

# **Staff Report**

- 5 Major Development Plan- New construction of 13,500 square feet retail store on front yard- **#951 Caroline Street- Peter Pike/ Craig Hunt (H12-01-1180)**

This staff report is for the review of a Certificate of Appropriateness for an attached addition to the front of an existing non historic building located on the corner of Caroline and Grinnell Streets. The existing building was built in 2002. The proposed building will be rectangular in footprint with a chamfered corner on Caroline and Grinnell Streets.

The building will be setback approximately 5'-7" from Caroline Street sidewalk and 7'- 10" setback from Grinnell Street sidewalk. The building will be a one story structure but will read as a two story in the exterior. Both extremes of the front façade will have a "tower" that will accentuate the main entrance to the new store and to the complex. The new building will be lower in height than the existing structure. The building will have stucco finished walls and a flat roof. Impact resistant windows will have barn look shutters. Proposed light fixtures will reflect lanterns, which remains the building's waterfront location.

Guidelines that should be reviewed for this application- Additions, alterations and new construction (pages 36-38a):

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

New Construction:

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

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

- Front yard- 5 ft.
- Side- 5 ft.
- Street Side- 5 ft.
- Rear- 10 ft.
- Maximum height- 35 ft.

The plans proposes a maximum height of 30 feet from the crown of the road to the highest point of the new building, which will be the main entrance of the building on the corner of Caroline and Grinnell Streets.

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

The proposed building takes into account its close location with the waterfront by waterproofing the structure. The building will have a direct access on its back side with the existing garage.

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

The proposed design will not exceed two stories and will be sympathetic to most of the adjacent structures within the area. Although to the west side of the proposed building there is a one story cbs structure it will be approximately 60' from the west wall of the proposed new building.

4. ***Proportion, scale and mass*** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be*

*more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

There is only one historical building close to the site, the Steam plant, which is way higher than the proposed new addition. The proposed mass, scale and proportions of the new design are in keeping with the majority structures that surrounds the property.

It is staff's opinion that the proposed plans comply with the guidelines for additions and new construction and that the proposed design will not have an adverse effect in the historic fabric. The building will create a much needed urban façade for an important corner lot; the actual structure does have a pedestrian appeal. This new addition and façades will complete the urban block with a sympathetic scale at the pedestrian level. This project will require Planning Board and City Commission review since it is a Major Development Plan.

# Application



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION # HC 12-01-1180**

OWNER'S NAME: Conch Harbor Retail Center LLC DATE: 7-12-2012

OWNER'S ADDRESS: 951 Caroline Street PHONE #: 797-4230

APPLICANT'S NAME: Peter Pike Architect/Craig Hunt PHONE #: 296-1692

APPLICANT'S ADDRESS: 471 US Highway 1 Suite 101 Key West Florida

ADDRESS OF CONSTRUCTION: 951 Caroline Street # OF UNITS: 1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK:  
New construction of 13,500 sq. ft. retail store for West Marine

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

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This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 7/12/12  
Applicant's Signature:



**Required Submittals**

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

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

Reason for Deferral or Denial:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:  
*Non contributing / non historic*  
*Guidelines for additions / alterations /*  
*new construction (pages 36-38a)*

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

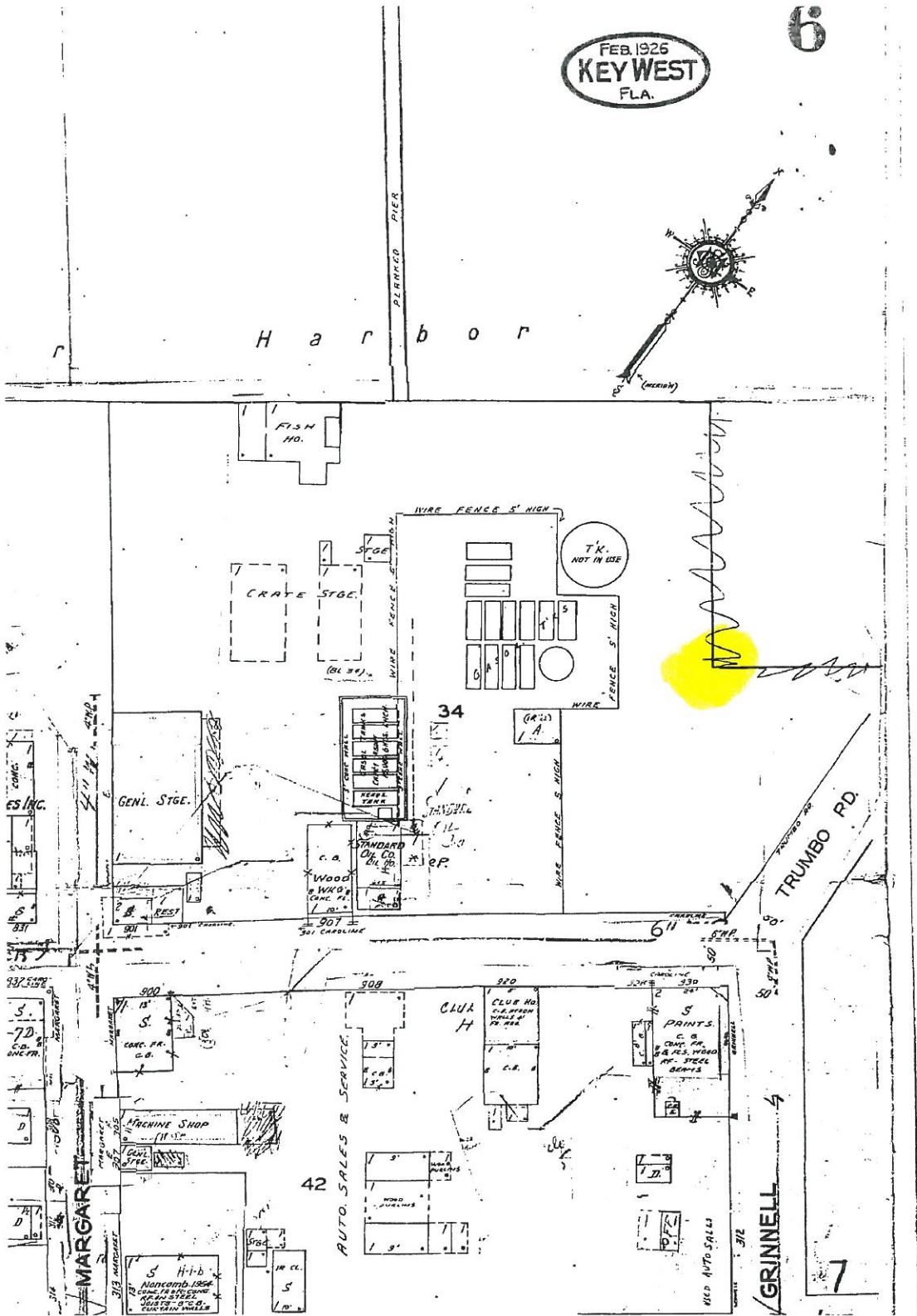
Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
Historic Architectural  
Review Commission

# Sanborn Maps



FEB. 1926  
KEY WEST  
FLA.

6



#951 Caroline Street Sanborn Map 1962

# **Project Photos**



An aerial of the steam plant and Trumbo Road in the 1980's. From the Dale McDonald Collection, Monroe County Library



Google earth

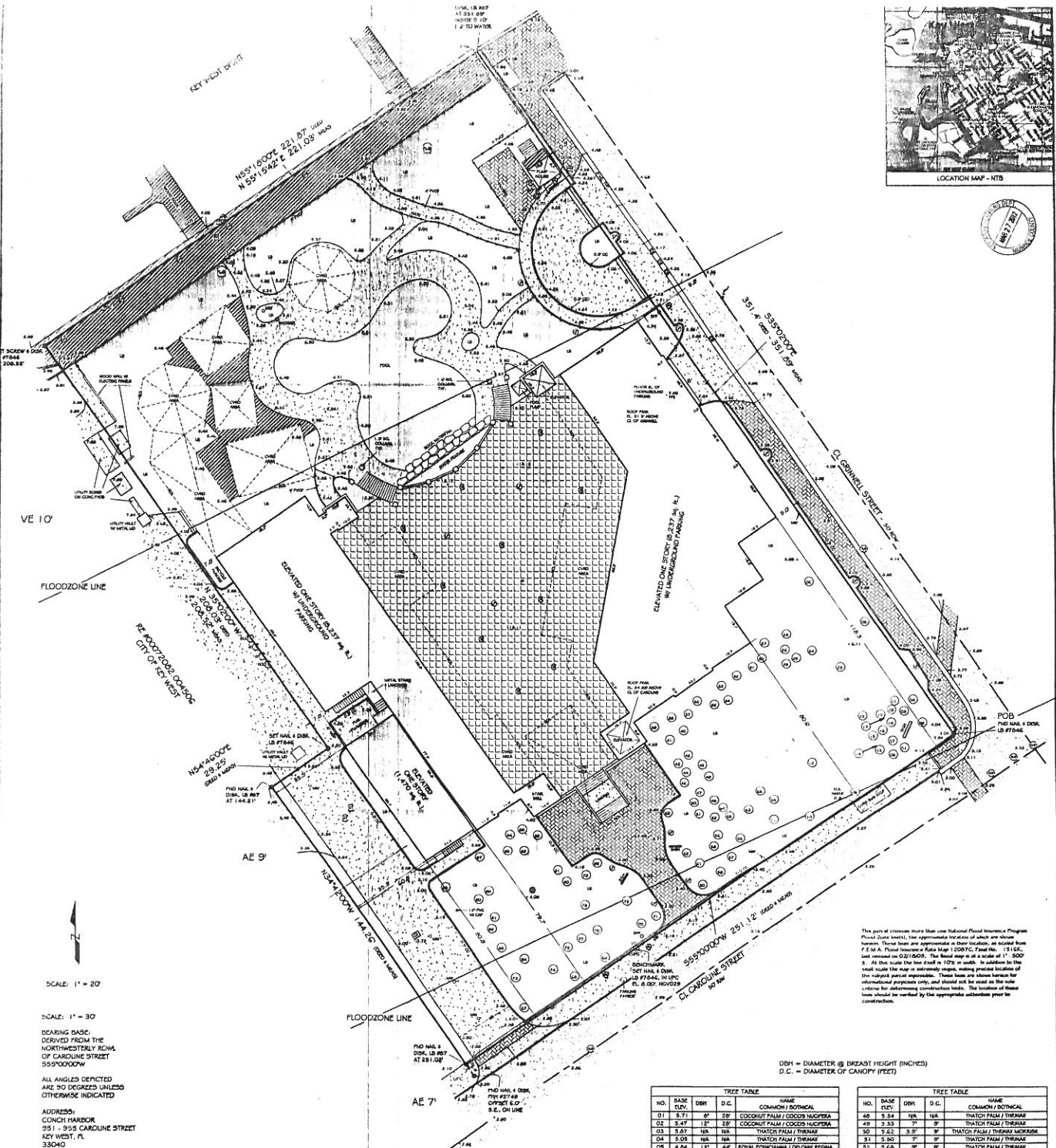
feet 10  
meters 3







# Survey



SCALE: 1" = 20'

SCALE: 1" = 30'

BEARING BASE:  
DERIVED FROM THE  
NORTHWESTERLY CORNER  
OF CAROLINE STREET  
S55°00'00"W

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESSES:  
CONCH HARBOR  
391 - 395 CAROLINE STREET  
KEY WEST, FL  
33040

ELEVATIONS SHOWN  
AS 3.00' REFER TO  
NGVD 1929 VERTICAL  
DATUM ABOVE SEA LEVEL

COMMUNITY NO.: 120166  
MAP NO.: 12007C-1S10K  
MAP DATE: 02-10-09  
FLOOD ZONE: AE 7, AE 3, VE 10, VE 11

HORIZONTAL & VERTICAL MEASUREMENTS WERE  
OBTAINED USING A TOTAL STATION & TDS RANGER  
DATA COLLECTOR.

This part of the map shows more than one National Flood Insurance Program Flood Zone (VE 10, VE 11, AE 3, AE 7, VE 10, VE 11), the approximate location of which are shown herein. These lines are approximate to their location as indicated from F.E.M.A. Flood Insurance Rate Map (FIRM) Panel No. 15102C, last revised on 02/04/05. The flood map is at a scale of 1" = 5000'. At this scale the line shall be 10% in width. In addition to the flood zone the map is extremely vague, making precise location of the various parcels approximate. These lines are shown herein for informational purposes only, and should not be used as a basis for determining construction limits. The location of these lines shall be marked by the appropriate subdivision prior to construction.

DBH = DIAMETER @ BREAST HEIGHT (INCHES)  
D.C. = DIAMETER OF CANOPY (FEET)

TREE TABLE				TREE TABLE					
NO.	BASE	DBH	D.C.	NAME	NO.	BASE	DBH	D.C.	NAME
01	5.71	9"	29'	COCONUT PALM / COCOS NUCIFERA	46	3.24	8"	NA	THATCH PALM / THRASIA
02	5.47	12"	29'	COCONUT PALM / COCOS NUCIFERA	49	3.33	7"	NA	THATCH PALM / THRASIA
03	3.01	NA	NA	THATCH PALM / THRASIA	50	3.21	3.5"	NA	THATCH PALM / THRASIA
04	5.09	NA	NA	THATCH PALM / THRASIA	51	5.50	7"	NA	THATCH PALM / THRASIA
05	4.54	13"	44'	ROYAL PALM / ROYAL PALM	52	5.68	8"	NA	THATCH PALM / THRASIA
06	5.22	0"	1.5'	LINE CASE / COLEUS	53	5.69	8"	NA	THATCH PALM / THRASIA
07	5.41	NA	NA	THATCH PALM / THRASIA	54	5.59	4"	LO'	PARADISE TREE /
08	4.92	NA	NA	THATCH PALM / THRASIA	55	5.08	9"	26'	COCONUT PALM / COCOS NUCIFERA
09	5.74	0"	2.5'	WAX TANGARUA / LYSTONIA	56	5.73	8"	NA	THATCH PALM / THRASIA
10	3.73	7"	12'	BOTTLE PALM /	57	4.38	NA	NA	LEGUMINATAE / GUANOUA SANGUINUM
11	4.81	8"	10'	THATCH PALM / THRASIA	58	5.20	NA	NA	LEGUMINATAE / GUANOUA SANGUINUM
12	4.86	4"	10'	PARADISE TREE /	59	4.10	3.5"	NA	COCONUT PALM / COCOS NUCIFERA
13	5.35	NA	NA	WHITE STOPPER /	60	4.80	13"	39'	COCONUT PALM / COCOS NUCIFERA
14	5.45	0"	1.5'	COGON	61	4.44	NA	NA	LEGUMINATAE / GUANOUA SANGUINUM
15	5.82	NA	NA	WHITE STOPPER /	62	4.43	13"	39'	COCONUT PALM / COCOS NUCIFERA
16	5.78	NA	NA	WHITE STOPPER /	63	4.40	18"	20'	ROYAL PALM / ROYAL PALM
17	5.90	NA	NA	COGON	64	4.17	NA	NA	THATCH PALM / THRASIA
18	5.88	NA	NA	THATCH PALM / THRASIA	65	5.89	NA	NA	THATCH PALM / THRASIA
19	5.48	NA	NA	WHITE STOPPER /	66	4.85	NA	NA	THATCH PALM / THRASIA
20	5.18	NA	NA	WHITE STOPPER /	67	3.70	0"	1.5'	BOTTLE PALM /
21	5.19	8"	28'	COCONUT PALM / COCOS NUCIFERA	68	3.67	0"	1.5'	BOTTLE PALM /
22	5.50	8"	10'	PARADISE TREE /	69	3.76	0"	1.5'	BOTTLE PALM /
23	5.31	10"	84'	FIGUS / CROTalaria	70	4.32	10"	29'	COCONUT PALM / COCOS NUCIFERA
24	5.06	NA	NA	THATCH PALM / THRASIA	71	3.95	10"	29'	COCONUT PALM / COCOS NUCIFERA
25	5.06	NA	NA	THATCH PALM / THRASIA	72	4.34	10"	29'	COCONUT PALM / COCOS NUCIFERA
26	5.23	NA	NA	THATCH PALM / THRASIA	73	5.42	NA	NA	THATCH PALM / THRASIA
27	5.68	8"	10'	THATCH PALM / THRASIA	74	6.01	NA	NA	THATCH PALM / THRASIA
28	5.07	10"	29'	ROYAL PALM / ROYAL PALM	75	5.14	10"	29'	SAGO PALM /
29	5.22	10"	29'	ROYAL PALM / ROYAL PALM	76	5.32	8"	10'	SAGO PALM /
30	5.41	12"	39'	COCONUT PALM / COCOS NUCIFERA	77	5.49	3.5"	10'	PARADISE TREE /
31	4.88	NA	NA	THATCH PALM / THRASIA	78	4.18	NA	NA	THATCH PALM / THRASIA
32	5.13	8"	10'	THATCH PALM / THRASIA	79	5.18	NA	NA	THATCH PALM / THRASIA
33	5.52	8"	10'	THATCH PALM / THRASIA	80	5.69	3.5"	10'	PARADISE TREE /
34	5.88	8"	10'	THATCH PALM / THRASIA	81	5.76	NA	NA	THATCH PALM / THRASIA
35	4.84	7"	8'	THATCH PALM / THRASIA	82	6.04	NA	NA	THATCH PALM / THRASIA
36	5.62	8"	10'	THATCH PALM / THRASIA	83	5.18	NA	NA	THATCH PALM / THRASIA
37	5.44	NA	NA	THATCH PALM / THRASIA	84	6.03	10"	29'	ROYAL PALM / ROYAL PALM
38	3.88	17"	20'	ROYAL PALM / ROYAL PALM	85	5.58	16"	20'	ROYAL PALM / ROYAL PALM
39	5.75	8"	10'	THATCH PALM / THRASIA	86	4.37	10"	29'	ROYAL PALM / ROYAL PALM
40	5.39	NA	NA	THATCH PALM / THRASIA	87	5.31	12"	20'	MANGROVE /
41	5.18	8"	10'	THATCH PALM / THRASIA	88	5.19	10"	29'	ROYAL PALM / ROYAL PALM
42	5.58	NA	NA	THATCH PALM / THRASIA	89	5.10	10"	29'	ROYAL PALM / ROYAL PALM
43	5.51	7"	8'	THATCH PALM / THRASIA	90	5.94	8"	10'	WAX WORTLE / AMPROSA CROCEA
44	5.68	7"	8'	THATCH PALM / THRASIA	91	4.32	10"	29'	WAX WORTLE / AMPROSA CROCEA
45	5.31	14"	20'	ROYAL PALM / ROYAL PALM	92	5.31	11"	20'	GUANO LIMO / BURSERA SIMARUBA
46	4.92	7"	8'	THATCH PALM / THRASIA	93	4.18	10"	29'	GUANO LIMO / BURSERA SIMARUBA
47	4.48	NA	NA	THATCH PALM / THRASIA	94	5.80	4"	3.5"	WAX WORTLE / AMPROSA CROCEA
48	5.34	NA	NA	THATCH PALM / THRASIA	95	4.70	10"	29'	ROYAL PALM / ROYAL PALM

**LEGAL DESCRIPTION -**  
PARTS 2 OF SPOKANE WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2450, PAGE 219C

**UPLAND PROPERTY:**  
Beginning at the intersection formed by the Northwestly line of Caroline Street into the Southwestly line of Grinnell Street, Key West, Florida; Thence S 55°00' W along the Northwestly line of Caroline Street, measured, a distance of 291.12 feet;  
thence N 34°42' W, a distance of 144.26 feet;  
thence N 54°40' E, a distance of 29.25 feet;  
thence N 35°02' W, a distance of 208.03 feet to a point;  
thence S 55°10' E, a distance of 221.07 feet more or less to a point;  
thence S 35°02' E, a distance of 351.4 feet to the point of beginning.  
Lying and being in Section 31, Township 66 South, Range 25 East, Island of Key West, Monroe County, Florida, (Containing 1.89 acres (84,190 sq. ft.))

**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY  
SECTION 31, TOWNSHIP 66 SOUTH, RANGE 25 EAST  
ISLAND OF KEY WEST, FLORIDA**

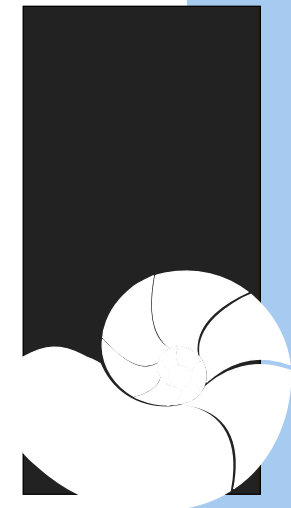
CERTIFIED TO -  
CONCH HARBOR RETAIL CENTER LLC, a Florida limited liability company

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIGHER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THOSE DESCRIPTIONS NOR HAVE ADEQUATE PRECEDENTS BEEN REVIEWED TO DETERMINE OVERLAP OR PATENT. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF LAND OR RIGHTS ALONG PROPERTY LINES.

**PAYMENT**  
NOTE: MONIES RECEIVED SHALL BE PAID TO OR DEPOSITED INTO THE ACCOUNTS INDICATED HEREON.  
THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PAYMENT AND RECEIPT THEREOF.  
THIS SURVEY IS A PART OF ASSURANCE OF TITLE AND SHALL BE FOUND ON THIS SHEET.  
DATE OF SURVEY: 02/10/09  
BY: [Signature]  
TITLE: SURVEYOR



# **Proposed Plans**

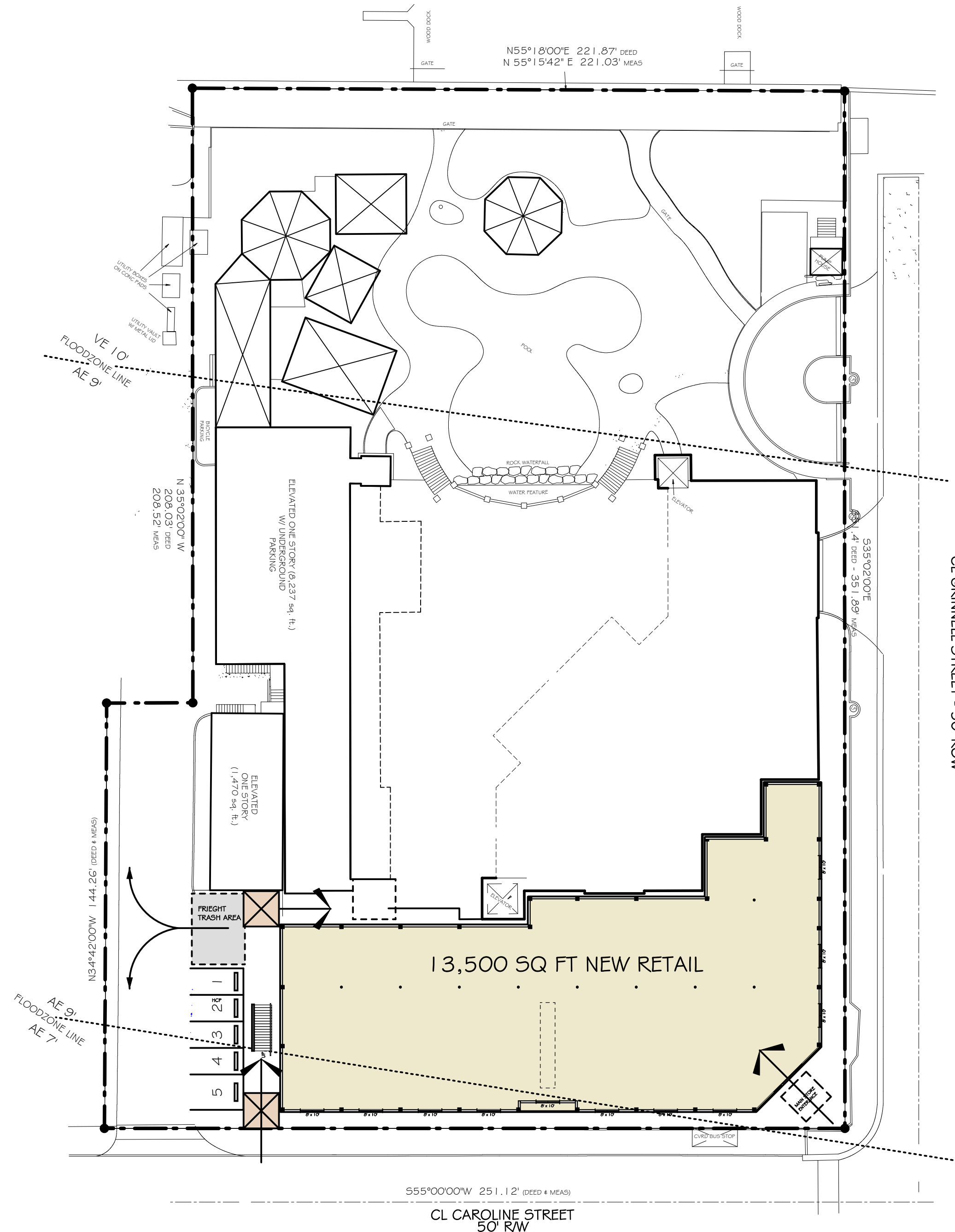


# West Marine

## PROPOSED WEST MARINE RETAIL CENTER

- AT CONCH HARBOR -

ARCHITECT : PETER PIKE & ASSOCIATES  
471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692



SCALE: 1" = 30'

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY  
SECTION 31, TOWNSHIP 68 SOUTH, RANGE 25 EAST  
ISLAND OF KEY WEST, FLORIDA

NOTE:  
SITE PLAN BASED APON SURVEY PERFORMED BY:  
REECE & WHITE LAND SURVEYING, INC.  
127 INDUSTRIAL RD., BIG PINE KEY, FLORIDA.  
DATED, 02/20/2012

1 PROPOSED SITE PLAN  
A-1 Scale: 1" = 30 ft

- INDEX OF DRAWINGS
- A-1 SITE PLAN
  - A-2 FIRST LEVEL PLAN
  - A-3 SECOND LEVEL PLAN
  - A-4 GRADE LEVEL PLAN
  - A-5 PROPOSED ELEVATIONS

REVISIONS	DATE

**PETER PIKE ARCHITECT**  
 COPYRIGHTED DRAWINGS  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

DRAWING TITLE:  
 SITE PLAN

PROJECT NUMBER:  
 11.11

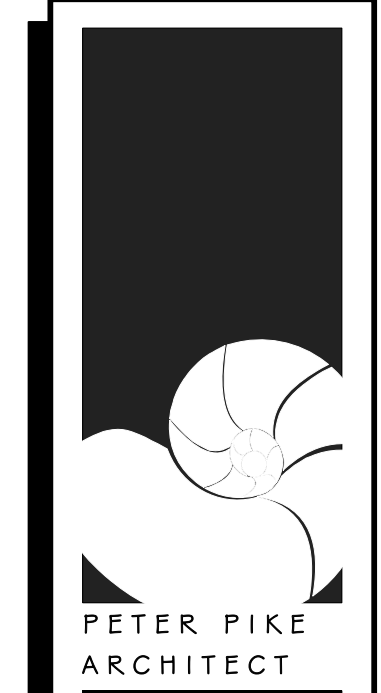
DRAWN: KSM  
 CHECKED: PMP  
 DATE: 06-03-12

SHEET #  
**A-1**  
 OF

HARC REVISED DESIGN DEVELOPMENT - PROGRESS SET 07-28-12

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!

REVISIONS	DATE



**PETER PIKE ARCHITECT**  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

**DRAWING TITLE:**  
 SITE PLAN DATA

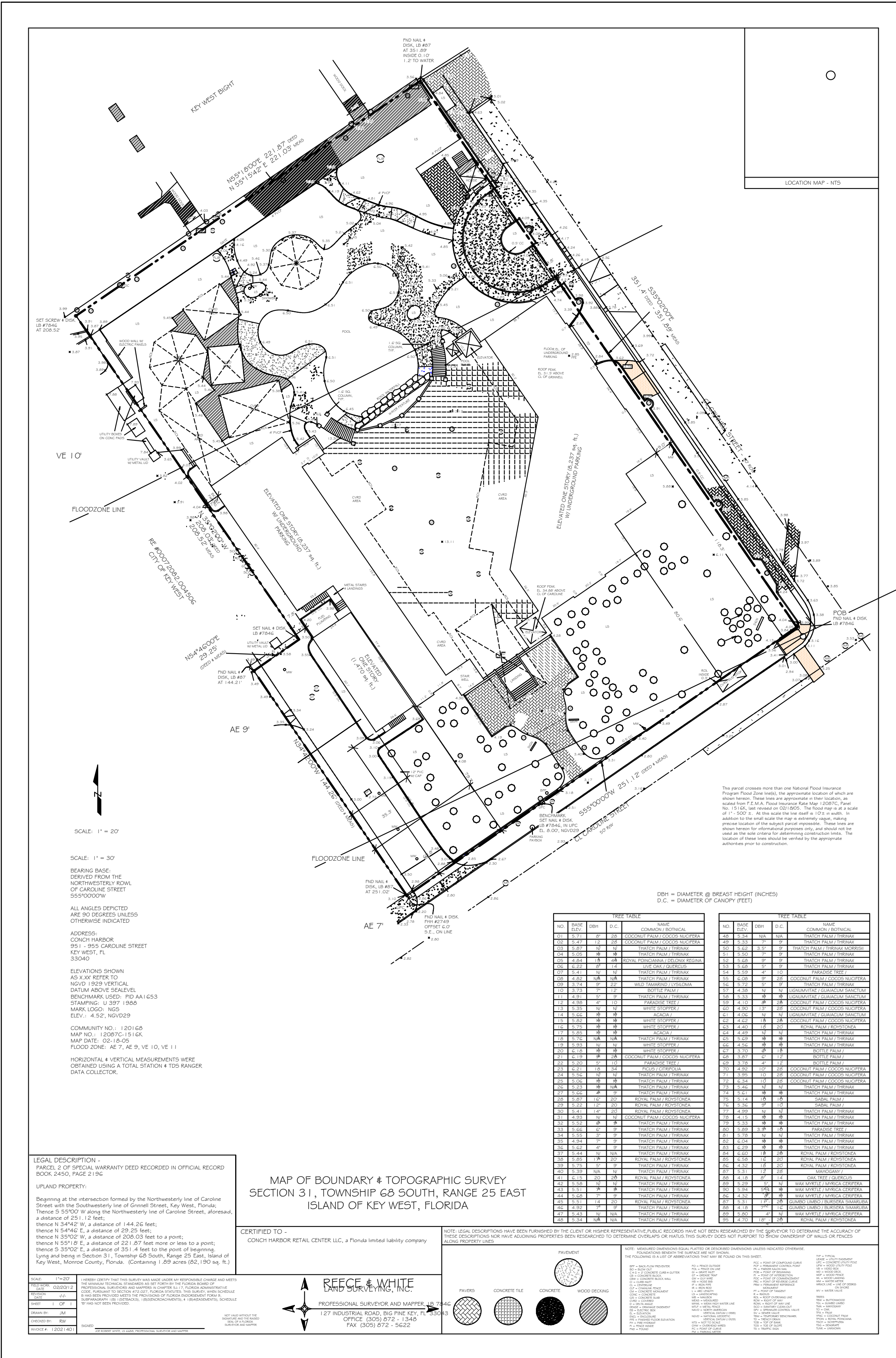
**PROJECT NUMBER:**  
 11.11

**DRAWN:** KSM  
**CHECKED:** PMP  
**DATE:** 06-03-12

**SHEET #**  
 A-2  
 OF

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEAL

HARC REVISED DESIGN DEVELOPMENT - PROGRESS SET 07-28-12



TREE TYPES		TREE TYPES	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	10' DBH - 12' HGT	1	10' DBH - 12' HGT
2	12' DBH - 15' HGT	2	12' DBH - 15' HGT
3	14' DBH - 18' HGT	3	14' DBH - 18' HGT
4	16' DBH - 20' HGT	4	16' DBH - 20' HGT
5	18' DBH - 22' HGT	5	18' DBH - 22' HGT
6	20' DBH - 24' HGT	6	20' DBH - 24' HGT
7	22' DBH - 26' HGT	7	22' DBH - 26' HGT
8	24' DBH - 28' HGT	8	24' DBH - 28' HGT
9	26' DBH - 30' HGT	9	26' DBH - 30' HGT
10	28' DBH - 32' HGT	10	28' DBH - 32' HGT
11	30' DBH - 34' HGT	11	30' DBH - 34' HGT
12	32' DBH - 36' HGT	12	32' DBH - 36' HGT
13	34' DBH - 38' HGT	13	34' DBH - 38' HGT
14	36' DBH - 40' HGT	14	36' DBH - 40' HGT
15	38' DBH - 42' HGT	15	38' DBH - 42' HGT
16	40' DBH - 44' HGT	16	40' DBH - 44' HGT
17	42' DBH - 46' HGT	17	42' DBH - 46' HGT
18	44' DBH - 48' HGT	18	44' DBH - 48' HGT
19	46' DBH - 50' HGT	19	46' DBH - 50' HGT
20	48' DBH - 52' HGT	20	48' DBH - 52' HGT
21	50' DBH - 54' HGT	21	50' DBH - 54' HGT
22	52' DBH - 56' HGT	22	52' DBH - 56' HGT
23	54' DBH - 58' HGT	23	54' DBH - 58' HGT
24	56' DBH - 60' HGT	24	56' DBH - 60' HGT
25	58' DBH - 62' HGT	25	58' DBH - 62' HGT
26	60' DBH - 64' HGT	26	60' DBH - 64' HGT
27	62' DBH - 66' HGT	27	62' DBH - 66' HGT
28	64' DBH - 68' HGT	28	64' DBH - 68' HGT
29	66' DBH - 70' HGT	29	66' DBH - 70' HGT
30	68' DBH - 72' HGT	30	68' DBH - 72' HGT
31	70' DBH - 74' HGT	31	70' DBH - 74' HGT
32	72' DBH - 76' HGT	32	72' DBH - 76' HGT
33	74' DBH - 78' HGT	33	74' DBH - 78' HGT
34	76' DBH - 80' HGT	34	76' DBH - 80' HGT
35	78' DBH - 82' HGT	35	78' DBH - 82' HGT
36	80' DBH - 84' HGT	36	80' DBH - 84' HGT
37	82' DBH - 86' HGT	37	82' DBH - 86' HGT
38	84' DBH - 88' HGT	38	84' DBH - 88' HGT
39	86' DBH - 90' HGT	39	86' DBH - 90' HGT
40	88' DBH - 92' HGT	40	88' DBH - 92' HGT
41	90' DBH - 94' HGT	41	90' DBH - 94' HGT
42	92' DBH - 96' HGT	42	92' DBH - 96' HGT
43	94' DBH - 98' HGT	43	94' DBH - 98' HGT
44	96' DBH - 100' HGT	44	96' DBH - 100' HGT
45	98' DBH - 102' HGT	45	98' DBH - 102' HGT
46	100' DBH - 104' HGT	46	100' DBH - 104' HGT
47	102' DBH - 106' HGT	47	102' DBH - 106' HGT
48	104' DBH - 108' HGT	48	104' DBH - 108' HGT
49	106' DBH - 110' HGT	49	106' DBH - 110' HGT
50	108' DBH - 112' HGT	50	108' DBH - 112' HGT
51	110' DBH - 114' HGT	51	110' DBH - 114' HGT
52	112' DBH - 116' HGT	52	112' DBH - 116' HGT
53	114' DBH - 118' HGT	53	114' DBH - 118' HGT
54	116' DBH - 120' HGT	54	116' DBH - 120' HGT
55	118' DBH - 122' HGT	55	118' DBH - 122' HGT
56	120' DBH - 124' HGT	56	120' DBH - 124' HGT
57	122' DBH - 126' HGT	57	122' DBH - 126' HGT
58	124' DBH - 128' HGT	58	124' DBH - 128' HGT
59	126' DBH - 130' HGT	59	126' DBH - 130' HGT
60	128' DBH - 132' HGT	60	128' DBH - 132' HGT
61	130' DBH - 134' HGT	61	130' DBH - 134' HGT
62	132' DBH - 136' HGT	62	132' DBH - 136' HGT
63	134' DBH - 138' HGT	63	134' DBH - 138' HGT
64	136' DBH - 140' HGT	64	136' DBH - 140' HGT
65	138' DBH - 142' HGT	65	138' DBH - 142' HGT
66	140' DBH - 144' HGT	66	140' DBH - 144' HGT
67	142' DBH - 146' HGT	67	142' DBH - 146' HGT
68	144' DBH - 148' HGT	68	144' DBH - 148' HGT
69	146' DBH - 150' HGT	69	146' DBH - 150' HGT
70	148' DBH - 152' HGT	70	148' DBH - 152' HGT
71	150' DBH - 154' HGT	71	150' DBH - 154' HGT
72	152' DBH - 156' HGT	72	152' DBH - 156' HGT
73	154' DBH - 158' HGT	73	154' DBH - 158' HGT
74	156' DBH - 160' HGT	74	156' DBH - 160' HGT
75	158' DBH - 162' HGT	75	158' DBH - 162' HGT
76	160' DBH - 164' HGT	76	160' DBH - 164' HGT
77	162' DBH - 166' HGT	77	162' DBH - 166' HGT
78	164' DBH - 168' HGT	78	164' DBH - 168' HGT
79	166' DBH - 170' HGT	79	166' DBH - 170' HGT
80	168' DBH - 172' HGT	80	168' DBH - 172' HGT
81	170' DBH - 174' HGT	81	170' DBH - 174' HGT
82	172' DBH - 176' HGT	82	172' DBH - 176' HGT
83	174' DBH - 178' HGT	83	174' DBH - 178' HGT
84	176' DBH - 180' HGT	84	176' DBH - 180' HGT
85	178' DBH - 182' HGT	85	178' DBH - 182' HGT
86	180' DBH - 184' HGT	86	180' DBH - 184' HGT
87	182' DBH - 186' HGT	87	182' DBH - 186' HGT
88	184' DBH - 188' HGT	88	184' DBH - 188' HGT
89	186' DBH - 190' HGT	89	186' DBH - 190' HGT
90	188' DBH - 192' HGT	90	188' DBH - 192' HGT
91	190' DBH - 194' HGT	91	190' DBH - 194' HGT
92	192' DBH - 196' HGT	92	192' DBH - 196' HGT
93	194' DBH - 198' HGT	93	194' DBH - 198' HGT
94	196' DBH - 200' HGT	94	196' DBH - 200' HGT
95	198' DBH - 202' HGT	95	198' DBH - 202' HGT
96	200' DBH - 204' HGT	96	200' DBH - 204' HGT
97	202' DBH - 206' HGT	97	202' DBH - 206' HGT
98	204' DBH - 208' HGT	98	204' DBH - 208' HGT
99	206' DBH - 210' HGT	99	206' DBH - 210' HGT
100	208' DBH - 212' HGT	100	208' DBH - 212' HGT

APPLICANT INFORMATION

# PROPOSED WEST MARINE RETAIL CENTER

- AT CONCH HARBOR -

ARCHITECT : PETER PIKE & ASSOCIATES  
 471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692

PLEASE CONTACT ARCHITECT FOR TECHNICAL QUESTIONS  
 CONCH HARBOR  
 951 - 955 CAROLINE ST., KEY WEST, FLORIDA

**SITE DATA:**

SITE ANALYSIS - EXISTING		SITE ANALYSIS - REQUIRED PER L.D.R.		SITE ANALYSIS - PROPOSED		COMPLIANCE
ZONING DISTRICT	HRCC-2 (HIST.COMM.CORE-K.W. BIGHT)	ZONING DISTRICT	HRCC-2 (HIST.COMM.CORE-K.W. BIGHT)	ZONING DISTRICT	HRCC-2 (HIST.COMM.CORE-K.W. BIGHT)	
AREA (SQ.FT.)	82,190 SQ. FT. (1.89 ACRE)	MIN. AREA (SQ.FT.)	10,000 SQ. FT.	AREA (SQ.FT.)	82,210 SQ. FT. (1.89 ACRE)	YES
WIDTH (FT.)	251 FEET (@ CAROLINE ST.)	MIN. WIDTH (FT.)	75 FEET	WIDTH (FT.)	251 FEET (@ CAROLINE ST.)	YES
DEPTH (FT.)	352 FEET (@ GRINNELL ST.)	MIN. DEPTH (FT.)	100 FEET	DEPTH (FT.)	352 FEET (@ GRINNELL ST.)	YES
IMPERVIOUS SURFACE RATIO	57,150 (69.53%)	IMPERVIOUS SURFACE RATIO	70%	IMPERVIOUS SURFACE RATIO	58,436 (71.09%)	NO
WOOD DECKING	845			FREIGHT TOWER	(+361)	
POOL SURFACE	3405			FREIGHT DRIVE	(+925)	
REAR GAZEBOS ETC.	3,987					
PLAZA & STAIRS	8,970					
STAIR/ELEVATOR WELLS	689					
BUILD #1 F.P.	8,027					
BUILD #1 O.H.	2,374					
BUILD #2 F.P.	5,425					
BUILD #2 O.H.	1,891					
BUILD #3 F.P.	1,502					
EXIS. BUILDING COVERAGE	32,959 SQ. FT. (40.10%) (ALL)	MAX. BUILDING COVERAGE	(50%)	PROP. BUILDING COVERAGE	33,320 SQ. FT. (40.54%)	YES
BUILD #1 F.P.	8,027			FREIGHT TOWER	(+361)	
BUILD #1 NEW COMMERCIAL	6409					
BUILD #1 NEW FREIGHT	361					
BUILD #2 F.P.	5,425					
BUILD #3 F.P.	1,502					
REAR GAZEBOS ETC.	3,987					
PLAZA & STAIRS (EXISTING)	8,970					
PLAZA & STAIRS (REMAINING)	2,561					
STAIR/ELEVATOR WELLS	214					
PUMP HOUSE	94					
FRONT SETBACK (CAROLINE)	30' EXISTING	FRONT SETBACK	5'	FRONT SETBACK	30' EXISTING	YES
SIDE SETBACK (GRINNELL)	7.5' EXISTING	SIDE SETBACK	5'	SIDE SETBACK	7.5' EXISTING	YES
SIDE SETBACK	7.75' EXISTING	STREET SETBACK	5'	STREET SETBACK	7.75' EXISTING	YES
REAR SETBACK	115' EXISTING	REAR SETBACK	10'	REAR SETBACK	115' EXISTING	YES
EXISTING HT.	30' MAX. EXISTING @ C/L GRINNELL	MAXIMUM HT.	35 FEET	PROPOSED HT.	30' MAX. EXISTING @ C/L GRINNELL	YES
EXISTING F.A.R.	N.A.	MAXIMUM F.A.R.	1.0	PROPOSED F.A.R.	N.A.	YES
EXISTING DENSITY	N.A.	MAXIMUM DENSITY	N.A.	PROPOSED DENSITY	N.A.	N.A.

**FLOOD ZONE VE-10, AE-9, AE-7**

**PARKING REQUIREMENTS**

PARKING REQUIREMENTS BY USE - SECTION 3-15.2

USE	MOTORIZED VEHICLES	BICYCLES AS A % OF MOTOR VEHICLES
XX	UP TO 35%	

ALLOWABLE PARKING SUBSTITUTIONS  
 XXX 1 STANDARD SPACE = 1.5 BICYCLES

REQUIRED PARKING XX SPACES + X HCP = XX TOTAL

**LANDSCAPE**

**LOCATION MAP**

**LEGAL DESCRIPTION:**  
 BEGINNING AT THE INTERSECTION FORMED BY THE NORTHWESTERLY LINE OF CAROLINE STREET WITH THE SOUTHWESTERLY LINE OF GRINNELL STREET, KEY WEST, FLORIDA; THENCE S 55°00' W ALONG THE NORTHWESTERLY LINE OF CAROLINE STREET, ALONGSIDE, A DISTANCE OF 251.12 FEET; THENCE N 34°42' W, A DISTANCE OF 144.26 FEET; THENCE N 54°46' E, A DISTANCE OF 29.25 FEET; THENCE N 35°02' W, A DISTANCE OF 208.03 FEET TO A POINT; THENCE N 55°18' E, A DISTANCE OF 221.87 FEET MORE OR LESS TO A POINT; THENCE S 35°02' E, A DISTANCE OF 351.4 FEET TO THE POINT OF BEGINNING; SECTION 31, TOWNSHIP 68 SOUTH, RANGE 25 EAST, ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA. (CONTAINING 1.89 ACRES (82,190 SQ. FT.))

DESIGN NOTES:	INDEX OF DRAWINGS	SEAL - ARCHITECT
THIS STRUCTURE DESIGNED TO MEET 150MPH. WIND LOADING A.S.C.E.02-05 REQUIRMENTS FLOOR LIVE LOAD 40 LBS/SQ. FT	A-1 SITE PLAN A-2 FIRST LEVEL PLAN A-3 SECOND LEVEL PLAN A-4 GRADE LEVEL PLAN A-5 PROPOSED ELEVATIONS	

REVISIONS	DATE

PETER PIKE ARCHITECT  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

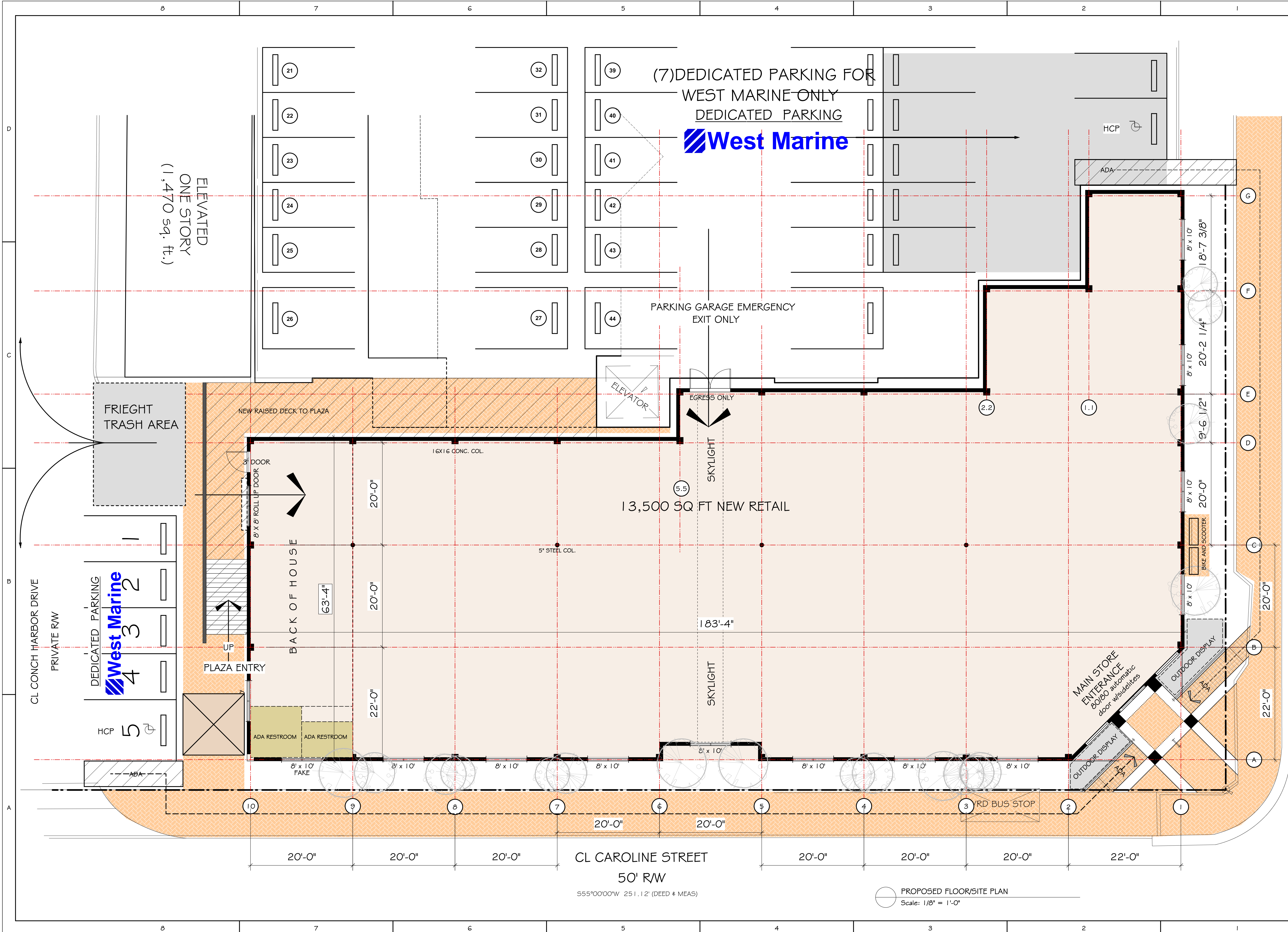
**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

DRAWING TITLE:  
 ENLARGED PLAN

PROJECT NUMBER:  
 11.11

DRAWN: KSM  
 CHECKED: PMP  
 DATE: 06-03-12

SHEET #  
**A-3**  
 OF



CL GRINNELL STREET - 50' ROW

HARC REVISED DESIGN DEVELOPMENT - PROGRESS SET 07-28-12

CL CAROLINE STREET  
 50' RW

PROPOSED FLOOR/SITE PLAN  
 Scale: 1/8" = 1'-0"

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!

8 7 6 5 4 3 2 1

REVISIONS	DATE

PETER PIKE ARCHITECT  
 COPYRIGHTED DRAWINGS  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA

DRAWING TITLE:  
 EXISTING / PROPOSED  
 ELEVATIONS

PROJECT NUMBER:  
 11.11  
 DRAWN: KSM  
 CHECKED: PMP  
 DATE: 06-03-12

SHEET #  
**A-4**  
 OF

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!

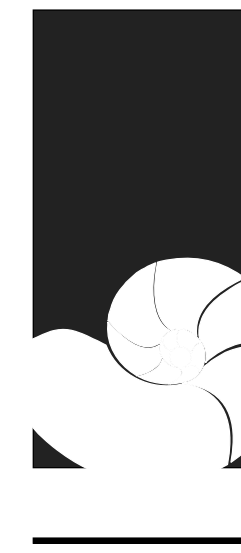
HARC REVISED DESIGN DEVELOPMENT - PROGRESS SET 07-28-12



CAROLINE STREET  
 PROPOSED ELEVATION



GRINNELL STREET  
 PROPOSED ELEVATION

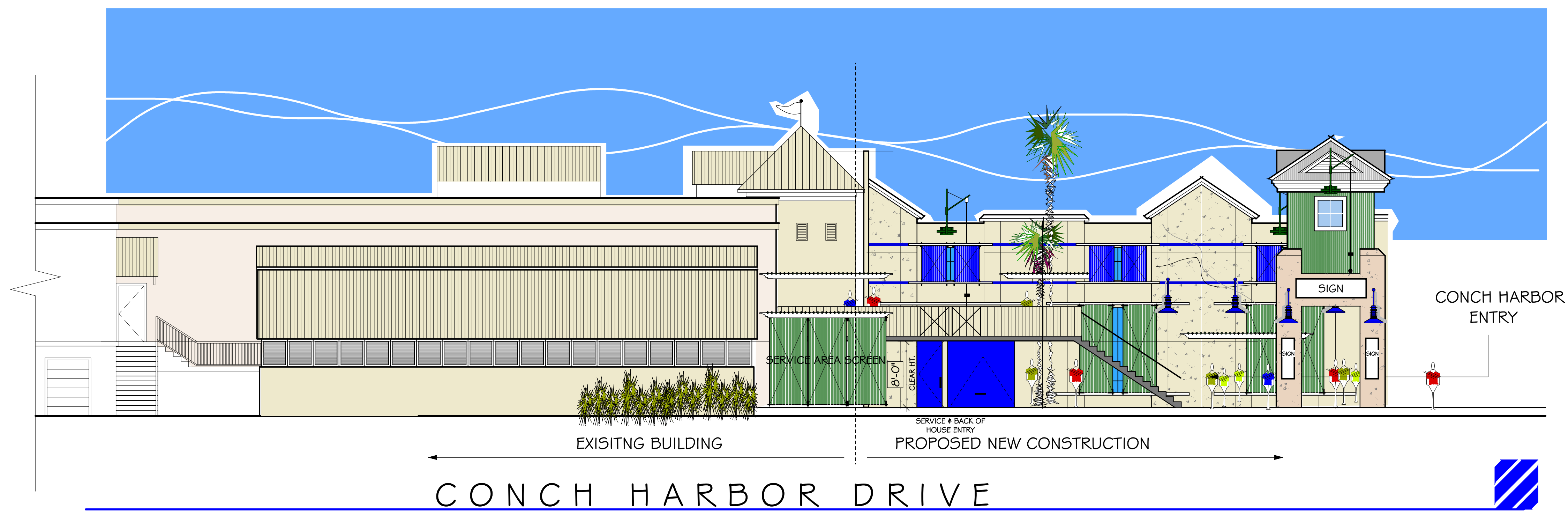


**West Marine**  
 PROPOSED WEST MARINE RETAIL CENTER  
 - AT CONCH HARBOR -

ARCHITECT : PETER PIKE & ASSOCIATES  
 471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692

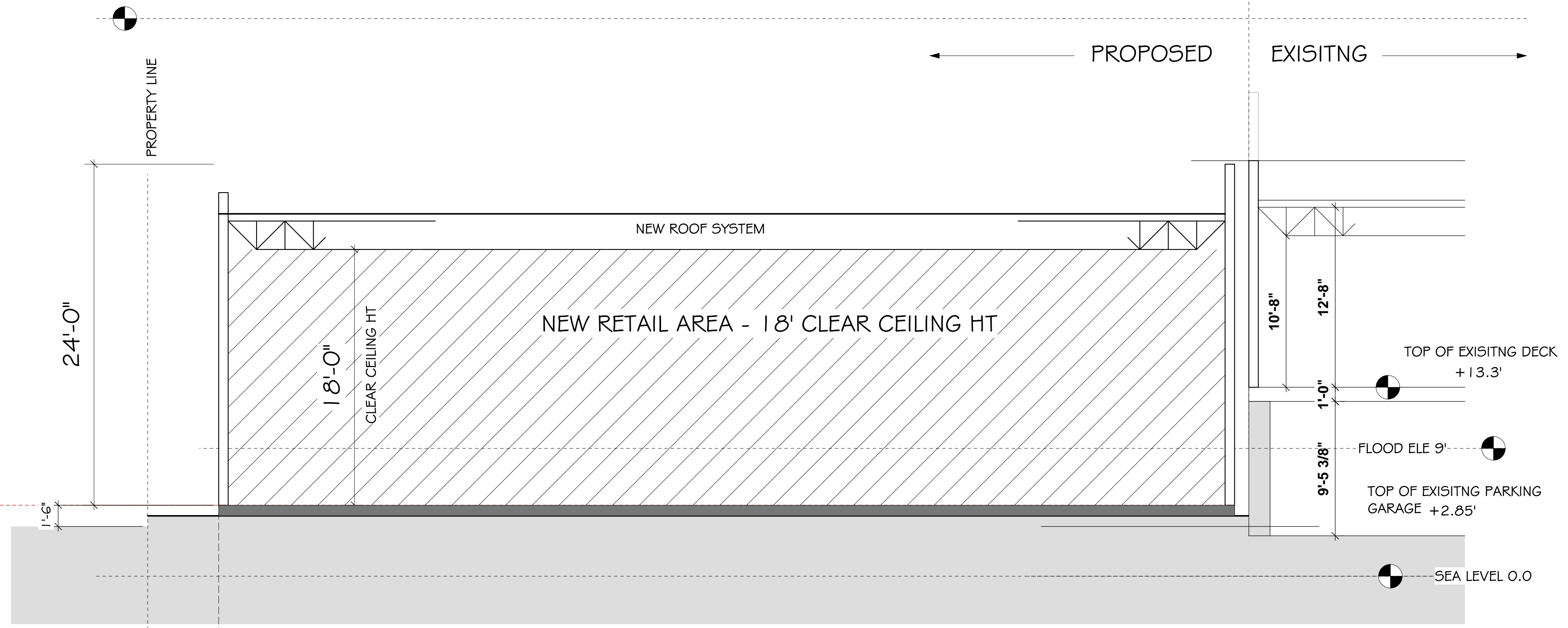
8 7 6 5 4 3 2 1

REVISIONS	DATE



CONCH HARBOR DRIVE  
PROPOSED ELEVATION

35' MAX ROOF HT



1 SECTION STUDY  
Scale: 3/16" = 1'-0"



CONCH HARBOR PLAZA  
PROPOSED ELEVATION

PETER PIKE  
ARCHITECT  
COPYRIGHTED  
DRAWINGS  
471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

**West Marine**  
CONCH HARBOR 951-955 CAROLINE ST.  
KEY WEST, FLORIDA

PROJECT:  
DRAWING TITLE:  
PROPOSED  
ELEVATIONS  
PROJECT NUMBER:  
11.11  
DRAWN: KSM  
CHECKED: PMP  
DATE: 06-03-12

SHEET #  
A-5  
OF


HARC REVISED DESIGN DEVELOPMENT - PROGRESS SET 07-28-12

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!




**West Marine**  
 PROPOSED WEST MARINE RETAIL CENTER  
 - AT CONCH HARBOR -  
 ARCHITECT / PETER PIKE & ASSOCIATES

REVISIONS	DATE

  
 PETER PIKE  
 ARCHITECT  
 COPYRIGHTED  
 DRAWINGS  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST, FLA. 33040  
 305-296-1692

**West Marine**  
 CONCH HARBOR 951-955 CAROLINE ST.  
 KEY WEST, FLORIDA  
 PROJECT:

DRAWING TITLE:  
 SCHEMATIC FREIGHT  
 LIFT AREA  
 PROJECT NUMBER:  
 11.11  
 DRAWN: KSM  
 CHECKED: PMP  
 DATE: 06-03-12

SHEET #  
**A-6**  
 OF

HARC REVISED DESIGN DEVELOPMENT - PROGRESS SET 07-28-12

NEVER, EVER! SCALE REPRODUCED DRAWINGS - BAD IDEA!

# Noticing



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

**BEFORE ME**, the undersigned authority, personally appeared Timothy W Root, 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:

31 day of ~~July~~ July, 2012 on the

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 August, 15, 2012.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

**Signed Name of Affiant:**

Timothy W Root  
Date: 7/31/12

Address: 1410 Johnson St

City: K.W.

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 31st day of July, 2012.

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

**NOTARY PUBLIC**

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires May 26, 2015



**Property Appraiser  
Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

**Property Record Card -  
Map portion under construction.**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1003069 Parcel ID: 00002970-000000**

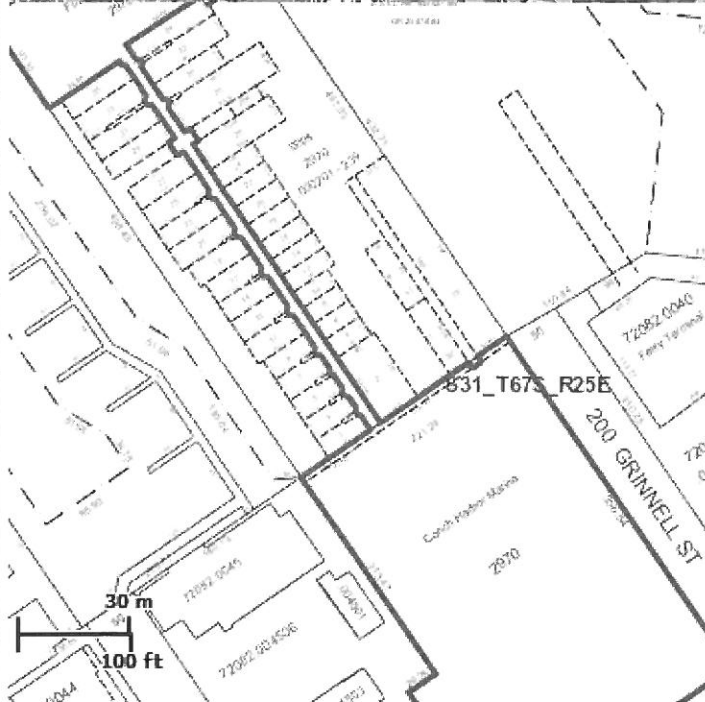
**Ownership Details**

**Mailing Address:**  
CONCH HARBOR RETAIL CENTER LLC  
C/O HUNT CRAIG  
951 CAROLINE ST  
KEY WEST, FL 33040-6636

**Property Details**

**PC Code:** 20 - AIRPORTS, MARINAS, BUS TERM  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 31-67-25  
**Property Location:** 951-955 CAROLINE ST KEY WEST  
**Legal Description:** 31 68 25 KEY WEST 2.53AC (UPLAND PROPERTY AND FUELING FACILITY PROPERTY)) H1-53 G56-22/23 OR15-444/45 OR438-230/35 ID 4-057 OR1252-1023/26AFF OR1287-275/77Q/C OR1287-266/69 OR1347-2436/43F/J OR1560-56/58 OR1978-1870/99E OR2029-136/140(LEASE) OR2292-1354/58 OR2450-2196/2200

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



**Land Details**

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	251	352	82,764.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.59 AC

**Building Summary**

Number of Buildings: 3  
 Number of Commercial Buildings: 3  
 Total Living Area: 38888  
 Year Built: 1996

### Building 1 Details

Building Type  
 Effective Age 10  
 Year Built 2002  
 Functional Obs 0

Condition E  
 Perimeter 1,629  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 13  
 Grnd Floor Area 36,828

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

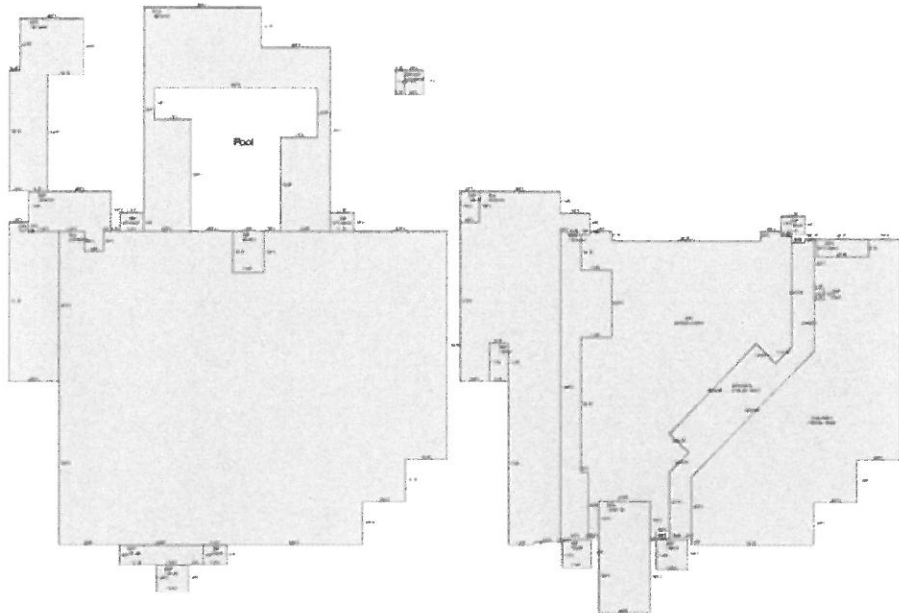
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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	OPF		1	2002				8,205
1	FLA	8:METAL/ALUM	1	2002	Y			23,765
2	OPF		1	2002				351
3	SBF		1	2002				99

4	DUF	1	2002		180	
5	CPL	1	2002		1,577	
6	SBF	1	2002		765	
7	OPX	1	2002		1,671	
8	SBF	1	2002		88	
9	SBF	1	2002		252	
10	SBF	1	2002		88	
11	PTO	1	2002		4,824	
12	DUF	1	2002		99	
13	OPF	1	2002		44	
14	FLA	1	2002	Y	5,578	
15	OUF	1	2002		126	
16	SBF	1	2002		153	
17	OPX	1	2002		1,876	
18	OUF	1	2002		182	
19	OPX	1	2002		1,200	
20	SBF	1	2002		196	
22	FLA	8:METAL/ALUM	1	2002	Y	7,485
23	OPF	1	2002		2,135	
25	SBF	1	2002		88	
26	OPX	1	2002		192	
27	OUF	1	2002		25	

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	1 STY STORE-A	100	Y	Y
	953	PARKING GARAGE	100	Y	N
	954	ELEC/TELEPHONE ETC A	100	Y	N
	955	ELEC/TELEPHONE ETC A	100	Y	N
	956	ELEC/TELEPHONE ETC A	100	Y	N
	957	ELEC/TELEPHONE ETC A	100	Y	N
	958	ELEC/TELEPHONE ETC A	100	Y	N
	959	1 STY STORE-A	100	Y	Y
	960	ELEC/TELEPHONE ETC A	100	Y	N
	961	ELEC/TELEPHONE ETC A	100	Y	N
	963	ELEC/TELEPHONE ETC A	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	METAL SIDING	100

**Building 2 Details**

Building Type  
 Effective Age 10  
 Year Built 1996  
 Functional Obs 0

Condition E  
 Perimeter 170  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 13  
 Grnd Floor Area 1,500

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

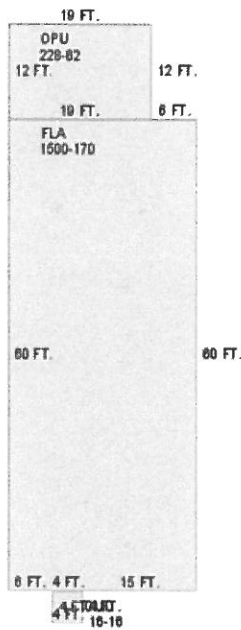
Roof Cover  
 Heat 2  
 Heat Src 2

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 0

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	FLA		1	1996					1,500
2	OPU		1	1996					228
3	OUU		1	1996					16

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	948	WAREHOUSE/MARINA D	100	N	N
	949	OPU	100	N	N
	950	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
300	MIN WOOD SIDING	40
301	C.B.S.	60

**Building 3 Details**

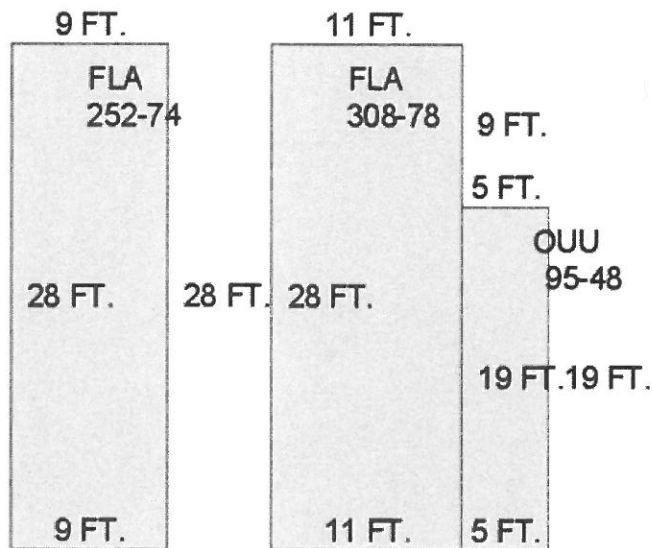
Building Type	Condition E	Quality Grade 400
Effective Age 10	Perimeter 152	Depreciation % 13
Year Built 1998	Special Arch 0	Grnd Floor Area 560
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1998					252
2	FLA		1	1998					308



3 OUU 1 1998 95

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	951	SERVICE STATION-A-	100	Y	Y
	952	OFF BLDG 1 STY-A	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
302	AB AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,830 SF	305	6	1964	1965	1	30
2	AC2:WALL AIR COND	1 UT	0	0	1995	1996	1	20
3	UB2:UTILITY BLDG	48 SF	8	6	1995	1996	1	50
4	UB2:UTILITY BLDG	60 SF	10	6	1995	1996	1	50
5	DK4:WOOD DOCKS	3,504 SF	219	16	1995	1996	4	40
6	FN2:FENCES	681 SF	227	3	1995	1996	2	30
7	FN2:FENCES	348 SF	58	6	1995	1996	2	30
8	CL2:CH LINK FENCE	750 SF	125	6	1995	1996	2	30
9	DK4:WOOD DOCKS	4,470 SF	447	10	1995	1996	5	40
10	DK4:WOOD DOCKS	2,576 SF	184	14	1994	1995	5	40
11	DK4:WOOD DOCKS	81 SF	9	9	1994	1995	5	40
12	UB3:LC UTIL BLDG	800 SF	8	100	1997	1998	1	30
13	UB3:LC UTIL BLDG	60 SF	6	10	1997	1998	1	30
14	TK2:TIKI	20 SF	4	5	1997	1998	1	40
15	FN2:FENCES	2,452 SF	613	4	2001	2002	5	30
16	PT3:PATIO	6,408 SF	267	24	2001	2002	2	50
17	PT2:BRICK PATIO	266 SF	19	14	2001	2002	2	50
18	PT2:BRICK PATIO	464 SF	29	16	2001	2002	2	50
19	PT2:BRICK PATIO	220 SF	22	10	2001	2002	2	50
20	PO5:COMM POOL	3,300 SF	0	0	2001	2002	2	50
21	WF2:WATER FEATURE	2 UT	0	0	2001	2002	5	20
22	TK2:TIKI	324 SF	18	18	2001	2002	5	40
23	PT2:BRICK PATIO	1,000 SF	0	0	2003	2004	2	50

**Appraiser Notes**

2004-09-24 - VALUE REDUCED TO \$7,225,000 WITH \$3,995,000 ALLOCATED TO THE SUBMERGED LAND BOAT SLIPS WHICH WERE RECENTLY CONDOIZED, AS PER KARL BORGLUM.BCS, 2003-03-12 - BLDG #1 = CONCH HARBOR STORES, BLDG.#2 = WAREHOUSE, BLDG.#3 = TEXACO, 2002-08-26 - TPP ACCOUNTS: \*\*\*\*\*CHARTERS\*\*\*\*\* 8859716 - CONCH HARBOR 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS 8928754 - GOODSON, L - SEABLASTER 8939470 - KING, ALLEN - AFTERNOON DELIGHT 8955651 - KRINITT, DENNIS - KRINITT YACHT 8874162 - LAMPE, DANNY -

TORTUGA BY 8970864 - LENNON, RALPH - SAIL FISH 8938744 - NORTH TIM - JE-ME-CA 8702345 - REEF EXPLORER 8955783 - REEVES, LEE - VACATION YACHT 8941208 - WHISKER CHARTERS 9022267 - CARTER BARRY - BLUEFIN H E II 2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2002-08-26 - TPP ACCOUNTS: \*\*\*\*\*CHARTERS\*\*\*\*\* 8859716 - CONCH HARBOR, 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS, 8928754 - GOODSON, L - SEABLASTER, 8939470 - KING, ALLEN - AFTERNOON DELIGHT, 8955651 - KRINITT, DENNIS - KRINITT YACHT, 8874162 - LAMPE, DANNY - TORTUGA BY, 8970864 - LENNON, RALPH - SAIL FISH, 8938744 - NORTH TIM - JE-ME-CA, 8702345 - REEF EXPLORER, 8955783 - REEVES, LEE - VACATION YACHT, 8941208 - WHISKER CHARTERS, 9022267 - CARTER BARRY - BLUEFIN H E II,

2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2007-01-17-C.O.#6649 ISSUED FOR 400SF BUILD OUT FOR OFFICE-SKI

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
4221	04/11/2007	04/11/2007	0	Commercial	ISSUED C/O	
1	B953062	09/01/1995	11/01/1996	45,000	Commercial	FUEL CONTAINMENT BLDG
2	E954124	11/01/1995	11/01/1996	2,000	Commercial	ELECTRICAL
3	B954326	12/01/1995	11/01/1996	12,000	Commercial	ROOF OVER FUEL CONTAINMEN
4	96-0684	02/01/1996	11/01/1996	10,000	Commercial	ELECTRIC
5	96-0890	02/01/1996	11/01/1996	8,000	Commercial	ELECTRIC
6	96-1163	03/01/1996	11/01/1996	120,000	Commercial	TANKS
7	96-1597	04/01/1996	11/01/1996	1,170	Commercial	FIRE ALARM
8	96-1669	04/01/1996	11/01/1996	2,800	Commercial	FENCE
9	96-1765	04/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
12	96-1878	05/01/1996	11/01/1996	5,000	Commercial	FENCE
10	96-1470	04/01/1996	11/01/1996	250	Commercial	SIGN
13	96-3313	08/01/1996	11/01/1996	1,500	Commercial	SIGN
14	96-3318	08/01/1996	11/01/1996	21,000	Commercial	RENOVATIONS
15	96-3705	09/01/1996	11/01/1996	50,000	Commercial	PLUMBING
16	9604422	11/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
21	9604613	12/24/1997	11/02/1998	18,500		BATH HOUSE & RESTROOMS
22	9801334	04/23/1998	11/02/1998	4,000		ELECTRICAL
23	9801740	06/02/1998	11/02/1998	5,000		ELECTRICAL
11	9601488	04/01/1996	11/02/1998	55,000	Commercial	PLUMBING
17	9604787	12/17/1996	11/02/1998	95,000		NEW STRUCTURE
18	9700182	01/24/1997	11/02/1998	2,000		ELECTRICAL
19	97-0220	01/29/1997	11/02/1998	1,961		ROOF
20	97-0222	01/29/1997	11/02/1998	4,000		PLUMBING
25	99-3570	10/19/1999	12/15/1999	48,000		ELECTRICAL
24	99-2306	09/27/1999	10/25/1999	73,404		RENOVATIONS WEIGHT STATIO
26	01-0584	03/01/2001	12/12/2002	116,000	Commercial	STORE BUILD OUT
31	02-2541	11/13/2002	12/12/2002	55,500	Commercial	ELECTRIC UPDATE
27	01-2080	05/25/2001	12/12/2002	100,000	Commercial	FOUNDATION
32	02-3181	12/09/2002	12/12/2002	7,000	Commercial	PAINT
33	02-3360	12/19/2002	12/12/2002	1,970	Commercial	INSTALL SIGN

28	01-2265	06/12/2001	12/12/2002	66,000	Commercial	ELECTRIC
29	01-3208	02/26/2002	12/12/2002	2,500,000	Commercial	POOL & SPA COM. 77X113
30	01-2286	07/30/2002	12/12/2002	3,228,400	Commercial	NEW INDUSTRIAL
36	03-1293	04/28/2003	10/28/2003	23,000	Commercial	INSTALL 4 GREASE HOODS
37	03-1295	04/28/2003	10/28/2003	1,700	Commercial	INSTALL FIRE SPRINKLERS
34	03-2519	01/27/2003	01/27/2004	30,200	Commercial	A/C
35	02-3128	01/27/2003	10/28/2003	648,000	Commercial	ROOF, INTERIOR & ELECTRICAL - MONTY'S
38	03-3374	09/23/2003	12/15/2003	3,000	Commercial	BIKE PARKING PAVERS
43	06-5364	10/17/2006	12/21/2006	2,000	Commercial	INSTALL SIX OUTLETS AND EXIST LITE'
39	06-4524	08/08/2006	11/07/2006	13,250	Commercial	INTERIOR BUILD - OUT OF RETAIL SPACE WORK ONLY INSULATION, DRYWALL
49	06-4526	08/08/2006	11/07/2006	5,000	Commercial	INSTALL 14 LIGHT FIXTURES
41	06-4525	09/22/2006	11/07/2006	3,000	Commercial	INSTALL WATERLINE & DRAIN
42	06-5362	10/16/2006	12/21/2006	5,700	Commercial	BUILD-OUT 400SF OFFICE SPACE . METAL STUD WALLS21"x6"
44	06-6070	11/07/2006	12/21/2006	4,500	Commercial	SHELL CO FOR COMMERCIAL UNIT 400SF,AND ELECTRIC
45	06-6072	11/07/2006	12/21/2006	2,300	Commercial	INSTALL 6 NEW OUTLETS, SMOKE DETECTOR, HANGING LITES
46	08-0055	01/25/2008	01/25/2008	40,000	Commercial	REPLACE APPROX. 16,649 CF OF POSSIBLE REMMANT PETROLEUM IMPACTED SOIL

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	4,010,093	484,885	4,796,605	6,934,669	6,934,669	0	6,934,669
2010	4,099,273	501,439	7,359,367	7,700,000	7,700,000	0	7,700,000
2009	5,226,384	520,048	6,952,235	10,000,000	10,000,000	0	10,000,000
2008	5,226,384	536,641	6,952,235	12,715,260	12,715,260	0	12,715,260
2007	3,697,609	313,426	9,931,739	10,120,957	10,120,957	0	10,120,957
2006	3,697,609	464,190	6,546,334	8,670,000	8,670,000	0	8,670,000
2005	3,776,267	479,257	6,546,334	7,225,000	7,225,000	0	7,225,000
2004	3,034,779	485,419	6,546,334	7,225,000	7,225,000	0	7,225,000
2003	3,034,779	500,596	6,178,903	9,714,278	9,714,278	0	9,714,278
2002	169,585	255,377	4,366,499	6,965,778	6,965,778	0	6,965,778
2001	169,585	263,618	4,366,499	6,965,778	6,965,778	0	6,965,778
2000	166,611	179,942	2,636,477	5,399,218	5,399,218	0	5,399,218
1999	173,656	185,446	2,161,957	1,700,000	1,700,000	0	1,700,000
1998	69,111	187,785	2,161,957	1,700,000	1,700,000	0	1,700,000
1997	69,111	193,222	2,026,850	1,700,000	1,700,000	0	1,700,000
1996	16,435	104,743	2,026,850	1,700,000	1,700,000	0	1,700,000
1995	0	73,610	2,026,850	1,700,000	1,700,000	0	1,700,000

1994	0	75,885	2,026,597	1,700,000	1,700,000	0	1,700,000
1993	0	79,061	2,026,597	2,105,658	2,105,658	0	2,105,658
1992	0	6,887	2,026,597	1,739,655	1,739,655	0	1,739,655
1991	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1990	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1989	57,263	28,880	2,471,460	2,557,603	2,557,603	0	2,557,603
1988	53,784	28,880	2,141,932	2,224,596	2,224,596	0	2,224,596
1987	52,563	28,880	1,230,787	1,312,230	1,312,230	0	1,312,230
1986	51,044	28,880	1,230,787	1,310,711	1,310,711	0	1,310,711
1985	50,044	28,880	935,207	1,014,131	1,014,131	0	1,014,131
1984	48,508	28,880	935,207	1,012,595	1,012,595	0	1,012,595
1983	48,508	28,880	612,817	690,205	690,205	0	690,205
1982	42,072	28,880	318,954	389,906	389,906	0	389,906

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/28/2010	2450 / 2196	7,700,000	WD	30
5/2/2007	2292 / 1354	14,900,000	WD	Q
1/29/1999	1560 / 0056	7,000,000	WD	Q
12/1/1993	1287 / 0266	1,700,000	WD	Q

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