



Historic Architectural Review Commission

Staff Report for Item 6

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:

Demolition of two non-historic accessory structures. Demolition of rear additions to existing kitchen and demolition of stairs at rear building.

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, build 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 though 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.

Ordinances Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

A Certificate of Appropriateness is under review for demolition of non-historic structures, all located behind the Porter Mansion and used for Caroline's Café restaurant. Submitted plans include proposed replacements for wooden stairs, extension for creating a full operational commercial kitchen, and a new covered sitting area. In addition, the plan includes the demolition one-story non-historic frame structure, located behind an outdoor walk-in cooler, with no build back.

The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (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;*

It is staff's opinion that the removal of the non-historic structures will not jeopardize site historic character of the district. These structures are not character-defining features in the site.

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

The structures under review are not historic.

- (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.*

Many years ago, with the approval of the existing accessory structures the historic character of the site was diminished. Nevertheless, the proposed design, with the exception of the underground grease trap and gas tank, will be visually cleaner than the current conditions. The structures under review are not significant or important in defining the historic character of the site or surrounding context.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the non-historic structures in question will not qualify as contributing elements to the site in a near future.

It is staff's opinion that the Commission can consider the demolition request, as it is consistent with the cited ordinance. If approve, this will be the only required reading for demolition.

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

(Type all entries - complete applicable sections)

PH0022527

STATE: Florida	
COUNTY: Monroe	
FOR NPS USE ONLY	
ENTRY NUMBER	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) <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	OWNERSHIP <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	STATUS <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	ACCESSIBLE TO THE PUBLIC Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No																				
PRESENT USE (Check One or More as Appropriate) <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Agricultural</td> <td><input type="checkbox"/> Government</td> <td><input type="checkbox"/> Park</td> <td><input type="checkbox"/> Transportation</td> <td><input type="checkbox"/> Comments</td> </tr> <tr> <td><input type="checkbox"/> Commercial</td> <td><input type="checkbox"/> Industrial</td> <td><input checked="" type="checkbox"/> Private Residence</td> <td><input checked="" type="checkbox"/> Other (Specify)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Educational</td> <td><input type="checkbox"/> Military</td> <td><input type="checkbox"/> Religious</td> <td>apartments</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Entertainment</td> <td><input type="checkbox"/> Museum</td> <td><input type="checkbox"/> Scientific</td> <td></td> <td></td> </tr> </table>				<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify)		<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	apartments		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		
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<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	apartments																				
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific																					

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	<input checked="" type="checkbox"/> Federal	<input type="checkbox"/> State	<input type="checkbox"/> County <input type="checkbox"/> 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	FOR NPS USE ONLY
ENTRY NUMBER	DATE	
JUN 4 1973		

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				OR	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				
NE	0			0				
SE	0			0				
SW	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

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

NATIONAL REGISTER VERIFICATION

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

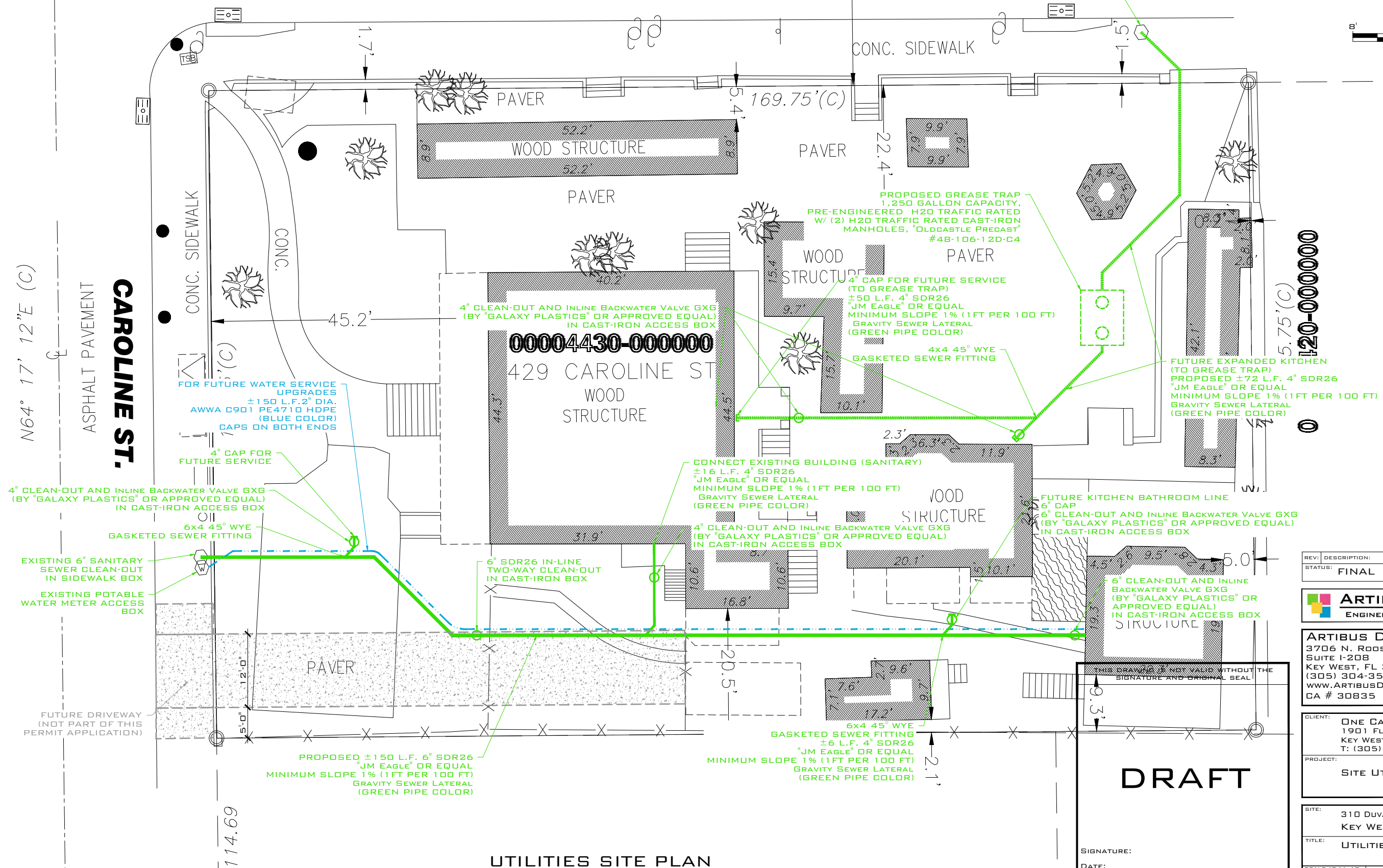
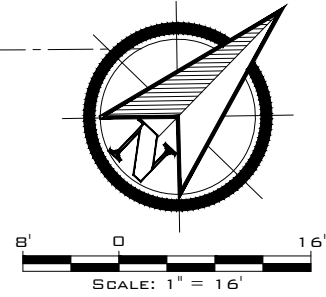


APPROVED DESIGN FOR GREASE TRAP

N64° 17' 12"E (C)

ASPHALT PAVEMENT
CAROLINE ST.

S25° 28' 25"E (C)
ASPHALT PAVEMENT
DUVAL ST.



UTILITIES SITE PLAN
SCALE: 1/16" = 1'-0"
00004440-000000

DRAFT

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 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:	SITE UTILITIES		
SITE:	310 DUVAL ST / 429 CAROLINE ST KEY WEST, FL 33040		
TITLE:	UTILITIES SITE PLAN		
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/18/18	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	C-101	1	

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 Pledger 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

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

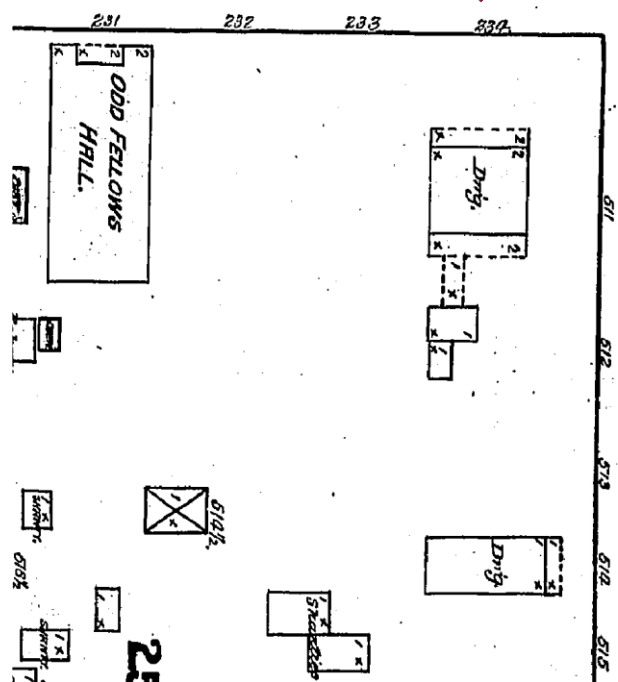
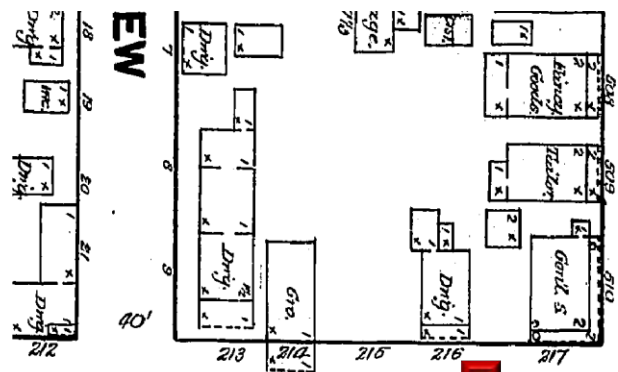
DATE

MIKE HAACK EXCAVATING, INC.

SEAL

DATE

SANBORN MAPS

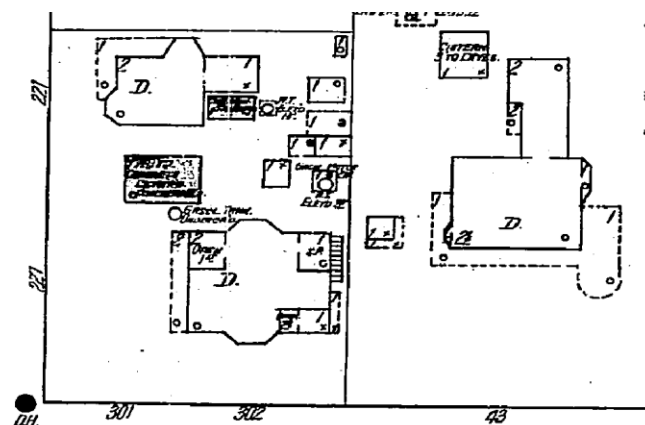
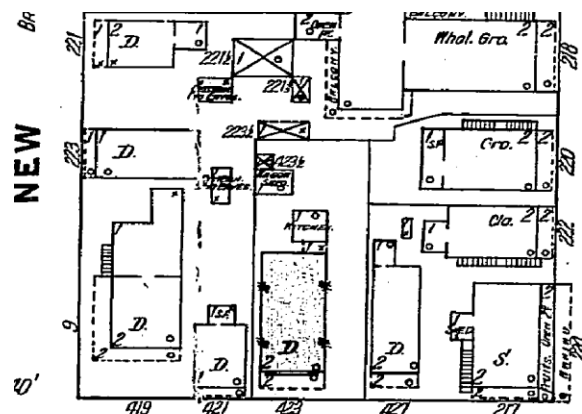


DUVAL

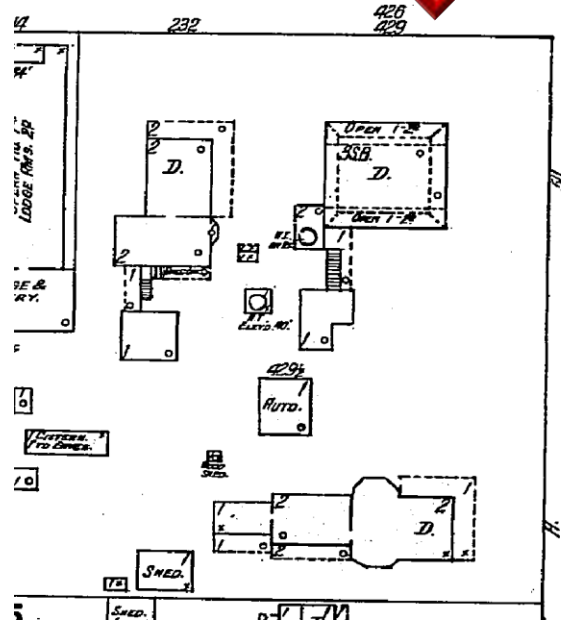
SHEET

ROSE ALLEY

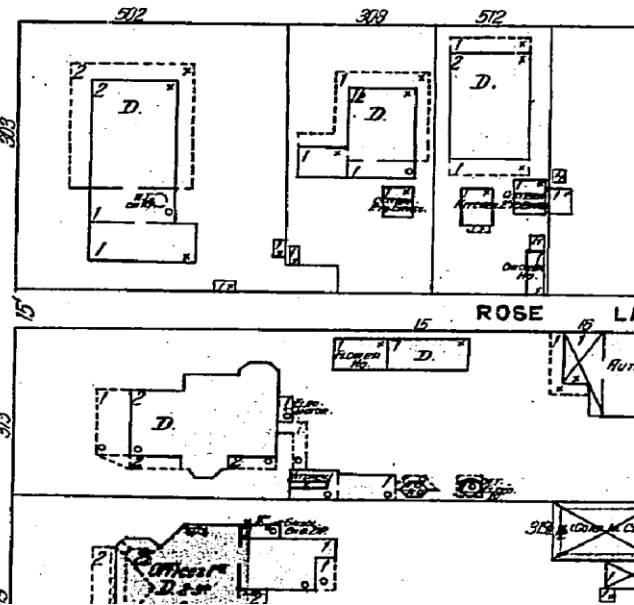
1898 Sanborn Map



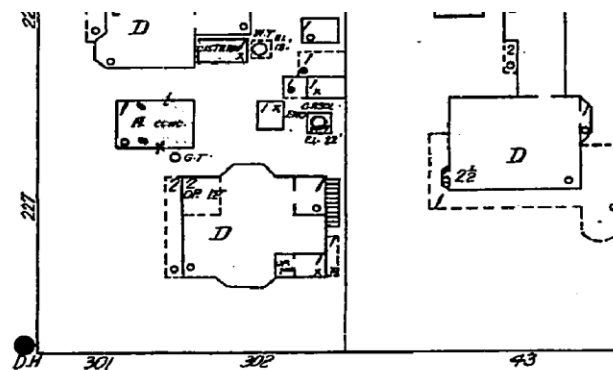
CAROLINE



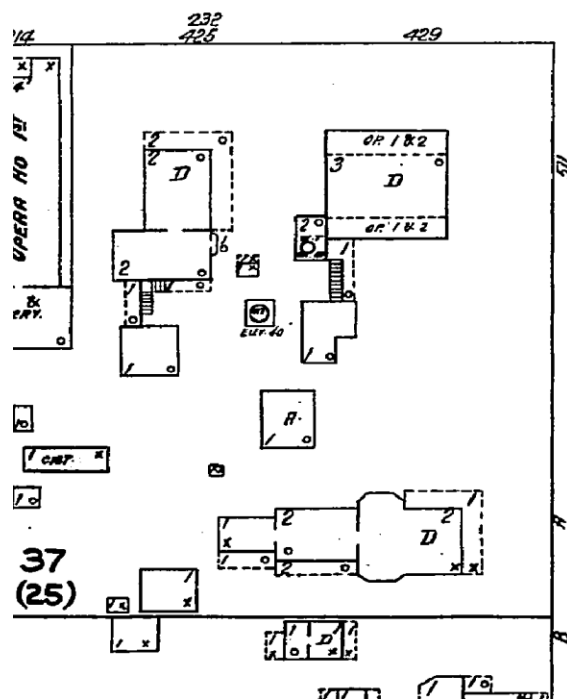
DUVAL



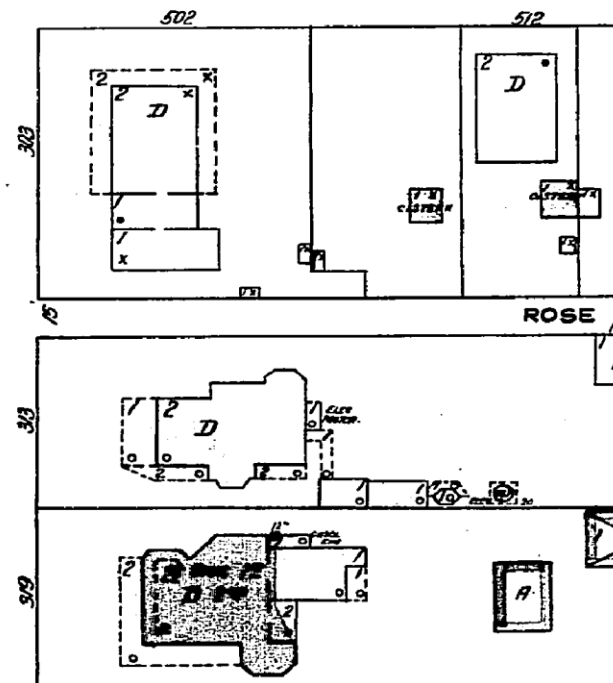
1912 Sanborn Map



CAROLINE

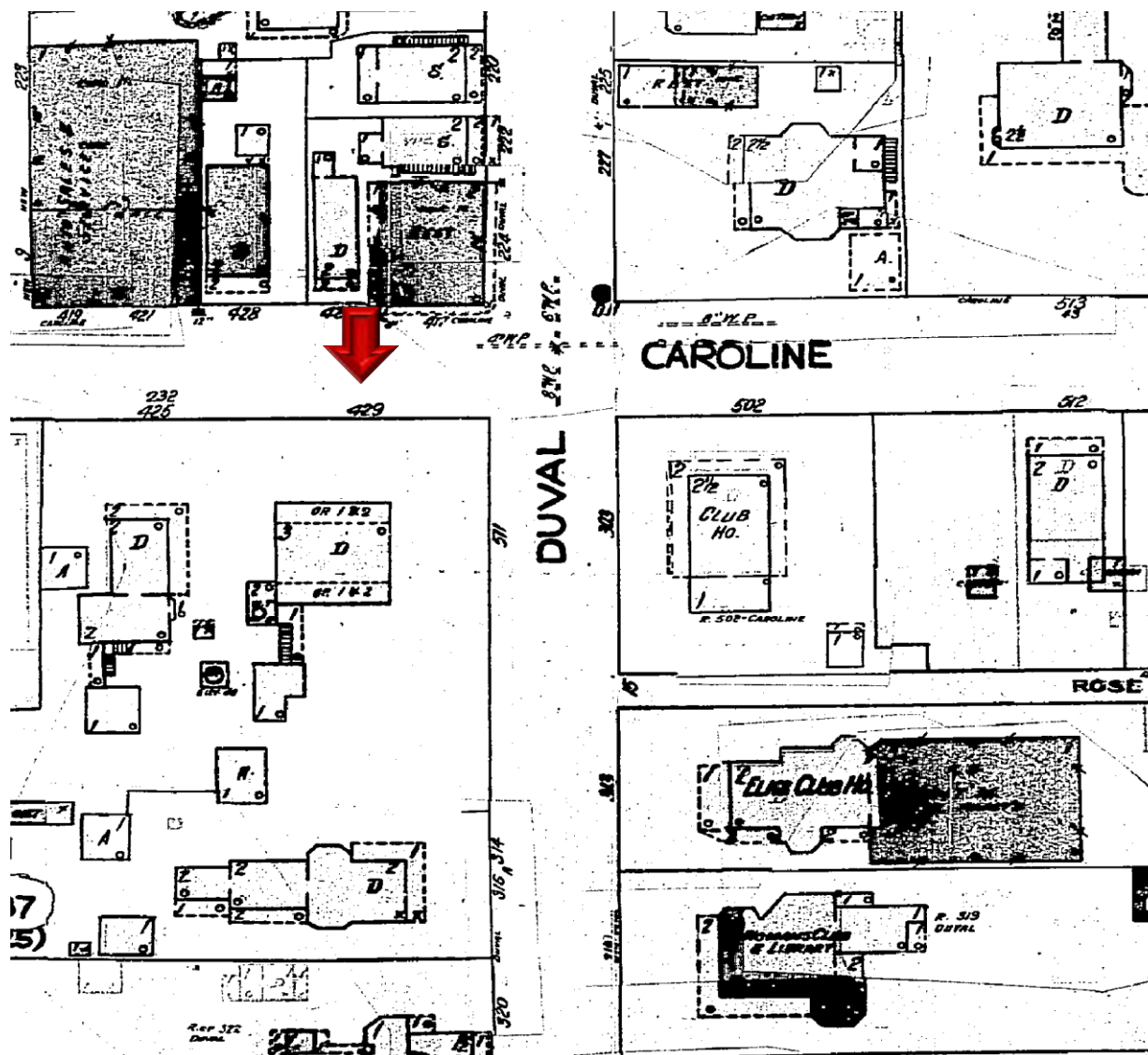


DUVAL



ROSE

1926 Sanborn Map

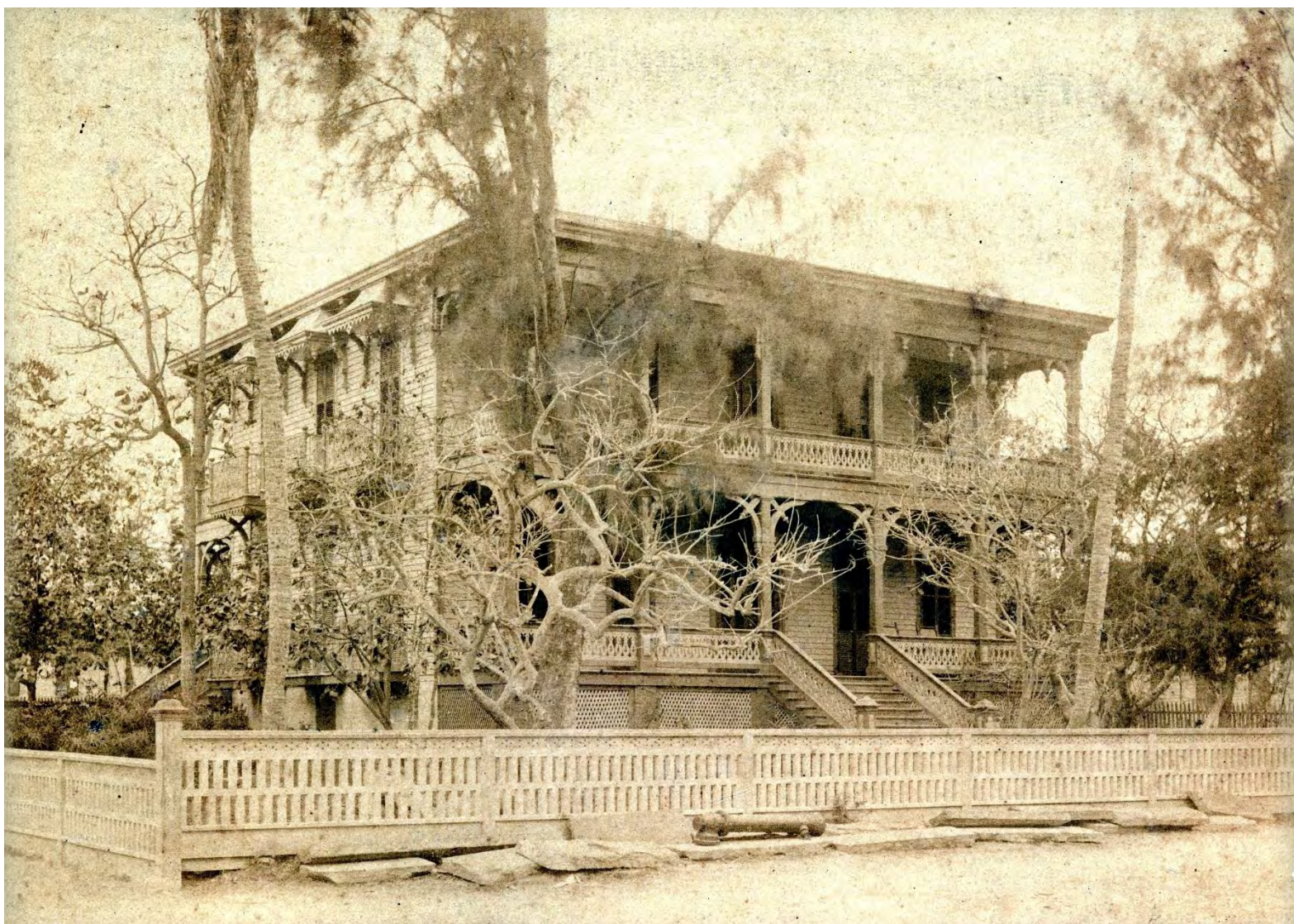


1948 Sanborn Map



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

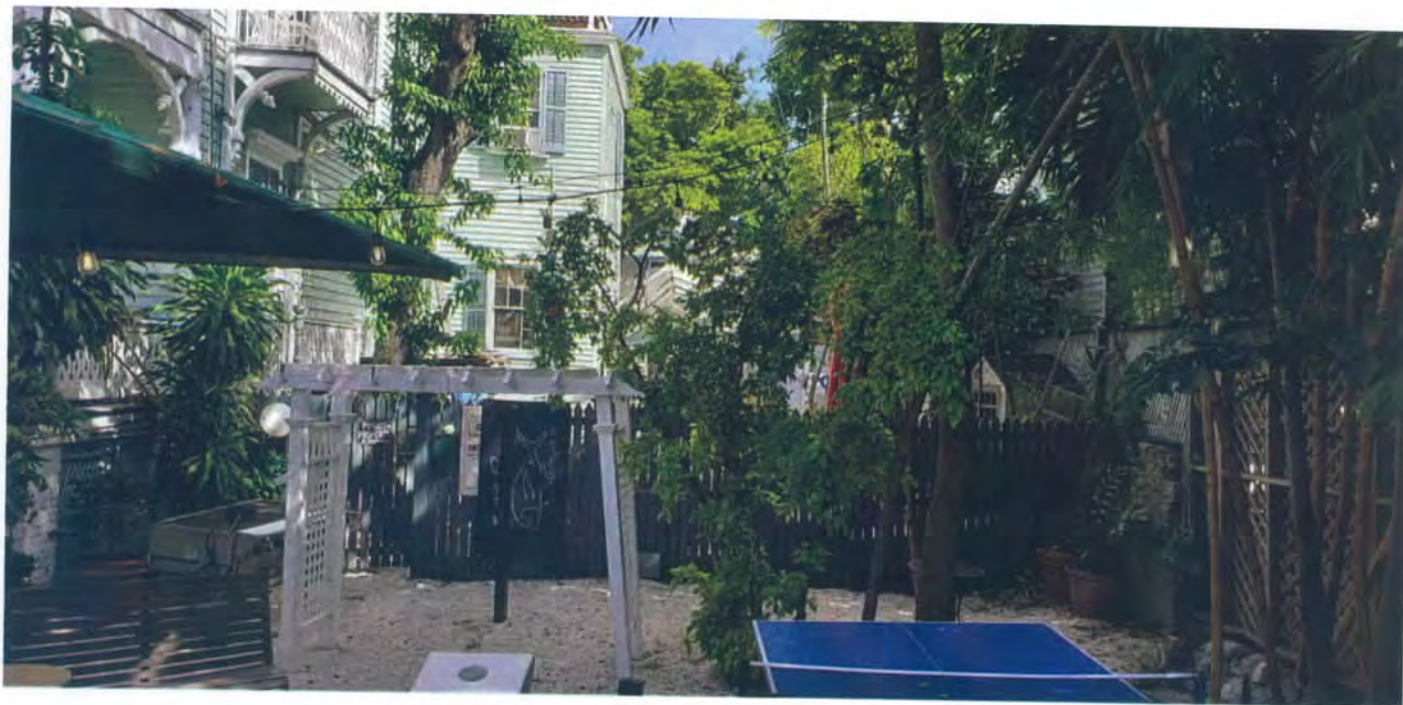




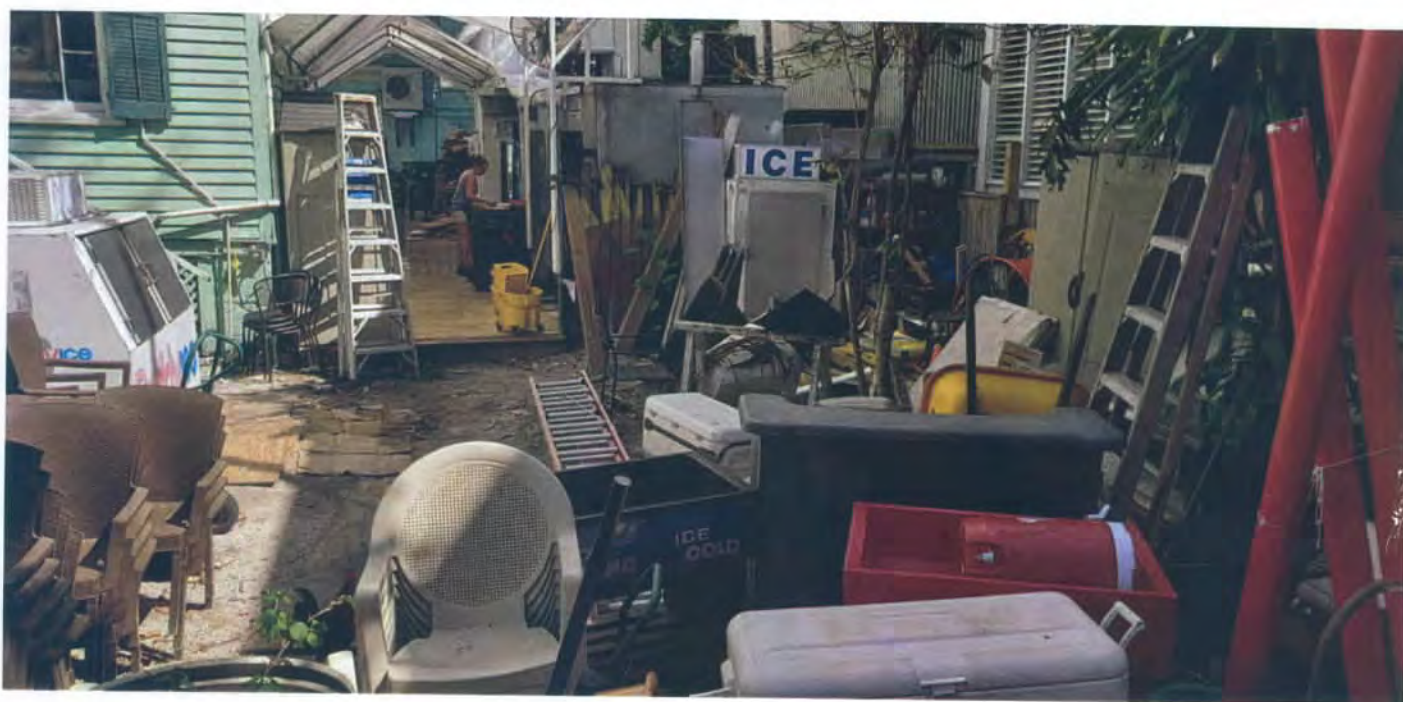
EXISTING CONDITIONS OVERALL VIEW
FROM DUVAL ST



EXISTING CONDITIONS OVERALL VIEW
FROM CAROLINE ST



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



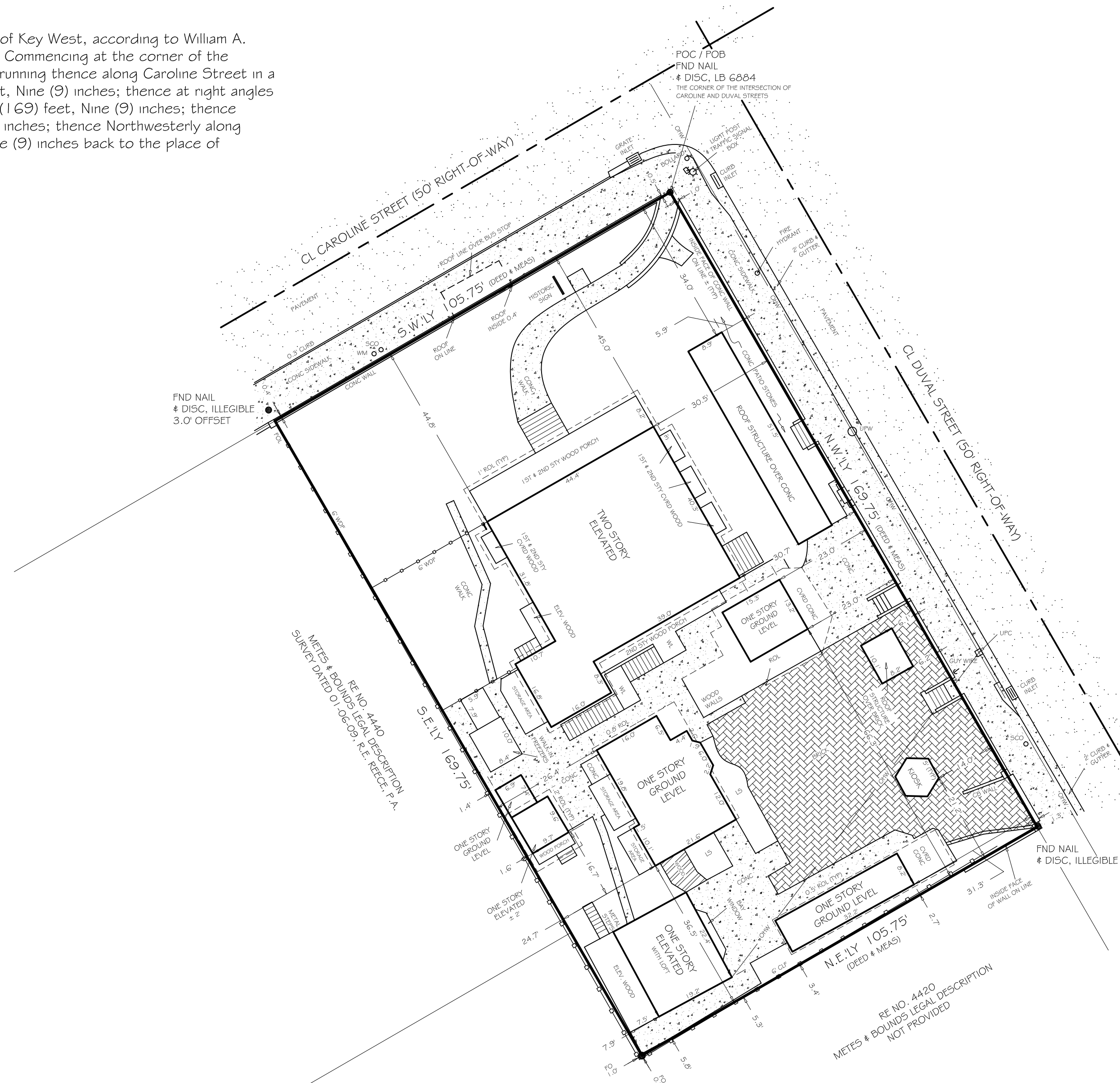
EXISTING CONDITIONS
PROPOSED LOCATION OF
UNDERGROUND GREASE TRAP AND
PROPANE FUEL TANK

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 2¹/₂ IR & CAP, LB 7665

CERTIFIED TO -
SUZANNE CAMPBELL

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 FLATTED 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.

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

MAP OF BOUNDARY SURVEY
PART OF LOT 2, SQUARE 25
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST

[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



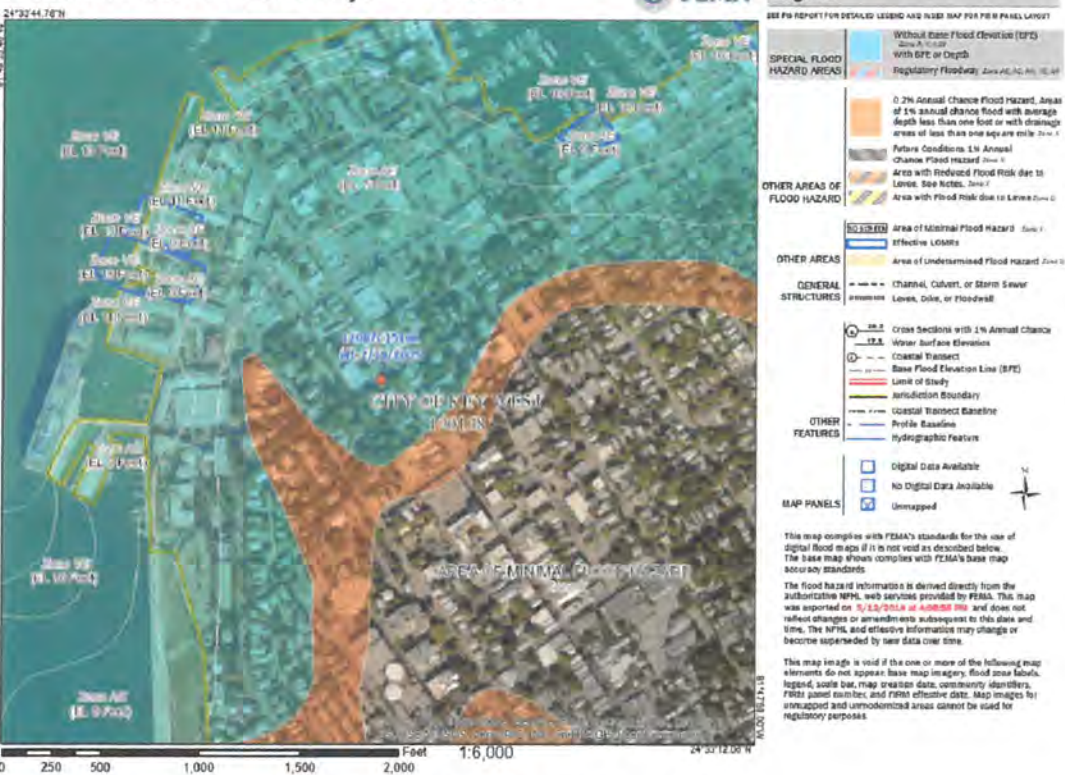
ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG.

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.

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.TDWG

REVISION NOTES:	DATE:
UPDATED SPOT ELEV.	

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:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

DATE:

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

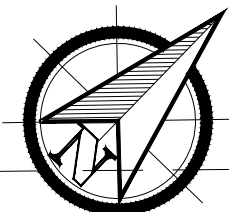
PROJECT:
429 CAROLINE ST

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.



8' 0 16'
SCALE: 1" = 16'

PROPERTY LINE

0000420-000000

105.75'(C)

10' REAR SETBACK

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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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 SITE PLAN
DEMO PLAN

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

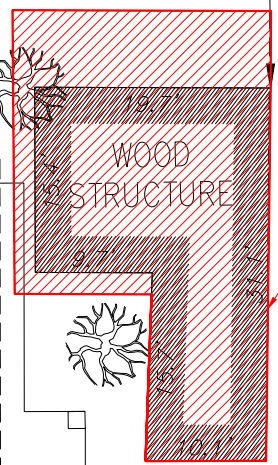
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SIGNATURE AND ORIGINAL SEAL

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

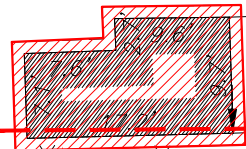
CONC. SIDEWALK
PROPERTY LINE

169.75'(C)

PAVER



DEMOLISH EXISTING ONE
STORY WOOD STRUCTURE AND
ALL MECHANICAL EQUIPMENT
(KITCHEN)



DEMOLISH EXISTING ONE
STORY WOOD STRUCTURE
(COTTAGE)

DEMOLISH EXISTING ONE
STORY SHED ADDITIONS

DEMO STAIRS

WOOD STRUCTURE

00004430-000000

429 CAROLINE ST
WOOD
STRUCTURE

WOOD
STRUCTURE

CONC.

WOOD
STRUCTURE

2.5' SIDE SETBACK

PROPERTY LINE

169.75'(C)

EXISTING SITE PLAN
SCALE: 1" = 16'-0"

0' FRONT SETBACK

ASPHALT PAVEMENT
CAROLINE ST.

CONC. SIDEWALK

CONC.

PAVER

N64° 17' 12"E (C)

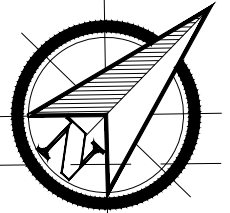
105.75'(C)

45.2'

PROPERTY LINE

114.69

DUVAL ST.



SCALE: 1" = 16'

PROPERTY LINE

0' STREET SIDE SETBACK

PROPERTY LINE

CONC. SIDEWALK

PROPOSED LOCATION OF POWER SERVICE POLE AND UNDERGROUND SERVICE DROP

0' FRONT SETBACK

CONC. SIDEWALK

CONC.

PAVER

WOOD STRUCTURE

PAVER

PAVER

PAVER

PROPERTY LINE

0000420-000000

105.75'(C)

REMOVE 196.5 SQ.FT. OF CONCRETE PAVEMENT TO PROVIDE ADDITIONAL OPEN SPACE - SHALL REMAIN OPEN GRAVEL OR LANDSCAPED AREA

10' REAR SETBACK

WOOD STRUCTURE

PROPOSED SIDEWALK

KITCHEN ADDITION MECHANICAL EQUIPMENT ON TOP OF FLAT ROOF OF ADDITION

PROPOSED GARBAGE CONTAINERS UNDER STAIRS

00004430-000000

429 CAROLINE ST
WOOD STRUCTURE

PAVER

PROPOSED GREASE TRAP UNDERGROUND TANK 1,250 GALLON CAPACITY

PROPOSED BURIED (UNDERGROUND) LP TANK

PROPOSED NEW STAIRS

EXISTING WALK-IN COOLER TO REMAIN

2.5' SIDE SETBACK

114.69

PROPOSED SITE PLAN

SCALE: 1/16" = 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 ADDITION, BAR, PAVILION

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

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

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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:

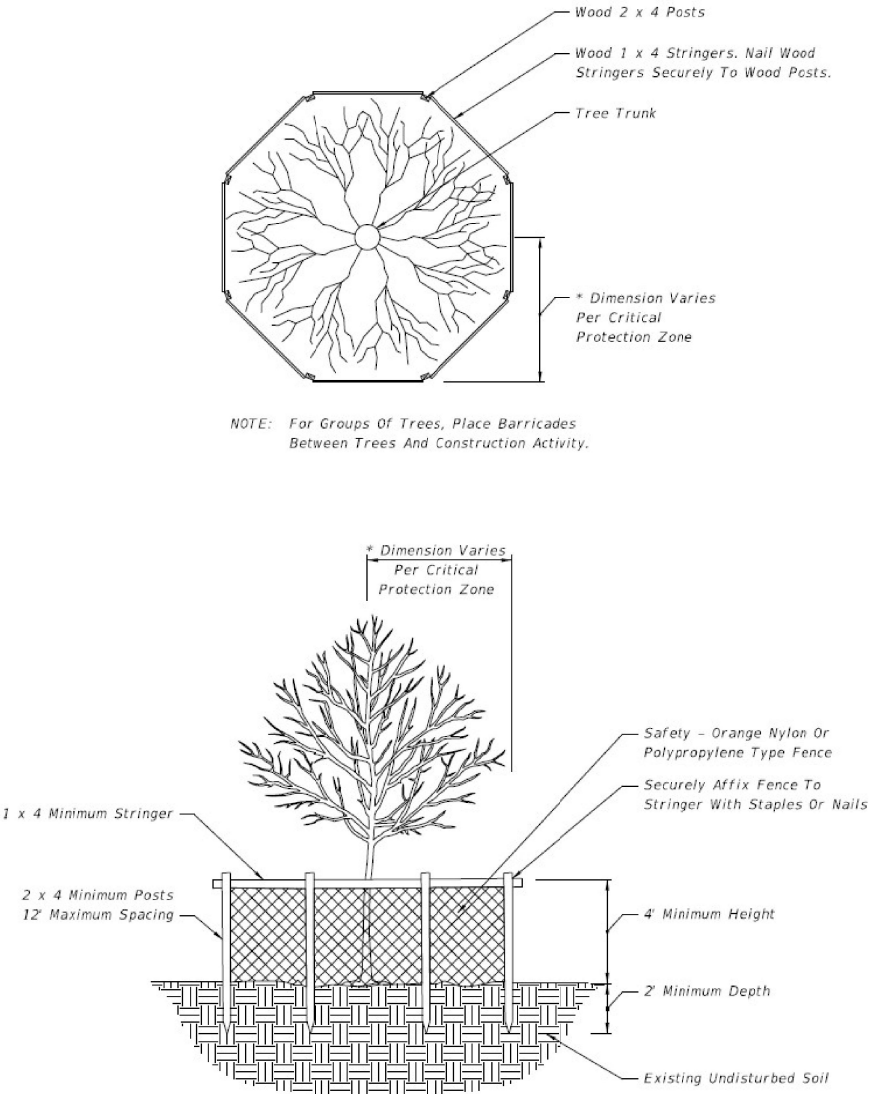
REQUIRED 50.00% (8,975.99 SQ.FT.)
EXISTING 36.51% (±6,554.66 SQ.FT.)
PROPOSED 38.35% (±6,902.63 SQ.FT.)

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



NOTE: For Groups Of Trees, Place Barricades Between Trees And Construction Activity.

NOTES: Critical Protection Zone: The Area Surrounding A Tree Within A Circle Described By A Radius Of One Foot For Each Inch Of The Tree Trunk Diameter At 54" Above Finished Grade. For Groups Of Trees, Place Barricades Between Trees And Construction Activity.

* Tree Protection Barricades Shall Be Located To Protect A Minimum Of 75% Of The Critical Protection Zone.

TREE PROTECTION BARRICADE

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

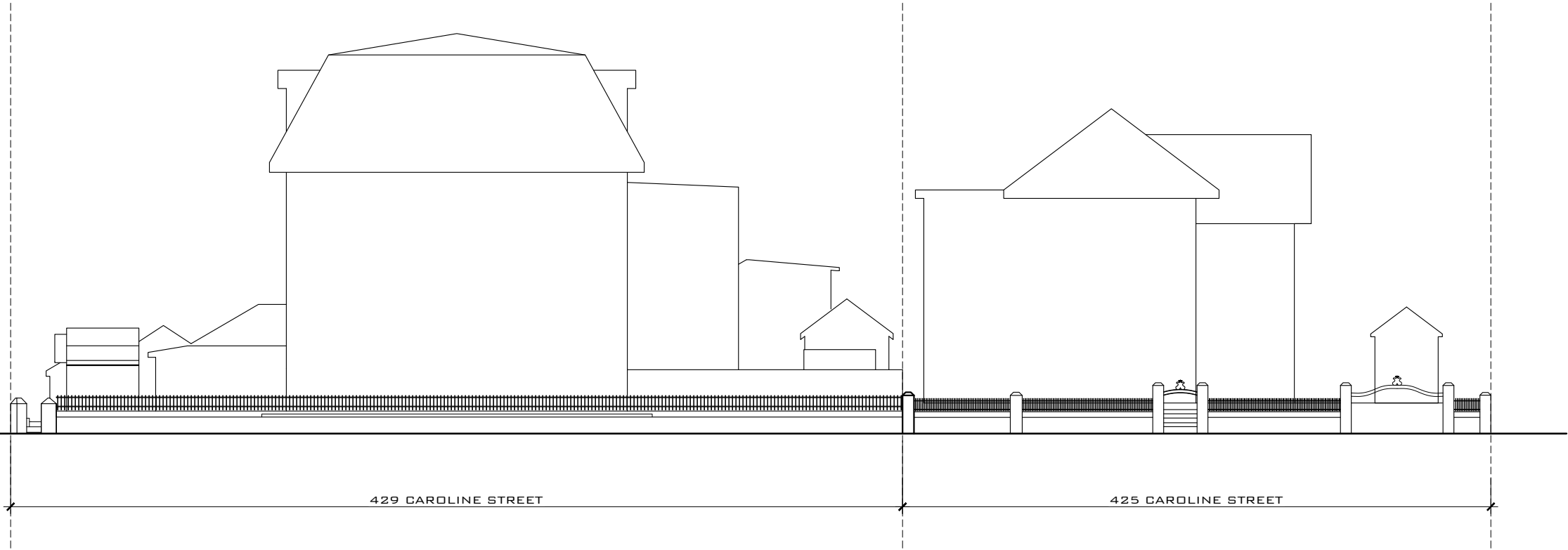


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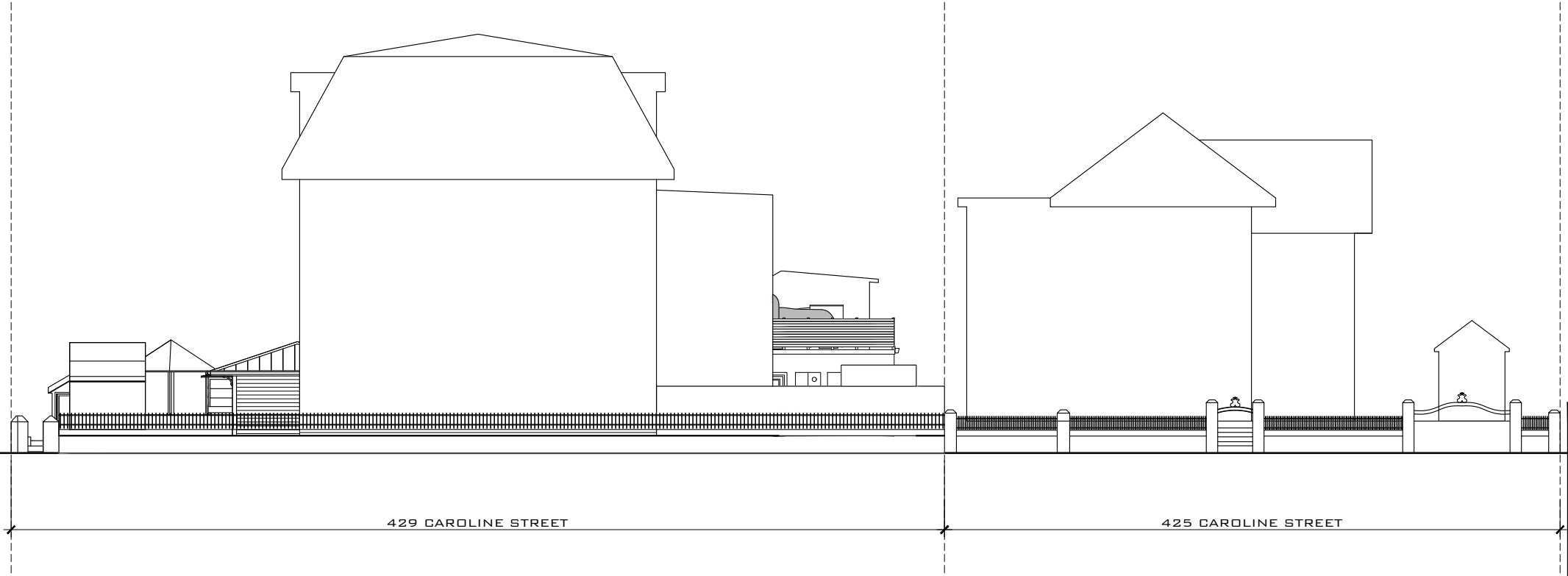
PROJECT: KITCHEN ADDITION, BAR, PAVILION

SITE: 429 CAROLINE ST KEY WEST, FL 33040			
TITLE: SITE DATA TREE PROTECTION			
SCALE AT 1/16"=1'-0"	DATE: 07/31/19	DRAWN: SAM	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: C-102	REVISION: 1	



EXISTING CAROLINE SIDE STREETScape

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



PROPOSED CAROLINE SIDE STREETScape

SCALE: 1/16" = 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	

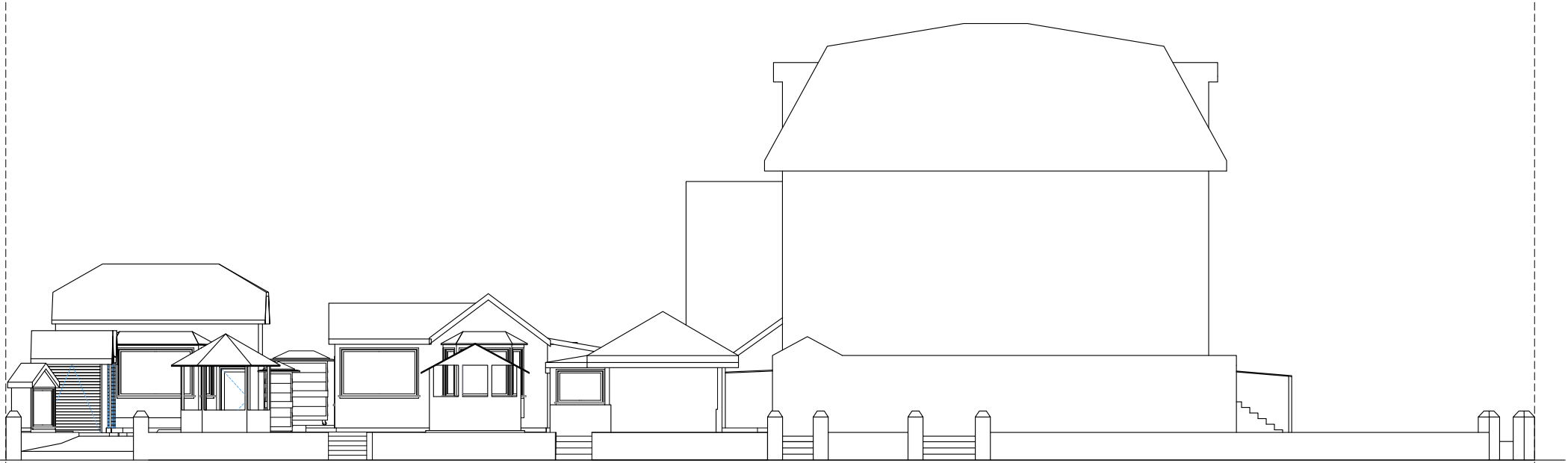
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CA # 30835

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 CAROLINE STREETScape		

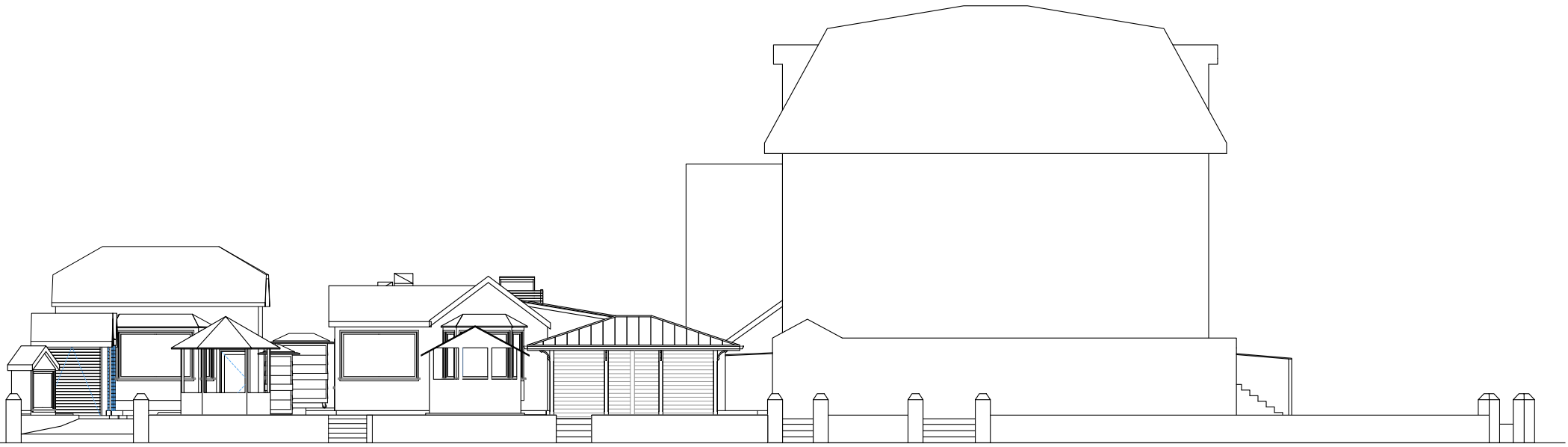
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AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-001	1	



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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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	

THIS DRAWING IS NOT VALID WITHOUT THE
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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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: COVER

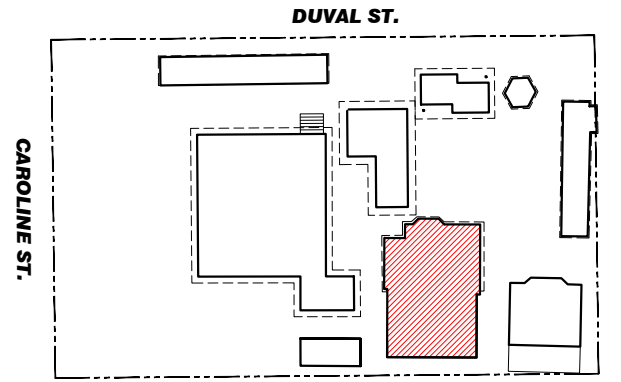
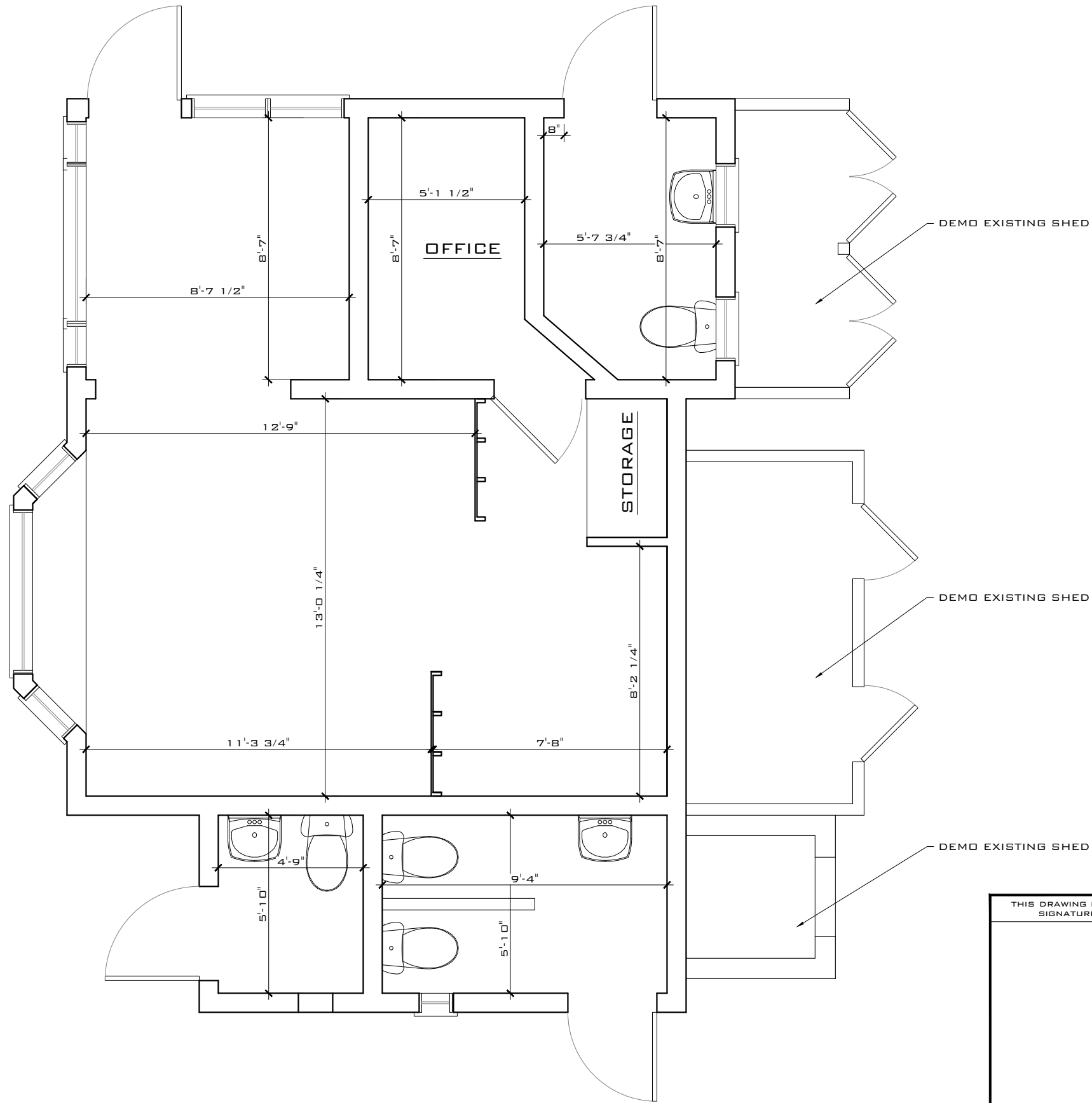
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PROJECT NO: 1710-10	DRAWING NO: A-100	REVISION: 1	

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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			



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CA # 30835

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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

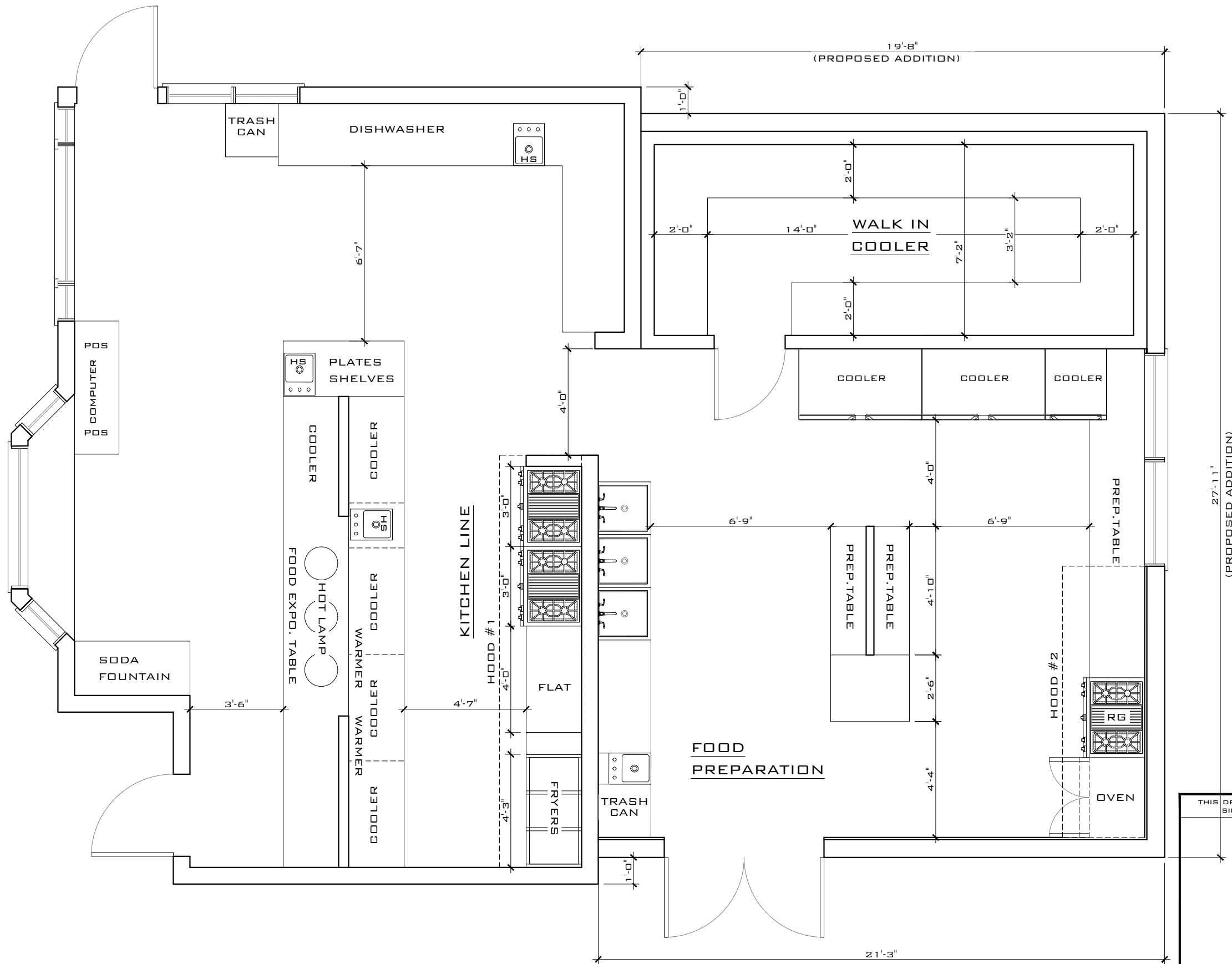
SCALE AT 1/4" = 1'-0"	DATE: 07/31/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: A-101	REVISION: 1	

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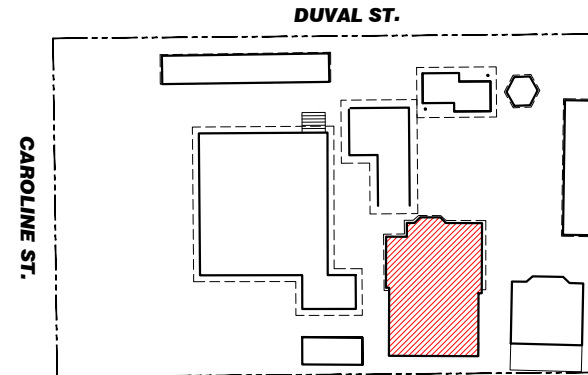
SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



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



EXISTING GROSS AREA = 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		



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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**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-102	1	

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SIGNATURE: _____

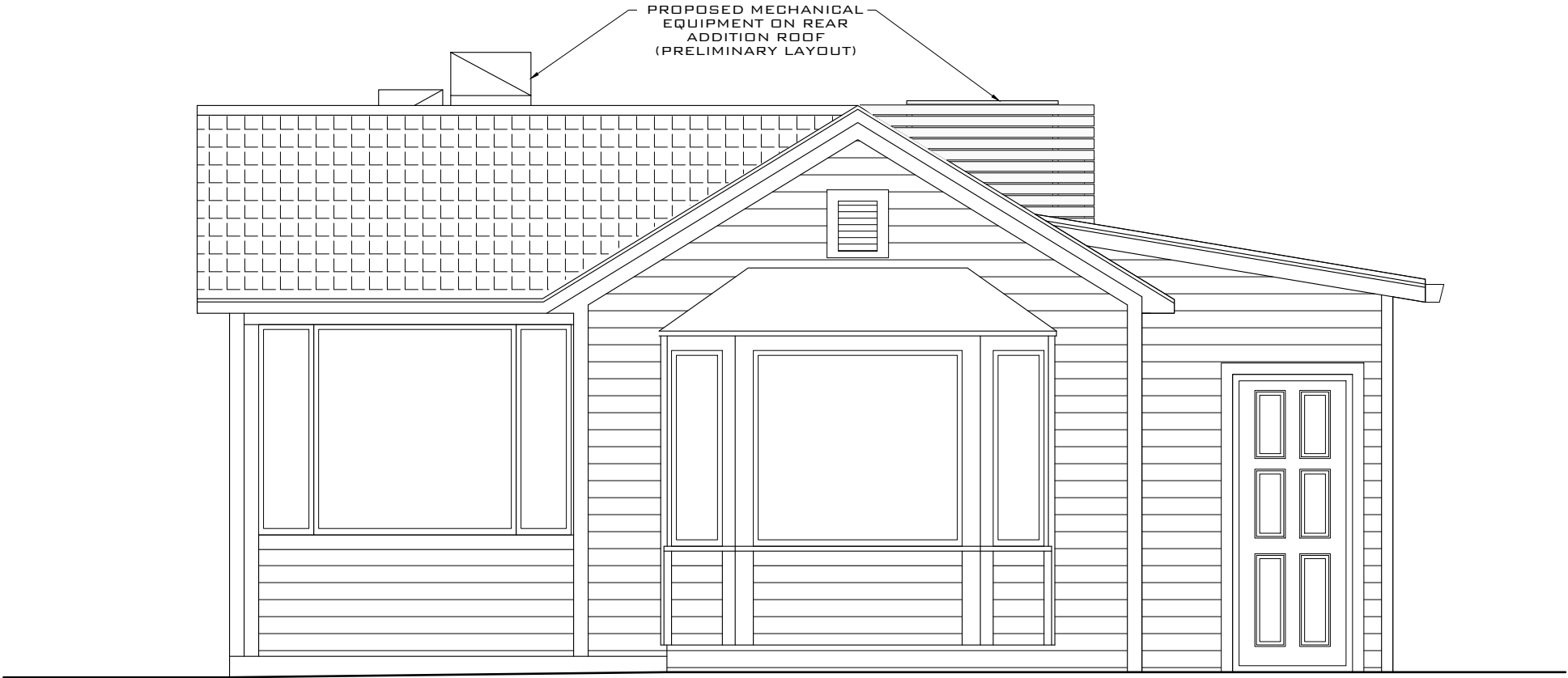
DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



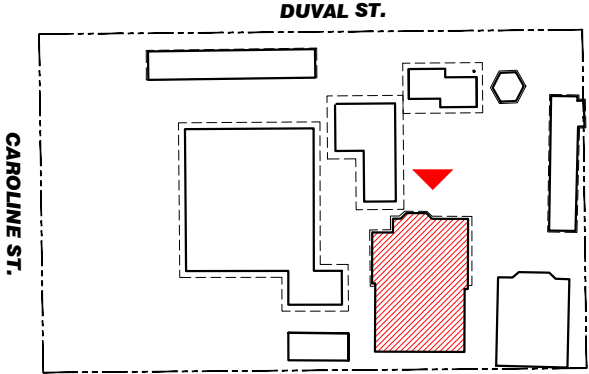
EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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



REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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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 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-103	1	

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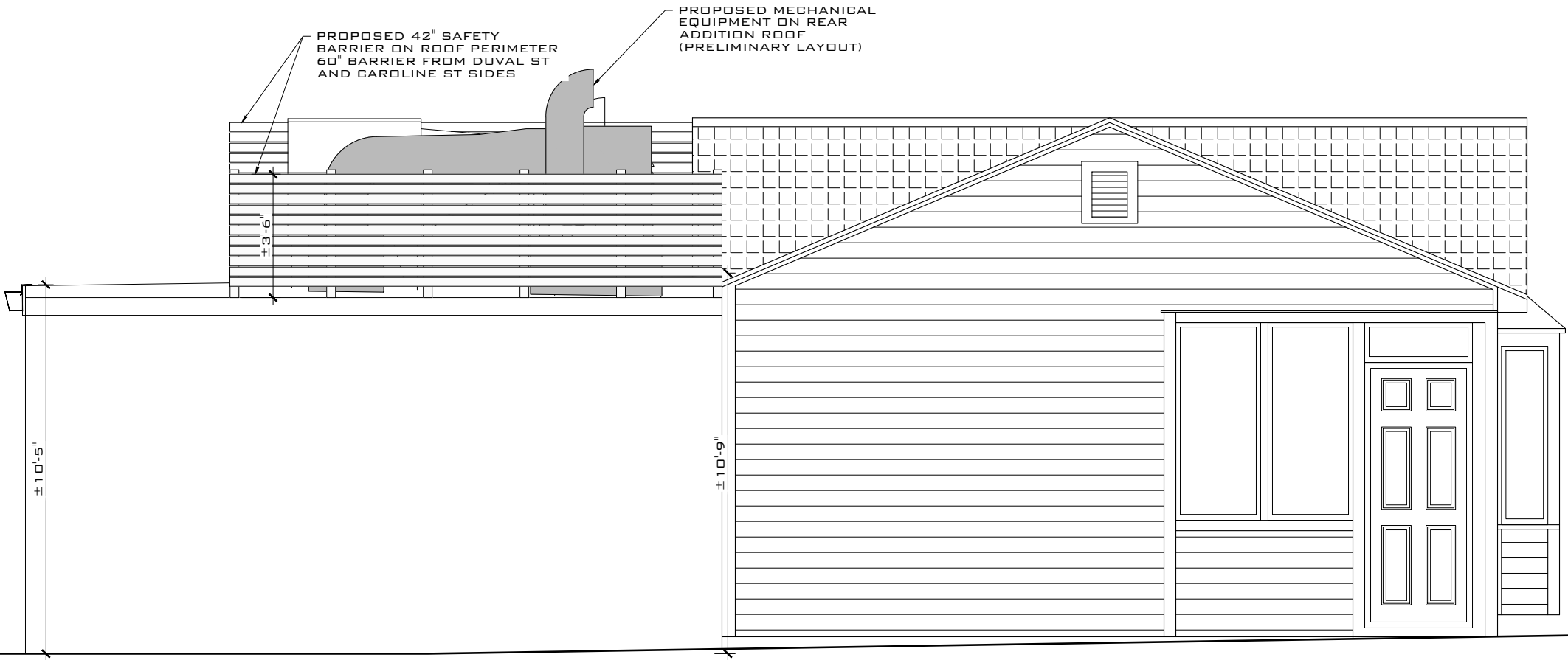
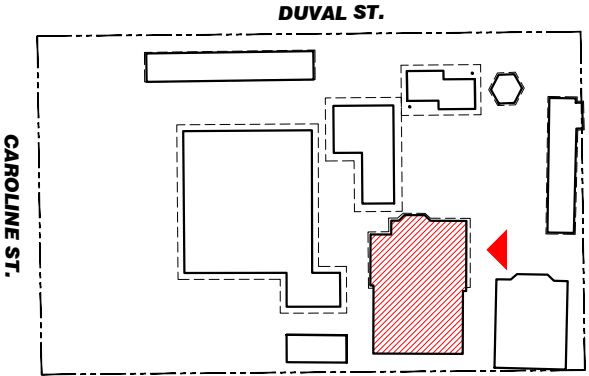
DATE:

SERGE MASHTAKOV
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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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STATUS:	FINAL		



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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**
SIDE 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-104	1	

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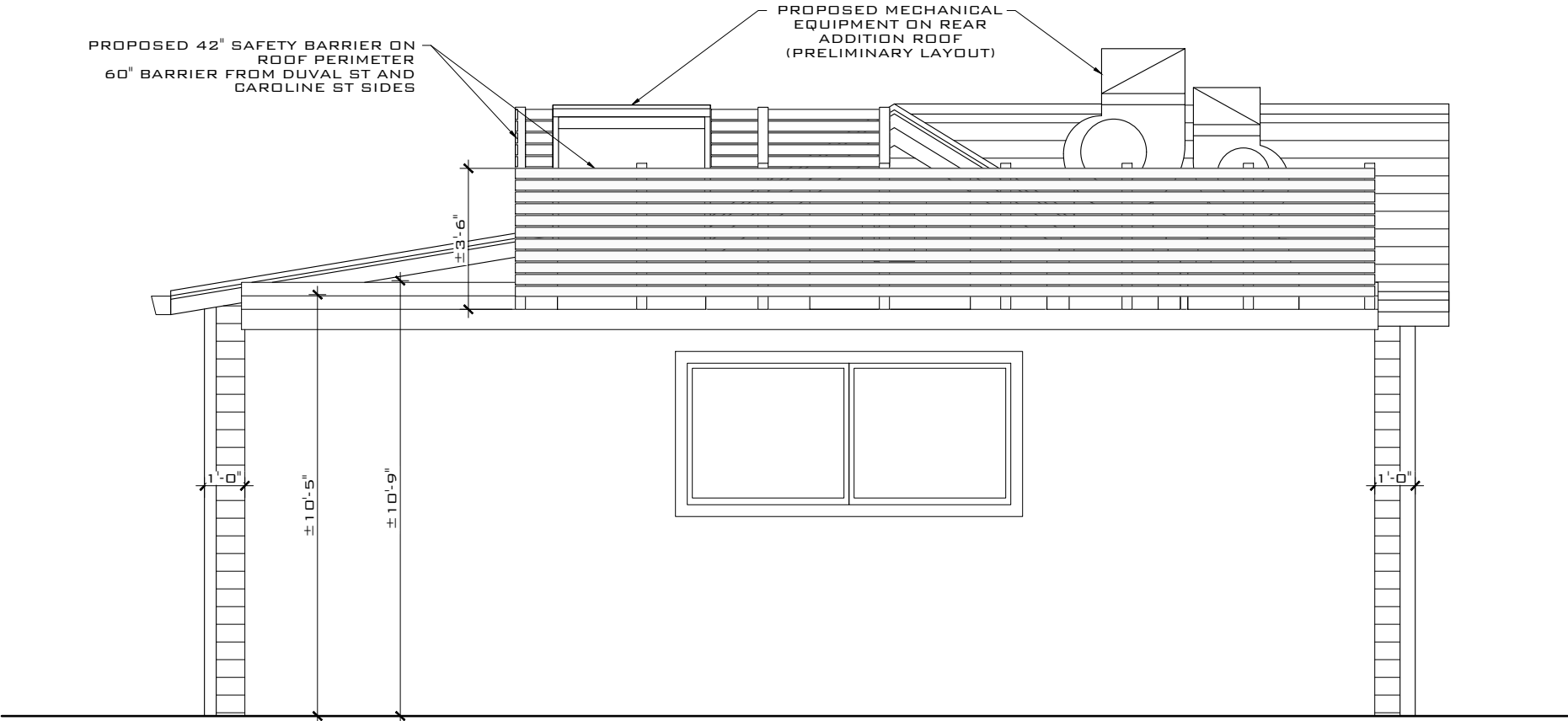
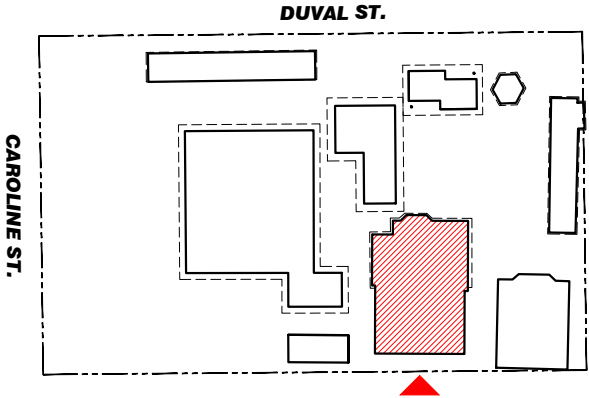
DATE:

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LICENSE NO 71480



EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

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STATUS:	FINAL		



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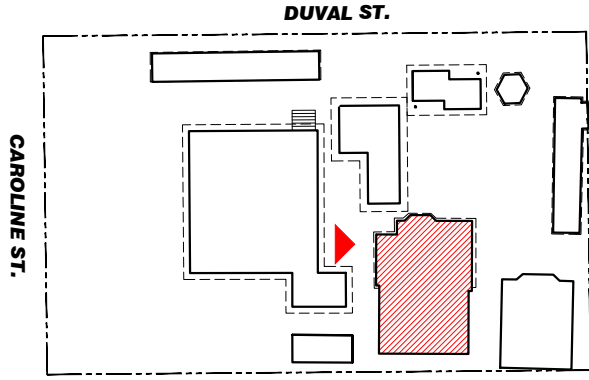
CLIENT: **ONE CALL CONSTRUCTION**
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: **KITCHEN**

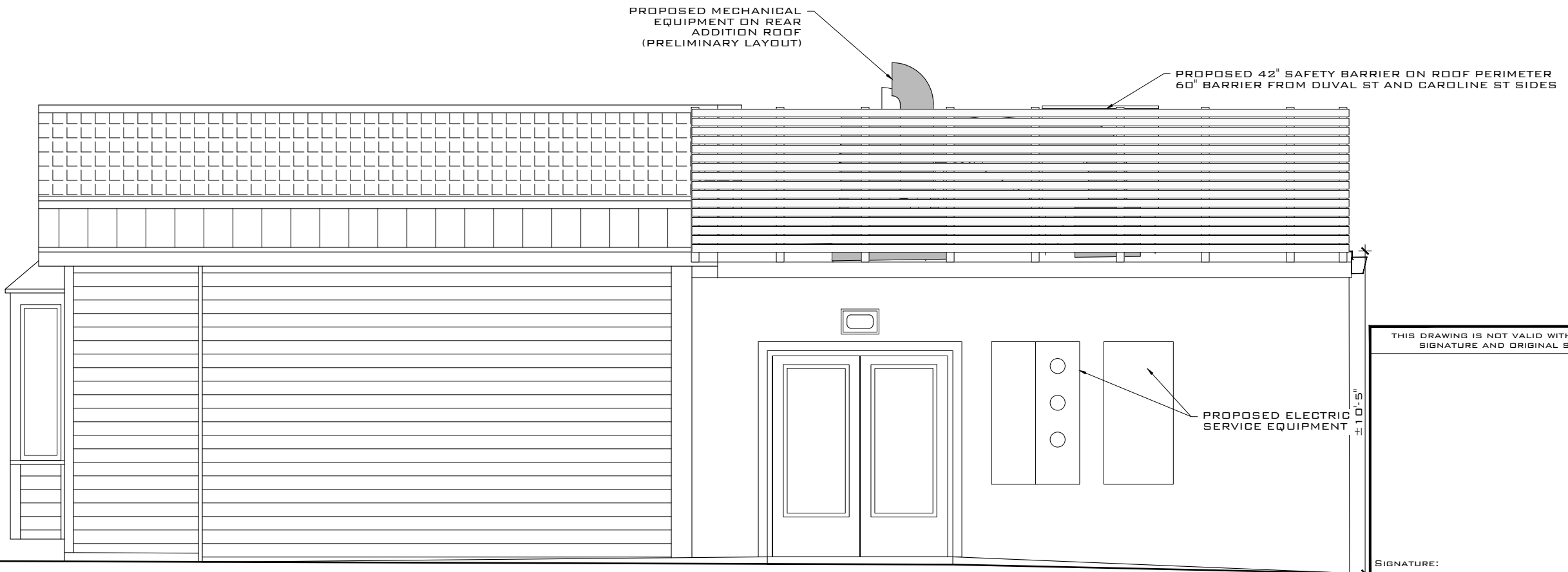
SITE: **429 CAROLINE ST
KEY WEST, FL 33040**

TITLE: **EXISTING / PROPOSED
REAR ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-105	1	



EXISTING RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

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DATE: _____

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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	

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

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: 429 CAROLINE ST

SITE: 429 CAROLINE ST
KEY WEST, FL 33040

TITLE: COVER

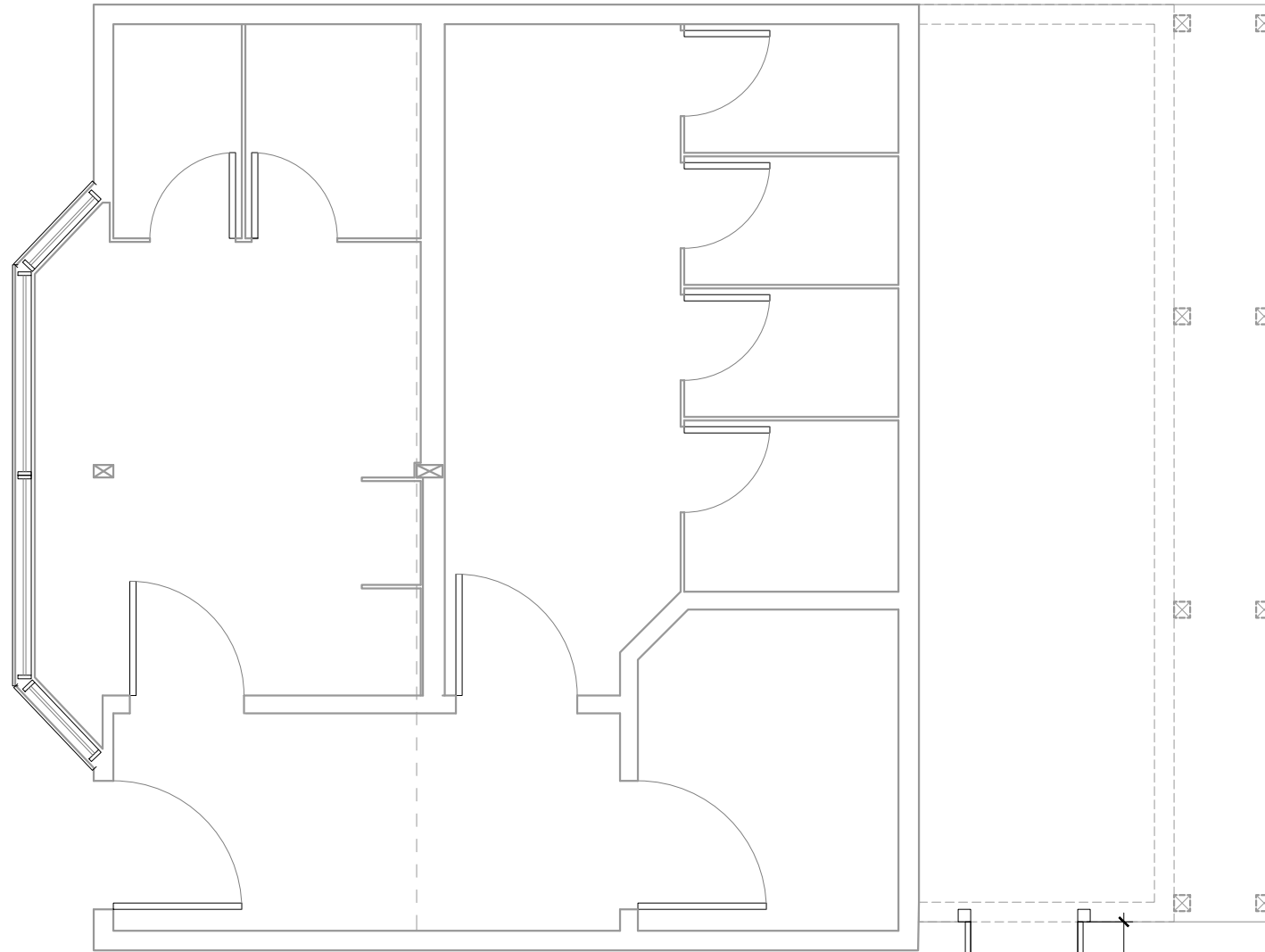
SCALE AT 11x17: AS SHOWN	DATE: 01/10/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1710-10	DRAWING NO: A-200	REVISION: 1	

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EXISTING FLOOR PLAN

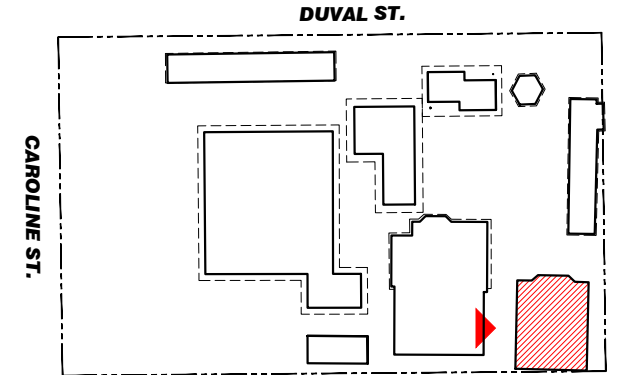
SCALE: 1/4" = 1'-0"

DEMOLISH EXISTING
STAIRS

±10'-0"

±2'-6"

KITCHEN BUILDING



REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CLIENT: **ONE CALL CONSTRUCTION**
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KEY WEST, FL 33040
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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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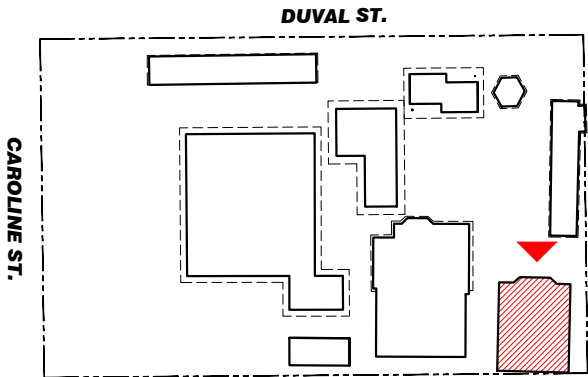
EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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



REV:	DESCRIPTION:	BY:	DATE:
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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/PROPOSED
FRONT ELEVATION

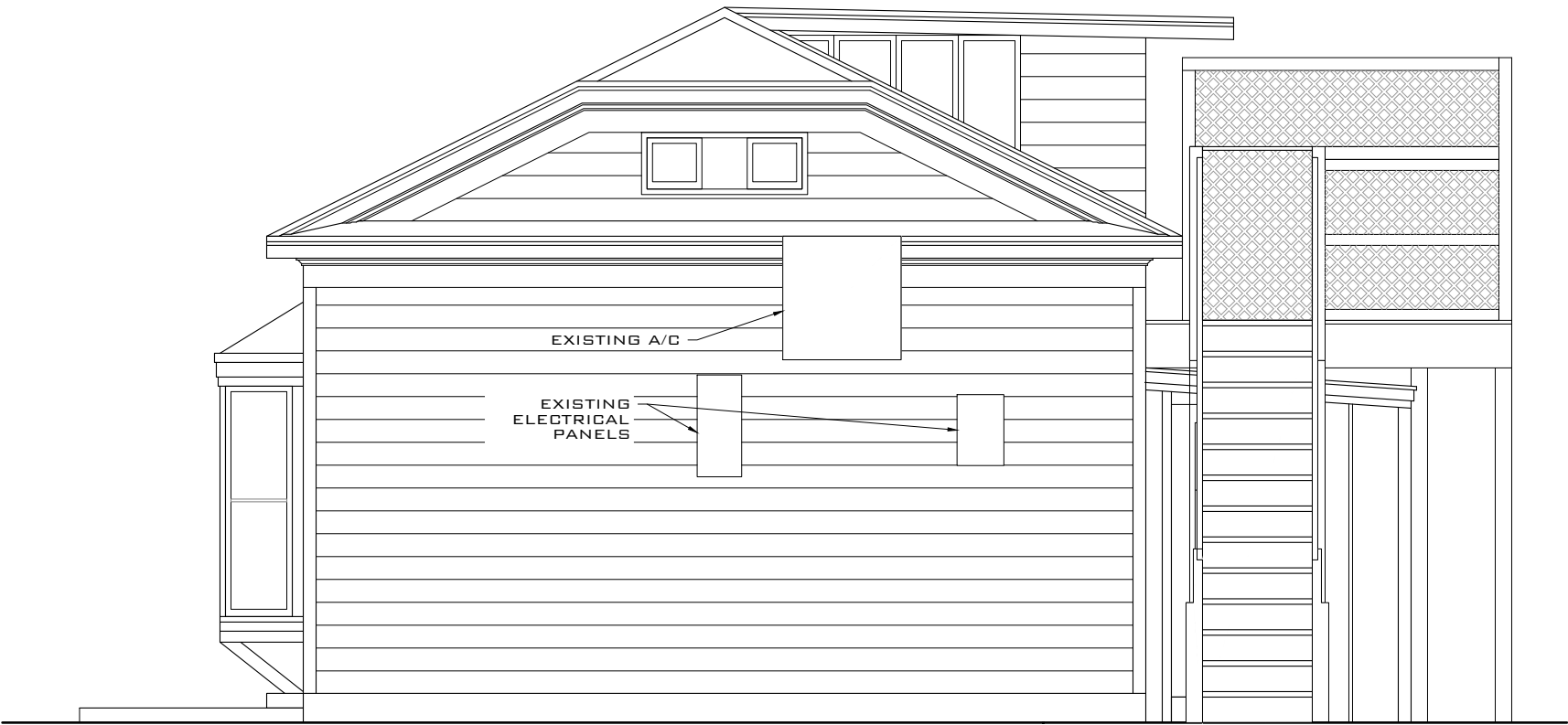
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-203	1	

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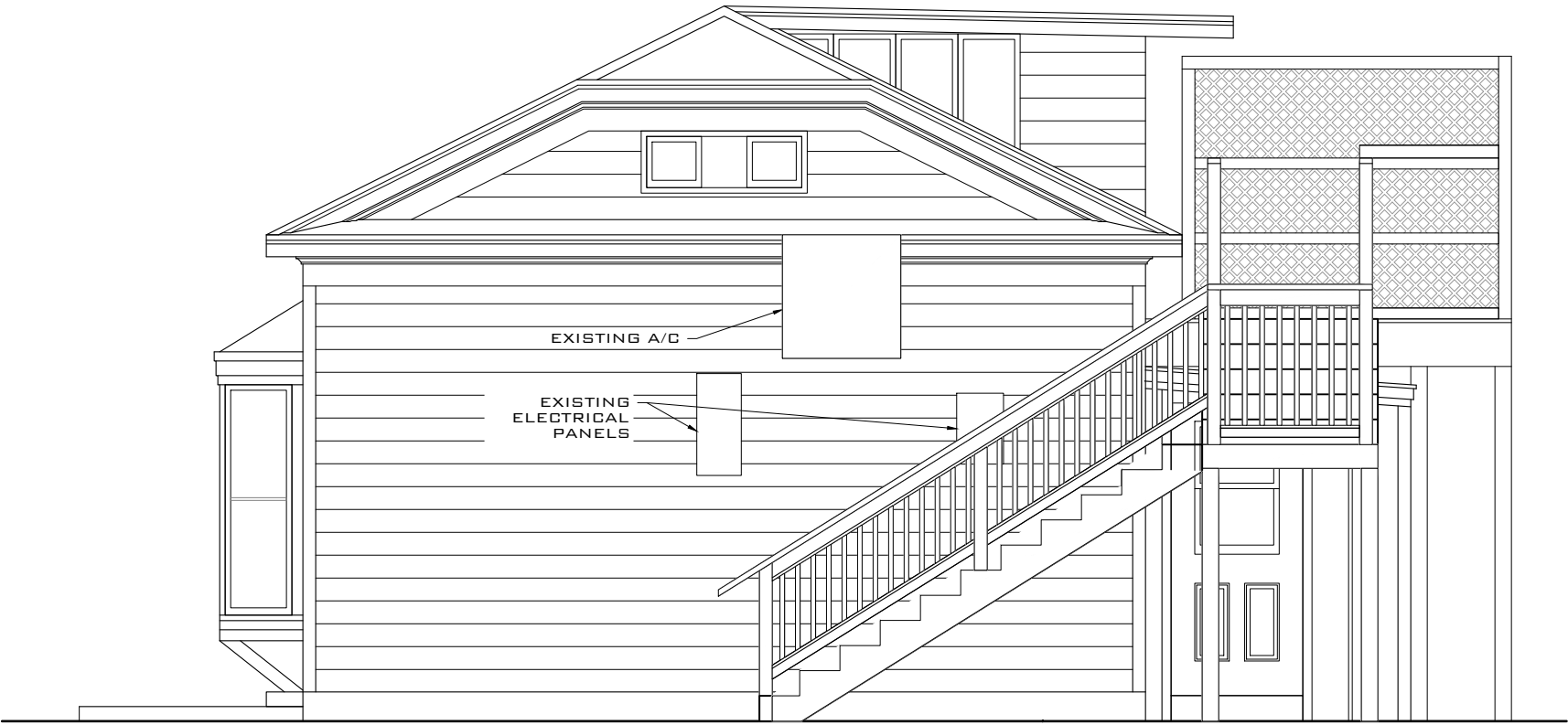
DATE:

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STATE OF FLORIDA
LICENSE NO 71480



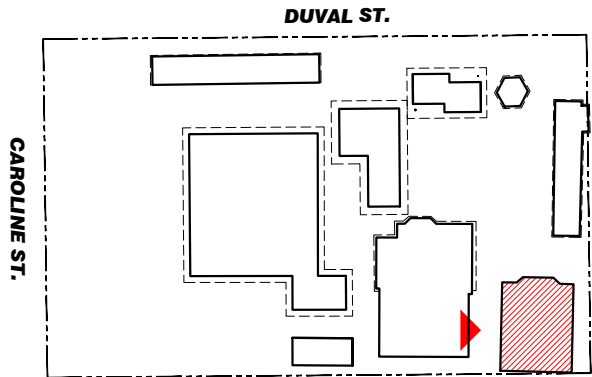
EXISTING RIGHT ELEVATION

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

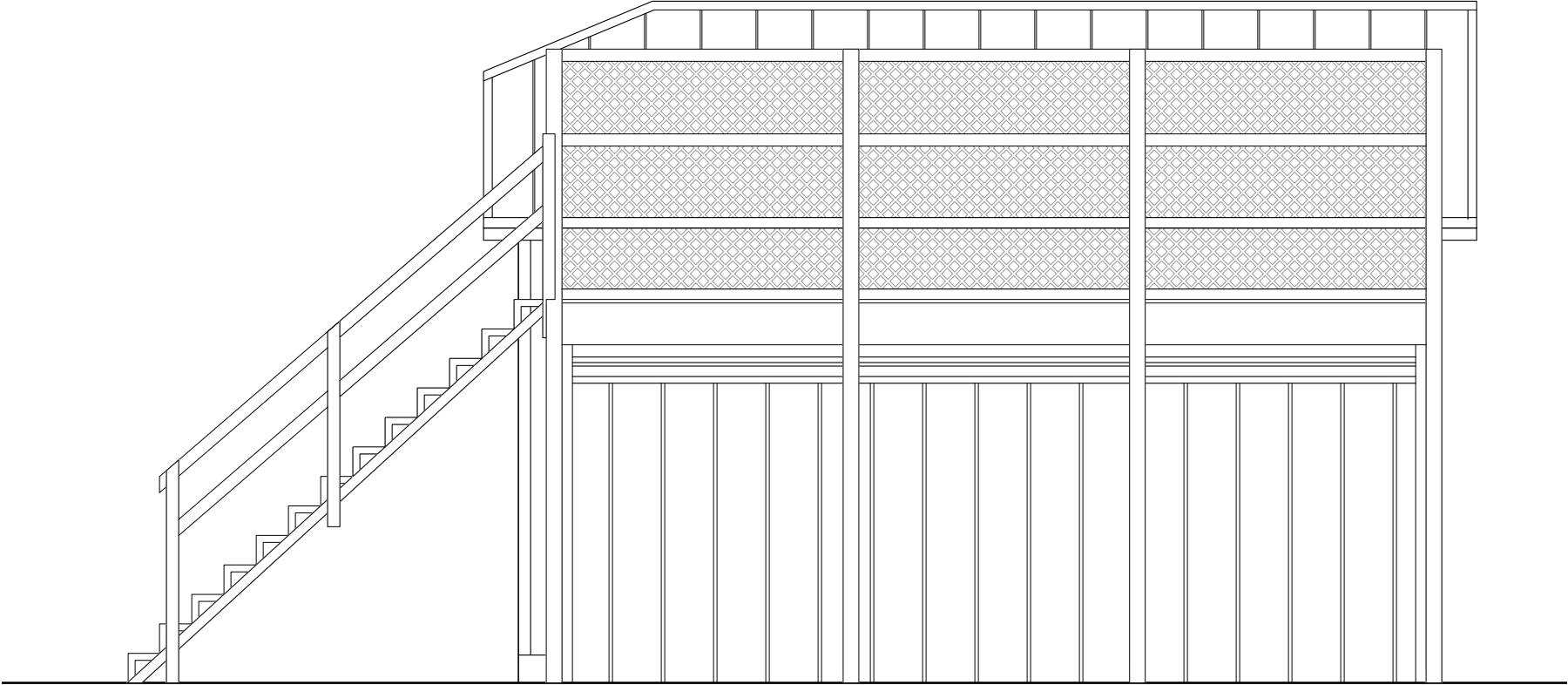
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AS SHOWN	01/10/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-204	1	

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SIGNATURE AND ORIGINAL SEAL

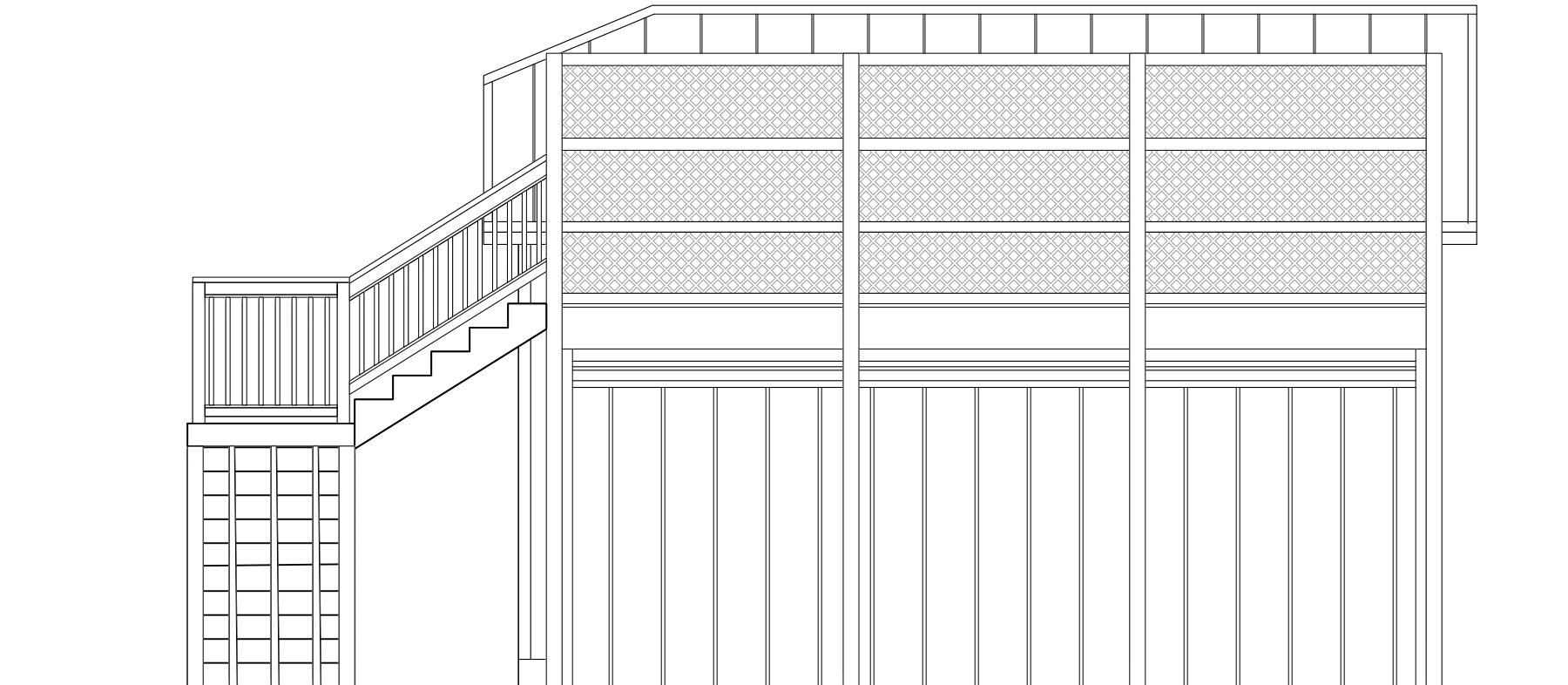
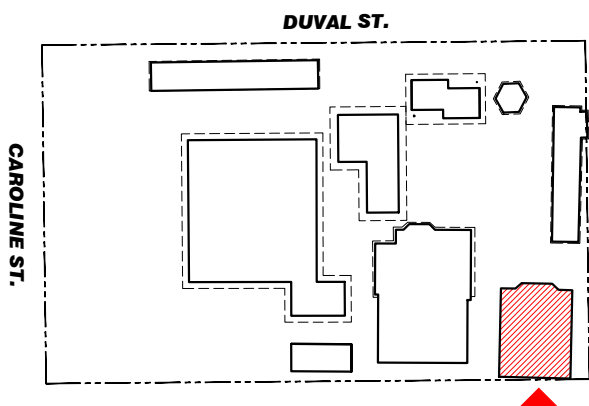
SIGNATURE:

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 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:
429 CAROLINE ST

SITE:
429 CAROLINE ST
KEY WEST, FL 33040

TITLE:
EXISTING/PROPOSED
REAR ELEVATION

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

CONSTRUCTION PLANS
FOR
429 CAROLINE ST
PAVILION

SITE LOCATION



LOCATION MAP:

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

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

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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

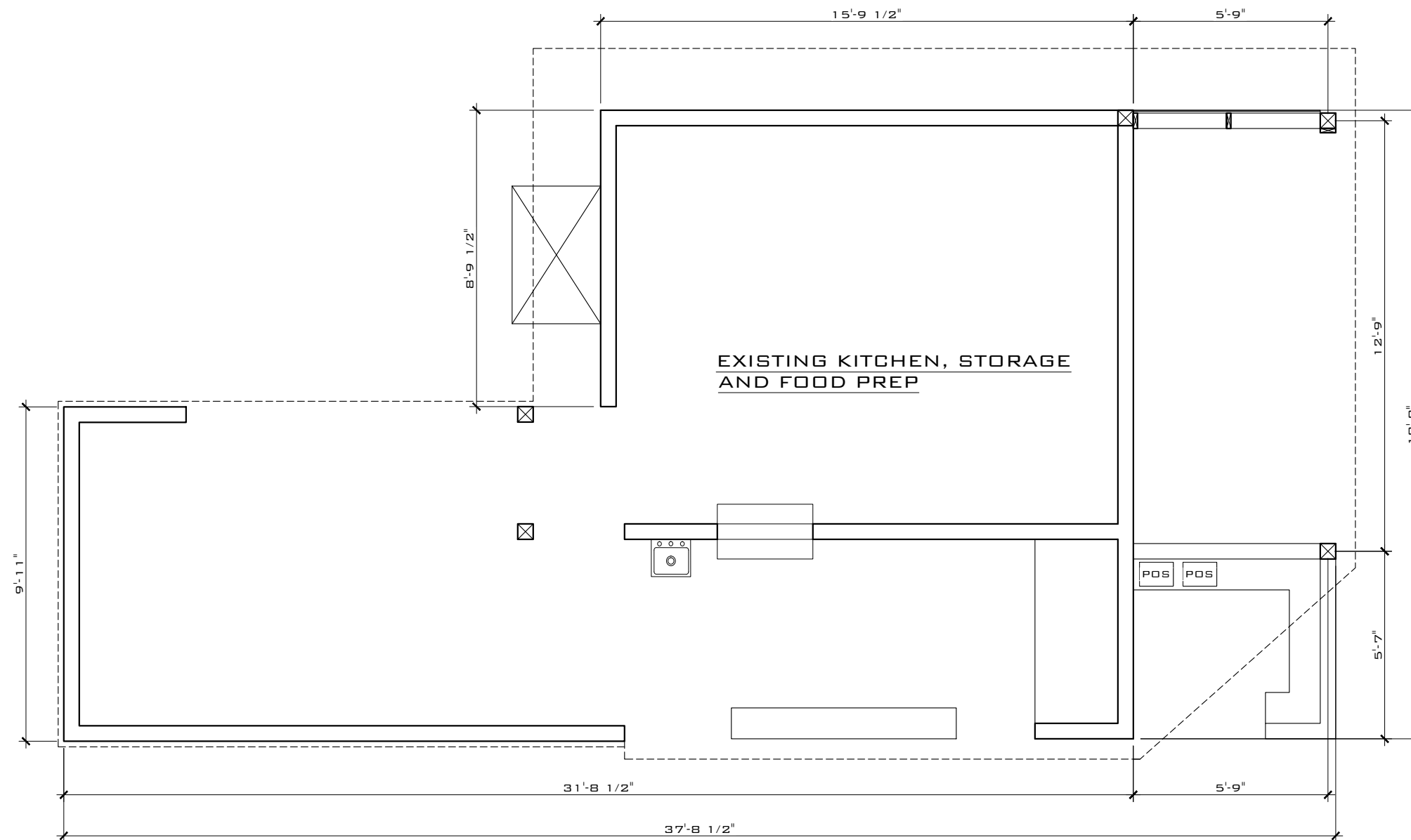
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PROJECT NO: 1710-10	DRAWING NO: A-300	REVISION: 1	

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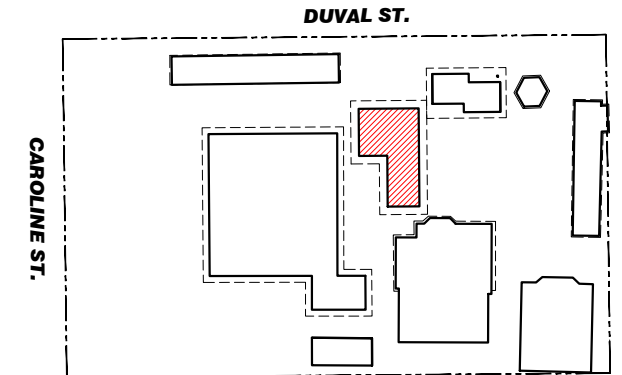
DATE:

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STATE OF FLORIDA
LICENSE NO 71480



EXISTING FLOOR PLAN

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: **PAVILION**

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

TITLE: **EXISTING FLOOR PLAN**

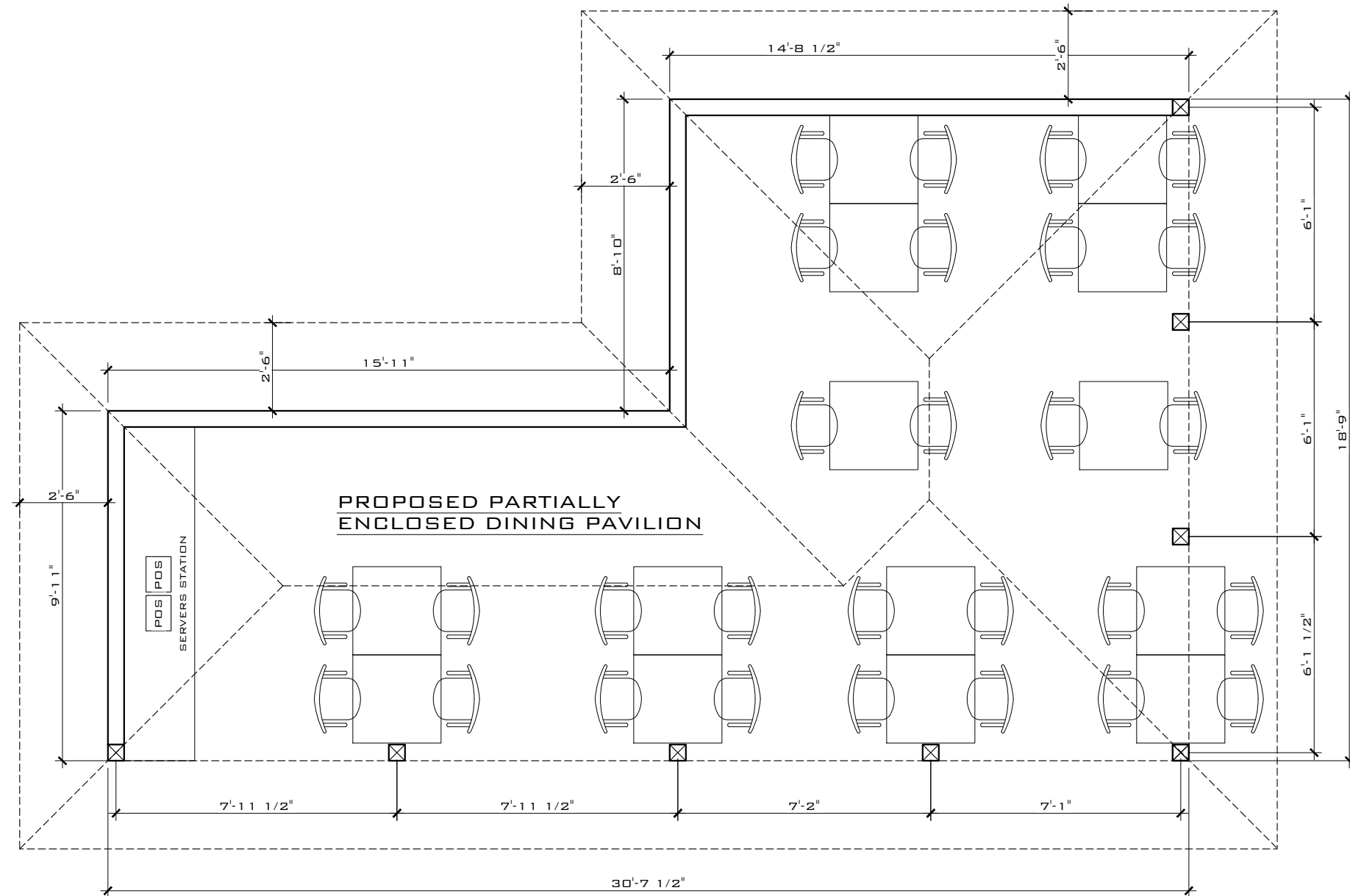
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AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-301	1	

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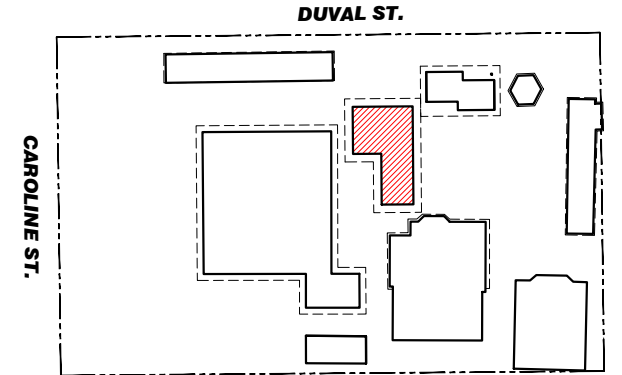
SIGNATURE:

DATE:

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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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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**

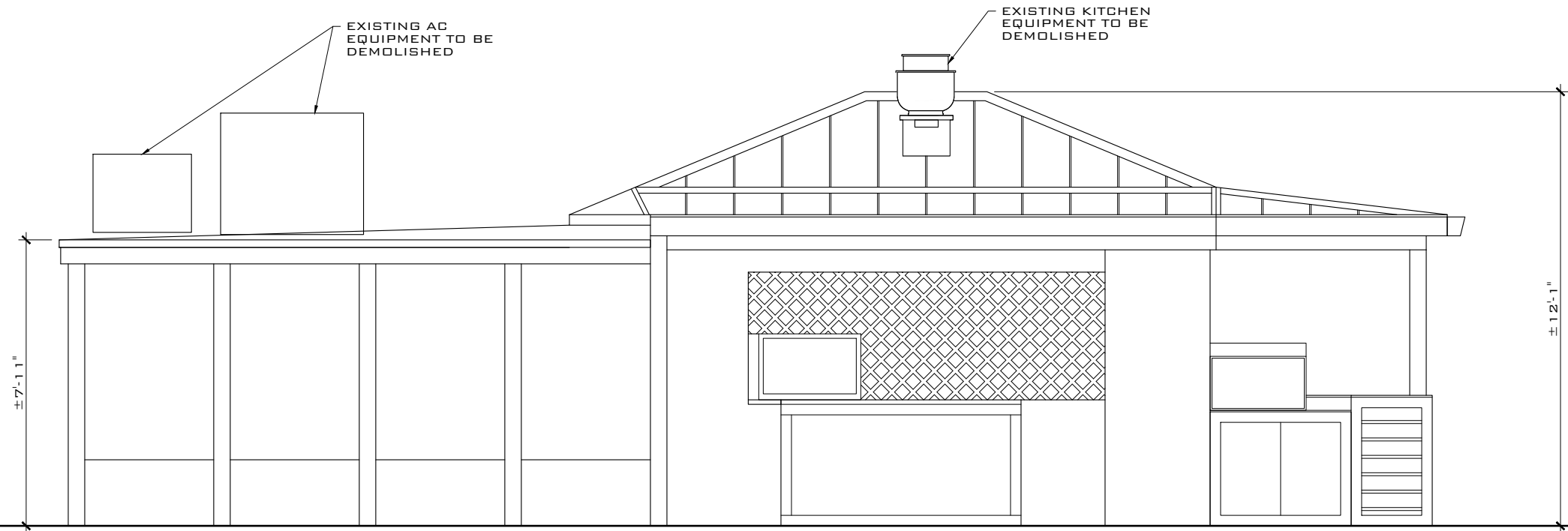
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-302	1	

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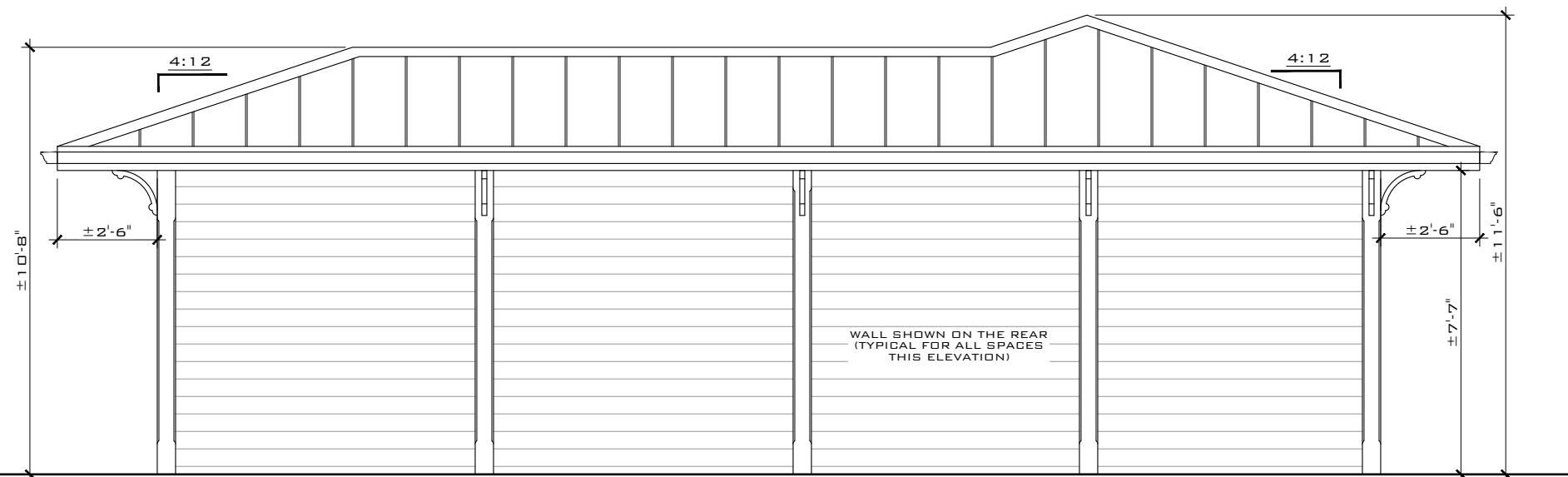
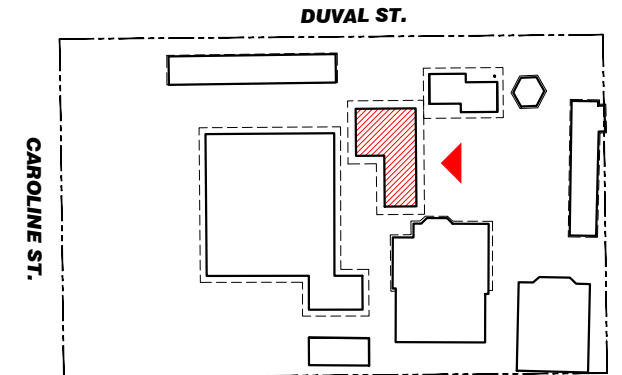
SIGNATURE:

DATE:

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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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DATE:	
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REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

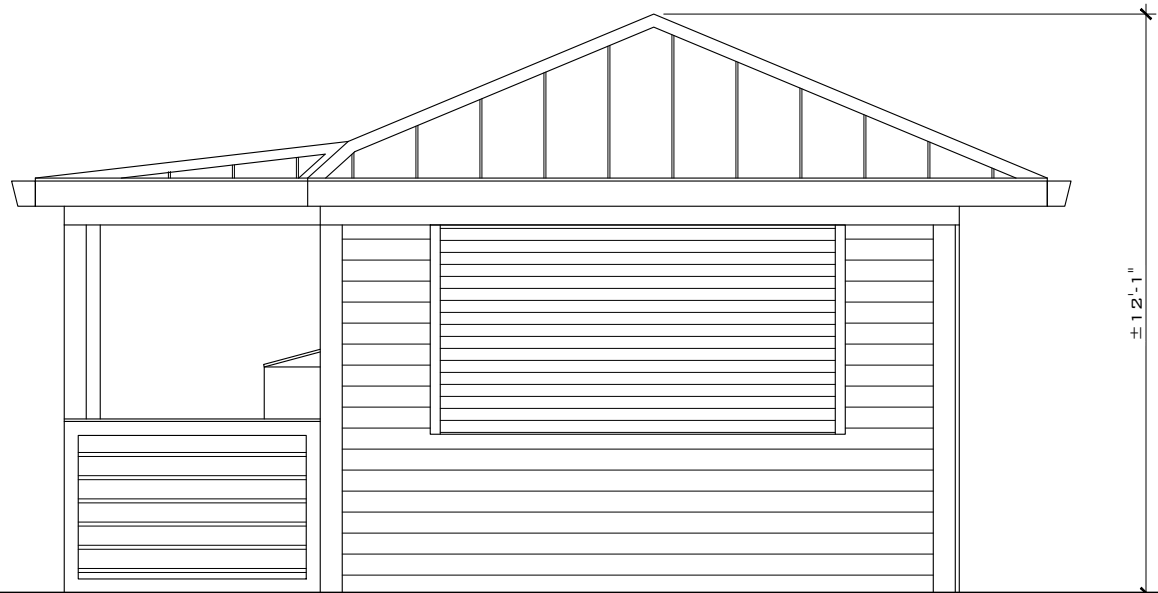
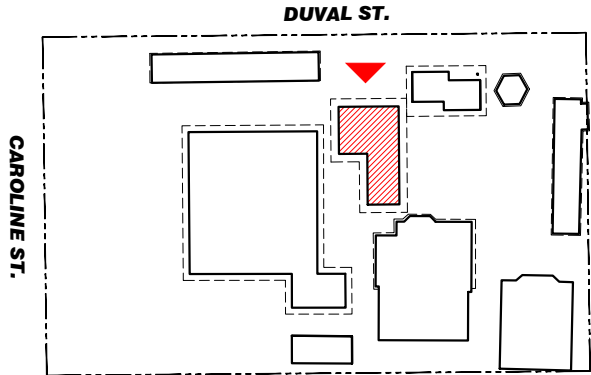
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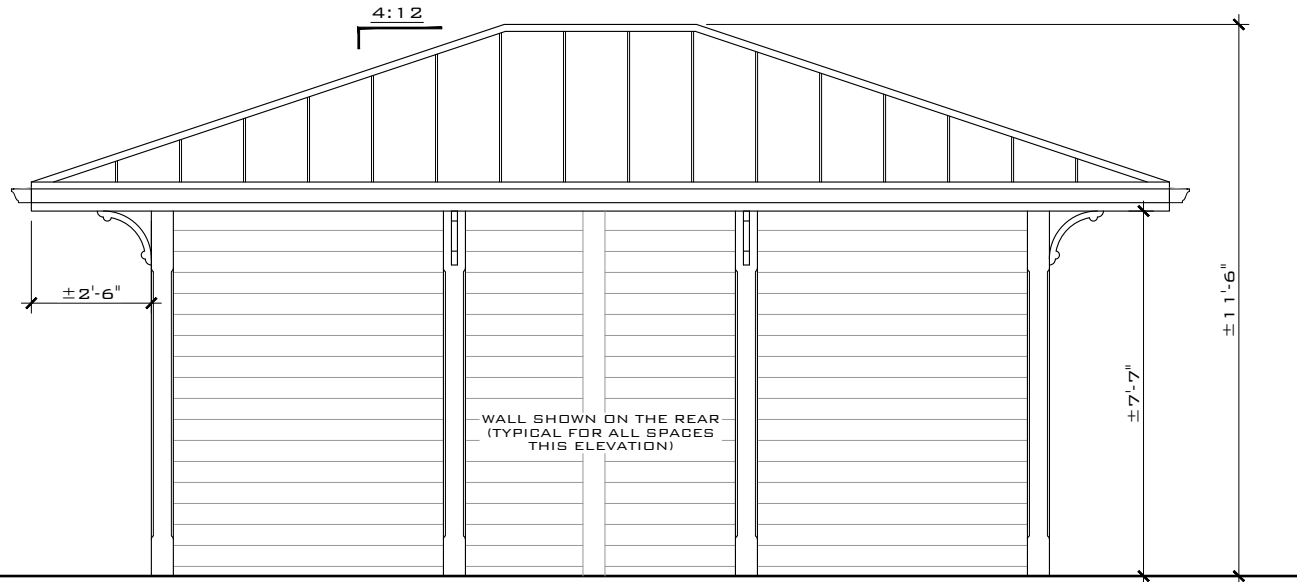
CLIENT:	ONE CALL CONSTRUCTION 1901 FLAGLER AVE KEY WEST, FL 33040 T: (305) 294-0945		
PROJECT:	PAVILION		

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

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	07/31/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1710-10	A-303	1	



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



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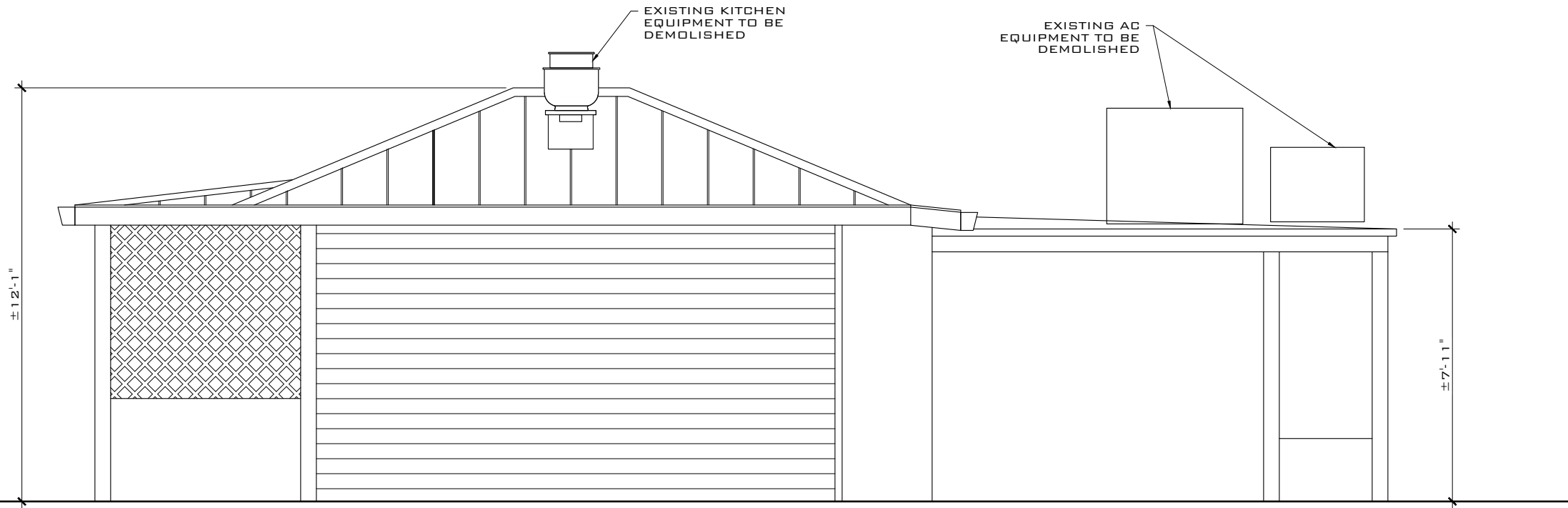
CLIENT: **ONE CALL CONSTRUCTION**
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: **PAVILION**

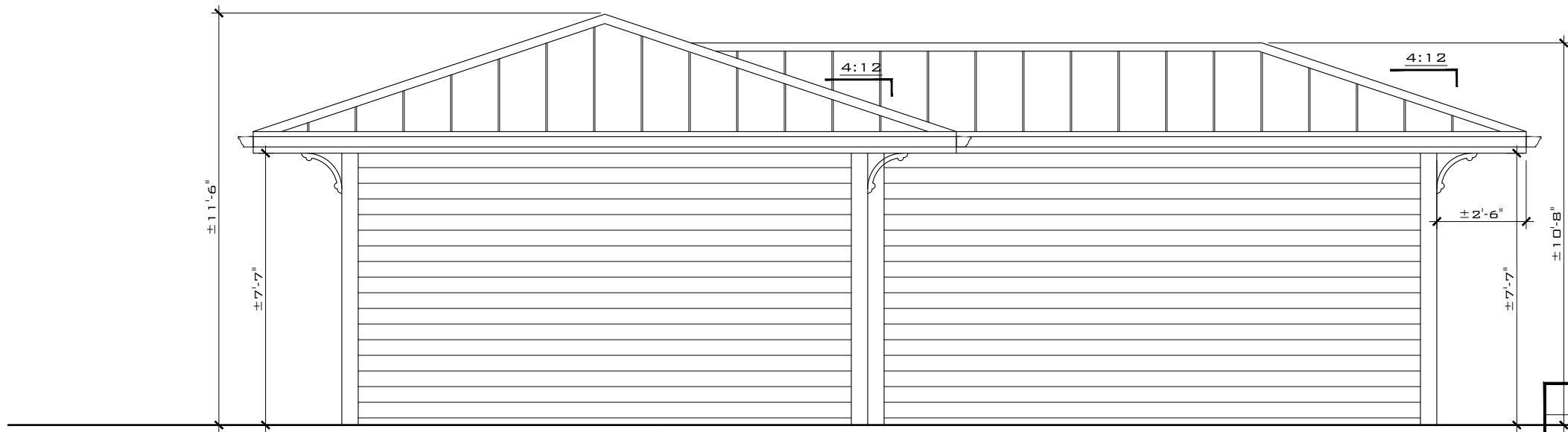
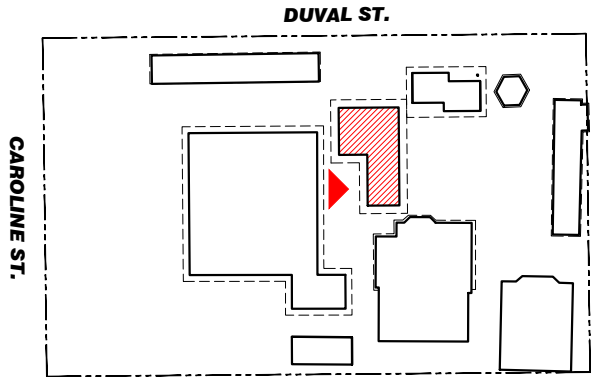
SITE: **429 CAROLINE ST
KEY WEST, FL 33040**

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

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



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____

DATE: _____

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

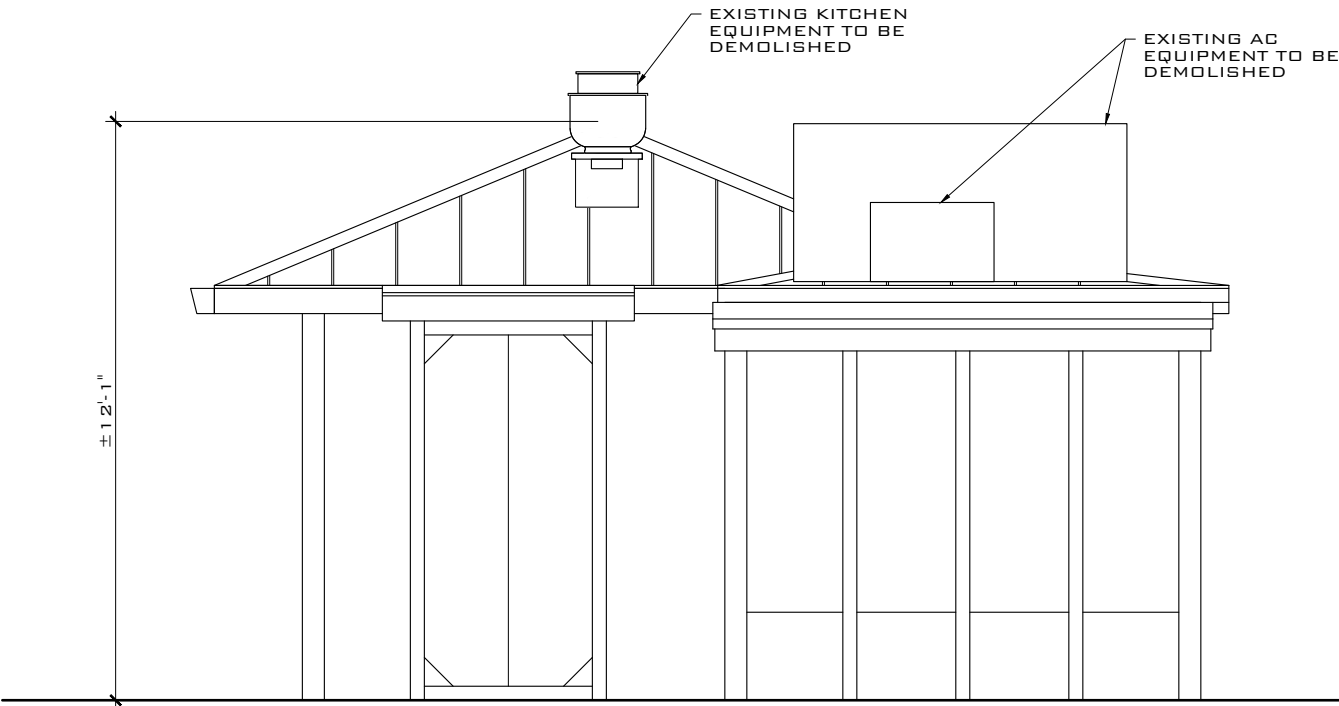
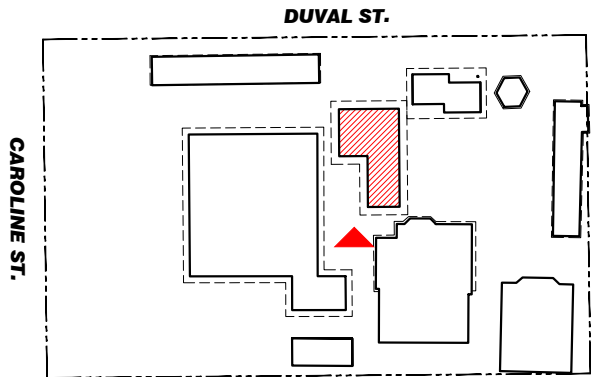
CLIENT: **ONE CALL CONSTRUCTION**
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 294-0945

PROJECT: **PAVILION**

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

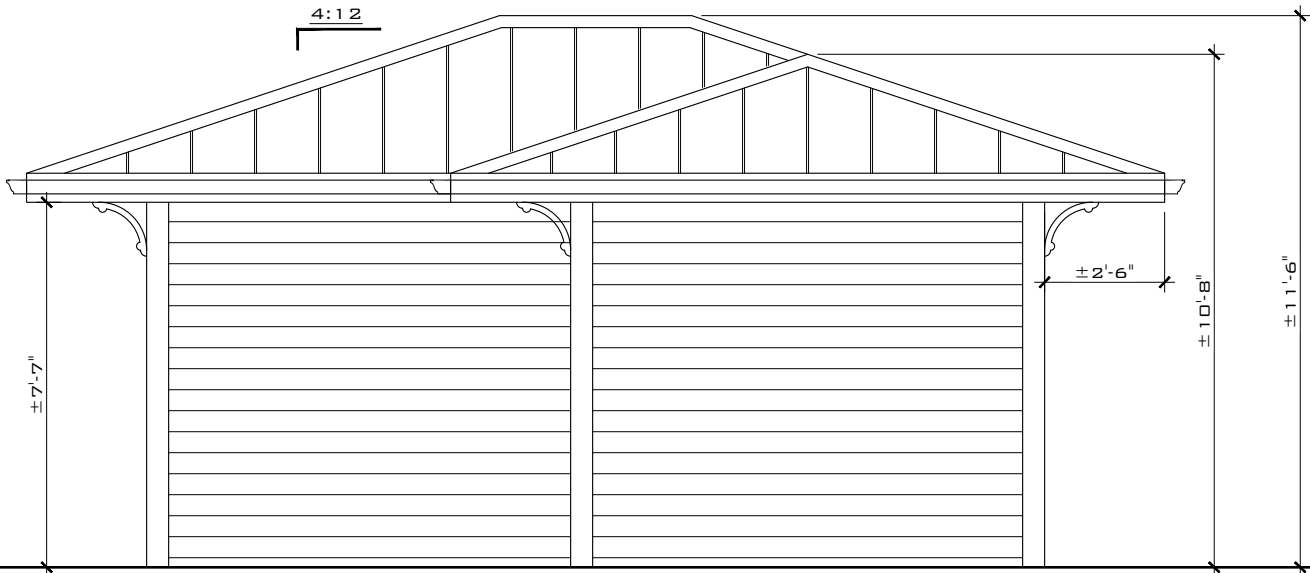
TITLE: **EXISTING/PROPOSED
REAR ELEVATION**

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
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.

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:

SERGE MASHITAKOV
Date: 09/18/2019

Address: 3706 N. ROOSEVELT BLVD i-208

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.

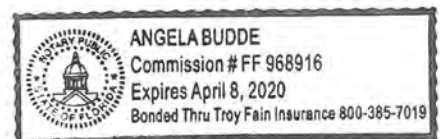
NOTARY PUBLIC

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
TOTAL		8,210	5,971	0

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
TOTAL		459	195	0

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
TOTAL		668	584	0

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
TOTAL		1,122	418	0

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
TOTAL		452	248	0

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
TOTAL		64	64	0

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
TOTAL		117	90	0

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
TOTAL		80	80	0

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

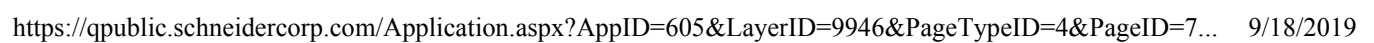
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-3036	7/18/2018	11/26/2018	\$6,500	Commercial	R/R EXISTING ROOF MATERIAL WITH 5 V-CRIMP (APPROXIMATELY 400 SQ FT). INSTALLATION OF POLYGLASS MTS. INSTALLATION OF 3/4" PLYWOOD SHEATHING.
18-0105	5/4/2018	11/26/2018	\$10,000	Commercial	Installation 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**

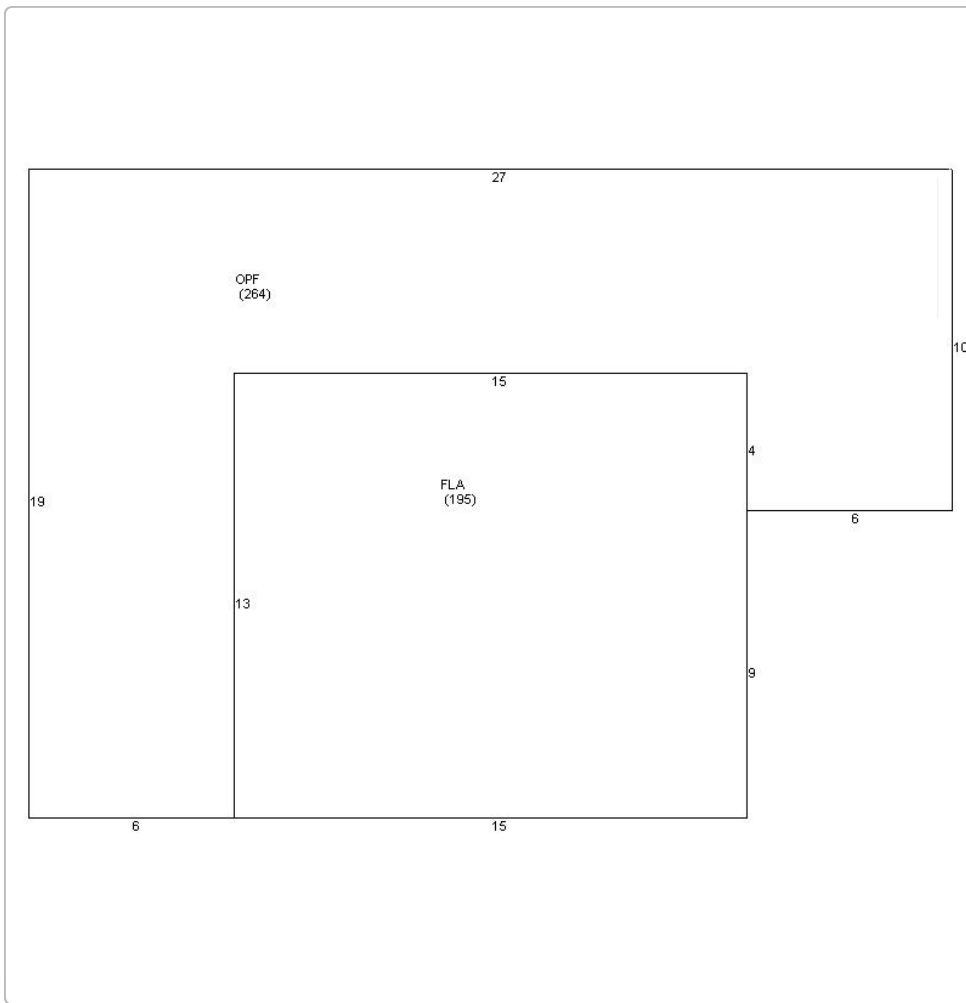
Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇
18-0108	5/4/2018	11/26/2018	\$144,000	Commercial	Remove & replace approx 40 sf of damaged wood siding, 100 lf of damaged wood trim, install new wood 4 panel door, approx. 100 lf of concrete grade beam, approx. 500 sq ft of concrete 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

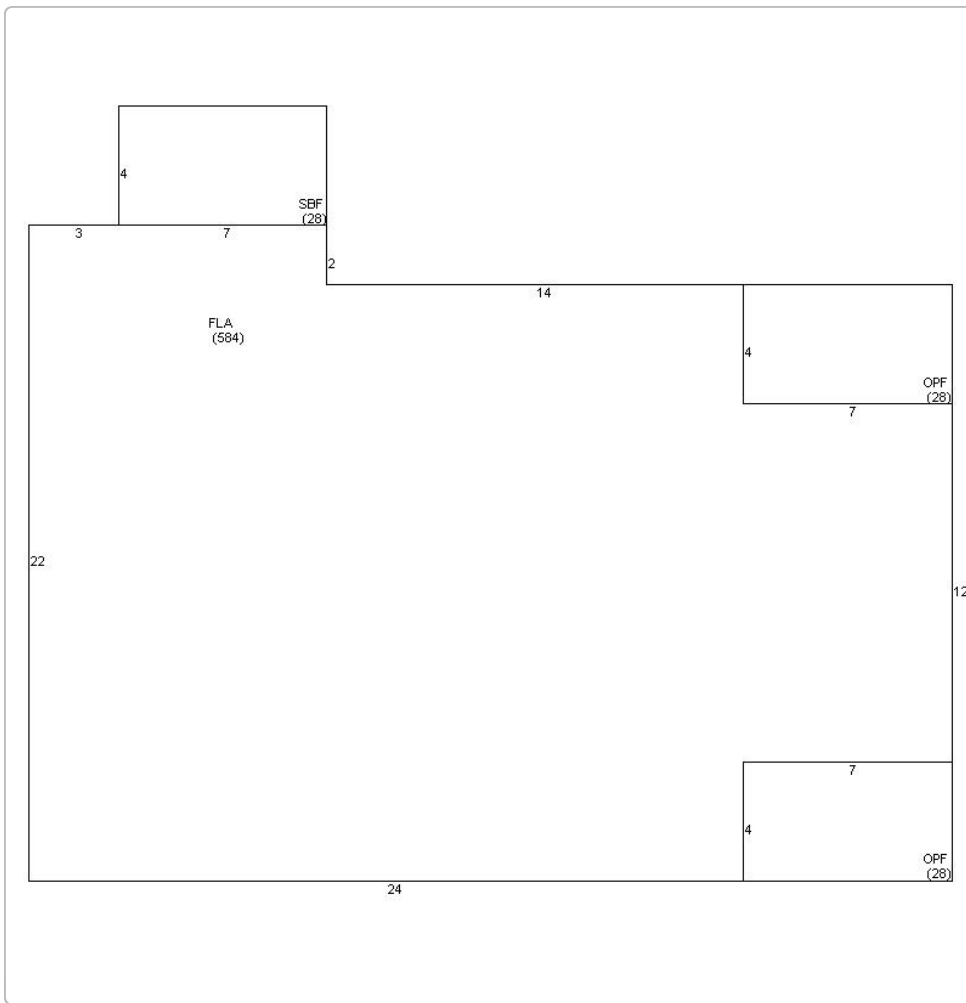
View Tax Info

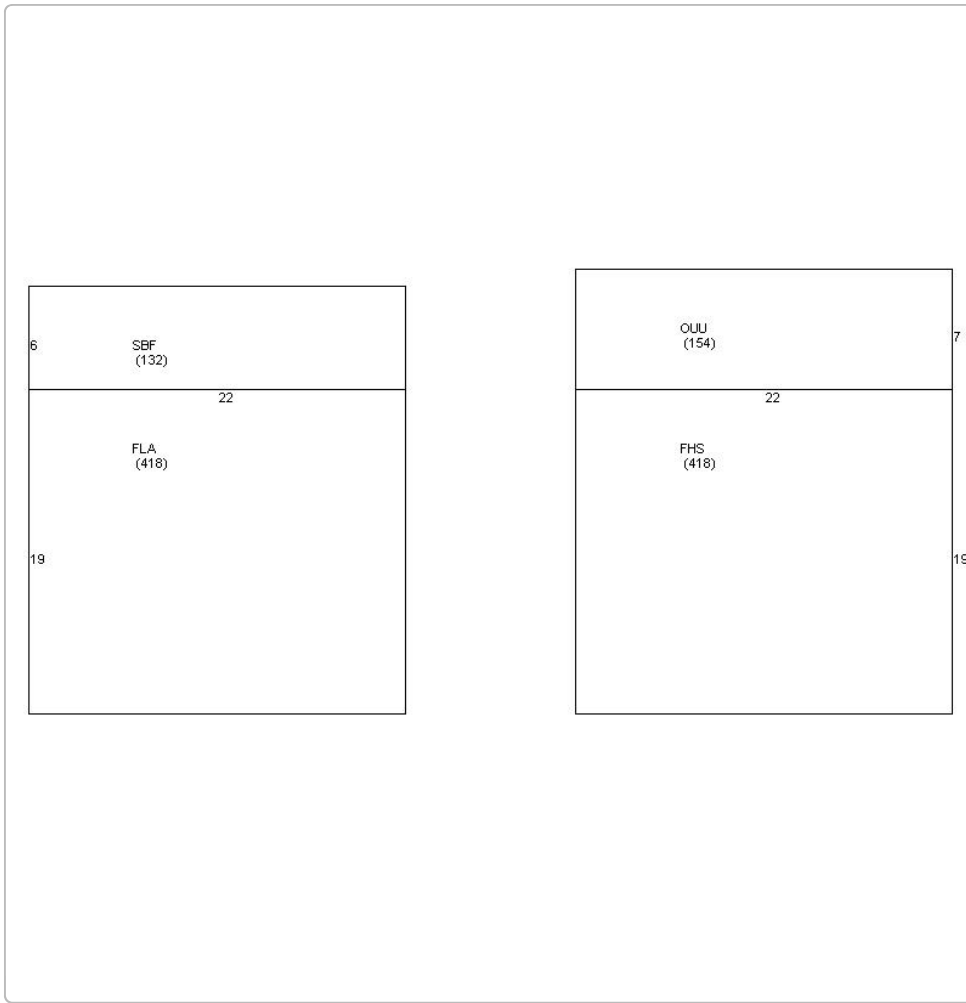
[View Taxes for this Parcel](#)

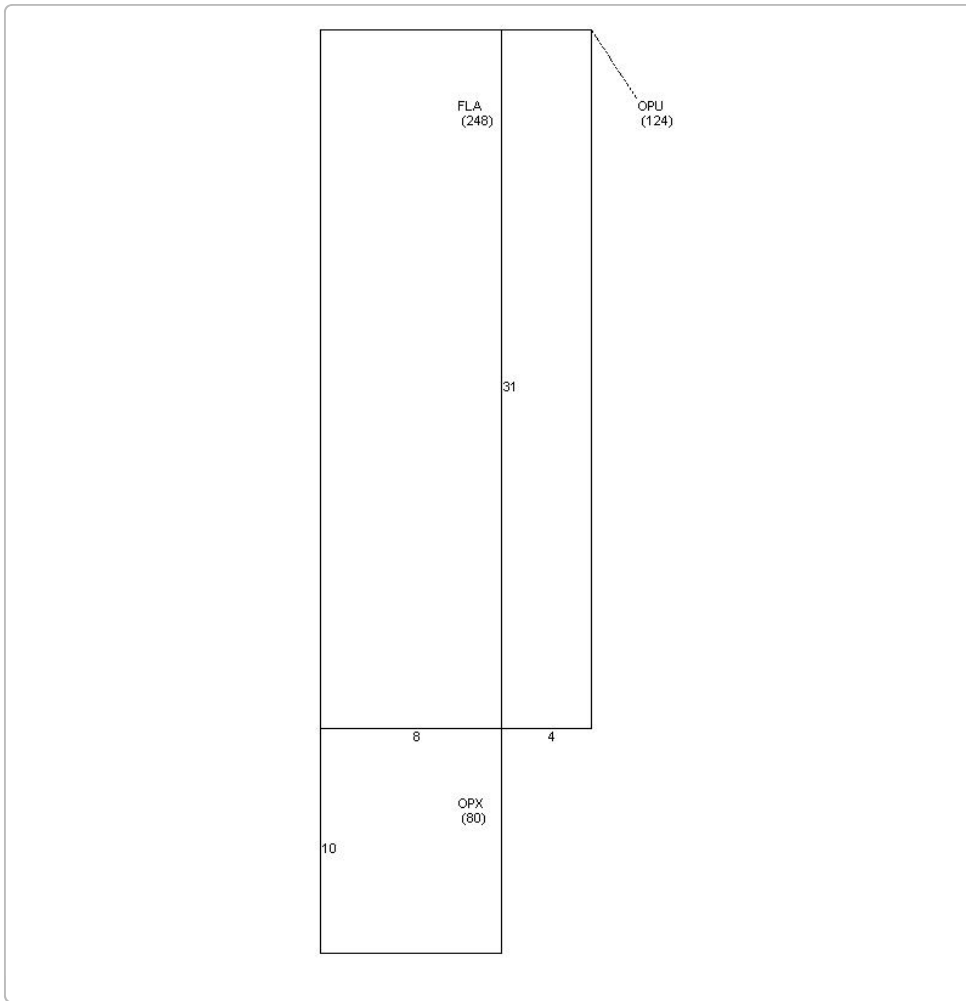
Sketches (click to enlarge)

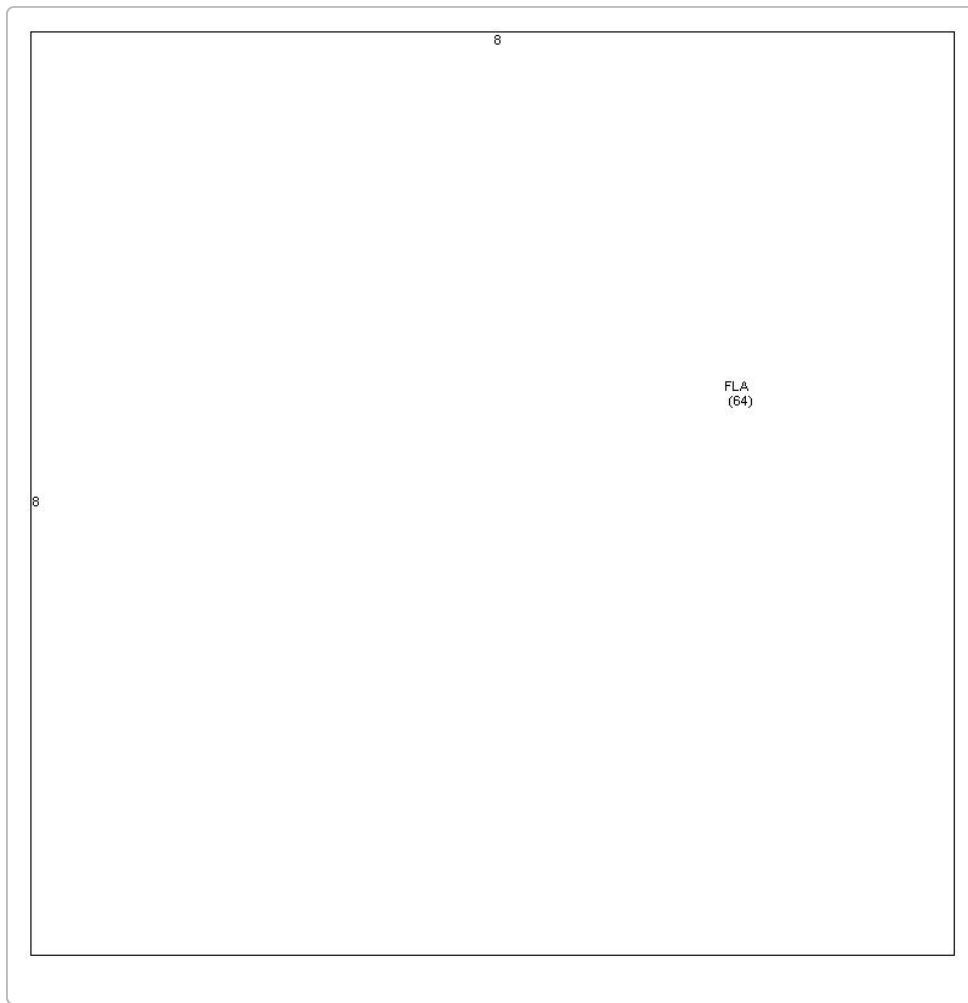


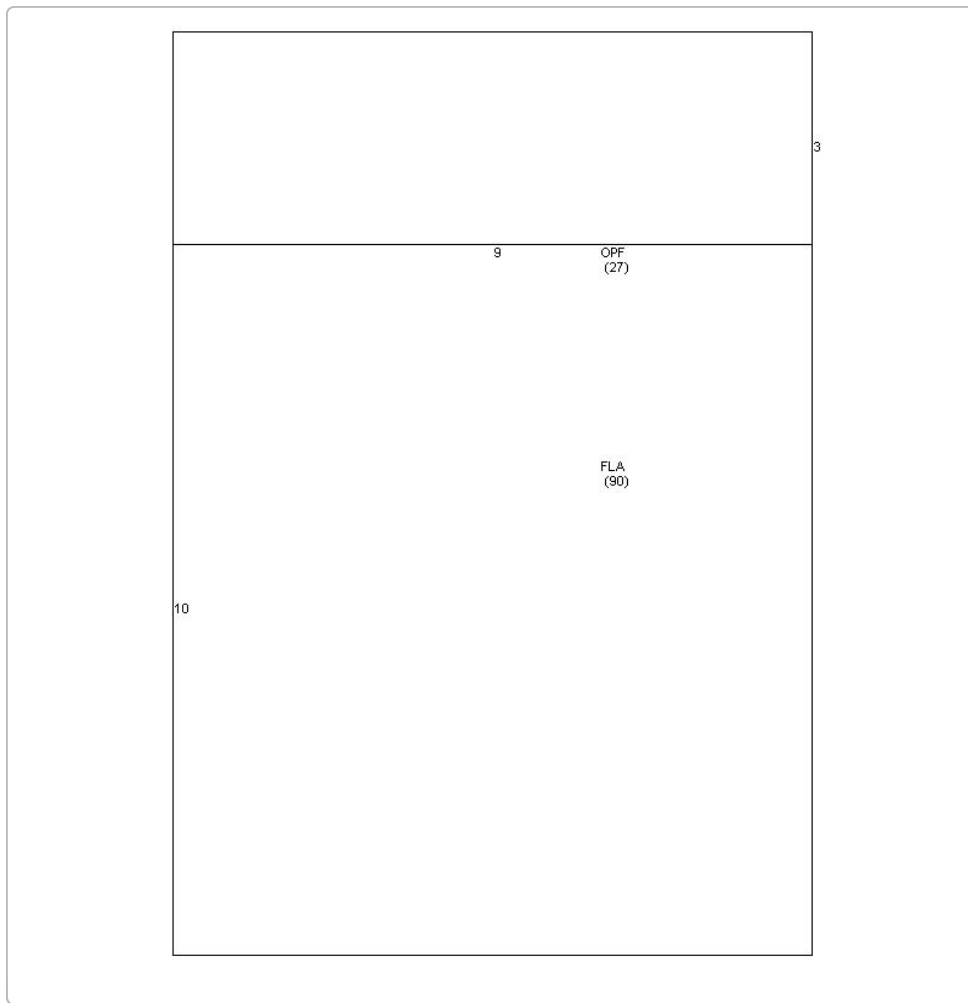


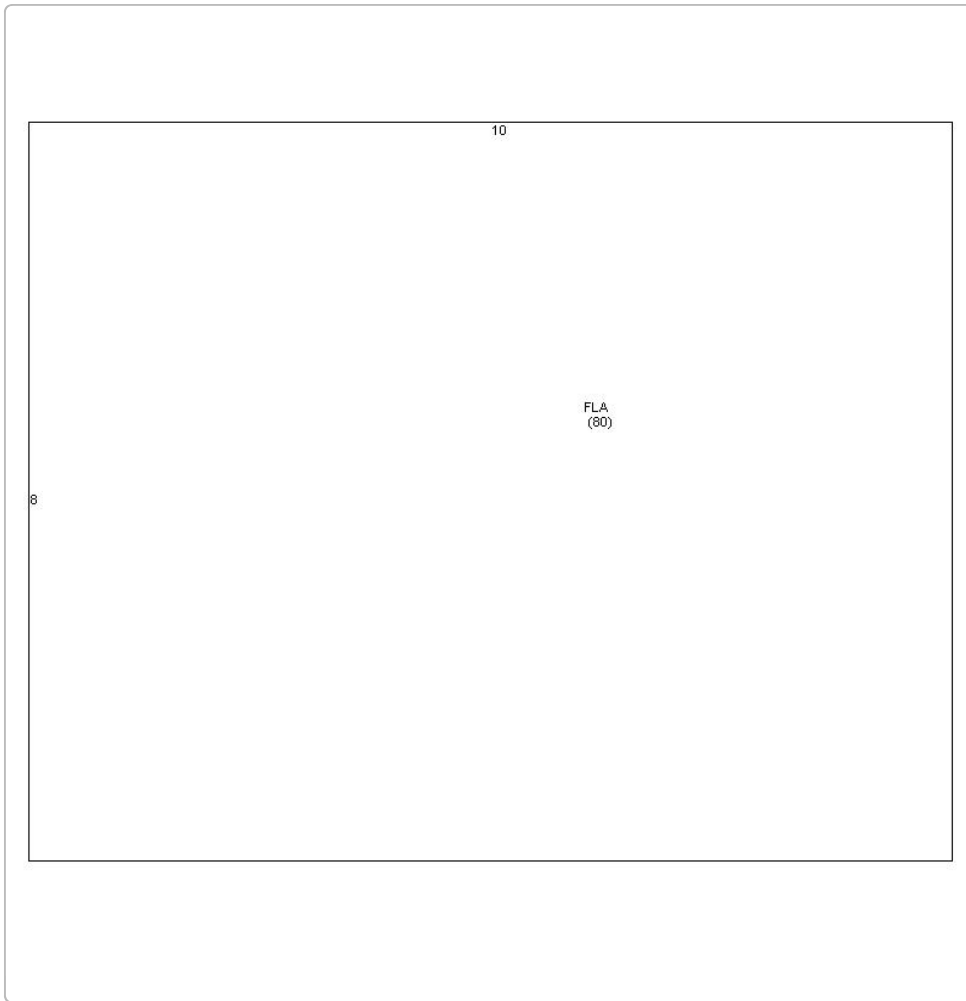












Photos



Map



TRIM Notice

[Trim Notice](#)**2019 Notices Only**

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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