

Historic Architectural Review Commission

Staff Report Item 8

Meeting Date:	October 28, 2014
Applicant:	Bender and Associates, Architects
Application Number:	H14-01-1470
Address:	#725 Caroline Street
Description of Work:	Renovation of non-contributing retail center.
Building Facts:	The West Marine Building is listed as a non-contributing resource in the surveys. The warehouse was constructed sometime between 1968 and 1970 and is made up of steel and concrete with metal siding. A c.1970 photograph shows that it has had little to no modifications throughout its existence. Located at the corner of Caroline Street and William Street, the building is essentially a box with little fenestrations and minimalist details.
Guidelines Cited in Review:	Additions, alterations, and new construction (pages 36-38a), specifically guidelines 1 and 2 of page 37.

Staff Analysis

The Certificate of Appropriateness proposes the rehabilitation of a warehouse building into a retail center. The plans include the installation of storefront windows and doors to create five retail spaces. Currently, the existing façade facing Caroline Street contains no fenestrations; the proposed façade facing Caroline Street will have a wall of glass that will be more aesthetically pleasing, particularly to pedestrians. New concrete stairs will lead people from the sidewalk to each store entrance. The southeast corner cutout, which currently serves as the main entrance, will be filled in to create more retail space.

There will be a covered walkway that will extend from the William Street entrance on the east elevation around and along the north elevation of the building, where a handicap accessible ramp will also be installed. A small deck is also depicted on the east elevation. To create the covered walkway, a metal awning will be installed. The design also proposes a retractable canvas awning to provide shade and protection, as well as add depth to the building. A screen is proposed on the

north elevation for hiding the new mechanical equipment that will be placed on the new awning. The building will be painted an off-white color, the trim will be painted a grey beige, the window frames and guard rails will be painted a soft black color, and the canvas awning will be burgundy.

Fifteen parking spaces will be created on the north side of the lot with an entrance and exit on William Street. Landscaping will be installed. A refuse area is proposed in the northwest corner of the lot and will be screened with a six foot concrete wall. New bicycle racks are introduced on the Caroline Street side. There will be three light pole fixtures by the parking spaces.

Consistency with Guidelines

1. The building is not contributing or historic and lacks architectural distinction, and therefore alterations should be reviewed more liberally.
2. The structure's character-defining features will not be disguised or concealed. The introduction of new fenestrations and other architectural details will retain the original minimalist design, while maintaining the integrity of the building.
3. The proposed site plan will make the site more open to the general public. The installation of bicycle racks will promote the use of bicycles.

The proposed design promotes the rehabilitation of an empty building into a usable space that will fit with the current revitalization of the area. A new hotel is almost completed next door, and a new brewery is currently under construction nearby. This design will promote walkability in the area and offers alterations that will not obscure or overshadow any character defining element the building possesses. It is staff opinion that the proposed design meets the guidelines.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 14-01001470

OWNER'S NAME: Jeff Cornfeld (The Cornfeld Group) DATE: 09/29/14

OWNER'S ADDRESS: 3850 Hollywood Blvd., Suite 400 Hollywood, FL 33021 PHONE #: 954-224-6667

APPLICANT'S NAME: Bender & Associates PHONE #: 3052961347

APPLICANT'S ADDRESS: 410 Angela Street

ADDRESS OF CONSTRUCTION: 725 Caroline Street # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
RENOVATION OF EXISTING STEEL AND CONCRETE WAREHOUSE STRUCTURE INTO LEASABLE OFFICE, RETAIL, AND RESTAURANT SPACE.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: September 29, 2014

Applicant's Signature: Emily Schultz

Required Submittals

Table with 2 columns: Checkmark/Box and Description of submittal (e.g., TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS)

Staff Use Only

Date:

Staff Approval:

Fee Due: \$ PAID

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is non-historic and non-contributing.
Warehouse built c.1969
Guidelines for alterations

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

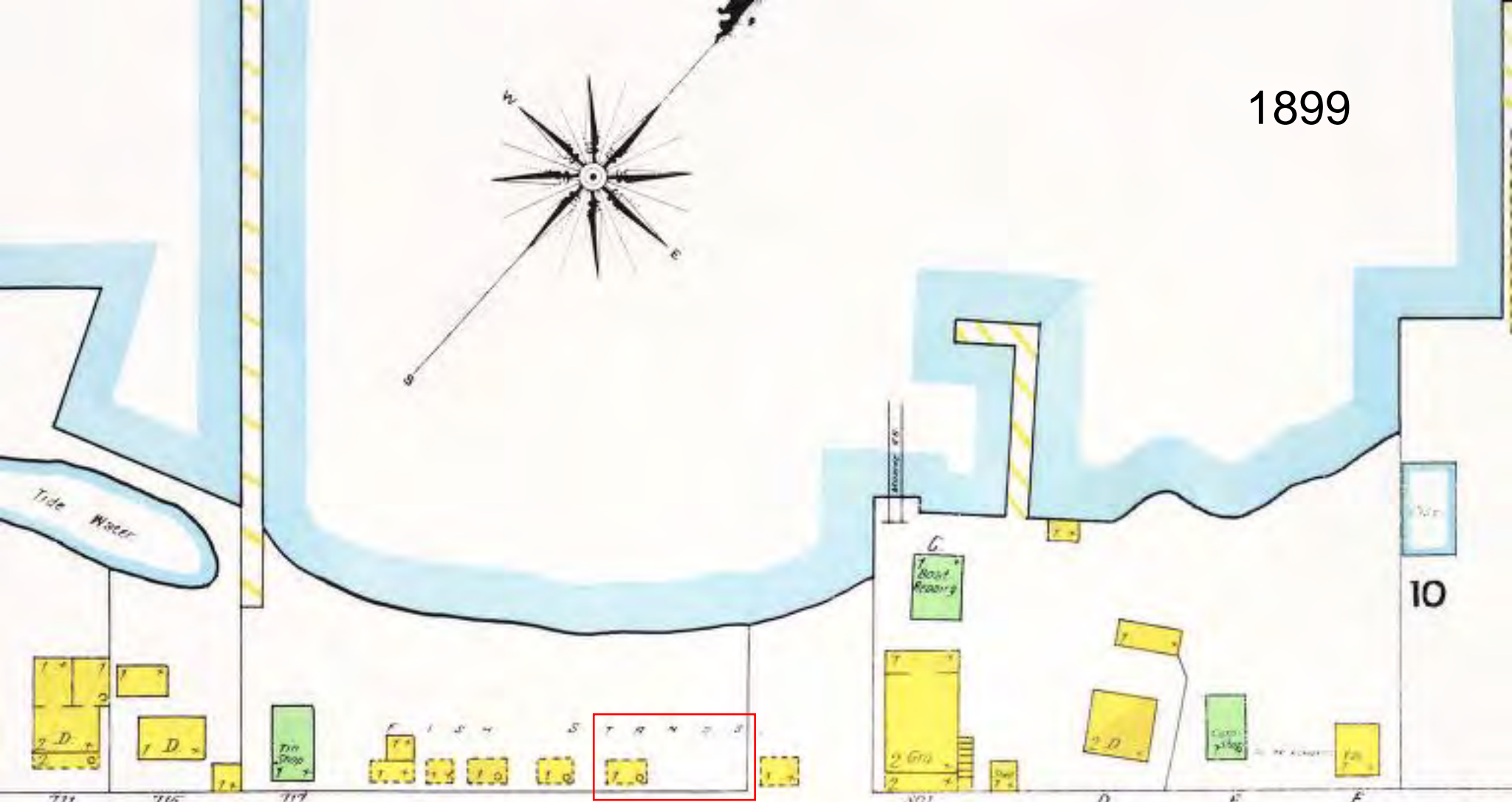
Date: _____

Signature: _____

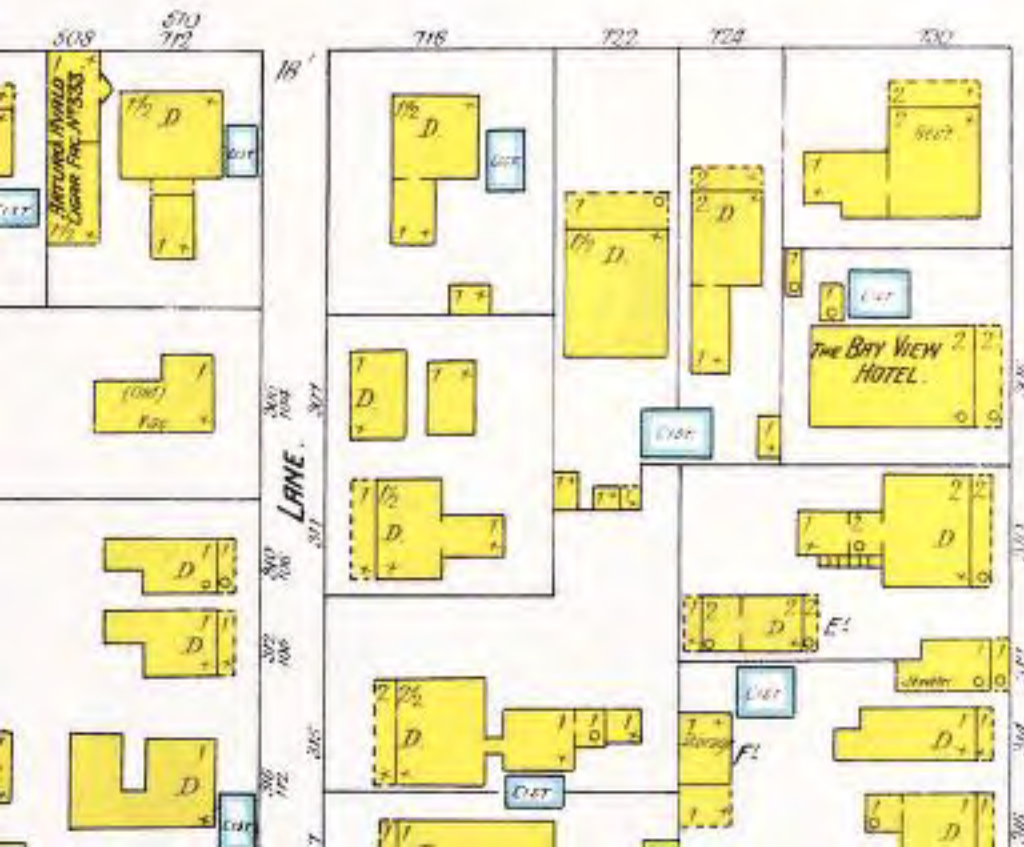
Historic Architectural
Review Commission

Sanborn Maps

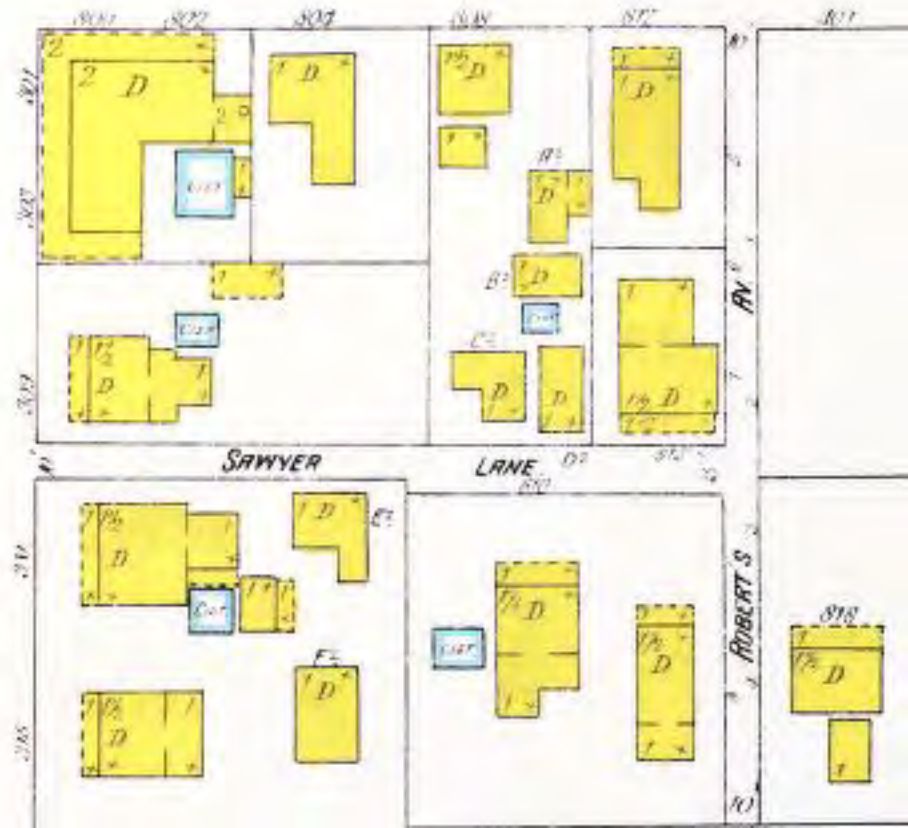
1899



CAROLINE



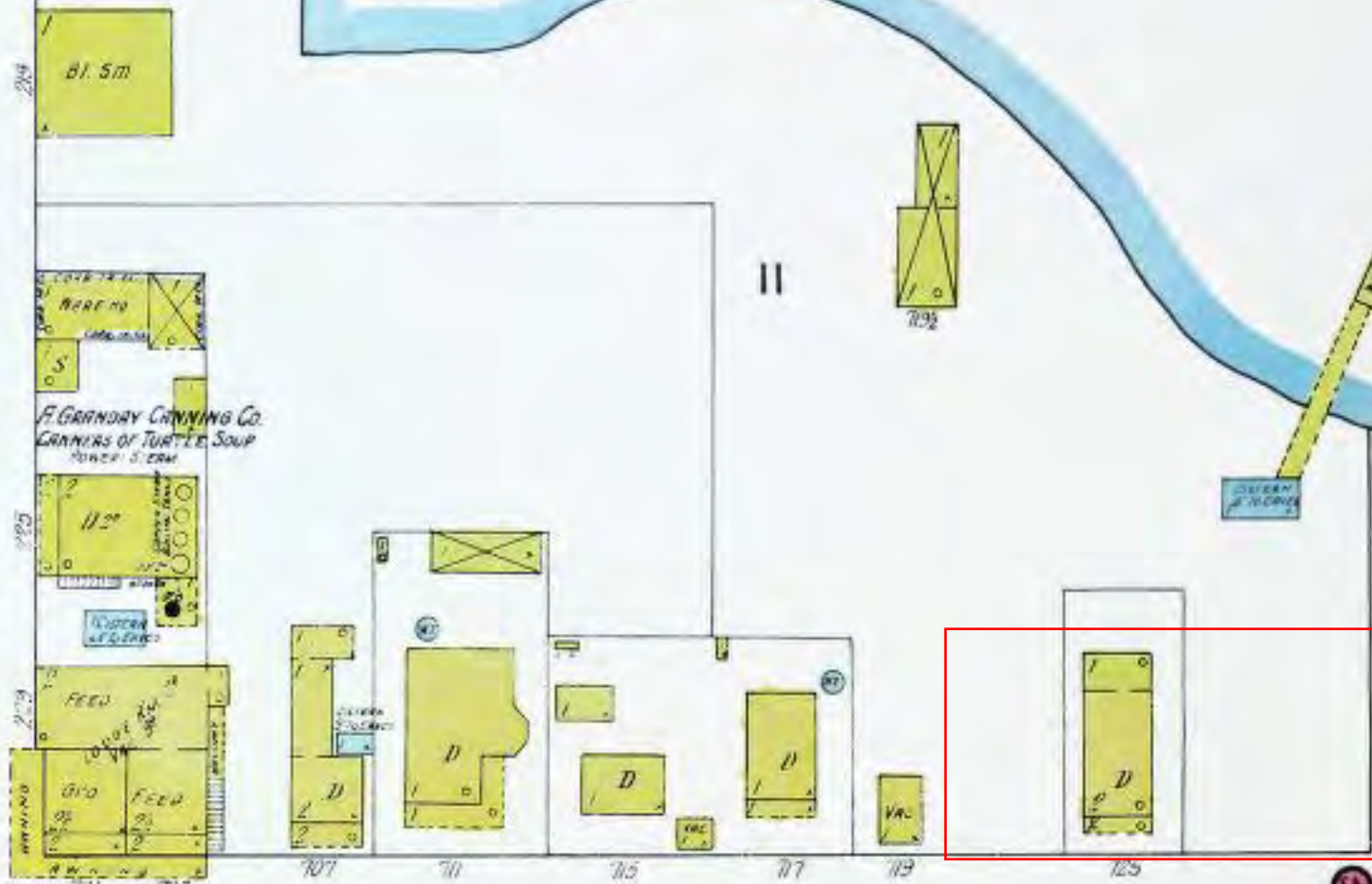
WILLIAM



1912

ELIZABETH

BRICK PAVED



BRICK PAVED

BRICK PAVED

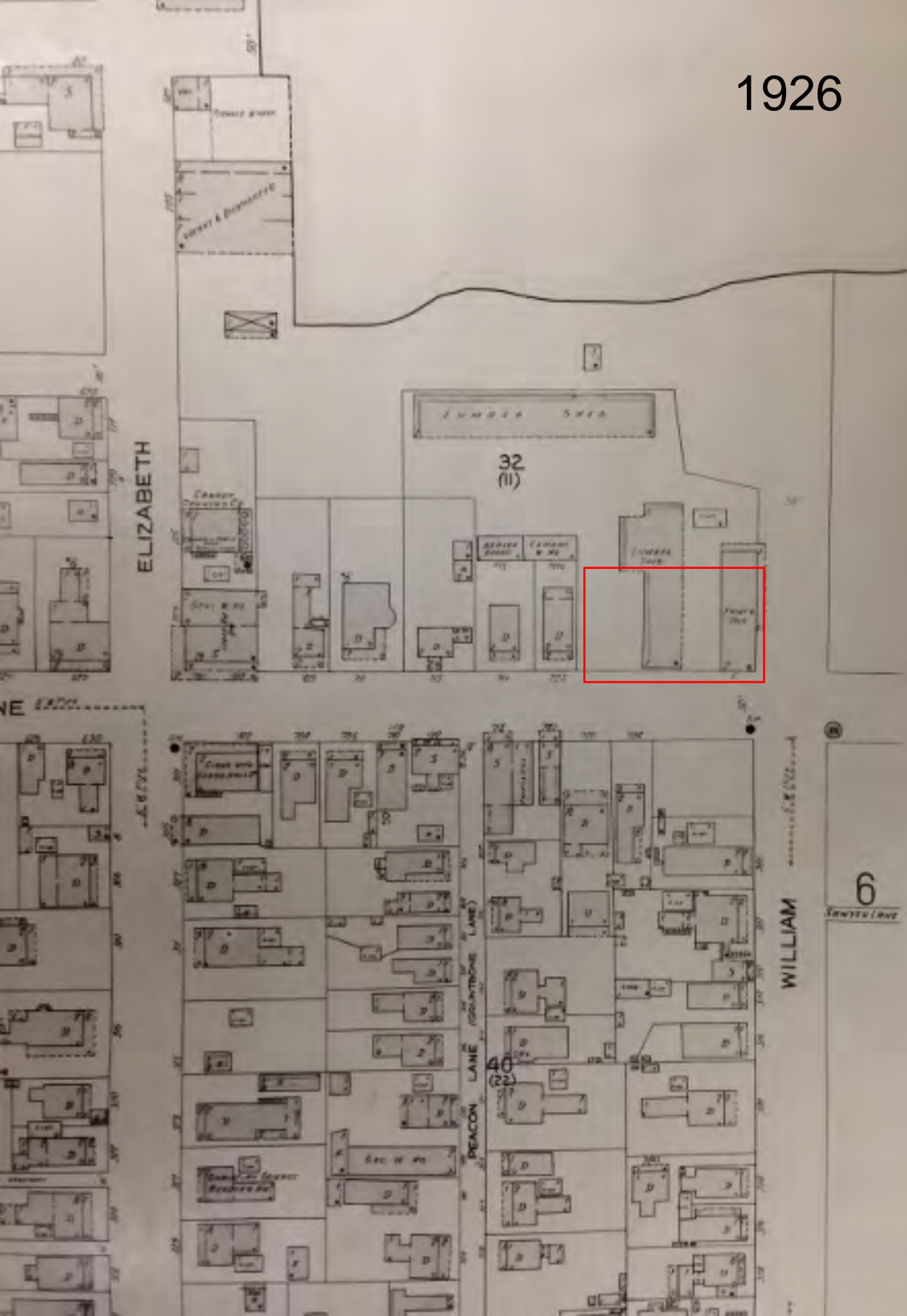


WILLIAM

SAWYER LANE

6

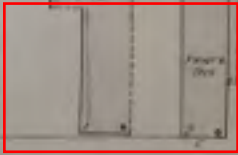
1926



ELIZABETH

LUMBER SHED

32
(11)



PEACOCK LANE (ORIENTING LANE)

40
(22)

WILLIAM

6

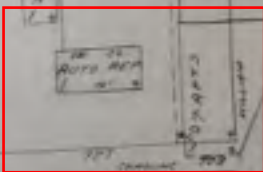
Street

1948



ELIZABETH

32 TRAILER PARK



METAL-METAL
METAL METAL

46
(21)

WILLIAM

6

SAWYER LANE

PEACOCK LANE

Don't forget to check the
Reading Plan

Project Photos

725 Caroline Street: Existing Images



Existing front entry (south and east sides visible). Looking from the corner of Caroline St and William St.



Image circa 1970 of 725 Caroline Street. View of front entry (south and east sides visible). Looking from the corner of Caroline St. and William St.



Rear (North) Façade.



East Façade.



View of South façade. This side faces Caroline Street.



Existing front entry way.



Neighboring building on William street.



Space between neighboring building on William Street and project location. This will become the parking lot.



Neighboring building to the West on Caroline Street.



Neighboring building. B.O.'s across William Street.



View looking down Caroline Street towards project location. B.O.'s in foreground.



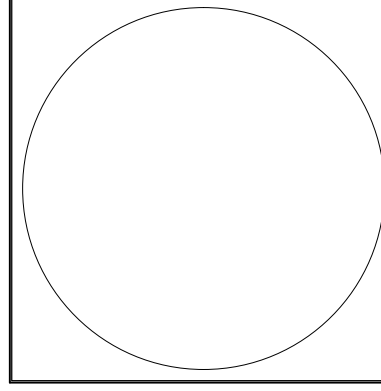
Proposed Caroline Street Façade.



Proposed façade of the corner of Caroline and William Street.

Survey

CORNFIELD RETAIL SPACE
725 CAROLINE STREET
KEY WEST, FLORIDA

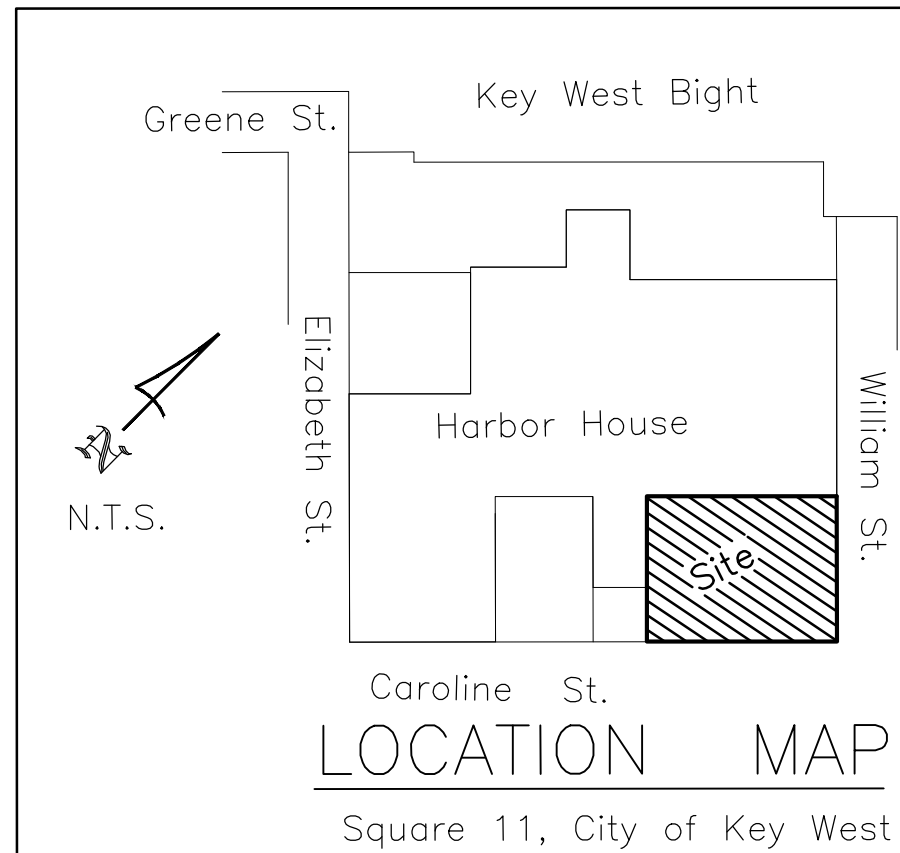


410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1408
EXISTING SURVEY
Date: 8/14/14

EXO
1 OF --



LEGAL DESCRIPTION:
On the Island of Key West and being known as a part of Lot 1, of Square 11, according to William A. Whitehead's map of the Island, but more particularly described as follows:
Beginning at the corner of William and Caroline Streets; thence in a Southwesterly direction and along the Northwesterly side of Caroline Street a distance of 156.5 feet; thence at right angles and in a Northeasterly direction a distance of 120 feet; thence at right angles and in a Northeasterly direction a distance of 156.5 feet out to a point on the Southwesterly side of William Street; thence at right angles and in a Southeasterly direction and along the Southwesterly side of William Street a distance of 120 feet back to the point of beginning.

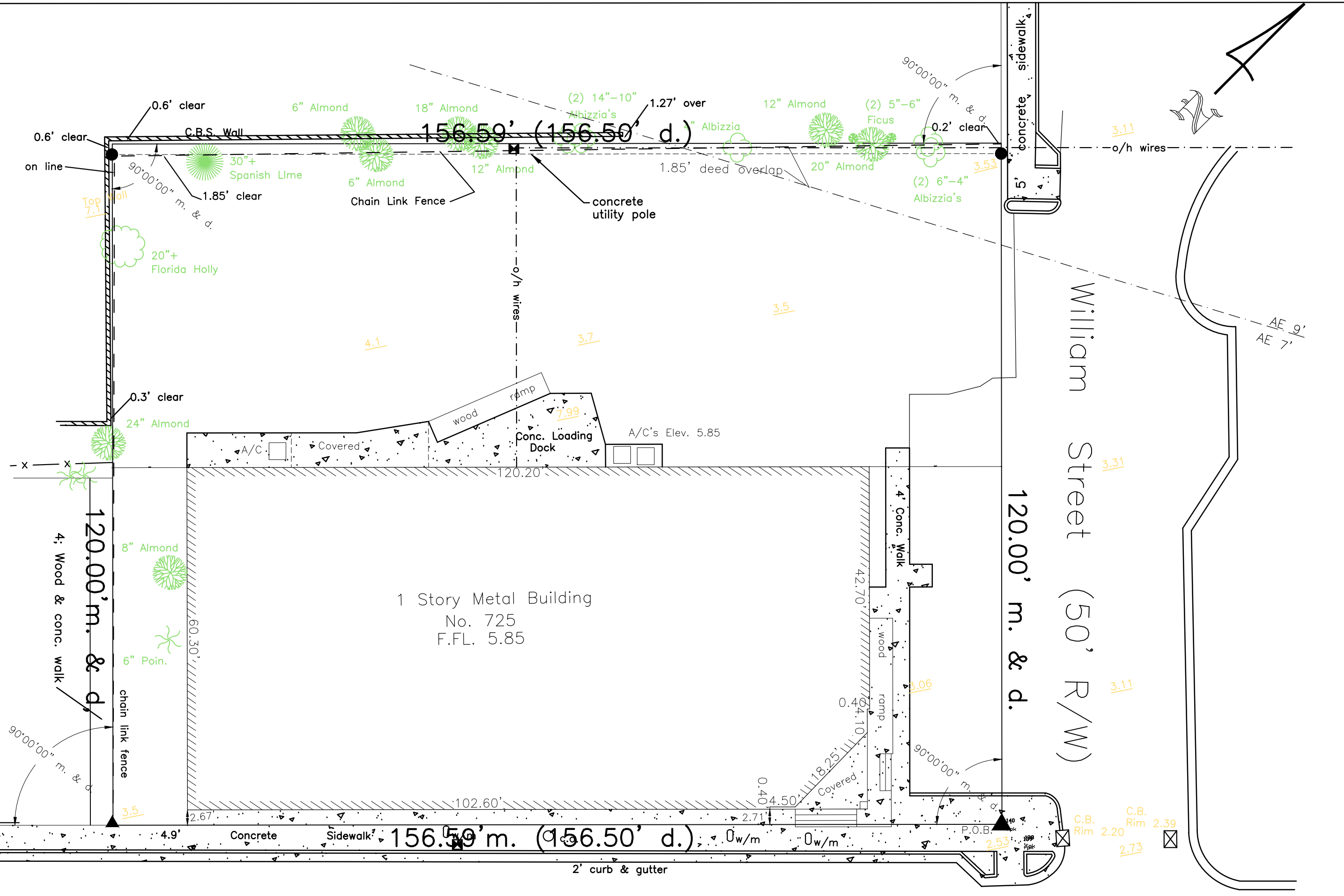
SURVEYOR'S NOTES:
North arrow based on assumed median Reference Bearing; R/W Caroline Street 3.4 denotes existing elevation Elevations based on N.G.V.D. 1929 Datum Bench Mark No.: Basic Elevation: 14.324

- Monumentation:**
 ● = set 1/2" Iron Pipe, P.L.S. No. 2749
 ○ = Found 1/2" Iron Bar
 ▲ = Set P.K. Nail, P.L.S. No. 2749
- Abbreviations:**
 Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plat
 m. = Measured
 d. = Dead
 N.T.S. = Not to Scale
 C. = Centerline
- pg. = page
 C.U.P. = Concrete Utility Pole
 W.U.P. = Wood Utility Pole
 w.g. = with Guy wire
 w.m. = Water Meter
 Bal. = Balcony
 Pl. = Planter
- o/h = Overhead
 u/g = Underground
 F.F.L. = Finish Floor Elevation
 Irr. = Irregular
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 cov'd. = Covered
 C.B. = Concrete Block
 wd. = Wood
 C.F. = Construction fence (wood)

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



Caroline Street (50' R/W)

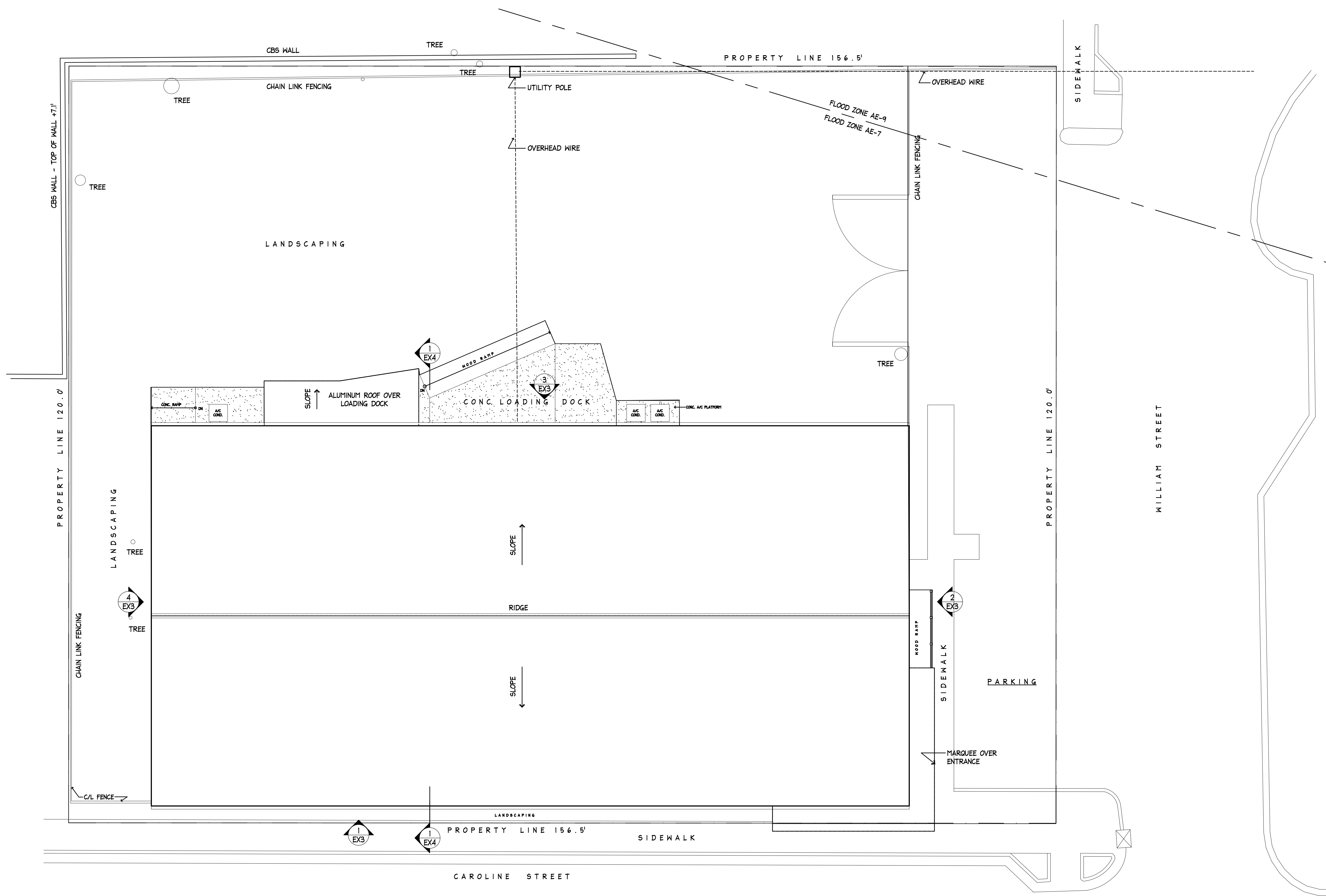
- Abbreviations:**
 Elev. = Elevation
 B.M. = Bench Mark
 P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 P.B. = Plat Book
- Hydt. = Fire Hydrant
 F.W. = Fire Well
 A/C = Air Conditioner
 C.L.F. = Chain Link Fence
 Field Work performed on: 6/10/14

Cornfield Group 725 Caroline Street, Key West, Fl. 33040		Dwn No.: 14-292
BOUNDARY SURVEY		Dwn. By: F.H.H.
Scale: 1"=20'	Ref. Flood panel No. 1576K	Flood Elev. 8-9'
Date: 6/20/14	215-25 Flood Zone: AE	
REVISIONS AND/OR ADDITIONS		

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
info@islandsurveying.com
I.S. No. 7700



Proposed Design



CORNFELD RETAIL SPACE
 725 CAROLINE STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

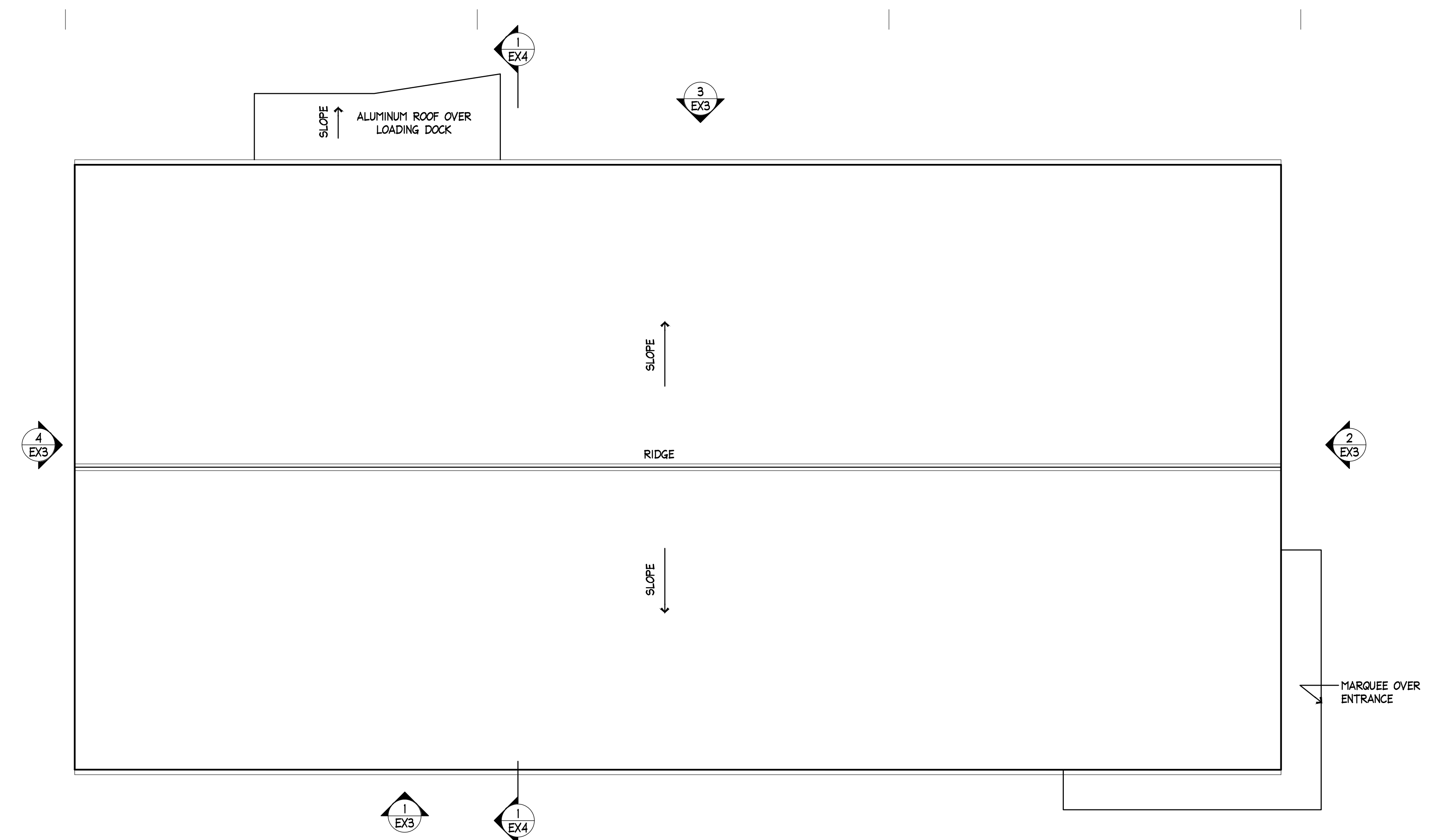
Bender & Associates
ARCHITECTS p.a.

Project No: 1408
 EXISTING SITE PLAN
 Date: 8/14/14

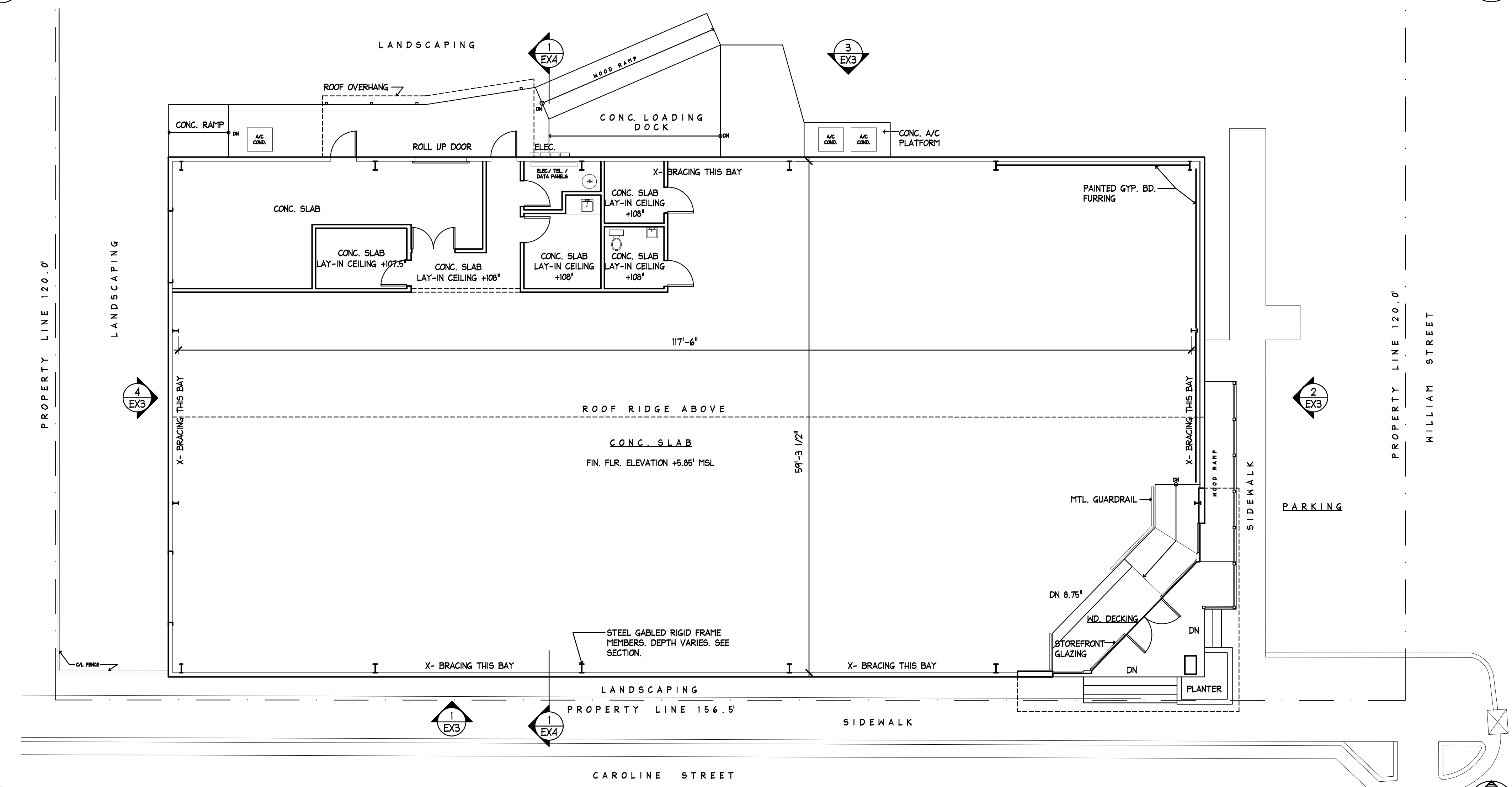
EX1
 2 OF --

1 SITE PLAN
 EX1 SCALE: 1/8"=1'-0"



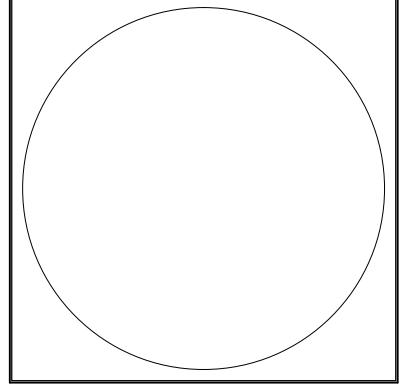


2 ROOF PLAN
EX2 SCALE: 1/8"=1'-0"



1 FLOOR PLAN
EX2 SCALE: 1/8"=1'-0"

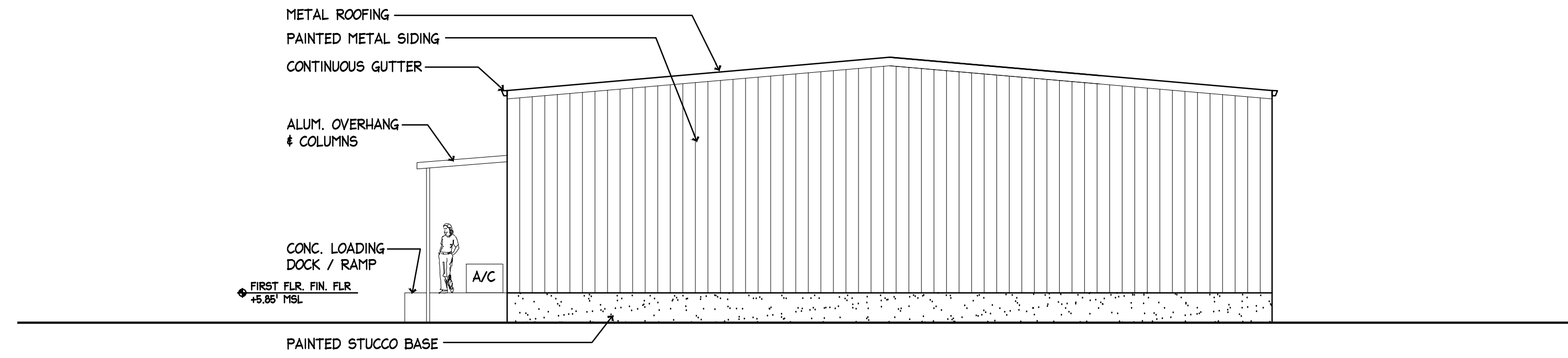
CORNFIELD RETAIL SPACE
725 CAROLINE STREET
KEY WEST, FLORIDA



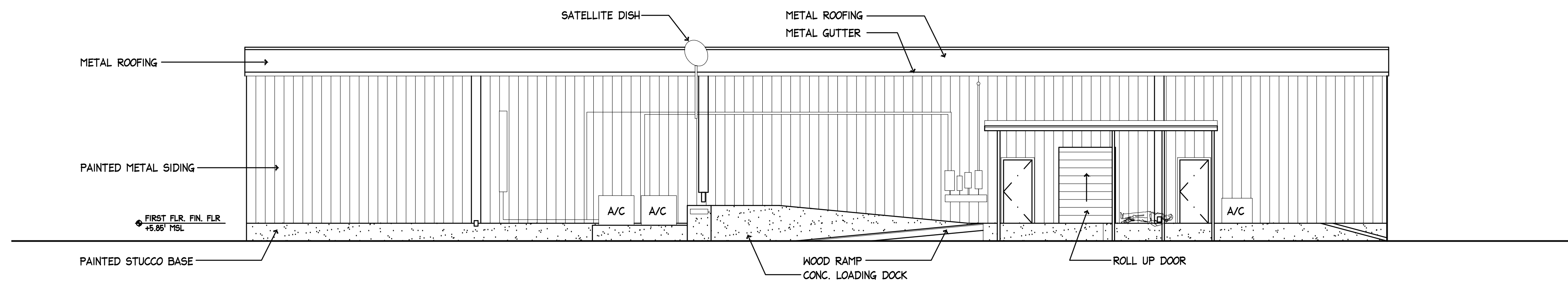
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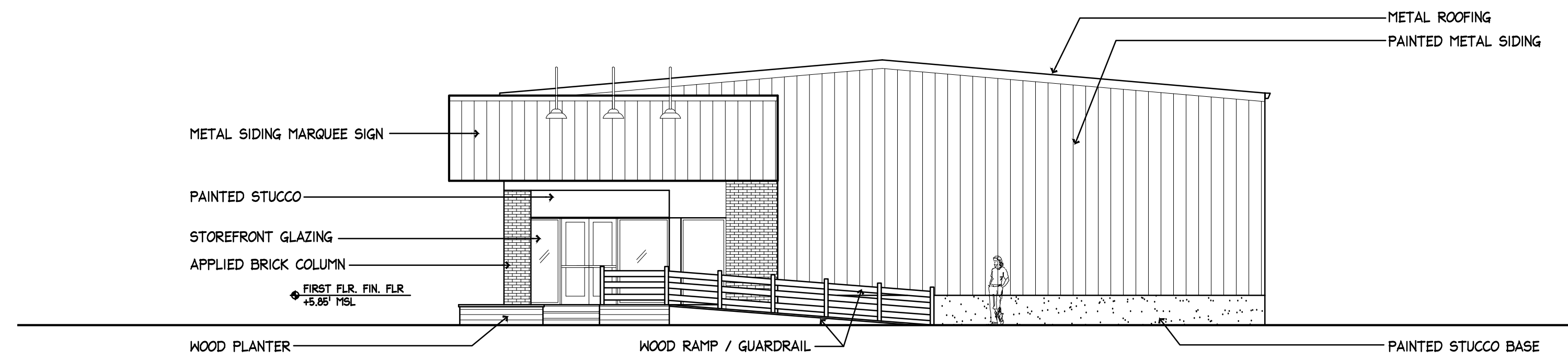
Project No: 1408
EXISTING FLOOR PLAN
EXISTING ROOF PLAN
Date: 8/14/14



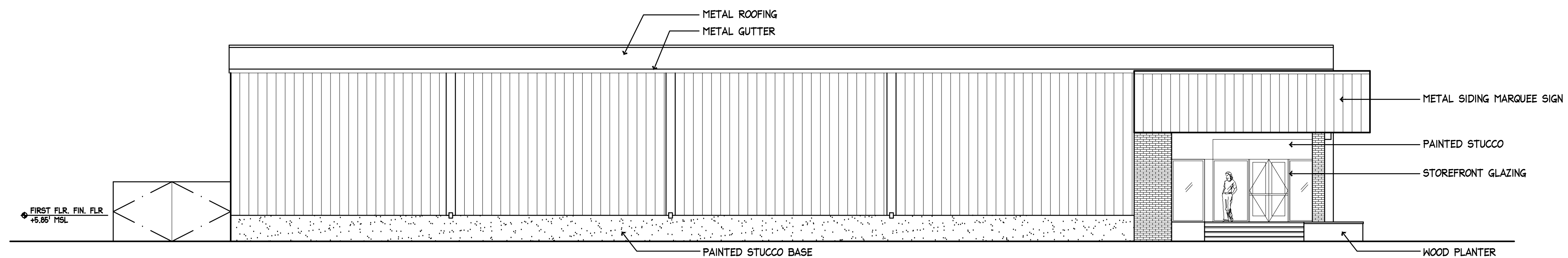
4 WEST ELEVATION
EX3 SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
EX3 SCALE: 1/4"=1'-0"



2 EAST (WILLIAM STREET) ELEVATION
EX3 SCALE: 1/8"=1'-0"



1 SOUTH (CAROLINE STREET) ELEVATION
EX3 SCALE: 1/8"=1'-0"

CORNFELD RETAIL SPACE
725 CAROLINE STREET
KEY WEST, FLORIDA

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Bender & Associates
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p.a.

Project No: 1408
EXTERIOR ELEVATIONS
Date: 8/14/14

EX3

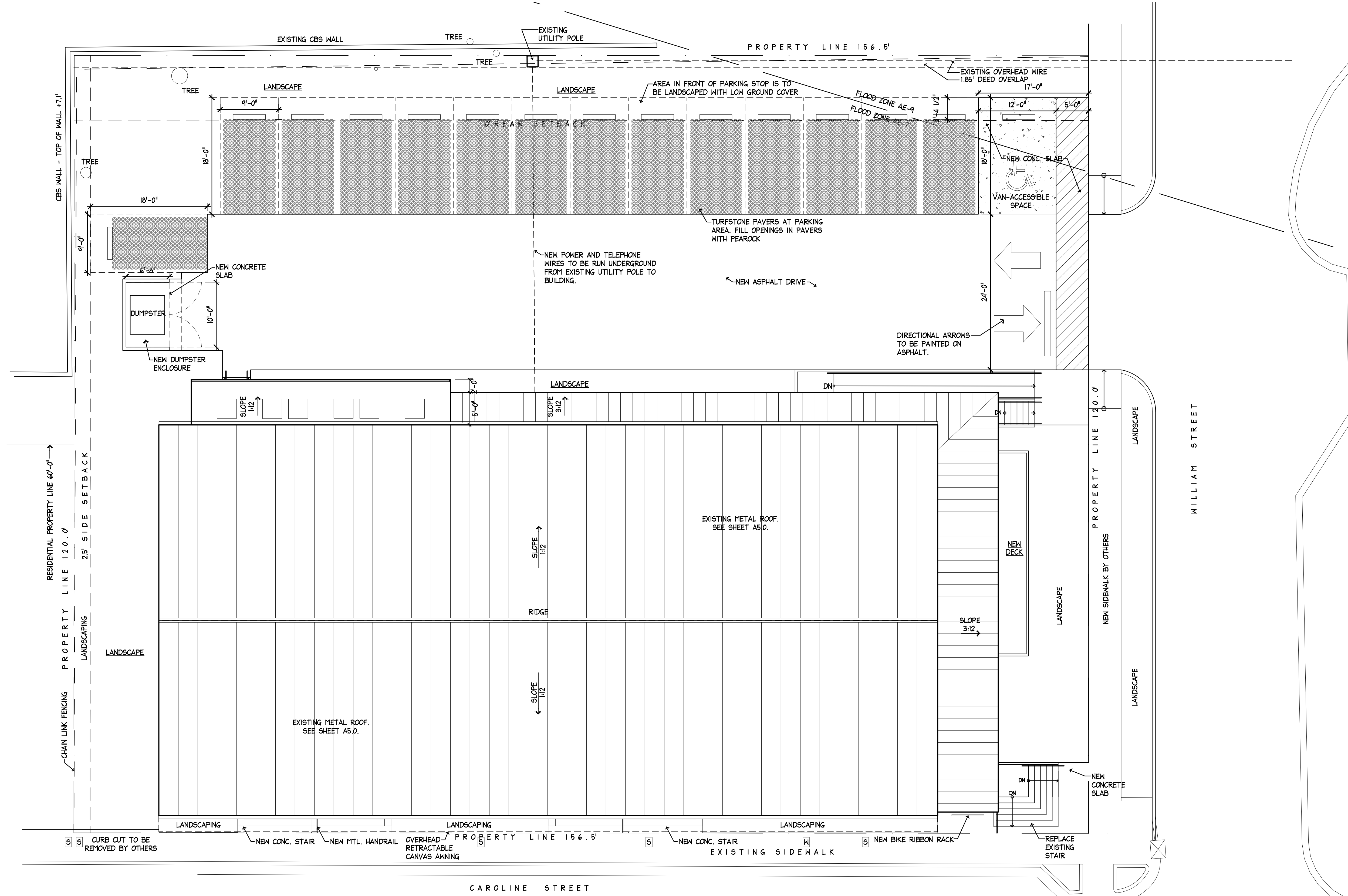
AREA BEING REMOVED:	
CONCRETE LOADING DOCK + ROOF	722 S.F.
ACCESSIBLE WALK	256 S.F.
WOOD RAMP	45 S.F.
MARQUEE	191 S.F.
TOTAL	1214 S.F.
AREA BEING ADDED:	
METAL AWNING	1200 S.F.
WOOD PORCH (NOT UNDER AWNING)	170 S.F.
STAIRS AND RAMP	127 S.F.
TOTAL	1497 S.F.

PARKING SPACE COUNT:	
REGULAR (9' X 18') PARKING SPACES:	14 SPACES
ACCESSIBLE (12' X 18') PARKING SPACES:	1 SPACES
TOTAL PARKING SPACES:	14 SPACES

IMPERVIOUS SURFACE CALCULATIONS:	
A. PROPOSED IMPERVIOUS SURFACES (BUILDINGS, CONCRETE, ASPHALT)	12517 S.F.
B. PERVIOUS WOOD DECKING AND STAIRS (GAPPED 3/8")	397 S.F.
C. PERVIOUS LANDSCAPED AREAS:	3760 S.F.
D. PERVIOUS TURFSTONE PARKING AREAS:	2106 S.F.
TOTAL IMPERVIOUS SURFACE (A / LOT AREA)	12517 S.F. / 18780 S.F. = 66.7%

SITE DATA TABLE

	CODE REQUIREMENT (SECTION 122-690)	EXISTING	PROPOSED	VARIANCE REQUEST	NOTES
ZONING	HRCC-1				
FLOOD ZONE	ZONE AE-7				
SIZE OF SITE	18,780 S.F. (.431 ACRES)				
HEIGHT	35' MAX. +5' PITCHED ROOF	20'-11 1/2" ABOVE CROWN OF ROAD	20'-11 1/2" (NO CHANGE)		
FRONT SETBACK	0'	2'-8"	2'-8"		
SIDE SETBACK	2.5'	13'-1"	13'-1"		
STREET SIDE SETBACK	0'	19'-3"	9'-3"		
REAR SETBACK	10'	47'-11"	49'-11"		
F.A.R.	1.0 MAX.	7146 / 18,780 = .38	7248 / 18,780 = .38		
BUILDING COVERAGE	50% MAXIMUM	7975 / 18,780 = 42.4%	8506 / 18,780 = 45.0%		
IMPERVIOUS SURFACE	70% MAXIMUM	10,843 / 18,780 = 57.7%	12702 / 18,780 = 67.6% (SEE TABLE)		
PARKING	0 (PARKING WAIVER ZONE)	0 SPACES	15 SPACES		
HANDICAP PARKING	1 SPACE	0 SPACES	1 SPACES		
BICYCLE PARKING	5 SPACES	0 SPACES	8 SPACES		
OPEN SPACE / LANDSCAPING	20% MINIMUM	7958 / 18,780 = 42.3%	3,792 / 18,780 = 20.1%		
NUMBER & TYPE OF UNITS		1 UNIT RETAIL	3 UNITS RETAIL		
CONSUMPTION AREAS		0 S.F.	290 S.F.		APPLIES ONLY IF A TENANT BUILDS OUT A RESTAURANT



1 PROPOSED SITE PLAN
 A1.0 SCALE: 1/8"=1'-0"

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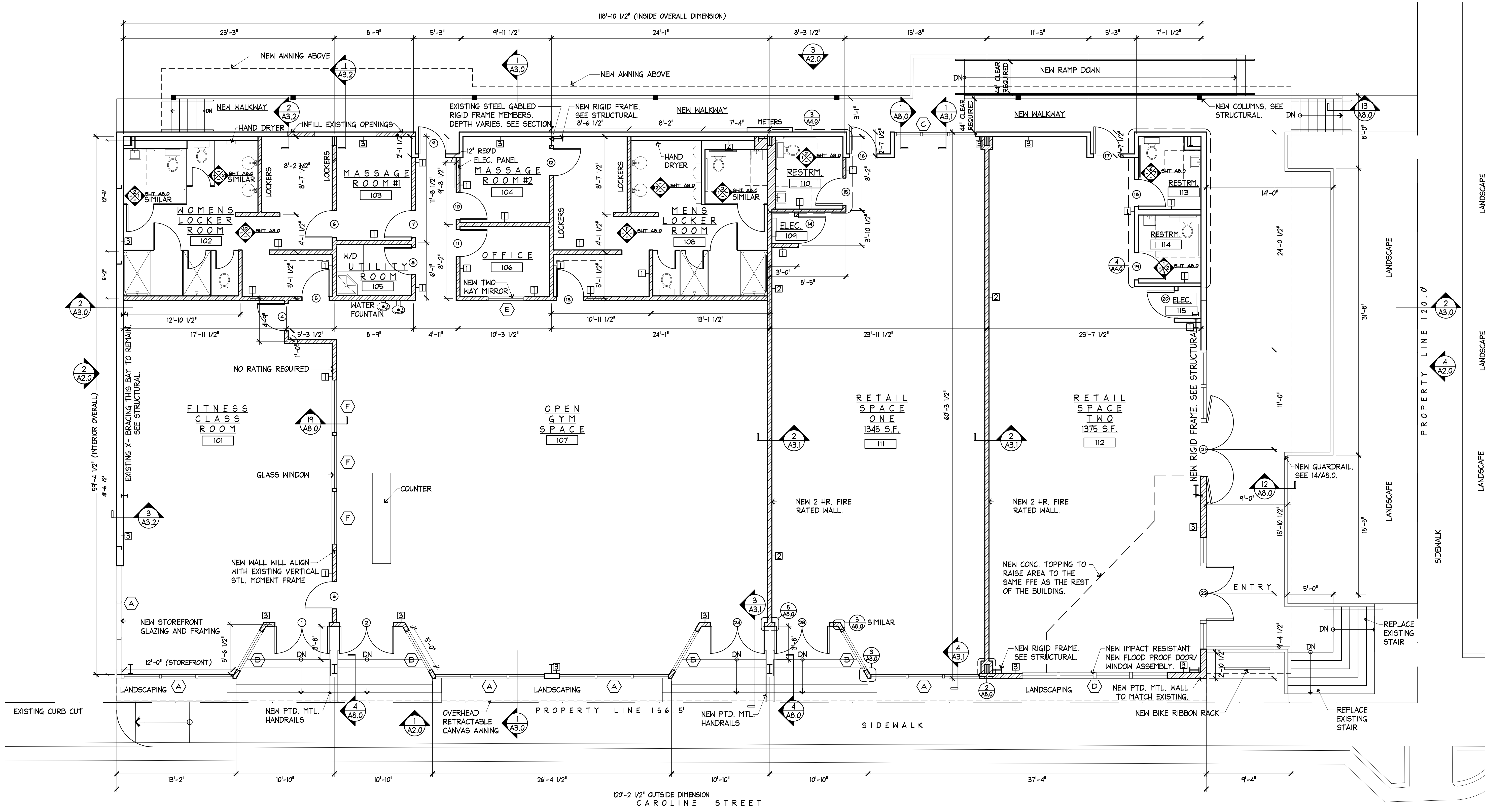
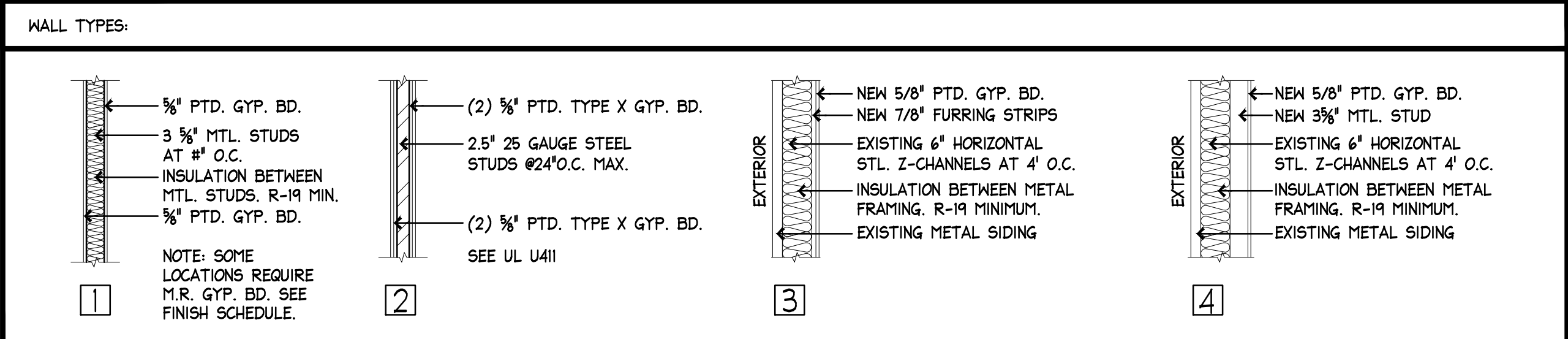
Bender & Associates
ARCHITECTS
 p.a.

Project No: 1408
 PROPOSED SITE PLAN
 Date: 10/17/14

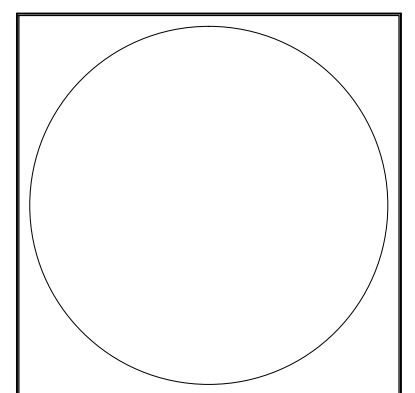
A1.0
 3 OF 19



- NOTES:**
- EXISTING FIN. FLOOR ELEVATION IS +5.85' MSL. FLOOD-PROOF STRUCTURE UP TO +9.0' MSL. MINIMUM.
 - INFILL CONCRETE FLOOR AS REQUIRED DUE TO SCRATCHES, DIVOTS, WHERE PLUMBING LINES ARE TO BE REMOVED, ETC. GRIND CONCRETE FLOOR, SEAL, AND POLISH.
 - PATCH AND PAINT STUCCO ON CONCRETE STEM WALL AS NEEDED.
 - PATCH EXTERIOR STEEL SIDING AS NEEDED. REPAINT EXTERIOR SIDING.



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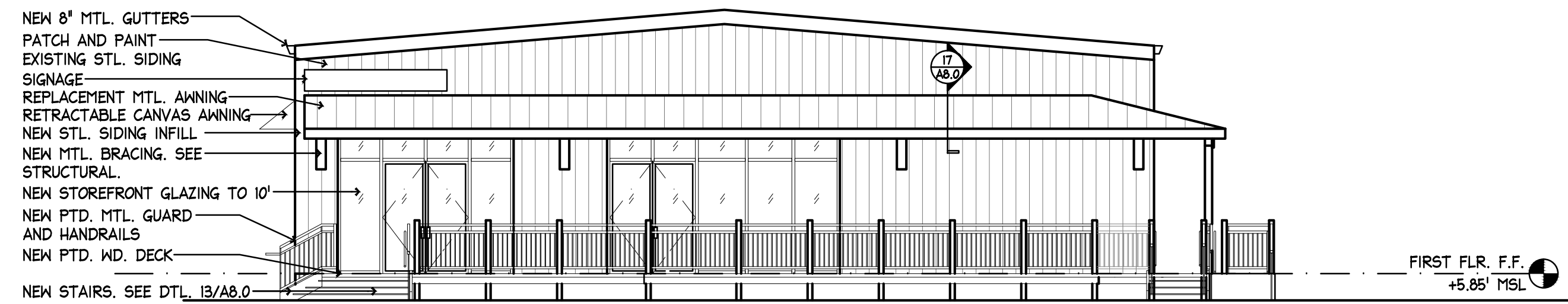
Bender & Associates
ARCHITECTS
 P.C.

Project No: 1408
PROPOSED FLOOR PLAN
 Date: 10/09/14

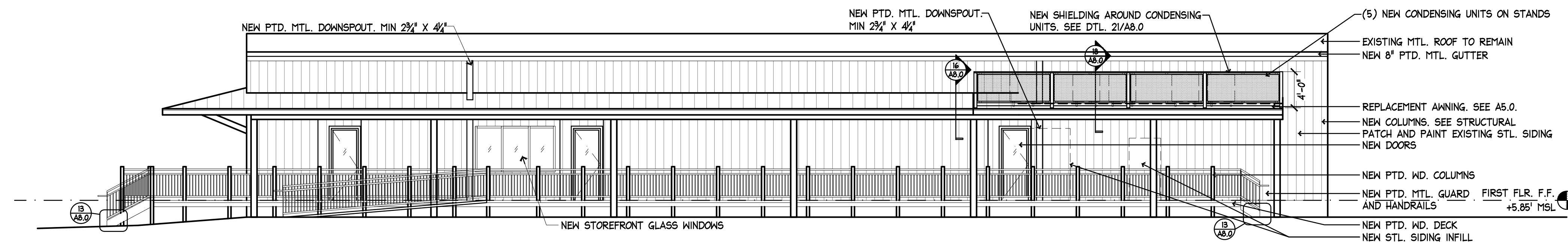
A1.4
 7 OF 19

1
A1.4 PROPOSED TENANT IMPROVEMENT FLOOR PLAN
 SCALE: 3/16"=1'-0"

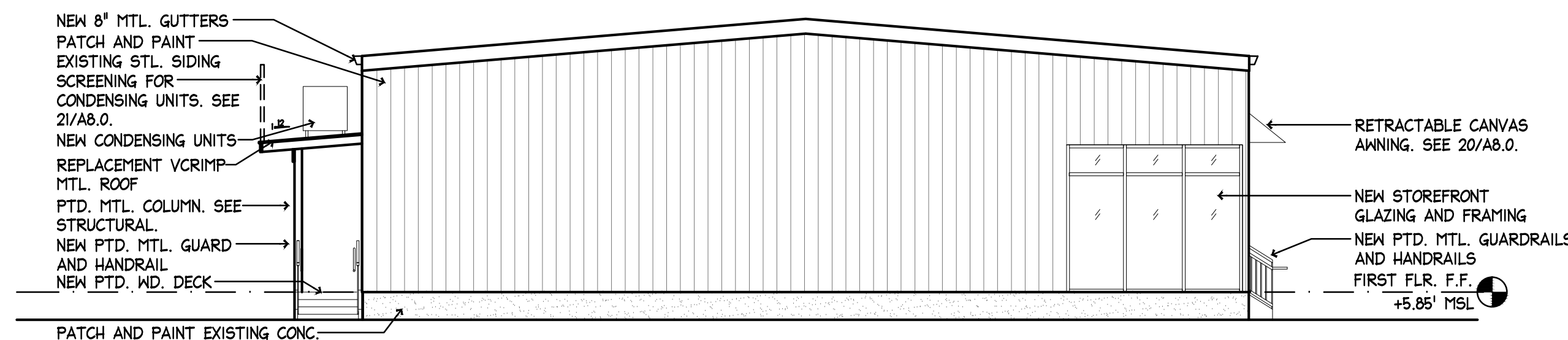




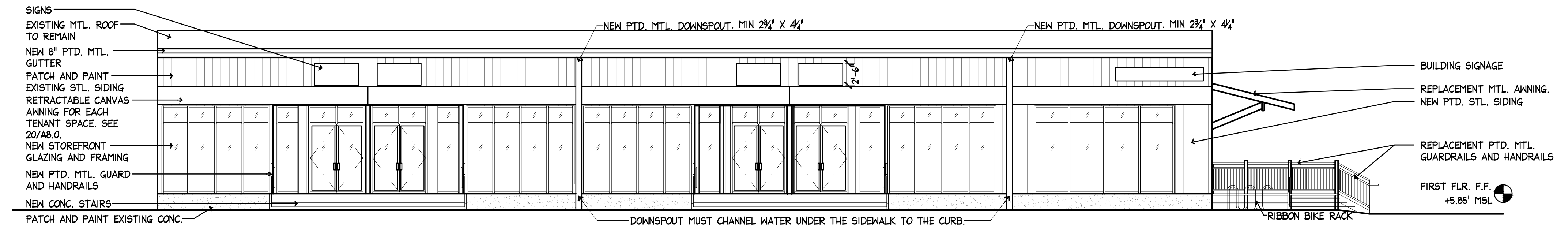
4 PROPOSED EAST (SIDE) EXTERIOR ELEVATION
 A2.0 SCALE: 1/8"=1'-0"



3 PROPOSED NORTH (REAR) EXTERIOR ELEVATION
 A2.0 SCALE: 1/8"=1'-0"



2 PROPOSED WEST (SIDE) EXTERIOR ELEVATION
 A2.0 SCALE: 1/8"=1'-0"



1 PROPOSED SOUTH (FRONT) EXTERIOR ELEVATION
 A2.0 SCALE: 1/8"=1'-0"

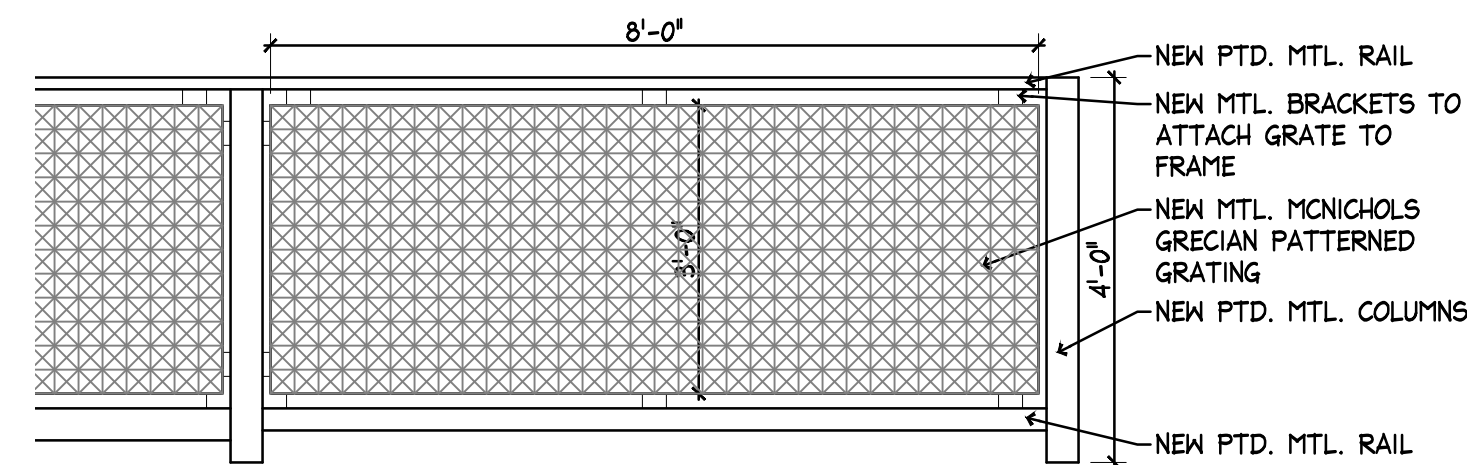
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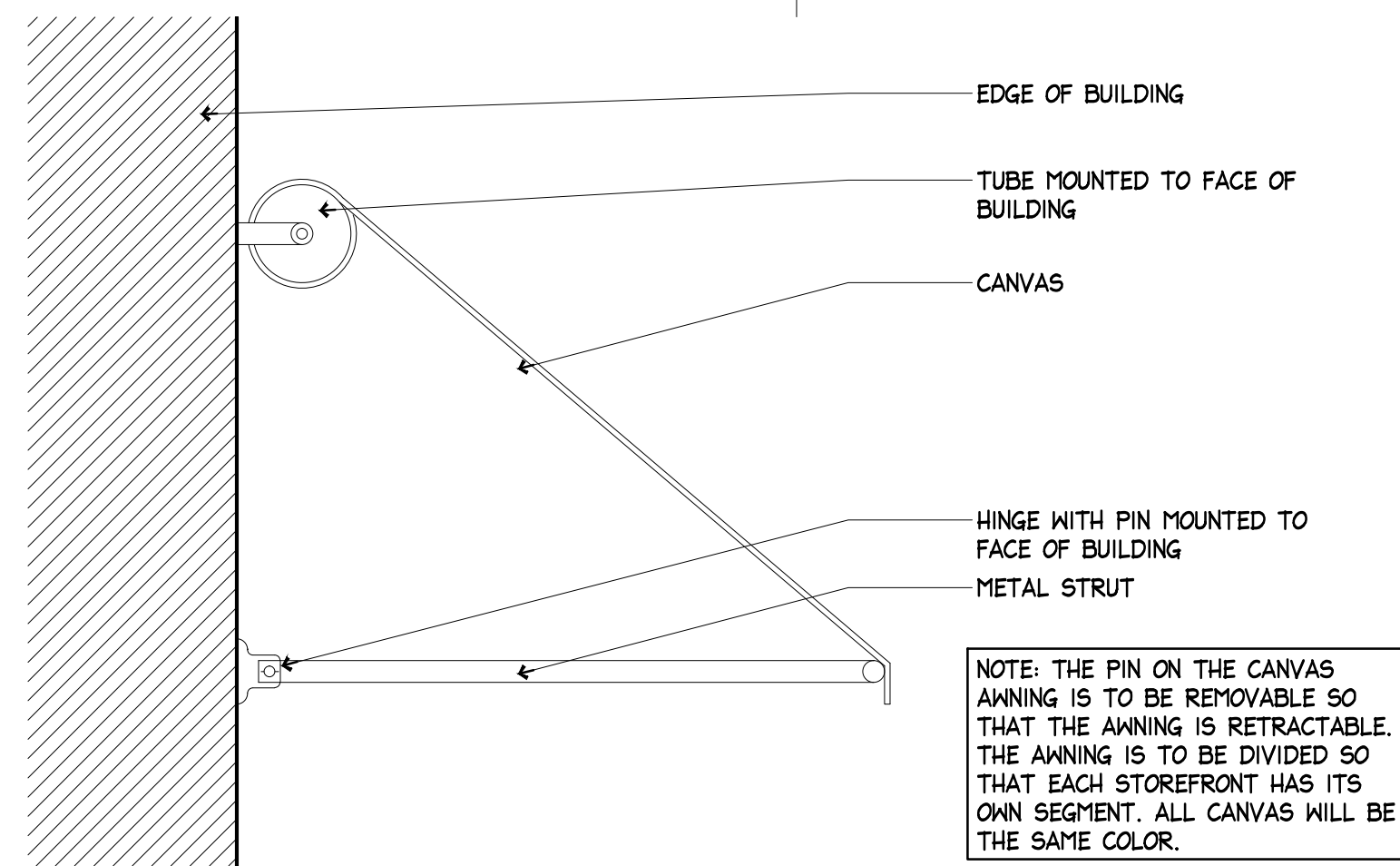
Bender & Associates
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 p.a.

Project No: 1408
 PROPOSED EXTERIOR ELEVATIONS
 Date: 10/04/14

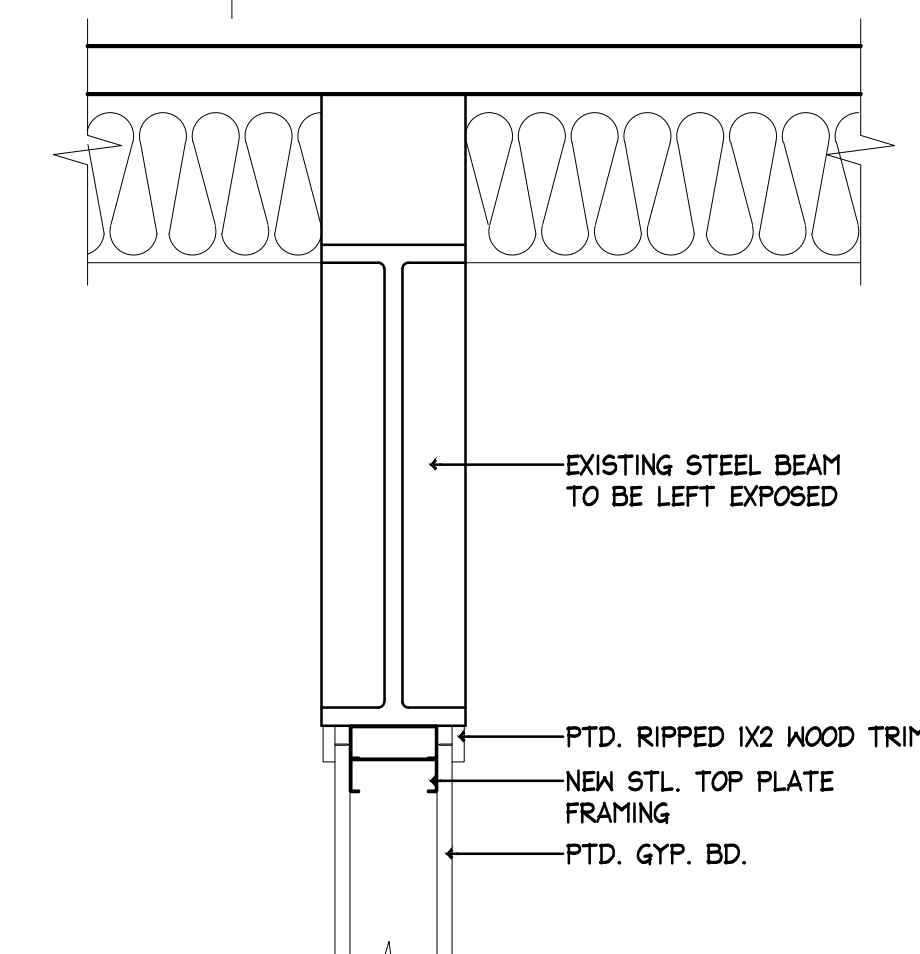
A2.0
 9 OF 19



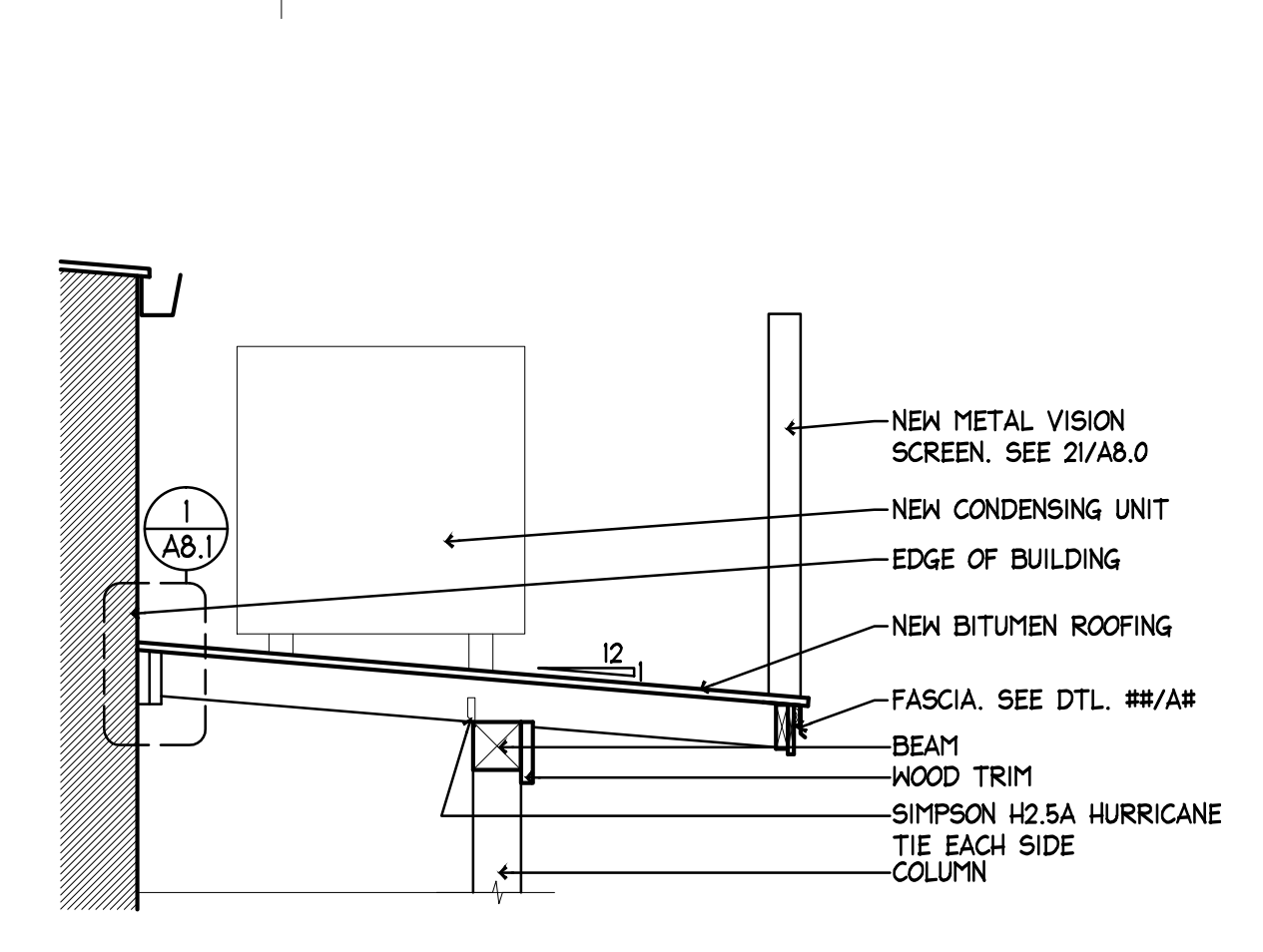
21 METAL EQUIPMENT SCREEN DETAIL
SCALE: 1/2"=1'-0"



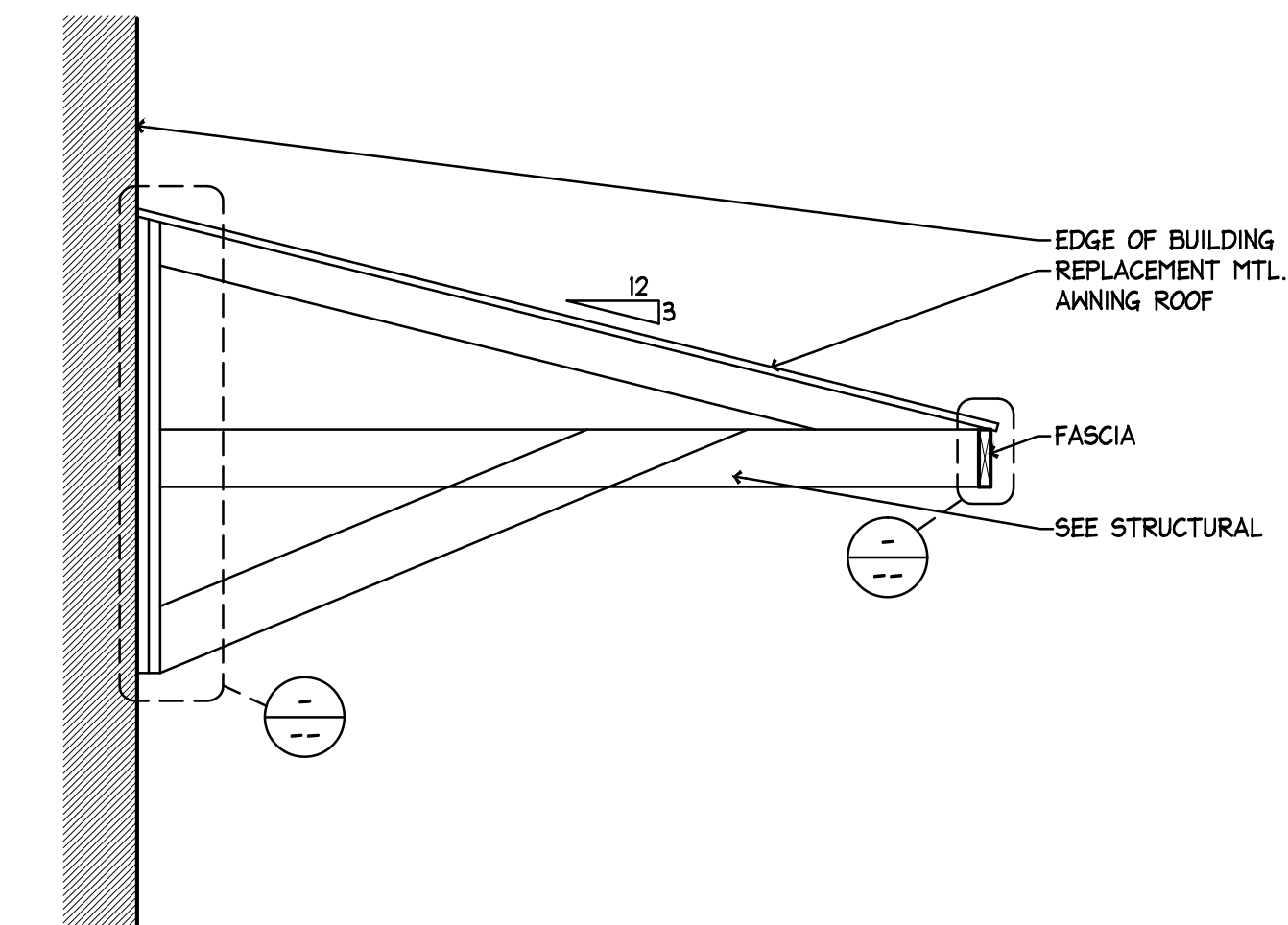
20 RETRACTABLE CANVAS AWNING DETAIL
SCALE: 1 1/2"=1'-0"



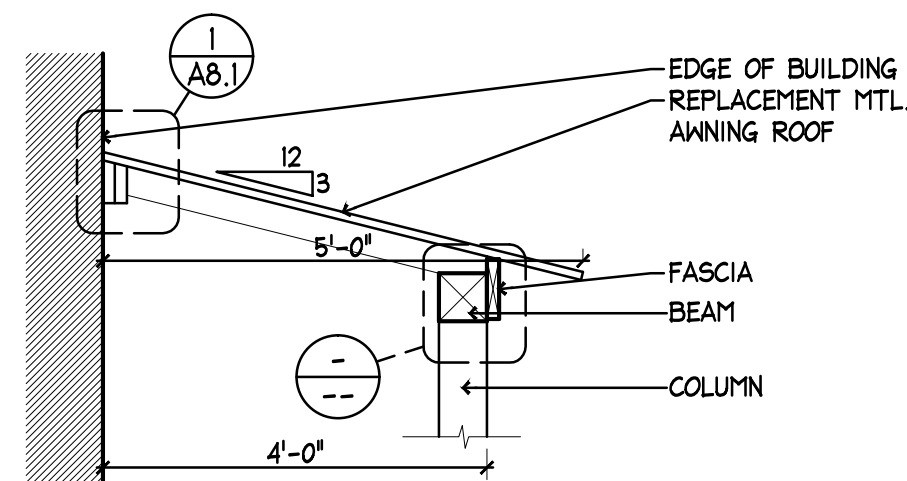
19 WALL AT STEEL BEAM DETAIL
SCALE: 1 1/2"=1'-0"



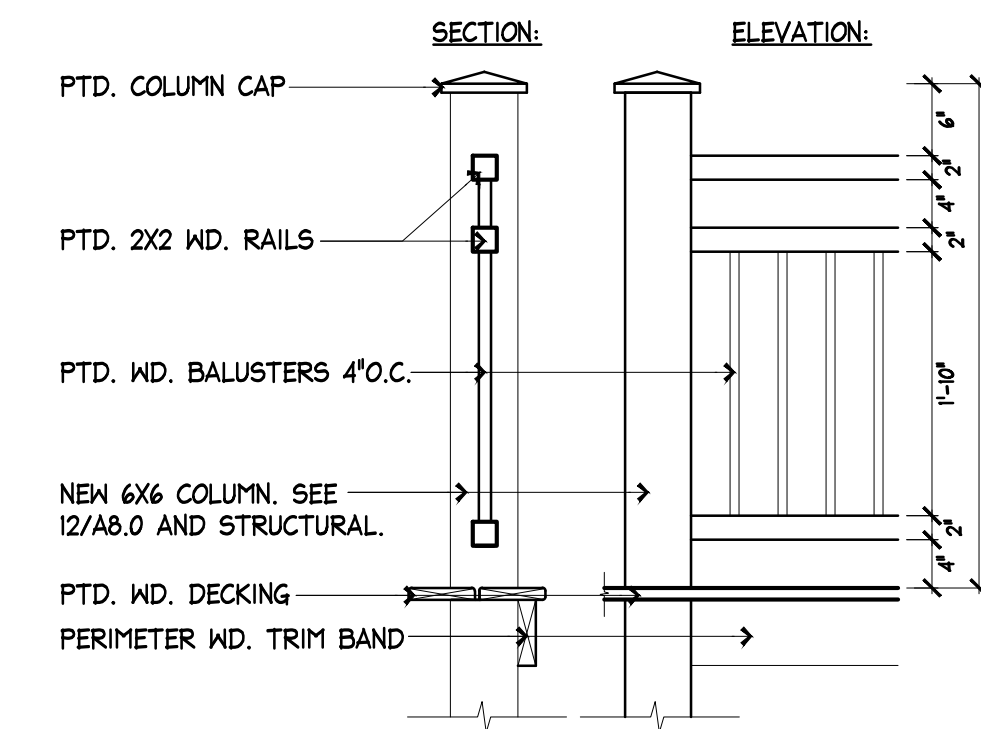
18 AWNING DETAIL
SCALE: 1/2"=1'-0"



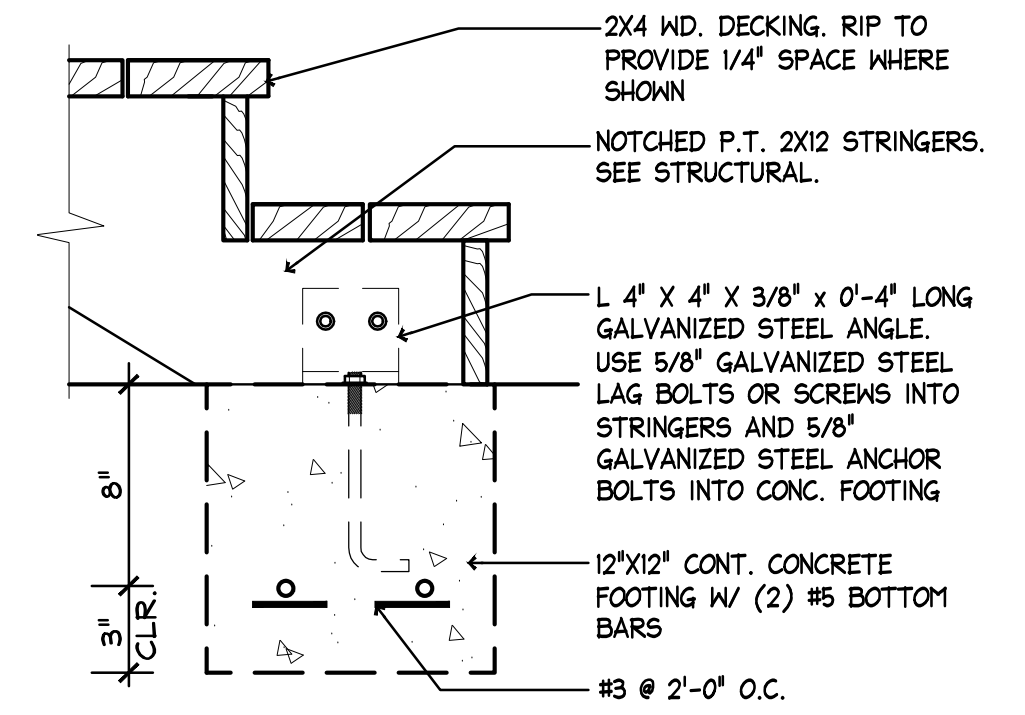
17 AWNING DETAIL
SCALE: 1/2"=1'-0"



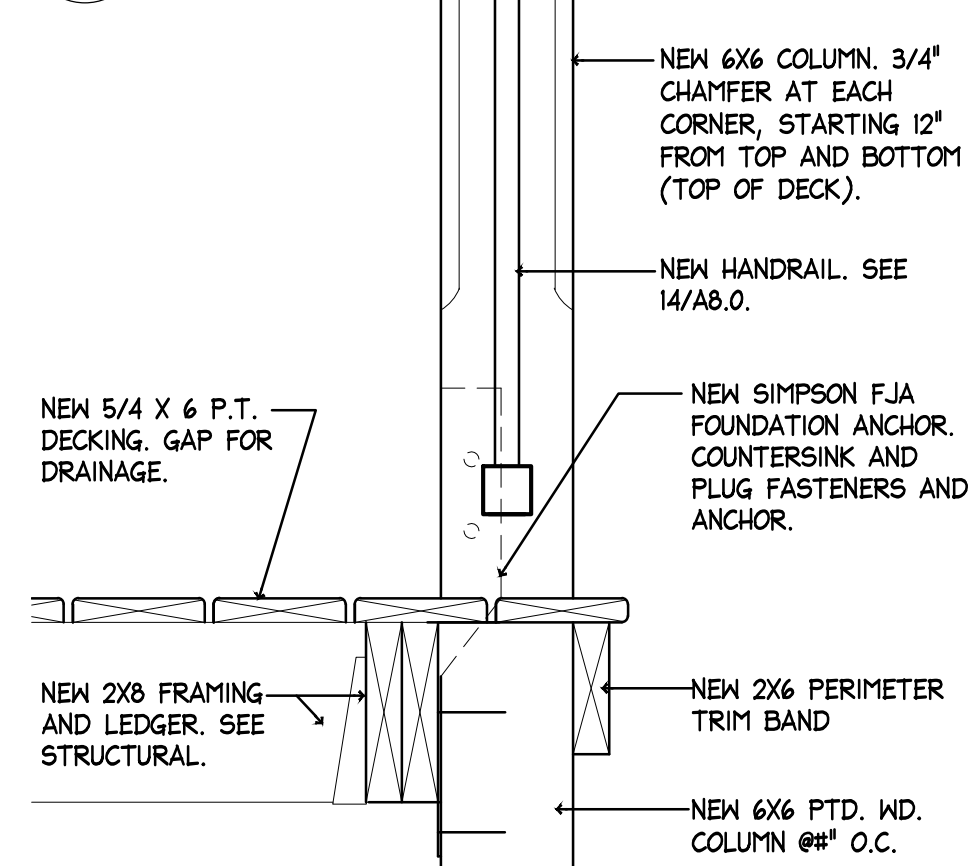
16 AWNING BRACKET
SCALE: 1/2"=1'-0"



14 GUARDRAIL DETAIL
SCALE: 3/4"=1'-0"



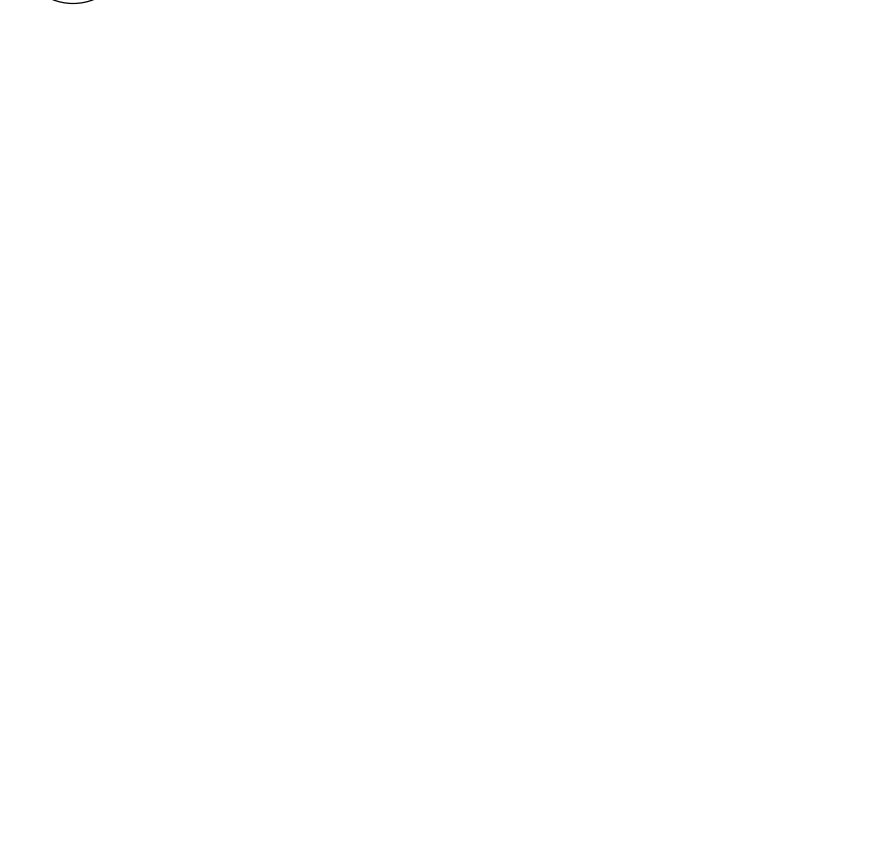
13 STAIR DETAIL
SCALE: 1 1/2"=1'-0"



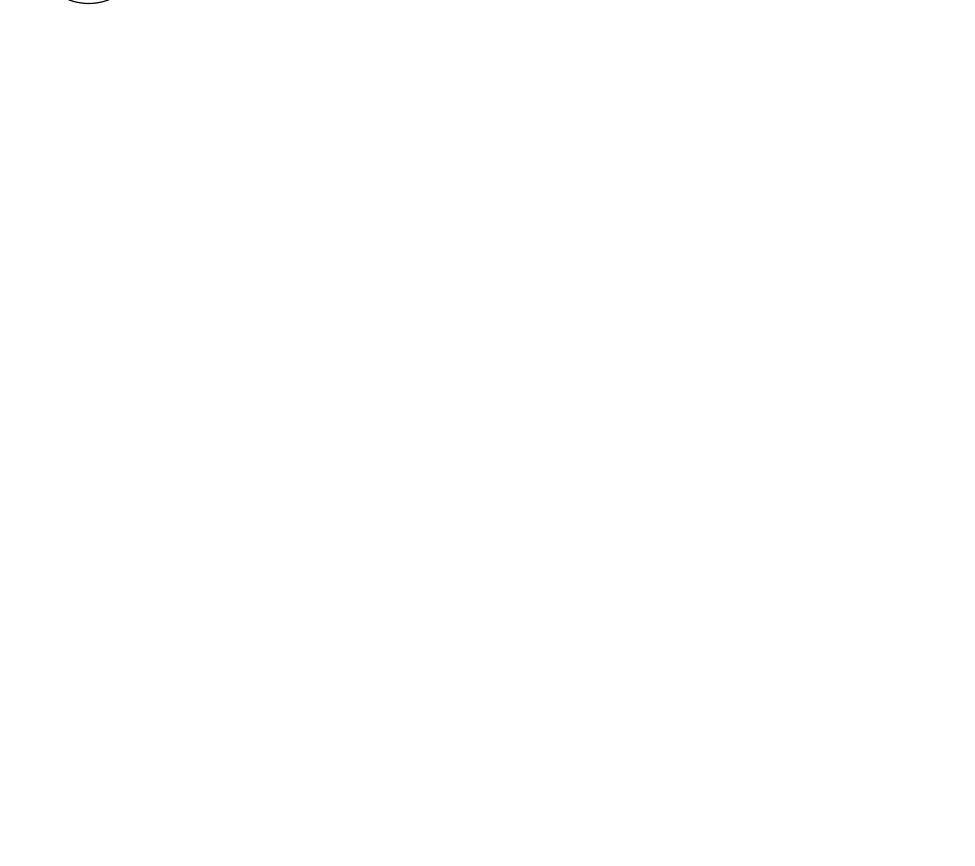
12 PORCH EDGE DETAIL
SCALE: 1 1/2"=1'-0"



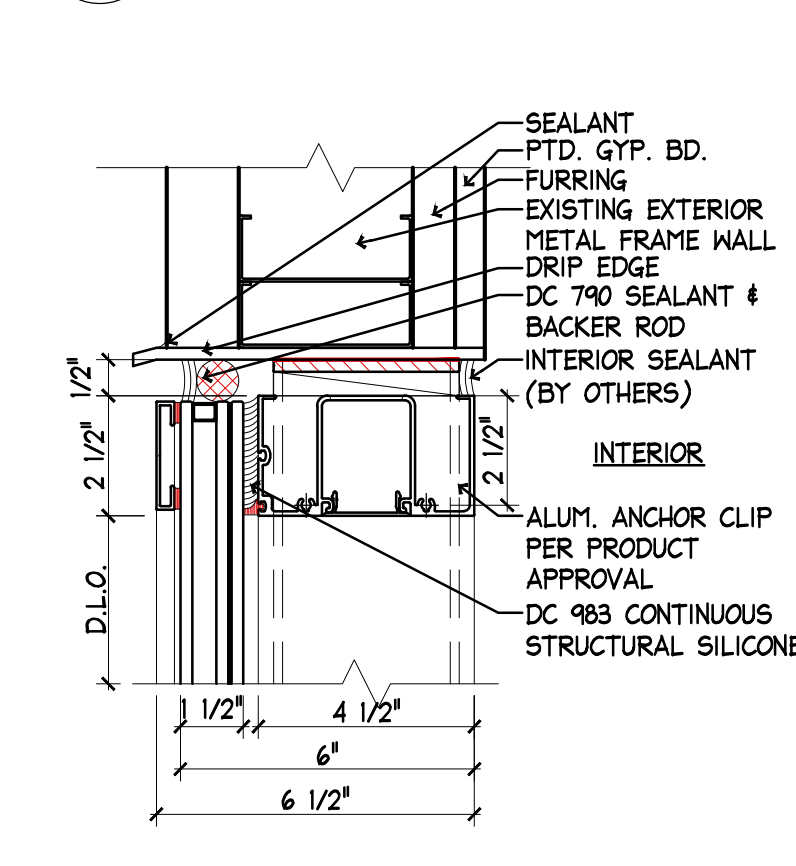
11 ALUMIGLASS DOOR SILL DETAIL
SCALE: 3"=1'-0"



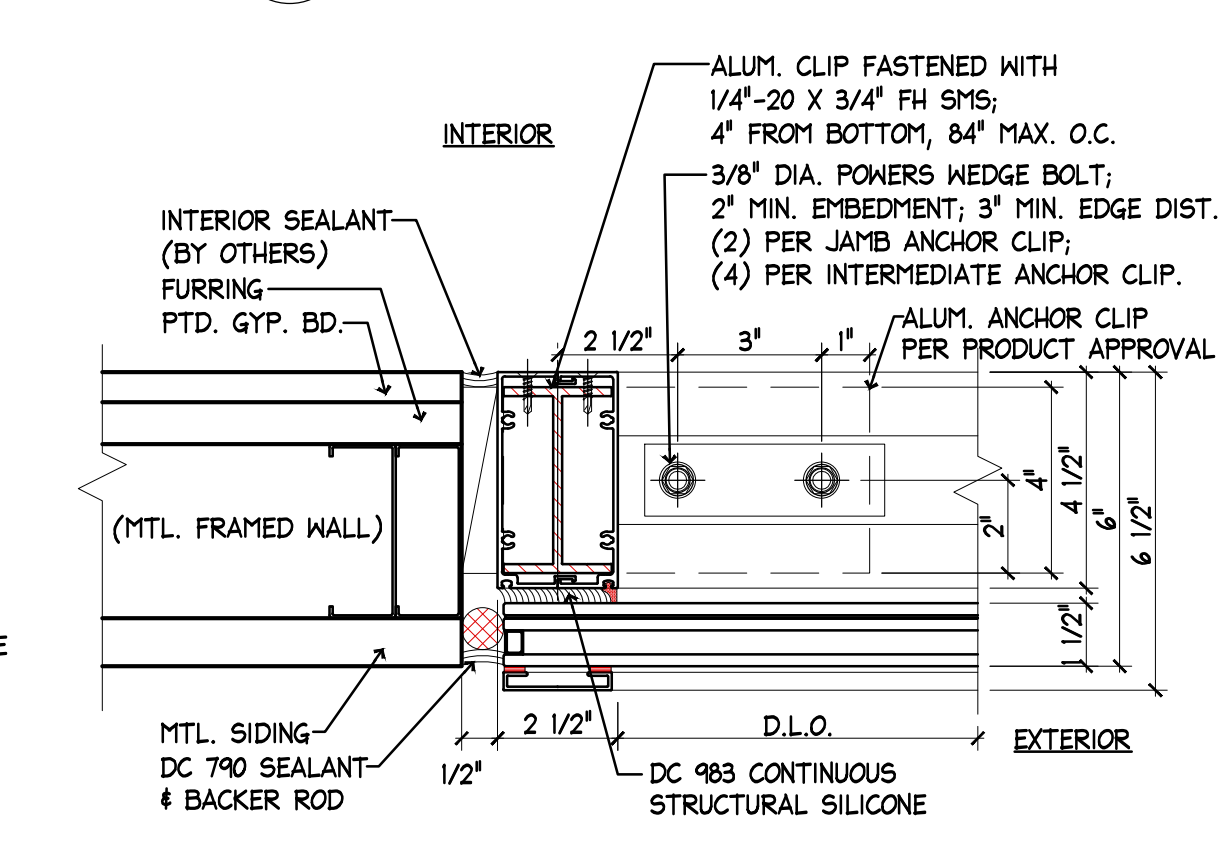
10 ALUMIGLASS DOOR JAMB DETAIL
SCALE: 3"=1'-0"



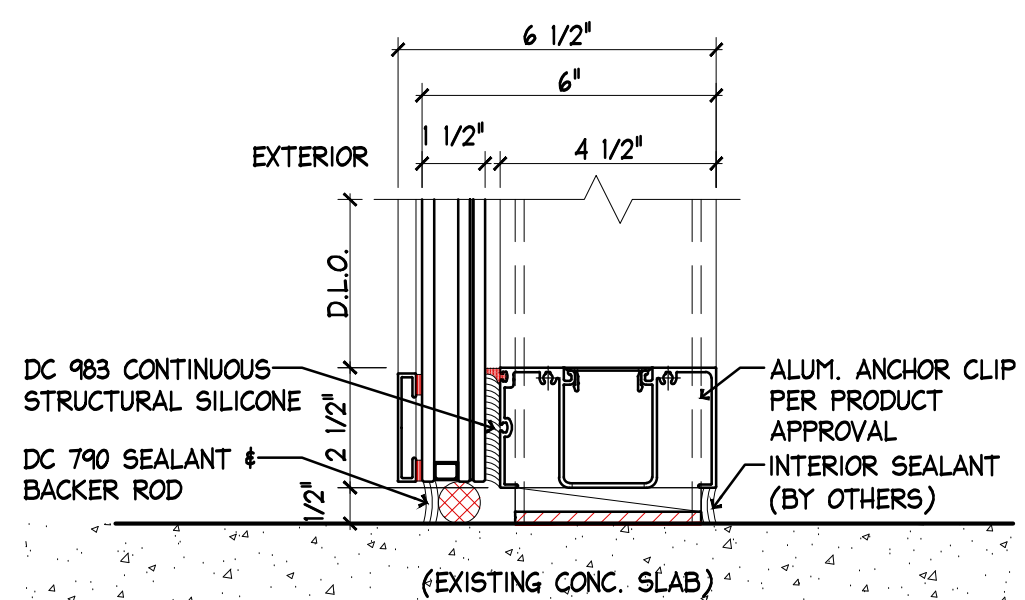
9 ALUMIGLASS INTERMEDIATE MULLION
SCALE: 3"=1'-0"



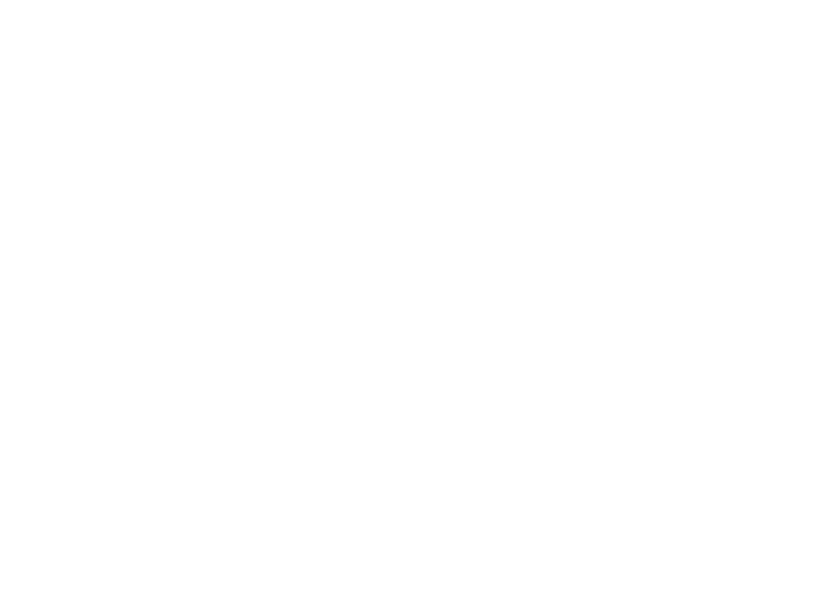
8 ALUMIGLASS HEAD DETAIL
SCALE: 3"=1'-0"



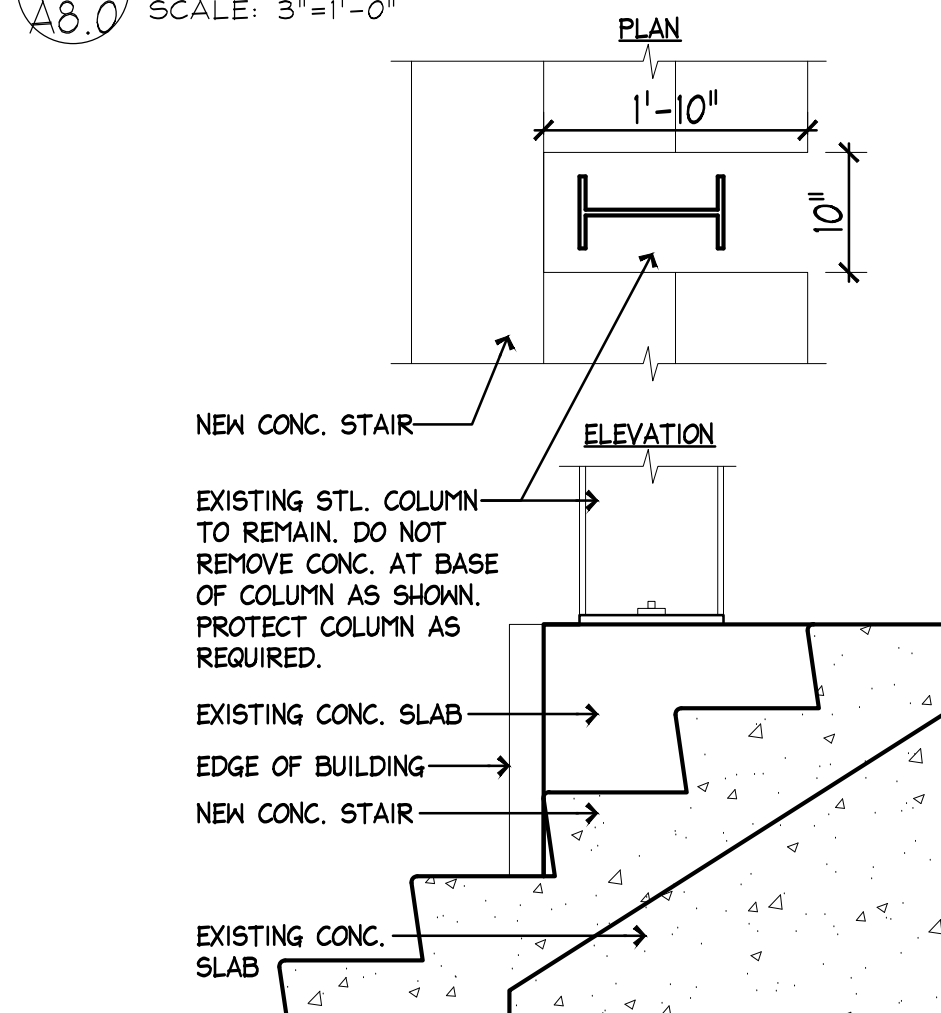
7 ALUMIGLASS JAMB DETAIL
SCALE: 3"=1'-0"



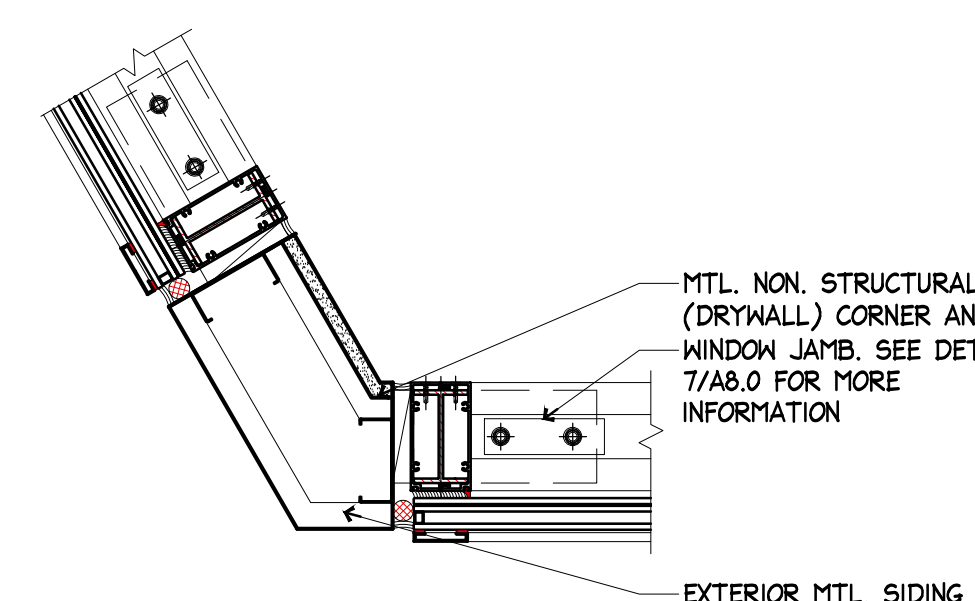
6 ALUMIGLASS SILL DETAIL
SCALE: 3"=1'-0"



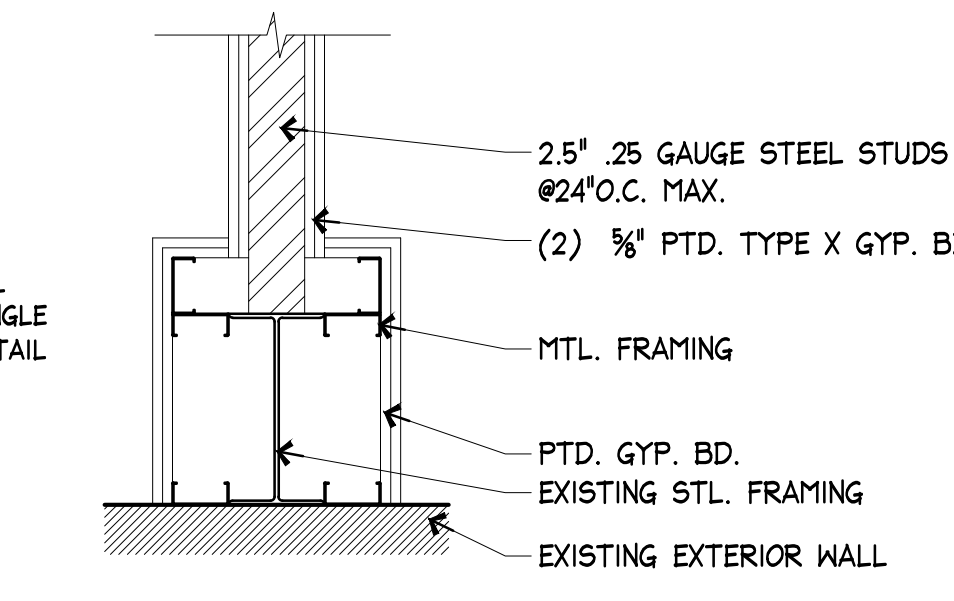
5 JAMB DETAIL
SCALE: 1 1/2"=1'-0"



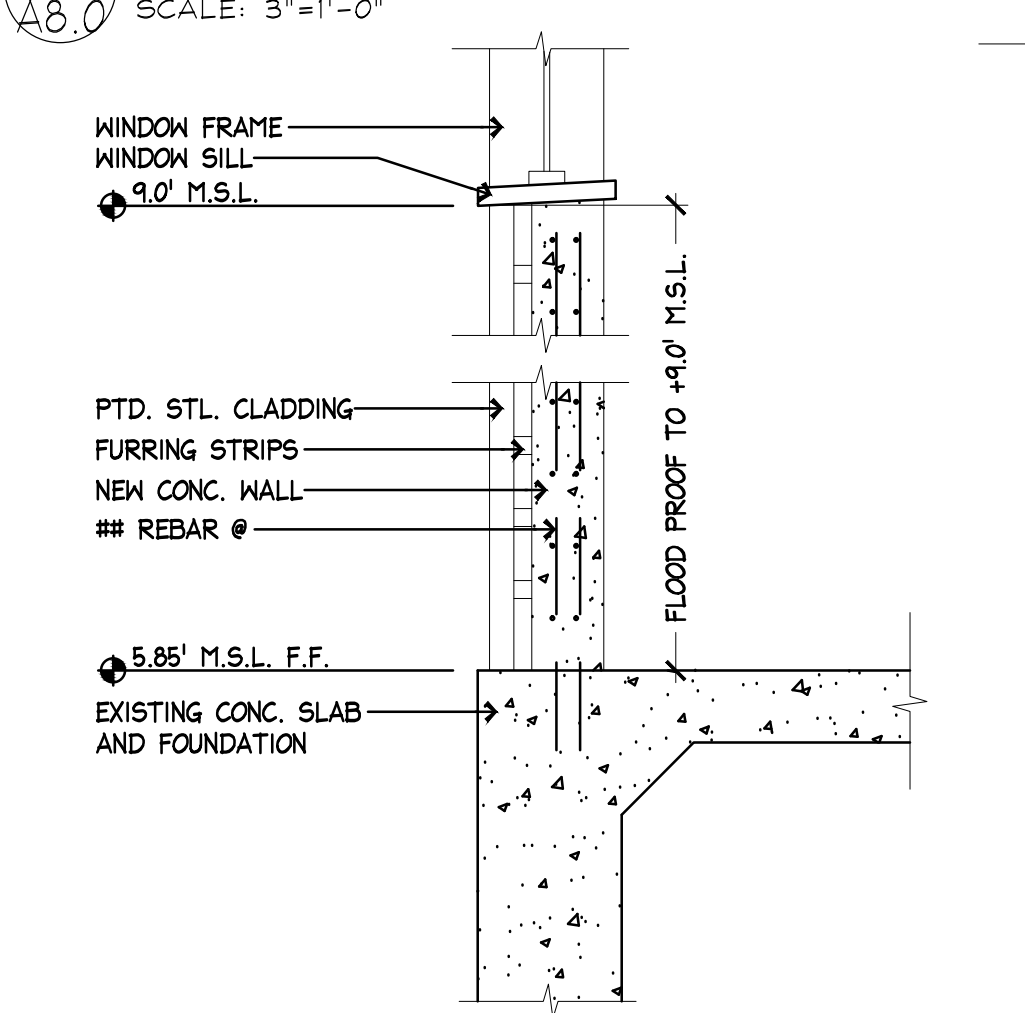
4 STAIR DETAIL
SCALE: 3/4"=1'-0"



3 CORNER DETAIL
SCALE: 1 1/2"=1'-0"



2 COLUMN ENCASEMENT
SCALE: 1"=1'-0"



1 FLOOD PROOFING AT WINDOW
SCALE: 3/4"=1'-0"

REVISIONS:

CORNFELD RETAIL SPACE
725 CAROLINE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

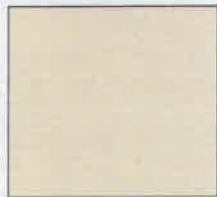
Project No: 1408

DETAILS

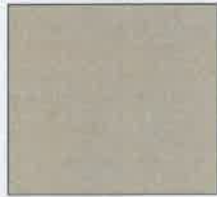
Date: 10/04/14

A8.0

15 OF 19



Building: Primary Exterior Color (Metal siding and stucco on concrete base)
 Benjamin Moore "White Down"



Building: Trim Color

Benjamin Moore
Valley Forge Tan



Guardrails and Window frames:
 Benjamin Moore "Onyx"



Canvas Awning
 Sunbrella "Burgandy"



white down



valley forge tan



2133-10

onyx

Kelly Perkins

From: Emily Schulte <blbender@bellsouth.net>
Sent: Thursday, October 23, 2014 3:26 PM
To: Kelly Perkins; Enid Torregrosa
Cc: 'Bender & Associates'
Subject: RE: 725 Caroline Street Updated Site Plan
Attachments: E1.0-..pdf

Kelly and Enid,

I've attached the site lighting plan from the old site configuration. The pole lights in the rear will remain approximately where there are now in relation to the building.

The dumpster enclosure will be 6'-0" tall. We envisioned it having concrete block walls on the two sides. The back will be open because there is already a high fence behind the enclosure at the property line that is screening this area. There will be a curb to keep the dumpsters from moving past the walls of the enclosure. The front will be a picket fence type gate.

Thank you,
Emily

Emily Schulte
Bender & Associates Architects, P.A.
410 Angela Street
Key West, FL 33040
305-296-1347
305-296-2727 fax
blbender@bellsouth.net
www.benderarchitects.com

From: Emily Schulte [mailto:blbender@bellsouth.net]
Sent: Thursday, October 23, 2014 1:55 PM
To: kperkins@cityofkeywest-fl.gov
Cc: 'Kevin Bond'; etorregrosa@cityofkeywest-fl.gov; 'Bender & Associates'
Subject: 725 Caroline Street Updated Site Plan

Kelly,

Please see the attached site plan. I will bring the hard copy by later today.

Best,
Emily

Emily Schulte
Bender & Associates Architects, P.A.

410 Angela Street
Key West, FL 33040
305-296-1347
305-296-2727 fax
blbender@bellsouth.net
www.benderarchitects.com

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 28, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATION OF NON-CONTRIBUTING RETAIL CENTER

FOR- #725 CAROLINE STREET

Applicant- Bender and Associates

Application # H14-01-1470

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 809-3973 or visit our website at www.keywestcity.com.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Donna M. Bosold, 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: 725 Caroline Street on the 23rd day of October, 2014.

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 28 October, 2014.

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 _____.

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

Signed Name of Affiant: Donna M. Bosold

Date: 10.23.14

Address: 317 Whitehead St

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 23rd day of October, 2014.

By (Print name of Affiant) Donna Bosold who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Daina D. Katubi



Posting for HARC Meeting of October 28, 2014 – 725 Caroline Street



**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

The Key West office of the Property Appraiser will be closing
Friday, October 24th at noon.

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

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1000787 Parcel ID: 00000770-000000

Ownership Details

Mailing Address:

LAND TRUST NUMBER 725KW
C/O AMERICAN FEDERATED TITLE CORPORATION
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021-6746

Property Details

PC Code: 11 - STORES ONE STORY

Millage Group: 12KW

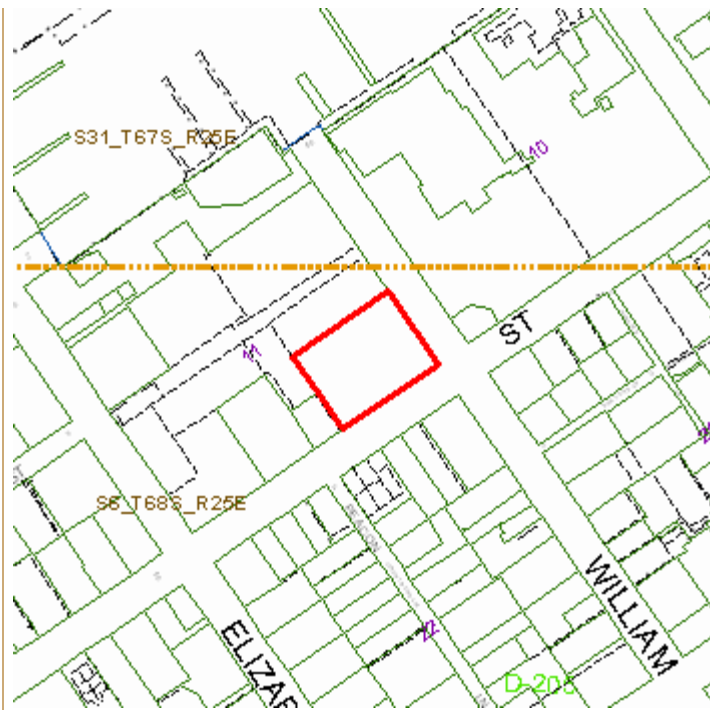
Affordable Housing: No

**Section-Township-
Range:** 06-68-25

Property Location: 725 CAROLINE ST KEY WEST

Legal Description: KW PT LOT 1 SQR 11 OR407-754/55 OR935-73/77 OR966-2453/54R/S OR1279-997/98R/S OR1385-2288/89
OR1385-2290/91 OR2182-2470/72 OR2697-1806/07

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	120	156	18,780.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 7116
 Year Built: 1969

Building 1 Details

Building Type
Effective Age 19
Year Built 1969
Functional Obs 0

Condition E
Perimeter 360
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 7,116

Inclusions:

Roof Type
Heat 1
Heat Src 1

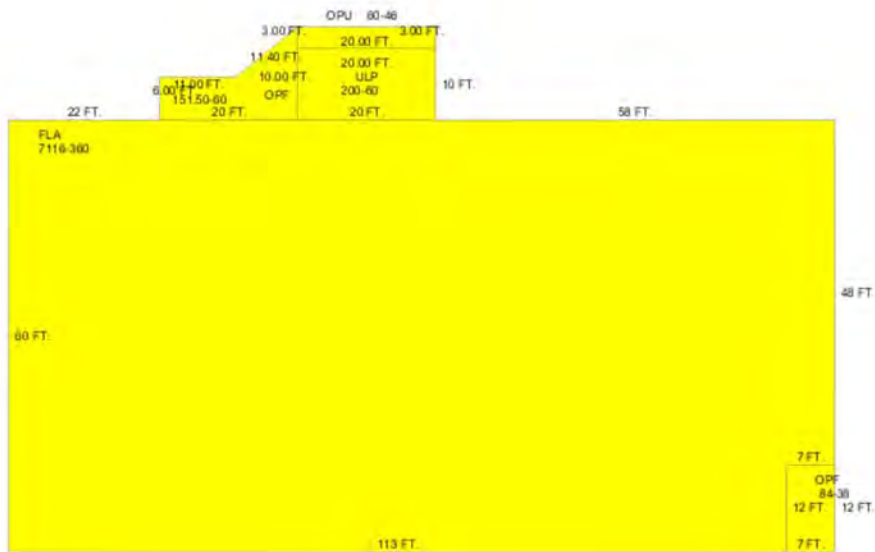
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 6

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPU		1	2005					60
1	FLA		1	1993					7,116
2	OPF		1	1993					84
3	OPF		1	2003					152
4	ULP		1	2003					200

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	336	WAREHOUSE/MARINA C	100	N	Y
	337	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
120	METAL SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	969 SF	0	0	1969	1970	2	25
2	PT3:PATIO	354 SF	0	0	1969	1970	2	50
3	CL2:CH LINK FENCE	1,128 SF	188	6	1969	1970	1	30

Appraiser Notes

TPP 8865058 - WEST MARINE PRODUCTS #61

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B943278	10/01/1994	11/01/1994	6,000		INTERIOR DEMO
	B943359	10/01/1994	11/01/1994	84,000		INTERIOR RENOVATIONS
	M943530	10/01/1994	11/01/1994	16,000		3 - 7.5 TON AC
	A954164	11/01/1995	12/01/1995	19,000		75 SQS METAL ROOFING
	9602162	05/01/1996	08/01/1996	985		RENOVATION
	03-1735	05/21/2003	07/21/2003	800		RAPLACED EVE BOARD
	04-3620	11/22/2004	10/13/2005	3,000		R & R DECKING ON RAMP

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	540,319	2,698	1,197,601	1,250,000	1,250,000	0	1,250,000
2013	540,319	2,698	1,197,601	1,250,000	1,250,000	0	1,250,000
2012	568,388	2,698	1,197,601	1,250,000	1,250,000	0	1,250,000
2011	568,388	2,698	1,197,601	1,250,000	1,250,000	0	1,250,000
2010	596,456	2,698	1,207,592	1,500,000	1,500,000	0	1,500,000
2009	596,456	2,698	1,937,721	2,536,875	2,242,271	0	2,536,875
2008	596,456	2,698	2,953,155	2,038,429	2,038,429	0	2,038,429

2007	361,165	2,612	2,953,155	2,038,429	2,038,429	0	2,038,429
2006	361,165	2,612	1,784,100	1,971,311	1,971,311	0	1,971,311
2005	365,006	2,612	1,408,500	1,776,118	1,776,118	0	1,776,118
2004	373,295	2,612	1,126,800	1,502,707	1,502,707	0	1,502,707
2003	366,281	2,612	446,025	814,918	814,918	0	814,918
2002	366,281	2,612	446,025	814,918	814,918	0	814,918
2001	366,281	2,612	446,025	814,918	814,918	0	814,918
2000	361,946	1,209	399,075	762,230	762,230	0	762,230
1999	361,946	1,227	399,075	762,248	762,248	0	762,248
1998	241,861	1,244	399,075	642,180	642,180	0	642,180
1997	241,861	1,262	361,515	604,638	604,638	0	604,638
1996	219,874	1,280	361,515	582,669	582,669	0	582,669
1995	219,874	1,298	361,515	582,687	582,687	0	582,687
1994	149,187	1,315	361,515	512,017	512,017	0	512,017
1993	140,100	541	361,515	502,156	502,156	0	502,156
1992	140,100	541	361,515	502,156	502,156	0	502,156
1991	140,100	541	361,515	502,156	502,156	0	502,156
1990	102,447	541	307,288	410,276	410,276	0	410,276
1989	102,447	541	303,297	406,285	406,285	0	406,285
1988	96,521	541	267,380	364,442	364,442	0	364,442
1987	93,538	541	135,216	229,295	229,295	0	229,295
1986	89,052	541	135,216	224,809	224,809	0	224,809
1985	151,181	541	77,056	228,778	228,778	0	228,778
1984	151,046	541	77,056	228,643	228,643	0	228,643
1983	151,046	541	77,056	228,643	228,643	0	228,643
1982	125,204	541	77,056	202,801	202,801	0	202,801

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
8/4/2014	2697 / 1806	2,000,000	<u>WD</u>	<u>03</u>

This page has been visited 271,721 times.

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