



Staff Report for Item 6

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: February 24, 2015

Applicant: Signs Unlimited

Application Number: H15-01-0073

Address: #430 Duval Street

Description of Work:

New halo illuminated sign on driveway entrance.

Site Facts:

The La Concha Hotel is listed as a contributing resource, built c. 1925. The Mediterranean Revival building came to HARC a year ago to remove a gallery that covers the sidewalk to build a more visible driveway. That project was approved by the HARC Commission on January 28, 2014. The proposed sign is to be placed at the newly constructed driveway entrance. Currently there was an unapproved sign painted onto the side of the building.

Guidelines and Ordinances Cited in Review:

Banners, Flags, Signage, and Lighting (pages 49-50), specifically guidelines 2, 3, 4, and 24.

Staff Analysis

The Certificate of Appropriateness presented includes the installation of a new façade sign over the driveway entrance of La Concha. The sign will say, “La Concha/Hotel ● Spa,” and will be composed of flat cut, aluminum letters. The entire sign will be 11.5 feet wide and 2.5 feet tall. The “La Concha” sign letters will be 12 inches tall. The “Hotel ● Spa” section letters will be 7 inches tall. The letters will be installed with studs and

painted black. There will be white halo glow LEDs behind the letters. No logo will be included in the wall sign.

As stated above, there is currently a sign painted onto the façade of the entryway. Part of this application is to remove the current sign and put up the new sign. The new aluminum letters will match the placement and size of the current painted sign.

Consistency with Guidelines

1. It is staff's opinion that the wall sign will be in compliance with the guidelines. The sign will not exceed 2'-6" in height. Faces of each letter will be solid, therefore the sign will not be interior illuminated, and rather, each letter will have halo white effect projecting from their back.

It is staff's opinion that the proposed sign complies with signage guidelines.

APPLICATION

HBM

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

HARC PERMIT NUMBER 15-01-73	BUILDING PERMIT NUMBER 15-188	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		YES NO %

ADDRESS OF PROPOSED PROJECT:

430 Duval St.

OF UNITS

RE # OR ALTERNATE KEY:

00006570-000000 / 1006807

NAME ON DEED:

Spottswood Partners LLC

PHONE NUMBER

OWNER'S MAILING ADDRESS:

500 Fleming St.
Key West FL 33040

EMAIL

jimtenney@remingtonhotels.com

CONTRACTOR COMPANY NAME:

Signs Unlimited

PHONE NUMBER

305 517-6870

CONTRACTOR'S CONTACT PERSON:

Carrie Johnston

EMAIL

signskeywest@aol.com

ARCHITECT / ENGINEER'S NAME:

—

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

—

EMAIL

—

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

1680⁰⁰

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

12" and 7" flat cut aluminum letters, 3/8" thick painted black, installed with studs above driveway entrance on the front facia of the building. White halo glow LED's behind letters, connected to existing electric with one power supply pulling 90 amps total. Cut off switch at box next to letters.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME:

QUALIFIER PRINT NAME:

Carrie D. Johnston

OWNER SIGNATURE:

QUALIFIER SIGNATURE:

Carrie D. Johnston

Notary Signature as to owner:

Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE; SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

STATE OF FLORIDA; COUNTY OF MONROE; SWORN TO AND SCRIBED BEFORE ME THIS 20th DAY OF January, 2015.

Personally known or produced

as identification.

Personally known or produced

as identification.



9736-10479-0K

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

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: 12 sq. ft.

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 90 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

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER:

GENERAL: DESCRIPTION FROM PART B: _____

PROJECT SPECIFICATIONS		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<u>8</u>		

DEMOLITION: ATTACHED IS 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 _____

City: 11204 State: 1/21/15 08 Receipt no: 11204
 01 * BUILDING PERMITS-FEE
 1.00 \$100.00
 Trans number: 000006
 CK CHECK 2027 \$190.00
 Trans date: 1/21/15 Time: 12:06:32

SIGN SPECIFICATIONS

SIGN COPY: LA CONCHA	PROPOSED MATERIALS: aluminum stud mounted	SIGNS WITH ILLUMINATION: 1
HOTEL SBA	letters painted black w/ LED	TYPE OF LTG: LED
↳ conch shell in the middle	hole white glow behind	LTG. LINEAL FTG.: 12'
MAX. HGT. OF FONTS: 12"		COLOR AND TOTAL LUMENS: white 90 amps - 200 lumens
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: less than 100 total INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS. white, behind letters		

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: See Guidelines for signage		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

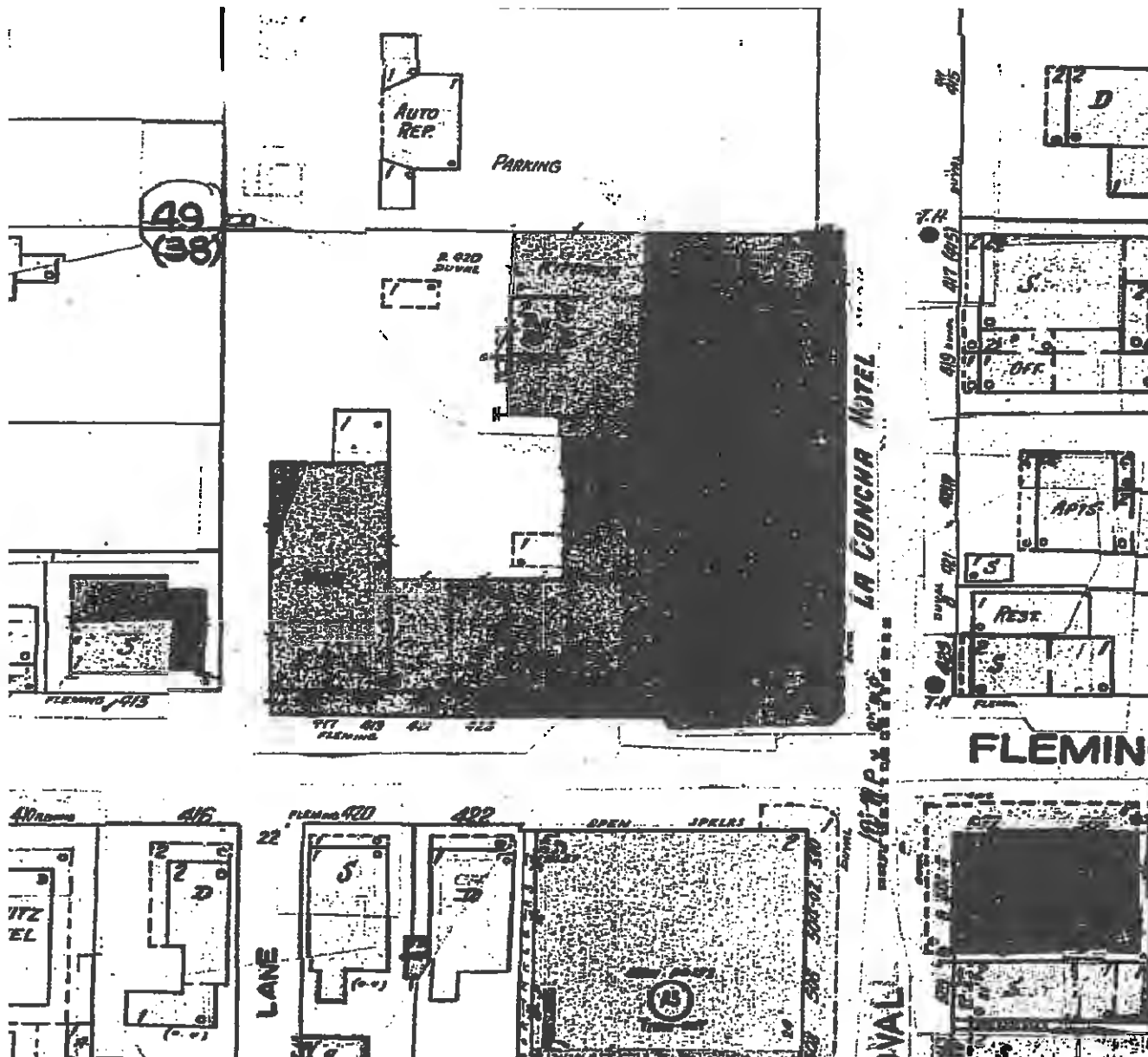
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

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

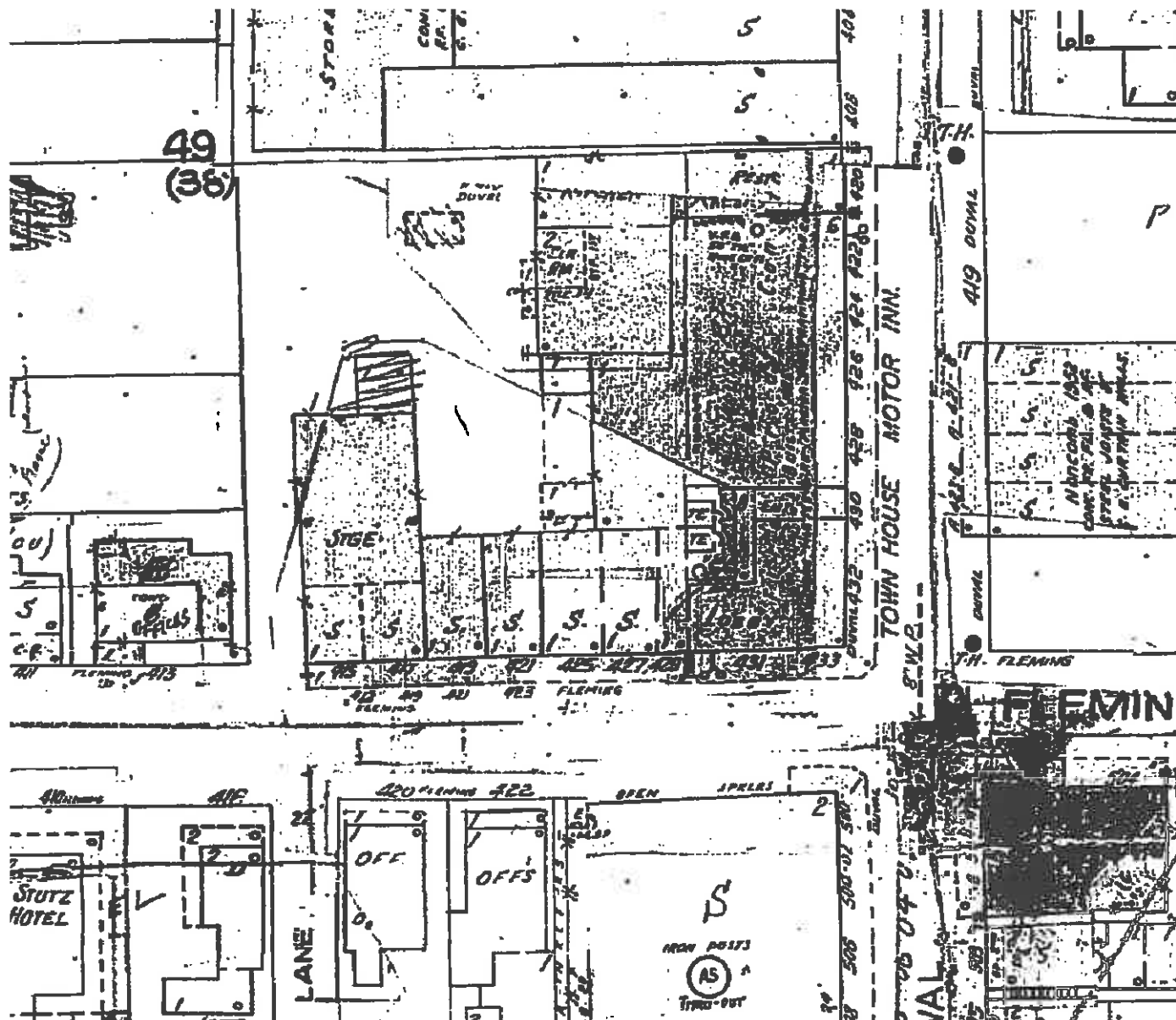
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1973.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

SANBORN MAPS



Sanborn map 1948



Sanborn map 1962

PROJECT PHOTOS

LA CONCHA

HOTEL • SPA



PROPOSED DESIGN

CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870

LA CONCHA

HOTEL • SPA

12" and 7" flat cut aluminum letters, 3/8" thick, painted black installed with studs above driveway entrance on the front facia of the building.

White Halo Glow LED'S behind letters.(Similar to Better than Sex and Adore on Duval).

Connected to existing electric with one power supply pulling 90 amps total. The cut off switch is at the buildiong exit site of the existing electric.

Temporary Painted Sign will be painted over.
Letters go in the place of it.

La Concha Hotel & Spa
430 Duval St
Key West, Fl 33040
RE:(00006570-000000)
Alternate Key #1006807

CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870



before



after

La Concha Hotel & Spa
430 Duval St
Key West, Fl 33040
RE:(00006570-000000)
Alternate Key #1006807

CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870

night
view



example
of similar



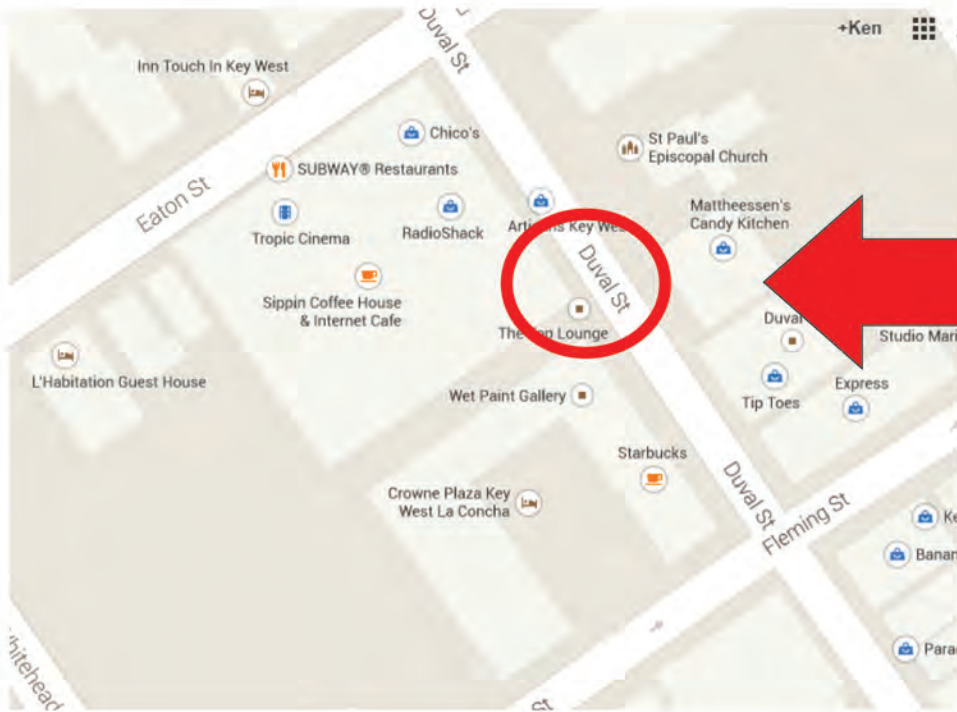
La Concha Hotel & Spa
430 Duval St
Key West, Fl 33040
RE:(00006570-000000)
Alternate Key #1006807

CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

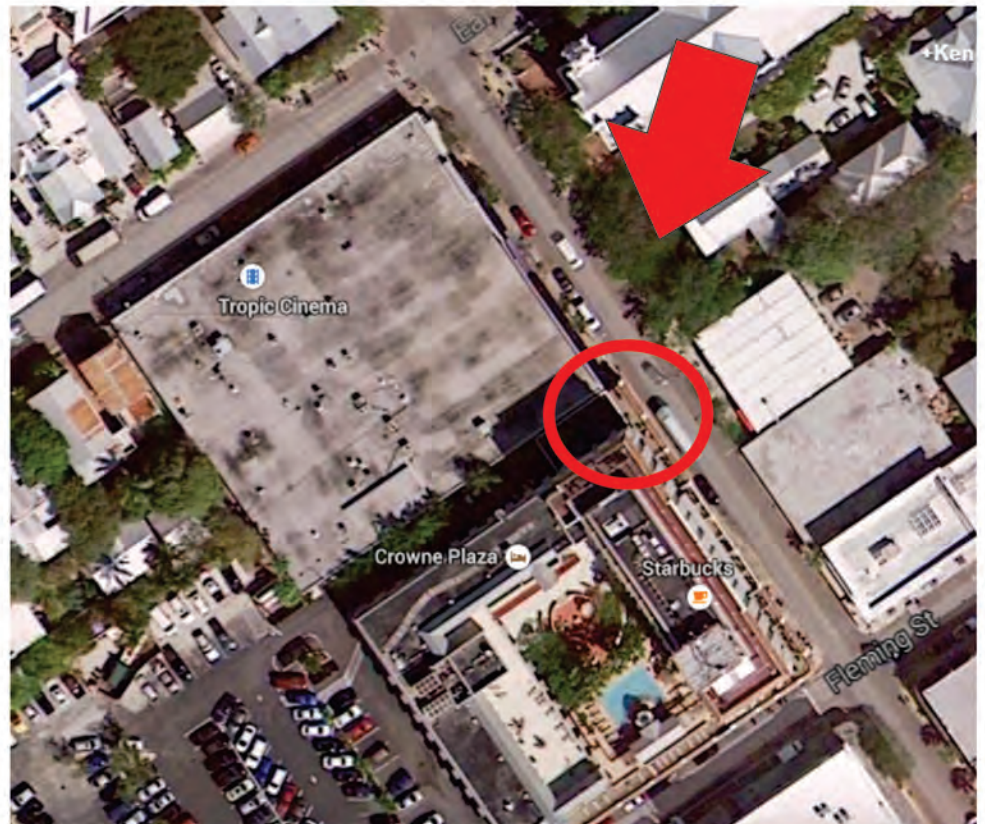
Monroe County #11787

phone: 305-517-6870



sign location

sign location



La Concha Hotel & Spa
430 Duval St
Key West, FL 33040
RE:(00006570-000000)
Alternate Key #1006807

LA CONCHA

HOTEL • SPA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW HALO ILLUMINATED SIGN ON DRIVEWAY ENTRANCE.

FOR- #430 DUVAL STREET

Applicant – Signs Unlimited

Application # H15-01-0073

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW HALO ILLUMINATED SIGN ON DRIVEWAY ENTRANCE.

FOR- #430 DUVAL STREET

Applicant – Signs Unlimited

Application # H15-01-0073

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1006807 Parcel ID: 00006570-000000

Ownership Details

Mailing Address:

SPOTTSWOOD PARTNERS II LTD
500 FLEMING ST
KEY WEST, FL 33040-6891

Property Details

PC Code: 39 - HOTELS,MOTELS

Millage Group: 10KW

Affordable Housing: No

Section-

Township- 06-68-25

Range:

Property Location: 430 DUVAL ST KEY WEST

Legal KW PT LOT 1 SQR 38 & PT BABCOCK LANE OR245-397/398 OR374- 51/54 OR941-2262/2265Q/C OR985-1803-E

Description: OR1268-869/871(RES NO 93-336) OR1566-1343/51 OR1585-1884/1902 OR1585-1908/26 OR1585-1927/45 OR1617-1226/42 OR1617-1243/59 OR1617-1260/76

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			33,407.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 63145
Year Built: 1938

Building 1 Details

Building Type
Effective Age 14
Year Built 1938
Functional Obs 0

Condition G
Perimeter 1,210
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 15
Grnd Floor Area 18,458

Inclusions:

Roof Type
Heat 1
Heat Src 1

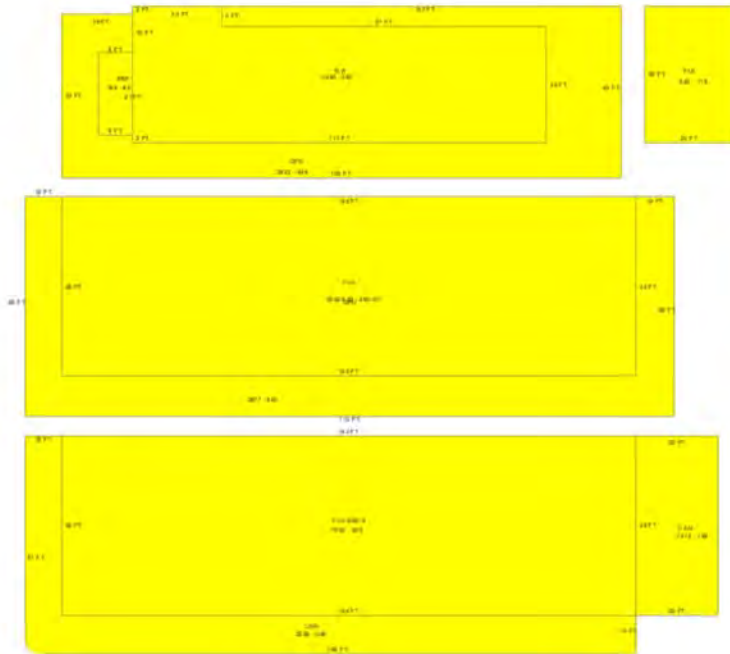
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 160
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 25

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	<u>CAN</u>		1	1938					2,085
0	<u>FLA</u>		1	1938		Y			7,084
2	<u>FLA</u>		5	1986					7,084
3	<u>OPX</u>		1	1986					2,923
4	<u>FLA</u>		1	1986					3,450
6	<u>SBF</u>		1	2000					189
7	<u>FLA</u>		1	1986					840
8	<u>CAN</u>		1	1986					1,012
9	<u>OPU</u>		1	1986					2,677

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTELS/MOTEL A	100	Y	Y
	1641	HOTELS/MOTEL A	100	Y	Y
	1642	HOTELS/MOTEL A	100	Y	Y
	1643	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
450	CUSTOM	100

Building 2 Details

Building Type
Effective Age 14
Year Built 1986
Functional Obs 0

Condition G
Perimeter 2,024
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 15
Grnd Floor Area 44,687

Inclusions:

Roof Type
Heat 1
Heat Src 1

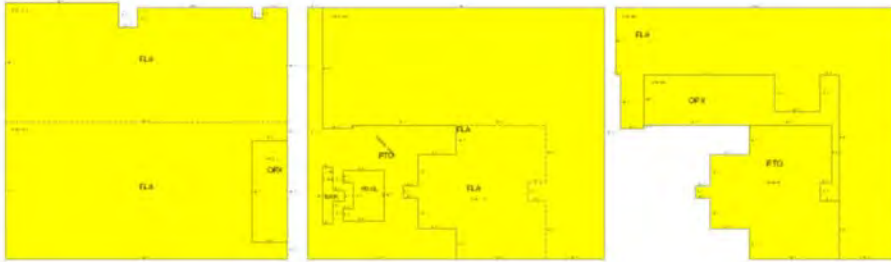
Roof Cover
Heat 2
Heat Src 2

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 240

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	<u>FLA</u>		1	1986					9,301
2	<u>FLA</u>		1	1986					9,927
4	<u>FLA</u>		1	1986					216
5	<u>PTO</u>		2	1986					5,280
6	<u>FLA</u>		1	1986					11,766
7	<u>FLA</u>		1	1986					9,301
8	<u>FLA</u>		1	1986					4,176
9	<u>OPX</u>		1	1986					2,501
10	<u>PTO</u>		1	1986					4,056
11	<u>OPX</u>		1	1986					1,007

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PO6:COMM POOL	650 SF	0	0	1999	2000	2	50
4	WD2:WOOD DECK	1,321 SF	0	0	1985	1986	4	40
5	PT4:PATIO	2,065 SF	0	0	1985	1986	4	50
6	HT2:HOT TUB	1 UT	0	0	1985	1986	4	50
7	FN2:FENCES	1,120 SF	140	8	1988	1989	2	30

Appraiser Notes

2002-12-26 - (041)160 HOTEL ROOMS. BLDG NO 1 IS RESTORED PORTION OF OLD BUILDING. BLDG NO 2 IS TWO COMPLETED FLOORS OF NEW HOTEL TPP ACCOUNT #8513755.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	11-1319	04/25/2011	7,500	Commercial	REPLACE 3 SECTIONS OF THE SECOND FLOOR ELEVATION ROOF TILE S.W. SIDE OF THE BLDG (FLEMING ST) EACH SECTION IS 18' LONG. CONCRETE TILES WILLHAVE SAME COLOR & PROFILE AS EXISTING
1	12-3760	10/15/2012	28,177	Commercial	REPLACE EXISTING DRAIN AND FRENCH DRAIN AT DUMPSTER/COMPACTOR AREA. NEW SYSTEM SHALL HAVE 750 GAL. INERCEPTOR, 8' THROUGH DRAIN 30LF FRENCH DRAIN , REPAIR ASPHALT, INSTALL 3.6 BALLARDS. REPAIR EXISTING CURB WHERE DAMAGED.
1	11-4590	02/07/2012	55,000	Commercial	FRAMING & REPLACING EXISTING STEEL STUDS W/TREATED STUDS ON 16" CENTER PER PLANS. DENS GLASS & HARDI BOARD STUCCO WALLS IN
1	11-3211	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3809	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3216	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3210	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE POWER TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3810	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.

1	11-3215	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3193	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3194	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3196	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT.
1	11-3801	10/25/2011	29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3195	10/25/2011	29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3198	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3197	10/25/2011	29,545	Commercial	REFURBISH 21 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3802	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3200	10/25/2011	29,545	Commercial	REFURBISH 16 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3199	10/25/2011	29,545	Commercial	REFURBISH 14 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3803	10/25/2011	29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3214	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3213	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3217	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3808	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3212	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND

						RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-2878	08/11/2011	12,000	Commercial		REPAIR 90 SF DAMAGED CONCRETE CEILING ON 4TH FLOOR, ELEVATOR LANDING. REMOVE AND REPLACE 100 SQ ACOUSTICAL CEILING. ALL INTERIOR WORK ONLY.
1	11-3836	10/24/2011	42,272	Commercial		REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 201-207; 229-233
1	11-3202	10/24/2011	42,272	Commercial		REFURBISH OF 16 HOTEL ROOMS; REMOVE AND REPLACE 16 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3201	10/24/2011	42,272	Commercial		REFURBISH OF 14 HOTEL ROOMS; REMOVE AND REPLACE 14 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3835	10/24/2011	42,272	Commercial		REFURBISH 13 ROOMS; REMOVE AND REPLACE 13 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 301-311; 329-339
1	11-3206	10/24/2011	42,272	Commercial		REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3207	10/24/2011	42,272	Commercial		REFURBISH OF 15 HOTEL ROOMS; REMOVE AND REPLACE 15 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3208	10/24/2011	42,272	Commercial		REFURBISH OF 10 HOTEL ROOMS; REMOVE AND REPLACE 10 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3205	10/24/2011	42,272	Commercial		REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3834	10/24/2011	42,272	Commercial		REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL.
1	11-3204	10/24/2011	42,272	Commercial		REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3203	10/24/2011	42,272	Commercial		REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
	08-4135	11/06/2008	7,000	Commercial		SEALCOAT ALL ASPHALT PARKING AND DRIVEWAY AREAS. RE-STRIPE TO EXISTING FORMAT
	07-4396	09/20/2007	40,000	Commercial		REPLACE EXISTING MAKE-UP AIR A/H WITH EQUAL IN ELEVATOR ROOM, 15 TON. REPLACE EXISTING MAKE-UP AIR A/H WITH QUAL ON 4TH FLOOR ROOF. 7.5 TON INSTALL TWO 4 T CHILLED WATER A/H IN BAR AREA.
	13-5084	02/07/2014	80,000	Commercial		REVISION: RELOCATING 2 30,000 BTU FAN COIL UNIT W/DUCT 9 S/A DROPS
	14-0773	02/28/2014	8,250	Commercial		DEMO OF 1500SF OF VACANT RETAIL SPACE FRONTING FLEMING STREET

14-2421	05/27/2014	97,581	Commercial	ROUGH AND TRIM: 6 WATER CLOSETS, 6 LAVATORIES, 6 TANKLESS WATER HATERS, ONE BAR SINK, SIX SHOWERS, PROVIDE DRAIN AND SUPPLY FOR 1 TREATMENT BEDS.		
13-3230	08/05/2013	15,000	Commercial	REMOVE EXISTING MOBILE CELL PHONE EQUIPMENT, PATCH AND PAINT.		
13-4718	11/04/2013	55,000	Commercial	INSTALLATION OF LIGHTING AND POWER WITH ASSOCIATED BRANCH CIRCUITRY, DEVICES BOXES LIGHTING CONTROL AND OVER CURRENT FEEDERS NEW 100A PANEL BOARD, INSTALLATION OF POWER FOR HVAC		
13-4977	11/25/2013	15,000	Commercial	RELOCATE AND/OR ADD FIRE SPRINKLERS TO SUIT NEW TENANT IMPROVEMENTS IN LOBBY AND THE MEN/WOMEN RESTROOMS.		
13-2933	09/27/2013	6,260	Commercial	REMOVE EXISTING 1000 GALLON LP CONCRETE SLABS AND POUR REQUIRED SLAB WITH PROPER ANCHORAGE		
13-3005	10/03/2013	25,000	Commercial	DEMO EXISTING LOBBY NONSTRUCTURAL COMPONENT INCLUDING: EXISTING GUEST CHECKIN, RESTROOM HVAC CLOSET AND PARTIAL WALL REMOVAL AT JACK'S RESTAURANT.		
13-4452	10/17/2013	34,486	Commercial	REPLACE EXISTING 5 WATER CLOSETS, 4 LAVATORIES, 1 TANKLESS WATER HEATER, 2 URINALS, 1 FLOOR SINK, 2 FLOOR DRAINS. CONNECT 1-3 COMPARTMENT SINK, 1 HAND SINK, 1 ICE BIN.		
13-3508	10/03/2013	220,000	Commercial	RENOVATION OF EXISTING HOTEL LOBBY AND RESTROOMS, RELOCATION OF EXISTING RESTAURANT, RECONSTRUCTION OF EXISTING BATHROOMS AND ADA IMPROVEMENTS, RELOCATION OF EXISTING GUEST CHECK-IN AND ELECTRICAL/MECHANICAL IMPROVEMENTS.		
13-3231	08/05/2013	1,200	Commercial	REMOVE AND DISCONNECT ELECTRICAL SERVICES		
13-4868	12/20/2013	1,400,000	Commercial	DEMOLITION OF ROOF TOP CONFERENCE STRUCTURE, RECONSTRUCTION OF 4500SF SPA 6 TREATMENT ROOMS AND ONE EXERCISE AREA, 1 ROOM TO BE ADA COMPLIANT. CONSTRUCTION OF A GUEST RECEPTION AREA. EXTERIOR DECKS TO BE CONSTRUCTED AT EACH. SPA ROOM W/ AN ENLARGED DECK ON THE NORTH SIDE OF STRUCTURE.		
13-3453	08/23/2013	78,375	Commercial	PROVIDE AND INSTALL A DRAINAGE SYSTEM FOR EXISTING PARKING LOT AT REAR OF BUILDING. INSTALL 90/60 ENCASED 16' WELL CASING INJUNCTION WELL. PROVIDE WATER CONTROL STRUCTURE. INSTALL TRENCH DRAIN AT SERVICE ENTRANCE. INSTALL 46' OF 6" SOLID PIPE		
13-5193	12/13/2013	10,200	Commercial	EXISTING MECHANICAL, STORAGE AND HOUSE KEEPING CLOSETS TO BE UPGRADED TO MEET FIRE AND BUILDING CODE REQUIREMENTS		
13-4719	11/04/2013	2,000	Commercial	INSTALLATION OF BOXES, DEVICE, AND CABLING FOR TELEPHONE, DATA AND POINT OF SALES IN LOBBY AREA.		
14-2794	06/19/2014	50,000	Commercial	INSTALL 3600SF RIDGIT INSULATION SEVURE ROCK ROOFING PANELS		
13-5193	11/24/2014	136,400		REVISION ON #4 & #5 DRYWALL AND FRAMING AND DOOR IN CORRIDOR		
14-5566	12/12/2014	31,000		ASPHALT REPAIRS, AND RESTRIPIING		
14-5733	12/19/2014	17,900		CEILING RESTORATION ON 4TH FLOOR AROUND ROOM 413		
1	B94-002	01/01/1994	02/01/1994	95,805	Commercial	RENOVATIONS,RELOCATE BAR
1	B94-0410	02/01/1994	12/01/1994	3,750	Commercial	ADDING A STRUCTURAL BEAM
1	M94-0126	01/01/1994	12/01/1994	700	Commercial	3 DROPS
1	M94-3567	10/01/1994	12/01/1994	1,000	Commercial	REPLACE A/C UNIT
1	E95-0139	01/01/1995	08/01/1995	200	Commercial	1 MOTOR
1	B95-0145	01/01/1995	08/01/1995	4,000	Commercial	REPLACE WOOD ENTRY DOOR

1	B95-1244	04/01/1995	08/01/1995	27,920	Commercial	REPL 28 WDWS - 5 DOORS
1	96-3984	10/01/1996	11/01/1996	41,000	Commercial	MECHANICAL
1	964194	10/01/1996	11/01/1996	41,000	Commercial	MECHANICAL
1	97-1289	04/01/1997	10/01/1997	57,000	Commercial	ROOFING
1	97-3899	11/18/1997	12/07/1998	2,000	Commercial	REPL AIR HANDLER
1	98-1086	01/06/1998	12/07/1998	40,000	Commercial	PAINT ALL WOOD
1	98-2072	07/02/1998	12/07/1998	19,000	Commercial	REPL AIR HANDLER
1	98-2916	10/20/1998	12/07/1998	39,000	Commercial	ROOF REPAIRS
1	98-3220	12/21/1998	12/30/1998	20,000	Commercial	UPDATE SERVICE
1	99-4040	01/07/1999	11/03/1999	60,000		REPAIR CONCRETE SPALLING
1	99-0039	01/07/1999	11/03/1999	8,000		3 ANTENNA'S
1	99-0457	02/05/1999	11/03/1999	8,000	Commercial	REPLACE 3 AIR HANDLERS
1	99-0869	03/12/1999	11/03/1999	55,000	Commercial	NEW AWNINGS
1	99-1104	03/30/1999	11/03/1999	25,000	Commercial	REMV/REPL CONCRETE STAIR
1	99-1725	05/19/1999	11/03/1999	6,000	Commercial	ANTENNA'S
1	99-2193	06/28/1999	11/03/1999	5,000	Commercial	REFINISH POOL
1	99-*4041	12/23/1999	07/12/2000	16,000	Commercial	REMOVE/REPL DRIVEWAY
1	00-1641	06/20/2000	11/01/2000	90,000	Commercial	142 CANVAS AWNINGS
1	00-1996	08/01/2000	11/01/2000	42,000	Commercial	POWER PAINT BUILDING
1	99-1725	08/25/2000	11/01/2000	5,500	Commercial	3 ADDITIONAL ANTENNAS
1	01-977	03/12/2001	11/16/2001	8,381	Commercial	INTERIOR RENOVATION
1	01-2818	08/14/2001	11/16/2001	8,800	Commercial	REPLACE FIRE ALARM
1	01-2707	08/02/2001	11/16/2001	2,000	Commercial	ELECTRICAL
1	01-3346	10/16/2001	11/16/2001	5,500	Commercial	INSTALL/CONNECT 3 ANTENAS
1	01-3061	12/04/2001	08/16/2002	20,000	Commercial	REMOVE 8 GUEST ROOMS
1	01-3968	12/14/2001	08/16/2002	5,000	Commercial	PLUMBING
1	02-0675	03/21/2002	08/16/2002	100	Commercial	MOVE TICKET BOOTH
1	02-2720	12/17/2002	10/03/2003	40,695	Commercial	ROOFING OVER BAR
1	02-3282	03/25/2003	10/03/2003	33,000	Commercial	RENOVATE TOP-BAR
1	03-1601	06/06/2003	10/03/2004	3,000	Commercial	REMOVE WINDOW
1	03-0478	08/05/2003	02/23/2004	77,500	Commercial	PLUMBING & BUILDOUT
1	04-0023	01/08/2004	02/23/2004	9,000	Commercial	REPLACE AIR HANDLER
1	04-0047	01/09/2004	02/23/2004	20,000	Commercial	ELE FOR STARBUCKS
1	04-2999	09/14/2004	11/08/2005	10,000	Commercial	REPIPE POOL SYSTEM
1	05-1079	04/06/2005	11/08/2005	2,000	Commercial	RELOCATE EXISTING PANEL ANTENNA
1	06-5686	10/17/2006	12/19/2006	10,000	Commercial	ADD LIGHTS AND OUTLETS IN DINING AREA
1	06-6275	01/24/2007		9,000	Commercial	SEAL COAT 34,870SF RE-STRIP PARKING
1	07-0444	02/13/2007		1,100	Commercial	REPLACE 70 LOW VOLTAGE LIGHTS IN ROOF
1	06-5420	10/05/2006	12/19/2006	314,000	Commercial	EXTERIOR PAINTING / STUCCO REPAIR /CONCRETE REPAIR
1	06-4266	08/04/2006	12/19/2006	200,000	Commercial	INTERIOR DEMO OF NON BEARING WALLS FINISHES
1	06-3783	06/29/2006	12/19/2006	900	Commercial	HARD WIRE 7 WALL SCONES SMOKE DETECTORS EMERGENCY SIGHNS
1	07-4038	08/20/2007		1,500	Commercial	INSTALL CIRCUIT FOR 1. TON A.C. FOR TELEPHONE ROOM

1	07-4039	08/20/2007	2,400	Commercial	RUN ELECTRIC FOR HOTEL KITCHEN AIR-MOVERS
1	07-3960	08/15/2007	30,000	Commercial	CHANGE OUT EXISTING HOOD INTERIOR WORK ONLY
1	07-4123	08/29/2007	2,000	Commercial	INSTALL 3-PHASE AIR HANDLERS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	16,562,124	59,144	3,258,485	24,038,518	19,155,890	0	24,038,518
2013	16,562,124	60,695	3,099,535	17,414,446	17,414,446	0	17,414,446
2012	16,038,797	62,247	3,387,561	16,478,295	16,478,295	0	16,478,295
2011	16,038,797	63,798	3,387,561	15,508,172	15,232,726	0	15,508,172
2010	16,830,837	65,350	3,428,955	13,847,933	13,847,933	0	13,847,933
2009	16,830,837	67,536	3,925,323	14,722,707	14,722,707	0	14,722,707
2008	16,830,837	69,510	4,342,910	15,251,144	15,251,144	0	15,251,144
2007	13,624,241	59,761	4,342,910	12,824,832	12,824,832	0	12,824,832
2006	13,568,819	61,576	3,006,630	13,377,742	13,377,742	0	13,377,742
2005	12,213,308	63,640	2,505,525	14,712,671	14,712,671	0	14,712,671
2004	13,299,471	65,455	2,104,641	13,520,205	13,520,205	0	13,520,205
2003	15,029,887	67,481	2,071,234	13,685,367	13,685,367	0	13,685,367
2002	14,678,661	69,334	2,071,234	13,685,367	13,685,367	0	13,685,367
2001	15,005,590	91,765	2,071,234	13,685,367	13,685,367	0	13,685,367
2000	17,600,366	85,173	1,737,164	10,873,637	10,873,637	0	10,873,637
1999	20,059,832	80,206	1,737,164	11,468,349	11,468,349	0	11,468,349
1998	13,373,221	83,377	1,737,164	11,468,349	11,468,349	0	11,468,349
1997	13,373,221	86,662	1,670,350	11,468,349	11,468,349	0	11,468,349
1996	12,157,474	89,849	1,670,350	9,153,332	9,153,332	0	9,153,332
1995	12,157,474	93,135	1,670,350	9,153,332	9,153,332	0	9,153,332
1994	12,157,474	96,305	1,670,350	8,594,566	8,594,566	0	8,594,566
1993	12,157,474	99,605	1,599,200	9,693,689	9,693,689	0	9,693,689
1992	12,157,474	102,776	1,599,200	9,693,689	9,693,689	0	9,693,689
1991	12,157,474	106,062	1,599,200	9,693,689	9,693,689	0	9,693,689
1990	12,157,474	109,249	1,287,356	9,693,689	9,693,689	0	9,693,689
1989	12,157,474	111,078	1,279,360	13,282,489	13,282,489	0	13,282,489
1988	9,717,947	89,898	1,023,488	13,658,532	13,658,532	0	13,658,532
1987	8,572,656	92,340	489,755	13,918,884	13,918,884	0	13,918,884
1986	954,814	72,077	479,760	1,582,294	1,582,294	0	1,582,294
1985	651,806	72,822	345,427	1,077,952	1,077,952	0	1,077,952
1984	647,267	73,567	345,427	1,066,261	1,066,261	0	1,066,261
1983	1,289,530	74,312	224,224	1,588,066	1,588,066	0	1,588,066
1982	1,181,430	75,057	192,833	1,449,320	1,449,320	0	1,449,320

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 482,941 times.

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