



**Historic Architectural Review Commission
Staff Report for Item 10**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: November 16, 2015

Applicant: Michael B. Ingram, Architect

Application Number: H15-01-1673

Address: #700 Eaton Street

Description of Work

New two and a half story mixed use structure on vacant lot with site improvements.

Site Facts

The proposed design will sit on an actual vacant lot. The lot has been vacant since the Panama hotel was destroyed. The lot sits on the southeast corner of Eaton and Elizabeth Streets.

Guidelines Cited on Review

- Guidelines for New Construction (pages 36-38a), specifically guidelines 1 through 7 from pages 38- 38a.

Staff Analysis

The Certificate of Appropriateness in review is for a new mixed use frame structure. The design proposes a two and a half-story building based on traditional forms and architectural vocabulary found within the surrounding urban context. The building will have a two-story porch that wraps on the corner. Towards Eaton Street, the porch ends on a volume that is crowned with a gable. On Elizabeth Street, the southernmost portion of the façade is less transparent once the porch ends. The design incorporates different roof forms, breaking the massing and scale of the building. A 4 feet tall wood picket fence is proposed in the

perimeter but it breaks at the entrance on both streets. On the corner, the fence will be chamfered.

The applicant has submitted a section of the building and it meets the two and one-half criteria, as it is required on the guidelines. The surrounding buildings are two and a half story structures.

The proposed structure will have hardi board siding, v-crimp roofing, and aluminum frame clear glass impact windows and doors. The plans also include a parking area towards Elizabeth Street that will have landscape and pervious azec pavers.

Consistency with Guidelines

It is staff's opinion that the design is consistent with the guidelines. The proposed scale, proportion, and mass of the new design will fit in that portion of the Eaton Street corridor. The structure will be a two and a half story, as defined in the guidelines. The proposed parking will be visible from the street; still the zoning allows commercial use on that corner and is a requirement of the Land Development regulations to have in-site parking. The proposed vegetation and the treatment of the parking surface will be in keeping with similar mixed use structures in the vicinity.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$59.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

Bids. +



HARC PERMIT NUMBER 15-01-1673		BUILDING PERMIT NUMBER 15-4452		INITIAL & DATE 10/27/15
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

700 BAYON STREET	# OF UNITS
00000470-000000, LE # 1000469	
POINCIANA PARTNERS LLC	PHONE NUMBER
601 ANALEPI DRIVE	EMAIL
PACIFIC PALISADES, CALIFORNIA 90242	
TDD	PHONE NUMBER
	EMAIL
MICHAEL S. INGRAM	PHONE NUMBER 305-320-0211
1091 WHITEHEAD ST. #101	EMAIL MINGRAM@EMAIL.COM
KW, FL 33040	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$700,000

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

MIXED USE BUILDING CONSISTING

OF 899 SQ. COMMERCIALLY LAID-OUT RESIDENTIAL IN HNC-2 ZONING DISTRICT
NEW WOOD FRAME CONSTRUCTION WITH HARDYPLANK SIDING & TYPICAL V-CRIMP ROOFING,
MULTI-PANED CLEAR GLASS IMPACT WINDOWS & DOORS, GARDENS & LANDSCAPE.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

10433 / NO COST @

Submitted by Arch.

9100.00 FEE
PAID 10/27/15

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

100 EATON STREET # OF UNITS

RE # OR ALTERNATE KEY:

00006470-000000, AK.# 1000469

NAME ON DEED:

POINCIANA PARTNERS LLC PHONE NUMBER

OWNER'S MAILING ADDRESS:

601 AMALFI DRIVE EMAIL

PACIFIC PALISADES, CALIFORNIA 90272

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

MICHAEL B. INGRAM, PHONE NUMBER 305.320.0211

ARCHITECT / ENGINEER'S ADDRESS:

1001 WHITEHEAD ST. #101 EMAIL MBINGRAM@GMAIL.COM

KW, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ___ YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$700,000

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY ___ MULTI-FAMILY COMMERCIAL NEW ___ REMODEL
 ___ CHANGE OF USE / OCCUPANCY ___ ADDITION SIGNAGE ___ WITHIN FLOOD ZONE ___
 ___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

MIXED USE BUILDING CONSISTING

OF 899 S.F. COMMERCIAL, 1410 S.F. RESIDENTIAL IN HNC-2 ZONING DISTRICT
NEW WOOD FRAME CONSTRUCTION WITH HARDIPLANK SIDING & TRIM, 'V' CRIMP ROOFING,
ALUM FRAMED CLEAR GLASS IMPACT WINDOWS & DOORS, PARKING & LANDSCAPE.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

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

SIGNAGE: 3 # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: 13-15 SF APPROX.

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE AMPS

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

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

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>Vacant lot</i> <i>New construction guidelines</i>		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Michael J. Downer as
Please Print Name of person with authority to execute documents on behalf of entity

Member of Poinciana Partners, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Michael B. Ingram
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Michael Downer
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this June 30, 2014
Date

by Michael Downer
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented a California drivers license as identification.

[Signature]
Notary's Signature and Seal



Maria E. Hurtado
Name of Acknowledger typed, printed or stamped

1968122
Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Michael B. Ingram, in my capacity as Architect
(print name) *(print position; president, managing member)*

of K2M Design, Inc.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

700 Eaton Street, Key West, Florida 33040

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Michael B. Ingram
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10.26.2015 by
date

Michael B. Ingram
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

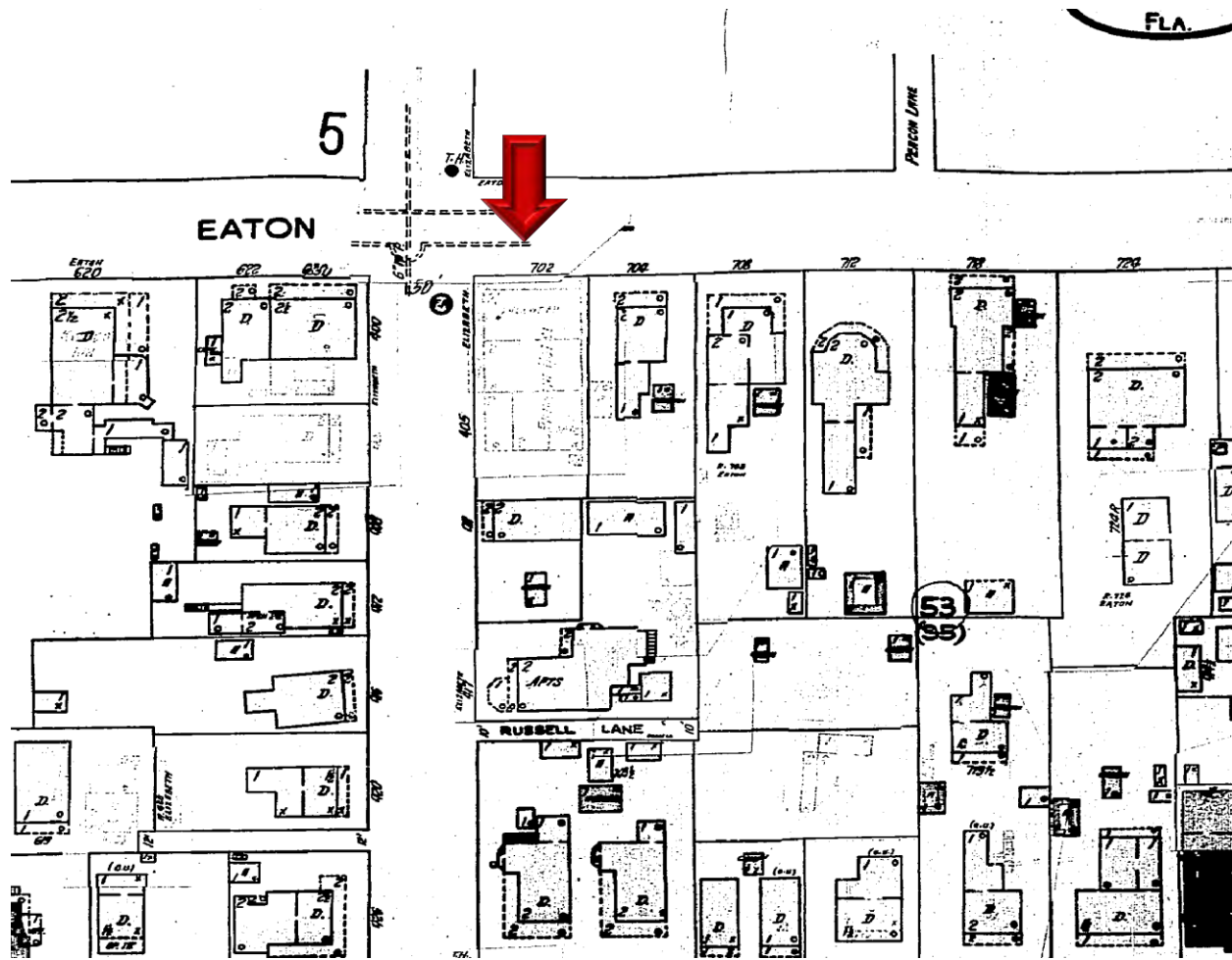
Stacy L. Gibson
Notary's Signature and Seal



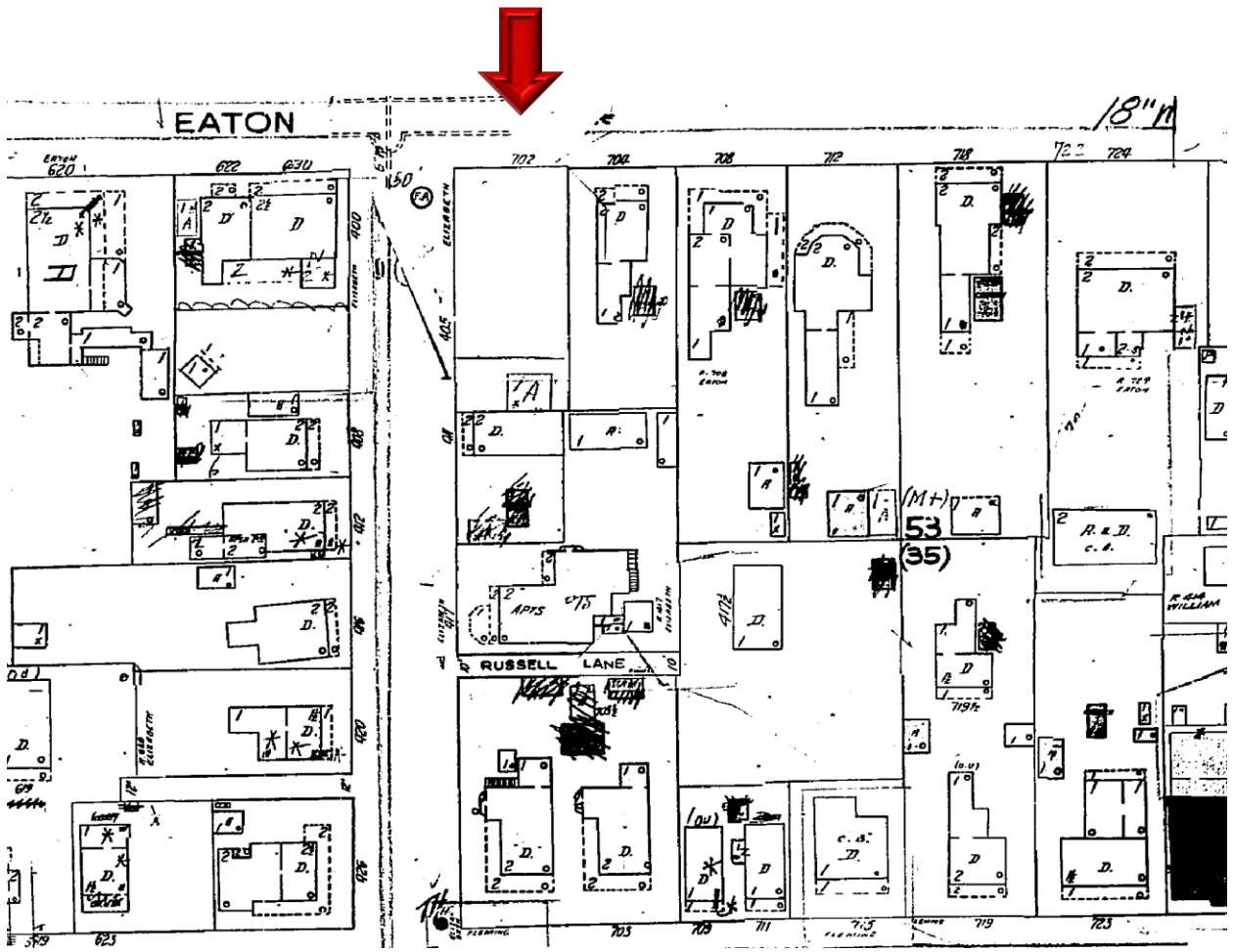
STACY L. GIBSON
Name of Acknowledger typed, printed or stamped

FF 170806
Commission Number, if any

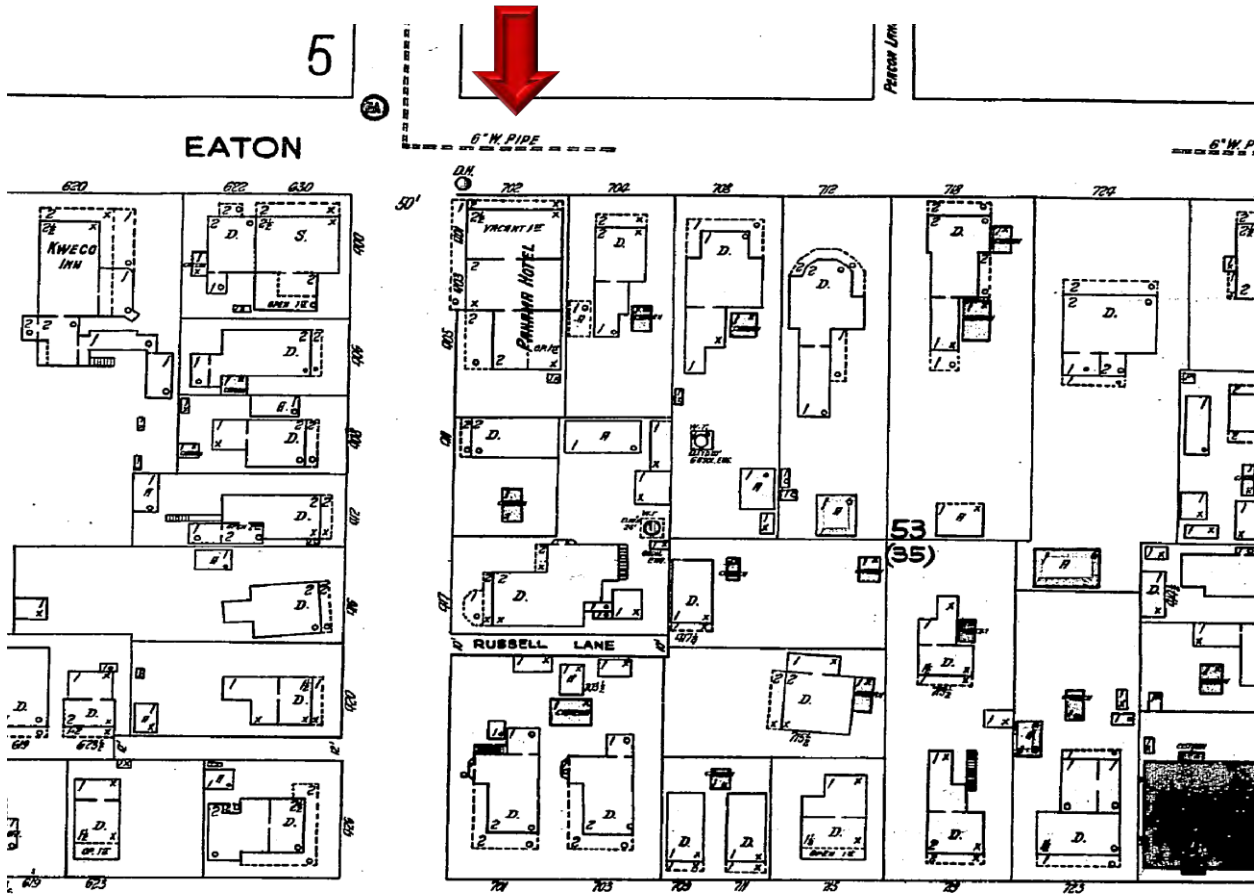
SANBORN MAPS



700 Eaton Street Sanborn map 1948



700 Eaton Street Sanborn map 1962



700 Eaton Street Sanborn map 1926

PROJECT PHOTOS



Panama Hotel view from Elizabeth Street circa 1930. Monroe County Library.

Neighborhood Conditions
700 Eaton Street



1. View of 700 Eaton Vacant lot as seen from Eaton Street.



2. 704 Eaton Street. View from Eaton Street.

Neighborhood Conditions
700 Eaton Street



3. 708 Eaton Street. View from Eaton Street



4. 709 Eaton Street. View from Eaton Street

Neighborhood Conditions
700 Eaton Street



5. 703 Eaton Street. View from Eaton Street



6. 629 Eaton Street. View from Eaton Street.

Neighborhood Conditions
700 Eaton Street



7. 630 Eaton Street. View from Eaton Street.



8. 630 Eaton Street. View from Elizabeth Street.

Neighborhood Conditions
700 Eaton Street



9. 411 Elizabeth Street. View from Elizabeth Street.



10. 408 Elizabeth Street. View from Elizabeth Street.



11. Elizabeth Street Panorama- Street view looking opposite of 700 Eaton Street.



12. Elizabeth Street Panorama- Street view looking at 700 Eaton Street.



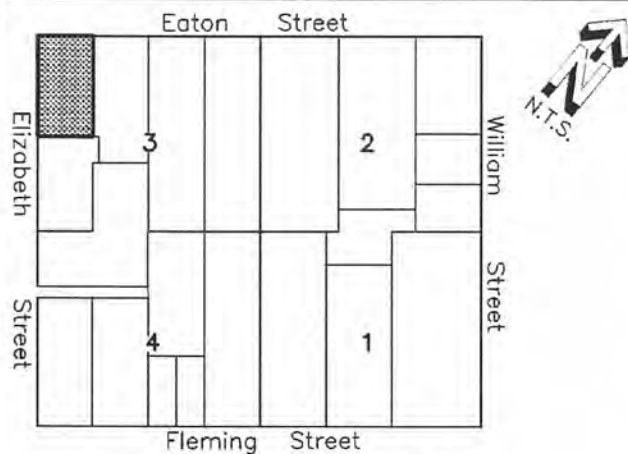
13. Eaton Street Panorama- Street view looking at 700 Eaton Street.

PROPOSED DESIGN

COMMERCIAL & RESIDENTIAL
MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FLORIDA 33040

**HARC
APPLICATION
OCTOBER 27, 2015**



LOCATION MAP
Square 31, City of Key West

PARCEL A

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February A.D. 1829, as part of Lot Three (3) of Square Thirty-five (35), having a frontage on Eaton Street Fifty (50) feet, and a frontage on Elizabeth Street of Eighty-eight (88) feet: being the same land that was conveyed by Laura Johnson to Samuel B. Lowe, under date of January 24, A.D. 1866.

PARCEL B

A parcel of land in a part of Lot 3, Square 35 in the City of Key West, Florida, according to William A. Whitehead's map of the Island of the City of Key West, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southeasterly property line of Eaton Street and the Northeasterly property line of Elizabeth Street, bear Southeasterly along the Northeasterly property line of Elizabeth Street for a distance of 88.0 feet to the Point of Beginning of the parcel of land hereinafter described; from said Point of Beginning, continue bearing Southeasterly along the Northeasterly property line of Elizabeth Street for a distance of 2.60 feet to a point; thence with a deflected angle to the left of 88°50'55" and Northeasterly for a distance of 50.26 feet to a point; thence with a deflected angle to the left of 91°09'05" and in a Northwesterly direction for a distance of 3.60 feet to a point; thence at a right angle and in a Southwesterly direction for a distance of 50.25 feet, back to the Point of Beginning.

Abbreviations:

- | | | |
|-------------------------|---------------------------------|--------------------------------|
| Sty. = Story | B.M. = Bench Mark | I.P. = Iron Pipe |
| R/W = Right-of-Way | P.O.C. = Point of Commence | I.B. = Iron Bar |
| fd. = Found | P.O.B. = Point of Beginning | C.B. = Concrete Block |
| p. = Plat | P.B. = Plat Book | C.B.S. = Concrete Block Stucco |
| m. = Measured | pg. = page | cov'd. = Covered |
| d. = Deed | o/h = Overhead | w.m. = Water Meter |
| O.R. = Official Records | F.F.L. = Finish Floor Elevation | Bal. = Balcony |
| N.T.S. = Not to Scale | ☒ = Concrete Utility Pole | Pl. = Planter |
| Ⓢ = Centerline | ☉ = Wood utility Pole | A/C = Air Conditioner |
| Elev. = Elevation | conc. = concrete | |

Field Work performed on: 12/10/13

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:

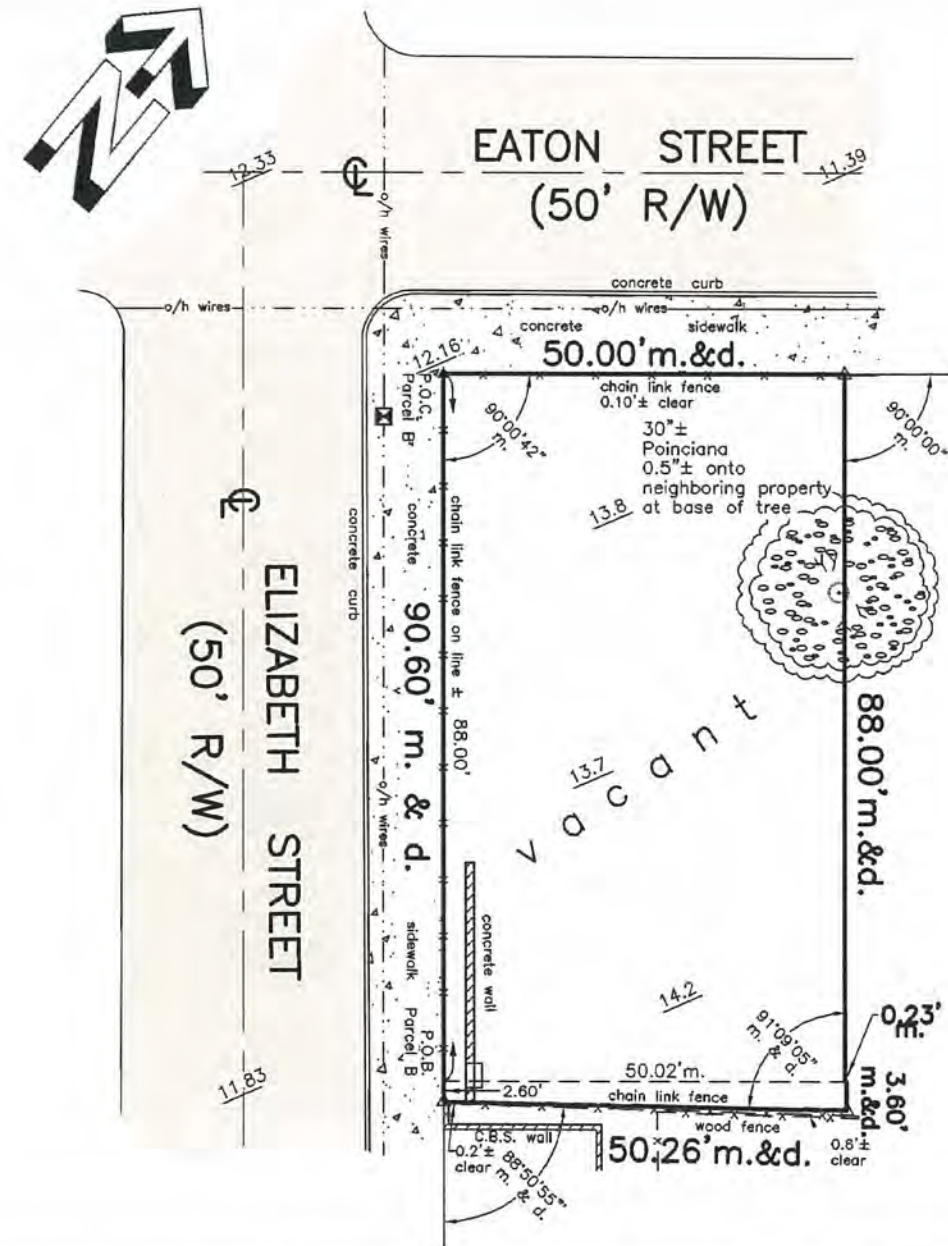
North arrow based on assumed median
Reference Bearing: R/W Eaton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Title search has not been performed for said or surrounding properties

MONUMENTATION:

- ⊕ = set 1/2" Iron Bar, P.L.S. No. 2749
- △ = set P.K. Nail, P.L.S. No. 2749
- ▲ = found P.K. nail
- = found 1/2" I.B.

CERTIFICATION MADE TO:

Michael J. Downer and Jessica B. Johnson;
Stones & Cardenas;
Chicago Title Insurance Company



Michael J. Downer and Jessica B Johnson 700 Eaton Street, Key West, FL 33040			
BOUNDARY SURVEY		Dwg. No. 13-439	
Scale 1" = 20'	Ref. 213-31 File	Flood Panel No. 1516 K Flood Zone X	Dwn. By F.H.H. Flood Elev. -
Date: 12/11/13			
REVISIONS AND/OR ADDITIONS			
3/27/15: Additional grades			
fred\drawings\keywest\block30\700eaton			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax: (305) 293-0237
fhldeb1@bellsouth.net
L.B. No. 7700



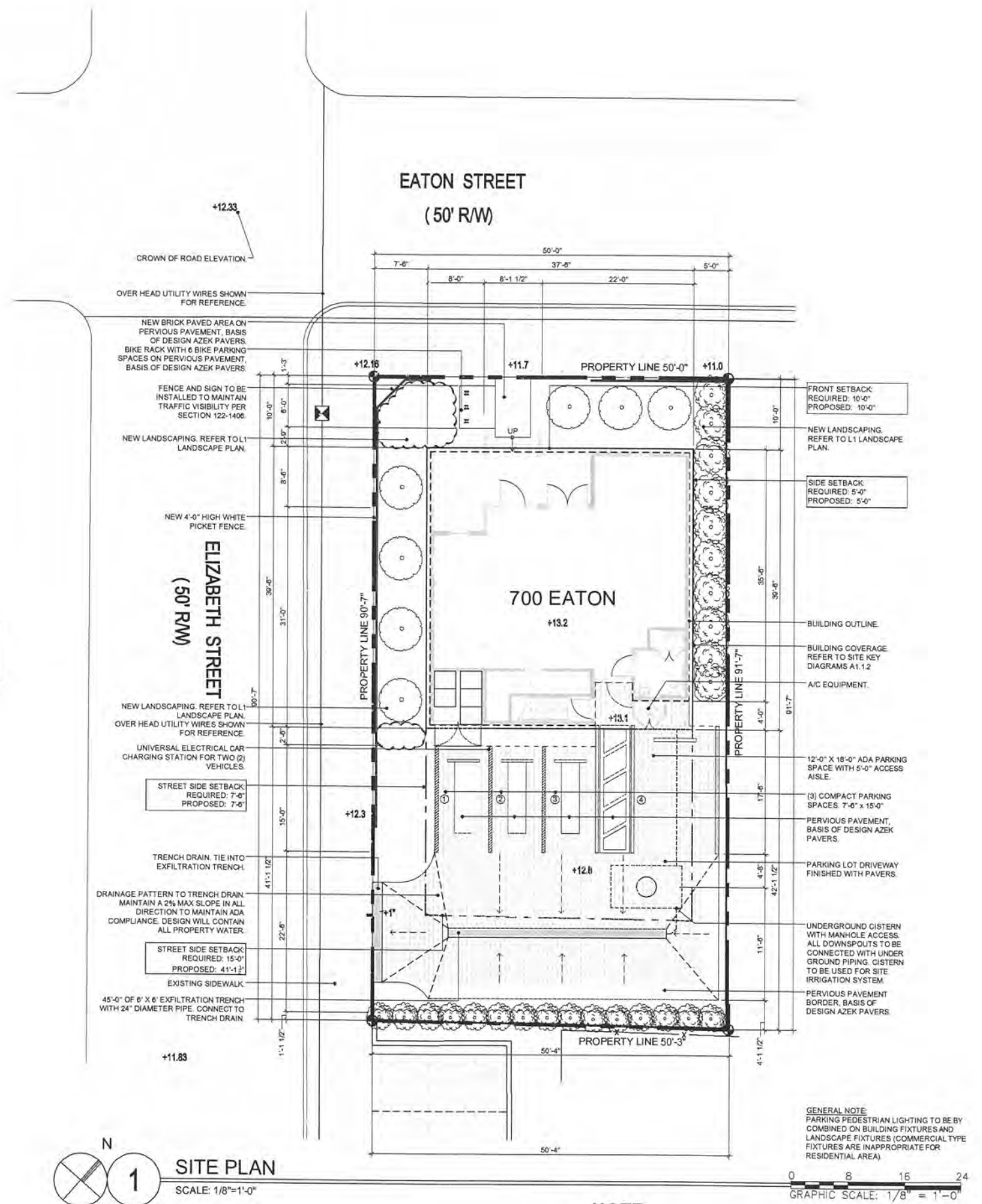
1 SURVEY COPY - EXISTING SITE PLAN

SCALE: 1" = 20'-0"

SITE DATA TABLE				
700 Eaton Street				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING				
Historic Neighborhood Commercial District (HNC-2)				
FLOOD ZONE				
ZONE X				
SIZE OF SITE	4,000 SF MIN	4,557.0 SF (0.105 Acre)	4,557.0 SF (0.105 Acre)	NONE
MINIMUM LOT WIDTH	40'-0"	50'-0"	50'-0"	NONE
MINIMUM LOT DEPTH	100'-0"	90'-7"	90'-7"	NONE
HEIGHT	30'-0"	N/A	30'-0"	NONE
SETBACK 1: FRONT	10'-0"	N/A	10'-0"	NONE
SETBACK 2: SIDE	5'-0"	N/A	5'-0"	NONE
SETBACK 3: STREET SIDE	7'-6"	N/A	7'-6"	NONE
SETBACK 4: REAR	15'-0"	N/A	41'-1 1/2"	NONE
FLOOR AREA RATIO	1.0 MAX	N/A	0.53	NONE
COMMERCIAL		N/A	0.19 (899.94 sq. ft.)	
RESIDENTIAL		N/A	0.31 (1,410.04 sq. ft.)	
BUILDING COVERAGE	40% MAX	0% (0.0)	30.84% (1,405.26 sq. ft.)	NONE
IMPERVIOUS SURFACE	60% MAX	0% (0.0)	59.46% (2,709.39 sq. ft.)	NONE
OPEN SPACE LANDSCAPING	29.16% MIN	100% (4,557.0)	31.75% (1,446.71 sq. ft.)	NONE
DENSITY	1.38 DU per ACRE	N/A	1 R MARKET	NONE
PARKING				
CAR (STANDARD)	0	0	0	
CAR (COMPACT)	3	0	3	
CAR (ADA)	1	0	1	
CAR (ELECTRIC)	0	0	0	
CAR TOTAL	1 R + 3C = 4	0	1 R + 3C = 4	NONE
BICYCLE	2	0	6	4 ADDITIONAL BIKES PROVIDED
SCOOTER	0	0	0	
FLOOR AREA				
FIRST FLOOR (COMMERCIAL)		N/A	899.94 SQ. FT.	
SECOND FLOOR (RESIDENTIAL)		N/A	1,125.92 SQ. FT.	
THIRD FLOOR (RESIDENTIAL)		N/A	284.12 SQ. FT.	
FLOOR AREA TOTAL		N/A	2,309.98 SQ. FT.	

	REQUIRED %	REQUIRED SF	PROPOSED %	PROPOSED SF
IMPERVIOUS	60% MAXIMUM	2,734.20 SF MAX	59.46%	2,709.39 SF
OPEN SPACE	SEE CALCULATION BELOW	1,328.64 SF	31.75%	1,446.71 SF
BUILDING COVERAGE	40% MAX	1,822.80 SF MAX	30.84%	1,405.26 SF

REQUIRED OPEN SPACE CALCULATION (35% RESIDENTIAL / 20% COMMERCIAL)		
		% OF TOTAL FLOOR AREA
COMMERCIAL FLOOR AREA =	899.94 SF	38.96%
RESIDENTIAL FLOOR AREA =	1,410.04 SF	61.04%
TOTAL FLOOR AREA =	2,309.98 SF	
Total Lot sq. ft. x % Commercial	4,557 SF x .3896 (.20) =	355.08 SF
Total Lot sq. ft. x % Residential	4,557 SF x .6104 (.35) =	973.56 SF
TOTAL OPEN SPACE REQUIREMENT		1,328.64 SF



MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

DATE: OCTOBER 27, 2015

A1.1.1 K2M DESIGN

PLANTING SCHEDULE AND DETAILS

Plant List

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS					
3	SABAL PALM	Sabal palmetto	18' cl. trnk. Rengerated with Slight curve	FL #1	NATIVE
1	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8" o.h.	FL #1	NATIVE
TREES					
8	MYRTLE OF THE RIVER	Calyptrotrites zuzygium	1.5" cal. 8'-8" o.h.	FL #1	NATIVE- ENDANGERED
24	CRABWOOD	Gymnathes lucida	.75" cal. 4' 7 GAL.	FL #1	NATIVE
8	SIMPSON STOPPER	Myrianthes fragrans	4" cal. Multi stem 10-12" o.h.	FL #1	NATIVE- ENDANGERED
SHRUBS					
17	IXORA RED	Ixora 'Super King'	7 gal., 30" hgt./sprd.	FL #1	
7	BAHAMA COFFEE	Psychotria latifolia	3 gal., 12-16" hgt./sprd.	FL #1	NATIVE
3	TAITHAN GARDENIA	Taihan Gardenia 'DBL'	7 gal. 36" sprd/hgt.	FL #1	
4	DWF FAKAHATCHEE GRASS	Tripsacum dactyloides	7 gal., full	FL #1	NATIVE
GROUND COVER					
70	DWARF CUBANA BUTTERCUP	Turnera subulata	1 gal., full		

Proposed replacement caliper inch = 76"

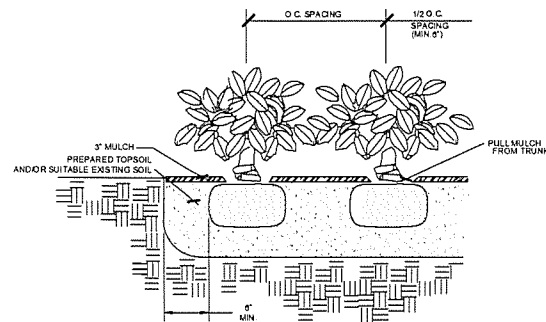
GENERAL NOTES:

AT LEAST 70% OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS STIPULATED IN THE MINIMUM NATIVE PLANT REQUIREMENT.

100% OF THE REQUIRED REPLACEMENT TREES SHALL BE NATIVE. REPLACEMENT TREES SHALL BE FIELD LOCATED AND STAFF SHALL BE PROVIDED WITH AN AS-BUILT PLAN LOCATING THEIR POSITIONS ON SITE.

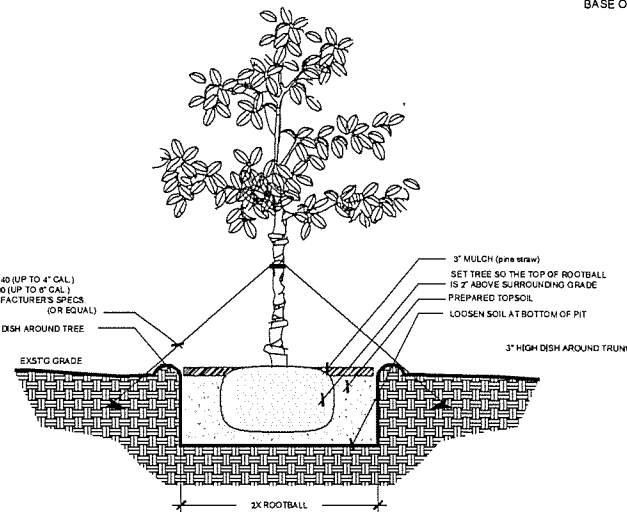
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGN TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SECTION 3-13.12, 'C' OF THE CITY OF KEY WEST CODE. AS BUILT DRAWING REQUIRED.

ALL LARGE CANOPY AND RELOCATED TREES SHALL UTILIZE IRRIGATION BUBBLERS AT BASE OF TREE.



SHRUB PLANTING DETAIL

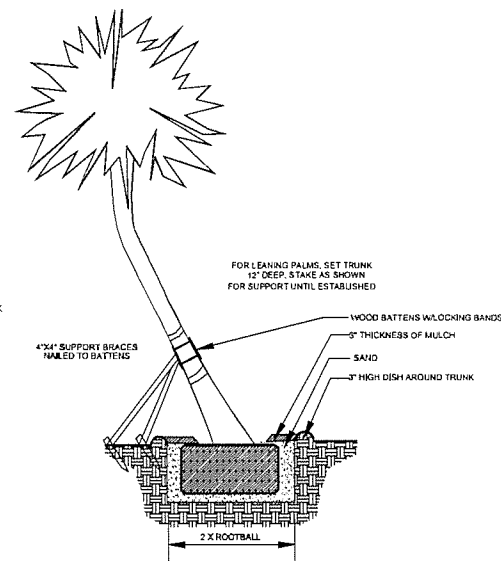
ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

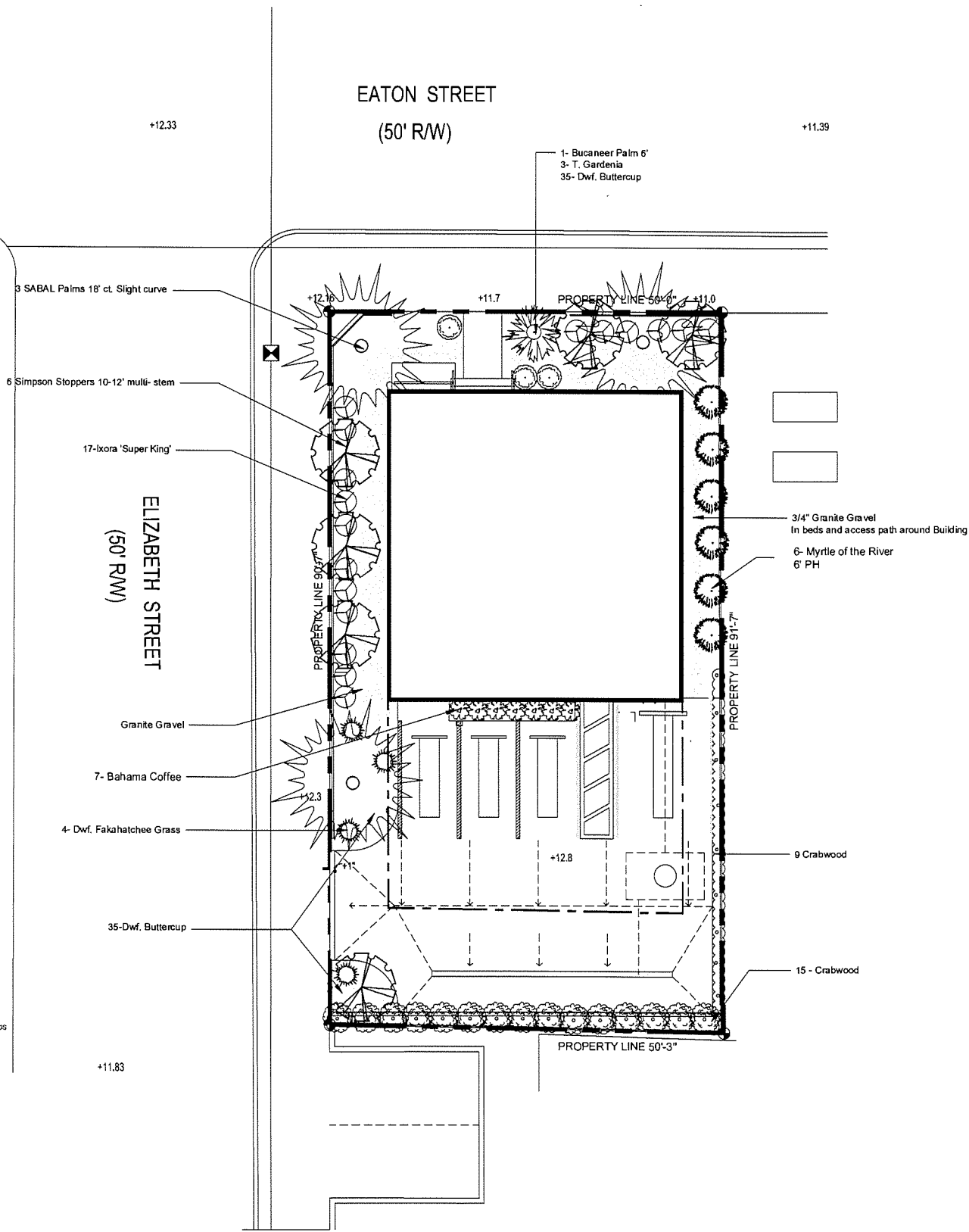
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.



LEANING PALM PLANTING DETAIL

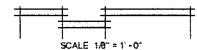
DO NOT LEAN MORE THAN 35 DEGREES



LANDSCAPE PLAN

1/8" = 1'-0"

LANDSCAPE PLAN



REVISIONS:

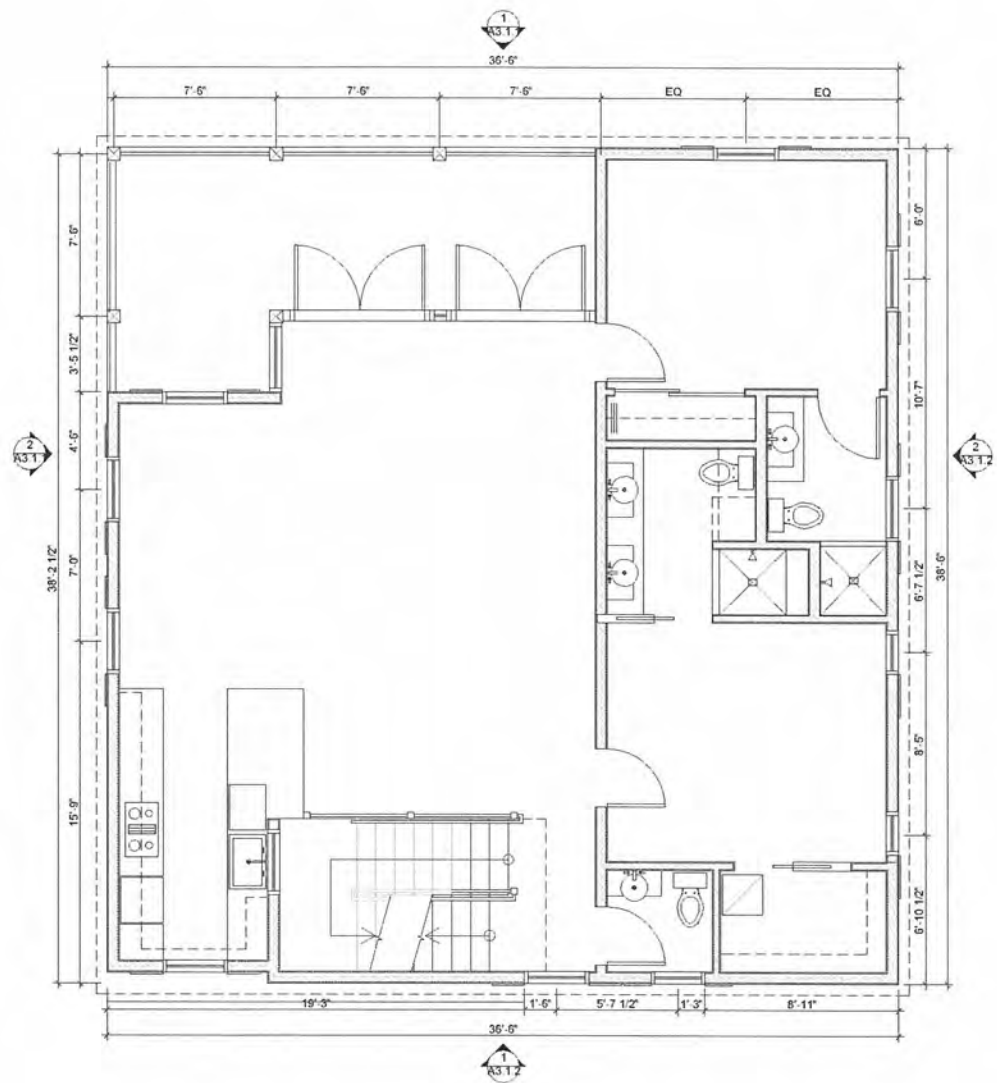


NORTH

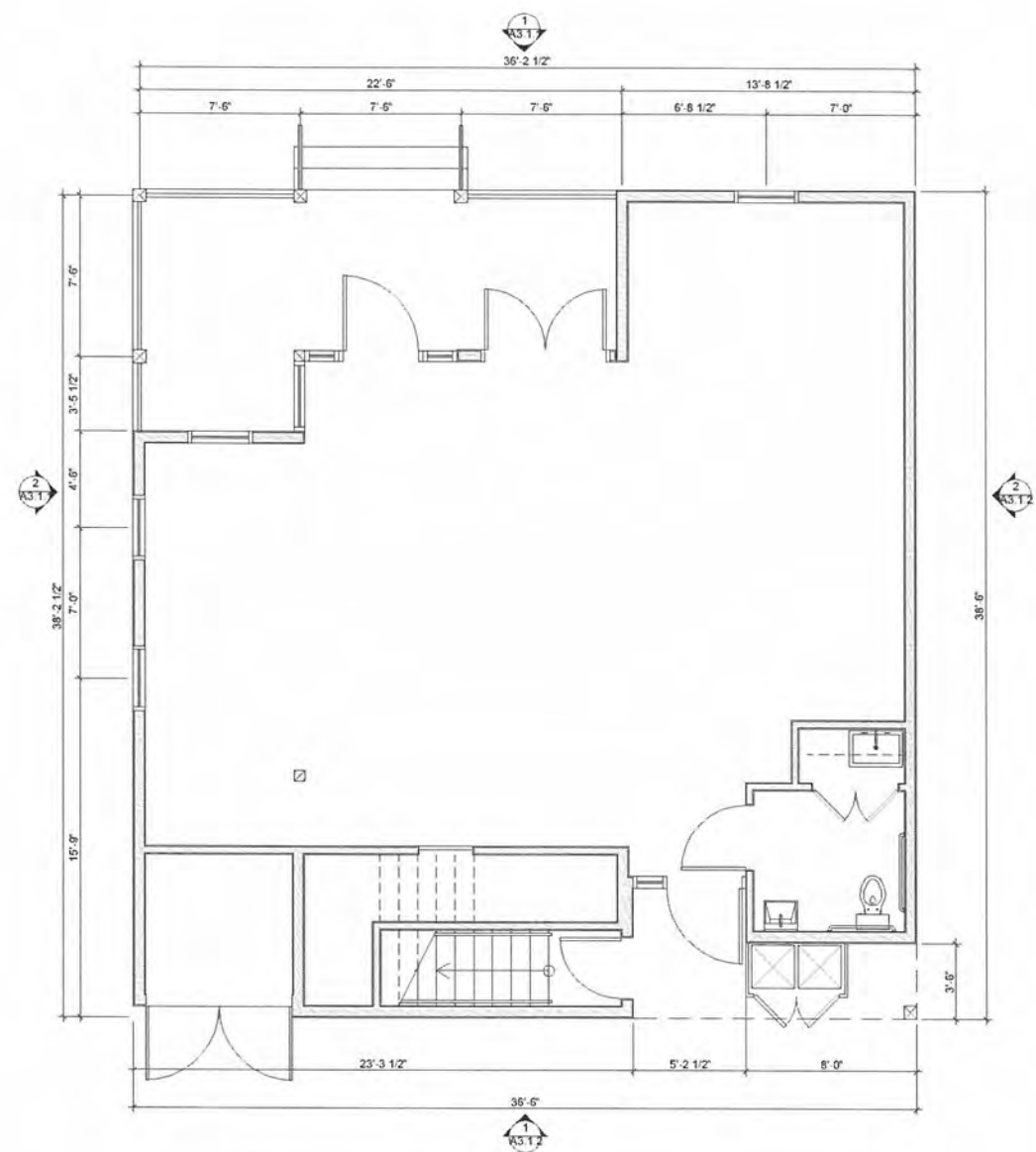
JOB NUMBER:
0115
DATE:
10.19.15
DRAWN BY:
EAB
CHECKED BY:
EAB

SHEET NUMBER:

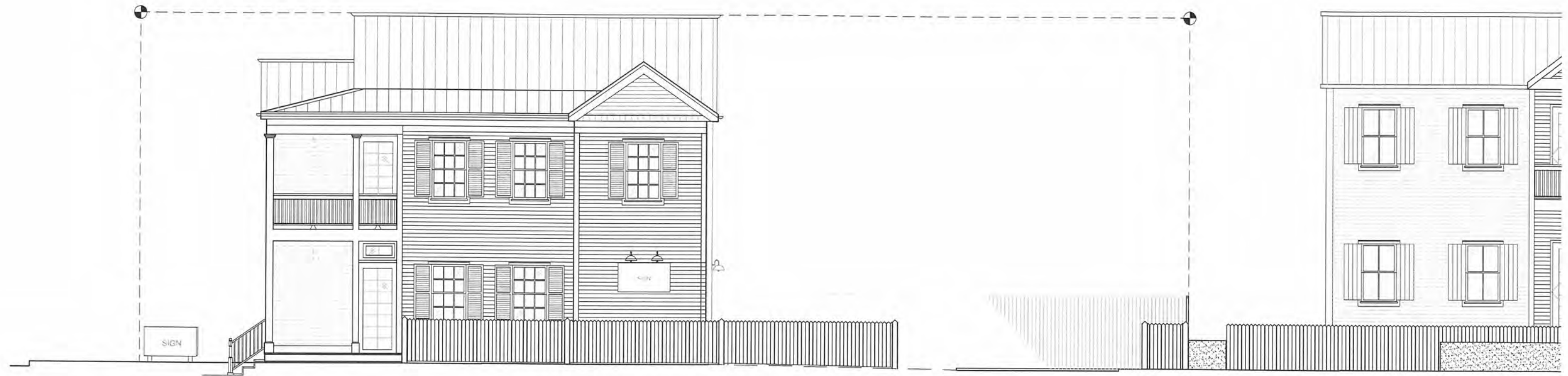
L-1



2 SECOND FLOOR PLAN- RESIDENTIAL
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

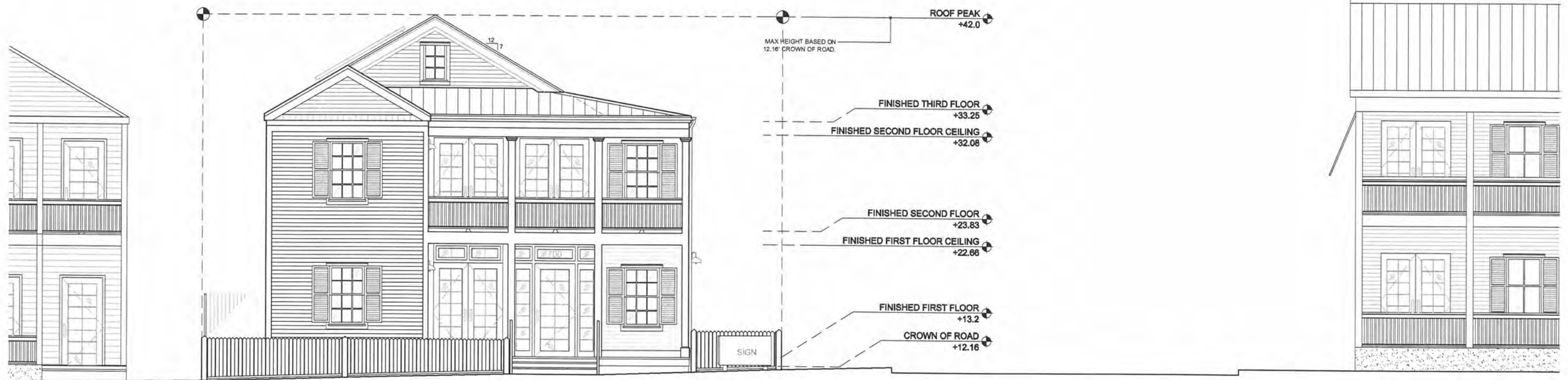


1 FIRST FLOOR PLAN- COMMERCIAL
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

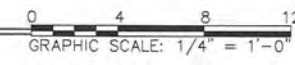
DATE: OCTOBER 27, 2015

A3.1.1 **K2M** DESIGN

1/24/2015 11:02am - Michael Brown & Heather Johnson - 700 Eaton St. Key West, FL 33040 - 1/24/2015 11:02 AM - 6/5/2015 - adder layer



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



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



MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

DATE: OCTOBER 27, 2015

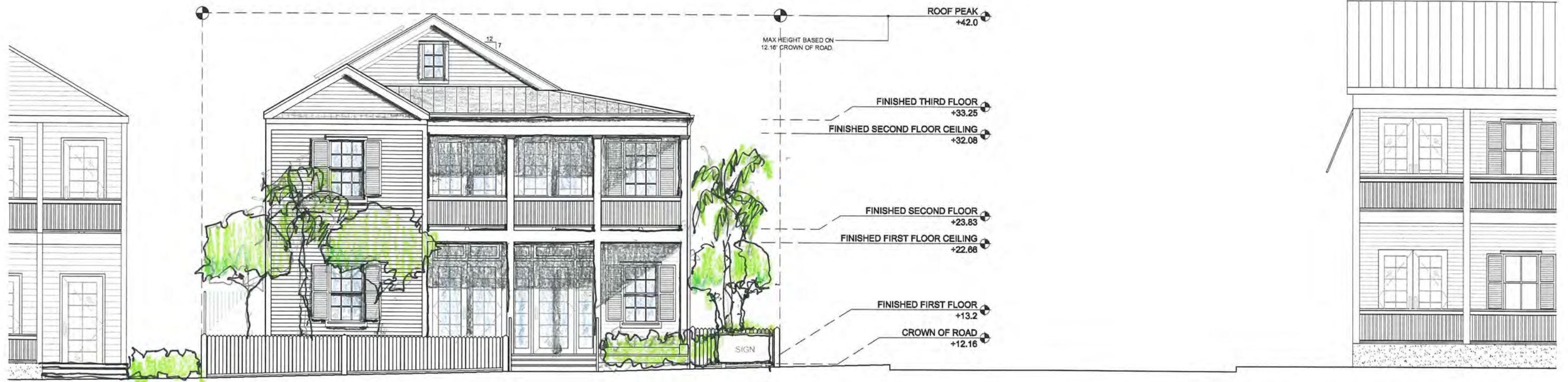


Y:\Projects\151026 - Mixed Use - Michael Deane & Andrew Johnson - 700 Eaton St., Key West, FL\Drawings\Arch\011.dwg, 10/27/2015 10:08 AM, wdw, 04/02/15, 4416x2850



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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

MIXED USE DEVELOPMENT

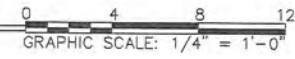
700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

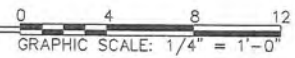
A3.1.1 **K2M** DESIGN
DATE: OCTOBER 27, 2015



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



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



MIXED USE DEVELOPMENT

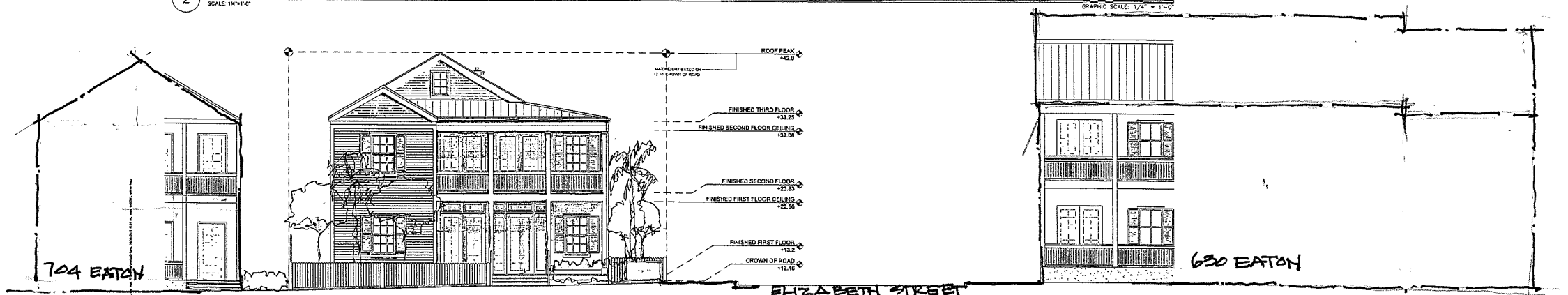
700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

A3.1.2 K M DESIGN
DATE: OCTOBER 27, 2015



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



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

MIXED USE DEVELOPMENT

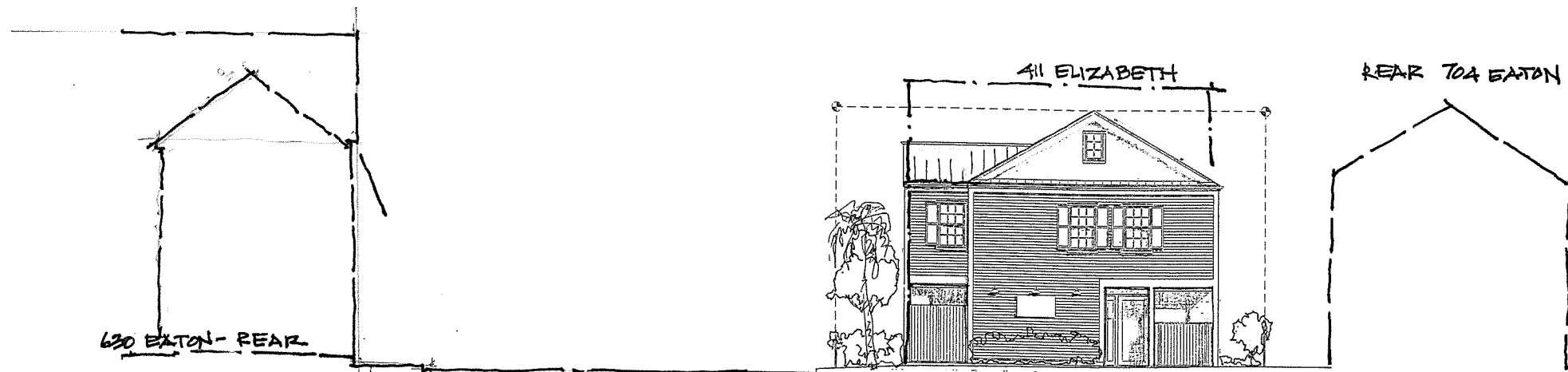
700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

DATE: OCTOBER 27, 2015

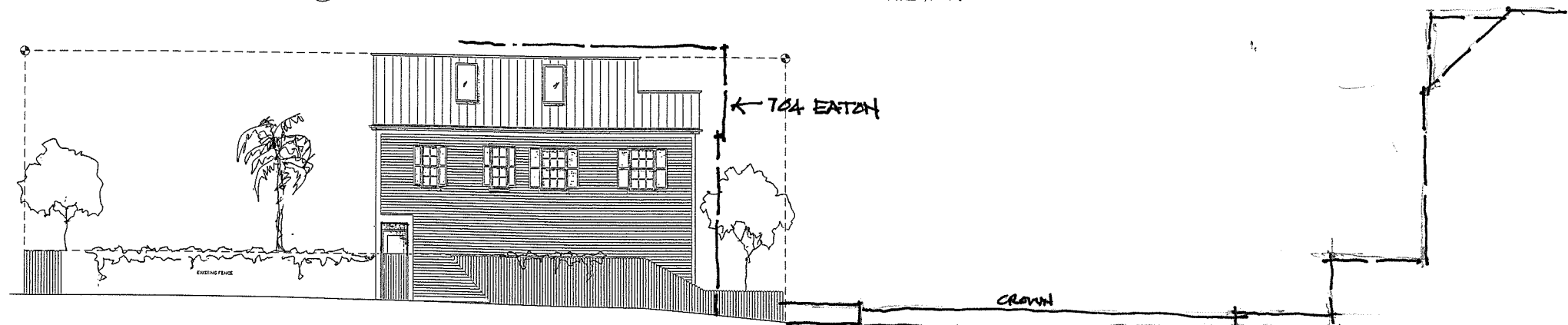
A3.1.1 K M
DESIGN

GRAPHIC - MASSING OF SURROUNDING STRUCTURES



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

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



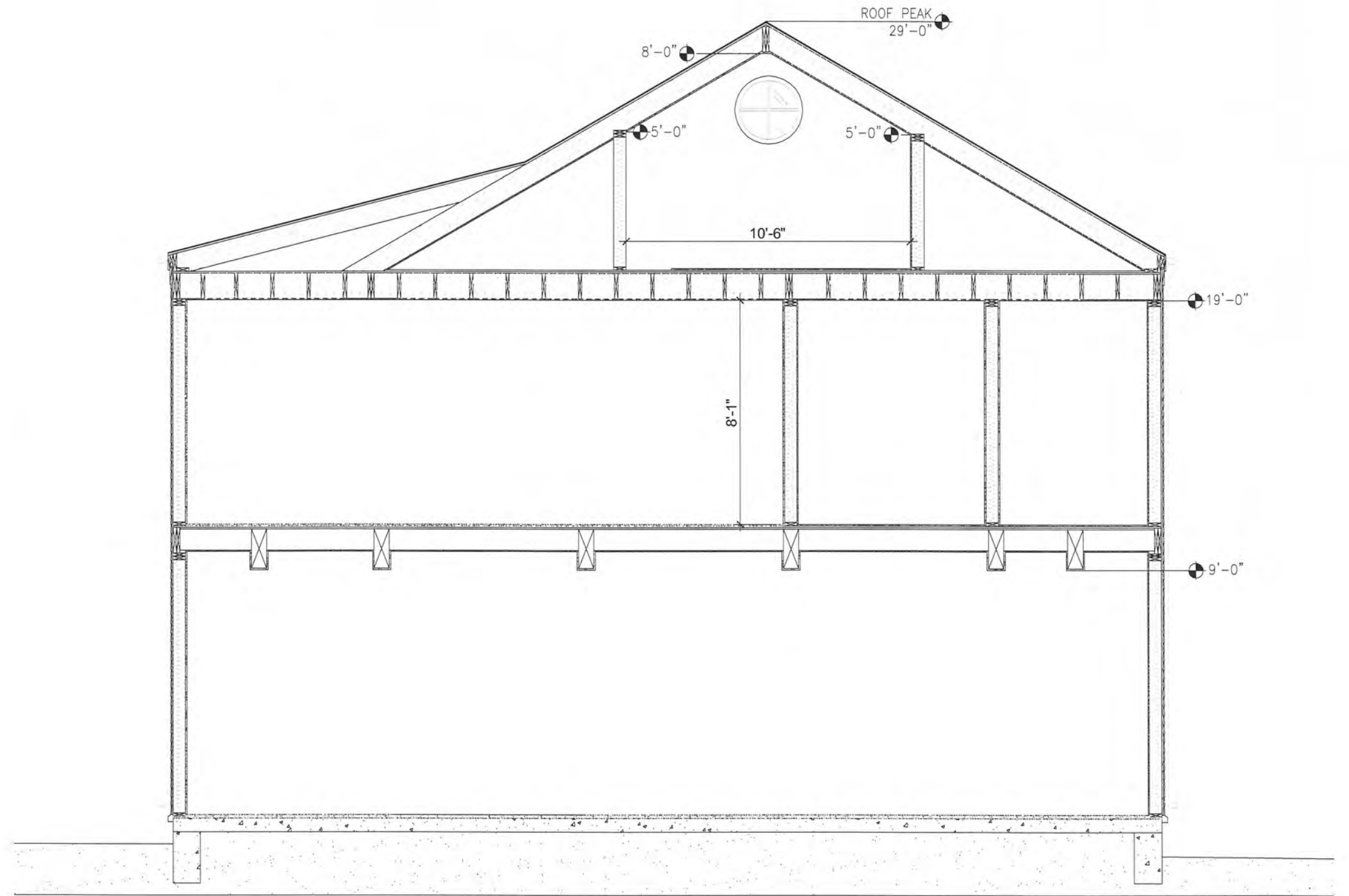
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

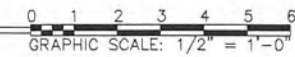
MIXED USE DEVELOPMENT
700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION
A3.1.2 K M DESIGN
DATE: OCTOBER 27, 2015

GRAPHIC - MASSING OF SURROUNDING STRUCTURES



1 BUILDING SECTION
SCALE: 1/2"=1'-0"



T:\Arch\2015\11030 - Mixed Use - Michael Decker & Justin Johnson - 700 Eaton St., Key West, FL\02\09\2015\11030.dwg, 10/29/2015 2:38 PM, xref: 0103216, 11030.dwg

MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

DATE: SEPTEMBER 29, 2015



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 16, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO AND A HALF STORY MIXED USE
STRUCTURE ON VACANT LOT WITH SITE
IMPROVEMENTS.**

FOR- #700 EATON STREET

Applicant – Michael Ingram

Application #H15-01-1673

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

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

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

- [Home](#)
- [Departments](#)
- [Exemptions](#)
- [Save Our Homes](#)
- [Portability](#)
- [Homestead Fraud](#)
- [Contact Us](#)

- [Property Search](#)
- [Tax Estimator](#)
- [GIS/Maps](#)
- [Millages/Taxroll Info](#)
- [Appeals/VAB](#)
- [Forms](#)
- [Office Locations](#)

Monroe County Links

- [» Monroe County Home Page](#)
- [» BOCC](#)
- [» Growth Management](#)
- [» Building Dept.](#)
- [» Code Compliance](#)
- [» FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- [» Clerk of the Courts](#)
- [» Sheriff's Office](#)
- [» Elections Supervisor](#)

- [» Tax Collector](#)

Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1006343 Parcel ID: 00006120-000000** Next Record

Ownership Details

Mailing Address:

POINCIANA PARTNERS LLC
601 AMALFI DR
PACIFIC PALISADES, CA 90272-4507

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage 10KW

Group:

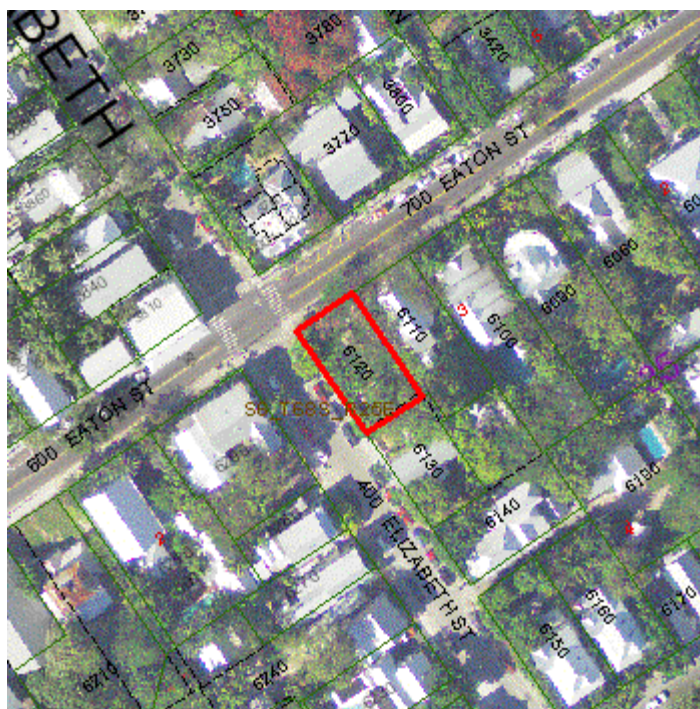
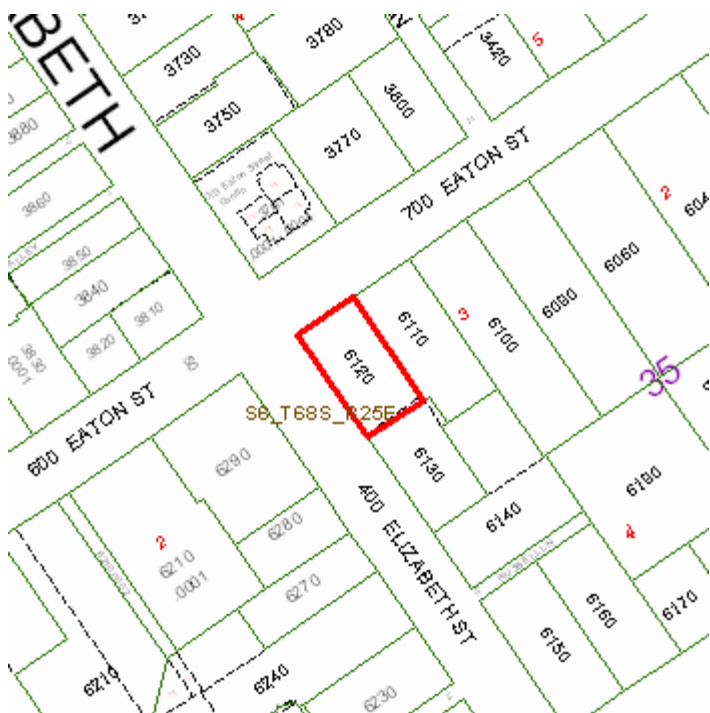
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 700 EATON ST KEY WEST

Legal Description: KW PT LOT 3 SQR 35 H2-564 OR101-47/48 OR1245-1310D/C OR1393-2093/5 OR1613-1889/91C OR1675-507/513 OR1684-2059/60PET/ADM OR1684-2061EST OR1684-2062EST OR1684-2063LET/ADM OR2657-269/70C/T OR2666-1559/60 OR2666-1561/62

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,578.00 SF

Appraiser Notes

2010-11-12 MLS \$1,598,000 VERY UNUSUAL OPPORTUNITY IN OLD TOWN! RESIDENTIAL AND COMMERCIAL! HISTORIC HOME BUILT IN 1875 AND READY TO MAKE INTO YOUR LUXURY ESTATE. DADE COUNTY PINE FLOORS, CEILINGS AND WALLS. CROWN MOLDINGS, HIGH CEILINGS, SPACIOUS ROOMS,LARGE BALCONIES AND PLENTY OF ROOM FOR A POOL MAKE FOR THE PERFECT KEY WEST HOME. NEW ROOF, REPLACED DECKS AND NEW ELECTRICAL SERVICE HAVE STARTED. ADJACENT LOT PROVIDES ROOM TO ENLARGE HOME OR BUILD COMMERCIAL AND/OR

RESIDENTIAL SO YOU HAVE THE BEST OF BOTH WORLDS. WOULD NEED TO PURCHASE FULL TRANSIENT ROGO FOR RESIDENTIAL BUT TRANSIENT WOULD GO AWAY. SEE ATTACHED HNC-2 REGULATIONS. POSSIBLE OWNER FINANCING WITH TERMS TO BE NEGOTIATED. MINIMUM DOWN IS \$800K.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	0	477,984	477,984	477,984	0	477,984
2014	0	0	446,119	446,119	446,119	0	446,119
2013	0	0	249,638	249,638	249,638	0	249,638
2012	0	0	235,570	235,570	235,570	0	235,570
2011	0	0	249,118	249,118	249,118	0	249,118
2010	0	0	317,150	317,150	317,150	0	317,150
2009	0	0	493,345	493,345	493,345	0	493,345
2008	0	0	522,459	522,459	522,459	0	522,459
2007	0	0	773,850	773,850	773,850	0	773,850
2006	0	0	420,090	420,090	420,090	0	420,090
2005	0	0	331,650	331,650	331,650	0	331,650
2004	0	0	309,540	309,540	309,540	0	309,540
2003	0	0	154,770	154,770	154,770	0	154,770
2002	0	0	150,348	150,348	150,348	0	150,348
2001	0	0	150,348	150,348	150,348	0	150,348
2000	0	0	84,018	84,018	84,018	0	84,018
1999	0	0	84,018	84,018	84,018	0	84,018
1998	0	0	84,018	84,018	84,018	0	84,018
1997	0	0	75,174	75,174	75,174	0	75,174
1996	0	0	75,174	75,174	75,174	0	75,174
1995	0	0	75,174	75,174	75,174	0	75,174
1994	0	0	75,174	75,174	75,174	0	75,174
1993	0	0	75,174	75,174	75,174	0	75,174
1992	0	0	75,174	75,174	75,174	0	75,174
1991	0	0	75,174	75,174	75,174	0	75,174
1990	0	0	61,908	61,908	61,908	0	61,908
1989	0	0	60,803	60,803	60,803	0	60,803
1988	0	0	55,275	55,275	55,275	0	55,275
1987	0	0	38,215	38,215	38,215	0	38,215
1986	0	0	36,933	36,933	36,933	0	36,933
1985	0	0	19,712	19,712	19,712	0	19,712
1984	0	0	19,712	19,712	19,712	0	19,712
1983	0	0	19,712	19,712	19,712	0	19,712
1982	0	0	19,712	19,712	19,712	0	19,712

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/3/2014	2666 / 1561	335,000	WD	12
1/3/2014	2666 / 1559	100	QC	11
11/1/2013	2657 / 269	100	CT	12

This page has been visited 18,143 times.

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