

Historic Architectural Review Commission

Staff Report Item 12a

Meeting Date:	February 24, 2014
Applicant:	William Shepler, Architect
Application Number:	H14-01-0229
Address:	#512-524 Eaton Street
Description of Work:	New roof at #524 Eaton Street. New terraces and complete window replacement. Changes to front façade and new exterior staircase and balcony on east façade. Remove exterior ornamentation and window replacement at #512 Eaton Street.
Building Facts:	The building located on #524 Eaton Street is listed as a non-contributing resource. The building located on #512 Eaton Street, built as a Baptist church is not listed in the surveys. The church was built between 1962 and 1965, while the two story cbs structure located on #524 Eaton was built around 1959. The church was design as a minimalist structure, with no architectural decorations. Both buildings have been altered in use and design. The project received Planning Board approvals including Major Development Plan for the theater (extended by State Statute), Minor Development Plan, Variance for setback requirements and Special exception for alcohol consumption.
Guidelines Cited in Review:	Roofing (page 26), specifically guidelines 4 and 5. Windows (pages 29-30), specifically guideline 4. Additions/ alterations and new construction (pages 36-38 a), specifically guidelines 1 through 7.

Staff Analysis

The Certificate of Appropriateness proposes the alteration of #524 Eaton Street, been the front façade and the roof the major elements to be altered. The plans also include a new metal staircase and second floor balcony on the east side of

the building. Continuous shed dormers on the east and west side of the new gable roof is proposed as well as a roof terrace with metal cable railings are depicted in the plans. The front façade will have metal standing seam inserts under the windows.

For the building at #512 Eaton Street the plans include new windows and cleaning the structure of trims that were added during the 1980's. Two metal and glass boxes with light are proposing flanking the main entrance for advertisement.

Consistency with Guidelines

The submitted drawings depict a design for non-contributing structures that will not detract from the historic urban fabric. Changes to the façades and roof lines will be done on structures that have been altered. It is staff's opinion that the proposed design is consistent with many of the guidelines. Still staff recommends to the Commission that a detail plan be submitted for review of how the metal inserts of the front façade of #524 Eaton Street will be installed and finished.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS SS-03-2014 010229

APPLICATION # _____

OWNER'S NAME:

TAP JOHNSON

DATE:

2/3/14

OWNER'S ADDRESS:

425 CAROLINE ST., KEY WEST

PHONE #:

336-214-4238

APPLICANT'S NAME:

WILLIAM SHEPLER ARCHITECT

PHONE #:

305-890-6191

APPLICANT'S ADDRESS:

513 FLEMING ST, #14 KEY WEST, FL

ADDRESS OF CONSTRUCTION:

512-524 EATON ST.

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

REPLACE ROOF STRUCTURE AT 524, ADD TERRACES, COMPLETE WINDOW REPLACEMENT. REMOVE EXTERIOR ORNAMENTATION AT 512 (THEATER BLDG.) WINDOW REPLACEMENT.

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

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: 2/3/14

Applicant's Signature:

Will Shepler

Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC
Oper: CHALKER	Sample: BP
Date: 2/06/14	Receipt no: 17025

PT

Trans number:
CK CHECK

2014 BUILDING PERMITS-NEW
Staff Use Only \$100.00

2993177
Date: 130 \$100.00

Trans date: 2/05/14 Staff Approval Time: 17:07:07

Fee Due:\$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*512 Eaton Street - not listed (built 1962-68)

*724 Eaton Street - listed as non-contributing (built ca. 1950)

Guidelines for roofing, windows / additions / alterations.
Ordinance for demolitions.

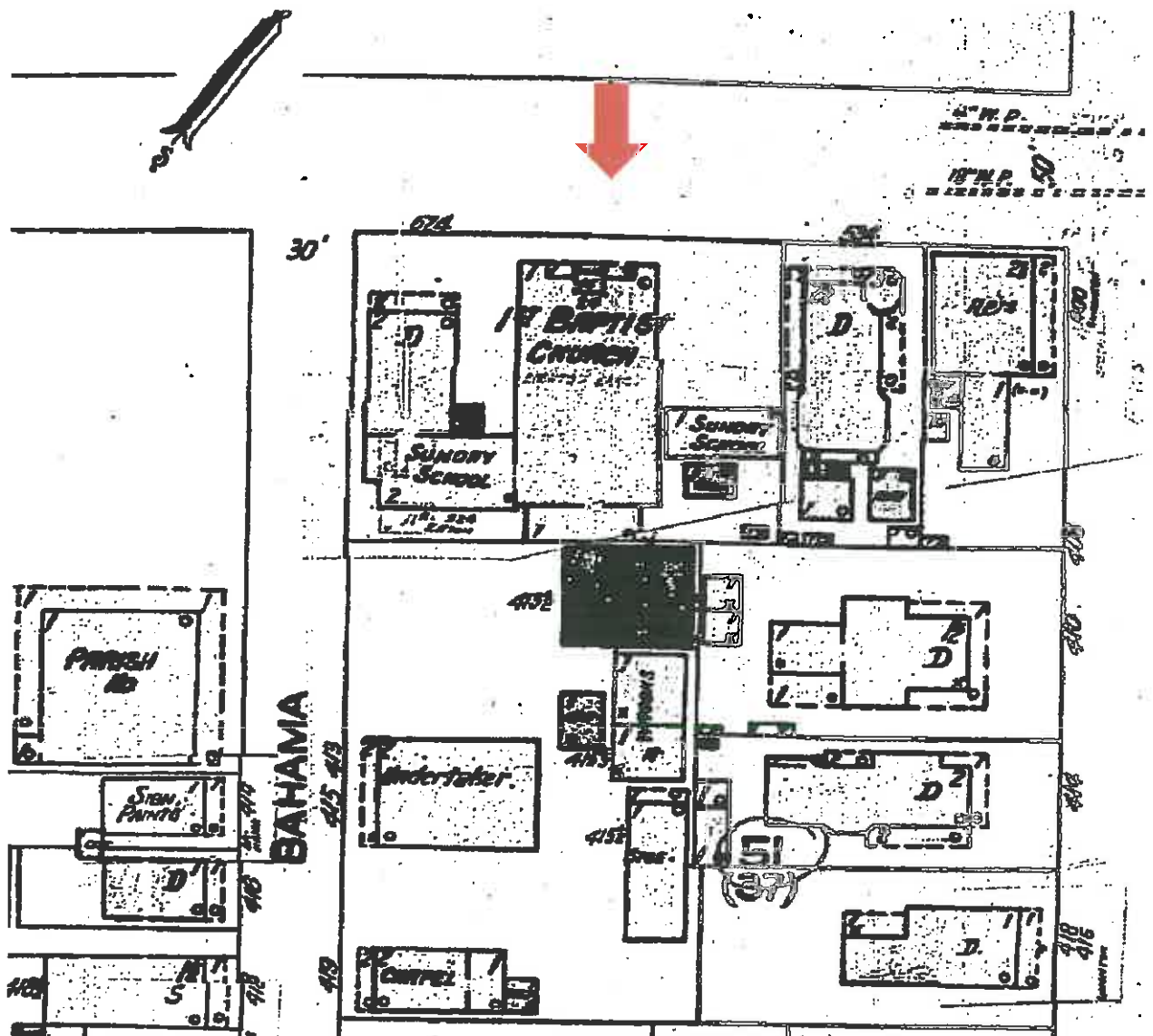
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

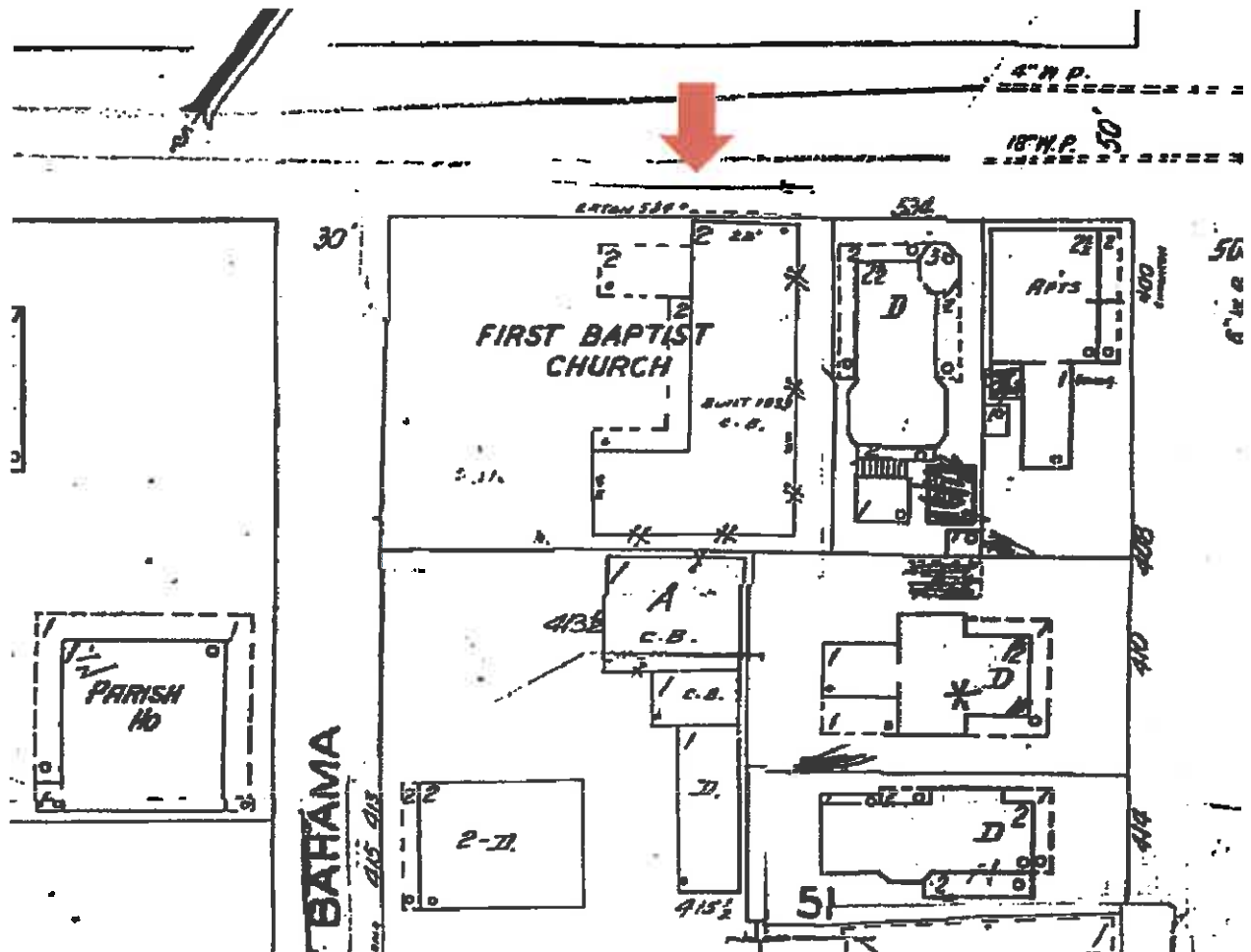
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#512 524 Eaton Street Sanborn map 1948



#512 524 Eaton Street Sanborn map 1959

Project Photos



The Key West High School Band on Eaton Street passing the Baptist Church C 1950. From the L.P. Artman Jr. Collection. Church was located where the Professional Building sits today. Monroe County Library



Photo taken by Property Appraiser's office c1965; Eaton Street; First Baptist Church; Monroe County Library



512 Eaton - View from across the street



524 Eaton - View from across the street



View looking East towards Simonton Street



View looking West towards Duval Street



View down Eaton Street (from across Simonton St.) towards site



Adjacent Property (534 Eaton St.)



Adjacent Property at rear (Bahama St.)



Property Across from Bahama - Eaton Intersection



517 Eaton Street



511 Eaton Street



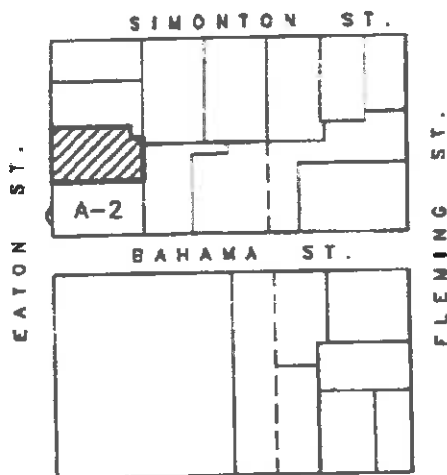
St. Paul's Church (Corner of Eaton & Duval Streets)



United Methodist Church (Corner of Eaton & Simonton Streets)

Survey

CERTIFICATION made to:
TIB Bank of the Keys
Eaton Street Two
Lynn Kaphart



LOCATION MAP

Square 37, City of Key West, FL

LEGAL DESCRIPTION:

PARCEL A-1

On the Island of Key West, Monroe County, Florida, and being a portion of Lot 2, Square 37 according to William A. Whitehead's Map of said Island delineated in February A.D. 1829, but being more particularly described as follows:

COMMENCE at the Southeastery right of line of Eaton Street and the Southwesterly right of way line of Simonton Street; thence in a Southwesterly direction along the said Southeastery right of way on Eaton Street for 84.00 feet to the Point of Beginning; thence at right angle and in a Southwesterly direction for 10 feet; thence at a right angle and in a Southeastery direction for 12 feet; thence at right angle and in a Southwesterly direction for 62.18 feet; thence at right angle and in a Northwesterly direction for 100.00 feet to the said Southeastery right of way line of Eaton Street; thence at a right angle and in a Northeastery direction along the said Southeastery right of way line of Eaton Street for 72.18 feet back to the Point of Beginning. Containing 7.078 square feet.

SURVEYOR'S NOTES:

North arrow based on assumed median
Elevation based on N.G.V.D. 1929 Datum
B.M. No. Basic; Elev. 11.124

- ▲ = set P.K. Nail, P.L.S. No. 2749
- Sty. = Story
- F.F.L. = Finish Floor Elevation
- B.M. = Bench Mark
- N.T.S. = Not to Scale
- C.B.S. = Concrete Block Stucco
- R/W = Right of Way

Field work performed on 7/1/11

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY 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 6G17-6, Florida Statue Section 472.025, 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. 38810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

P.O.B.
Parcel A-1

ST. (50.00' R/W)

P.O.B.
Parcel A-2

EATON

Overhang
5' Over

P.O.B.
Overhang

P.O.C.
Overhang

90°
m. &

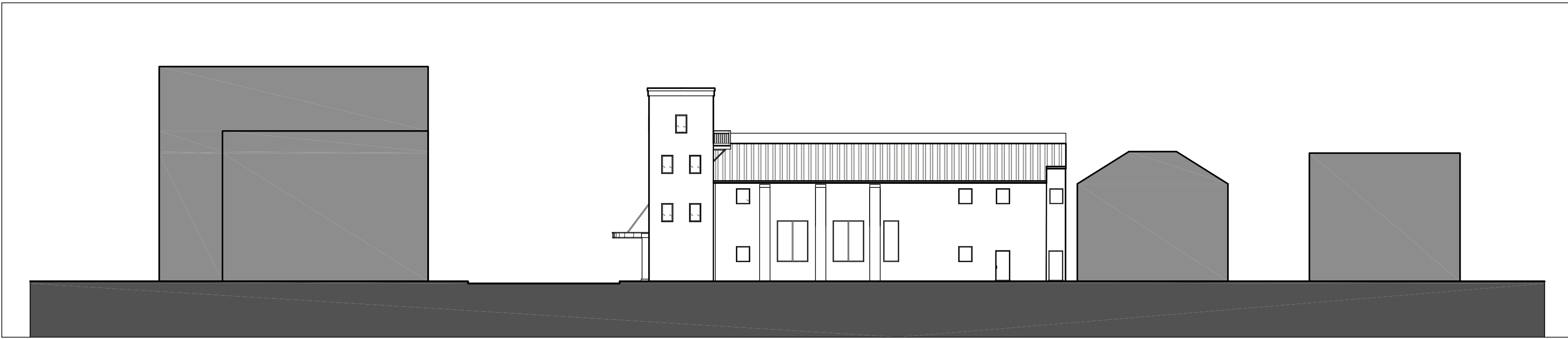
Proposed Plans



1
AC-1
CONTEXTUAL SITE PLAN
SCALE: 1"= 30'



2
AC-1
CONTEXTUAL ELEVATION
SCALE: 1"= 20'



3
AC-1
CONTEXTUAL ELEVATION
SCALE: 1"= 20'

Seal:

NOT FOR
CONSTRUCTION

Consultants:
Meridian Engineering
201 Front Street , Key West FL
Tel: 305-293-3263

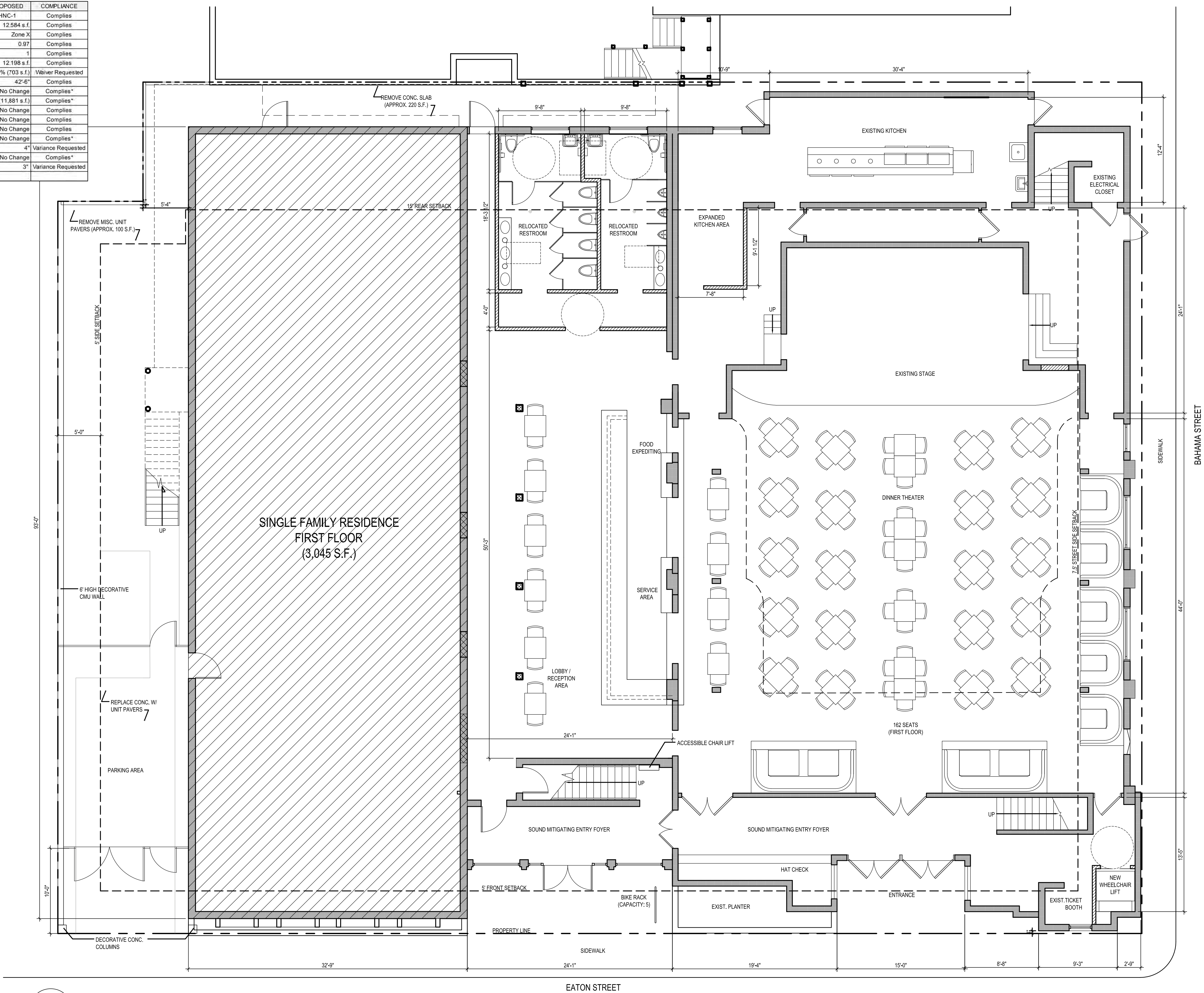
Submissions / Revisions:

REV. PLAN APP. - 2013.09.05
REV. PLAN APP. REV. 1: 2013.12.27
H.A.R.C. APPLICATION - 2014.02.03

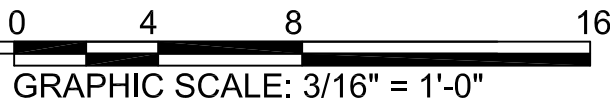
512-524 EATON STREET
KEY WEST , FL
MIXED USE REMODELING PROJECT

SITE DATA	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
ZONING	HNC-1	HNC-1	HNC-1	Complies
SITE SIZE	12,584 s.f.	12,584 s.f.	12,584 s.f.	Complies
FEMA FLOOD ZONE	Zone X	Zone X	Zone X	Complies
FAR	1	1.46	0.97	Complies
DENSITY	4.6	6	1	Complies
COMMERCIAL FLOOR AREA	12,584 s.f.	18,418 s.f.	12,198 s.f.	Complies
LANDSCAPING/OPEN SPACE	27% (3,397 s.f.)	4% (517 s.f.)	6% (703 s.f.)	Waiver Requested
HEIGHT	30'	52'-6"	42'-6"	Complies
BUILDING COVERAGE	40%	10,808 s.f. (81%)	No Change	Complies*
IMPERVIOUS SURFACE RATIO	0.6	0.96 (12,087 s.f.)	0.94 (11,881 s.f.)	Complies*
LOT SIZE	Min. 4,000 s.f.	12,584 s.f.	No Change	Complies
LOT WIDTH	Min. 40'	127.25'	No Change	Complies
LOT DEPTH	Min. 90'	100'	No Change	Complies
FRONT SETBACK	Min. 10'	4"	No Change	Complies*
SIDE SETBACK	Min. 5'	54"	4"	Variance Requested
STREET SIDE SETBACK	Min. 7.5'	1.5'	No Change	Complies*
REAR SETBACK	Min. 15'	0'	3"	Variance Requested

*Existing non-conformity pursuant Sec. 122-27



1 FIRST FLOOR / SITE PLAN
A-2.1 SCALE: 3/16"=1'-0"



NOT FOR
CONSTRUCTION

Consultants:
Meridian Engineering
201 Front Street , Key West FL
Tel: 305-293-3263

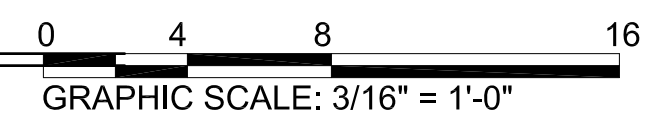
Submissions / Revisions:
DEV PLAN APP - 2013.09.05
DEV PLAN APP, REV. 1: 2013.12.27

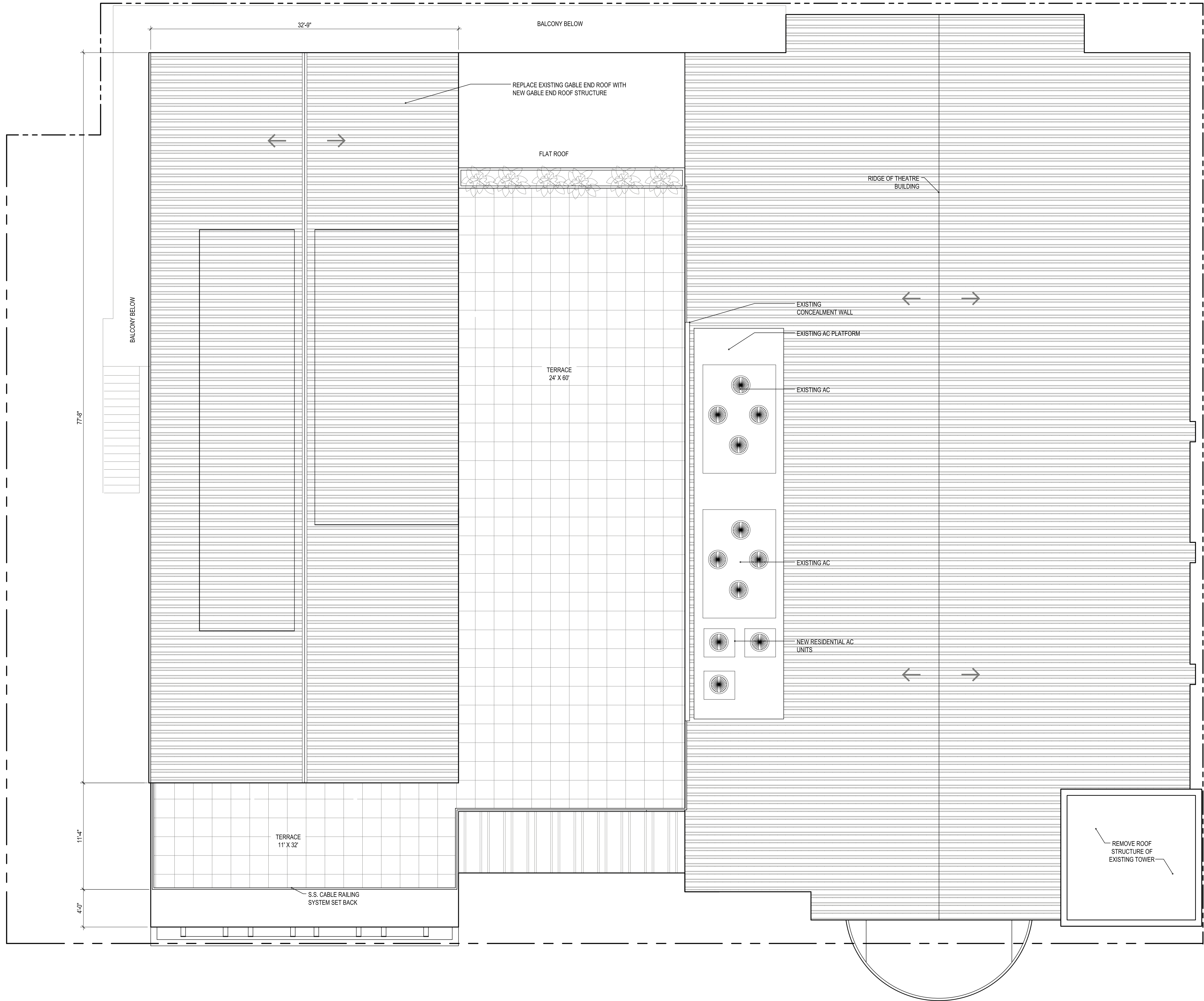
512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size 24x36	Project #: 13017
-----------------------	---------------------

Title:
**FIRST FLOOR
/ SITE PLAN**

Sheet Number:
A-2.1
Date: - JANUARY 14 , 2014
©2013 by William Shepler Architect





1
A23

LOFT & TERRACE PLAN

SCALE: 3/16"=1'-0"

0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"

Tel: 305-890-6191
Email: info@wshepler.com

Seal:

NOT FOR
CONSTRUCTION

Consultants:
Meridian Engineering
201 Front Street , Key West FL
Tel: 305-293-3263

Submissions / Revisions:
DEV PLAN APP - 2013.09.05
DEV PLAN APP, REV. 1: 2013.12.27

512-524 EATON STREET
KEY WEST , FL
MIXED USE REMODELING PROJECT

Drawing Size 24x36	Project #: 13017
-----------------------	---------------------

Title:

ROOF PLAN

Sheet Number:
A-2.3

Date: - DECEMBER 27 , 2013
©2013 by William Shepler Architect



: 305-293-3263

[illegible]

e:

te: - AUGUST 23, 2013



0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"



0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"

NOT FOR
CONSTRUCTION

Consultants:
Meridian Engineering
201 Front Street , Key West FL
Tel: 305-293-3263

Submissions / Revisions:
DEV. PLAN APP. - 2013.09.05
DEV. PLAN APP. REV 1: - 2013.12.27
H.A.R.C. APPLICATION - 2014.02.03

512-524 EATON STREET
KEY WEST , FL
MIXED USE REMODELING PROJECT

Drawing Size 24x36 | Project #: 13017

Title:

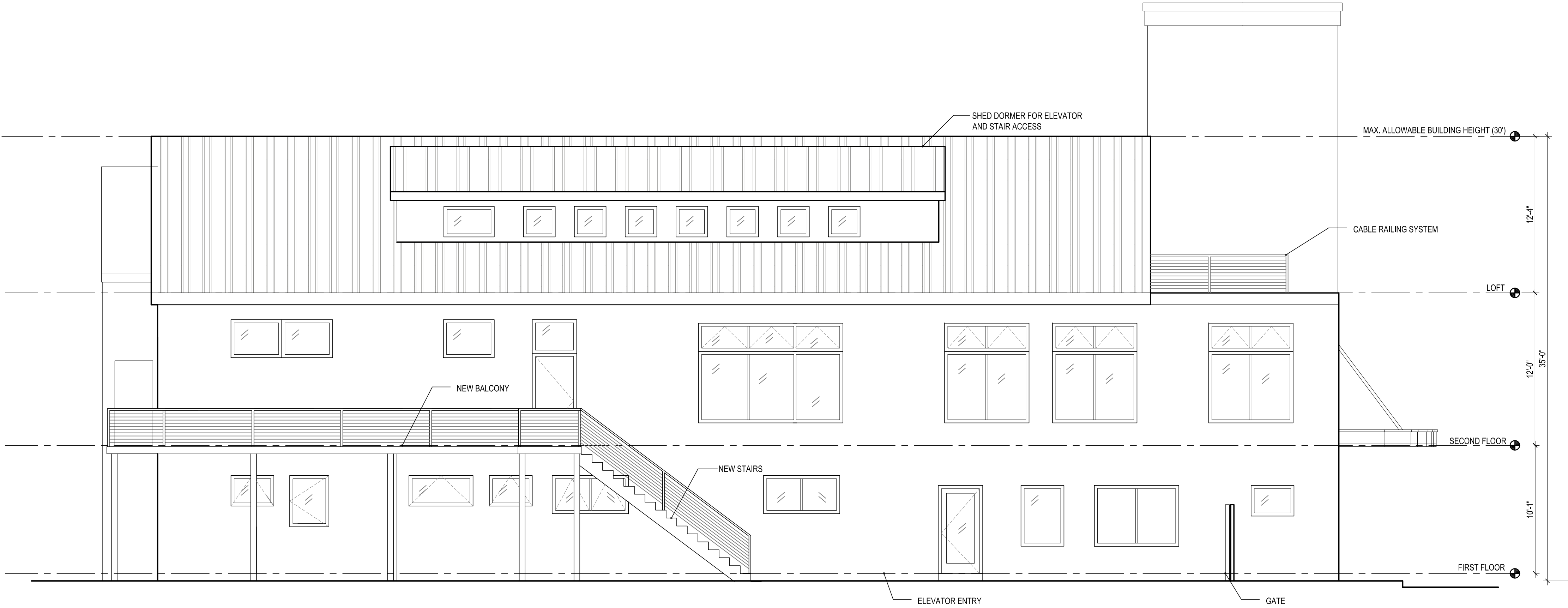
ELEVATIONS

Sheet Number:

A-3.1

Date: - JANUARY 28 , 2014

©2014 by William Shepler Architect



2 EAST ELEVATION
A-3.1 SCALE: 3/16"=1'-0"

0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"



1 NORTH (EATON ST.) ELEVATION
A-3.1 SCALE: 3/16"=1'-0"

0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"

NOT FOR
CONSTRUCTION

Consultants:
Meridian Engineering
201 Front Street , Key West FL
Tel: 305-293-3263

Submissions / Revisions:	
DEV. PLAN APP. – 2013.09.05	
DEV. PLAN APP. REV. 1: – 2013.12.27	
H.A.R.C. APPLICATION – 2014.02.03	

512-524 EATON STREET

KEY WEST , FL

MIXED USE REMODELING PROJECT

Drawing Size 24x36	Project #: 13017
-----------------------	---------------------

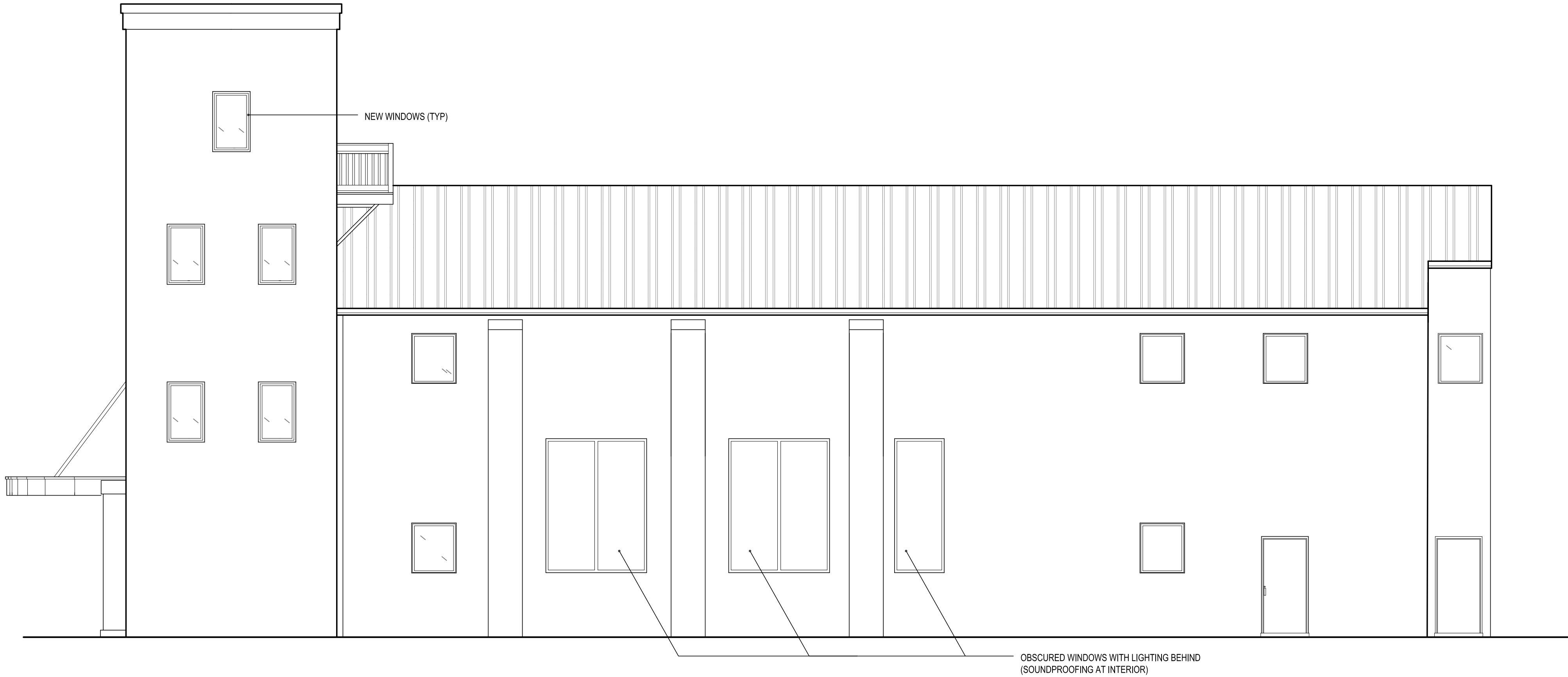
Title:

ELEVATIONS

Sheet Number:

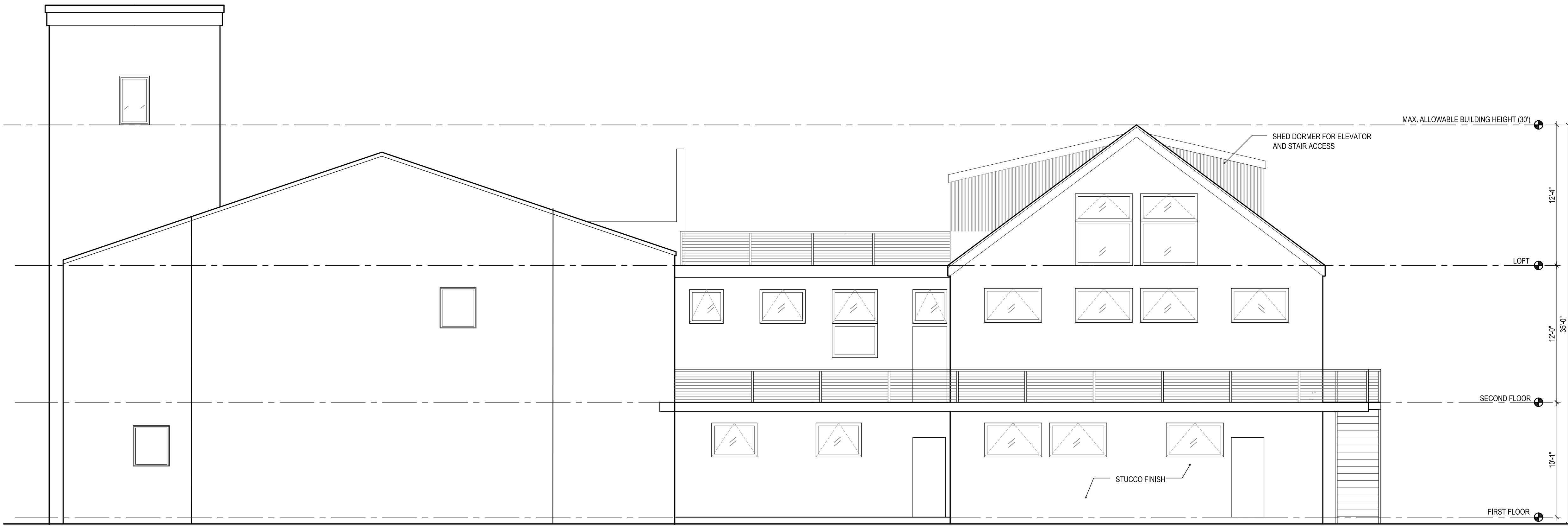
A-3.2

Date: - JANUARY 28 , 2014
©2014 by William Shepler Architect



2 WEST ELEVATION
SCALE: 3/16"=1'-0"

0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"



SUPERIOR BY DESIGN.

EURO-C3 ALUMINUM FOLDING DOOR SYSTEM

Approved for use in Miami-Dade HMHZ Zones
Florida Building Code Approved Product
Approval FL 15472
www.euro-wall.com

euro-wall®

289.989.EURO (2876)

SPECIFICATIONS

EURO-C3 EXTERIOR ALUMINUM FOLDING DOOR SYSTEM

Maximum / Minimum Specifications

Max Panel Weight:	240 lbs each panel
Min Panel Width:	18"
Max Panel Width:	40"
Min Panel Height:	32"
Max Panel Height:	120"
Door Thickness:	2-1/4"
Max # of Panels:	Unlimited

NOTE: When using maximum panel width & height 40" x 120" panel may exceed maximum panel weight of 240 lbs. Calculated weight check should be done.

Euro-C3 Extrusions:

Extruded Aluminum 6063-T5.

Euro-C3 Extrusion Finishes:

1. a) Clear & b) Bronze anodized Class 1.
2. a) Standard Mill Finish available for custom colors from Euro-Wall.
3. a) White and bronze Kynar Coat finish: D2000-AAMA 2605.
4. a) Custom Powder Coat finishes available: D3000-AAMA 2604 and 2605.
5. a) Wood Grain finishes (custom): AAMA 2604.

Euro-C3 Hardware:

Stainless Steel (316SS) Components with Aluminum hinges.

Euro-C3 Twinpoint Hardware:

Stainless Steel (304SS) & Aluminum Components.

Euro-C3 Lever Lock Sets:

F-2 Sets Powder Coat over Brass.

Euro-DSD Multi-point Door Locks:

Faceplate, latch and hooks are 304SS.

WARRANTY

Euro-Wall 10 Year Warranty

Euro-Wall offers a complete 10 Year Warranty. Component deletions and/or substitutions are strictly prohibited. Warranty is void if system has missing or substitute products. Please refer to www.euro-wall.com/ for our full warranty information, terms & conditions, returns & allowances, claims policy, and other general information.

3 STANDARD FRAME & DOOR PANEL FINISHES

White

Clear

Bronze

- Anodized, Powder Coat or Kynar® are available
- 40 Custom Wood Grain finishes available (not shown)
- 30 Solid Colors: Custom powder coat finishes available (not shown)
- 40 Metallic Custom Powder coat finishes available (not shown)

NOTE: The colors shown in this brochure give only an approximation of color and finish. Actual colors and finishes may vary.

ALUMINUM FRAMES

- Projected windows are available
- Modular design, featuring self-contained operating and fixed sections, allows multiple window configurations, including X, XX, O and XOX
- Contoured sash is inset within the main frame for less exposure to elements
- Washable hinges, heavy-duty egress or egress washable hinges available
- Aluminum snap-on cover hides fixed window installation fasteners
- Truth® Maxim Series operators and multi-point locking system
- Raised and low ogee

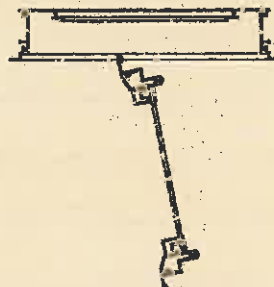


Product
available
with
**ETERNA®
Finish**

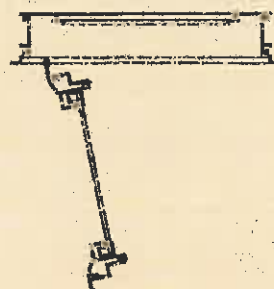
winguard.com

CASEMENT – SERIES CA740

WASHABLE HINGE
UNITS UP TO 24"



EGRESS HINGE
UNITS OVER 24"

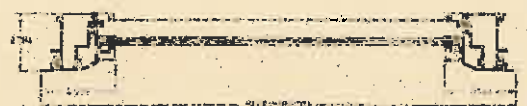
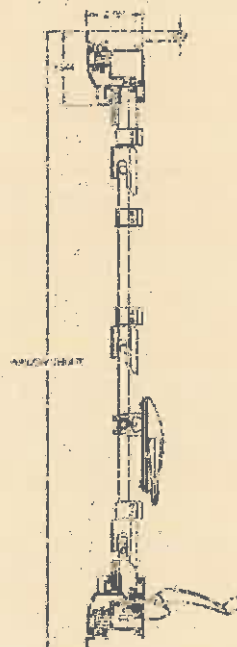


EGRESS WASHABLE HINGE
UPGRADE



Slide to wash

Note: Hinge release
key required



SIZE CHART & STANDARD COLONIAL CONFIGURATIONS

XOX

MODULAR

FLANGE WINDOW WIDTH				48	60	72	84	96	108	
MASONRY OPENING*				48 3/4	60 3/4	72 3/4	84 3/4	96 3/4	108 3/4	
INTEGRAL FIN WINDOW WIDTH				47	59	71	83	95	107	
WOOD FRAME OPENING				47 1/4	59 1/4	71 1/4	83 1/4	95 1/4	107 1/4	
FLANGE WINDOW HEIGHT	26	26	25	25 1/4						
					4022	5022	6022	7022	8022	9022
	38 1/8	38 1/8	37 1/8	37 1/8						
					4033	5033	6033	7033	8033	9033
MASONRY OPENING*	50 1/2	50 1/2	49 1/2	49 1/8						
					4044	5044	6044	7044	8044	9044
	63	63	62	62 1/4						
					4053	5053	6053	7053	8053	9053
INTEGRAL FIN WINDOW HEIGHT										
WOOD FRAME OPENING										



Brittany
standard



Brittany
9-lite
custom



Britany
(standard)



Britany
9-lite
(custom)

*Note: Openings calculated using 1/8" shim space maximum 1/4" allowed; 1x bucks and pre-cast sills. If using poured sills add 1/4". Finishing dimensions are calculated with drywall butted.

Colonial lites for custom size "XOX" 1/4 1/2 1/4 units are determined by the following:

Window width	44.000" - 60.000"	= 1 lite across per X vent = 2 lites across in fixed
Window width	60.001" - 111.000"	= 2 lites across per X vent = 4 lites across in fixed
Window height	22.125" - 31.999"	= 2 lites down
Window height	32.000" - 42.999"	= 3 lites down
Window height	43.000" - 63.000"	= 4 lites down

Colonial lites for custom size "XOX" 1/3 1/3 1/3 units are determined by the following:

Window width	45.125" - 48.233"	= 1 lite across per vent/ fixed
Window width	48.234" - 85.125"	= 2 lites across per vent/ fixed
Window height	22.125" - 31.999"	= 2 lites down
Window height	32.000" - 42.999"	= 3 lites down
Window height	43.000" - 63.000"	= 4 lites down

ATLANTIS
RAIL SYSTEMS

RAILEASY™ SPECTRUM

A SQUARE POST SYSTEM WITH MANY OPTIONS

The RailEasy™ Spectrum features pre-drilled square posts and fittings to fascia mount the posts and mount handrails. The cable infill offers a choice between using HandiSwage fittings with 1/8" cable or RailEasy™ Studs with 5/32" cable. You can find installation instructions specific to your cable railing infill choice at www.atlantisrail.com or by asking your Atlantis Rail Sales Representative for more information. Customers must source their own flat handrail. Choose from the stock colors below or special order the color that best fits your application.



COLOR SELECTION

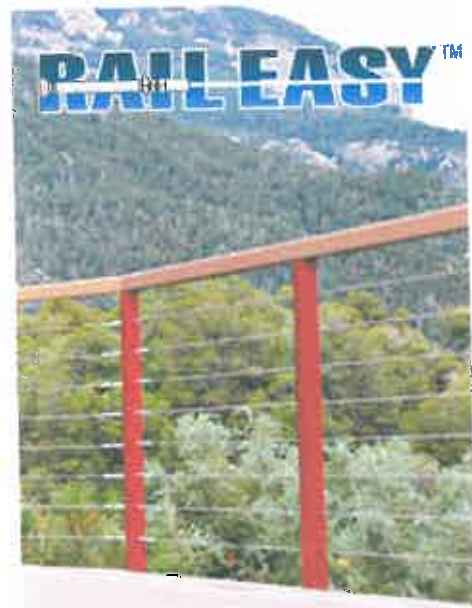
STANDARD	BLACK	CLEAR COATED STAINLESS
SPECIAL ORDER	GREEN	WHITE
	RED	BLUE
		LIGHT GRAY
		AGED COPPER

*Custom colors available upon request.

CABLE INFILL OPTIONS

HandiSwage

The HandiSwage cable infill option features a line of stainless steel hand swage fittings and 1/8" cable, making it one of the simplest and most economical cable railing systems available. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 1/8" cable size and include standard studs, small studs and a variety of nut sets.



RailEasy™

The RailEasy™ cable infill option features patented mechanical swage capabilities. The cable used is a 5/32" diameter, 1x19 strand cable. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 5/32" cable size and include the RailEasy™ Stud and a variety of nut sets to provide a finished look.

VALANCE BETWEEN 1ST & 2ND FLOOR WINDOWS



MBCI
Metal Roof and Wall Systems

[BLOG](#) [f](#) [t](#) [in](#) [p](#) [v](#)

SEARCH

[COLOR CHARTS](#) | [PRODUCT CATALOGS](#) | [ORDER PRODUCTS](#) | [ASK AN EXPERT](#) | [ARCHITECTS](#) | [CONTRACTORS](#) | [DEVELOPER](#) | [COMMERCIAL BUILDING OWNERS](#) | [RESIDENTIAL](#)

OUR COMPANY | **PRODUCTS** | [RETROFIT SOLUTIONS](#) | [INSULATED METAL PANELS](#) | [PROJECTS](#) | [GREEN](#) | [METAL INSTITUTE](#) | [RESOURCE CENTER](#) | [CONTACTS](#)

MBCI PRODUCTS

MBCI's wide array of products is the most extensive in the industry. We offer single skin panels, insulated metal panels, retrofit solutions and much more.



Panel Selection Chart

- Standing Seam Roof Systems
- Curved Roof Systems
- Concealed Fastening Roof Systems
- Concealed Fastening Wall Systems
- Exposed Fastening Roof Panels
- Exposed Fastening Wall Panels
- Insulated Roof Panels
- Insulated Wall Panels
- Interior Wall Liner
- Underhung Canopies
- Soffits
- Steelex Panels
- Structural

Retro-R® Panel

The Retro-R® Panel is an excellent choice for retrofit construction. Retro-R® can be applied directly over an existing PBR or R Panel roof to give your building a new look and longer life. Retro-R® is an exposed fastener system.

Retro-R® Panel Product Information



- Coverage Width – 36"
- Rib Spacing – 12" on center
- Rib Height – 1-1/16"
- Minimum Slope – 1/2:12
- Panel Attachment – Exposed Fastening System
- Gauge – 29 (standard)
- Finishes – Smooth (standard)
- Coatings – Galvalume Plus®, Signature® 200

Panel Profiles





MBCI
Metal Roof and Wall Systems

PANELS BELOW 1ST. FL. WINDOWS



SEARCH

COLOR CHARTS | PRODUCT CATALOGS | ORDER PRODUCTS | ASK A(n) EXPERT | ARCHITECTS | CONTRACTORS | DEVELOPER | COMMERCIAL BUILDING OWNERS | RESIDENTIAL

OUR COMPANY | **PRODUCTS** | RETROFIT SOLUTIONS | INSULATED METAL PANELS | PROJECTS | GREEN | METAL INSTITUTE | RESOURCE CENTER | CONTACTS

MBCI PRODUCTS

MBCI's wide array of products is the most extensive in the industry. We offer single skin panels, insulated metal panels, retrofit solutions and much more.



Panel Selection Chart

Standing Seam Roof Systems

Curved Roof Systems +

Concealed Fastening Roof Systems +

Concealed Fastening Wall Systems -

About Concealed Fastening Walls

Designer Series

ShadowRib

NUWall

FW Panel

Exposed Fastening Roof Panels +

Exposed Fastening Wall Panels -

Insulated Roof Panels +

Insulated Wall Panels +

Interior Wall Liner +

Underhung Canopies +

Soffits +

Steelox Panels

Structural +

Designer™ Series

The Designer™ Series panels provide the toughness of metal while creating an attractive, flexible and functional wall or fascia panel. The Designer™ Series is offered in fluted and flat panels, which are equally effective for new construction or retrofitting existing buildings.

If your design calls for a smooth or flat wall or fascia, look to the Designer™ Series 12.0 Flat Panel. The Designer™ Series 12.0 Flat Panel offers a 1 3/4-inch deep leg providing the perfect cavity for rigid board insulation.

The Designer™ Series 16.0 Fluted Panel offers a continuous rib design with a hidden sidelap where the panels join together. Ribs are 4-inches wide and 3/8-inches deep, providing interesting shadow lines along the length of the wall. The panel legs are 1 3/4-inch deep allowing ample space for rigid board, blanket or batt insulation in the cavity.

Each panel features concealed fastened systems enhancing the appearance. One leg of the panel is attached to the structural using a concealed clip and the other leg snaps securely into the adjoining panel to lock them into position.

Designer™ Series Product Information

- Coverage Width – 12" (Flat Panel); 16" (Fluted Panel)
 - Panel Attachment – Concealed Fastening System
 - Gauge – 24 (standard); 22 (optional)
 - Finishes – Smooth (standard); Embossed (optional)
 - Coatings – Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic
- Applied Finishes



Planning Board Resolution

**PLANNING BOARD
RESOLUTION No. 2014-10**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING APPROVAL OF A MINOR DEVELOPMENT PLAN FOR THE REDEVELOPMENT TO CONVERT 2,422 SQUARE FEET OF OFFICE SPACE AT 524 EATON STREET (RE#00006500-000100, AK#8792239) TO BE USED IN CONJUNCTION WITH THE EXISTING THEATER AT 512 EATON STREET (RE#00006500-000000, AK#1006734) AND CONVERT THE REMAINING COMMERCIAL FLOOR AREA INTO A SINGLE-FAMILY DWELLING UNIT AT PROPERTY LOCATED AT 524 EATON STREET & PURSUANT TO SECTION 108-91 (A.)(1.) (b.) OF THE LAND DEVELOPMENT REGULATIONS OF KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Neighborhood Commercial, (HNC-1), zoning district; and

WHEREAS, Section 108-91 A(1.)(a.) & (b.) of the Code of Ordinances requires Minor Development Plans for addition or reconstruction of 500 - 2,499 square feet of gross floor area for residential use and commercial; and

WHEREAS, the applicant proposes to convert 2,422 square feet of office space at 524 Eaton Street to be used in conjunction with the existing theater at 512 Eaton Street and convert the remaining commercial floor area at 524 Eaton into a single-family residence.

 Acting Chairman
 Planning Director

WHEREAS, the granting of a Minor Development Plan is consistent with the Land Development Regulations and the Comprehensive Plan; and

WHEREAS, the recommendation of approval of the Minor Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, the surrounding community or otherwise detrimental to the public welfare; and

WHEREAS, the approval is consistent with the criteria in the Code; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Minor Development Plan to convert 2,422 square feet of office space at 524 Eaton Street (00006500-000100, AK#8792239) to be used in conjunction with the existing theater at 512 Eaton Street (RE# RE#00006500-000000, AK#1006734) and convert the remaining commercial floor area at 524 Eaton into a single-family residence per Section 108-91A.(1).(b.), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission approval for property located at 512-524 Eaton Street, as shown on the attached plans dated August 23 & December 27, 2013 and January 14, 2014 with the following conditions:

Conditions to be completed prior to the issuance of building permits:

1. The applicant receives a variance to the rear and side-yard setbacks.

Conditions to be completed prior to the issuance of certificate of occupancy:

2. The applicant maintain a programmable distributive sound system to assure compliance with the "unreasonable noise" definition of Section 26-191 of the Code of Ordinances, and that such sound system include a computerized sound monitoring system with real time monitoring access is provided to the City or in the alternative, the applicant may sound-proof the building such that it complies with Section 26-191(1).
3. The building at 512 Eaton Street be sprinkled.
4. Any lighting fixtures shall meet "Dark Sky" lighting standards.
5. Applicant must receive a landscape buffer waiver per Sections 108.413 and 108.517 of the Code of Ordinances;
6. The building design and lighting, and signage shall be approved by HARC.

**Conditions subject to a Conditional Approval Permit, per Ordinance Number 10-22:
Conditions subject to associated annual inspection:**

1. The applicant expressly agrees to provide the City's agents unfettered access to the computer-generated reports and full, real-time web-based access to the digital monitoring of on-site acoustics for the purpose of assuring compliance with the conditions contained herein unless the applicant provided sound proofing in compliance with Section 26-191(1).
2. The applicant does not operate between 7am and 12 pm on Sundays.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Minor Development Plan application recommended for approval to the City Commission, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the

 Acting Chairman
 Planning Director

property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a duly noticed meeting held this 23 day of January, 2014,
and authenticated by the Acting Chairman of the Planning Board and the Planning Director.


James Gilleran, Acting Chairman
Key West Planning Board

Date

Attest:

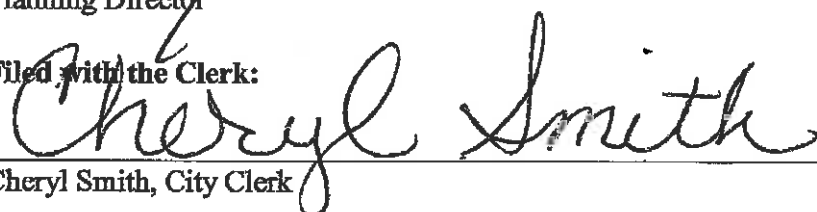
 Acting Chairman
 Planning Director


Donald Leland Craig, AICP
Planning Director

12714

Date

Filed with the Clerk:


Cheryl Smith, City Clerk

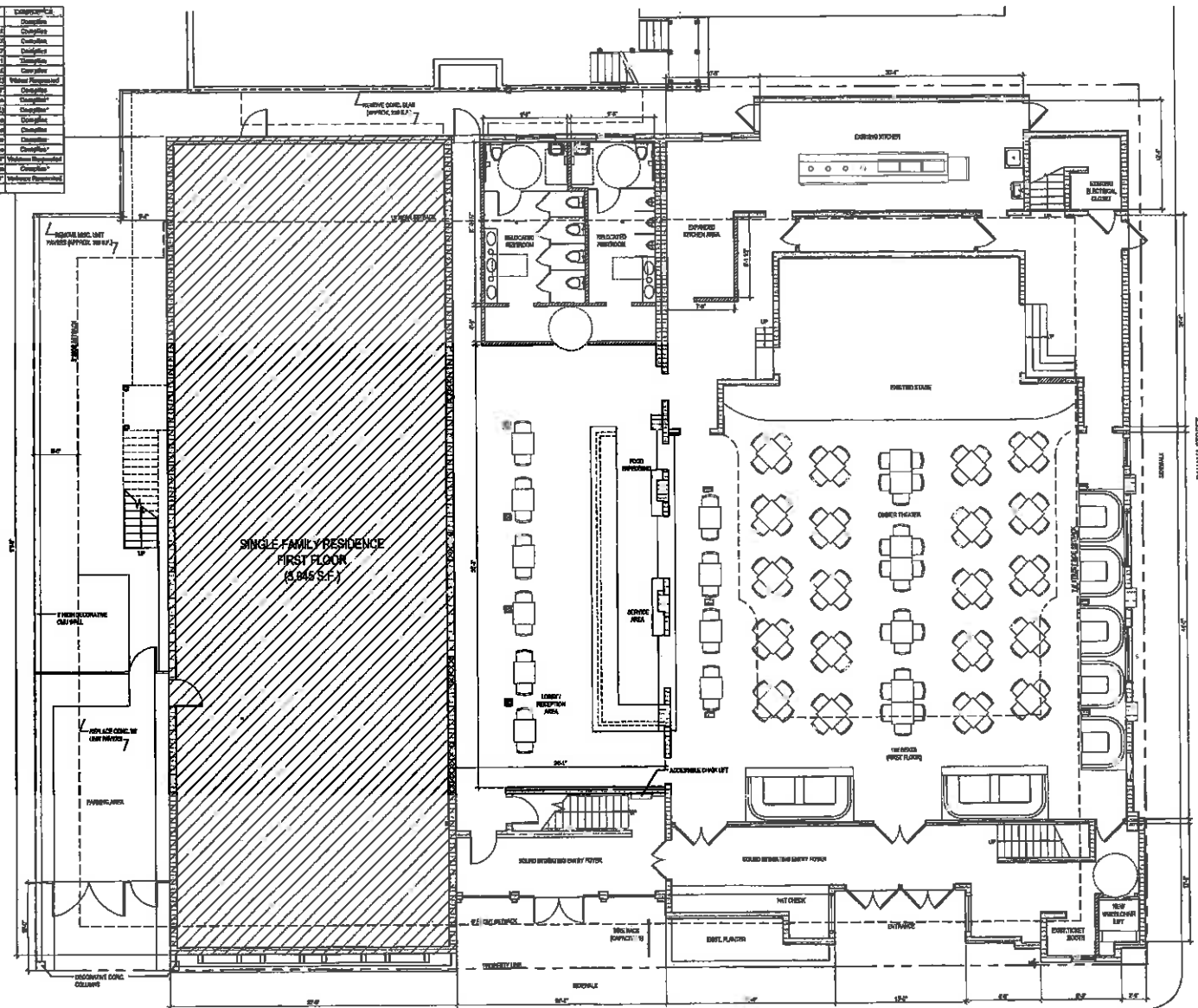
1-27-14

Date

 Acting Chairman

 Planning Director

ITEM DATA	PLANNED	EXISTING	PROPOSED	COMMENTS
STANDARD	1800-4	1800-4	1800-4	Change
1. FPL SIZE	12.000 x 4.0	12.000 x 4.0	12.000 x 4.0	Change
2. FPL FLOOR AREA	48.00	48.00	48.00	Change
3. FPL	12.000	12.000	12.000	Change
4. FPL	12.000	12.000	12.000	Change
5. FPL	12.000	12.000	12.000	Change
6. FPL	12.000	12.000	12.000	Change
7. FPL	12.000	12.000	12.000	Change
8. FPL	12.000	12.000	12.000	Change
9. FPL	12.000	12.000	12.000	Change
10. FPL	12.000	12.000	12.000	Change
11. FPL	12.000	12.000	12.000	Change
12. FPL	12.000	12.000	12.000	Change
13. FPL	12.000	12.000	12.000	Change
14. FPL	12.000	12.000	12.000	Change
15. FPL	12.000	12.000	12.000	Change
16. FPL	12.000	12.000	12.000	Change
17. FPL	12.000	12.000	12.000	Change
18. FPL	12.000	12.000	12.000	Change
19. FPL	12.000	12.000	12.000	Change
20. FPL	12.000	12.000	12.000	Change
21. FPL	12.000	12.000	12.000	Change
22. FPL	12.000	12.000	12.000	Change
23. FPL	12.000	12.000	12.000	Change
24. FPL	12.000	12.000	12.000	Change
25. FPL	12.000	12.000	12.000	Change
26. FPL	12.000	12.000	12.000	Change
27. FPL	12.000	12.000	12.000	Change
28. FPL	12.000	12.000	12.000	Change
29. FPL	12.000	12.000	12.000	Change
30. FPL	12.000	12.000	12.000	Change
31. FPL	12.000	12.000	12.000	Change
32. FPL	12.000	12.000	12.000	Change
33. FPL	12.000	12.000	12.000	Change
34. FPL	12.000	12.000	12.000	Change
35. FPL	12.000	12.000	12.000	Change
36. FPL	12.000	12.000	12.000	Change
37. FPL	12.000	12.000	12.000	Change
38. FPL	12.000	12.000	12.000	Change
39. FPL	12.000	12.000	12.000	Change
40. FPL	12.000	12.000	12.000	Change
41. FPL	12.000	12.000	12.000	Change
42. FPL	12.000	12.000	12.000	Change
43. FPL	12.000	12.000	12.000	Change
44. FPL	12.000	12.000	12.000	Change
45. FPL	12.000	12.000	12.000	Change
46. FPL	12.000	12.000	12.000	Change
47. FPL	12.000	12.000	12.000	Change
48. FPL	12.000	12.000	12.000	Change
49. FPL	12.000	12.000	12.000	Change
50. FPL	12.000	12.000	12.000	Change
51. FPL	12.000	12.000	12.000	Change
52. FPL	12.000	12.000	12.000	Change
53. FPL	12.000	12.000	12.000	Change
54. FPL	12.000	12.000	12.000	Change
55. FPL	12.000	12.000	12.000	Change
56. FPL	12.000	12.000	12.000	Change
57. FPL	12.000	12.000	12.000	Change
58. FPL	12.000	12.000	12.000	Change
59. FPL	12.000	12.000	12.000	Change
60. FPL	12.000	12.000	12.000	Change
61. FPL	12.000	12.000	12.000	Change
62. FPL	12.000	12.000	12.000	Change
63. FPL	12.000	12.000	12.000	Change
64. FPL	12.000	12.000	12.000	Change
65. FPL	12.000	12.000	12.000	Change
66. FPL	12.000	12.000	12.000	Change
67. FPL	12.000	12.000	12.000	Change
68. FPL	12.000	12.000	12.000	Change
69. FPL	12.000	12.000	12.000	Change
70. FPL	12.000	12.000	12.000	Change
71. FPL	12.000	12.000	12.000	Change
72. FPL	12.000	12.000	12.000	Change
73. FPL	12.000	12.000	12.000	Change
74. FPL	12.000	12.000	12.000	Change
75. FPL	12.000	12.000	12.000	Change
76. FPL	12.000	12.000	12.000	Change
77. FPL	12.000	12.000	12.000	Change
78. FPL	12.000	12.000	12.000	Change
79. FPL	12.000	12.000	12.000	Change
80. FPL	12.000	12.000	12.000	Change
81. FPL	12.000	12.000	12.000	Change
82. FPL	12.000	12.000	12.000	Change
83. FPL	12.000	12.000	12.000	Change
84. FPL	12.000	12.000	12.000	Change
85. FPL	12.000	12.000	12.000	Change
86. FPL	12.000	12.000	12.000	Change
87. FPL	12.000	12.000	12.000	Change
88. FPL	12.000	12.000	12.000	Change
89. FPL	12.000	12.000	12.000	Change
90. FPL	12.000	12.000	12.000	Change
91. FPL	12.000	12.000	12.000	Change
92. FPL	12.000	12.000	12.000	Change
93. FPL	12.000	12.000	12.000	Change
94. FPL	12.000	12.000	12.000	Change
95. FPL	12.000	12.000	12.000	Change
96. FPL	12.000	12.000	12.000	Change
97. FPL	12.000	12.000	12.000	Change
98. FPL	12.000	12.000	12.000	Change
99. FPL	12.000	12.000	12.000	Change
100. FPL	12.000	12.000	12.000	Change



1
A-2.1
FIRST FLOOR / SITE PLAN
SCALE: 3/16" = 1'-0"

GRAPHIC SCALE: 3/16" = 1'-0"

WS
architect
Tel: 1-800-890-0001
Email: info@wsarchitect.com
Web: www.wsarchitect.com

NOT FOR CONSTRUCTION

Meddian Engineering
2011 Ford Road, Bay West, FL
Tel: 305-890-0001

Revisions / Rev. Date:
REV. 1.0.0.0 - 08/18/2011
REV. 1.0.0.1 - 08/18/2011

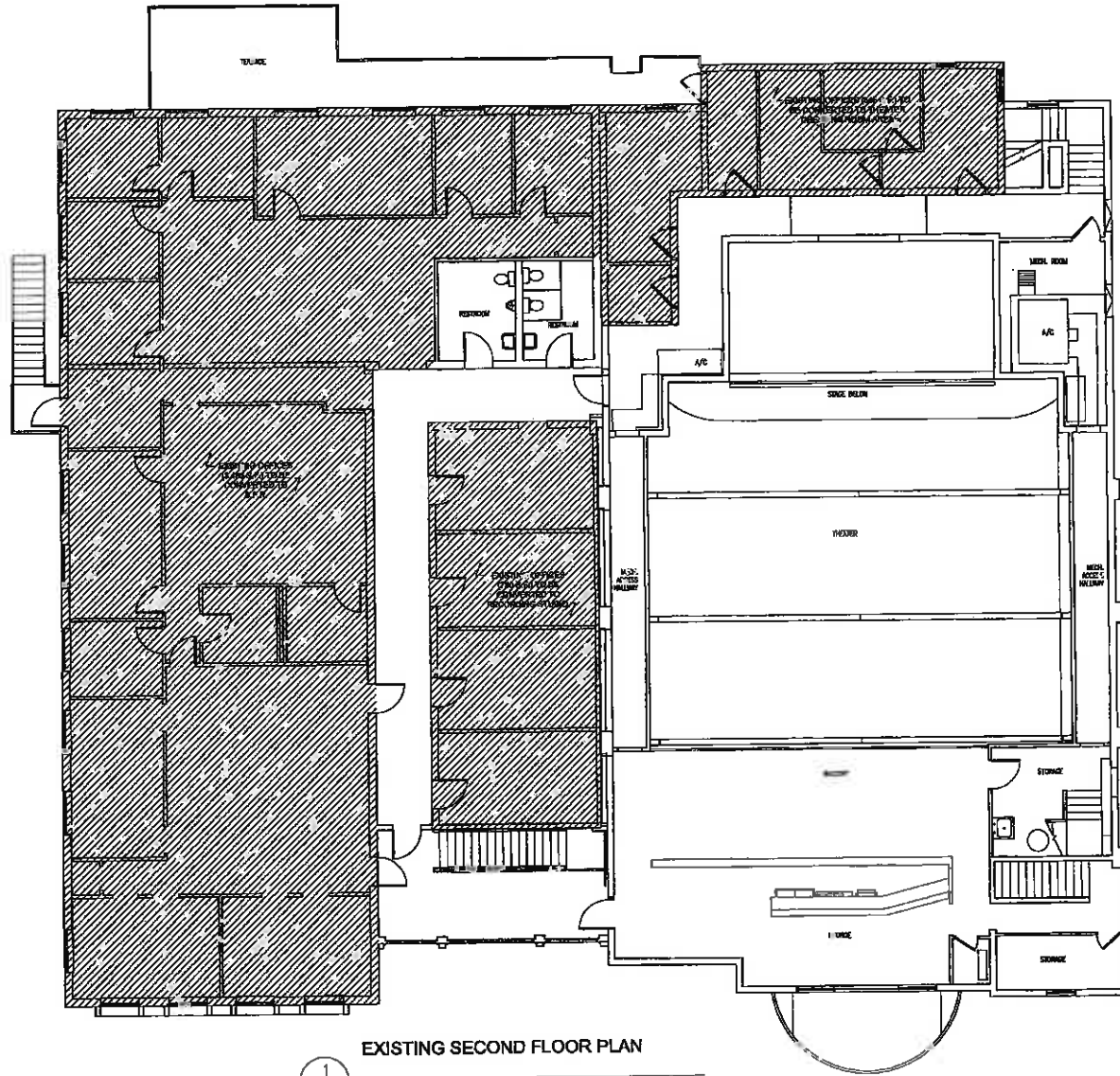
512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Working Date: 08/18/2011
Project: 1001

First Floor / Site Plan

Sheet Number:
A-2.1
Date: 08/18/2011
Drawn by: William Charles Anderson

ac
12-7-14
Q



EXISTING SECOND FLOOR PLAN

1
AE-22
SCALE: 3/16"=1'-0"

architect

PROGRESS
SET
NOT FOR
CONSTRUCTION

512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

EXISTING
SECOND
FLOOR PLAN

AE-2.2



oe
12714

Q



PROGRESS
SET
NOT FOR
CONSTRUCTION

Meridian Engineering
951 Olive Road, Mayfield NJ
Tel: 908-662-2280

Stadler/Steinbock / Fikry/Steinbock

512-524 EATON STREET
KEY WEST, FL

Drawing 06m 24-09	Project 0: 42017
Title:	
EXISTING ELEVATIONS	

Sheet Number:
AE-3.1
Date: - AUGUST 28, 2013
Issued by Wilbur Smith Architects

NOT FOR CONSTRUCTION

Consultant:
Meridian Engineering
301 Port Blvd., Key West FL
Tel: 305-283-1885

Revisions / Revisions:
REV. DATE: 10/10/10
REV. DATE: 10/10/10

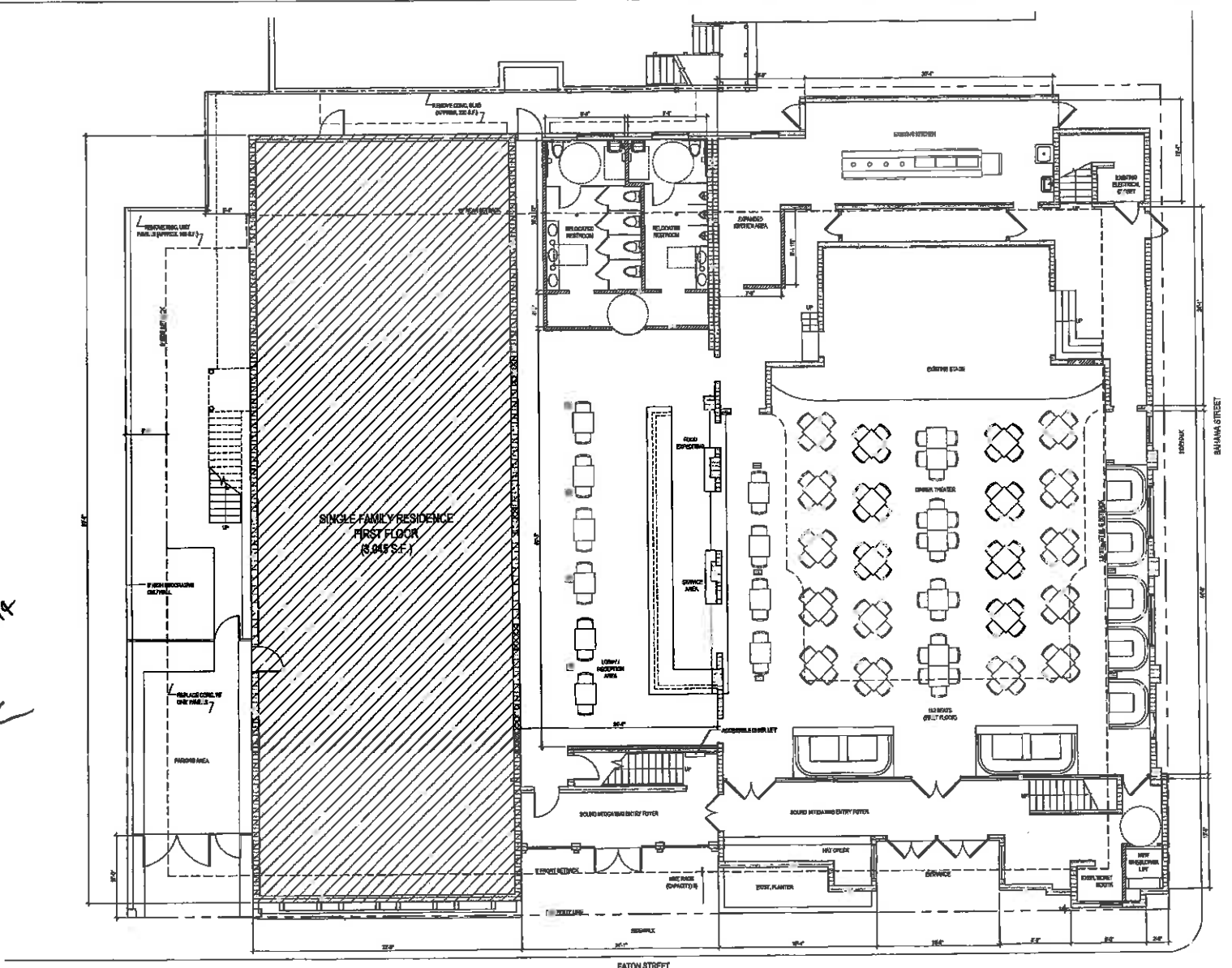
512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Working Size: 3/16" x 1/4" | Printed At: 11" x 17"

TITLE: **FIRST FLOOR / SITE PLAN**

Sheet Number:
A-2.1
Date: 10/10/10
©2010 by WS - All Rights Reserved

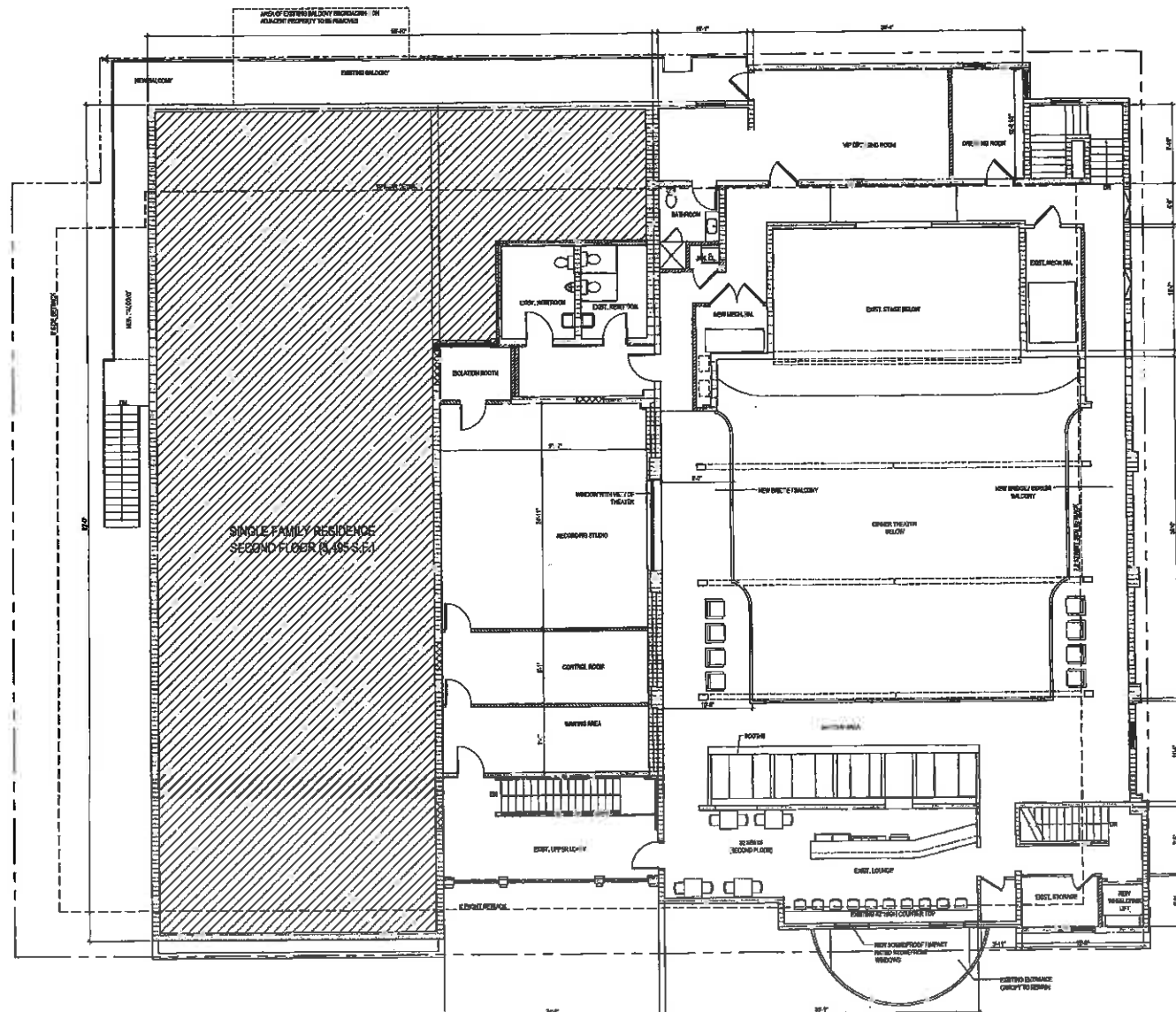
2214
K



1 FIRST FLOOR / SITE PLAN
SCALE: 3/16" = 1'-0"

0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"

oc
127-14
R



1
A-2.2

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 4 8
GRAPHIC SCALE 3/16" = 1'-0"

architect

110 200-000-0101
Rush L.A. @ 200-000-0101
Rush

NOT FOR CONSTRUCTION

Client:
Meridian Engineering
200 West Street, Key West FL
734-300-0000

Architect/Engineer/Interior Designer:
WSA, Inc. - 110 200-000-0101
200 West Street, Key West FL
734-300-0000

512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

Drawing Size: 24" x 36" Project #: 127-14 Title: SECOND FLOOR PLAN

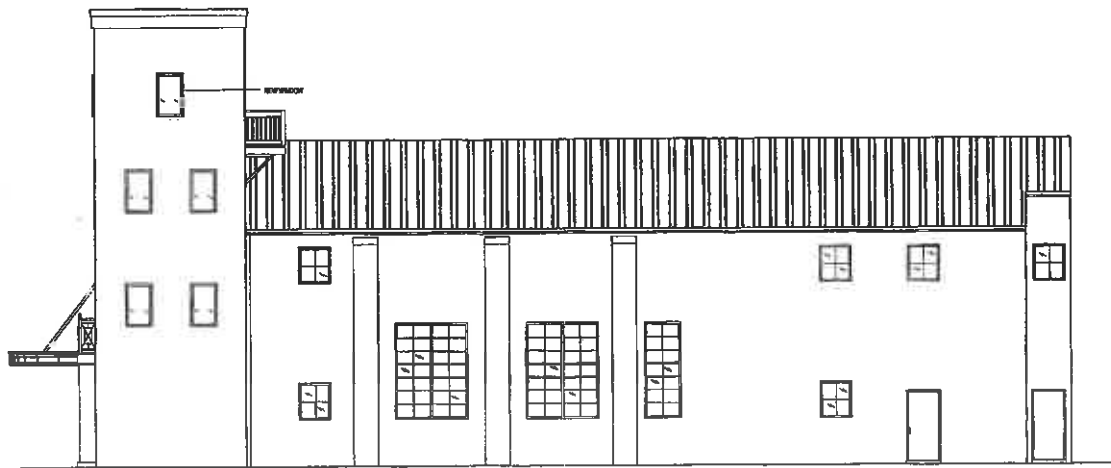
Sheet Number:
A-2.2
Drawn by: [Name] Checked by: [Name] Date: [Date]
©2015 by William S. W. Architects



NOT FOR
CONSTRUCTION

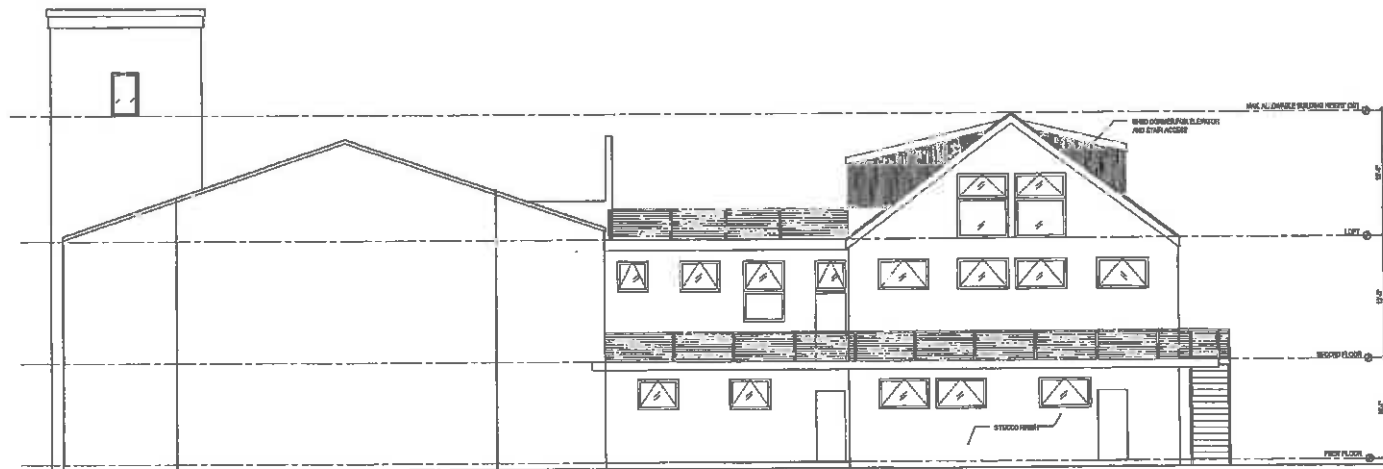
Consulting:
Meridian Engineering
201 First Street, West, West FL
Tel: 304-499-3300

Submittals / Worksheet:
SHEETS 001 - 002, 004 - 005, 007 - 008, 010 - 011, 013 - 014, 016 - 017, 019 - 020, 022 - 023, 025 - 026, 028 - 029, 031 - 032, 034 - 035, 037 - 038, 040 - 041, 043 - 044, 046 - 047, 049 - 050, 052 - 053, 055 - 056, 058 - 059, 061 - 062, 064 - 065, 067 - 068, 070 - 071, 073 - 074, 076 - 077, 079 - 080, 082 - 083, 085 - 086, 088 - 089, 091 - 092, 094 - 095, 097 - 098, 100 - 101, 103 - 104, 106 - 107, 109 - 110, 112 - 113, 115 - 116, 118 - 119, 121 - 122, 124 - 125, 127 - 128, 130 - 131, 133 - 134, 136 - 137, 139 - 140, 142 - 143, 145 - 146, 148 - 149, 151 - 152, 154 - 155, 157 - 158, 160 - 161, 163 - 164, 166 - 167, 169 - 170, 172 - 173, 175 - 176, 178 - 179, 181 - 182, 184 - 185, 187 - 188, 190 - 191, 193 - 194, 196 - 197, 199 - 200, 202 - 203, 205 - 206, 208 - 209, 211 - 212, 214 - 215, 217 - 218, 220 - 221, 223 - 224, 226 - 227, 229 - 230, 232 - 233, 235 - 236, 238 - 239, 241 - 242, 244 - 245, 247 - 248, 250 - 251, 253 - 254, 256 - 257, 259 - 260, 262 - 263, 265 - 266, 268 - 269, 271 - 272, 274 - 275, 277 - 278, 280 - 281, 283 - 284, 286 - 287, 289 - 290, 292 - 293, 295 - 296, 298 - 299, 301 - 302, 304 - 305, 307 - 308, 310 - 311, 313 - 314, 316 - 317, 319 - 320, 322 - 323, 325 - 326, 328 - 329, 331 - 332, 334 - 335, 337 - 338, 340 - 341, 343 - 344, 346 - 347, 349 - 350, 352 - 353, 355 - 356, 358 - 359, 361 - 362, 364 - 365, 367 - 368, 370 - 371, 373 - 374, 376 - 377, 379 - 380, 382 - 383, 385 - 386, 388 - 389, 391 - 392, 394 - 395, 397 - 398, 400 - 401, 403 - 404, 406 - 407, 409 - 410, 412 - 413, 415 - 416, 418 - 419, 421 - 422, 424 - 425, 427 - 428, 430 - 431, 433 - 434, 436 - 437, 439 - 440, 442 - 443, 445 - 446, 448 - 449, 451 - 452, 454 - 455, 457 - 458, 460 - 461, 463 - 464, 466 - 467, 469 - 470, 472 - 473, 475 - 476, 478 - 479, 481 - 482, 484 - 485, 487 - 488, 490 - 491, 493 - 494, 496 - 497, 499 - 500, 502 - 503, 505 - 506, 508 - 509, 511 - 512, 514 - 515, 517 - 518, 520 - 521, 523 - 524, 526 - 527, 529 - 530, 532 - 533, 535 - 536, 538 - 539, 541 - 542, 544 - 545, 547 - 548, 550 - 551, 553 - 554, 556 - 557, 559 - 560, 562 - 563, 565 - 566, 568 - 569, 571 - 572, 574 - 575, 577 - 578, 580 - 581, 583 - 584, 586 - 587, 589 - 590, 592 - 593, 595 - 596, 598 - 599, 601 - 602, 604 - 605, 607 - 608, 610 - 611, 613 - 614, 616 - 617, 619 - 620, 622 - 623, 625 - 626, 628 - 629, 631 - 632, 634 - 635, 637 - 638, 640 - 641, 643 - 644, 646 - 647, 649 - 650, 652 - 653, 655 - 656, 658 - 659, 661 - 662, 664 - 665, 667 - 668, 670 - 671, 673 - 674, 676 - 677, 679 - 680, 682 - 683, 685 - 686, 688 - 689, 691 - 692, 694 - 695, 697 - 698, 700 - 701, 703 - 704, 706 - 707, 709 - 710, 712 - 713, 715 - 716, 718 - 719, 721 - 722, 724 - 725, 727 - 728, 730 - 731, 733 - 734, 736 - 737, 739 - 740, 742 - 743, 745 - 746, 748 - 749, 751 - 752, 754 - 755, 757 - 758, 760 - 761, 763 - 764, 766 - 767, 769 - 770, 772 - 773, 775 - 776, 778 - 779, 781 - 782, 784 - 785, 787 - 788, 790 - 791, 793 - 794, 796 - 797, 799 - 800, 802 - 803, 805 - 806, 808 - 809, 811 - 812, 814 - 815, 817 - 818, 820 - 821, 823 - 824, 826 - 827, 829 - 830, 832 - 833, 835 - 836, 838 - 839, 841 - 842, 844 - 845, 847 - 848, 850 - 851, 853 - 854, 856 - 857, 859 - 860, 862 - 863, 865 - 866, 868 - 869, 871 - 872, 874 - 875, 877 - 878, 880 - 881, 883 - 884, 886 - 887, 889 - 890, 892 - 893, 895 - 896, 898 - 899, 901 - 902, 904 - 905, 907 - 908, 910 - 911, 913 - 914, 916 - 917, 919 - 920, 922 - 923, 925 - 926, 928 - 929, 931 - 932, 934 - 935, 937 - 938, 940 - 941, 943 - 944, 946 - 947, 949 - 950, 952 - 953, 955 - 956, 958 - 959, 961 - 962, 964 - 965, 967 - 968, 970 - 971, 973 - 974, 976 - 977, 979 - 980, 982 - 983, 985 - 986, 988 - 989, 991 - 992, 994 - 995, 997 - 998, 1000 - 1001, 1003 - 1004, 1006 - 1007, 1009 - 1010, 1012 - 1013, 1014 - 1015, 1016 - 1017, 1018 - 1019, 1020 - 1021, 1022 - 1023, 1024 - 1025, 1026 - 1027, 1028 - 1029, 1030 - 1031, 1032 - 1033, 1034 - 1035, 1036 - 1037, 1038 - 1039, 1040 - 1041, 1042 - 1043, 1044 - 1045, 1046 - 1047, 1048 - 1049, 1050 - 1051, 1052 - 1053, 1054 - 1055, 1056 - 1057, 1058 - 1059, 1060 - 1061, 1062 - 1063, 1064 - 1065, 1066 - 1067, 1068 - 1069, 1070 - 1071, 1072 - 1073, 1074 - 1075, 1076 - 1077, 1078 - 1079, 1080 - 1081, 1082 - 1083, 1084 - 1085, 1086 - 1087, 1088 - 1089, 1090 - 1091, 1092 - 1093, 1094 - 1095, 1096 - 1097, 1098 - 1099, 1100 - 1101, 1102 - 1103, 1104 - 1105, 1106 - 1107, 1108 - 1109, 1110 - 1111, 1112 - 1113, 1114 - 1115, 1116 - 1117, 1118 - 1119, 1120 - 1121, 1122 - 1123, 1124 - 1125, 1126 - 1127, 1128 - 1129, 1130 - 1131, 1132 - 1133, 1134 - 1135, 1136 - 1137, 1138 - 1139, 1140 - 1141, 1142 - 1143, 1144 - 1145, 1146 - 1147, 1148 - 1149, 1150 - 1151, 1152 - 1153, 1154 - 1155, 1156 - 1157, 1158 - 1159, 1160 - 1161, 1162 - 1163, 1164 - 1165, 1166 - 1167, 1168 - 1169, 1170 - 1171, 1172 - 1173, 1174 - 1175, 1176 - 1177, 1178 - 1179, 1180 - 1181, 1182 - 1183, 1184 - 1185, 1186 - 1187, 1188 - 1189, 1190 - 1191, 1192 - 1193, 1194 - 1195, 1196 - 1197, 1198 - 1199, 1200 - 1201, 1202 - 1203, 1204 - 1205, 1206 - 1207, 1208 - 1209, 1210 - 1211, 1212 - 1213, 1214 - 1215, 1216 - 1217, 1218 - 1219, 1220 - 1221, 1222 - 1223, 1224 - 1225, 1226 - 1227, 1228 - 1229, 1230 - 1231, 1232 - 1233, 1234 - 1235, 1236 - 1237, 1238 - 1239, 1240 - 1241, 1242 - 1243, 1244 - 1245, 1246 - 1247, 1248 - 1249, 1250 - 1251, 1252 - 1253, 1254 - 1255, 1256 - 1257, 1258 - 1259, 1260 - 1261, 1262 - 1263, 1264 - 1265, 1266 - 1267, 1268 - 1269, 1270 - 1271, 1272 - 1273, 1274 - 1275, 1276 - 1277, 1278 - 1279, 1280 - 1281, 1282 - 1283, 1284 - 1285, 1286 - 1287, 1288 - 1289, 1290 - 1291, 1292 - 1293, 1294 - 1295, 1296 - 1297, 1298 - 1299, 1300 - 1301, 1302 - 1303, 1304 - 1305, 1306 - 1307, 1308 - 1309, 1310 - 1311, 1312 - 1313, 1314 - 1315, 1316 - 1317, 1318 - 1319, 1320 - 1321, 1322 - 1323, 1324 - 1325, 1326 - 1327, 1328 - 1329, 1330 - 1331, 1332 - 1333, 1334 - 1335, 1336 - 1337, 1338 - 1339, 1340 - 1341, 1342 - 1343, 1344 - 1345, 1346 - 1347, 1348 - 1349, 1350 - 1351, 1352 - 1353, 1354 - 1355, 1356 - 1357, 1358 - 1359, 1360 - 1361, 1362 - 1363, 1364 - 1365, 1366 - 1367, 1368 - 1369, 1370 - 1371, 1372 - 1373, 1374 - 1375, 1376 - 1377, 1378 - 1379, 1380 - 1381, 1382 - 1383, 1384 - 1385, 1386 - 1387, 1388 - 1389, 1390 - 1391, 1392 - 1393, 1394 - 1395, 1396 - 1397, 1398 - 1399, 1400 - 1401, 1402 - 1403, 1404 - 1405, 1406 - 1407, 1408 - 1409, 1410 - 1411, 1412 - 1413, 1414 - 1415, 1416 - 1417, 1418 - 1419, 1420 - 1421, 1422 - 1423, 1424 - 1425, 1426 - 1427, 1428 - 1429, 1430 - 1431, 1432 - 1433, 1434 - 1435, 1436 - 1437, 1438 - 1439, 1440 - 1441, 1442 - 1443, 1444 - 1445, 1446 - 1447, 1448 - 1449, 1450 - 1451, 1452 - 1453, 1454 - 1455, 1456 - 1457, 1458 - 1459, 1460 - 1461, 1462 - 1463, 1464 - 1465, 1466 - 1467, 1468 - 1469, 1470 - 1471, 1472 - 1473, 1474 - 1475, 1476 - 1477, 1478 - 1479, 1480 - 1481, 1482 - 1483, 1484 - 1485, 1486 - 1487, 1488 - 1489, 1490 - 1491, 1492 - 1493, 1494 - 1495, 1496 - 1497, 1498 - 1499, 1500 - 1501, 1502 - 1503, 1504 - 1505, 1506 - 1507, 1508 - 1509, 1510 - 1511, 1512 - 1513, 1514 - 1515, 1516 - 1517, 1518 - 1519, 1520 - 1521, 1522 - 1523, 1524 - 1525, 1526 - 1527, 1528 - 1529, 1530 - 1531, 1532 - 1533, 1534 - 1535, 1536 - 1537, 1538 - 1539, 1540 - 1541, 1542 - 1543, 1544 - 1545, 1546 - 1547, 1548 - 1549, 1550 - 1551, 1552 - 1553, 1554 - 1555, 1556 - 1557, 1558 - 1559, 1560 - 1561, 1562 - 1563, 1564 - 1565, 1566 - 1567, 1568 - 1569, 1570 - 1571, 1572 - 1573, 1574 - 1575, 1576 - 1577, 1578 - 1579, 1580 - 1581, 1582 - 1583, 1584 - 1585, 1586 - 1587, 1588 - 1589, 1590 - 1591, 1592 - 1593, 1594 - 1595, 1596 - 1597, 1598 - 1599, 1600 - 1601, 1602 - 1603, 1604 - 1605, 1606 - 1607, 1608 - 1609, 1610 - 1611, 1612 - 1613, 1614 - 1615, 1616 - 1617, 1618 - 1619, 1620 - 1621, 1622 - 1623, 1624 - 1625, 1626 - 1627, 1628 - 1629, 1630 - 1631, 1632 - 1633, 1634 - 1635, 1636 - 1637, 1638 - 1639, 1640 - 1641, 1642 - 1643, 1644 - 1645, 1646 - 1647, 1648 - 1649, 1650 - 1651, 1652 - 1653, 1654 - 1655, 1656 - 1657, 1658 - 1659, 1660 - 1661, 1662 - 1663, 1664 - 1665, 1666 - 1667, 1668 - 1669, 1670 - 1671, 1672 - 1673, 1674 - 1675, 1676 - 1677, 1678 - 1679, 1680 - 1681, 1682 - 1683, 1684 - 1685, 1686 - 1687, 1688 - 1689, 1690 - 1691, 1692 - 1693, 1694 - 1695, 1696 - 1697, 1698 - 1699, 1700 - 1701, 1702 - 1703, 1704 - 1705, 1706 - 1707, 1708 - 1709, 1710 - 1711, 1712 - 1713, 1714 - 1715, 1716 - 1717, 1718 - 1719, 1720 - 1721, 1722 - 1723, 1724 - 1725, 1726 - 1727, 1728 - 1729, 1730 - 1731, 1732 - 1733, 1734 - 1735, 1736 - 1737, 1738 - 1739, 1740 - 1741, 1742 - 1743, 1744 - 1745, 1746 - 1747, 1748 - 1749, 1750 - 1751, 1752 - 1753, 1754 - 1755, 1756 - 1757, 1758 - 1759, 1760 - 1761, 1762 - 1763, 1764 - 1765, 1766 - 1767, 1768 - 1769, 1770 - 1771, 1772 - 1773, 1774 - 1775, 1776 - 1777, 1778 - 1779, 1780 - 1781, 1782 - 1783, 1784 - 1785, 1786 - 1787, 1788 - 1789, 1790 - 1791, 1792 - 1793, 1794 - 1795, 1796 - 1797, 1798 - 1799, 1800 - 1801, 1802 - 1803, 1804 - 1805, 1806 - 1807, 1808 - 1809, 1810 - 1811, 1812 - 1813, 1814 - 1815, 1816 - 1817, 1818 - 1819, 1820 - 1821, 1822 - 1823, 1824 - 1825, 1826 - 1827, 1828 - 1829, 1830 - 1831, 1832 - 1833, 1834 - 1835, 1836 - 1837, 1838 - 1839, 1840 - 1841, 1842 - 1843, 1844 - 1845, 1846 - 1847, 1848 - 1849, 1850 - 1851, 1852 - 1853, 1854 - 1855, 1856 - 1857, 1858 - 1859, 1860 - 1861, 1862 - 1863, 1864 - 1865, 1866 - 1867, 1868 - 1869, 1870 - 1871, 1872 - 1873, 1874 - 1875, 1876 - 1877, 1878 - 1879, 1880 - 1881, 1882 - 1883, 1884 - 1885, 1886 - 1887, 1888 - 1889, 1890 - 1891, 1892 - 1893, 1894 - 1895, 1896 - 1897, 1898 - 1899, 1900 - 1901, 1902 - 1903, 1904 - 1905, 1906 - 1907, 1908 - 1909, 1910 - 1911, 1912 - 1913, 1914 - 1915, 1916 - 1917, 1918 - 1919, 1920 - 1921, 1922 - 1923, 1924 - 1925, 1926 - 1927, 1928 - 1929, 1930 - 1931, 1932 - 1933, 1934 - 1935, 1936 - 1937, 1938 - 1939, 1940 - 1941, 1942 - 1943, 1944 - 1945, 1946 - 1947, 1948 - 1949, 1950 - 1951, 1952 - 1953, 1954 - 1955, 1956 - 1957, 1958 - 1959, 1960 - 1961, 1962 - 1963, 1964 - 1965, 1966 - 1967, 1968 - 1969, 1970 - 1971, 1972 - 1973, 1974 - 1975, 1976 - 1977, 1978 - 1979, 1980 - 1981, 1982 - 1983, 1984 - 1985, 1986 - 1987, 1988 - 1989, 1990 - 1991, 1992 - 1993, 1994 - 1995, 1996 - 1997, 1998 - 1999, 2000 - 2001, 2002 - 2003, 2004 - 2005, 2006 - 2007, 2008 - 2009, 2010 - 2011, 2012 - 2013, 2014 - 2015, 2016 - 2017, 2018 - 2019, 2020 - 2021, 2022 - 2023, 2024 - 2025, 2026 - 2027, 2028 - 2029, 2030 - 2031, 2032 - 2033, 2034 - 2035, 2036 - 2037, 2038 - 2039, 2040 - 2041, 2042 - 2043, 2044 - 2045, 2046 - 2047, 2048 - 2049, 2050 - 2051, 2052 - 2053, 2054 - 2055, 2056 - 2057, 2058 - 2059, 2060 - 2061, 2062 - 2063, 2064 - 2065, 2066 - 2067, 2068 - 2069, 2070 - 2071, 2072 - 2073, 2074 - 2075, 2076 - 2077, 2078 - 2079, 2080 - 2081, 2082 - 2083, 2084 - 2085, 2086 - 2087, 2088 - 2089, 2090 - 2091, 2092 - 2093, 2094 - 2095, 2096 - 2097, 2098 - 2099, 2100 - 2101, 2102 - 2103, 2104 - 2105, 2106 - 2107, 2108 - 2109, 2110 - 2111, 2112 - 2113, 2114 - 2115, 2116 - 2117, 2118 - 2119, 2120 - 2121, 2122 - 2123, 2124 - 2125, 2126 - 2127, 2128 - 2129, 2130 - 2131, 2132 - 2133, 2134 - 2135, 2136 - 2137, 2138 - 2139, 2140 - 2141, 2142 - 2143, 2144 - 2145, 2146 - 2147, 2148 - 2149, 2150 - 2151, 2152 - 2153, 2154 - 2155, 2156 - 2157, 2158 - 2159, 2160 - 2161, 2162 - 2163, 2164 - 2165, 2166 - 2167, 2168 - 2169, 2170 - 2171, 2172 - 2173, 2174 - 2175, 2176 - 2177, 2178 - 2179, 2180 - 2181, 2182 - 2183, 2184 - 2185, 2186 - 2187, 2188 - 2189, 2190 - 2191, 2192 - 2193, 2194 - 2195, 2196 - 2197, 2198 - 2199, 2200 - 2201, 2202 - 2203, 2204 - 2205, 2206 - 2207, 2208 - 2209, 2210 - 2211, 2212 - 2213, 2214 - 2215, 2216 - 2217, 2218 - 2219, 2220 - 2221, 2222 - 2223, 2224 - 2225, 2226 - 2227, 2228 - 2229, 2230 - 2231, 2232 - 2233, 2234 - 2235, 2236 - 2237, 2238 - 2239, 2240 - 2241, 2242 - 2243, 2244 - 2245, 2246 - 2247, 2248 - 2249, 2250 - 2251, 2252 - 2253, 2254 - 2255, 2256 - 2257, 2258 - 2259, 2260 - 2261, 2262 - 2263, 2264 - 2265, 2266 - 2267, 2268 - 2269, 2270 - 2271, 2272 - 2273, 2274 - 2275, 2276 - 2277, 2278 - 2279, 2280 - 2281, 2282 - 2283, 2284 - 2285, 2286 - 2287, 2288 - 2289, 2290 - 2291, 2292 - 2293, 2294 - 2295, 2296 - 2297, 2298 - 2299, 2300 - 2301, 2302 - 2303, 2304 - 2305, 2306 - 2307, 2308 - 2309, 2310 - 2311, 2312 - 2313, 2314 - 2315, 2316 - 2317, 2318 - 2319, 2320 - 2321, 2322 - 2323, 2324 - 2325, 2326 - 2327, 2328 - 2329, 2330 - 2331, 2332 - 2333, 2334 - 2335, 2336 - 2337, 2338 - 2339, 2340 - 2341, 2342 - 2343, 2344 - 2345, 2346 - 2347, 2348 - 2349, 2350 - 2351, 2352 - 2353, 2354 - 2355, 2356 - 2357, 2358 - 2359, 2360 - 2361, 2362 - 2363, 2364 - 2365, 2366 - 2367, 2368 - 2369, 2370 - 2371, 2372 - 2373, 2374 - 2375, 2376 - 2377, 2378 - 2379, 2380 - 2381, 2382 - 2383, 2384 - 2385, 2386 - 2387, 2388 - 2389, 2390 - 2391, 2392 - 2393, 2394 - 2395, 2396 - 2397, 2398 - 2399, 2400 - 2401, 2402 - 2403, 2404 - 2405, 2406 - 2407, 2408 - 2409, 2410 - 2411, 2412 - 2413, 2414 - 2415, 2416 - 2417, 2418 - 2419, 2420 - 2421, 2422 - 2423, 2424 - 2425, 2426 - 2427, 2428 - 2429, 2430 - 2431, 2432 - 2433, 2434 - 2435, 2436 - 2437, 2438 - 2439, 2440 - 2441, 2442 - 2443, 2444 - 2445, 2446 - 2447, 2448 - 2449, 2450 - 2451, 2452 - 2453, 2454 - 2455, 2456 - 2457, 2458 - 2459, 2460 - 2461, 2462 - 2463, 2464 - 2465, 2466 - 2467, 2468 - 2469, 2470 - 2471, 2



2 WEST ELEVATION
A-32 SCALE: 3/16" = 1'-0"

0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
A-32 SCALE: 3/16" = 1'-0"

0 4 8 16
GRAPHIC SCALE: 3/16" = 1'-0"

R
ac
12/14

NOT FOR
CONSTRUCTION

Consultants:
Meridian Engineering
301 First Street, West Palm Beach, FL
Tel: 561-833-1101

Subcontractors / Vendors:
B&B, Inc. 800-451-1111
B&B, Inc. 800-451-1111

512-524 EATON STREET
KEY WEST, FL
MIXED USE REMODELING PROJECT

ELEVATIONS

A-3.2

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

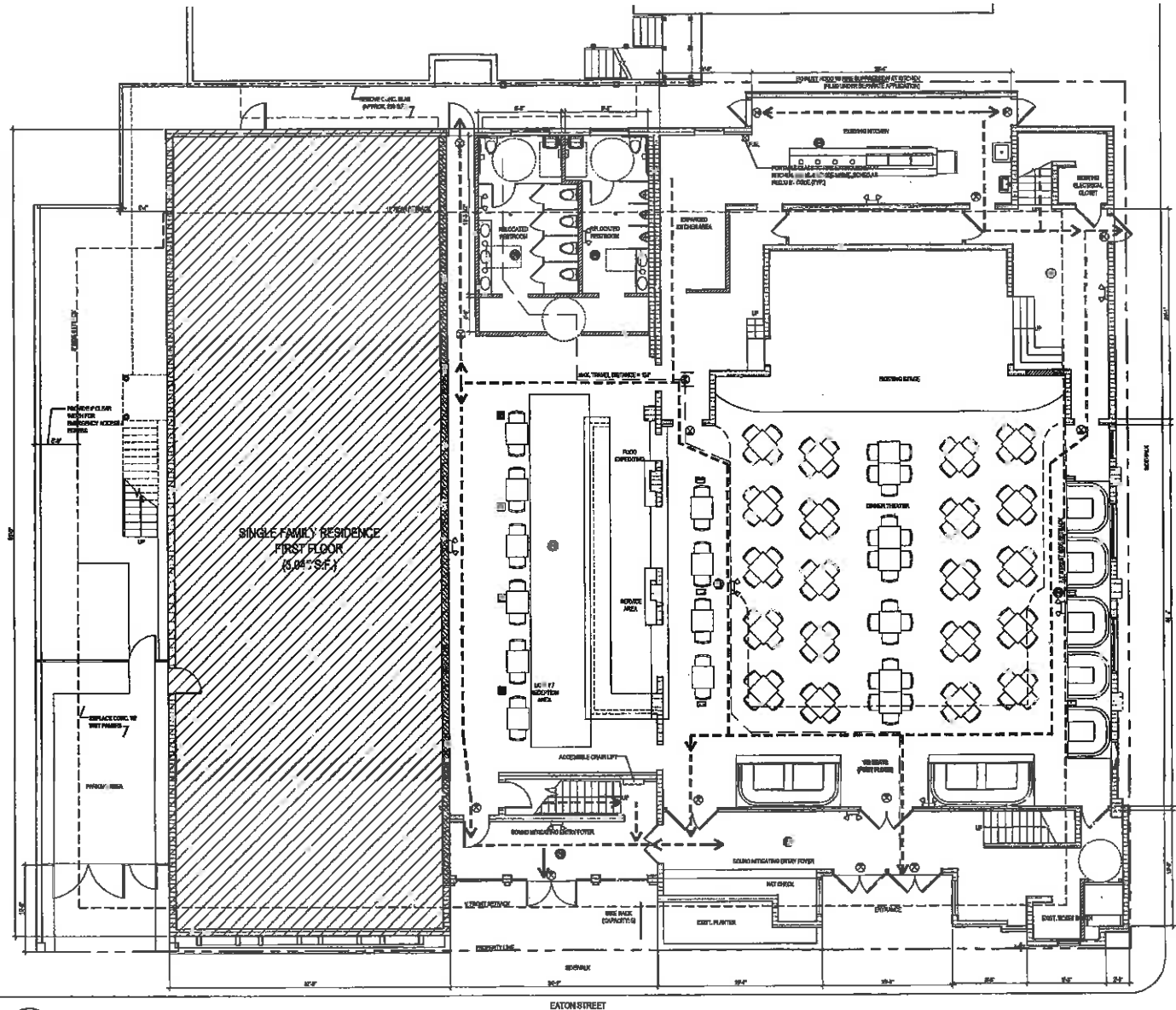
SYMBOL KEY



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

QC
12-9-14



1
A-2.1 FIRST FLOOR / SITE PLAN
SCALE: 3/16" = 1'-0"

GRAPHIC SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

Contributor:
Meridian Engineering
301 First Street, West Palm Beach, FL
Tel: 305-265-3300

Approved / Reviewed:
REV. 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037,

Planning Board Resolution

**PLANNING BOARD
RESOLUTION No. 2014-11**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING VARIANCES FOR SIDE AND REAR-YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 512-524 EATON STREET (RE#00006500-000100, AK# 1006734 and RE#00006500-000100, AK#8792239) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, PER SECTION 122-810(6) b. & c. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.

WHEREAS, the existing structure has legal non-conforming required yard setbacks; and

WHEREAS, Section 122-810 of the Code of Ordinances provides that the minimum allowed side-yard setback is 5 feet and minimum rear-yard setback is 15 feet; and

WHEREAS, the existing side-yard setback is 5 feet 4 inches and the existing rear-yard setback is 0 feet; and

WHEREAS, the applicant requested a variance to the existing conforming 5 feet 4 inch side-yard setback to 4 inches and to maintain the non-conforming rear-yard encroachment at 0 feet; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 23, 2014; and

 Acting Chairman
 Planning Director

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that the literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would cause unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony

with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved, the surrounding neighborhood or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by resolution of the Key West Planning Board for variances to allow the renovation and reconstruction of the structure per plans dated August 23 & December 27, 2013 and January 14, 2014, for property located at 512-524 Eaton Street (RE# 00006500-000000, AK

 Acting Chairman
 Planning Director

#1006734 & RE#00006500-000100, AK#8792239) in the HNC-1 zoning district per Section 122-810(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

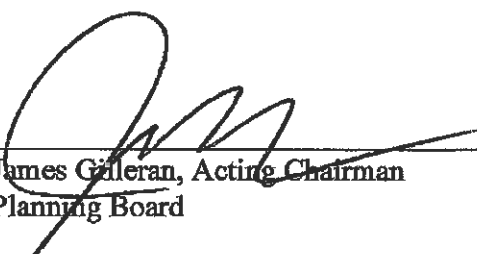
Section 6. This Resolution shall go into effect immediately upon its passage and adoption

 Acting Chairman
 Planning Director

and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

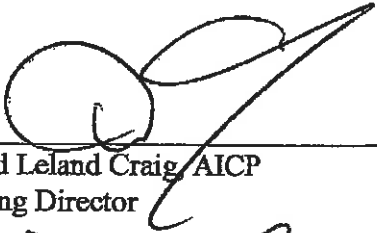
Read and passed on first reading at a regularly scheduled meeting held this 23rd day of January, 2014 and authenticated by the Acting Chairman of the Planning Board and the Planning Director;



James Gilleran, Acting Chairman
Planning Board
Attest:

Date

 Acting Chairman
 Planning Director


Donald Leland Craig / AICP
Planning Director

124A

Date

Filed with the Clerk:


Cheryl Smith, City Clerk

1-27-14

Date

 Acting Chairman Planning Director

Planning Board Resolution

**PLANNING BOARD
RESOLUTION NUMBER 2014-12**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING A SPECIAL EXCEPTION TO TAPLEY O.
JOHNSON III ALLOWING FOR THE SALE OF ALCOHOL
TO OCCUR WITHIN 300 FEET OF TWO CHURCHS AND A
FUNERAL HOME FOR PROPERTY LOCATED WITHIN
THE HNC-1 ZONING DISTRICT, AT 512 EATON STREET
(RE#00006500-000100, AK 8792239), PURSUANT TO
SECTION 18-28 (b)(2) OF THE CODE OF ORDINANCES,
KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, Section 18-28 (a) of the Code of Ordinances provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, Section 18-28 (b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;

 Acting Chairman

 Planning Director

- C. Mitigation measures agreed to be implemented by the applicant;
- D. Public input;
- E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;
- F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

WHEREAS, the applicant requested a Special Exception to sell alcohol within 300 feet of two established churches and a funeral home, pursuant to Section 18-28 (b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 23, 2014; and

WHEREAS, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

WHEREAS, the Planning Board finds that the extent of conflict between the proposed use, church, and funeral home will be minimal; and

WHEREAS, the Planning Board considered the mitigation measures agreed to be

implemented by the applicant; and

WHEREAS, the Planning Board considered public input; and

WHEREAS, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and

WHEREAS, the Planning Board considered other factors determined relevant to the public’s health, safety, and welfare; and

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Special Exception, under Section 18-28 (b) (2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: exclusive to Tapley O. Johnson III to be located at 512 Eaton Street (RE#00006500-000100, AK #8792239), Key West, Florida with the following conditions:

1. The exception is granted exclusively to Tapley O. Johnson III, Managing Member of "Tap All Potential 512-524Eaton, LLC" while he is 51% majority owner and is not transferable.
2. The sale of alcohol is accessory to the sale of food with food sales being 51% of revenues.
3. Purchase of alcohol is for on premises consumption only.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Special Exception does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

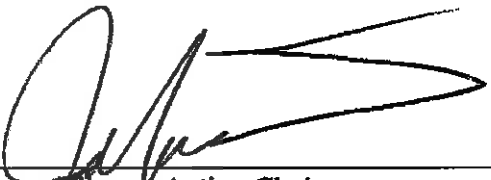
Section 5. This resolution shall go into effect immediately upon its passage, adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations).

Read and passed at a regularly scheduled meeting held this 23rd day of January, 2014.

Authenticated by the Acting Chairman of the Planning Board and the Planning Director;

 Acting Chairman
 Planning Director


James Gilleran, Acting Chairman
Key West Planning Board
Date

Attest: 
Donald Leland Craig, AICP
Planning Director
1-27-14
Date

Filed with the Clerk:

Cheryl Smith, City Clerk
1-27-14
Date

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., February 24, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ROOF AT #524 EATON STREET. NEW TERRACES AND COMPLETE WINDOW REPLACEMENT. CHANGES TO FRONT FAÇADE AND NEW EXTERIOR STAIRCASE AND BALCONY ON EAST FAÇADE. REMOVE EXTERIOR ORNAMENTATION AND WINDOW REPLACEMENT AT #512 EATON STREET. DEMOLITION OF EXISTING ROOF AT #524 EATON STREET.

FOR: 512-524 EATON STREET

Applicant - William Shepler

Application # H14-01-0229

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.

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

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

Property Record Card -
Maps are now launching the new map application version.

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

Alternate Key: 1006734 Parcel ID: 00006500-000000

Ownership Details

Mailing Address:

TAP ALL POTENTIAL 512-524 EATON LLC
425 CAROLINE ST
KEY WEST, FL 33040-6502

Property Details

PC Code: 32 - ENCLOSED THEATERS/AUDITORIUMS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 512 EATON ST KEY WEST

Legal Description: KW PT LOT 2 SQR 37 T-532 G36-106-108 OR1188-639/641 OR2124-1877/83(RES NO 05-204)
OR2642-397/400

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	55	100	5,504.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 6348
Year Built: 1968

Building 1 Details

Building Type
Effective Age 12
Year Built 1968
Functional Obs 0

Condition A
Perimeter 646
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 15
Grnd Floor Area 6,348

Inclusions:

Roof Type
Heat 1
Heat Src 1

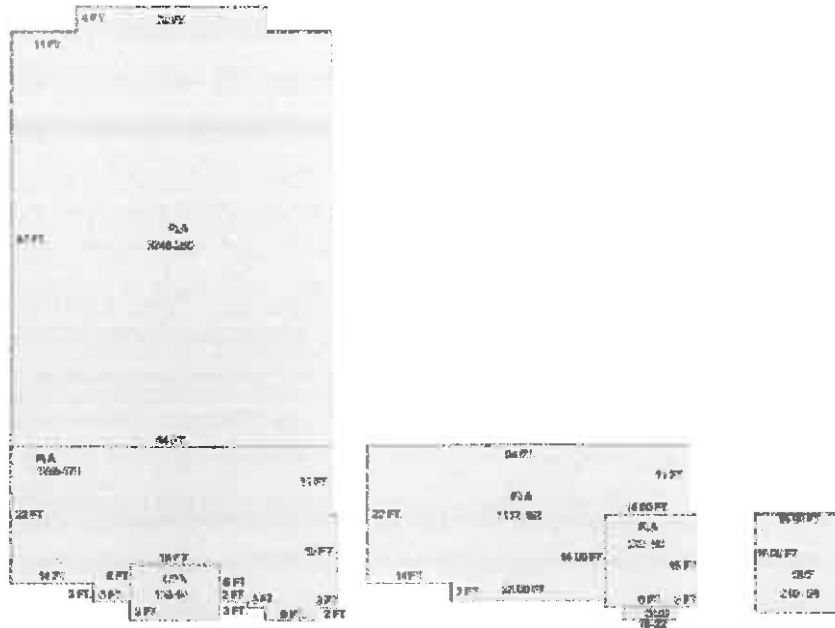
Roof Cover
Heat 2
Heat Src 2

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 10

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	1990					1,265
2	OPX		1	1994					135
3	FLA		1	1994					1,112
5	OUU		1	1994					18
6	OUF		1	1994					240
7	FLA		1	1988					3,746

8 FLA

1

1988

225

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		STAGE THEATERS	100	N	N
	1613	STAGE THEATERS	100	N	Y
	1615	STAGE THEATERS	100	N	Y
	1619	STAGE THEATERS	100	N	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	30 SF	0	0	1993	1994	4	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 99-4178	02/28/1999	08/16/1999	3,000	Commercial	RUBBER ROOF
1 01-2830	08/10/2001	10/31/2005	170,000	Commercial	RENOVATE THEATER
1 04-1322	04/26/2004	10/31/2005	22,500	Commercial	LANDING AND SIDE BALCONY IN TOWER
1 05-2251	06/09/2005	10/31/2005	900	Commercial	REPLACE TWO WC'S & ONE LAV.
1 06-2862	05/10/2006	07/24/2006	3,850	Commercial	INTERIOR WORK ONLY,DYWALL
1 06-3376	06/24/2006	07/24/2006	57,500		DEMO & DBRIS REMOVAL OF 3000SF OF CONCRETE FLOORS AND INTERIOR WALLS
1 11-4397	12/08/2011	08/13/2012	30,000		CHANGE OUT TWO 20 TON AC SYSTEMS
1 11-4029	11/02/2011	08/13/2012	18,000		RUN SEWER TO MAIN BOX ROUGH AND TRIM 4 LAVS,4 TOILETS,2 URINALS,2 FLOOR DRAINS,
1 12-0037	01/06/2012	08/13/2012	1,000		INSTALL 8 SECURITY CAMERAS
1 13-0215	01/23/2013		100	Commercial	EXTEND PERMIT #99-4178 FOR FINAL INSPECTION. INSTALL A BUILT-UP MODIFIED RUBBER ROOF.
1 13-0216	01/23/2013		100	Commercial	EXTEND PERMIT #99-1329 FOR FINAL INSPECTION. INSTALL 35 SQRS OF V-CRIMP ROOFING
1 13-0218	01/23/2013		100	Commercial	EXTEND PERMIT #99-2475 FOR FINAL INSPECTION. REPLACE 30 SQS V-CRIMP ROOM
1 11-4446	12/15/2011		4,500	Commercial	INSTALL NEW ELEC. AND EMERGENCY LIGHTING FOR HALL & 2 BATHROOMS. ELECTRICAL TO BE INSTALL IN ENT AND MC TYPE ELECTRICAL RACE WAY AS APPROVED FOR PLACES OF ASSEMBLE.
1 12-0037	01/06/2012		1,000	Commercial	INSTALL EIGHT (8) SECURITY CAMERAS LOCATIONS, INCLUDING WIRING & CAMERAS INSTALLATION
1 M941617	05/01/1994	10/01/1994	5,200	Commercial	1 10TON A/C
1 B941839	06/01/1994	10/01/1994	10,000	Commercial	2 DRS,TICKET BOOTH,TOWER
1 B942150	06/01/1994	10/01/1994	850	Commercial	70 THEATER SEATS INSULATI

1	B943420	10/01/1994	11/01/1994	900	Commercial	INTERIOR PAINTING
1	P944108	12/01/1994	10/01/1995	2,000		5 PLUMBING FIXTURES
1	P944183	12/01/1994	10/01/1995	2,500		5 ADDITIONAL FIXTURES
1	A950224	01/01/1995	10/01/1995	2,000	Commercial	5 SQS METAL V CRIMP ROOF
1	B954085	11/01/1995	12/01/1995	450	Commercial	AWNING OVER TICKET BOOTH
1	9702883	08/01/1997	10/01/1997	1,000	Commercial	REPAIRS AT SEWER LINE
1	9802475	08/10/1998	11/03/1998	8,600	Commercial	REPL ROOF
1	9901278	04/20/1999	08/16/1999	9,000	Commercial	V-CRIMP ROOF

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
2013	1,184,158	195	781,842	1,541,373	1,541,373	0	1,541,373
2012	1,184,158	202	781,842	1,541,373	1,541,373	0	1,541,373
2011	1,197,769	208	868,713	2,066,690	1,947,570	0	2,066,690
2010	1,224,991	214	545,314	1,770,519	1,770,519	0	1,770,519
2009	1,252,213	221	587,416	1,839,850	1,839,850	0	1,839,850
2008	1,252,213	227	715,520	1,967,960	1,967,960	0	1,967,960
2007	845,818	233	715,520	1,561,571	1,561,571	0	1,561,571
2006	782,831	239	550,400	1,733,470	1,733,470	0	1,733,470
2005	782,831	246	495,360	1,278,437	1,278,437	0	1,278,437
2004	701,208	252	330,240	1,031,700	1,031,700	0	1,031,700
2003	701,208	258	220,160	921,626	921,626	0	921,626
2002	701,208	265	220,160	921,633	921,633	0	921,633
2001	701,208	39	220,160	921,407	921,407	0	921,407
2000	701,208	94	148,608	849,910	849,910	0	849,910
1999	763,947	96	148,608	912,651	912,651	0	912,651
1998	509,298	98	148,608	658,004	658,004	0	658,004
1997	509,298	101	137,600	646,999	646,999	0	646,999
1996	462,998	103	137,600	600,701	600,701	0	600,701
1995	458,898	105	137,600	596,603	596,603	0	596,603
1994	295,600	0	137,600	433,200	433,200	0	433,200
1993	295,600	0	137,600	433,200	433,200	0	433,200
1992	295,600	0	137,600	433,200	433,200	433,200	0
1991	295,600	0	137,600	433,200	433,200	433,200	0
1990	546,906	0	267,431	814,337	814,337	814,337	0
1989	546,906	0	264,285	811,191	811,191	811,191	0
1988	501,208	0	239,115	740,323	740,323	740,323	0
1987	493,438	0	137,806	631,244	631,244	631,244	0
1986	494,462	0	135,918	630,380	630,380	630,380	0

1985	485,716	0	113,265	598,981	598,981	598,981	0
1984	0	296,810	113,265	410,075	410,075	410,075	0
1983	0	296,810	56,896	353,706	353,706	353,706	0
1982	0	296,810	56,896	353,706	353,706	353,706	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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/26/2013	2642 / 397	3,500,000	WD *****	05 *****
10/1/1991	1188 / 639	360,000	WD *****	U ****

This page has been visited 26,730 times.

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



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

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

Property Record Card - Maps are now launching the new map application version

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

Alternate Key: 8792239 Parcel ID: 00006500-000100

Ownership Details

Mailing Address:

TAP ALL POTENTIAL 512-524 EATON LLC
425 CAROLINE ST
KEY WEST, FL 33040-6502

Property Details

PC Code: 18 - OFFICES BUILDINGS MULTI/STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 524 EATON ST KEY WEST
Legal Description: KW PT LOT 2 SQR 37 OR1177-2019/2022 OR2124-1877/83(RES NO 05-204) OR2642-397/400

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	7,080.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 10122
Year Built: 1968

Building 1 Details

Building Type
Effective Age 19
Year Built 1968
Functional Obs 0

Condition A
Perimeter 600
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 10,122

Inclusions:

Roof Type
Heat 1
Heat Src 1

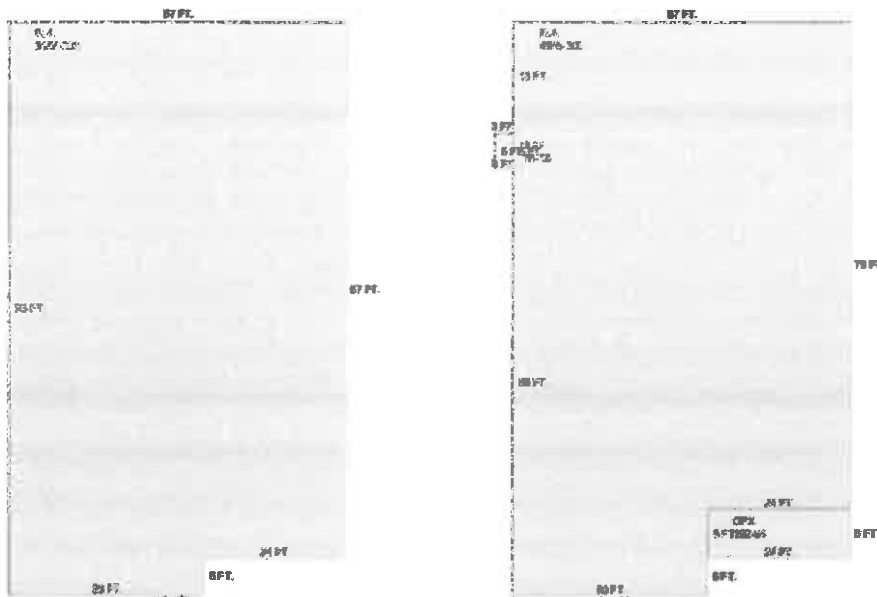
Roof Cover
Heat 2
Heat Src 2

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 17

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	1993					5,157
2	FLA		1	1993					4,965
3	OPX		1	1993					192
4	OUU		1	1993					18

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16322	OFF BLDG MULT STY-B	100	N	Y
	16323	OFF BLDG MULT STY-B	100	N	Y
	16324	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5627	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT5:TILE PATIO	179 SF	0	0	1992	1993	5	50
2	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
3	PT3:PATIO	190 SF	0	0	1998	1999	2	50
4	FN2:FENCES	444 SF	0	0	1997	1998	2	30

Appraiser Notes

2006-01-17 CITY APPROVED OF TRANSFER OF (3) THREE TRANSIENT UNITS FROM 807-811 AK103898 SENDER) TO 512-526 EATON ST (AK1020834 RECEIVER)-SKI

2006-01-17 TRANSFER OF ONE(1) TRANSIENT UNIT FROM 1111 DUVAL ST. AK8776926-SENDER TO 512-526 EATON ST AK 1020834 RECEIVER-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9500070	12/01/1995	08/01/1996	1		SIGN
	9500093	12/01/1995	08/01/1996	1		ELECTRICAL
	9500094	12/01/1995	08/01/1996	1		PLUMBING
	9600290	01/01/1996	08/01/1996	450		AWNINGS
	9500096	12/01/1995	08/01/1996	3,500		RENOVATIONS
1	9802475	02/26/1999	08/16/1999	8,600	Commercial	NEW V-CRIMP ROOF
1	9901329	04/20/1999	08/16/1999	3,500	Commercial	INSTALL 35 SQS V-CRIMP
	9902915	09/03/1999	11/03/1999	23,000		REMODELING INTERIOR
	9902915	11/16/1999	12/16/1999	23,000		REPLACE AC
	99-3833	12/10/1999	11/25/2002	1,500		PARTITION WALL
	99-3833	12/10/1999	11/25/2002	1,500		ELECTRIC
	99-2717	02/10/2000	09/16/2002	1		NEW DOORS & WINDOWS
	01-3515	10/26/2001	11/25/2002	25,000		INSTALL DOORS & BALCONY
	02-2501	09/11/2002	11/25/2002	2,300		CHANGE 7.5 TON COND.

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
2013	972,489	3,374	876,169	1,451,967	1,451,967	0	1,451,967
2012	972,489	3,496	876,169	1,451,967	1,451,967	0	1,451,967
2011	1,023,008	3,633	973,521	2,000,162	1,800,565	0	2,000,162
2010	1,023,008	3,755	610,115	1,636,878	1,636,878	0	1,636,878
2009	1,073,527	3,877	679,995	1,757,399	1,757,399	0	1,757,399
2008	1,073,527	4,013	920,400	1,997,940	1,997,940	0	1,997,940
2007	830,743	4,136	920,400	1,755,279	1,755,279	0	1,755,279
2006	850,290	4,257	708,000	1,562,547	1,562,547	0	1,562,547
2005	795,210	4,396	637,200	1,436,806	1,436,806	0	1,436,806
2004	804,342	4,517	460,200	828,062	828,062	0	828,062
2003	804,342	4,638	283,200	828,062	828,062	0	828,062
2002	804,102	4,776	283,200	828,062	828,062	0	828,062
2001	804,102	4,898	283,200	828,062	828,062	0	828,062
2000	804,102	1,960	191,160	828,062	828,062	0	828,062
1999	804,102	816	191,160	996,078	996,078	0	996,078
1998	536,068	834	191,160	728,062	728,062	0	728,062
1997	536,068	853	177,000	713,921	713,921	0	713,921
1996	452,526	871	177,000	630,397	630,397	0	630,397
1995	452,526	890	177,000	630,416	630,416	0	630,416
1994	452,526	908	177,000	630,434	630,434	0	630,434
1993	451,486	0	177,000	628,486	628,486	0	628,486
1992	446,093	0	177,000	623,093	623,093	0	623,093
1991	446,093	0	177,000	623,093	623,093	0	623,093

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
7/26/2013	2642 / 397	3,500,000	WD	05
6/1/1991	1177 / 2019	250,000	WD	M

This page has been visited 26,740 times.

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