2019 No. Pages: 2
[Signature] 07-320
Notary Public Name: _____ Not. Comm. No.: _____

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Serge Mashtakov, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1007 Thomas St, Key West, FL

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 5th September 2019 by
date

Serge Mashtakov
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Natalie L. Hill
Notary's Signature and Seal

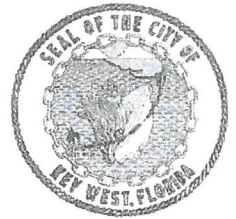


Natalie L. Hill
Name of Acknowledger typed, printed or stamped

051262
Commission Number, if any

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Stephanie Nadeau authorize
Please Print Name(s) of Owner(s) as appears on the deed

Serge Mashta Kou / Artibus Design
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of Owner

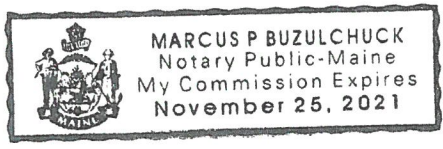
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this September 5, 2019
Date

by Stephanie Nadeau
Name of Owner

He/She is personally known to me or has presented Driver's License as identification.

[Signature]
Notary's Signature and Seal



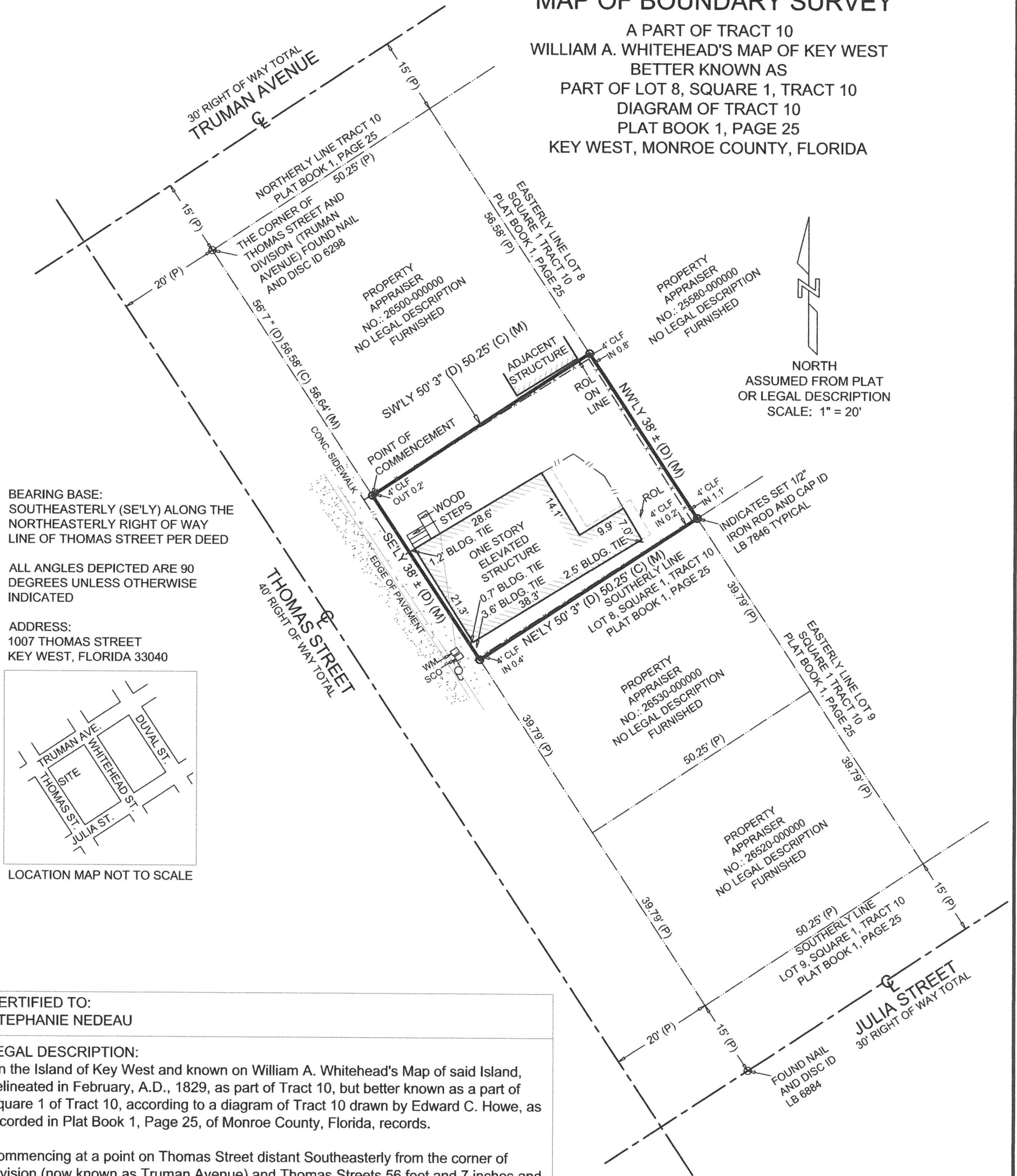
Marcus Buzulchuck
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Site Plans

MAP OF BOUNDARY SURVEY

A PART OF TRACT 10
 WILLIAM A. WHITEHEAD'S MAP OF KEY WEST
 BETTER KNOWN AS
 PART OF LOT 8, SQUARE 1, TRACT 10
 DIAGRAM OF TRACT 10
 PLAT BOOK 1, PAGE 25
 KEY WEST, MONROE COUNTY, FLORIDA



NORTH
 ASSUMED FROM PLAT
 OR LEGAL DESCRIPTION
 SCALE: 1" = 20'

BEARING BASE:
 SOUTHEASTERLY (SE'LY) ALONG THE
 NORTHEASTERLY RIGHT OF WAY
 LINE OF THOMAS STREET PER DEED

ALL ANGLES DEPICTED ARE 90
 DEGREES UNLESS OTHERWISE
 INDICATED

ADDRESS:
 1007 THOMAS STREET
 KEY WEST, FLORIDA 33040



LOCATION MAP NOT TO SCALE

CERTIFIED TO:
 STEPHANIE NEDEAU

LEGAL DESCRIPTION:
 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 10, but better known as a part of Square 1 of Tract 10, according to a diagram of Tract 10 drawn by Edward C. Howe, as recorded in Plat Book 1, Page 25, of Monroe County, Florida, records.

Commencing at a point on Thomas Street distant Southeasterly from the corner of Division (now known as Truman Avenue) and Thomas Streets 56 feet and 7 inches and running Southeasterly along Thomas Street 38 feet, more or less, thence at right angles Northeasterly 50 feet and 3 inches; thence at right angles Northwesterly 38 feet, more or less; thence at right angles Southwesterly 50 feet 3 inches back to Thomas Street, the place of beginning.

GENERAL NOTES
 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 2.) 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.
 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

ABBREVIATIONS:	
C = CALCULATED	M = MEASURED
CA = CENTRAL ANGLE	P = PLAT
CL = CENTERLINE	POB = POINT OF BEGINNING
CLF = CHAINLINK FENCE	POC = POINT OF COMMENCEMENT
D = DEED	R = RADIUS
EB = ELECTRIC BOX	ROL = ROOF OVERHANG LINE
EM = ELECTRIC METER	SCO = SANITARY CLEAN-OUT
(F) = FIELD	UPM = UTILITY POLE METAL
FI = FENCE INSIDE	WDF = WOOD FENCE
FO = FENCE OUTSIDE	WM = WATER METER
FOL = FENCE ON LINE	WV = WATER VALVE
GI = GRATE INLET	
GL = GROUND LEVEL	
LINES NOT TO SCALE	
PLATTED LOT LINES	
PLASTIC FENCE	
WOOD FENCE	
CHAIN LINK FENCE	
OVERHEAD WIRES	
PROPERTY LINE	
	UTILITY POLE WOOD
	UTILITY POLE CONC.

SCALE: 1"=20'
 FIELD WORK DATE: 05/17/19
 REVISION DATE: -/-/
 SHEETS: 1 OF 1
 DRAWN BY: GF
 CHECKED BY: RER
 INVOICE NO.: 19050605

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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
 ROBERT E. REECE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5632

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LB NO. 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: info@reecesurveying.com

CONSTRUCTION PLANS FOR 1007 THOMAS ST VARIANCE APPLICATION



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
1007 THOMAS ST,
KEY WEST, FL 33040

CLIENT:
STEPHANIE L NADEAU

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE I-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: **STEPHANIE L NADEAU**

PROJECT: **1007 THOMAS ST**

SITE: **1007 THOMAS ST
KEY WEST, FL 33040**

TITLE: **COVER**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/06/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1907-02	G-100	1	

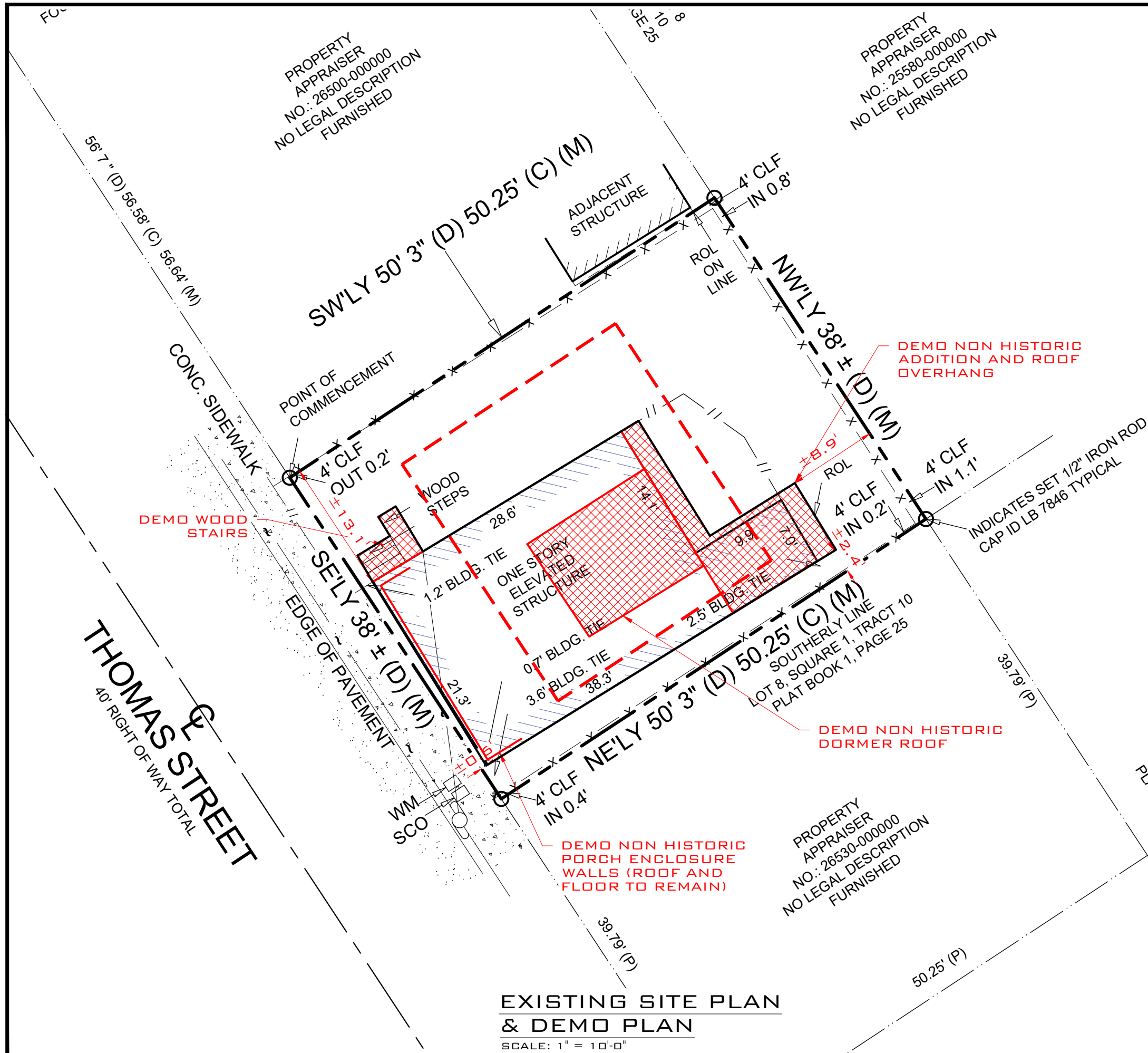
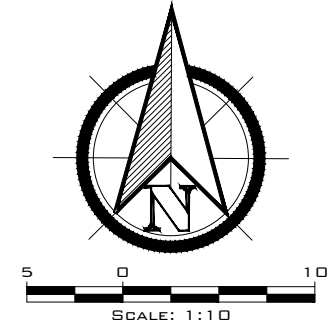
THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

PROPERTY APPRAISER NO.: 26500-000000 NO LEGAL DESCRIPTION FURNISHED

PROPERTY APPRAISER NO.: 25580-000000 NO LEGAL DESCRIPTION FURNISHED



EXISTING SITE PLAN & DEMO PLAN
SCALE: 1" = 10'-0"

PROPERTY APPRAISER NO.: 26530-000000 NO LEGAL DESCRIPTION FURNISHED

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: STEPHANIE L NADEAU

PROJECT: 1007 THOMAS ST

SITE: 1007 THOMAS ST
KEY WEST, FL 33040

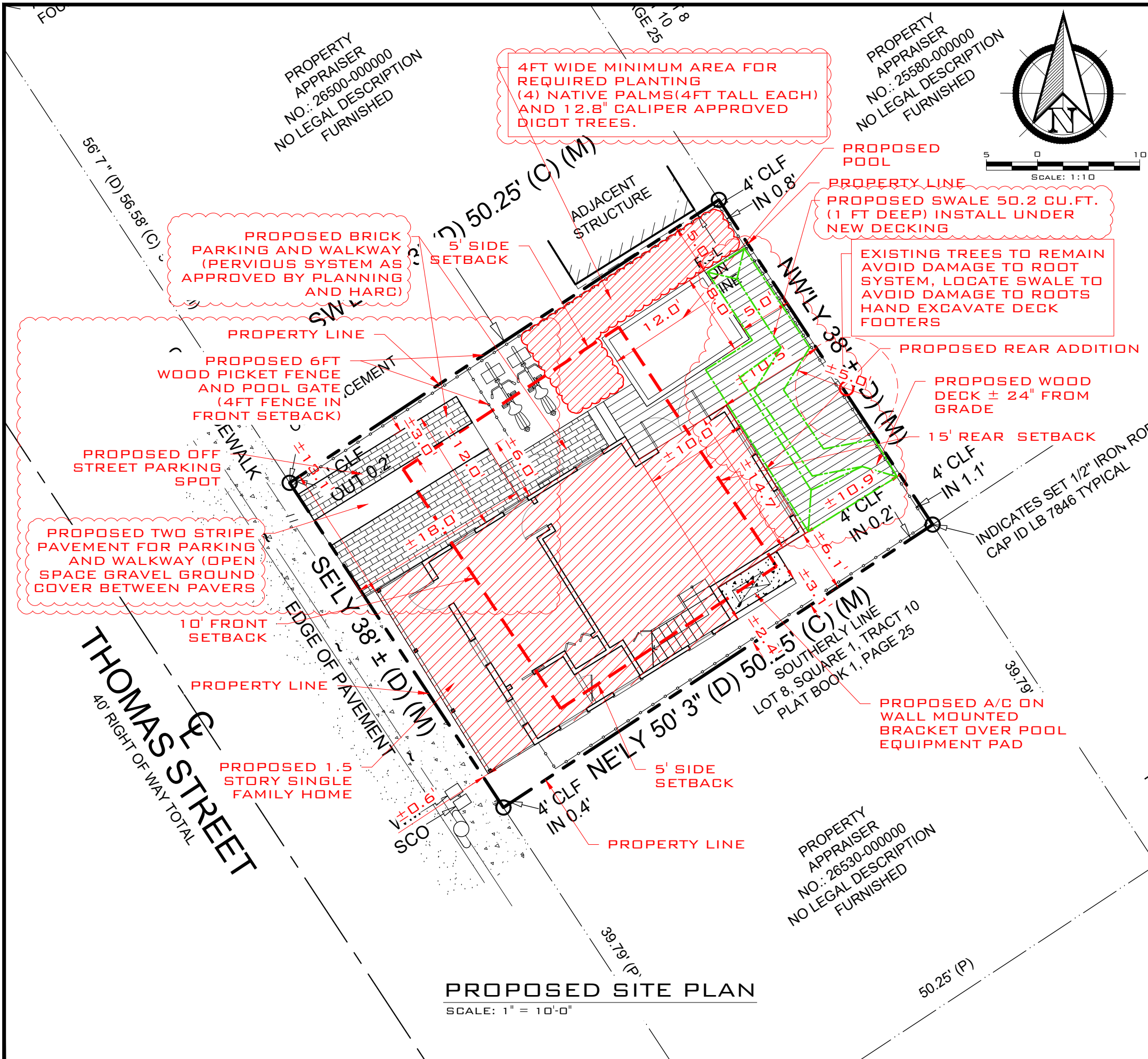
TITLE: EXISTING SITE PLAN & DEMO PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/06/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1907-02	C-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



SITE DATA:

TOTAL SITE AREA: ±1,909.2 SQ.FT
 LAND USE: HMDR
 FLOOD ZONE: AE6

SETBACKS

FRONT:
 REQUIRED: 10 FT
 EXISTING: ±0.6 FT
 PROPOSED: NO CHANGE

SIDE:
 REQUIRED: 5 FT
 EXISTING: ±2.4 FT
 PROPOSED: NO CHANGE
 VARIANCE REQUIRED FOR A/C AND POOL EQUIPMENT

SIDE:
 REQUIRED: 5 FT
 EXISTING: ±13.1 FT
 PROPOSED: NO CHANGE

REAR:
 REQUIRED: 15 FT
 EXISTING: ±8.9 FT
 PROPOSED: ±10.5 FT (IMPROVEMENT)
 VARIANCE REQUIRED FOR PROPOSED REAR ADDITION

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,145.5 SQ.FT.)
 EXISTING: 38.05% (±726.6 SQ.FT.)
 PROPOSED: ±1,145.5 SQ.FT. IN ORIGINAL APPLICATION
 -54 SQ.FT. CREDIT FOR GRAVEL STRIP IN CENTER OF PARKING SPOT
 -102 SQ.FT. 50% CREDIT FOR USING PERVIOUS PAVERS.
 51.82% (±989.5 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED: 40% (763.68 SQ.FT)
 EXISTING: 38.05% (±726.6 SQ.FT.)
 PROPOSED: 39.87% (±761.2 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED: 35% (668.22 SQ.FT)
 EXISTING: 60.80% (±1,160.9 SQ.FT.)
 PROPOSED: ±483.3 SQ.FT. IN ORIGINAL APPLICATION
 +54 SQ.FT. +102 SQ.FT. (SEE ABOVE)
 33.48% ±639.3 SQ.FT.

VARIANCE REQUIRED

MAXIMUM HEIGHT: 30 FT
 PROPOSED ±22.1 FT

REAR SETBACK COVERAGE
 TOTAL REAR SETBACK 38FT*15FT=570 SQ.FT.
 PROPOSED COVERAGE BY REAR ADDITION: 64 SQ.FT.
 11.23 % < 60%

REV:	DESCRIPTION:	BY:	DATE:
	STATUS:	FINAL	

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: STEPHANIE L NADEAU

PROJECT: 1007 THOMAS ST

SITE: 1007 THOMAS ST
 KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/04/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1907-02	C-102	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHTAKOV
 DATE: PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"



- AQUA PAVER
- SF RIMA
- 4X8 PERMEABLE
- OLDE TOWNE PERMEABLE
- TURF BLOCK
- PERVIOUS PAVERS**

PERVIOUS PAVERS

A permeable, environmentally-friendly interlocking paver designed to allow water to flow through the paver and be recaptured in the subsoil. Pervious Pavers are available in 4x8 or Olde Towne sizes. Tremron pervious pavers are recommended for parking areas that do not receive heavy vehicular traffic. (Not recommended for roadways)

PRODUCT SPECS

COLORS



PERVIOUS PAVERS 4X8

PRODUCT CODE: PV21040E

THICKNESS: 2-3/4" (60MM)

DIMENSIONS: 4"X8"

SF PER CUBE: 120

CUBE WEIGHT: 3120 LBS

FINISH: STANDARD



MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	726.60	ft ²	Sidewalks	D	[]	ft ²
Decks / Patios	B	21.65	ft ²	Pool/Deck	E	[]	ft ²
Driveways	C	[]	ft ²	Other	F	[]	ft ²
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)						748.25	1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	23.31	ft ²	Sidewalks	D	0.00	ft ²
Decks / Patios	B	0.00	ft ²	Pool/Deck	E	96.00	ft ²
Driveways	C	102.00	ft ²	Other	F	20.00	ft ²
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)						241.31	1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)	989.56	1
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2. Determine Percentage of Impervious Coverage on site:

989.56 ¹ ft² / 1,909.20 ft² = 51.83% ² % of Impervious Coverage
 Total Impervious Coverage Total Lot Area

3. Determine "Disturbed Area" [(114-3(f)(2) 4]

1,909.20 ft² - 0.00 ft² = 1,909.20 ³ Disturbed Area
 Total Lot Area Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume – Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

1,909.20 ³ ft² X 0.083 = 4a ft³ Swale Volume
 Disturbed Area

b. For a NEW home with 40% or greater Impervious Coverage, use:

1,909.20 ³ ft² X 0.208 X 51.83% ² % = 0.00 ^{4b} ft³ Swale Volume
 Disturbed Area % of Impervious Coverage

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

241.31 ^{1b} ft² X 0.083 = 4c1 ft³ Added Swale Volume
 Impervious Coverage PROPOSED Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:

241.31 ^{1b} ft² X 0.208 = 50.19 ^{4c2} ft³ Added Swale Volume
 Impervious Coverage PROPOSED Swale Volume

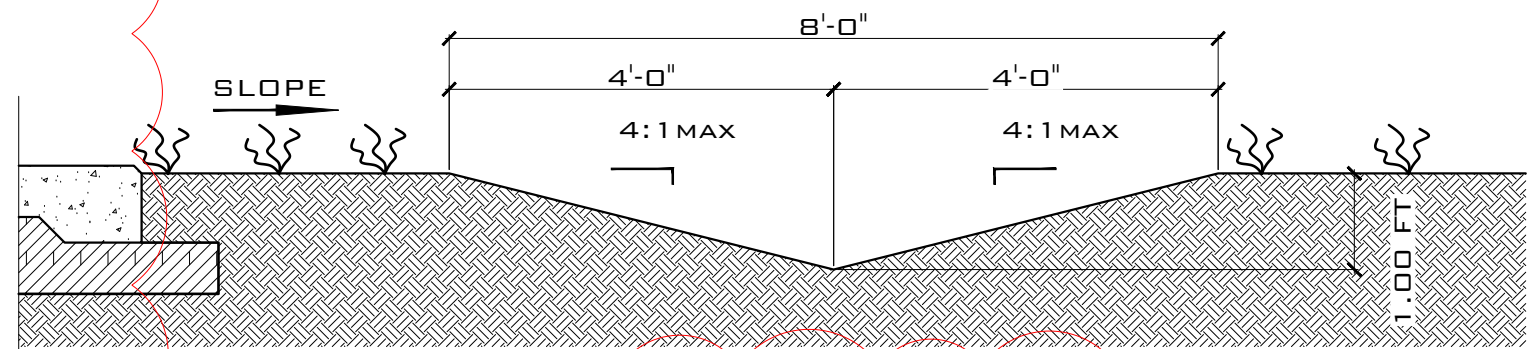
5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

(8.00 ft X 1.00 ft) / 2 = 4.00 ft² Cross Sectional Area**
 Width Depth

50.19 ft³ / 4.00 ft² = 12.55 ft Swale Length
 Swale Volume Cross Sectional Area

Either 4 - a, b, c1 or c2 (**e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3. Updated 9/5/2012



TYPICAL 8'-0" FT SWALE DETAIL
 (WIDTH VARIES)
 SCALE: NTS

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CLIENT: STEPHANIE L NADEAU

PROJECT: 1007 THOMAS ST

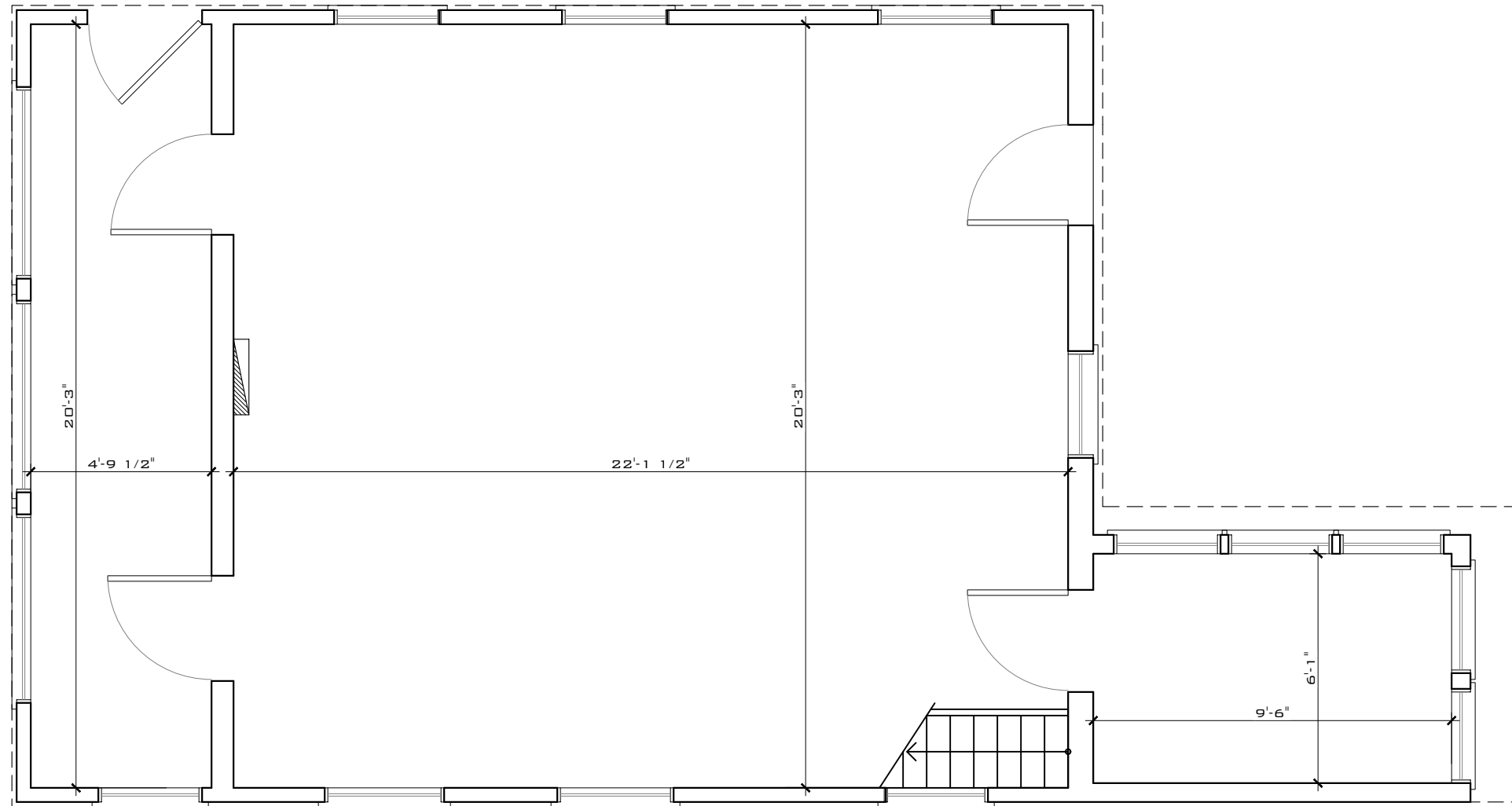
SITE: 1007 THOMAS ST
KEY WEST, FL 33040

TITLE: SWALE CALCS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/06/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1907-02	C-103	1	

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EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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CLIENT: **STEPHANIE L NADEAU**

PROJECT: **1007 THOMAS ST**

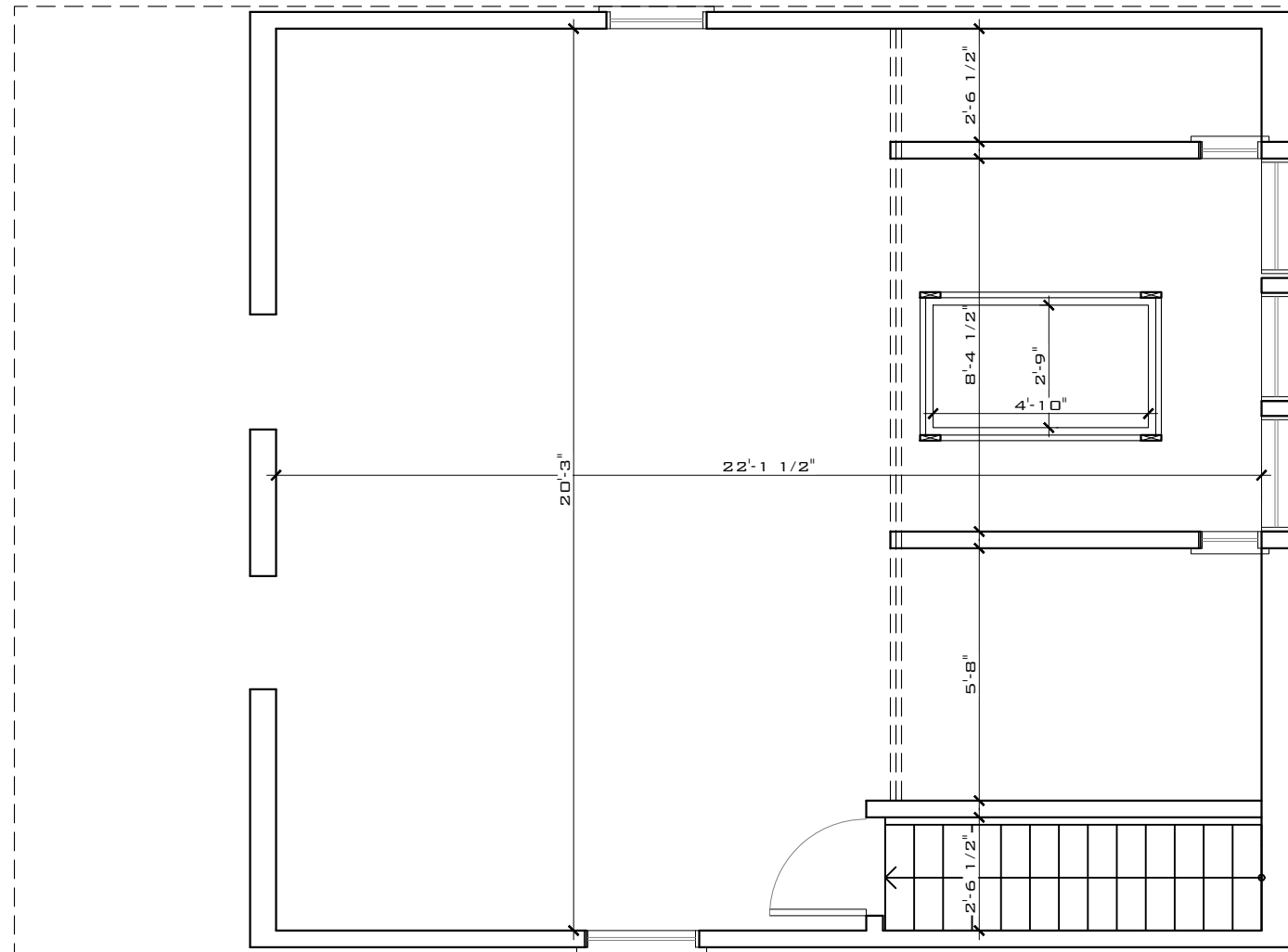
SITE: **1007 THOMAS ST
 KEY WEST, FL 33040**

TITLE: **EXISTING 1ST
 FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
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EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CLIENT: **STEPHANIE L NADEAU**

PROJECT: **1007 THOMAS ST**

SITE: **1007 THOMAS ST
 KEY WEST, FL 33040**

TITLE: **EXISTING 2ND
 FLOOR PLAN**

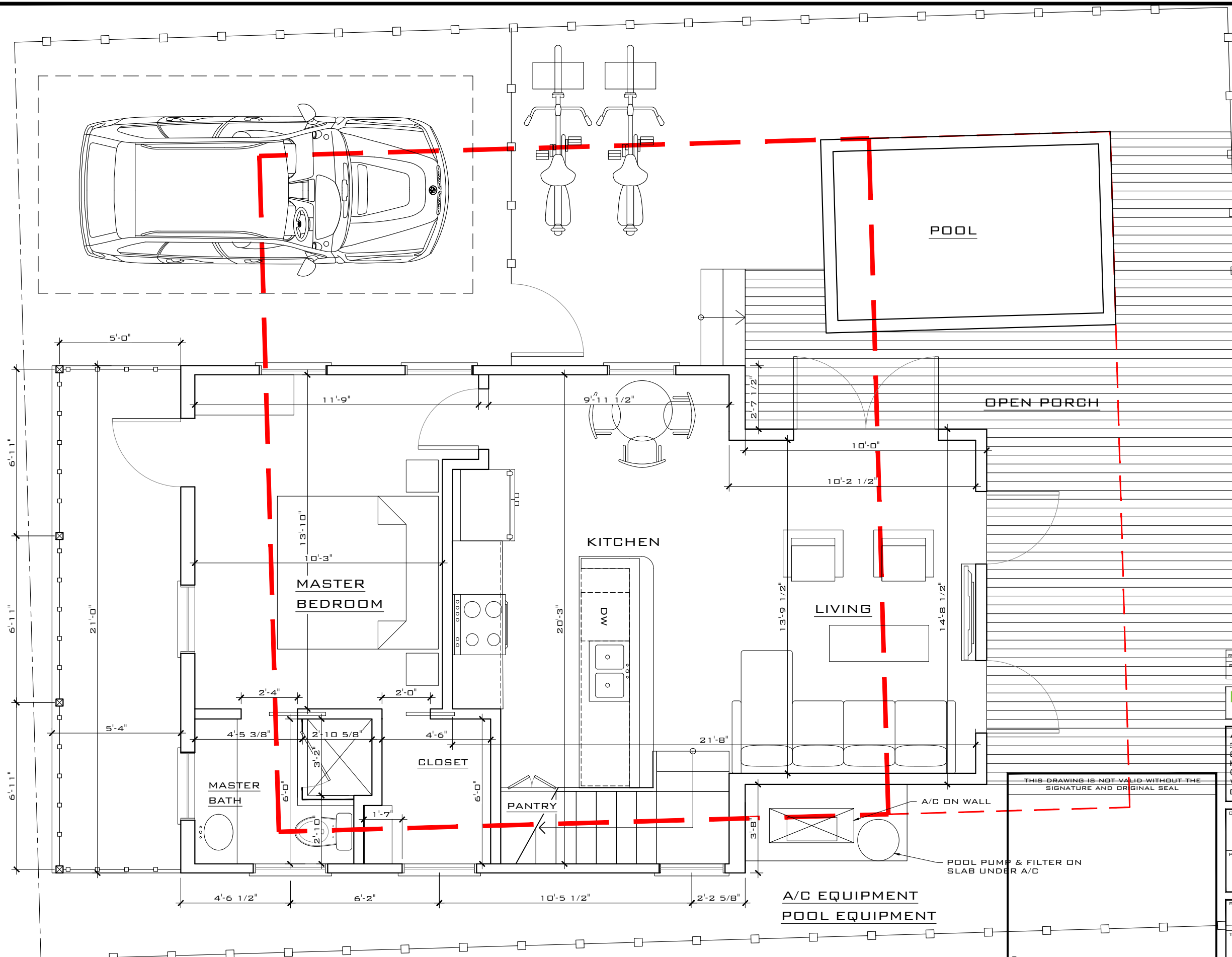
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/06/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1907-02	A-102	1	

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PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REV. DESCRIPTION:	BY:	DATE:
STATUS:	FINAL	



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CLIENT: **STEPHANIE L NADEAU**

PROJECT: **1007 THOMAS ST**

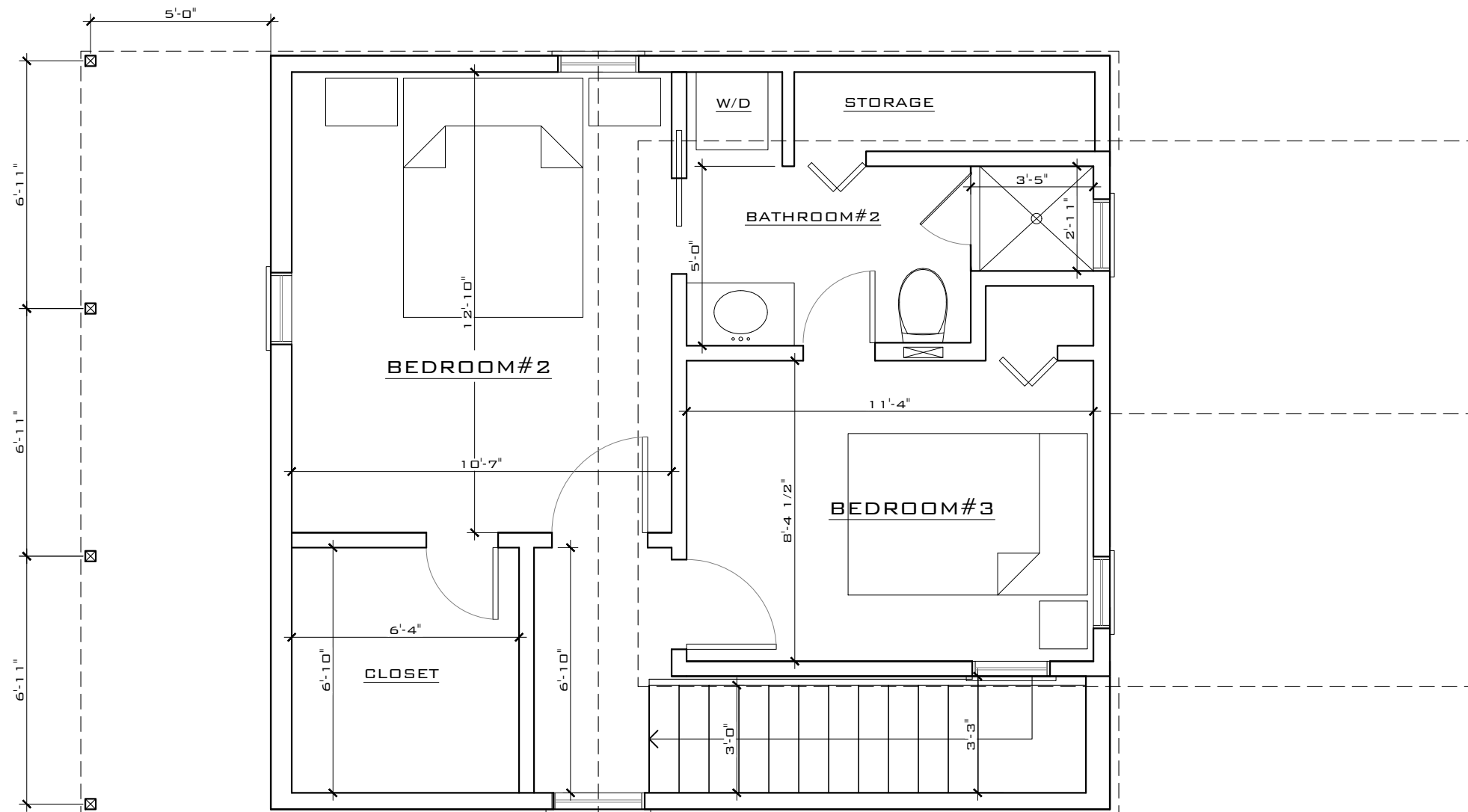
SITE: **1007 THOMAS ST
 KEY WEST, FL 33040**

TITLE: **PROPOSED 1ST
 FLOOR PLAN**

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/06/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
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PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
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PROJECT: **1007 THOMAS ST**

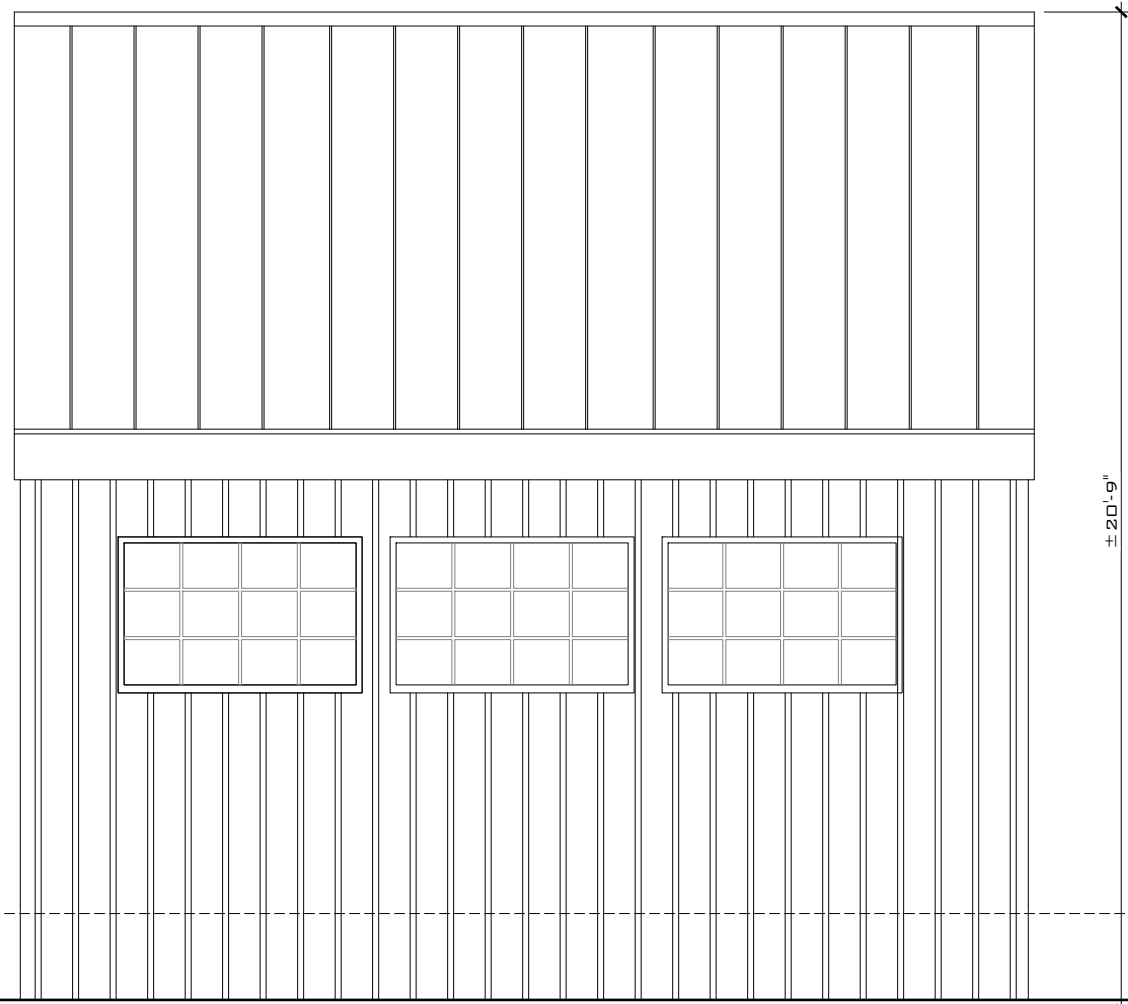
SITE: **1007 THOMAS ST
 KEY WEST, FL 33040**

TITLE: **EXISTING 1ST
 FLOOR PLAN**

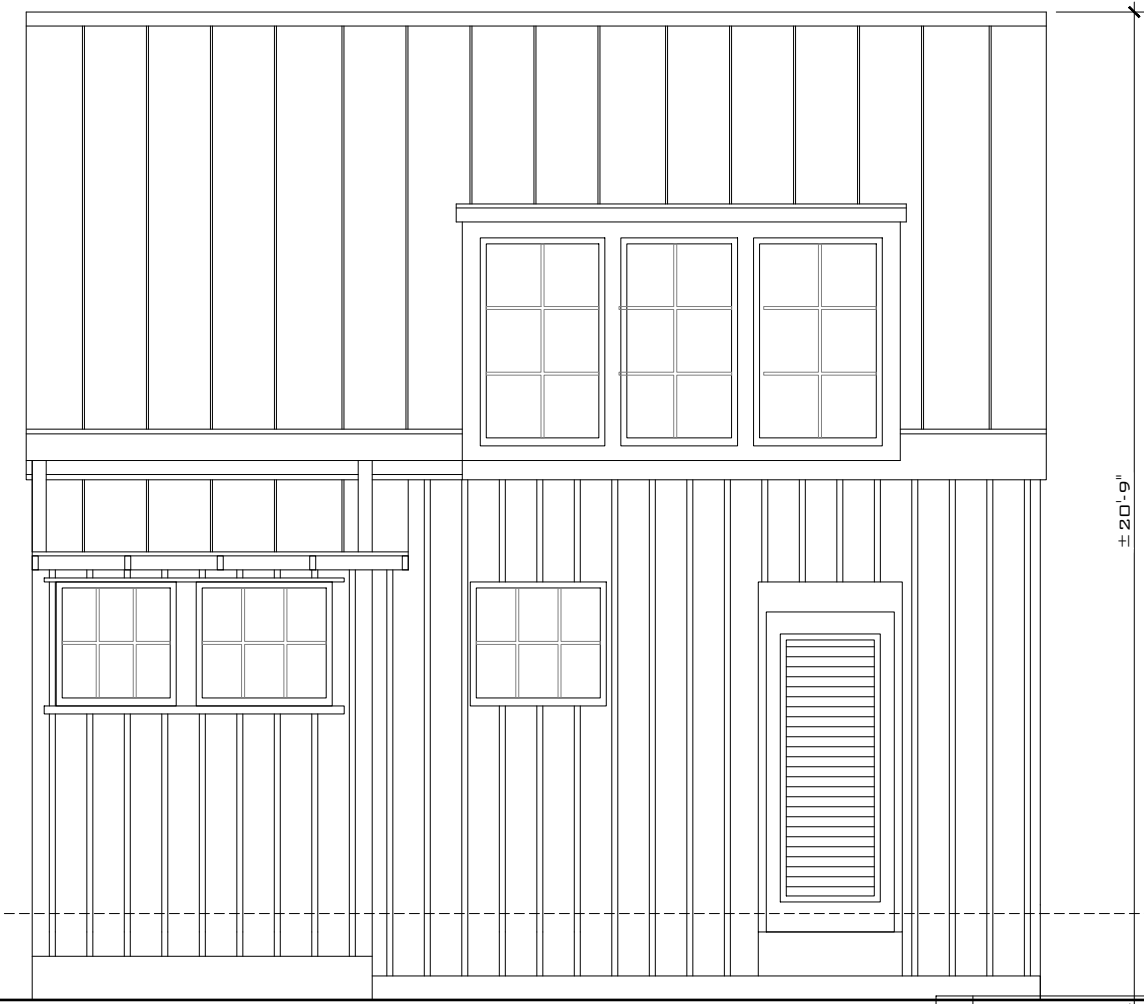
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/06/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
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**EXISTING FRONT ELEVATION
(FROM THOMAS ST)**
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

- ⊕ EXISTING F.FLOOR
EL. +8.50' NGVD
- ⊕ EXISTING GRADE (LAG)
EL. +6.20' NGVD
- ⊕ FLOOD ZONE AE6
EL. +6.00' NGVD
- ⊕ CROWN OF ROAD
EL. (±)+6.00' NGVD

REV. DESCRIPTION	BY	DATE
STATUS: FINAL		



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CLIENT: **STEPHANIE L NADEAU**

PROJECT: **1007 THOMAS ST**

SITE: **1007 THOMAS ST
KEY WEST, FL 33040**

TITLE: **EXISTING FRONT/
REAR ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 02/06/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1907-02	DRAWING NO: A-105	REVISION: 1	

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STATE OF FLORIDA
LICENSE NO 71480



- ⊕ EXISTING F.FLOOR
EL. +8.50' NGVD
- ⊕ EXISTING GRADE (LAG)
EL. +6.20' NGVD
- ⊕ FLOOD ZONE AE6
EL. +6.00' NGVD
- ⊕ CROWN OF ROAD
EL. (±)+6.00' NGVD

EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REV: FINAL	BY:	DATE:
STATUS: FINAL		



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SITE: **1007 THOMAS ST
KEY WEST, FL 33040**

TITLE: **EXISTING LEFT
ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 02/06/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1907-02	DRAWING NO: A-106	REVISION: 1	

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EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

- ⊕ EXISTING F.FLOOR
EL. +8.50' NGVD
- ⊕ EXISTING GRADE (LAG)
EL. +6.20' NGVD
- ⊕ FLOOD ZONE AE6
EL. +6.00' NGVD
- ⊕ CROWN OF ROAD
EL. (±)+6.00' NGVD

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

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PROJECT: **1007 THOMAS ST**

SITE: **1007 THOMAS ST
KEY WEST, FL 33040**

TITLE: **EXISTING RIGHT
ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
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**PROPOSED FRONT ELEVATION
(FROM THOMAS ST)**

SCALE: 1/4" = 1'-0"

PROPOSED NEW 5V-CRIMP
METAL ROOFING

PROPOSED WOOD FRAME
WINDOWS (HARC APPROVED)

PROPOSED PT WOOD 4X4 POSTS

PROPOSED PT WOOD SIDING

EXISTING F.FLOOR
EL. +8.50' NGVD

EXISTING GRADE (LAG)
EL. +6.20' NGVD

FLOOD ZONE AE6
EL. +6.00' NGVD

CROWN OF ROAD
EL. (±)+6.00' NGVD

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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PROJECT:
1007 THOMAS ST

SITE:
**1007 THOMAS ST
KEY WEST, FL 33040**

TITLE:
**PROPSD FRONT
ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
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1907-02	A-108	1	

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PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CLIENT: **STEPHANIE L NADEAU**

PROJECT: **1007 THOMAS ST**

SITE: **1007 THOMAS ST
 KEY WEST, FL 33040**

TITLE: **PROPSED REAR
 ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:	
1907-02	A-109	1	

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PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



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PROJECT: **1007 THOMAS ST**

SITE: **1007 THOMAS ST
 KEY WEST, FL 33040**

TITLE: **PROPSD LEFT
 ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 02/06/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1907-02	DRAWING NO: A-110	REVISION: 1	

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REV:	BY:	DATE:
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STATUS:	FINAL	



- ⊕ EXISTING F.FLOOR
EL. +8.50' NGVD
- ⊕ EXISTING GRADE (LAG)
EL. +6.20' NGVD
- ⊕ FLOOD ZONE AE6
EL. +6.00' NGVD
- ⊕ CROWN OF ROAD
EL. (±)+6.00' NGVD

PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

REV.	DESCRIPTION	BY	DATE
1	FINAL		



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CLIENT: **STEPHANIE L NADEAU**

PROJECT: **1007 THOMAS ST**

SITE: **1007 THOMAS ST
KEY WEST, FL 33040**

TITLE: **PROPSED RIGHT
ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:	
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LICENSE NO 71480



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E: INFO@ARTIBUSDESIGN.COM
W: WWW.ARTIBUSDESIGN.COM

Site Visit

1007 Thomas Street Key West, Florida 33040

SITE VISIT: APRIL 29, 2020



1007 Thomas Street Key West, Florida 33040
SITE VISIT: APRIL 29, 2020



1007 Thomas Street Key West, Florida 33040

SITE VISIT: APRIL 29, 2020



1007 Thomas Street Key West, Florida 33040

SITE VISIT: APRIL 29, 2020



1007 Thomas Street Key West, Florida 33040

SITE VISIT: APRIL 29, 2020



1007 Thomas Street Key West, Florida 33040

SITE VISIT: APRIL 29, 2020



Additional 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 00025610-000000
 Account# 1026387
 Property ID 1026387
 Millage Group 11KW
 Location 1007 THOMAS St, KEY WEST
 Address
 Legal KW PB1-25-40 PT LOT 8 SQR 1 TR 10 E2-291 OR27-245/45 OR590-427
 Description OR27-245/46 OR692-853/55 OR709-734 OR739-245 OR740-130 OR753-1457 OR2916-773D/C OR2947-721LET OR2948-0828 OR2967-1319
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

NADEAU STEPHANIE STEPHANIE
 PO Box 584
 Kennebunkport ME 04046

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$63,299	\$67,664	\$68,756	\$63,688
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$312,801	\$312,801	\$312,801	\$245,942
= Just Market Value	\$376,100	\$380,465	\$381,557	\$309,630
= Total Assessed Value	\$376,100	\$380,465	\$381,557	\$83,843
- School Exempt Value	\$0	\$0	\$0	(\$25,000)
= School Taxable Value	\$376,100	\$380,465	\$381,557	\$58,843

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,910.00	Square Foot	0	0

Buildings

Building ID 1992
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1511
 Finished Sq Ft 884
 Stories 2 Floor
 Condition POOR
 Perimeter 130
 Functional Obs 0
 Economic Obs 0
 Depreciation % 42
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 1918
 EffectiveYearBuilt 1975
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage ROLLED COMPOS
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	483	0	0
FLA	FLOOR LIV AREA	884	884	0
OUU	OP PR UNFIN UL	144	0	0
TOTAL		1,511	884	0

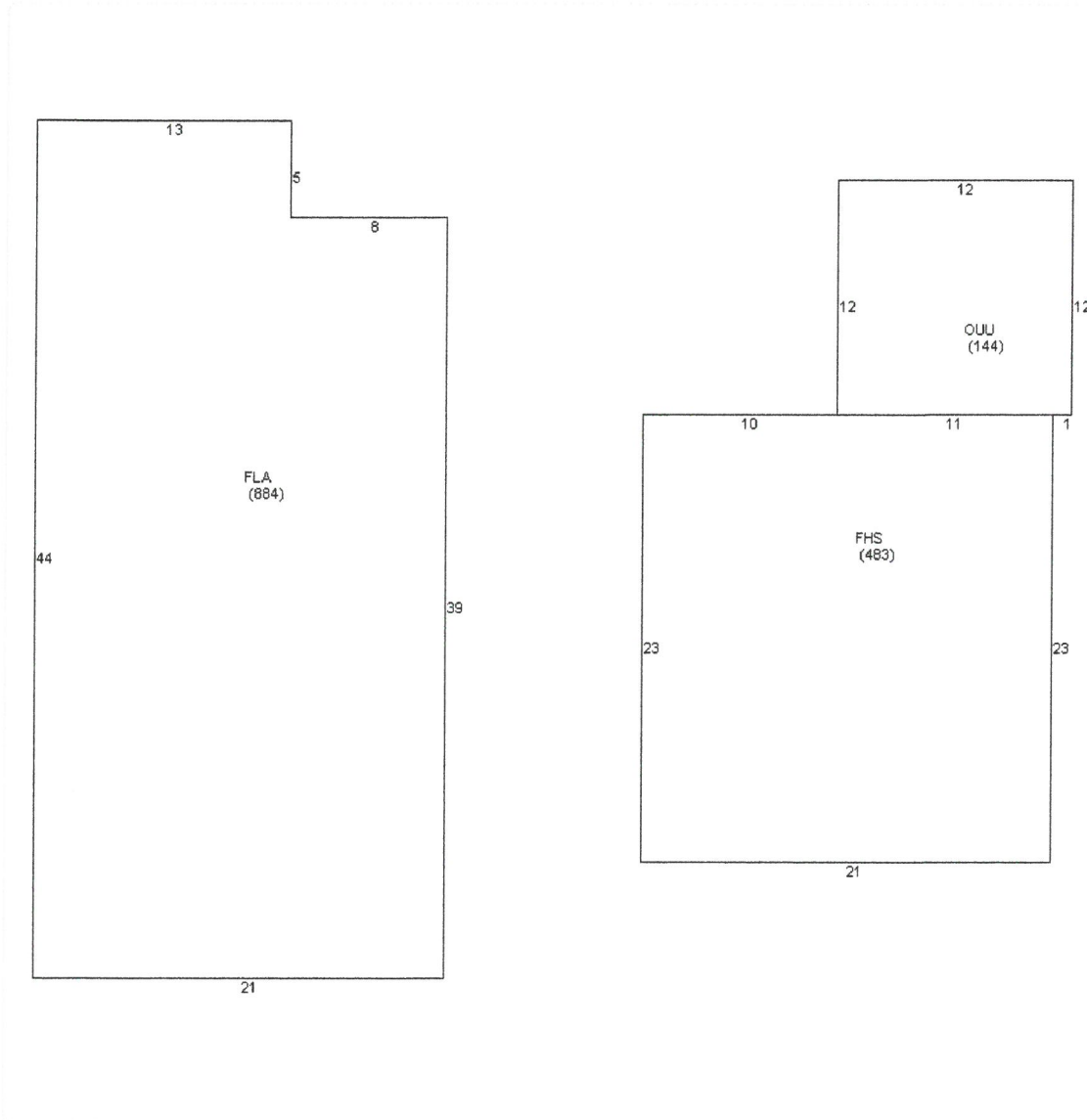
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/20/2019	\$350,000	Warranty Deed	2222725	2967	1319	01 - Qualified	Improved
2/4/2019	\$100	Warranty Deed	2205672	2948	0828	30 - Unqualified	Improved
10/1/1977	\$15,000	Conversion Code		753	1457	Q - Qualified	Improved

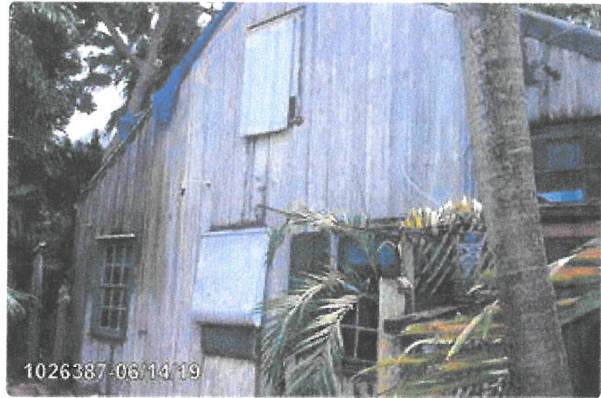
View Tax Info

[View Taxes for this Parcel](#)

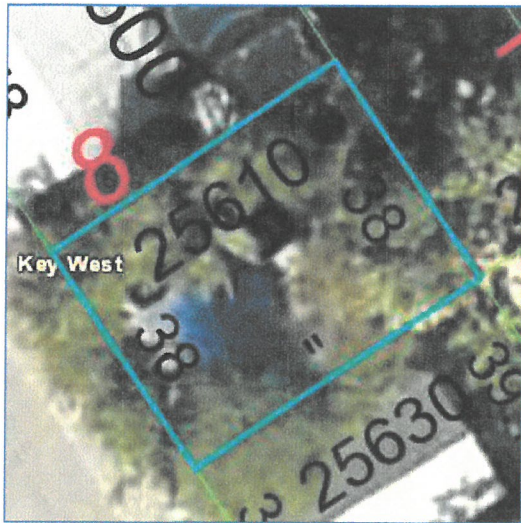
Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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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