

Staff Report

8 Major Development Plan- Installation of three wall signs - #201 William Street - William Horn/ City of Key West Marilyn Wilbarger (H12-01-50)

This staff report is for the review of a Certificate of Appropriateness for a request to install three wall signs. The signs copy will be *Waterfront Brewery Key West*. On December 14, 2011 the Commission approved a Certificate of Appropriateness for a Major Development Plan for renovations to #201 William Street in order to reuse part of the building as a brewery and restaurant. The Commission requested on that meeting that they wanted to review, among other things, the proposed signage.

The building located on #201 William Street is not listed in the surveys. According to the 1962 Sanborn map the site where the building stands today was vacant. In the Property Appraiser's records the year of construction of the two story cbs structure was 1970. The building is located on a corner lot.

One of the proposed signs will be located on the south façade, where the old main entrance to the market used to be. This sign will be free standing brushed stainless steel letters, 12" tall, set on an arch way with an oval translucent panel with 10" tall applied stainless steel letters with copy *Key West*. This sign will be illuminated with back floor flood lights.

A second sign will be located on the new proposed entrance facing William Street. The 12" tall free standing brushed stainless steel letter will be attached to a new proposed curved wall. The letters will be back light with LED lights, creating a halo effect. Under the *Waterfront Brewery* letters an oval translucent panel with 10" tall applied stainless steel letters with copy *Key West*.

A third sign will be located in east side wall. This wall sign will be a brush aluminum panel with 12" tall cut out letters with copy *Waterfront Brewery*. The back of the sign will be lighted with a continuous LED strip light.

Staff understands that the following guidelines can be applied when reviewing this application;

Banners, flags, signage and lighting (pages 49-51);

(2) Flat and façade signs shall be restricted to ten percent of the front building façade or less and shall not project more than four inches from the façade of the building.

(6) A business shall not have more than two permitted signs, a primary and a secondary sign, unless located on a corner, in which each case three signs are allowed, provided that all other sign guidelines for historical zones are met.

It is staff's opinion that the proposed signs design is consistent with the guidelines and the LDR. The proposed signs will be detached from the walls no more than 4". This design proposes 3 signs which is the maximum number allowed in the historic district as per the guidelines and the LDR's. Staff understands that the use of new technology LED lighting systems will not detract from the urban character the bight possesses.

Application



CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

APPLICATION # HP2-01000050

OWNER'S NAME: CITY OF KEY WEST DATE: 1/10/12

OWNER'S ADDRESS: 201 WILLIAM STREET PHONE #: 809-3794

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 EATON ST.

ADDRESS OF SIGN LOCATION:
201 WILLIAM STREET

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE: WALL DETACHED
 HANGING WINDOW
 AWNING TRANSOM

MATERIALS DESCRIPTION:
STAINLESS STEEL - SIGN # 1 + 2
ALUMINUM - SIGN # 3

SIGN COPY: AIRIAL BOLD - 12" (SIGN # 1 + 2)
AVANT GARDE MEDIUM - 12" (SIGN # 3)

SIZE OF SIGN:
SEE PLANS

OF EXISTING SIGNS ON PREMISES: 0

TYPE OF ILLUMINATION:
LED - SIGN # 2 + 3, COMP. FLOW - # 1

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: 1/10/12
 Applicant's Signature: _____

Required Submittals

<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
<input checked="" type="checkbox"/>	SCALED DRAWING OF PROPOSED SIGN
<input checked="" type="checkbox"/>	SCALED SITE PLAN INDICATING LOCATION OF SIGN
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES

Staff Use Only
 Date: _____
 Staff Approval: _____
 Fee Due: \$ _____



[Handwritten signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Non contributing Not in the survey.
Guidelines for signage (pages 49-51).

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

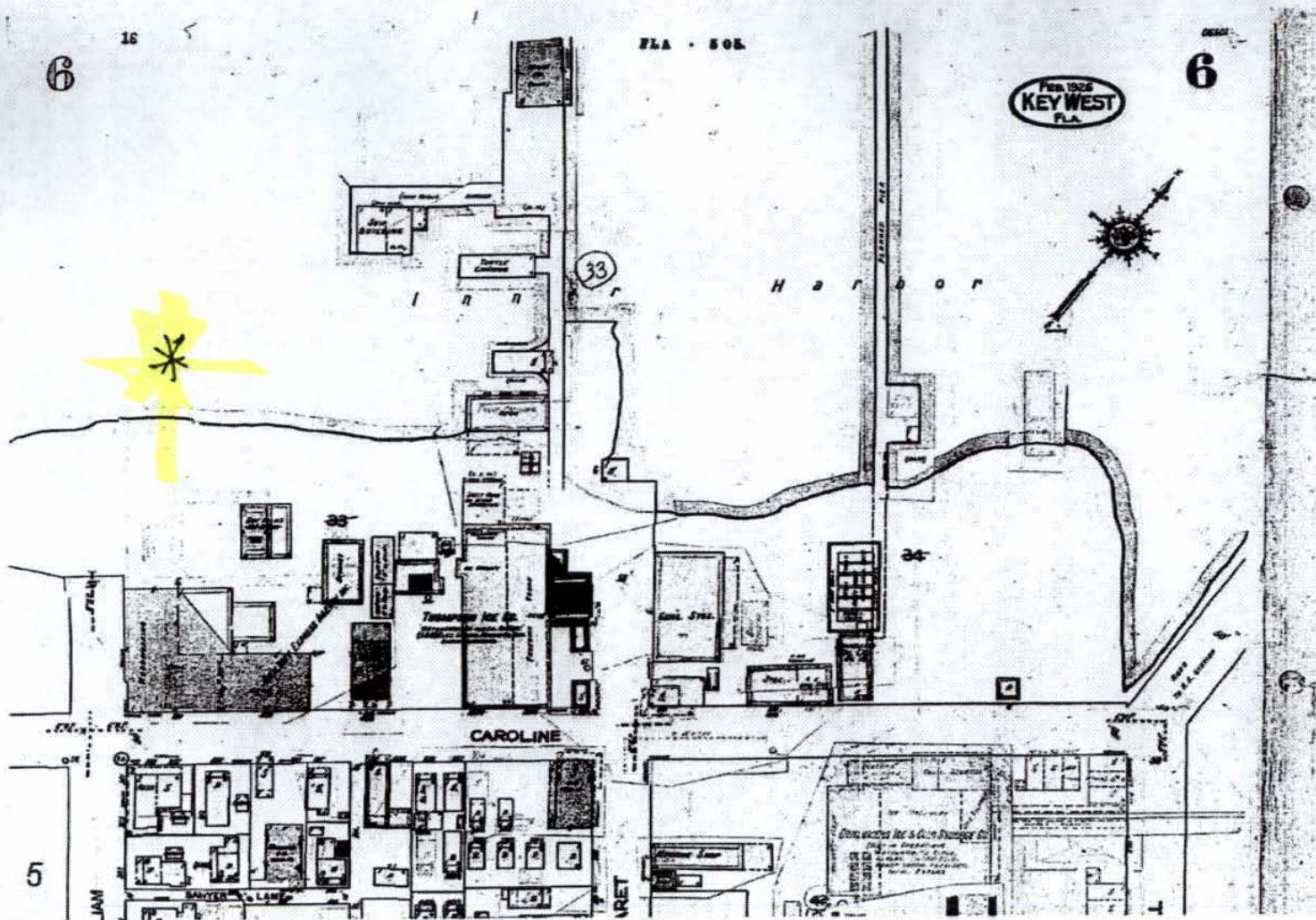
Date: _____

Signature: _____

Historic Architectural
Review Commission



Sanborn Maps

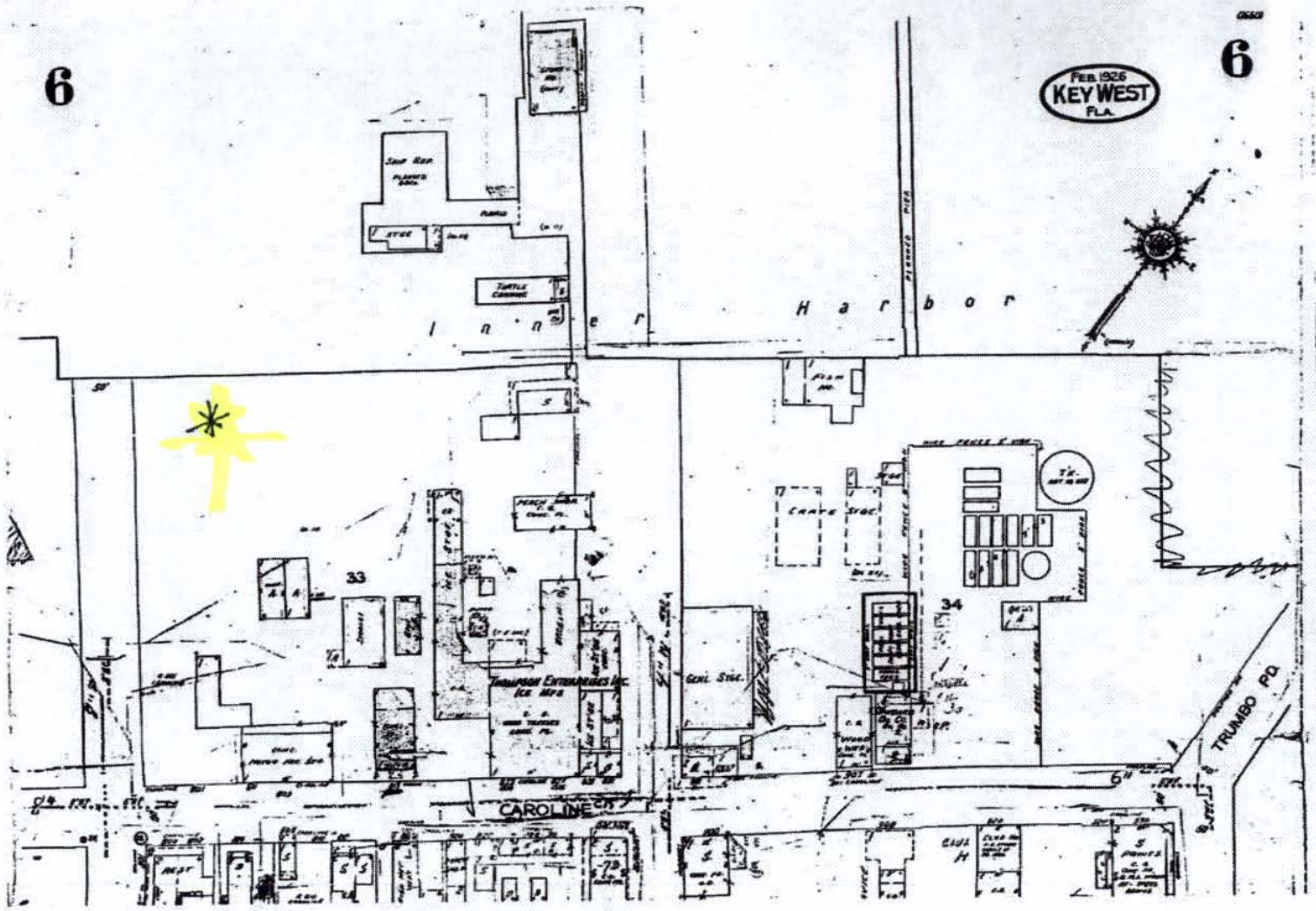


#201 William Street Waterfront market Sanborn map 1948 Copy

6

6

FEB 1926
KEY WEST
FLA.



#201 William Street Waterfront Market Sanborn map 1962

Project Photos

P.O. BOX 2819
TAMPA, FL 33601

CW
PT. LOT 2
JR439-421/425

OR655-395/403

SQR 10

PL 29

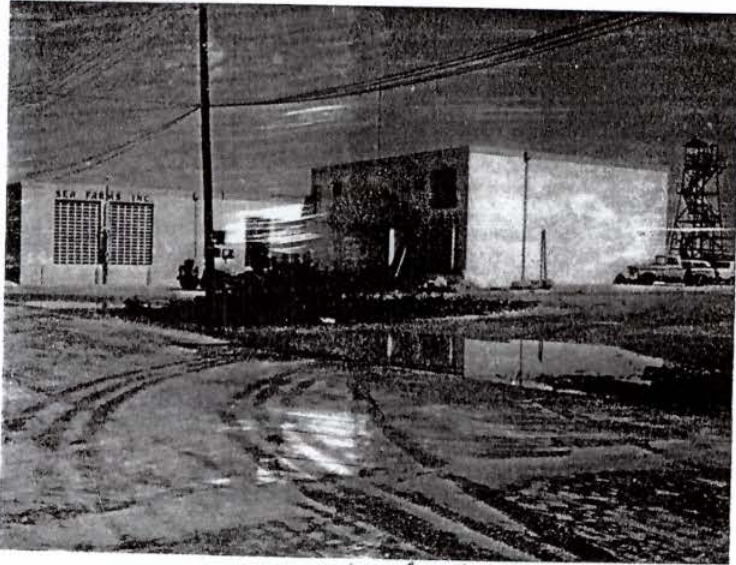
56,800 SF 6,000 SF 1.15 SF

160 X 355	1.10 SF	56,800
56,800 SF	1.15 SF	65,320
56,800 SF	1.44 SF	81,792
TOTAL		81,792

MONROE COUNTY, FLORIDA

VALUATION TOTALS

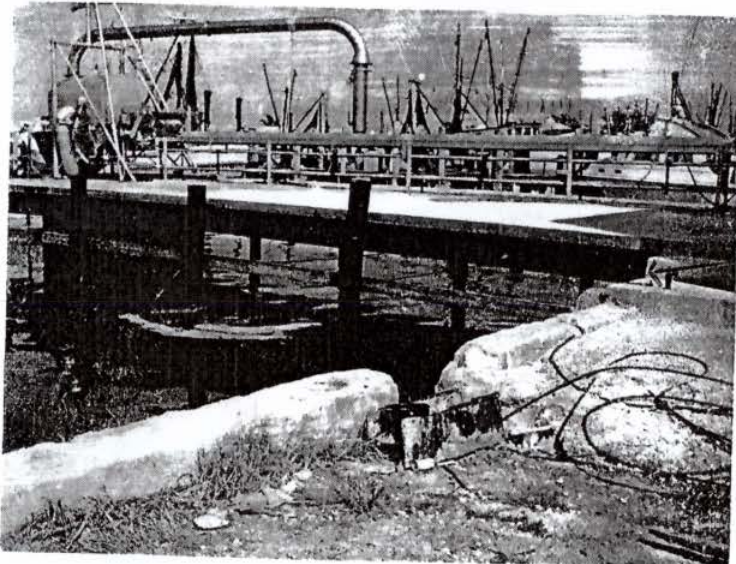
71	LAND	56,800
71	IMPROVEMENTS	189,000
71	TOTAL	239,400
71	LAND	65,320
71	IMPROVEMENTS	189,000
71	TOTAL	247,320
72	LAND	65,320
72	IMPROVEMENTS	248,000
72	TOTAL	313,320
74	LAND	81,792
74	IMPROVEMENTS	409,000
74	TOTAL	491,000
74	LAND 75000	6
74	INCOME IMPROVEMENTS	31,000
74	TOTAL	37,000
19	LAND	
19	IMPROVEMENTS	
19	TOTAL	
19	LAND	
19	IMPROVEMENTS	
19	TOTAL	



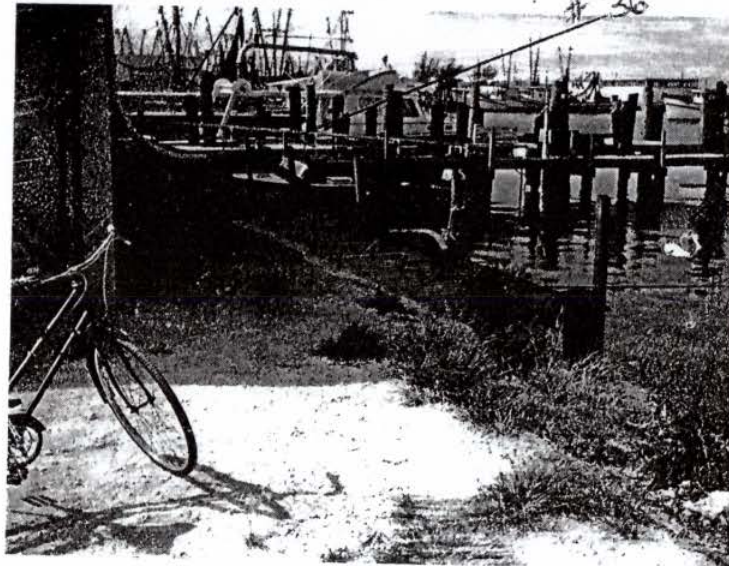
10/22/70 # 21



10/22/70 # 31



24



NOTES

7/1/71 2000 01416-1241

7/1/71 2000 01416-1241

NOTE: ITEM 12 (WORKS UNDERWAY)

To 4th Street, Tampa, FL

7/1/71 2000 01416-1241

B-4240 2/15/71 50,000

B-3733 12/15/69 400,000





BUILDING FROM PARKING LOT





LOADING DOCK FACADE





WILLIAM STREET SIDE





MAIN ENTRY FACING PARKING LOT





WATERFRONT FACADE





VIEW OF BUILDING FROM WATERFRONT





WALKWAY OFF LOADING DOCK





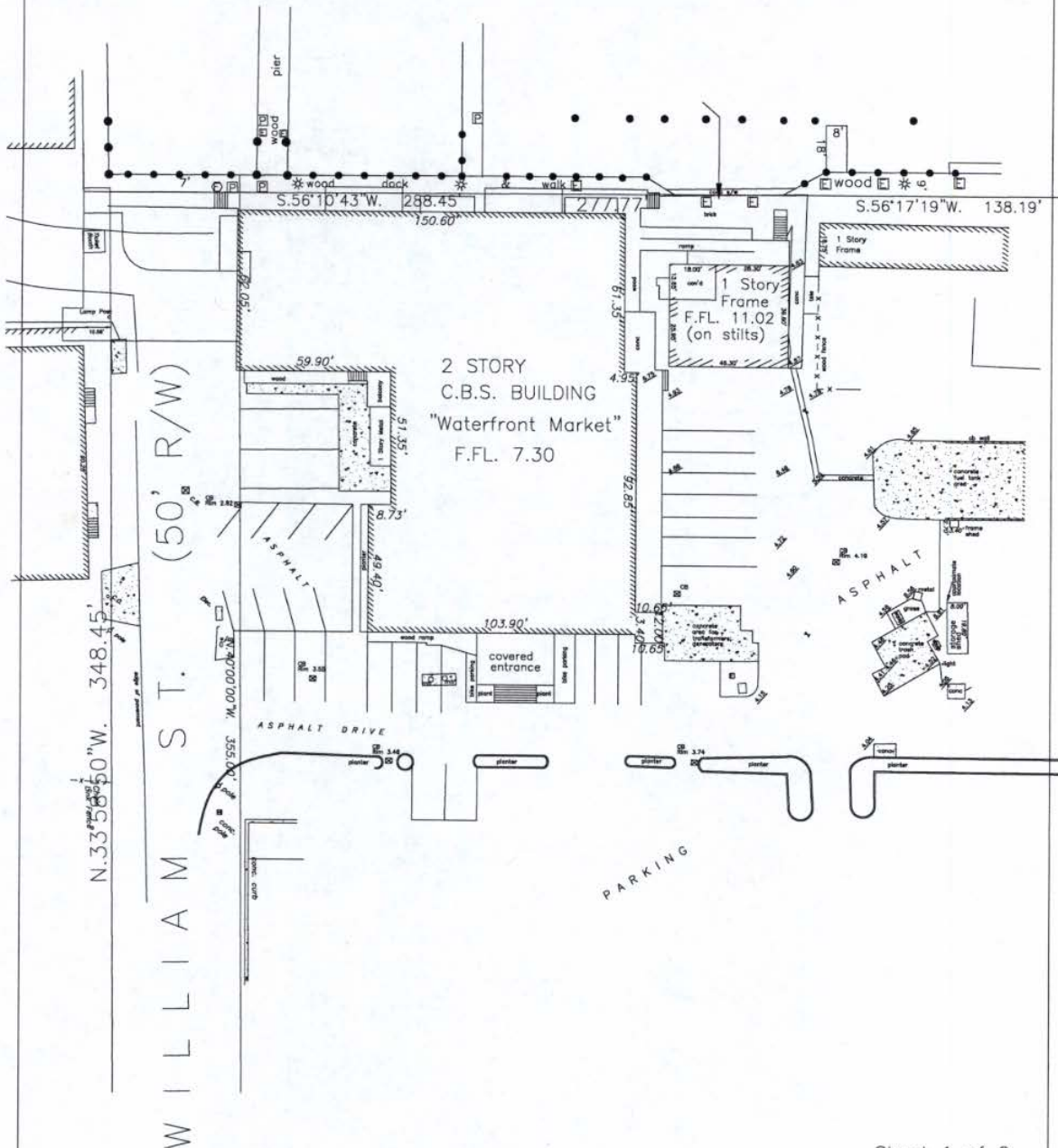
LOADING DOCK VIEW



Survey

CITY OF KEY WEST WATERFRONT BUILDING

BOUNDARY SURVEY



Sheet 1 of 9

City of Key West Key West Bight, Key West, Florida 33040			
Specific Purpose Survey		Dwn No.: 06-160	
Scale: 1" = 20'	Ref. file 186-18	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 2/27/06		Flood Zone: AE-VE	Flood Elev. 7'-10'
REVISIONS AND/OR ADDITIONS			
c:\drawings\city of key west\bight-bay bottombottom			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237

Legal Description (Bright)
(Prepared by Underlined)

A parcel of submerged land lying and being in Section 31, Township 66 South Range 25 East, Island of Key West, Monroe County, Florida, and a part of Key West Bight and being more particularly described as follows: Commencing at the intersection of the Northwesterly Right-of-Way Line of Caroline Street and the Southwesterly Right-of-Way Line of Willow Street; thence N.33°58'50"W, along the said Southwesterly Right-of-Way Line of Willow Street a distance of 348.45 feet to the seawall face of a concrete seawall lying on the Key West Bight and the POINT OF BEGINNING thence meander along the face of the said concrete seawall for the following seven (7) meters and bounds: thence S.56°10'43"W, a distance of 10.68 feet; thence N.34°37'13"W, a distance of 46.66 feet; thence S.55°48'08"W, a distance of 335.96 feet; thence N.31°37'18"W, a distance of 62.66 feet; thence N.31°21'11"W, a distance of 113.20 feet; thence N.27°03'49"W, a distance of 79.60 feet; thence S.59°30'43"W, a distance of 87.38 feet to the Mean High Water Line of boulder rip-rap; thence N.48°42'33"W, and along the said Mean High Water Line (Dev. 0.82 N.G.V.D.) a distance of 17.18 feet; thence N.55°33'27"E, and leaving the said Mean High Water Line a distance of 433.84 feet; thence N.28°34'27"E for a distance of 217.62 feet to a point on the Federally maintained shipping channel line; thence N.48°03'31"E and along the said Federal Channel line a distance of 410.41 feet; thence S.30°00'47"E, and leaving the said Federal channel line a distance of 290.81 feet; thence S.62°40'28"E, a distance of 62.66 feet; thence S.33°37'11"E, a distance of 143.47 feet; thence N.81°59'02"E, a distance of 21.57 feet to the face of the said concrete seawall, thence meander the concrete seawall for the following four (4) meters and bounds: thence S.56°17'25"W, a distance of 266.90 feet; thence S.39°51'21"E, a distance of 6.92 feet; thence S.56°17'19"W, a distance of 138.19 feet; thence S.56°10'43"W, a distance of 277.77 feet to the Point of Beginning.

Parcel contains 386,610 square feet or 8.42 acres, more or less.

Bearings based on State Plane Coordinate System NAD 27, Florida East Zone and the Army Corps of Engineers monuments KWBIGHT 1 and KWBIGHT 2 as being S 86°22'01" E

Legal Description:
(Prepared by Underlined) (Ferry)

A parcel of submerged land lying and being in Section 31, Township 66 South Range 25 East, Island of Key West, Monroe County, Florida, and a part of Key West Bight and being more particularly described as follows: Commencing at the intersection of the Northwesterly Right-of-Way Line of Caroline Street and the Southwesterly Right-of-Way Line of Willow Street; thence N.33°58'50"W, along the said Southwesterly Right-of-Way Line of Willow Street a distance of 351.85 feet to the seawall face of a concrete seawall lying on the Key West Bight and the Point of Beginning; thence continue N.33°58'50"W along the Northerly extension of the Southwesterly Right-of-Way Line of Willow Street for 431.59 feet to the Federally Maintained Shipping Channel Line; thence S. 88°27'30" E and along the said Federally Maintained Shipping Channel Line for a distance of 439.01 feet; thence N.04°32'54" E for 57.38 feet; thence S. 82° 58'21" E for 104.99 feet to the Approximate Mean High Water Line (Dev. 0.92 N.G.V.D., 1929); thence meander the said Mean High Water Line in a Southernly direction for 316.7 feet, more or less to the face of a Concrete Seawall; thence N. 81°28'40" W along the said concrete seawall for a distance of 112.13 feet, more or less; thence S. 58°50'27" W and continuing along the face of the concrete seawall for 151.61 feet to the Point of Beginning.

Bearings based on State Plane Coordinate System NAD 27, Florida East Zone and the Army Corps of Engineers monuments KWBIGHT 1 and KWBIGHT 2 as being S 86°22'01" E

SURVEYOR'S NOTES:

- North arrow based on plot assumed meridian
- Reference Bearing: NAD 27
- 2.4 denotes existing elevation
- Elevations based on N.G.V.D. 1928 Datum
- Survey Mark No.: Basic Elevation: 14.324
- The approximate NVD Elev. for MHW is 0.90' and the Safe Upland Line is Dev. 1.4 NVD
- As bench by the FLDNR/BSA on October 5, 1987. Mean Low Water Elevation is (-)0.4 NVD.
- Safe upland line lies along side Concrete Seawall. Elevation on top of seawall varies from 3.14 to 3.34 NVD.
- Bearings based on State Plane Coordinate System NAD 27, Florida East Zone and the Army Corps of Engineers monuments KWBIGHT 1 and KWBIGHT 2 as being S 86°22'01" E
- This survey is certified to the State of Florida Board of Trustees.
- The survey shows water depths referential to the mean low water in the loose area east to the navigation channel.

Abbreviations:

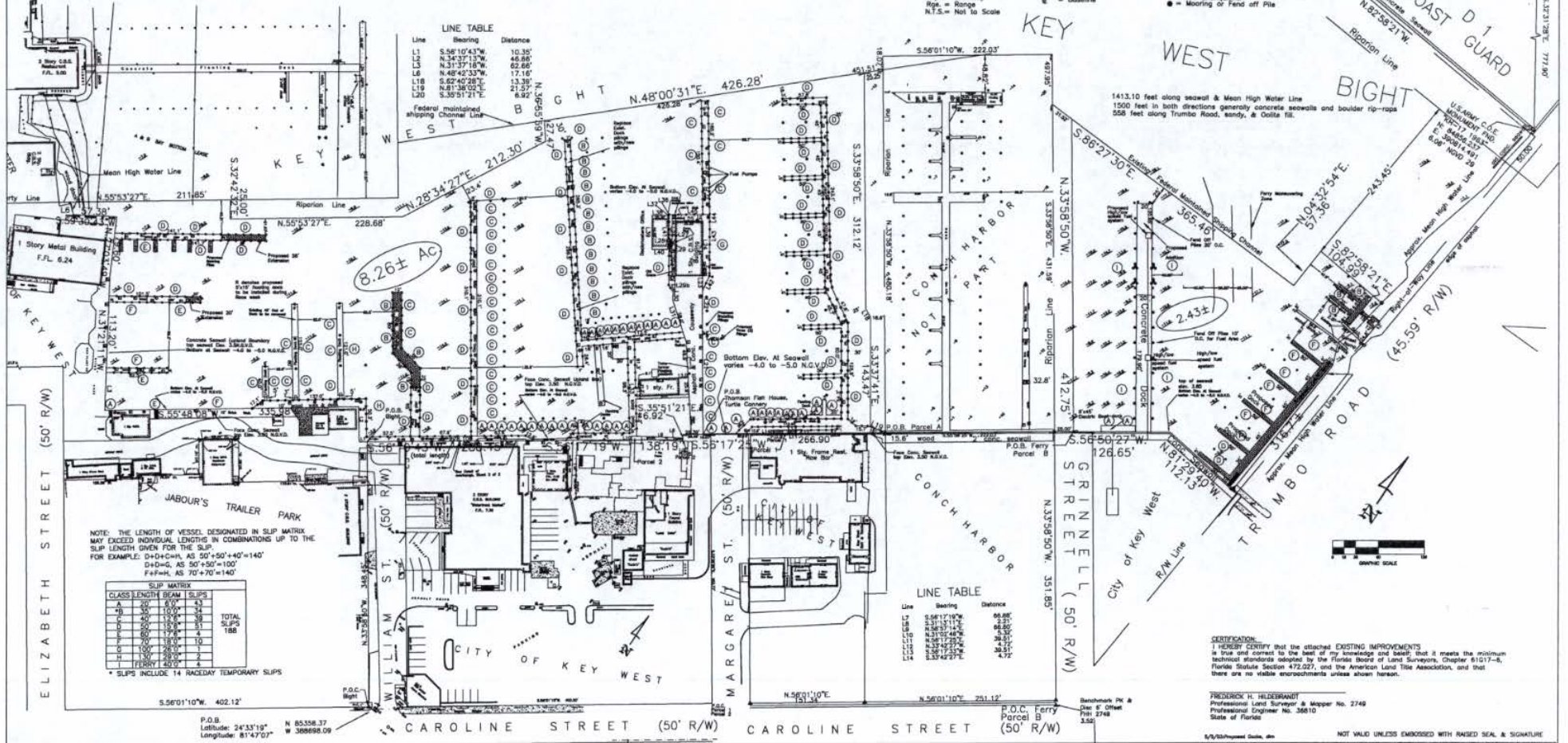
Sty. = Story
R/W = Right-of-Way
F.L. = Found
p. = Plot
m. = Measured
d. = Used
M.H.W. = Mean High Water
O.R. = Official Records
Sec. = Section
Twp. = Township
Rgs. = Range
N.T.S. = Not to Scale

Monumentation:

- = set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 2749

Legend:

- B.M. = Bench Mark
- P.C. = Point of Curvature
- P.T. = Point of Tangency
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plot Book
- 99 = 99%
- Elc. = Electric
- Tel. = Telephone
- Ensh. = Encroachment
- D.L. = On Line
- CLF = Chain Link Fence
- CU = Concrete Utility Pole
- W.U. = Wood Utility Pole
- W.U.P. = Wood Utility Pole with Guy Wire
- FW = Fire Well
- M.W. = Monitoring Well
- W. = sign
- Light
- Water Meter
- Electric Manhole
- Electric Utility Vault
- Field Work performed on 6/1/02



<p>REVISIONS:</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Remarks</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Remarks				<p>Sheet Description:</p> <p style="text-align: center;">EXISTING IMPROVEMENTS</p>	<p>Project:</p> <p style="text-align: center;">KEY WEST BIGHT</p>	<p>FREDERICK H. HILDEBRANDT Engineer Planner Surveyor 3152 Northside Drive, Key West, Florida 33040 (305) 293-0466 Fax. (305) 293-0237</p>	<p>Date: 7/13/06 Designed: F.H.H. Drawn: F.H.H. Checked: F.H.H. Job No. 06-387 Sheet No. 1 of 1</p>
No.	Date	Remarks								

Miscellaneous Information

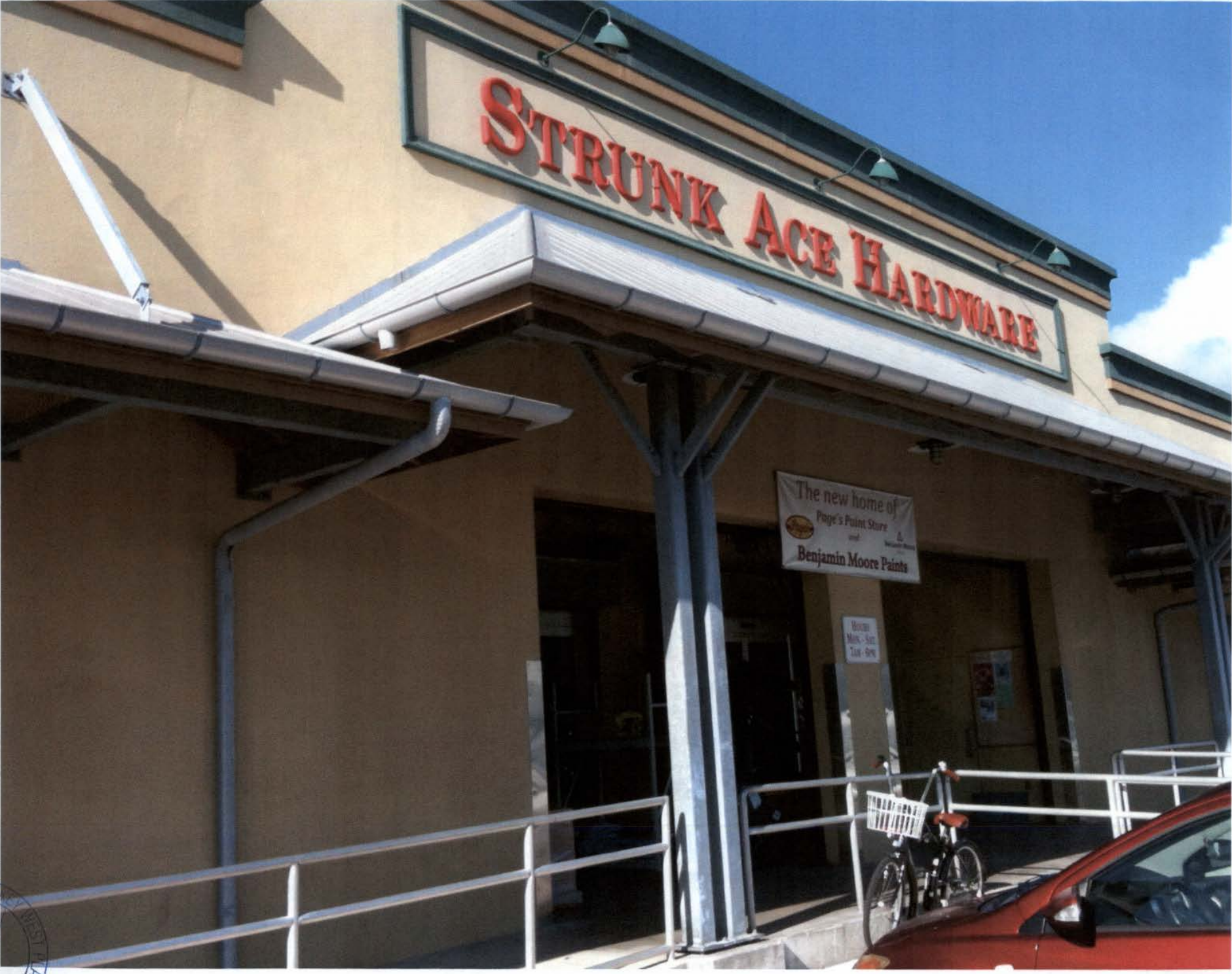
USE THIS ON SIDE WALL



ORIGINAL MURAL - 1993

4 Stages of Wyland's Whaling Wall #52 William Street

SALVAGED METAL COLUMNS & BEAMS WILL
BE SIMILAR TO THIS PROJECT



PLANNING DEPT.
MONROE COUNTY
JAN 13 2012



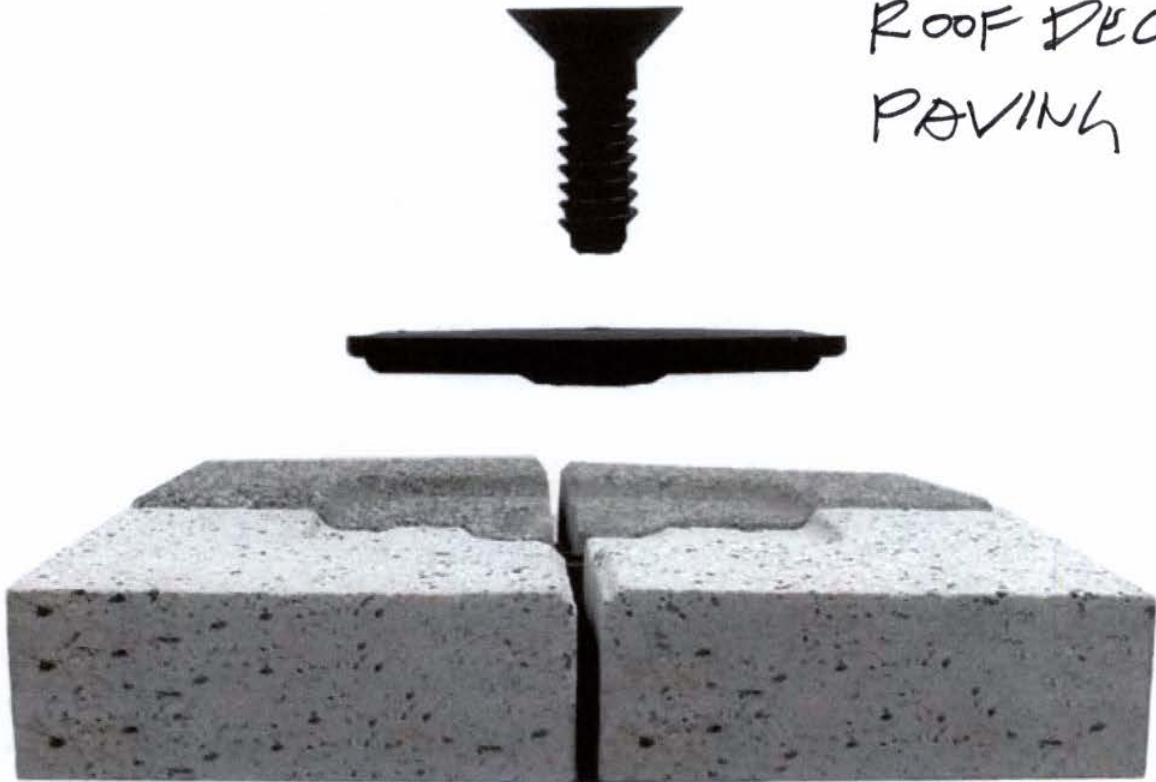
WEST PLANNING DEPT.
JAN 13 2012
MONROE COUNTY



Wausau Lok-Down™ System

Wausau Lok-Down™ pavers are designed for high-wind conditions. The system is adaptable to any Wausau paver in 24" squares only. Hold-down assembly can be supplied in six standard colors or in special order white.

Inquire about an engineering report to calculate wind uplift requirements, for elevated decks, using paver and pedestal systems.

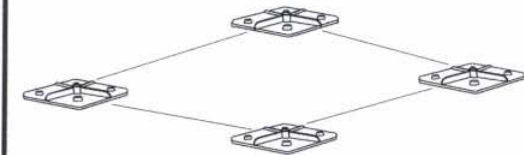


ROOF DECK
PAVING



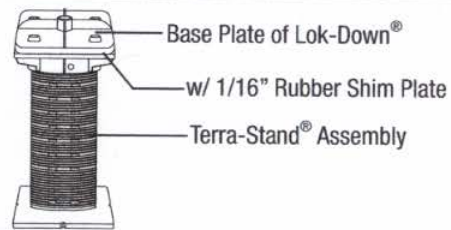
LOK-DOWN® INSTRUCTIONS

1.



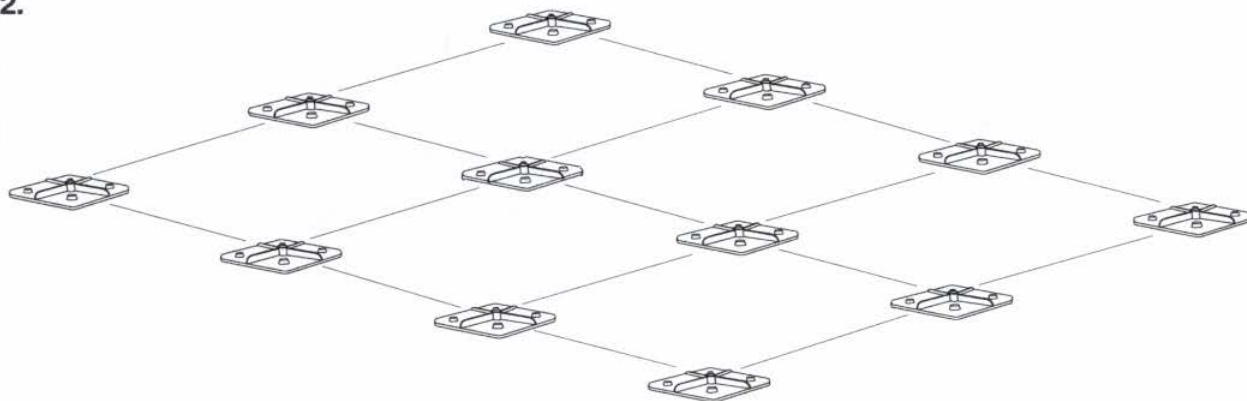
Set Grid Marks. Set Lok-Downs® every 8-16 ft
(Note: If using a Terra-Stand® set pedestal first.
Follow Terra-Stand® Installation Instructions.)

1B.



Assembly of the Terra-Stand® with the base of Lok-Down® on the top of the pedestal with rubber shim plate. **See Terra-Stand® guide for pedestal assembly.**

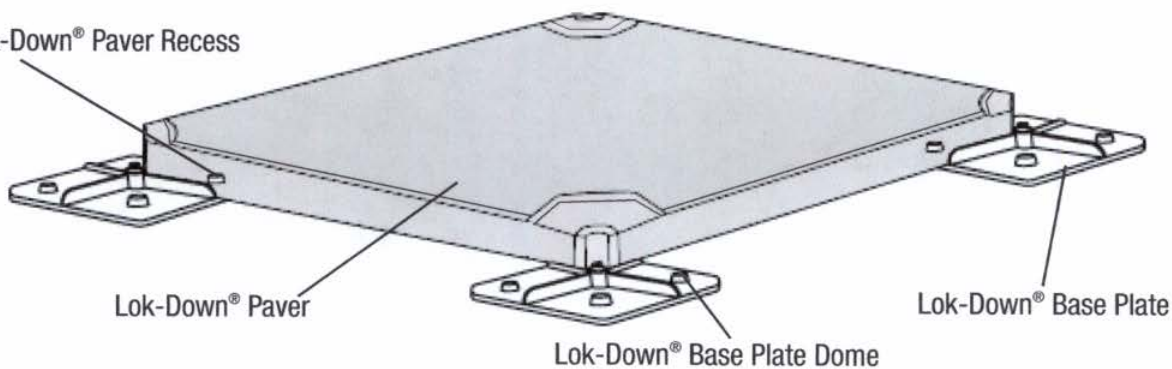
2.



Set Balance of Lok-Down® Base Plates.
(Note: If using Terra-Stands® set Lok-Down® base units on shims and pedestal tops.)

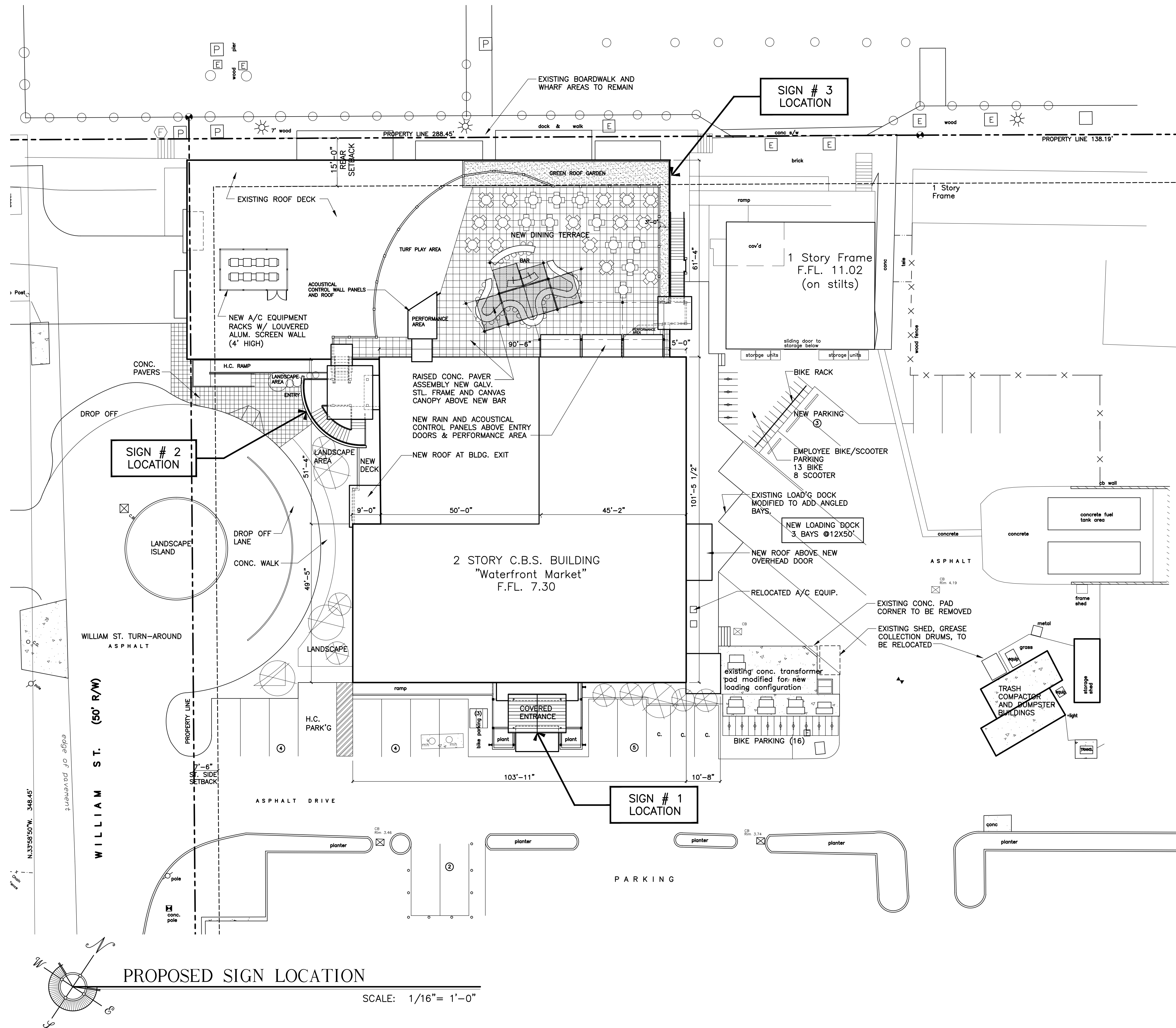
3.

Lok-Down® Paver Recess



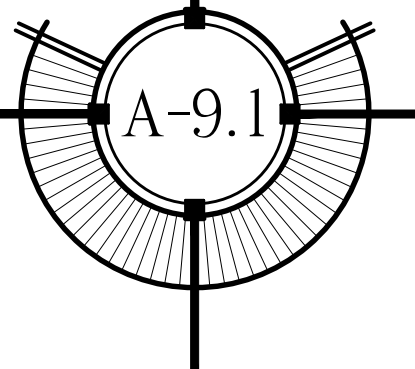
Set Lok-Down® Pavers on the base plates. Be sure to align recess on back side of paver with the domes on the Lok-Down® base plate.

Proposed design

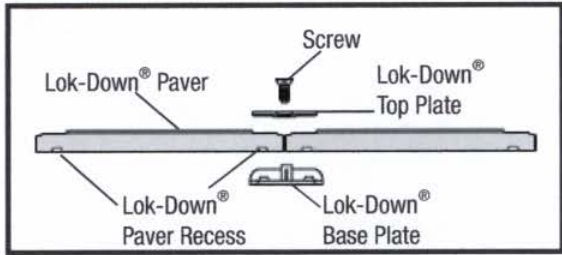


PROPOSED SIGN LOCATION

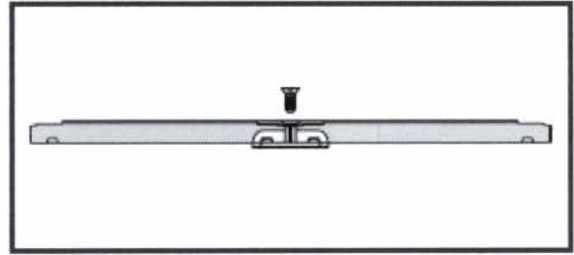
SCALE: 1/16" = 1'-0"



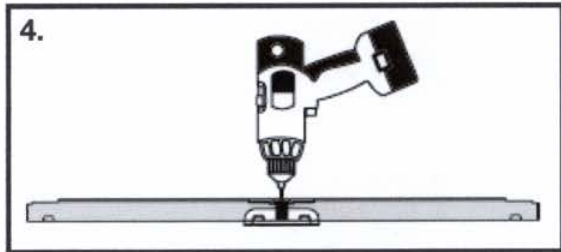
LOK-DOWN® INSTRUCTIONS



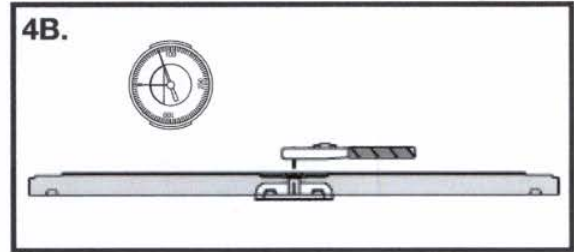
Complete Lok-Down® System Model



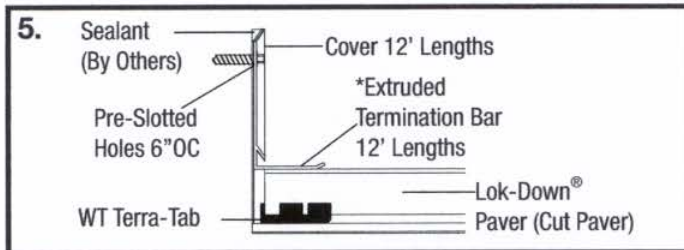
Model of the Lok-Down® base plate and top plate in place ready to be screwed down.



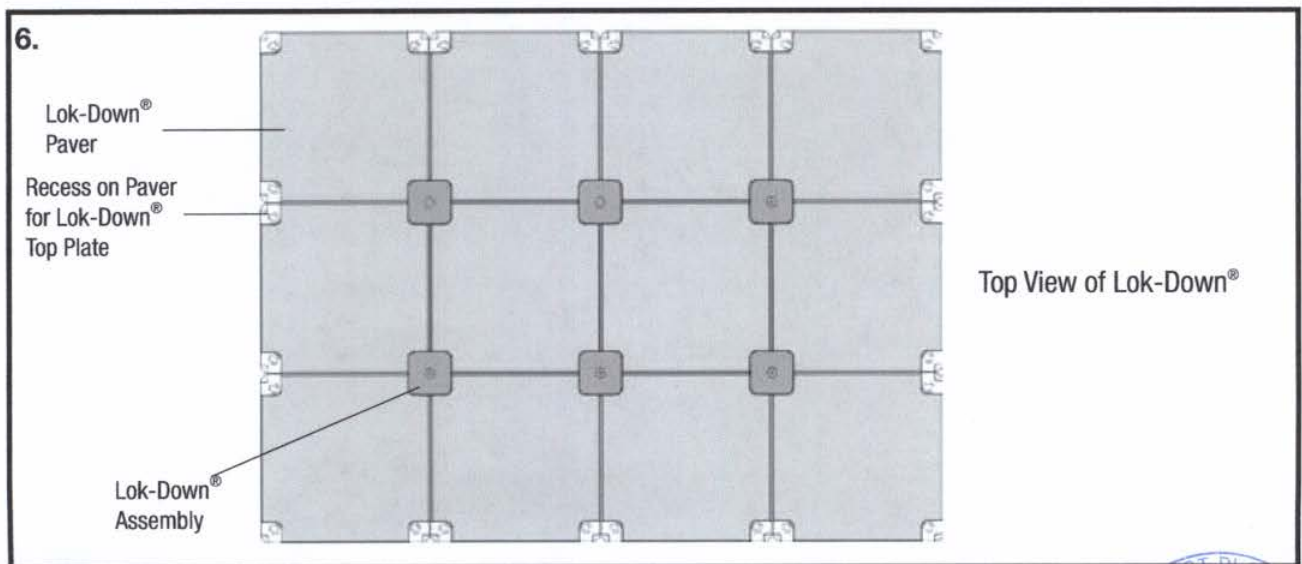
Install Screw into Lok-Down® with a Hex bit. Tighten down to 80 psi. Do not over tighten.



Check after tightening screw that it has a 80 psi rating with a torque wrench. Top cap of Lok-Down® to be flush with paver surface.



*Install Paver Termination Bar along wall. Termination Bar (Part # WTP-600) provided by Metal Era; Waukesha, WI 800-558-2162



Installations & Specs About Us
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 Literature Literature Request

Search GO

Specialty

Plank Style Pavers

Permeable

Pedestal System

SeaShell

CoolSeries

ADA

Lok Down System

[Home » Specialty](#)

Lok Down System

Item Number: LD

Wausau Tile's Lok Down or Loc Down unit is made to secure your roof paver ballast or your balcony/plaza/promenade paver areas. The unit is a base with nubs to align the paving unit with ease. A top plate, made to match or contrast with the pavers, fits into a recess, allowing for a flush walking surface. Colored bolts tighten the system together for a total rafted paving system.



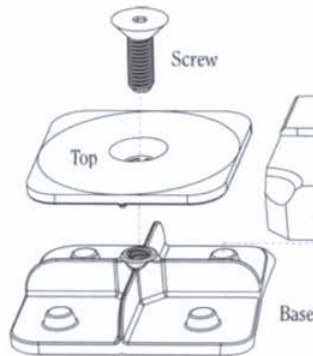
[Inquire about an engineering report to calculate wind uplift requirements, for elevated decks, using paver and pedestal systems.](#)



Wausau Lok-Down pavers are available in 24" squares.

Four Components

1. Cover with crown design for added strength
2. Screw for easy removal of paver
3. Paver with recess to maintain monolithic deck
4. Base with grooves for drainage and spacer for alignment



Additional Photos

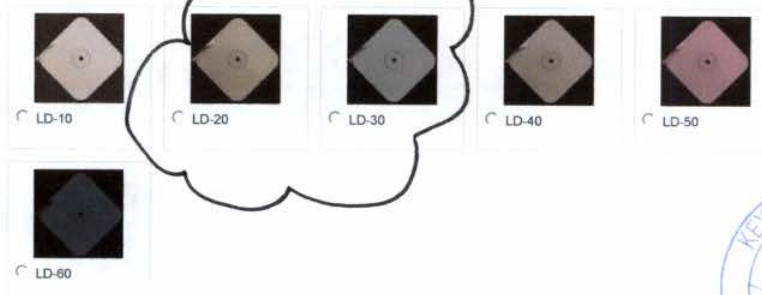


*ROOF DECK
WILL USE TAN +
GRAM MIX FOR
PAVERS*

Downloads

- Lok Down.doc (DOC)
- Lok Down.pdf (PDF)
- Paving Technical Manual6-6-11.pdf (PDF)

Lok-down



Click a swatch to see a larger version. Items marked are available as Quik Ship items.

[REQUEST QUOTE »](#)

Note: Specifications and pricing subject to change.





Price as Listed



Clear Anodized - Add 10%



Colored Anodized Finishes - Add 45%



Brushed price x 2



Add 10%
+ \$20/PMS Color

Standard Paint
Color

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890/&-,.

UPPER	BRUSHED ALUMINUM	BRUSHED BRONZE	AVG. WIDTH	APPROX. DEPTH	MIN.-MAX. STROKE
4"	\$19	\$41	3 3/8"	5/8"	1/2" - 5/8"
6	26	61	5	3/4	3/4 - 7/8
8	32	81	6 5/8	3/4	1 - 1 1/8
10	44	110	8 3/8	1	1 1/4 - 1 7/16
12	54	132	10	1	1 1/2 - 1 3/4
15	78	208	12 3/4	1 1/4	1 7/8 - 2 1/8



ARIAL

Standard Cast Pricing

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890/&-,.



ARIAL BOLD

UPPER	LOWER	BRUSHED ALUMINUM	BRUSHED BRONZE	AVG. WIDTH	APPROX. DEPTH	MIN.-MAX. STROKE
4"	3"	\$19	\$41	3 1/2"	5/8"	5/8" - 7/8"
6	4 1/2	26	61	5 1/8	3/4	1 - 1 1/4
8	6	34	83	6 7/8	3/4	1 1/4 - 1 5/8
10	7 1/2	47	110	8 1/2	1	1 5/8 - 2
12	9	57	139	10 1/4	1	2 - 2 1/2
15	11 1/4	66	208	12 3/4	1 1/4	2 1/2 - 3 1/8



ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890/&-,.

UPPER	BRUSHED ALUMINUM	BRUSHED BRONZE	AVG. WIDTH	APPROX. DEPTH	MIN.-MAX. STROKE
4"	\$21	\$43	3 1/8"	3/8"	1/2" - 9/16"
6	24	61	4 3/4	1/2	7/8 - 1 5/16
8	34	89	6 1/4	1/2	1 1/8 - 1 3/16
10	44	108	7 7/8	3/4	1 3/8 - 1 1/2
12	53	137	9 1/2	3/4	1 3/4 - 1 7/8
15	67	186	12	1	2 1/8 - 3 3/16

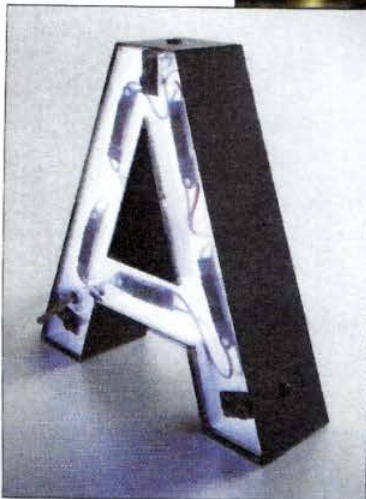


AVANT GARDE
MEDIUM

Typical cost of a fabricated stainless steel order with the optional LED Lighting Package.

- 18" H x 1.5" D Painted Stainless Steel "JORDAN VALLEY"
- 9" H X 1.5" D Painted Stainless Steel "COMMUNITY HEALTH CENTER"
- LEDs Mounted in Letters with Removable Can and Lexan Back
- 3 Power Supplies
- Installation Pattern

List Price = \$8,850



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., January 25, 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- INSTALLATION OF THREE WALL SIGNS
#201 WILLIAM STREET

Applicant- William Horn -Application Number H12-01-050

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



POSTING — 201 WILLIAM ST 1/11/12

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared William P. Horn, 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: 201 WILLIAM STREET on the 11th day of JANUARY, 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 1/25/12, 20 .

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 H12-01-050
H12-01-099

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

Signed Name of Affiant:

[Signature]
Date: 1/13/12
Address: 915 BENTON ST.
City: KEY WEST,
State, Zip: FLORIDA
33040

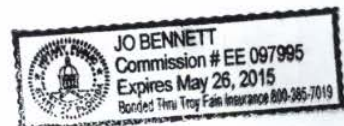
The forgoing instrument was acknowledged before me on this _____ day of _____, 20____.

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

NOTARY PUBLIC

Sign Name: Jo Bennett
Print Name: Jo Bennett

Notary Public - State of Florida (seal)
My Commission Expires: May 26, 2015



**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.
(Due to network upgrades the website will be down from 5pm-7pm on
12/2/2011.)

Property Record View

Alternate Key: 8818602 Parcel ID: 00072082-004200

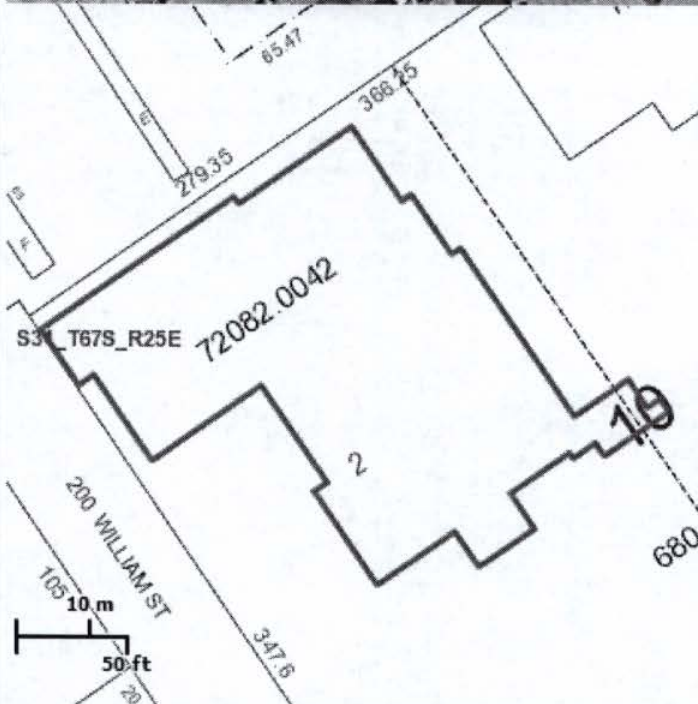
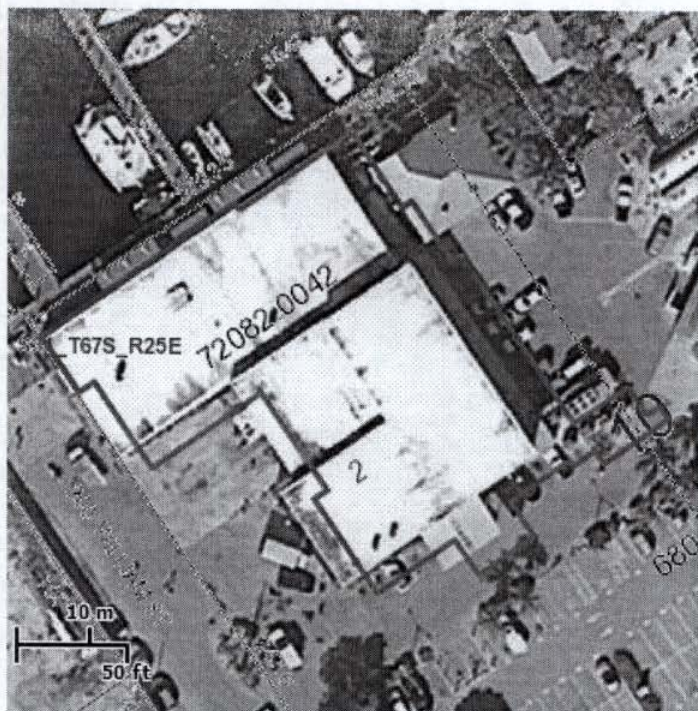
Ownership Details

Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 201 WILLIAM ST KEY WEST
Legal Description: KW PT LOT 2 SQR 10 (WATERFRONT BUILDING) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	180	348	25,140.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 27610
Year Built: 1970

Building 1 Details

Building Type
Effective Age 17
Year Built 1970
Functional Obs 0

Condition A
Perimeter 666
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 27,610

Inclusions:

Roof Type
Heat 1
Heat Src 1

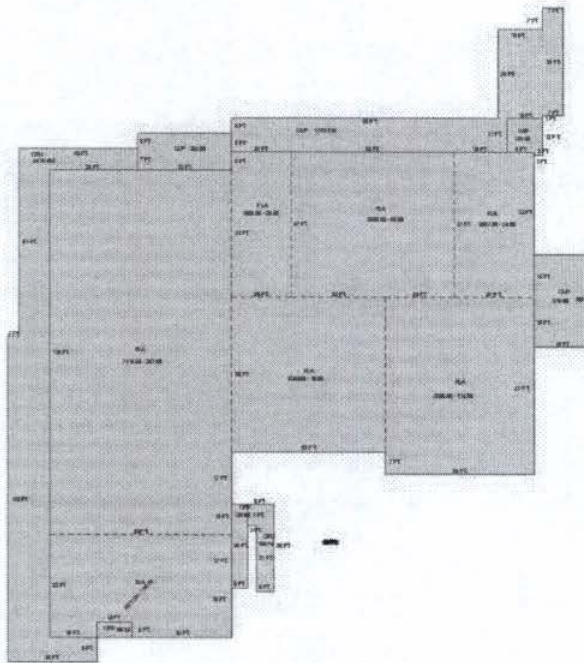
Roof Cover
Heat 2
Heat Src 2

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 48

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
1	OPX		1	1992				60
2	FLA		2	1992				3,972
3	OPF		1	1992				135
4	OPU		1	1992				189
5	FLA		1	1992				7,316
6	FLA		2	1992				5,200

7	FLA	2	1992	1,880
8	FLA	1	1992	2,585
9	FLA	1	1992	2,850
10	FLA	3	1992	3,807
11	CLP	1	1992	570
12	SBF	1	1992	135
13	ULP	1	1992	1,703
14	ULP	1	1992	384
15	OPU	1	1994	2,418

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16454	1 STY STORE-B	100	Y	Y
	16455	OFF BLDG-1 STY-B	100	Y	Y
	16456	1 STY STORE-B	100	Y	Y
	16457	1 STY STORE-B	100	Y	Y
	16458	1 STY STORE-B	100	Y	Y
	16459	1 STY STORE-B	100	Y	Y
	16460	1 STY STORE-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5672	C.B.S.	100

Appraiser Notes

6/12/04 THIS PARCEL WAS PREVIOUSLY ASSESSED WITH B.O'S FISH WAGON AND A PORTION OF THE CITY PARKING LOT. FOR THE 2004 TAX ROLL THIS PARCEL WILL ONLY BE FOR THE WATERFRONT BUILDING AND THE LAND WHICH IT SITS ON. LEASES ON WATERFRONT BUILDING : REEF RELIEF ELENA JONES STUDIO THE SAND DOLLAR KEY WEST ICE CREAM FACTORY GESLIN SAILS AND CANVAS WATERFRONT MARKET KEY WEST PROPERTIES ATM MACHINE/TIB BANK SCHOONER/APPLEDORE KEY WEST PACKET LINES/WOLF OFFICE SUNSET WATERSPORTS FORMERLY PART OF RE 68

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
49	04-0938	03/26/2004	12/02/2004	7,000	Commercial	MURAL LIGHTS
51	05-4676	11/02/2005	12/31/2005	499	Commercial	HURRICANE WILMA DAMAGE MAINTENANCE OF ROOF
52	06-0141	01/11/2006	03/15/2011	2,000	Commercial	INSTALL TEMPOARY SERVICE & LIGHTS
54	07-5328	12/12/2007	03/15/2011	4,575	Commercial	REMOVE ALL NON-STRUCTURAL WALL AND CEILING COVERING
53	06-6826	12/29/2006	03/15/2011	2,000	Commercial	INSTALL TEMP.,200AMP AND LIGHTS FOR RACR WEEL AT B.O. CHUCK WAGON
	0800000544	03/04/2008	03/15/2011	500	Commercial	2 NEW PROPANE TANKS WITH APPROVED SLAB
54	10-00000003	12/12/2009	03/15/2011	9,780	Commercial	TEMPORARY TENTS FOR SAILBOAT RACES

39	01-4043	12/28/2001	11/07/2002	3,500	Commercial	INSTALL 1(2.5) TON A/C
40	02-0089	01/15/2002	11/07/2002	1,500	Commercial	EXHAUST FAN
41	02-0347	02/13/2002	11/07/2002	200	Commercial	SECURITY SYSTEM
42	02-0626	03/21/2002	11/07/2002	4,000	Commercial	INSTALL TEMP.ELEC
43	02-0844	04/30/2002	11/07/2002	1,000	Commercial	FINISH HOOD WK.
44	02-1154	05/10/2002	11/07/2002	1,000	Commercial	INSTALL HVAV EQUIP.
45	02-1630	06/21/2002	11/07/2002	1,800	Commercial	INTERIOR RENOVATIONS
46	02-1630	07/01/2002	11/07/2002	3,800	Commercial	TRACK LIGHTING
47	02-3453	01/08/2003	12/02/2004	2,000	Commercial	TEMP.TENT-30 DAYS
48	03-3939	01/15/2004	12/02/2004	800	Commercial	INSTALL ROOFING
1	B952970	09/01/1995	12/01/1995	45,000	Commercial	EXCAVATE/REPLCE FUEL LINE
2	B953750	11/01/1995	12/01/1995	4,000	Commercial	INSTALL DRYWALL,DROP CEIL
4	9602359	06/01/1996	12/01/1996	2,700,000	Commercial	RENOVATIONS
5	9602374	06/01/1996	12/01/1996	600,000	Commercial	ELECTRIC
6	9602375	06/01/1996	12/01/1996	300,000	Commercial	PLUMBING
7	9602367	06/01/1996	12/01/1996	5,400	Commercial	ROOF
8	9603488	08/01/1996	12/01/1996	4,300	Commercial	PLUMBING
3	9601197	03/01/1996	12/01/1996	20,000	Commercial	RENOVATIONS
9	9700348	02/01/1997	12/01/1997	20,000	Commercial	PLUMBING
10	9700366	02/01/1997	12/01/1997	67,943	Commercial	PLUMBING
11	9701110	04/01/1997	12/01/1997	8,000	Commercial	ELECTRIC
12	9701282	04/01/1997	12/01/1997	1,425	Commercial	PLUMBING
13	9701286	04/01/1997	12/01/1997	1,400	Commercial	PLUMBING
14	9701720	05/01/1997	12/01/1997	1,000	Commercial	ELECTRICAL
15	9702724	08/01/1997	12/01/1997	7,600	Commercial	ROOF
16	9702837	08/01/1997	12/01/1997	2,500	Commercial	STAGE
17	9702754	08/01/1997	12/01/1997	2,500	Commercial	REMODEL TICKET BOOTH
18	9702913	08/01/1997	12/01/1997	4,000	Commercial	HOOD & FANS
19	9703220	09/01/1997	12/01/1997	3,254	Commercial	ROOF
20	9703290	09/01/1997	12/01/1997	1,100	Commercial	ELECTRICAL
21	9703304	09/01/1997	12/01/1997	1,850	Commercial	MECHANICAL
22	9703067	09/01/1997	12/01/1997	4,200	Commercial	REPLACE A/C SYSTEM
23	9703758	11/01/1997	12/01/1997	9,000	Commercial	ELECTRICAL
24	9703768	12/01/1997	12/01/1997	2,700	Commercial	NEW FENCE
25	9702539	12/01/1997	12/01/1997	144,540	Commercial	NEW FIRE SYSTEM
26	9704086	12/01/1997	12/01/1997	25,000	Commercial	16 REEFERS
27	9704266	12/19/1997	12/31/1998	101,363	Commercial	INTERIOR RENOVATIONS
28	9800118	04/14/1998	07/02/1998	55,000	Commercial	FIRE SYSTEM
29	9901125	01/10/2000	07/12/2000	5,000	Commercial	ELECTRICAL
30	0000140	01/14/2000	07/12/2000	2,500	Commercial	ELECTRICAL
31	0000772	03/27/2000	07/12/2000	460	Commercial	ELECTRICAL
32	0001022	04/26/2000	07/12/2000	1	Commercial	INSTALL 40 BOAT PUMPOUTS
33	0001022	04/27/2000	07/12/2000	1	Commercial	ELECTRICAL FOR PUMPOUTS

34	0001563	06/08/2000	07/12/2000	1,800	Commercial	CHANGEOUT AC
36	0102759	10/01/2001	11/29/2001	12,000	Commercial	INTERIOR REMODELING
35	0101607	09/13/2001	11/29/2001	20,000	Commercial	AWNINGS
37	0103368	10/12/2001	11/07/2002	1,000	Commercial	WALL REPAIRS
38	01-4037	12/21/2001	11/07/2002	1,500	Commercial	AWNING LIGHT
50	05-0105	01/13/2005	12/31/2005	800	Commercial	TEMPORARY SERVICE & LIGHTS
	10-00000140	01/15/2010	03/15/2011	2,000	Commercial	INSTALL TEMPORARY ELECTRIC HOOKUP FOR TWO OFFICE TRAILERS, MAIN EVENT TENT, AND VENDOR TENTS

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	4,256,193	0	1,670,905	5,927,098	5,927,098	0	5,927,098
2010	4,256,193	0	1,682,205	5,938,398	5,938,398	0	5,938,398
2009	4,466,375	0	2,137,704	6,604,079	6,604,079	0	6,604,079
2008	4,466,375	0	4,022,400	8,488,775	8,488,775	0	8,488,775
2007	3,074,922	0	4,022,400	7,097,322	7,097,322	0	7,097,322
2006	3,147,273	0	4,022,400	7,169,673	7,169,673	0	7,169,673
2005	3,147,273	0	3,771,000	6,918,273	6,918,273	0	6,918,273
2004	2,447,882	0	2,815,680	5,263,562	5,263,562	0	5,263,562
2003	2,913,324	75,886	4,305,000	7,294,210	7,294,210	1,750,610	5,543,600
2002	2,913,296	78,830	3,042,200	6,034,326	6,034,326	1,448,238	4,586,088
2001	2,913,296	82,111	3,042,200	6,037,607	6,037,607	1,449,026	4,588,581
2000	2,132,902	47,989	1,836,800	4,017,691	4,017,691	964,246	3,053,445
1999	2,131,308	49,834	1,469,440	3,650,582	3,650,582	876,140	2,774,442
1998	1,156,201	51,432	1,469,440	2,677,073	2,677,073	642,497	2,034,576
1997	1,156,201	53,274	1,377,600	2,587,075	2,587,075	620,898	1,966,177
1996	1,051,092	29,738	1,377,600	2,458,430	2,458,430	688,360	1,770,070
1995	1,038,554	5,265	1,377,600	2,421,419	2,421,419	677,997	1,743,422
1994	1,043,245	5,392	1,377,600	2,426,237	2,426,237	679,346	1,746,891
1993	1,043,245	5,415	1,377,600	2,426,260	2,426,260	0	2,426,260

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.

There are no sales to display for this parcel.

This page has been visited 4,288 times.

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