

Staff Report

8 Major Development Plan- Construction of new hotel including color scheme- **#223 Elizabeth Street- Applicant Pritam Singh (H12-01-685)**

This staff report is for the review of a Certificate of Appropriateness for the development of a vacant lot for a new hotel. The property has four sides facing right of ways; Elizabeth, Caroline and William Streets and Lazy Way. The proposed design includes a main building and three detached structures, two of them facing Caroline Street. The development will be for a new hotel with 96 rooms, three swimming pools, a garage under the main building and supportive facilities such as meeting, spa, and fitness. A restaurant only for guests with a kitchen is also included in the plans.

The main challenge of this urban block is its location; this lot is between the bight and the Commercial corridor of Caroline Street, where historically mixed uses of commercial and upper floor residential buildings merge with residences. The north side of the site faces the water, but is not on the water. The west side faces residential urban scale structures and on the east side faces a parking lot and the waterfront market building. According to the Sanborn maps the buildings closer to the waterfront were related to the fishing industry. Before the 1960's part of the site was gained from the water and some industrial cbs structures where built. Part of the site was also converted in a trailer park, the Jabour Trailer Park. In the 2000's the abandoned utilitarian structures were demolished. Construction of a new development started with a "victorian" building that faces Lazy Way.

The main entrance and lobby will be located facing William Street, as well as the vehicular entrance to the garage. The main building will be set back from all property lines and landscape and a peripheral fence will surround the entire property. The main building has been designed based on traditional frame vernacular architecture. Two separated buildings, which will face Caroline Street have similar mass, scale and architectural details found in the adjacent historic urban fabric. The main building's height will be lower than the existing three story structure located on #715 Caroline Street.

The proposed meeting room, spa and offices building will be located on the corner of Elizabeth and Caroline Streets. This will be a two story structure with four dormer windows. The proposed building will have a two story wrap around porch on the sides and back. Cementitious lap siding will cover the exterior walls and metal shingles will be used in the roof. Impact resistant 2 over 2 wood clad windows are also proposed. The building will be painted in white.

The proposed fitness center and rest rooms will be located on a one story building that will be facing Caroline Street and will be next to a contributing resource. The structure will have a side porch and a side gable roof. The exterior walls will be cementitious board and batten look

and will have metal shingles on its roof. Impact resistant 2 over 2 wood clad windows are also proposed. The building will be painted in white.

The main building will read as a two story structure, while the entrance to the garage will read as a tree story. The readings of the main building's roofs will be gable ones but the reality is that the structure will have flat roof where all the mechanical equipment will be concealed. Proposed materials are cementitious lap siding and will have metal v crimp on the *gable* roofs. Impact resistant windows are also proposed. The building will be painted in white and where shutters are proposed, they will be dark green.

Although the building is a large structure the design introduces different facades to modulate and break the continuous walls. Each different façade treatments uses two story porches crowned with a pediment or a *hip* roof.

Towards the corner of William and Lazy Way the plans depict one story structure with stucco walls. The elevation then increases in height along Lazy Way up to two stories.

Guidelines that should be reviewed for this application- New Construction (pages 37-38a):

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

The proposed design will comply with minimum zoning requirements. The zoning requirements for this particular historic district HRCC-2 are;

Front yard- 10 ft
Street side- 7.5 ft
Side- 5 ft
Rear- 15 ft
Maximum height- 35 ft

2. **Elevation of finished floor above grade** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, lowers, lattice, landscaping or other features; and whether fill and/or berms are*

used to minimize the gap between the first finished floor and the crown of the nearest road.

The main building will be located on an AE-9 flood zone and a garage will be under it. The garage entry will be the only element of the parking that will be visible. The design provides lattice and landscape that will conceal the proposed garage.

- 3 **Height** – must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.

The proposed design will not exceed two stories, with the exception of the garage entryway, which will perceive as a two story over a large fenestration.

- 4 **Proportion, scale and mass** – massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.

The proposed two buildings that will face Caroline Street will be in keeping with the existing adjacent historic fabric. The proposed mass, scale and proportions of those two buildings will not obscure two existing contributing structures.

Although the main building is large in scale the proposed height is lower than an existing non historic apartment building located on the 700 Caroline Street block. The façade treatment helps breaking the elevations of the structure.

- 5 **Compatibility** – Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.

The proposed design for the two structures facing Caroline Street presents harmonious architectural language to what exists on that part of Caroline and Elizabeth Streets. The reading of single structures completes a much needed urban façade for that part of the block.

The main building evokes traditional elements found in vernacular architecture, which is residential in principle. Moreover, and because of where it will be located, the proposed architectural vocabulary does not relate to the bight and its historic industrial roots.

- 6 ***Building Detail*** – All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.

None of the buildings mimics historic details found in the district. The main building utilizes architectural elements and forms found in traditional vernacular architecture.

- 7 ***Relationship of materials*** – Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.

The proposed materials, color scheme and textures will be similar to the ones found in new construction in the historic district.

It is staff's opinion that the proposed plans comply with some of the guidelines. The architectural vocabulary that has been proposed for the project is compatible with the residential urban context that surrounds the project. Indeed there are three buildings within the urban block that are listed as contributing resources. Nevertheless the main building does not relate architecturally to the historic bight context. Staff's understands the big challenges of the applicant during the design phase including multiple contexts- waterfront, residential, utilitarian/industrial and multiuse; challenges with zoning and planning restrictions, FEMA requirements and the need to create a feasible and marketable project.

It is staff's opinion that the proposed design will not obscure or overshadow adjacent and surrounding historic structures. The use of deep setbacks from the right of ways and the use of a perimeter fences and large green areas behind them will create an urban green space that will add to the pedestrian experience. If approved this project will require Planning Board and City Commission review.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H-12-01-685

OWNER'S NAME: HARBORSIDE, LLC DATE: 4/20/12
 OWNER'S ADDRESS: PO Box 2039 PHONE #: 305 296 8601
 APPLICANT'S NAME: PRITAM SINGH PHONE #: 305 481 6301
 APPLICANT'S ADDRESS: PO Box 2039, Key West, FL 33045
 ADDRESS OF CONSTRUCTION: 223 ENZABETH ST. # OF UNITS 96

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

CONSTRUCTION OF HOTEL 3
DEMOLITION OF EXISTING STRUCTURE.

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: 4-20-12

Applicant's Signature: [Signature]

Required Submittals

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____



HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Vacant lot / existing building non historic
Guidelines for new construction (pages 36-38a)
Ordinance for demolition.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

5

3

GREENE

30

DEV

CAROLINE

EATON

ELIZABETH

WILLIAM

KEY WEST
FLA.

INNER HARBOR

Auto
PaintingRear
EntranceLumber
Shed

32

Lumber
ShedDry
DockDry
Dock

Inner Harbor

CAROLINE

EATON

MARGARET

JAMES

GRINNELL

KEY WEST
FLA.

6

34

7



The Sanborn Library, LLC

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1:24,000 Research Associates

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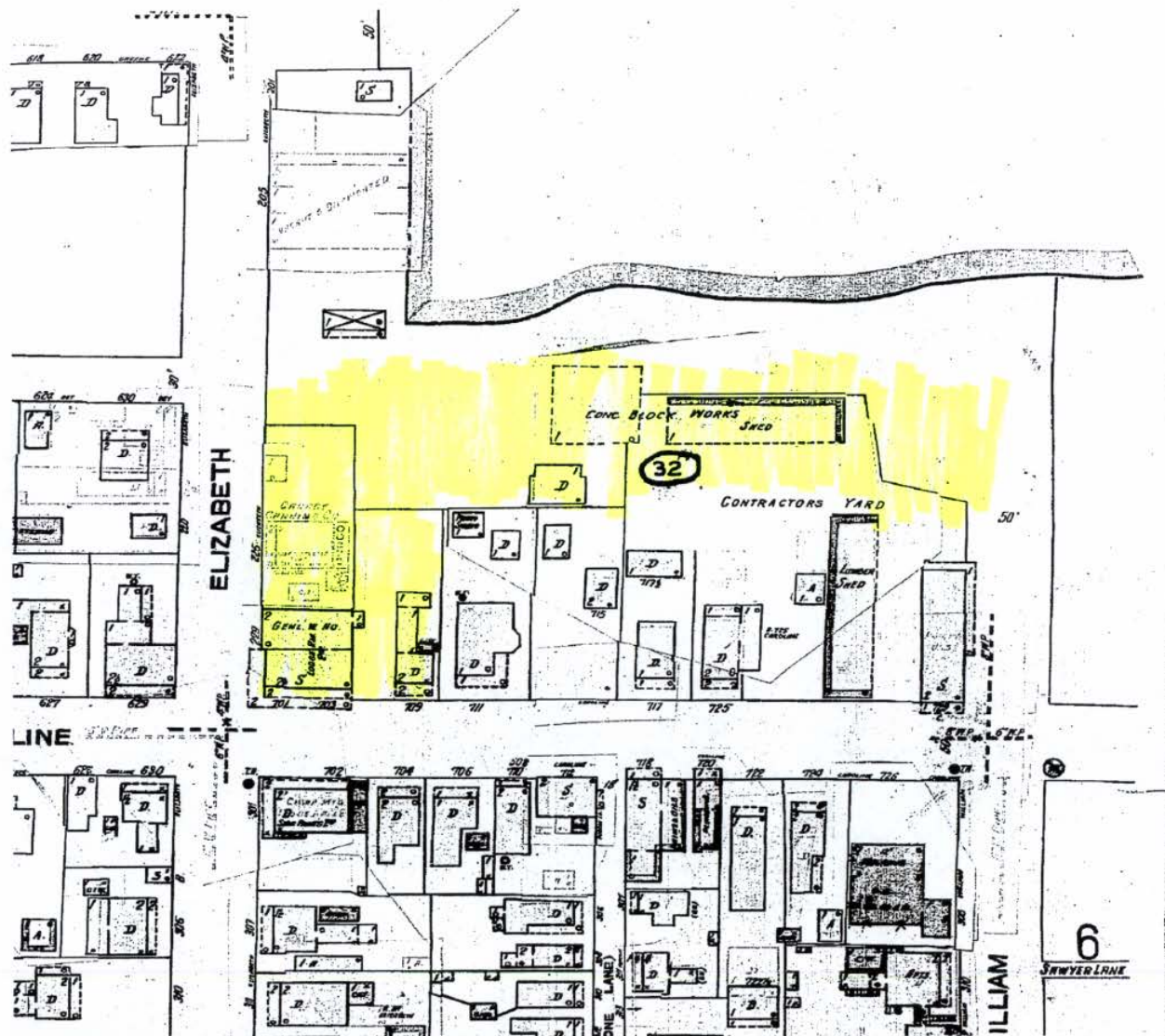
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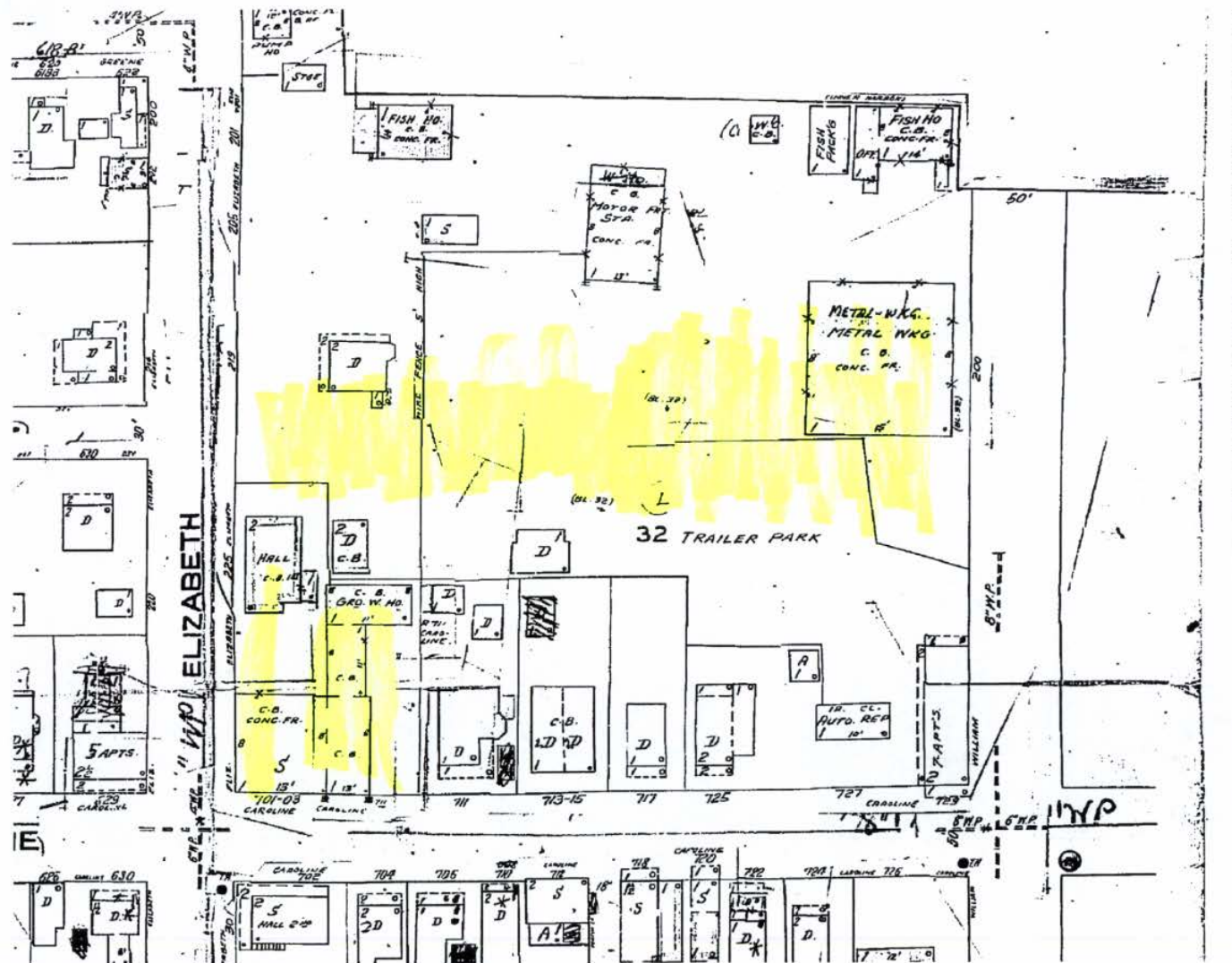
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#223 Elizabeth Street Sanborn map 1948



#223 Elizabeth Street Sanborn map 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 701 Caroline St.; Carlos Food Center; Corner of Caroline and Elizabeth. Monroe County Library



Photo taken by Property Appraiser's office c1965; 701 rear. Caroline St.; Corner of Caroline and Elizabeth Streets. Monroe County Library



Photo taken by Property Appraiser's office c1965; 711 Caroline St. (not 715); built c1906; Monroe County Library- Contributing resource.



Photo taken by Property Appraiser's office c1965; 715 Caroline St.; Monroe County Library



Photo Taken by Property Appraiser's office 1978; 717 Caroline St.; built 1935.
Contributing resource. Monroe County Library



Photo taken by Property Appraiser's office c1965; 725 Caroline St.; razed about 1970;
Monroe County Library



Photo taken by Property Appraiser's office c1970; 725 Caroline St.; Standard Marine Supply; Monroe County Library



Photo Taken by Property Appraiser's office c1965; 223 Elizabeth St.; Jabour Trailer Park;
Monroe County Library



Photo Taken by Property Appraiser's office c1965; 223 Elizabeth St.; Jabour Trailer Park; Monroe County Library



Photo Taken by Property Appraiser's office c1965; 204 William St.; Gitten Industrial;
Monroe County Library



⊕ AERIAL PHOTO OF THE SITE (2010)





LAZY WAY LOOKING EAST

APRIL 2012



LAZY WAY LOOKING SOUTHEAST

APRIL 2012



KEY WEST PLANNING
DEPT.
APR 23 2012
KEY

LAZY WAY LOOKING WEST

APRIL 2012



VIEW FROM INTERSECTION WILLIAM & LAZY WAY APRIL 2012



VIEW FROM SITE LOOKING EAST TO APT & COFFEE HOUSE APRIL 2012



VIEW FROM SITE LOOKING EAST TO WILLIAM STREET APRIL 2012





VIEW FROM SITE LOOKING NORTH TO LAZY WAY APRIL 2012



VIEW FROM SITE LOOKING SOUTH TO APARTMENT

APRIL 2012



VIEW FROM SITE LOOKING SOUTH TO WEST MARINE APRIL 2012





VIEW FROM SITE LOOKING WEST TO GUEST HOUSE APRIL 2012



⊕ VIEW LOOKING AT ELIZABETH STREET FROM PROPERTY





⊕ VIEW LOOKING AT PROPERTY FROM CAROLINE STREET





⊕ VIEW LOOKING AT PROPERTY FROM ELIZABETH STREET





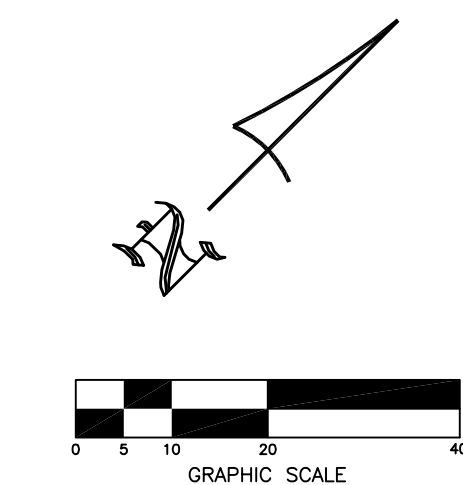
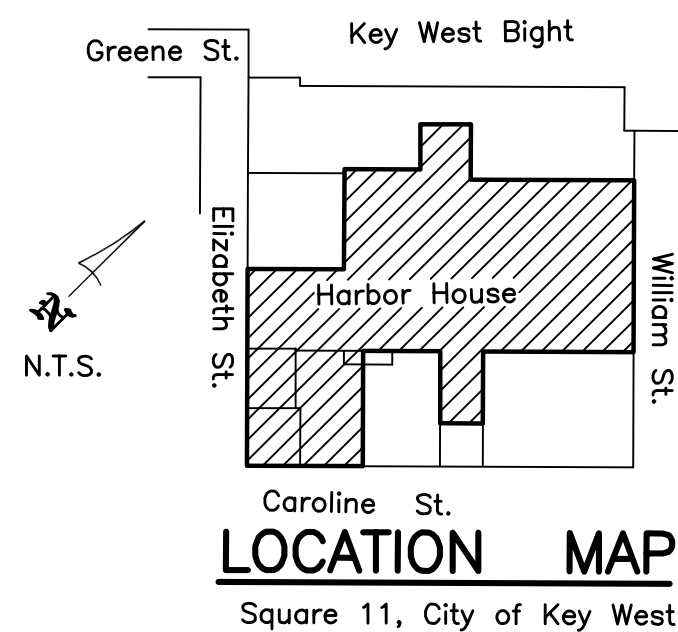
⊕ VIEW LOOKING AT PROPERTY FROM THE INTERSECTION OF ELIZABETH STREET & CAROLINE STREET





⊕ VIEW LOOKING AT CAROLINE STREET FROM PROPERTY

Survey



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:

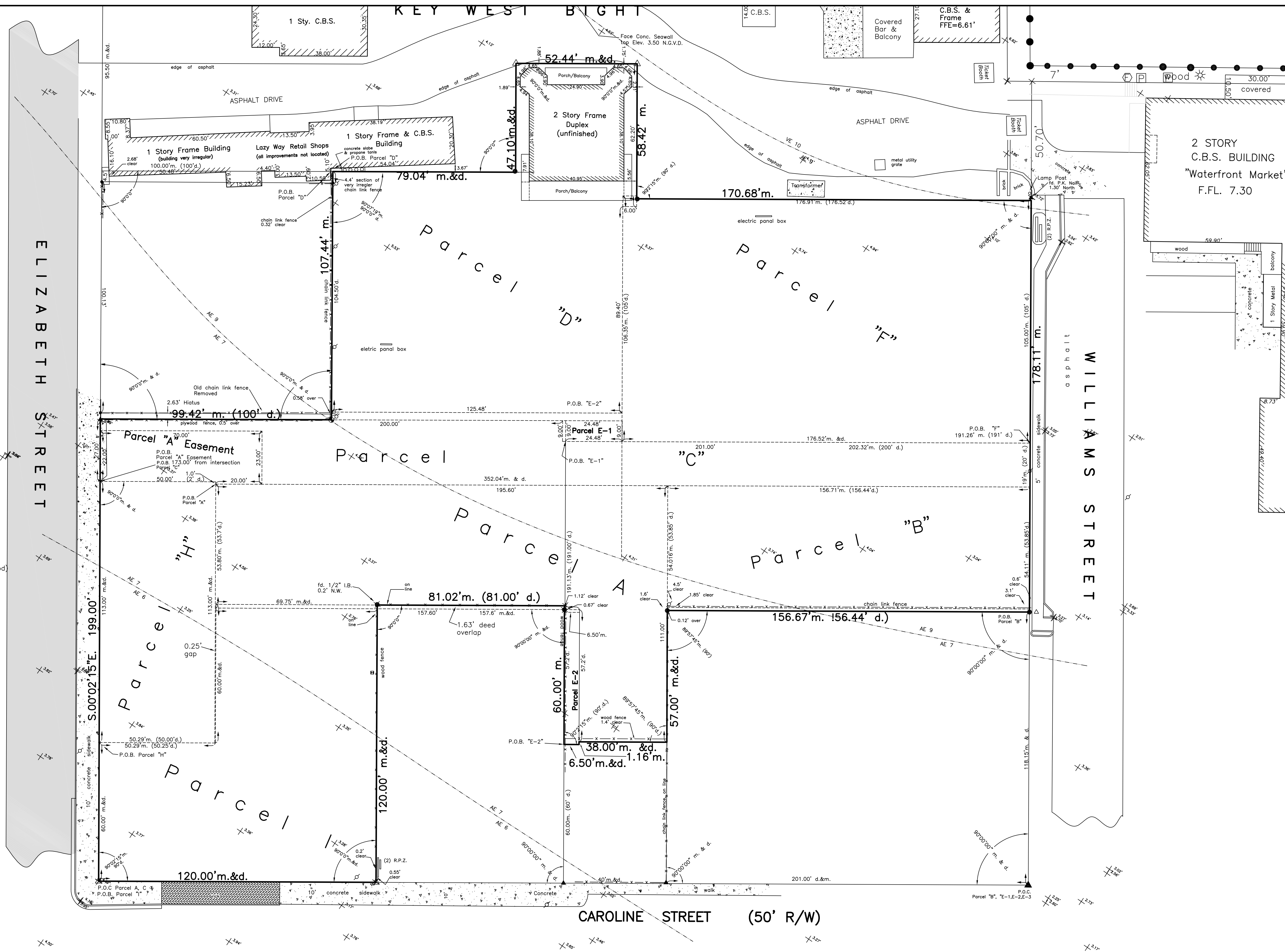
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page

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)

CU = Concrete Utility Pole
WU = Wood utility Pole
WUP = Wood Utility Pole with Guy wire

w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
Hydt. = Fire Hydrant
F.W. = Fire Well
A/C = Air Conditioner
C.L.F. = Chain Link Fence

Field Work performed on: 5/2/11



REVISIONS:		
No.	Date	Remarks

Sheet Description:

BOUNDARY SURVEY

Project: Key West Seaport Hotel
223 Elizabeth Street
Key West, FL 33040


ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
midsouth@bellsouth.net
L.B. No. 7700

Date: 5/12/11
Designed: FHH
Drawn: FHH
Checked: FHH
Job. No. 11-193
Sheet No. 1 of 2

LEGAL DESCRIPTION:

PARCEL A

On the Island of Key West, Monroe County, State of Florida, being known as Part of Square Eleven (11), more particularly described as follows:

Commencing at the Southerly corner of Square Eleven (11) where Caroline and Elizabeth Streets intersect and proceed along the Northeastly side of Elizabeth Street in a Northwesterly direction a distance of One Hundred Seventy Three (173) feet to a point proceed thence at right angles in a Northeastly direction Fifty (50) feet; thence at right angles in a Southeastly direction One (1) foot to the POINT OF BEGINNING; from the Point of Beginning. proceed at right angles in a Northeastly direction One Hundred Ninety five and Six tenths (195.6) feet; thence at right angles in a Southeastly direction One Hundred Eleven (111) feet; thence at right angles in a Southwesterly direction Thirty eight (38) feet; thence at right angles in a Northwesterly direction Fifty seven and two tenths (57.2) feet; thence at right angles in a Southwesterly direction One hundred fifty seven and six tenths (157.6) feet; thence at right angles in a Northwesterly direction fifty three and seven tenths (53.7) feet to the POINT OF BEGINNING.
This parcel is together with an easement of ingress and egress over the following described property:

Commencing at the Southerly corner of Square eleven (11), at the intersection of Caroline Street and Elizabeth Street according to Whitehead's Map of Key West, Monroe County, Florida; thence in a Northwesterly direction along the Northeastly right of way line of Elisabeth Street, One hundred seventy three (173) feet to the POINT OF BEGINNING.: run thence at right angles in a Northeastly direction, fifty (50) feet; thence at right angles n a Southeastly direction, one (1) foot; thence at right angles in a Northeastly direction, twenty (20) feet; thence at right angles in a Northwesterly direction, twenty-three (23) feet; thence at right angles in a Southwesterly direction, seventy (70) feet; thence at right angles along Elizabeth Street, twenty-two feet to the POINT OF BEGINNING.

PARCEL B:

On the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, as a parcel of land in Square Eleven (11) more particularly described as follows: Commencing at the Northwesterly corner of the intersection of Caroline and William Streets move Northwesterly a distance of 118.15 feet to the POINT OR PLACE OF BEGINNING. Thence at right angles in a Southwesterly direction a distance of 156.44 feet; thence at right angles in a Northwesterly direction a distance of 53.85 feet; thence at right angles in a Northeastly direction a distance of 156.44 feet; thence at right angles in a Southeastly direction along William Street a distance for 53.85 feet to the POINT OR PLACE OF BEGINNING. on William Street.

PARCEL C

On the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, as a parcel of land in Square Eleven (11) more particularly described as follows: Commencing at the Northwesterly corner of the intersection of Caroline and Elizabeth Streets move Northwesterly along Elizabeth Street a distance of 173 feet to the POINT OF BEGINNING.. Thence continue in a Northwesterly direction along Elizabeth Street a distance of 27 feet to a point; thence at right angles in a Northeastly direction parallel to Caroline Street a distance of 200 feet to a point; thence at right angles in a Southeastly direction a distance of 9 feet to a point; thence at right angles in a Northeastly direction a distance of 200 feet to a point on the Westerly right of way of William Street; thence at right angles in a Southeastly direction along the Westerly boundary line of William Street a distance of 20 feet to a point; thence at right angles in a Southwesterly direction parallel to Caroline Street a distance of 352.04 feet to a point on the property line owned by Veterans of Foreign Wars; thence at right angles in a Northwesterly direction a distance of 2 feet to a point; thence at right angles in a Southwesterly direction a distance of 50 feet to the POINT OF BEGINNING.

Parcel D

On the Island of Key West and is part of Square 11 according to William A. Whitehead's Map of said Island delineated in 1829 and is more particularly described as follows: From the intersection of the Southeastly line of Green Street and Northeastly line of Elizabeth Street go Southeastly along the Northeastly line of Elizabeth Street a distance of 95.50 feet to a point; thence at right angles and Northeastly a distance of 100 feet to a point; which point is the POINT OF BEGINNING.; thence continue Northeastly along the previously described course a distance of 79.04 feet to a point; thence at right angles and Northwesterly a distance of 47.10 feet to a point; thence at right angles and Northeastly a distance of 52.44 feet to a point; thence at right angles and Southeastly a distance of 62.20 feet to a point; thence at right angles and Southwesterly a distance of 6.00 feet to a point; thence at right angles and Southeastly a distance of 89.40 feet to a point; thence at right angles and Southwesterly a distance of 125.48 feet to a point; thence at right angles and Northeastly a distance of 104.50 feet back to the POINT OF BEGINNING..

PARCEL E 1

A parcel of land in the Island of Key west, Monroe County, Florida, said parcel being a Part of Lot 1 of Square 11 of Whitehead's Map of the said Island as delineated in February 1829 and the said parcel being more particularly described by metes and bounds as follows: Commence at the intersection of the Northwesterly right of way line (ROWL) of Caroline Street with the Southwesterly ROWL of William Street and run thence in a Southwesterly direction along the Northwesterly ROWL of the said Caroline Street for a distance of 201.00 feet; thence Northwesterly and at right angles for a distance of 191.00 feet to the POINT OF BEGINNING. of the parcel of land being described herein; thence continue Northwesterly along a prolongation of the preceding course for a distance of 9.00 feet; thence Northeastly and at right angles for a distance of 24.48 feet; thence Southeastly and at right angles for a distance of 9.00 feet; thence Southwesterly and at right angles for a distance of 24.48 feet back to the POINT OF BEGINNING.

PARCEL E 2

A parcel of land on the Island of Key West, Monroe County, Florida, said parcel being a Part of Lot 1 of Square 11 of Whitehead's Map of the said island as delineated in February 1829 and the said parcel being more particularly described by metes and bounds as follows: Commence at the intersection of the Northwesterly right-of-way line (ROWL) of Caroline Street with the Southwesterly (ROWL) of William Street and run thence in a Southerwesterly direction along the Northwesterly (ROWL) of the said Caroline street for a distance of 201.00 feet; thence Northwesterly and at right angles for a distance of 60.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northwesterly along a prolongation of the preceding course for a distance of 57.20 feet; thence Northeastly and at right angles for a distance of 6.50 feet; thence Southwesterly and at right angles for a distance of 57.20 feet; thence Southwesterly and at right angles for a distance of 6.50 to the POINT OF BEGINNING. .

PARCEL F

On the Island of Key West and is part of Square 11 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:
From the intersection of the Northwesterly line of Caroline Street and the Southwesterly line of William Street go Northwesterly along the said Southwesterly line of William Street a distance of 191 feet to a point; which point is the POINT OF BEGINNING; thence continue Northwesterly along said Southwesterly line of William Street a distance of 105 feet to a point; thence Southwesterly and at right angles a distance of 176.52 feet to a point; thence Southeastly and at right angles a distance of 105 feet to a point; thence Northeastly and at right angles a distance of 176.52 feet back to the POINT OF BEGINNING.

PARCEL H

In the City of Key West and known as a part of Lot Four (4) in Square Eleven (11) according to Charles W. Tift's map of said City, commencing at a point on Elizabeth Street adjoining the Northwest corner of land owned on the 25th day of August, A.D. 1900 by the Esate of J.P. Roberts and extending thence in a Northwesterly direction One Hundred and Thirteen (113) feet; thence in a Northeastly direction Fifty (50) feet; thence in a Southeastly direction Fifty (50) feet; thence in a Southeastly direction One Hundred and Thirteen (113) feet; thence in a Southwesterly direction Fifty (50) feet to the place of beginning, Reference being had to a deed of conveyance from Whitmore Pinder et al to Louis Monton dated August 25, 1900 and recorded in Deed Book "I", page 416, of the public records of Monroe County, Florida.

LEGAL DESCRIPTION (con't.):

PARCEL I:

In the City of Key West and is known as Part of Lot Two (2), of Square 11, according to the Map or Plat of the Island of Key West delineated in February A.D. 1829, by William A. Whitehead and being more particularly described as follows:
Beginning at this point of intersection of the Northerly right-of-way boundary of Caroline Street with the Easterly right-of-way boundary line of Elizabeth street and thence Northeastly along Caroline Street 120 feet to a point; thence Northwesterly at right angles 120 feet to a point; thence Southwesterly at right angles 69.75 feet to a point; thence Southeastly at right angles 60 feet to a point; thence Southwesterly at right angles 50.25 feet to a point on the Easterly right-of-way boundary of said Elizabeth Street; thence Southeastly along the said line of Elizabeth Street 60 feet back to the Point of Beginning.


CERTIFICATION made to:
Harborside, LLC
Knight-Barry Title, Inc.
Fidelity National Title insurance Company

FLOOD MAP INFORMATION:
Flood Map Number 120B7C1516 K
Map Revised 2/18/2005
Property Lies in Flood Zones AE 7- VE 10

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 61G17-6, Florida Statue 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



ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

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

Date: 5/12/11
Designed: FHH
Drawn: FHH
Checked: FHH
Job. No. 11-193
Sheet No. 2 of 2

REVISIONS:			
No.	Date	By	Remarks

Sheet Description:

BOUNDARY SURVEY

Project:

Harborside, LLC
223 Elizabeth Street
Key West, FL 33040

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., May 9, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN
CONSTRUCTION OF A NEW HOTEL AND
DEMOLITION OF EXISTING STRUCTURE
#223 ELIZABETH STREET

Applicant- Pritam Singh - Application Number H12-01-685

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 PRITAM SINGH, 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: 223 ELIZABETH ST. Key West, FL 33040 on the 24 day of APRIL, 2012.

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 MAY 9, 2012.

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 H12-01-685.

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

Signed Name of Affiant: _____

Date: APRIL 24, 2012

Address: PO Box 2039

City: KEY WEST

State, Zip: FLORIDA 33045

The forgoing instrument was acknowledged before me on this 24 day of April, 2012.

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

NOTARY PUBLIC

Sign Name: _____

Print Name: _____

Notary Public - State of Florida (seal)

My Commission Expires: _____



**POSTED
NO TRESPASSING
KEEP OUT**

**Public
Meeting
Notice**

MAJOR DEVELOPMENT PLAN
CONSTRUCTION OF A NEW HOTEL AND
OPERATION OF EXISTING STRUCTURE
ALL RIGHTS RESERVED

**POSTED
NO TRESPASSING
KEEP OUT**

**Public
Meeting
Notice**

The Florida Landfill Management Board has approved a 100-acre landfill located at 1000 S. Beach Blvd. in Ft. Lauderdale, Florida. The project of this landfill will be the construction of a new landfill.

**MAJOR DEVELOPMENT PLAN
CONSTRUCTION OF A NEW HOTEL AND
DEMOLITION OF EXISTING STRUCTURE**

9223 ELIZABETH STREET

Application Number: 017-41-007
If you wish to see the application or have any questions, please call the Planning Department, City of Fort Lauderdale, at 781-1111. If you wish to see the application, please call the Planning Department, City of Fort Lauderdale, at 781-1111.

FOR MORE INFORMATION, PLEASE CALL THE CITY OF FORT LAUDERDALE AT 781-1111.

**PRIVATE
PROPERTY
NO TRESPASSING**

**Public
Meeting
Notice**

The State is a commonwealth, and the people are the sovereign. The people have the right to know the truth about the actions of their government and the actions of their representatives.

**MAJOR DEVELOPMENT PLAN
CONSTRUCTION OF A NEW HOTEL AND
DEMOLITION OF EXISTING STRUCTURE
3022 ELIZABETH STREET**

Application: Private Single Application Number: 01-0-00000
It is the policy of the State to provide the public with the opportunity to participate in the decision-making process of the State. The public is invited to attend the public meeting on the above project.

THE PUBLIC IS INVITED TO ATTEND THE PUBLIC MEETING ON THE ABOVE PROJECT.

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1000744 Parcel ID: 00000730-000000

Ownership Details

Mailing Address:

M AND I REGIONAL PROPERTIES LLC
C/O JOSEPH ALBURY ESQ
309 WHITEHEAD ST
KEY WEST, FL 33040

Property Details

PC Code: 10 - VACANT COMMERCIAL

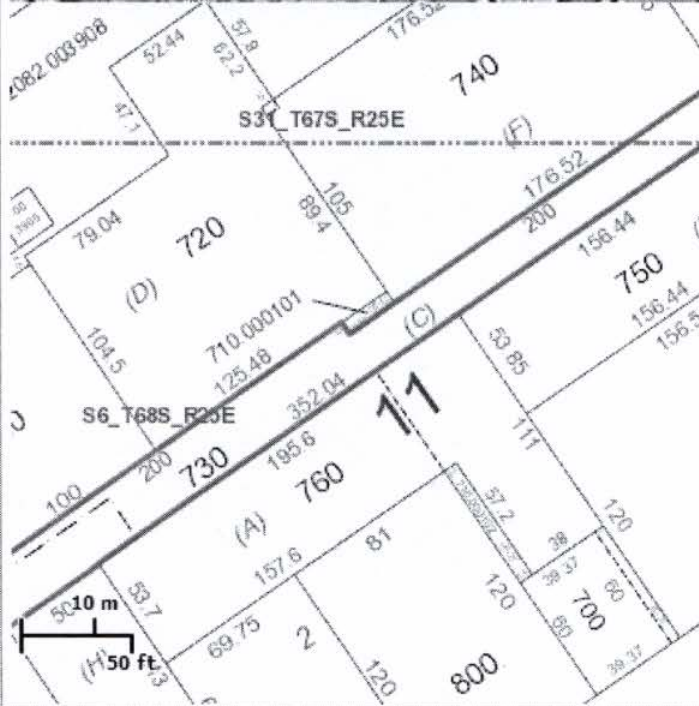
Millage Group: 12KW

Affordable Housing: No

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

Property Location: 223 ELIZABETH ST KEY WEST

Legal Description: KW PT LOTS 1 AND 2 SQR 11 OR114-186/87 (PARCEL C) OR114-186/87 OR1193-1191/93WILL OR1309-1856/57R/S OR2011-1214/18 OR2101-669/71 OR2461-1568/77C/T

Parcel Map (Click to open dynamic parcel map)**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	9,699.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
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0	FN2:FENCES	2,764 SF	691	4	2010	2011	1	30
0	FN2:FENCES	3,504 SF	876	4	2010	2011	2	30

Appraiser Notes

1999 INDEPTH AUDIT

TPP-8513038 (6/2003) 90 SITES INCLUDES AK#: 1000779, 1000752, 1000736

2007-03-28 PART OF OLD JABOURS TRAILER PARK.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
5 08-0212	01/30/2008	04/14/2008	100	Commercial	REVISION TO STRUCTUAL DRAWING FOR PERMIT# 07-4602
3 08-0195	01/25/2008	04/14/2008	15,000	Commercial	INSTALL 16 NEW FIXTURES, WATER METER , SEWER CONNECTION UNIT 9
4 08-0194	01/25/2008	04/14/2008	15,000	Commercial	INSTALL 15 NEW FIXTURES, WATER METER , SEWER CONNECTION UNIT 8
6 08-0303	02/08/2008	04/14/2008	11,225	Commercial	INSTALL FIRE SPRINKLER SYSTEM 22 HEADS
08-4461	09/24/2008	09/24/2008	0	Commercial	ISSUED CO
10-3770	11/30/2010	03/25/2011	9,500		876lf OF 48" WOOD PICKET FENCE
11-0189	01/25/2011	03/25/2011	5,000		INSTALL 691lf 48" POST AND ROPE FENCE PER PLAN
1 99-1155	04/05/1999	11/02/1999	2,800	Commercial	UPDATE SERVICE
2 06-6054	11/07/2006	03/04/2007	2,250	Commercial	BUILD A 6"x30"TEMPORARY SECURITY FENCE FOR CONSTRUCTION

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
2011	0	17,792	752,662	770,454	770,454	0	770,454
2010	0	0	762,710	762,710	762,710	0	762,710
2009	0	0	1,181,610	1,181,610	1,181,610	0	1,181,610
2008	0	0	1,794,315	1,794,315	1,794,315	0	1,794,315
2007	21,536	0	1,794,315	1,815,851	1,815,851	0	1,815,851
2006	22,042	0	921,405	943,447	943,447	0	943,447
2005	22,042	0	363,713	402,781	402,781	0	402,781
2004	22,296	0	581,940	402,781	402,781	0	402,781
2003	22,296	0	339,465	402,781	402,781	0	402,781
2002	22,296	0	339,465	245,373	245,373	0	245,373

2001	22,296	0	339,465	245,373	245,373	0	245,373
2000	22,296	0	223,077	245,373	245,373	0	245,373
1999	13,944	0	223,077	245,373	245,373	0	245,373
1998	14,864	0	223,077	237,941	237,941	0	237,941
1997	14,864	0	203,679	218,543	218,543	0	218,543
1996	13,513	0	203,679	217,192	217,192	0	217,192
1995	13,513	0	203,679	217,192	217,192	0	217,192
1994	13,513	0	203,679	217,192	217,192	0	217,192
1993	13,513	0	203,679	217,192	217,192	0	217,192
1992	13,513	0	203,679	217,192	217,192	0	217,192
1991	13,513	0	203,679	217,192	217,192	0	217,192
1990	12,386	0	235,686	248,072	248,072	0	248,072
1989	12,386	0	232,776	245,162	245,162	0	245,162
1988	0	0	187,775	228,351	228,351	0	228,351
1987	0	0	73,080	73,080	73,080	0	73,080
1986	0	0	73,080	73,080	73,080	0	73,080
1985	0	0	38,540	38,540	38,540	0	38,540
1984	0	0	38,540	38,540	38,540	0	38,540
1983	0	0	38,540	38,540	38,540	0	38,540
1982	0	0	38,540	38,540	38,540	0	38,540

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
4/16/2010	2461 / 1568	100	CT	12
5/27/2004	2011 / 1214	1	WD	M

This page has been visited 4,699 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176