



Historic Architectural Review Commission
Staff Report for Item 16

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: September 27, 2016

Applicant: Chris Collins

Application Number: 16-3103

Address: #101 Duval Street

Description of Work
Demolition of stairs.

Site Facts

The building in question is not a historic house and it is not listed in the surveys. Built in 1994, the cbs commercial building houses a CVS store. The building has two lifts, one on the underground parking and another on the eastern most side of Front Street façade.

Ordinance Cited on Review

- Section 102-217 (2), demolition for non-contributing or non-historic structures.

Staff Analysis

The Certificate of Appropriateness in review is for the demolition of portion of existing concrete stairs that are non-historic. This review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The Historic Architectural Review Commission shall not issue permits 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 portions of existing non-historic stairs will not jeopardize the historic character of the neighborhood.

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

The stairs that are proposed to be demolish 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.*

The non-historic stairs are not significant or important in defining the historic character of the site.

- (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 stairs that are proposed to be demolish will not qualify to be a contributing resource to the historic district in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition as it complies with the criteria for demolition stated under the Land Development Regulations.

APPLICATION

Blds.

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
		16-3103	Steph Sue
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			YES NO %

ADDRESS OF PROPOSED PROJECT:

101 Duval St. Key West, FL

OF UNITS 1

RE # OR ALTERNATE KEY:

1000469

NAME ON DEED:

PHONE NUMBER

OWNER'S MAILING ADDRESS:

Sunset Plaza Inc. C/O Hamuy

EMAIL

PO Box 1268 Hallandale, FL 33008-1268

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Chris Collins, P.E.

PHONE NUMBER (305) 274-4805

ARCHITECT / ENGINEER'S ADDRESS:

1992 SW 1st St. Miami, FL 33135

EMAIL ccollins@cphcorp.com

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:

\$70,000

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.,

Removal of a portion of existing stairs to construct a handicap ramp.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <i>Dany's Hernandez</i>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	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.

Draw: KEYWELD Type: EP Drawn: 1
 Date: 8/05/16 50 Receipt: 25/16
 * BUILDING PERMITS-NEW
 1.00 \$100.00
 Trans number: 3088514
 OK CHECK 2060 \$100.00
 Trans date: 8/05/16 Time: 13:18:01

9642/9713 OK

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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:
N/A		

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 _____

App: 112444.0 Type: SF (Industrial)
 Date: 3/19/16 50 Rec'd at 10: 23:17
 2016 3103
 BUILDING PERMITS-NEW
 1.00
 Trans number: 010604 2199 03/21/16
 Trans date: 3/19/16 Time: 13:33:03

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>Building is not listed. Guide lines for ramps. Ordinance for demolition of non-historic.</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 AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE 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:
		<i>\$75</i>		

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- 160-3103



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

Not applicable - No demolition to the existing building is proposed.

OR THAT THE BUILDING OR STRUCTURE;

- (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.

Not applicable - No demolition to the existing building is proposed.

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

Not applicable - No demolition to the existing building is proposed.

- (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.

Not applicable - No demolition to the existing building is proposed.

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

Not applicable - No demolition to the existing building is proposed.

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

Not applicable - No demolition to the existing building is proposed.

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

Not applicable - No demolition to the existing building is proposed.

- (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.

Not applicable - No demolition to the existing building is proposed.

- (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.

Not applicable - No demolition to the existing building is proposed.

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

Not applicable - No demolition to the existing building is proposed.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans _____ Site Plan _____
 No Reason _____

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.

Not applicable - No demolition to the existing building is proposed

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

Not applicable - No demolition to the existing building is proposed

AND

(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.

Not applicable - No demolition to the existing building is proposed

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

Not applicable - No demolition to the existing building is proposed

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.

*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 there will be a final inspection 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:	DATE AND PRINT NAME:
-----------------------------	----------------------

OFFICE USE ONLY

BUILDING DESCRIPTION:				
___ Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
___ Not listed	Year built _____	Comments _____		

___ Reviewed by Staff on _____ ___ Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	---

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an individual)

I, Danlys Hernandez w/Boas Development Group, Inc., 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:

101 Duval Street Key West, FL
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.

[Handwritten Signature]
Signature of Authorized Representative

Fedex
G Hill

Subscribed and sworn to (or affirmed) before me on this July 31, 2014 by
date

Danlys Hernandez.
Name of Authorized Representative

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

[Handwritten Signature]
Notary's Signature and Seal



SHELBI RUE D'AVIGNON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE093039
Expires 5/11/2015

Shelbi Rue D'Avignon
Name of Acknowledger typed, printed or stamped

EE093039
Commission Number, if any

SANBORN MAPS

PROJECT PHOTOS



1890 Photograph. Monroe County Library



Site Photos





Google earth

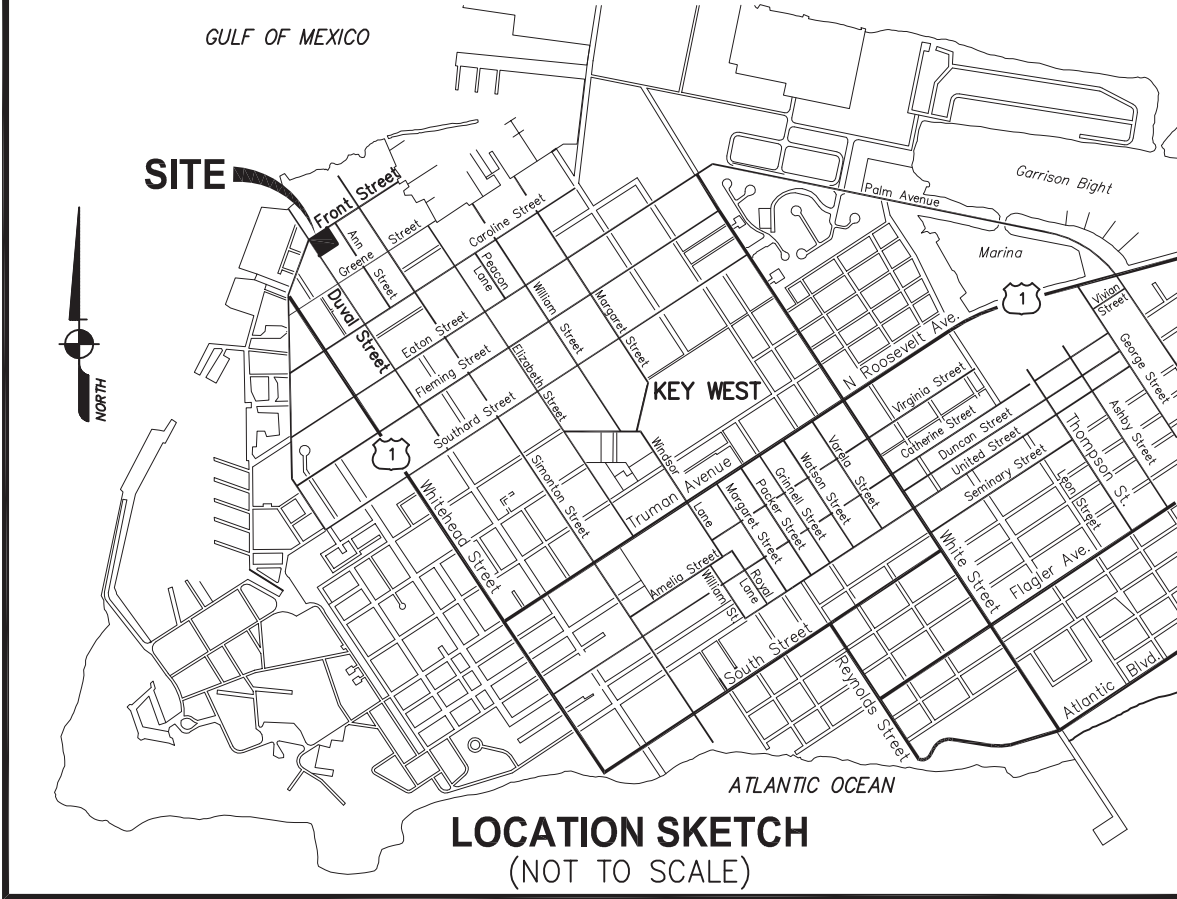


SURVEY

ALTA / ACSM LAND TITLE SURVEY OF: Part of Lots 2 & 3 in Square 7, Island of Key West

SYMBOL LEGEND:

- ⊕ BENCHMARK
- BOLLARD
- ▣ CATCH BASIN
- CONCRETE UTILITY POLE
- ⊕ DOUBLE DETECTOR VALVE
- ⊕ DRAINAGE MANHOLE
- ⊕ EXISTING ELEVATION
- ⊕ LIGHT POLE
- ⊕ MAILBOX
- OVERHEAD WIRES
- ⊕ SANITARY CLEANOUT
- ⊕ SANITARY MANHOLE
- ⊕ SIGN
- ⊕ TELEPHONE SERVICE BOX
- ⊕ TELEPHONE STAND
- ⊕ TRAFFIC SIGNAL LIGHT
- ⊕ UTILITY VAULT
- ⊕ VALVE
- ⊕ WATER METER
- ⊕ WOOD UTILITY POLE



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
402 APPELLGROTH LANE, SUITE 2E
KEY WEST, FLORIDA 33045
TEL: (305) 294-7770, FAX: (305) 394-7235
WWW.AVIROM.COM
This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

LEGAL DESCRIPTION:

On the Island of Key West and known as a part of Lots Two (2) and Three (3) in Square Seven (7), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being further described by metes and bounds as follows:

BEGINNING at the intersection of the Northeasterly right-of-way boundary line of Duval Street with the Southeasterly right-of-way boundary line of Front Street and running thence in a Northeasterly direction along the said right-of-way line of Front Street for a distance of 169.0 feet to a point; thence at right angles in a Southeasterly direction for a distance of 120.0 feet to a point; thence at right angles in a Southwesterly direction for a distance of 56.0 feet to a point; thence at right angles in a Southeasterly direction for a distance of 22.0 feet to a point; thence at right angles in a Southwesterly direction for a distance of 29.5 feet to a point; thence at right angles in a Northwesterly direction for a distance of 0.75 of a foot to a point; thence at right angles in a Southwesterly direction for a distance of 7.42 feet to a point; thence at right angles in a Northwesterly direction for a distance of 25.38 feet to a point; thence at right angles in a Southwesterly direction for a distance of 20.25 feet to a point; thence at right angles in a Southeasterly direction for a distance of 1.13 feet to a point; thence at right angles in a Southwesterly direction for a distance of 55.83 feet to the said right-of-way line of Duval Street; thence at right angles in a Northwesterly direction along the said right-of-way line of Duval Street for a distance of 117.00 feet back to the Point of Beginning.

Said lands lying and situate in the City of Key West, Monroe County, Florida, containing 20,818 square feet (0.4779 acres), more or less.

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Chicago Title Insurance Company, Title Commitment Order No. 4420982, effective date April 17, 2014 at 8:00 AM, as prepared by Holland & Knight, LLP. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
- Bearings shown hereon are assumed based on the northeasterly right-of-way line of Duval Street having a bearing of N 34°05'56" W.
- The entire property described hereon lies within Flood Zone AE (EL 7), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 120168 1516 K, dated February 18, 2005.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
- Benchmark Description: National Geodetic Survey Benchmark designation 872 4580 TIDAL 25 (P.I.D. AA0004). Elevation = 5.1083 feet (NGVD 1929).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1"=10' (1:120).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
- Adjacent property owner information shown hereon was obtained from the Monroe County Property Appraiser's website.
- Abbreviation Legend: A/C = Air Conditioner; ACSM = American Congress on Surveying and Mapping; ALTA = American Land Title Association; BLDG = Building; B.M. = Benchmark; C = Calculated; C = Centerline; C.L.F. = Chain Link Fence; CONC. = Concrete; C. = Per Deed; EL = Elevation; F.B. = Field Book; F.D. = Found; F.F. = Finished Floor; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; M.C.R. = Monroe County Records; Ms. = Measured; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P. = Per Record Plot; P.B. = Plot Book; P.G. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; PVC = Poly-vinyl Chloride Pipe; R/W = Right-of-Way; W/CAP = With Surveyors Cap.
- Not valid without Sheet 2 of 2 (Report of the Surveyor) to accompany this Survey.

CERTIFICATION:

To CVS Caremark Corporation, its affiliates and subsidiaries and their successors, nominees and assigns, Chicago Title Insurance Company and Holland & Knight, LLP:

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. The field work was completed on April 25, 2014.

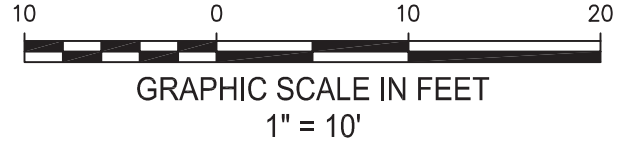
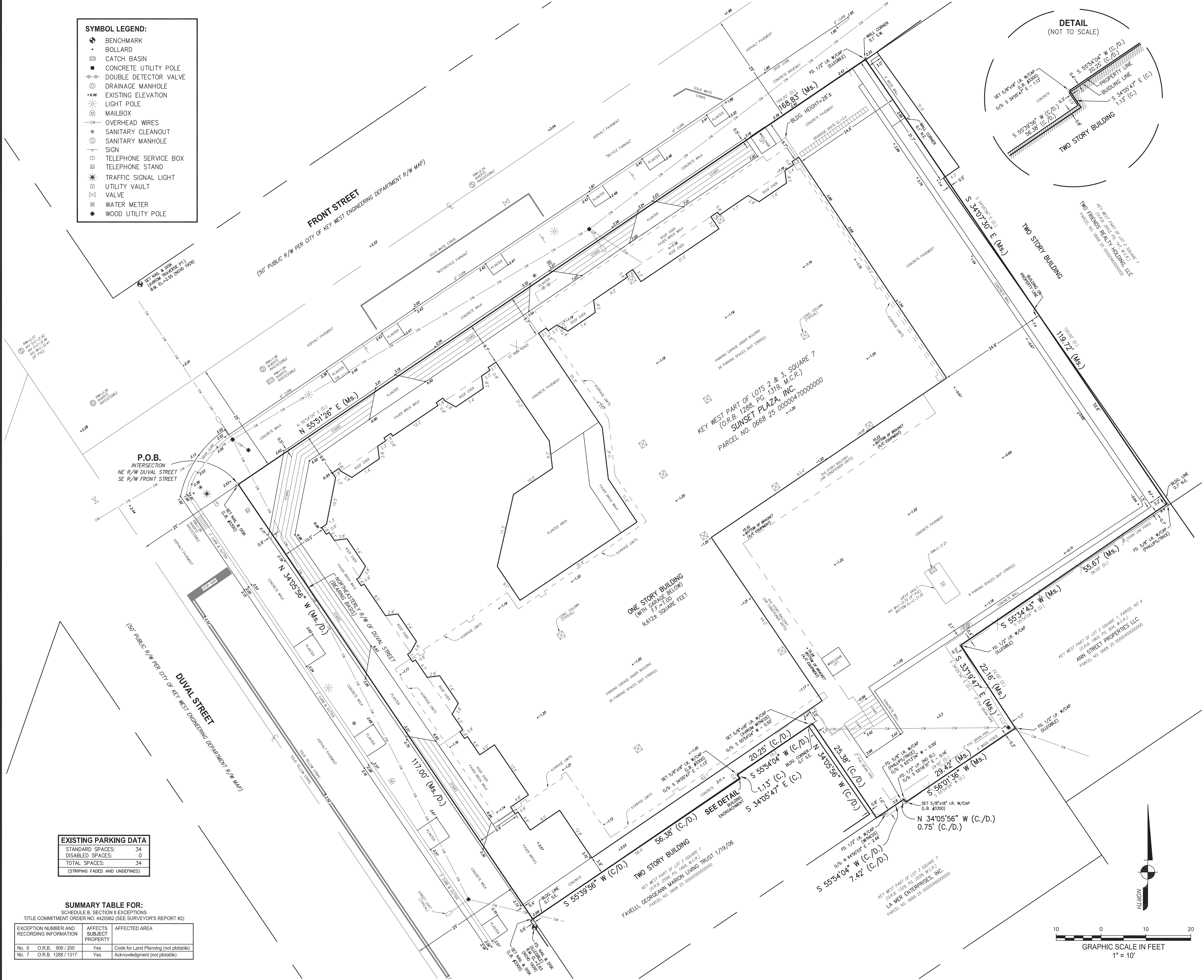
Date of Plat or Map: _____

KEITH M. CHEE—A—TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: keith@aviromsurvey.com

ALTA/ACSM LAND TITLE SURVEY
CVS 8364, KEY WEST
PIO LOTS 2 & 3, SQUARE 7 WILLIAM A. WHITEHEAD'S MAP OF KEY WEST
101 DUVAL STREET
SECTION 06-68-25
CITY OF KEY WEST,
MONROE COUNTY, FLORIDA

SCALE:	DATE:	BY:	CHECKED:	F.B.:	PG.:	OF:
1" = 10'	04-25-2014	S.A.M.	K.M.C.	1652	66	74
						2

JOB #: 9559



EXISTING PARKING DATA

STANDARD SPACES:	34
DISABLED SPACES:	0
TOTAL SPACES:	34

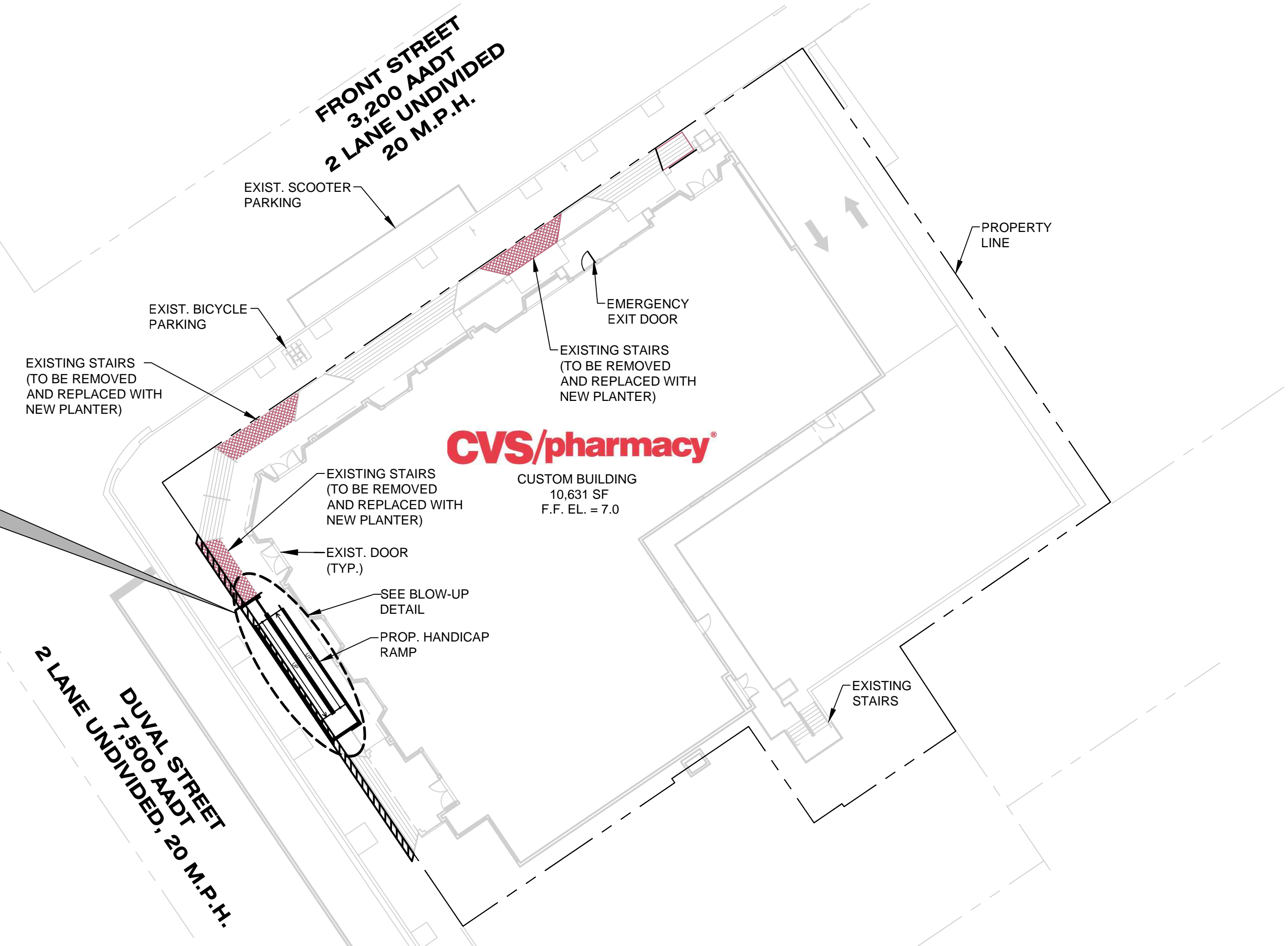
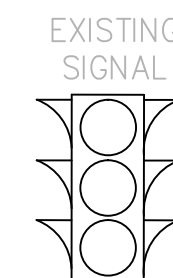
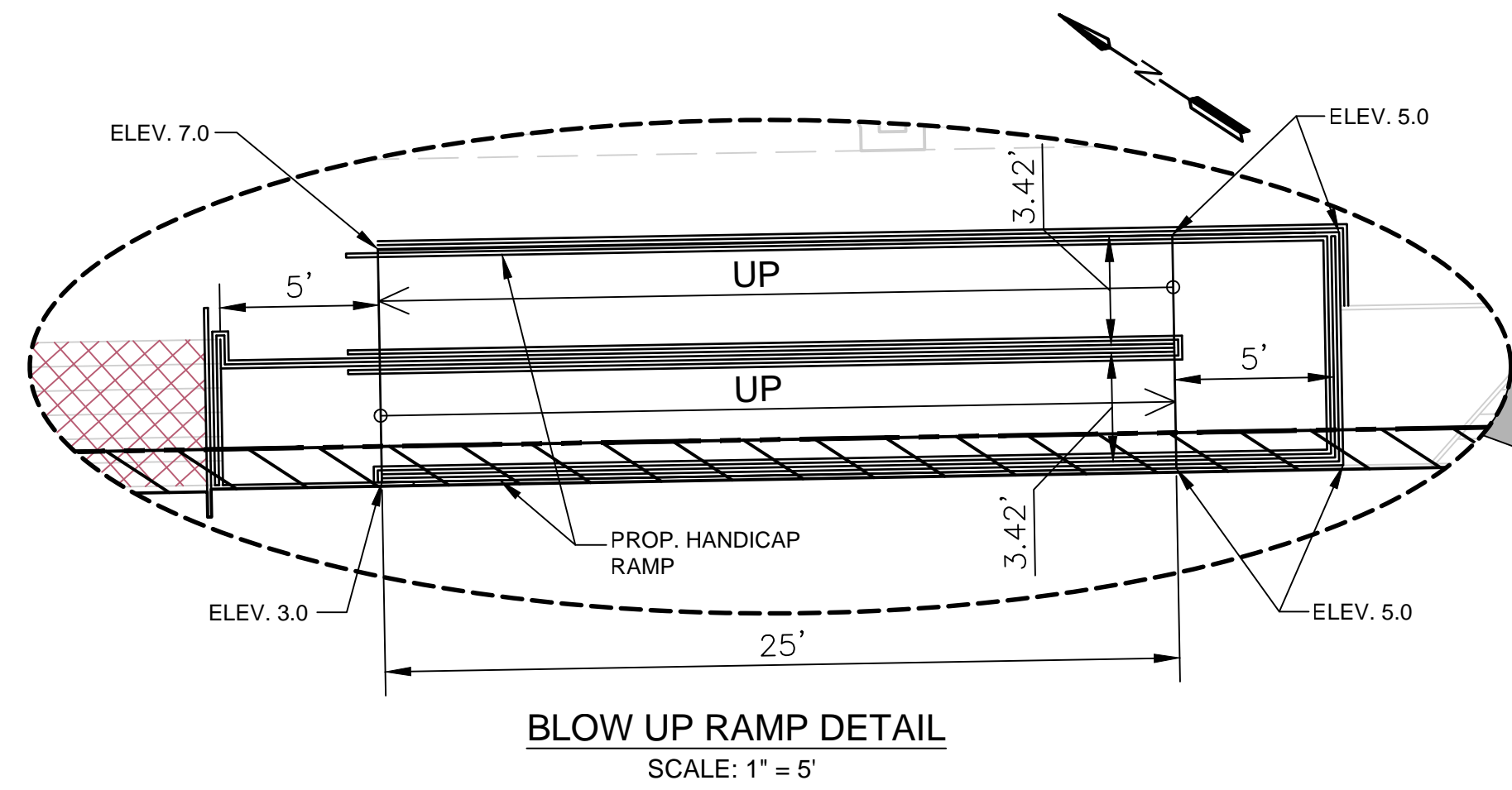
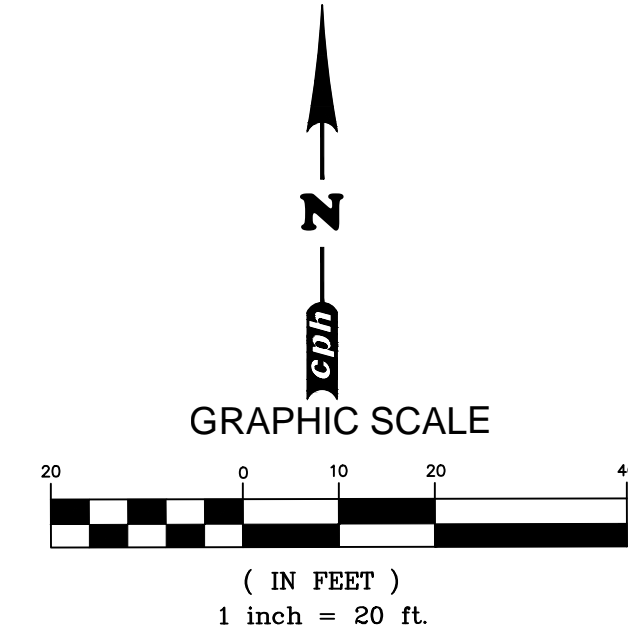
(STRIPING FADED AND UNDEFINED)

SUMMARY TABLE FOR:
SCHEDULE B, SECTION II EXCEPTIONS
TITLE COMMITMENT ORDER NO. 4420982 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 6 O.R.B. 906 / 200	Yes	Code for Land Planning (not plotable)
No. 7 O.R.B. 1288 / 1317	Yes	Acknowledgment (not plotable)

PROPOSED DESIGN

OPEN SPACE CALCULATION	
PROJECT SITE SIZE (ACREAGE AND/OR SQUARE FOOTAGE)	20,925 S.F. (0.48 AC.)
EXISTING IMPERVIOUS	90.0%
EXISTING PERVIOUS	10.0%
PROPOSED IMPERVIOUS	88.9%
PROPOSED PERVIOUS	11.1%



CUSTOM
 NO DRIVE THRU RELO
 STORE NUMBER: # 8368
 101 DUVAL STREET
 KEY WEST, FLORIDA
 PROJECT TYPE: CUSTOM
 DEAL TYPE: FEE FOR SERVICE
 CS PROJECT NUMBER: 76746

CONSULTANT:

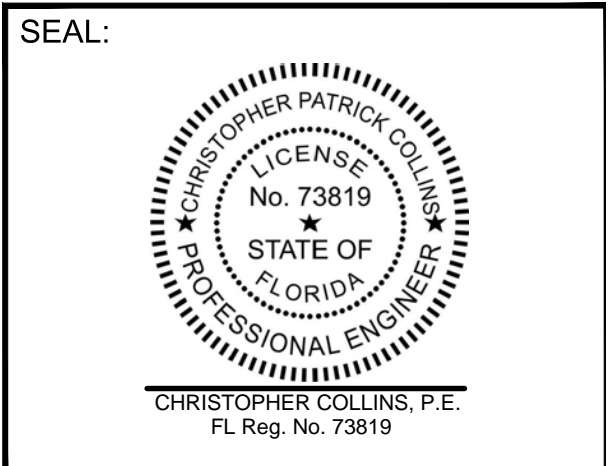
www.cphcorp.com
A Full Service A & E Firm
 Architects / Engineers / Environmental Planners / Landscape Architects
 M / E / P
 Surveyors / Traffic / Transportation

Plans Prepared By:
CPH, Inc.
 1992 SW 1st. St. Miami, FL 33135
 Ph: 305.274.4805
 Licenses:
 Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
 Survey L.B. No. 7143 Landscp. Lic. No. LC0000298

CONSULTANT:

DEVELOPER:

5789 NW 151st STREET.
 SUITE B
 MIAMI LAKES, FL. 33014
 PHONE: (305) 828-8284
 FAX: (305) 828-9594



REVISIONS:

ADDENDUM #1 06-09-15

DRAWING BY: A.T.S.
 DATE: 04-29-16
 JOB NUMBER: B112111
 TITLE:

SITE PLAN
 SHEET NUMBER:
 C-3

COMMENTS:





A-TYPICAL
 STORE NUMBER: 8363
 101 DUVAL STREET
 KEY WEST, FL
 PROJECT TYPE: NEW
 DEAL TYPE: NEW
 CS PROJECT NUMBER: 76746

ARCHITECT OF RECORD

CONSULTANT:



www.cphcorp.com
 A Full Service
 A & E Firm
 Architects / Engineers / Environmental
 Planners / Traffic / Transportation
 Surveyors / Landscapers
 Prepared by:
 CPH, Inc.
 1992 SW 1st St., Miami, FL 33135
 PH: 305.374.8855
 License:
 Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600026
 Survey L.B. No. 7143 Landsc. Lic. No. LC800228

DEVELOPER:



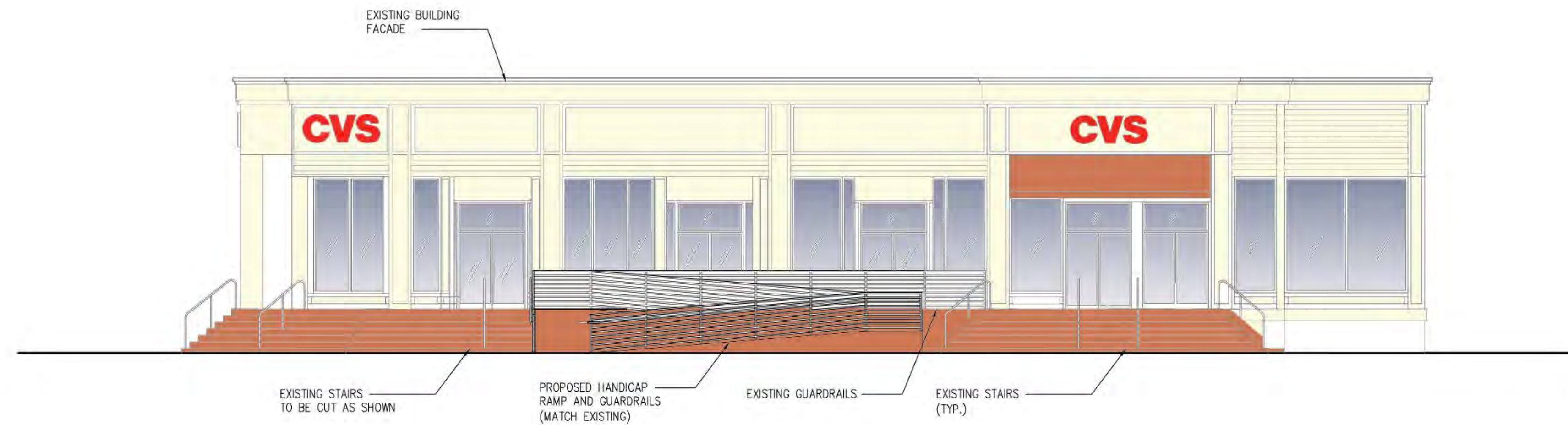
5789 NW 151st STREET,
 SUITE B
 MIAMI LAKES, FL. 33014
 PHONE: (305) 828-8284
 FAX: (305) 828-9594

BOOS
 DEVELOPMENT GROUP

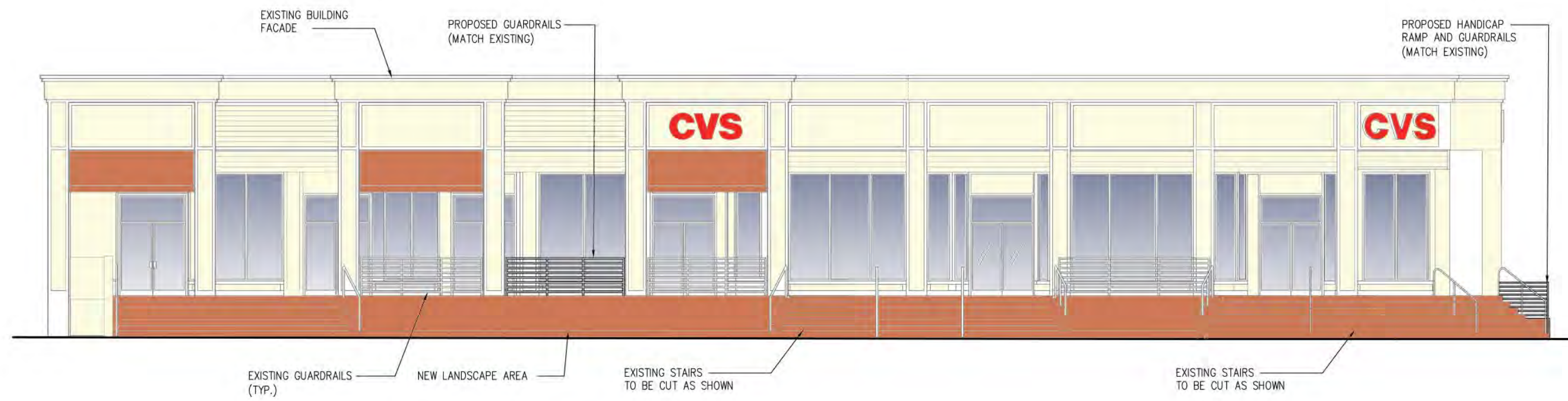
REVISIONS:

DRAWING BY: IUU
 DATE: 26 APRIL 2016
 JOB NUMBER: B112111
 TITLE:
 RAMP ELEVATION

SHEET NUMBER:
 A-4.0



1 SOUTH ELEVATION
 A-4.0 SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
 A-4.0 SCALE: 3/32" = 1'-0"

TREE COMMISSION



THE CITY OF KEY WEST – Tree Commission

Post Office Box 1409, Key West, FL 33041-1409
(305) 809-3768

DATE: July 1, 2016

RE: 101 Duval Street, Easement Request and Landscape Plan Amendment

FROM: Karen DeMaria, Urban Forestry Manager, City of Key West *KAD*

An Easement Request was submitted to the City of Key West for the amending of an existing easement to include ADA railing and ramp encroachment along Duval Street. This easement request will involve the creation of a ramp, the removal of a landscape planter with several protected tree species in it, and a change to the approved minor development landscape plan.

The installation of the ramp will impact (3) Sabal Palms and (2) young Spanish Stopper trees currently growing in Planter 6 (see attached plans). The applicant is proposing to remove and replace the (3) Sabal Palms and transplanting the (2) Spanish Stoppers to other planters on the property. They are also enhancing and increasing the existing landscape planters on the property.

The updated landscape plan submitted with the easement request is an enhancement to the overall property and its approval will be filed with the Minor Development Plan files.

The Urban Forestry Manager on behalf of the Tree Commission has no objections to the amending and issuance of the easement with the condition that proper permits are issued by the Tree Commission for the removals and transplants and that the attached landscape plan is installed.

*Tree Commission
MEMORANDUM*

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
PE	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	10' C.T.	4
SP	SABAL PALMETTO	SABAL PALMETTO	10' C.T.	4
TF	FLORIDA THATCH PALM	THRINAX FLORIDANA	8' C.T.	1
ET	EXISTING TREES		REFER TO PLAN	

GROUND COVER

SB	CORD GRASS	SPARTINA BAKERI	3 GAL., 30" O.C.	6
EL	GOLDEN CREEPER	ERNODEA LITTORALIS	3 GAL., 24" O.C.	25
CI	RED TIP COCOPLUM	CHRYSOBALANUS ICACO 'RED TIP'	3 GAL., 30" O.C.	13
CV	GROTON	CODIAENUM VARIEGATUM 'STOPLIGHT'	3 GAL., 30" O.C.	8
ZP	COONTIE	ZAMIA PUMILA	3 GAL., 30" O.C.	7

NOTES:

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

CONTRACTOR TO MODIFY EXISTING IRRIGATION SYSTEM TO INSURE ADEQUATE IRRIGATION FOR ALL NEW PLANT MATERIAL.

CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.

CONTRACTOR TO VERIFY SPECIES OF EXISTING PALMS AND MATCH SPECIES WITH NEW PALMS IF EXISTING IS DIFFERENT THEN IDENTIFIED.

SCHEDULE OF WAIVER AND MODIFICATIONS

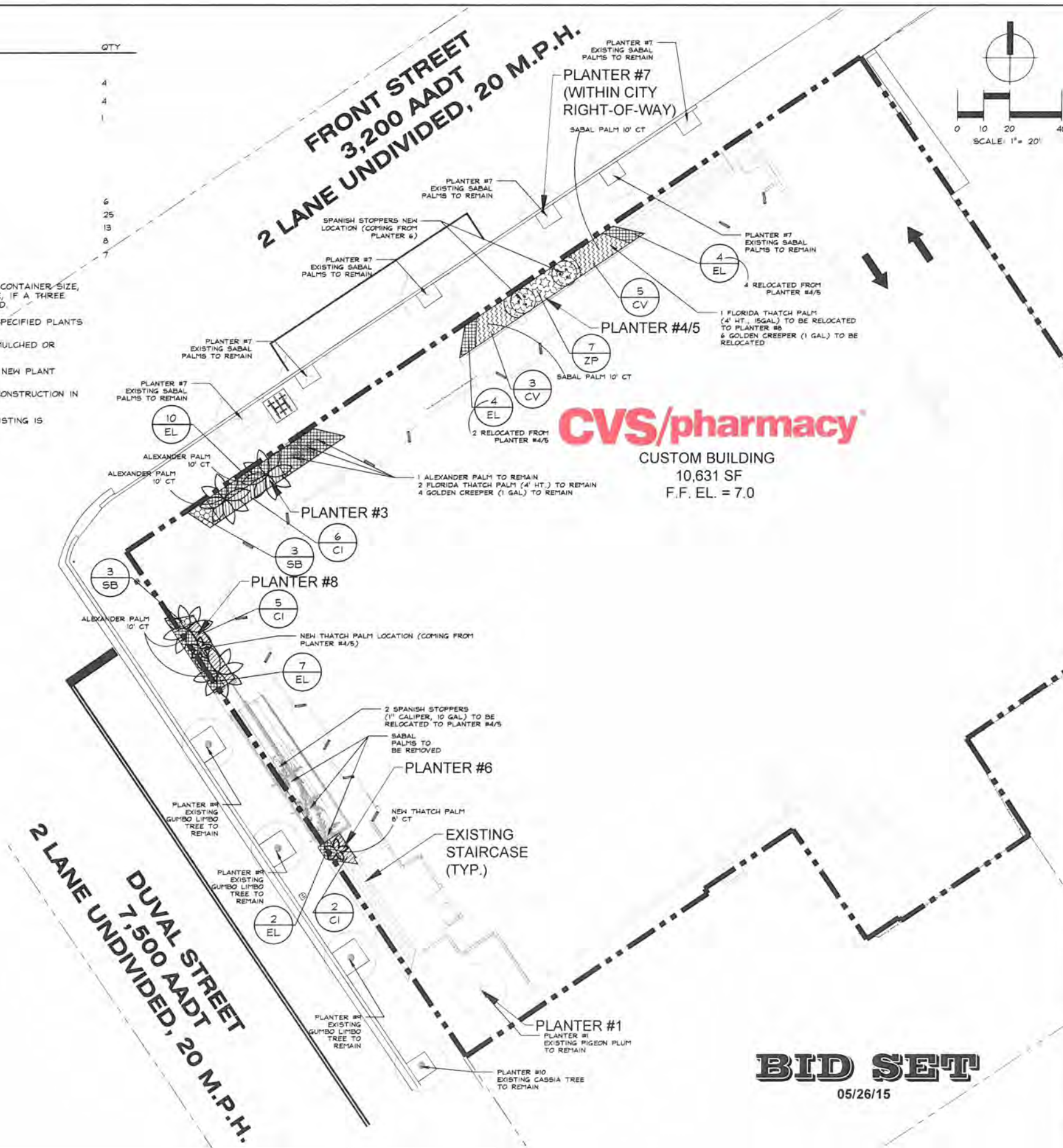
LANDSCAPING TYPE	MINIMUM REQUIRED	EXISTING	PROPOSED	CHANGE/WAIVER
LAND USE BUFFER (SEC. 108-347)	NONE	NONE	NONE	NOT APPLICABLE
PROPOSED USE HIGH IMPACT				
MINIMUM LANDSCAPING REQUIREMENT (SEC. 108-412)	20%	LESS THAN 1%	LESS THAN 1%	YES
STREET FRONTAGE (SEC. 108-413)	LESS THAN 0.5 ACRE SITE AREA = 10' WIDE, 40 PLANT UNITS PER 100 LINEAR FEET, MINIMUM 40 PLANT UNITS REQUIRED.	8 PLANT UNITS	19 (4 EXISTING) PLANT UNITS IN THREE 6' X 6' PLANTERS	YES
INTERIOR PARKING AREAS (SEC. 108-414)	NOT APPLICABLE	NONE	NOT APPLICABLE	NOT APPLICABLE
PERIMETER PARKING LANDSCAPING (SEC. 108-415)	NOT APPLICABLE	NONE	NOT APPLICABLE	NOT APPLICABLE
NON-VEHICULAR USE AREAS (SEC. 108-419)	SITE WITH 60% OR MORE NON-VEHICULAR OPEN SPACE (NOS) 4 TREES/ 4,000 SF NOS.	NONE	NONE	YES

PLANTING DETAIL SCHEDULE

LOCATION	EXISTING	PROPOSED
PLANTER #1	1 PIGEON PLUM	TO REMAIN
PLANTER #3	1 ALEXANDER PALM 2 FLORIDA THATCH PALM 4 GOLDEN CREEPER	1 ALEXANDER PALM (TO REMAIN), 2 THATCH PALM (TO REMAIN), 4 GOLDEN CREEPER (TO REMAIN); 2 ALEXANDER PALMS, 6 RED TIP COCOPLUM, 3 SPARTINA, 9 GOLDEN CREEPER
PLANTER #4/5	1 FLORIDA THATCH PALM 6 GOLDEN CREEPER	2 SPANISH STOPPERS (RELOCATED FROM PLANTER #6); 2 SABAL PALMS, 8 GOLDEN CREEPER, 8 GROTON, 7 COONTIE
PLANTER #6	3 SABAL PALMS 2 SPANISH STOPPERS (1" CAL. 10 GAL)	3 SABAL PALMS TO BE REMOVED, 1 THATCH PALM, 2 RED TIP COCOPLUM, 2 GOLDEN CREEPER.
PLANTER #7	1 SABAL PALM (8' HIGH) VARIES	TO REMAIN
PLANTER #8	NOT EXISTING (NEW PLANTER)	2 ALEXANDER PALM 1 THATCH PALM (RELOCATED FROM PLANTER #4/5) 3 RED TIP COCOPLUM 7 GOLDEN CREEPER 3 SPARTINA
PLANTER #9	1 GUMBO LIMBO TREE VARIES +/- 5' CAL.	TO REMAIN
PLANTER #10	1 CASSIA TREE +/- 5' CAL.	TO REMAIN

NOTE

ALL PLANTING MATERIAL SHALL CONSIST OF FLORIDA GRADES AND STANDARD QUALITY OR BETTER



CVS/pharmacy
CUSTOM BUILDING
10,631 SF
F.F. EL. = 7.0

BID SET
05/26/15



CUSTOM
NO DRIVE THRU RELO
STORE NUMBER: # 8368
181 DUVAL STREET
KEY WEST, FLORIDA
PROJECT TYPE: CUSTOM
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 76746

CONSULTANT

www.cphcorp.com
A Full Service A & E Firm
Architects / Engineers / Environmental Planners / Landscape Architects / M / E / P / Surveyors / Traffic / Transportation
Form Prepared By: CPH Inc.
1992 SW 1st St. Miami, FL 33135
Ph: 305.274.4805
Licenses:
Eng. C.O.A. No. 3216 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landsc. Lic. No. LC0009298

CONSULTANT

DEVELOPER:
5789 NW 151st STREET
SUITE B
MIAMI LAKES, FL 33014
PHONE: (305) 829-8284
FAX: (305) 828-6594

SEAL

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWING BY: JM
DATE: 06-14-2015
JOB NUMBER: 8112111
TITLE: LANDSCAPE PLAN
SHEET NUMBER: L-1
COMMENTS:

James Venter 7-19-16

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ADA RAMP. DEMOLITION OF STAIRCASES.

FOR- #101 DUVAL STREET

Applicant – Chris Collins

Application #16-3103

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 305-809-3973 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared LINDA ROBERMAN, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of 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:
101 Duval Street, Key West, Florida on the 21st day of September, 2016.

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 September 27, 2016.

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 16-3103.

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

Signed Name of Affiant:

Linda Roberman

Date: September 21, 2016

Address: 138-142 Simonton Street

City: Key West

State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 21st day of September, 2016.

By (Print name of Affiant) LINDA ROBERMAN who is personally known to me and who did take an oath.

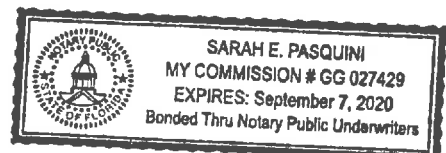
NOTARY PUBLIC

Sign Name: *Sarah E. Pasquini*

Print Name: Sarah E. Pasquini

Notary Public - State of Florida (seal)

My Commission Expires: _____



CVE

101

Public Meeting Notice





PROPERTY APPRAISER INFORMATION



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

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

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

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

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.

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

[Previous Record](#) **Alternate Key: 1000469 Parcel ID: 00000470-000000** [Next Record](#)

Ownership Details

Mailing Address:

SUNSET PLAZA INC
C/O HAMUY
PO BOX 1268
HALLANDALE, FL 33008-1268

Property Details

PC Code: 16 - COMMUNITY SHOPPING CENTERS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 101 DUVAL ST KEY WEST
Legal Description: KW PT LOTS 2 AND 3 SQR 7 G61-81/85 OR294-104/06 OR658-276/77E OR1228-1546/48 OR1288-1319/21C

Click Map Image to open interactive viewer

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)

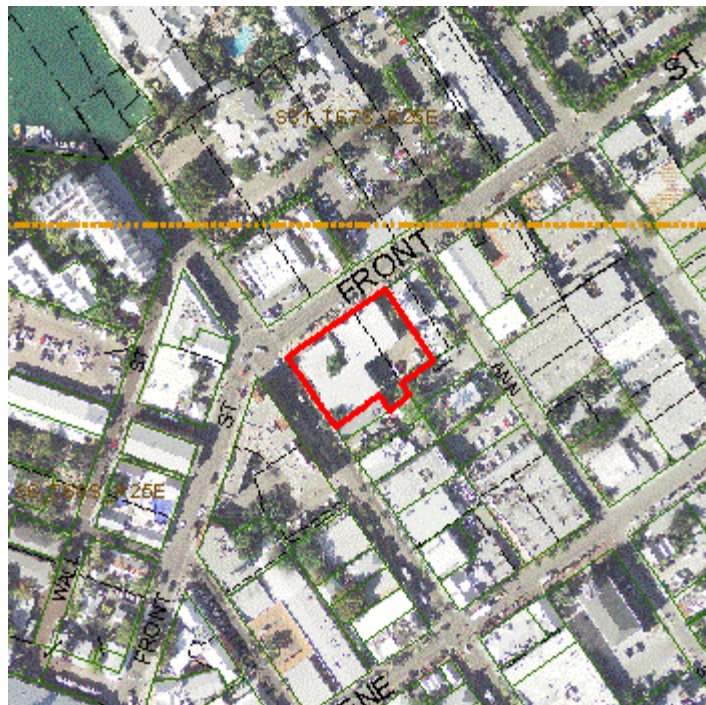
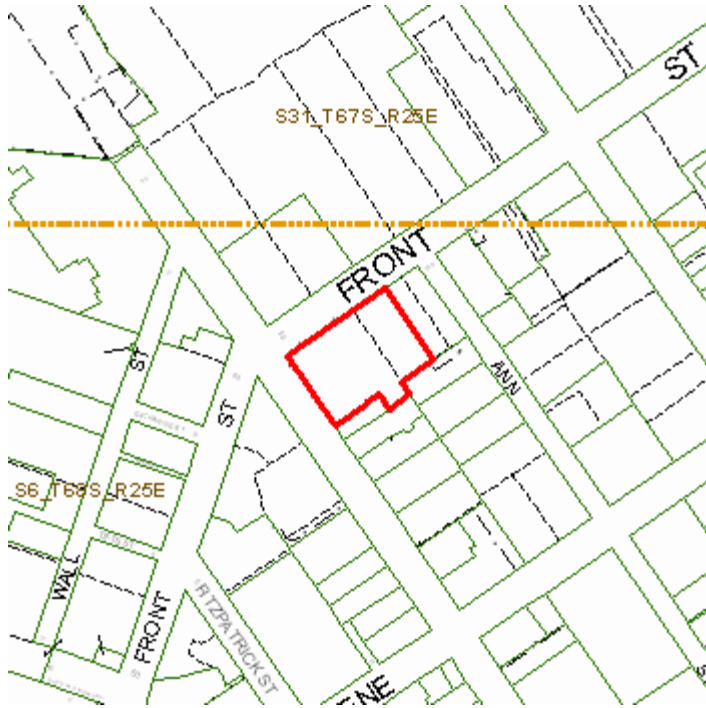
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

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

Other Links

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



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	119	172	20,952.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 10242
 Year Built: 1994

Building 1 Details

Building Type
Effective Age 14
Year Built 1994
Functional Obs 0

Condition G
Perimeter 661
Special Arch 0
Economic Obs 0

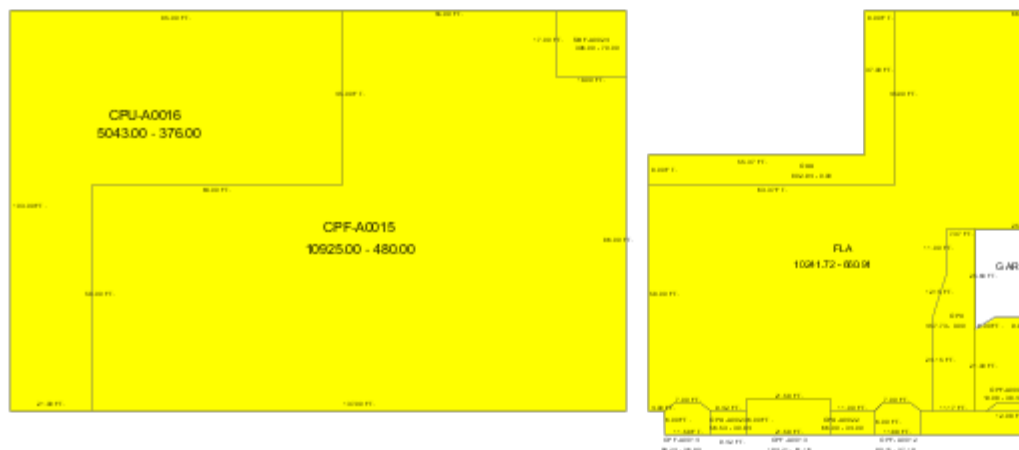
Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Extra Features:

2 Fix Bath 20
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 24



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	OPF		1	1994			
2	OPF		1	1994			

3	FLA	1	1994	Y
4	OPX	1	1994	
5	OUU	1	1994	
6	OPF	1	1994	
7	OPF	1	1994	
8	OPF	1	1994	
9	OPF	1	1994	
10	OPF	1	1994	
11	OPF	1	1994	
12	OPF	1	1994	
13	CPU	1	1994	
14	OPU	1	1994	
19	CPF	1	1994	
20	OPU	1	1994	
21	OPU	1	1994	
22	SBF	1	1994	

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
		REST/CAFET-A-
	206	1 STY STORE-A
	207	OPX
	208	OUU

Exterior Wall:

Interior Finish Nbr	Type
75	CUSTOM

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	RW2:RETAINING WALL	1,261 SF	0	0	1993	1994	4	50
2	PT2:BRICK PATIO	95 SF	0	0	1993	1994	2	50
3	FN3:WROUGHT IRON	104 SF	26	4	1993	1994	2	60
4	CL2:CH LINK FENCE	396 SF	66	6	1975	1976	1	30
5	PT2:BRICK PATIO	150 SF	0	0	1999	2000	4	50

Appraiser Notes

TPP 8943265 - HENNA BODY ART TATTOO (BOOTH IN FRONT) TPP 8950910 - SUNSET SPORT CORP (UNIT 101) TPP 8950921 - KEY WEST SYTLE INC (UNIT 105) TPP 8950932 - DUVAL CENTER INC (UNIT 109) TPP 8865091 - SUNGLASS HUT TRADING HUT #681 (UNIT 103)

2002 & 2003 CUT OUT DONE FOR SUNSET PLAZA INC)
 RE 48 COMBINED W/THIS RE FOR ASSMT PURPOSES 5-16-95 LG)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	08-0084	01/15/2008		19,200	Commercial	INSTALL WHEELCHAIR LIFT
1	05-4384	11/02/2005	12/22/2005	50,000	Commercial	19 SEAT COFFEE SHOP BUILDOUT
1	05-5145	01/22/2005	12/22/2005	20,000	Commercial	ROUGH DRAIN VENT
1	06-1660	03/13/2006	07/26/2006	1,950	Commercial	FILL VOID (INLANDING WITH CONCRETE)
1	05-3278	08/03/2005	12/22/2005	6,500	Commercial	DEMO PEMI (UNIT 103) DISPOSAL OF DEMOLITION
1	05-4374	10/11/2005	12/22/2005	15,000	Commercial	INSTALL ELECTRICAL SYSTEM 1120 SF
1	06-2895	10/12/2006	12/28/2006	13,100	Commercial	INSTALLATION OF ADA LIFT
1	07-2270	05/11/2007	05/11/2007	3,300	Commercial	REPLACE EXISTING 5-TON A/C
1	12-1687	05/10/2012	12/31/2012	62,000	Commercial	INSTALL 12000 SF OF 60 MIL TPO SINGLE PLY
1	11-4610	12/21/2011		1,200	Commercial	REPLACE 3 PHASE - 4 WIRES METER BANK.
	10-0481	06/11/2010		3,000	Commercial	AFTER THE FACT: REOPEN PREVIOUSLY CLOSED INTERIOR DOORWAY WITH NEW WOOD AND GLASS POCKET DOORS.
	11-0242	02/28/2011		100	Commercial	INSTALL THREE SIGNS.
	08-2701	07/24/2008		2,200	Commercial	REPLACE ONE 100AMP 3 PHASE METER CAN.
	09-3689	10/27/2009		1,500	Commercial	EMERGENCY REPAIRS: CHANGE A PHASE FROM MAIN DISCONNECT 600 AMP SERVICE.
	10-2281	07/19/2010		450	Commercial	INSTALL TWO WEATHER PROFF RECEPTACLE OUTLETS IN FRONT OF BUILDING.
	13-4102	09/25/2013		300	Commercial	CHANGE FUSES IN MAIN DISCONNECT 3-PHASE
	15-3808	12/02/2015		26,465	Commercial	1094 SF ENCLOSURE OF AN EXISTING COURTYARD AREA TO MATCH EXISTING BLDG DESIGN.
	15-1896	12/18/2015		793,600	Commercial	REVISION #3: EXIST PLAN MODIFICATION FOR ADDITIONAL CHECKSTANDS. NEW SELF CHECKOUT COUNTERS. RELOCATED CONDENSER TO ROOF. ADD DETAIL FOR CONDENSER ATTACHMENT.
1	B923242	12/01/1992	10/01/1994	700,000	Commercial	BLDG,PAVING,LANDSCAPING
1	M943005	09/01/1994	11/01/1994	27,000	Commercial	9-5TON A/C W/35 DROPS

1	B943395	10/01/1994	11/01/1994	500	Commercial	PAINT,TILE,WALL PANELING
1	B943396	10/01/1994	11/01/1994	6,000	Commercial	PAINT,TILE,WALL PANELING
1	B943397	10/01/1994	11/01/1994	5,000	Commercial	PAINT,TILE
1	B943512	10/01/1994	12/01/1994	13,368	Commercial	CUSTOM CANVAS AWNINGS
1	B943526	10/01/1994	12/01/1994	12,000	Commercial	INTERIOR BUILD OUT
1	P943628	11/01/1994	12/01/1994	1,200	Commercial	3/LAV,3/W.CLOSET,2 H.BIBB
1	P943629	11/01/1994	12/01/1994	3,800	Commercial	1/S.POT,1/S.HAND,1/S.SLOP
1	P943629	11/01/1994	12/01/1994	3,800	Commercial	1/HEATER
1	B943785	11/01/1994	12/01/1994	25,000	Commercial	INTER ALTERATIONS
1	P943864	11/01/1994	12/01/1994	2,100	Commercial	1/LAB,1W/CLOSET
1	B943921	11/01/1994	12/01/1994	38,000	Commercial	1050SF RETAIL SPACE
1	A944017	12/01/1994	10/01/1995	2,000	Commercial	INSTALL SIGNS
1	P944043	12/01/1994	10/01/1995	5,400	Commercial	PLUMBING ADDITIONS
1	E944064	12/01/1994	10/01/1995	2,000	Commercial	ELECTRICAL ADDITIONS
1	E944099	12/01/1994	10/01/1995	1,800	Commercial	ELECTRICAL ADDITIONS
1	A950032	01/01/1995	10/01/1995	4,000	Commercial	SIGNS
1	M950108	01/01/1995	10/01/1995	5,000	Commercial	5 TON AC
1	E950481	02/01/1995	10/01/1995	400	Commercial	ELECTRICAL
1	E951120	04/01/1995	10/01/1995	785	Commercial	BURGLAR ALARM
1	E951125	04/01/1995	10/01/1995	585	Commercial	BURGLAR ALARM
1	E952728	08/01/1995	11/01/1995	2,200	Commercial	ELECTRICAL
1	M953302	10/01/1995	11/01/1995	2,850	Commercial	HOOD & INSPECTION
1	A953982	11/01/1995	11/01/1995	100	Commercial	SIGN
1	9703093	09/01/1997	10/01/1997	700	Commercial	INSTALL 4 LIGHTS
1	9800177	01/16/1998	12/07/1998	1,200	Commercial	ELECTRICAL
1	9801123	04/07/1998	12/07/1998	1,709	Commercial	MECHANICAL
1	9900541	05/11/1999	11/03/1999	2,000	Commercial	IRON GATES FOR SECURITY
1	9902941	09/03/1999	11/03/1999	2,000	Commercial	RENOVATIONS/REPAIRS
1	9903302	11/03/1999	12/07/1999	500	Commercial	SIGN
1	0001188	05/05/2000	07/14/2000	4,000	Commercial	DEMO WALL/CREATE 1 STORE
1	0001814	07/21/2000	12/14/2000	1,000	Commercial	SIGNS
1	0001993	07/20/2000	12/14/2000	1,200	Commercial	SIGNS

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
2016	2,201,386	14,257	5,166,973	7,382,616	6,776,000	0	7,382,616
2015	2,201,386	12,821	5,166,973	7,381,180	6,160,000	0	7,381,180

2014	2,201,386	12,038	4,996,633	5,600,000	5,600,000	0	5,600,000
2013	2,253,184	12,410	4,201,714	5,600,000	5,212,324	0	5,600,000
2012	2,253,184	12,793	4,201,714	5,600,000	4,738,477	0	5,600,000
2011	2,279,082	13,176	4,201,714	5,600,000	4,307,707	0	5,600,000
2010	2,330,880	13,549	4,728,822	3,916,098	3,916,098	0	3,916,098
2009	2,382,677	13,932	6,097,018	3,916,098	3,916,098	0	3,916,098
2008	2,382,677	14,314	3,886,597	3,916,098	3,916,098	0	3,916,098
2007	1,795,363	14,656	3,886,597	3,916,098	3,916,098	0	3,916,098
2006	1,707,515	15,040	2,933,280	3,466,067	3,466,067	0	3,466,067
2005	1,248,103	15,423	2,304,720	4,738,000	4,738,000	0	4,738,000
2004	1,276,460	15,795	2,095,200	4,600,000	4,600,000	0	4,600,000
2003	1,276,460	16,180	1,718,064	4,600,000	4,600,000	0	4,600,000
2002	1,276,460	16,562	1,718,064	4,685,609	4,685,609	0	4,685,609
2001	1,276,460	15,611	1,718,064	4,629,130	4,629,130	0	4,629,130
2000	1,364,313	4,770	1,299,024	4,509,601	4,509,601	0	4,509,601
1999	1,485,585	4,326	1,355,921	4,509,601	4,509,601	0	4,509,601
1998	990,390	4,411	1,355,921	2,926,817	2,926,817	0	2,926,817
1997	1,089,120	4,505	1,312,182	2,926,817	2,926,817	0	2,926,817
1996	990,109	4,597	1,312,182	2,926,817	2,926,817	0	2,926,817
1995	986,195	4,684	1,312,182	2,926,817	2,926,817	0	2,926,817
1994	0	2,665	589,086	591,751	591,751	0	591,751
1993	0	2,665	589,086	591,751	591,751	0	591,751
1992	0	2,665	589,086	591,751	591,751	0	591,751
1991	0	2,665	589,086	591,751	591,751	0	591,751
1990	0	2,665	512,996	515,661	515,661	0	515,661
1989	0	2,665	510,541	513,206	513,206	0	513,206
1988	0	2,665	449,178	451,843	451,843	0	451,843
1987	0	2,665	327,270	329,935	329,935	0	329,935
1986	0	2,665	327,270	329,935	329,935	0	329,935
1985	0	2,665	273,037	275,702	275,702	0	275,702
1984	0	2,665	131,268	133,933	133,933	0	133,933
1983	0	2,665	109,895	112,560	112,560	0	112,560
1982	0	2,665	109,895	112,560	112,560	0	112,560

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
9/1/1992	1228 / 1546	1,760,000	QC	M