

# Staff Report

- 11 PVC detached hanging sign with aluminum post 4' by 4". Copy "Parking" and arrow- **#400 Whitehead Street- Applicant Southernmost Sign Inc. (H12-01-1177)**

This report is for a request for a detached hanging sign that will be installed on a new aluminum post in the southwest corner of Whitehead and Eaton Streets to advertise parking. The US Post Office parking is visible from both Streets. The parking had become a public parking. On that same corner there are old ficus trees. The metal post will be more than 9' tall. Due to the proximity of the proposed post to the trees, if approved, this project will require Tree Commission review.

Guidelines that can be apply to review the proposed new design:  
Signs (pages 49-50);

*...All signage requiring a permit shall be reviewed by HARC including signage design, color, finish, letter style, materials, lighting, location, and appropriateness as an addition to the historical zones or districts.*

*(1) A non-illuminated projecting or hanging sign not exceeding five feet in area is permitted in conjunction with permitted public and semi-public uses.*

Staff also wants to review this project with the understanding that this application includes the installation of a post, which is consider a structure, according to Sec. 102-1 definitions in the Historic Preservation Chapter of the LDR's. Under additions, alterations and new construction the guidelines clearly states the following:

Additions, Alterations and New construction (pages 36-38a);

*(4) Compatibility – Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

It is staff's opinion that the proposed sign and post are inconsistent with the guidelines. The installation of the proposed sign will detract from the historic character of the streetscape.

# Application



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 12-01-1177

OWNER'S NAME: US Postal Service  
UNITED STATES OF AMERICA DATE: 7/10/12

OWNER'S ADDRESS: ATLANTA, GA 30348 PHONE #:

APPLICANT'S NAME: SOUTHERNMOST SIGN SERVICE PHONE #: 294-1877

APPLICANT'S ADDRESS: 913 EATON ST. KEY WEST, FL 37040

ADDRESS OF SIGN LOCATION: 400 WHITEHEAD

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:

<input type="checkbox"/> WALL	<input checked="" type="checkbox"/> DETACHED
<input checked="" type="checkbox"/> HANGING	<input type="checkbox"/> WINDOW
<input type="checkbox"/> AWNING	<input type="checkbox"/> TRANSOM

MATERIALS DESCRIPTION:  
PVC SIGN WITH ALUMINUM POST 4" x 4"

SIGN COPY:  
"PARKING + ARROW"

SIZE OF SIGN:  
12" w x 60" h

# OF EXISTING SIGNS ON PREMISES: 1

TYPE OF ILLUMINATION:  
NONE

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.

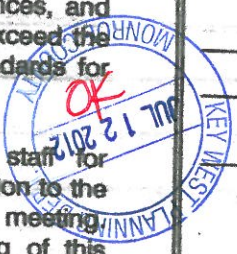
Date: 7/10/12  
Applicant's Signature: [Signature]

**Required Submittals**

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES

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

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Main building is not listed in the surveys.*  
*Guidelines for signage (page 49-50)*  
*Guidelines for new construction (pages 36-38a)*

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Correspondence



Enid Torregrosa &lt;etorregr@keywestcity.com&gt;

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**US Postal Service parking lot proposed sign**

3 messages

Enid Torregrosa <etorregr@keywestcity.com>  
 To: Paul Williams <pwilliams@keywestcity.com>

Tue, Jul 17, 2012 at 3:54 PM


Dear Paul:

We spoke about this proposal briefly last week and you requested from me to send you an email with the scanned application. This sign proposal will be to advertise the parking lot at 400 Whitehead Street. The applicant is proposing an aluminum post, which will require augers close to an old cluster of trees.

I will appreciate your comments for this application

Enid

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 SKMBT\_C45212071716510.pdf  
 1616K

Paul Williams <pwilliams@keywestcity.com>  
 To: Enid Torregrosa <etorregr@keywestcity.com>

Tue, Jul 17, 2012 at 4:42 PM

Enid,

I have reviewed the HARC application and attached information provided for the request to install a parking sign on public property.

The following sections of the City Code are provided for you and the HARC Commissioners to be aware of the Tree Protection requirements associated with this application.

Sec. 110-321. - **Tree Permit Required.** (a)

"Unless a tree removal permit approved by the tree commission and issued by the landscaping division has been obtained, **no person, whether on publicly or privately owned land, shall cause tree abuse or other harm, or maintenance to, hatracking, transplanting, topping or removal of the following**":

**(4) "Any plants located on public property".**

Sec. 110-256. - Tree abuse. (b) **Prohibited acts.** (c) *Additional prohibitions.* (2) **No person shall cut or otherwise damage a root or roots of a tree located on public property without first obtaining a permit from the tree commission.**

Sec. 110-367. - Fences and walls. 

The root systems of existing trees shall be taken into consideration when installing fences and walls. **Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary to avoid damage to major roots.** Continuous footers for masonry walls shall be ended at the point larger roots are encountered and the roots bridged.

In my opinion, if the Harc Commission approves the application, **the applicant will be required to apply for a tree permit to work in the root zone of public trees.**

Please let me know if you or the applicant needs additional information.

Paul Williams, Urban Forestry Manager

[Quoted text hidden]

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**Enid Torregrosa** <etorregr@keywestcity.com>  
To: Paul Williams <pwilliams@keywestcity.com>

Tue, Jul 17, 2012 at 4:49 PM

Dear Paul:

Thank you so much for your help and quick respond!

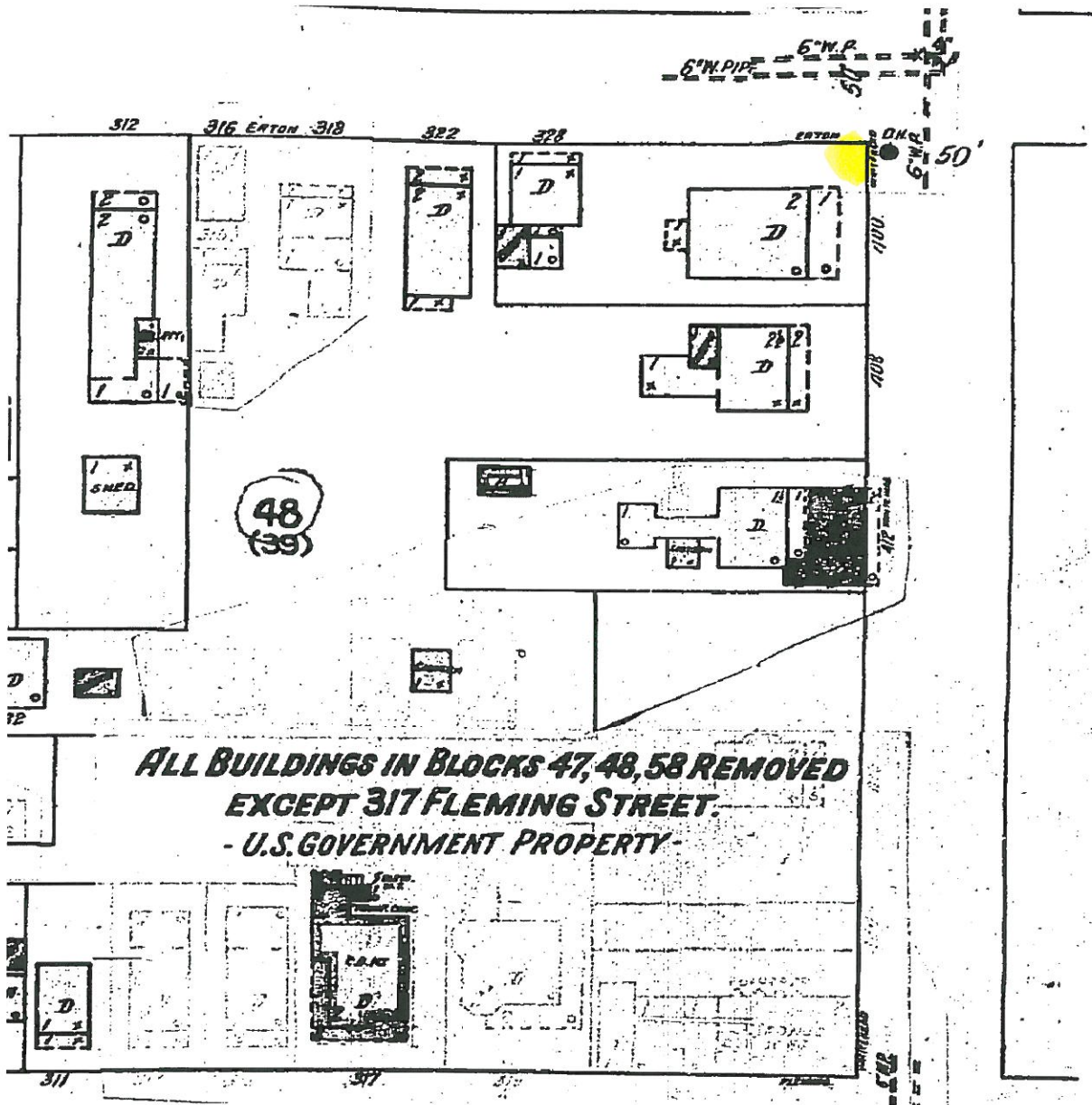
Take care

*Enid*

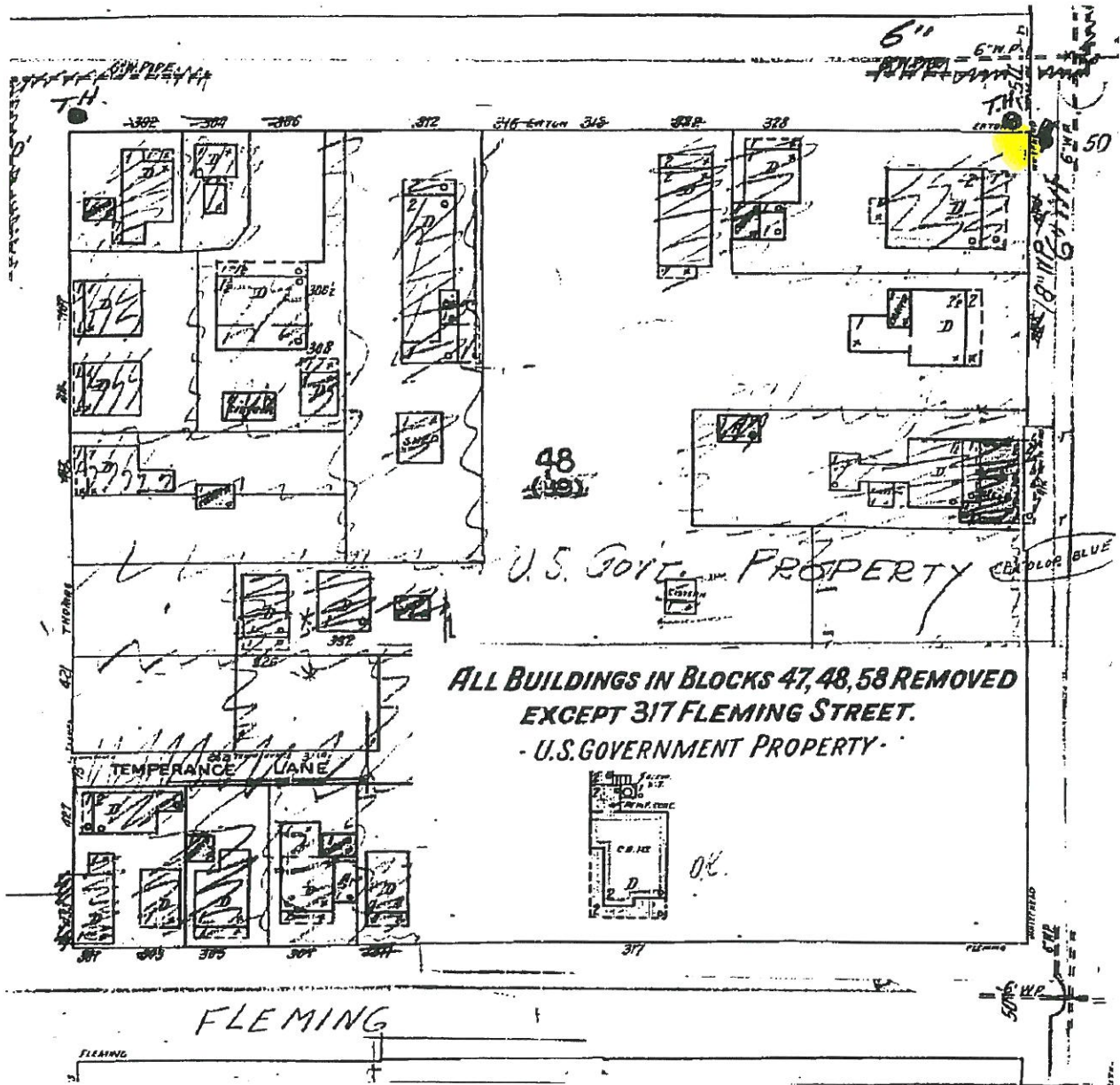
[Quoted text hidden]



# **Sanborn Maps**



#400 Whitehead Street Sanborn map 1948



#400 Whitehead Street Sanborn map 1962

# **Project Photos**





Google earth



# Proposed Sign

DATE: 07/09/12

CLIENT: Steve Walker

FAX TO: 000-000-0000

Steve Walker

INVOICE #: S.O. NO. 1981

CONTACT: 509-4110



305-294-1877 FAX 305-295-6699  
smsigns@bellsouth.net www.SouthernmostSigns.com

Version 1 Page 2

8' FOR GR TO BOTTOM  
SIGN



*Please fax back  
your signature*



**Client Signature - Approval to Fabricate**

COPYRIGHT 2009, SOUTHERNMOST SIGNS, INC. ALL ARTWORK AND LAYOUT DESIGNS PROVIDED BY OUR GRAPHICS DEPARTMENT AND THEIR COPYRIGHTS REMAIN THE PROPERTY OF SOUTHERNMOST SIGN SERVICE, INC. UNTIL PAYMENT FOR ALL DESIGN / LAYOUTS HAS BEEN PAID IN FULL. CONVEYANCE OF THIS PROOF TO A THIRD PARTY DOES NOT CONSTITUTE A LICENSE TO REPRODUCE, USE, OR COPY THIS WORK OF AUTHORSHIP IN ANY MANNER.



DATE: 07/03/12

CLIENT: Steve Walker



FAX TO: 000-000-0000

Steve Walker

305-294-1877 FAX 305-295-6699  
smsigns@bellsouth.net www.SouthernmostSigns.com

INVOICE #: S.O. NO. 0000

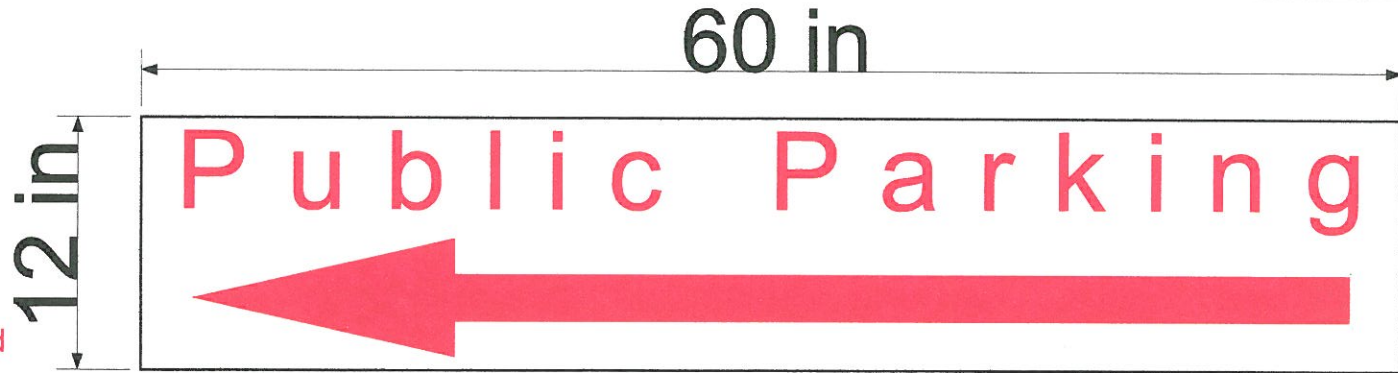
CONTACT: 509-4110

Version 1 Page 1

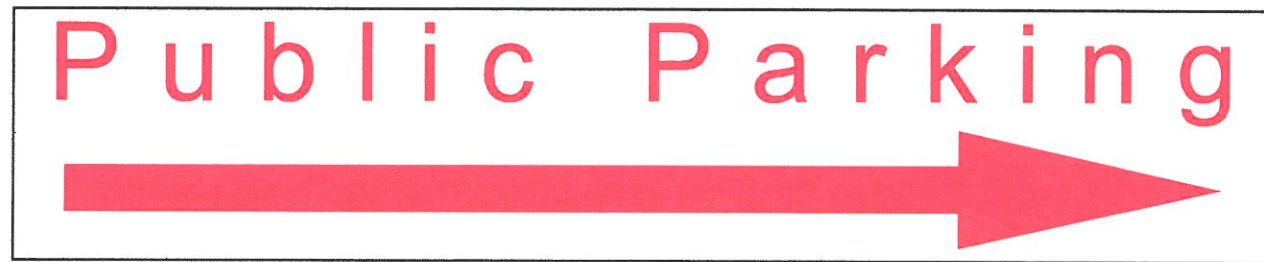
Qty. 1  
Double sided PVC sign  
Size to be: 60"w x 12"h x 3/4"  
Copy to read: "Public Parking,  
Arrow"  
Lettering to be red vinyl  
Background to be white

Small sign may not be aproved

Qty 1  
Small hanging Double sided  
PVC information sign  
Size to be: 6"h x 12"w x 3/4"  
Copy to read: "\$5-\$10"  
Lettering to be red vinyl  
Background to be white



Front



Back

*Please fax back  
your signature*



X \_\_\_\_\_

**Client Signature - Approval to Fabricate**

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., July 24, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**PVC DETACHED HANGING SIGN WITH ALUMINUM POST 4" BY 4". COPY "PARKING" AND ARROW #400 WHITEHEAD STREET**

**Applicant- Southernmost Signs -**

**Application Number H12-01-1177**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

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

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared James Tolliver, 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: 400 WHITEHEAD @ TWO LOCATION on the 18 day of JULY, 2012.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 7/24/12, 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 H12-01-1177.

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

**Signed Name of Affiant:**

[Signature]  
Date: 7/19/12  
Address: 913 EATON  
City: KEY WEST  
State, Zip: FL 33040

The foregoing instrument was acknowledged before me on this 19th day of July, 2012.

By (Print name of Affiant) James Tolliver who is personally known to me or has produced DRIVERS License as identification and who did take an oath.

**NOTARY PUBLIC**  
Sign Name: [Signature]  
Print Name: Jo Bennett

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





Public Meeting Notice

UNITED STATES POST OFFICE  
KEY WEST, FLORIDA



Public  
Meeting  
Notice

UNITED STATES  
OF AMERICA  
KEY WEST

Real  
Estate

**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: 1006939 Parcel ID: 00006700-000000**

### Ownership Details

Mailing Address:  
UNITED STATES OF AMERICA  
ATLANTA, GA 30345

### Property Details

PC Code: 88 - FEDERAL OTHER THAN (PC/LIST)  
Millage Group: 10KW  
Affordable Housing: No  
Section-Township-Range: 06-68-25  
Property Location: 400 WHITEHEAD ST KEY WEST  
Legal Description: KW PT SQR 39 & PT LOTS 1 & 2 SQR 40 & PT THOMAS ST (3.6794 AC) G-59-223/226 (POST OFFICE)







Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Exemptions

Exemption	Amount
17 - FEDERAL GOV'T	14,967,552.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	3.68 AC

### Building Summary

Number of Buildings: 2  
 Number of Commercial Buildings: 2  
 Total Living Area: 22412  
 Year Built: 1985

### Building 1 Details

Building Type  
 Effective Age 16  
 Year Built 1985  
 Functional Obs 0

Condition E  
 Perimeter 610  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 19  
 Grnd Floor Area 20,816

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

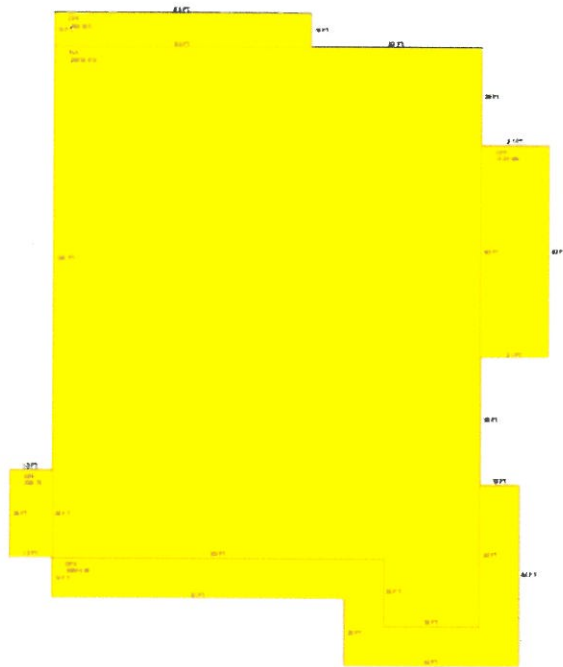
Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0

Vacuum 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	13	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1986					20,816
2	OPX		1	1986					2,484
3	OPF		1	1986					338
4	CPF		1	1986					800
5	CPF		1	1986					1,323

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1664	FEDERAL BLDGS A	100	Y	Y
	1665	OPX	100	N	N
	1666	OPF	100	N	N
	1667	CPF	100	N	N
	1668	CPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
455	BRICK	100

## Building 2 Details

Building Type  
 Effective Age 16  
 Year Built 1985  
 Functional Obs 0

Condition E  
 Perimeter 160  
 Special Arch 0  
 Economic Obs 0

Quality Grade 350  
 Depreciation % 19  
 Grnd Floor Area 1,596

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

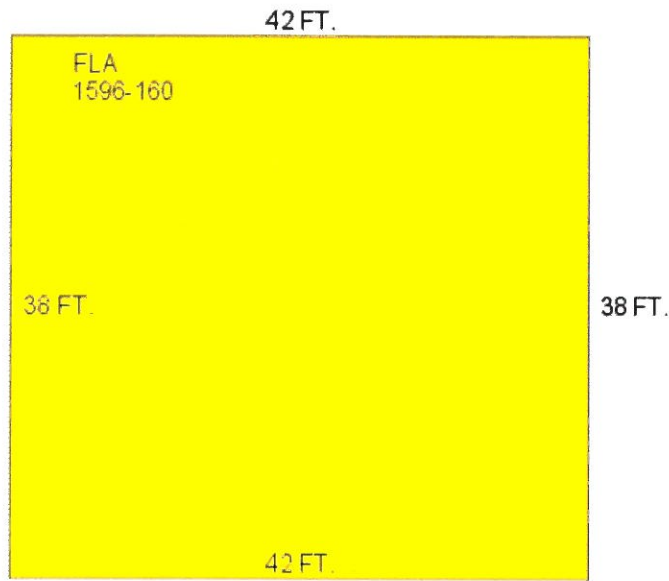
Roof Cover  
 Heat 2  
 Heat Src 2

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	1986					1,596

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1669	FEDERAL BLDGS C	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %

456

BRICK

100

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	83,827 SF	0	0	1984	1985	2	25
2	PT3:PATIO	8,511 SF	0	0	1984	1985	2	50
3	CL2:CH LINK FENCE	7,160 SF	895	8	1984	1985	1	30

## Appraiser Notes

BLDG #1= POST OFFICE PROPER BLDG #2= REPAIR SHOP IN REAR

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9903505	11/08/1999	12/04/1999	500		SIGN
	9700174	01/01/1997	08/01/1997	18,000		ADDITION CONVERSION

## 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	3,824,158	104,756	11,040,000	14,968,914	14,968,914	14,968,914	0
2010	4,013,006	106,118	11,040,000	15,159,124	15,159,124	15,159,124	0
2009	4,013,006	107,480	12,311,101	16,431,587	16,431,587	16,431,587	0
2008	4,013,006	108,842	12,311,101	16,432,949	16,432,949	16,432,949	0
2007	2,759,412	109,659	12,311,101	15,180,172	15,180,172	15,180,172	0
2006	2,759,412	111,021	6,331,072	9,201,505	9,201,505	9,201,505	0
2005	2,791,130	112,383	6,331,072	9,234,585	9,234,585	9,234,585	0
2004	2,854,558	113,745	3,286,166	6,254,469	6,254,469	6,254,469	0
2003	2,854,558	115,106	3,286,166	6,255,830	6,255,830	6,255,830	0
2002	2,854,558	116,803	3,286,166	6,257,527	6,257,527	6,257,527	0
2001	2,854,558	118,612	3,286,166	6,259,336	6,259,336	6,259,336	0
2000	2,870,513	55,180	3,286,166	6,211,859	6,211,859	6,211,859	0
1999	3,760,915	62,161	3,571,920	7,394,996	7,394,996	7,394,996	0
1998	2,512,529	66,677	3,571,920	6,151,126	6,151,126	6,151,126	0
1997	2,228,708	67,044	3,571,920	5,867,672	5,867,672	5,867,672	0
1996	2,026,099	71,288	3,571,920	5,669,307	5,669,307	5,669,307	0
1995	2,026,099	75,531	3,571,920	5,673,550	5,673,550	5,673,550	0
1994	2,026,099	79,775	3,571,920	5,677,794	5,677,794	5,677,794	0

1993	2,026,099	84,019	3,571,920	5,682,038	5,682,038	5,682,038	0
1992	2,026,099	88,263	3,571,920	5,686,282	5,686,282	5,686,282	0
1991	2,026,099	92,506	3,571,920	5,690,525	5,690,525	5,690,525	0
1990	1,947,544	96,750	1,300,000	3,344,294	3,344,294	3,344,294	0
1989	1,947,544	100,994	1,300,000	3,348,538	3,348,538	3,348,538	0
1988	1,699,053	69,730	1,300,000	3,068,783	3,068,783	3,068,783	0
1987	1,678,271	72,489	1,200,514	2,951,274	2,951,274	2,951,274	0
1986	0	0	387,902	387,902	387,902	387,902	0
1985	0	0	387,902	387,902	387,902	387,902	0
1984	0	0	387,902	387,902	387,902	387,902	0
1983	0	0	387,902	387,902	387,902	387,902	0
1982	0	0	387,902	387,902	387,902	387,902	0

### Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 80,189 times.

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