

APPLICATION
CITY OF KEY WEST
PLANNING DEPARTMENT



RECEIVED
March 20, 2013
KW Planning Dpt



Request for a Letter of Lawful Unit Determination (LUD)

Application Fee: \$400.00

Please print or type a response to the following:

1. Site Address 718 Thomas Street
2. Name of Applicant Trepanier and Associates
3. Applicant is Owner _____ Authorized Representative X _____
(please submit Verification & Authorization Forms)
4. Address of Applicant 402 Appelrouth Lane
Key West FL 33040
5. Phone # of Applicant 305-293-8983 Mobile# _____ Fax# _____
6. E-Mail Address patrick@owentrepanier.com
7. Name of Owner, if different than above Tesresa A Cathey
8. Address of Owner 718 Thomas Street
Key West FL 33040
9. Phone Number of Owner 514-435-6937 Fax# _____
10. E-mail Address tcathey06@gmail.com
11. Zoning District of Parcel HMDR RE# 00013430-000000
12. If this request is based on a code case, please provide case number and name of code officer:
Case# 12-1802 Bonnita Badgett

Number of known Permanent Residential Dwelling Units on Property 2

Number of Licensed Permanent Residential Dwelling Units on Property 1
(please provide City Licensing Records from the Building Department)

Number of known Transient Residential Units on Property 0

Number of Licensed Transient Residential Units on Property 0
(please provide City Licensing Records from the Building Department)

Other uses (i.e. commercial) on Property: N/A

APPLICATION

Please submit the following to ensure application completeness:

(Please check as you attach each required item to the application)

- \$400.00 check made out to The City of Key West;
- Proof of ownership;
- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Copies of state, county, and city licenses on and about April 1, 1990, indicating the number and types of rental units;
- Documentation for Keys Energy Service and Florida Keys Aqueduct Authority indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 1990;
- Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 1990 (Green Card);
- Building permits issued prior to April 1, 1990;
- Rental, occupancy or lease records from before and including April 1, 1990, indicating the number, type and term of the rental or occupancy;
- Other records that indicate the existence of residential units (please see the attached Code of Ordinances Section 108-991, BPAS Ordinance for procedures, requirements and guidance)
- Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 1990;
- Copies of City Directory entries on or about April 1, 1990;
- Site visits which indicate that the age of the structure and associated improvements likely pre-date 1990.

A site visit by City Staff is required to complete application processing. If deemed necessary the Planning Department may request additional information. Please submit the complete application package to the City of Key West Planning Department, 3140 Flagler Avenue, Key West Florida, 33040.

Units in existence at the time the April 1, 1990 Census was prepared are presumed not to be affected by BPAS. The Administrative Official shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 1990.

Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based. **Provision of documents is the responsibility of the applicant.** The Administrative Official's decision shall be rendered to the Department of Economic Opportunity (DEO) for a determination of consistency with the Principals for Guiding Development.

Units which are determined not to be affected by the Building Permit Allocation System per section 108-991 but which have not been previously acknowledged by the Administrative Official are presumed to be lawfully established per Chapter 122, Article II, Nonconformities, if the additional following requirements are met:

- a. The applicant satisfies the Building Department that the unit meets the Florida Building Code, through as built certifications or other means acceptable to the Building Official; and
- b. All back fee payments, including impact fee payments, from 1990 onward, as determined by the Building Department, are made in full.

Transient units which meet the criteria in section 108-991 will be licensed by the City.

**City of Key West
Planning Department**



Authorization Form
(Individual Owner)

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

I, Teresa A Cathey authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Patrick Wright - Trepanier & Associates
Please Print Name of Representative

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

Teresa Cathey
Signature of Owner

X
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 4/5/13 by
date

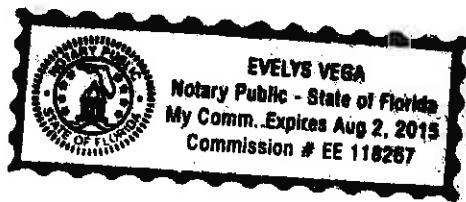
Patrick Wright
Name of Authorized Representative

He/She is personally known to me or has presented Florida Investment License as identification.

[Signature]
Notary's Signature and Seal

Evelys Vega
Name of Acknowledger typed, printed or stamped

EE 118267
Commission Number, if any



**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Patrick Wright, 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:

718 Thomas St.

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.

Patrick Wright

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 4-8-13 by

date

Patrick Wright

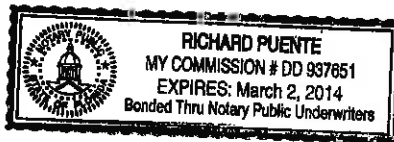
Name of Authorized Representative

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

Richard Puente
Notary's Signature and Seal

Richard Puente

Name of Acknowledger typed, printed or stamped



DD 937651

Commission Number, if any



THE CITY OF KEY WEST
BUILDING DEPARTMENT

P.O. BOX 1409
KEY WEST, FL 33041-1409
13054 792-8151

Application Number 97-00002389 Date 9/05/97
Property Address 718 THOMAS ST
RE #/PARCEL #/TAX ID etc 0001-3430-000000-
Application description RENOVATION, ADDITION, CONVERSION: RESIDE
Property Zoning MEDIUM DENSITY RES
Application valuation 2000

Owner Contractor

CATHEY TERESA A OWNER
718 THOMAS ST
KEY WEST FL 33040

Structure Information

Occupancy Type RESIDENTIAL
Flood Zone FLOOD ZONE X
Other struct info NUMBER OF UNITS .00
NUMBER OF BEDROOMS .00
SQUARE FOOTAGE-ACTUAL 680.00

Permit BUILDING PERMIT
Additional desc
Permit Fee 48.00
Issue Date 9/05/97 Valuation 2000
Expiration Date 8/28/99

Qty	Unit Charge	Per	Extension
2.00	24.0000 THOU	REPAIRS OR REMODELING	48.00

Special Notes and Comments
REPLACE ROTTEN SIDING, PAINT
EXTERIOR OF HOUSE, REPLACE BARBEDWIRE
FENCE WITH PICKET FENCE,
HARC #H-8-97-2389

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	48.00	.00	.00	48.00
Grand Total	48.00	.00	.00	48.00

Teresa Cathey

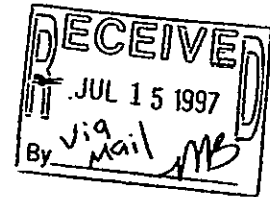
THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

12-2-97
DATE ISSUED

97 2389 548.00 PT
Date: 12/02/97 50 Receipt: 0321135
CHECK 432
00000000000000

JM
BY

D ~~97-2489~~ D



HARC

Historic Architectural Review Commission
1997 HARC Application

A HARC application must precede applications for building permits, variances, and development review approvals. HARC applications must meet the requirements as outlined by the *Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District*. The filing of an application does not ensure approval.

This application should be completed to the best of your ability and returned to the Planning Department, 605-A Simonton Street, Key West, Florida. All applications will be forwarded to the HARC board for a decision. The applicant should be present at the scheduled HARC meeting.

- Unless scope of work follows staff approval criteria, application review period is typically 14 days.
- Consult the tree commission for questions regarding tree removal.
- Please refer to the *Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District* (available at the City Planning Office) for additional information.

Required attachments:

- Photographs of existing building (for repairs, rehabilitations, or expansions)
- Photographs of adjoining buildings (for new buildings or major additions)
- Two (2) sets of to scale drawings of floor plans, site plans, exterior elevations (for new buildings or major additions)
- Illustrations of manufactured products to be used such as shutters, doors, and windows; paint color chips; and awning fabric samples
- Brief written description of scope of work intended under this application

Applications that do not have the required attachments will be considered incomplete and will not be brought to the HARC board.

Certificate of Appropriateness Number (assigned by HARC)

H9-97-2389

(S.A.)

Name of Property Owner:

Feresa Cathay

Phone:

305 295 0462

Permanent Home Address:

718 Thomas St

KW 33040

Applicant (owner or legally designated agent):

archive

Phone:

Applicant's Mailing Address:

Address of Construction:

HARC

Historic Architectural Review Commission

White Heron 869
B. Moore

Applicant's Summary of Scope of Work (Please type or print): _____

replace rotten siding
part exterior of house porch
replace barbed wire fence with picket fence
~~replace rotten siding~~
~~replace rotten siding~~

I attest that I will not exceed the scope of work as summarized above without coming back before the HARC for additional review.

Date: 7/10/97 Signature: Teresa Calkley

For HARC Use Only

Approved _____ Denied _____ Deferred _____

Reason for deferral/denial: _____

New Hearing Date: _____

HARC staff comments: _____

Limits of work approved, conditions of approval, and/or suggested changes, etc.: _____

Date: August 2, 97 By: [Signature]
Historic Architectural Review Commission



THE CITY OF KEY WEST
BUILDING DEPARTMENT

P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 292-8151

Application Number 97-00000505 Date 3/02/97
Property Address 718 THOMAS ST
Application description RENOVATION, ADDITION, CONVERSION: RESIDE
Property Zoning MEDIUM DENSITY RES
Application valuation 14000

Owner Contractor

CATHEY TERESA A OWNER
718 THOMAS ST
KEY WEST FL 33040

----- Structure Information -----
Occupancy Type RESIDENTIAL
Flood Zone N/A
Other struct info NUMBER OF UNITS 1.00
NUMBER OF BEDROOMS 2.00
SQUARE FOOTAGE-ACTUAL 240.00

Permit BUILDING PERMIT
Additional desc
Permit Fee 336.00
Issue Date 3/02/97 Valuation 14000
Expiration Date 2/22/99

Qty Unit Charge Per Extension
14.00 24.0000 THOU REPAIRS OR REMODELING 336.00

Special Notes and Comments
INSTALL NEW WINDOWS AND DOORS
RE-ROOF, INSTALL MOOD SIDING
ELECTRICAL WORK
HARC #02-17353-97

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	336.00	.00	.00	336.00
Grand Total	336.00	.00	.00	336.00

X Teresa Cathey

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

35-97

DATE ISSUED

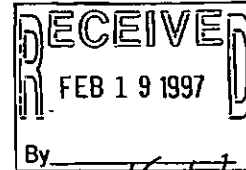
97 505 5336.00 PT
Date: 3/05/97 50 Receipt: 0046545
CECCK 250
0000000000000

CA

BY

* HARC APPROVAL 2/11/97 # 2-17353-97

APPLICATION FOR BUILDING PERMIT
KEY WEST BUILDING DEPARTMENT



97-505

DATE APPLIED: 2-16-97

ADDRESS OF CONSTRUCTION: # 718-A THOMAS ST. Key West

1. OWNER: TERESA CATHY TELEPHONE 295-0462

2. ADDRESS: AQUA MARINE DR. - Big Coppitt

3. CONTRACTOR: SELF TELEPHONE 295-0462

4. CONTRACTOR ADDRESS:

5. ARCHITECT/ENGINEER: SELF TELEPHONE:

6. ARCHITECT/ENGINEER ADDRESS:

7. PROPERTY IS RESIDENTIAL COMMERCIAL

EXISTING # UNITS 1 # UNITS AFTER CONSTRUCTION 1

EXISTING # BEDROOMS 2 # BEDROOMS AFTER CONSTRUCTION 2

8. SQUARE FOOTAGE OF EXISTING BUILDING(S): 240 SF.

9. DIMENSIONS OF NEW BUILDING(S) OR ADDITION: NO INCREASE IN SIZE.

10. TYPE OF WORK:
NEW REMODEL REPAIR ALTERATION ADDITION

11. DESCRIPTION OF WORK: RE-ROOF + RE-SIDE-NEW WOOD
NEW WINDOWS + DOORS
ROOFING BY ATLANTIC BLDGS.
WIRING BY LICENCED ELECTRICIAN - NEW SHEETROCK

12. ESTIMATED COST OF COMPLETED WORK: \$ 14,000
EXISTING BUILDING - BEHIND # 718 THOMAS

Checklist:

Warranty Deed	Energy Code	C.I.A.S.
Elevation Certificate	HARC approval	Variance
Site Plan / Floor Plan	Delinquent accounts	Impact Fees
Prepay residential waste	Sewer Connection	HARC Approval
FKAAC/ES Coordination	Site Plan Review	

CERTIFICATE OF OCCUPANCY REQUIRED?

ZONING HDR FLOOD ZONE REM ASSESSED VALUE \$ 336.⁰⁰ PERMIT FEES \$

SEC. 35.136 OF THE KEY WEST CODE OF ORDINANCES: If the work described in any building permit has not begun within *thirty (30) days* from the date of issuance thereof, said permit shall expire; it shall be canceled by the Chief Building Official, and written notice shall be given to the persons affected.

If the work described in any building permit has not been substantially completed within *two (2) years* of the date of issuance thereof, said permit shall expire and be canceled by the Chief Building Official and written notice thereof shall be given to the persons affected, together with notice that further work described in the canceled permit shall not proceed unless and until a new building permit has been obtained.

FAILURE TO COMPLY WITH THE MECHANIC'S LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

Teresa Cathy
Owner or Contractor

James O. O'Connell 2/21/97
Plan Reviewer Date

State Certification/Registration

Building Official Date

Utility Account #
Contractor CD #



Historic Architectural Review Commission
1997 HARC Application

97-505

A HARC application must precede applications for building permits, variances, and development review approvals. HARC applications must meet the requirements as outlined by the Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District. The filing of an application does not ensure approval.

This application should be completed to the best of your ability and returned to the Planning Department, 605-A Simonton Street, Key West, Florida. All applications will be forwarded to the HARC board for a decision. The applicant should be present at the scheduled HARC meeting.

- Unless scope of work follows staff approval criteria, application review period is typically 14 days.
- Consult the tree commission for questions regarding tree removal.
- Please refer to the *Secretary of the Interior's Standards for Rehabilitation and Design Guidelines in Key West's Historic District* (available at the City Planning Office) for additional information.

Required attachments:

- Photographs of existing building (for repairs, rehabilitations, or expansions)
- Photographs of adjoining buildings (for new buildings or major additions)
- Two (2) sets of to scale drawings of floor plans, site plans, exterior elevations (for new buildings or major additions)
- Illustrations of manufactured products to be used such as shutters, doors, and windows; paint color chips; and awning fabric samples
- Brief written description of scope of work intended under this application

Applications that do not have the required attachments will be considered incomplete and will not be brought to the HARC board.

Certificate of Appropriateness Number (assigned by HARC) 02-17353-97

Name of Property Owner: TERESA A. CATHY Phone: 295-0462
Permanent Home Address: AQUA MARINE DR. - BIG COPPITT

Applicant (owner or legally designated agent): _____ Phone: _____
Applicant's Mailing Address: AQUA MARINE DR - BIG COPPITT
Address of Construction: 718-A THOMAS ST. C.W.
REAR OF #718 THOMAS

called
12/97 9:25A.
left message
pick up by print

HARC

Historic Architectural Review Commission

Applicant's Summary of Scope of Work (Please type or print):

REPLACE WINDOWS: 6/6 - DBL HUNG - (TWO)
REPLACE DOOR w/ 9/0 x 6/8 FRENCH DOOR
NEW SIDING 1/2" x 6" D.T. CLAPBOARD
NEW GALVANIZED V. CEILING.
12' x 20' - EXISTING STRUCTURE
IN REAR OF #718 THOMAS

I attest that I will not exceed the scope of work as summarized above without coming back before the HARC for additional review.

Date: _____ Signature: _____

For HARC Use Only

Approved Denied _____ Deferred _____

Reason for deferral/denial: _____

New Hearing Date: _____

HARC staff comments: BUILDING IS IN SEVERE DISREPAIR & WILL BE
REPAIRED TO MATCH ORIGINAL. BUILDING HERE IS NOT
LISTED IN SURVEY BUT APPEARS TO BE HISTORIC.

Limits of work approved, conditions of approval, and/or suggested changes, etc.:

ALL MATERIALS TO MATCH ORIGINAL
CONFIGURATION TO MATCH ORIGINAL.

Date: 5/11/1997

By:  SLJ
Historic Architectural Review Commission

NORBY



& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

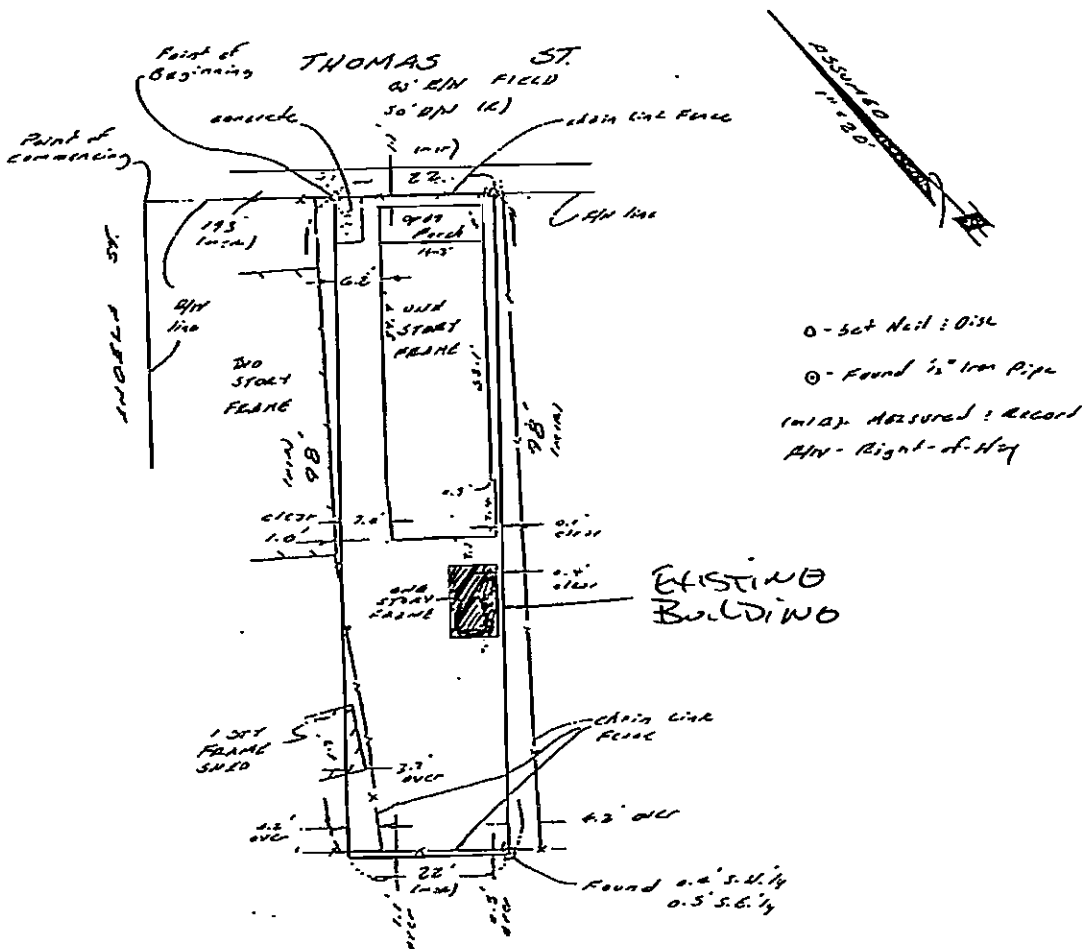
Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924



NOTES:

1. Flood Insurance Rate Map Zone: X; Community Panel #120168, 1716 G, dated 11-4-92.
2. Underground foundations and utilities were not located.
3. The legal description shown hereon was furnished by the client or their agent.
4. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
5. All angles are 90° (Measured & Record) unless otherwise noted.
6. Street address: 718 Thomas Street, Key West, FL.
7. Date of field work: August 9, 1996, and November 6, 1996.

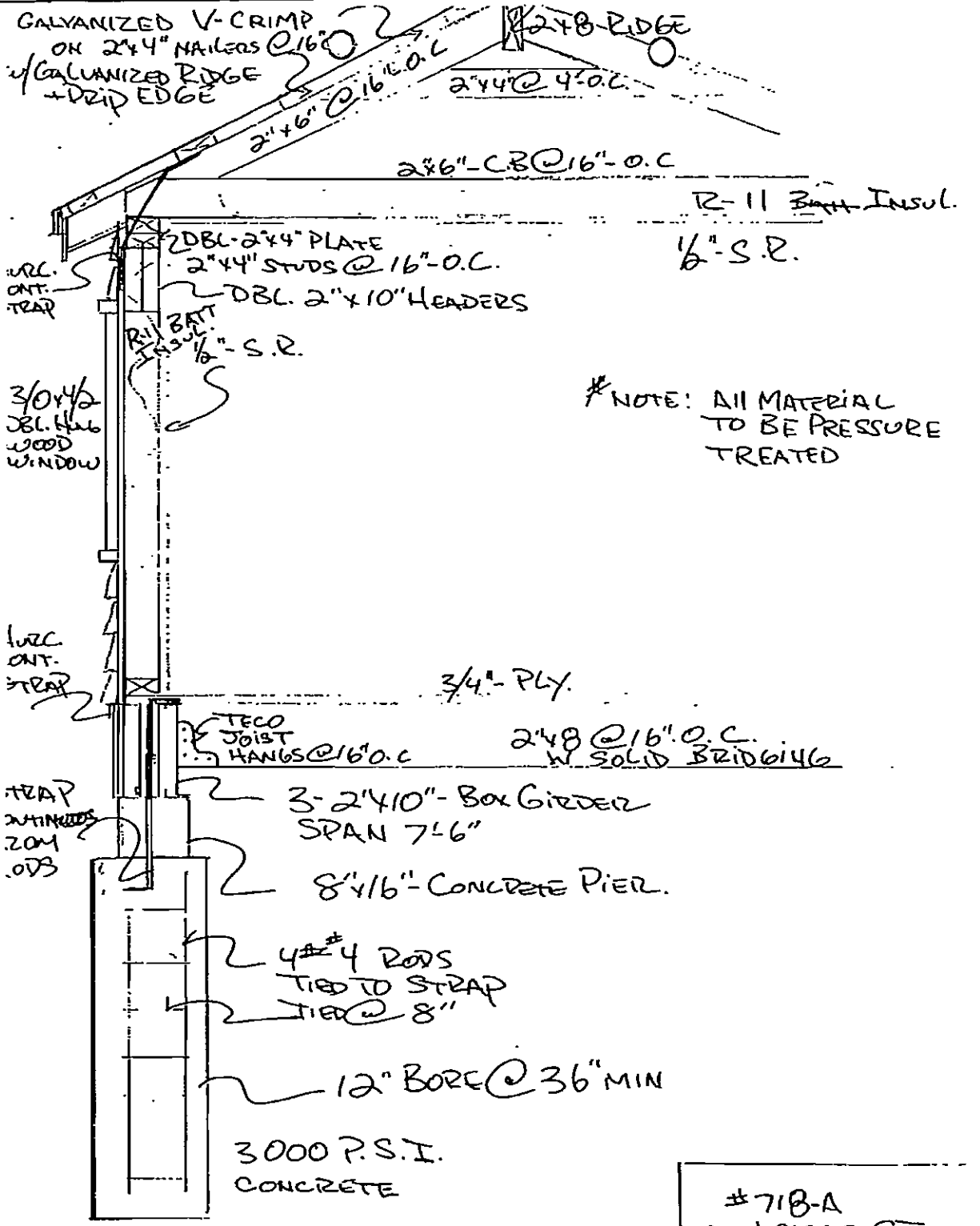
BOUNDARY SURVEY OF: On the Island of Key West, and known on W.A. Whitehead's Map of the Island and City of Key West, County of Monroe, State of Florida, delineated in February, A.D. 1829, as Part of Tract Three (3).

Commencing at a point on Thomas Street 193 feet from the Southwest corner of Thomas Street and Angela Streets; run thence Southeast on Thomas Street 22 feet; thence at right angles Southwest 98 feet; thence at right angles Northwest 22 feet; thence at right angles Northwest 98 feet to the Point of Beginning.

I HEREBY CERTIFY to: Teresa A. Cathy;
TIB Bank of the Keys, its
successors and/or assigns as their interests
may appear;
Keys Title & Abstract Company; and
Commonwealth Land Title Insurance Company...

...that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and Chapter 61G17-6 of the Florida Administrative Code, and that there are no encroachments, above ground, other than those shown hereon.

NORBY & ASSOCIATES, INC.



NOTE: ALL MATERIAL TO BE PRESSURE TREATED

718-A
 THOMAS ST.
 OWNER

718-A
THOMAS ST.
OWNER:
THERESA CATTY

