



Staff Report for Item 17

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: November 16, 2016

Applicant: Thomas E. Pope

Application Number: H16-03-0086

Address: #1023 Washington Street

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 February, a new house at 1408 Whalton Street was approved. Since then, the lot has received an address change to 1023 Washington Street, and new owners want to revise the approved design.

Guidelines Cited in Review:

2016 HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 9, 10, 17, 21, and 24.

Staff Analysis

This Certificate of Appropriateness proposes a redesign to a new house on a vacant lot. The first design was approved by HARC in February. New owners want to make

revisions to the approved design. The two-story structure will be approximately 25 feet, 11 inches tall, similar in height to the approved plans. 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, and the Whalton Street façade has been reduced to read more as a 1.5 story. The design also includes a garage on the left side of the house, which will have a height of approximately 14 and a half feet. The garage will be set back 24 feet from the property line. The house will have 6/1 impact resistant windows and doors with hardie trim and siding. The structure will have wood columns and railings on the front and rear porches.

The plans also propose site work, with a new driveway, a pool, and fencing.

Consistency with Guidelines

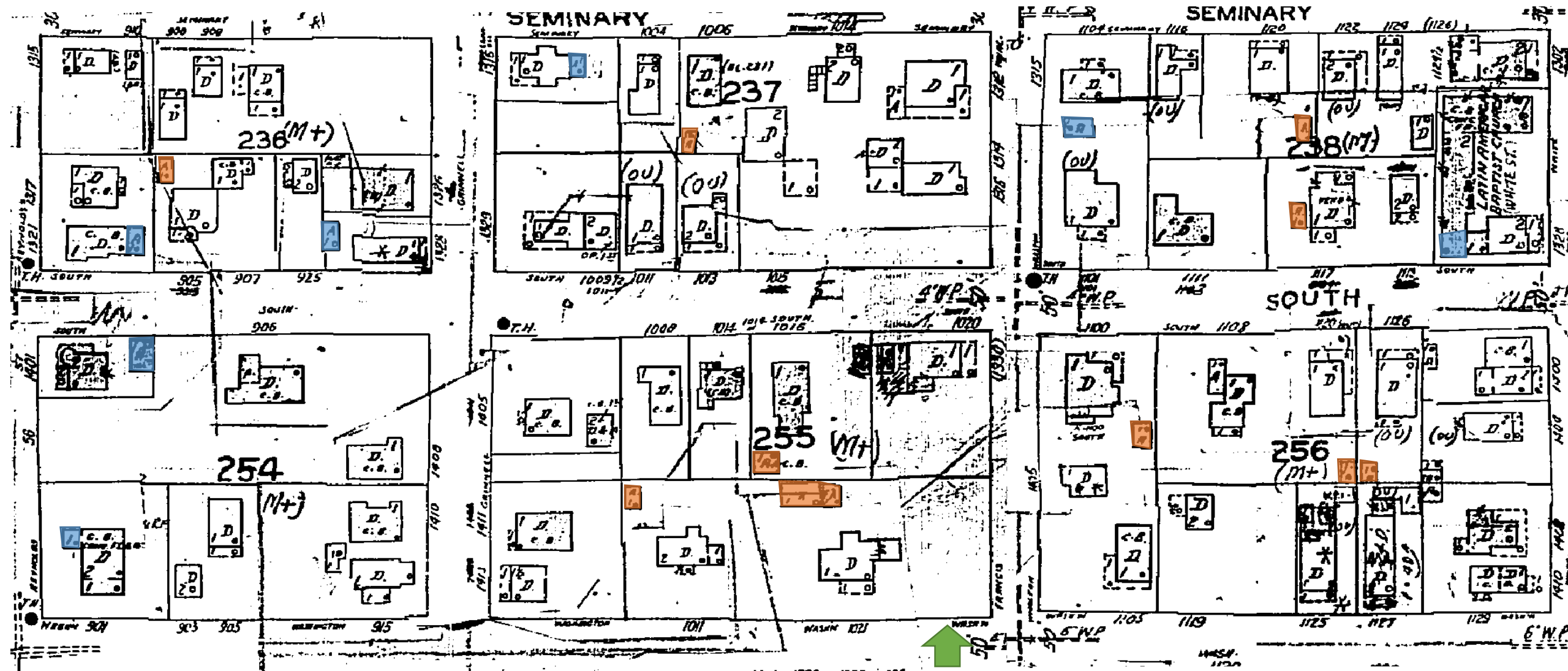
Garage: The house is very similar to the design that was approved in February. The most significant change is the inclusion of a garage attached to the side of the house. The guidelines state that “Proposals that include garages or carports visible from the public realm can only be located on a site where carports and garages exist on adjacent properties. In any other location, any garage or carport must not be visible from the public realm.” The proposed garage is visible from the public realm, though it will be set back 24 feet from the property line. The property is located in an area that had a lot of development in the 1920s through the mid-century, which meant that many houses had garages or carports.

The applicant supplied a large amount of evidence of houses in the Casa Marina area with garages. Unfortunately, most of the photographs are for properties outside of the historic district, and some were not reviewed by HARC or they were constructed a while ago but would not be historic. These include 920 Johnson Street, 901 Casa Marina Court, 903 Casa Marina Court, 904 Washington Street, 1108 South Street (mislabelled as 1108 Washington Street on applicant’s photos), and 1104 South Street (mislabelled as 1106 Washington Street). Instead, staff reviewed the 1962 Sanborn map, which shows how many garages and carports existed in the adjacent area historically. Many of the houses had long driveways with stand-alone garages, which were mostly located towards the rear of the property for interior lots. This is seen at many houses in the area, including the next door neighbors to 1023 Washington. These include 1021 Washington Street, 1017 Washington Street, 1023 Johnson Street, and 1025 Johnson Street. Corner lots typically had a different location for garages. Instead, the garages were located on the rear of the lots, with a more prominent face towards the side street. These garages were typically not set back far from the road. Examples of these historic garages located this way on corner lots include 1401 Reynolds Avenue, 1011 South Street (mislabelled as 1101 Washington), 901 Johnson Street, 900 Johnson Street, 901 Washington Street, 1101 Casa Marina Court (mislabelled as 1101 Waddell on the applicant’s photos) 1328 White Street, and 924 Flagler Avenue. In the general area, many garages have been constructed over the years, but carports were more popular.

It is staff's opinion that the proposed design is consistent with the guidelines for new construction. Regarding guideline 10, it would be more historically accurate to locate the garage behind the house, where it would face Whalton Street, but at the same time, there should be no further damage done to the historic wall on Whalton Street either. The proposed garage is set back quite far from the street, and will not read as part of the principal façade.

Corner Lots with Garages in Rear/On Side Streets

Interior Lots with Garages in Rear of Lot

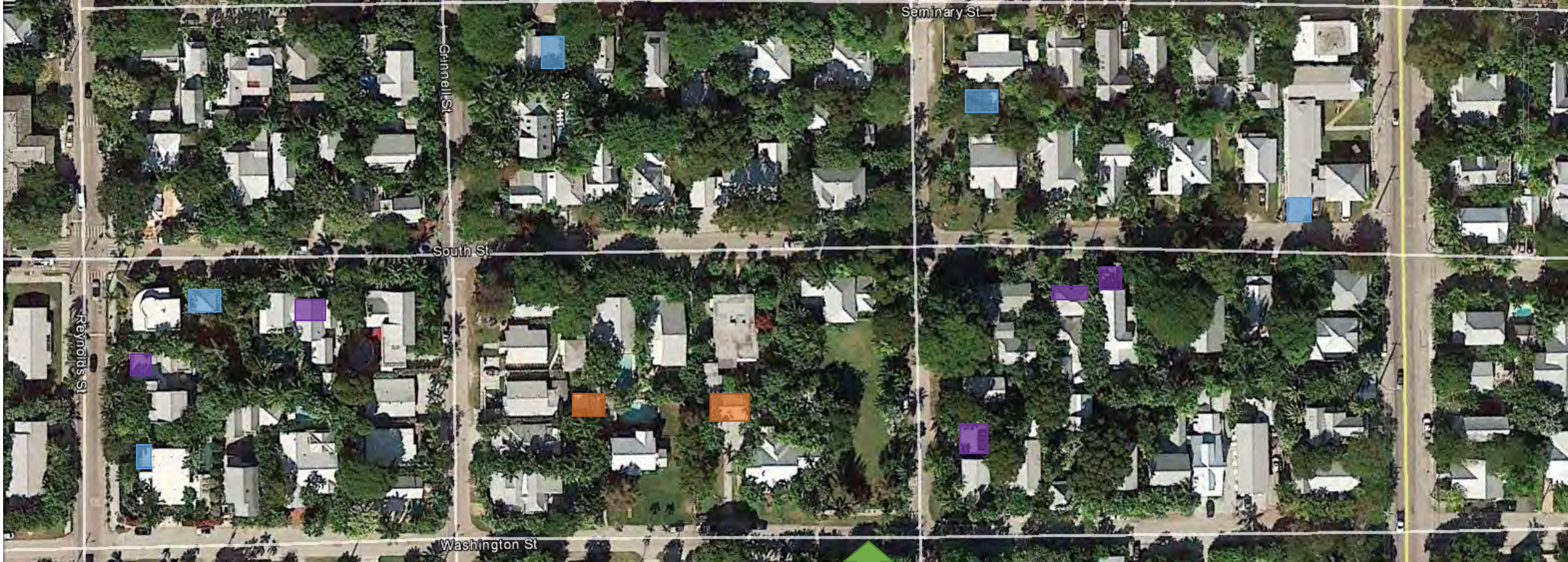


1962 Sanborn Map

Corner Lots with Historic Garages in Rear/On Side Streets

Interior Lots with Garages in Rear of Lot

Non-Historic Garages



Google Earth Aerial

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

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.,

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
 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

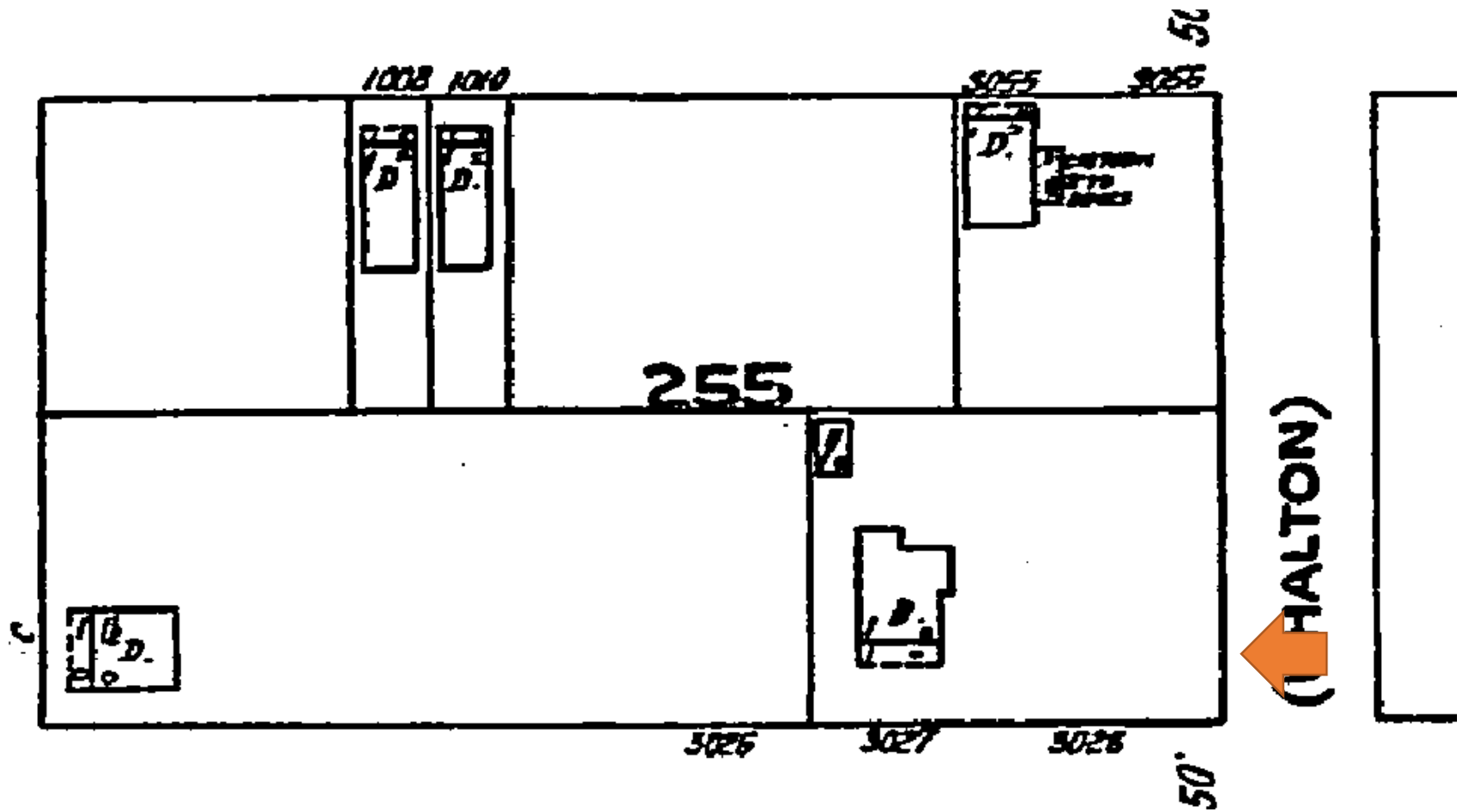
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

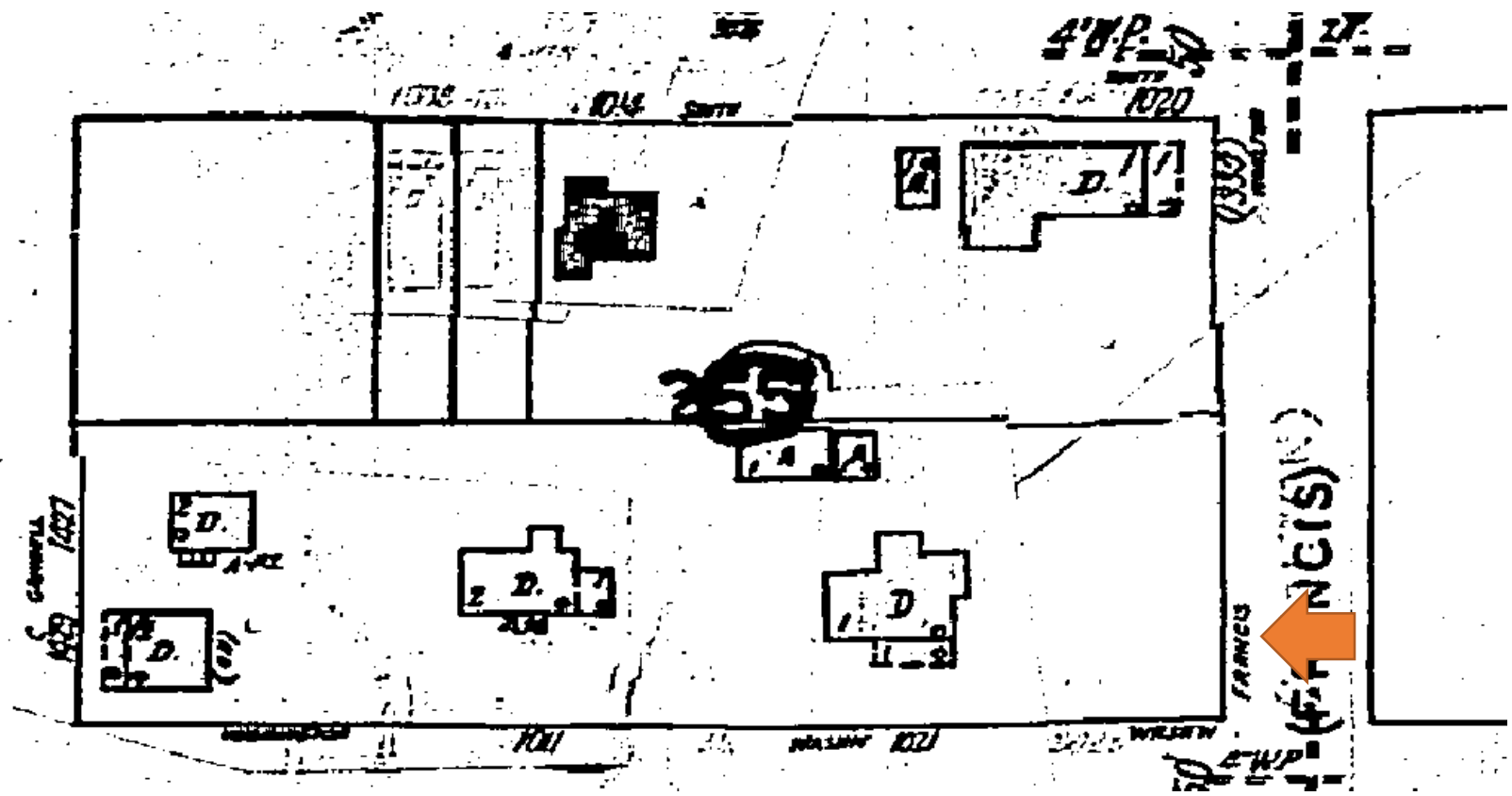
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

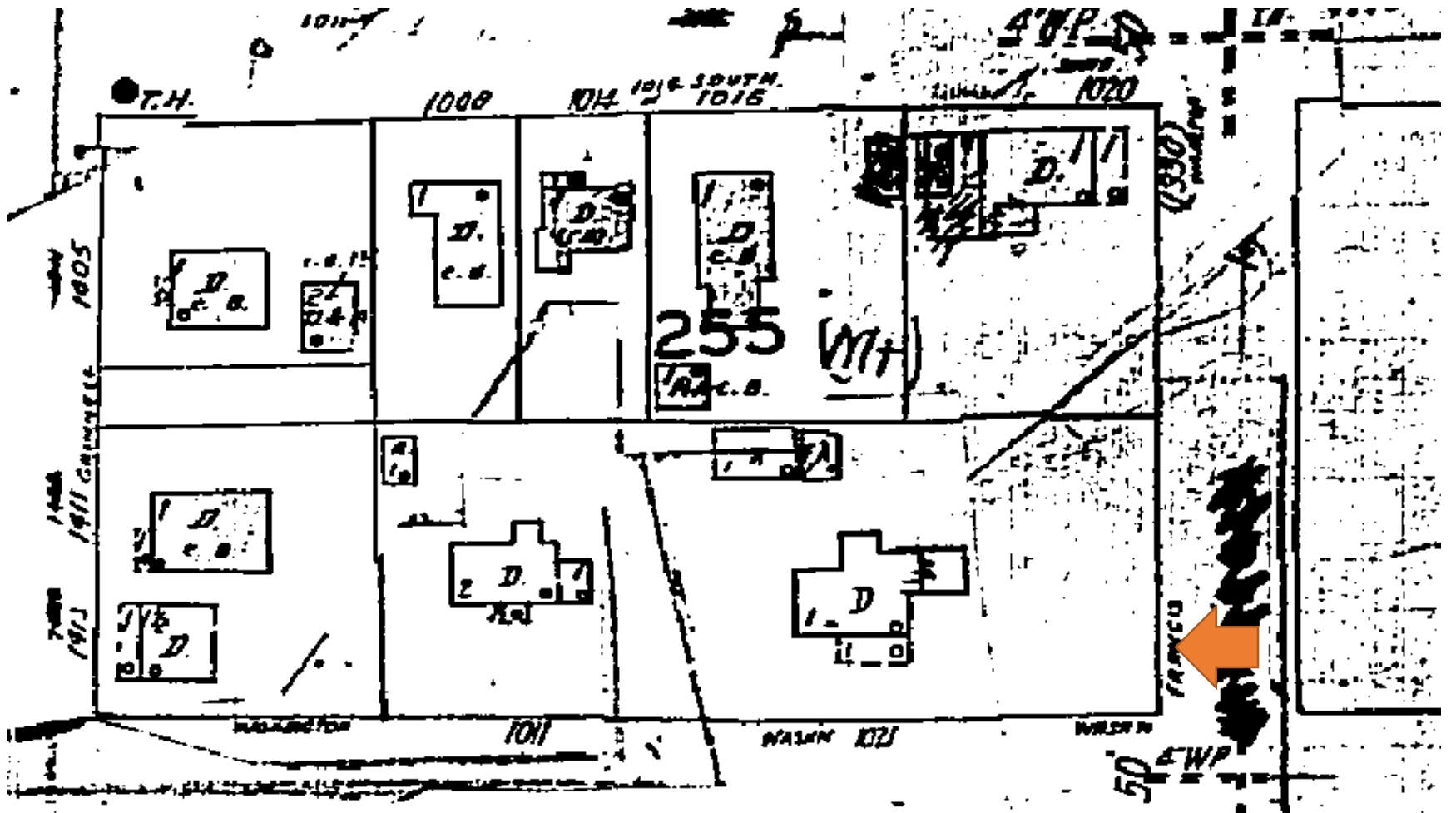
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



























10/26/16

Neighborhood canvass of garages built before 1966



1025 Johnson



1023 Johnson



1023 Johnson



920 Johnson



Corner of Johnson & Reynolds
901 Johnson



Corner of Johnson & Reynolds
900 Johnson



Corner of Johnson & Reynolds
900 Johnson



901 Casa Marina Court



903 Casa Marina Court



Corner of Casa Marina Ct & Waddell
1101 Waddell



Corner of Casa Marina Ct & Waddell
1101 Waddell



Corner of Casa Marina Ct & Waddell
1101 Waddell



Corner of Flagler & Waddell
1028 Flagler



Corner of Flagler & Grinnell
924 Flagler



Corner of Flagler & Grinnell
924 Flagler



Corner of Johnson & Grinnell
507 Grinnell



905 Von Phister Street



Corner of Washington & Grinnell
1002 Washington



904 Washington



Corner of Reynolds & Washington
901 Washington



Coral House
Corner of South & Reynolds
1401 Reynolds



Corner of Washington & White
1328 White



Corner of Washington & Whalton
1101 Washington

10/26/16

Neighborhood canvass of garages built after 1966



1106 Washington



1108 Washington



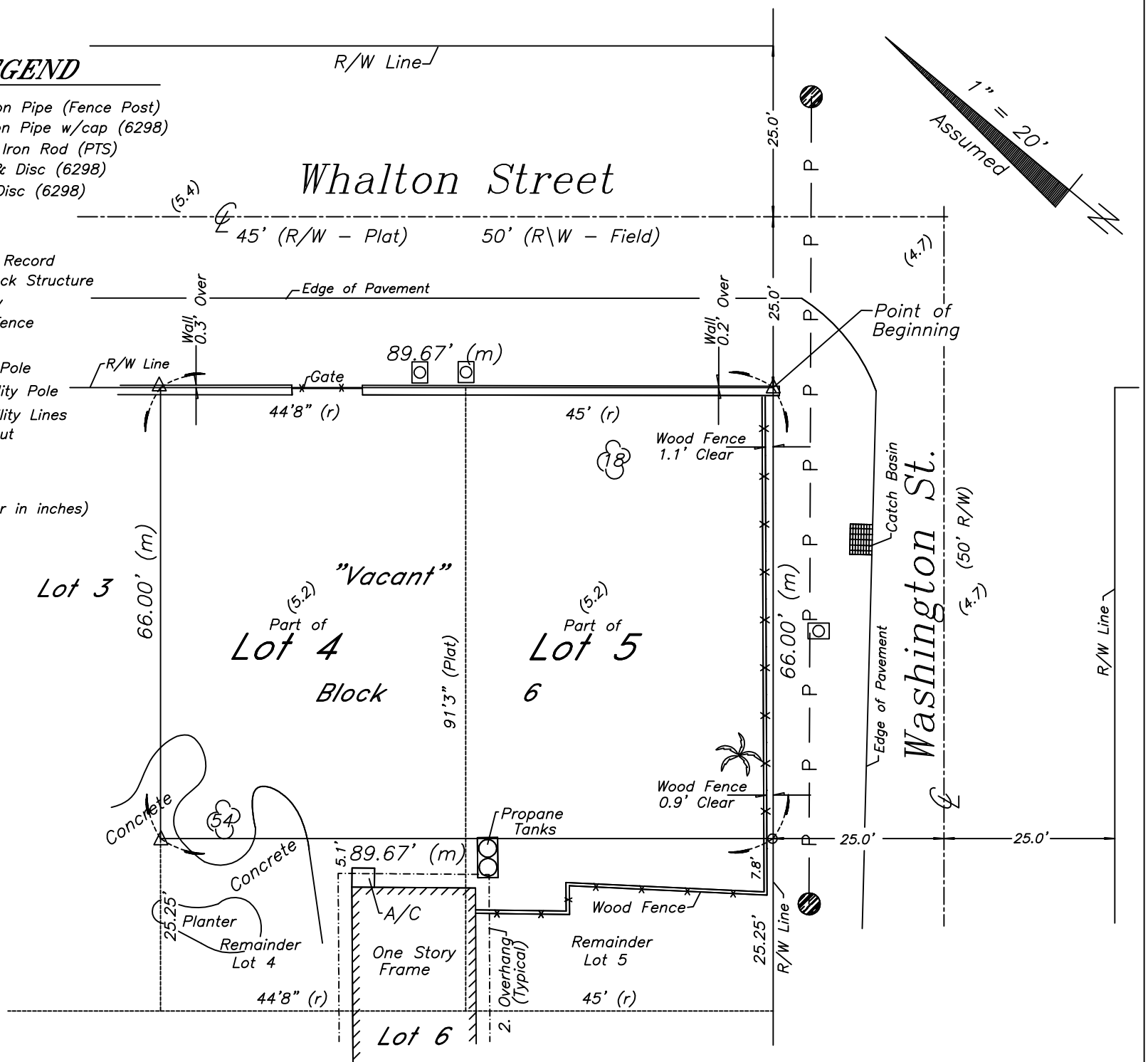
906 South

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
- (18) 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.



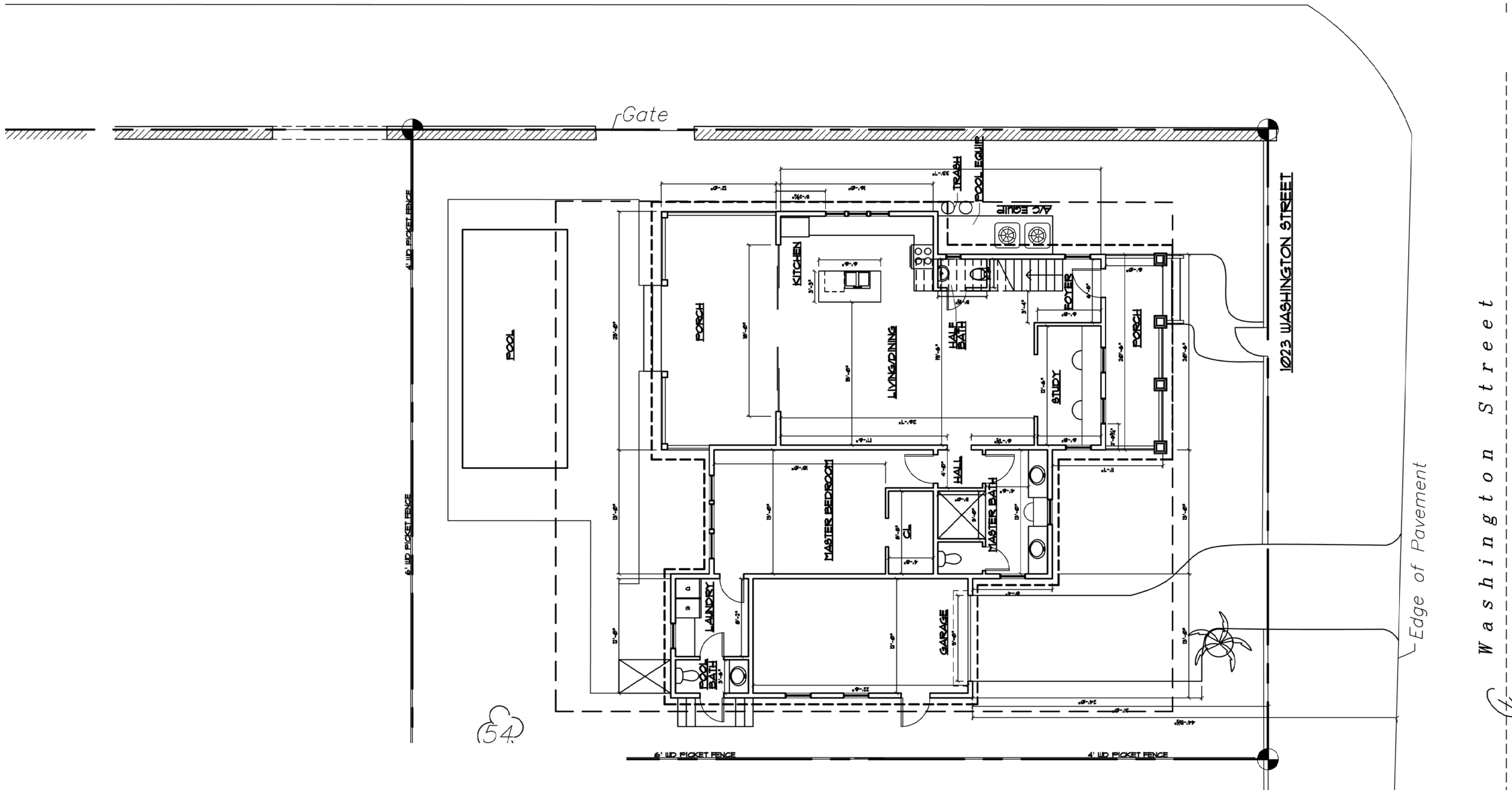
Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

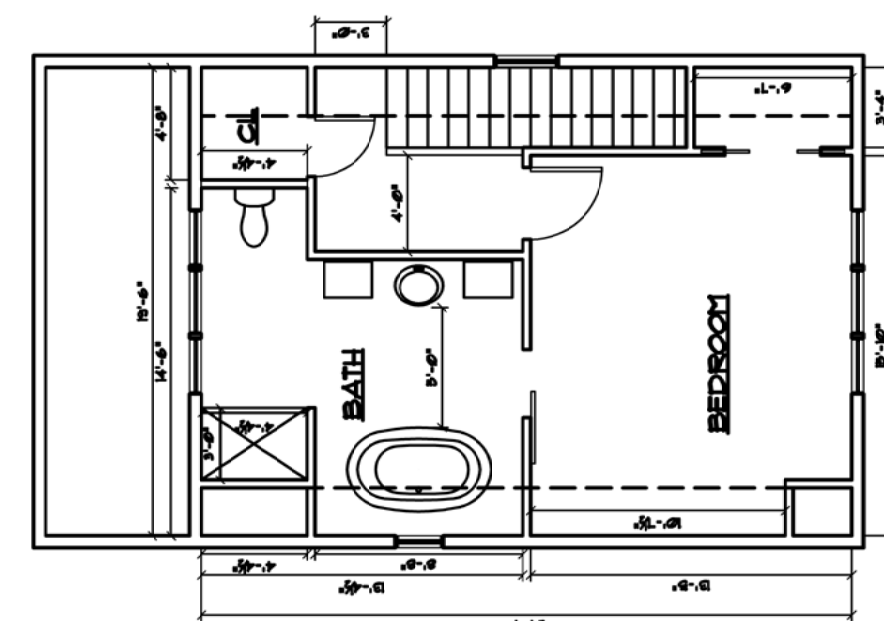
Whalton Street

Edge of Pavement



Site/First Floor Plan

1/8" = 1' - 0"



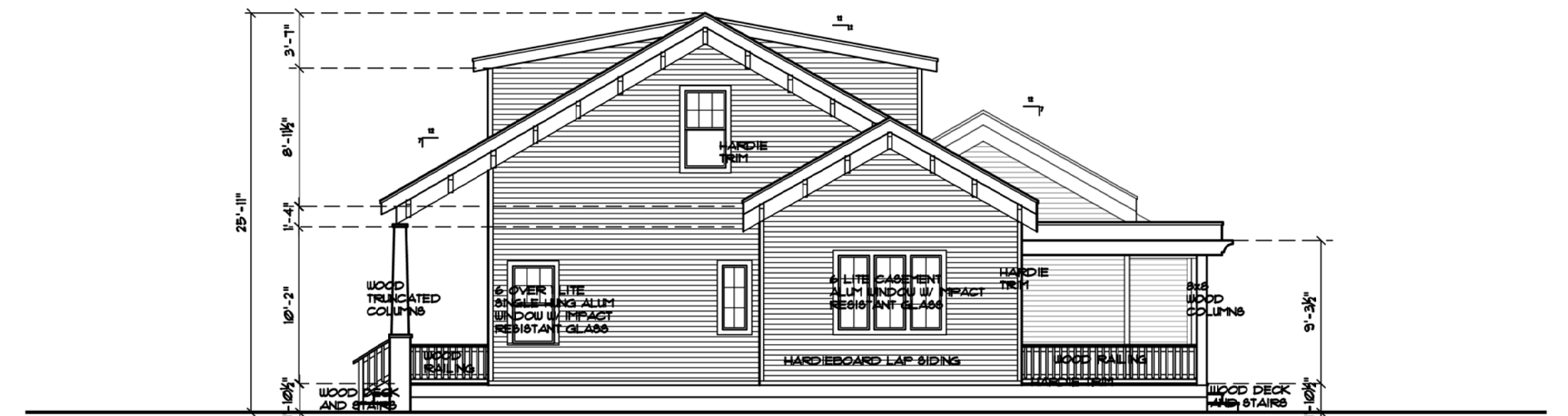
Second Floor Plan

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



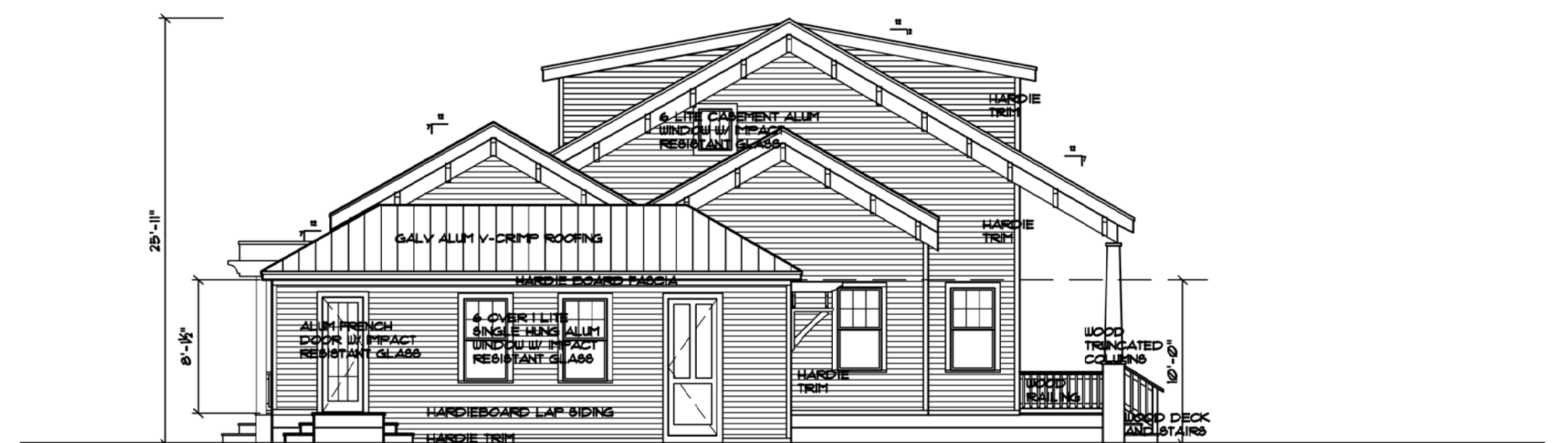
Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"

1023 Washington 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'-11"
Setbacks		
Front	10'	10'
Rear	15'	25'-1"
Street Side	7.5'	7'-6"
Side (Left)	5'	5'-9"
Side (Right)	5'	N/A
	Covered Building Area (SF)	Impervious Area (SF)
Building Areas		
New Building	2,279	2,279
Existing Walls	88	88
Site Areas		
Driveway	N/A	291
Walkway	N/A	59
Pool	N/A	275
Deck	N/A	490
Slabs		63
Site Area (SF)	5,918	
Site Area (AC)	0.14	
Total Lot Coverage (SF)	2,367	
Lot Coverage (%)	40.0%	
Total Impervious Area (SF)		3,547
Impervious Area (%)		59.9%
Proposed Open Space (SF)	2,372	
Proposed Open Space Ratio	0.40	
Flood Elevation Provided		7'-7.5" NGVD

Lindholm Residence

1023 Washington Street Key West, FL

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL
TEPopePA@aol.com

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9/29/16
revision:
10/26/16

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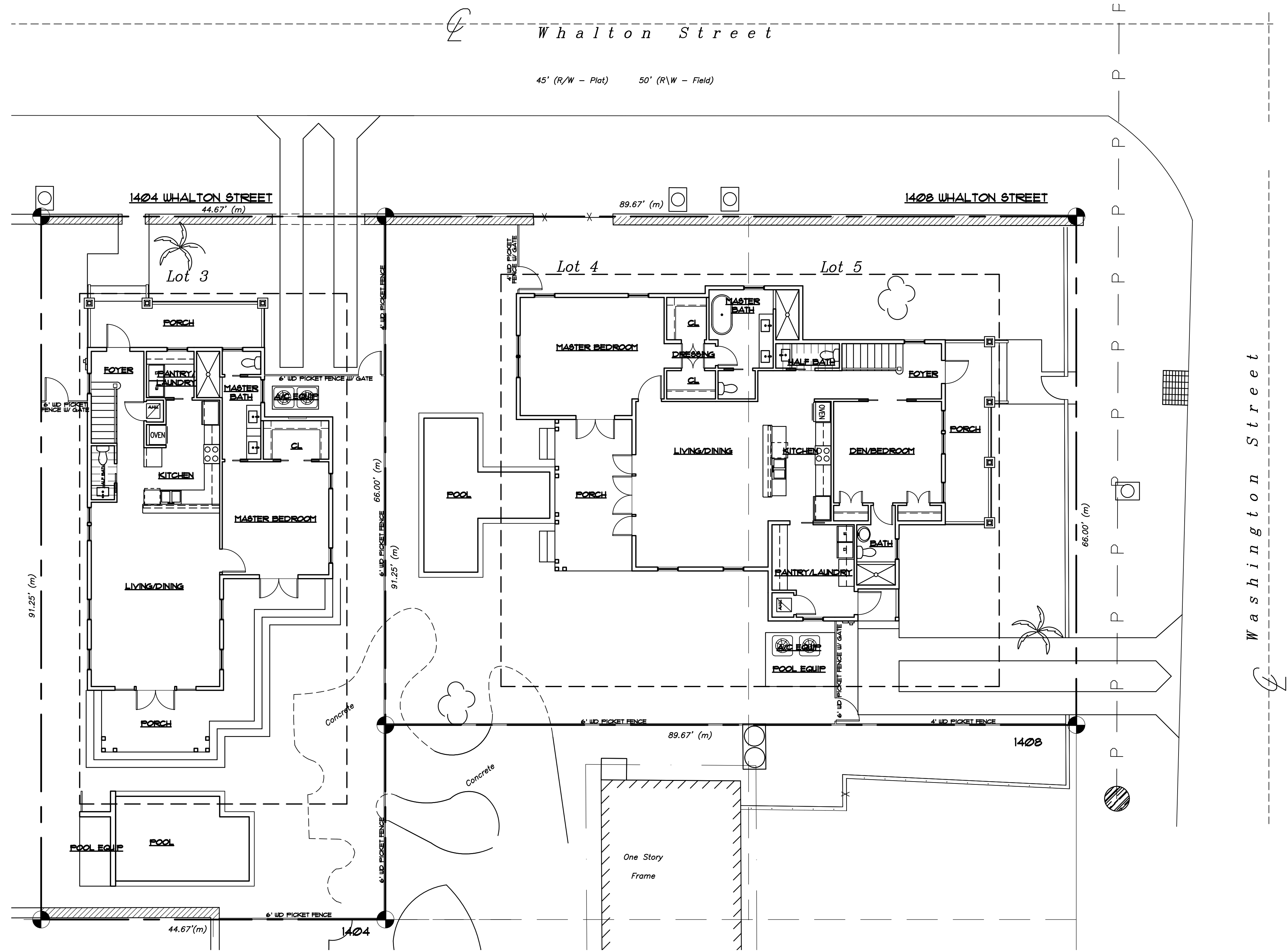
APPROVED DESIGN

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)	1,906	
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	86	86
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

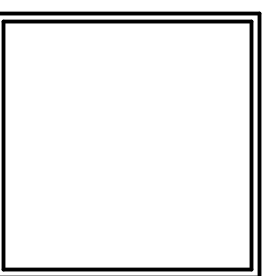
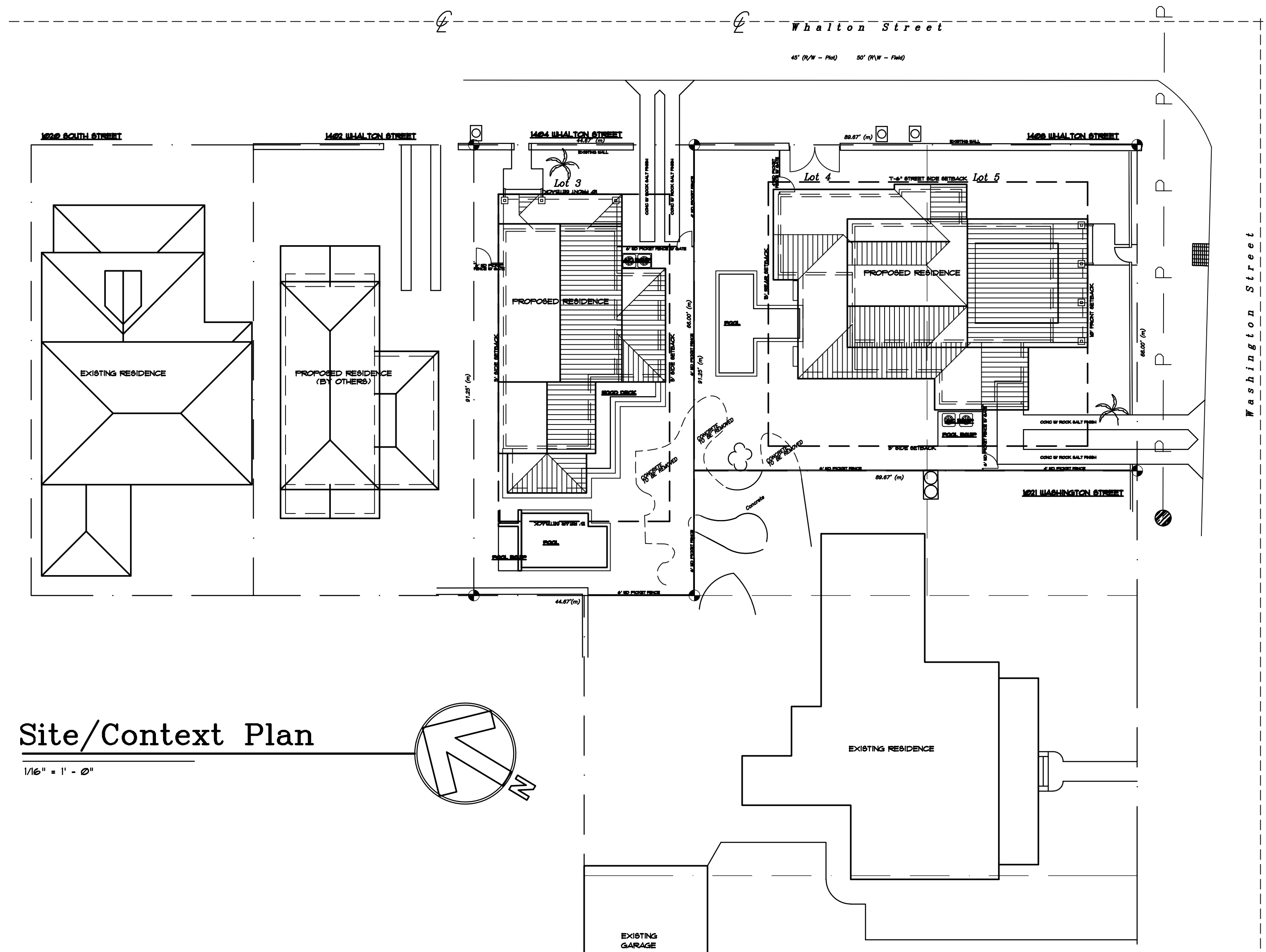
7009 Shrimp Road #4, Key West FL

TEPopePA@aol.com

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12/22/15
revision:

sheet:

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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:
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Left Side Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



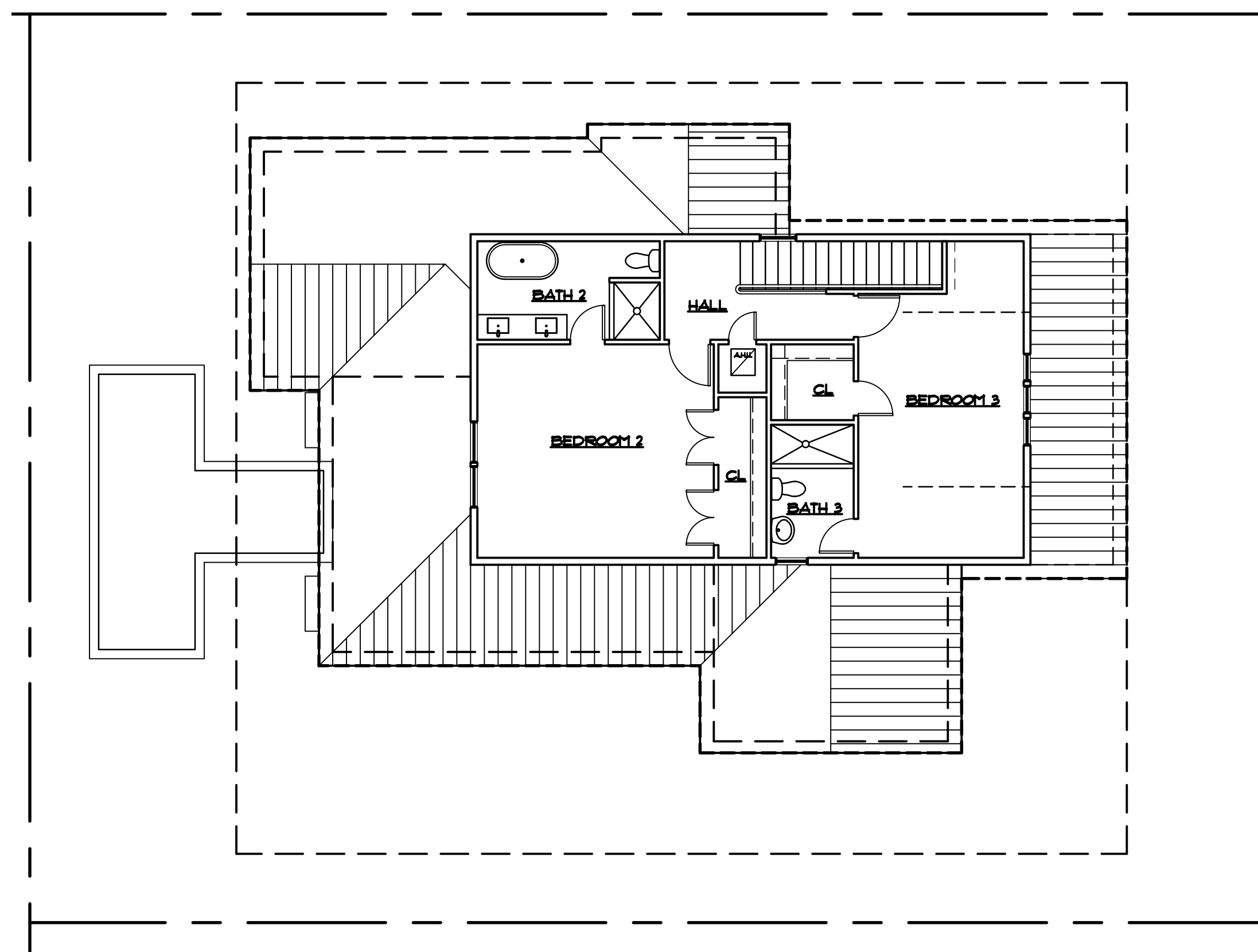
Right Side Elevation

1/8" = 1' - 0"



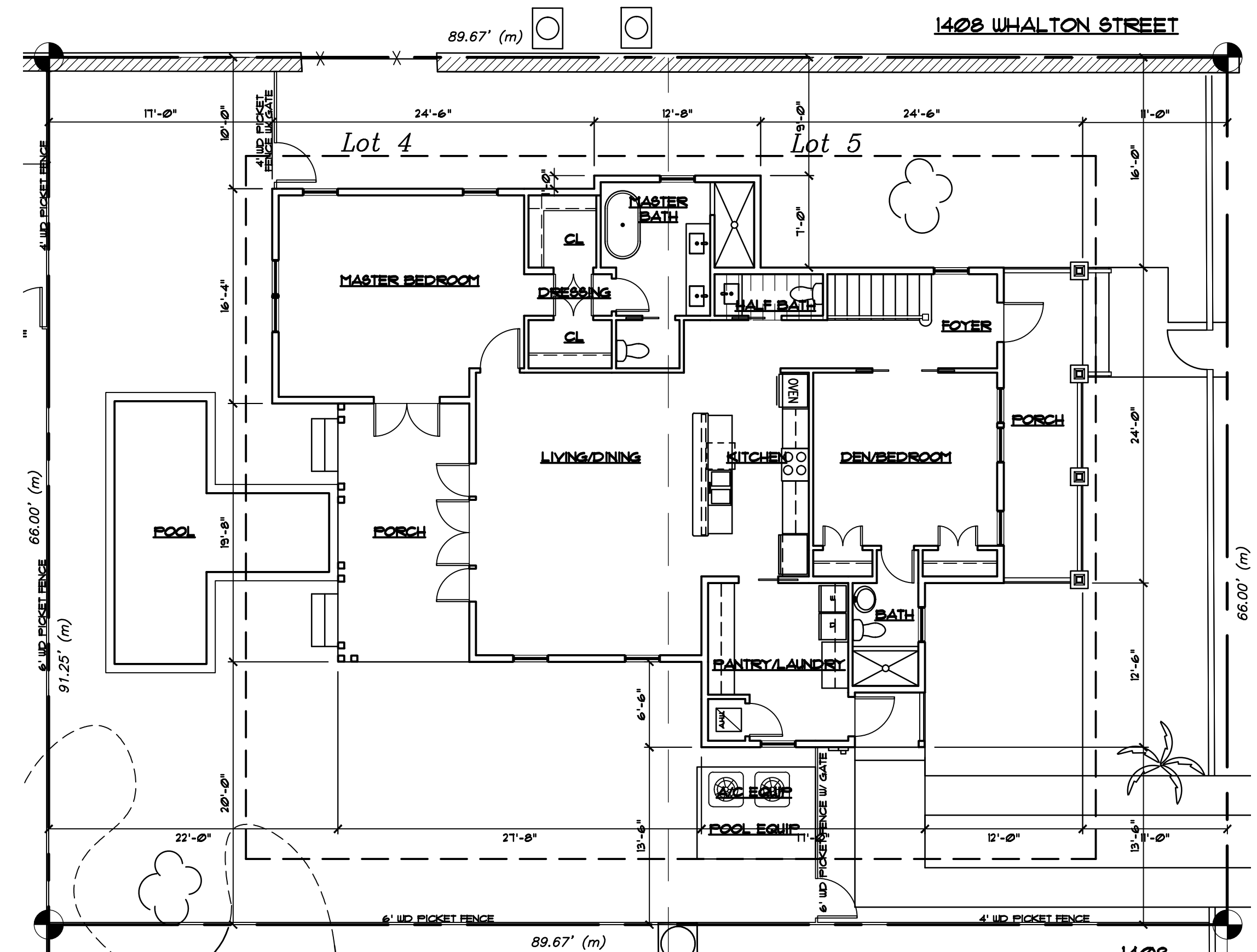
Rear Elevation

1/8" = 1' - 0"



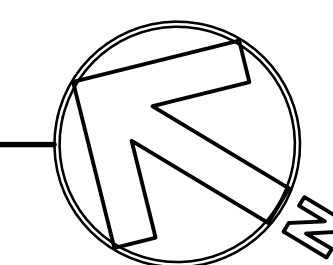
Second Floor Plan

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

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

Please do not hesitate to contact me at 305-809-3724, or 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

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., November 16, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW FRAME HOUSE ON VACANT LOT WITH GARAGE. SITE IMPROVEMENTS INCLUDING NEW POOL AND DRIVEWAY.

FOR- #1023 WASHINGTON STREET

Applicant – Thomas E. Pope

Application #H16-03-0086

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.

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

The Offices of the Property Appraiser will be closed Friday November 11th in observance of Veterans Day.

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 9103596 Parcel ID: 00039160-000400

Ownership Details

Mailing Address:

LINDHOLM RANDY D AND DONNA L
1112 VARELA ST
KEY WEST, FL 33040-3312

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 10KW

Affordable Housing: No

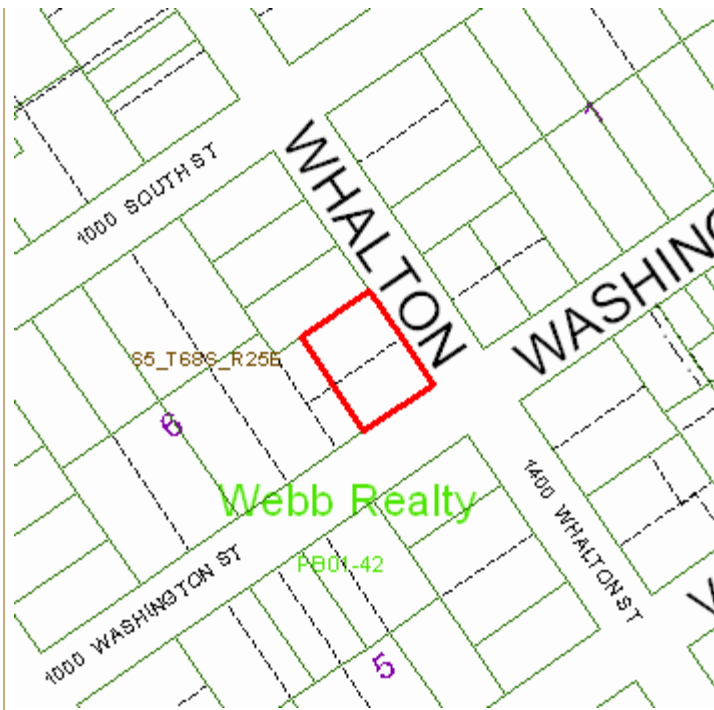
Section-Township-Range: 05-68-25

Property Location: 1023 WASHINGTON 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 OR2812-2373/75

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.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	0	0	990,152	990,152	990,152	0	990,152

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
8/26/2016	2812 / 2373	1,100,000	WD	02

This page has been visited 107,412 times.

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