



**Historic Architectural Review Commission
Staff Report for Item 9**

To: Acting Chairman Richard McChesney and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: September 27, 2018

Applicant: William P. Horn

Application Number: H18-0004

Address: #201 William Street

Description of Work:

Plaza renovations at the Key West Bight, including hardscape.

Site Facts:

The proposed plans at the Key West Bight covers three plaza renovations – the plaza at the end of Greene Street, outside of Conch Republic Seafood Company, the circle area at the end of William Street and entrance to Lazy Way Lane, and the plaza at the end of Margaret Street between Half Shell Raw Bar and Turtle Kraals. The application also includes improvements to Lazy Way Lane.

Guidelines Cited on Review:

Guidelines for Parking Areas, Landscaping, & Open Space Environment (pages 43-44), specifically guidelines 1, 4, and 8.

Staff Analysis

The Certificate of Appropriateness in review is for the installation of brick pavers, landscaping, and wooden walkways in the Bight area. The plaza at the end of Greene Street will have new wooden walkways installed along the water's edge. New brick pavers will be installed, and more landscaping will be installed. The wooden walkway will continue to the shops along Lazy Way Lane to create a more inviting entryway for the stores.

The circle at the end of William Street will have new brick pavers installed at the entrance of Lazy Way Lane to create a more pedestrian feel. New landscaping will be installed as well.

The plaza area at the end of Margaret Street will have new brick pavers installed with new landscaping and trees along the street's end. An existing wooden booth will be removed.

Consistency with Guidelines

The guidelines cover that changing paving materials should not affect the relationship of the buildings to their environment and should be compatible with the neighborhood. The guidelines also state that past appearance of the property should guide decisions for new work on the site. Photographs found from history show that most of the area has undergone a lot of change over the years. Aerial photographs show that typically that area was always a combination of concrete or dirt, and that the area was industrial. In the past twenty years, street improvements were installed, such as the wooden walkways along the waterfront, and brick pavers to create a more plaza feel in certain area – specifically the plazas at the end of Greene Street and Margaret Street.

The proposed plans will continue the wooden walkway along the water's edge and create more pedestrian friendly spaces in the Bight. The area has changed over time, and there is little historic fabric left. Staff finds the proposed plans consistent with the guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	201 WILLIAM - KEY WEST HISTORIC SEAPORT	
NAME ON DEED:	CITY OF KEY WEST	PHONE NUMBER 305-809-3803
OWNER'S MAILING ADDRESS:	1300 WHITE STREET	EMAIL KOLSON@CITYOFKEYWEST-FL.COM
	CITY OF KEY WEST	
APPLICANT NAME:	WILLIAM P. HORN ARCHITECT, PA	PHONE NUMBER 305-296-8302
APPLICANT'S ADDRESS:	915 EATON ST.	EMAIL WILLIAM@WPHORNARCHITECT.COM
	KEY WEST, FL. 33040	
APPLICANT'S SIGNATURE:		DATE 08/24/18

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: PLAZA RENOVATIONS AT THE HISTORIC SEAPORT, INCLUDING BUT NOT LIMITED TO BRICK AND CONCRETE BANDING REPLACEMENT, NEW LANDSCAPING, LIGHTING, BENCHES BIKE RACKS, IPE, DECKING AND CONCRETE SIDEWALKS.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
SEE DEMOLITION APPENDIX

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: BRICK PAVERS TO MATCH EXISTING	FENCES:
DECKS: 'IPE' WOOD DECKING TO MATCH EXISTING	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC): PLAZA RENOVATIONS - SEE PLANS	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER: NEW LANDSCAPING, BENCHES, BIKE STATIONS, LIGHTING

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

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



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

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

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

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
 - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

THE BOOTH BUIDLING IS A NON-HISTORIC WOOD BOOTH THAT ALSO COVERS A FIRE PUMP, THERE IS NO HISTORIC VALUE OR ANY OTHER DISTINGUISHABLE FEATURES.

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

IT IS NOT ASSOCIATED WITH ANYTHING IMPORTANT.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

NO.

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

NO.

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

NO.

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

NO.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

THIS BUILDING WAS RECENTLY ADDED TO THIS HISTORIC PLAZA AND SHOULD BE REMOVED TO OPEN UP THE HISTORIC VIEW TO THE WATER.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

NO.

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

NO.

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



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

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

- Yes Number of pages and date on plans _____
- No Reason SUBMITTING HARC DRAWINGS FOR APPROVAL.

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

N/A

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

N/A

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

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

N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

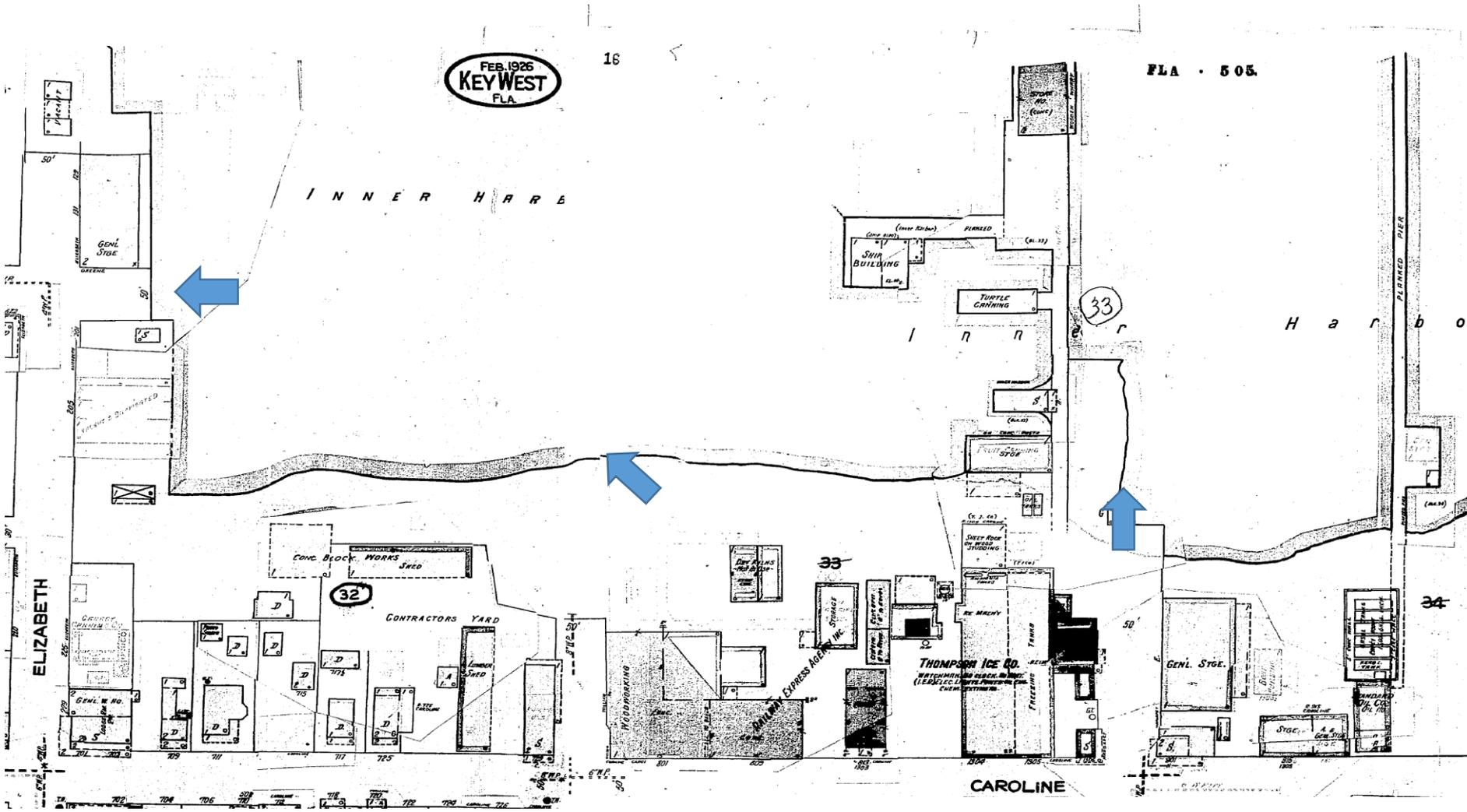
 PROPERTY OWNER'S SIGNATURE:	8.24.18 DATE AND PRINT NAME: <u>Kasper Olson</u>
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OFFICE USE ONLY

BUILDING DESCRIPTION:	
<input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____	
<input type="checkbox"/> Not listed Year built _____ Comments _____	
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____	Staff Comments

SANBORN MAPS

You can see the shift in shoreline from 1962 to 1948. Most of the areas of concern were not even land at this point.

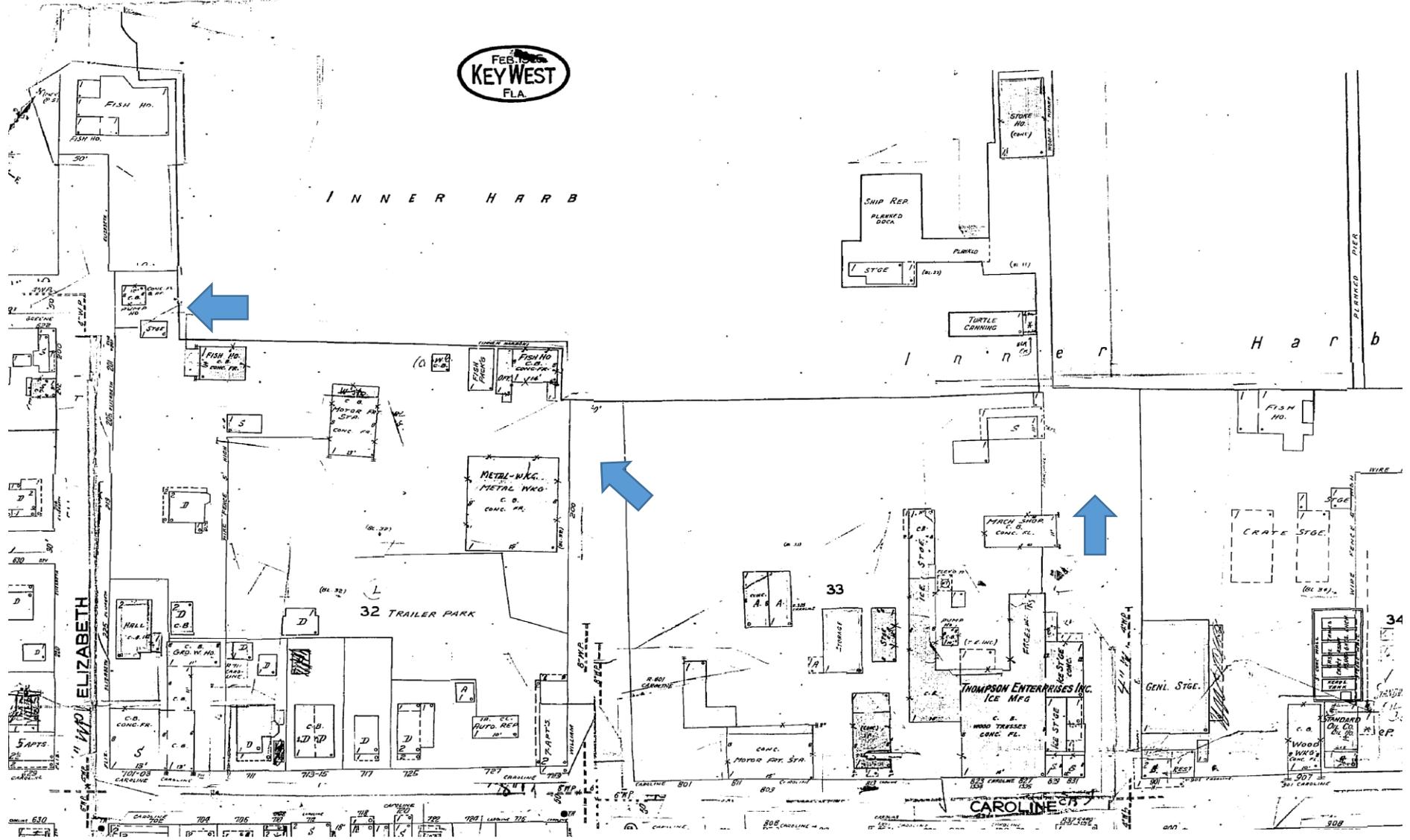


1948 Sanborn Map



INNER HARB

Inner Harb



1962 Sanborn Map

PROJECT PHOTOS



Key West Bight, c.1950s. Wright Langley Collection. Monroe County Public Library.



Key West Bight, c. 1950s. Wright Langley Collection. Monroe County Public Library. The arrow is pointing to the Margaret Street Plaza.



Key West Bight, c.1960. Wright Langley Collection. Monroe County Public Library.



Key West Bight, c.1980. Dale McDonald Collection. Monroe County Public Library.



Key West Bight 1996. Photo by Ty Symroski. Monroe County Public Library.
Photo of end of Margaret Street



Key West Bight 1996. Photo by Ty Symroski. Monroe County Public Library.
Photo of end of William Street, Lazy Way Lane, and Greene Street Plaza.



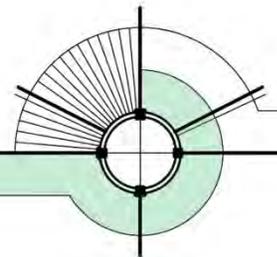
Key West Bight 1996. Photo by Ty Symroski. Monroe County Public Library. Photo of end of Margaret Street. The wooden booth is now constructed.



**ELIZABETH STREET
STONE MONUMENT IN PLAZA**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

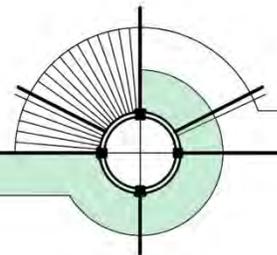




**ELIZABETH STREET
CONCH REPUBLIC SEAFOOD**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





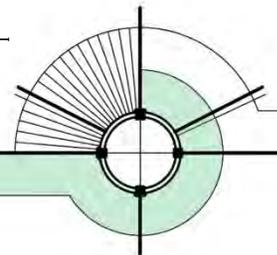
**ELIZABETH STREET
CROSSING LAZY WAY**



**ELIZABETH STREET
LAZY WAY RETAINING WALL**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

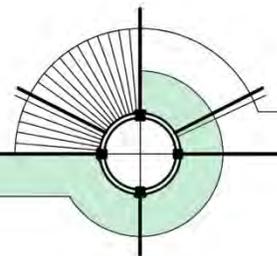




ELIZABETH STREET
LAZY WAY

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

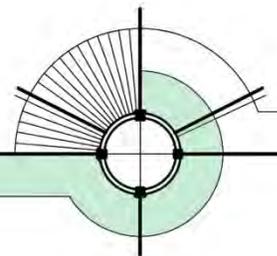


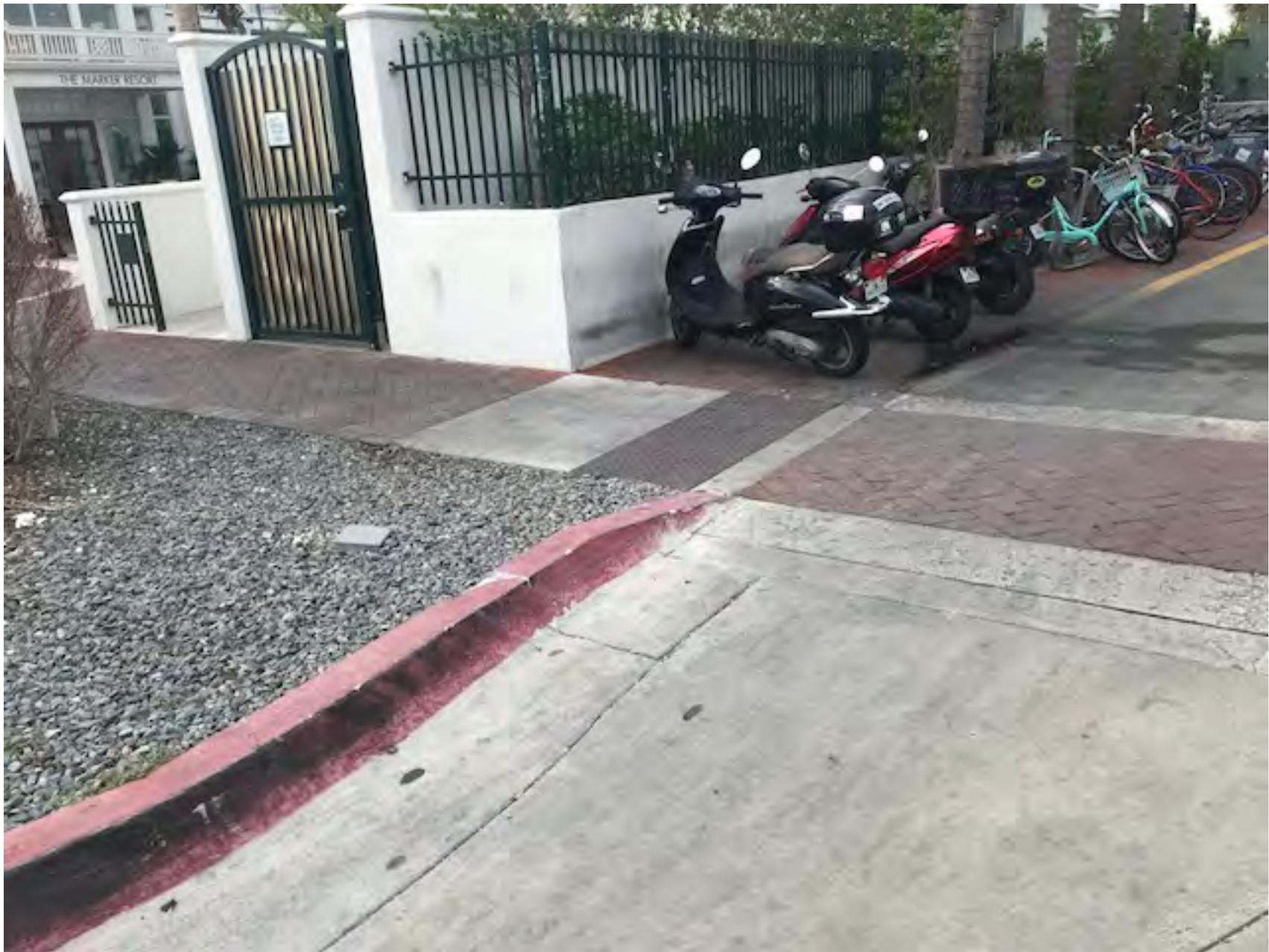


**WILLIAM STREET
PLAZA OVERALL**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

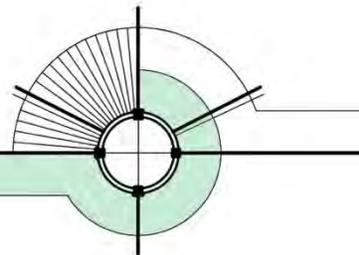




**WILLIAM STREET
CROSSWALK LAZY WAY**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

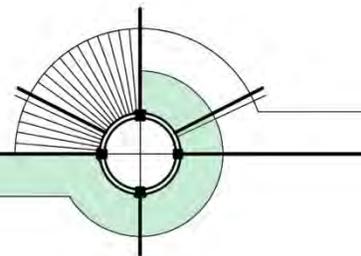




**WILLIAM STREET
FROM WATERFRONT BREWERY**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

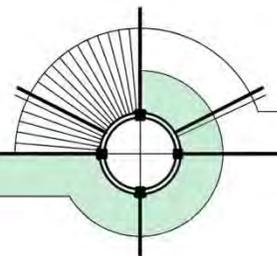




MARGARET STREET
FACING IN LIVING COLOR

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

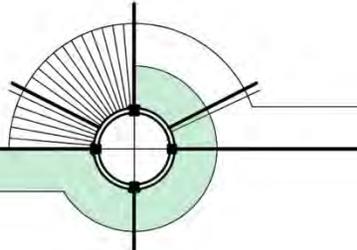




MARGARET STREET
TURTLE KRAALS

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

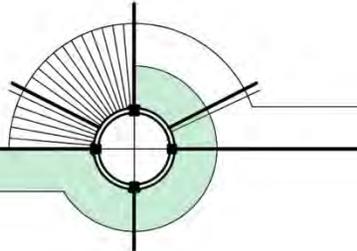




MARGARET STREET
HALF SHELL

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



PROPOSED DESIGN

KEY WEST HISTORIC SEAPORT PHASE II

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEY WEST
HISTORIC
SEAPORT
PHASE II

KEY WEST BIGHT
KEY WEST, FL. 33040



KEY WEST CITY OFFICIALS

MAYOR CRAIG CATES

COMMISSIONER JIMMY WEEKLEY, DISTRICT I

COMMISSIONER SAMUEL KAUFMAN, DISTRICT II

COMMISSIONER BILLY WARDLOW, DISTRICT III

COMMISSIONER RICHARD PAYNE, DISTRICT IV

COMMISSIONER MARGARET ROMERO, DISTRICT V

COMMISSIONER CLAYTON LOPEZ, DISTRICT VI

CITY MANAGER JAMES K. SCHOLL

SEAL _____

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE _____

08-24-2018 HARC SUBMITTAL

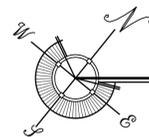
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JW

PROJECT
NUMBER _____

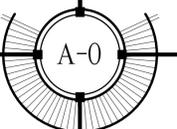
1609



PROPOSED HISTORIC SEAPORT HARBORWALK - SITE PLAN

SCALE: N.T.S

INDEX OF SHEETS					
PAGE	DESCRIPTION	PAGE	DESCRIPTION	PAGE	DESCRIPTION
A-0	COVER SHEET	L-1.0	EXISTING TREES AREA #1		SURVEY ELIZABETH STREET (SHEET 1 OF 2) SURVEY ELIZABETH STREET (SHEET 2 OF 2) SURVEY WILLIAM STREET SURVEY MARGARET STREET
A-2.0	AREA #1	L-1.1	LANDSCAPE PLAN AREA #1		
A-3.0	AREA #2	L-2.0	EXISTING TREES AREA #2		
A-4.0	AREA #3	L-2.1	LANDSCAPE PLAN AREA #2		
A-4.1	AREA #3 ENLARGED	L-3.0	EXISTING TREES AREA #3		
A-4.2	AREA #3 ENLARGED	L-3.1	LANDSCAPE PLAN AREA#3		



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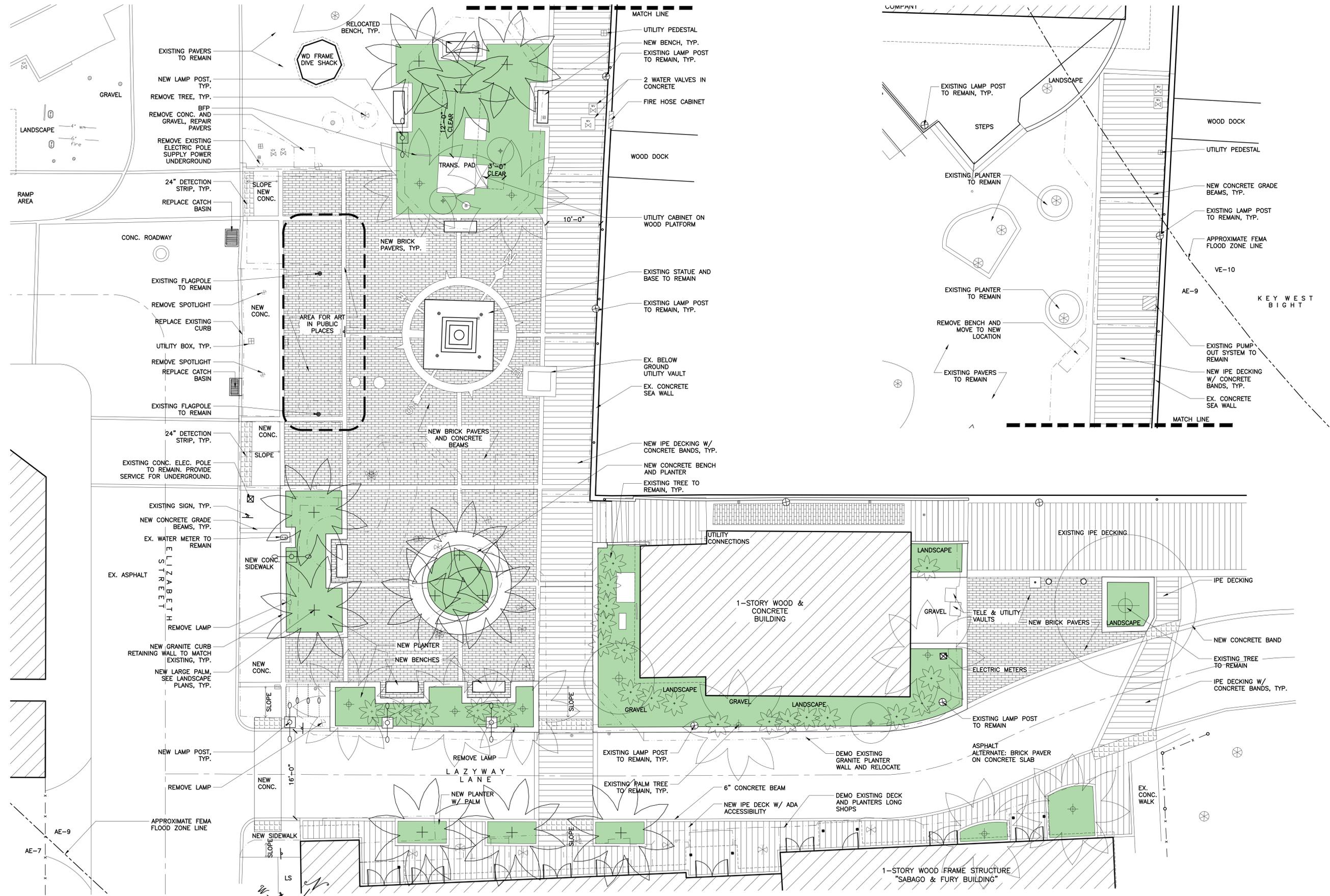
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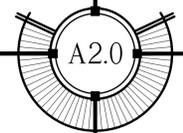


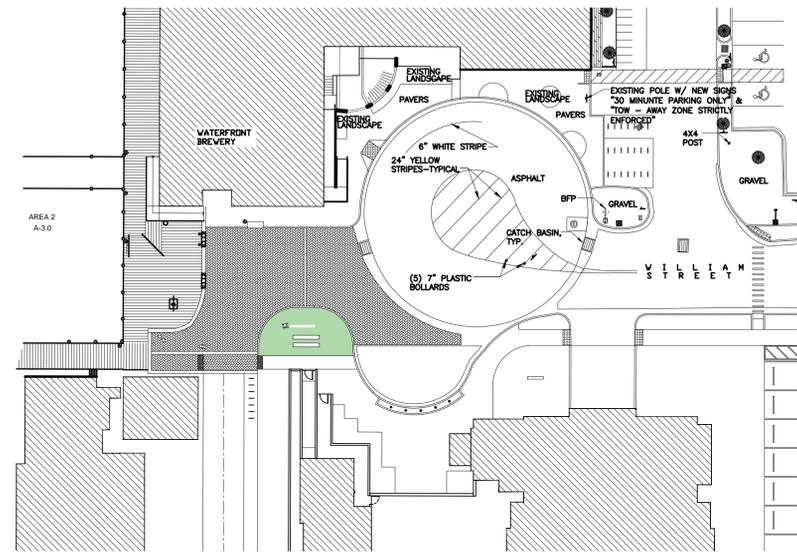
PROPOSED HISTORIC SEAPORT HARBORWALK - AREA #1 ELIZABETH STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY
FLORIDA KEYS LAND SURVEYING SURVEYOR DATED ON 05/12/2016

SCALE: 1/8"=1'-0"

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA

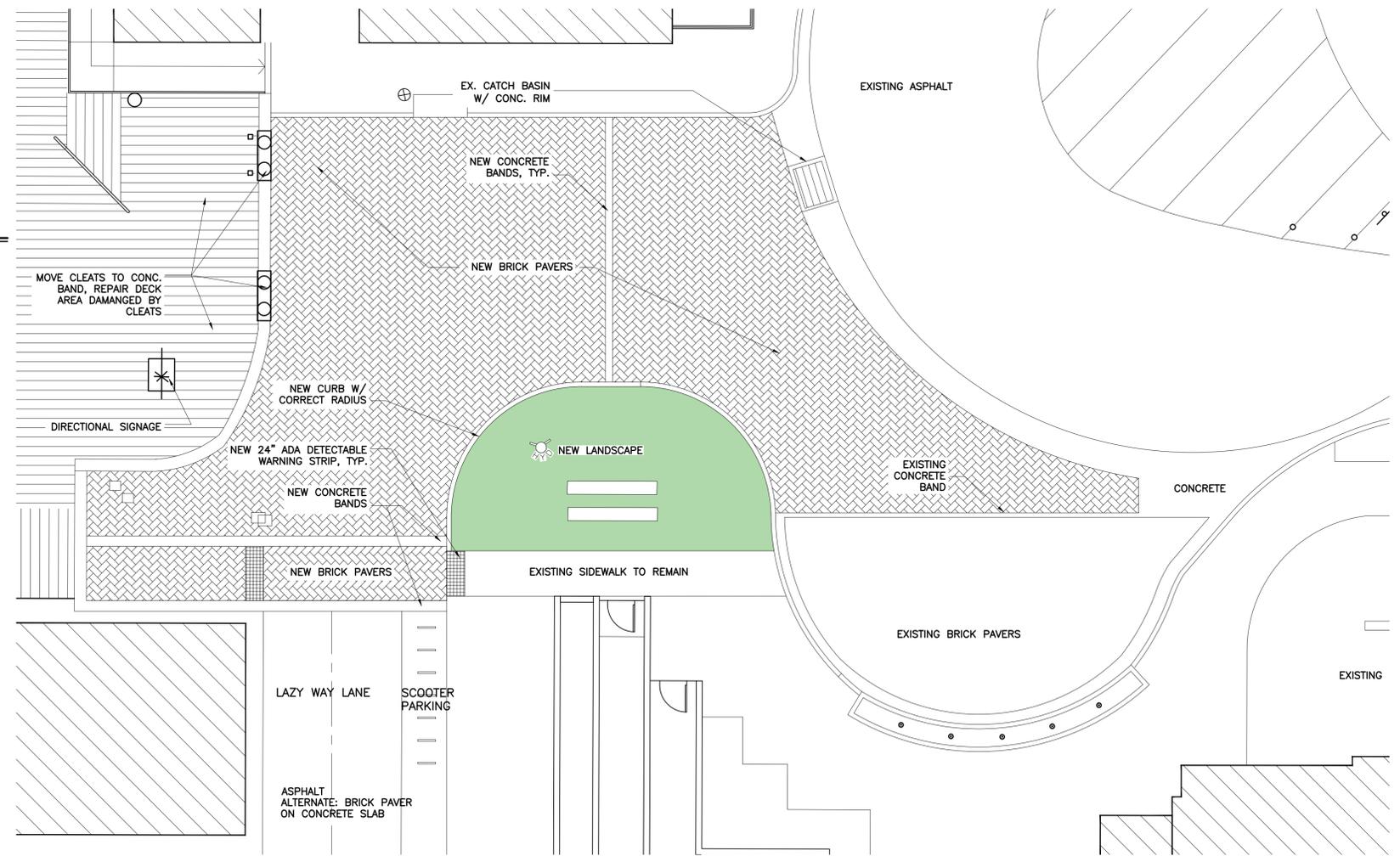
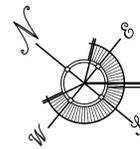




PROPOSED HISTORIC SEAPORT HARBORWALK
- AREA #2 WILLIAM STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 05/12/2016

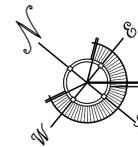
SCALE: 1/32"=1'-0"



ENLARGED HISTORIC SEAPORT HARBORWALK
- AREA #2 WILLIAM STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 05/12/2016

SCALE: 1/8"=1'-0"



SEAL

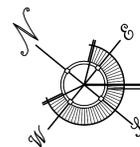
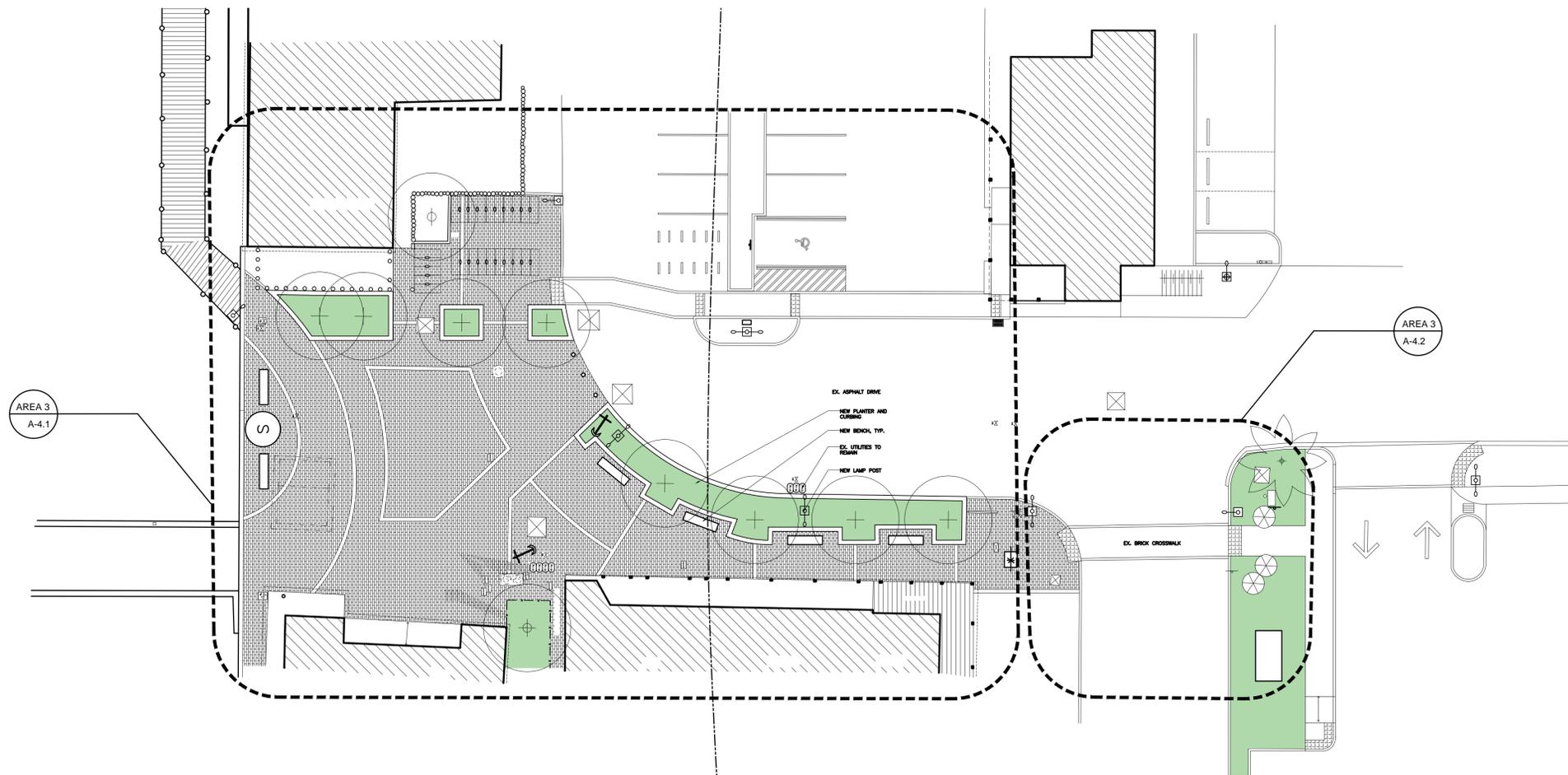
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DATE
08-24-2018 HARC SUBMITT

REVISIONS

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JW

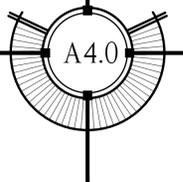
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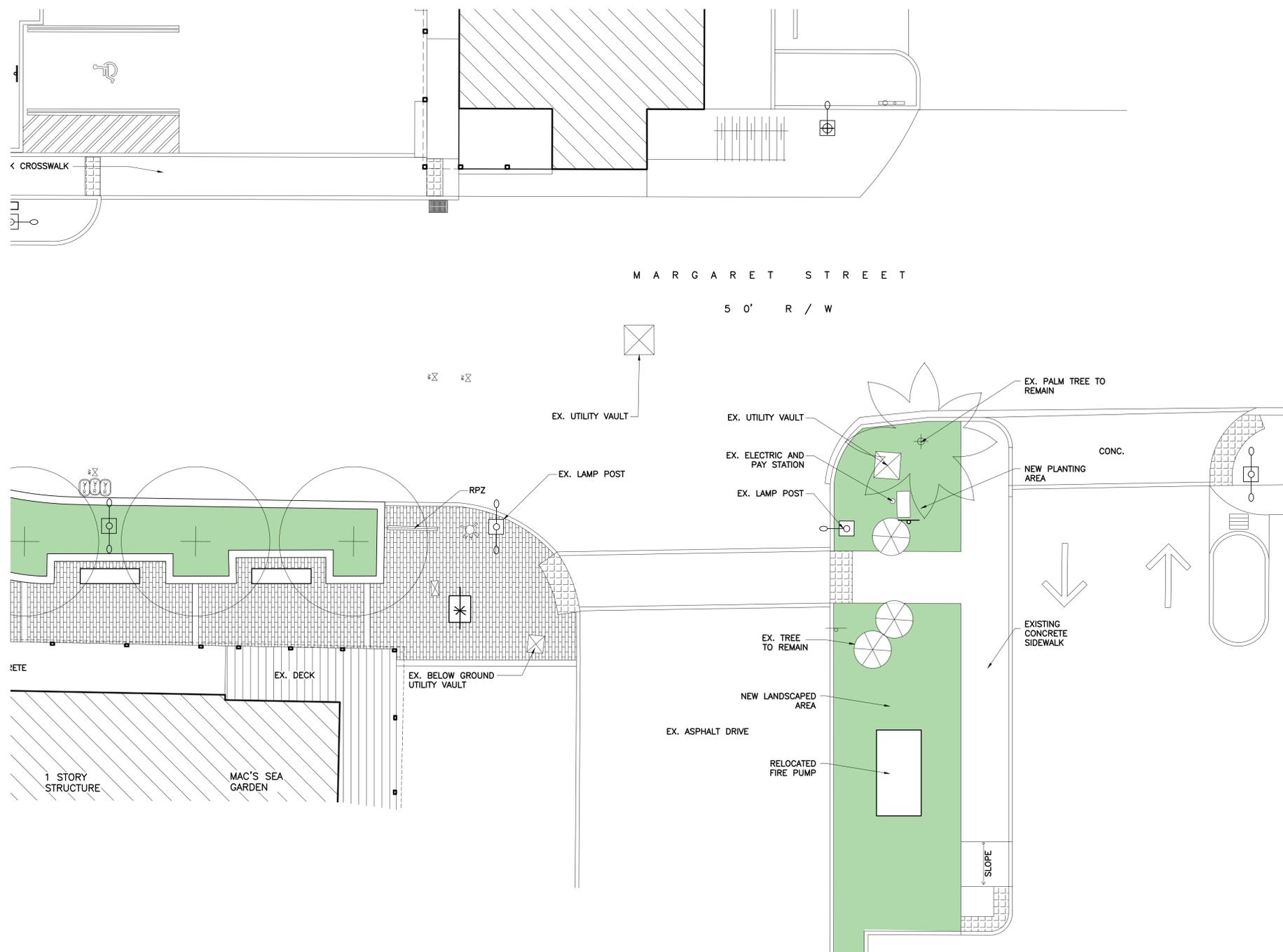


PROPOSED HISTORIC SEAPORT HARBORWALK - AREA #3 MARGARET STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 05/12/2016

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





SEAL

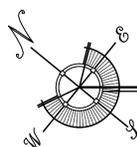
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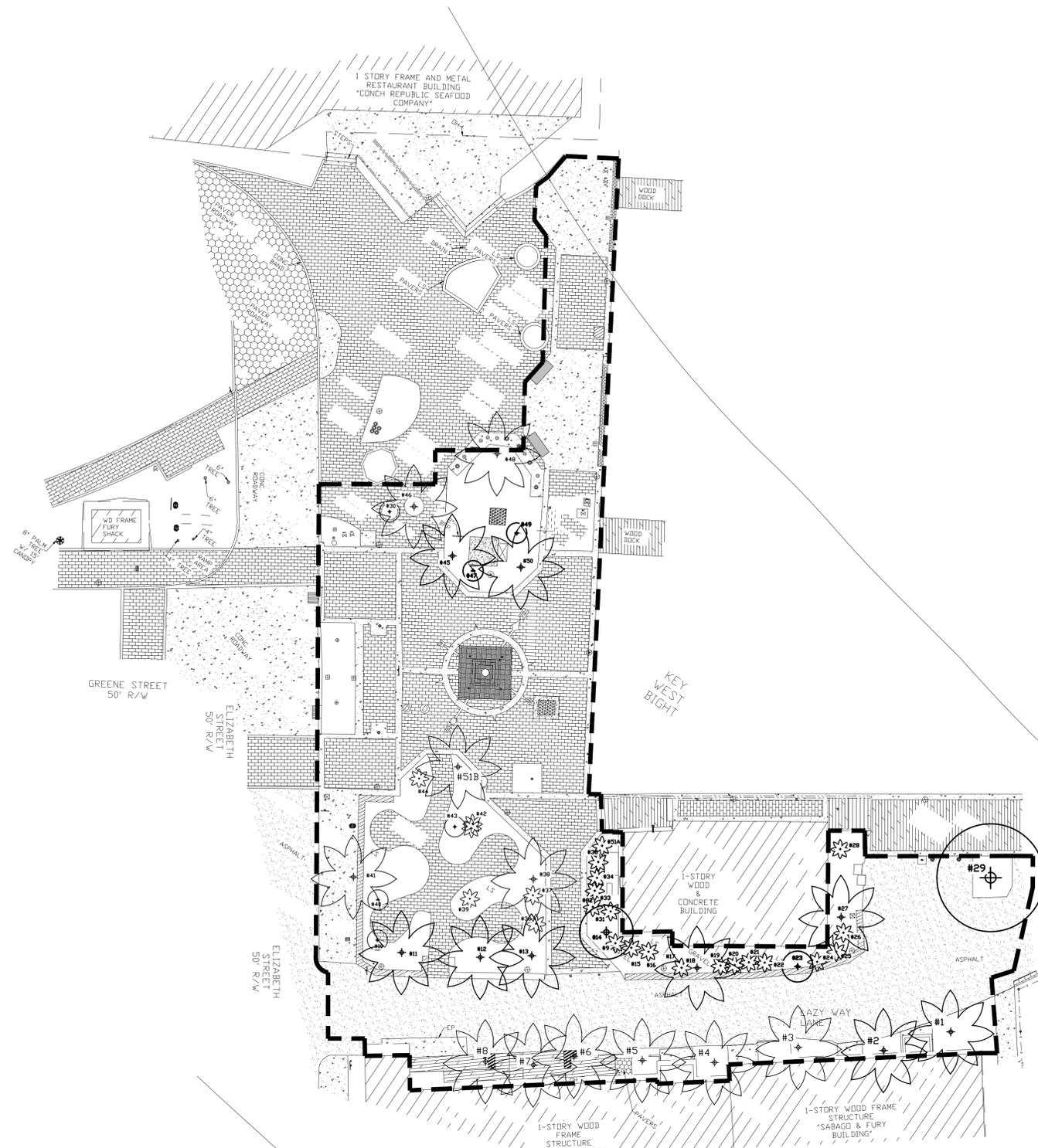


ENLARGED PROPOSED HISTORIC SEAPORT HARBORWALK - AREA #3 MARGARET STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 05/12/2016

SCALE: 1/8"=1'-0"

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
1	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain
2	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain
3	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant/Remove
4	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant/Remove
5	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant/Remove
6	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant/Remove
7	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Adv Roots	Remove
8	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Adv Roots	Remove
9	Thrinax radiata	Thatch Palm	3'	8'	4"-6" (2)	Fair	Remain
10	Cordia sebestena	Orange Geiger	8'-12'	8'-12'	3"-4"	Poor	Remove
11	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Adv Roots	Remain
12	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Scarring	Remain
13	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Good	Remain
14	Delonix regia	Poinciana	20'-25'	15'-20'	12"	Fair	Remain
15	Thrinax radiata	Thatch Palm	3'	8'	4"-6"	Fair	Remain
16	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Remain
17	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6" (3)	Fair	Remain
18	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain
19	Thrinax radiata	Thatch Palm	6'-8'	8'	4"-6"	Fair	Remain
20	Thrinax radiata	Thatch Palm	3'-4'	8'	4"-6" (3)	Fair	Remain
21	Adonia Merrillii	Christmas Palm	10'-12'	8'-10'	Double	Fair	Remain
22	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Remain
23	Bursera simarouba	Gumbo Limbo	20'-25'	15'-20'	6", 10" (2)	Fair	Remain
24	Thrinax radiata	Thatch Palm	4'-5'	8'	4"-6" (2)	Fair	Remain
25	Thrinax radiata	Thatch Palm	4'-8'	8'	4"-6" Multi	Fair	Remain
26	Thrinax radiata	Thatch Palm	4'-8'	8'	4"-6" Multi	Fair	Remain
27	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain
28	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Remain
29	Bursera simarouba	Gumbo Limbo	20'-25'	15'-20'	16"	Fair	Remain
30	Not Applicable						
31	Thrinax radiata	Thatch Palm	2'-4'	8'	4"-6"	Fair	Remain
32	Thrinax radiata	Thatch Palm	12'-14'	8'	4"-6"	Fair	Remain
33	Thrinax radiata	Thatch Palm	2'-4'	8'	4"-6"	Fair	Remain
34	Thrinax radiata	Thatch Palm	12'-14'	8'	4"-6"	Fair	Remain
35	Thrinax radiata	Thatch Palm	3'-4'	8'	4"-6"	Fair	Remain
36	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Transplant
37	Thrinax radiata	Thatch Palm	8'-10'	8'	4"-6"	Fair	Transplant
38	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant/Remove
39	Thrinax radiata	Thatch Palm	6'-8'	8'	4"-6" (2)	Fair	Transplant
40	Cordia sebestena	Orange Geiger	8'-12'	4'-8'	3"-4"	Poor	Remove
41	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remove
42	Thrinax radiata	Thatch Palm	6'-14'	8'	4"-6" (2)	Fair	Transplant
43	Bursera simarouba	Gumbo Limbo	8'-10'	15'-20'	6"-8" (2)	Poor	Remove
44	Thrinax radiata	Thatch Palm	6'-8'	8'	4"-6" (2)	Fair	Transplant
45	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain
46	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant/Remove
47	Cordia sebestena	Orange Geiger	8'-12'	8'-12'	3" (2)	Poor	Remove
48	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Transplant/Remove
49	Cordia sebestena	Orange Geiger	8'-12'	8'-12'	3"	Poor	Remove
50	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain
51A	Thrinax radiata	Thatch Palm	6'-8'	8'	4"-6"	Fair	Remain
51B	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair/Adv. Roots	Remove



LEGEND

- EXISTING PALM
- EXISTING TREE
- PROJECT LIMIT LINE

HISTORIC SEAPORT HARBORWALK - EXISTING TREE DISPOSITION PLAN AREA #1 GREENE & LAZY WAY

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

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA



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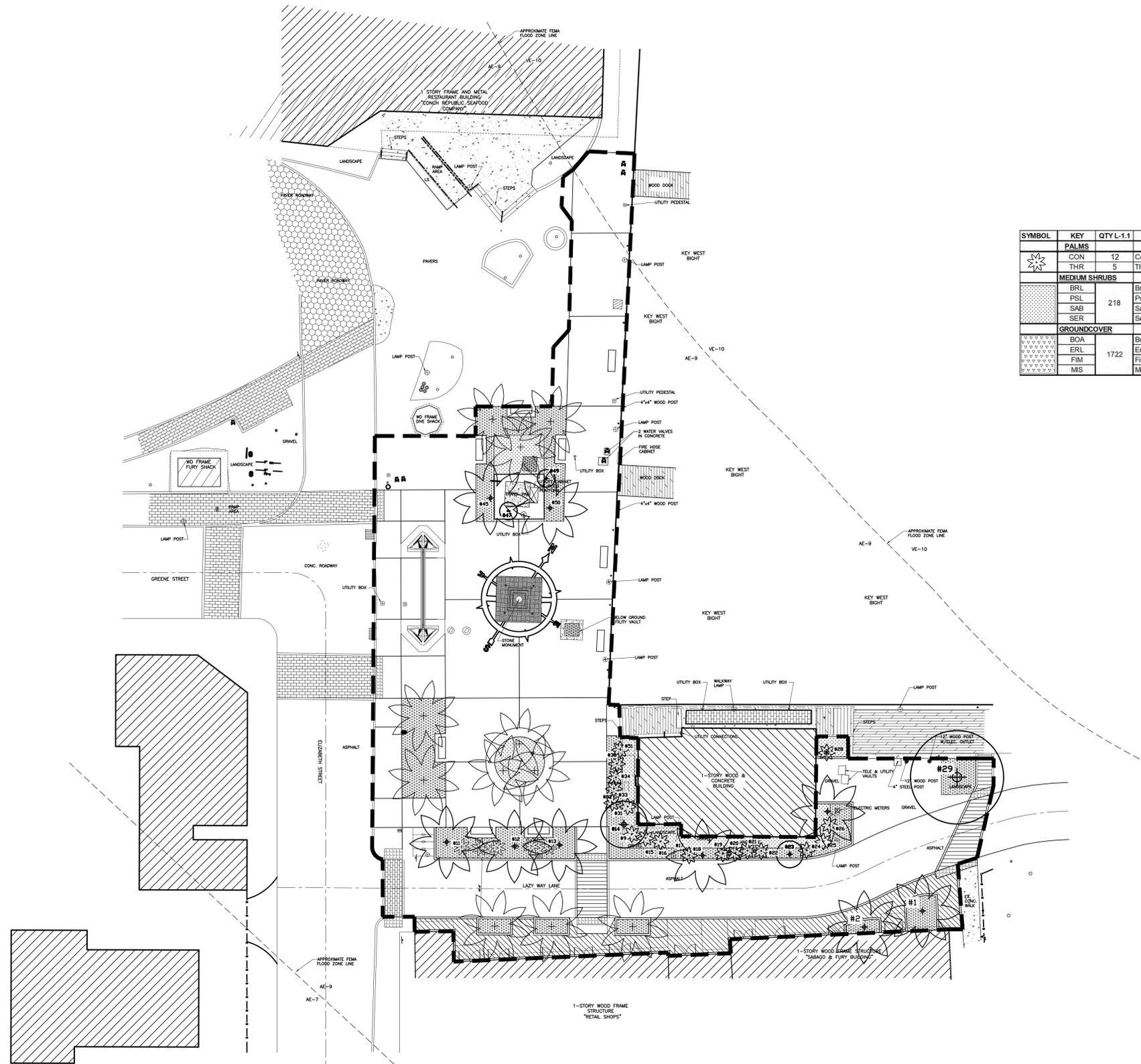
DATE

12-19-17 PHASE 2 REVISED
04-10-18 TREE COMMISSION

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
1609



SYMBOL	KEY	QTY L-1.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
PALMS											
[Symbol]	CON	12	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10"-12"	14'-16" CT	15'-20'	B&B	As Shown	
	THR	5	Thrinax radiata	Thatch Palm	Yes	4'-6"	6'-8" OA	6'-8"	B&B	As Shown	Transplant From Site
MEDIUM SHRUBS											
[Symbol]	BRL	218	Brysonima lucida	Locust Berry	Yes	NA	24"-36"	24"-36"	7 Gal	24" OC	
	PSL		Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	7 Gal	24" OC	
	SAB		Savia bahamensis	Maiden Bush	Yes	NA	18"-24"	18"-24"	7 Gal	24" OC	
	SER		Serenoa repens	Saw Palmetto	Yes	NA	36"-48"	36"-48"	15 Gal	24" OC	Silver
GROUNDCOVER											
[Symbol]	BOA	1722	Borrchia frutescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	12" OC	
	ERL		Ernodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	12" OC	
	FIM		Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	12" OC	
	MIS		Microsorium scolopendrium	Wart Fern	No	NA	12"-18"	12"-18"	1 Gal	12" OC	

LEGEND

[Symbol] EXISTING PALM

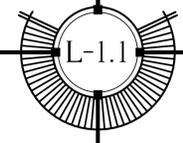
[Symbol] EXISTING TREE

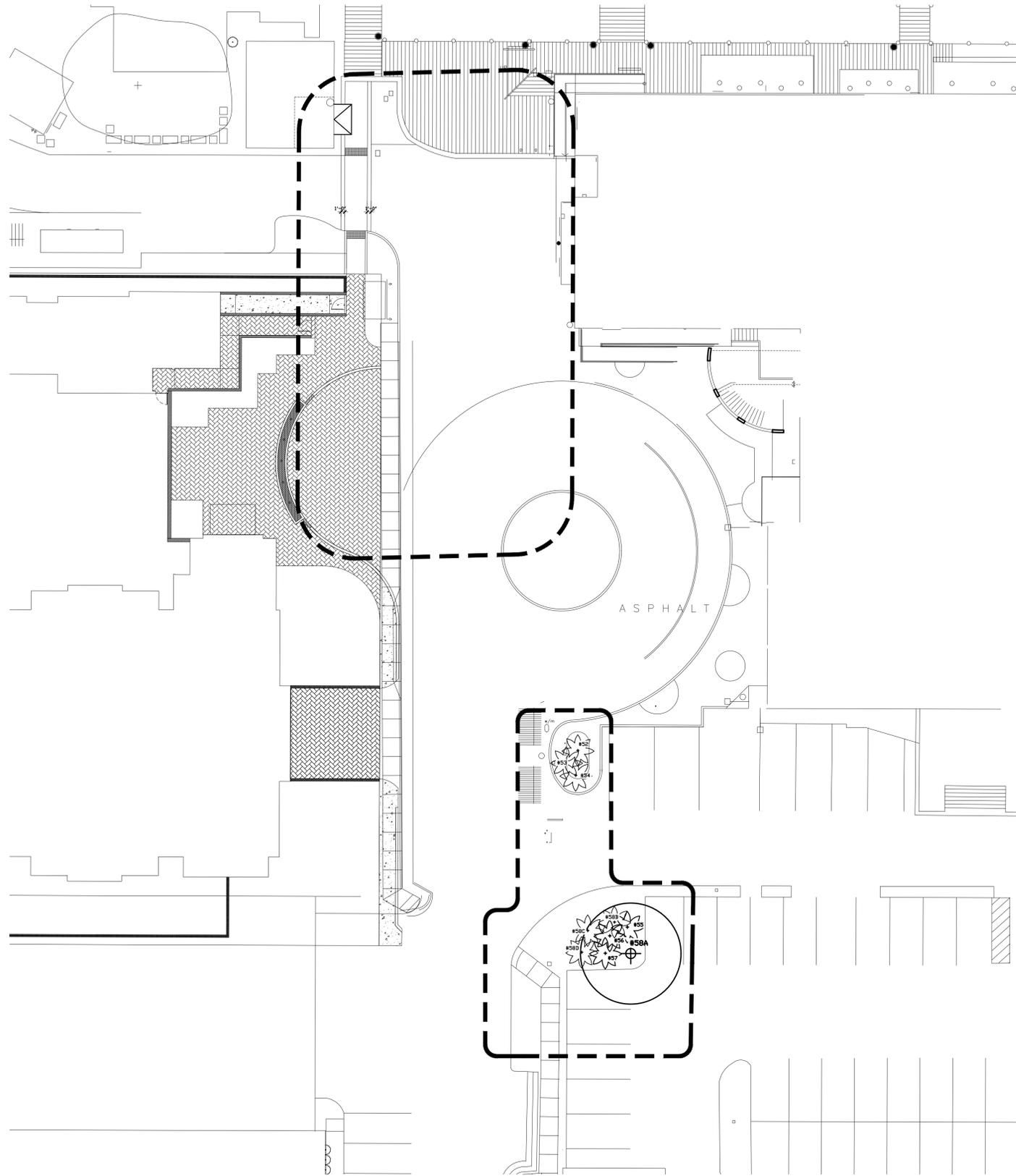
--- PROJECT LIMIT LINE

HISTORIC SEAPORT HARBORWALK - LANDSCAPE PLAN AREA #1 GREENE & LAZY WAY

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

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA

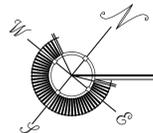




NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
52	Adonia Merrill	Christmas Palm	15'-20'	8'-10'	Multi	Fair	Remove
53	Adonia Merrill	Christmas Palm	15'-20'	8'-10'	Multi	Fair	Remove
54	Adonia Merrill	Christmas Palm	15'-20'	8'-10'	Multi	Fair	Remove
55	Thrinax radiata	Thatch Palm	16'-20'	8'	4"-6"	Fair	Remain
56	Thrinax radiata	Thatch Palm	16'-20'	8'	4"-6"	Fair	Remain
57	Thrinax radiata	Thatch Palm	16'-20'	8'	4"-6"	Fair	Remain
58 A	Swietenia mahagoni	Mahogany	20'-30'	20'-30'	24"	Good	Remain
58 B	Thrinax radiata	Thatch Palm	3'	6'	4"	Fair	Transplant
58 C	Thrinax radiata	Thatch Palm	3'	6'	4" (Multi)	Fair	Transplant
58 D	Thrinax radiata	Thatch Palm	3'	6'	4" (Multi)	Fair	Transplant

LEGEND

-  EXISTING PALM
-  EXISTING TREE
-  PROJECT LIMIT LINE



HISTORIC SEAPORT HARBORWALK - EXISTING TREE DISPOSITION PLAN - AREA #2 WILLIAM STREET PLAZA

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

KEY WEST HISTORIC SEAPORT
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 KEY WEST, FL. 33040

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 04-10-18 TREE COMMISSION

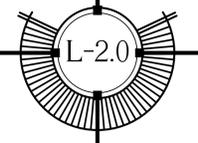
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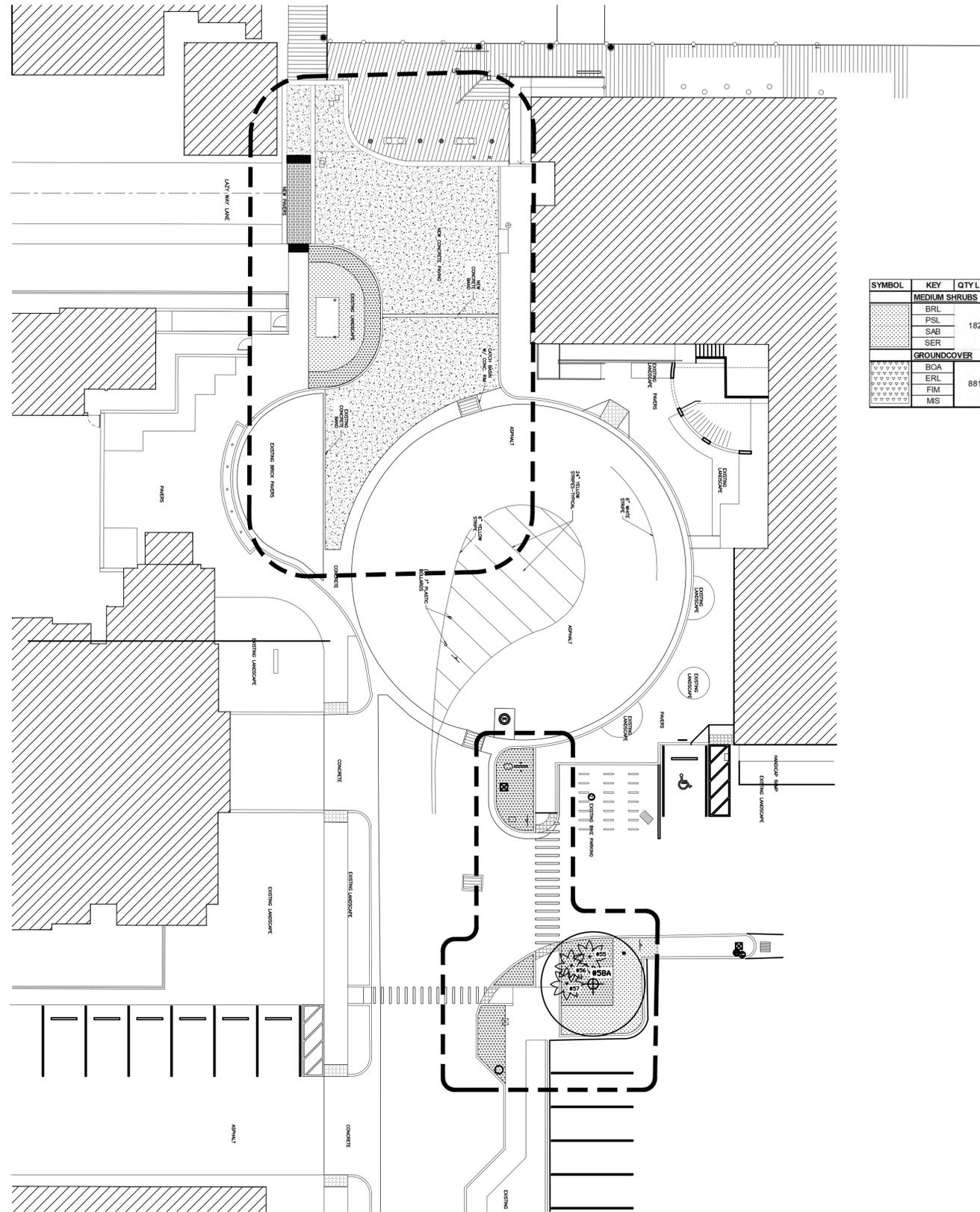
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PROJECT NUMBER

1609

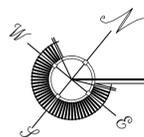




SYMBOL	KEY	QTY L-2.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
MEDIUM SHRUBS											
	BRL	182	Brysonima lucida	Locust Berry	Yes	NA	24"-36"	24'-36"	7 Gal	24" OC	
	PSL		Psychotria ligustrifolia	Dwf Wild Coffee	Yes	NA	18"-24"	18'-24"	7 Gal	24" OC	
	SAB		Savia bahamensis	Maiden Bush	Yes	NA	18"-24"	18'-24"	7 Gal	24" OC	
	SER		Serenoa repens	Saw Palmetto	Yes	NA	36"-48"	36'-48"	15 Gal	24" OC	Silver
GROUNDCOVER											
	BOA	881	Borrchia frutescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12'-18"	1 Gal	12" OC	
	ERL		Emodia littoralis	Golden Creeper	Yes	NA	12"-18"	12'-18"	1 Gal	12" OC	
	FIM		Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12"-18"	12'-18"	3 Gal	12" OC	
	MS		Microsorium scolopendrium	Wart Fern	No	NA	12"-18"	12'-18"	1 Gal	12" OC	

LEGEND

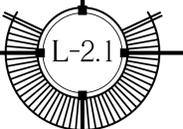
- EXISTING PALM
- EXISTING TREE
- PROJECT LIMIT LINE



HISTORIC SEAPORT HARBORWALK - LANDSCAPE PLAN AREA #2 WILLIAM STREET PLAZA

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

KEY WEST HISTORIC SEAPORT
 PHASE II
 KEY WEST, FLORIDA



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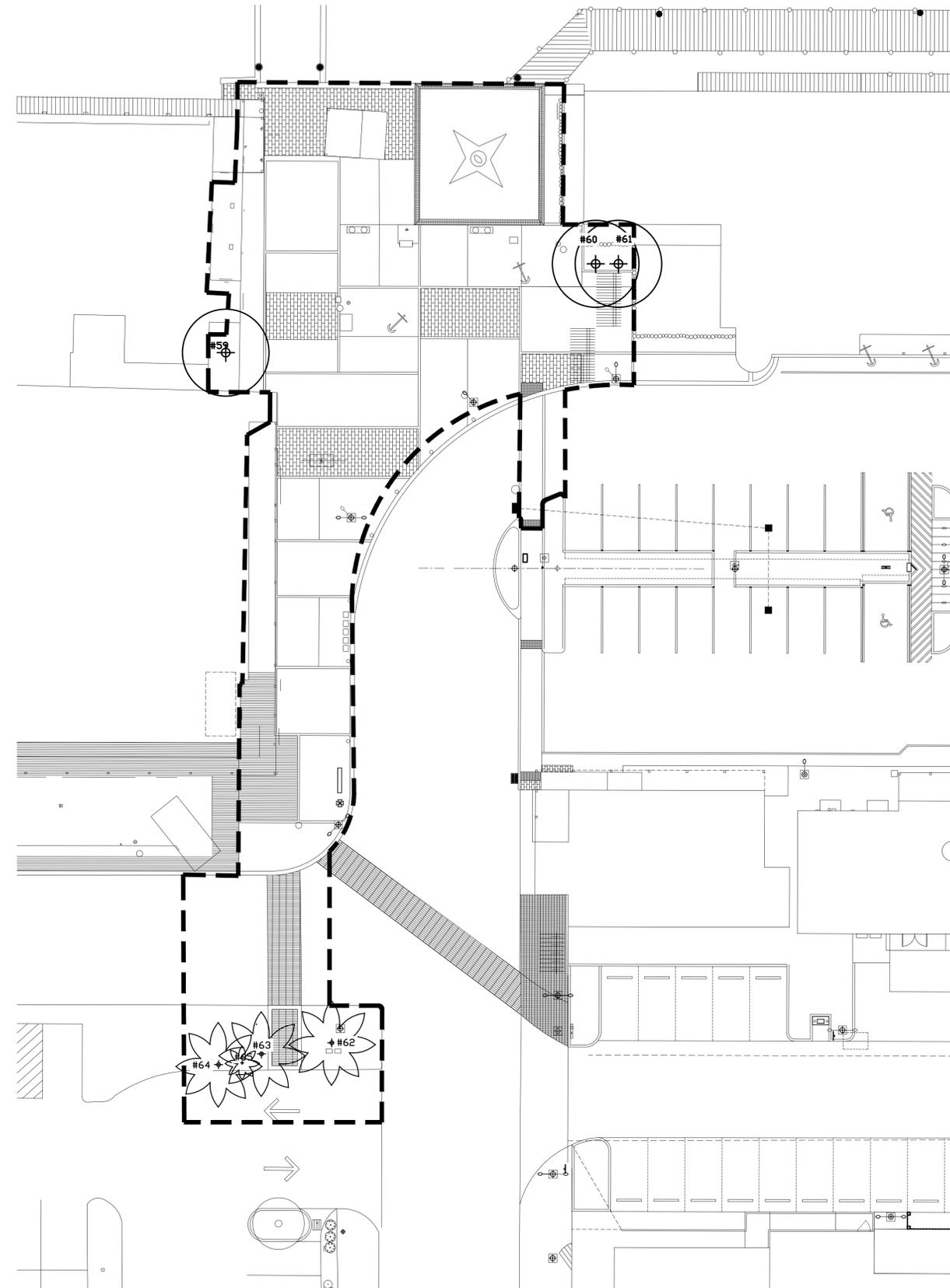
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12-19-17 PHASE 2 REVISED
 04-10-18 TREE COMMISSION

REVISIONS

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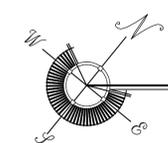
PROJECT
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NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
59	Bursera simarouba	Gumbo Limbo	20'-22'	15'-20'	18" (2)	Fair	Remain
60	Bursera simarouba	Gumbo Limbo	15'-20'	15'-20'	Multi	Fair	Remain
61	Bursera simarouba	Gumbo Limbo	15'-20'	15'-20'	Multi	Fair	Remain
62	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain
63	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain
64	Cocos nucifera	Coconut Palm	30'-35'	20'	8"-12"	Fair	Remain
65	Sabal palmetto	Sabal Palm	15'-20'	8'	12"	Fair	Remain

LEGEND

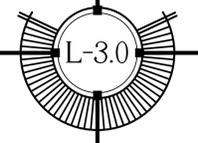
- EXISTING PALM
- EXISTING TREE
- PROJECT LIMIT LINE



HISTORIC SEAPORT HARBORWALK - EXISTING TREE DISPOSITION PLAN - AREA #3 MARGARET STREET PLAZA

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

KEY WEST HISTORIC SEAPORT
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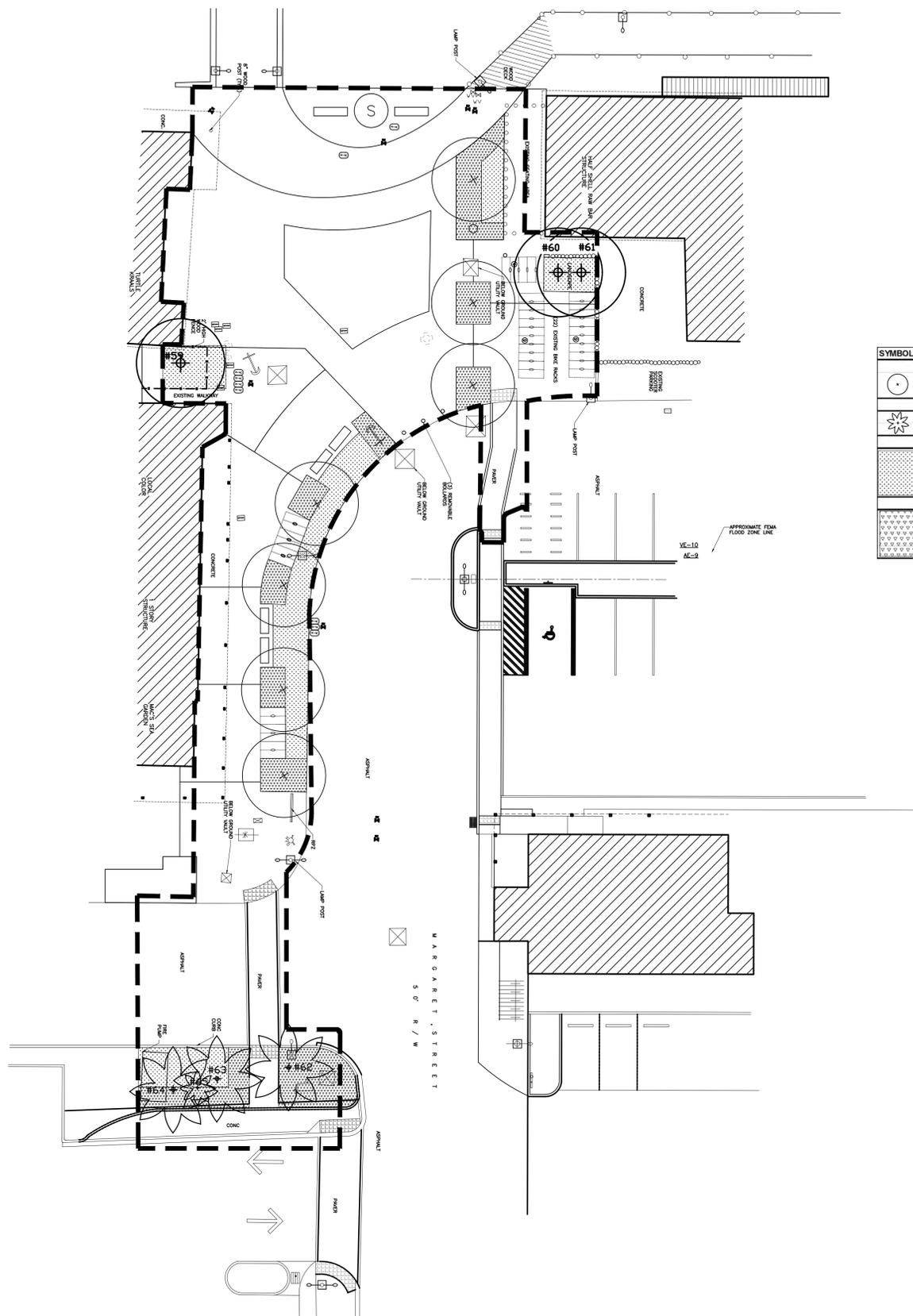
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12-19-17 PHASE 2 REVISED
 04-10-18 TREE COMMISSION

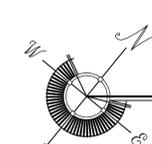
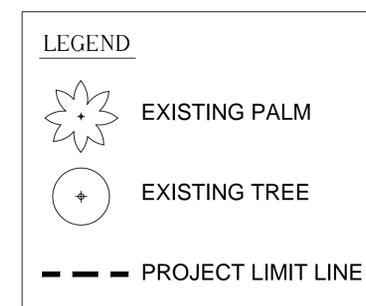
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PROJECT
 NUMBER
 1609



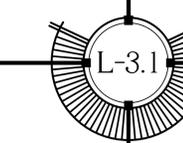
SYMBOL	KEY	QTY L-3.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
TREES											
(Circle with dot)	COD	7	Coccoloba diversifolia	Pigeon Plum	Yes	3'-4"	14'-16'	8'-10'	100 Gal	As Shown	5" CT
PALMS											
(Star symbol)	CON		Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	10'-12"	14'-16' CT	15'-20'	B&B	As Shown	
(Star symbol)	THR		Thrinax radiata	Thatch Palm	Yes	4'-6"	6'-8' OA	6'-8'	B&B	As Shown	Transplant From Site
MEDIUM SHRUBS											
(Square with dot)	BRL		Brysonima lucida	Locust Berry	Yes	NA	24'-36"	24'-36"	7 Gal	24" OC	
(Square with dot)	PSL	302	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18'-24"	18'-24"	7 Gal	24" OC	
(Square with dot)	SAB		Savia bahamensis	Maiden Bush	Yes	NA	18'-24"	18'-24"	7 Gal	24" OC	
(Square with dot)	SER		Serenoa repens	Saw Palmetto	Yes	NA	36'-48"	36'-48"	15 Gal	24" OC	Silver
GROUNDCOVER											
(Square with cross-hatch)	BCA		Borrichia frutescens	Sea Ox-Eye Daisy	Yes	NA	12'-18"	12'-18"	1 Gal	12" OC	
(Square with cross-hatch)	ERL	1660	Ernodia littoralis	Golden Creeper	Yes	NA	12'-18"	12'-18"	1 Gal	12" OC	
(Square with cross-hatch)	FIM		Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	12'-18"	12'-18"	3 Gal	12" OC	
(Square with cross-hatch)	MIS		Microsorium scolopendrium	Wart Fern	No	NA	12'-18"	12'-18"	1 Gal	12" OC	



HISTORIC SEAPORT HARBORWALK - LANDSCAPE PLAN AREA #3 MARGARET STREET PLAZA

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

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA



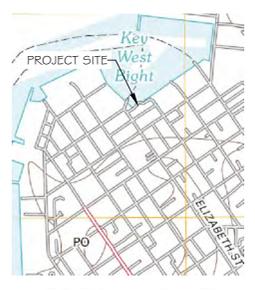
KEY WEST BIGHT
AE-9

MATCH LINE SHEET 2
MATCH LINE SHEET 1

TOPOGRAPHIC SURVEY

LAZY WAY LANE & A PORTION OF ELIZABETH STREET

KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 31-T679-R25E
SEC. 06-T685-R25E



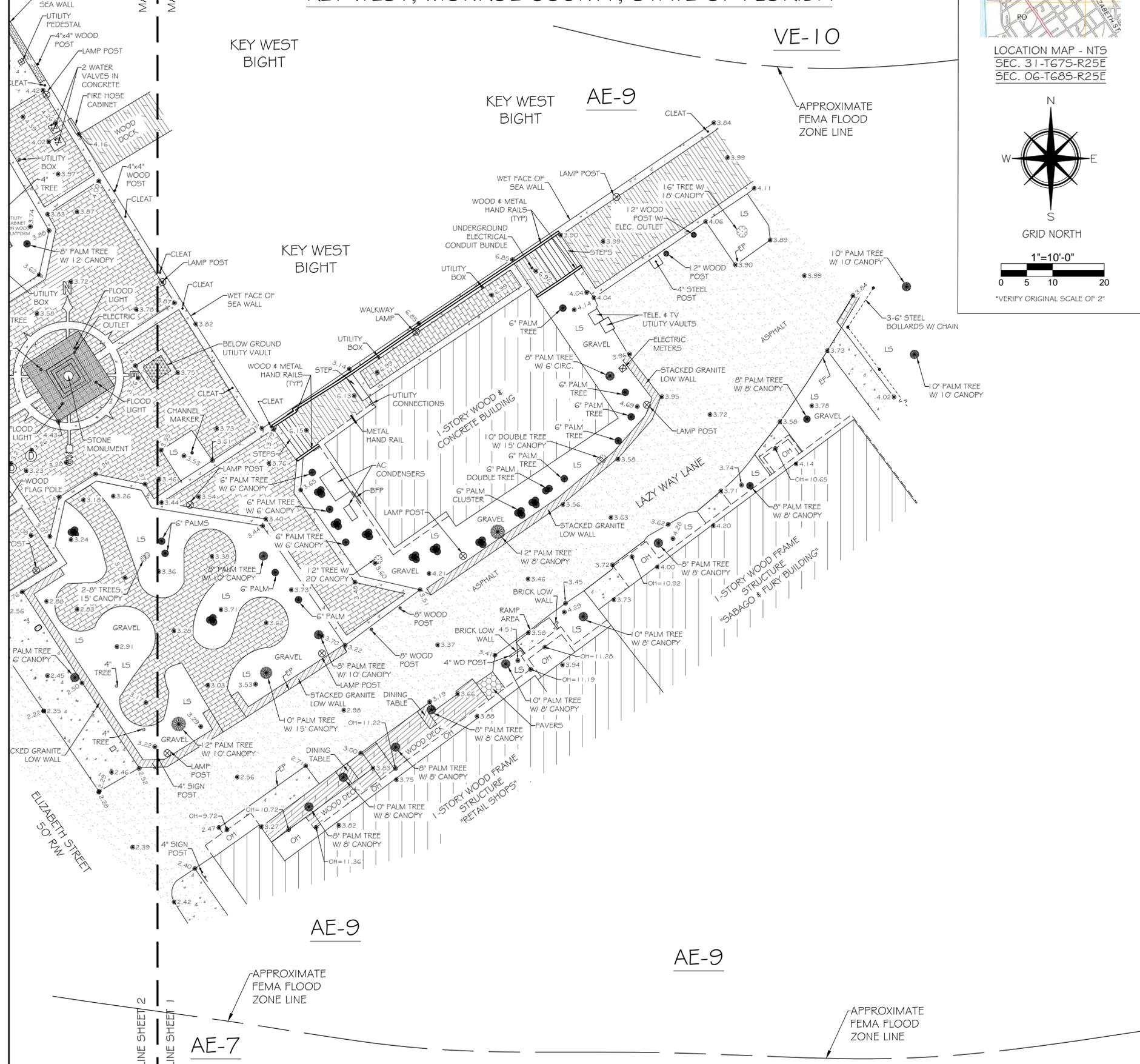
1"=10'-0"
0 5 10 20
*VERIFY ORIGINAL SCALE OF 2"

KEY WEST BIGHT

KEY WEST BIGHT
AE-9

VE-10

APPROXIMATE FEMA FLOOD ZONE LINE



AE-7

APPROXIMATE FEMA FLOOD ZONE LINE

AE-9

APPROXIMATE FEMA FLOOD ZONE LINE

SURVEYORS NOTES

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VR5).

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION 872 4580 TIDAL BASIC, P.I.D. AA0008, ELEVATION 14.32' (NGVD 1929).

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

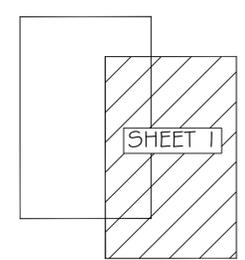
STREET ADDRESSES: LAZY WAY LANE & ELIZABETH STREET, KEY WEST, FL 33040.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

ALL FIELD DATA WAS ACQUIRED BETWEEN 11/05/2015 - 11/18/2015.

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: VE & AE
BASE ELEVATION: VE10 & AE9

REVISION (1) - 05/12/2016 - ADDED APPROXIMATE FEMA FLOOD ZONE LINES



KEY PLAN

HATCH LEGEND

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7247

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SYMBOL LEGEND:

	WATER VALVE
	WATER METER
	WELL TEST STATION
	WATER BACKFLOW PREVENTER
	4" WATER MAIN
	6" FIRE LINE
	IRRIGATION CONTROL VALVE
	WOOD UTILITY POLE
	WOOD 4X4 POST
	WOOD POST
	PALM TREE
	PALM TREE CLUSTER
	TREE

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACKFLOW PREVENTER	GLY = GLY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HO = HOSE END	PRC = POINT OF REVERSE CURVE
C 4x4 = 4" CONCRETE CURB & GUTTER	IR = IRON ROD	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	LS = LANDSCAPING	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R = RADIUS
CM = CONCRETE MONUMENT	LS = LANDSCAPING	ROW = RIGHT OF WAY LINE
CPC = CONCRETE POWER POLE	LS = LANDSCAPING	SSCO = SANITARY SINKER CLEAN-OUT
COB = COVERED	LS = LANDSCAPING	SW = SIDE WALK
COB = COVERED	LS = LANDSCAPING	TBM = TEMPORARY BENCHMARK
COB = COVERED	LS = LANDSCAPING	TOB = TOP OF BANK
COB = COVERED	LS = LANDSCAPING	TS = TOP OF SLOPE
COB = COVERED	LS = LANDSCAPING	TS = TRAFFIC SIGN
COB = COVERED	LS = LANDSCAPING	TYP = TYPICAL
COB = COVERED	LS = LANDSCAPING	UNR = UNRECOVERABLE
COB = COVERED	LS = LANDSCAPING	UP = UTILITY SCHEDULE
COB = COVERED	LS = LANDSCAPING	WF = WOOD FENCE
COB = COVERED	LS = LANDSCAPING	WD = WOOD DECK
COB = COVERED	LS = LANDSCAPING	WM = WOOD LANDING
COB = COVERED	LS = LANDSCAPING	WM = WATER METER
COB = COVERED	LS = LANDSCAPING	WPF = WOOD POWER POLE
COB = COVERED	LS = LANDSCAPING	WV = WATER VALVE
COB = COVERED	LS = LANDSCAPING	WV = WATER VALVE

FLORIDA KEYS LAND SURVEYING

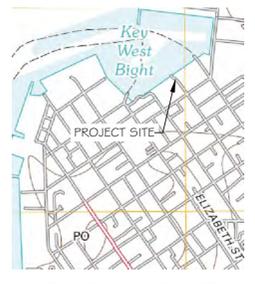
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@gmail.com

TOPOGRAPHIC SURVEY OF LAZY WAY LANE & A PORTION OF ELIZABETH STREET KEY WEST, MONROE COUNTY, STATE OF FLORIDA		
DATE: 01/12/2016	SURVEY BY: EAI	PROJECT: CKW PO#080574
REVISION DATE: 05/12/2016	DRAWN BY: MPB	H. SCALE: 1"=10'
BOOK:	CHECKED BY:	SHEET 1 OF 2

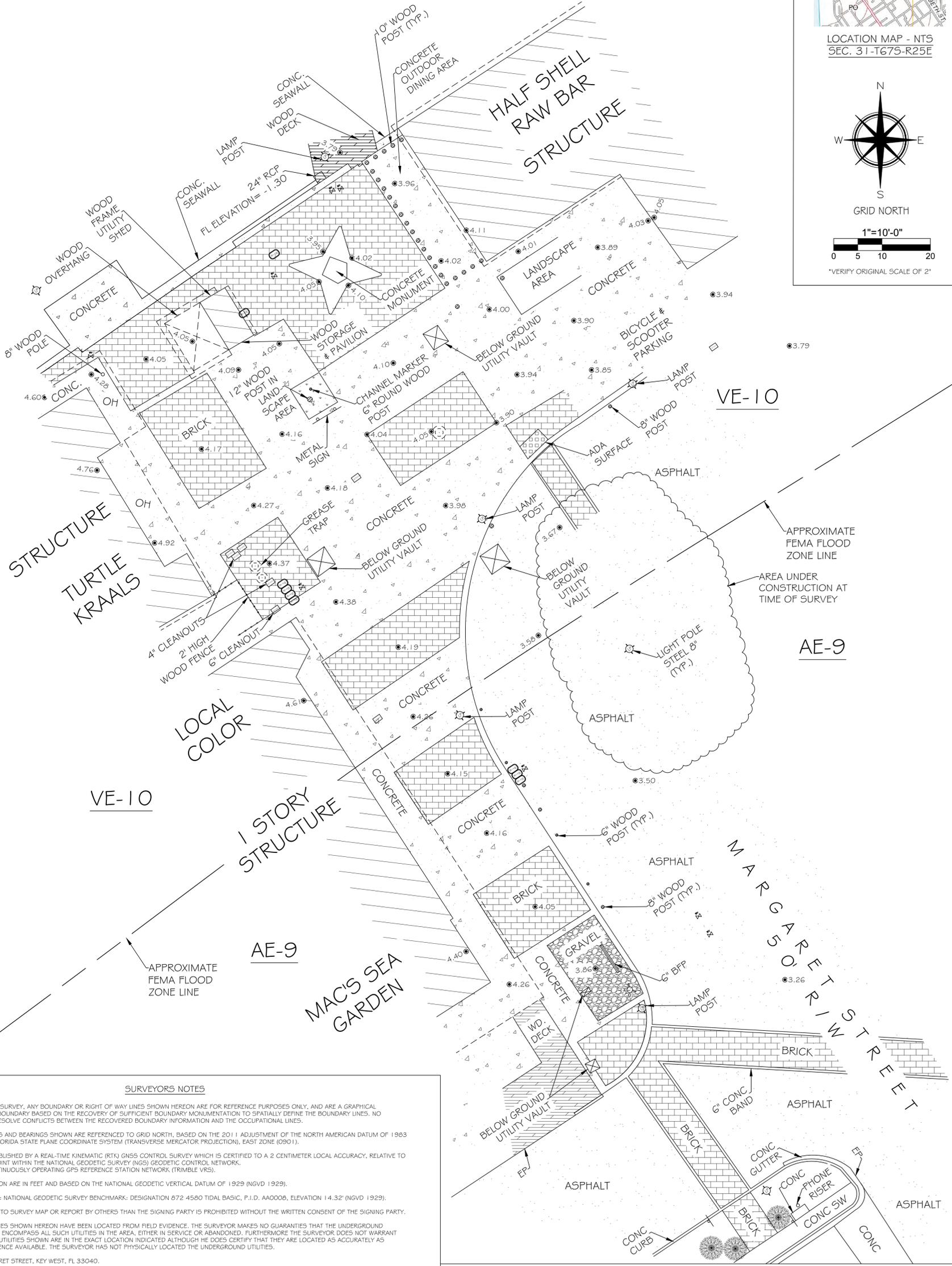
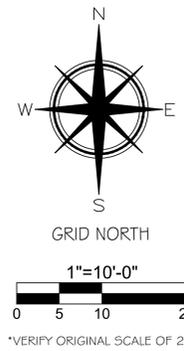
TOPOGRAPHIC SURVEY

MARGARET STREET - KEY WEST HISTORIC SEAPORT

KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 31-T675-R25E



SURVEYORS NOTES

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION 872 4580 TIDAL BASIC, P.I.D. A40008, ELEVATION 14.32' (NGVD 1929).

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STREET ADDRESS: MARGARET STREET, KEY WEST, FL 33040.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

ALL FIELD DATA WAS ACQUIRED BETWEEN 12/28/2015 - 02/02/2016.

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FIRM REVISION DATE: 06-05-15
FLOOD ZONE: VE & AE
BASE ELEVATION: VE10 & AE9

REVISION (1) - 05/12/2016 - ADDED APPROXIMATE FEMA FLOOD ZONE LINES

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE SOLID LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

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SIGNED: 
ERIC A. ISAACS, PFSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7247

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SYMBOL LEGEND:	
	CATCH BASIN
	DRAINAGE MANHOLE
	CONCRETE UTILITY POLE
	ELECTRIC MANHOLE
	ELECTRIC BOX
	FIRE HYDRANT
	GUY WIRE
	MAILBOX
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SIGN
	TELEPHONE MANHOLE
	SPOT ELEVATION (TYPICAL)
	WATER VALVE
	WATER METER
	WELL TEST STATION
	WATER BACKFLOW PREVENTER
	4" WATER MAIN
	6" FIRE LINE
	IRRIGATION CONTROL VALVE
	WOOD UTILITY POLE
	WOOD POST
	PALM TREE
	PALM TREE CLUSTER
	TREE

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BO = BLOW OUT	IB = IRON ROD	PRC = POINT OF REVERSE CURVE
C 4x4 = 4" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	LS = LANDSCAPING	RT = RIGHT OF TANGENT
CBW = CONCRETE BLOCK WALL	LW = LANDSCAPING	RW = RIGHT OF WAY LINE
CL = CENTERLINE	MB = MAILBOX	SCCO = SANITARY CLEAN-OUT
CLF = CONCRETE FENCE	MF = METAL FENCE	SW = SIDE WALK
CM = CONCRETE MONUMENT	MWD = MEAN HIGH WATER LINE	TOS = TOP OF BANK
CONC = CONCRETE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TTS = TOP OF SLOPE
CONC. SEAWALL	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
CONC. SEAWALL	OH = OVERHEAD WIRE	TYP = TYPICAL
CONC. SEAWALL	OR = OVERHEAD WIRE	UNR = UNREARABLE
CONC. SEAWALL	PC = POINT OF CURVE	UP = UTILITY UNDERPASS
CONC. SEAWALL	PM = PARKING METER	WF = WOOD FENCE
CONC. SEAWALL	POC = POINT OF COMMENCEMENT	WL = WOOD LANDING
CONC. SEAWALL	POF = POINT OF FINISH	WM = WATER METER
CONC. SEAWALL	POF = POINT OF FINISH	WV = WATER VALVE
CONC. SEAWALL	POF = POINT OF FINISH	WVP = WOOD POWER POLE
CONC. SEAWALL	POF = POINT OF FINISH	WV = WATER VALVE
CONC. SEAWALL	POF = POINT OF FINISH	WV = WATER VALVE

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@gmail.com

TOPOGRAPHIC SURVEY			
MARGARET STREET - KEY WEST HISTORIC SEAPORT			
KEY WEST, MONROE COUNTY, STATE OF FLORIDA			
DATE: 04/18/2016	SURVEY BY: EAI	PROJECT: CKW PO#080574	
REVISION DATE: 05/12/2016	DRAWN BY: MPB	H. SCALE: 1"=10'	
BOOK:	CHECKED BY:	SHEET 1 OF 1	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

PLAZA RENOVATIONS AT THE KEY WEST BIGHT, INCLUDING HARDSCAPE. DEMOLITION OF WOODEN BOOTH.

FOR #201 WILLIAM STREET

Applicant – William P. Horn/City of Key West

Application #H2018-0004

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM 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 18th day of SEPTEMBER, 2018.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on SEPTEMBER 27, 2018.

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 H2018-0004.

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

Signed Name of Affiant:

[Signature]
Date: 9/18/18
Address: 915 BAYTON ST.
City: KEY WEST
State, Zip: FL. 33040

The forgoing instrument was acknowledged before me on this 18th day of September, 2018.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Ruth Pierre

Notary Public - State of Florida (seal)
My Commission Expires: Dec 9, 2019



Public Meeting Notice

PLEASE CONTACT THE CITY CLERK AT (410) 326-1234 FOR MORE INFORMATION. THE CITY CLERK'S OFFICE IS LOCATED AT 100 N. CALVERT STREET, BALTIMORE, MD 21202.



ONE FOR DODDER
HEEL LUCKY
904 794 8863

LOCKM... TR...





Public Meeting Notice

Flowers & Plants

LUNCH RESTAURANT



HUNGRY CHARD

NO BICYCLES
NO SKATEBOARDS
NO STREETS
NO BIKES

Public Meeting Notice

ADMINISTRATIVE OFFICES

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00072082-004200
 Account # 8818602
 Property ID 8818602
 Millage Group 12KW
 Location Address 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)
 (Note: Not to be used on legal documents)
 Neighborhood 32120
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

CITY OF KEY WEST
 PO BOX 1409
 KEY WEST FL 33041

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$4,051,265	\$3,293,861	\$3,888,374	\$4,046,011
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,675,581	\$1,675,581	\$1,670,905	\$1,670,905
= Just Market Value	\$5,726,846	\$4,969,442	\$5,559,279	\$5,716,916
= Total Assessed Value	\$5,726,846	\$4,969,442	\$5,559,279	\$5,716,916
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,726,846	\$4,969,442	\$5,559,279	\$5,716,916

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESTAURANT (2100)	25,140.00	Square Foot	180	348

Commercial Buildings

Style RESTAURANT & CAFETR / 21C
 Gross Sq Ft 33,204
 Finished Sq Ft 46,276
 Perimiter 0
 Stories 7
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1970
 Year Remodeled 0

Effective Year Built	2000			
Condition	GOOD			
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	60	0	0
FLA	FLOOR LIV AREA	27,610	46,276	0
CLP	LOAD PLATFM	570	0	0
OPU	OP PR UNFIN LL	2,607	0	0
OPF	OP PRCH FIN LL	135	0	0
ULP	UNFIN LOAD PLT	2,087	0	0
SBF	UTIL FIN BLK	135	0	0
TOTAL		33,204	46,276	0

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0203	2/16/2018		\$302,000	Commercial	REPAIR DAMAGES TO MARINA DOCKS CAUSED BY HURRICANE IRMA.
15-2913	7/30/2015		\$12,600	Commercial	INSTALL 1400SF METAL ROOFING
15-1257	4/13/2015	5/1/2015	\$4,800	Commercial	REMOVE OLD AND INSTALL NEW RHEEM AIR HANDLER (A/C SYSTEM) WITH DUCT WORK PER DRAWINGS.
13-3592	12/29/2014		\$810,000		REVISION #2 INSTALL FRAMING FOR ROLL UP DOOR, # 3 REMOVAL OF CMU AND INSTALL DOOR
13-3592	12/4/2014		\$610,000		ADD OFFICE BY ENTRY 1, RELOCATE NORTH WALL ON 1ST FLOOR KITCHEN ELEVATOR SHAFT WITH ADJ. ADD STRUCTURAL WALL BY ELEVATOR SHAFT STAIR TERRACE DECK FRAMING CHANGE FROM ALLUMINUM TO STEEL ADD SUPPORT COLUMNS TO 2ND FLOOR
14-3584	8/27/2014		\$18,000		ICE CREAM SHOP BUILD OUT NEW DRYWALL REDO CONCRETE FLOOR NEW CEILING
14-2817	6/10/2014		\$81,475	Commercial	ROOFING
14-0895	6/2/2014		\$400	Commercial	EXTEND DOCK
14-2350	6/2/2014		\$400	Commercial	EXTEND DOCK
14-0590	4/10/2014		\$1,500	Commercial	REMOVE AND REPLACE DAMAGED V-CRIMP AND FASCIA.
13-3592	10/31/2013		\$610,000	Commercial	PHASE II- WATERFRONT BREWERY. BUILD OUT, EXTERIOR DECK.
13-1546	10/18/2013		\$118,000	Commercial	REVISION: TO REROUGH AND SET THE FOLLOWING FIXTURES 7 EXISTING TOILETS 6 NEW; 1 EXISTING LAVS 7 NEW; 2 NEW DRINKING FOUNTAINS, 2 EXISTING HAND SINK 4 NEW, 1 EXISTING THREE COMP SINK 2 NEW; 1 EXISTING MOP SINK; 9 EXISTING FLOOR DRAIN, 5 EXISTING FLOOR SINKS
12-838	3/19/2012	10/20/2012	\$220,000		8cf OF SLAB & STAIR DELAMINATION, 110cf BEAM LINTEL & SILL DELAMINATION, 232cf OF COLUMN DELAMINATION, 773f OF EPOXY INJECTION CRACK REPAIR, R&R 10 WINDOWS PER PLAN,R&R 5 EXTERIOR DOORS
10-00000140	1/15/2010	3/15/2011	\$2,000	Commercial	INSTALL TEMPORARY ELECTRIC HOOKUP FOR TWO OFFICE TRAILERS, MAIN EVENT TENT, AND VENDOR TENTS
10-00000003	12/12/2009	3/15/2011	\$9,780	Commercial	TEMPORARY TENTS FOR SAILBOAT RACES
0800000544	3/4/2008	3/15/2011	\$500	Commercial	2 NEW PROPANE TANKS WITH APPROVED SLAB
07-5328	12/12/2007	3/15/2011	\$4,575	Commercial	REMOVE ALL NON-STRUCTURAL WALL AND CEILING COVERING
06-6826	12/29/2006	3/15/2011	\$2,000	Commercial	INSTALL TEMP.,200AMP AND LIGHTS FOR RACR WHEEL AT B.O. CHUCK WAGON
06-0141	1/11/2006	3/15/2011	\$2,000	Commercial	INSTALL TEMPOARY SERVICE & LIGHTS
05-4676	11/2/2005	12/31/2005	\$499	Commercial	HURRICANE WILMA DAMAGE MAINTENANCEOF ROOF
05-0105	1/13/2005	12/31/2005	\$800	Commercial	TEMPORY SERVICE & LIGHTS
04-0938	3/26/2004	12/2/2004	\$7,000	Commercial	MURAL LIGHTS
03-3939	1/15/2004	12/2/2004	\$800	Commercial	INSTALL ROOFING
02-3453	1/8/2003	12/2/2004	\$2,000	Commercial	TEMP.TENT-30 DAYS
02-1630	7/1/2002	11/7/2002	\$3,800	Commercial	TRACK LIGHTING
02-1630	6/21/2002	11/7/2002	\$1,800	Commercial	INTERIOR RENOVATIONS
02-1154	5/10/2002	11/7/2002	\$1,000	Commercial	INSTALL HVAV EQUIP.
02-0844	4/30/2002	11/7/2002	\$1,000	Commercial	FINISH HOOD WK.
02-0626	3/21/2002	11/7/2002	\$4,000	Commercial	INSTALL TEMPE.ELEC
02-0347	2/13/2002	11/7/2002	\$200	Commercial	SECURITY SYSTEM
02-0089	1/15/2002	11/7/2002	\$1,500	Commercial	EXHAUST FAN
01-4043	12/28/2001	11/7/2002	\$3,500	Commercial	INSTALL 1(2.5) TON A/C
01-4037	12/21/2001	11/7/2002	\$1,500	Commercial	AWNING LIGHT
0103368	10/12/2001	11/7/2002	\$1,000	Commercial	WALL REPAIRS
0102759	10/1/2001	11/29/2001	\$12,000	Commercial	INTERIOR REMODELING
0101607	9/13/2001	11/29/2001	\$20,000	Commercial	AWNINGS
0001563	6/8/2000	7/12/2000	\$1,800	Commercial	CHANGEOUT AC
0001022	4/27/2000	7/12/2000	\$1	Commercial	ELECTRICAL FOR PUMPOUTS
0001022	4/26/2000	7/12/2000	\$1	Commercial	INSTALL 40 BOAT PUMPOUTS
0000772	3/27/2000	7/12/2000	\$460	Commercial	ELECTRICAL
0000140	1/14/2000	7/12/2000	\$2,500	Commercial	ELECTRICAL
9901125	1/10/2000	7/12/2000	\$5,000	Commercial	ELECTRICAL
9800118	4/14/1998	7/2/1998	\$55,000	Commercial	FIRE SYSTEM
9704266	12/19/1997	12/31/1998	\$101,363	Commercial	INTERIOR RENOVATIONS
9702539	12/1/1997	12/1/1997	\$144,540	Commercial	NEW FIRE SYSTEM

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
9703768	12/1/1997	12/1/1997	\$2,700	Commercial	NEW FENCE
9704086	12/1/1997	12/1/1997	\$25,000	Commercial	16 REEFERS
9703758	11/1/1997	12/1/1997	\$9,000	Commercial	ELECTRICAL
9703067	9/1/1997	12/1/1997	\$4,200	Commercial	REPLACE A/C SYSTEM
9703220	9/1/1997	12/1/1997	\$3,254	Commercial	ROOF
9703290	9/1/1997	12/1/1997	\$1,100	Commercial	ELECTRICAL
9703304	9/1/1997	12/1/1997	\$1,850	Commercial	MECHANICAL
9702724	8/1/1997	12/1/1997	\$7,600	Commercial	ROOF
9702754	8/1/1997	12/1/1997	\$2,500	Commercial	REMODEL TICKET BOOTH
9702837	8/1/1997	12/1/1997	\$2,500	Commercial	STAGE
9702913	8/1/1997	12/1/1997	\$4,000	Commercial	HOOD & FANS
9701720	5/1/1997	12/1/1997	\$1,000	Commercial	ELECTRICAL
9701110	4/1/1997	12/1/1997	\$8,000	Commercial	ELECTRIC
9701282	4/1/1997	12/1/1997	\$1,425	Commercial	PLUMBING
9701286	4/1/1997	12/1/1997	\$1,400	Commercial	PLUMBING
9700348	2/1/1997	12/1/1997	\$20,000	Commercial	PLUMBING
9700366	2/1/1997	12/1/1997	\$67,943	Commercial	PLUMBING
9603488	8/1/1996	12/1/1996	\$4,300	Commercial	PLUMBING
9602359	6/1/1996	12/1/1996	\$2,700,000	Commercial	RENOVATIONS
9602367	6/1/1996	12/1/1996	\$5,400	Commercial	ROOF
9602374	6/1/1996	12/1/1996	\$600,000	Commercial	ELECTRIC
9602375	6/1/1996	12/1/1996	\$300,000	Commercial	PLUMBING
9601197	3/1/1996	12/1/1996	\$20,000	Commercial	RENOVATIONS
B953750	11/1/1995	12/1/1995	\$4,000	Commercial	INSTALL DRYWALL,DROP CEIL
B952970	9/1/1995	12/1/1995	\$45,000	Commercial	EXCAVATE/REPLCE FUEL LINE

Sketches (click to enlarge)

Map



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No data available for the following modules: Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sales.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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