



Keys Planning Services

LAND USE & ENVIRONMENTAL PLANNING

Monroe County
Growth Management
2798 Overseas Highway, suite 410
Marathon, Fl 33050

attn: Antonia Gerli, Development Review Coordinator

June 25, 1197

re: preapplication conference, "Gimpy Gulch"

Dear Antonia,

We think we have a solution to the long running "Gimpy Gulch" saga. We have attached some paperwork which helps explain the history of the site and the structures. A proposed new owner hopes to redevelop and clean up the site. We hope to remove the unpermitted dwelling units and correct past FEMA violations.

The issue of motel vs. residential uses is no longer in question. The documents provided show a history of multi family, residential use.

Site history:

The Schmitt family previously owned the entire Plantation Yacht Harbor site. In 1961 the Schmitt's sold the majority of the PHY site. They retained a two acre parcel. The two acre parcel included a single story, CBS duplex. The duplex was reportedly built in the mid 1950's. The appraisers records show an original construction date of 1957.

We have attached a copy of the 1961 sale agreement which addresses the two acre parcel and residential structure. The agreement is titled "agreement in re new house". The original intent was to have a new house built on the two acre site, in addition to the existing duplex. This plan was revised and a garage and second floor unit was added to the existing duplex. The building permit for the garage and second floor unit was issued in May, 1961, permit no. 2097.

WHERE IS
Now?

In the fall of 1961 the appraisers office asked the Schmitt's for information regarding the sale of the PHY and the "reserved" two acre parcel.

Attached is a copy of a Nov. 2, 1961 letter from Mr. Schmitt to Joe Allen, county appraiser. We have also attached a copy of the appraisers letter of response dated Nov. 13, 1961. Mr. Schmitt's letter states that building no. 1 is a "block duplex". The letter explains their plans to add a garage and to use the first floor for "visiting friends". The garage and second floor, "third" dwelling unit was constructed. — WHERE? WHO?

Then in 1982 the owners obtained permit no. C-11079 (attached). This permit was for "Remodel-Upstairs Kitchen & Panelling, Downstairs 2 bathrooms". The use of "upstairs kitchen" lends itself to the issue of existing downstairs kitchen(s). The permit specially states "upstairs kitchen" vs. remodel kitchen. A simple floor plan of the second floor kitchen and "garage" bathrooms was attached to the permit at issuance.

NOT NECESSARY
ONLY KITCHEN
CANNOT BE UPSTAIRS
& THIS WAS USED
TO DESCRIBE LOCAL

We have attached a copy of a current, as built floor plan for the main structure. The main house currently has five kitchens, ten bathrooms, five living rooms and seven bedrooms. It is very obvious that over the years much has been added, without benefit of permit approval.

It is clear that the two additional kitchens on the ground floor with living rooms, bedrooms and two additional baths were constructed without permit approval. We have marked these areas in "green".

The original CBS duplex floor plan has remained basically unchanged. We have marked the original duplex in "blue". The original duplex has two, "mirrored" units. The CBS duplex, patio and porches are original and basically unchanged.

In addition to this fine structure there are other accessory buildings on the property. It was no real shock to find that over the years a few of these structures have been converted into un-permitted dwelling units. These units are clearly un-permitted and are not legal dwelling units.

The site also has a history of including a mix of travel trailers, campers and assorted bizarre living structures. No permit approval has been found for these ongoing uses.

We are proposing a solution to this "mess". We are seeking county agreement to the existence of three, legal dwelling units. This is based on the original CBS duplex and the third unit added to the second floor in 1961 and remodeled in 1982. The original duplex was allowable and legal and the third unit was added and remodeled with county permit.

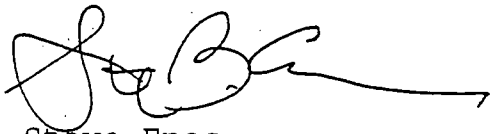
A lot of work has taken place without permit, we can now correct these problems. The additional units in the accessory structures would be removed. The main structure can be remodeled, subject to FEMA requirements.

We wish to remodel the existing structure into a two story duplex, one kitchen per floor. We would wish to retain the "third" unit credit for future replacement value, onsite. Any new construction would be subject to setbacks, open space, FEMA requirements, etc.

One other option would be to remove all existing structures and construct three single family residences, ROGO exempt. Single family homes are an as of right use in the DR zoning district.

Please review the attached information. If you have any questions or additional needs just call. This is a real opportunity to get this site cleaned up and sorted out. I hope the county will support the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Enos', with a long horizontal flourish extending to the right.

Steve Enos

SE/bm

cc: file.ltr1.gg