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**Historic Architectural Review Commission  
Staff Report for Item 18**

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

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

**Meeting Date:** September 27, 2016

**Applicant:** Thomas Kelly, Designer

**Application Number:** H16-03-0050

**Address:** #231 Margaret Street

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**Description of Work**

Demolition of staircases.

**Site Facts**

The main building in the site is not listed in the surveys and the structure that will be altered is a non-historic addition build circa 1994. Planning Board recently approved a parking waiver request and the urban forester has been contacted for this specific project.

**Ordinance Cited on Review**

- Section 102-217 (2), demolition for non-contributing or non-historic structures.

**Staff Analysis**

The Certificate of Appropriateness in review is for the demolition of existing wood stairs that are non-historic. This review shall be based on section 102-218 (b), which requires the following criteria for demolitions: The Historic Architectural Review Commission shall not issue permits that would result in:

- (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;*

It is staff's opinion that the removal of the existing non-historic stairs will not alter the character of the surrounding commercial neighborhood.

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

The stairs proposed to be demolish are not historic.

- (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.*

The non-historic stairs are not significant or important in defining the historic character of the site.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the stairs proposed to be demolish will not qualify to be a contributing resource to the historic district in a near future.

In conclusion, it is staff's opinion that the Commission can consider the request for demolition as it complies with the criteria for demolition stated under the Land Development Regulations. The stairs in question are not historic and will not qualify as contributing resources in a near future.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <b>H16-0030050</b>		BUILDING PERMIT NUMBER	INITIAL & DATE <b>MJK 6/16/16</b>
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:

**231 MARGARET STREET**

# OF UNITS **1**

RE # OR ALTERNATE KEY:

NAME ON DEED:

**CITY OF KEY WEST**

PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

APPLICANT'S NAME:

**THOMAS KELLY**

PHONE NUMBER **305-304-1984**

APPLICANT'S ADDRESS:

**19141 ROCKY ROAD**

EMAIL **THOMASCKELLY1@BELLSOUTH.NET**

**SUGARLOAF KEY, FL 33042**

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., **1. ENLARGE**

**EXISTING COVERED DECK AREA AT SECOND FLOOR. 2. INSTALL HANDICAPPED LIFT**

**3. REBUILD (2) STAIRCASES.**

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

OWNER PRINT NAME: **MARK FINIGAN 6129114**

QUALIFIER PRINT NAME:

OWNER SIGNATURE: *[Signature]*

QUALIFIER SIGNATURE:

Notary Signature as to owner: *[Signature]*

Notary Signature as to qualifier:

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS **29** DAY OF **June**, 20 **16**

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_



Personally known or produced \_\_\_\_\_ as identification. Personally known or produced \_\_\_\_\_ as identification.

23123 No Cur @ Loc.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO

OTHER FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

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

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
ENLARGE EXISTING ROOF	5-V-CRIMP	5-V-CRIMP
STAIRS	WOOD	WOOD
HANDICAPPED LIFT	NONE	PLATFORM LIFT

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.  
 SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_  
 BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Print: 12/16/16 Time: 11:00 AM  
 Date: 6/30/16 30 Receipt no: 2036  
 2016 30000  
 FT BUILDING PERMITS/FEES  
 1.00 1100.00  
 Trans number: 3081110  
 Ch CHECK 1000 1100.00  
 Trans date: 6/30/16 Time: 11:00 AM

Project approved by Port + Marine Services - *Doug Bradshaw*  
*Director* 6-29-16

**SIGN SPECIFICATIONS**

SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:      HARC STAFF OR COMMISSION REVIEW

APPROVED     NOT APPROVED     DEFERRED FOR FUTURE CONSIDERATION     TABLED FOR ADD'L. INFO.

HARC MEETING DATE:      HARC MEETING DATE:      HARC MEETING DATE:

REASONS OR CONDITIONS:

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STAFF REVIEW COMMENTS:

*Not listed. Guidelines for abatement, decks ordinance for demolition of non-historic structures.*

HARC PLANNER SIGNATURE AND DATE:      HARC CHAIRPERSON SIGNATURE AND DATE:

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

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

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

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

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

# SANBORN MAPS





# PROJECT PHOTOS



231 Margaret Street circa 1965







EXIT

DINGHY DOCK  
RATES  
1.00 Car  
1.50 Boat  
1.00 North  
By Appointment Only  
Dues Not Refundable

PRIVATE PROPERTY

PRIVATE PROPERTY

PRIVATE PROPERTY

WE CHARTER  
305 304 0483

PRIVATE PROPERTY

PRIVATE PROPERTY

PRIVATE PROPERTY







15 MINUTE  
PARKING  
LOADING  
ZONE ONLY

PLEASE PARKING  
ONLY FOR

PLEASE PARKING  
ONLY FOR

ODYSSEY









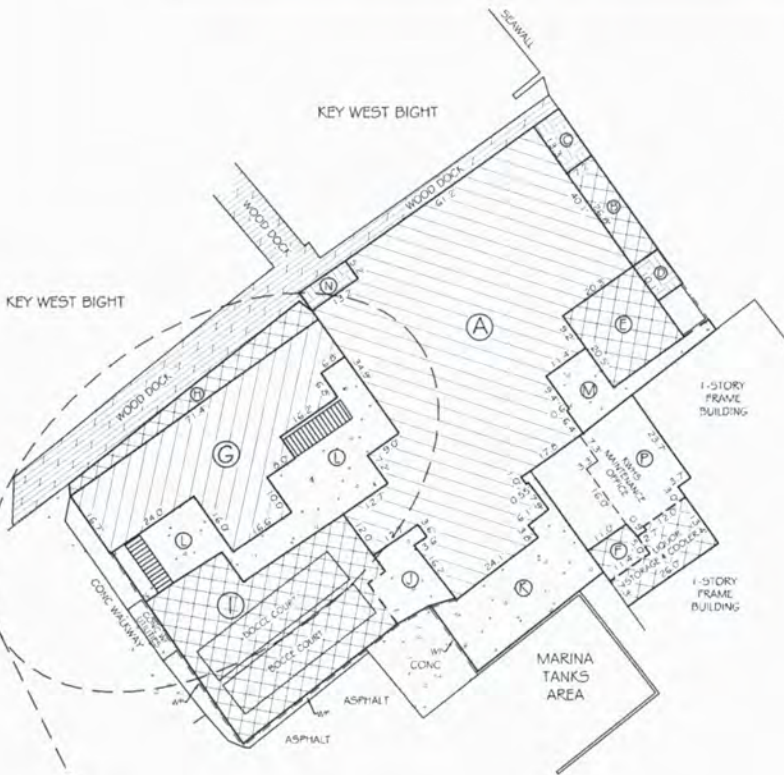
# SURVEY

# SPECIFIC PURPOSE SURVEY SKETCH TO SHOW LEASE AREA

NET USABLE SQ FT OF THE DIMENSIONED PREMISES ON TURTLE KRAALS RESTAURANT & BAR  
231 MARGARET STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA



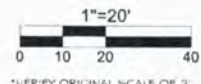
LOCATION MAP - NTS  
SEC. 31-T675-R25E



AREA DELINEATION / DESCRIPTION	AREA
(A) = MAIN BUILDING INCLUDING DINING AREA, BAR, KITCHEN & STORAGE	4,410.750 FT <sup>2</sup> +/-
(B) = COVERED AREA	193.050 FT <sup>2</sup> +/-
(C) = FERRY OFFICE / BOOTH	96.050 FT <sup>2</sup> +/-
(D) = ATM AREA	72.750 FT <sup>2</sup> +/-
(E) = BATHROOMS	416.250 FT <sup>2</sup> +/-
(F) = STORAGE & COOLER	333.050 FT <sup>2</sup> +/-
(G) = DINING AREA	1,487.350 FT <sup>2</sup> +/-
(H) = OUTDOOR COVERED DINING AREA	149.550 FT <sup>2</sup> +/-
(I) = OUTDOOR ROCKET COURT AREA	162.1250 FT <sup>2</sup> +/-
(J) = OUTDOOR CONCRETE STORAGE AREA	237.750 FT <sup>2</sup> +/-
(K) = OUTDOOR CONCRETE STORAGE AREA (NON-LEASER = 332.150 FT <sup>2</sup> +/-)	664.250 FT <sup>2</sup> +/-
(L) = OUTDOOR CONCRETE COURTYARD AREA (INCLUDING STAIRS)	1,046.050 FT <sup>2</sup> +/-
(M) = OUTDOOR WALKWAY AREA	378.450 FT <sup>2</sup> +/-
(N) = OUTDOOR COVERED AREA	68.650 FT <sup>2</sup> +/-
(O) = 2ND FLOOR DINING & BAR AREA	1,644.950 FT <sup>2</sup> +/-
**TOTAL LEASE AREA OCCUPIED = 12,387.350 FT <sup>2</sup> +/-	

AREA DELINEATION / DESCRIPTION	AREA
(P) = KEY WEST HISTORIC SEAPORT (PARKS) MAINTENANCE OFFICE AREA	842.450 FT <sup>2</sup> +/-
**TOTAL AREA OCCUPIED = 842.450 FT <sup>2</sup> +/- (NOT A PART OF LEASE AREA)	

## 2ND FLOOR DETAIL



\*VERIFY ORIGINAL SCALE OF 2"

**SURVEYOR 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.

NORTH ARROW IS 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 (9901).

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

STREET ADDRESS: 231 MARGARET STREET, KEY WEST, FL 33040

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

ALL FIELD DATA WAS ACQUIRED BETWEEN 04/02/2014 & 04/15/2014.

REVISION (1) - 04/08/2014 G - REVISED AREA DIMENSIONS  
REVISION (1) - 04/19/2014 G - REVISED AREA DELINEATIONS

**NOTE:** OCCUPATIONS RECOVERED SURFACE ARE NOT SHOWN. UNRESOLVED DIMENSIONAL DISCREPANCIES IDENTIFIED OR RECOVERED DIMENSIONS (UNLESS INDICATED OTHERWISE) THE FOLLOWING IS A LIST OF AMMUNITIONS THAT MAY BE FOUND ON THIS SURVEY:

- AP = BACK SIGHT MEASUREMENT
- BS = BACK SIGHT
- CI = CENTER LINE
- CO = CONCRETE
- CP = CONCRETE PAVEMENT
- CS = CONCRETE SURFACE
- CU = CONCRETE UTILITY
- DC = DRAINAGE CHANNEL
- DE = DRAINAGE EMBANKMENT
- DI = DRAINAGE INLET
- DL = DRAINAGE LINE
- DM = DRAINAGE MANHOLE
- DN = DRAINAGE NETWORK
- DO = DRAINAGE OUTLET
- DP = DRAINAGE POINT
- DS = DRAINAGE STRUCTURE
- DT = DRAINAGE TRENCH
- DU = DRAINAGE UTILITY
- EV = ELEVATION
- EX = EXISTING
- FA = FOUNDATION
- FB = FOUNDATION BENCH MARK
- FC = FOUNDATION CORNER
- FD = FOUNDATION DRAIN
- FE = FOUNDATION EMBANKMENT
- FF = FOUNDATION FACE
- FG = FOUNDATION GROUND
- FH = FOUNDATION HOLE
- FI = FOUNDATION INLET
- FJ = FOUNDATION JUNCTION
- FK = FOUNDATION KICK
- FL = FOUNDATION LINE
- FM = FOUNDATION MANHOLE
- FN = FOUNDATION NETWORK
- FO = FOUNDATION OUTLET
- FP = FOUNDATION POINT
- FS = FOUNDATION STRUCTURE
- FT = FOUNDATION TRENCH
- FU = FOUNDATION UTILITY
- FV = FOUNDATION VALVE
- FW = FOUNDATION WALL
- FX = FOUNDATION X
- FY = FOUNDATION Y
- FZ = FOUNDATION Z
- GA = GROUND ANGLE
- GB = GROUND BENCH MARK
- GC = GROUND CORNER
- GD = GROUND DRAIN
- GE = GROUND EMBANKMENT
- GF = GROUND FACE
- GG = GROUND GROUND
- GH = GROUND HOLE
- GI = GROUND INLET
- GJ = GROUND JUNCTION
- GK = GROUND KICK
- GL = GROUND LINE
- GM = GROUND MANHOLE
- GN = GROUND NETWORK
- GO = GROUND OUTLET
- GP = GROUND POINT
- GS = GROUND STRUCTURE
- GT = GROUND TRENCH
- GU = GROUND UTILITY
- GV = GROUND VALVE
- GW = GROUND WALL
- GX = GROUND X
- GY = GROUND Y
- GZ = GROUND Z
- HA = HATCH AREA
- HB = HATCH BENCH MARK
- HC = HATCH CORNER
- HD = HATCH DRAIN
- HE = HATCH EMBANKMENT
- HF = HATCH FACE
- HG = HATCH GROUND
- HH = HATCH HOLE
- HI = HATCH INLET
- HJ = HATCH JUNCTION
- HK = HATCH KICK
- HL = HATCH LINE
- HM = HATCH MANHOLE
- HN = HATCH NETWORK
- HO = HATCH OUTLET
- HP = HATCH POINT
- HS = HATCH STRUCTURE
- HT = HATCH TRENCH
- HU = HATCH UTILITY
- HV = HATCH VALVE
- HW = HATCH WALL
- HX = HATCH X
- HY = HATCH Y
- HZ = HATCH Z
- IA = INTERSECTION
- IB = INTERSECTION BENCH MARK
- IC = INTERSECTION CORNER
- ID = INTERSECTION DRAIN
- IE = INTERSECTION EMBANKMENT
- IF = INTERSECTION FACE
- IG = INTERSECTION GROUND
- IH = INTERSECTION HOLE
- II = INTERSECTION INLET
- IJ = INTERSECTION JUNCTION
- IK = INTERSECTION KICK
- IL = INTERSECTION LINE
- IM = INTERSECTION MANHOLE
- IN = INTERSECTION NETWORK
- IO = INTERSECTION OUTLET
- IP = INTERSECTION POINT
- IS = INTERSECTION STRUCTURE
- IT = INTERSECTION TRENCH
- IU = INTERSECTION UTILITY
- IV = INTERSECTION VALVE
- IW = INTERSECTION WALL
- IX = INTERSECTION X
- IY = INTERSECTION Y
- IZ = INTERSECTION Z
- JA = JUNCTION ANGLE
- JB = JUNCTION BENCH MARK
- JC = JUNCTION CORNER
- JD = JUNCTION DRAIN
- JE = JUNCTION EMBANKMENT
- JF = JUNCTION FACE
- JG = JUNCTION GROUND
- JH = JUNCTION HOLE
- JI = JUNCTION INLET
- JJ = JUNCTION JUNCTION
- JK = JUNCTION KICK
- JL = JUNCTION LINE
- JM = JUNCTION MANHOLE
- JN = JUNCTION NETWORK
- JO = JUNCTION OUTLET
- JP = JUNCTION POINT
- JS = JUNCTION STRUCTURE
- JT = JUNCTION TRENCH
- JU = JUNCTION UTILITY
- JV = JUNCTION VALVE
- JW = JUNCTION WALL
- JX = JUNCTION X
- JY = JUNCTION Y
- JZ = JUNCTION Z
- KA = KEY AREA
- KB = KEY BENCH MARK
- KC = KEY CORNER
- KD = KEY DRAIN
- KE = KEY EMBANKMENT
- KF = KEY FACE
- KG = KEY GROUND
- KH = KEY HOLE
- KI = KEY INLET
- KJ = KEY JUNCTION
- KK = KEY KICK
- KL = KEY LINE
- KM = KEY MANHOLE
- KN = KEY NETWORK
- KO = KEY OUTLET
- KP = KEY POINT
- KS = KEY STRUCTURE
- KT = KEY TRENCH
- KU = KEY UTILITY
- KV = KEY VALVE
- KW = KEY WALL
- KX = KEY X
- KY = KEY Y
- KZ = KEY Z
- LA = LEASE AREA
- LB = LEASE BENCH MARK
- LC = LEASE CORNER
- LD = LEASE DRAIN
- LE = LEASE EMBANKMENT
- LF = LEASE FACE
- LG = LEASE GROUND
- LH = LEASE HOLE
- LI = LEASE INLET
- LJ = LEASE JUNCTION
- LK = LEASE KICK
- LL = LEASE LINE
- LM = LEASE MANHOLE
- LN = LEASE NETWORK
- LO = LEASE OUTLET
- LP = LEASE POINT
- LS = LEASE STRUCTURE
- LT = LEASE TRENCH
- LU = LEASE UTILITY
- LV = LEASE VALVE
- LW = LEASE WALL
- LX = LEASE X
- LY = LEASE Y
- LZ = LEASE Z
- MA = MAIN AREA
- MB = MAIN BENCH MARK
- MC = MAIN CORNER
- MD = MAIN DRAIN
- ME = MAIN EMBANKMENT
- MF = MAIN FACE
- MG = MAIN GROUND
- MH = MAIN HOLE
- MI = MAIN INLET
- MJ = MAIN JUNCTION
- MK = MAIN KICK
- ML = MAIN LINE
- MM = MAIN MANHOLE
- MN = MAIN NETWORK
- MO = MAIN OUTLET
- MP = MAIN POINT
- MS = MAIN STRUCTURE
- MT = MAIN TRENCH
- MU = MAIN UTILITY
- MV = MAIN VALVE
- MW = MAIN WALL
- MX = MAIN X
- MY = MAIN Y
- MZ = MAIN Z
- NA = NORTH ARROW
- NB = NORTH BENCH MARK
- NC = NORTH CORNER
- ND = NORTH DRAIN
- NE = NORTH EMBANKMENT
- NF = NORTH FACE
- NG = NORTH GROUND
- NH = NORTH HOLE
- NI = NORTH INLET
- NJ = NORTH JUNCTION
- NK = NORTH KICK
- NL = NORTH LINE
- NM = NORTH MANHOLE
- NN = NORTH NETWORK
- NO = NORTH OUTLET
- NP = NORTH POINT
- NS = NORTH STRUCTURE
- NT = NORTH TRENCH
- NU = NORTH UTILITY
- NV = NORTH VALVE
- NW = NORTH WALL
- NX = NORTH X
- NY = NORTH Y
- NZ = NORTH Z
- OA = OFFICE AREA
- OB = OFFICE BENCH MARK
- OC = OFFICE CORNER
- OD = OFFICE DRAIN
- OE = OFFICE EMBANKMENT
- OF = OFFICE FACE
- OG = OFFICE GROUND
- OH = OFFICE HOLE
- OI = OFFICE INLET
- OJ = OFFICE JUNCTION
- OK = OFFICE KICK
- OL = OFFICE LINE
- OM = OFFICE MANHOLE
- ON = OFFICE NETWORK
- OO = OFFICE OUTLET
- OP = OFFICE POINT
- OS = OFFICE STRUCTURE
- OT = OFFICE TRENCH
- OU = OFFICE UTILITY
- OV = OFFICE VALVE
- OW = OFFICE WALL
- OX = OFFICE X
- OY = OFFICE Y
- OZ = OFFICE Z
- PA = PARKING AREA
- PB = PARKING BENCH MARK
- PC = PARKING CORNER
- PD = PARKING DRAIN
- PE = PARKING EMBANKMENT
- PF = PARKING FACE
- PG = PARKING GROUND
- PH = PARKING HOLE
- PI = PARKING INLET
- PJ = PARKING JUNCTION
- PK = PARKING KICK
- PL = PARKING LINE
- PM = PARKING MANHOLE
- PN = PARKING NETWORK
- PO = PARKING OUTLET
- PP = PARKING POINT
- PS = PARKING STRUCTURE
- PT = PARKING TRENCH
- PU = PARKING UTILITY
- PV = PARKING VALVE
- PW = PARKING WALL
- PX = PARKING X
- PY = PARKING Y
- PZ = PARKING Z
- QA = QUANTITY AREA
- QB = QUANTITY BENCH MARK
- QC = QUANTITY CORNER
- QD = QUANTITY DRAIN
- QE = QUANTITY EMBANKMENT
- QF = QUANTITY FACE
- QG = QUANTITY GROUND
- QH = QUANTITY HOLE
- QI = QUANTITY INLET
- QJ = QUANTITY JUNCTION
- QK = QUANTITY KICK
- QL = QUANTITY LINE
- QM = QUANTITY MANHOLE
- QN = QUANTITY NETWORK
- QO = QUANTITY OUTLET
- QP = QUANTITY POINT
- QS = QUANTITY STRUCTURE
- QT = QUANTITY TRENCH
- QU = QUANTITY UTILITY
- QV = QUANTITY VALVE
- QW = QUANTITY WALL
- QX = QUANTITY X
- QY = QUANTITY Y
- QZ = QUANTITY Z
- RA = ROAD AREA
- RB = ROAD BENCH MARK
- RC = ROAD CORNER
- RD = ROAD DRAIN
- RE = ROAD EMBANKMENT
- RF = ROAD FACE
- RG = ROAD GROUND
- RH = ROAD HOLE
- RI = ROAD INLET
- RJ = ROAD JUNCTION
- RK = ROAD KICK
- RL = ROAD LINE
- RM = ROAD MANHOLE
- RN = ROAD NETWORK
- RO = ROAD OUTLET
- RP = ROAD POINT
- RS = ROAD STRUCTURE
- RT = ROAD TRENCH
- RU = ROAD UTILITY
- RV = ROAD VALVE
- RW = ROAD WALL
- RX = ROAD X
- RY = ROAD Y
- RZ = ROAD Z
- SA = SAND AREA
- SB = SAND BENCH MARK
- SC = SAND CORNER
- SD = SAND DRAIN
- SE = SAND EMBANKMENT
- SF = SAND FACE
- SG = SAND GROUND
- SH = SAND HOLE
- SI = SAND INLET
- SJ = SAND JUNCTION
- SK = SAND KICK
- SL = SAND LINE
- SM = SAND MANHOLE
- SN = SAND NETWORK
- SO = SAND OUTLET
- SP = SAND POINT
- SS = SAND STRUCTURE
- ST = SAND TRENCH
- SU = SAND UTILITY
- SV = SAND VALVE
- SW = SAND WALL
- SX = SAND X
- SY = SAND Y
- SZ = SAND Z
- TA = TANK AREA
- TB = TANK BENCH MARK
- TC = TANK CORNER
- TD = TANK DRAIN
- TE = TANK EMBANKMENT
- TF = TANK FACE
- TG = TANK GROUND
- TH = TANK HOLE
- TI = TANK INLET
- TJ = TANK JUNCTION
- TK = TANK KICK
- TL = TANK LINE
- TM = TANK MANHOLE
- TN = TANK NETWORK
- TO = TANK OUTLET
- TP = TANK POINT
- TS = TANK STRUCTURE
- TT = TANK TRENCH
- TU = TANK UTILITY
- TV = TANK VALVE
- TW = TANK WALL
- TX = TANK X
- TY = TANK Y
- TZ = TANK Z
- UA = UNDERGROUND AREA
- UB = UNDERGROUND BENCH MARK
- UC = UNDERGROUND CORNER
- UD = UNDERGROUND DRAIN
- UE = UNDERGROUND EMBANKMENT
- UF = UNDERGROUND FACE
- UG = UNDERGROUND GROUND
- UH = UNDERGROUND HOLE
- UI = UNDERGROUND INLET
- UJ = UNDERGROUND JUNCTION
- UK = UNDERGROUND KICK
- UL = UNDERGROUND LINE
- UM = UNDERGROUND MANHOLE
- UN = UNDERGROUND NETWORK
- UO = UNDERGROUND OUTLET
- UP = UNDERGROUND POINT
- US = UNDERGROUND STRUCTURE
- UT = UNDERGROUND TRENCH
- UU = UNDERGROUND UTILITY
- UV = UNDERGROUND VALVE
- UW = UNDERGROUND WALL
- UX = UNDERGROUND X
- UY = UNDERGROUND Y
- UZ = UNDERGROUND Z
- VA = VALVE AREA
- VB = VALVE BENCH MARK
- VC = VALVE CORNER
- VD = VALVE DRAIN
- VE = VALVE EMBANKMENT
- VF = VALVE FACE
- VG = VALVE GROUND
- VH = VALVE HOLE
- VI = VALVE INLET
- VJ = VALVE JUNCTION
- VK = VALVE KICK
- VL = VALVE LINE
- VM = VALVE MANHOLE
- VN = VALVE NETWORK
- VO = VALVE OUTLET
- VP = VALVE POINT
- VS = VALVE STRUCTURE
- VT = VALVE TRENCH
- VU = VALVE UTILITY
- VV = VALVE VALVE
- VW = VALVE WALL
- VX = VALVE X
- VY = VALVE Y
- VZ = VALVE Z
- WA = WALL AREA
- WB = WALL BENCH MARK
- WC = WALL CORNER
- WD = WALL DRAIN
- WE = WALL EMBANKMENT
- WF = WALL FACE
- WG = WALL GROUND
- WH = WALL HOLE
- WI = WALL INLET
- WJ = WALL JUNCTION
- WK = WALL KICK
- WL = WALL LINE
- WM = WALL MANHOLE
- WN = WALL NETWORK
- WO = WALL OUTLET
- WP = WALL POINT
- WS = WALL STRUCTURE
- WT = WALL TRENCH
- WU = WALL UTILITY
- WV = WALL VALVE
- WW = WALL WALL
- WX = WALL X
- WY = WALL Y
- WZ = WALL Z
- XA = X AREA
- XB = X BENCH MARK
- XC = X CORNER
- XD = X DRAIN
- XE = X EMBANKMENT
- XF = X FACE
- XG = X GROUND
- XH = X HOLE
- XI = X INLET
- XJ = X JUNCTION
- XK = X KICK
- XL = X LINE
- XM = X MANHOLE
- XN = X NETWORK
- XO = X OUTLET
- XP = X POINT
- XS = X STRUCTURE
- XT = X TRENCH
- XU = X UTILITY
- XV = X VALVE
- XW = X WALL
- XX = X X
- XY = X Y
- XZ = X Z
- YA = Y AREA
- YB = Y BENCH MARK
- YC = Y CORNER
- YD = Y DRAIN
- YE = Y EMBANKMENT
- YF = Y FACE
- YG = Y GROUND
- YH = Y HOLE
- YI = Y INLET
- YJ = Y JUNCTION
- YK = Y KICK
- YL = Y LINE
- YM = Y MANHOLE
- YN = Y NETWORK
- YO = Y OUTLET
- YP = Y POINT
- YS = Y STRUCTURE
- YT = Y TRENCH
- YU = Y UTILITY
- YV = Y VALVE
- YW = Y WALL
- YX = Y X
- YY = Y Y
- YZ = Y Z
- ZA = Z AREA
- ZB = Z BENCH MARK
- ZC = Z CORNER
- ZD = Z DRAIN
- ZE = Z EMBANKMENT
- ZF = Z FACE
- ZG = Z GROUND
- ZH = Z HOLE
- ZI = Z INLET
- ZJ = Z JUNCTION
- ZK = Z KICK
- ZL = Z LINE
- ZM = Z MANHOLE
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- ZO = Z OUTLET
- ZP = Z POINT
- ZS = Z STRUCTURE
- ZT = Z TRENCH
- ZU = Z UTILITY
- ZV = Z VALVE
- ZW = Z WALL
- ZX = Z X
- ZY = Z Y
- ZZ = Z Z

**SYMBOL LEGEND:**

- Water Meter
- Sprinkler Head
- Catch Basin
- Drainage Manhole
- Concrete Utility Pole
- Electric Box
- Light Pole
- Guy Wire
- Mailbox
- Sanitary Cleanout
- Sanitary Manhole
- Shoe
- Wood Utility Pole

**NOTE:** EQUAL COORDINATIONS HAVE BEEN FURNISHED BY THE CLIENT OR OTHER REPRESENTATIVE PLANS RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE COORDINATIONS. SURVEYOR'S RESPONSIBILITY IS TO RECOVER THE CORNER POINTS AND TO VERIFY THE POSITION OF THE CORNER POINTS. THE BOUNDARY LINES SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE LEASE RIGHT WATER LINE WAS NOT DEMONSTRATED FOR THIS SURVEY. THE APPARENT LEASE HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

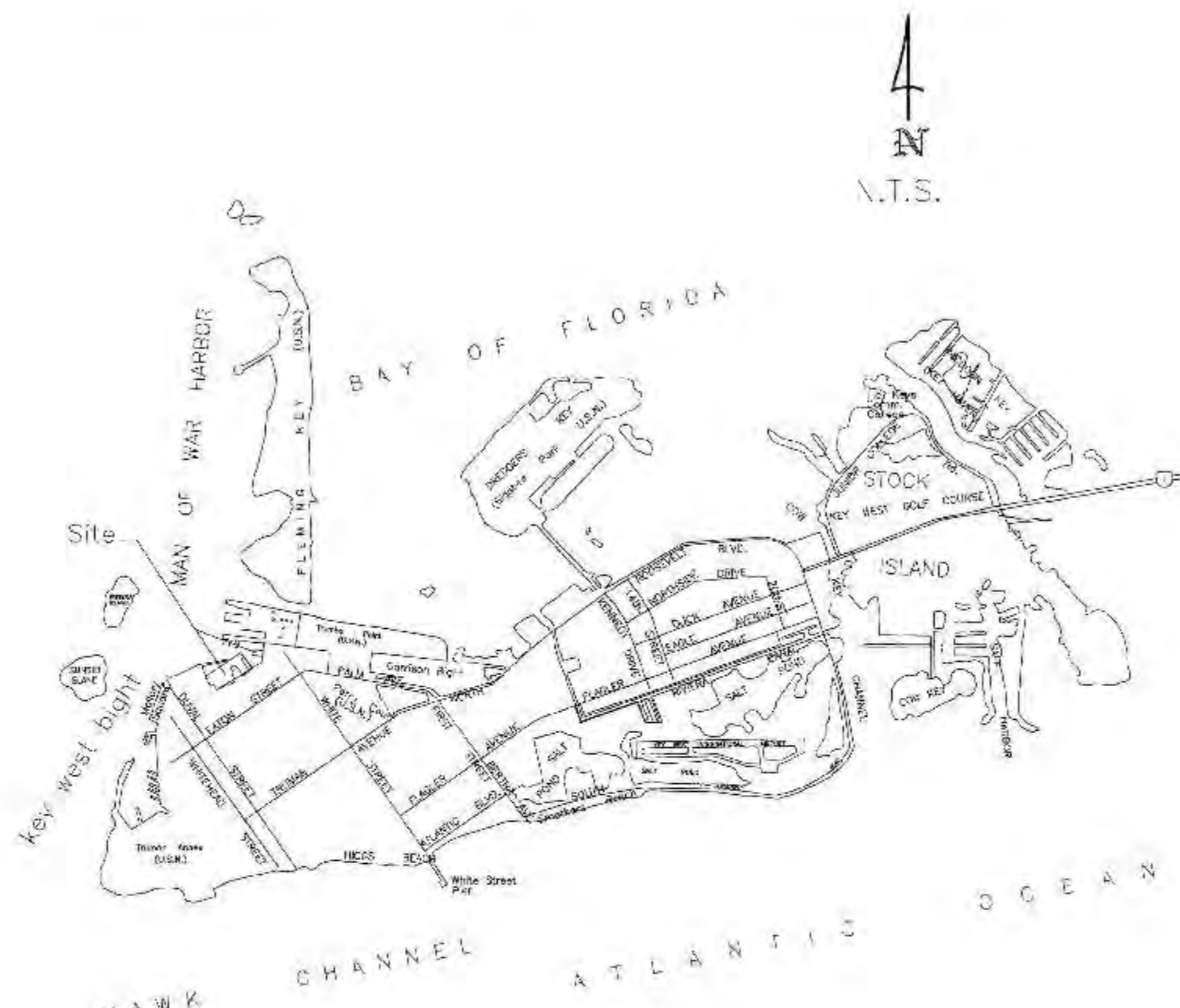
DATE: 11-20-14  
PROJECT: 138477/2014  
REVISION: 04/13/2014  
SHEET: 1 OF 1  
DRAWN BY: MFB  
CHECKED BY: EAI  
DATE PLOTTED: 07/21/14

FOR EACH COPY OF THIS SURVEY MAP MADE (UNDER ANY RESPONSIBILITY CHANGE AND UNDER THE LIABILITY OF THE SURVEYOR) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPING IN CHAPTER 47C, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47C.13(7), FLORIDA STATUTES AND COMBINED WITH CHAPTER 11, FLORIDA STATUTES.

NET USABLE SQ FT OF THE DIMENSIONED PREMISES ON TURTLE KRAALS RESTAURANT & BAR  
231 MARGARET STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA

FLORIDA KEYS LAND SURVEYING  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 354-3630  
EMAIL: FLS1@aol.com

# PROPOSED DESIGN



**LOCATION MAP**

City of Key West & Stock Island

**SURVEYOR'S NOTES:**

North arrow based on plot assumed median  
 Reference Bearing: NAD 27  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D., 1929 Datum  
 Bench Mark No.: Basic Elevation: 14.324  
 Monumentation:

- = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found Iron Pipe
- = Found Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail

**Abbreviations:**

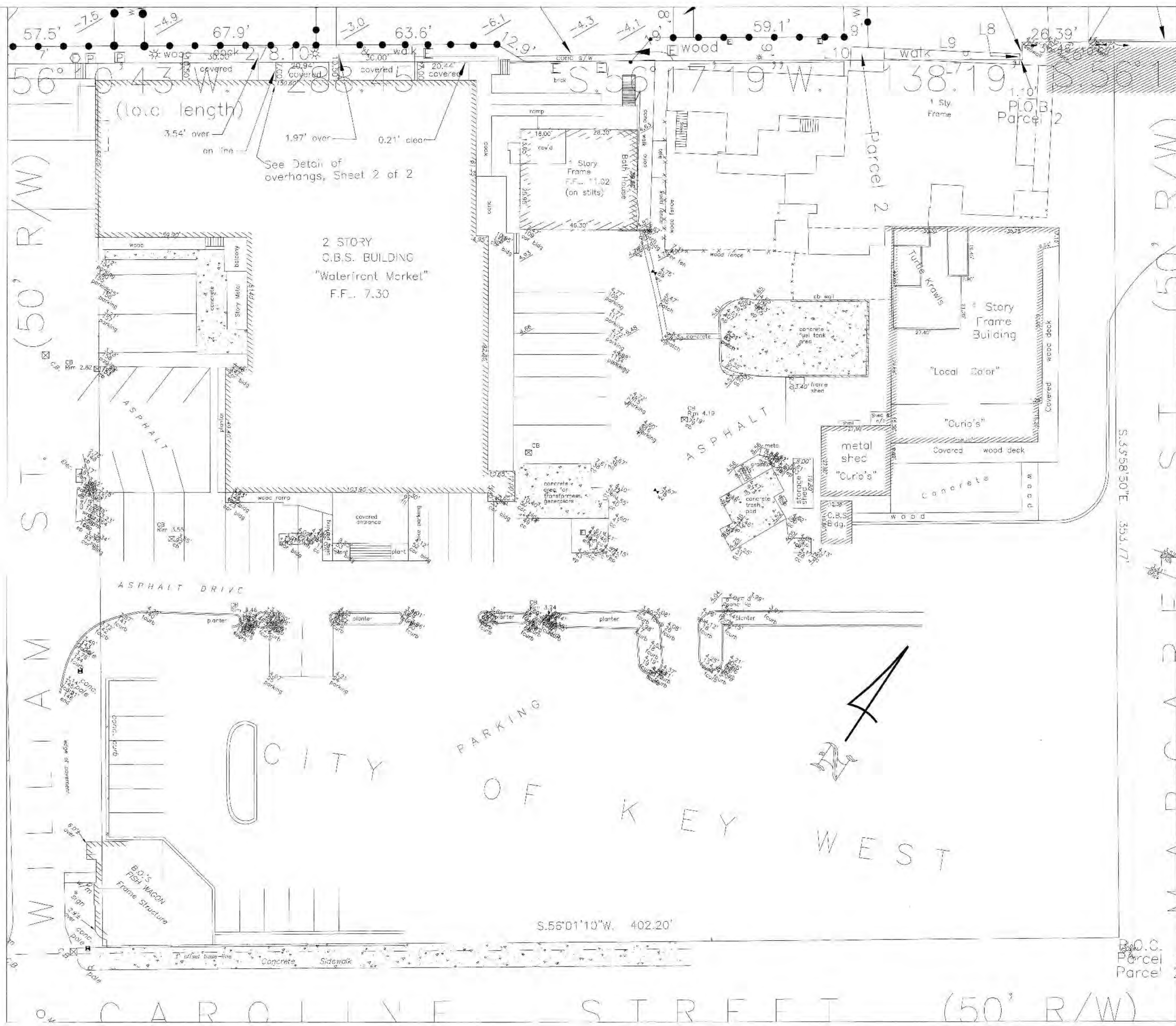
- |                             |                                |                                     |
|-----------------------------|--------------------------------|-------------------------------------|
| Sty. = Story                | o/h = Overhead                 | ☒ = Concrete Utility Pole           |
| R/W = Right-of-Way          | u/g = Underground              | ☐ = Wood Utility Pole               |
| fd. = Found                 | F.F.L. = First Floor Elevation | ☐ = Wood Utility Pole with Guy wire |
| p. = Plat                   | L.B. = Low Beam                | ☒ F.W. = Fire Well                  |
| m. = Measured               | Rac. = Racial                  | ☐ V.W. = Venting Well               |
| d. = Deced                  | Ir. = Irregular                | ☐ = Water Meter                     |
| M.H.W. = Mean High Water    | conco. = concrete              | ☐ = Water Valve                     |
| O.R. = Official Records     | I.P. = Iron Pipe               | ☐ = Electric Manhole                |
| Sec. = Section              | I.B. = Iron Bar                | ☐ = Electric Utility Vault          |
| Twp. = Township             | ☒ = Baseline                   | ☐ M.H. = Man Hole                   |
| Rge. = Range                | C.B. = Concrete Block          | ☐ S. = Sanitary                     |
| N.T.S. = Not to Scale       | C.B.S. = Concrete Block Stucco | ☐ C.B. = Storm Water Catch Basin    |
| ☐ = Centerline              | cov'd. = Covered               | Inv. = Invert                       |
| Elev. = Elevation           | P.I. = Point of Intersection   | B.P.Z. = Backflow Prevention Valve  |
| B.M. = Bench Mark           | wd. = Wood                     | P.V.C. = Polyvinyl Pipe             |
| P.C. = Point of Curvature   | R = Radius                     | R.C.P. = Reinforced Concrete pipe   |
| P.T. = Point of Tangency    | A = Arc (Length)               | ☒ = Fire Hydrant                    |
| P.O.C. = Point of Commence  | D = Delta, (Central angle)     | ☒ = Light                           |
| P.O.B. = Point of Beginning | w.m. = Water Meter             | ☐ = sign                            |
| P.B. = Plat Book            | Bal. = Balcony                 |                                     |
| pg. = page                  | Pl. = Planter                  |                                     |
| Elec. = Electric            | Hyd. = Fire Hydrant            |                                     |
| Tel. = Telephone            | F.W. = Fire Well               |                                     |
| Ench. = Encroachment        | A/C = Air Conditioner          |                                     |
| O.L. = On Line              |                                |                                     |
| C.L.F. = Chain Link Fence   |                                |                                     |

Field Work performed on: 1/23/06, 1/26/06

**CERTIFICATION:**  
 I HEREBY CERTIFY that the attached TOPOGRAPHICAL SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

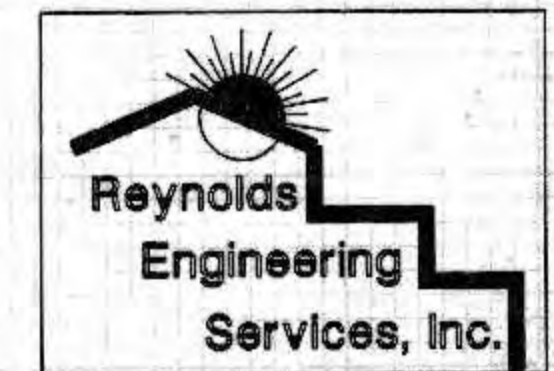
FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RASFD SEAL & SIGNATURE



City of Key West Key West High, Key West, Florida 33040			
TOPOGRAPHICAL SURVEY (Trash Area)		Dep. No.:	06-120
Scale: 1" = 20'	Ref. Flood panel No. 1516 K	Drawn By: F.H.H.	
Date: 2/17/06	File: 165-51	Flood Zone: AE-VE	Flood Elev.: 7'-10"
REVISIONS AND/OR ADDITIONS			

FREDERICK H. HILDEBRANDT  
 ENGINEER PLANNER SURVEYOR  
 3152 Northside Drive  
 Suite 201  
 Key West, FL 33040  
 (305) 293-0765  
 Fax: (305) 293-0237



THOMAS KELLY ENTERPRISES INC.  
 1941 ROCKY ROAD - SUGARLOAF KEY  
 \* DESIGN CONCEPTS  
 \* CONSTRUCTION MANAGEMENT  
 (305) 304-1984

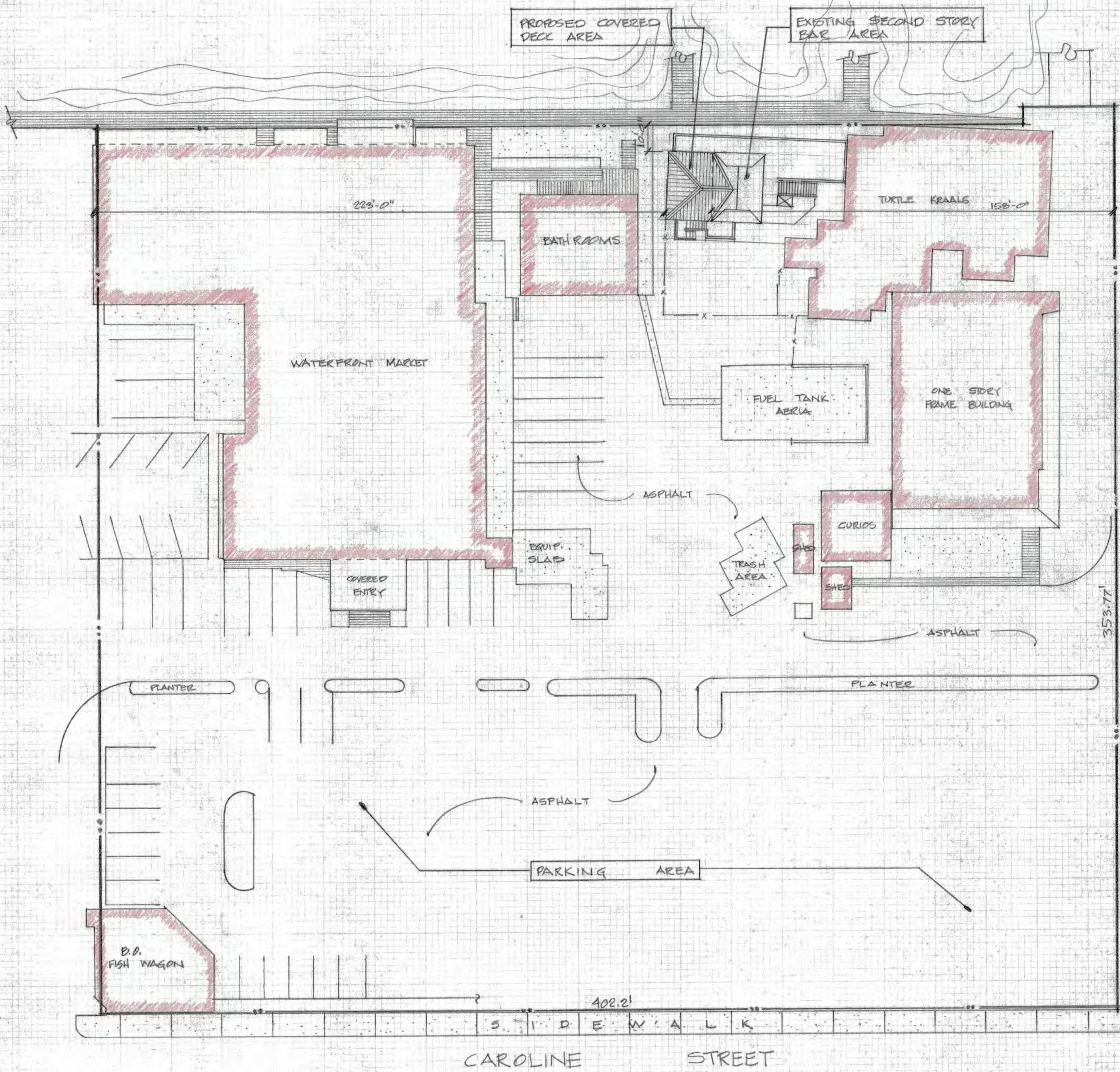
STRUCTURAL DETAILS BY  
**JAMES C. REYNOLDS, PE**  
 FLORIDA P.E.#48685  
 22230 LAFFITE DRIVE CUDJOC KEY, FL 33042  
 (305) 394-5987

SEAL  
 JAMES C. REYNOLDS PE

TURTLE KRAALS RESTAURANT and BAR  
 SITE PLAN  
 KEY WEST

DRAWN: TCK  
 DATE: 06/10/16

SHEET NUMBER  
**S-1**  
 OF 1  
 PROJECT NO.



**TURTLE KRAALS RESTAURANT and BAR**

**BUILDINGS**

- BO FISH WAGON = 1560 SQ. FT.
- WATERFRONT MARKET = 24556 SQ. FT.
- BATH HOUSE = 1833 SQ. FT.
- CURIOS "METAL SHED" = 762 SQ. FT.
- STORAGE SHEDS = 328 SQ. FT.
- TURTLE KRAALS = 6692 SQ. FT.
- ONE STORY FRAME BUILDING = 6045 SQ. FT.

TOTAL EXISTING BUILDING AREA = 41776 SQ. FT.

EXISTING BUILDING TO LOT RATIO = 29.8%

PROPOSED COVERED DECK = 484 SQ. FT.

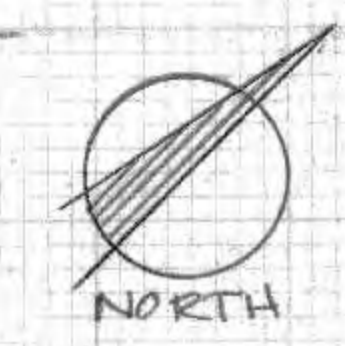
TOTAL PROPOSED BUILDING TO LOT RATIO = 30.2%

**PROJECT DATA**

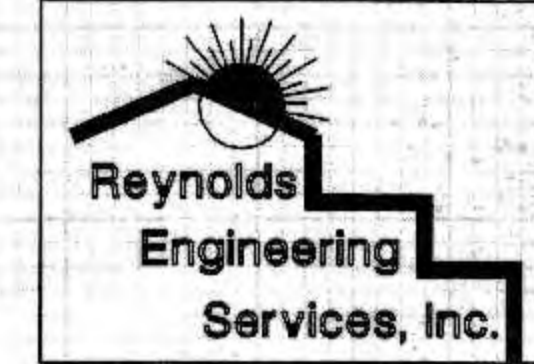
ADDRESS	231 MARGARET STREET, KEY WEST		
LEGAL	KW LOT 1&2, SQUARE 10		
BUILD'G ZONE	HRCC-2		
FLOOD ZONE	AE - VE		
LOT AREA	140118 SQ.FT.		
BUILD'G AREA	42260 SQ. FT.	30.2%	
IMPERVIOUS SURFACE	124775 SQ. FT.	89.1%	(EXISTING TO REMAIN)
OPEN SPACE	15343 SQ. FT.	10.9%	(EXISTING TO REMAIN)

SITE PLAN

1" = 20'-0"







THOMAS KELLY ENTERPRISES INC.  
 19141 ROCKY ROAD - SUGARLOAF KEY  
 \* DESIGN CONCEPTS  
 \* CONSTRUCTION MANAGEMENT  
 (305) 745-1100

**TURTLE KRAALS  
 RESTAURANT and BAR**

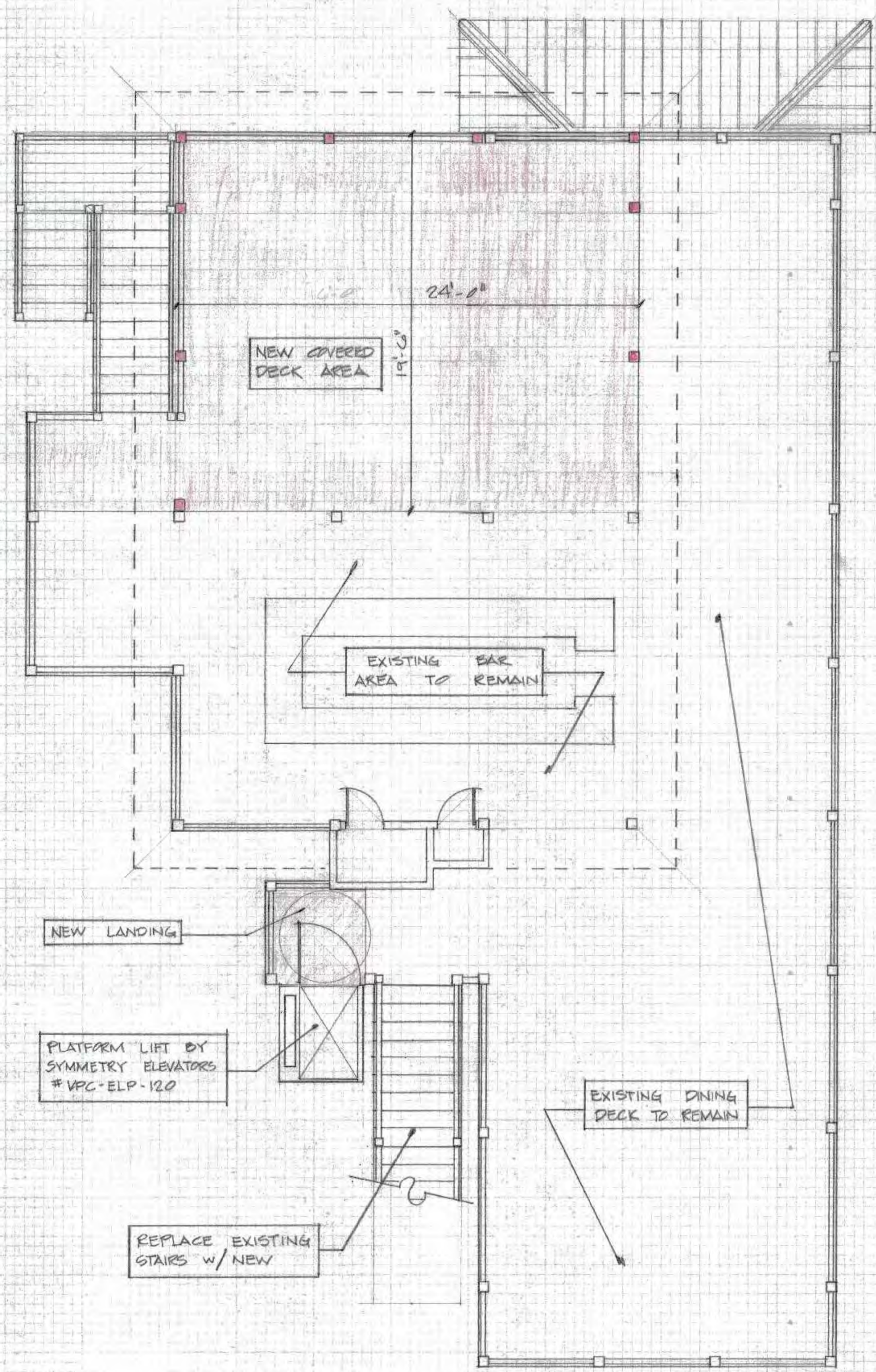
STRUCTURAL DETAILS BY  
**JAMES C. REYNOLDS, PE**  
 FLORIDA P.E. #48885  
 22350 LAFFITE DRIVE OUDJOE KEY, FL 38642  
 (305) 394-5987

SEAL  
 JAMES C. REYNOLDS PE

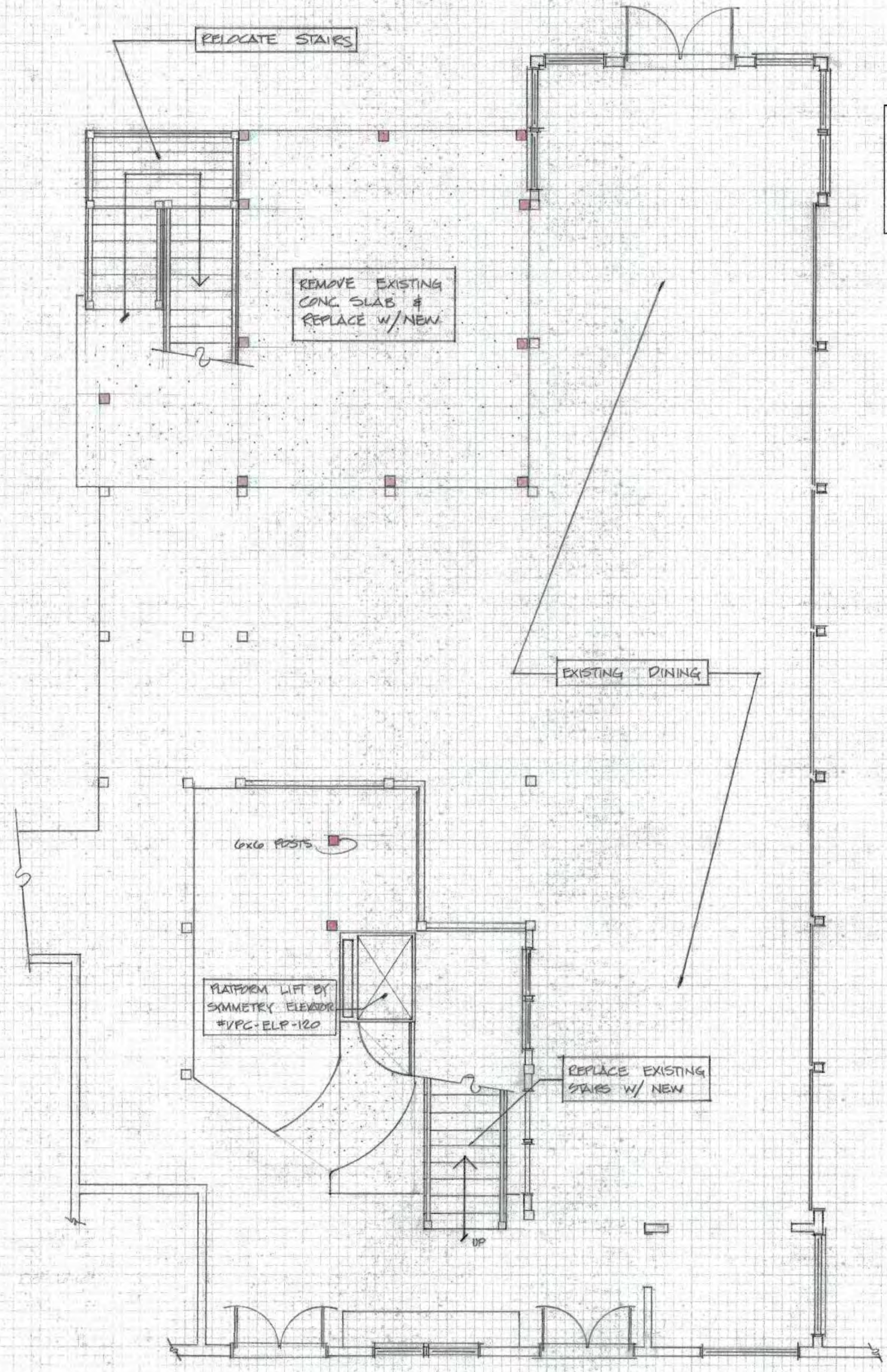
**TURTLE KRAALS RESTAURANT and BAR  
 SITE PLAN and FLOOR PLANS**  
 KEY WEST

DRAWN TCK  
 DATE 08/10/16

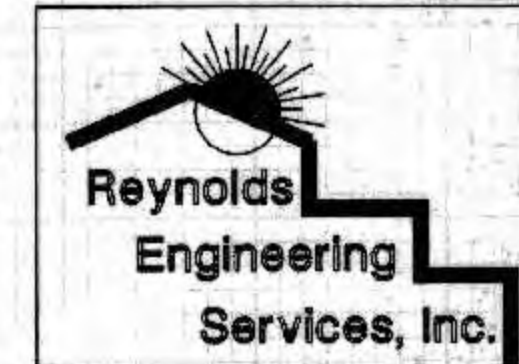
SHEET NUMBER  
**D-1**  
 OF  
 PROJECT NO.



SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"



THOMAS KELLY ENTERPRISES INC.  
19141 ROCKY ROAD - SUGARLOAF KEY  
\* DESIGN CONCEPTS  
\* CONSTRUCTION MANAGEMENT  
(305) 745-1100

STRUCTURAL DETAILS BY  
**JAMES C. REYNOLDS, PE**  
FLORIDA P.E.#46865  
22330 LAFITTE DRIVE GUDJOE KEY, FL 33042  
(305) 394-5897

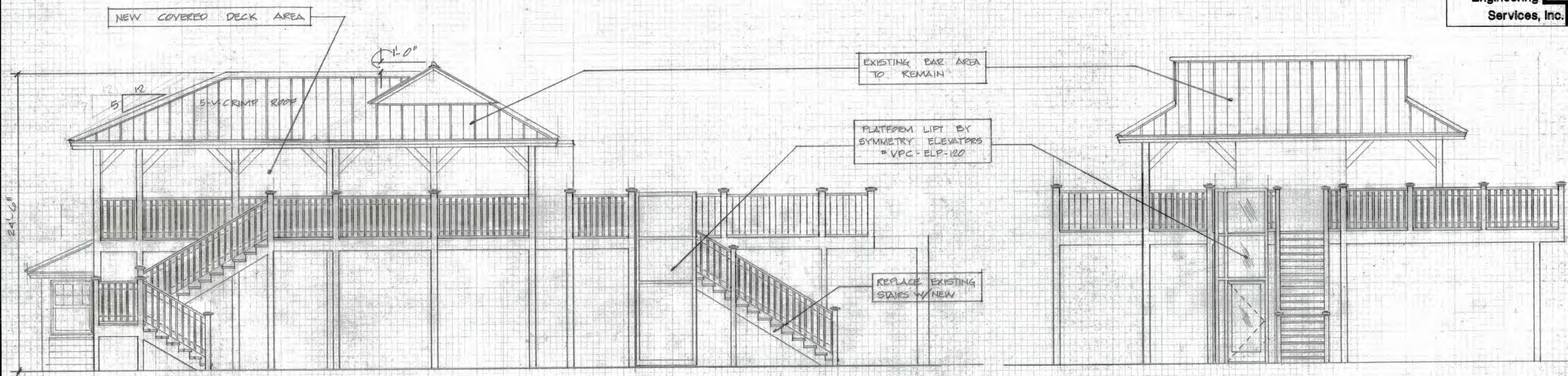
SEAL  
JAMES C. REYNOLDS PE

KEY WEST

**TURTLE KRAALS RESTAURANT and BAR**  
**EXTERIOR ELEVATIONS**

DRAWN: TCK  
DATE: 06/10/16

SHEET NUMBER  
**D-2**  
OF  
PROJECT: R.J.

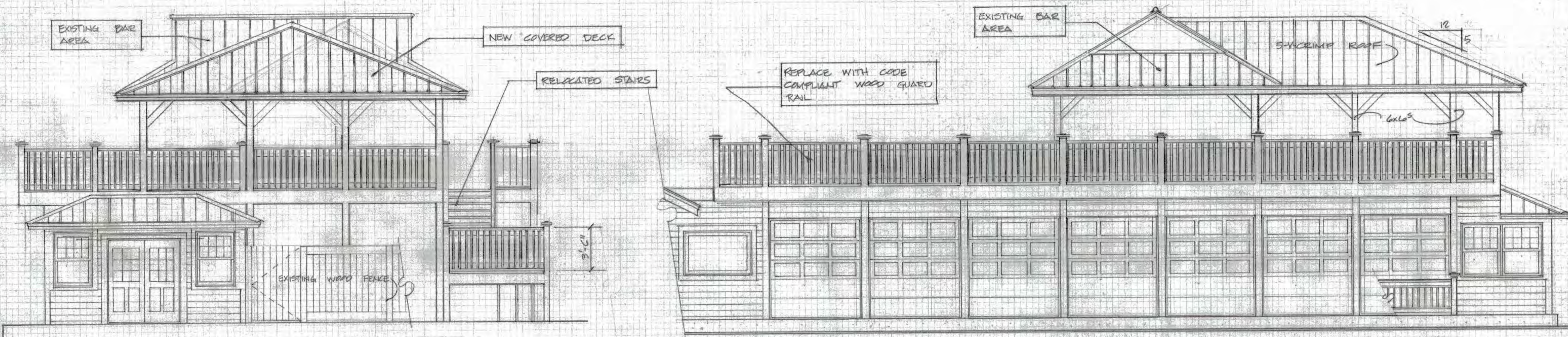


SOUTHEAST ELEVATION

1/4"=1'-0"

NORTHEAST ELEVATION

1/4"=1'-0"

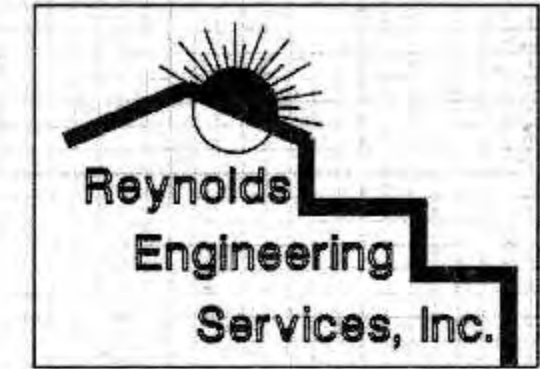


SOUTHWEST ELEVATION

1/4"=1'-0"

NORTHWEST ELEVATION

1/4"=1'-0"



THOMAS KELLY ENTERPRISES INC.  
19441 ROCKY ROAD - SUGARLOAF KEY  
\* DESIGN CONCEPTS  
\* CONSTRUCTION MANAGEMENT  
(305) 304-1984

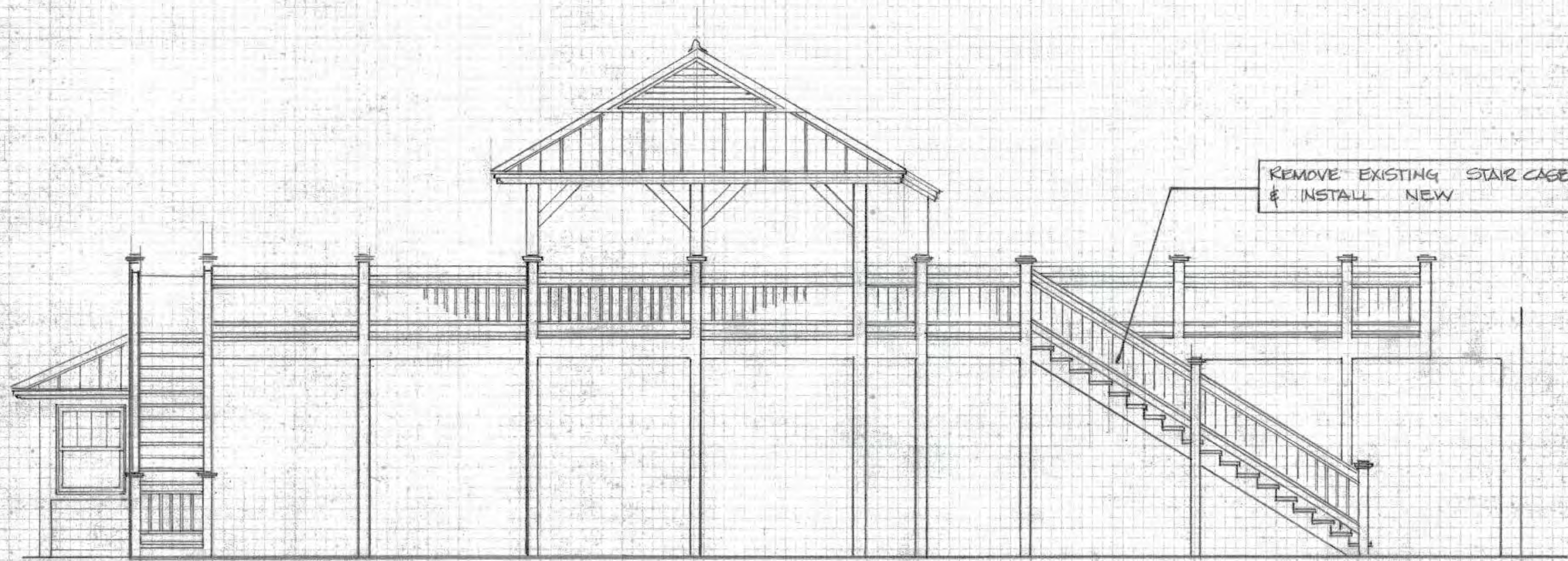
STRUCTURAL DETAILS BY  
**JAMES C. REYNOLDS, PE**  
FLORIDA P.E.#48685  
22330 LAFITTE DRIVE CUDJOE KEY, FL 33042  
(305) 394-5987

SEAL  
JAMES C. REYNOLDS PE

TURTLE KRAALS RESTAURANT and BAR  
EXISTING EXTERIOR ELEVATIONS  
KEY WEST

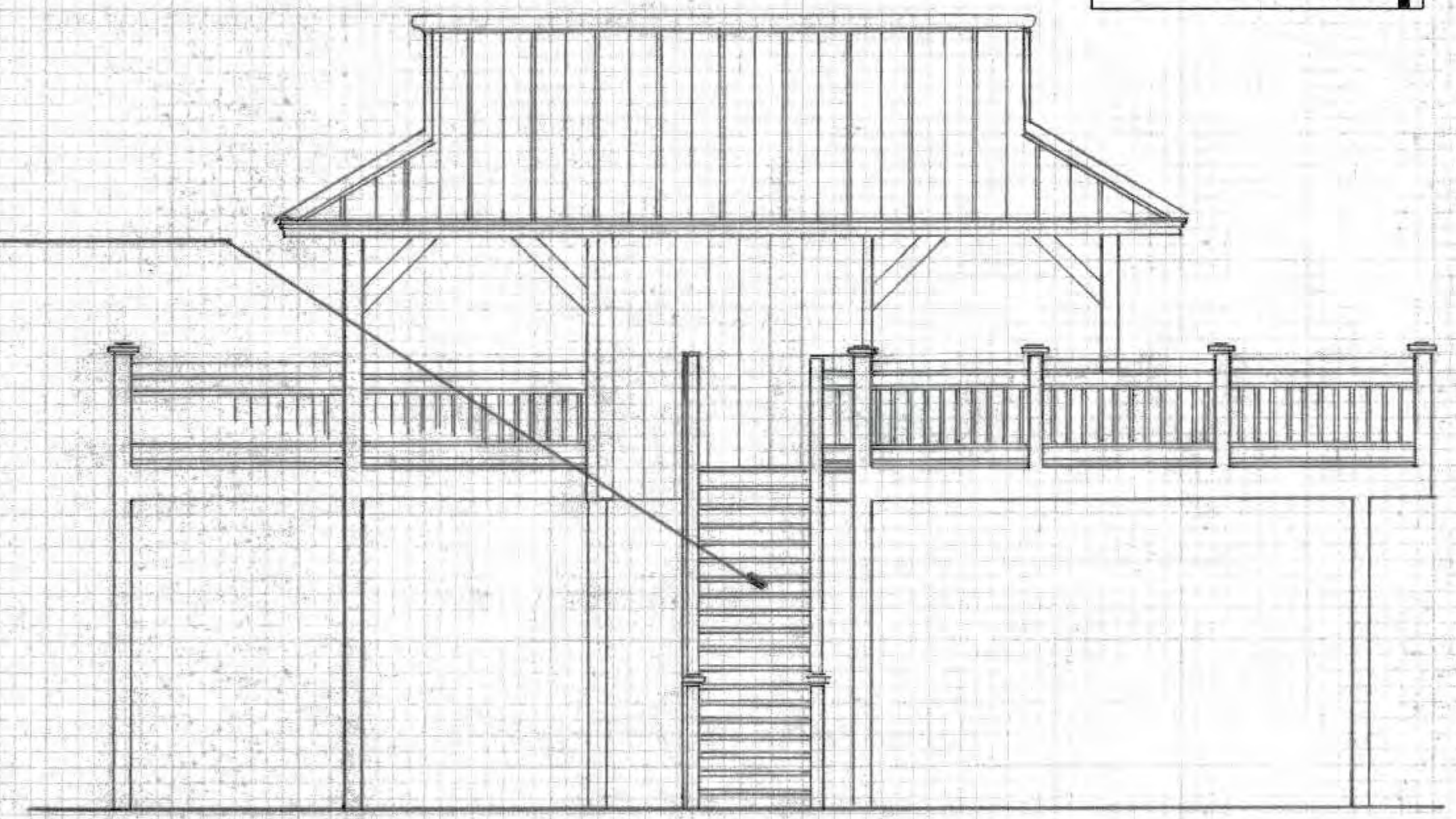
DRAWN: TCK  
DATE: 06/10/16

SHEET NUMBER  
**E-2**  
OF 2  
PROJECT NO.



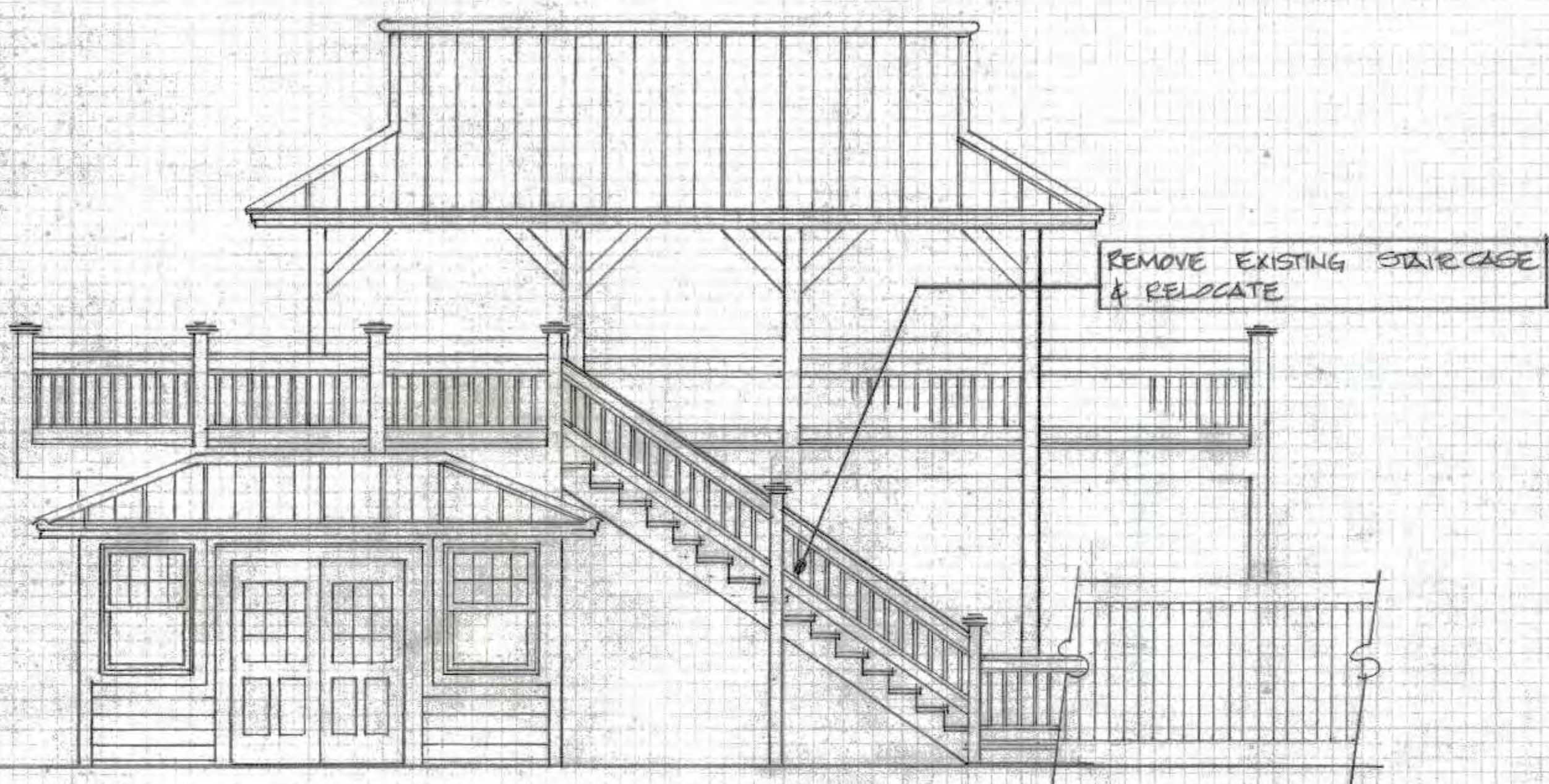
SOUTHEAST ELEVATION

1/4"=1'-0"



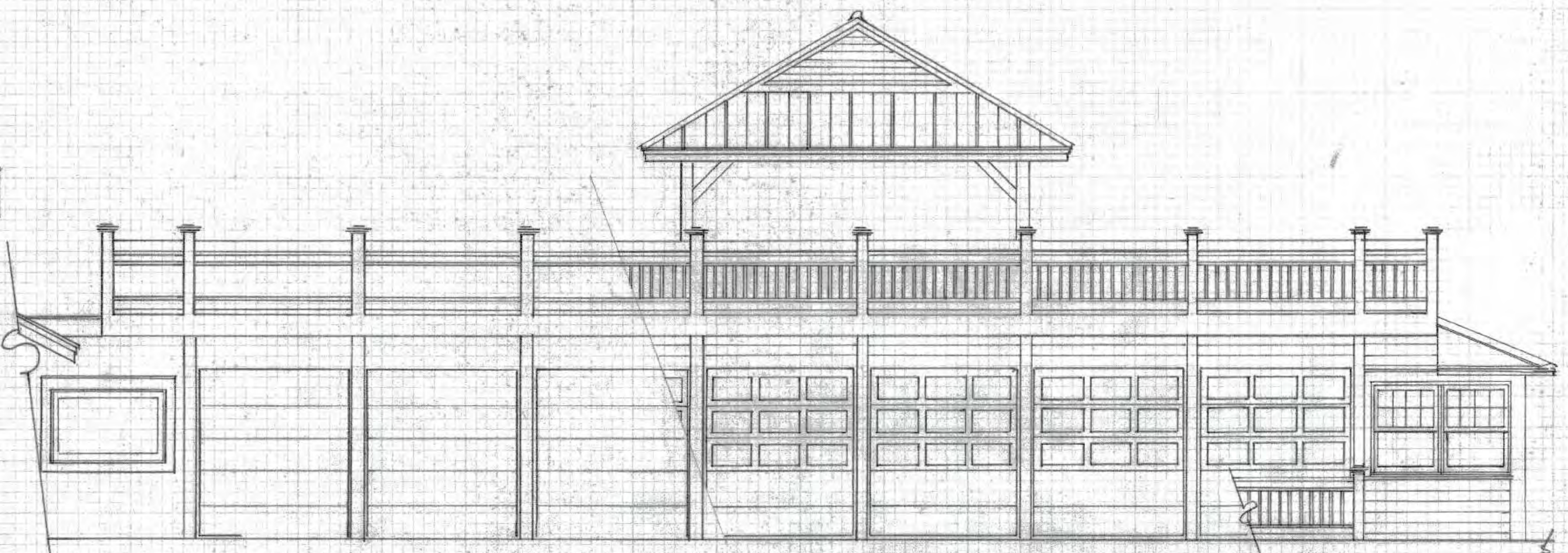
NORTHEAST ELEVATION

1/4"=1'-0"



SOUTHWEST ELEVATION

1/4"=1'-0"



NORTHWEST ELEVATION

1/4"=1'-0"

# TREE COMMISSION

## MEMORANDUM

DATE: September 6, 2016

RE: Turtle Kraal Top Deck Bar Roof Expansion

FROM: Karen DeMaria, Urban Forestry Manager, City of Key West

An application has been submitted to expand the roof of the top deck bar area of the Turtle Kraal Resturant. A question was asked regarding the potential impacts to trees in the area. An inspection was done on August 11 and August 19, 2016 and documented the following; a large Gumbo Limbo and a Coconut Palm exist close to the proposed work area.

Proposed Work Area





Gumbo Limbo

Coconut Palm



Minor impacts will occur to the Gumbo Limbo tree. The tree will need to be trimmed prior to construction (minor trimming).

It appears that the proposed roof extension will impact the Coconut Palm. Fronds from the palm will have to be cut for construction and the heart of the palm appears to be very close to the proposed roof area. This could mean direct negative impacts to the palm and the roof in the future from growth and movement of the palm against the roof structure. Additional measurements should be taken regarding the height and distance of the roof and post structure from the palm. The roof might need to be redesigned to avoid impacts to the palm or the palm may need to be removed.



Construction plans must show tree protection for the trees and palms near the proposed work and staging areas.





Potential staging area-construction plans must provide tree protection to include no storage or cleaning of materials under or against any trees or palms.



View looking up the rear stairs. Palm fronds and tree branches may need to be trimmed prior to commencement of construction work.



Construction materials are NOT to be stored against any trees

A trunk section of a gumbo limbo tree was removed by Turtle Kraal personnel. The trunk broke in a storm and was a hazard.

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**EXTENSION TO SECOND FLOOR COVERED DECK. NEW ADA LIFT AND NEW STAIRCASES. DEMOLITION OF STAIRCASES.**

**FOR- #231 MARGARET STREET**

**Applicant – Thomas Kelly**

**Application #H16-03-0050**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

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

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

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Thomas Kelly, 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: 231 MARGARET STREET on the 21 day of SEPTEMBER, 2016.

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 SEPT. 27, 2016.

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 H116-03-0050

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

**Signed Name of Affiant:**

Thomas Kelly

**Date:** 9/21/16

**Address:** 19141 ROCKY RD.

**City:** SUGARLOAF KEY

**State, Zip:** FL. 33042

The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day of September, 2016.

By (Print name of Affiant) Thomas Kelly who is personally known to me or has produced IFDL K400-823-56-323-C as identification and who did take an oath.

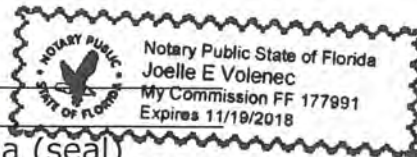
**NOTARY PUBLIC**

Sign Name: Joelle E Volenc

Print Name: JOELLE E. VOLENC

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_





# PROPERTY APPRAISER INFORMATION





# Scott P. Russell, CFA Property Appraiser Monroe County, Florida

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

[Home](#) | [Departments](#) | [Exemptions](#) | [Save Our Homes](#) | [Portability](#) | [Homestead Fraud](#) | [Contact Us](#)

[Property Search](#) | [Tax Estimator](#) | [GIS/Maps](#) | [Millages/Taxroll Info](#) | [Appeals/VAB](#) | [Forms](#) | [Office Requirements](#)

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

## Property Record Card -

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

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[Previous Record](#) **Alternate Key: 8818645 Parcel ID: 00072082-004400** [Next Record](#)

### Ownership Details

**Mailing Address:**

CITY OF KEY WEST  
PO BOX 1409  
KEY WEST, FL 33041-1409

### Property Details

**PC Code:** 21 - RESTAURANTS & CAFETERIAS

**Millage Group:** 12KW

**Affordable Housing:** No

**Section-Township-Range:** 31-67-25

**Property Location:** MARGARET ST KEY WEST

**Legal** KW PT SQR 10 (TURTLE KRAALS LEASE) G42-467/68 OR427-17/18 OR572-126E

**Description:** OR656-645/46 OR1424-992/99 OR1464-926/930(RES NO 97-132)

**Click Map Image to open interactive viewer**

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### First Time Home Buyer (IRS)

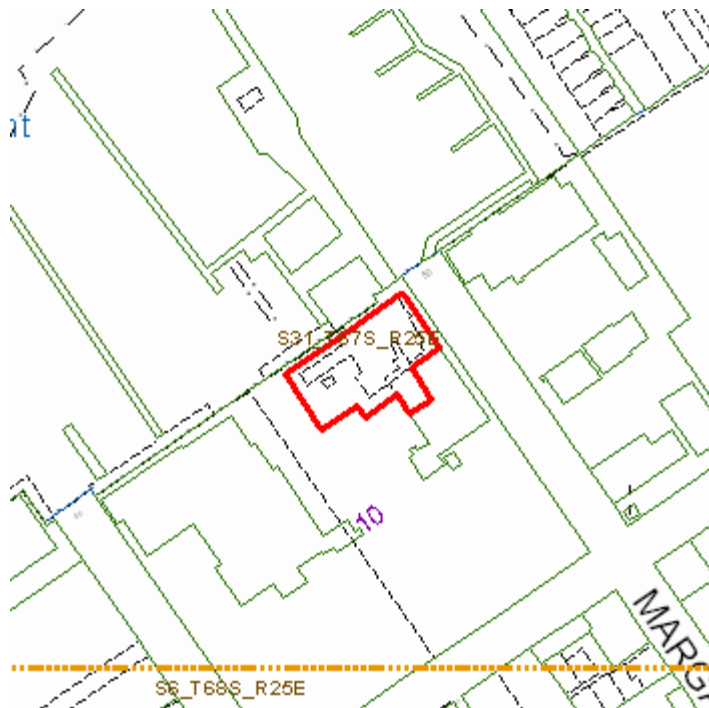
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

### IRS Links

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

### Other Links

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	0	0	12,225.00 SF

### Building Summary

**Number of Buildings:** 2  
**Number of Commercial Buildings:** 2  
**Total Living Area:** 5566  
**Year Built:** 1974

## Building 1 Details

**Building Type**  
**Effective Age** 14  
**Year Built** 1974  
**Functional Obs** 0

**Condition** G  
**Perimeter** 140  
**Special Arch** 0  
**Economic Obs** 0

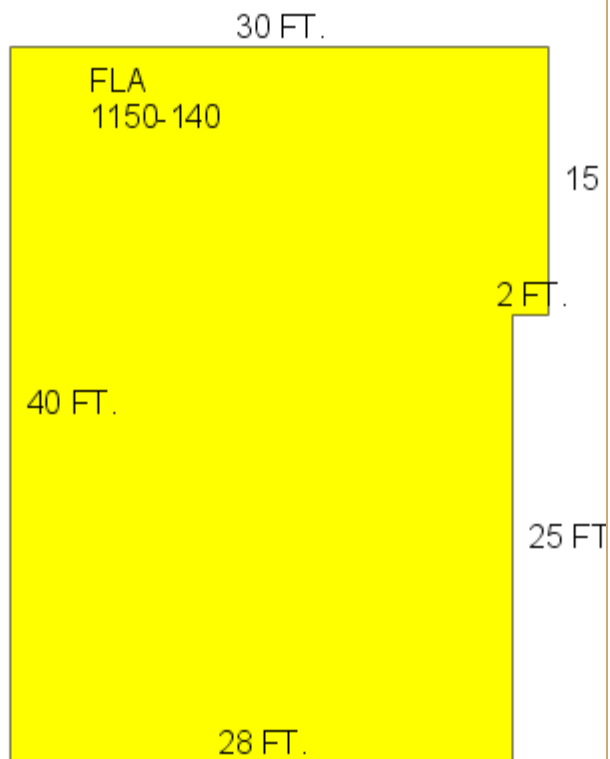
**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**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** 4



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1992			

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type
	16464	1 STY STORE-A

**Exterior Wall:**

Interior Finish Nbr	Type
5676	C.B.S.

**Building 2 Details**

<b>Building Type</b>	<b>Condition</b> G
<b>Effective Age</b> 14	<b>Perimeter</b> 380
<b>Year Built</b> 1974	<b>Special Arch</b> 0
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>
<b>Heat 1</b>	<b>Heat 2</b>
<b>Heat Src 1</b>	<b>Heat Src 2</b>

**Extra Features:**

<b>2 Fix Bath</b>	0
<b>3 Fix Bath</b>	0
<b>4 Fix Bath</b>	0
<b>5 Fix Bath</b>	0
<b>6 Fix Bath</b>	0
<b>7 Fix Bath</b>	0
<b>Extra Fix</b>	21



16468	SBF
16469	OPF
16470	OPU
16471	OPX
16472	PDO
16473	RESTAURANT & CAFETR
16474	PDO

**Exterior Wall:**

Interior Finish Nbr	Type
5677	AB AVE WOOD SIDING

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	1 UT	0	0	1975	1976	3	50

**Appraiser Notes**

BLDG 1 USED FOR STORAGE/BEHIND LOCAL COLOR ,BLDG 2 TURTLE KRAAL RESTAURANT

TWR IN MISC IS A TOWER UPON WHICH LG PUT AN OVERRIDE VALUE..BCS

6/12/04 IN PRIOR YEARS THIS PARCEL INCLUDED NUMEROUS BLDGS SUCH AS THE SHOPS NEXT DOOR (LOCAL COLOR/CURIO SHOP/STARS & STRIPES OFFICE). FOR THE 2004 TAX ROLL THIS PARCEL WILL ONLY INCLUDE THE TURTLE KRAALS LEASED AREA. LG TWR IN MISC IS THE TOWER.

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
62	08-0205	02/11/2008	12,500	Commercial	REMOVE & REPLACE PORCH ROOF 6 SQS
10-0622	03/16/2010		6,500	Commercial	MOVE STAGE FROM INSIDE TO OUTSIDE AND ENCLOSE APPROX. 237SF. REMOVE TWO WINDOWS AND REPLACE WITH DOUBLE FRENCH DOORS.
08-2749	08/28/2008		54,000	Commercial	RENOVATE INTERIOR OF RESTAURANT. REMOVE AND REPLACE WINDOWS AND DOORS, MOVE THE KITCHEN TO NEW LOCATION, INSULATE CEILING AND APPLY NEW WOOD. INSTALL BAR AND NEW COUNTER SALE AREA.
08-2790	08/28/2008		1,000	Commercial	PROVIDE AND INSTALL NINE FIXTURES FOR RENOVATIONS.
					INSTALL NEW SMOKERS NEW

	08-2793	10/06/2008		25,000	Commercial	OUTLETS IN BAR NEW ELECT FOR NEW A/C NEW 200A THREE PASE PANEL FOR SMOKER UNITS AND BAR EQUIPMENT. UP-GRADE ELECTRIC SERVICE TO 800A
	08-3227	09/23/2008		6,600	Commercial	INSTALL NEW HOOD AND FAN, RUN DUCT FOR FLUE
	08-2792	09/23/2008		30,000	Commercial	INSTALL 6 MINI SPLIT AIR SYSTEM AND ONE 7.5 TON SPLIT SYSTEM.
	14-2601	06/05/2014		1,400		AFTER THE FACT :REMOVAL OF TICKET BOOTH AND CONCRETE MEDIAN. AFTER REMOVAL, PATCHING ASPHALT AREA IS GOING TO BE DONE BY CONTRACTOR.
1	B933708	12/01/1993	12/01/1994	3,500	Commercial	CONCRETE PAD FOR TANK
2	B940308	01/01/1994	12/01/1994	1,000	Commercial	DIESEL TANK
3	B943065	09/01/1994	12/01/1994	30,000	Commercial	REPAIRS
4	B951388	04/01/1995	08/01/1995	1,800	Commercial	TICKET BOOTH FOR PARK LOT
5	P951433	05/01/1995	08/01/1995	3,500	Commercial	PLUMBING
6	B951967	06/01/1995	12/01/1995	2,500	Commercial	RENOVATION
7	P951979	06/01/1995	12/01/1995	10,000	Commercial	16 NEW PLUMBING FIXTURES
8	E952133	06/01/1995	12/01/1995	3,000	Commercial	200A SVC W/200A SUB,ELECT
10	M952153	07/01/1995	12/01/1995	2,000	Commercial	1 1/2TON A/C W 5/DROPS
11	E952301	07/01/1995	12/01/1995	1,800	Commercial	ELECTRICAL
12	M952355	07/01/1995	12/01/1995	4,500	Commercial	2-HOODS
13	A952595	08/01/1995	12/01/1995	4,500	Commercial	15 SQRS RFG
14	E954135	11/01/1995	12/01/1995	1,000	Commercial	REPLACE GAS PUMPS- MARINA
15	E953770	11/01/1995	12/01/1995	800	Commercial	100AMP SVC OLD TOWN TRLLY
16	E953771	11/01/1995	12/01/1995	800	Commercial	100AMP SVC DISCOVERY STOR
17	9600878	02/01/1996	06/01/1996	3,000	Commercial	RENOVATIONS
18	9600889	02/01/1996	06/01/1996	2,100	Commercial	MECHANICAL
20	9601248	03/01/1996	06/01/1996	2,400	Commercial	MECHANICAL
21	9601338	03/01/1996	06/01/1996	785	Commercial	FIRE ALARM
22	9601635	04/01/1996	06/01/1996	1,800	Commercial	MECHANICAL
9	B951935	06/01/1995	06/01/1996	3,800	Commercial	RENOVATION
24	9601983	05/01/1996	06/01/1996	1,500	Commercial	REMODELING
25	9602081	05/01/1996	06/01/1996	6,000	Commercial	"
26	9602404	06/01/1996	06/01/1996	50,000	Commercial	NEW ROOF
27	9602455	06/01/1996	06/01/1996	1,800	Commercial	SIGN
28	9602456	06/01/1996	06/01/1996	4,000	Commercial	ELECTRICAL
23	9601822	04/01/1996	06/01/1996	1,000	Commercial	PLUMBING
29	9602866	07/01/1996	12/01/1996	2,150	Commercial	MECHANICAL
30	9603272	08/01/1996	12/01/1996	800	Commercial	PLUMBING
31	9603416	08/01/1996	12/01/1996	9,500	Commercial	DEMOLITION

32	9604486	11/01/1996	12/01/1996	1,960	Commercial	REMODELING
33	9604529	11/01/1996	12/01/1996	550	Commercial	ELECTRICAL
34	9700460	02/01/1997	12/01/1997	500	Commercial	REPAIR
35	9700899	03/01/1997	12/01/1997	100	Commercial	REPAIR
36	9700023	04/01/1997	12/01/1997	11,500	Commercial	RAISE ROOF
37	9700023	04/01/1997	12/01/1997	1	Commercial	ELECTRICAL
38	9701132	04/01/1997	12/01/1997	1,800	Commercial	ELECTRICAL
40	9701505	05/01/1997	12/01/1997	2,800	Commercial	ELECTRICAL
39	9700023	04/01/1997	12/01/1997	1	Commercial	ROOF
41	9702148	07/01/1997	12/01/1997	1	Commercial	NEW BAR LOUNGE
42	9700023	07/01/1997	12/01/1997	1	Commercial	ELECTRICAL
44	9702872	08/01/1997	12/01/1997	1,500	Commercial	ELECTRICAL
43	9702528	07/01/1997	12/01/1997	2,000	Commercial	ELECTRICAL
45	9703028	09/01/1997	12/01/1997	2,100	Commercial	PLUMBING
46	9703545	10/01/1997	12/01/1997	6,500	Commercial	ELECTRICAL
47	9703568	10/01/1997	12/01/1997	7,500	Commercial	ELECTRICAL
48	9703753	11/01/1997	12/01/1997	12,000	Commercial	ELECTRICAL
49	9703240	12/01/1997	12/01/1997	12,000	Commercial	ROOF
50	9800482	11/24/1998	12/31/1998	65,204	Commercial	OLD CANNERY BUILDING
55	9901652	05/20/1999	12/31/1999	600	Commercial	FENCE
53	9900909	03/15/1999	12/31/1999	3,000	Commercial	DEMO EX. ELECTRICAL
54	9900935	03/17/1999	12/31/1999	100	Commercial	DEMO PART OF BUILDING 1
51	9900063	02/02/1999	12/31/1999	45,000	Commercial	REMODEL BLDG 1
52	9803300	03/10/1999	12/31/1999	8,000	Commercial	REMODEL INTERIOR SPACE
56	0102731	08/07/2001	10/18/2001	10,000	Commercial	RENOVATIONS
57	0103191	09/20/2001	10/18/2001	1,200	Commercial	4 SQS BUILTUP
58	03-1212	04/04/2003	10/12/2004	65,000	Commercial	ROOFING
59	03-1547	05/05/2003	12/04/2000	3,500	Commercial	ROOFING
60	03-2419	07/11/2003	10/12/2004	2,200	Commercial	CHANGE OUT A/C
61	04-0816	03/17/2004	10/12/2004	1,200	Commercial	ELE FOR WALK-IN COOLER

## 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
2016	631,169	1,489	970,365	1,603,023	1,603,023	0	1,603,023
2015	648,474	1,489	970,365	1,620,328	1,620,328	0	1,620,328
2014	648,474	1,489	970,365	1,620,328	1,620,328	0	1,620,328
2013	631,169	1,489	970,365	1,603,023	1,603,023	0	1,603,023
2012	648,474	1,489	970,365	1,620,328	1,620,328	0	1,620,328



2011	648,474	1,489	970,365	1,620,328	1,620,328	0	1,620,328
2010	663,731	1,489	981,545	1,646,765	1,646,765	0	1,646,765
2009	663,731	1,489	1,980,450	2,645,670	2,645,670	0	2,645,670
2008	682,897	1,489	2,200,500	2,884,886	2,884,886	0	2,884,886
2007	481,895	1,489	2,200,500	2,683,884	2,683,884	0	2,683,884
2006	492,604	1,489	1,956,000	2,450,093	2,450,093	0	2,450,093
2005	492,604	1,489	1,833,750	2,327,843	2,327,843	0	2,327,843
2004	434,985	1,489	1,369,200	1,805,674	1,805,674	0	1,805,674
2003	1,032,156	417,098	3,297,300	4,746,554	4,746,554	1,661,294	3,085,260
2002	1,032,156	432,528	2,330,092	3,794,776	3,794,776	1,328,172	2,466,604
2001	1,032,156	422,574	2,330,092	3,784,822	3,784,822	1,324,688	2,460,134
2000	1,032,156	251,490	1,406,848	2,690,494	2,690,494	941,673	1,748,821
1999	895,297	259,315	1,406,848	2,561,460	2,561,460	896,511	1,664,949
1998	556,850	267,295	1,125,478	1,949,623	1,949,623	682,368	1,267,255
1997	556,850	275,599	1,055,136	1,887,585	1,887,585	660,654	1,226,931
1996	447,059	148,268	1,055,136	1,650,463	1,650,463	577,662	1,072,801
1995	375,958	137,935	1,055,136	1,569,029	1,569,029	549,160	1,019,869
1994	385,563	141,771	1,055,136	1,582,470	1,582,470	553,864	1,028,606
1993	385,563	145,605	1,055,136	1,586,304	1,586,304	0	1,586,304

## 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 184,436 times.

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