



# Historic Architectural Review Commission

## Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa Silva, MSHP  
Historic Preservation Planner

Meeting Date: September 24, 2019

Applicant: Artibus Design

Application Number: H2019-0035

Address: #429 Caroline Street

### **Description of Work:**

Renovations and additions to existing kitchen building and painting. New dining pavilion. New grease trap and underground gas tank.

### **Site Facts:**

The main house on the site under review is individually listed in the National Register of Historic Places since 1973. The Second Empire style house, built in 1838, is a multi-use building, housing apartments on the upper floors and commercial use is on the first floor. Known as the Porter Mansion, the unique house has a full basement. The carriage house, located on the southwest corner of the site has lost its character and integrity.

In 1988, the house evolved from rental apartments into a multi-use structure. In 1996, approved plans were set to develop the east and south side of the lot with commercial pavilions. In 1998, some of the new pavilions behind the main structure were used for a take-out restaurant. In October 2018, staff approved COA # 2018-3510 *for revised plans depicting the grease trap facing and being serviced through Duval Street*. Permits were issued but no work has been done. Current pavers at the front of the Porter Mansion House have never received approvals.

### **Guidelines Cited on Review:**

- Secretary of the Interior's Standards (pages 16-23), specific standards 1 and 2 for proposed underground gas tank and grease trap but closer to the Porter Mansion.
- Additions and Alterations (pages 37a-37k), specifically guidelines 6, 12, 13, 25, and 26 (for additions and alterations for non-historic kitchen structure and stairs).

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 14, 18, and 22. (for new sitting pavilion and additions and alterations for non-historic kitchen structure and stairs).
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, 4, and 9. (for new sitting pavilion)

### **Staff Analysis:**

A Certificate of Appropriateness is under review for the new construction and alterations to non-historic structures located within the rear portion of the lot; all related to Caroline's Restaurant. A new addition is proposed to the existing management office building in order to convert it to a full operational kitchen, which will include an exhaust system on the roof. The proposed one-story CMU addition will be attached to the rear of the existing non-historic structure, and will be lower in height than the existing building. A safety barrier is proposed on the addition's roof that will also serve as a screen for the exhaust equipment. The submittal includes painting swatches; a blue light color for the walls and a light cream color for trims.

The plan also includes a new open pavilion dedicated as a sitting area. This structure will replace a non-historic frame building which part of it is for sitting and the rest is the kitchen. The new structure will have an "L" shape footprint with a hip roof extending up to 11 feet 6 inches from current slab. The front and south elevations will be open, while the west and north elevations will be enclosed with hardiboard siding. Columns on the east and south elevations will have brackets extending to the eaves. The structure will be one-story and will be made out of wood. The structure will be free of any mechanical equipment on its roof.

The design also includes the replacement of an existing stair. The wooden stair gives access to the second-story addition build over the old carriage structure. The new wood stair will meet current building codes.

In addition, the plan includes the creation of a trash area, which will be located under non-historic rear stairs of the Porter Mansion. An underground grease trap and gas tank are proposed. These will be installed on the west side of the Porter Mansion and approximately 100 feet away from the new kitchen, approximately 51 feet setback from the historic fence facing Caroline Street, and approximately 15 feet from the west elevation of the historic house. The applicant has submitted evidence from a gas and a grease trap maintenance companies that they have the necessary equipment to serve both.

### **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed changes to existing structures and the new sitting pavilion design are consistent with cited guidelines. To the contrary, staff finds that the proposed underground grease trap and gas tank are part of the kitchen operation and should be located within the restaurant's confines. An existing walk-in cooler, which never received a Certificate of Appropriateness, stands on the west side of the Porter Mansion. Currently the west side yard adjacent to the historic house serves as storage and service area, which is not an appropriate use for such an important site. The green areas surrounding the front and side elevations of this landmark, are character defining features of the site and its environment and as such they must not be altered by compromising them with paved areas and secondary accessory used for the existing restaurant located at the rear of the house.

As stated before, almost a year ago staff approved the installation of an underground grease trap to be located within the restaurant's area, and closer to Duval Street. Building permits were issued for such submittal. The site has an existing driveway on Duval Street that will give access to all required services for a grease trap and gas tank. If the Commission opines that the proposed location of the underground grease trap and gas tank will not have an adverse effect in the site and environment character, staff recommends a condition of not allowing any proposed opening to the existing perimeter wall facing Caroline Street. The fence is part of the physical description of the property as submitted in its designation to the National Register of Historic Places.

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: **Florida**  
COUNTY: **Monroe**  
FOR NPS USE ONLY  
ENTRY NUMBER: **11** DATE: **JUN 4 1973**



1. NAME  
COMMON: **Dr. Joseph Y. Porter House**  
AND/OR HISTORIC:

2. LOCATION  
STREET AND NUMBER: **429 Caroline St.**  
CITY OR TOWN: **Key West**  
STATE: **Florida** CODE: **12** COUNTY: **Monroe** CODE: **087**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <b>apartments</b> <input type="checkbox"/> Comments

4. OWNER OF PROPERTY  
OWNER'S NAME: **Mrs. Arthur Poirier and Mrs. Caroline Lang**  
STREET AND NUMBER: **236 Edgewater Drive**  
CITY OR TOWN: **Coral Gables** STATE: **Florida** CODE: **12**

5. LOCATION OF LEGAL DESCRIPTION  
COURTHOUSE, REGISTRY OF DEEDS, ETC.: **Monroe County Courthouse**  
STREET AND NUMBER:  
CITY OR TOWN: **Key West** STATE: **Florida** CODE: **12**

6. REPRESENTATION IN EXISTING SURVEYS  
TITLE OF SURVEY: **Historic American Buildings survey**  
DATE OF SURVEY: **1966** ☒ Federal ☐ State ☐ County ☐ Local  
DEPOSITORY FOR SURVEY RECORDS: **Library of Congress**  
STREET AND NUMBER:  
CITY OR TOWN: **Washington** STATE: **District of Columbia** CODE: **11**

SEE INSTRUCTIONS

STATE: **Florida**  
COUNTY: **Monroe**  
ENTRY NUMBER: **11** DATE: **JUN 4 1973**  
FOR NPS USE ONLY



## 7. DESCRIPTION

CONDITION

(Check One)

☒ Excellent   ☐ Good   ☐ Fair   ☐ Deteriorated   ☐ Ruins   ☐ Unexposed

(Check One)

☒ Altered   ☐ Unaltered

(Check One)

☐ Moved   ☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Joseph Y. Porter Home is a mildly eclectic, but uniquely Key West dwelling. It is in excellent condition today due to its constant maintenance. Believed to have been built in 1838, the house is two-and-a-half stories high and rectangular in shape. Foundations consist of brick piers and native quarried lime rock cistern. There is a half cellar of brick. The house has a heavy timber frame and short, hand-driven siding fastened with wrought iron nails. Porches, balconies and eaves all feature heavy timbered brackets. Second level balconies are canopied with wooden roofs. The house has one chimney. The windows are all topped with flat pediments. There are three dormers in the roof with typically wood louvered shutters, floor to pediment. All window openings onto porches and balconies are utilized as doors. The house has a mansard roof covered with V-jointed shingles.

The plan of the house is symmetrical with a main hall leading to the stairway at the center entrance. All rooms radiate off of this main hall. There is a one-story servant's quarters attached to the main house by an esplanade. The entire property is enclosed by stone walls and the grounds are elevated several feet above the surrounding elevation. The house is in excellent condition today due to constant maintenance.

Extensive alterations are known to have been made in 1896 by Dr. Porter. It was at that time that the mansard roof, Victorian trim and small balconies were added. In 1945, the home was converted into small apartments and the back porches were enclosed to provide kitchen and bath facilities.

SEE INSTRUCTIONS





# 8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century  
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1838

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     |  |  |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        |  |  |

STATEMENT OF SIGNIFICANCE

In 1837, Judge James Webb purchased the property on which the Porter House is located and it is presumed that he was the builder of the house. It is a fact, however, that the house was the birthplace and home of Dr. Joseph Yates Porter, III, who was Key West's first native born physician and a man who became outstanding in Florida's medical history. In 1845, Porter purchased the lot with the house already on it and since that date it has remained in the Porter family.

The Porter House combines architectural features of the Bahama house, of New England and of the French Mansard. What emerges is the rather eclectic, but no less significant Conch house of nineteenth century Key West. In purely practical terms, it also satisfied some important demands of climate and life style. The slatted shutters provided a blind to the hot tropical sun during the day, and at night they were opened to allow for maximum ventilation. The steep pitch of the Conch roof was a practical design as well for it caught the rain water and ran it down into cisterns below the ground level. The Porter House is perhaps the best example of Conch architecture at its most beautiful and most practical.



SEE INSTRUCTIONS

# 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Monroe County Records, Monroe County Courthouse, Key West, Florida. Office of the Clerk of the Circuit Court.  
(Subgroup: Deeds Book G18, p. 205).

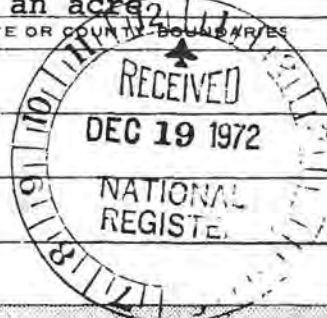
# 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE				LONGITUDE			
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
NW	0	0	0	0	0	0	0	N 24° 33' 26" W 81° 48' 17"
NE	0	0	0	0	0	0	0	
SE	0	0	0	0	0	0	0	
SW	0	0	0	0	0	0	0	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than an acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



# 11. FORM PREPARED BY

NAME AND TITLE:

Mrs. Diane Greer and Miss Mary Evans, Historic Sites Specialists

ORGANIZATION

Division of Archives, History and Records Mgmt.

DATE

March, 1972

STREET AND NUMBER:

Department of State, The Capitol

CITY OR TOWN:

Tallahassee

STATE

Florida

CODE

12

# 12. STATE LIAISON OFFICER CERTIFICATION

# NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name

*Robert William*

Title

State Liaison Officer

Date

12/15/72

I hereby certify that this property is included in the National Register.

*Robert M. Utley*  
Chief, Office of Archeology and Historic Preservation

Date

6/4/73

ATTEST:

*W. Bradford*  
Keeper of The National Register

Date

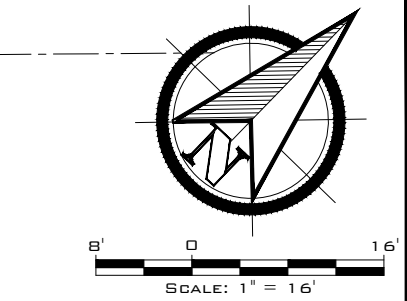
5/31/73

SEE INSTRUCTIONS





# APPROVED DESIGN FOR GREASE TRAP



# APPLICATION





# HARC MAJOR PROJECTS CERTIFICATE

\$400 NON-REFUNDABLE BASE APPLICATION FEE 264-C3

City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC  
HARC  
FLOOR

SW 6378  
Crisp Linen

FINISH

BLE

162-C1

ICT

SW 6750  
Waterfall

162

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTING THIS APPLICATION.**

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

429 Caroline St

Duval & Caroline LLC  
c/o Walter Joseph  
PO Box 4147  
Key West FL 33041

PHONE NUMBER

305 731-9972

EMAIL

tropicsoup@gmail.com

One Call Construction  
1901 Ploger Ave  
Key West FL 33040

PHONE NUMBER

305 797 7133 / 305 294 0945

EMAIL

dave@constructionkeywest.com

DATE

8/20/19

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Remodel existing cook house and add approx 4955.s.f. addition to cook house.

MAIN BUILDING: Install new concrete floor, electrical, plumbing, and mechanical as necessary.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Removal of rear accessory building and existing kitchen area and rework into the seating pavilion.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):

PAVERS:

FENCES:

DECKS:

PAINTING: Body of Cook house SW 6370 Waterford  
Trim SW 6378 Crisp linen

SITE (INCLUDING GRADING, FILL, TREES, ETC.):

POOLS (INCLUDING EQUIPMENT):

ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):

OTHER:

installation of underground 1000 gal propane tank and  
underground 1250 gal grease trap

OFFICIAL USE ONLY:

HARC COMMISSION REVIEW

EXPIRES ON:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

MEETING DATE:

☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION

INITIAL:

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

FIRST READING FOR DEMO:

SECOND READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

HARC CHAIRPERSON SIGNATURE AND DATE:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



# HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

429 Caroline St


PROPERTY OWNER'S NAME:

Duval and Caroline LLC c/o Joseph Walsh

APPLICANT NAME:

One Call Construction

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

 PROPERTY OWNER'S SIGNATURE	JOSEPH WALSH Duval + Caroline LLC MANAGING MEMBER	8.15.2019	Joseph Walsh DATE AND PRINT NAME
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## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Removal of rear accessory building approx 2405.s.f. Removal of existing kitchen. Remove and Replace roof material on cook house.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Existing kitchen is not historic and just will be cleaned up to be seating. Accessory building is not historic



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

N/A

(i) Has not yielded, and is not likely to yield, information important in history.

#### CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

N/A

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A



**Keys Propane**

A Manley-DeBoer Partnership

1109 Eaton Street  
Key West, Florida 33040

**Telephone: (305) 296-2848**

8.19.2019

Joe Walsh,

429 Caroline Street, Key West FL 33040

This letter is to confirm that there is 100' plus line to service the propane tank in the new location per drawings provided.

If you have any further questions or concerns, please feel free to call me at (305) 395-0922.

Regards,  
Randy White

Como Keys Propane is the only locally owned and operated propane distribution company in the Florida Keys, we thank you for the opportunity.

Randy White

Commercial Sales  
Como Keys Propane  
Month/Day/Year





P. O. Box 430725  
Big Pine Key, FL 33043

## SERVICE CONTRACT

(305) 872-8945  
Office

(305) 481-8052  
Mobile

email: haacka@bellsouth.net

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

### Name/Address

Caroline's Cafe  
310 Duval Street  
Key West, Fl. 33040

Date

08/30/19

### Description

### Total

#### CONTRACTED CLEANING OF GREASE TRAP

- (1) EXTERIOR GREASE MANHOLE
- QUARTERLY SERVICE CYCLE - 4 CONTRACTED CLEANINGS PER YEAR
- TWO YEAR (24 MONTH) CONTRACT  
#####

EACH CONTRACTED CLEANING WILL BE BILLED AT \$480.00 PER PUMP OUT WHICH INCLUDES (1) GREASE MANHOLE.

#####

- IN ADDITION TO THE CONTRACTED CLEANING - EMERGENCY SERVICE CALLS WILL BE BILLED AT A RATE OF \$195.00 PER HOUR.

- WE WILL CALL TO SCHEDULE THE PUMP OUT A FEW DAYS BEFORE.
- MHEI HAS THE CAPACITY TO PUMP GREASE MANHOLE UP TO 100 FEET.

*This agreement is for regular cycle cleaning only. It does not include any emergency services or off-cycle cleaning. Early termination fees may apply. Customer assumes risk of any legal fees if necessary.*

**THIS IS NOT AN ACTIVE CONTRACT WITHOUT SIGNATURES OF BOTH PARTIES!**

\_\_\_\_\_  
SIGNATURE OF AUTHORIZED ACCEPTANCE

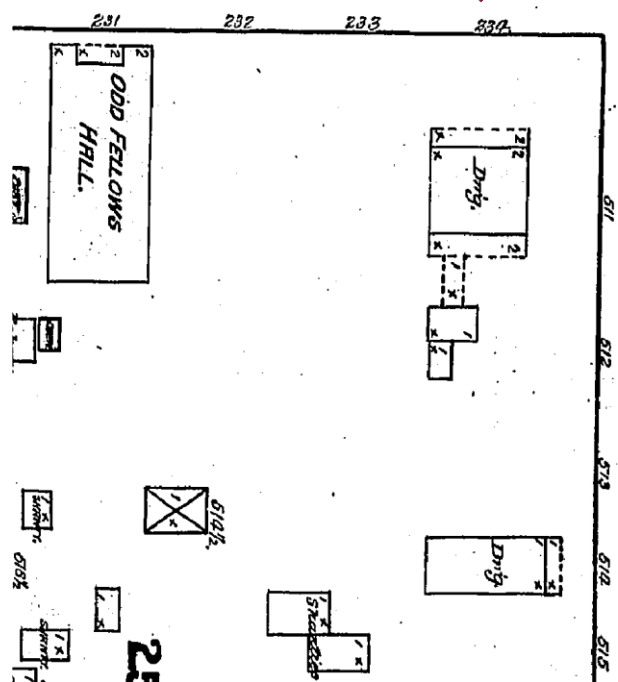
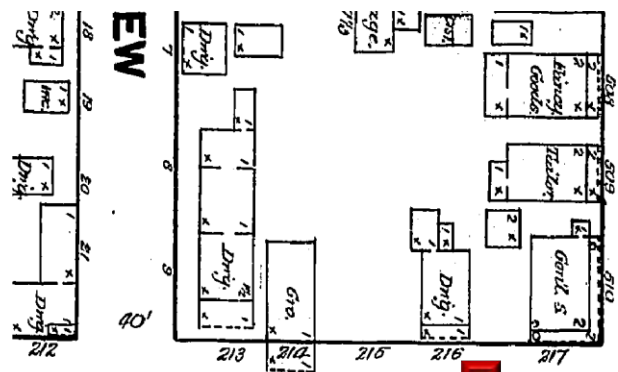
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DATE

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MIKE HAACK EXCAVATING, INC.

SEAL

\_\_\_\_\_  
DATE

# SANBORN MAPS



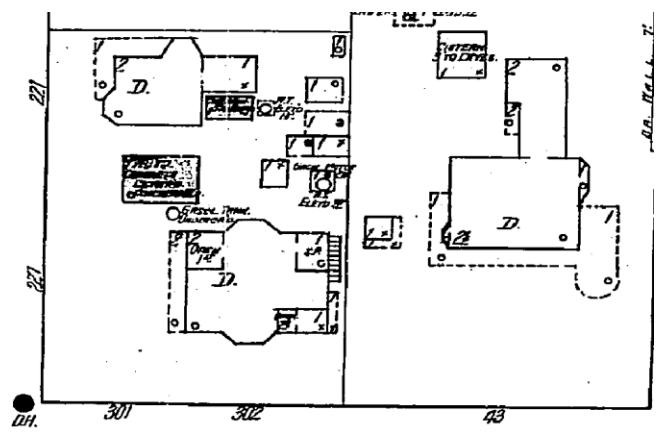
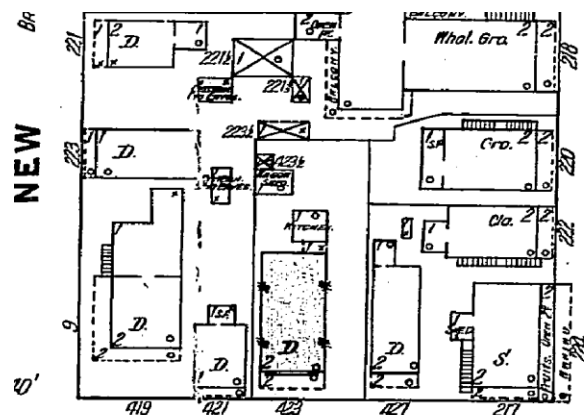
DUVAL

SHEET

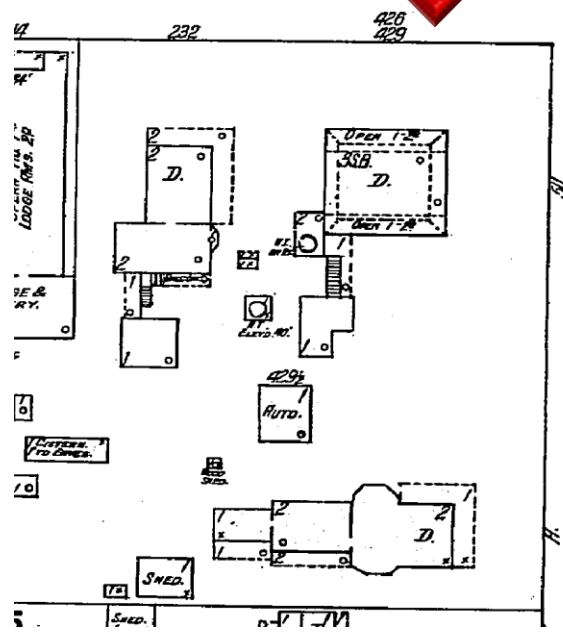
ROSE ALLEY

1898 Sanborn Map

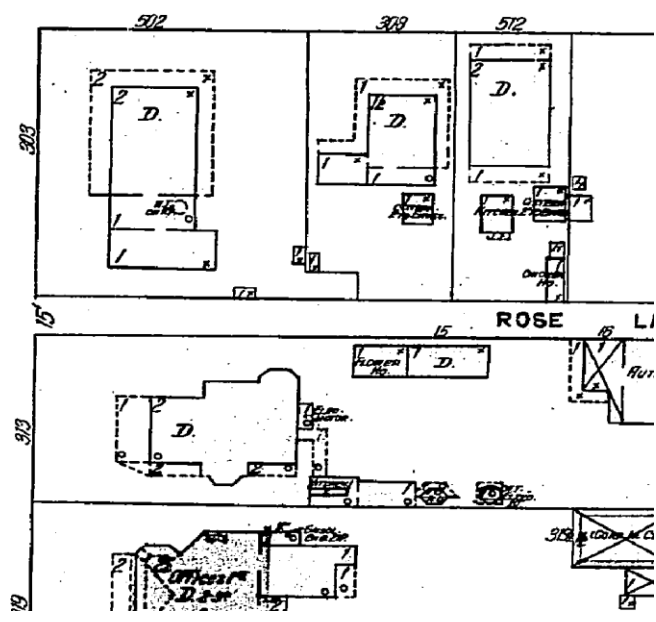




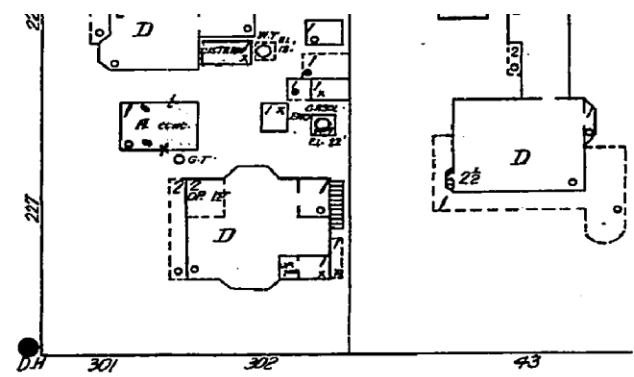
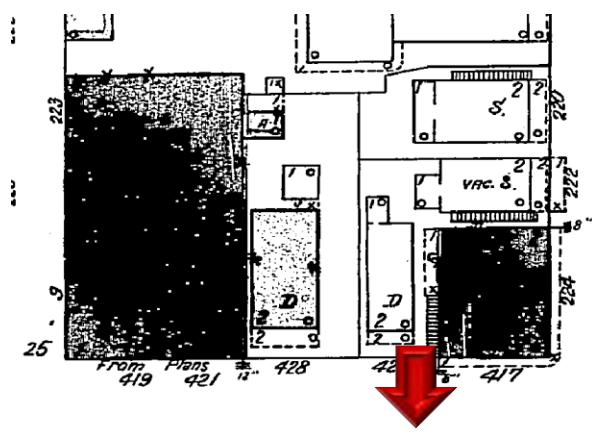
CAROLINE



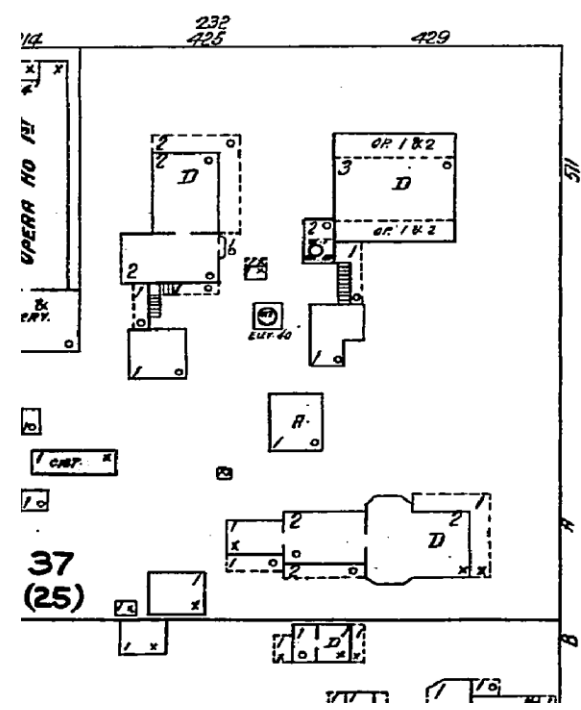
DUVAL



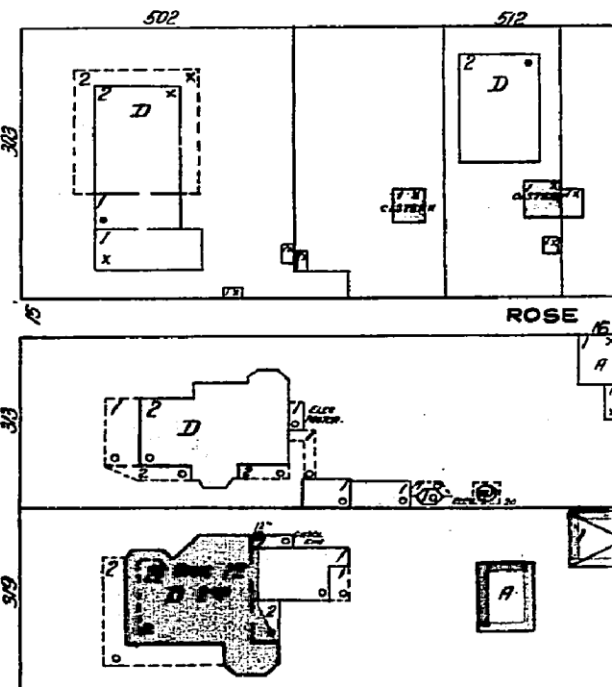
1912 Sanborn Map



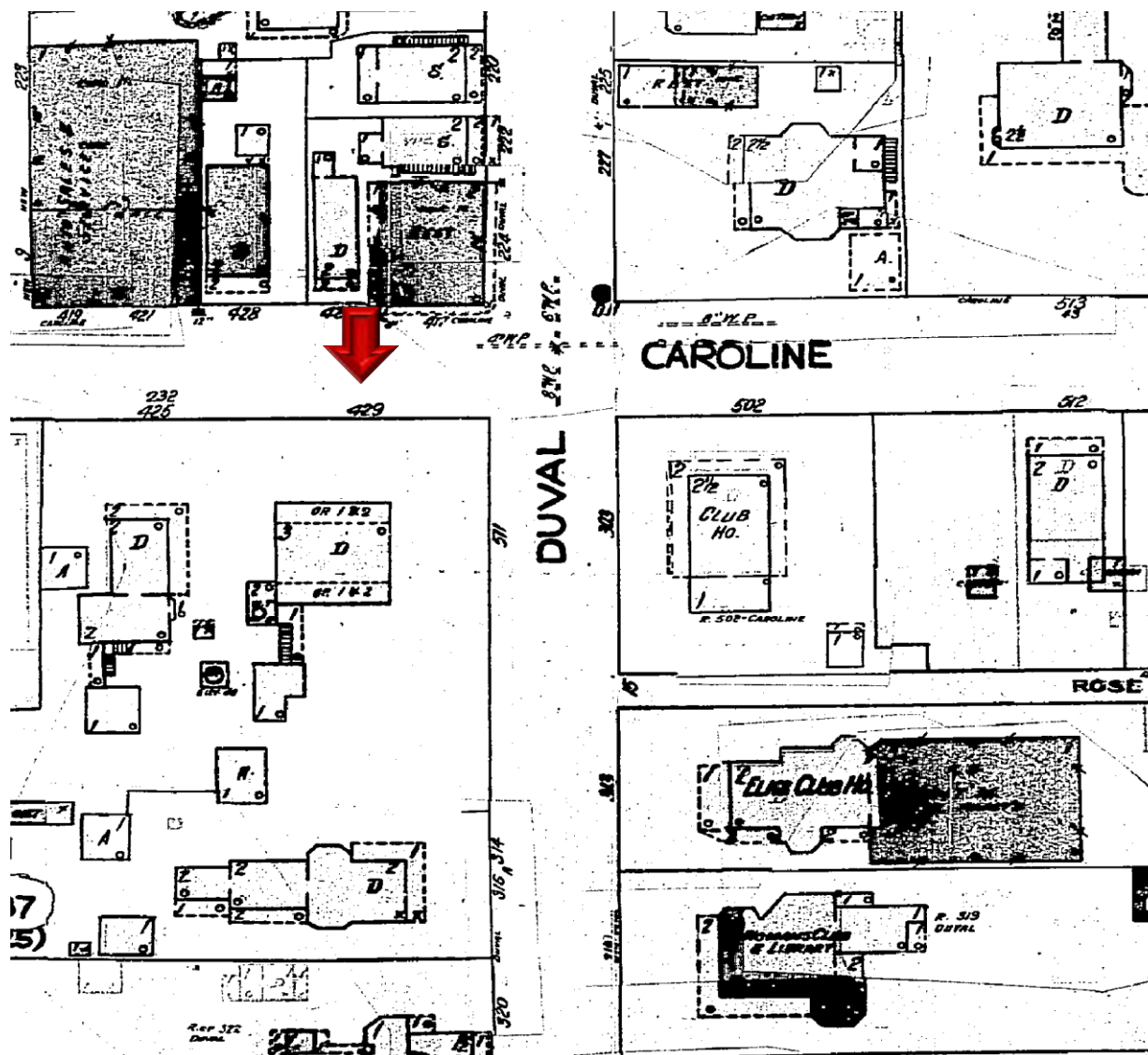
CAROLINE



DUVAL

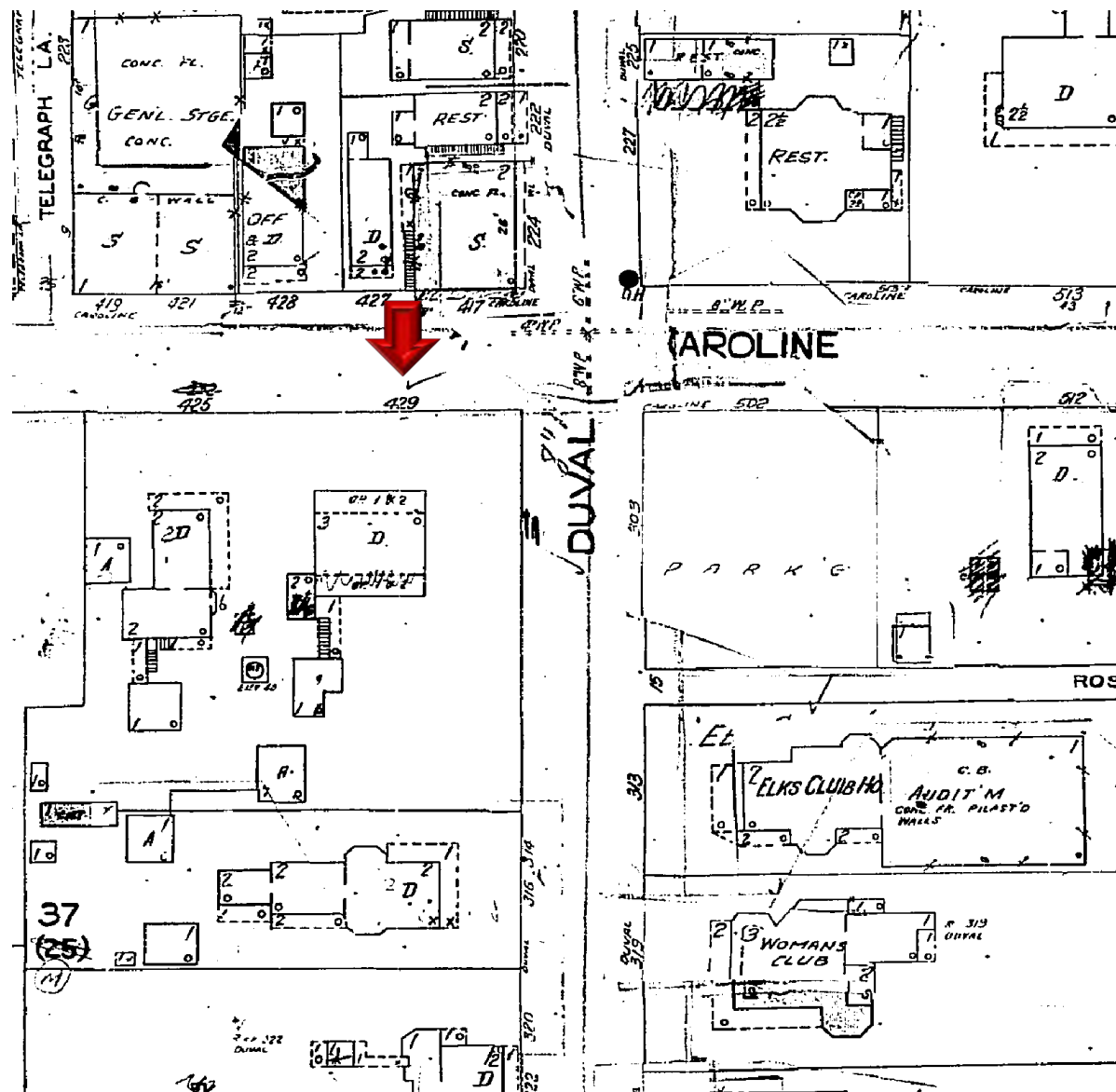


1926 Sanborn Map



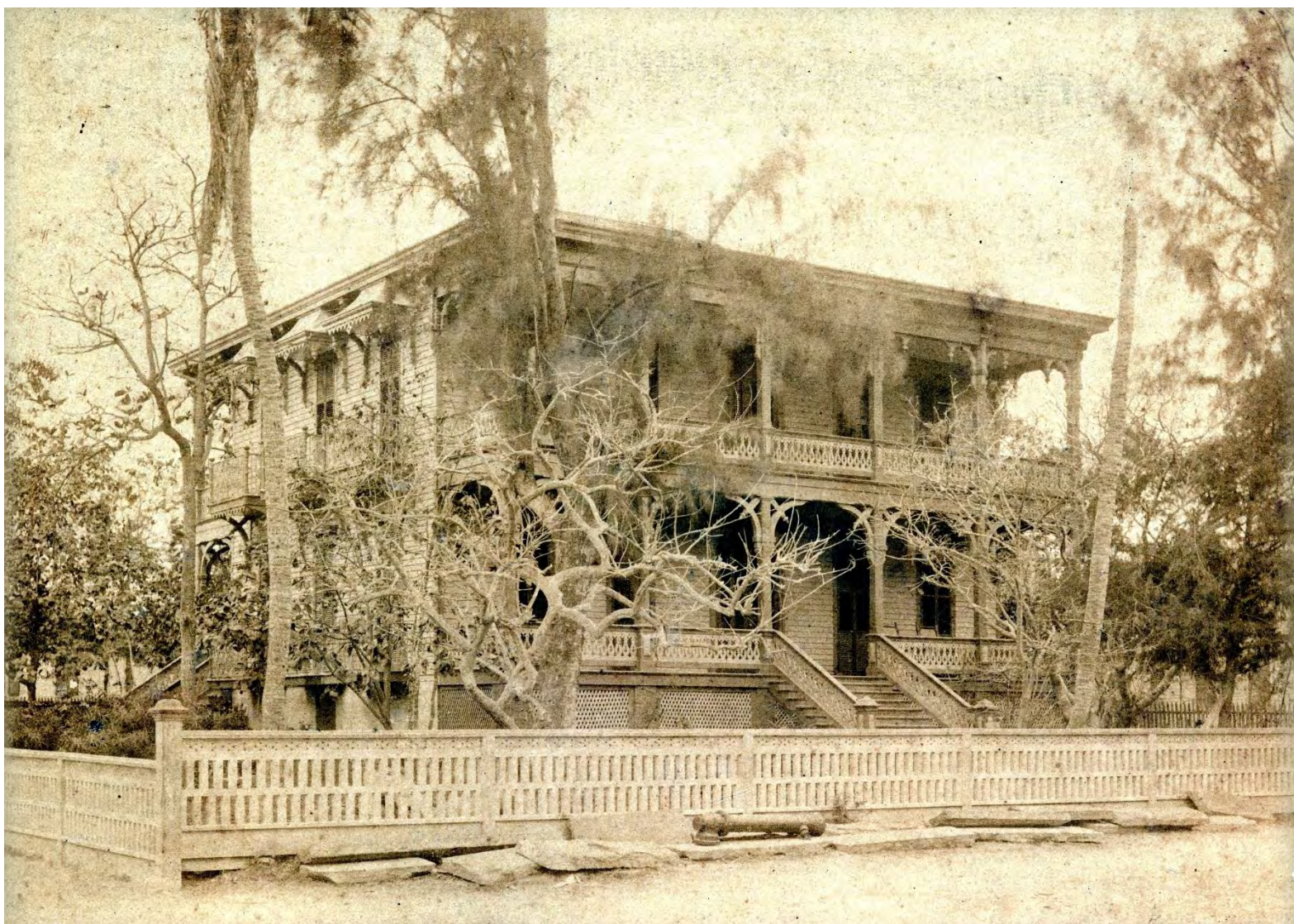
1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



**The Porter House at 429 Caroline Street before the third story was added.**

**Key West Art and Historical Society Collection.**





**View of the Porter house in 1960. Monroe County Library.**



**The Porter House circa 1965. Monroe County Library.**





**Rear building at the Porter House circa 1965. Monroe County Library.**





**Carriage house at the Porter House circa 1965. Monroe County Library.**



**Main façade of Porter House in 1970. Monroe County Library.**





EXISTING CONDITIONS  
FRONT VIEW OF PROPOSED KITCHEN BUILDING



EXISTING CONDITIONS  
FRONT VIEW PROPOSED KITCHEN BUILDING





EXISTING CONDITIONS  
REAR VIEW OF PROPOSED KITCHEN BUILDING



EXISTING CONDITIONS  
REAR VIEW OF PROPOSED KITCHEN BUILDING





EXISTING CONDITIONS  
LEFT SIDE OF  
PROPOSED KITCHEN  
BUILDING

EXISTING  
CONDITIONS  
RIGHT SIDE OF  
PROPOSED KITCHEN  
BUILDING







EXISTING CONDITIONS  
FRONT VIEW OF PROPOSED DINING PAVILION  
(FROM DUVAL ST)



EXISTING CONDITIONS  
LEFT SIDE VIEW OF PROPOSED DINING PAVILION





EXISTING CONDITIONS  
LEFT SIDE VIEW OF PROPOSED DINING PAVILION



EXISTING CONDITIONS  
REAR VIEW OF PROPOSED DINING PAVILION



EXISTING CONDITIONS  
REAR VIEW OF  
PROPOSED DINING  
PAVILION



EXISTING CONDITIONS  
RIGHT SIDE VIEW OF  
PROPOSED DINING  
PAVILION







EXISTING CONDITIONS  
VIEWS OF EXISTING STAIR





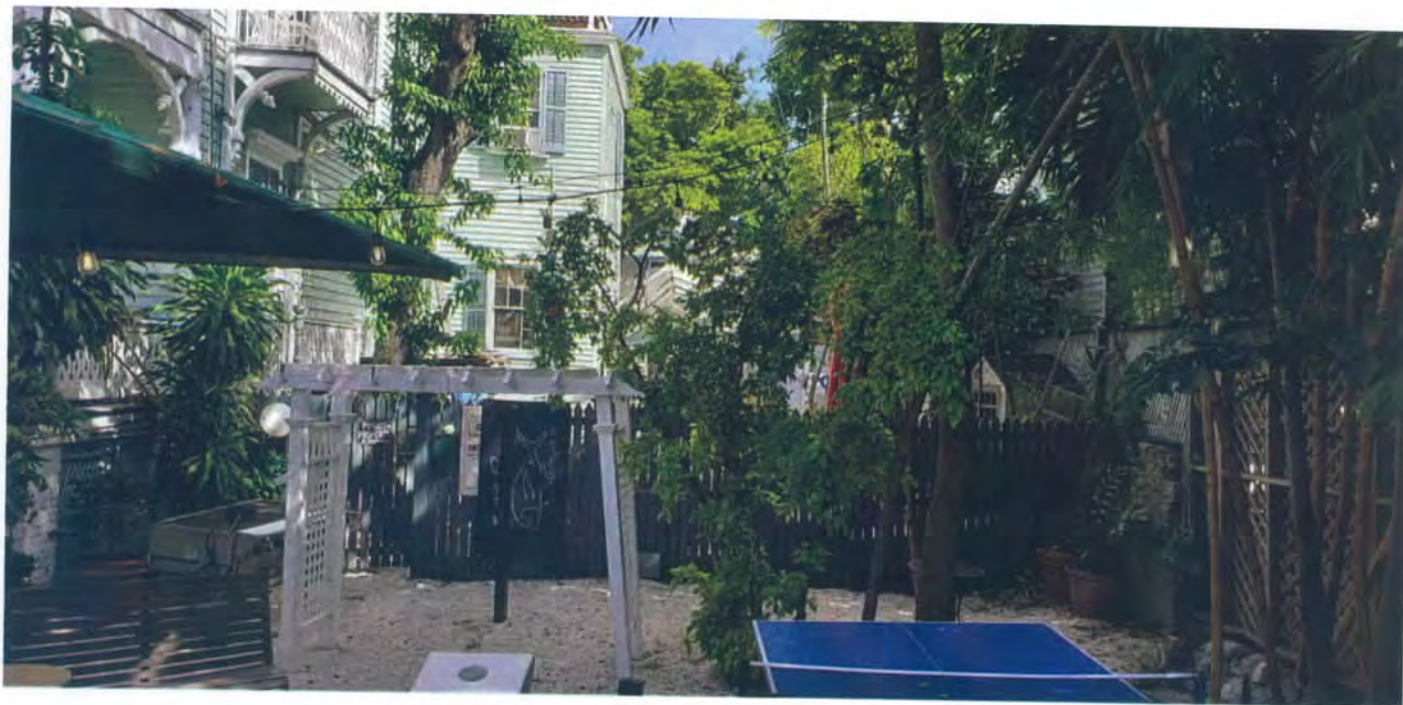


EXISTING CONDITIONS OVERALL VIEW  
FROM DUVAL ST

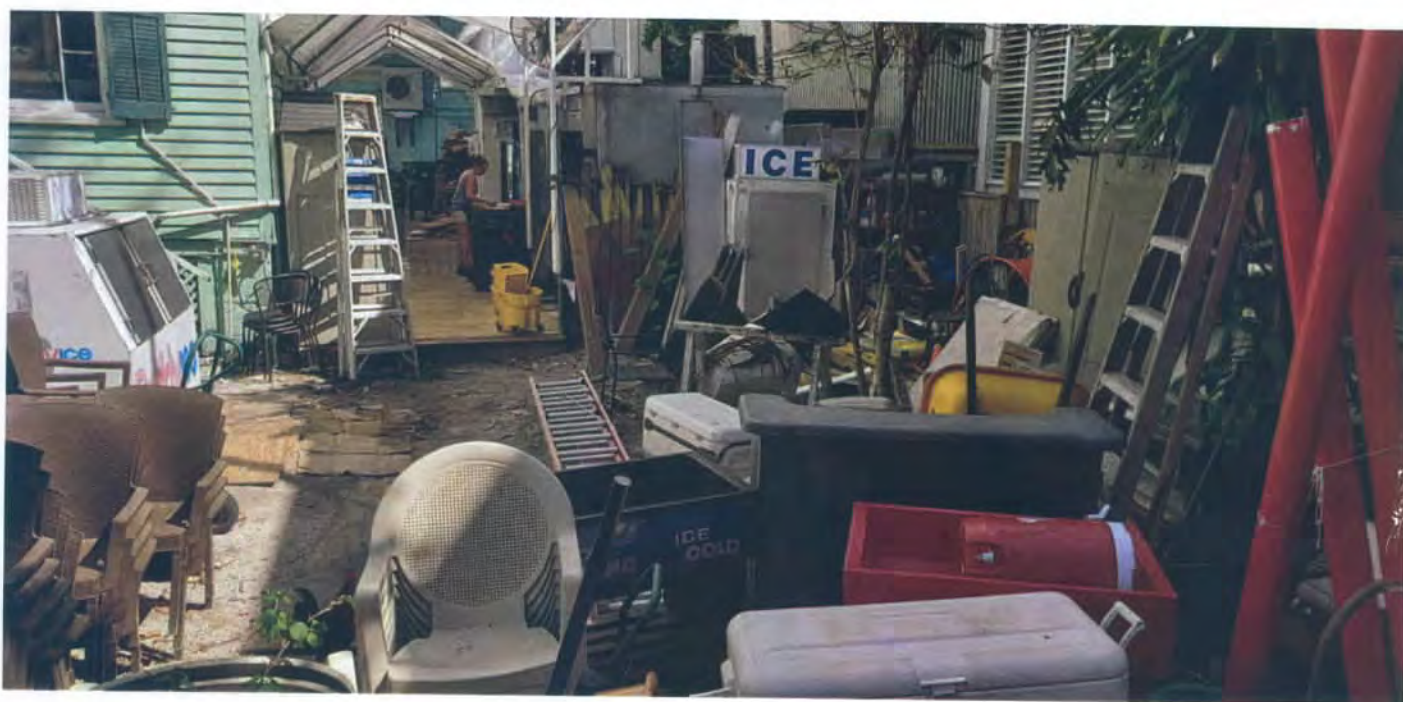


EXISTING CONDITIONS OVERALL VIEW  
FROM CAROLINE ST





EXISTING CONDITIONS  
FENCE IN FRONT OF  
PROPOSED LOCATION OF  
UNDERGROUND GREASE TRAP AND  
PROPANE FUEL TANK



EXISTING CONDITIONS  
PROPOSED LOCATION OF  
UNDERGROUND GREASE TRAP AND  
PROPANE FUEL TANK

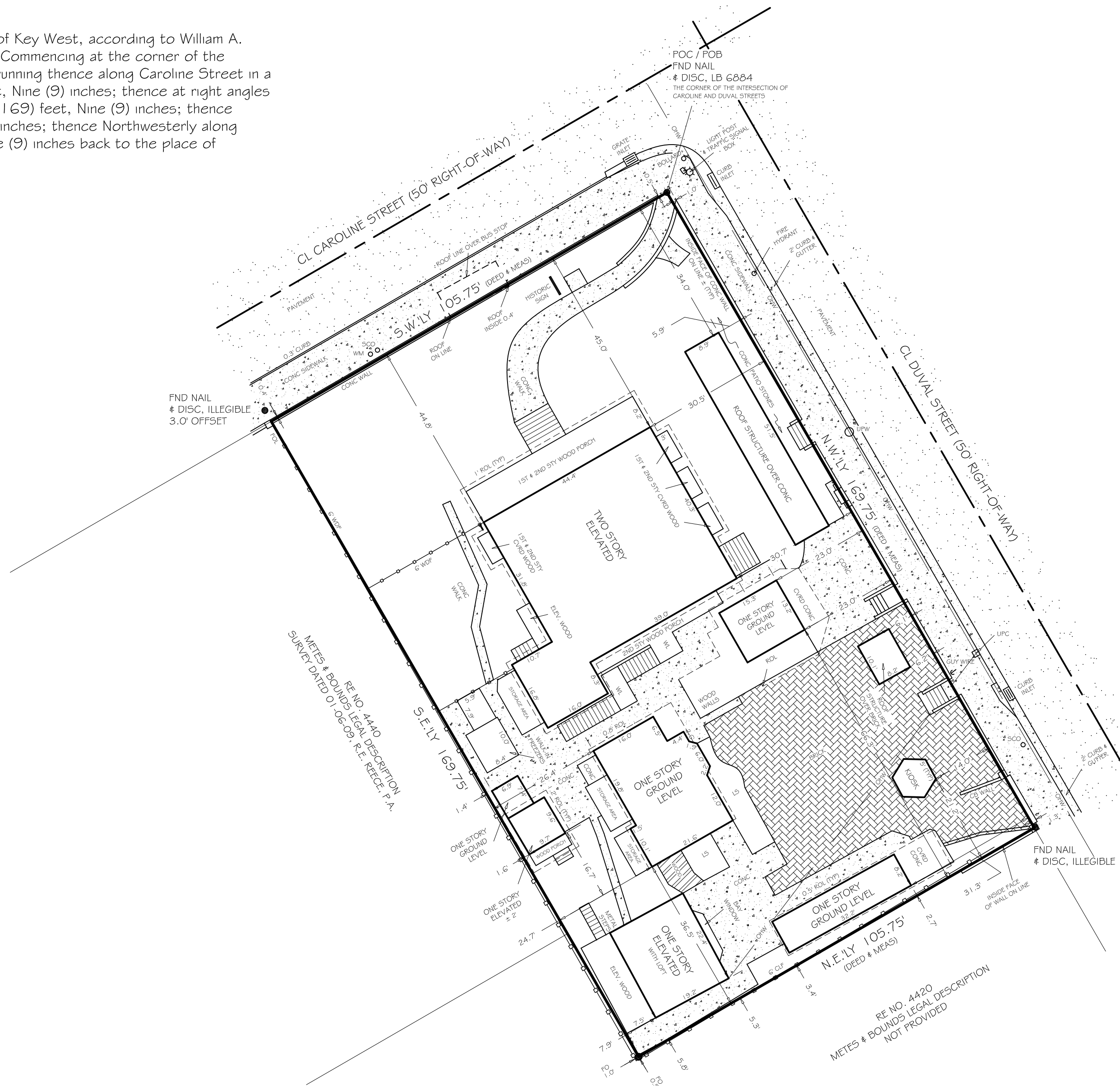
## **2009 and 2018 Surveys**



Part of Lot Two (2), Square Twenty-Five (25), Island of Key West, according to William A. Whitehead's Map delineated in February, A.D. 1829. Commencing at the corner of the intersection of Caroline Street and Duval Street and running thence along Caroline Street in a Southwesterly direction One Hundred Five (105) feet, Nine (9) inches; thence at right angles in a Southeasterly direction One Hundred Sixty-Nine (169) feet, Nine (9) inches; thence Northeasterly One Hundred Five (105) feet, Nine (9) inches; thence Northwesterly along Duval Street One Hundred Sixty-Nine (169) feet, Nine (9) inches back to the place of beginning.



ADDRESS:  
429 CAROLINE STREET  
KEY WEST, FL 33040



● INDICATES SET  
NAIL & DISC, LB 7665  
OR  
SET 2<sup>1</sup> IR & CAP, LB 7665

NOTE: 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.

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

[illegible]



BOUNDARY SURVEY  
429 CAROLINE ST  
KEY WEST, FL 33040

CLIENT: ONE CALL CONSTRUCTION  
SURVEYOR: JUAN C. MELENDEZ D.B.A. ORTHOTEK

ACCURACY:  
THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)

BASIS OF BEARING:  
BEARING OF BASIS SHOWN, IS BASED ON THE CENTER LINE OF DUVAL ST.).

SURVEYORS NOTES:  
OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.

THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.

ELEVATIONS SHOWN ARE REFERENCED TO THE NGVD 1929 VERTICAL DATUM

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT, UNLESS OTHERWISE SHOWN.

DATE OF FIELD SURVEY 02/28/2017

CERTIFIED TO:  
ONE CALL CONSTRUCTION

- LEGEND
- CATCH BASIN GRATES
  - MANHOLE STORM
  - VALVE WATER
  - WATER METER
  - TREE
  - SIGN
  - POLE POWER
  - TRAFFIC SIGNAL CONDUIT

- ABBREVIATIONS
- CH.L.F. = CHAIN LINK FENCE
  - CONC. = CONCRETE
  - F.F.E. = FINISHED FLOOR ELEVATION
  - FND = FOUND
  - (C)= CALCULATED DATA
  - (R) = RECORD
  - I.P.=REBAR AND CAP
  - BLDG = BUILDING
  - NO. = NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - TYP. = TYPICAL



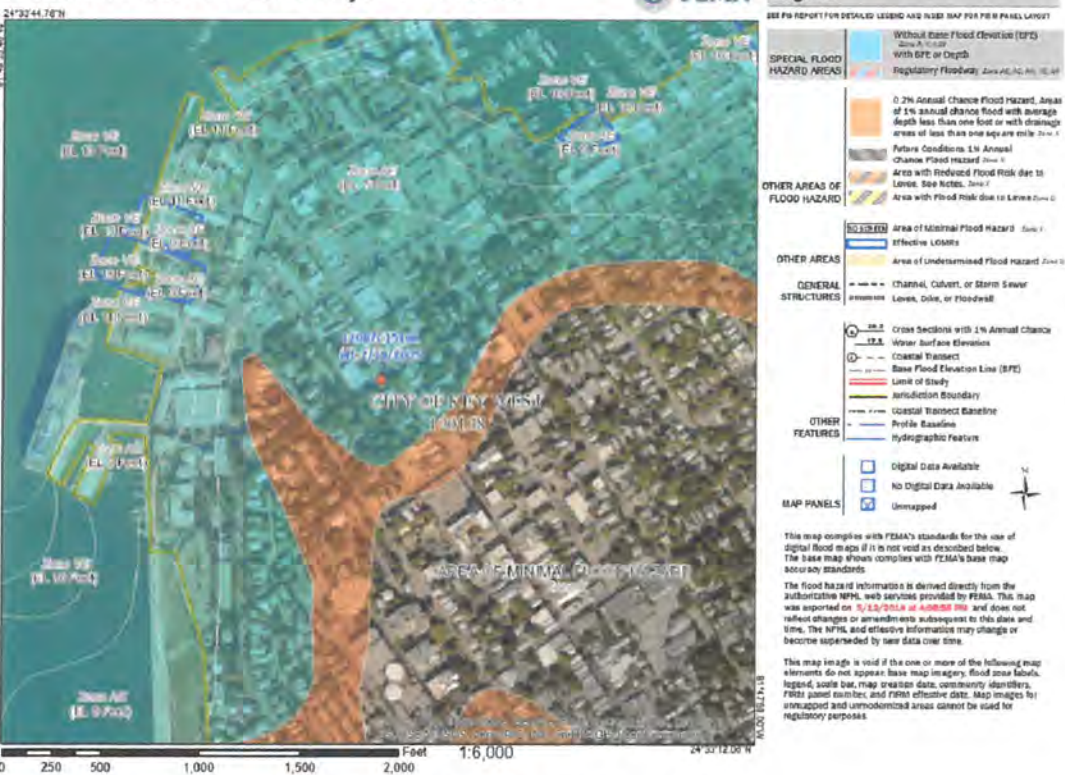
ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG.

LEGAL DESCRIPTION

PART OF LOT TWO (2), SQUARE TWENTY-FIVE (25), ISLAND OF KEY WEST, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829. COMMENCING AT THE CORNER OF THE INTERSECTION OF CAROLINE STREET AND DUVAL STREET AND RUNNING THENCE ALONG CAROLINE STREET IN A SOUTHWESTERLY DIRECTION ONE HUNDRED FIVE (105) FEET, NINE (9) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ONE HUNDRED SIXTY- NINE (169) FEET, NINE (9) INCHES; THENCE NORTHEASTERLY ONE HUNDRED FIVE (105) FEET, NINE (9) INCHES; THENCE NORTHWESTERLY ALONG DUVAL STREET ONE HUNDRED SIXTY-NINE (169) FEET, NINE (9) INCHES BACK TO THE PLACE OF BEGINNING.

TOGETHER WITH THE IMPROVEMENTS LOCATED THEREON.

National Flood Hazard Layer FIRMette



PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCURATE AS RECENTLY SURVEYED UNDER MY DIRECTION; AND THAT THIS SURVEY MEETS THE MINIMAL TECHNICAL STANDARD SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

JUAN C. MELENDEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
LB7920 02-28-2017  
LS6721 02-28-2017

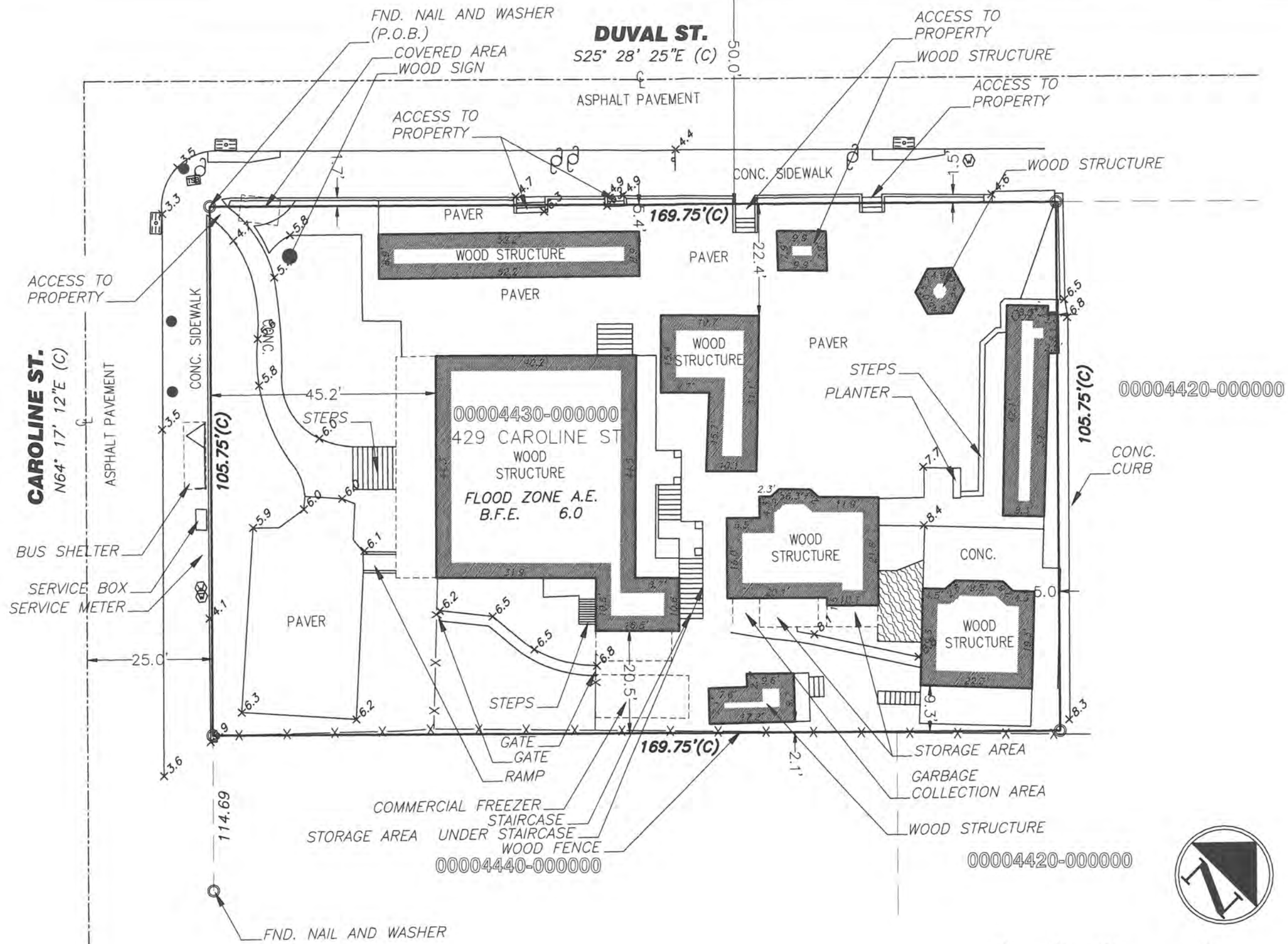
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED/DIGITAL SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.

SURVEY BY: **OrthoTek**  
GEOSPATIAL SOLUTIONS  
13460 S.W. 24 ST. MIAMI, FL. TEL: 305-877-9721  
ORTHOTEK@ORTEKMAP.COM WWW.ORTEKMAP.COM

TITLE: BOUNDARY SURVEY
CLIENT: ONE CALL CONSTRUCTION
SURVEY DATE: 3/11/2018
SCALE: 1" = 20'
PLOT DATE: 3/11/2018
DRAWN BY: JCM
SHEET SIZE 11" BY 17"
CHECKED BY: JCM
FILE NAME: KEY WEST 310 DUVAL.T.DWG

REVISION NOTES:	DATE:
UPDATED SPOT ELEV.	





**OrthoTek**  
GEOSPATIAL SOLUTIONS

SURVEY BY: 

13460 S.W. 24 ST. MIAMI, FL. TEL: 305-877-9721  
ORTHOTEK@ORTEKMAP.COM WWW.ORTEKMAP.COM

TITLE: BOUNDARY SURVEY	CLIENT: ONE CALL CONSTRUCTION	SURVEY DATE: 3/11/2018	SCALE: 1" = 20'
REVISION NOTES:	UPDATED SPOT ELEV.	PLOT DATE: 3/11/2018	DRAWN BY: JCM
		SHEET SIZE 11" BY 17"	CHECKED BY: JCM
		FILE NAME: KEY WEST 310 DUVAL.T.DWG	

DATE:	



# PROPOSED DESIGN

CONSTRUCTION PLANS  
FOR  
429 CAROLINE ST  
HARC PERMIT DRAWINGS SET

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
429 CAROLINE ST,  
KEY WEST, FL 33040

CLIENT:  
ONE CALL CONSTRUCTION  
1901 FLAGLER AVE,  
KEY WEST, FL 33040  
T: (305) 294-0945

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

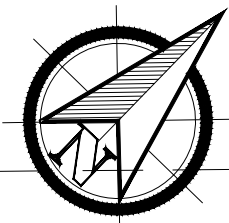
CLIENT:	ONE CALL CONSTRUCTION 1901 FLAGLER AVE KEY WEST, FL 33040 T: (305) 294-0945		
PROJECT:	429 CAROLINE ST		
SITE:	429 CAROLINE ST KEY WEST, FL 33040		
TITLE:	COVER		

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	G-100	1	





DUVAL ST.

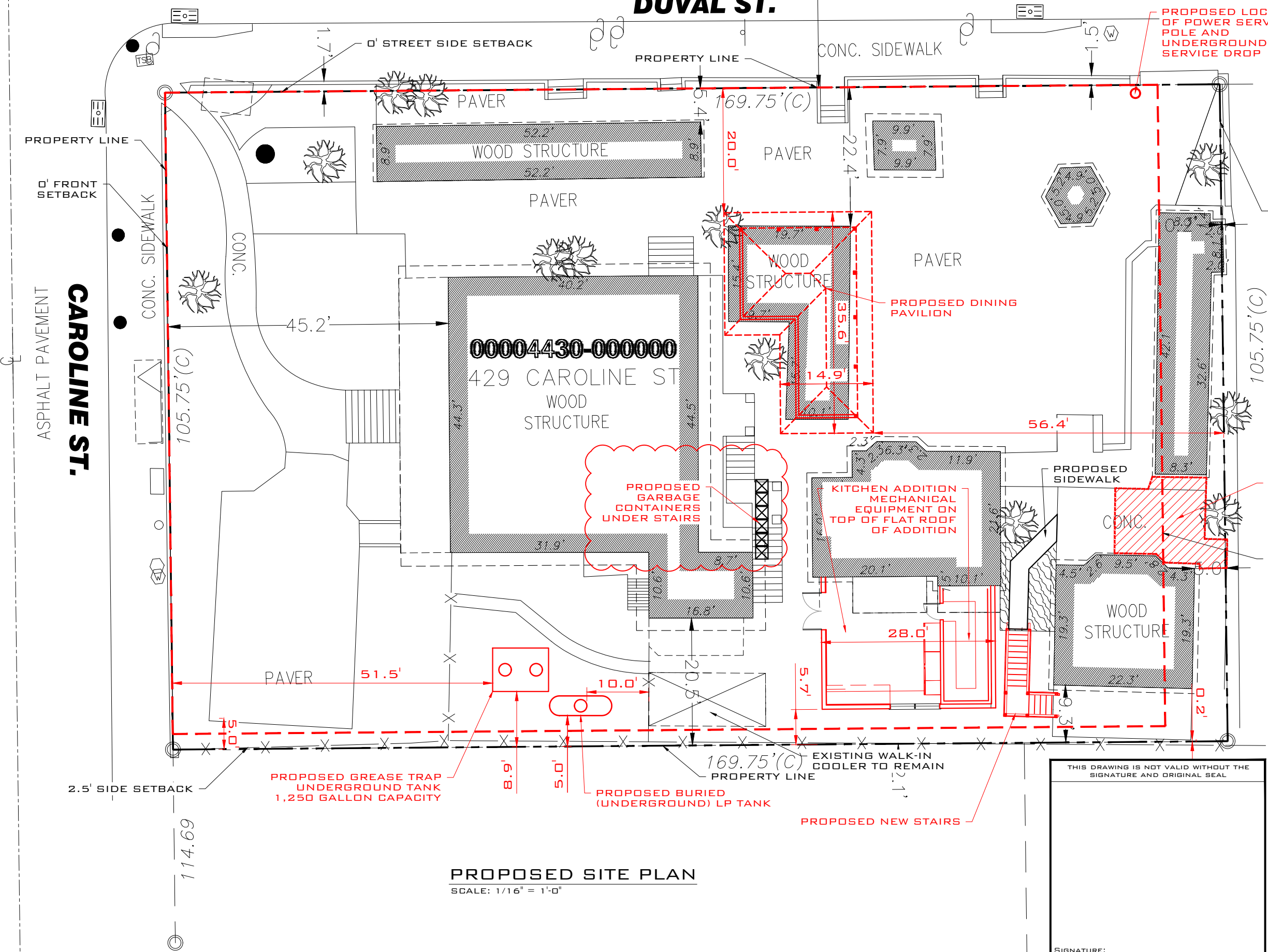


SCALE: 1" = 16'

PROPERTY LINE  
0' FRONT SETBACK

ASPHALT PAVEMENT  
**CAROLINE ST.**

N64° 17' 12"E (C)



**PROPOSED SITE PLAN**  
SCALE: 1/16" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
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WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: **ONE CALL CONSTRUCTION**  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: **KITCHEN ADDITION, BAR, PAVILION**

SITE: **429 CAROLINE ST  
KEY WEST, FL 33040**

TITLE: **PROPOSED SITE PLAN**

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	C-101	1	

SITE DATA:

TOTAL SITE AREA: ±17,951.98 SQ.FT

LAND USE: HRCC-1  
FLOOD ZONE: AE6

SETBACKS

FRONT:  
REQUIRED 0 FT  
EXISTING ±28.5 FT  
PROPOSED NO CHANGE

STREET SIDE:  
REQUIRED 0 FT  
EXISTING ±4.3 FT  
PROPOSED NO CHANGE

SIDE:  
REQUIRED 2.5 FT  
EXISTING 0.2 FT  
PROPOSED NO CHANGE

REAR:  
REQUIRED 10 FT  
EXISTING ±0 FT  
PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 70% (12,566.38 SQ.FT.)  
EXISTING 76.77% (±13,783.17 SQ.FT.)  
PROPOSED NO CHANGE

MAXIMUM BUILDING COVERAGE:

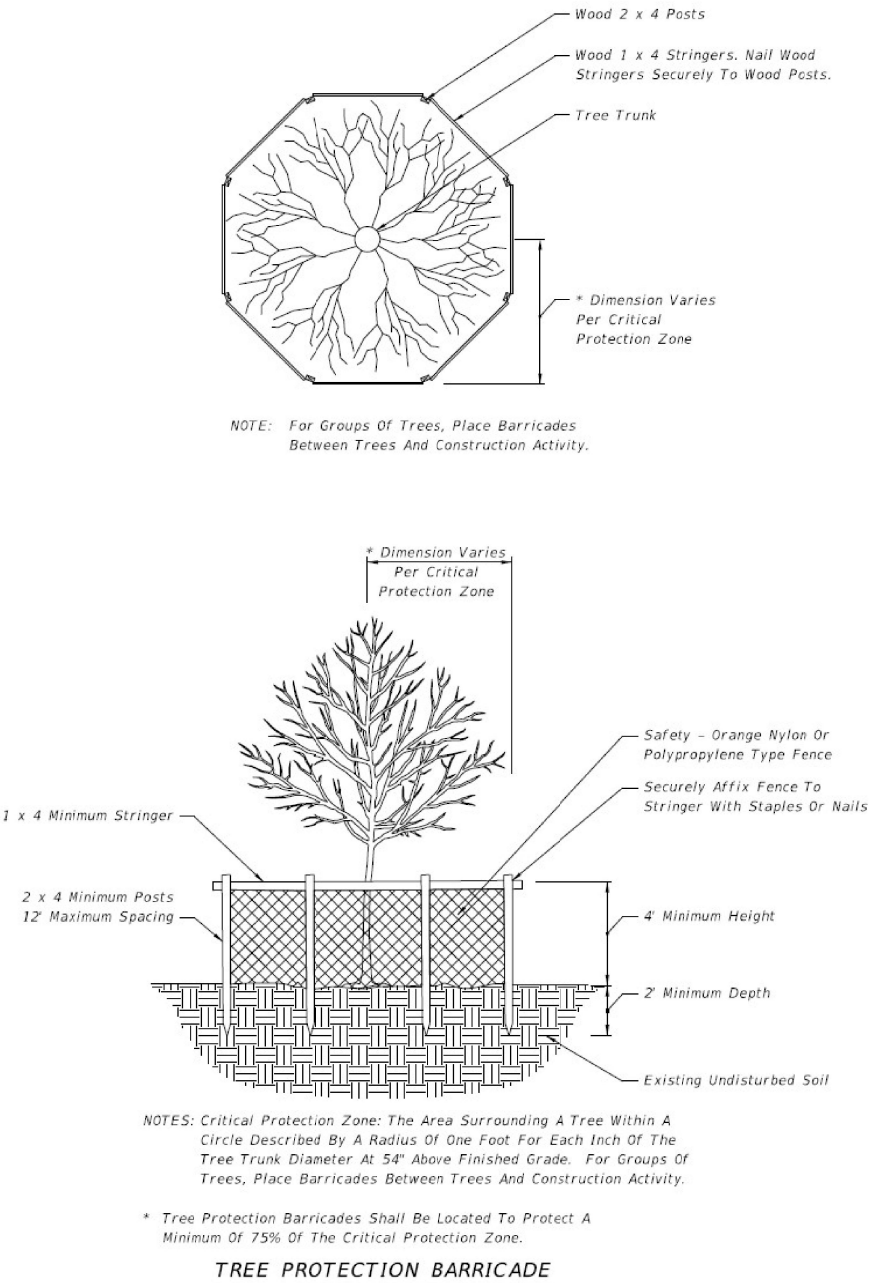
REQUIRED 50.00% (8,975.99 SQ.FT.)  
EXISTING 36.51% (±6,554.66 SQ.FT.)  
PROPOSED 38.35% (±6,902.63 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 20% (3,590.39 SQ.FT.)  
EXISTING 23.22% (±4,168.81 SQ.FT.)  
PROPOSED NO CHANGE

MAXIMUM HEIGHT: 35 FT

EXISTING N/A  
PROPOSED NO CHANGE



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

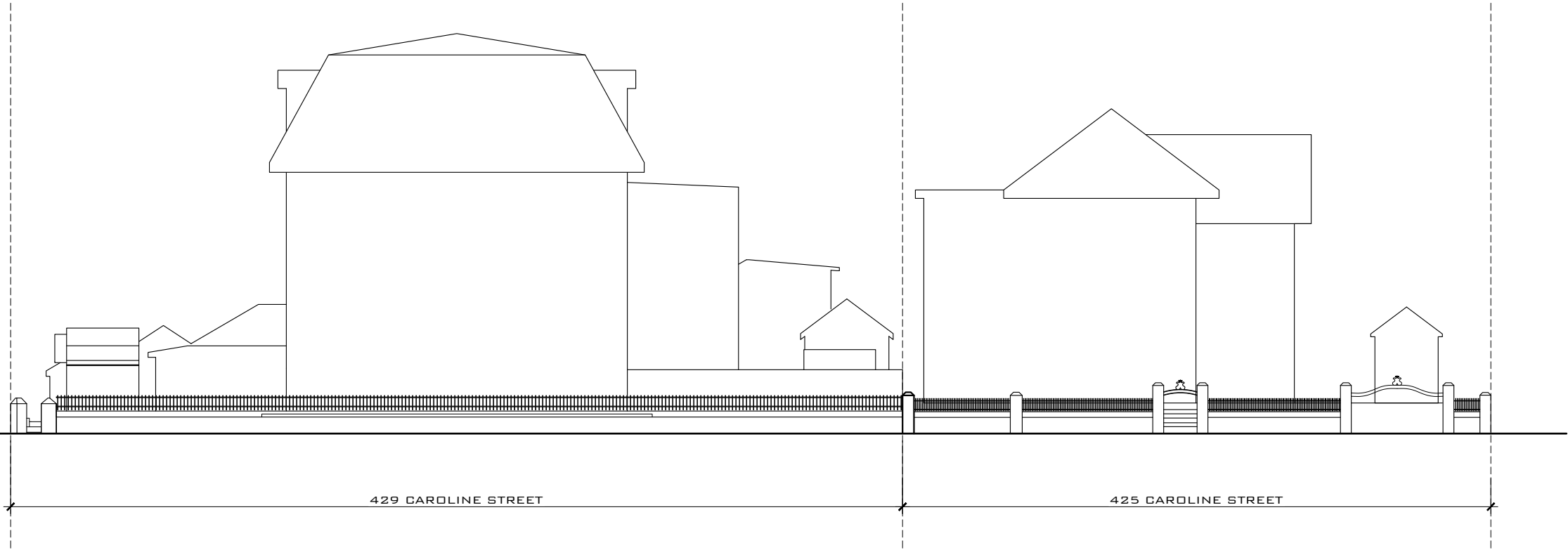


ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
SUITE I-208  
KEY WEST, FL 33040  
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CA # 30835

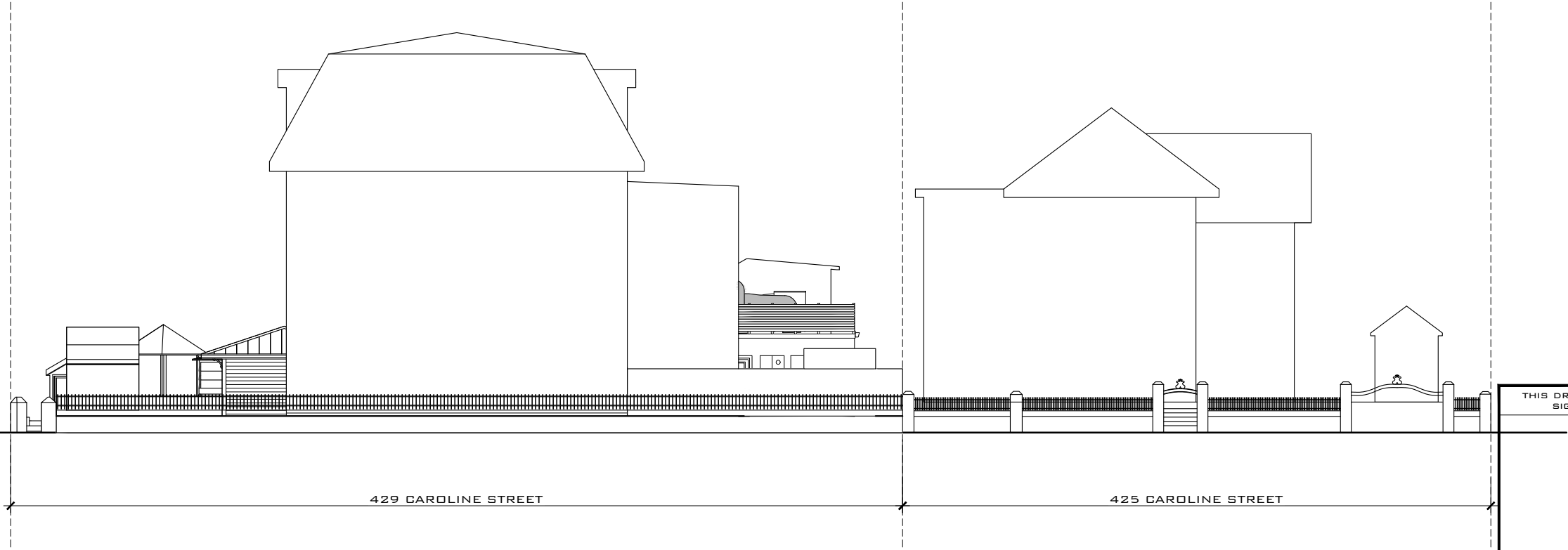
CLIENT:	ONE CALL CONSTRUCTION 1901 FLAGLER AVE KEY WEST, FL 33040 T: (305) 294-0945
PROJECT:	KITCHEN ADDITION, BAR, PAVILION

SITE:				429 CAROLINE ST KEY WEST, FL 33040							
TITLE:								SITE DATA TREE PROTECTION			
SCALE AT 11x17:				DATE:		DRAWN:		CHECKED:			
AS SHOWN				07/31/19		SAM		SAM			
PROJECT NO:				DRAWING NO:				REVISION:			
1710-10				C-102				1			





**EXISTING CAROLINE SIDE STREETSCAPE**  
SCALE: 1/16" = 1'-0"



**PROPOSED CAROLINE SIDE STREETSCAPE**  
SCALE: 1/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

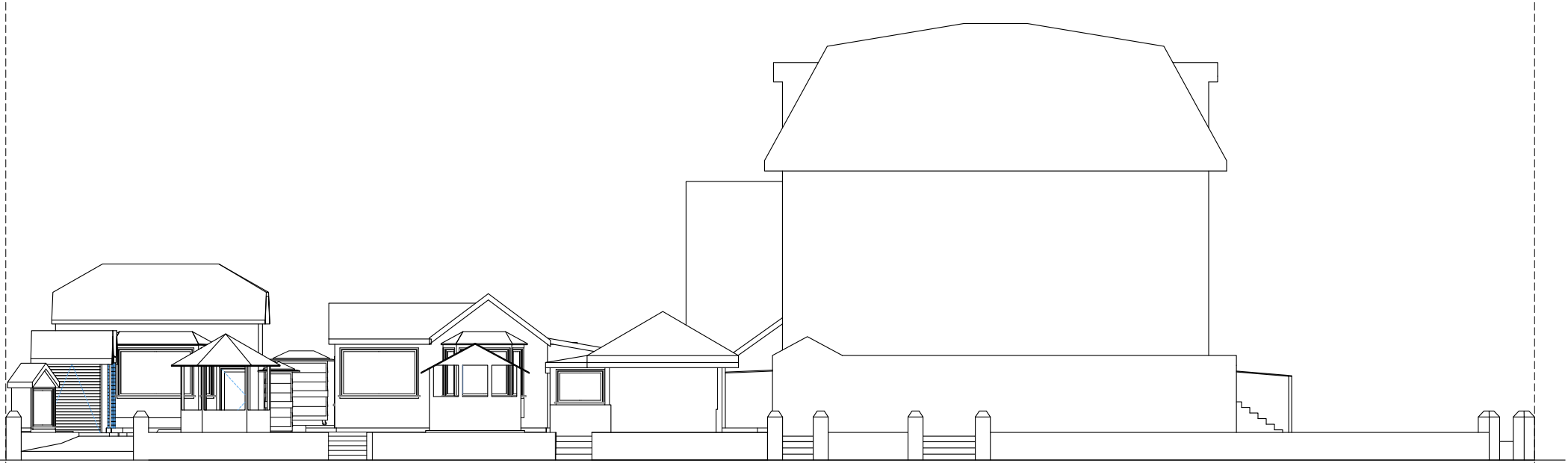
**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
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SUITE I-208  
KEY WEST, FL 33040  
(305) 304-3512  
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CA # 30835

CLIENT:	<b>ONE CALL CONSTRUCTION</b> 1901 FLAGLER AVE KEY WEST, FL 33040 T: (305) 294-0945		
PROJECT:	429 CAROLINE ST		

SITE:	429 CAROLINE ST KEY WEST, FL 33040		
TITLE:	EXISTING/PROPOSED CAROLINE STREETSCAPE		

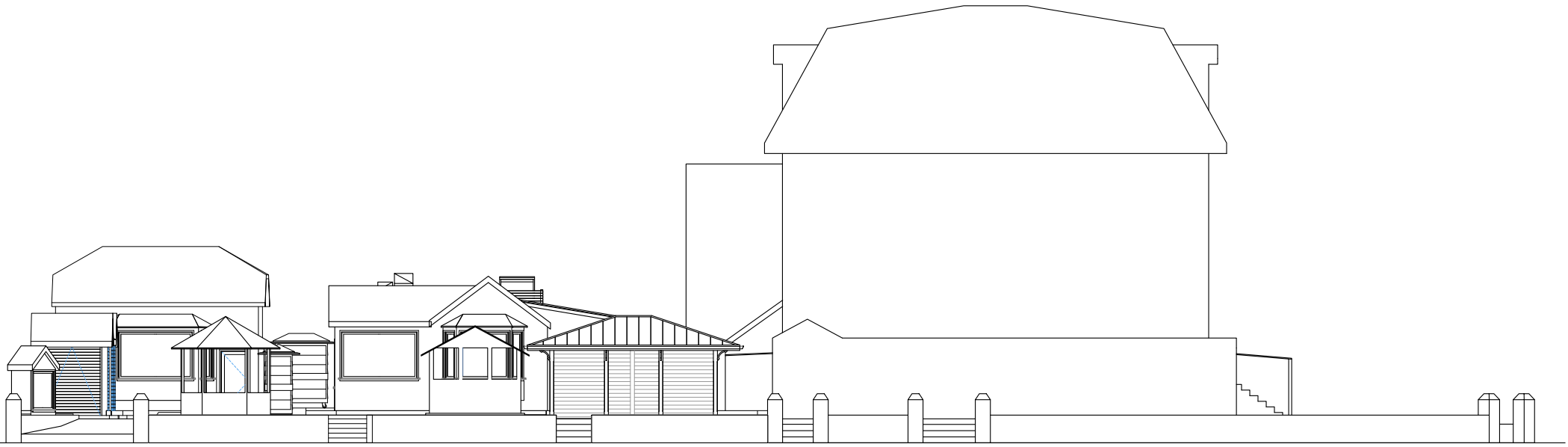
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AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-001	1	



429 CAROLINE STREET

**EXISTING DUVAL SIDE STREETScape**

SCALE: 1/16" = 1'-0"



429 CAROLINE STREET

**PROPOSED DUVAL SIDE STREETScape**

SCALE: 1/16" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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

CLIENT: **ONE CALL CONSTRUCTION**  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: **429 CAROLINE ST**

SITE: **429 CAROLINE ST**  
**KEY WEST, FL 33040**

TITLE: **EXISTING/PROPOSED**  
**DUVAL STREETScape**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-002	1	

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SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



CONSTRUCTION PLANS  
FOR  
429 CAROLINE ST  
KITCHEN

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
429 CAROLINE ST,  
KEY WEST, FL 33040

CLIENT:  
ONE CALL CONSTRUCTION  
1901 FLAGLER AVE,  
KEY WEST, FL 33040  
T: (305) 294-0945

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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SUITE I-208  
KEY WEST, FL 33040  
(305) 304-3512  
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CA # 30835

CLIENT: ONE CALL CONSTRUCTION  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: KITCHEN

SITE: 429 CAROLINE ST  
KEY WEST, FL 33040

TITLE: COVER

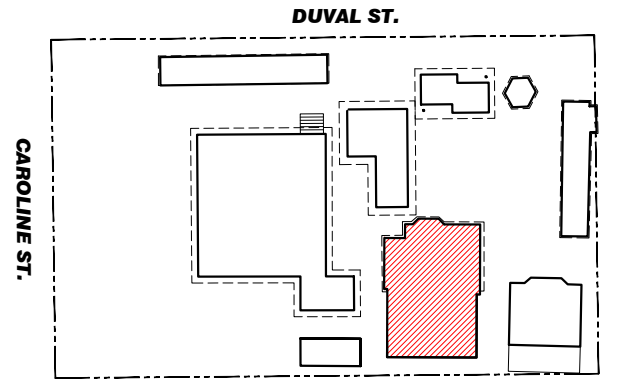
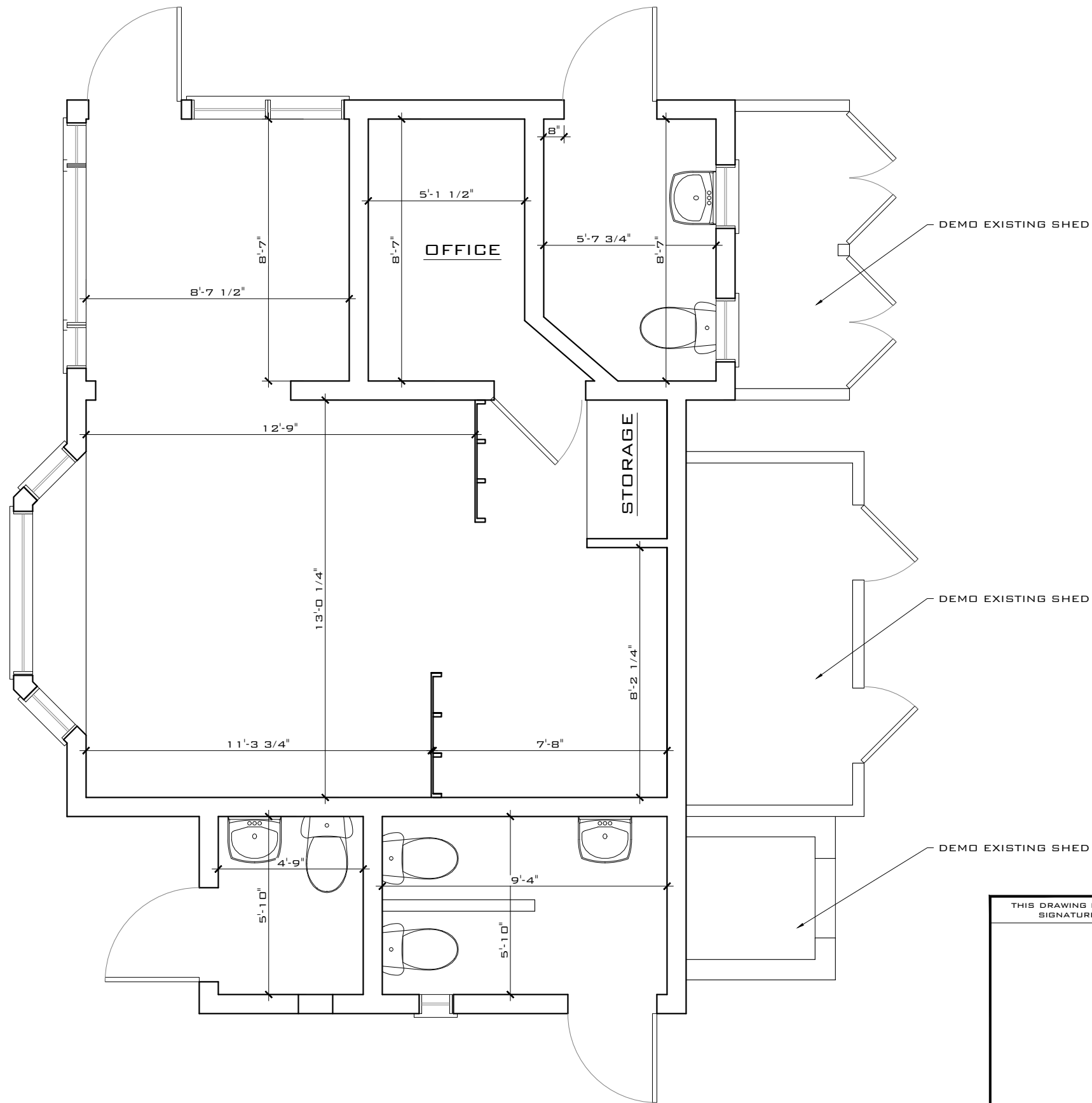
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PROJECT NO: 1710-10	DRAWING NO: A-100	REVISION: 1	

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SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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

CLIENT: ONE CALL CONSTRUCTION  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: KITCHEN

SITE: 429 CAROLINE ST  
KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-101	1	

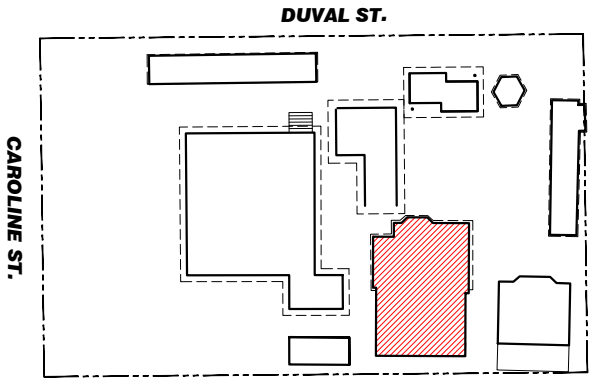
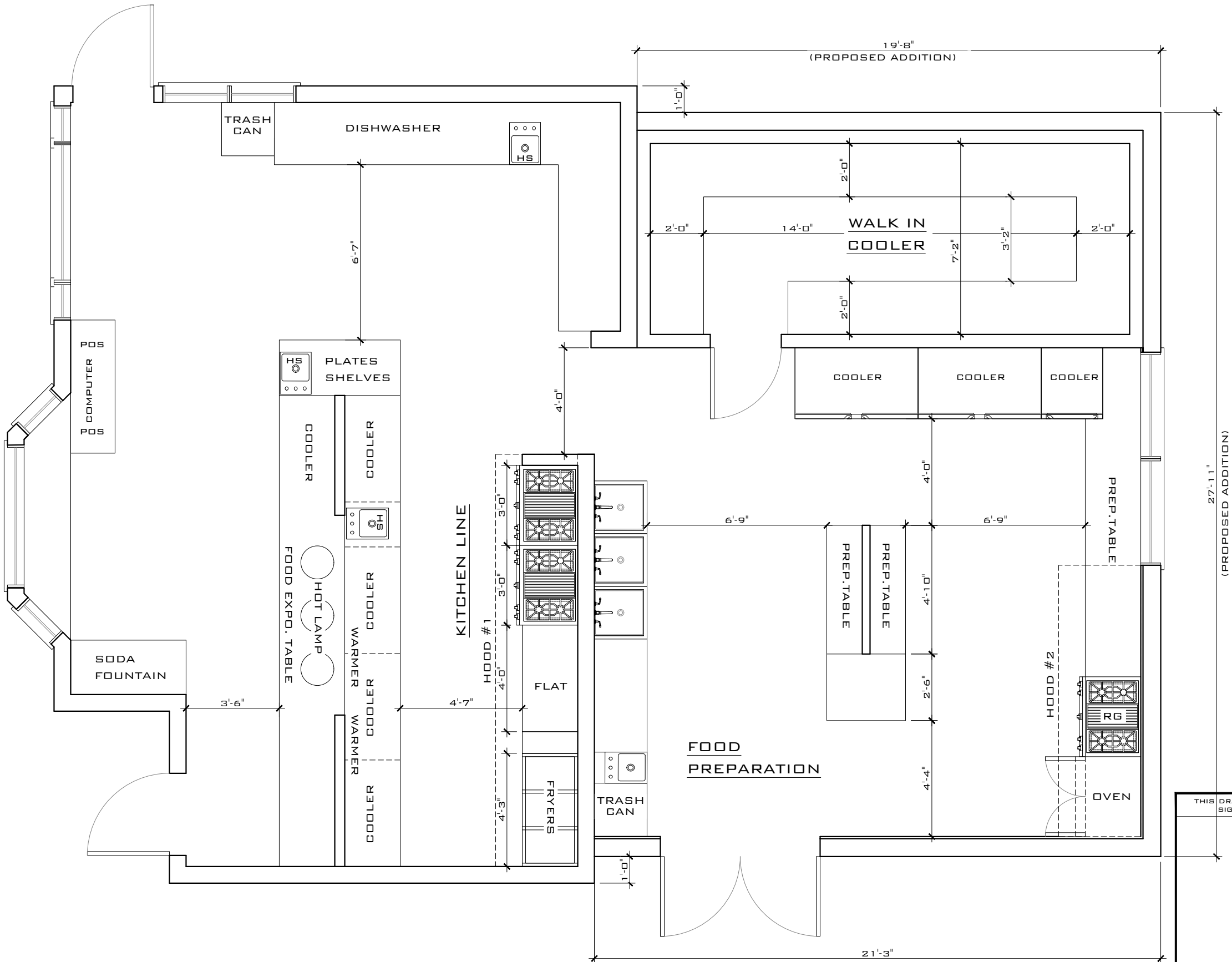
THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





EXISTING GROSS AREA = 742.14 SQ FT  
PROPOSED GROSS AREA = 1,189.48 SQ FT  
ADDITIONAL FLOOR AREA = 447.34 SQ FT

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
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(305) 304-3512  
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CA # 30835

CLIENT: ONE CALL CONSTRUCTION  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: KITCHEN

SITE: 429 CAROLINE ST  
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

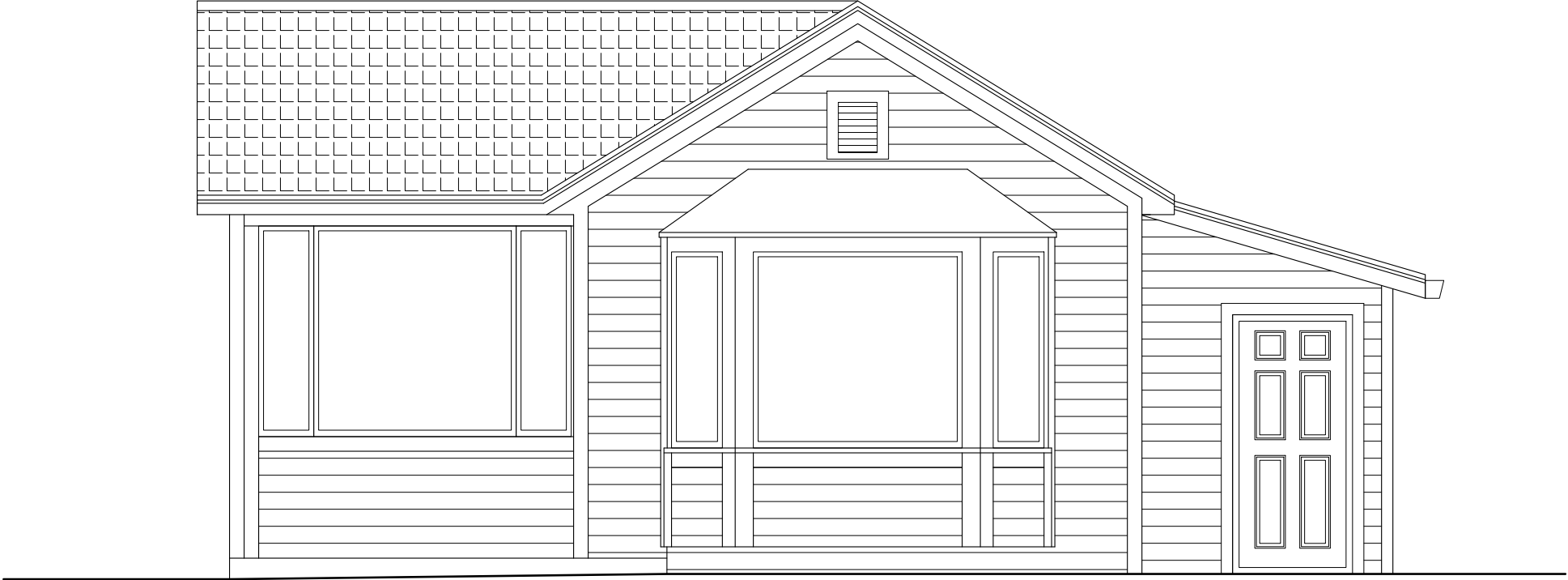
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AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-102	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



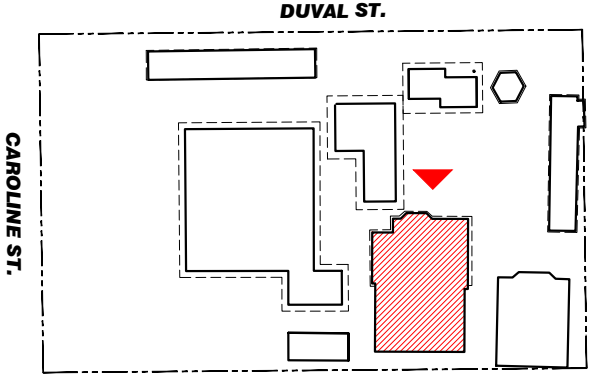
EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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



REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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

CLIENT: ONE CALL CONSTRUCTION  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: KITCHEN

SITE: 429 CAROLINE ST  
KEY WEST, FL 33040

TITLE: EXISTING/ PROPOSED  
FRONT ELEVATION

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-103	1	

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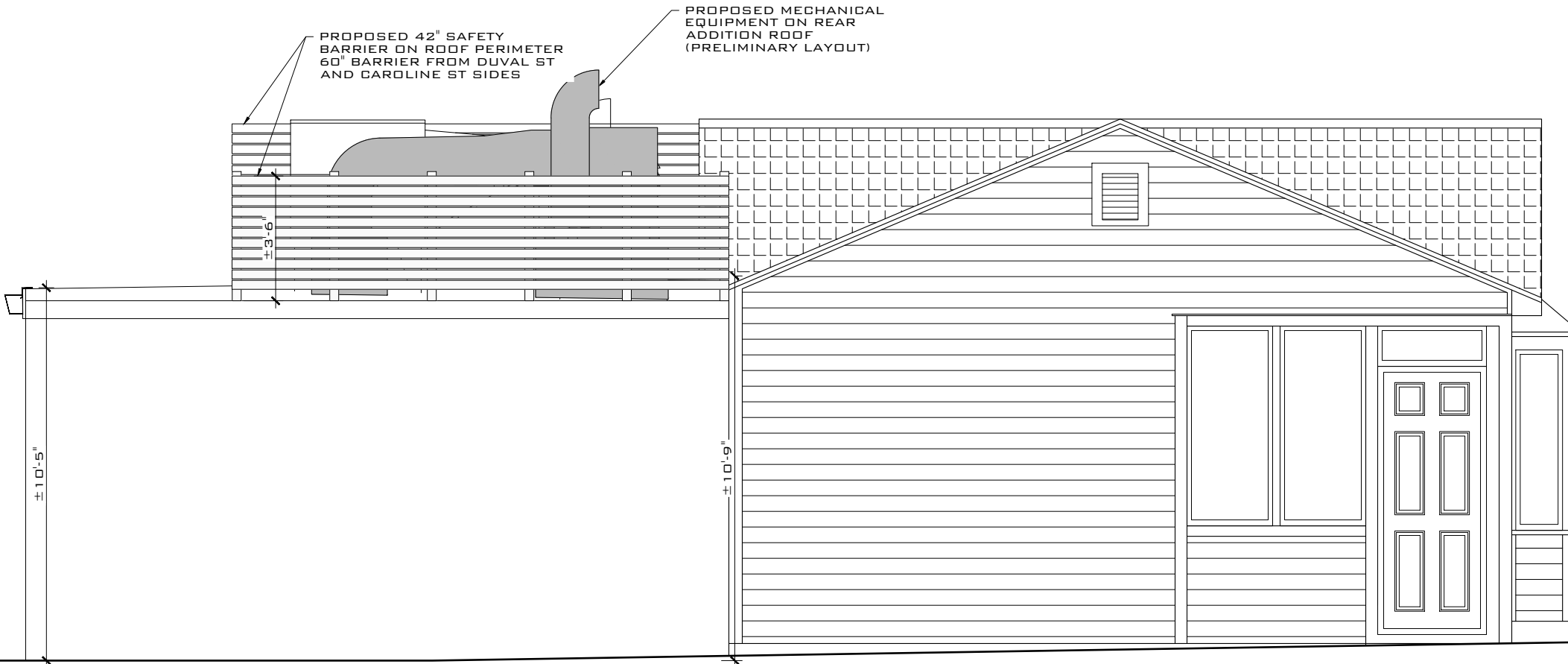
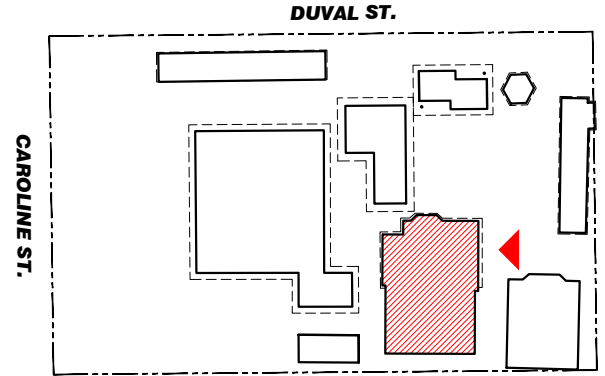
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



EXISTING LEFT SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

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SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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SUITE I-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: **ONE CALL CONSTRUCTION**  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: **KITCHEN**

SITE: **429 CAROLINE ST**  
**KEY WEST, FL 33040**

TITLE: **EXISTING/ PROPOSED**  
**SIDE ELEVATION**

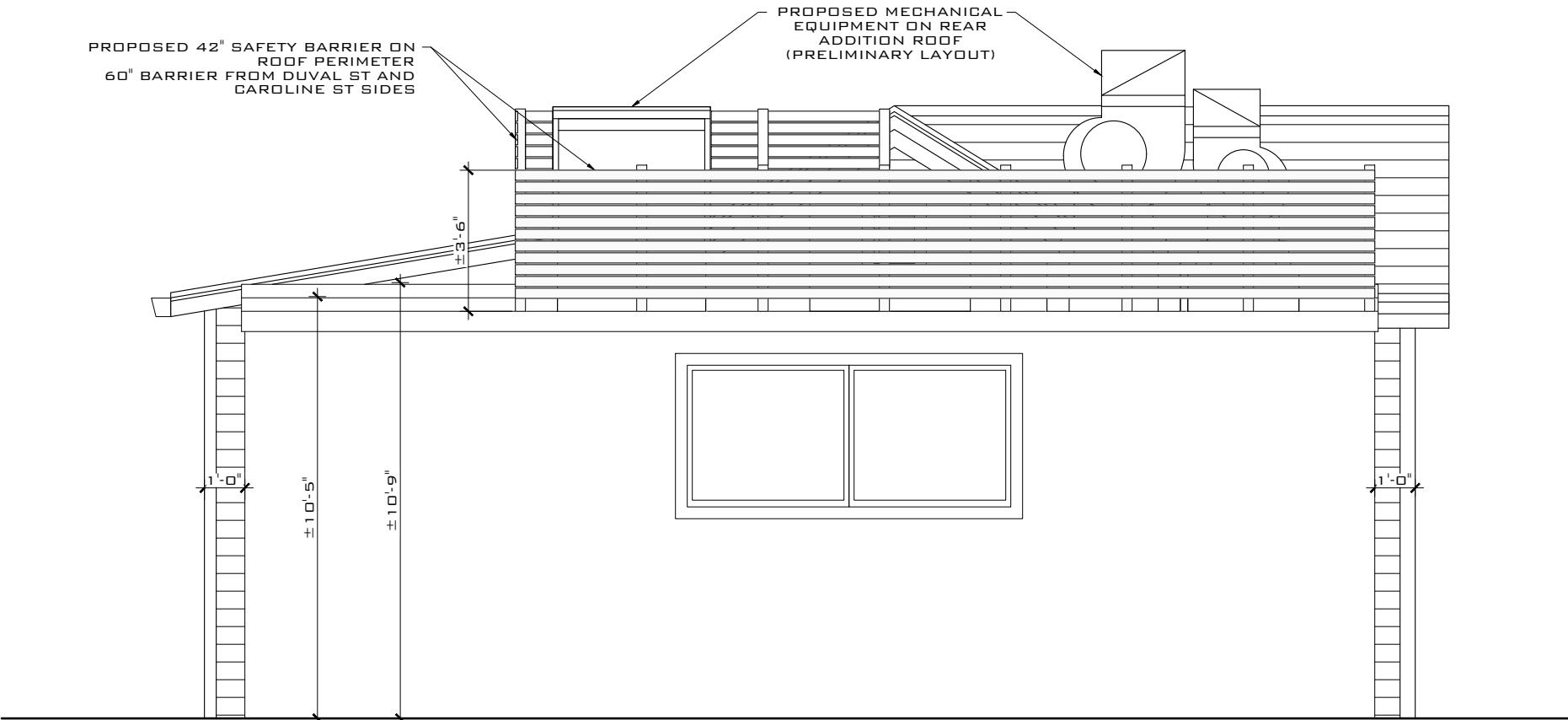
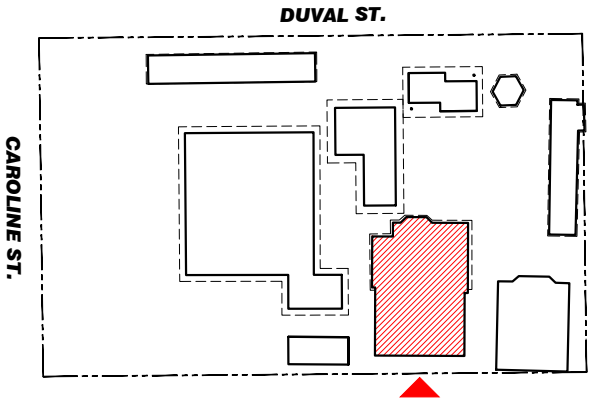
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AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-104	1	





EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CA # 30835

CLIENT: ONE CALL CONSTRUCTION  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: KITCHEN

SITE: 429 CAROLINE ST  
KEY WEST, FL 33040

TITLE: EXISTING / PROPOSED  
REAR ELEVATION

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-105	1	

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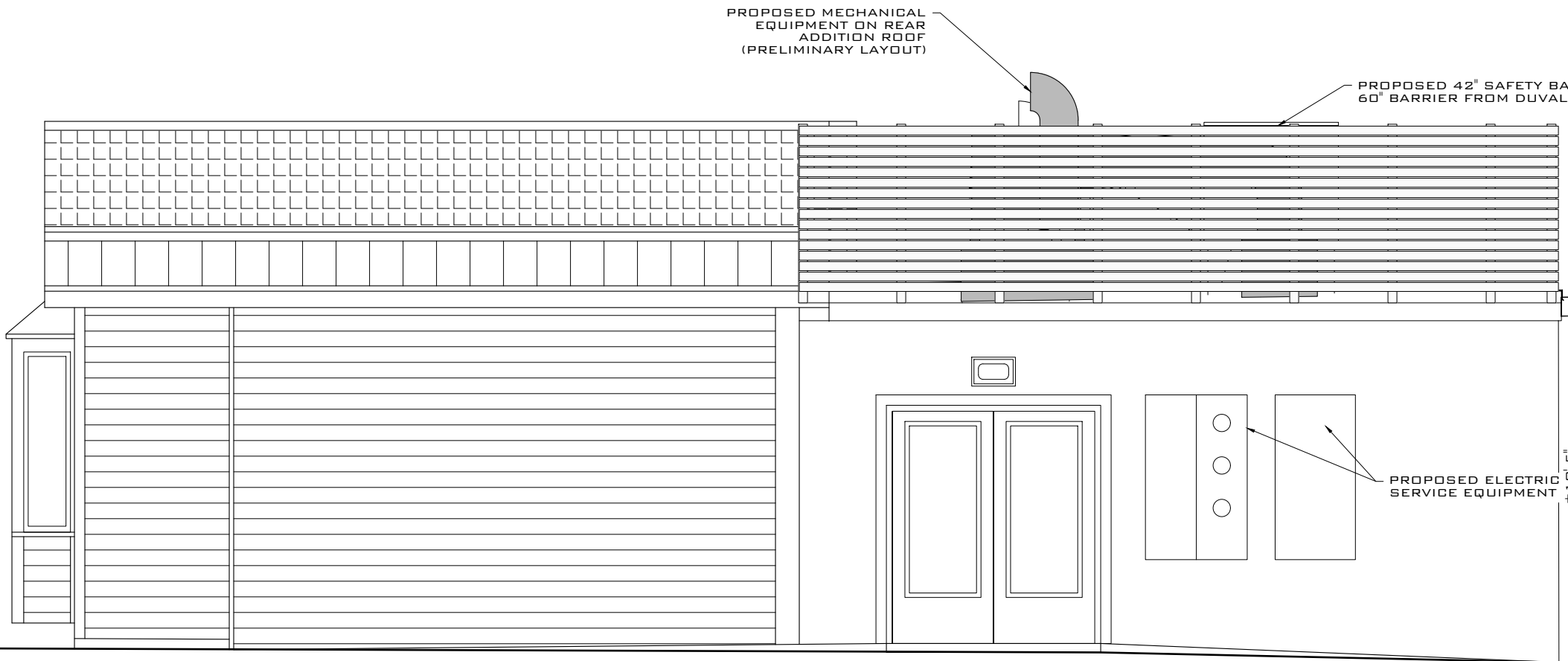
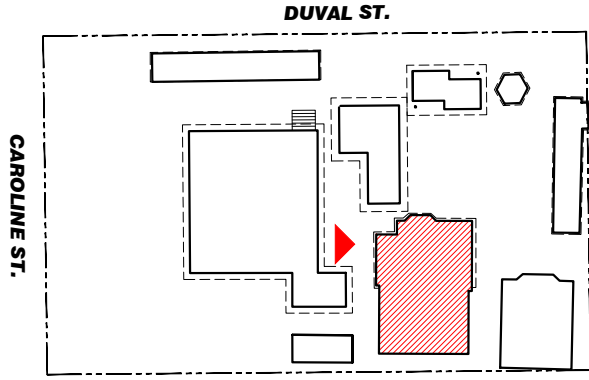
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**EXISTING RIGHT SIDE ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**

SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CLIENT: **ONE CALL CONSTRUCTION**  
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KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: **KITCHEN**

SITE: **429 CAROLINE ST  
KEY WEST, FL 33040**

TITLE: **EXISTING/ PROPOSED  
BACK SIDE ELEVATION**

SCALE AT 11X17: AS SHOWN	DATE: 07/31/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: A-106	REVISION: 1	

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DATE:

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

CONSTRUCTION PLANS  
FOR  
429 CAROLINE ST  
BATHROOMS BUILDING - NEW STAIRS

SITE LOCATION



LOCATION MAP:

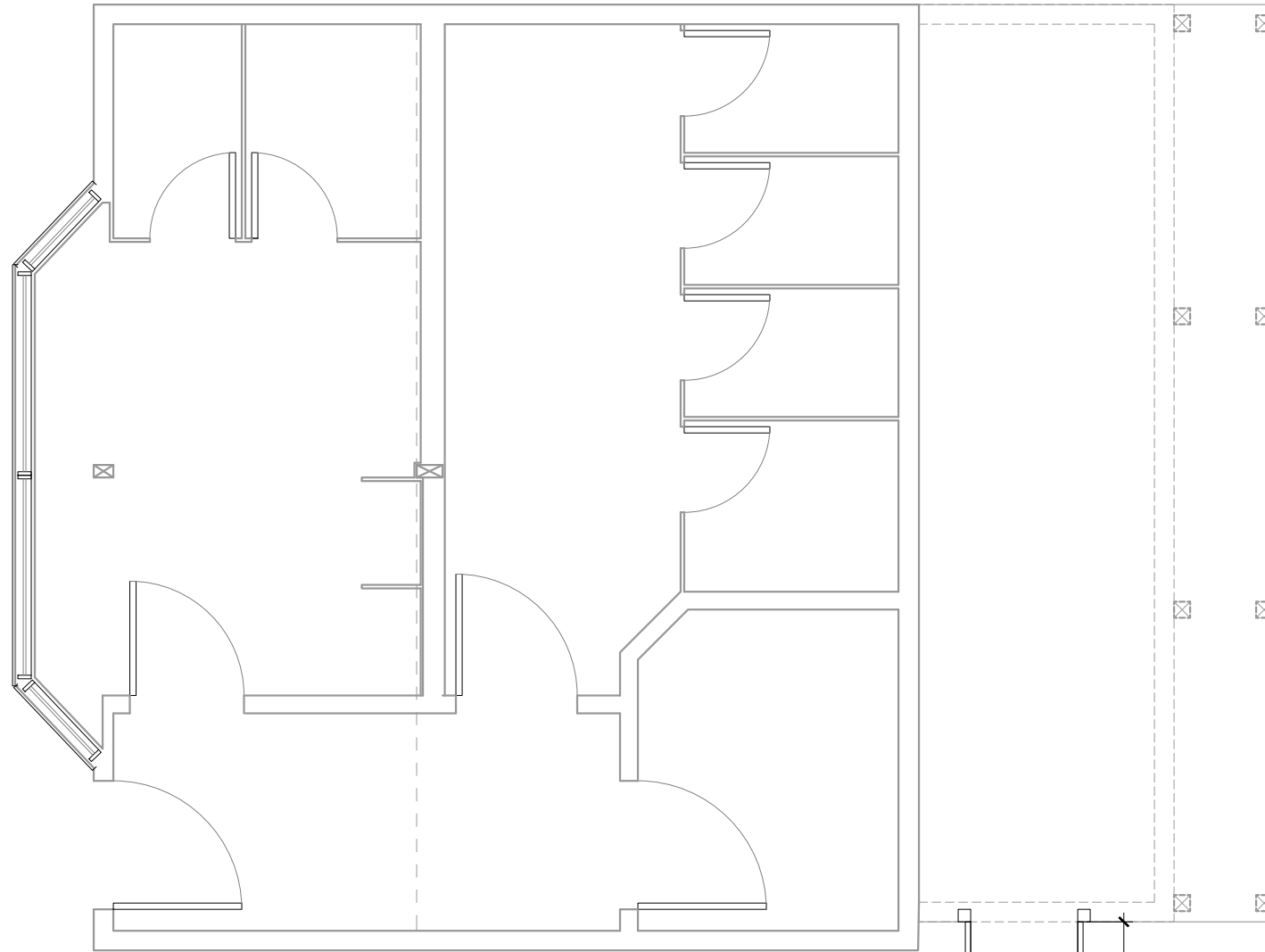
PROJECT LOCATION:  
429 CAROLINE ST,  
KEY WEST, FL 33040

CLIENT:  
ONE CALL CONSTRUCTION  
1901 FLAGLER AVE,  
KEY WEST, FL 33040  
T: (305) 294-0945

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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			
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ARTIBUS DESIGN 3706 N. ROOSEVELT BLVD SUITE I-208 KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: ONE CALL CONSTRUCTION 1901 FLAGLER AVE KEY WEST, FL 33040 T: (305) 294-0945			
PROJECT: 429 CAROLINE ST			
SITE: 429 CAROLINE ST KEY WEST, FL 33040			
TITLE: COVER			
SCALE AT 11x17: AS SHOWN	DATE: 01/10/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: A-200	REVISION: 1	





# EXISTING FLOOR PLAN

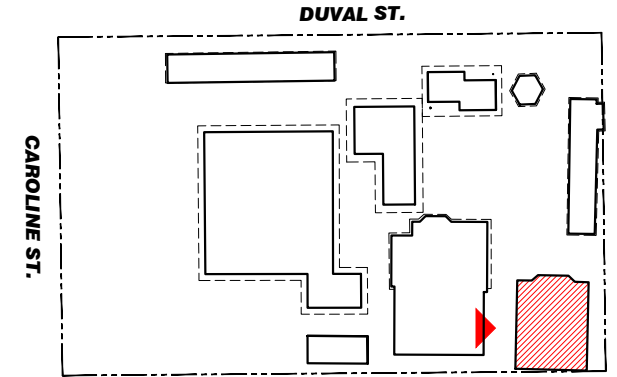
SCALE: 1/4" = 1'-0"

DEMOLISH EXISTING STAIRS

±10'-0"

±2'-6"

KITCHEN BUILDING



REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: **429 CAROLINE ST**

SITE: **429 CAROLINE ST**  
**KEY WEST, FL 33040**

TITLE: **EXISTING FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-201	1	

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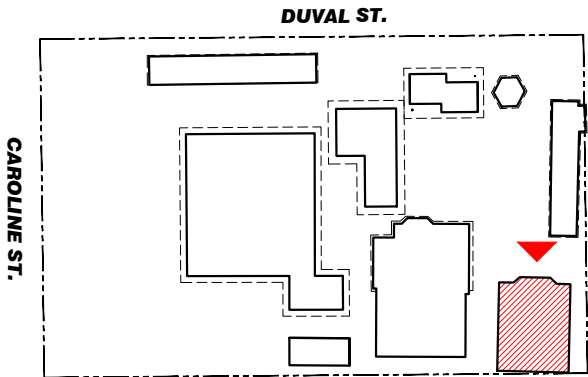
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





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



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

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SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

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CLIENT: **ONE CALL CONSTRUCTION**  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

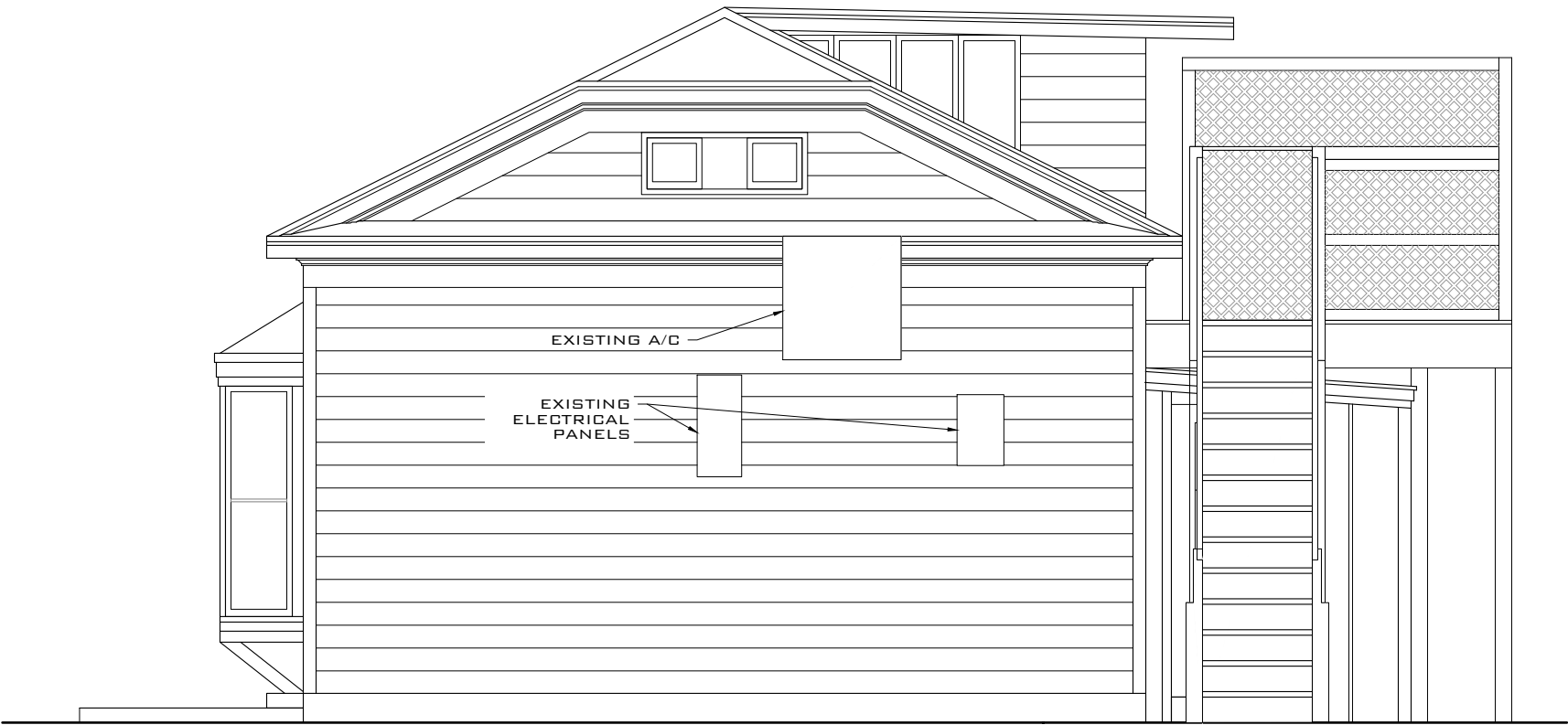
PROJECT: **429 CAROLINE ST**

SITE: **429 CAROLINE ST**  
KEY WEST, FL 33040

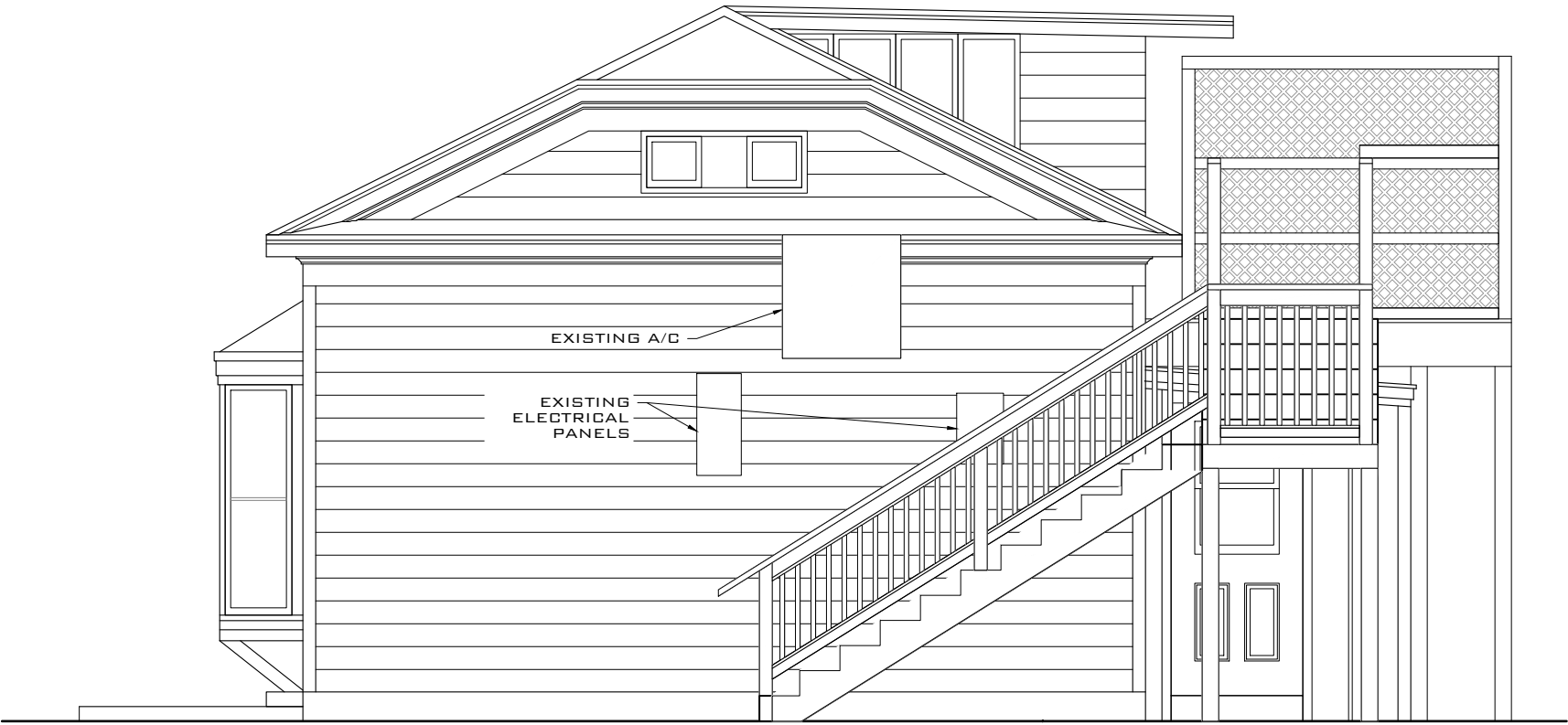
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FRONT ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-203	1	

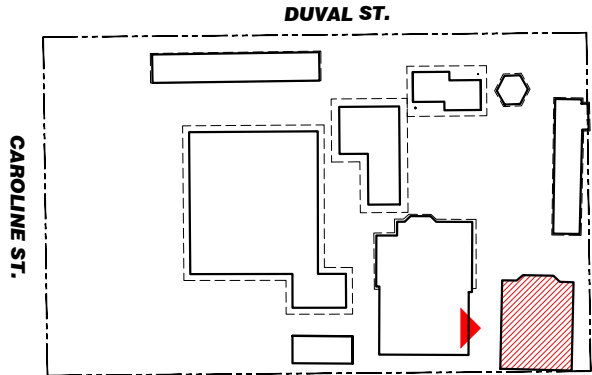




**EXISTING RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



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



REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CLIENT: **ONE CALL CONSTRUCTION**  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: **429 CAROLINE ST**

SITE: **429 CAROLINE ST  
KEY WEST, FL 33040**

TITLE: **EXISTING/PROPOSED  
RIGHT ELEVATION**

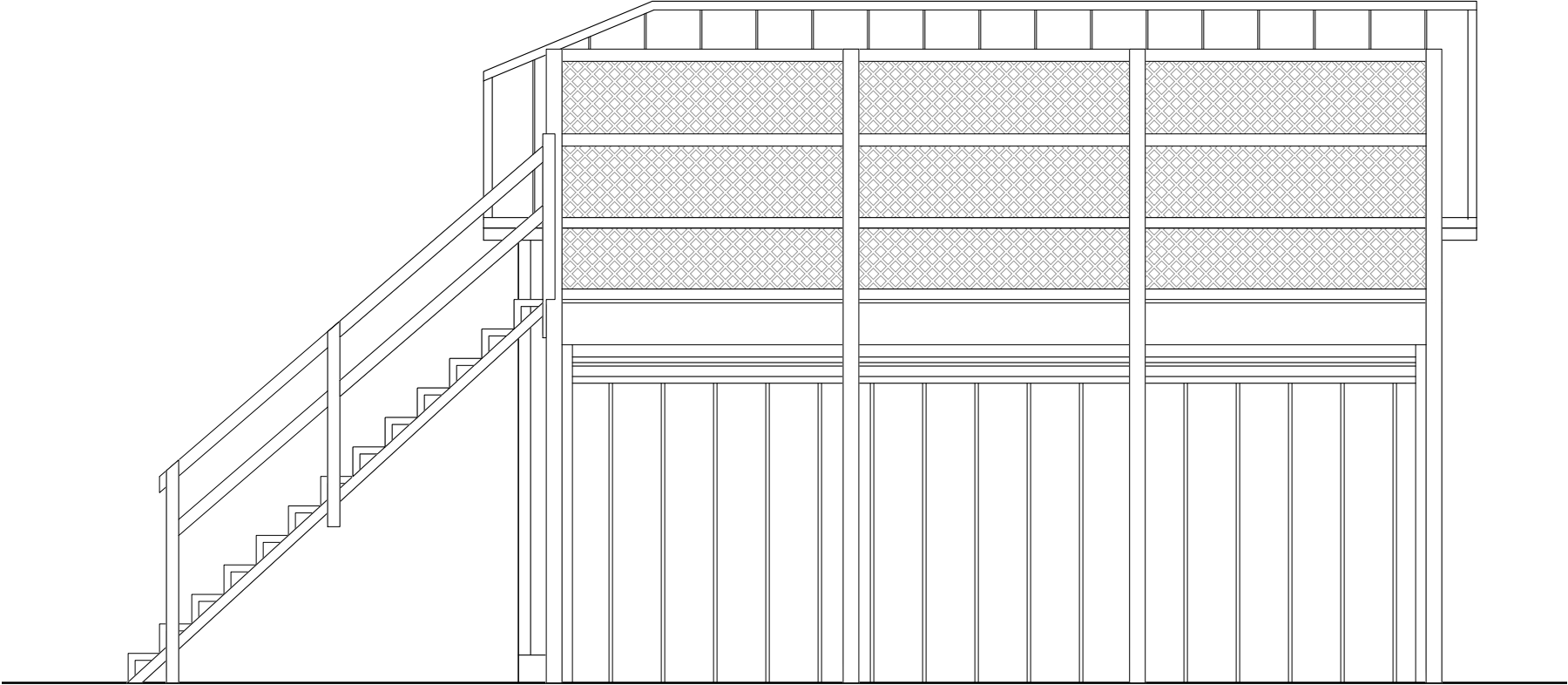
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AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-204	1	

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SIGNATURE AND ORIGINAL SEAL

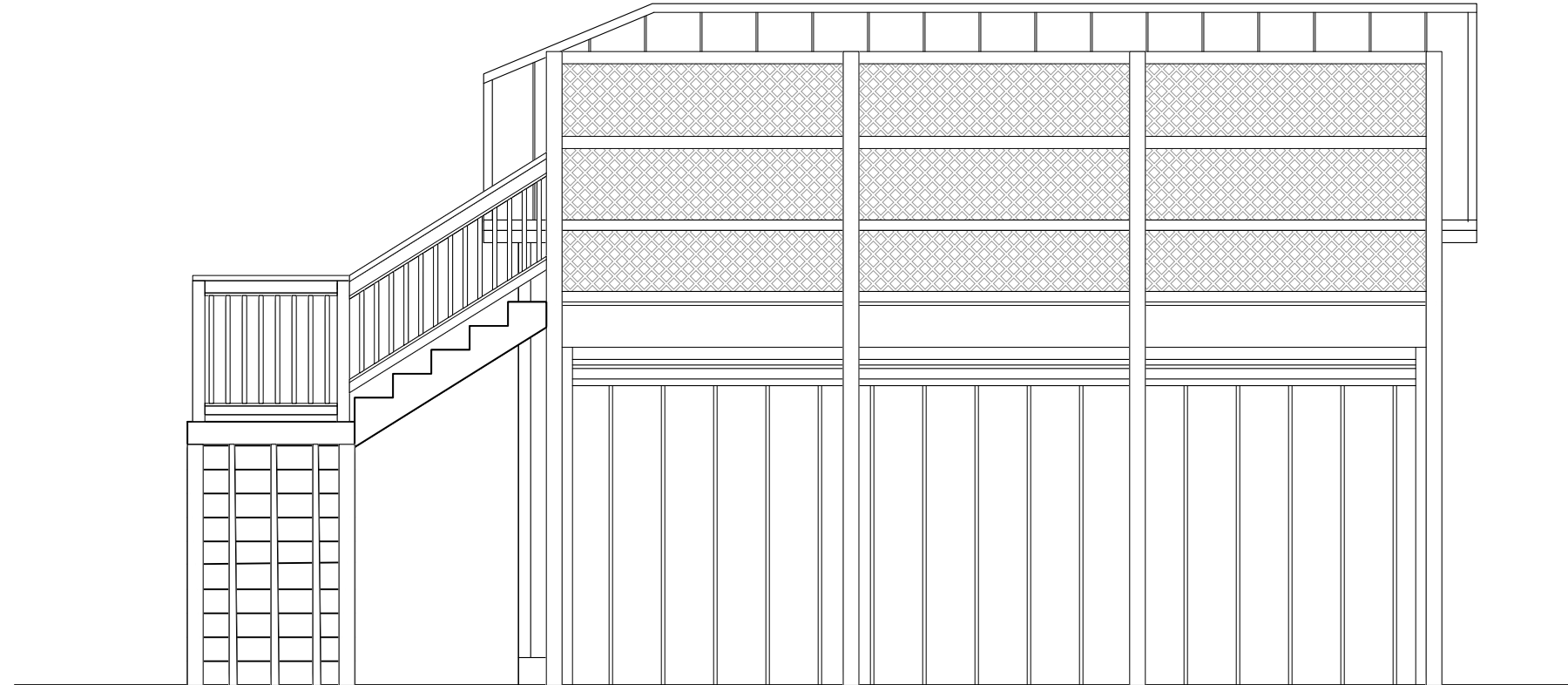
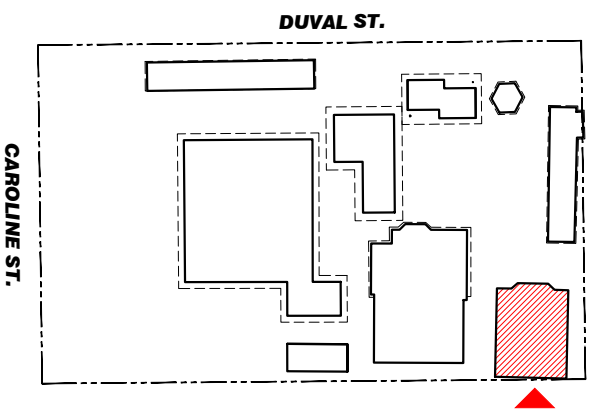
SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



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




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

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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

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CLIENT:  
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1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT:  
429 CAROLINE ST

SITE:  
429 CAROLINE ST  
KEY WEST, FL 33040

TITLE:  
EXISTING/PROPOSED  
REAR ELEVATION

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-205	1	

CONSTRUCTION PLANS  
FOR  
429 CAROLINE ST  
PAVILION

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
429 CAROLINE ST,  
KEY WEST, FL 33040

CLIENT:  
ONE CALL CONSTRUCTION  
1901 FLAGLER AVE,  
KEY WEST, FL 33040  
T: (305) 294-0945

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

DATE:

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

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CLIENT:  
ONE CALL CONSTRUCTION  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

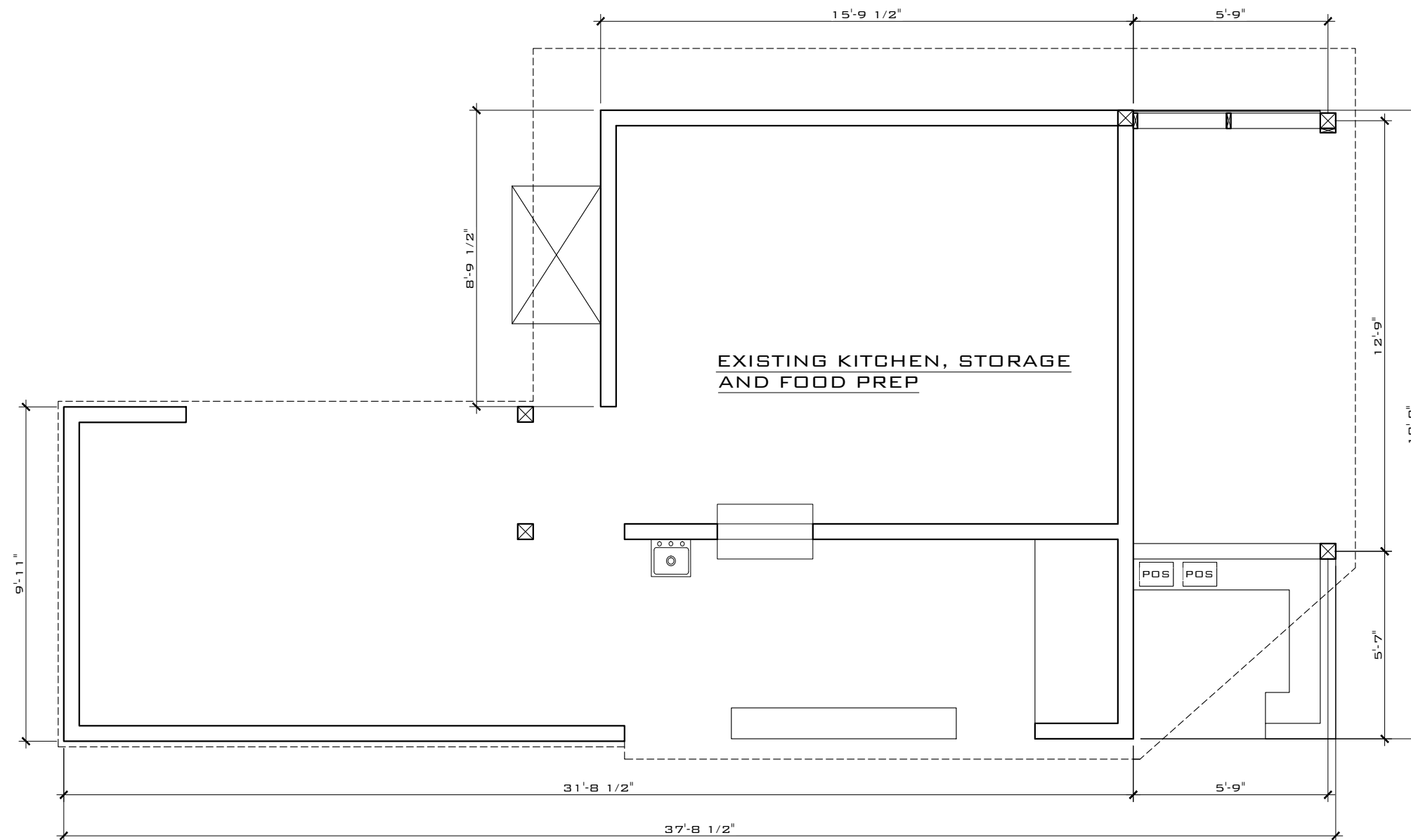
PROJECT:  
PAVILION

SITE:  
429 CAROLINE ST  
KEY WEST, FL 33040

TITLE:  
COVER

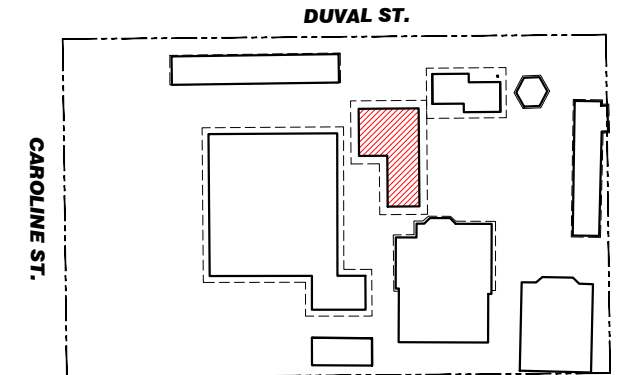
SCALE AT 11x17: AS SHOWN	DATE: 07/31/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: A-300	REVISION: 1	





EXISTING FLOOR PLAN

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



REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CA # 30835

CLIENT: ONE CALL CONSTRUCTION  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: PAVILION

SITE: 429 CAROLINE ST  
KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

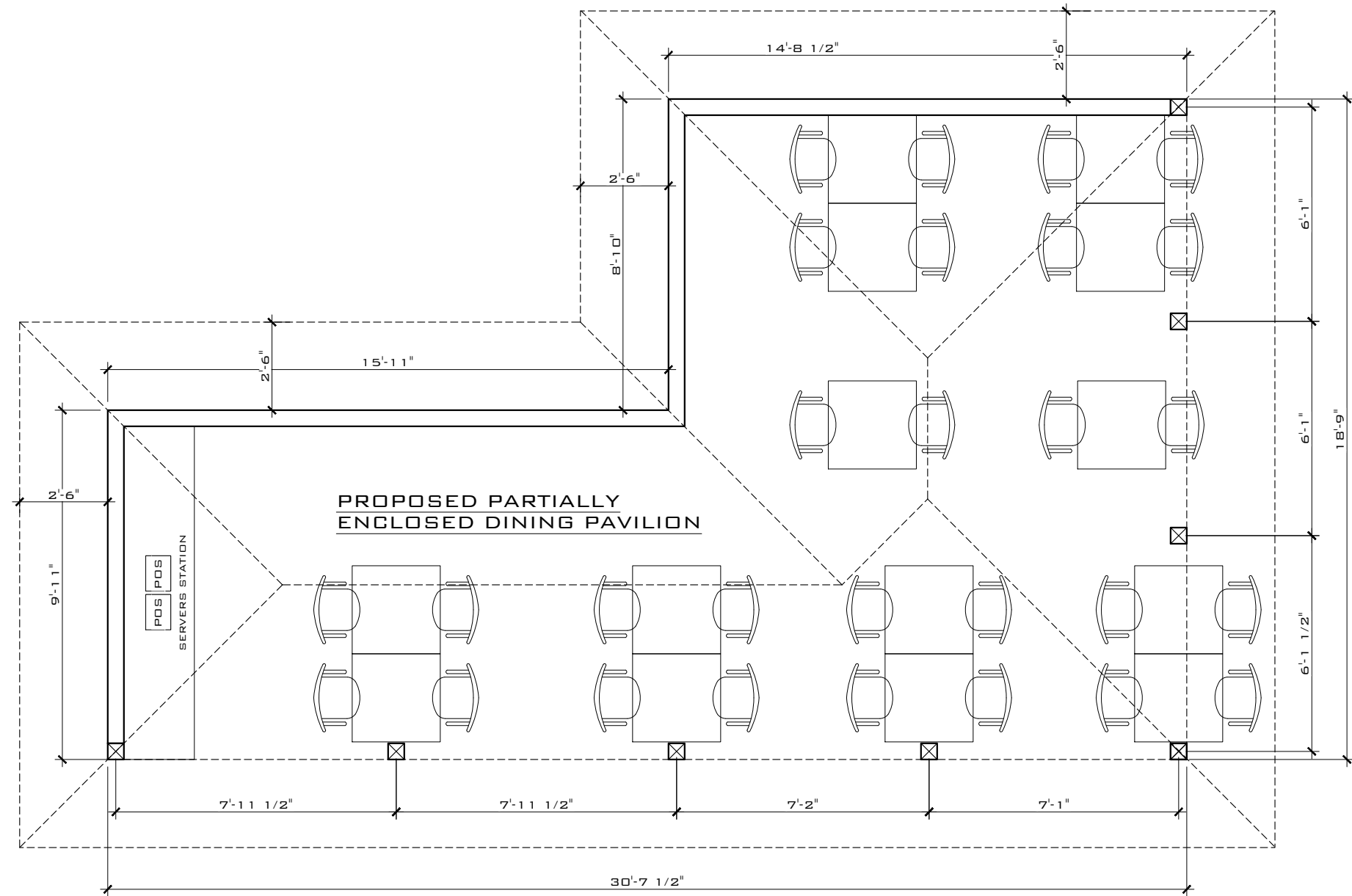
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AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-301	1	

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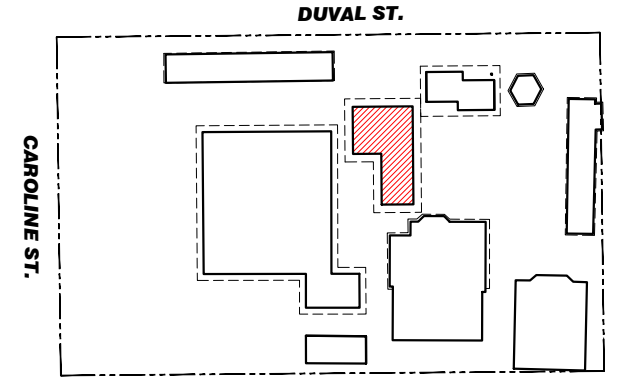
SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



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



EXISTING GROSS AREA = 451.69 SQ FT  
PROPOSED GROSS AREA = 433.56 SQ FT  
GROSS AREA REDUCTION = -18.13 SQ FT

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CA # 30835

CLIENT: **ONE CALL CONSTRUCTION**  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: **PAVILION**

SITE: **429 CAROLINE ST  
KEY WEST, FL 33040**

TITLE: **PROPOSED FLOOR PLAN**

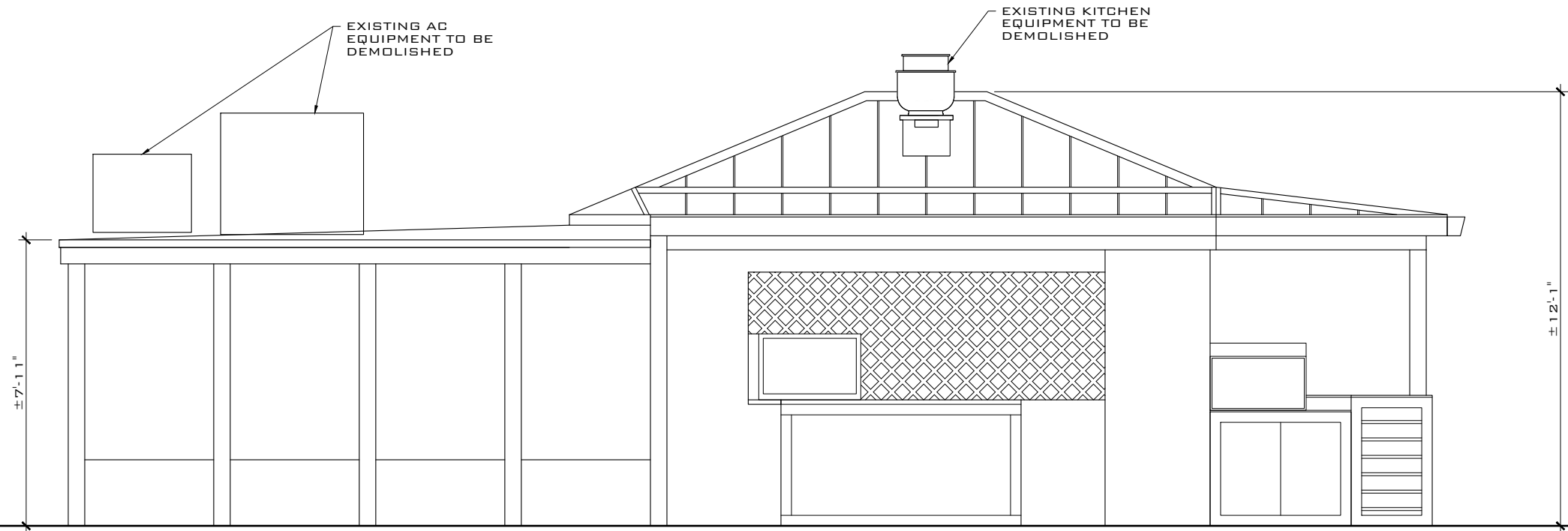
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-302	1	

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SIGNATURE AND ORIGINAL SEAL

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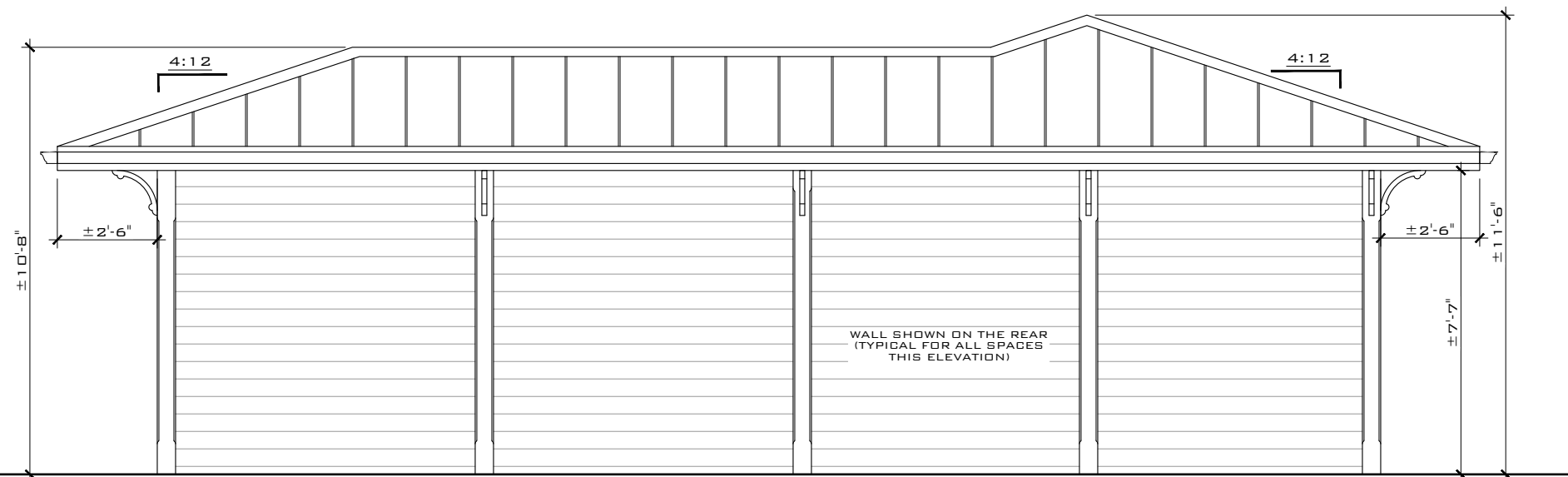
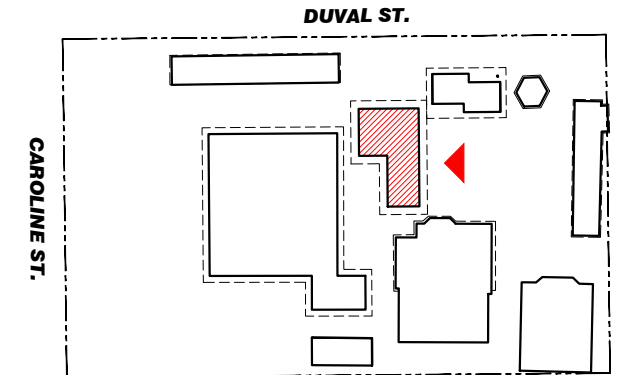
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**EXISTING FRONT ELEVATION**

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



**PROPOSED FRONT ELEVATION**

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	
SIGNATURE:	
DATE:	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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KEY WEST, FL 33040  
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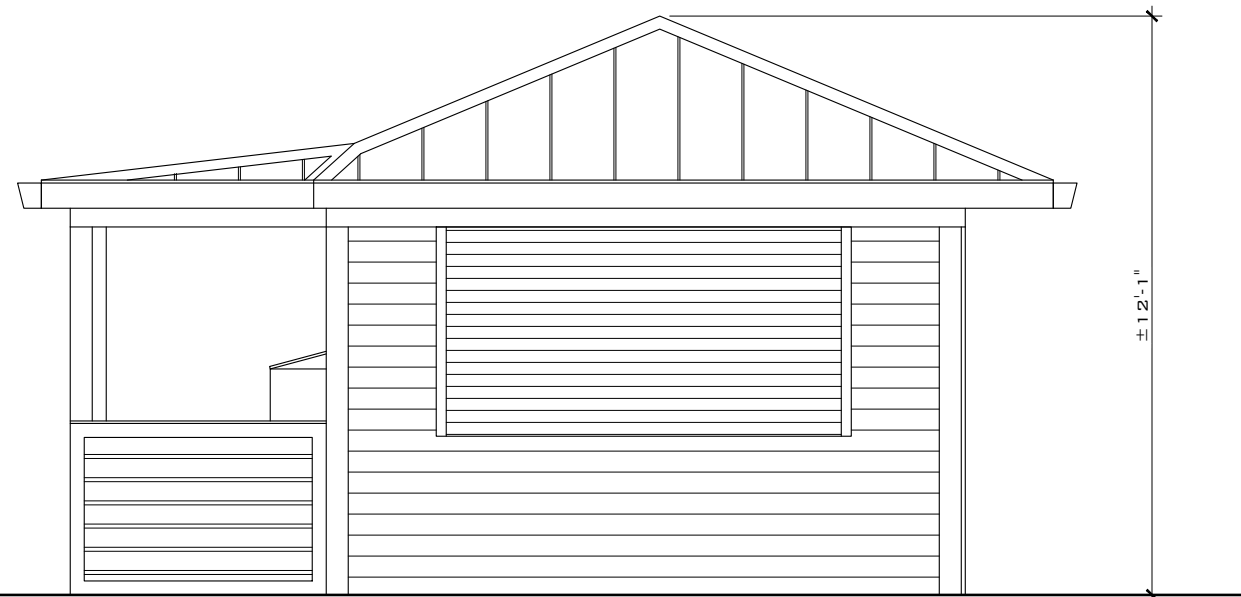
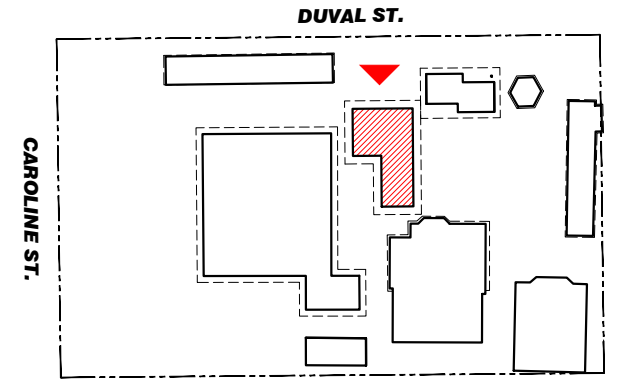
PROJECT: **PAVILION**

SITE: **429 CAROLINE ST  
KEY WEST, FL 33040**

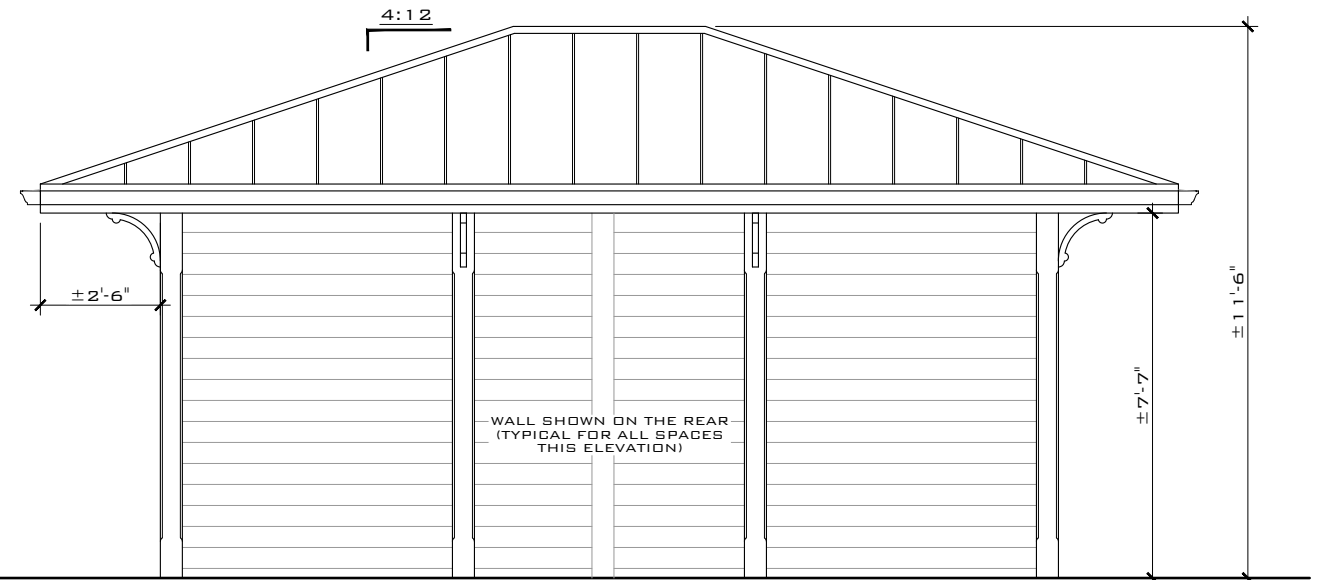
TITLE: **EXISTING/PROPOSED  
FRONT ELEVATION**

SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 07/31/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: A-303	REVISION:	1





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



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

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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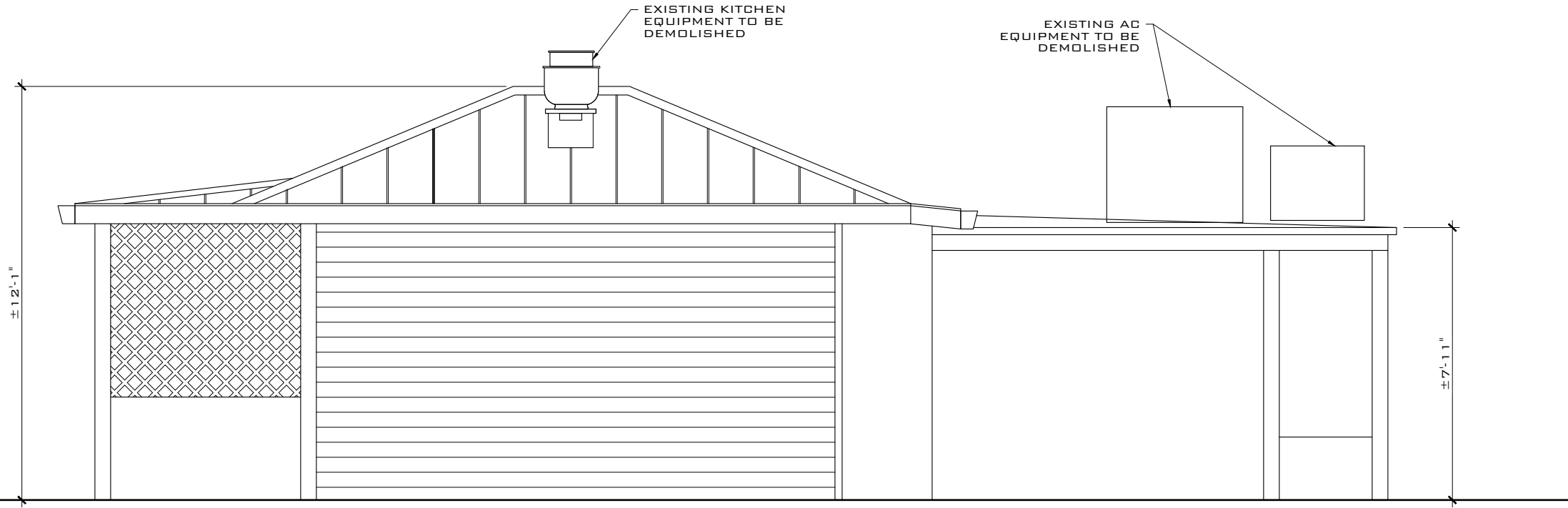
CLIENT: **ONE CALL CONSTRUCTION**  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: **PAVILION**

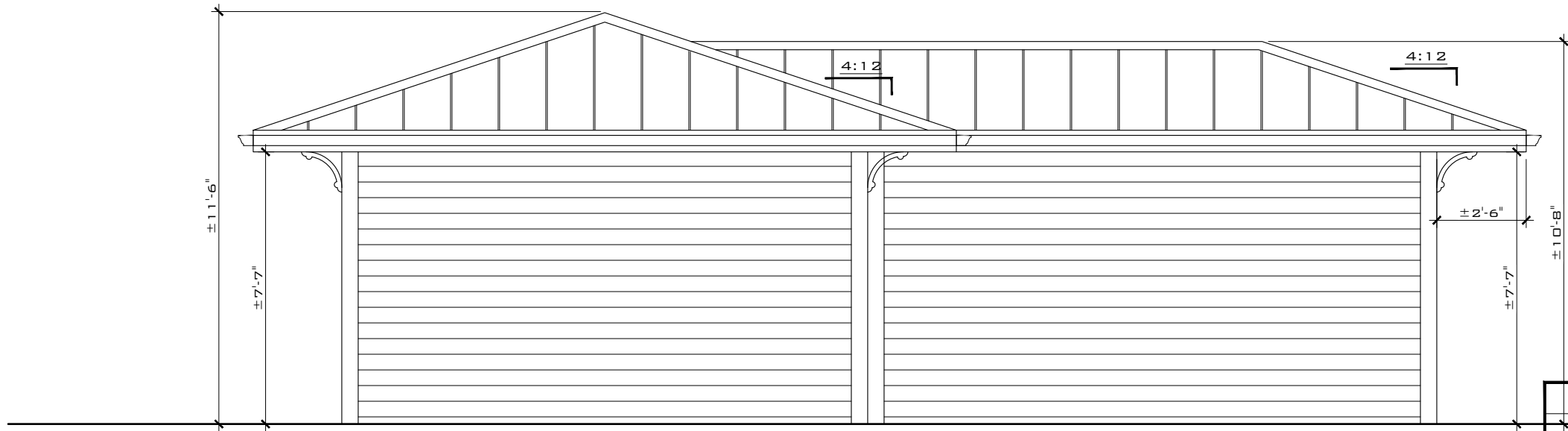
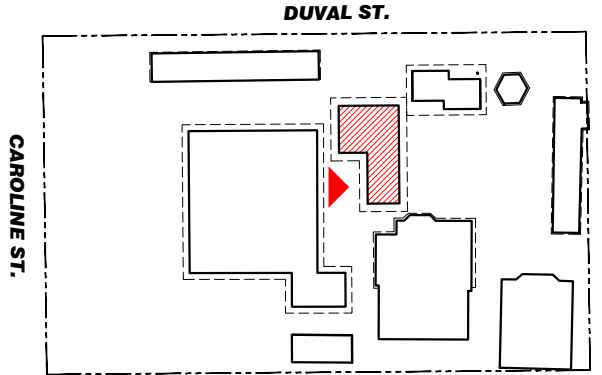
SITE: **429 CAROLINE ST  
KEY WEST, FL 33040**

TITLE: **EXISTING /PROPOSED  
RIGHT SIDE ELEVATION**

SCALE AT 11X17: AS SHOWN	DATE: 07/31/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: A-304	REVISION: 1	



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



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

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SIGNATURE AND ORIGINAL SEAL

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

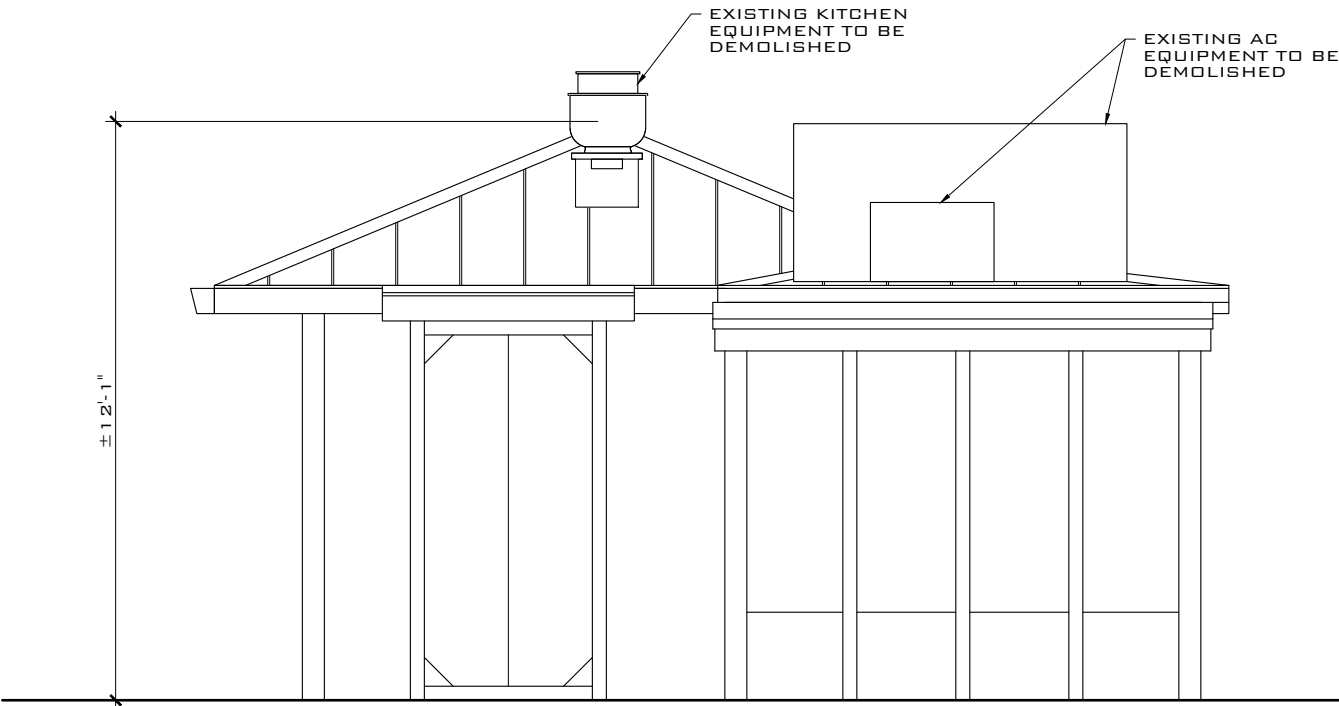
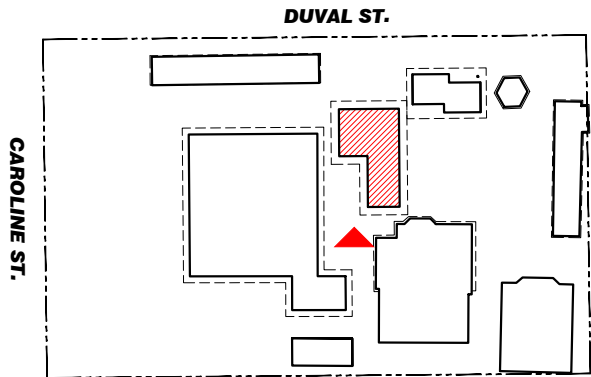
REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

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ENGINEERING AND PLANNING

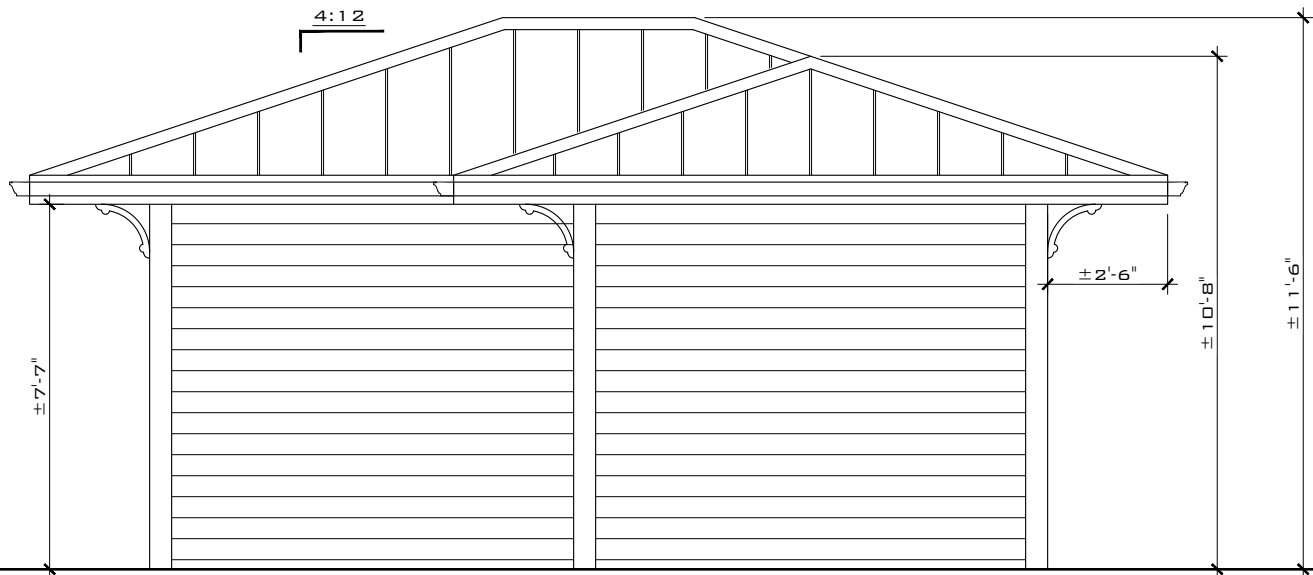
**ARTIBUS DESIGN**  
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SUITE I-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:	ONE CALL CONSTRUCTION 1901 FLAGLER AVE KEY WEST, FL 33040 T: (305) 294-0945		
PROJECT:	PAVILION		
SITE:	429 CAROLINE ST KEY WEST, FL 33040		
TITLE:	EXISTING/PROPOSED REAR ELEVATION		

SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 07/31/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: A-305		REVISION: 1



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



**PROPOSED LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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

CLIENT: **ONE CALL CONSTRUCTION**  
1901 FLAGLER AVE  
KEY WEST, FL 33040  
T: (305) 294-0945

PROJECT: **PAVILION**

SITE: **429 CAROLINE ST**  
**KEY WEST, FL 33040**

TITLE: **EXISTING /PROPOSED**  
**LEFT SIDE ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-306	1	





IMAGE 03, PAVILION (EX. KITCHEN)



IMAGE 04, PAVILION (EX. KITCHEN)



IMAGE 05, PAVILION (EX. KITCHEN)





IMAGE 06, NEW KITCHEN ADDITION



IMAGE 07, NEW KITCHEN ADDITION  
REAR SHEDS TO BE DEMOLISHED



IMAGE 08, NEW KITCHEN ADDITION

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., September 24, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS AND ADDITIONS TO EXISTING KITCHEN BUILDING AND PAINTING. NEW DINING PAVILION. NEW GREASE TRAP AND UNDERGROUND GAS TANK. DEMOLITION OF TWO NON-HISTORIC ACCESSORY STRUCTURES. DEMOLITION OF REAR ADDITIONS TO EXISTING KITCHEN AND DEMOLITION OF STAIRS AT REAR BUILDING**

**#429 CAROLINE STREET**

**Applicant – Artibus Design    Application #H2019-0035**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, 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**

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared SERGE MASHITAKOV, 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:

429 CAROLINA ST on the 17 day of SEPT., 2019.

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 SEPT 24, 2019.

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 H2019-0036.

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

**Signed Name of Affiant:**

09/18/2019

**Date:** 09/18/2019

**Address:** 3706 N. ROOSEVELT BLVD - 202

**City:** Key West

**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 18 day of SEPTEMBER, 2020.

By (Print name of Affiant) Serge MASHITAKOV who is personally known to me or has produced identification and who did take an oath.

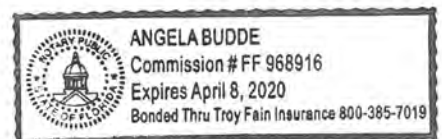
**NOTARY PUBLIC**

Sign Name: Angela Budde

Print Name: Angela Budde

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_









# PROPERTY APPRAISER INFORMATION



### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00004430-000000  
**Account#** 1004618  
**Property ID** 1004618  
**Millage Group** 10KW  
**Location** 429 CAROLINE St, KEY WEST  
**Address**  
**Legal** KW PT LOT 2 SQR 25 G18-205 BOOK OF WILLS C- 500/503 OR181-107/08 OR823-2380  
**Description** OR825-2021R/S OR2032-822/23PET OR2385-1014/16TR OR2486-720/21  
(Note: Not to be used on legal documents.)  
**Neighborhood** 32030  
**Property Class** STORE COMBO (1200)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

DUVAL AND CAROLINE LLC  
 C/O WALSH JOSEPH  
 PO BOX 4147  
 Key West FL 33041

### Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$911,990	\$833,338	\$876,934	\$862,714
+ Market Misc Value	\$27,853	\$28,601	\$29,348	\$31,181
+ Market Land Value	\$2,647,773	\$2,558,018	\$2,148,735	\$2,167,206
= Just Market Value	\$3,587,616	\$3,419,957	\$3,055,017	\$3,061,101
= Total Assessed Value	\$3,587,616	\$3,360,518	\$3,055,017	\$3,061,101
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,587,616	\$3,419,957	\$3,055,017	\$3,061,101

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	17,951.00	Square Foot	105.8	169.8

### Commercial Buildings

**Style** APTS-B / 03B  
**Gross Sq Ft** 8,210  
**Finished Sq Ft** 5,971  
**Perimeter** 0  
**Stories** 4  
**Interior Walls**  
**Exterior Walls** AB AVE WOOD SIDING  
**Quality** 450 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** AB AVE WOOD SIDING  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 0  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1929  
**Year Remodeled**  
**Effective Year Built** 1995  
**Condition**

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	704	0	0
FLA	FLOOR LIV AREA	5,971	5,971	0
OPU	OP PR UNFIN LL	124	0	0
OOU	OP PR UNFIN UL	331	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
BMU	UNFIN BASEMENT	960	0	0
SBF	UTIL FIN BLK	120	0	0
<b>TOTAL</b>		<b>8,210</b>	<b>5,971</b>	<b>0</b>

Style DRVIN/FAST-D- / 22D  
 Gross Sq Ft 459  
 Finished Sq Ft 195  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls MIN WOOD SIDING  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 MIN WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1987  
 Year Remodeled  
 Effective Year Built 1991  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	195	195	0
OPF	OP PRCH FIN LL	264	0	0
<b>TOTAL</b>		<b>459</b>	<b>195</b>	<b>0</b>

Style 1 STY STORE-B / 11B  
 Gross Sq Ft 668  
 Finished Sq Ft 584  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1934  
 Year Remodeled  
 Effective Year Built 1991  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	584	584	0
OPF	OP PRCH FIN LL	56	0	0
SBF	UTIL FIN BLK	28	0	0
<b>TOTAL</b>		<b>668</b>	<b>584</b>	<b>0</b>

Style 1 STORY STORES / 11C  
 Gross Sq Ft 1,122  
 Finished Sq Ft 418  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1934  
 Year Remodeled  
 Effective Year Built 1991



Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	418	0	0
FLA	FLOOR LIV AREA	418	418	0
OUU	OP PR UNFIN UL	154	0	0
SBF	UTIL FIN BLK	132	0	0
<b>TOTAL</b>		<b>1,122</b>	<b>418</b>	<b>0</b>

Style 1 STY STORE-A / 11A  
 Gross Sq Ft 452  
 Finished Sq Ft 248  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1999  
 Year Remodeled  
 Effective Year Built 2001

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	80	0	0
FLA	FLOOR LIV AREA	248	248	0
OPU	OP PR UNFIN LL	124	0	0
<b>TOTAL</b>		<b>452</b>	<b>248</b>	<b>0</b>

Style 1 STY STORE-D / 11D  
 Gross Sq Ft 64  
 Finished Sq Ft 64  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls MIN WOOD SIDING  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 MIN WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 2000  
 Year Remodeled  
 Effective Year Built 1991

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	64	64	0
<b>TOTAL</b>		<b>64</b>	<b>64</b>	<b>0</b>

Style APTS-B / 03B  
 Gross Sq Ft 117  
 Finished Sq Ft 90  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1998

Year Remodeled  
Effective Year Built 1991  
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	90	90	0
OPF	OP PRCH FIN LL	27	0	0
<b>TOTAL</b>		<b>117</b>	<b>90</b>	<b>0</b>

Style RESTRNT/CAFETR-D- / 21D  
Gross Sq Ft 80  
Finished Sq Ft 80  
Perimeter 0  
Stories 1  
Interior Walls  
Exterior Walls MIN WOOD SIDING  
Quality 350 ()  
Roof Type  
Roof Material  
Exterior Wall1 MIN WOOD SIDING  
Exterior Wall2  
Foundation  
Interior Finish  
Ground Floor Area  
Floor Cover  
Full Bathrooms 0  
Half Bathrooms 0  
Heating Type  
Year Built 1984  
Year Remodeled  
Effective Year Built 1991  
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	80	80	0
<b>TOTAL</b>		<b>80</b>	<b>80</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1937	1938	1	100 SF	1
WROUGHT IRON	1972	1973	1	75 SF	1
RW2	1975	1976	1	825 SF	4
FENCES	1983	1984	1	231 SF	2
CONC PATIO	1987	1988	1	830 SF	2
WATER FEATURE	1989	1990	1	1 UT	1
UTILITY BLDG	1993	1994	1	84 SF	3
WALL AIR COND	1994	1995	1	1 UT	2
CONC PATIO	1995	1996	1	456 SF	2
COM CANOPY	1995	1996	1	468 SF	4
BRICK PATIO	1995	1996	1	512 SF	1
WALL AIR COND	1997	1998	1	1 UT	1
BRICK PATIO	1997	1998	1	800 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/28/2010	\$7,550,000	Warranty Deed		2486	720	30 - Unqualified	Improved

### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-3036	7/18/2018	11/26/2018	\$6,500	Commercial	R/R EXISTING ROOF MATERIAL WITH 5 V-CRIMP (APPROXIMATELY 400 SQ FT). INSTALLATION OF POLYGLASS MTS. INSTALLATION OF 3/4" PLYWOOD SHEATHING.
18-0105	5/4/2018	11/26/2018	\$10,000	Commercial	Installation of GFCI receptacles as per code, 15 - 6in can lights, 3 - 110 cfm exhaust fans (electrical) and a/c disconnect for mini split. **NOC received w/application**
18-0106	5/4/2018	11/26/2018	\$9,000	Commercial	Installation of 2-ton Mitsubishi mini split w 3 - 9000 BTU heads, Installation of exhaust fan duct work. **NOC received w/application** *****HARC INSPECTION REQUIRED***** Construction impacts not authorized to occur to any trees or palms including their roots and canopy branches. 3/9/2018 12:00:00 AM ***** Additional information/clarification: Edited scope of work - A/C is 2 ton with 3-9000 BTU heads, not 1 ton with 3-900 BTU heads. March 9, 2018 9:02:56 AM keyvwxc.
18-0107	5/4/2018	11/26/2018	\$17,000	Commercial	Installation of sanitary waste drains for toilets, urinals and sinks. Installation of potable water to all bath fixtures. Installation of eco smart 11 tankless water heater. **NOC received w/application**

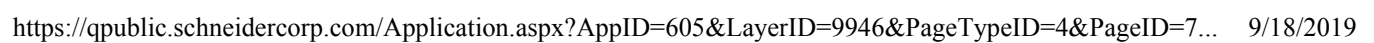
Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇
18-0108	5/4/2018	11/26/2018	\$144,000	Commercial	Remove & replace approx 40 sf of damaged wood siding, 100 lf of damaged wood trim, install new wood 4 panel door, approx. 100 lf of concrete grade beam, approx. 500 sq ft of concrete slab, approx. 60 lf of wall framing, approx. 2500 sq ft of fire code drywall and composite shower stall material. Install 3 Masonite solid core interiors, approx. 1800 sq ft of floor/ wall tile. Install approx 30 sq ft of granite counter top, approx. 240 lf of door and window trim and 32 sq ft of Corrugated shutters. **NOC received w/application. *****HARC INSPECTION REQUIRED***** Construction impacts not authorized to occur to any trees or palms including their roots and canopy branches.(KD) July 19, 2018 10:51:21 AM KEYWMHB. 3/7/2018 12:00:00 AM ***** Submitting survey and area of work. March 7, 2018 4:19:00 PM keywvxc. 3/9/2018 12:00:00 AM ***** Submitted site plan that determines which building will be affected and here the building is on the property. March 9, 2018 9:09:31 AM keywvxc. 3/16/2018 12:00:00 AM ***** Submitted elevation certificate. March 16, 2018 4:12:09 PM keywvxc. 3/28/2018 12:00:00 AM ***** Additional information/clarification: Submitted corrected elevation certificate. March 28, 2018 12:17:05 PM keywvxc. 4/10/2018 12:00:00 AM ***** ADDITIONAL INFO/CLARIFICATION SHEET: FOR KELLY-PHOTOS OF EXISTING BLDG. V PHOTO A: FRONT OF BLDG WHERE PROPOSED BATHROOM WILL BE. PHOTO B: BACK OF EXISTING BLDG WALL UNIT IS TO BE REMOVED AND FILLED IN A/C COMPRESSOR WILL BE BELOW WHERE THE WALL UNIT CURRENTLY IS PHOTO C:DUVAL VIEW SCOPE AREA IS BEHIND THE BLDG WITH GUY IN BACK SHIRT ON THE FOR REAR PORTION OF PROPERTY. GH April 10, 2018 4:04:13 PM KEYWGRC. April 27, 2018 9:08:58 AM keywafb. 6/11/2018 12:00:00 AM **revision #1***Replace thread anchors specified in orig drawings for foundation anchor w/(4)-16" dig 4000 psi auger w/ (4)-#5 rebar & #3 stirups and 12" o.c. embedded 4ft.below the spread footer bottom
13-5045	3/31/2014		\$78,416	Commercial	REVISIONS AND ADDITIONS PER HARC APPROVAL DEMO OF NON-HISTORIC STRUCTURE, NEW KITCHEN AND OUTSIDE BAR. INSTALL COUNTER AND ADD HANDICAP ACCESSIBLE LIFT.
14-0455	2/6/2014		\$1,200	Commercial	INSTALLATION OF 3 DUCTLESS MITS A/C SYSTEMS: ONE 36,000 BTU AND TWO 18,000 BTU.
11-3601	10/11/2011		\$400	Commercial	INSTALL 1 SWITCH FOR LIGHT FIXTURE, INSTALL 2 OUTLETS 110V THIS IS ALL OUTDOORS.
10-1443	5/10/2010	3/14/2011	\$6,000	Commercial	INSTALL 2 DUCTLESS A/C SYSTEM
10-420	2/25/2010	4/9/2010	\$1,800	Commercial	REMOVE FALLING PLASTER ON CEILING AND REPLACE WITH APPROVED DRYWALL.
05-0559	2/18/2005	11/30/2005	\$2,500		REPLACE FENCE
02-2345	9/23/2003	11/14/2003	\$500		SIGN
03-1387	5/31/2003	7/21/2003	\$3,000		PAINT 10' OF ROOF
03-0335	1/4/2003	11/14/2003	\$7,164		ROOFING
0103659	11/13/2001	12/26/2001	\$3,500		ELIMINATE STEPS/BUILD RAM
0103088	9/7/2001	10/30/2001	\$1,500		REPAIRS
0102509	8/23/2001	10/30/2001	\$18,200		CONVERT BATH TO HANDICAP
0102061	6/18/2001	10/30/2001	\$1,000		ELECTRICAL
9901988	9/23/1999	10/25/1999	\$10,000		DEMO/REBUILD STRUCTURE
9803138	12/9/1998	12/31/1998	\$3,000	Commercial	BRICK CENTRAL COURTYARD
9703408	11/17/1998	1/1/1999	\$30,000	Commercial	INSTALL V-CRIMP ROOFING
9802782	9/9/1998	1/1/1999	\$7,500	Commercial	OUTLETS/FIXTURES ETC
9703408	8/31/1998	1/1/1999	\$30,000	Commercial	DEMOLISH & REBUILD NEW
9802230	7/20/1998	12/31/1998	\$450	Commercial	REPAIR ROTTED WOOD
9802053	7/17/1998	12/31/1998	\$700	Commercial	SIGNS
9801925	6/23/1998	12/31/1998	\$12,000	Commercial	DEMO EXIST/BUILD NEW BLDG
9801335	4/30/1998	12/31/1998	\$1,000	Commercial	REPLACE GUTTERS
9800709	3/5/1998	12/31/1998	\$950	Commercial	PAINT DORMERS
9800190	1/29/1998	12/31/1998	\$250	Commercial	REMODEL SIGN
9702257	9/1/1997	10/1/1997	\$250		MENU BOARD
9701324	4/1/1997	10/1/1997	\$385		SECURITY ALARM
9603253	8/1/1996	11/1/1996	\$600		ELECTRICAL
9602570	6/1/1996	10/1/1997	\$1,500		REPAIR/REMODELING
9601380	3/1/1996	4/1/1996	\$1,200		AWNNGS
9600743	2/1/1996	4/1/1996	\$5,000		RENOVATIONS
9600819	2/1/1996	4/1/1996	\$2,500	Commercial	ELECTRICAL
9600449	1/1/1996	4/1/1996	\$2,000		ELECTRICAL
B953966	11/1/1995	4/1/1996	\$1,950		CONCRETE DECK
B941409	5/1/1994	12/1/1994	\$5,300	Commercial	REPLACE EXTERIOR STAIRS

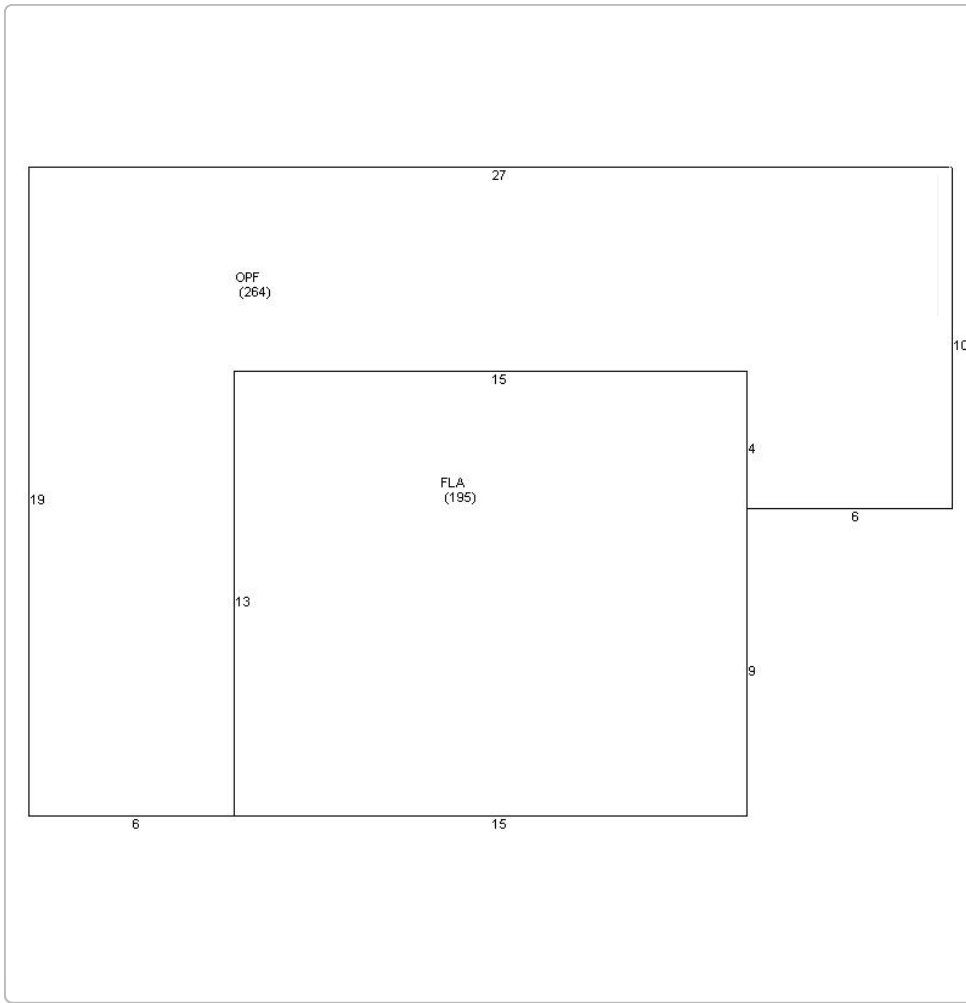
## View Tax Info

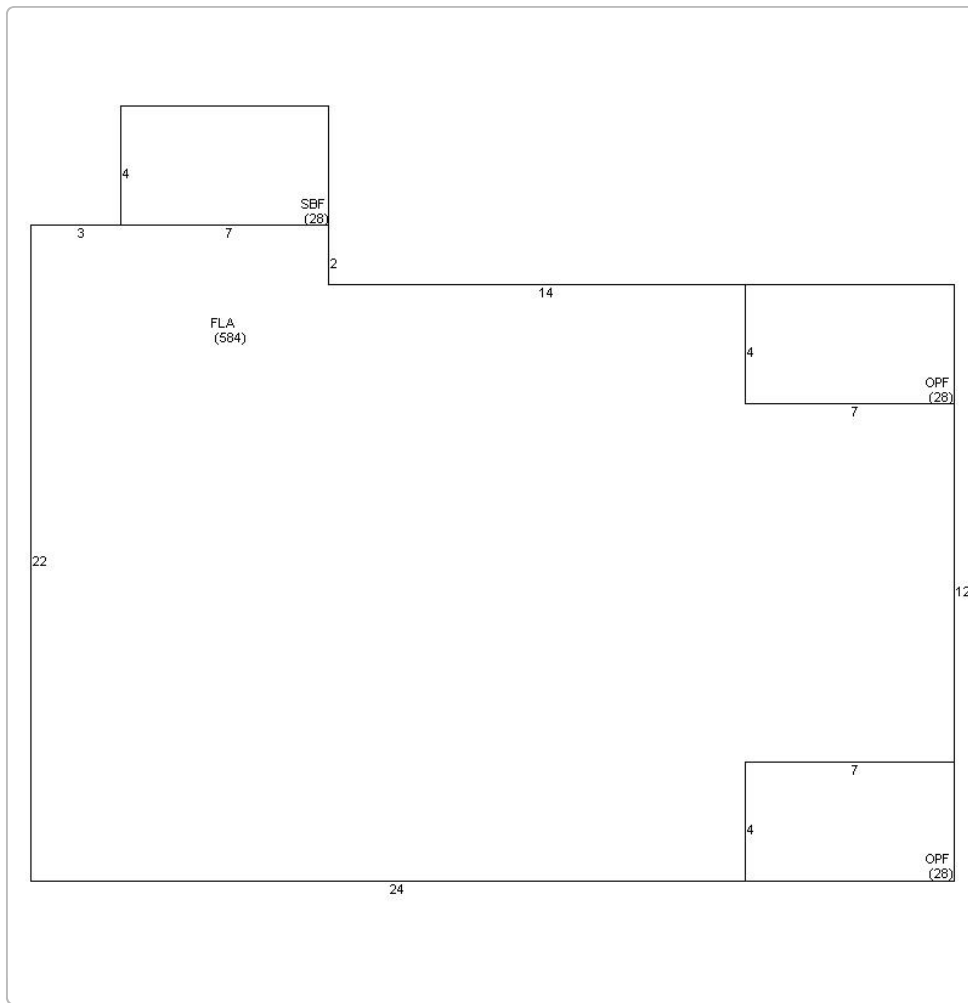
[View Taxes for this Parcel](#)

## Sketches (click to enlarge)

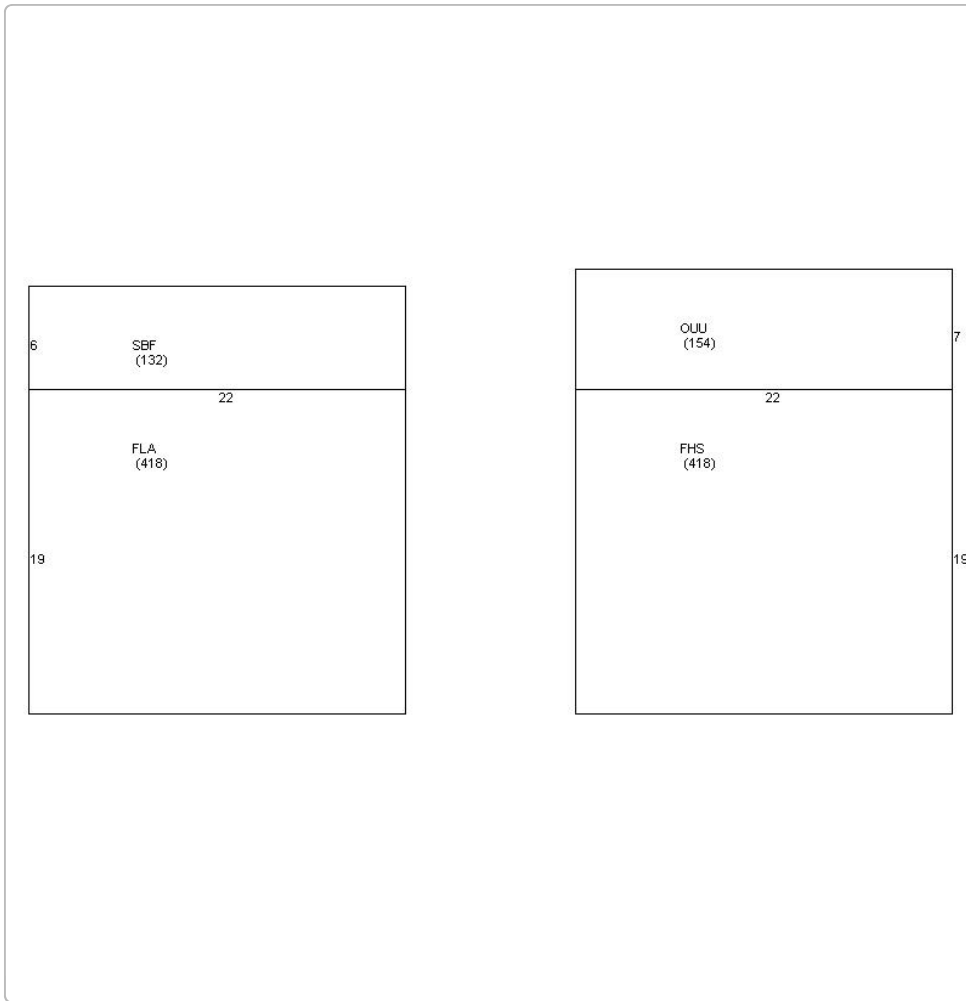


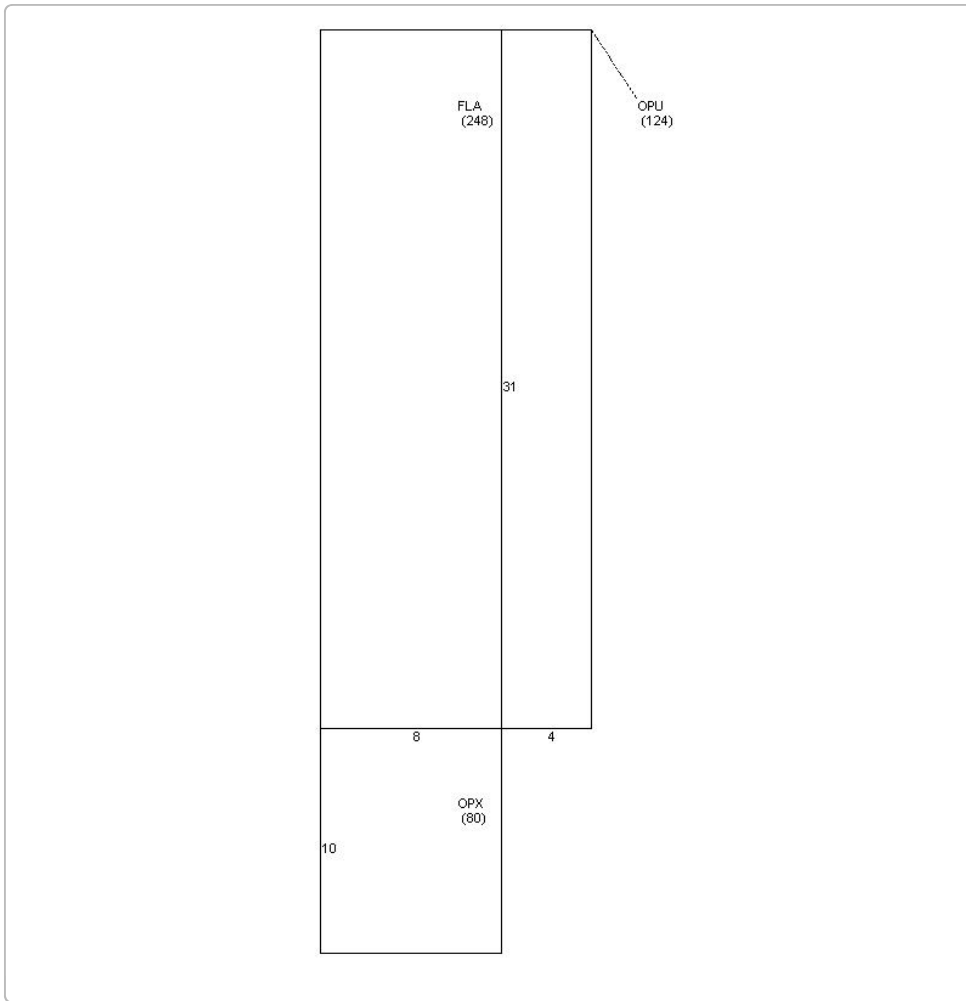


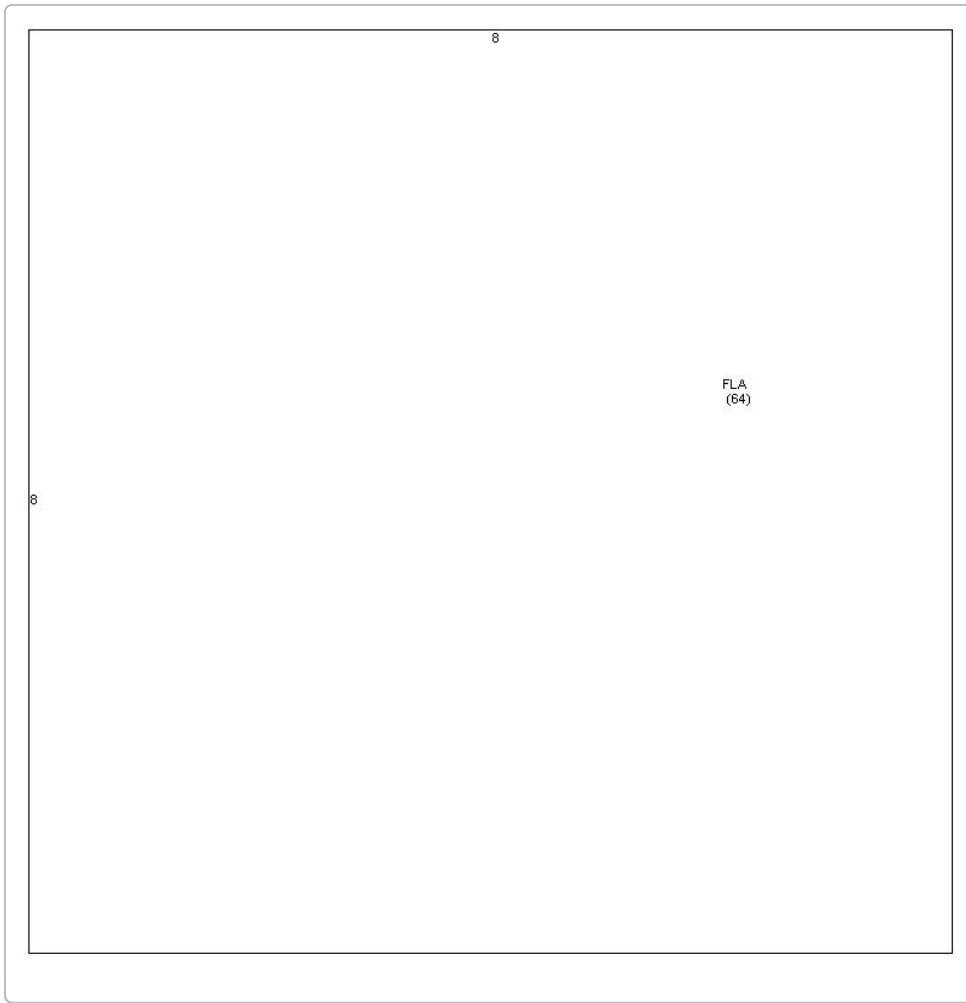




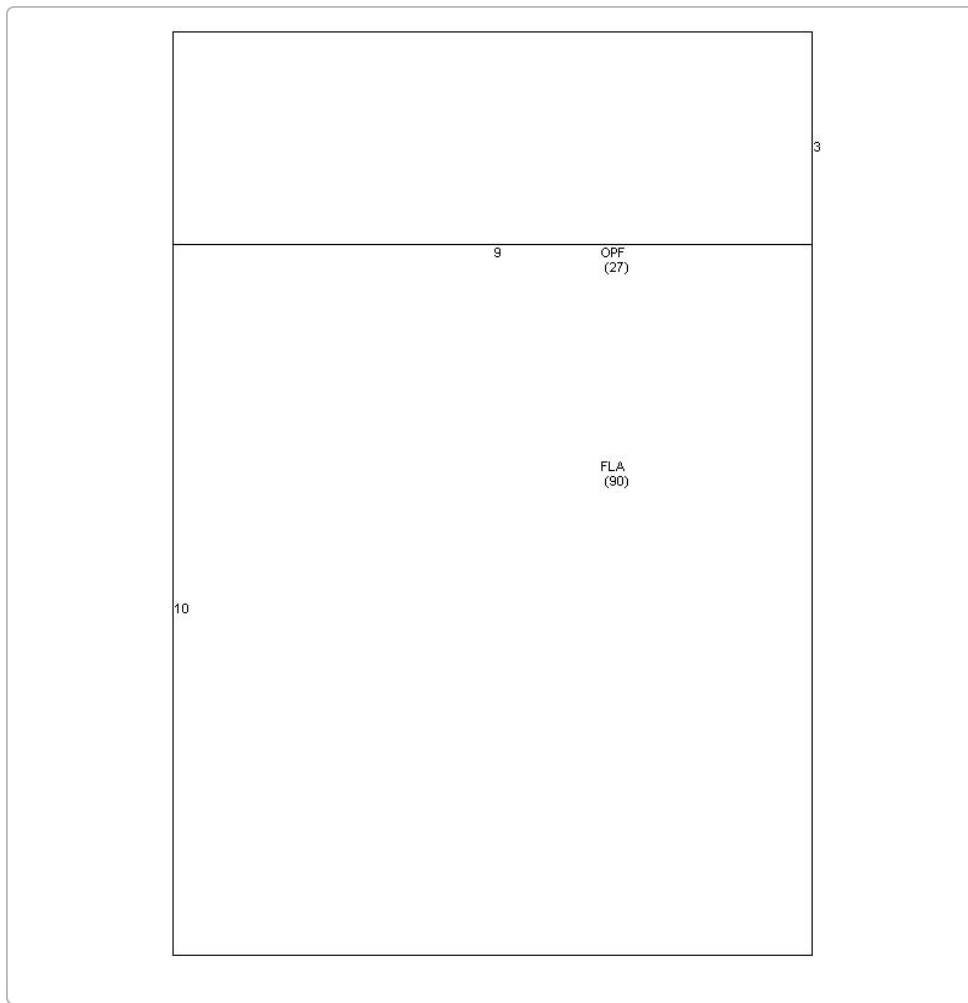


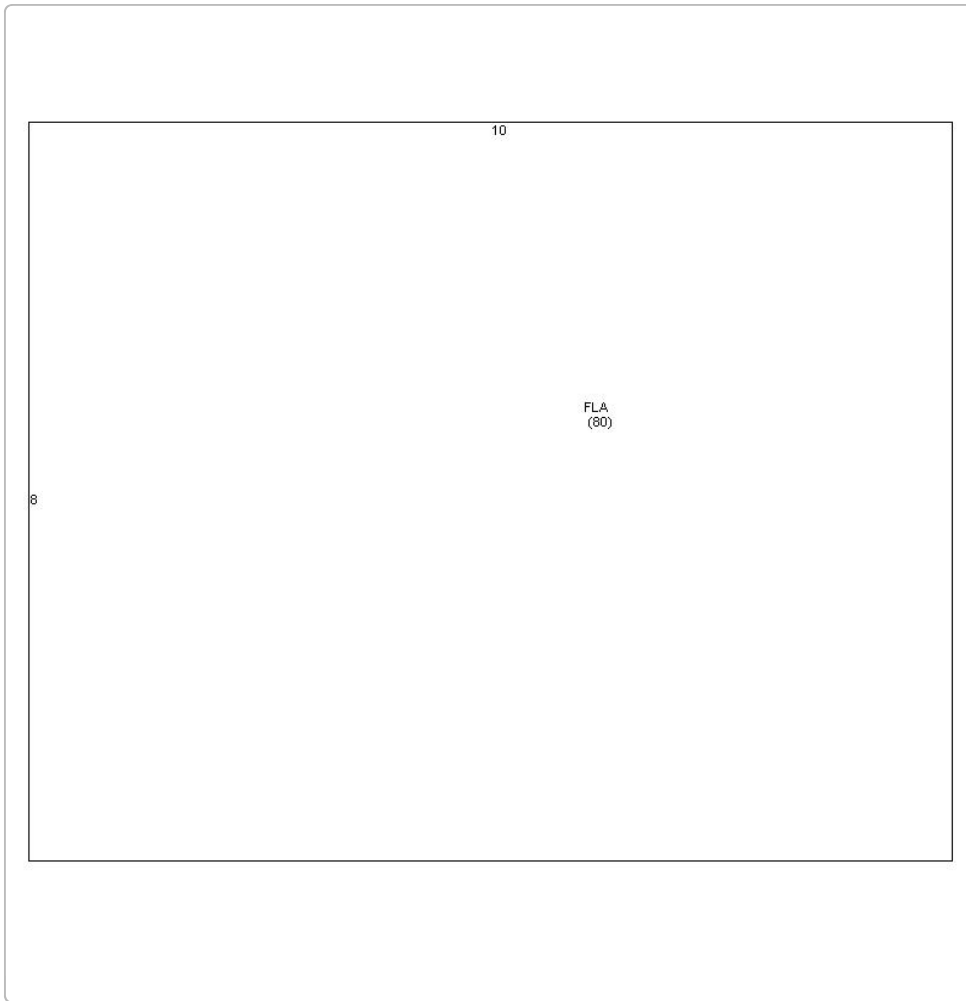








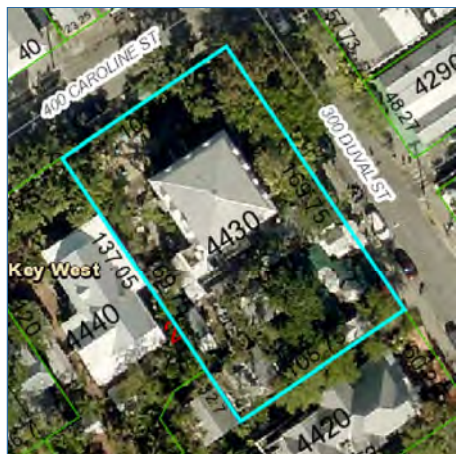




#### Photos



## Map



## TRIM Notice

[Trim Notice](#)**2019 Notices Only****No data available for the following modules:** Buildings, Mobile Home Buildings, Exemptions.

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