



### **Staff Report for Item 11**

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

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

**Meeting Date:** June 23, 2015

**Applicant:** K2M Design

**Application Number:** H15-01-0839

**Address:** #1100 White Street

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### **Description of Work:**

New one-story commercial structure on vacant lot to replace involuntarily destroyed structure.

### **Site Facts:**

The lot at 1100 White Street used to house a one-story concrete block structure, built c.1953 according to 1995 property record card. It first appears on the 1962 Sanborn map. The building was destroyed by a fire on June 8, 2008, and the lot has sat vacant ever since.

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

New Construction (pages 36-38a), specifically guidelines 1 through 8.

### **Staff Analysis**

The Certificate of Appropriateness proposes a new one-story building comprised of structurally insulated panels. It will be 15 feet and 6 inches tall. As the building that was there previously was involuntarily destroyed, the applicant is able to build back in the 3-dimensional footprint without needing to obtain any variances.

The building will utilize different exterior materials: stucco and wood-like veneer. The building will have a projecting canopy and a "green wall" on the Virginia Street elevation.

The applicant plans to utilize an impact storefront system with a bronze finish and grey tinted glass.

### **Consistency with Guidelines**

1. The neighboring structures are all one-and-a-half and two-story buildings. That section of White Street consists of many one-story, mid-century commercial buildings. The proposed structure will also be one-story. It's massing, scale, and proportion will be in keeping with the context of the neighborhood.

It is staff's opinion that the proposed project is consistent with the guidelines in regards to new construction.

# APPLICATION



# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

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

HARC PERMIT NUMBER <b>15-01-839</b>		BUILDING PERMIT NUMBER	INITIAL & DATE <b>GLT/IS 6/11/15</b>
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ____ YES ____ NO ____ %

ADDRESS OF PROPOSED PROJECT:

**1100 White Street**

# OF UNITS  
**N/A**

RE # OR ALTERNATE KEY:

**00032670-000000**

NAME ON DEED:

**1100 White Street LLC**

PHONE NUMBER  
**305.292.7722**

OWNER'S MAILING ADDRESS:

**1100 White Street**

EMAIL  
**asarno@k2mdesign.com**

**Key West, FL 33040**

CONTRACTOR COMPANY NAME:

**N/A**

PHONE NUMBER  
**N/A**

CONTRACTOR'S CONTACT PERSON:

**N/A**

EMAIL  
**N/A**

ARCHITECT / ENGINEER'S NAME:

**K2M Design, Inc.**

PHONE NUMBER  
**305.292.7722**

ARCHITECT / ENGINEER'S ADDRESS:

**1001 White Head Street, Suite 101**

EMAIL  
**asarno@k2mdesign.com**

**Key West, FL 33040**

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:

**N/A**

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 ☒ 'X'  
☐ DEMOLITION ☒ SITE WORK ☒ INTERIOR ☒ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Project includes reconstruction of

involuntarily destroyed building per December 1, 2008 Build Back Letter. Building will be a single story commercial meeting previous building heights, commercial floor area, and setbacks providing reconfigurable commercial along White Street. Refer to enclosed plans for materials and layout.

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:

**Anthony D. Sarno**

OWNER SIGNATURE:

QUALIFIER SIGNATURE:

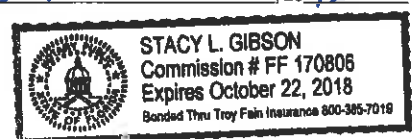
Notary Signature as to owner:

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 15 DAY OF JUNE, 20 15.

Refer to enclosed Authorization and Verification forms



Personally known or produced \_\_\_\_\_ as identification

Personally known or produced \_\_\_\_\_ as identification

as identification.



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

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☒ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

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

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

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

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

### SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

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

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

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

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: [Refer to enclosed documents](#)

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
N/A New Construction		

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

Oper: KEYWLD Type: OL Draw: 1  
 Date: 6/01/15 53 Receipt no: 24896  
 2015 1000039  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3051457  
 VM VISA/MASTERC \$100.00  
 Trans date: 6/01/15 Time: 15:29:42

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		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> 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.

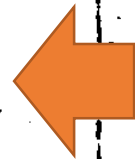
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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 USEP 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



## 1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.





Another fire at this building. December 1991. Monroe County Public Library.









Building after 2008 fire.



Building after 2008 fire.





Vacant lot





Vacant lot.













M&M LAUNDRY

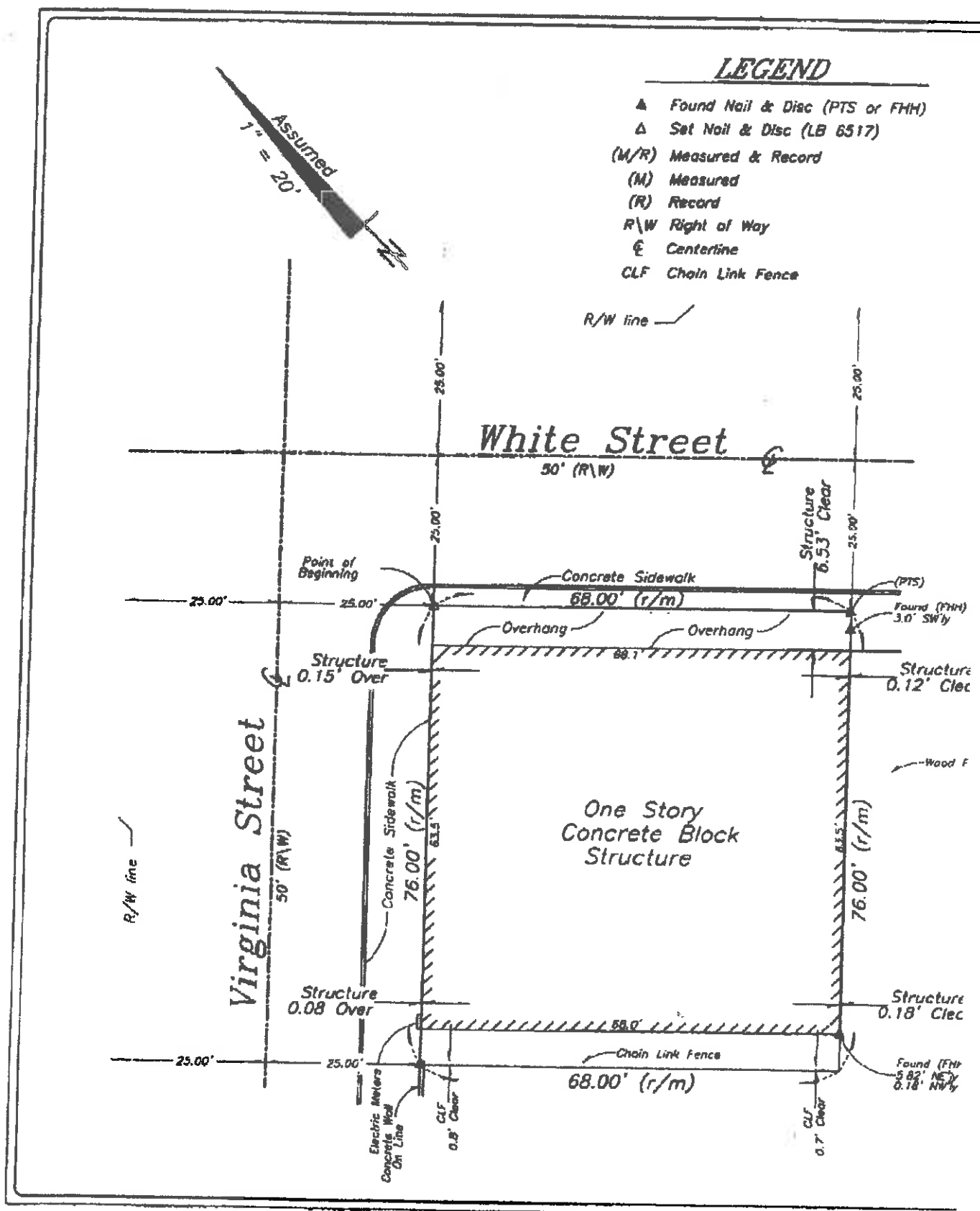








# SURVEY



Map of:  
Boundary Survey for:  
White Street Vision, LLC of  
Lots 1 and 2, Sq. 2 of Tract 13  
City of Key West

**NOTES:**


1. The legal descriptions shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1100 White 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. Error of closure exceeds one part in 10,000.
9. Adjoiners are not furnished.
10. Date of field work: June 28, 2001.

**BOUNDARY SURVEY OF:** On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February, 1829, as a part of Tract thirteen (13), but now better known as part of Lots one (1) and two (2) of Square two (2) of said tract thirteen (13); Commencing at the Southwesterly corner of Virginia and White Streets and running thence along White Street in a Southeasterly direction sixty-eight (68) feet; thence at right angles in a Southwesterly direction seventy-six (76) feet; thence at right angles in a Northwesterly direction sixty-eight (68) feet out to Virginia Street; thence at right angles along Virginia Street in a Northeasterly direction seventy-six (76) feet to the Point of Beginning.

**BOUNDARY SURVEY FOR:** White Street Vision, LLC,  
a Florida Limited Liability Company;  
First State Bank of the Florida Keys, ISAQA;  
First American title Insurance Company;

June 29, 2001

NORBY & ASSOCIATES, INC.

  
Robert Lane Wessells, PLS  
Florida Reg. #4874

**NORBY**



**& Associates, Inc.**

Professional Land Surveyors

LP No. 0017

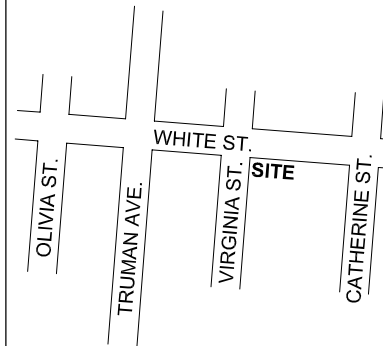
3104 Flagler Ave. Key West, FL 33040 (305) 298-7422

MAP OF BOUNDARY SURVEY  
A PART OF TRACT THIRTEEN (13)  
WM. A WHITEHEAD MAP  
ON THE ISLAND OF KEY WEST

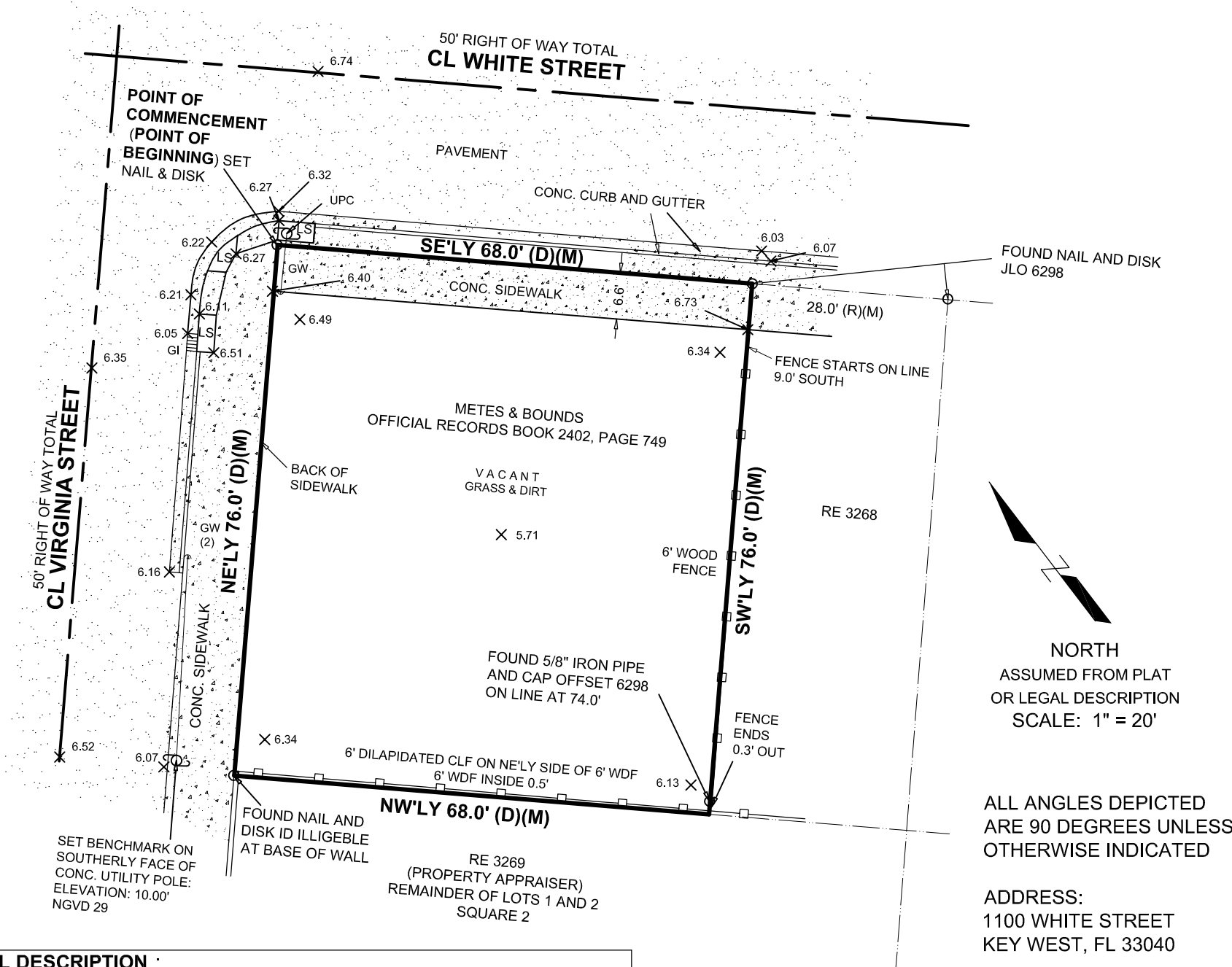
I HAVE CONSULTED THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP -  
COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05; REVISED EFFECTIVE DATE: 02-18-05  
THE HERON DESCRIBED PROPERTY APPEARS TO BE IN -  
FLOOD ZONE: X BASE ELEVATION: N/A

ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

BENCHMARK USED: PID AA 0020  
STAMPING: D 121 1945; MARK LOGO: CGS  
EL. 3.91', NGVD29



LOCATION MAP - NTS



LEGAL DESCRIPTION :

On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February, 1829, as a part of Tract Thirteen (13), but now better known as part of Lots One (1) and Two (2) of Square Two (2) of said Tract Thirteen (13); Commencing at the Southwesterly corner of Virginia and White Streets and running along White Street in a Southeasterly direction Sixty-eight (68) feet; thence at right angles in a Southwesterly direction Seventy-six (76) feet; thence at right angles in a Northwesterly direction Sixty-eight (68) feet out to Virginia Street; thence at right angles along Virginia Street in a Northeasterly direction Seventy-six (76) feet to the Point of Beginning; also known as 1100 White Street, Key West, Florida.

CERTIFIED TO:

1100 WHITE STREET, LLC  
CENTENNIAL BANK  
THE CLOSING DEPARTMENT  
WESTCOR LAND TITLE INSURANCE COMPANY

NOTE: 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.

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. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. 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.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BLOW OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
C&G = 2' CONCRETE CURB & GUTTER	HB = HOSE BIB	R = RECORDED
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CBRW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	R/W = RIGHT OF WAY
CI = CURB INLET	LE = LOWER ENCLOSURE	SCO = SANITARY CLEAN-OUT
CL = CENTERLINE	LS = LANDSCAPING	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	M = MEASURED	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	MB = MAILBOX	SV = SEWER VALVE
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	TB = TELEPHONE BOX
C/S = CONCRETE SLAB	MTLF = METAL FENCE	TBM = TIDAL BENCHMARK
CVRD = COVERED	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	TMH = TELEPHONE MANHOLE
D = DEED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF BANK
DELTA = DELTA ANGLE	NTS = NOT TO SCALE	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	OHV = OVERHEAD WIRES	TS = TRAFFIC SIGN
DMH = DRAINAGE MANHOLE	P = PLAT	TYP = TYPICAL
EB = ELECTRIC BOX	P&M = PLAT & MEASURED	UEASE = UTILITY EASEMENT
EL = ELEVATION	PC = POINT OF CURVE	UPC = CONCRETE UTILITY POLE
ELEV = ELEVATED	PCC = POINT OF COMPOUND CURVE	UPM = METAL UTILITY POLE
EM = ELECTRIC METER	PCP = PERMANENT CONTROL POINT	UPW = WOOD UTILITY POLE
ENCL = ENCLOSURE	PI = POINT OF INTERSECTION	VB = VIDEO BOX
FFE = FINISHED FLOOR ELEVATION	PK = PARKER KALON NAIL	WD = WOOD DECK
FH = FIRE HYDRANT	PM = PARKING METER	WDF = WOOD FENCE
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WL = WOOD LANDING
FND = FOUND	POC = POINT OF COMMENCEMENT	WM = WATER METER
FO = FENCE OUTSIDE		WRACK = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE
GB = GRADE BREAK		

SCALE: 1"=20'

FIELD WORK DATE: 01/27/15

REVISION DATE: -/-/-

SHEET 1 OF 1

DRAWN BY: GF

CHECKED BY: RER

INVOICE #: 15011503

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, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

# PROPOSED DESIGN



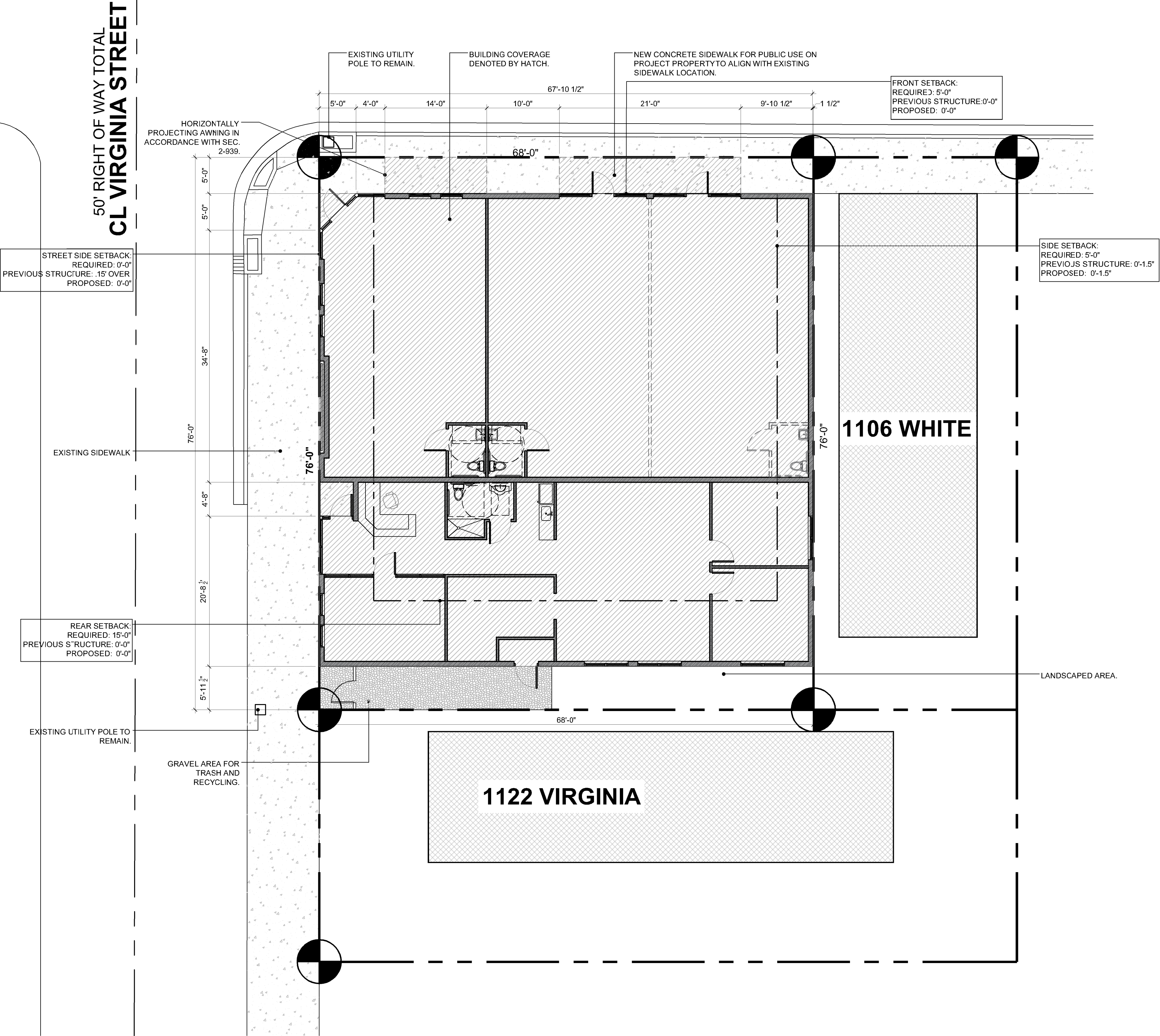
SITE DATA TABLE				
1100 White Street				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING	Historic Neighborhood Commercial District (HNC-1)			
FLOOD ZONE	ZONE X			
SIZE OF SITE	4,000 SF MIN	5,168.00 SF	5,168.00 SF	NONE
MINIMUM LOT WIDTH	40'-0"	68'-0"	68'-0"	NONE
MINIMUM LOT DEPTH	100'-0"	76'-0"	76'-0"	NONE
HEIGHT	35'-0"	15'-6"	15'-6"	NONE
SETBACK 1: FRONT	5'-0"	0'-0"	0'-0"	NONE
SETBACK 2: SIDE	5'-0"	0'-1.5"	0'-1.5"	NONE
SETBACK 3: STREET SIDE	7'-6"	0'-0" (*B)	0'-0"	NONE
SETBACK 4: REAR	15'-0"	5'-11.5"	5'-11.5"	NONE
FLOOR AREA RATIO	1.0 MAX	0.99	0.99	NONE
BUILDING COVERAGE	50% MAX	92.16% (4,762.99 SQ FT)	89.35% (4,617.78 SQ FT)	IMPROVING
IMPERVIOUS SURFACE	60% MIN	1% (18.32 SQ FT)	4.15% (214.45 SQ FT)	IMPROVING
OPEN SPACE LANDSCAPING		0.01	0.04	IMPROVING
PARKING				
CAR (STANDARD)	0 (*C)	0	0	
CAR (COMPACT)	0	0	0	
CAR (ADA)	1	0	0	
CAR (ELECTRIC)	0	0	0	
CAR TOTAL (*C)	0	0	0	NONE
BICYCLE	0	0	0	NONE
SCOOTER	0	0	0	
FLOOR AREA				
FIRST FLOOR		4,324 SQ FT	4,324 SQ FT	
FLOOR AREA TOTAL		4,324 SQ FT	4,324 SQ FT	

(\*A) Existing is based on the December 1, 2008 build back letter from City of Key West Senior Planner Brandon Cunningham, noting the involuntary destroyed structure that previously existed.

(\*B) Existing building ranges from 0.08 feet to 0.15 feet past the property line into the right of way

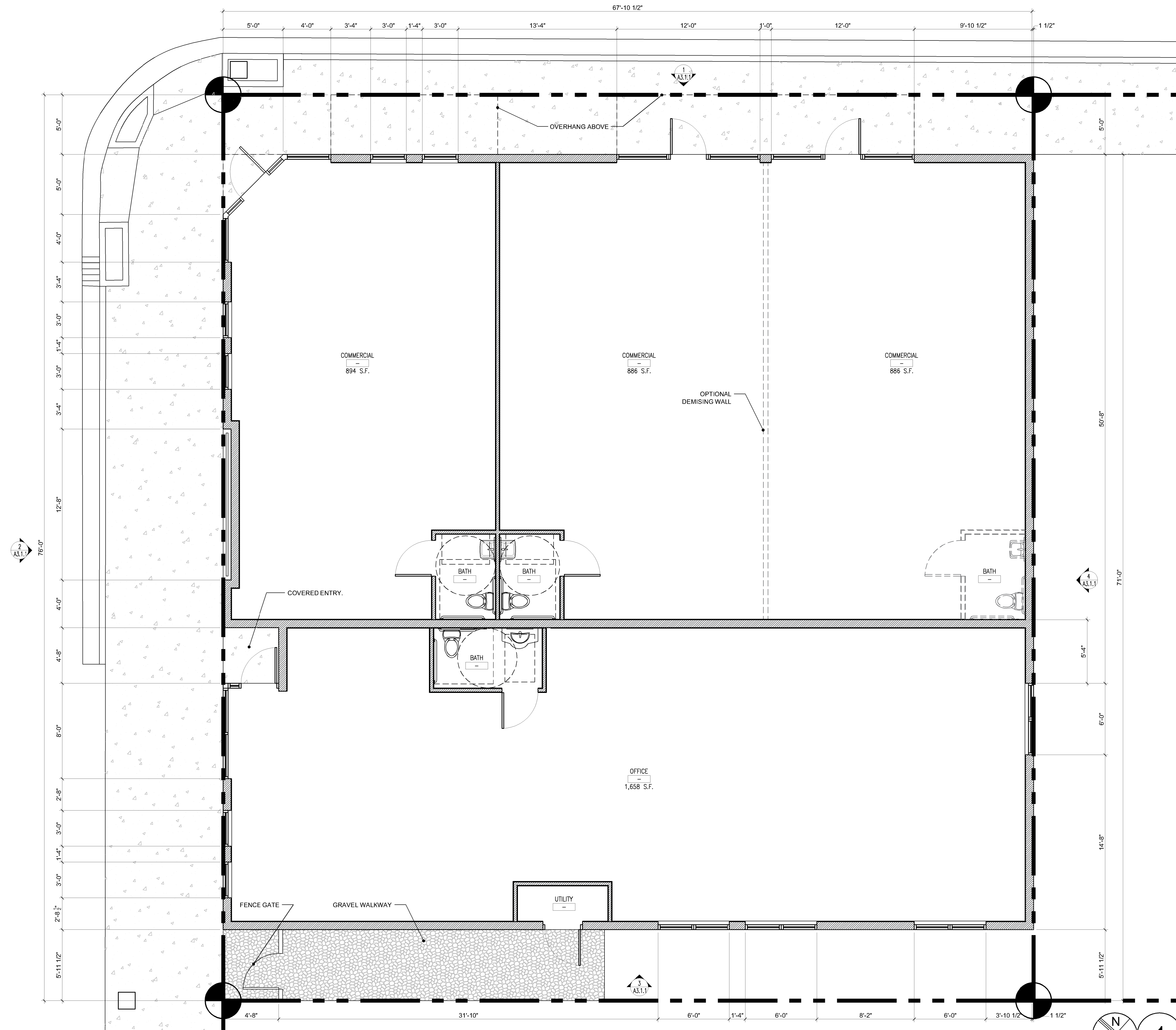
(\*C) The December 1, 2008 build back letter from City of Key West Senior Planner Brandon Cunningham recognizes 4,324 square feet of commercial floor area exempt from parking requirements.

50' RIGHT OF WAY TOTAL  
CL WHITE STREET



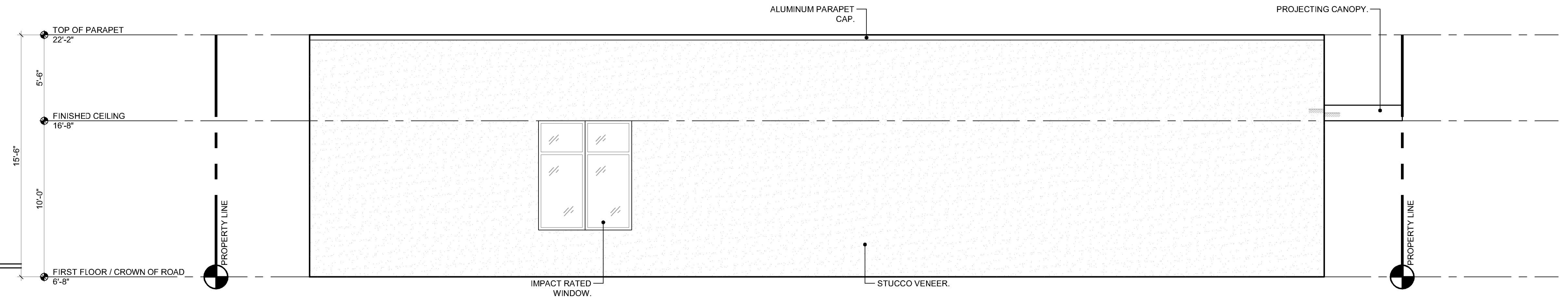
**1** SITE PLAN  
SCALE: 1/8"=1'-0"



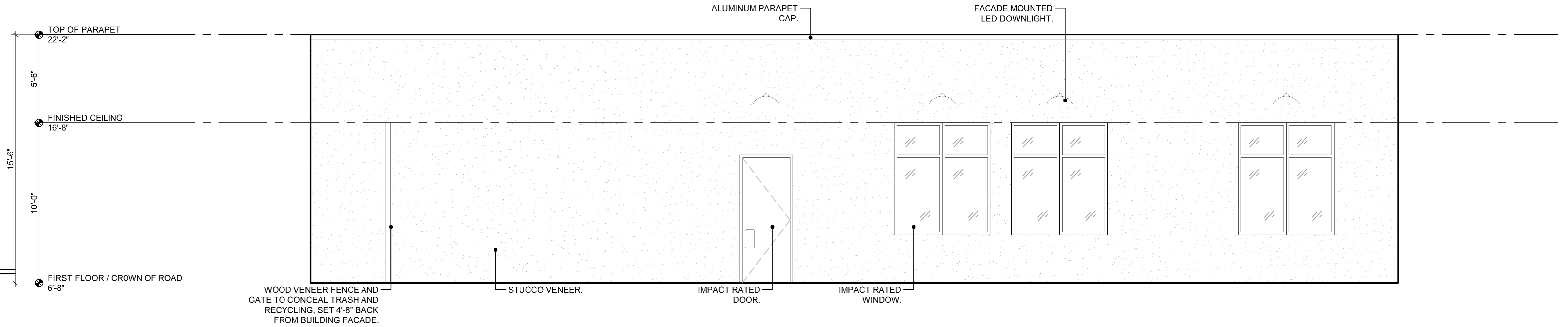




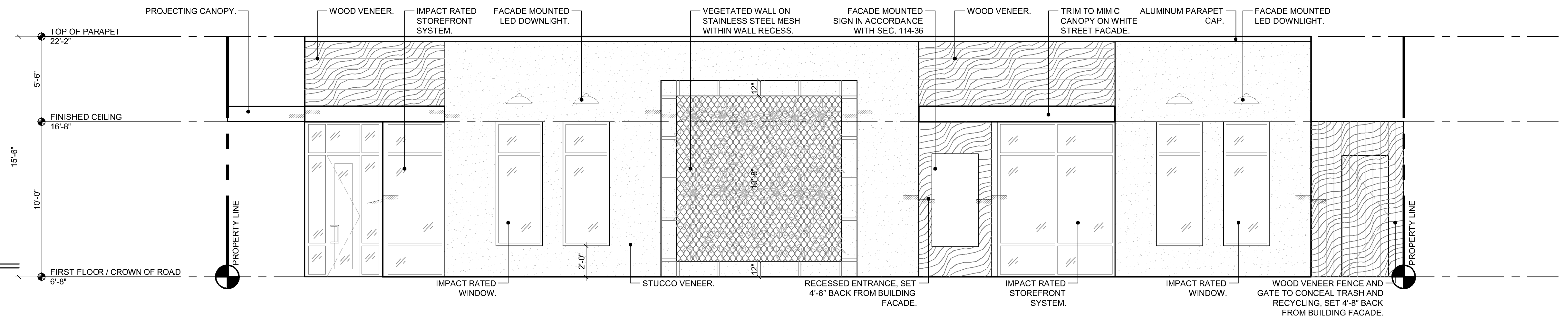
4 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



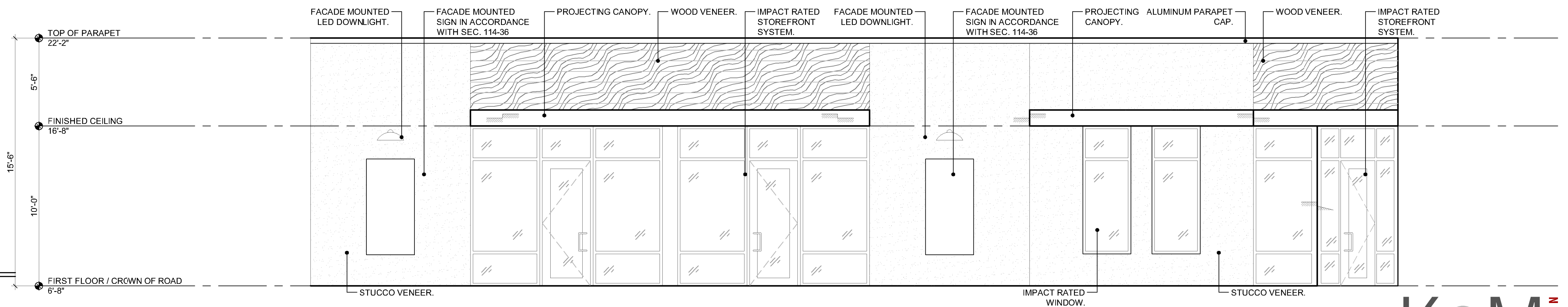
3 WEST ELEVATION  
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION - VIRGINIA STREET  
SCALE: 1/4"=1'-0"



1 EAST ELEVATION - WHITE STREET  
SCALE: 1/4"=1'-0"



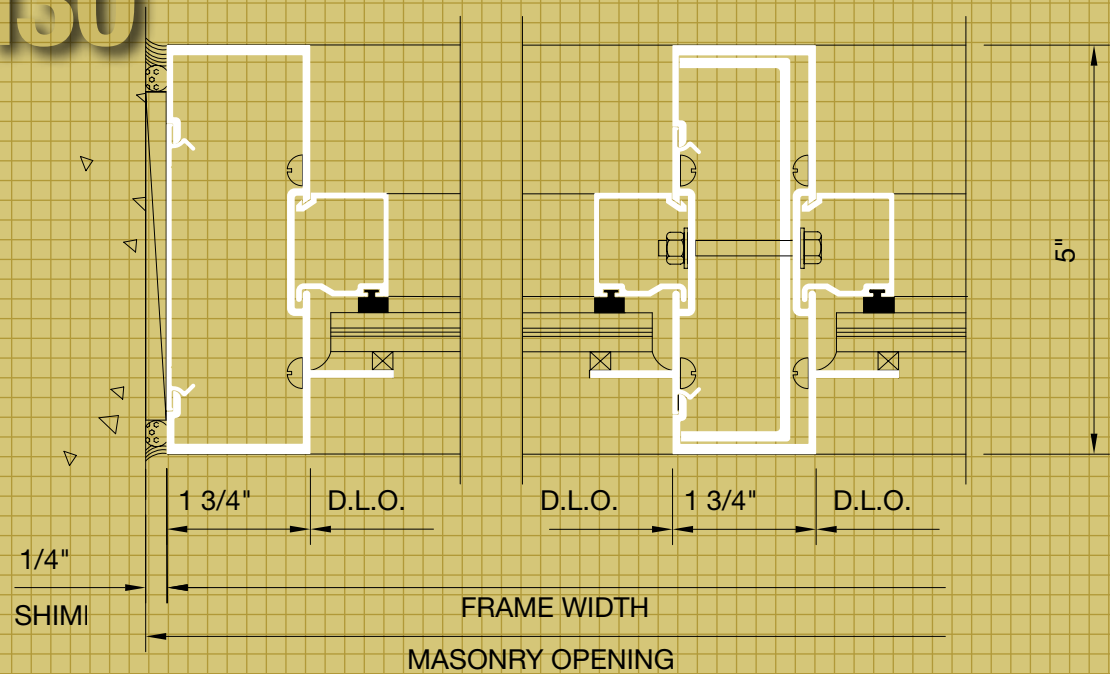




Professional Office Building  
Coral Gables, FL

# Series DHS-500

+130/-130



## Series DHS-500 Aluminum Storefront System

The DHS-500 is an impact resistant storefront system achieving very high wind loads and providing maximum protection against windborne debris. This product is conceptually engineered to deliver simplicity of installation, high visual elegance, strength, durability and maximum performance.

### Testing & Performance

DHS-500 Storefront Framing System is tested in accordance with FBC 2411.3.2.1(b), TAS 201-94, TAS 202-94 and TAS 203-94; Miami-Dade County protocols PA 201, 202 and 203; and CPSC 16 CFR 1201. This testing includes the following:

- **Air Infiltration** 0.050 cfm/sq.ft. at a pressure differential of 6.24 psf
- **Water Infiltration** No uncontrolled water at 15 psf
- **Structural** Maximum design pressure at +130 psf to -130 psf
- **Forced Entry Resistance**
- **Drop Load Test** 400 foot pounds

Large Missile: NOA #07-0718.07  
Small Missile: NOA #07-0918.09

### Features

DHS-500 is an impact resistant storefront framing system measuring 1.75" x 5". To ensure that each customer receives a quality product, we provide a framing system that is factory fabricated, assembled, glazed and shipped on our own trucks\*.

DHS-500 being a captured system, using an exterior silicone seal (Dow Corning 795), an internal structural silicone seal (Dow Corning 995) and a combination of Norton 2106 series tape & Tremco neoprene glazing gaskets, helps to craft a system that is designed and engineered to eliminate the worry of uncontrolled water infiltration.

The four #12 x 1.5" PHSMS fasteners used on each screw splined corner, creates one of the strongest fabrication methods available. 9/16" heat-strengthened laminated impact glass used during glazing, helps to provide a system that meets all protocols set forth by Miami-Dade County for both large and small missile impact resistance.

*\*For approved Delta Door Dealers, the DHS-500 system is also available in 24' stocklengths for customer fabrication, assembly and glazing.*



South Dixie Riveria / Miami, FL



DELTA DOORS



June 15, 2015

City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040  
Attn: Enid Torregrosa, Historic Preservation Planner

**RE:** 1100 White Street  
HARC Application Material List

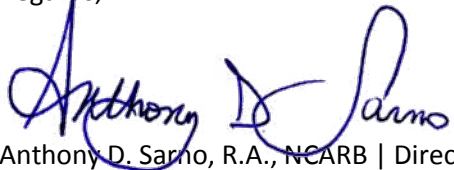
Dear Enid,

The following and attached represent the products and colors related to the exterior materials for the 1100 White Street project:

- Cement Board Stucco – The basis of design is StoQuik Cement Board Stucco with textured finish. The color will be submitted for approval under separate cover.
- Storefront Systems – The basis of design is CR Laurence / US Aluminum / Delta Doors Series DHS-500, an aluminum impact storefront system in classic bronze finish with grey tinted glass with UV coating. A product brochure is attached.
- Operable Window Systems – The basis of design is CGI Casement Window Series 238, an aluminum impact outswing casement window in bronze finish with grey tinted glass with UV coating.
- Wood Veneer – The basis of design is Resysta, a reinforced hybrid system creating the look and feel of wood with high resistance to water, UV, and salt. A product brochure is attached and the finish will be a light stain natural look, similar to the NOAA Facility on White Street.
- Green Wall – The basis of design is Jakob, a stainless steel mesh lattice system, suspended from the building wall.
- The building shell is being designed as a SIP (Structurally Insulated Panel) system, providing a strong shell with high insulation values for both the walls and roof system.

Should you have any questions, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink that reads 'Anthony D. Sarno'.

Anthony D. Sarno, R.A., NCARB | Director of Florida Keys Operations  
K2M Design, Inc.

The background of the advertisement is a photograph of a modern outdoor patio. The walls are constructed from horizontal wooden slats in a dark brown finish. On the left, there is a built-in white-framed window or display case containing a basket of yellow lemons. In the foreground, a small square table with a woven wicker top and silver metal legs is set with two wine glasses, a bowl, and some purple flowers. A matching wicker stool is positioned next to the table. The floor is made of dark grey rectangular tiles.

Resysta®  
THE BETTER WOOD

FACADE

INDIVIDUAL AND LIMITLESS

25 YEARS  
WARRANTY

- no swelling
- no cracking
- no splintering
- no rotting

Resysta®  
THE BETTER WOOD

..... 100% wood-free, water-resistant, weather-proof, dimensionally stable .....

A photograph of a modern building facade. The building features large white rectangular panels and horizontal wood slats in a light brown color. There are large windows with dark frames and a balcony with a black metal railing. The sky is blue with some clouds.

### RESYSTA FACADE ADVANTAGES:

- Owing to Resysta's polar properties, glazes and sealing perfectly adhere to the surface.
- Resysta does not absorb water.  
Therefore flaking of the glazes or sealing does not occur.
- no graying of the surface
- barely visible changes in color, even after many years
- high screw withdrawal resistance
- durability category 1 (very durable) against fungal decay

# Many Reasons Why...

Resysta impresses with its unique properties not only with its longevity but also in feel, look and the diversity of potential applications for facade design.

Due to the high material density Resysta is especially resistant to driving rain, snow or frost. Due to the fact that it does not swell, splinter, shrink or crack, Resysta differs from other material. Lignin is the substance that causes wood to gray when exposed to influence of weather. Resysta does not contain any wood components and will therefore not gray. Owing to the certified durability classification 1 against fungal decay, Resysta meets highest demands in this regard.

Resysta has been especially developed for outdoor areas. Therefore Resysta withstands climatically challenging conditions, like aggressive influences caused by weather, environment and temperature. Thanks to these exceptional properties, Resysta represents the ideal material for facades as well as for terrace construction and installation in bathroom units.

The polar properties of Resysta allow for the perfect adherence of glazes and sealing - the perfect precondition for long-lasting color design of the Resysta facade. Color chipping and flaking of the Resysta surface cannot occur. The Resysta glazes contain color pigments of highest quality standard and are not destroyed by UV-light.

Owing to its long-molecular formulation of the glazes, chipping will not occur.

Facades treated with Resysta glazes and sealing display almost no visible changes even after a period of 10 years. This refers to color intensity, which may vary by approx. 10% as well as to the durability of the material. Therefore, elaborate refinishing, grinding and painting of the facade is not required in the long-run.

Please ask  
for our facade  
guarantee-  
certificate!

# Material

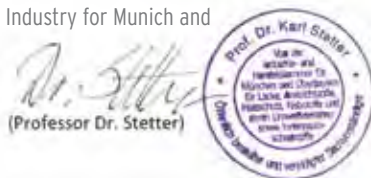
»Resysta is extremely resistant and features an excellent eco-balance «

**Technical and ecological assessment of the new material Resysta:**

**Resysta looks like wood** and stands out for its high mechanical strength, thermal stability as well as **chemical resistance**. **Unlike wood, Resysta is swell-, splinter- and crack-free, does not gray or fade** and withstands pest infestation. Resysta products are therefore **very durable** without requiring special care or maintenance. Resysta is a **true alternative to tropical wood**.

It is therefore especially suitable for outdoor use like garden furniture and outdoor decking as well as for wellness and pool areas, where high strain, aggressive weather, temperature and environmental influences take effect. Resysta products furthermore provide for an exceptionally beneficial eco-balance. In short: **Resysta deserves the title »The better wood« in every sense.**

**Prof. Dr. Karl Stetter** Chemist with diploma  
Specialist in varnishes, surface coating compositions, wood preservation, adhesives and their effect on the environment as well as interior harmful substances:  
Officially appointed and authenticated by the Chamber of Commerce and Industry for Munich and Upper Bavaria





# Resysta outshines in...



## ...PRODUCT PROPERTIES

- UV-resistance
- weather resistance
- water resistance
- salt- and chlorine-water resistance
- no cracking
- no pest infestation or fungal decay
- flammability classification B2 (with additives, B1 classification possible)



## ...SURFACE AND DESIGN

- wood feel and appearance
- skid resistant
- no splintering
- individual color scheme



## ...HANDLING

- easy installation
- customary tools
- easy to refinish

## ...SUSTAINABILITY

- no rotting
- 100% recyclable
- easy-care



Resysta is not a wood plastic composite (WPC) and yet surpasses all known alternative wood materials in feel and durability!



# Items

RESP3423412

(W x H x L) 3/4" x 2 3/4" x 12'



RESP1223412

(W x H x L) 1/2" x 2 3/4" x 12'



RESP1231212

(W x H x L) 1/2" x 3 1/2" x 12'



RESP340612

(W x H x L) 3/4" x 5 1/2" x 12'



RESCP120612

(W x H x L) 1/2" x 6" x 12'



RESCP120412

(W x H x L) 1/2" x 4" x 12'



RESCS340412

( W x H x L ) 3/4 "x 4" x 12'



Private Residence West Vancouver, BC.

# Applications

All its very exceptional properties make Resysta extremely resistant to weather influences like sun, rain, snow and ice, salt- and chlorine-water. Resysta does not swell, crack, splinter or rot. This we guarantee 15 years for commercial and 25 years for residential homes.



Coffee Shop | Brooklyn, NY



Hotel | Los Angeles, CA



Privat Residence | Weston



Lake House | Miami, FL



hotel | Waikiki Beach



hotel | Waikiki Beach

# FAQs

## Is it difficult to install Resysta?

No, Resysta can be handled just like wood. At installation the thermal expansion needs to be considered.

## Why is Resysta so durable?

Owing to the unique blend and composition of materials used, Resysta is very durable. Resysta does not contain any wood components, therefore Resysta does not gray.

## Why does Resysta not crack?

Resysta on the one hand does not absorb moisture and on the other hand does not release any moisture. Therefore, crack-formation cannot take place.

## Does Resysta fade or gray after some time?

Resysta will not gray. In the course of time - depending on environmental conditions - it may, however, become lighter in color. This can be avoided by glazing - the color tends to intensify.

## Is Resysta supplied already colored?

No, Resysta is delivered untreated and should be colored before installation.

The wide range of color is limitless and leaves nothing to be desired.

## Does a facade made of Resysta require elaborate maintenance?

No. As water cannot be absorbed, paint chipping and weathering like with wood cannot occur. Please obey the care instructions.

**Further information is provided at [www.resysta.com](http://www.resysta.com) or at your authorized dealer.**



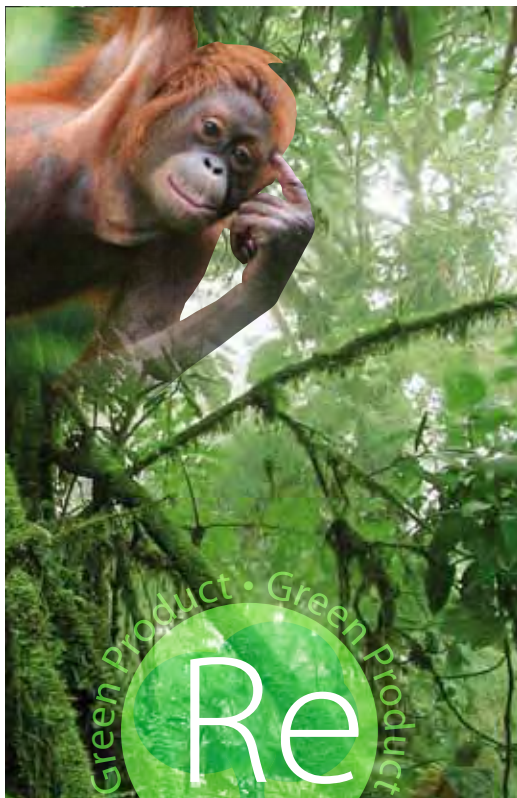
# Properties

Density	ASTM D2395:2002	approx.1.46 kg/m <sup>3</sup>
Coefficient of Linear Thermal Expansion	ASTM D696	3.6x10 <sup>-5</sup> mC
Water Absorption and Air Humidity Behaviour	ASTM D1037:2006a	none or very low water absorption (only surface wetting)
Weathering and UV Resistance	QUV Test	Resysta surfaces treated with glaze show extremely high resistance
Skid Resistance	DIN 51097	C Rating (highest rating)
Fire Behaviour (British Standard)	BS 476 Part 6 &7	B2, normal flammability (by adding flame retardants, a higher rating of B1 can be reached)
Fire Behaviour (US Standard)	NFPA	A Rating (flame propagation 25, smoke emission 450)
Fire Behaviour (British Standard)	BS 476 Part 6&7	Rating 1
Durability (Resistance to Wood-Destructive Fungi)	DINV ENV 12038:2002	the material has not been affected, highest durability - Class 1
Emission	DIN EB ISO 9001/14001	passed
Brinell Hardness (HB)	EN 1534	81,1 N/mm <sup>2</sup>
Friction Coefficient $\mu$ untreated	EN 13893	0,46
Friction Coefficient $\mu$ with 2K	EN 13894	0,52
Screw Withdrawal Resistance	EN 320.2011-07	5777 N
Heat conductivity ( $\lambda$ )	EN 12664	0.199 W/(mK)
Water vapor permeability	DIN EN ISO 12572	$\mu=1300 \rightarrow$ sd 7.22m diffusion inhibiting
Bending Strength	ISO 178	46 N/mm <sup>2</sup>
Bending Modulus	ISO 178	3850 N/mm <sup>2</sup>
Tensile Strength	ISO 527	21,8 N/mm <sup>2</sup>
Tensile Modulus	ISO 527	2340 N/mm <sup>2</sup>
Shearing Strength	EN 392	16,8 N/mm <sup>2</sup>
Resistance to Mould Fungal Decay	CEN/TS 15083-2	The material features almost no mass loss, highest durability classification 1 (very durable)
Resistance to termites	ASTM D3345-08	Resistant to termite infestation (coptotermes curvignathus), very little loss of mass - very high durability
Electric surface resistance and volume resitivity	Specific surface resistance and volume resitivity	Surface resistance $R_x=8,0*10^{(13)} \Omega$ Specific surface resistance $\alpha=8,1*10^{(14)} \Omega$ Volume resitivity $R_x=2,2*10^{(13)} \Omega$ Specific volume resitivity $\alpha=6,3*10^{(14)} \Omega$

Globally renowned institutions carry out tests according to German, British, European and US standards.



# Innovation



We at Resysta believe in keeping our natural resources. Resysta has the visual appearance, feeling and structure of tropical wood, with absolutely no wood in it. We use a renewable resource that is replaced in short cycles - rice husks. Resysta, a sustainable material provides only the benefits of a wood-look product, but without the hassles of wood. No greying or cracking. Recyclable, water resistant and can be stained in over 21 colors. Enjoy Resysta and proudly know, along with us, you are preserving the world in which we live.

Learn more at  
[www.resysta.com](http://www.resysta.com)

## Resysta – Winner across the board

Resysta has been awarded at the distinguished anniversary contest in the category “Construction”.



Resysta has been awarded at the “Design & Product Award” in the category “Design Materials”.



Resysta has been awarded with the “Innovation Award Architecture and Building - Category Sustainability”.





# The Future Formula is Called Resysta.

Raw materials used:



approx. 60 % rice husk + approx. 22 % rock salt + approx. 18 % mineral oil = Resysta

All specifications provided are subject to our installation guidelines and appropriate use at outdoor exposure.

The installation guide may be adapted to technical progress without prior notice.

The current version can be downloaded at [www.resysta.com](http://www.resysta.com).

Subject to alterations. Slight deviations in color, photos and graphics could occur due to printing process.

[www.resysta.com](http://www.resysta.com)



# MISCELLANEOUS INFORMATION



## THE CITY OF KEY WEST

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

December 1, 2008

**VIA ELECTRONIC MAIL**

Bascom L. Grooms, IV  
1110 Truman Avenue  
Key West 33040

**RE: Build Back Letter  
1100-1104 White Street**

Dear Mr. Grooms,

This letter is in response to your request for clarification as to your rights regarding the reconstruction of a one story building located at 1100-1104 White Street. The commercial building on the site was involuntarily destroyed by a fire on June 8, 2008. According to Property Appraiser information (see attached) the property is approximately 5,168 square feet and per a June 29, 2001, survey (see attached) the destroyed structure was approximately 4,324 square feet in size. A small portion of the building (.15' at its greatest width by 63.5') is not located on the property. An overhang on White Street appears to have been located fully on the property, while an approximately 6.5' portion of the sidewalk appears to encroach on the property along White Street. A review of City records did not find any easements associated with the property. This property and associated structure has been regularly used as commercial retail and professional office without a residential component since at least 1992 (see licensing attachments).

The following provisions appear applicable to your property, per Section 122-28 of the Code of Ordinances, "Replacement or Reconstruction":

*"Properties without dwelling units.* For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance."

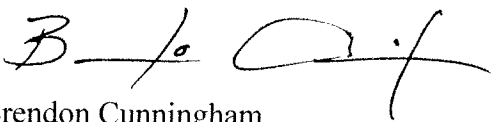
*"Properties within the Historic District.* Notwithstanding any other subsection contained in this section, if a non-complying building or structure is a contributing building or structure according to the historic architectural review commission (HARC) and it is involuntarily destroyed, such building or structure may be reconstructed or replaced without a variance so long as it is to be rebuilt in the three-dimensional footprint of the original building and built in the historic vernacular as approved by HARC."

**Page 2**  
**December 5, 2008**  
**1100-1104 White Street**

Because the structure was involuntarily destroyed by fire and is presumed to be a legally non-conforming structure, the portions of the building located on your property are allowed to be reconstructed in the non-conforming building envelope after design consideration by HARC, assuming that other code provisions, particularly FEMA requirements and storm water management requirements, are satisfied. The existing overhang is considered a portion of the structure, however, please note that the three dimensional footprint allowed per Section 122-28 will determine the extent of structural replacement on the site.

If you have any questions or concerns for our office, please contact me directly at 809.3724.

Respectfully,

A handwritten signature in black ink, appearing to read 'Brendon Cunningham', with a stylized flourish at the end.

Brendon Cunningham  
Senior Planner

Attachments

C: Amy Kimball-Murley, AICP, Planning Director  
John Woodson, Building Official  
GEO File  
K:\Geo Projects\White St\1100\20081201aBuild Back Letter.doc



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 23, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY COMMERCIAL STRUCTURE ON VACANT  
LOT TO REPLACE INVOLUNTARILY DESTROYED STRUCTURE.**

**FOR- #1100 WHITE STREET**

**Applicant – K2M Design**

**Application # H15-01-0839**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

**BEFORE ME**, the undersigned authority, personally appeared KRISTEN ARGALAS, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1100 WHITE STREET on the 17<sup>th</sup> day of JUNE, 2015.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on JUNE 23, 2015.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H15-01-0829

2. A photograph of that legal notice posted in the property is attached hereto.

**Signed Name of Affiant:**

[Signature]

**Date:** 06.17.2015

**Address:** 1001 Whitehead Street

**City:** Key West

**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 17<sup>th</sup> day of JUNE, 2015.

By (Print name of Affiant) KRISTEN ARGALAS who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name:

Print Name:

Stacy L Gibson  
STACY L GIBSON

Notary Public - State of Florida (seal)

My Commission Expires: 10/22/2018





# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 23, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY COMMERCIAL STRUCTURE ON VACANT LOT TO REPLACE INVOLUNTARILY DESTROYED STRUCTURE.**

**FOR- #1100 WHITE STREET**

Applicant - K2M Design

Application # H15-01-0839

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION





Public  
Meeting  
Notice





Public  
Meeting  
Notice



# 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

## Property Record Card -

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

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

**Alternate Key: 1033430 Parcel ID: 00032670-000000**

### Ownership Details

**Mailing Address:**

1100 WHITE STREET LLC  
1100 WHITE ST  
KEY WEST, FL 33040-3327

### Property Details

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1102 WHITE ST KEY WEST  
1100 WHITE ST KEY WEST  
1104 WHITE ST KEY WEST  
**Legal Description:** KW GWYNN SUB 0-195 PT LOTS 1-2 SQR 2 TR 13 G50-444/45 OR561-461 OR1709-178 OR2402-749/50 OR2725-2366/67

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	68	76	5,168.00 SF

TPP ACCT 9/13/02 8969357 - WAVE GALLERY - 1100 WHITE ST 8949986 - BASCOM GROOMS REAL ESTATE - 1102 WHITE ST 8793961 - ELECTRONIC CLINIC - 1104 WHITE ST
2008-06-09 BLDG GUTTED BY FIRE ON SUNDAY JUNE 8, 2008. ONLY CBS WALLS REMAIN.DKRAUSE

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-4021	10/29/2008	10/29/2008	2,130		DEMO PERMIT-REMOVAL OF ALL ELECTRIC FIXTURES MAKE SAFE FOR DEMO
	08-4023	10/29/2008	10/29/2008	17,500		DEMO OF 3 UNIT COMMERCIAL STRUCTURE
	09-3420	10/08/2009	10/08/2009	1,500		499sf SANDBOX WITH 7 6x6 POSTS
1	A94-1408	05/01/1994	11/01/1994	650	Commercial	CHAIN LINK FENCE
2	B95-1377	04/01/1995	07/01/1995	250	Commercial	REPAIRS
3	96-1255	03/01/1996	08/01/1996	3,500	Commercial	MECHANICAL
4	96-1404	03/01/1996	08/01/1996	450	Commercial	ELECTRIC
14	98-2842	09/21/1998	12/31/1998	10,000	Commercial	40 SQUARES ROOFING
5	99-1020	03/23/1999	12/27/1999	7,000	Commercial	NEW ROOF



6	99-2541	07/20/1999	12/27/1999	6,600	Commercial	REPAIR FIRE DAMAGE
7	99-2608	07/28/1999	09/23/1999	46,360	Commercial	TOTAL RENOVATION /FIRE DA
8	01-2616	07/24/2001	10/25/2001	4,300	Commercial	INTERIOR RENOVATIONS
9	01-2881	08/20/2001	10/25/2001	450	Commercial	ELECTRICAL
10	01-0591	02/06/2001	10/25/2001	9,985	Commercial	EXTERIOR REPAIRS
11	01-3227	10/02/2001	10/25/2001	8,500	Commercial	ATF INTERIOR RENOV
12	04-1205	04/15/2004	11/18/2004	5,000	Commercial	R&R STUCCO W/ SMOOTH
13	05-3487	09/01/2005	12/20/2005	1,950	Commercial	REPAIR DAMAGED CONCRETE
	07-1477	03/27/2007		2,500	Commercial	EXCAVATE 40'x4" CAST IRON AND REPLACE PVC PIPING

## 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
2014	0	0	303,103	303,103	303,103	0	303,103
2013	0	0	303,103	303,103	303,103	0	303,103
2012	0	0	303,103	303,103	303,103	0	303,103
2011	0	0	303,103	303,103	303,103	0	303,103
2010	0	0	284,240	284,240	284,240	0	284,240
2009	0	0	567,709	567,709	567,709	0	567,709
2008	0	0	671,840	671,840	671,840	0	671,840
2007	306,769	584	568,480	1,100,000	1,100,000	0	1,100,000
2006	313,987	604	387,600	1,159,388	1,159,388	0	1,159,388
2005	313,987	625	310,080	624,692	624,692	0	624,692
2004	299,155	652	206,720	506,527	506,527	0	506,527
2003	299,155	672	134,368	434,195	434,195	0	434,195
2002	299,155	692	134,368	434,215	434,215	0	434,215
2001	228,639	719	134,368	363,726	363,726	0	363,726
2000	228,639	528	98,192	327,359	327,359	0	327,359
1999	228,639	540	98,192	327,371	327,371	0	327,371
1998	152,782	557	98,192	251,531	251,531	0	251,531
1997	152,782	569	87,856	241,207	241,207	0	241,207
1996	138,893	581	87,856	227,330	227,330	0	227,330
1995	138,893	623	87,856	227,372	227,372	0	227,372
1994	138,893	250	87,856	226,999	226,999	0	226,999
1993	138,893	275	87,856	227,024	227,024	0	227,024
1992	138,893	300	87,856	227,049	227,049	0	227,049
1991	138,893	325	87,856	227,074	227,074	0	227,074
1990	90,503	0	73,644	164,147	164,147	0	164,147
1989	90,503	0	72,352	162,855	162,855	0	162,855
1988	77,809	0	62,016	139,825	139,825	0	139,825

<b>1987</b>	76,060	0	33,954	110,014	110,014	0	110,014
<b>1986</b>	76,396	0	33,954	110,350	110,350	0	110,350
<b>1985</b>	73,399	0	21,964	95,363	95,363	0	95,363
<b>1984</b>	72,052	0	21,964	94,016	94,016	0	94,016
<b>1983</b>	72,052	0	21,964	94,016	94,016	0	94,016
<b>1982</b>	59,161	0	20,775	79,936	79,936	0	79,936

## 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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>2/11/2015</b>	2725 / 2366	540,000	WD .....	37 .....
<b>3/2/2009</b>	2402 / 749	390,000	WD .....	01 .....
<b>6/29/2001</b>	1709 / 0178	515,000	WD .....	Q .....
<b>2/1/1973</b>	561 / 461	40,000	00	Q .....

This page has been visited 225,078 times.

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

# Monroe County Property Record Card (021)

Alternate Key: 1033430

Roll Year 2008

Effective Date: 6/9/2008 11:39:33 AM

Run: 06/09/2015 11:41 AM

WHITE STREET VISION LLC

1102 WHITE ST  
KEY WEST FL 33040

Parcel 00032670-000000-05-68-25

Alt Key 1033430

Affordable Housing No

FEMA Injunction

Inspect Date Nov 18, 2004

Business Name

Physical Addr 1100 - 1104 WHITE ST, KEY WEST

Nbhd 32080

Mill Group 10KW

PC 1100

Next Review

## Associated Names

Name	DBA	Role
WHITE STREET VISION LLC,	WAVE HOME GALLERY	Owner

## Legal Description

KW GWYNN SUB 0-195 PT LOTS 1-2 SQR 2 TR 13 G50-444/45 OR561-461 OR1709-178(LG)

## Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
3552	100D	68	76	No	5,168.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

# Monroe County Property Record Card (021)

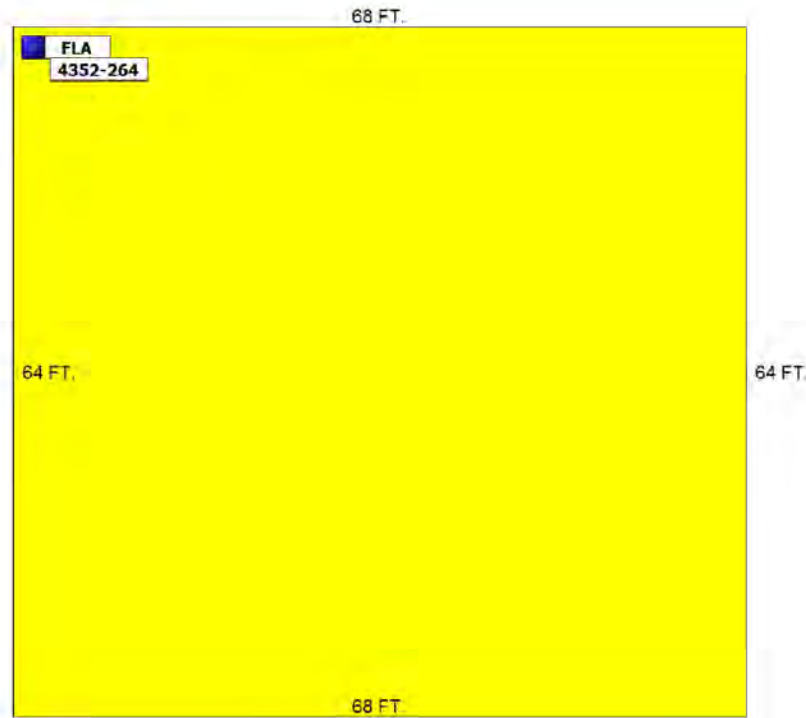
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Building Sketch 40043



## Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	264	Functional Obs	0.00
Effective Age	13	Condition	A	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	4352	Quality Grade	400	Year Built	1953		
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	3	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	3

## Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	12	1	1990		4,352	000	0.00

## Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN
1	4276	1 STY STORE-B	100.00	Y	Y	

## Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1153	C.B.S.	100.00		



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## Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
2	CL2:CH LINK FENCE	432	SF	0.00	72	6	1993	1994	1	30		
1	AC2:WALL AIR COND	1	UT	0.00	0	0	1983	1984	2	20		
Total Depreciated Value												

## Appraiser Notes

TPP ACCT 9/13/02 8969357 - WAVE GALLERY - 1100 WHITE ST 8949986 - BASCOM GROOMS REAL ESTATE - 1102 WHITE ST 8793961 - ELECTRONIC CLINIC - 1104 WHITE ST

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	A94-1408	May 1 1994 12:00AM	Nov 1 1994 12:00AM	650	Commercial	CHAIN LINK FENCE
	B95-1377	Apr 1 1995 12:00AM	Jul 1 1995 12:00AM	250	Commercial	REPAIRS
	96-1255	Mar 1 1996 12:00AM	Aug 1 1996 12:00AM	3,500	Commercial	MECHANICAL
	96-1404	Mar 1 1996 12:00AM	Aug 1 1996 12:00AM	450	Commercial	ELECTRIC
	98-2842	Sep 21 1998 12:00AM	Dec 31 1998 12:00AM	10,000	Commercial	40 SQUARES ROOFING
	99-1020	Mar 23 1999 12:00AM	Dec 27 1999 12:00AM	7,000	Commercial	NEW ROOF
	99-2541	Jul 20 1999 12:00AM	Dec 27 1999 12:00AM	6,600	Commercial	REPAIR FIRE DAMAGE
	99-2608	Jul 28 1999 12:00AM	Sep 23 1999 12:00AM	46,360	Commercial	TOTAL RENOVATION /FIRE DA
	01-2616	Jul 24 2001 12:00AM	Oct 25 2001 12:00AM	4,300	Commercial	INTERIOR RENOVATIONS
	01-2881	Aug 20 2001 12:00AM	Oct 25 2001 12:00AM	450	Commercial	ELECTRICAL
	01-0591	Feb 6 2001 12:00AM	Oct 25 2001 12:00AM	9,985	Commercial	EXTERIOR REPAIRS
	01-3227	Oct 2 2001 12:00AM	Oct 25 2001 12:00AM	8,500	Commercial	ATF INTERIOR RENOV
	04-1205	Apr 15 2004 12:00AM	Nov 18 2004 12:00AM	5,000	Commercial	R&R STUCCO W/ SMOOTH
	05-3487	Sep 1 2005 12:00AM	Dec 20 2005 12:00AM	1,950	Commercial	REPAIR DAMAGED CONCRETE
	07-1477	Mar 27 2007 12:00AM		2,500	Commercial	EXCAVATE 40'x4" CAST IRON AND REPLACE PVC PIPING

# Monroe County Property Record Card (021)

Alternate Key: 1033430

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Effective Date: 6/9/2008 11:39:33 AM

Run: 06/09/2015 11:41 AM

## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2007F	O	568,480	0	306,769	584	1,100,000	1,100,000	0	N	1,100,000
2006F	O	387,600	0	313,987	604	1,159,388	1,159,388	0	N	1,159,388
2005F	C	310,080	0	313,987	625	624,692	624,692	0	N	624,692
2004F	C	206,720		299,155	652	506,527	506,527	0	N	506,527
2003F	C	134,368		299,155	672	434,195	434,195	0		434,195
2002F	C	134,368		299,155	692	434,215	434,215	0		434,215
2001F	C	134,368		228,639	719	363,726	363,726	0		363,726
2000F	C	98,192		228,639	528	327,359	327,359	0		327,359
1999F	C	98,192		228,639	540	327,371	327,371	0		327,371
1998F	C	98,192		152,782	557	251,531	251,531	0		251,531
1997F	C	87,856		152,782	569	241,207	241,207	0		241,207
1996F	C	87,856		138,893	581	227,330	227,330	0		227,330
1995F	C	87,856		138,893	623	227,372	227,372	0		227,372
1994F	C	87,856		138,893	250	226,999	226,999	0		226,999
1993F	C	87,856		138,893	275	227,024	227,024	0		227,024
1992F	C	87,856		138,893	300	227,049	227,049	0		227,049
1991F	C	87,856		138,893	325	227,074	227,074	0		227,074
1990F	C	73,644		90,503	0	164,147	164,147	0		164,147
1989F	C	72,352		90,503	0	162,855	162,855	0		162,855
1988F	C	62,016		77,809	0	139,825	139,825	0		139,825
1987F	C	33,954		76,060	0	110,014	110,014	0		110,014
1986F	C	33,954		76,396	0	110,350	110,350	0		110,350
1985F	C	21,964		73,399	0	95,363	95,363	0		95,363
1984F	C	21,964		72,052	0	94,016	94,016	0		94,016
1983F	C	21,964		72,052	0	94,016	94,016	0		94,016
1982F	C	20,775		59,161	0	79,936	79,936	0		79,936

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
561	461	2/1/1973	Conversion Code	0	Q	I	40,000
1709	0178	6/29/2001	Warranty Deed	0	Q	I	515,000

**\*\*C 09\*\***

07/24/95

PARCEL 0002670-000000 01 01 01  
ALTERNATE KEY 1033430 MILL GROUP 10  
1100-1104 WHITE ST

33040

NEIGHBORHOOD	WHITE ST FROM VIRGINIA TO	TOTAL LAND CLASSIFIED	0
1.230	MARKET CODE KMO1	TOTAL LAND JUST VALUE	87,856

KW GWYNN SUB 0-195 PT      LOTS 1-2 SQR 2 TR 13  
08561-461

BUILDING 01 OF 01

FL 001

68

4

68

FLAD1=L68D64R68U64.

BUILDING 01 OF 01	APPRAISED BY 014 ERVIN A. HIGGS	ON
EFF. AGE GROUP 3 THREE	NEXT REVIEW 00/00	
CONDITION A SAPP	YEAR BUILT 1953	FUNCTIONAL OBsolescence 0
QUALITY GRADE 350 GRADE 7		LOCATIONAL OBsolescence 2
STRUCT. TYPE C GR3	PERIMETER 264.0	

SECTION	AUG. WALL HEIGHT	NBR. OF STORIES	ROLL YEAR	PCT BSRT	GROUND FLR AREA	INTERIOR FINISH(ES)	SPRINKLER	A/C
01	12.0	1	91	0	4,352.0	11C 1 STORY STORES	100	N Y

## BUILDING REFINEMENTS

**\*\*D 09\*\***



PARCEL/NAME: 00032670-000000

ORTIZ JAMES L & JIMMIE

\*\*D 09\*\*

BUILDING 01 OF 01  
ELEVATORS 0 ELEVATOR LANDINGS 0 ESCALATORS 0  
APT 0 FIREP 0 KITCHENS 0 2FIXBATH 0 3FIXBATH 0 4FIXBTH 0 XFIXTRE 6

MISCELLANEOUS IMPROVEMENTS \*\*\*\*\*  
TYPE NUMBER UNITS UNIT TYPE LIFE YEAR IN GRADE LENGTH WIDTH DEP. VALUE  
ACC WALL 1.00 UT 20 1984 2 0.0 0.0 225  
CLC CH L 432.00 SF 30 1994 1 72.0 6.0 398  
TOTAL 623

APPRAISER NOTES \*\*\*\*\*  
COT WHITE UPHOLSTERY-1100 WHITE ST  
THE PINK VAC-1102 WHITE ST  
ELECTRONIC CLINIC-1104 WHITE ST

PLANNING AND BUILDING \*\*\*\*\*  
LINE -----P E R M I T-----D A T E--- CONSTRUCTION DESCRIPTION OCCUPANCY ISSUE  
NUMBER AMOUNT COMPLETE ISSUE NUMBER BLDG DATE  
01 8941408 650 11/94 05/94 CHAIN LINK FENCE 00 00/00

COST/MARKET METHOD\*\*\*\*\*  
BLDG REPLACEMENT ADJUSTED BLDG VALUES 138,893 05/09/95  
COST REPLACEMENT COST M.I. VALUES 623 05/09/95  
01 180,380 138,893 LAND VALUES 87,856 05/15/95  
PROP VALUES 227,372

VALUE SELECTED \*\*\*\*\*  
SPECIFIED BY ERVIN A. HIGGS ON 05/15/95 VALUE METHOD 1 COST-MARKET  
VALUE 227,372

HISTORY OF TAXABLE VALUES \*\*\*\*\*  
TAX LAND BUILDING MISC. IMPR/ ASSESSED EXEMPTION TAXABLE  
YEAR VALUE VALUE EQUIP VALUE VALUE VALUE VALUE  
1982 20,775 59,161 0 79,936 0 79,936  
1983 21,964 59,052 0 94,016 0 94,016  
1984 21,966 59,052 0 94,016 0 94,016  
1985 21,966 59,052 0 95,363 0 95,363  
1986 21,966 59,052 0 110,350 0 110,350  
1987 21,966 59,052 0 110,014 0 110,014  
1988 21,966 59,052 0 139,825 0 139,825  
1989 21,966 59,052 0 162,855 0 162,855  
1990 21,966 59,052 0 164,147 0 164,147  
1991 87,856 138,893 33 227,074 0 227,074  
1992 87,856 138,893 275 227,049 0 227,049  
1993 87,856 138,893 275 227,024 0 227,024  
1994 87,856 138,893 250 226,999 0 226,999

SALES HISTORY \*\*\*\*\*  
O.R. O.R. SALE INSTRUMENT TRANSFER QUALIFIED VACANT SALE  
BOOK PAGE DATE CODE UNQUALIFIED IMPROVED PRICE  
561 461 02/73 00 CONVERSIO 00QUALIFIED & QUALIFIED 1 40,000

EQUIPMENT LINES \*\*\*\*\*  
TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PWT DEPR VALUE

PARCEL/NAME: 00032670-000000 ORTIZ JAMES L & JIMMIE

\*\*E 09\*\*

TOTAL

*****					
TOTAL VALUES	TOTAL-J-VAL	TOT-EXPT-VAL	T-VALUE	PREV-TX-VAL	PREV-JUST
	227,372	0	227,372	226,999	226,999
*****					
***** SAVE OUR HOMES INFORMATION *****					
BASE YEAR 0000 OWNERSHIP % = 100%			PREV JUST =	226,999	100% CURR JUST =
					227,372
*****					
SOH BASE	BASE CHANGE	ADDITIONS	PCT CHG	PCT MAX	SOH DIFF
0	0	0	.00	.00	0
SOH JUST EXEMPTIONS	0	SOH TAXABLE			0
227,372	0	227,372			



ORTIZ, JAMES L. & JIMMIE  
1509 LAIRD ST.  
KEY WEST, FL. 33040

18750

KW GWYNN SUB  
PT LOTS 1-2 SQR 2 TR 13  
G50-444-445

OR561-461

BLK 2

PC-11



PHOTO  
IMP # 3

LAND COMPUTATIONS						
QUAN - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	68x76	135	90		121.50	8260
	50x-	135		10	13.10	670
	68x76	168.35	90		151.87	10327
COR.	50x-	135		10	13.50	675
	68'x76'	125	190		112.50	7650
TOTAL						8930

832540977

REAL PROPERTY RECORD 00326700

MONROE COUNTY, FLORIDA

AG 1033430

032670-

VALUATION TOTALS		
1966	LAND	8930
	IMPROVEMENTS	23230
	TOTAL	32160
1974	LAND	10997
	IMPROVEMENTS	31902
	TOTAL	42900
1974	LAND	8,325
	IMPROVEMENTS	31,902
	TOTAL	40,250
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

- NOTES -

73/ 38,000 OR537-103  
OR541-972

73/ 40,000 OR561-461  
Reduction of Land Values due  
to study of Area for 1974 B.G.

PHOTO  
IMP # 2

PHOTO  
IMP # 4



CONSTRUCTION DATA									
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE					INTERIOR FINISH				
					Unfinished RB 1/2				
					Wd. or Ceil. Bds.				
					Wallboard				
					Plaster, No Furring 20 20 ✓ 20				
					Plaster, Furring				
YEAR BUILT					Drywall				
					Wood Panel				
					Ac. Cril.				
					FLOORS				
					None				
					Single Pine				
ROOMS					FLOORS				
Total Rooms					Concrete				
Eff. Apts.					Conc., Asph. Tile				
— Rm. Apts.					Conc., Terrazzo	✓ 9	✓ 9		
No. of Baths					Double Pine				
No. of Rest Rms.	2	3			Double Hardwood				
— Fixt. R. Rms.					Precast Conc.				
— Fixt. R. Rms.					Parquet				
Total Fixtures					Conc. Q. Tile				
FOUNDATION					Conc. Cer. Tile				
Continuous Wall	FTG				Marble				
Piers									
Piling									
ADJUSTMENTS									
Frame					PLUMBING				
Height					None				
Front & Interior					Poor				
Apt. Equiv.					Good, Plain E.F. ✓ 10 ✓ 8				
Partitions (3) ✓ 7 ✓ 7					Good, Tile				
Special Use					HEATING				
EXTERIOR WALLS					None				
Wallboard					Unit Heat				
Corr. Metal					Cntrl. Heating				
Corr. Asbestos					Cntrl. Cooling				
Wd. Fr. Stucco					Cntrl. Cool & Heat				
Wd. Fr. Asbestos					ELECTRICITY				
C.B. Plain					None				
C.B. Stucco ✓ 33 ✓ 33					Poor				
Wd. Fr. Siding					Average ✓ 3 ✓ 3				
Tile Stucco					Good				
Brick					CLASS & SCALE	410	40		
Reinf. Conc.					CONST. UNITS	82	82		
Panel, Glass, Mtl.					CLASS UNITS	0	0		
ROOF TYPE					TOTAL UNITS	82	82		
Flat, Shed ✓ 7 ✓ 7					BASE RATE	7.80	11.40		
Hip, Gable					ADJ. RATE	6.40	9.35		
Bar Joist					AREA	4420	4420		
Wood Truss					E.F. (3) R.R. 750	1209			
Prestressed					E.F.				
Steel Truss					REP. COST NEW	250.40	42536		
ROOF MATERIAL					CONDITION	80	75		
Sht. Mtl. Roll	✓ 3	✓ 3			DEP. REP. VALUE	23230	31902		
T. & G., B.U.					DEPRECIATION ADJUSTMENT				
Shing., Wd., Etc.					NO.	PHY.	ADJUSTMENT	%	COND.
Shing., Asbestos					1				
Tile, Cement					2				
Tile, Clay					3				
Bermuda					4				
Slate									
Gypsum									