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**Historic Architectural Review Commission  
Staff Report for Item 15**

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** December 14, 2016

**Applicant:** Michael Miller, Architect

**Application Number:** H16-03-0093

**Addresses:** #533 Eaton Street

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**Description of Work**

Marquee sign with 16” tall open face letters with white LED lighting. Copy “The Studios of Key West”.

**Building Facts**

The building located at #533 Eaton Street is a contributing resource to the historic district. The art deco structure, built circa 1950, was originally the house of the Scottish Rite Masonic Center. The building sits on the north west corner of Simonton and Eaton Streets. The original building was a two-story cbs structure. In 1965 a third story was added with a metal frame roof. Since its construction, the first floor has always been used as commercial space. The City Electric Business Office, now Keys Energy, once was located in the first floor.

In April 24, 2014, the Commission approved a Major Development Plan for renovations of the building to become the Studios of Key West. The project received Planning Board and City Commission approvals including Major Development Plan, a height variance, and a special exception for alcohol consumption. The Board of Adjustments approved a height variance for the elevator.

## **Guidelines and Ordinance Cited in Review**

- Banners, Flags, Signage and Lighting (pages 49-50), specifically guidelines 4, 15, 18, 19, and 20.
- Section 114-104 of the Land Development Regulations- Restriction of number of signs. As a building located on a corner lot, ordinance allows the use of three signs.

## **Project Description**

The Certificate of Appropriateness in review is for the installation of a new freestanding sign above an existing concrete canopy. The letters will be located specifically at the corner of the building's canopy. The intent is to replicate a previous freestanding sign with neon letters that used to stand in the same corner when the Energy Service offices were located on the building between 1950 and circa 1966.

The design proposes one sign comprised of freestanding metal letters located on the corner. Letters will be 16 inches tall and consist of open face channel stainless steel with exposed white LED tube. The proposed LED tube will be 16.8 lineal feet.

## **Consistency with Guidelines**

1. The proposed signs are of metal letters, which is an appropriate material for the building and its location. Although the size of the signs pertaining square footage is conforming to the guidelines, the size of the letters for both signs fails guideline 4.
2. Exposed neon tube is an acceptable type of sign in the actual guidelines. New technology, such as LED tubes is more efficient than neon tubes and provides a similar effect. Still this sign is a replication, understanding that the copy of the sign and light source are different, of a previous sign that used to be on the same location for more than 10 years.
3. The guidelines promote preservation of historic signs. Although the historic sign is no longer on the building, by replicating a similar sign the design is bringing back to the streetscape an appropriate sign.

It is staff's opinion that the proposed project fails guideline 4. Nevertheless, staff opines that the proposed font, size, design, and placement of the sign is in keeping with the architectural style of the building and will not have an adverse effect on the surrounding historic context. This proposed design is sensible to the building's history as well as to its simple architectural vocabulary. The scale and location of the sign is proportioned and well balanced to the facades.

# APPLICATION

# 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

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER <i>H16-03-00093</i>		BUILDING PERMIT NUMBER <i>11/16</i>	INITIAL & DATE <i>MJS/11/16</i>
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

*533 EATON ST KEY WEST*

# OF UNITS

RE # OR ALTERNATE KEY:

*413*

NAME ON DEED:

*THE STUDIOS OF KEY WEST*

PHONE NUMBER

*(305) 296-0458*

OWNER'S MAILING ADDRESS:

*533 EATON ST*

EMAIL

*KEY WEST FL 33040*

CONTRACTOR COMPANY NAME:

*NA*

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

*NA*

EMAIL

ARCHITECT / ENGINEER'S NAME:

*MICHAEL MILLER*

PHONE NUMBER

*294 7687 (305)*

ARCHITECT / ENGINEER'S ADDRESS:

*517 DUVAL ST*

EMAIL

*michael@michael*

*millerarchitects.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:

**\$ 16,000**

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

*16" MARQUEE SIGN TO FOLLOW 18" KEYS ENERGY SERVICE SIGN (1960 - 1990 APPROX)*

Printed name of property owner or licensed contractor. <i>ARCHITECT</i>	Signature. <i>[Signature]</i>
<i>THE STUDIOS OF KEY WEST</i>	
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
<i>[Signature]</i>	
Personally known or produced	as identification.

Official Use Only:

RECEIVED

NOV 21 2016

BY: *345*

42341 / no ex loc.

**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](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

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

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Open: NEWFIELD  
 Date: 11/28/16  
 FT 2016 30093  
 Trans number: OK CHECK  
 Trans date: 11/28/16  
 Type of Receipt no: 4875  
 BUILDING PERMITS-NEW  
 1.00  
 \$100.00  
 3057538  
 \$100.00  
 1925  
 Time: 6:42:52

SIGN SPECIFICATIONS		
SIGN COPY: <i>THE STUDIOS OF KEY WEST</i>	PROPOSED MATERIALS: <i>STAINLESS STEEL &amp; LED</i>	SIGNS WITH ILLUMINATION: <i>FREE STANDING CHANNEL LETTERS</i>
		TYPE OF LTG.: <i>16.8'</i>
MAX. HGT. OF FONTS: <i>16 INCHES</i>		LTG. LINEAL FTG.: <i>WHITE 130/MODULE</i>
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		COLOR AND TOTAL LUMENS: <i>(ADJUSTABLE)</i>

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 listed as contributing. signage guidelines.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

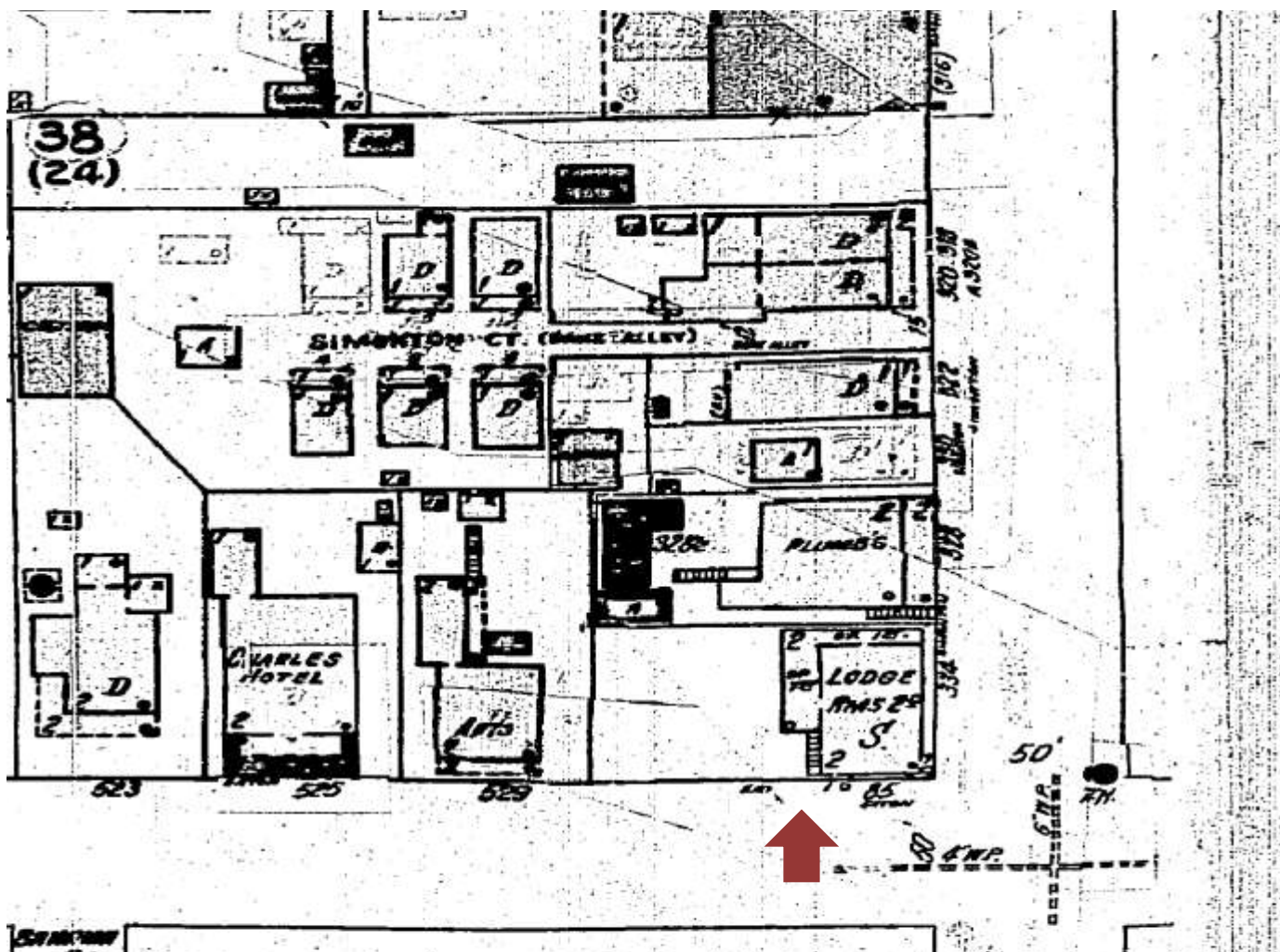
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

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

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

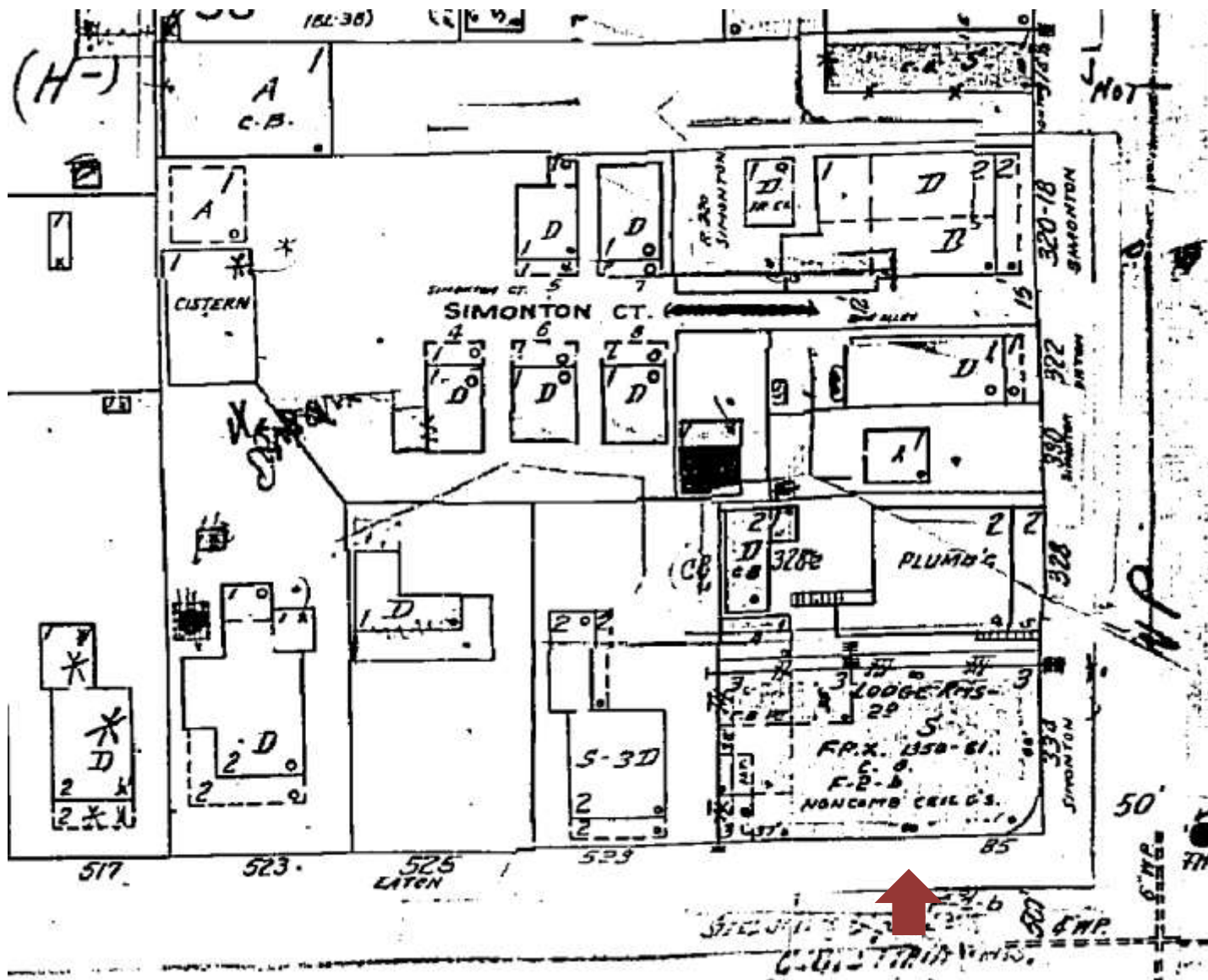
ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

# SANBORN MAPS



#533 Eaton Street Sanborn map 1948





#533 Eaton Street Sanborn map 1962

# PROJECT PHOTOS



**Ground breaking for the Scottish Rite Masonic Temple July 1950. Monroe County Library**



**#535 Eaton Street circa 1950. Monroe County Library**



**#533 Eaton Street circa 1961 when third floor was under construction. Monroe County Library**



**#533 Eaton Street circa 1965. Monroe County Library**





BOOKS & BOOKS  
OF THE STUDIO

BOOKS & BOOKS  
OF THE STUDIO

BOOKS & BOOKS  
OF THE STUDIO

BOOKS & BOOKS  
OF THE STUDIO

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OF THE STUDIO







BOOKS & BOOKS @ THE STUDIOS

BOOKS & BOOKS @ THE STUDIOS

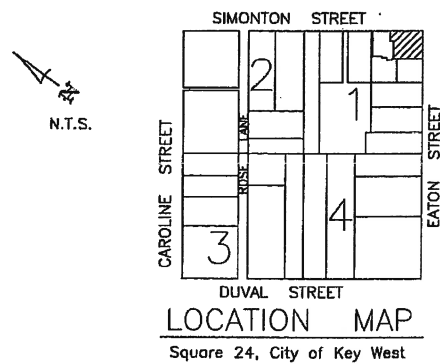
BOOKS & BOOKS @ THE STUDIOS

FDC

MILITARY CITIZEN



# SURVEY



**LEGAL DESCRIPTION:**

Parcel "A", O.R G-4, Page 189

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), Commencing at the corner of Simonton and Eaton Streets, and running thence along Eaton Street in a Southwesterly direction Ninety-six (96) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Ninety-six (96) feet to Simonton Street; thence at right angles in a Southeasterly direction and along Simonton Street Fifty (50) feet to the place of beginning.

AND

Parcel "B", O.R 831, Page 2487

On the Island of Key West, Florida, and known on William A. Whitehead's map, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), and more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Simonton and Eaton Streets run in a Northwesterly direction along the Westerly right of way of Simonton Street for a distance of Fifty (50) feet to a point of Beginning; thence continue in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the point of Beginning.

**SURVEYOR'S NOTES:**

North arrow based on assumed median Reference bearing, R/W Simonton 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, P.L.S. No. 1587
- ▲ = Found P.K. Nail, P.L.S. No. 2749
- △ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

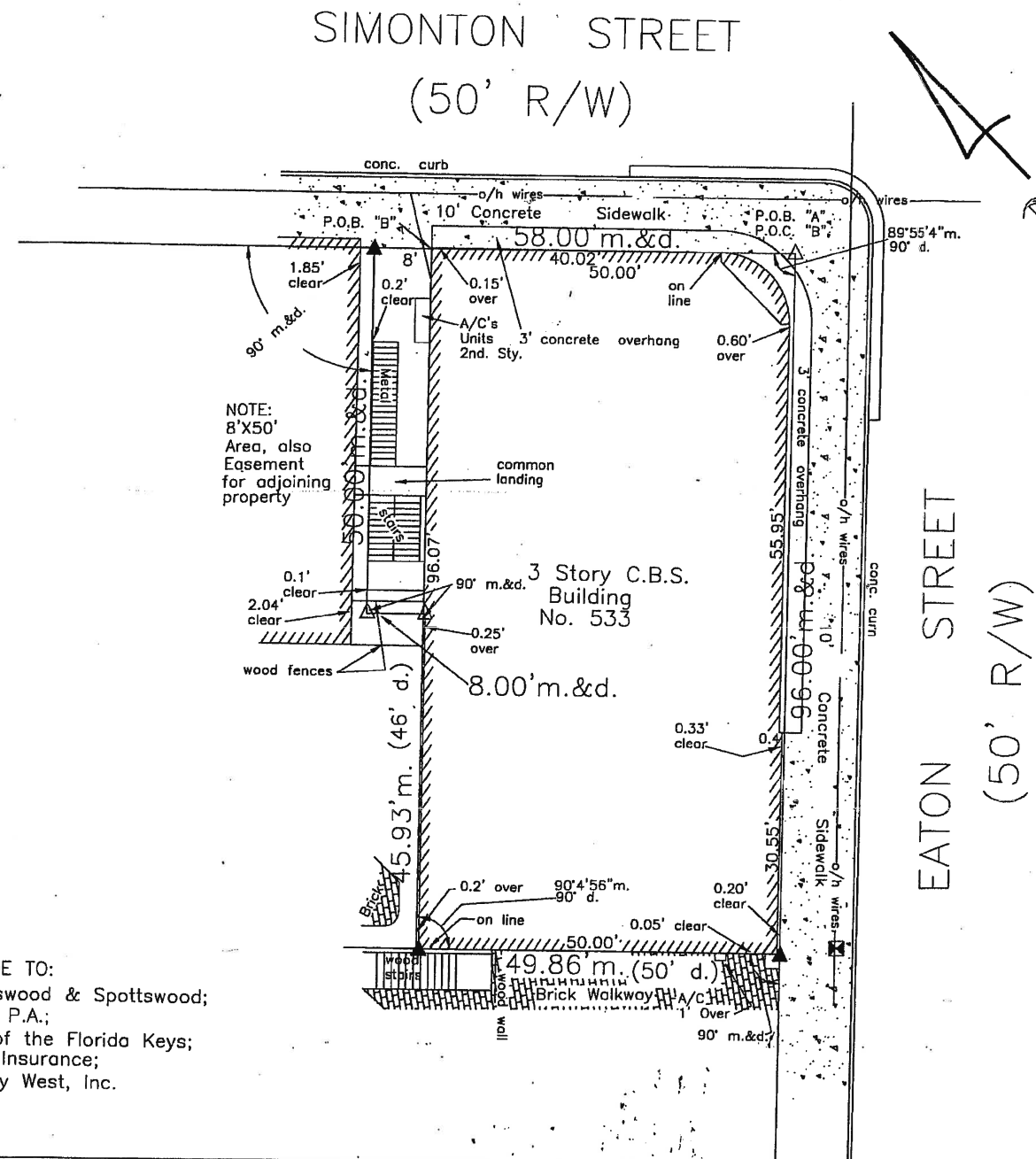
- |                    |                       |                                  |
|--------------------|-----------------------|----------------------------------|
| Sty. = Story       | N.T.S. = Not to Scale | P.O.C. = Point of Commence       |
| R/W = Right-of-Way | Ⓞ = Centerline        | P.O.B. = Point of Beginning      |
| fd. = Found        | Elev. = Elevation     | Bal. = Balcony                   |
| p. = Plat          | B.M. = Bench Mark     | C.B.S. = Concrete Block Stucco   |
| m. = Measured      | conc. = concrete      | cov'd. = Covered                 |
| o/h = Overhead     | I.P. = Iron Pipe      | F.F.L. = Finish Floor Elevation  |
| wd. = Wood         | I.B. = Iron Bar       | Field Work performed on: 4/15/13 |
|                    | A/C = Air Conditioner |                                  |

**CERTIFICATION:**

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statue Section 472.027, and the American land Title Association, and that there are no visable 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



**CERTIFICATION MADE TO:**

Spottswood, Spottswood & Spottswood;  
 Gregory D. Davlia, P.A.;  
 First State Bank of the Florida Keys;  
 Old Republic Title Insurance;  
 The Studios of Key West, Inc.

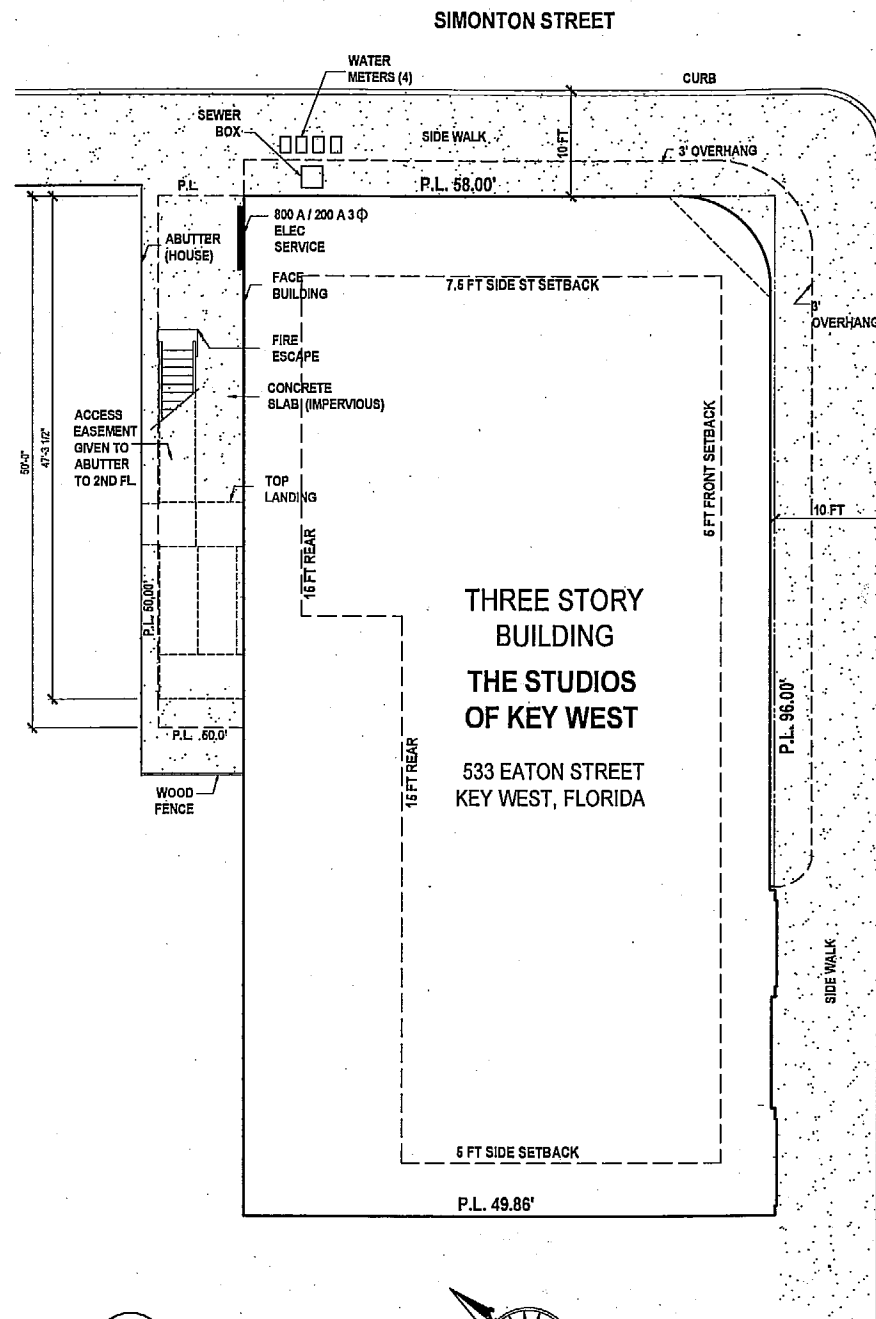
The Studios of Key West, Inc. 533 Eaton Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 13-203	
Scale: 1"=20'	Ref. 210-70	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 4/24/13		Flood Zone: X	Flood Elev. ___
REVISIONS AND/OR ADDITIONS			
10/17/13: Corrected certs., survey not updated			
f/datafred/dwg/keywest/block 24/533 Eaton			

**ENGINEERS PLANNERS SURVEYORS**

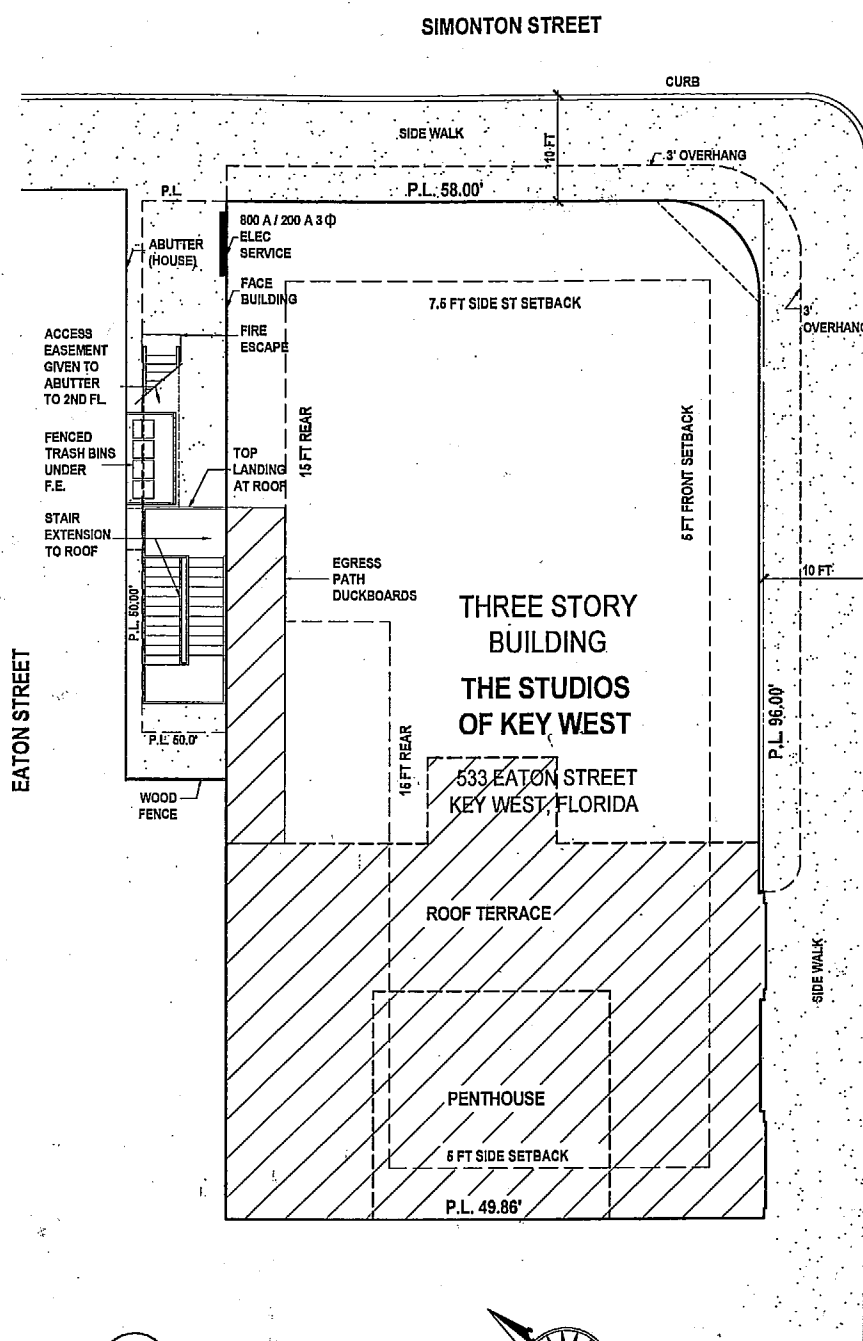
3152 Northside Drive  
 Suite 201  
 Key West, Fl. 33040

(305) 293-0466  
 Fax. (305) 293-0237  
 fhildeb1@bellsouth.net  
 L.B. No. 7700

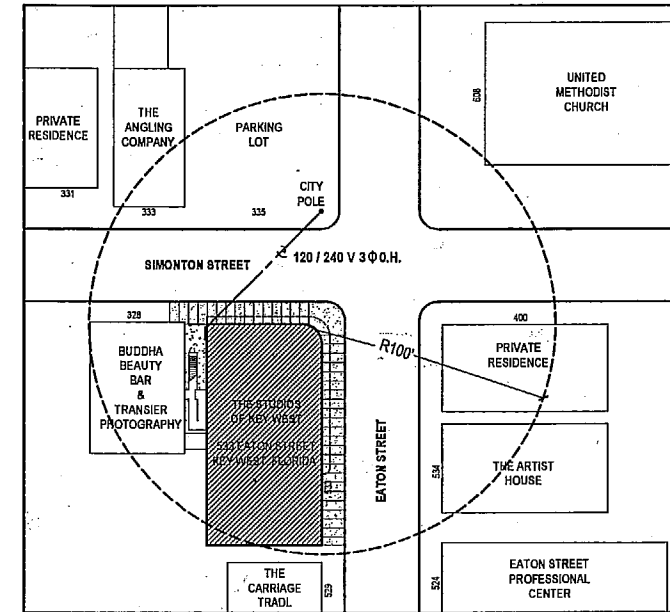
# PROPOSED DESIGN



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



**2 PROPOSED SITE PLAN**  
SCALE: 1/8"=1'-0"



**3 NEIGHBORHOOD PLAN**  
SCALE: N/S

**CITY ZONING REQUIREMENTS**

NOTE: VARIANCE HAVE BEEN GRANTED FOR ALL NON-CONFORMING ITEMS

ZONE:	HNC-1
LOT SIZE	5,184.81 SF
SETBACKS	
Allowable	
Front (South)	5.0 FT
Side (West)	5.0 FT
Rear (North)	15.0 FT
Street Side (East)	7.5 FT
Existing	
Front (South)	-3 FT (Canopy over Sidewalk)
Side (West)	0 FT
Rear (North)	0 FT
Street Side (East)	-3 FT (Canopy over Sidewalk)
Proposed	
Front (South)	-3 FT (Canopy over Sidewalk)
Side (West)	0 FT
Rear (North)	0 FT
Street Side (East)	-3 FT (Canopy over Sidewalk)

LOT COVERAGE	
Maximum Allowable	50%
Existing	96.3%
Proposed	96.3%

FLOOR AREA RATIO	
Maximum Allowed F.A.R.	1.0
Maximum Allowed Floor Area	5,184.81 SF (LOT SIZE)
Existing Floor Area	15,836 SF
Existing F.A.R.	3.05
Proposed Floor Area	14,706.43 SF
Proposed F.A.R.	2.84

IMPERVIOUS COVERAGE	
Maximum Allowable	60%
Existing	99%
Proposed	99%

BUILDING HEIGHT C.O.R.	
Maximum Allowable	35'-0" FT
Existing	48'-0" +/- FT
Proposed	68'-6" +/- FT

PARKING  
In Parking Waiver Zone

FEMA CRITERIA  
FLOOD ZONE X

\* DIFFERENT HEIGHTS AT  
DIFFERENT STREET ORIENTATIONS

CHECK SET  
11 • 18 • 16

**EXISTING STORMWATER RETENTION CALCULATIONS**

STORMWATER RETENTION

A. LOT AREA: 5,184.81 SF	2. Rainfall = .99 X 2.5 In = 2.48 IN
B. DISTURBED (IMPERVIOUS) AREAS	3. Cubic Feet of Retention Required =
1. Roofed Structures      4,784.81 SF	Lot Area in SF X Rainfall in Inches
2. Paving                      400.00 SF	12
Total 5,184.81 SF	5,148.81 SF = 1051 CU FT
3. Proposed Lot Coverage Percentage: 99%	4. Retention Area Provided Using Entire Property
C. STORM DRAINAGE CALCULATIONS	None
1. Impervious Coverage = 99%	

**PROPOSED STORMWATER RETENTION CALCULATIONS (NO CHANGE)**

STORMWATER RETENTION

A. LOT AREA: 5,184.81 SF	2. Rainfall = .99 X 2.5 In = 2.48 IN
B. DISTURBED (IMPERVIOUS) AREAS	3. Cubic Feet of Retention Required =
1. Roofed Structures      4,784.81 SF	Lot Area in SF X Rainfall in Inches
2. Paving                      400.00 SF	12
Total 5,184.81 SF	5,148.81 SF = 1051 CU FT
3. Proposed Lot Coverage Percentage: 99%	4. Retention Area Provided Using Entire Property
C. STORM DRAINAGE CALCULATIONS	None
1. Impervious Coverage = 99%	

**SHEET NOTES:**

- Drawings and specifications are to be used together. Contractors and workers shall consult both when questions concerning the letter and/or intent of the design arise.
- No changes to the drawings or to the design may be made without the written approval of the architect and Owner's representative.
- All work shall be done in accordance with all applicable local, state, and national building and life safety codes. The contractor and all Subcontractors shall be familiar with these codes and shall build accordingly.
- When a conflict or ambiguity exists between a Contractor's understanding of a code and the drawings and specifications, it is the Contractor's responsibility to cease work on the item in question and notify the owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative's permission will be removed at the Contractor's expense.
- When a conflict or ambiguity exists between the drawings or within the specifications, or if the contractor cannot find information he needs on the drawings or in the specifications it is the responsibility of the Contractor to cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.
- In general, interior dimensions are taken from the face of stud or furring strip. Nominal dimensions are noted for standard lumber sizes but actual sizes are given where lumber is to be milled to a non-standard dimension. Exterior dimension lines are taken from face of concrete (e.g. not from the face of the stucco finish).
- Drawings shall not be scaled. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative for a resolution before proceeding.
- "V.I.F." means "Verify in Field". It is the Contractor's responsibility to measure or otherwise confirm a site condition that cannot be accurately determined before construction begins, and to notify the Owner's representative if it differs from what is on the drawings before proceeding with the affected work.
- The Drawings, Specifications, and other documents prepared by the Architect, belong to the city of Key West and are Copyright © 2016 by Michael Miller, Architects INC ARC10013216.
- The site and floor plans are laid out according to the survey provided by the Owner. The Contractor shall verify any inconsistencies between the drawings and field conditions before proceeding with the affected work.

CONFORMS TO FLORIDA BUILDING CODE 2014  
ASCE 7-14: 180 MPH WINDSPEED, CAT. II,  
EXPOSURE C

**MICHAEL MILLER . ARCHITECTS**

517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294-7687

**THE STUDIOS  
OF KEY WEST  
RESTORATION AND  
REHABILITATION**

533 EATON STREET  
KEY WEST, FLORIDA

DATE: 03 / 07 / 2016

SCALE: AS NOTED

DRAWN BY: AT, DS

CHECKED BY: MM

PROJECT NO: 1306

**PHASE 3  
SITE PLAN  
AND  
NEIGHBORHOOD PLAN**

**PH3-C1**



**The Baldus Company**

Displays Signage  
Environments Graphics  
440 E. Brackenridge St.  
Fort Wayne, IN 46802

## The Studios of Key West

11-21-2016

Exterior  
Building Signage

Scale: NTS

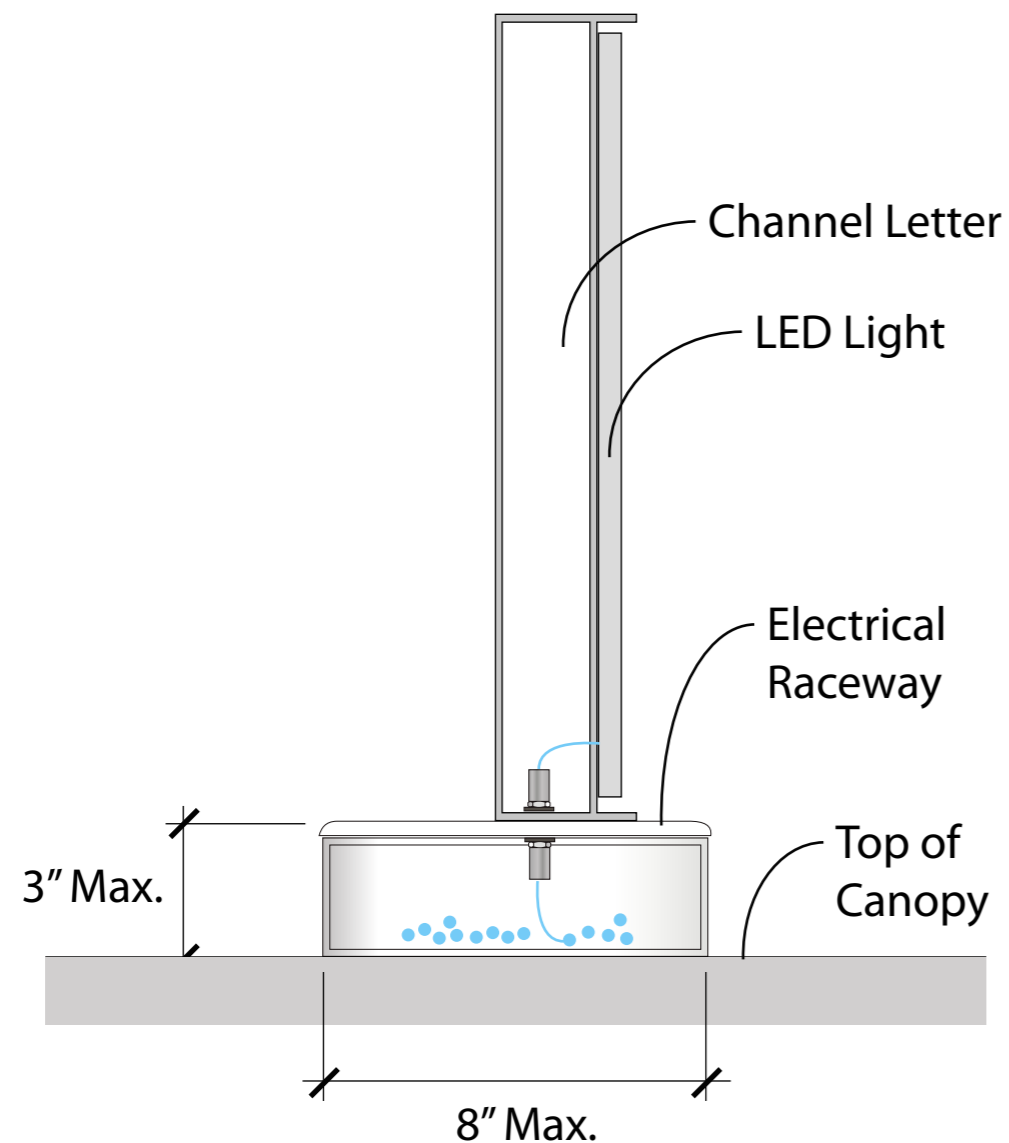
1.0



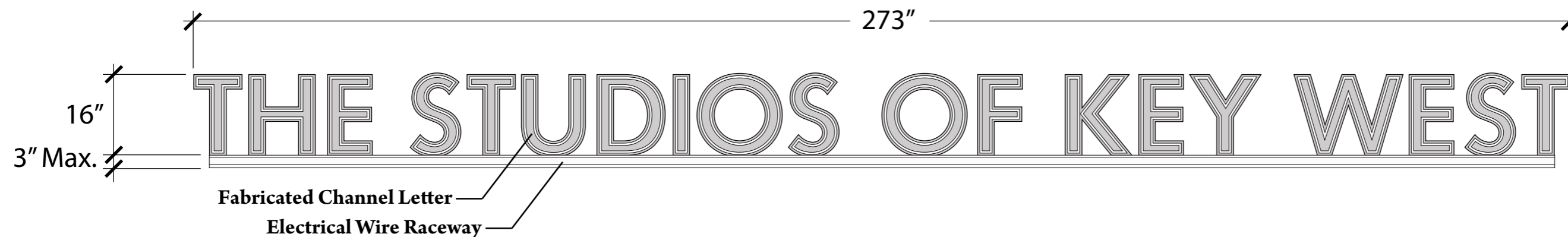
**Concept Image of Letter**

### Studios of Key West Exterior Signage

1. 16" tall x 3" deep fabricated stainless steel channel letters, Futura font
2. Open face style with white powder coated finish
3. White LED lighting within open face, 12 Watt Output
4. Electrical raceway mounted along bottoms of letters - see section drawing
5. Diagonal bracing to support upright installation along canopy
6. UL Listed: In compliance with UL 48 Standards
7. Voltage: 12V Output, Amperage: 5 Amp Output, Class II UL Listed
8. Input: 115 volt standard, 1 Amp, 277 volt available
9. Metal Gauge: .060"
10. Electrical Wire Raceway: Maximum 3" height x maximum 8" depth. Aluminum fabrication, painted to match letters.



**Channel Letter Section**





**SINCE 1950**

**The Baldus Company**

Displays Signage  
Environments Graphics  
440 E. Brackenridge St.  
Fort Wayne, IN 46802

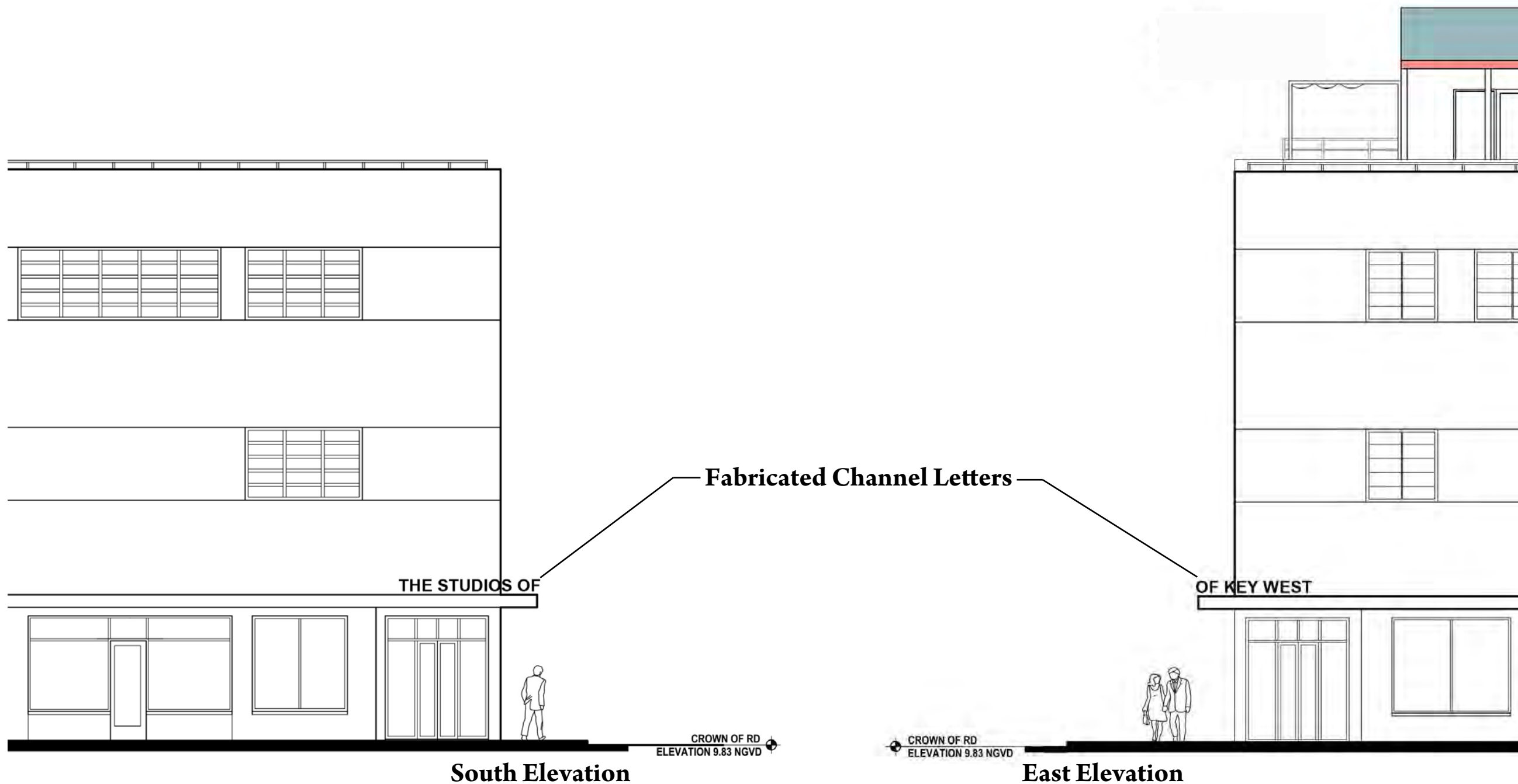
# The Studios of Key West

11-21-2016

Exterior  
Building Signage

Scale: NTS

2.0





SINCE 1950

The Baldus Company

Displays Signage  
Environments Graphics  
440 E. Brackenridge St.  
Fort Wayne, IN 46802

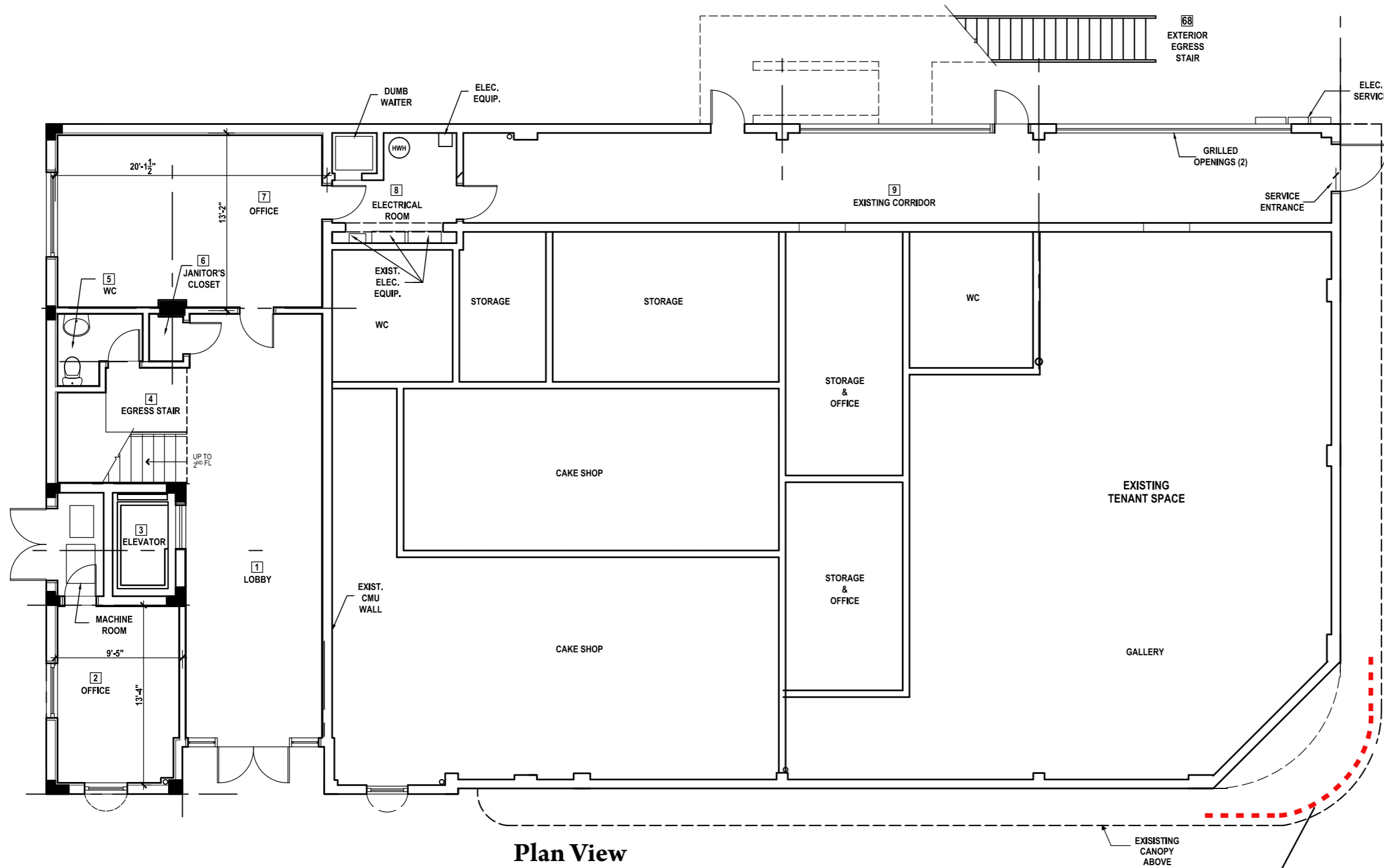
The Studios  
of Key West

11-21-2016

Exterior  
Building Signage

Scale: NTS

3.0



Fabricated channel letters  
installed to top of canopy





16" CORNER SIGN

**MICHAEL MILLER . ARCHITECTS**

517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294- 7687

**THE STUDIOS  
OF KEY WEST  
CORNER SIGN**

533 EATON STREET  
KEY WEST, FLORIDA

DATE: 11 - 08 - 16

SCALE: AS NOTED

DRAWN BY: DS

PROJECT NO: 1306

**DAY LIGHT  
STREET VIEW**

**H1**



16" CORNER SIGN

**MICHAEL MILLER . ARCHITECTS**

517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294- 7687

**THE STUDIOS  
OF KEY WEST  
CORNER SIGN**

533 EATON STREET  
KEY WEST, FLORIDA

DATE: 11 - 08 - 16

SCALE: AS NOTED

DRAWN BY: DS

PROJECT NO: 1306

**EVENING  
STREET VIEW**

**H1**

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., December 14, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**MARQUEE SIGN WITH 16" TALL OPEN FACE LETTERS WITH WHITE LED LIGHTING. COPY "THE STUDIOS OF KEY WEST".**

**533 EATON STREET**

**Applicant – Michael Miller**

**Application #H16-03-0093**

**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](http://www.cityofkeywest-fl.gov).**

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

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

# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**

**Property Appraiser  
Monroe County, Florida**

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

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

- [Home](#)
- [Departments](#)
- [Exemptions](#)
- [Save Our Homes](#)
- [Portability](#)
- [Homestead Fraud](#)
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- [GIS/Maps](#)
- [Millages/Taxroll Info](#)
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- [Forms](#)
- [Office Locations](#)

**The offices of the Property Appraiser will be closed Monday the 15th for Presidents Day.**

**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](#)
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### Monroe County Cities

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

### First Time Home Buyer (IRS)

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

### IRS Links

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

### Other Links

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

### Property Record Card -

**Maps are now launching the new map application version.**

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

Previous Record **Alternate Key: 1004294 Parcel ID: 00004130-000000** Next Record

### Ownership Details

Mailing Address:

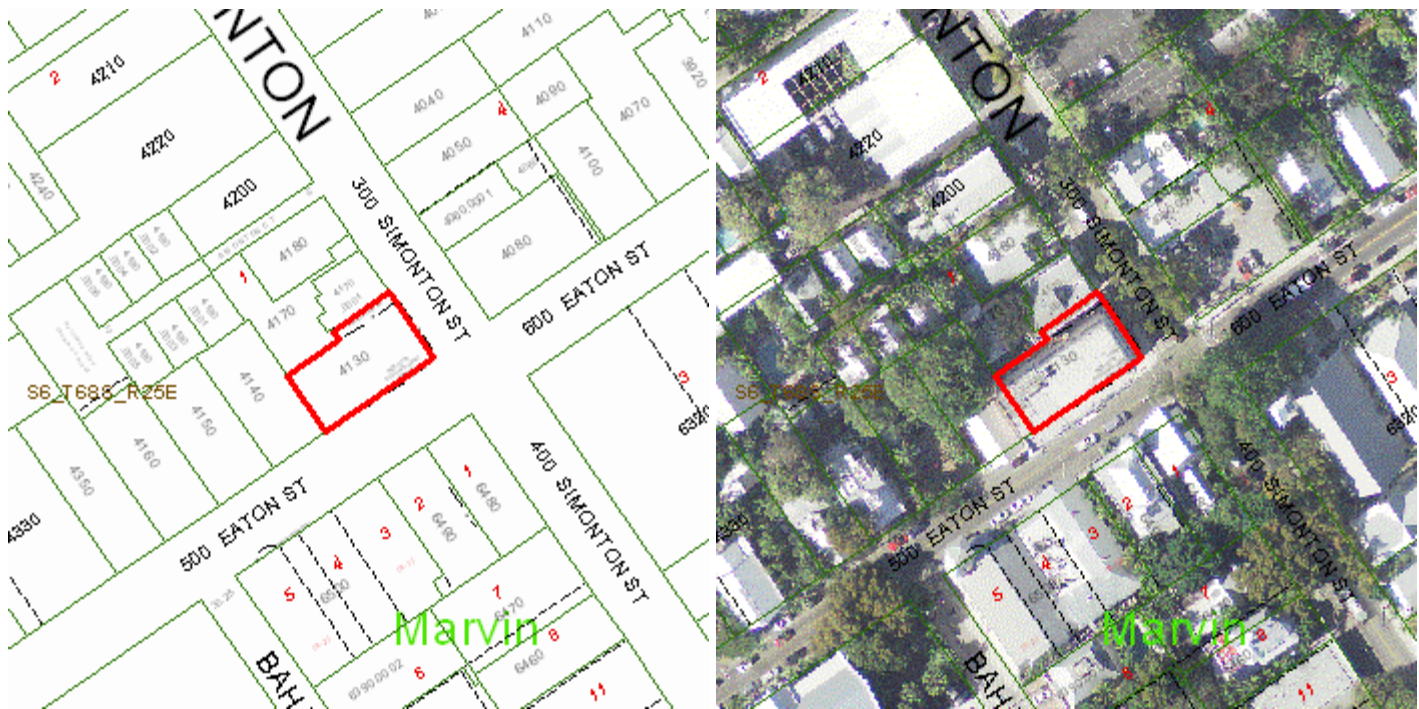
THE STUDIOS OF KEY WEST INC  
533 EATON ST STE 101

KEY WEST, FL 33040-7042

**Property Details**

PC Code: 77 - CLUBS,LODGES (PC/LIST)  
 Millage Group: 10KW  
 Affordable Housing: No  
 Section-Township-Range: 06-68-25  
 Property Location: 533 EATON ST KEY WEST  
 Legal Description: KW PT LOT 1 SQR 24 G47-189/90 OR2656-2005/06

**Click Map Image to open interactive viewer**



**Exemptions**

Exemption	Amount
12 - NON-PROFIT	1,932,969.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	96	5,200.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1



Total Living Area: 13631  
 Year Built: 1958

**Building 1 Details**

Building Type		Condition	F	Quality Grade	450
Effective Age	27	Perimeter	864	Depreciation %	35
Year Built	1958	Special Arch	0	Grnd Floor Area	13,631
Functional Obs	25	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	17	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					4,240
2	SBF		1	1990					455
3	FLA		1	1990					4,696
4	FLA		1	1990					4,695

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1081	CLUBS/LDG/HALLS B	26	N	Y
	1082	1 STY STORE-B	74	N	Y
	1084	CLUBS/LDG/HALLS B	100	N	Y
	1085	CLUBS/LDG/HALLS B	100	N	Y

Exterior Wall:

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

Appraiser Notes

2012-02-15 CITY OF KW FEB 8,2012 ASSIGNMENT OF 533 EATON ST AS PRIMARY ADDRESS WITH UNIT #S. SEE ATTACHMENT.DKRAUSE

OR2678-125 - RESOLUTION NO 14-108 CITY OF KEY WEST GRANTS AN EASEMENT OF 279.2 SQ/FT TO ADDRESS THE ENCROACHMENT OF EXISTING ROOF OVERHANGS ON CITY RIGHT OF WAY
2004-01-20 -SCOTTISH RITE TEMPLE'S LOWER LEVAL FOR RENT FOR \$26,400./-SKI
TPP 8528647 - KEYS OFFICE EQUIPMENT

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	08-0018	01/24/2008	02/01/2008	2,400	Commercial	INSTALL 25 LF OF NON STRUCTURAL WALL WITH FRENCH DOOR AND DRY WALL
1	13-1993	05/01/2013		100	Commercial	EXTEND PERMIT #07-1671 FOR FINAL INSPECTION. CHANGE OUT OF TWO 2 TEN TON CONDENSER.
1	13-1992	05/01/2013		100	Commercial	EXTEND PERMIT #97-625 FOR FINAL INSPECTION. CHANGE OUT OF TWO 10-TON AIR HANDLERS.
1	13-1991	05/01/2013		100	Commercial	EXTEND PERMIT #02-1519 FOR FINAL INSPECTION. CHANGE OUT OF A 10-TON CONDENSER UNIT.
	10-1640	05/20/2010		7,200	Commercial	RELOCATE EXISTING MAIN SERVICE FROM WOODEN POLE ON EATON TO NEW SERVICE ON SIMONTON.
	10-1304	04/28/2010		6,450	Commercial	REMOVE AND REPLACE RUST AREAS ON STEEL STAIRWAY DECKS.
	09-3282	10/13/2009		6,500	Commercial	INSTALL 10SQS ROOFING.
	07-3636	07/26/2007		1,150	Commercial	REPLACE 2 DOORS.
	14-2764	06/16/2014		149,373	Commercial	DEMO ELEVATOR AND SELECTIVE DEMOLITION OF ELEVATOR SHAFT, FRAMING AND MASONRY.
	14-4801	11/03/2014		250,000		
	14-4799	12/09/2014		114,000		FURNISH ALL MATERIAL TO HOOK UP ELEVATOR
	14-3521	01/29/2015		1,355,000		REVISION #4: REPAIR STEEL STAIRS AT BACK OF BUILDING
1	B94-3855	11/01/1994	12/01/1994	3,600		INTERIOR RENOVATIONS
1	A95-0698	03/01/1995	11/01/1995	600	Commercial	3 SQS ROOFING
1	M95-2952	09/01/1995	11/01/1995	16,000	Commercial	REPLACE/REPAIR 4/5 TON AC
1	E953032	09/01/1995	11/01/1995	1,000	Commercial	2/5 HP CONDENSERS
1	97-0625	03/01/1997	07/01/1997	10,000	Commercial	CHANGEOUT 2-10 TON AC
1	00-0932	04/19/2000	07/17/2000	2,200	Commercial	NEW DOORS
1	01-0294	01/23/2001	10/11/2001	3,000	Commercial	REPLACE STOREFRONT GLASS
1	02-1519	06/13/2002	08/19/2002	4,500	Commercial	CHANGE 10-TON COND.
1	03-0949	03/18/2003	08/12/2004	7,000	Commercial	REPLACE SEWER LINE
1	03-1207	04/08/2003	08/12/2004	12,800	Commercial	INTERIOR RENOVATIONS
1	03-2545	07/22/2003	08/12/2004	7,000	Commercial	A/C SYSTEM

1	03-3129	09/08/2003	08/12/2004	1,500	Commercial	PAINT EXTERIOR
1	03-4142	12/08/2003	08/12/2004	2,000	Commercial	FLOORING TILE & DROP CEILING
1	07-1671	04/05/2007	04/05/2007	9,600	Commercial	INSTALL HVAC SYSTEM

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	1,140,858	0	826,166	1,967,024	1,967,024	1,967,024	0
2014	1,140,858	0	803,837	1,944,695	1,944,695	1,497,415	447,280
2013	1,748,181	0	763,645	2,511,826	2,511,826	1,934,106	577,720
2012	1,748,181	0	763,645	2,511,826	2,511,826	1,934,106	577,720
2011	1,748,181	0	848,494	2,596,675	2,596,675	1,999,440	597,235
2010	1,838,995	0	532,792	2,371,787	2,371,787	1,826,276	545,511
2009	1,838,995	0	611,000	2,449,995	2,449,995	1,886,496	563,499
2008	1,929,810	0	676,000	2,605,810	2,605,810	2,006,474	599,336
2007	1,297,749	0	676,000	1,973,749	1,973,749	1,519,787	453,962
2006	1,297,749	0	520,000	1,817,749	1,817,749	1,399,667	418,082
2005	1,243,078	0	468,000	1,711,078	1,711,078	1,317,530	393,548
2004	1,166,470	0	338,000	1,504,470	1,504,470	1,158,442	346,028
2003	1,166,470	0	208,000	1,374,470	1,374,470	1,058,342	316,128
2002	1,166,470	0	208,000	1,374,470	1,374,470	1,058,342	316,128
2001	919,153	0	208,000	1,127,153	1,127,153	867,908	259,245
2000	956,416	0	140,400	1,096,816	1,096,816	844,548	252,268
1999	956,416	0	140,400	1,096,816	1,096,816	844,548	252,268
1998	639,100	0	140,400	779,500	779,500	600,215	179,285
1997	639,100	0	130,000	769,100	769,100	592,207	176,893
1996	581,001	0	130,000	711,001	711,001	547,470	163,531
1995	581,001	0	130,000	711,001	711,001	547,470	163,531
1994	581,001	0	130,000	711,001	711,001	547,470	163,531
1993	581,001	0	130,000	711,001	711,001	547,470	163,531
1992	581,001	0	130,000	711,001	711,001	547,470	163,531
1991	581,001	0	130,000	711,001	711,001	547,470	163,531
1990	592,029	0	110,500	702,529	702,529	540,947	161,582
1989	552,657	0	109,200	661,857	661,857	509,629	152,228
1988	512,508	2,546	98,800	613,854	613,854	497,221	116,633
1987	504,620	2,575	51,450	558,645	558,645	452,502	106,143
1986	490,182	7,700	50,400	548,282	548,282	444,108	104,174
1985	480,860	7,700	43,200	531,760	531,760	430,725	101,035
1984	474,594	7,700	43,200	525,494	525,494	425,650	99,844
1983	474,594	7,700	21,372	503,666	503,666	407,969	95,697
1982	409,253	7,700	21,372	438,325	438,325	438,325	0

**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.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>10/30/2013</b>	2656 / 2005	2,200,000	WD	17

This page has been visited 14,199 times.

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