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**Historic Architectural Review Commission  
Staff Report for Item 16**

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

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

**Meeting Date:** December 14, 2016

**Applicant:** Southernmost Signs

**Application Number:** 16-4463

**Addresses:** #420 Appelrouth Lane

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**Description of Work**

Projecting neon signs 13” wide by 96” tall with 24” tall flag with exposed neon, yellow, white, and red. Tallest letter is 12 inches height. Copy “*Mary Ellen’s Bar A/C & Eats*”.

**Building Facts**

The structure located at 420-422 Appelrouth Lane is a masonry structure with a front parapet wall that covers a gable frame roof. The building has a simple art deco flavor and the exterior of the building has received minor changes. Staff recognizes this building as historic but is not listed as a contributing resource to the district.

In September 25, 2015, the proposed project received approval from the Planning Board for a Minor Development Plan. In December 15, 2015, the Commission approved Certificate of Appropriateness No. 15-01-1812. The City Commission approved an easement for the existing concrete canopy and the installation of a sign.

**Guidelines and Ordinance Cited in Review**

- Banners, Flags, Signage and Lighting (pages 49-50), specifically guidelines 4, 15, 16, 17, 18, and 19.

## **Project Description**

The Certificate of Appropriateness in review is for the installation of a new projecting sign over and detached from an existing concrete canopy. The proposed new sign replicates a previous projecting sign with neon letters that used to stand in the same location it used to be. Due to actual restrictions with power lines closer to the building, the size and scale of the new proposed sign is smaller.

The design proposes one projecting sign will be 8 feet tall by 13” wide with an attached smaller piece on its side. Largest letter will be 12” tall. The sign will be double-faced and will be a metal box. Neon tubes will form each letter, “Mary Ellen’s” copy will be in yellow neon, and “A/C and Eats” copy will be done in white neon and “Bar” copy will be in red neon.

## **Consistency with Guidelines**

1. The guidelines promote preservation of historic signs. Although the historic sign is no longer on the building, by replicating a similar sign the design is bringing back to the streetscape an appropriate sign.

It is staff’s opinion that the proposed complies with all cited guidelines. The sign was designed based on pictorial evidence and will not have an adverse effect in the building or surrounding historic context. Across the block, towards Duval Street the Commission approved another replica of a projecting sign for the Pegasus Hotel.

# 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  
 BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
		16-4463	
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:	420 APPLEROUTH LN		# OF UNITS
RE # OR ALTERNATE KEY:	1010049		
NAME ON DEED:	420 ARL LLC	PHONE NUMBER	
OWNER'S MAILING ADDRESS:	723 FLEMING ST	EMAIL	
	Key West, FL 33040-6827		
CONTRACTOR COMPANY NAME:	Southernmost Signs	PHONE NUMBER (305) 294-1877	
CONTRACTOR'S CONTACT PERSON:	CARL REID	EMAIL Signs@smsignskw.com	
ARCHITECT / ENGINEER'S NAME:		PHONE NUMBER	
ARCHITECT / ENGINEER'S ADDRESS:		EMAIL	

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: **\$10,000.00**

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

VERTICAL NEON SIGN 13" WIDE x 96" TALL WITH  
 24" TALL FLAG 11.5 SQ FT 7" NEON YELLOW  
 RED BAR WHITE A/C/BEAR COPY MARY ELLEN'S  
 BAR EXISTING ELC A/C & EATS

Printed name of property owner or licensed contractor. <b>CARL D REID</b>	Signature. <i>Carl Reid</i>
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Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

*[Signature]* 11/14/16

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

VERONICA C. [Signature]  
 Commission Expires: [Date]

Official Use Only:

Open: KEYWELD Type: BP Drawer: 1  
 Date: 11/15/16 50 Receipt no: 3544  
 2016 4463  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3057390  
 OK CHECK 1403 \$400.00  
 Trans date: 11/14/16 Time: 16:40:53

49594-7977-01c



**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:

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 \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY: <b>MARYELLEN'S BAR</b>	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION: <b>YES</b>
<b>AC/ EATS</b>		TYPE OF LTG.: <b>NEO 10</b>
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS: <b>RED WHITE YELLOW</b>
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABBLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<b>Not listed in the surveys</b>			
<b>Guidelines for signage</b>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

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

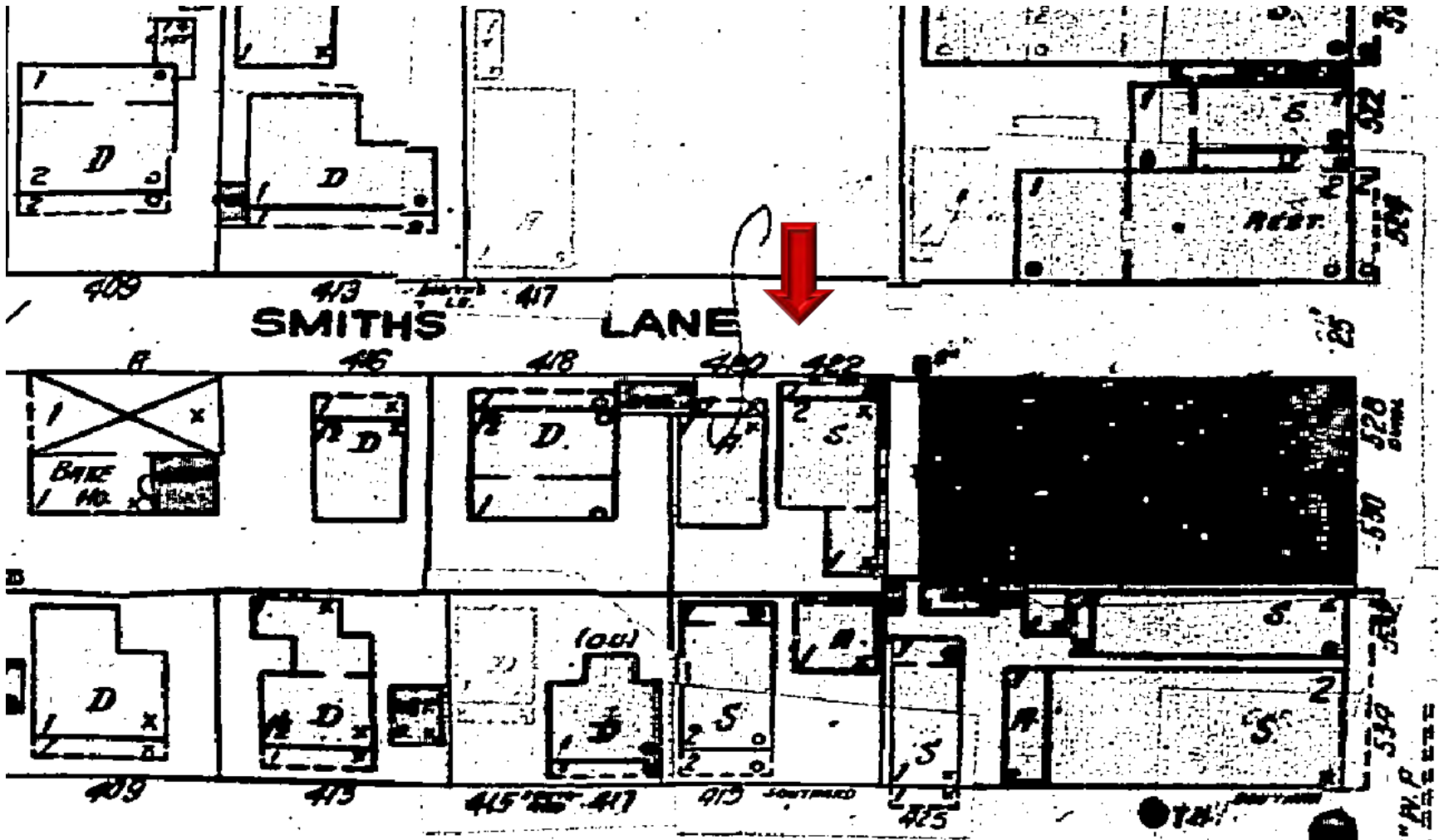
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

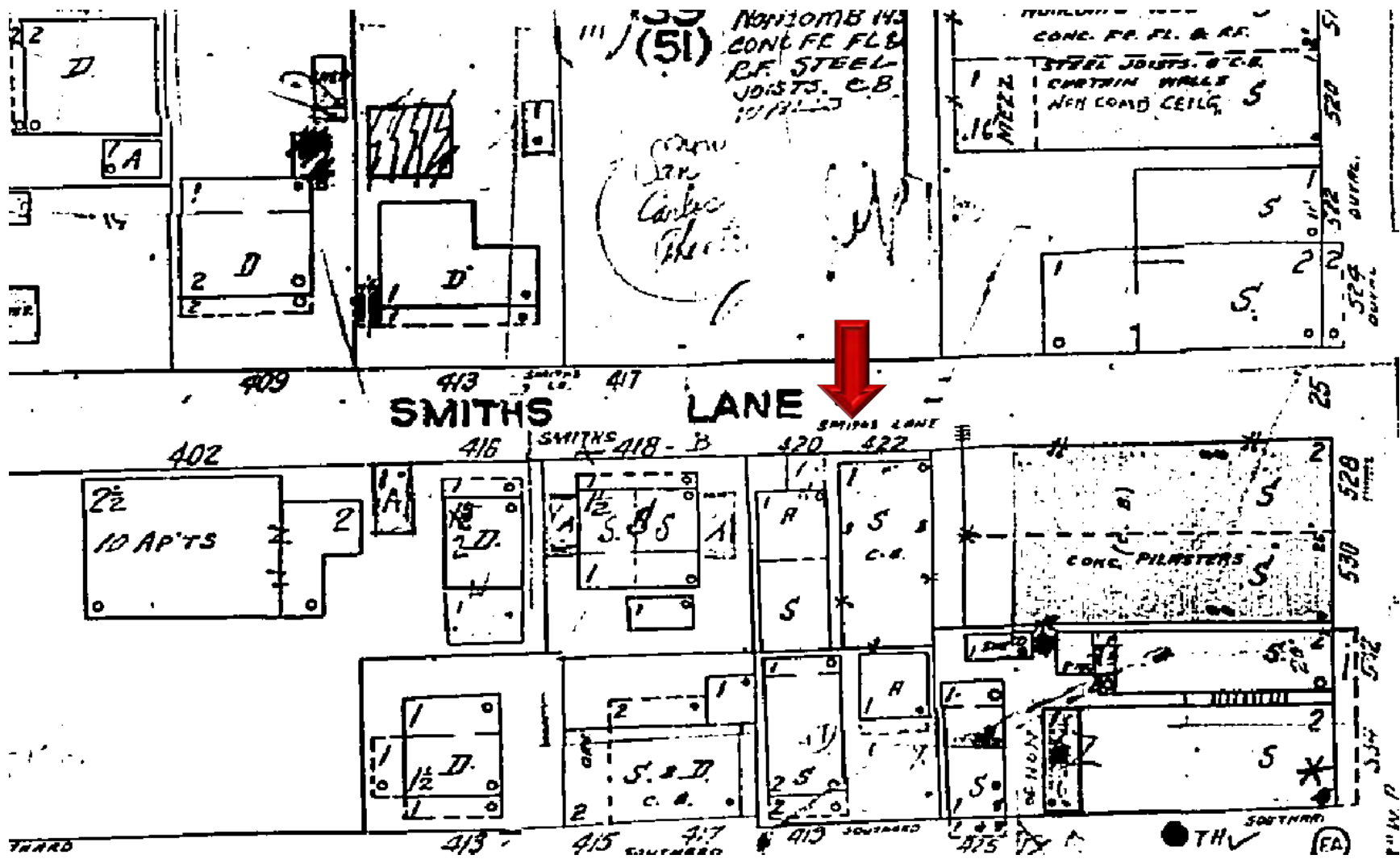
ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

# SANBORN MAPS



#420-422 Apperlouth Lane Sanborn map 1948





#420-422 Appelrouth Lane Sanborn map 1962

# PROJECT PHOTOS

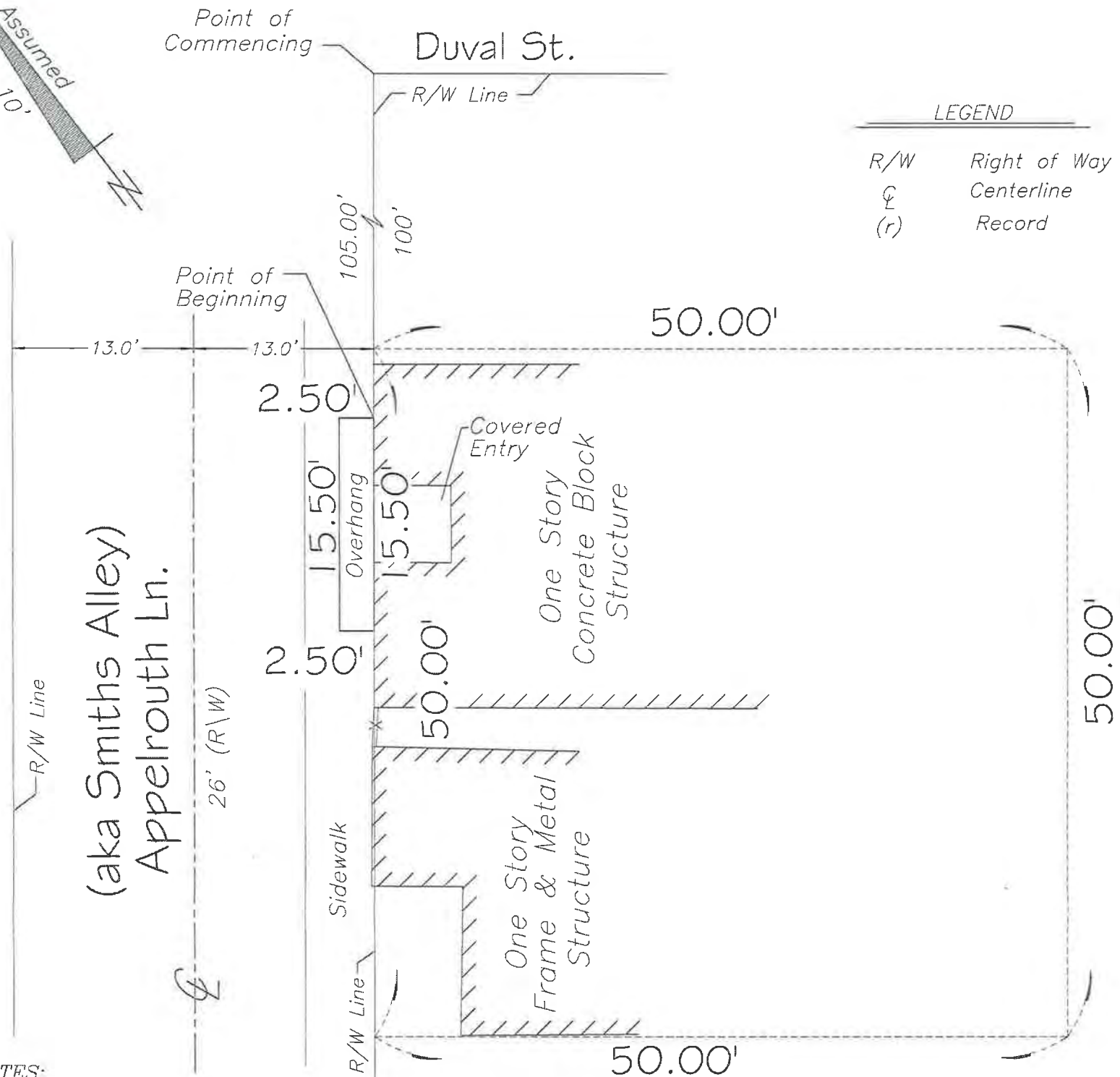
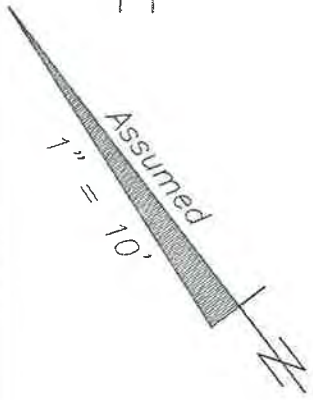


**#420-422 Appelrouth Lane circa 1965. Monroe County Library**

# SURVEY



Specific Purpose Survey to illustrate a legal description of a portion Appelrouth Lane adjacent to Lot 1, Square 51, Island of Key West, prepared by the undersigned



LEGEND

R/W	Right of Way
⊥	Centerline
(r)	Record

- NOTES:
1. The legal description shown hereon was authored by the undersigned.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 422 Appelrouth Lane, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  7. North Arrow is assumed and based on the legal description.
  8. This survey is not assignable.
  9. Adjoiners are not furnished.
  10. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION  
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known on Wm. A. Whitehead's map as a portion of Appelrouth Lane (Smiths Alley) adjacent to Lot One (1) in Square Fifty-One (51), said parcel being more particularly described by metes and bounds as follows: Commencing at intersection of the Southeasterly right of way line of Appelrouth Lane (Smiths Alley) with the Southwesterly right of way line of Duval Street and running thence Southwesterly along the Southeasterly right of way line of the said Appelrouth Lane (Smiths Alley) for a distance of 105.00 feet to the Point of Beginning, said point being on the Northeasterly face of a concrete overhang; thence continue Southwesterly along the Southeasterly right of way line of the said Appelrouth Lane (Smith Alley) for a distance of 15.50 feet to the Southwesterly face of said overhang; thence Northwesterly and at right angle along said overhang for a distance of 2.50 feet; thence Northeasterly and at right angles along said overhang for a distance of 15.50 feet; thence Southeasterly and right angles along said overhang for a distance of 2.50 feet back to the Point of Beginning, containing 39 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: 420 ARL LLC;

J. LYNN O'FLYNN, INC.

*J. Lynn O'Flynn*  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

August 28, 2015

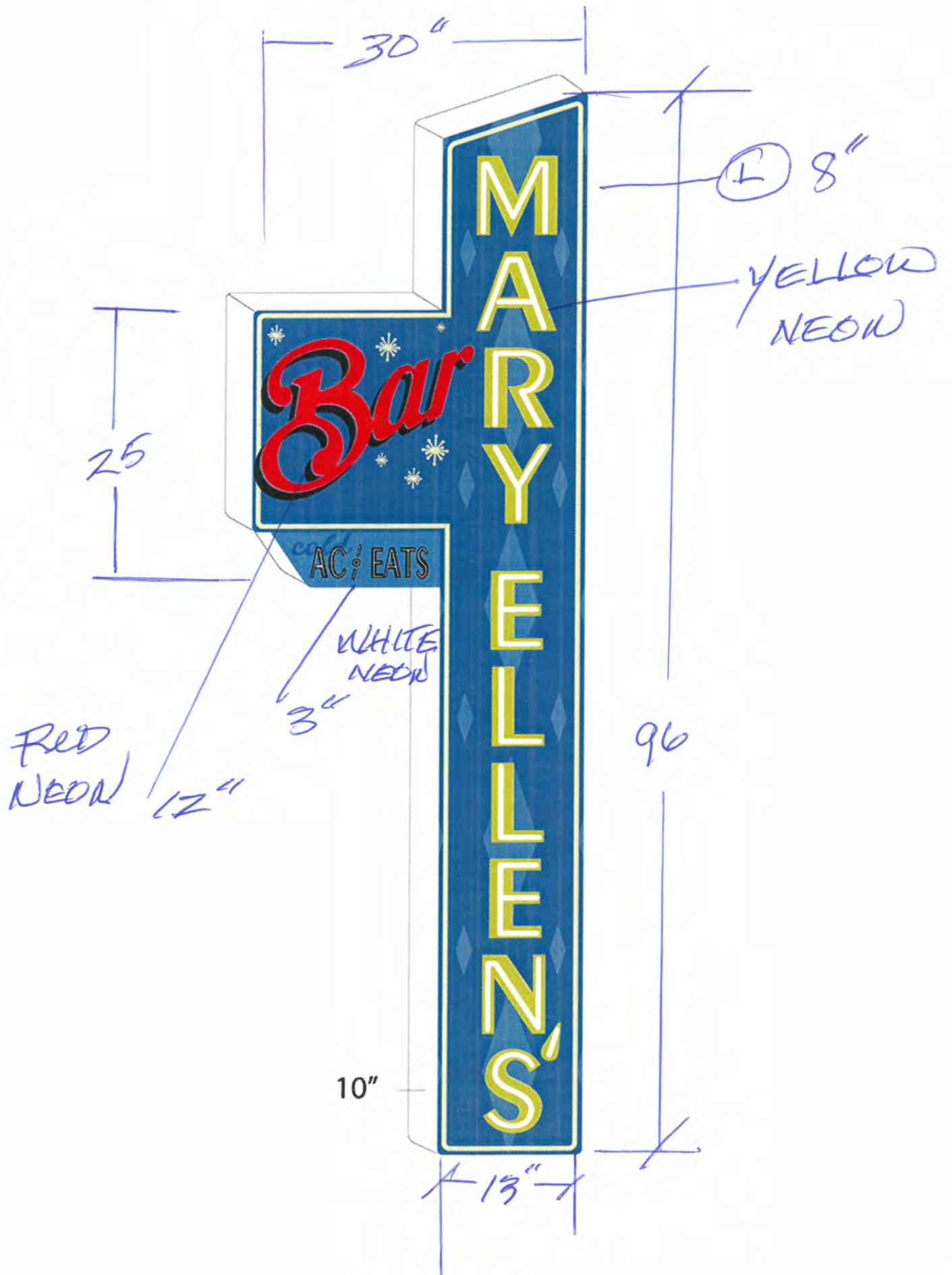
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN





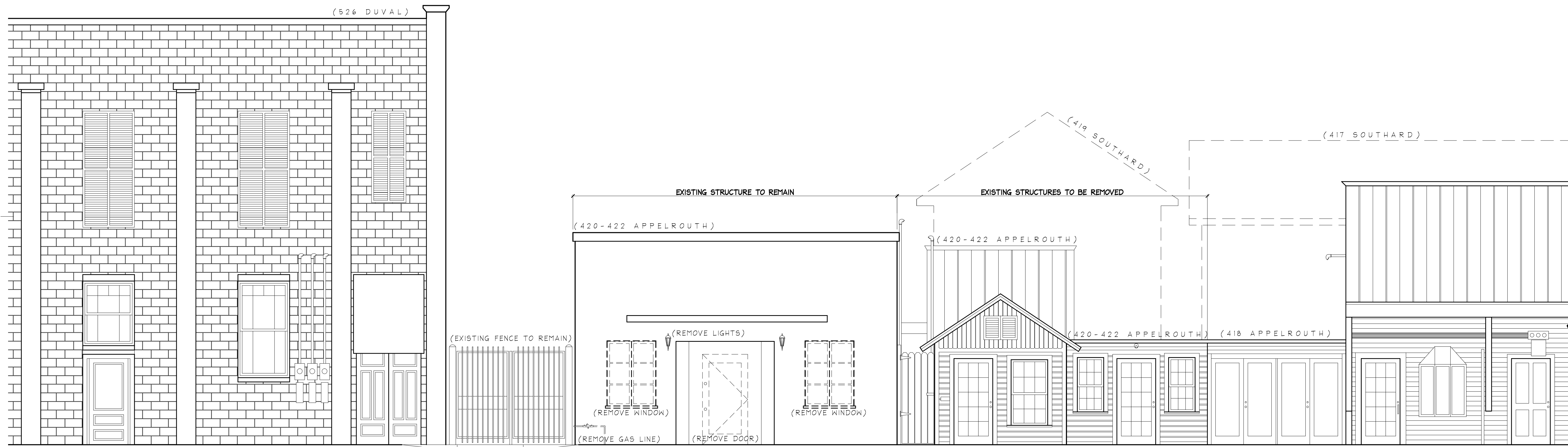
MARY ELLEN'S  
*Bar*  
AC/BEER





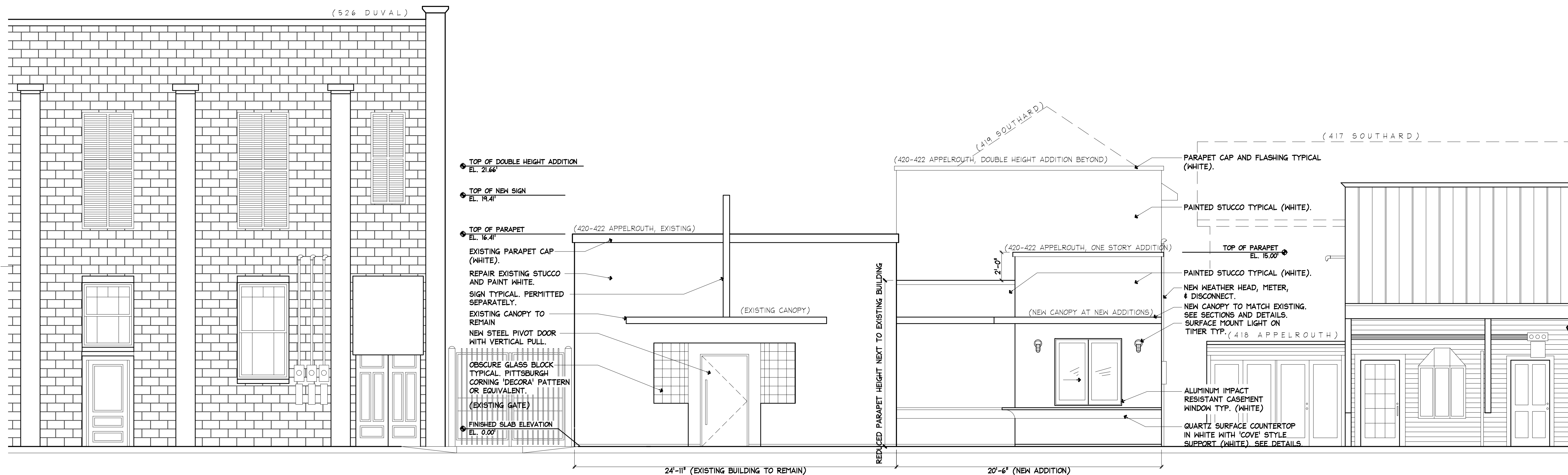


APPROVED DESIGN



1  
A3 EXISTING STREET ELEVATION (WEST ELEVATION)

SCALE: 1/4"=1'-0"



2  
A3 PROPOSED STREET ELEVATION (WEST ELEVATION)

SCALE: 1/4"=1'-0"

420-422 APPELROUTH LANE  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

Project No. 153

Date: 11/23/15

A3

# EASEMENT AGREEMENT



420-422 Appelrouth Lane

EASEMENT AGREEMENT

THIS AGREEMENT made this 16th day of February, 2016, between the City of Key West, Florida (hereinafter Grantor) and 420ARL, LLC, a Florida Limited Liability Company, as owner of property located at 420-422 Appelrouth Lane, Key West, FL (hereinafter the Grantee) (RE# 00009780-000000; AK # 1010049).

I. RECITALS

Grantee is owner of the property known as 420-422 Appelrouth Lane, Key West, Florida, including an existing concrete eyebrow and proposed signage on the facade, that encroach onto the Grantor's Appelrouth Lane right-of-way. Specifically: Commencing at intersection of the Southeasterly right of way line of Appelrouth Lane (Smiths Alley) with the Southwesterly right of way line of Duval Street and running thence Southwesterly along the Southeasterly right of way line of the said Appelrouth Lane (Smiths Alley) for a distance of 105.00 feet to the Point of Beginning, said point being on the Northeasterly face of a concrete overhang; thence continue Southwesterly along the Southeasterly right of way line of the said Appelrouth Lane (Smith Alley) for a distance of

15.50 feet to the Southwesterly face of said overhang; thence Northwesterly and at right angle along said overhang for a distance of 2.50 feet; thence Northeasterly and at right angles along said overhang for a distance of 15.50 feet; thence Southeasterly and right angles along said overhang for a distance of 2.50 feet back to the Point of Beginning, containing 39 square feet, more or less.

Portions of Grantee's property, including the concrete eyebrow and proposed signage, encroach approximately 39 square feet on to the Grantor's Appelrouth Lane right-of way, as more specifically described and illustrated in the attached specific purpose survey dated August 28, 2015 by J. Lynn O'Flynn, Inc. (Copy attached hereto). This encroachment impedes marketability of the property.

## II. CONVEYANCE OF EASEMENT

The Grantor hereby agrees to grant and convey to the Grantee an easement for encroachments, at the property located at 420-422 Appelrouth Lane, as more specifically described in the attached survey. The easement shall pertain to the existing concrete eyebrow and proposed signage on property located along Appelrouth Lane related to the encroachment herein described, and not to any other encroachment. The granting of this easement is conditioned upon the following:

(1) That the easement shall terminate upon the replacement of the structure.

(2) The Grantor may unilaterally terminate the easement upon a finding of public purpose by vote of the Key West City Commission.

(3) The Grantee shall pay the annual fee of \$300.00 specified in Code Section 2-938(b).

(4) The Grantee shall irrevocably appoint the City Manager as its agent to permit the removal of the encroachment if the annual fee required by the Code of Ordinances is not paid.

(5) Grantee shall secure, pay for, and file with the Grantor, prior to commencing any work under this Agreement, all certificates for public liability, and property damage liability insurance, and such other insurance coverages as may be required by specifications and addenda thereto, in at least the following minimum amounts with specification amounts to prevail if greater than minimum amount indicated. Notwithstanding any other provision of this Agreement, Grantee shall provide the minimum limits of liability coverage as follows: General Liability a. \$2,000,000 Aggregate, b. \$2,000,000 Products Aggregate, c. \$1,000,000 Any One Occurrence, d. \$1,000,000 Personal Injury, e. \$300,000 Fire Damage/Legal.

(6) Grantee shall furnish an original Certificate of Insurance indicating, and such policy providing coverage to, City of Key West named as "Additional Insured" on a primary and non-contributory basis utilizing an ISO standard endorsement at least as broad as CG 2010 (11/85) or its Equivalent, (combination OF CG 20 10 07 04 and CG 20 37 07 04, providing coverage for completed operations is acceptable) including a "Waiver of Subrogation" clause in favor of City of Key West on all policies. Grantee shall maintain the General Liability coverage summarized above, including the "additional insured" endorsement, with coverage continuing in full force during the period of time this easement agreement remains in effect.

(7) Grantee's insurance policies shall be endorsed to give 30 days written notice to Grantor in the event of cancellation or material change, using form CG 02 24, or its equivalent.

(8) Certificates of Insurance submitted to Grantor shall not be accepted without copies of the endorsements being requested. This includes additional insured endorsements, cancellation/material change notice endorsements and waivers of subrogation. Copies of USL&H Act and Jones Act endorsements shall also be required if necessary. Grantee shall advise its insurance agent accordingly.



(9) The concrete eyebrow and proposed signage shall be the total allowed construction within the easement area. (10) The easement area shall not be used in site size calculations such as lot, yard, and bulk calculations for site development. (11) The City reserves the right to construct surface improvements within the easement area.

### III. CONSIDERATION

Grantee agrees to pay to Grantor all sums and fees for city sewer, city garbage, if unpaid; otherwise to promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance. Grantee further agrees to pay Grantor an annual rental fee for this easement in the total amount of \$300.00, payable annually on the anniversary date of the execution of this Easement Agreement, to the City of Key West. Failure to pay such rental and/or to conform with agreed upon additional conditions shall constitute grounds for the Grantor to terminate the easement.

### IV. INDEMNIFICATION

To the fullest extent permitted by law, the Grantee expressly agrees to indemnify and hold harmless the City of Key West, their

respective officers, directors, agents and employees (herein called the "indemnitees") from any and all liability for damages, including, if allowed by law, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, caused in whole or in part by any act, omission, or default by Grantee or its subcontractors, material men, or agents of any tier or their employees, arising out of this agreement or its performance, including any such damages caused in whole or in part by any act, omission or default by any indemnitee, but specifically excluding any claims of, or damages against an indemnitee resulting from such indemnitee's gross negligence, or the willful, wanton or intentional misconduct of such indemnitee or for statutory violation or punitive damages except and to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of the Grantee or its subcontractors, material men or agents of any tier or their respective employees.

The indemnification obligations under this Agreement shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Grantee under Workers' Compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and

include any actions brought by or in the name of any employee of the Grantee or of any third party to whom Grantee may subcontract a work. This indemnification shall continue beyond the date of termination of the Agreement.

V. EASEMENT TERMINATION

Grantee agrees that the improvements located on the Easement shall not be enlarged or expanded.

Grantee shall have the right to repair and maintain the improvements in the ordinary course of maintenance.

The easement shall terminate upon the replacement of the structure.

The Grantor herein expressly and irrevocably appoints the City Manager of the City of Key West as its agent to permit the removal of the encroachment in the event the annual rental fee referred to hereinabove is not paid.

In the event Grantor determines that retaking this property is necessary for a public purpose by virtue of a vote of the City Commission, then Grantor may unilaterally terminate this easement and reclaim the property without compensation to Grantee.

This easement shall terminate upon the failure of the Grantee or its heirs, successors, or assigns to maintain liability insurance in a minimum amount of one million dollars

(\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) per aggregate, and any other insurance specifications set forth in this agreement, naming the City of Key West as additional insured, for that portion of real property which is the subject of this easement agreement.

This easement shall be considered a covenant that runs with the land and shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this easement the date above written.

ATTEST:

CITY OF KEY WEST

Susan P. Harrison  
SUSAN P. HARRISON  
SENIOR DEPUTY CITY CLERK

J. K. Scholl  
JAMES K. SCHOLL, CITY MANAGER

STATE OF FLORIDA )  
COUNTY OF MONROE )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2016 by JAMES K. SCHOLL, City Manager of the City of Key West on behalf of the City who is personally known to me, who has produced \_\_\_\_\_ as identifiable \_\_\_\_\_ as



Cortia Y. Navarro  
Notary Public  
State of Florida

My commission expires: 05/13/2018

SIGNATURES CONTINUE ON NEXT PAGE



GRANTEE




By: Maria R. Sharpe, (manager)  
For 420ARL, LLC, Owner

STATE OF Florida )  
COUNTY OF Monroe )

The foregoing instrument was acknowledged before me this 11<sup>th</sup>  
day of February, 2016, by Maria Sharpe, who is  
personally known to me or who has produced FLDLic 5610-556-59-559-0 as  
identification.



  
Notary Public  
State of Florida

My commission expires: \_\_\_\_\_



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., December 14, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**PROJECTING NEON SIGN 13” WIDE BY 96” TALL WITH 24” TALL FLAG WITH EXPOSED NEON, YELLOW, WHITE AND RED. TALLEST LETTER IS 12 INCHES HEIGHT. COPY “MARY ELLEN’S BAR- A/C & EATS.**

**420 APPELROUTH LANE**

**Applicant – Southernmost Signs**

**Application #16-4463**

**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.

# 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

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

- [Home](#)
- [Departments](#)
- [Exemptions](#)
- [Save Our Homes](#)
- [Portability](#)
- [Homestead Fraud](#)
- [Contact Us](#)
  
- [Property Search](#)
- [Tax Estimator](#)
- [GIS/Maps](#)
- [Millages/Taxroll Info](#)
- [Appeals/VAB](#)
- [Forms](#)
- [Office Locations](#)

**Monroe County Links**

- [» Monroe County Home Page](#)
- [» BOCC](#)
- [» Growth Management](#)
- [» Building Dept.](#)
- [» Code Compliance](#)
- [» FEMA Flood Insurance Info](#)

**Monroe County Constitutional Officers**

- [» Clerk of the Courts](#)
- [» Sheriff's Office](#)
- [» Elections Supervisor](#)

- [» Tax Collector](#)

## Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

## 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](#)

## Property Record Card -

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

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Previous Record **Alternate Key: 1010049 Parcel ID: 00009780-000000** [Next Record](#)

## Ownership Details

Mailing Address:

420ARL LLC  
723 FLEMING ST  
KEY WEST, FL 33040-6827

## Property Details



PC Code: 33 - NIGHTCLUBS, LOUNGES, BARS

Millage Group: 10KW

Affordable Housing: No

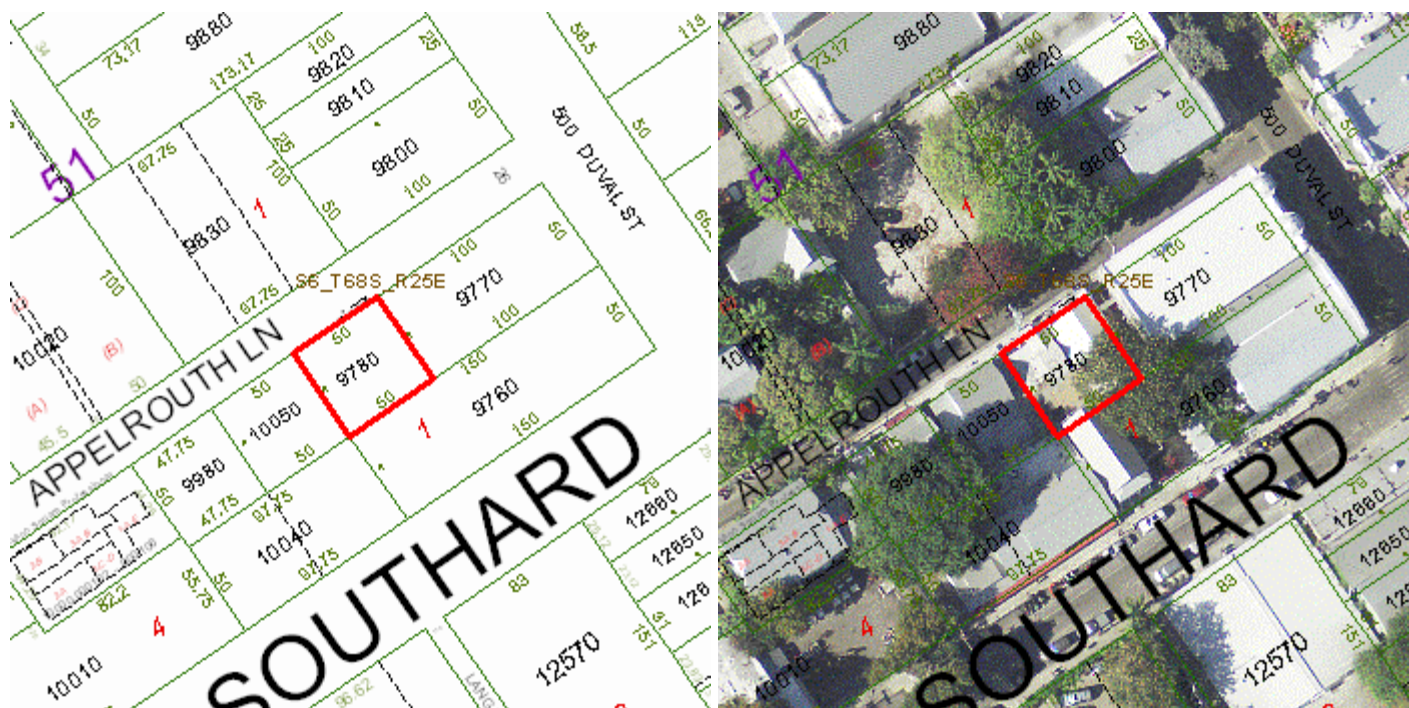
Section-Township-Range: 06-68-25

Property Location: 420 APPELROUTH LN KEY WEST

Location: 422 APPELROUTH LN KEY WEST

Legal Description: KW PT LT 1 SQR 51 A4-398 OR185-328-329 BOOK OF WILLS C - 407 OR1168-503L/E OR1171-1211/15WILL CASE91-127-CP-10 OR2356-1434/43E OR2560-246/48 OR2739-553/54

**Click Map Image to open interactive viewer**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	50	2,500.00 SF

**Building Summary**

Number of Buildings: 2  
 Number of Commercial Buildings: 2  
 Total Living Area: 1774  
 Year Built: 1909

**Building 1 Details**

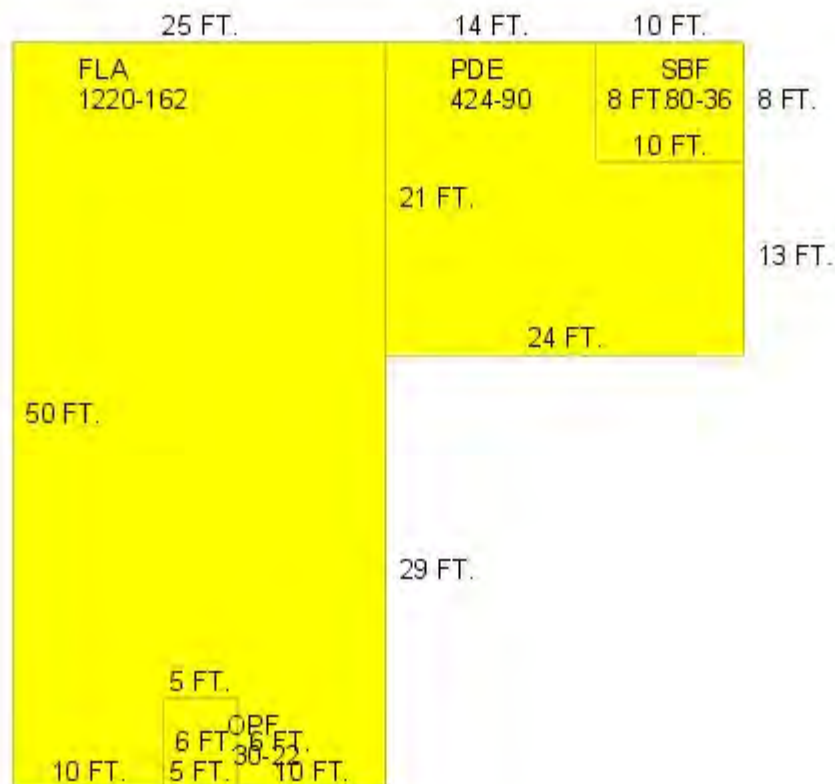
Building Type		Condition	A	Quality Grade	400
Effective Age	16	Perimeter	162	Depreciation %	19
Year Built	1939	Special Arch	0	Grnd Floor Area	1,220
Functional Obs	0	Economic Obs	0		

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	2	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	5	Dishwasher	0



Sections:

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Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991				1,220
2	OPF		1	1991				30
3	PDE		1	2003				424
4	SBF		1	2003				80

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2083	NIGHT CLUBS, BARS D	100	N	Y
	2084	OPF	100	N	N
	2085	PATIO DINING	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
536	C.B.S.	100

### Building 2 Details

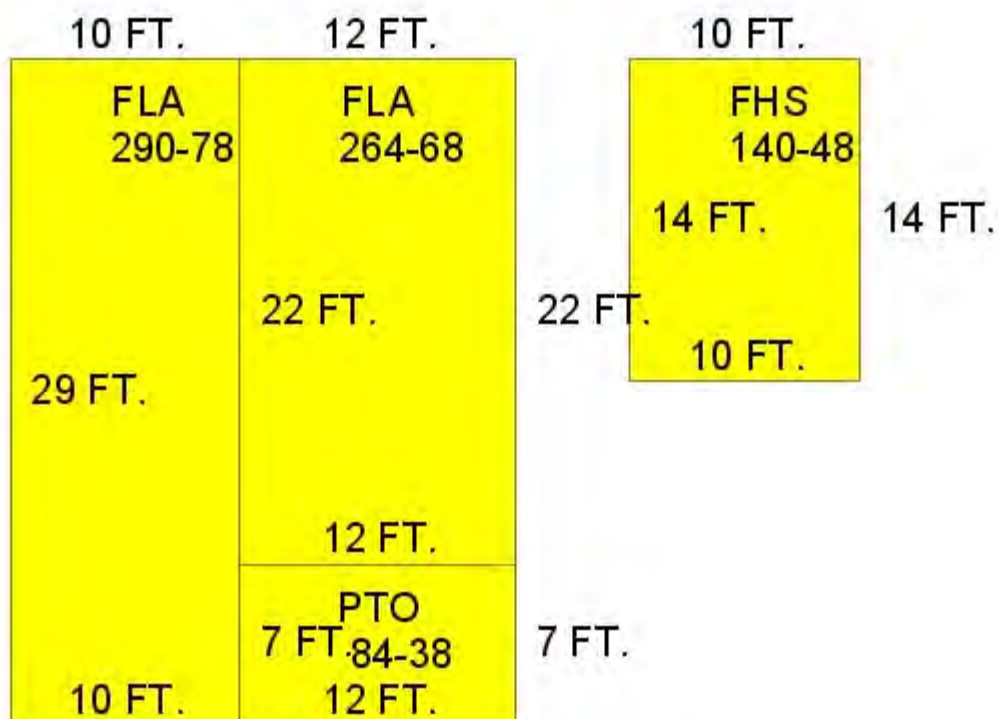
Building Type	Condition	A	Quality Grade	400
Effective Age	16	Perimeter	146	Depreciation %
Year Built	1909	Special Arch	0	Grnd Floor Area
Functional Obs	0	Economic Obs	0	554

Inclusions:

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

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	3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					290
2	FLA		1	1991					264
3	FHS		1	1991					140
4	PTO		1	2003					84

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2086	1 STY STORE-A	100	N	Y
	2087	NIGHT CLUB, BARS B	100	N	Y
	2088	FHS	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1990	1991	1	20

**Appraiser Notes**

PROPERTY IS CURRENTLY LISTED AT \$1,250,000 WHICH INCLUDE PLANS AND APPROVAL FOR A NEW BAR

2006-06-14 THE BLUE ROOM NIGHTCLUB

2003-07-20-SKI ASKING \$725,000 FROM THE CITIZEN HAS A 5 COP LIQUOR LICENSE, 2004-03-09 REDUCED ASKING TO \$699,000-SKI

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
08-1375	05/05/2008		650	Commercial	SIGNS	
14-0967	03/20/2014		2,000	Commercial	SCRAPE 500SF OF LAYERED, PAINT ETCH CONCRETE STRUCTURES FACADE. PRED CONCRETE W'BONDING AGENT. APPLY ONE BASE COAT OF BASE COAT STUCCO, FOLLOWED BY 2 SKIM COATS OF WHITE MARBLE CRETE. PRESSURE WASH BUILDING AS WELL.	
1	96-4756	12/01/1996	06/01/1997	150	Commercial	REPAIR/REMODELING
2	98-3773	12/01/1998	01/01/1999	500	Commercial	RENOVATION
3	99-3136	09/08/1999	10/20/1999	500	Commercial	REPLACE FENCE
4	02-2271	08/20/2002	10/18/2002	1,555	Commercial	3 SQS SBS ROOFING
5	02-0180	01/23/2002	10/18/2002	500	Commercial	REPAINT FRONT OF BLDG
6	02-1875	07/17/2002	11/18/2002	2,000	Commercial	NEW BREAKER PANEL/ELECTRI
7	03-2417	07/30/2003	07/10/2003	8,000	Commercial	BRK PATIO & PLUMBING
8	03-2930	09/11/2003	07/30/2003	14,000	Commercial	RENOVATIONS OF BARS
9	03-3379	09/22/2003	12/31/2003	1,000	Commercial	DUCTLESS A/C
10	06-5101	09/08/2006		1,600	Commercial	DEMOLITION,CUT WIRES & REMOVE EXISTING FIXTURES
11	06-6804	12/27/2006		22,000	Commercial	R5PLACE & INSTALL NEW TILE,DEMO BRICK 500SF IN REAR PATIO
12	06-5929	10/26/2006		11,150	Commercial	INSTALL 1425 SF OF V-CRIMP ROOFING
13	07-0341	02/05/2007		15,000	Commercial	REFINISH EXISTING BAR TOP
14	07-0342	02/05/2007		8,000	Commercial	ADD ADA RESTROOM AS PER PLANS
15	07-0409	02/05/2007		1,000	Commercial	RENOVATION OF HANDICAP BATHROOM

**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
2015	250,281	176	459,200	550,000	550,000	0	550,000
2014	260,614	160	444,850	550,000	550,000	0	550,000
2013	263,732	160	426,195	550,000	550,000	0	550,000



2012	263,732	160	426,195	550,000	550,000	0	550,000
2011	269,936	160	473,550	550,000	550,000	0	550,000
2010	269,936	160	360,630	550,000	550,000	0	550,000
2009	275,118	160	374,696	550,000	550,000	0	550,000
2008	279,245	160	343,125	622,530	622,530	0	622,530
2007	200,500	160	325,000	525,660	525,660	0	525,660
2006	200,500	160	225,000	425,660	425,660	0	425,660
2005	188,132	160	187,500	375,792	375,792	0	375,792
2004	194,646	160	175,000	369,806	369,806	0	369,806
2003	116,555	160	75,000	191,715	191,715	0	191,715
2002	97,039	180	75,000	172,219	172,219	0	172,219
2001	97,039	200	75,000	172,239	172,239	0	172,239
2000	97,039	220	67,500	164,759	164,759	0	164,759
1999	20,126	240	67,500	87,866	87,866	0	87,866
1998	20,106	260	67,500	87,866	87,866	0	87,866
1997	25,086	280	62,500	87,866	87,866	0	87,866
1996	25,066	300	62,500	87,866	87,866	0	87,866
1995	25,046	320	62,500	87,866	87,866	0	87,866
1994	25,026	340	62,500	87,866	87,866	0	87,866
1993	25,006	360	62,500	87,866	87,866	0	87,866
1992	24,986	380	62,500	87,866	87,866	0	87,866
1991	30,349	495	45,000	75,844	75,844	0	75,844
1990	34,719	500	40,625	75,844	75,844	0	75,844
1989	35,338	506	40,000	75,844	75,844	0	75,844
1988	16,924	512	40,000	57,436	57,436	0	57,436
1987	16,473	517	21,438	38,428	38,428	0	38,428
1986	16,539	523	21,000	38,062	38,062	0	38,062
1985	16,118	528	21,000	37,646	37,646	0	37,646
1984	16,121	534	21,000	37,655	37,655	0	37,655
1983	23,580	539	10,225	34,344	34,344	0	34,344
1982	16,724	545	10,225	27,494	27,494	0	27,494

## 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
5/4/2015	2739 / 553	905,000	WD	37
3/15/2012	2560 / 246	800,000	WD	37

This page has been visited 131,993 times.

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