

Historic Architectural Review Commission

Staff Report Item 5a

Meeting Date:	April 24, 2014
Applicant:	Trepanier and Associates, Agent
Application Number:	H13-01-823
Address:	#629 Duval Street
Description of Work:	New two phased construction of a restaurant. New ADA restrooms, service area, food service trailer and fences.
Building/Site Facts:	The wood frame booths located on the site are not listed in the surveys and are not historic. The property consists of two booths and a parking area. One booth is used for the sale of cigars and the other is for the sale of tickets for sunset sail, tours and other excursions. The lot is located on the north east corner on Duval and Angela Streets. Although the Property Appraiser's records codify the lot as vacant there are two existing structures in the site. This project obtained Planning Board approval for a Minor Development Plan for the development of a restaurant with exterior seating and parking variance in September 2013. The food trailer is under operation in the site and signs have been installed with no approvals.
Guidelines Cited in Review:	Additions, alterations and new construction (pages 36-38a), specifically guidelines for new construction 4, 5, 6 and 7 of pages 38-38a.

Staff Analysis

On November 26, 2013 the Commission motioned to postpone the proposed project. During the November meeting the Commission extensively discussed the project. Among issues that were discussed was the length of the two phased project and there were questions regarding the actual leases and when they were going to expire. One of the commissioners recommended submittal of color chips in order to review a color scheme for the trailer. During the meeting Commissioner Miller recommended a new drawing showing how the trailer is integrated to the site since the provided drawings shows a box. Staff has not

received any new documents or drawings since the Commission's request at the November 26 meeting. On January 21 staff received an email from the applicant requesting postponement of the item for the January 28 meeting. On the email the applicant stated that they were "*reviewing lease terms, phasing and designs with our client/ team*". The Commission granted the postponement. A trailer similar to the one depicted in the photos submitted by the applicant has been installed in the premises. On February 24, 2014 the Commission approved a request to postpone from the applicant. On March 25, 2014 the Commission approved a postponement request from the applicant.

The Certificate of Appropriateness proposes the development of a new restaurant in two phases. Phase one will be the installation of a food service metal trailer and the construction of a one story frame structure that will contain service area and bathrooms. The frame structure will be located on the north side of the lot, and parallel to Angela Street. According to the plans phase two of the project includes a one story structure facing Duval Street with two retail stores and the entryway to the restaurant. According to documents submitted to the Planning Department, application for a Minor Development Plan, phase two will take place within four years. The restaurant's sitting area is proposed to be uncovered and will be over sand set brick pavers.

The proposed food service trailer will be 8'-2" wide by 22'-9" long by approximately 11' height. The trailer will stand next to the east side of the proposed service area structure. According to the submitted elevations the trailer will be installed at grade level. The plans also include a door on the service area that will open towards the east side, where the trailer is going to be set. A 42" high wood guardrail fence, with a gate, is proposed facing Angela Street. The fence will have a 12" wide cap shelf. This fence will be setback from the property line in order to accommodate landscape. A gate is proposed in the side of the trailer, facing Angela Street, and will be 5'-1" separated from the trailer. The fence will have the same width of the trailer. According to the plans a fence will extend 5'-1" on both sides of the trailer, facing Angela Street. A handicapped parking and bicycle spaces are proposed on the farther east side of the lot.

The proposed phase one and phase two structures will be frame, with the exception of the food service trailer. The frame structures will have fiber cement siding creating a board and batten pattern, gable roofs with metal v-crimp, metal double hung windows and steel doors. A wrap awning is proposed for the elevations visible from Duval and Angela Streets. According to the plans the trailer will have an affixed awning on its west side. The proposed awning color will be orange. The trailer is painted and the painting depicts bamboo and some palm trees.

The applicant had argued that the Historic Architectural Review Commission does not have jurisdiction in the food service trailer since they understand that it is a vehicle. Three photos were submitted to staff on Thursday October 17 under protest.

According to Section 102-1-Definitions for the Historic Preservation Chapter of the Land Development Regulations building *means any structure created to shelter any type of human occupancy or for any type of use, including without limitation housing, commercial structures, sheds, carports and garages.* The trailer will be used as the kitchen of a restaurant and humans will be inside of it preparing food for their patrons. The LDR's defines restaurant, *excluding drive-through, means any establishment, which is not a drive-through service establishment, where the principal business is the sale of food, desserts and beverages to the customer in a ready-to-consume state. This includes service within the building as well as takeout or carryout service. For the purpose of this subpart B and impact fee assessments, a takeout or carryout restaurant shall be limited to no more than five chairs or bench seats without tables or counter tops.*

Also under Section 102-1 of the LDR's, a structure is defined as *anything constructed of tangible interdependent and interrelated parts in a definite pattern of organization, by human work, and affixed to real property or used as though affixed, and having its highest point more than 30 inches above surrounding grade level.* As depicted in the elevations the trailer should be considered a structure. The trailer main purpose is to serve as a kitchen, which is not an accessory function to a restaurant but a principal operational part of a restaurant.

The Land Development Regulations includes specific language related to proposed projects requiring a Certificate of Appropriateness. Section 102-152 of the Land Development Regulations states the following;

Requirements for permits.

(a) *No person shall cause any of the activity in this section to occur without first obtaining a certificate of appropriateness for such work and all other permits required by the Code of Ordinances, including the land development regulations. A certificate of appropriateness is required for the erection of any new structure, building, fence, deck or sign or the painting, repainting, repair, alteration, remodeling, landscaping or demolition of the exterior of any existing building, structure, fence, deck, sign, landscape, or lot located in any of the following areas:*

(1) *In the historic preservation districts of the city;*

According to the submitted plans phase two of the proposed project will be built within one year when booth leases are completed.

Consistency with Guidelines

1. The proposed wood frame structures will be in keeping with the surrounding historic fabric. The proposed mass, scale and textures of the frame structures are harmonious and similar to historic and commercial buildings found in the vicinity. Nevertheless the materials and design of the metal trailer are incompatible with the historic character of the urban context. Guidelines 5, 6 and 7 of new construction (page 38a) clearly states that new designs must be compatible with Key West architectural characteristics in the

historical zones, structures shall incorporate a level of detail that assures compatibility with the surrounding historic context and that materials used on new construction shall be of similar color, dimension, texture and appearance as historic fabrics. The proposed metal trailer fails in meeting specific regulations regarding compatibility, building detail and relationship of materials.

It is staff's opinion that the proposed plans are inconsistent with many of the Historic Architectural Guidelines. The concept of installing a large metal trailer in the historic district is incompatible and dissimilar to the historic urban character that surrounds the property. It is staff's opinion that the metal trailer will visually stick out due to its different appearance with the rest of the surrounding buildings. Regarding the proposed frame structures and fences it is staff's opinion that they comply with guidelines specific to new construction and fences. Since the Planning Board approved up to 24 seats in the premises it is advised to this Commission that the cap shelve on the easternmost fence facing Angela Street should be removed.





Application

Alternate by 1012815



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION #

13-00823

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: Duval Lot LLC DATE: 6-3-13

OWNER'S ADDRESS: 1312 Reynolds St. Key West FL 33040 PHONE #:

APPLICANT'S NAME: Trepanier & Associates Inc. PHONE #: 305-293-8983

APPLICANT'S ADDRESS: 402 Appelrouth Lane Key West Fl 33040

ADDRESS OF CONSTRUCTION: 629 Duval St Key West FL # OF UNITS 0

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

New (two-phased) construction of a restaurant per plans.

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.

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 SAMPLES

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

Trans date: 6/19/13 Time: 8:09:11
Date: 6-3-13

Applicant's Signature:

Doc # 1000823 Type: OC Drawn: 7/4/13
Date: 6/05/13
PT # 1000823
Date: BUILDING PERMITS-NEW
Trans # 292495
Staff Approval: \$58.00
Trans # 292495
Date: 6/05/13 Time: 11:36:33
Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Structures are not listed in the surveys. Non-historic.

Guidelines for new construction (pages 38-38a)
Ordinance for demolition of non-historic/
non-contributing structures.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

February 3, 2014

Mr. Owen Trepanier
Trepanier and Associates Inc.
#402 Appelrouth Lane
Key West, Florida 33040

**RE: NEW TWO PHASED CONSTRUCTION OF A RESTAURANT. NEW
FOOD SERVICE TRAILER. DEMOLITION OF EXISTING BOOTHS.
FOR: #629 DUVAL STREET HARC APPLICATION # H13-01-823
KEY WEST HISTORIC DISTRICT**


Dear Mr. Trepanier:

This letter is to notify you that the Key West Historic Architectural Review Commission motioned to **postpone** the above mentioned project on the public hearing held on Tuesday, January 28, 2014. This motion was made as per an email send on January 21, 2014 from Mr. Patrick Wright, requesting to postpone the item. The email request stated that "*We are reviewing lease terms, phasing and designs with our client/ team*". I will be including the item on the next HARC agenda unless I receive a different request from you.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com



Enid Torregrosa < etorregr@keywestcity.com >

629 Duval HARC

2 messages

Patrick Wright < patrick@owentrepanier.com >

Tue, Jan 21, 2014 at 3:49 PM

To: Enid Torregrosa < etorregr@keywestcity.com >

Cc: Owen Trepanier < owen@owentrepanier.com >, ralfbrookes@gmail.com, Richard Klitenick < richard@rmkpa.com >, keysrugby@yahoo.com

Hello Enid,

We are reviewing lease terms, phasing and designs with our client/team and not yet ready to proceed on the Jan 28, 2014 HARC meeting. If you have any questions or concerns please feel free to call or e-mail. Thank you.

Patrick Wright

Planner

Trepanier & Associates, Inc.
402 Appelrouth Lane
Key West, FL 33045-2155
Tel: 305-293-8983
Fax: 305-293-8748

Enid Torregrosa < etorregr@keywestcity.com >

Wed, Jan 22, 2014 at 8:41 AM

To: Patrick Wright < patrick@owentrepanier.com >

Dear Patrick:

Good morning! Thanks for your email. The item will be on the Agenda and I will include your email in the item packet and will present to the Commissioners your request to postpone the item during changes to the Agenda.

Thank you for let me know.

Hope you are well!

Enjoy your day!

Enid

[Quoted text hidden]



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

December 18, 2013

Mr. Owen Trepanier
Trepanier and Associates Inc.
#402 Appelrouth Lane
Key West, Florida 33040

**RE: NEW TWO PHASED CONSTRUCTION OF A RESTAURANT. NEW
FOOD SERVICE TRAILER. DEMOLITION OF EXISTING BOOTHS.
FOR: #629 DUVAL STREET HARC APPLICATION # H13-01-823
KEY WEST HISTORIC DISTRICT**


Dear Mr. Trepanier:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, November 26, 2013. You were in agreement to the postponement. Please let me know in which date you will want to be included in the next HARC available agenda.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Correspondence



Enid Torregrosa <etorregr@keywestcity.com>

629 Duval

7 messages

Owen Trepanier <owen@owentrepanier.com>
To: etorregr@keywestcity.com
Cc: Richard Klitenick <richard@rmkpa.com>

Wed, Oct 16, 2013 at 2:03 PM

Hi Enid,

Sorry, I have been tied up all morning. Hope you are well.

It is our understanding that vehicles are not subject to HARC review. I understand you may have a different perspective and I certainly respect that. However, since we are not seeking HARC review of a vehicle, we believe providing documentation about such will only serve to confuse the application.

Please let me know if you have strong objection to the above.

Thanks for your hard work and time.

Owen

Trepanier & Associates, Inc.

Land Planners & Development Consultants

402 Appelrouth Lane, P.O. Box 2155

Key West, FL 33045-2155

Ph. 305-293-8983 / Fx. 305-293-8748

www.owentrepanier.com

Enid Torregrosa <etorregr@keywestcity.com>
To: Owen Trepanier <owen@owentrepanier.com>
Cc: Richard Klitenick <richard@rmkpa.com>, Don Craig <dcraig@keywestcity.com>

Wed, Oct 16, 2013 at 2:34 PM

Dear Owen:

Good afternoon and thank you for your email. I will refer you to the specific definitions set under Sec. 102-1 for buildings, certificate of appropriateness and structures, Article IV of Chapter 102 of the LDR's, and pages 1 and 2 of the Historic Architectural Guidelines which are adopted by ordinance. At this point I need photos of the trailer in order to have a complete application. I have a deadline that I need to meet in order to publish the packets on Legistar. I need to provide the HARC Commissioners and citizens full access to all supportive documents for each application.

I will appreciate if you provide me with the photos showing all views of the trailer since it is my opinion, as it is depicted in the submitted drawings, that indeed HARC has jurisdiction in the trailer, which is part of

your proposed design. If the application is still incomplete I will need to remove it from the agenda. Please let me know if you have any questions.

Hope you are doing well,

Enjoy your day!

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.809.3978 Fax
[Quoted text hidden]

Owen Trepanier <owen@owentrepanier.com> Wed, Oct 16, 2013 at 6:06 PM
To: Enid Torregrosa <etorregr@keywestcity.com>
Cc: Richard Klitenick <richard@rmkpa.com>, Don Craig <dcraig@keywestcity.com>

Enid,

Thank you. We certainly don't want to be removed from the agenda. This approval process has taken so much time already.

Thanks for the code sec. references below. We reviewed them and we continue to respectfully disagree that HARC has review jurisdiction over licensed commercial vehicles used in the ordinary day-to-day operations of a business. Notwithstanding, if the only way we are allowed to proceed in the approval process is by providing photos of such a vehicle we will do so; but we do so under protest.

Thanks again. I understand you view this issue from a different perspective and I certainly respect your position.

Owen Trepanier

Trepanier & Associates, Inc.

From: Enid Torregrosa [mailto:etorregr@keywestcity.com]
Sent: Wednesday, October 16, 2013 2:35 PM
To: Owen Trepanier
Cc: Richard Klitenick; Don Craig
Subject: Re: 629 Duval

[Quoted text hidden]

Enid Torregrosa <etorregr@keywestcity.com> Thu, Oct 17, 2013 at 8:31 AM
To: Owen Trepanier <owen@owentrepanier.com>

Cc: Richard Klitenick <richard@rmkpa.com>, Don Craig <dcraig@keywestcity.com>

Dear Owen:

Good morning. Thank you for your email. Can I receive the photos today?

Hope you are doing well!

Enjoy your day!

Enid

[Quoted text hidden]

Owen Trepanier <owen@owentrepanier.com>

Thu, Oct 17, 2013 at 9:50 AM

To: Enid Torregrosa <etorregr@keywestcity.com>

Cc: Richard Klitenick <richard@rmkpa.com>, Don Craig <dcraig@keywestcity.com>

I'll send them this am.

Thanks.

Owen Trepanier
Trepanier & Associates, Inc.
305-293-8983

[Quoted text hidden]

Owen Trepanier <owen@owentrepanier.com>

Thu, Oct 17, 2013 at 12:57 PM

To: Enid Torregrosa <etorregr@keywestcity.com>

Cc: Richard Klitenick <richard@rmkpa.com>, Don Craig <dcraig@keywestcity.com>

Hi Enid,

Here are pictures of the vehicle taken this morning.

Owen Trepanier

Trepanier & Associates, Inc.

From: Enid Torregrosa [mailto:etorregr@keywestcity.com]

Sent: Thursday, October 17, 2013 8:32 AM

[Quoted text hidden]

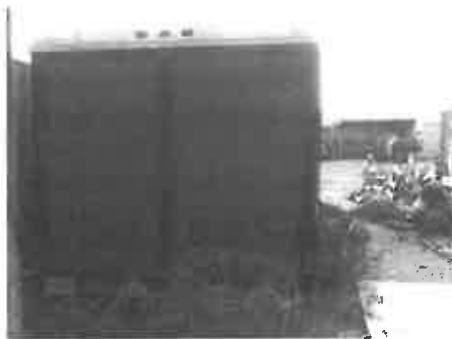
[Quoted text hidden]

3 attachments

Front.JPG
2009K



Hitch.JPG
2035K



Tail Gate.JPG
1734K

Enid Torregrosa <etorregr@keywestcity.com>
To: Owen Trepanier <owen@owentrepanier.com>
Cc: Richard Klitenick <richard@rmkpa.com>, Don Craig <dcraig@keywestcity.com>

Thu, Oct 17, 2013 at 1:44 PM

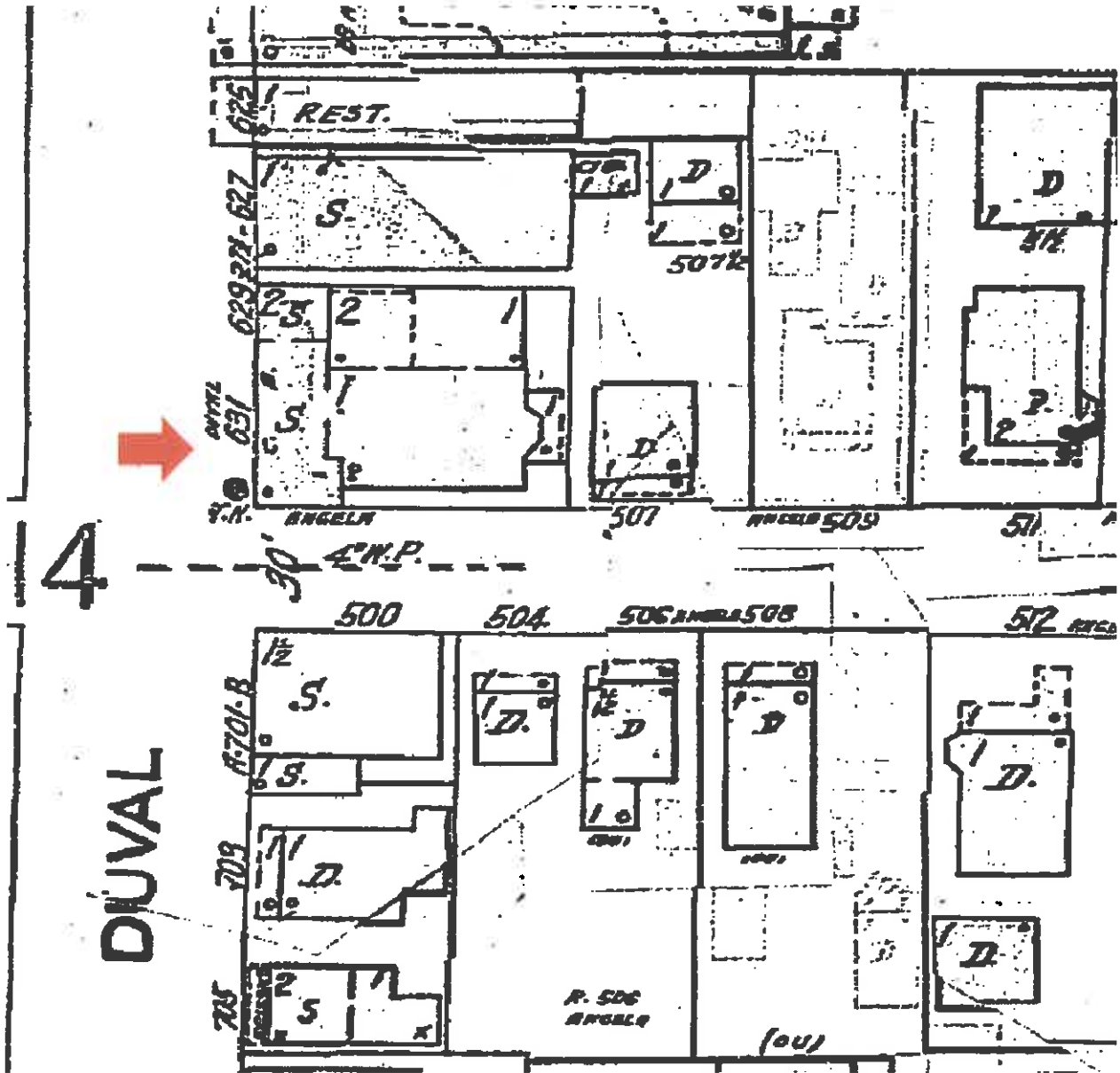
Dear Owen:

Thank you for sending the photos.

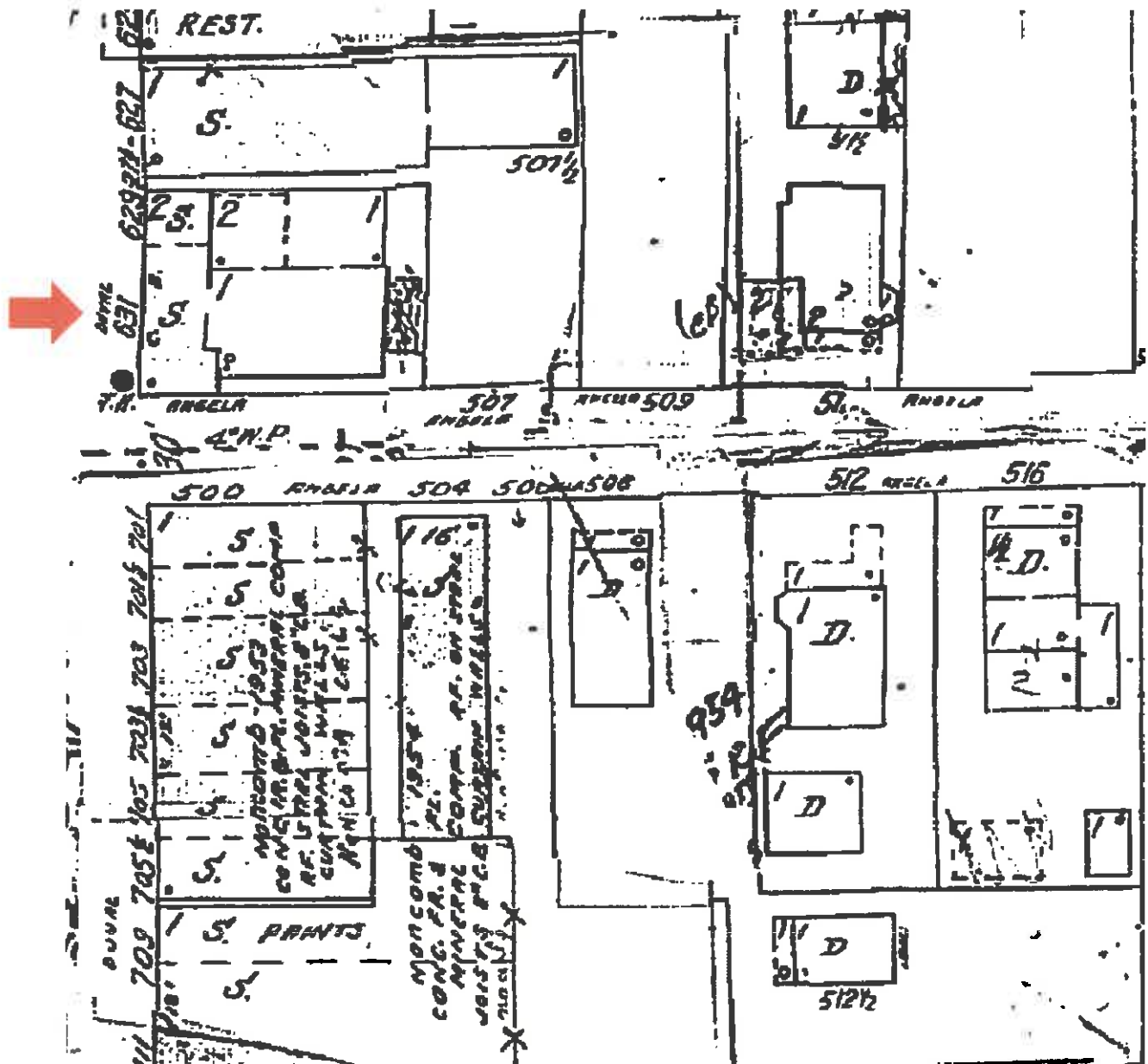
Enid

[Quoted text hidden]

Sanborn Maps



#629 Duval Street Sanborn map 1948



#629 Duval Street Sanborn map 1962

Project Photos

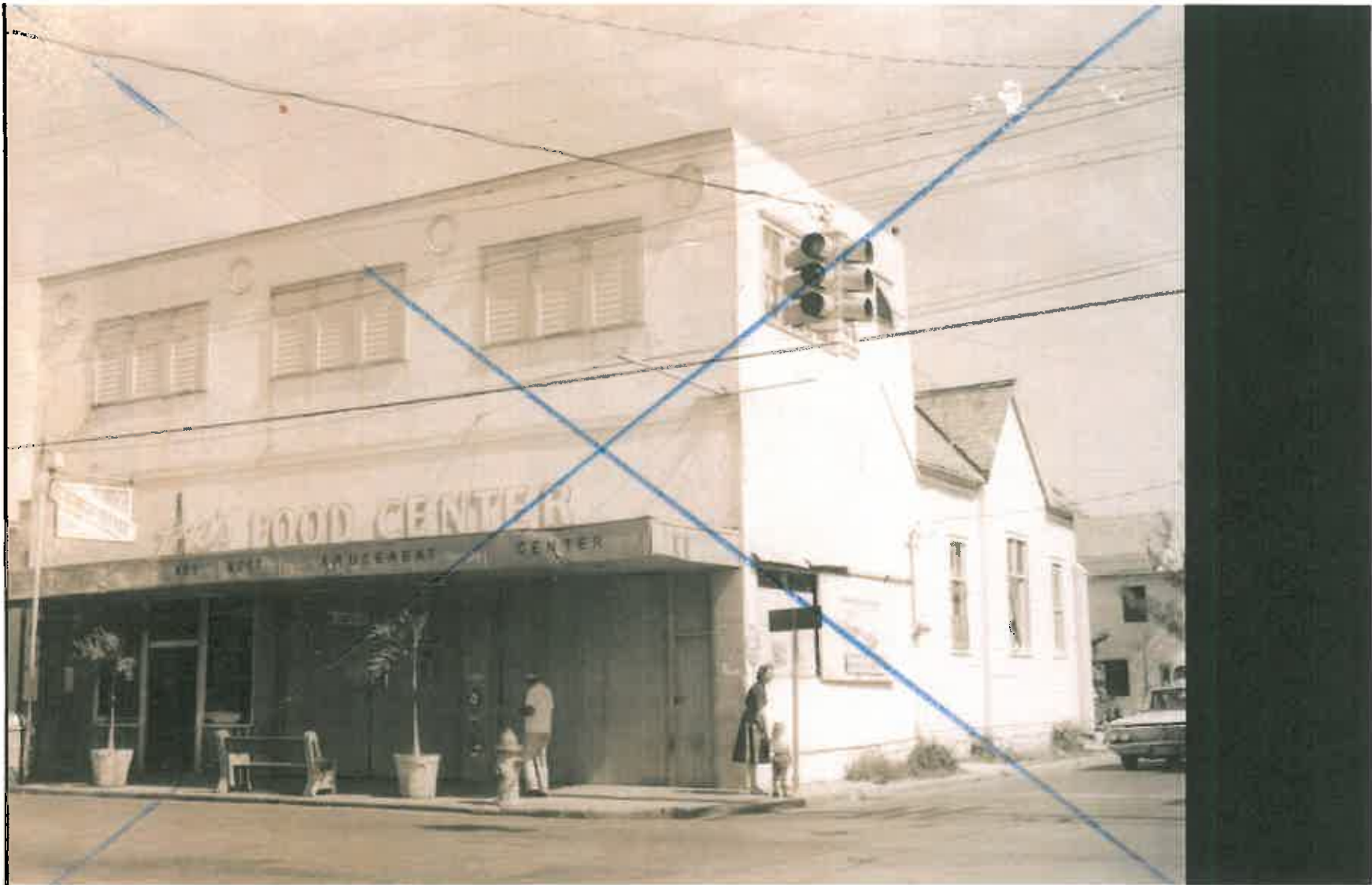


Photo taken by the Property Appraiser's office c1965; 631 Duval St.; razed about 1969; Key West Amusement Center, formerly Lee's Food Center. Monroe County Library.







FOR RENT TO ALLIANCE

EVELIP
SEE LEA
5700E MAIN
3059102





864 PAP
FLORIDA
2012

Survey

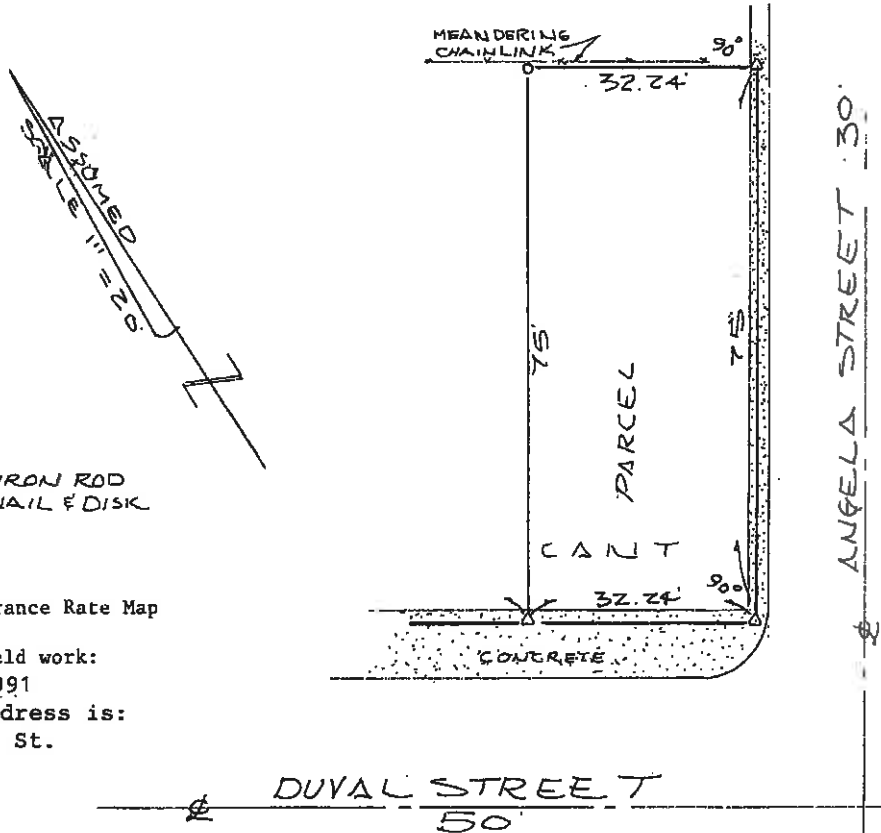


PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110



○ = SET IRON ROD
○ = " NAIL & DISK

NOTES:

1. Flood Insurance Rate Map Zone: X
2. Date of field work: July 2, 1991
3. Street address is: 629 Duval St.

BOUNDARY SURVEY OF:

PARCEL Of a part of Square or Lot Four (4), Block Sixty-one (61) on the Island of Key West, Florida according to William A. Whitehead's map or diagram of said Island and more particularly described as follows: Commencing at the intersection of the Northeasterly property line of Duval Street and the Northwesterly property line of Angela Street as a point of beginning; thence in a Northwesterly direction along said Northeasterly property line of Duval Street a distance of 32.24 feet; thence at right angles in a Northeasterly direction a distance of 75 feet to a point; thence at right angles in a Southeasterly direction a distance of 32.24 feet to a point in the Northwesterly property line of Angela Street; thence at right angles in a Southwesterly direction along said Northwesterly property line of Angela Street to the point of beginning.

BOUNDARY SURVEY FOR: LOUISE LEE


I HEREBY CERTIFY that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

**THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL**

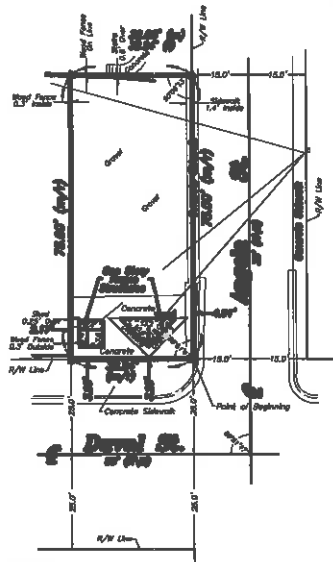
July 2, 1991

Key West, FL

PHILLIPS & TRICE SURVEYING, INC.


 Joe M. Trice, P.S.
 Florida Reg. Cert. #2110

Boundary Survey Map of part of Lot 4, Block 61 on the Island of Key West



LEGEND

- Found 2" Iron Pipe (Found)
- 2 1/2" Iron Pipe (Found)
- Found 1/2" Iron Pipe (Found)
- △ Found Nail in the (Found)
- △ Not Nail in the (Found)
- ⊙ Monument
- ⊙ Stake
- ⊙ Stake
- ⊙ Stake & Board
- ⊙ Concrete Stake (Found)
- N 1/2 Sec. 15
- E 1/4 Sec. 15
- S 1/4 Sec. 15
- ⊙ Concrete Utility Pole
- ⊙ Stake Utility Pole
- ⊙ Concrete Utility Pole
- ⊙ Stake Utility Pole

- NOTES**
1. The legal description shown herein was furnished by the client or their agent.
 2. Easements, encroachments and utilities were not located.
 3. All angles are 90° (shown & shown) unless otherwise noted.
 4. Street address: 600 Dowel Street, Key West, FL.
 5. This survey is not valid without the signature and the original seal out of a Florida Licensed Surveyor and Mapper.
 6. Easements shown herein were not allocated for rights-of-way, easements, encroachments or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. This survey is not assignable.
 9. Date of field work: April 24, 2008.
 10. Correctness of survey is guaranteed, unless otherwise noted.
 11. Easements are not located.

BOUNDARY SURVEY 07: Of a part of square or lot Four (4), Block Sixty-one (61) on the Island of Key West, Florida according to William A. Whitehead's map or diagram of said Island and more particularly described by following description: all the intersection of the Northwesterly property line of Dowel Street and the Northwesterly property line of Anglin Street or a point of beginning thence in a Northwesterly direction along said Northwesterly property line of Dowel Street a distance of 15.00 feet thence at right angles in a Northwesterly direction a distance of 7.5 feet to a point of beginning of the easterly property line of Anglin Street thence in a Southwesterly direction along said Northwesterly property line of Anglin Street to the point of beginning.

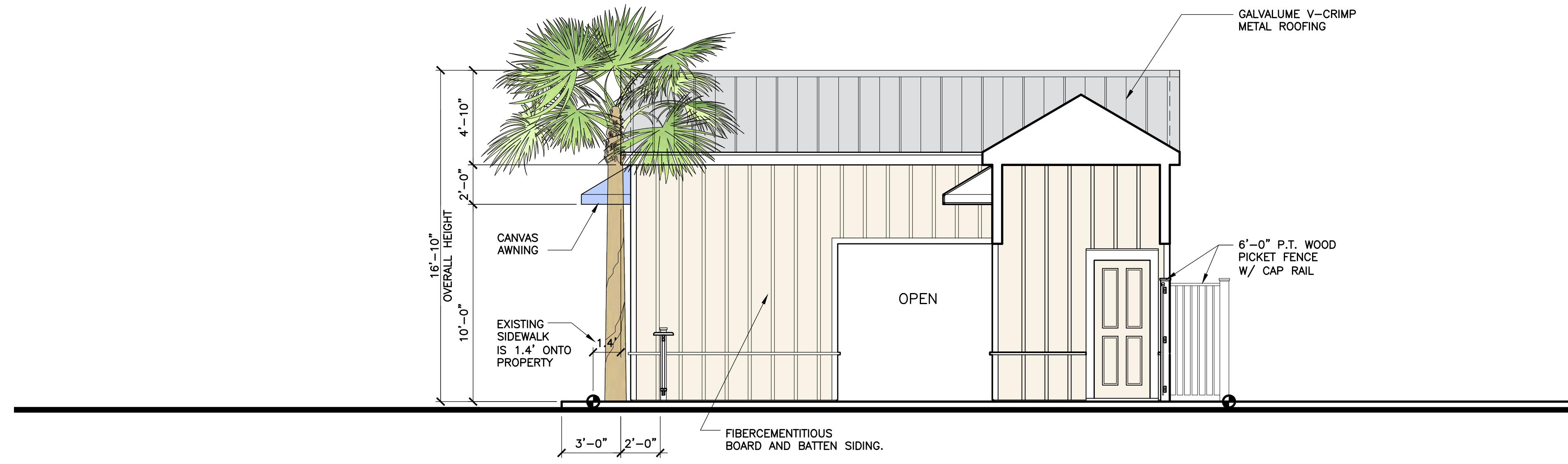
BOUNDARY SURVEY 208: Peak Between Monks

J. LYNN O'FLYNN, INC.
 J. Lynn O'Flynn, JRM
 Florida Reg. #1200
 April 24, 2008

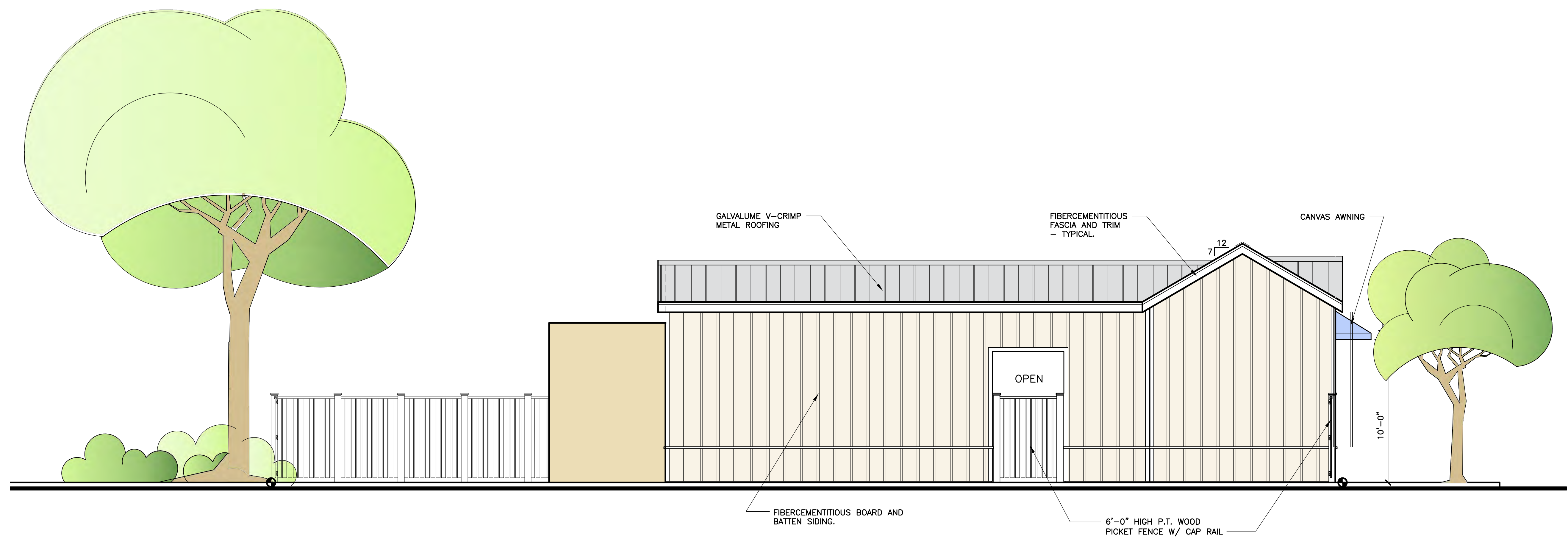
J. LYNN O'FLYNN, Inc.

 SURVEYING & MAPPING

Proposed Plans



1
A-4
REAR ELEVATION
SCALE: 1/4"=1'-0"



2
A-4
SIDE ELEVATION
SCALE: 1/4"=1'-0"

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

COMMERCIAL DEVELOPEMENT
629 DUVAL ST.
KEY WEST, FLORIDA.

SEAL _____

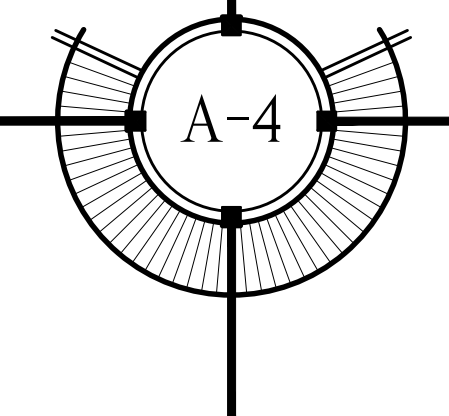
DATE
10-30-12 D.R.C.
12-12-12 PLBD.
10-7-13 HARC

REVISIONS
9-4-13 REV.

DRAWN BY
AR

PROJECT NUMBER
1221

COMMERCIAL DEVELOPEMENT
629 DUVAL STREET
KEY WEST, FLORIDA





1
A-3
DUVAL ST. FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
A-3
ANGELA ST. SIDE ELEVATION
SCALE: 1/4"=1'-0"

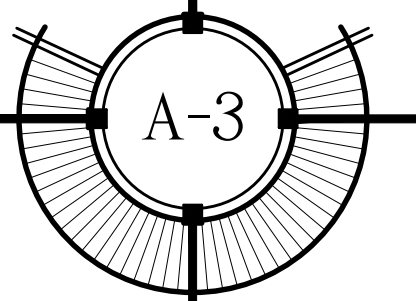
SEAL _____

DATE
10-30-12 D.R.C.
12-12-12 PLBD.
10-7-13 HARC

REVISIONS
9-4-13 REV.

DRAWN BY
AR

PROJECT
NUMBER
1221



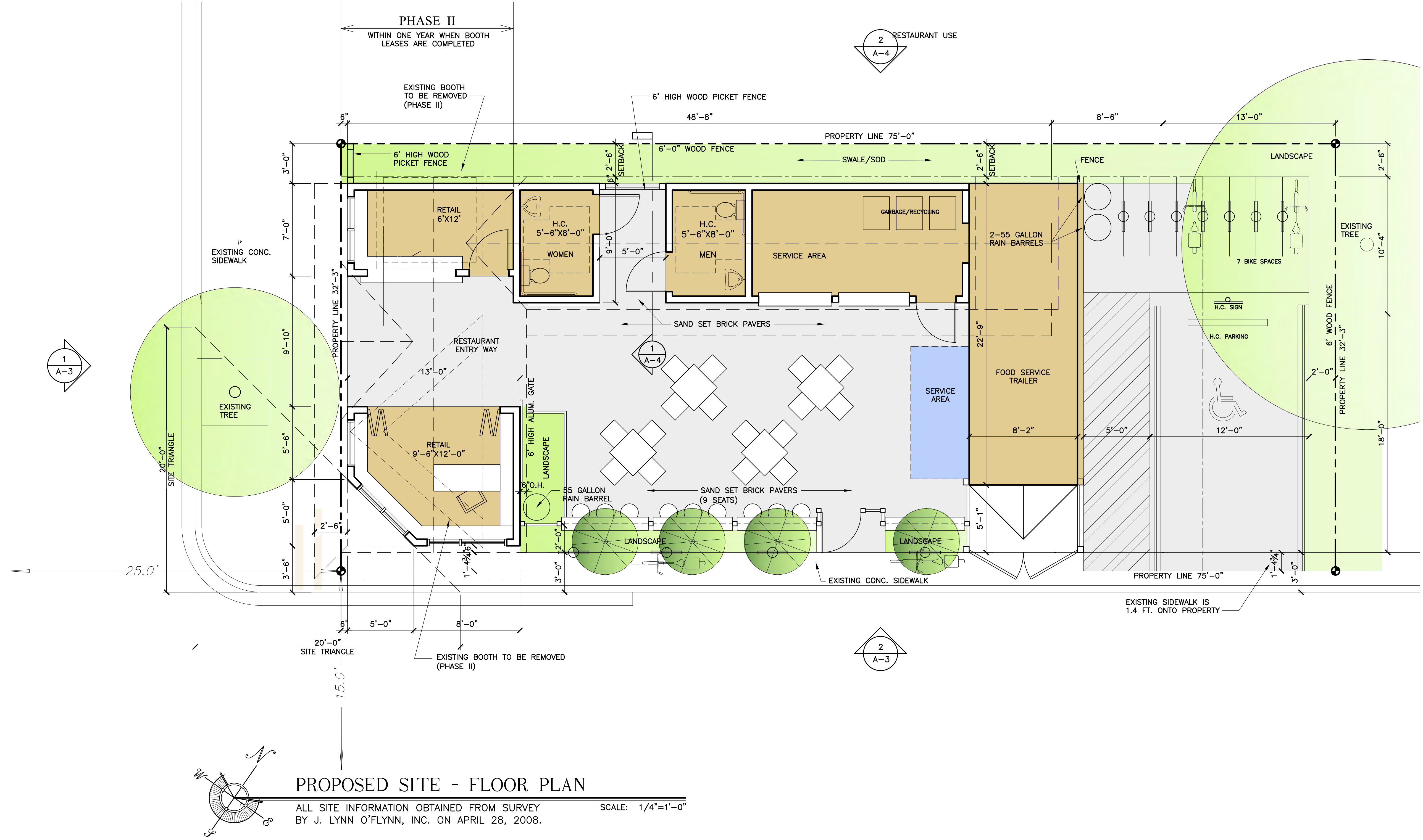
BUILDING DATA			
ZONING	=	HRCC-1	
FLOOD ZONE	=	X	
CONSTRUCTION		TYPE V	
SQUARE FOOTAGE			
ENCLOSED	=	475.9	SQ.FT.
COVERED	=	170.2	SQ.FT.
TOTAL	=	754.3	SQ.FT.
FOOD TRAILER	=	185.8	SQ.FT.

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040



PROPOSED SITE - FLOOR PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
BY J. LYNN O'FLYNN, INC. ON APRIL 28, 2008. SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPEMENT
629 DUVAL ST.
KEY WEST, FLORIDA.

SEAL _____

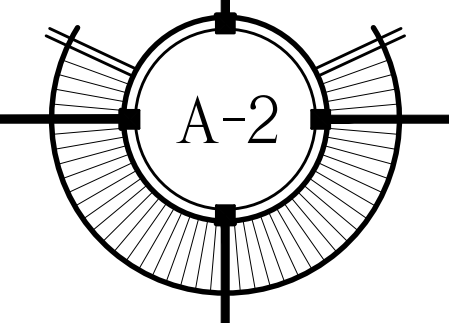
DATE
10-30-12 D.R.C.
12-12-12 PLBD.
10-7-13 HARC

REVISIONS
9-4-13 REV.

DRAWN BY
AR

PROJECT NUMBER
1221

COMMERCIAL DEVELOPEMENT
629 DUVAL STREET
KEY WEST, FLORIDA



SITE DATA

SITE DATA	=	2,418 S.F.
FLOOD ZONE	=	X
ZONING	=	HRCC-1
FAR	=	1.0 (0.302 PROVIDED)
HEIGHT LIMIT	=	35' (16'-10" PROVIDED)
SETBACKS:		
FRONT	=	0'-0" (0'-0" PROVIDED)
SIDE	=	2'-6" (2'-6" PROVIDED)
STREET SIDE	=	0'-0" (1'-4 3/4" PROVIDED)
REAR	=	10'-0" (19'-4" PROVIDED)
MIN. LOT AREA	=	4,000 S.F. (40'X100')
LOT COVERAGE	:	50% ALLOWABLE (1,206 S.F.), EXISTING 6% (147 SQ.FT.), PROVIDED 30.2% (730.8 SQ.FT)
IMPERVIOUS AREA	:	70% ALLOWABLE (1,692.6 S.F.), EXISTING 100% (2,418 SQ.FT.), PROVIDED 82.6% (1,996.7 SQ.FT.)
LANDSCAPE	:	20% MINIMUM (483.6 S.F.), EXISTING 0% (0 SQ.FT.), PROVIDED 13.1% (316.3 SQ.FT.)
OPEN SPACE	:	20% MINIMUM (483.6 S.F.), EXISTING 0% (0 SQ.FT.), PROVIDED 17.4% (421.3 SQ.FT.)

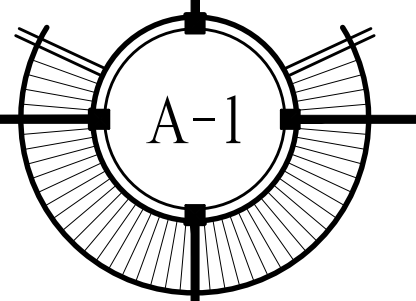
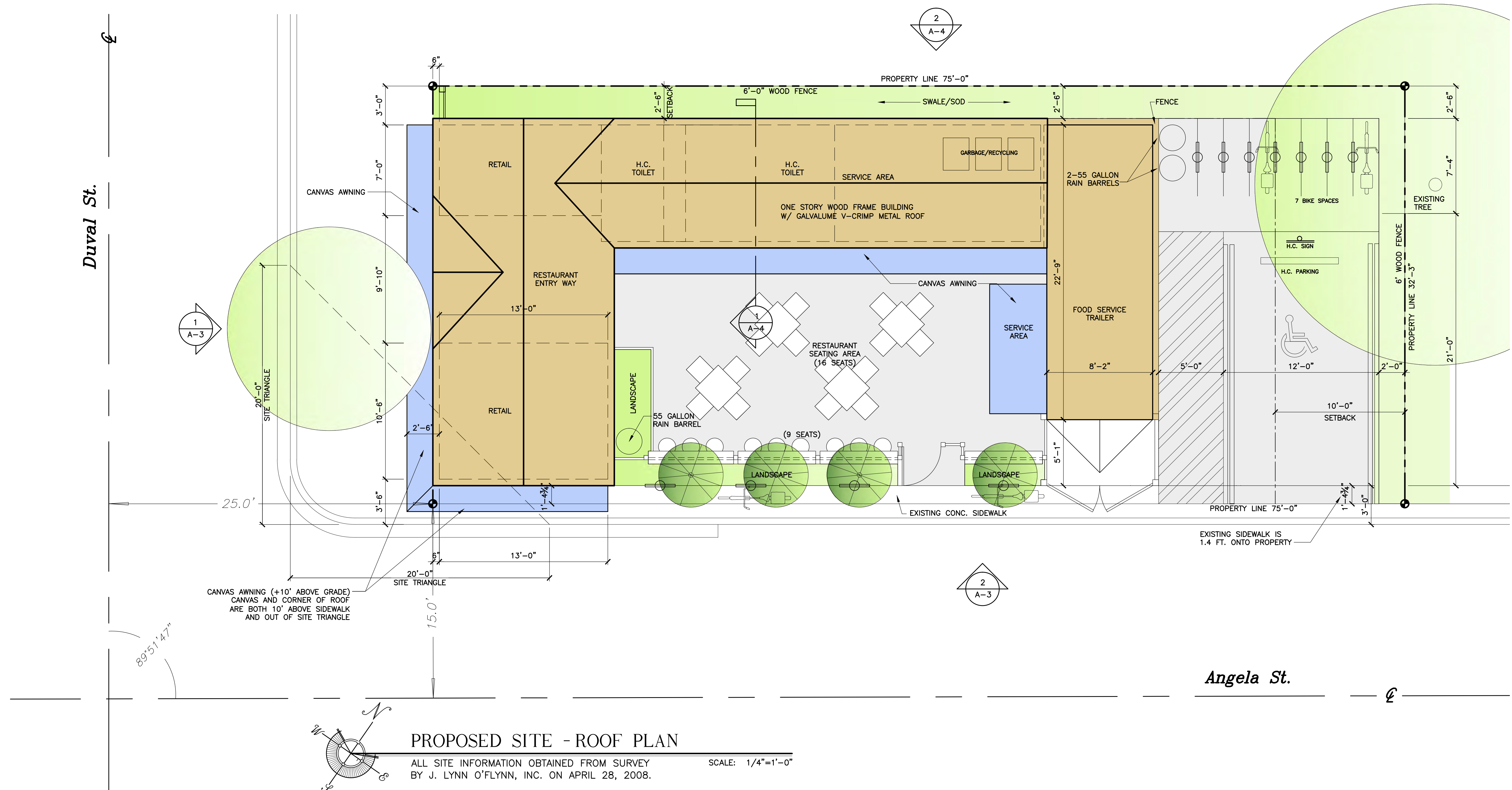
NOTE: THE 1.4 FT. FROM CITY SIDEWALK ON OUR PROPERTY IS BEING COUNTED AS OPEN SPACE, PREVIOUS AND LANDSCAPE AREA.

PARKING

REQUIRED PARKING (AUTO)			
RESTAURANT CONSUMPTION AREA	25 SEATS X 15 SQ.FT. = 375 SQ.FT. + 45 SQ.FT.	=	8.33
RETAIL	224 SQ.FT. X 1 SPACE / 300 SQ.FT.	=	0.75
PARKING WAIVER	147 SQ.FT. X 1 SPACE / 300 SQ.FT.	=	(0.49)
TOTAL AUTO PARKING REQUIRED		=	8.6
REQUIRED PARKING (BICYCLE AS A % OF AUTO PARKING)			
RESTAURANT CONSUMPTION AREA	25% X 8.33	=	2.08
RETAIL	25% X 0.75	=	0.19
PARKING WAIVER	25% X 0.49	=	(0.12)
TOTAL BICYCLE PARKING REQUIRED		=	2.15
PROPOSED PARKING			
AUTO SPACE (ADDED ONE HANDICAP SPACE)		=	1
BICYCLE / SCOOTER SPACES (ADDED 11 BIKE/SCOOTER SPACES)		=	11

LIST OF DRAWINGS

A-1	PROPOSED SITE - ROOF PLAN
A-2	PROPOSED FLOOR PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
L-1	LANDSCAPE PLAN
D-1	DRAINAGE PLAN



PLANT SCHEDULE

(4) SABAL PALM FIELD GROWN	-	SABAL PALMETTO 16-18"
(5) SPANISH STOPPER 7 GALLON	-	EUGENIA FOETIDA ±5'
(6) FLORIDA BOXWOOD 7 GALLON	-	SCHAEFFERIA FRUSTESCENS ±5'
(1) SIMPSON'S STOPPER 7 GALLON	-	MYRCIANTHES FRAGANS 4-5'
(19) BAHAMA COFFEE 3 GALLON	-	PSYCHOTRIA LIGUSTRIFOLIA 2'
(4) COONTIE 3 GALLON	-	ZAMIA PUMIVA 18"

LANDSCAPE REQUIREMENTS

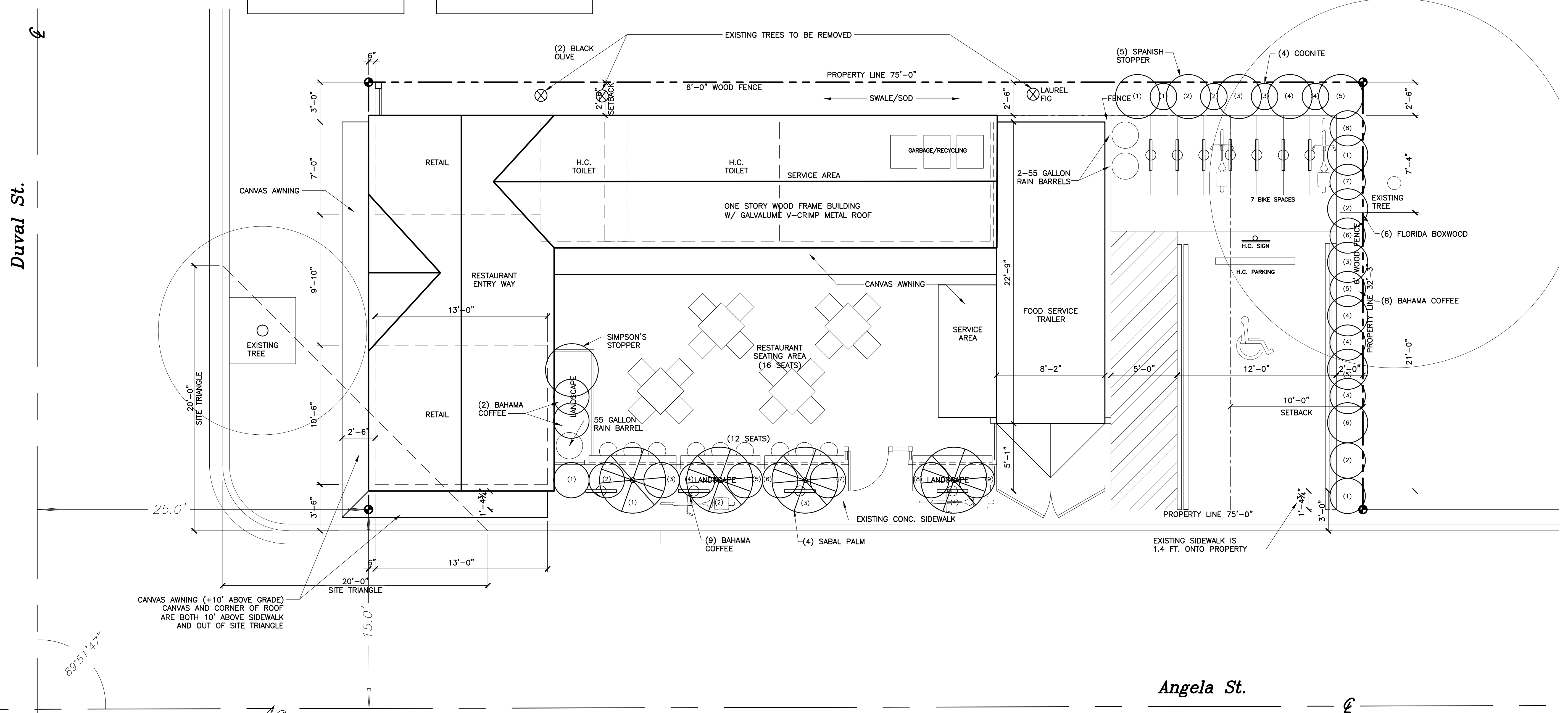
*** MINIMUM LANDSCAPE AREA SEC. 108-412	=	20% (483.6 SQ.FT.)
PROVIDED	=	13.1% (316.3 SQ.FT.)
*** R.O.W. - 40 PLANT UNITS PER 100 L.F. SEC. 108-413	=	40 p.u. REQUIRED
PROVIDED	=	23 p.u.
*** BUFFERYARD / SCREENING SEC. 108-347	=	HIGH IMPACT = NONE REQUIRED
PROPOSED USE	=	HIGH IMPACT = 44 p.u. PROVIDED
ADJOINING USE	=	HIGH IMPACT = 44 p.u. PROVIDED
*** 70% NATIVE SPECIES REQUIRED SEC. 108-412	=	100% PROVIDED

TREE REMOVAL

(2) BLACK OLIVE
(1) LAUREL FIG
NO PERMIT REQUIRED
SEC. 110-322 "EXCEPTIONS"

NOTES

1. ALL PLANTS "FLORIDA #1"
2. IRRIGATION PROVIDED
3. DECORATIVE STONE (RIVER ROCK)
USED AS MULCH IN ROW PLANTINGS.



LANDSCAPE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
BY J. LYNN O'FLYNN, INC. ON APRIL 28, 2008. SCALE: 1/4"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

NATIVE LANDSCAPE
DESIGN
SCOTT MONTGOMERY
LANDSCAPE DESIGNER

P.O. BOX 2847
KEY WEST, FL. 33045
(305) 303-5025

COMMERCIAL DEVELOPEMENT

629 DUVAL ST.
KEY WEST, FLORIDA.

SEAL

DATE

10-30-12 D.R.C.
12-12-12 PLBD.

REVISIONS

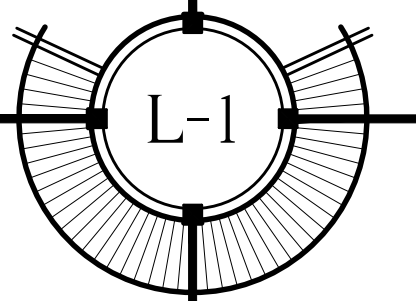
9-4-13 REV.

DRAWN BY

AR

PROJECT NUMBER

1221



COMMERCIAL DEVELOPEMENT
629 DUVAL STREET
KEY WEST, FLORIDA

Key Largo Awnings Co.



DURABLE - ENERGY SAVING
DECORATIVE & RETRACTABLE

Visit Our Showroom

M.M. 103.6
OCEANSIDE
KEY LARGO

451-1302



COMMERCIAL & RESIDENTIAL

Awning Material Sample
629 Duval Street

Strapless
Bimini Tops

DECORATIVE
RAILINGS & GATES



ALL TYPES CUSTOM CANVAS
AND ALUMINUM FABRICATION

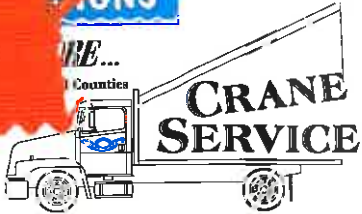
ALL TYPES SIGN FABRICATION & INSTALLATION



ATED
SIGNS

RE...
Counties

Broward# 92 6722AE-A



ELECTRIC
POLE
SIGNS

RECEIVED

JUL 08 2013

CITY OF KEY WEST
PLANNING DEPT.

H13-01-0823

Planning Board Resolutions

**PLANNING BOARD
RESOLUTION No. 2013-50**


**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD RECOMMENDING
APPROVAL OF A MINOR DEVELOPMENT
PLAN FOR CONSTRUCTION OF A
RESTAURANT FOR PROPERTY LOCATED AT
629 DUVAL STREET (RE#00012440-000100,
AK#1012815) PERSUANT TO SECTION 108-91
(A.)(1.(b.)&(c.), AND MODIFY LANDSCAPE
REQUIREMENTS PER SECTION 108-411, 108-
412 and 108-413 KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**


WHEREAS, the subject property is located in the Historic Residential Commercial Core, Gulf Side (HRCC-1), zoning district; and

WHEREAS, Section 108-91 A(1.(b.)&(c.) of the Code of Ordinances requires Minor Development Plans for the construction of 500 - 2,499 square feet of gross floor area; and

WHEREAS, Section 108-411, 108-412 and 108-413 allow for the modification to landscape requirements; and

WHEREAS, the applicant proposed the construction of approximately 1,500 square feet of floor area to be used as a restaurant, commercial retail space, storage and ADA bathroom facilities; and





Acting Chair
Planning Director

WHEREAS, the **approval** 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, or otherwise detrimental to the public welfare; and

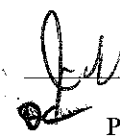
WHEREAS, the approval is consistent with the criteria in the Code; and

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 for the construction of approximately 1,500 square feet of restaurant, commercial retail, storage and ADA bathroom facilities per Section 108-91A.(1).(b.)&(c.), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission **approval** for property located at 629 Duval Street (RE#00012440-000100, AK# 1012815), as shown on the attached site plans dated September 4, 2013.

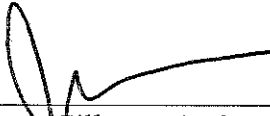
Section 3. This Minor Development Plan application recommended for **approval** to the City

 Acting Chair
Planning Director

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 property.

Section 4. 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 5. 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 26th day of September, 2013, authenticated by the Chairman of the Planning Board and the Planning Director.



James Gilleran, Acting Chair
Key West Planning Board

10 | 16 | 13

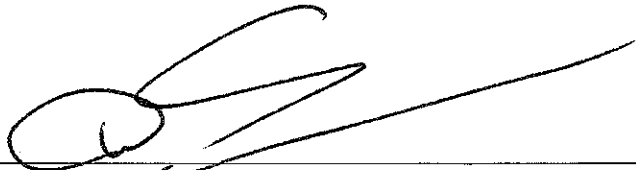
Date



Acting Chair


Planning Director

Attest:

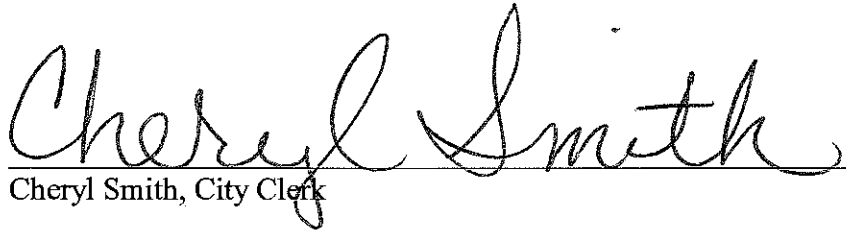


Donald Leland Craig, AICP
Planning Director

10.16.13

Date

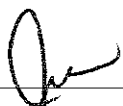
Filed with the Clerk:




Cheryl Smith, City Clerk

10-16-13

Date



Acting Chair



Planning Director

SITE DATA

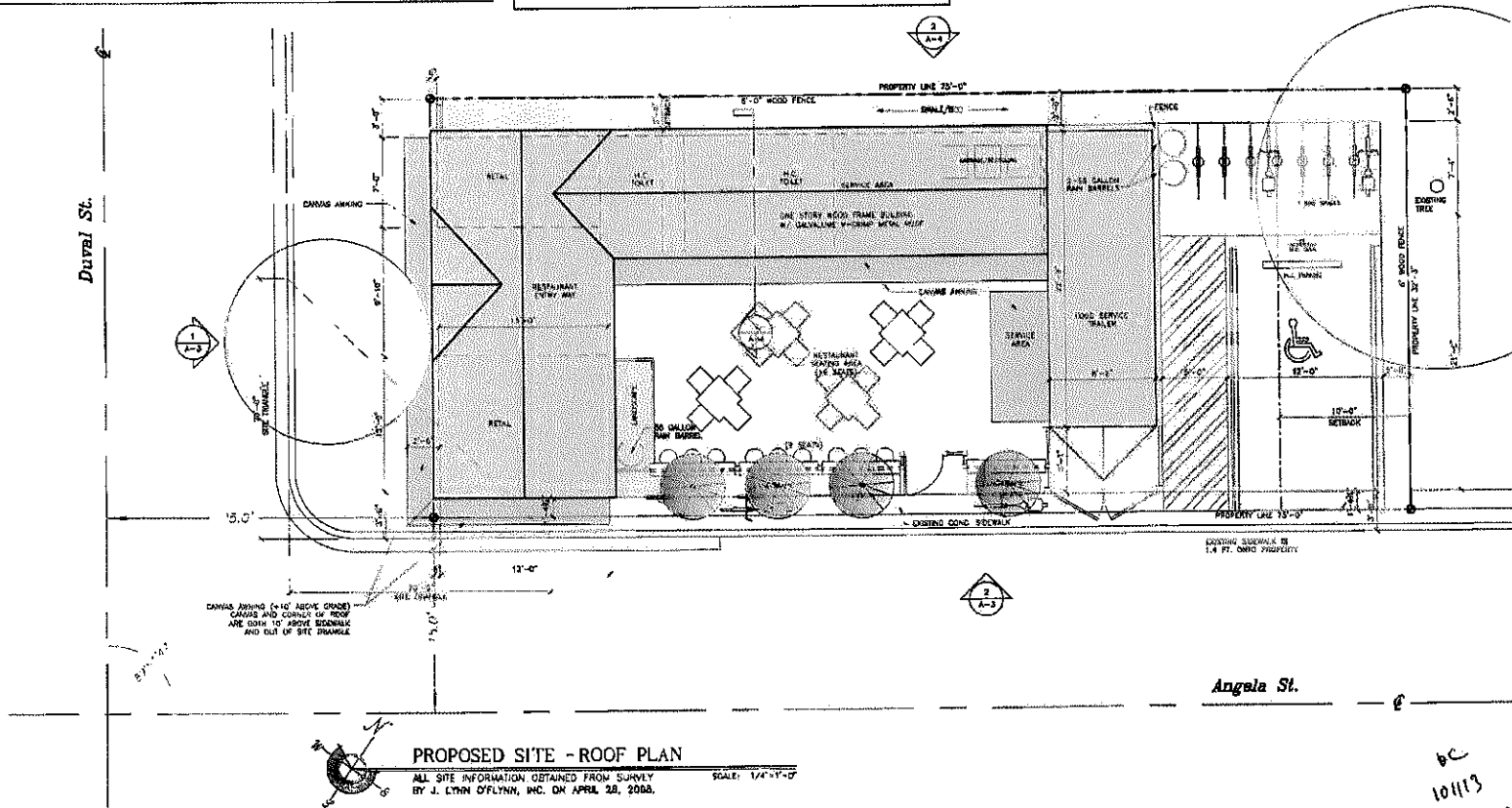
SITE DATA = 2,418 S.F.
 FLOOD ZONE = X
 ZONING = HCC-1
 FAR = 1.0 (0.302 PROVIDED)
 HEIGHT LIMIT = 35' (19'-10" PROVIDED)
 SETBACKS: FRONT = 0'-0" (0'-0" PROVIDED)
 SIDE = 3'-0" (2'-0" PROVIDED)
 STREET SIDE = 5'-0" (2'-0" PROVIDED)
 REAR = 10'-0" (10'-0" PROVIDED)
 MIN. LOT AREA = 4,000 S.F. (40X100)
 LOT COVERAGE = 60% ALLOWABLE (1,200 S.F.) EXISTING 0% (147 SQ. FT.) PROVIDED 30.2% (720 S.F.)
 IMPERVIOUS AREA = 72% ALLOWABLE (1,692 S.F.) EXISTING 100% (1,470 S.F.) PROVIDED 70% (1,464 S.F.)
 LANDSCAPE = 20% MINIMUM (483 S.F.) EXISTING 0% (0 S.F.) PROVIDED 13.1% (310 S.F.)
 OPEN SPACE = 20% MINIMUM (483 S.F.) EXISTING 0% (0 S.F.) PROVIDED 17.4% (421 S.F.)
 NOTE: THE 14 FT. FROM CITY SIDEWALK ON OUR PROPERTY IS BEING GRANTED AS OPEN SPACE, PROVIDED AND LANDSCAPE AREA.

PARKING

REQUIRED PARKING (AUTO)
 RESTAURANT COMPLETION AREA 28 SEATS X 18 SQ. FT. = 370 SQ. FT. = 8.55
 RETAIL 224 SQ. FT. X 1 SPACE / 300 SQ. FT. = 0.75
 PARKING MAINT. 147 SQ. FT. X 1 SPACE / 300 SQ. FT. = 0.49
 TOTAL AUTO PARKING REQUIRED = 9.79
REQUIRED PARKING (BIKE) AS A % OF AUTO PARKING
 RESTAURANT COMPLETION AREA 28% X 0.33 = 2.08
 RETAIL 224 X 0.75 = 1.68
 PARKING MAINT. 147 X 0.49 = 0.72
 TOTAL BIKE PARKING REQUIRED = 4.48
PROPOSED PARKING
 AUTO SPACES (ADDED ONE HANDICAP SPACE) = 11
 BIKE / SCOOTER SPACES (ADDED 11 BIKE/SCOOTER SPACES) = 11

LIST OF DRAWINGS

A-1 PROPOSED SITE - ROOF PLAN
 A-2 PROPOSED FLOOR PLAN
 A-3 ELEVATIONS
 A-4 CLADDING
 L-1 LANDSCAPE PLAN
 D-1 DRAINAGE PLAN



PROPOSED SITE - ROOF PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
 BY J. LYNN O'FLYNN, INC. ON APRIL 23, 2008. SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPMENT
 820 DUYAL STREET
 KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

REG. NO. 11
 11/19/01
 15/01/04
 15/04

TEL: 305.296.1307
 FAX: 305.296.1313
 LICENSE NO.
 14-000003

COMMERCIAL DEVELOPMENT
 820 DUYAL STREET
 KEY WEST, FLORIDA

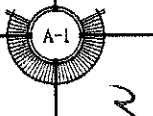
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 10-30-12 DRL
 12-12-12 PLED

REVISION:
 10-14-12 DRL

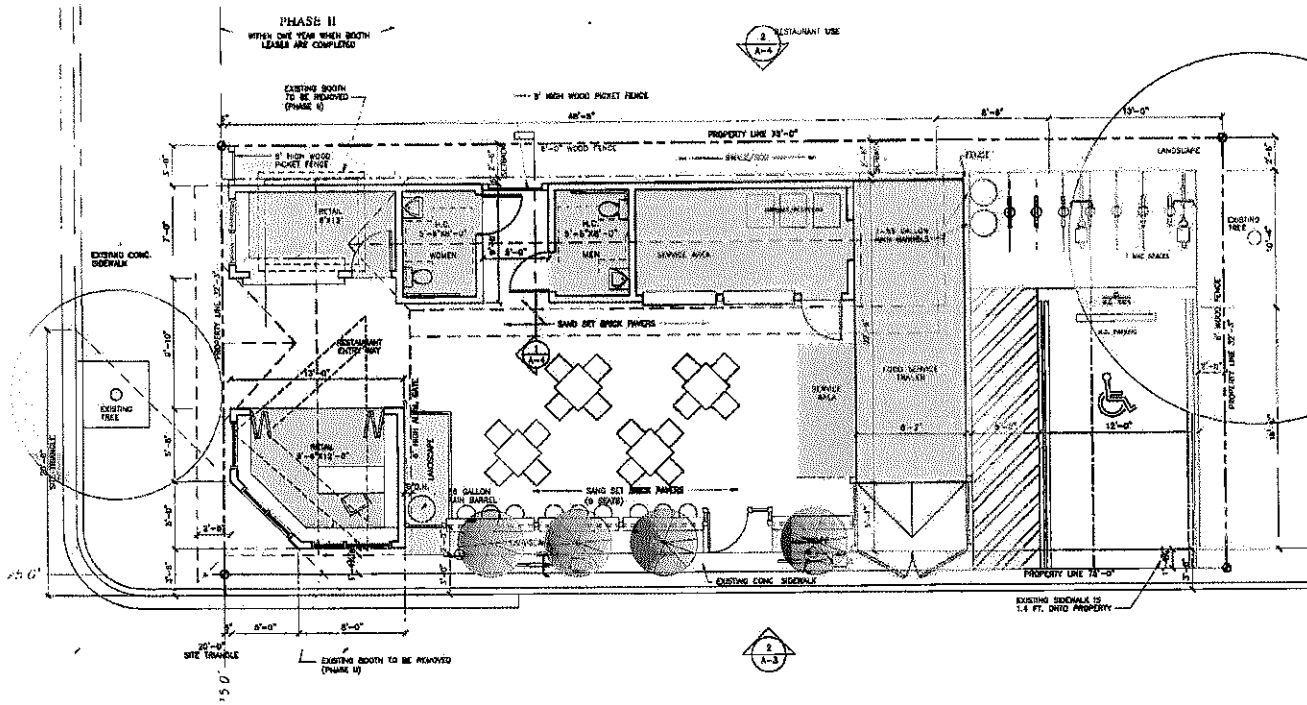
DRAWN BY
 DR

PROJECT
 1281

bc 10/1/13



BUILDING DATA	
FORMING	# 1800-1
FLOOD ZONE	X
CONSTRUCTION	TYPE V
SQUARE FOOTAGE	
ENCLOSED	= 475.0 SQ. FT.
COVERED	= 170.2 SQ. FT.
TOTAL	= 645.2 SQ. FT.
FOOD TRAILER	= 103.8 SQ. FT.



PROPOSED SITE - FLOOR PLAN
 ALL SITE INFORMATION OBTAINED FROM SURVEY
 BY J. LYNN O'FLYNN, INC. ON APRIL 28, 2008. SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPMENT
 621 DUYAL STREET
 KEY WEST, FLORIDA

WILLIAM HORN
 ARCHITECT, P.A.
 405450...
 KEY WEST
 FLORIDA
 34904
 TEL: 305-294-4200
 FAX: 305-294-1833
 LICENSE NO.
 44-000306

COMMERCIAL DEVELOPMENT
 621 DUYAL ST
 KEY WEST, FLORIDA

PLAN

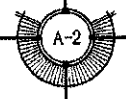
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 12-12-12 PLB

REVISIONS
 9-4-12 REV

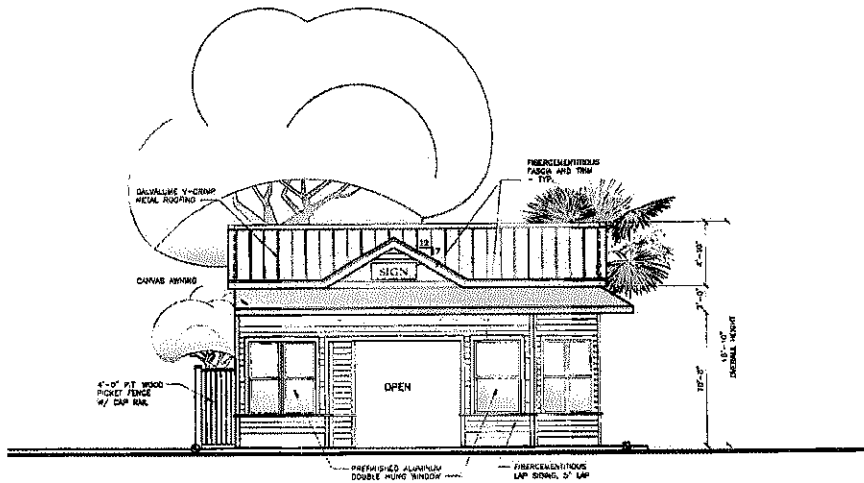
DATE BY
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PROJECT
 1221

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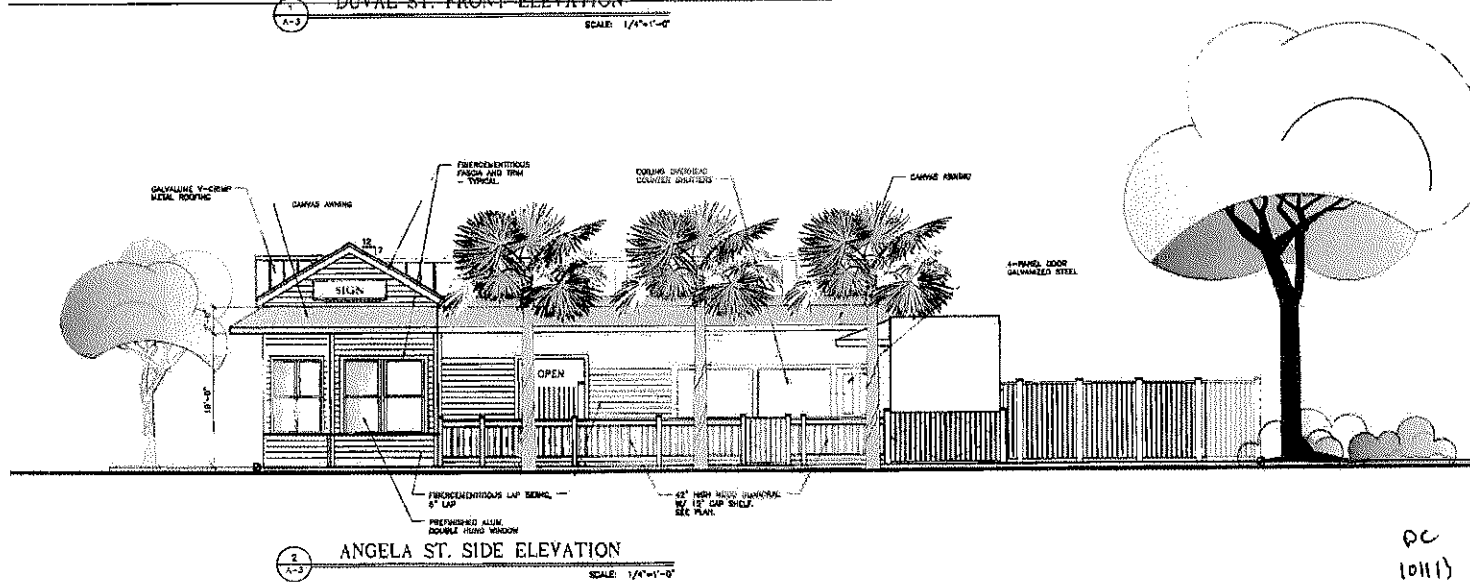


[Handwritten signature]



DUVAL ST. FRONT ELEVATION

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



ANGELA ST. SIDE ELEVATION

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

COMMERCIAL DEVELOPMENT
629 DUVAL STREET
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT P.A.

918 E. 43RD ST
KEY WEST
FLORIDA
33401

TEL: 305.296.0832
FAX: 305.296.0332

DATE: 05/25/07
000000

COMMERCIAL DEVELOPMENT
629 DUVAL ST
KEY WEST, FLORIDA

DRAWN BY
10-07-12 DEL
12-12-12 PLB/D

REVISION
4-4-14 RLY

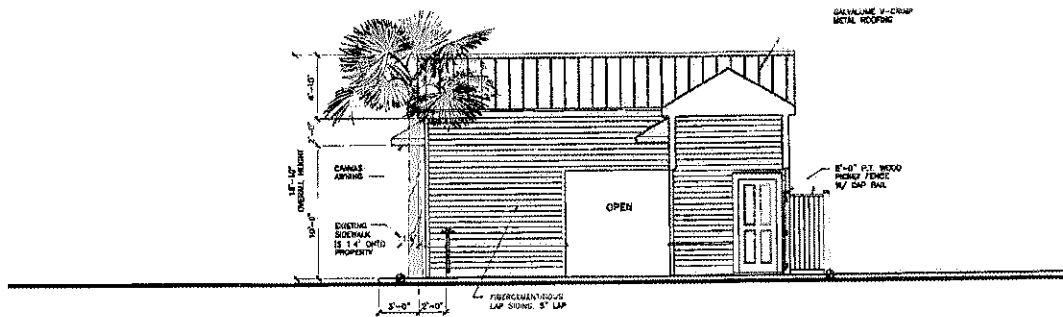
DESIGNED BY
AR

PROJECT NO.
1221

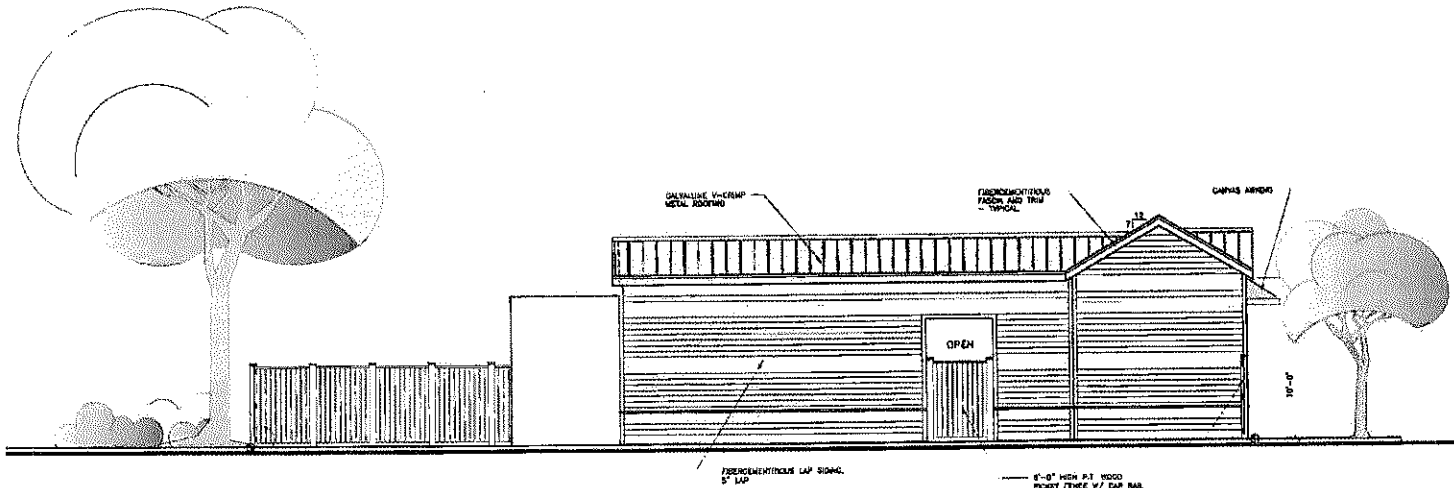
PC
10111



Handwritten signature



1
A-4
REAR ELEVATION
SCALE: 1/4"=1'-0"



2
A-4
SIDE ELEVATION
SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPMENT
529 DUVAL STREET
KEY WEST, FLORIDA

413.2103.01
KEY WEST
FLORIDA
2010

111 330 290-312
345 330 296-1433

EXHIBIT NO.
AR 000349

COMMERCIAL DEVELOPMENT
629 DUVAL ST
KEY WEST FLORIDA

SCALE

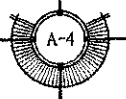
DATE
10-08-12 DBC
12-12-12 FLD

REVISIONS
7-4-13 RLV

DRAWN BY
AR

CHECKED BY
12/11

dc
10/11/13



Handwritten signature

WILLIAM P. BRINK
ARCHITECT P.A.

11414 TON ST
114 PALM
FLORIDA
33040

TEL: 850-296-0331
FAX: 850-296-0333

LICENSE NO.
AA-098340

3110 LINDSEY AVE
SCOTT AERIAL CENTER
3100 W. W. AVE. SUITE 100
PO BOX 77
3100 W. W. AVE. SUITE 100
SCOTTSDALE, AZ 85257

COMMERCIAL DEVELOPMENT
629 DUVAL ST
KEY WEST, FLORIDA

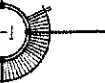
SCALE

DATE
10-21-12 DRL
12-12-12 MLD

REVISIONS
04-13 MLY

DRAWN BY
J.R.

CHECKED BY
J.P.B.



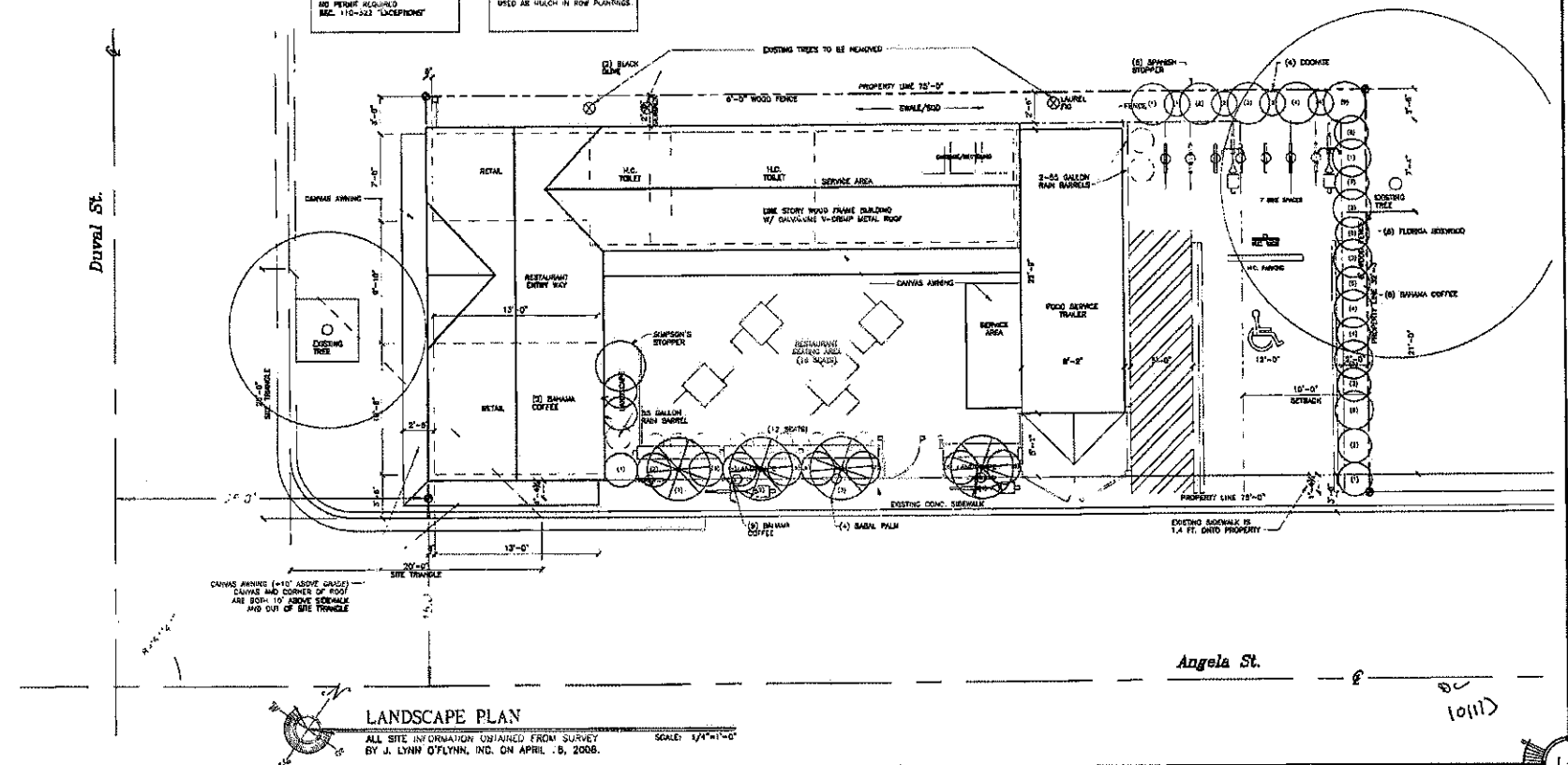
John

PLANT SCHEDULE	
(A) BABAL PALM FIELD ORCHID 16-18"	BABAL PALMETTO 16-18"
(B) SPANISH STOPPER 7 GALLON	EUCALYPTUS 7"
(C) FLORIDA BROOMWOOD 7 GALLON	SCHNEIDERIA PALUSTRIS AS
(D) SIMPSON'S STOPPER 7 GALLON	HYDRANGEA LYNDAE 4-5"
(E) BANANA COFFEE 3 GALLON	PSYDROSA LIGUSTRIFOLIA 2"
(F) COONIE 3 GALLON	ZANNA PAVIA 18"

LANDSCAPE REQUIREMENTS	
*** MINIMUM LANDSCAPE AREA SEC. 108-113	= 20% (453.6 SQ.FT.) PROVIDED = 13.1% (210.3 SQ.FT.)
*** E.O.W. - 40 PLANT UNITS PER 100 L.F. = 40 S.M. REQUIRED SEC. 108-113	PROVIDED = 23 S.M.
*** BUFFERING / SCREENING SEC. 108-247	PROPOSED USE = HIGH IMPACT = NONE REQUIRED ALTERNATE USE = HIGH IMPACT = 41 S.M. PROVIDED
*** 30% NATIVE SPECIES REQUIRED SEC. 108-113	= 100% PROVIDED

TREE REMOVAL
(1) BLACK OLIVE
(2) LAUREL FIG
NO PERMITS REQUIRED SEC. 110-323 "UNDEVELOPED"

NOTES
1. ALL PLANTS "FLORIDA #1"
2. PROVISION PROVIDED
3. DECORATIVE STONE (OVER ROCK) USED AS MUCH AS POSSIBLE IN ROW PLANTING.



LANDSCAPE PLAN
ALL SITE INFORMATION OBTAINED FROM SURVEY
BY J. LYNN O'LYNN, INC. ON APRIL 15, 2008. SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPMENT
629 DUVAL STREET
KEY WEST, FLORIDA

**Development Review Committee Minutes
November 16, 2012**

Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

meets ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) Sec. 4.6 parking requirements for standard vehicle ADA accessible parking space.

Mr. Williams inquired if any trees or landscaping would be impacted and if so, that the applicant contact him to make sure no permits are required by the Tree Commission. He suggested using a cistern to utilize rain water.

Mrs. Torregrosa stated that project will be on the HARC agenda on November 27th.

Mr. Craig stated that what is proposed is a new structure as the principal structure on site and a detached habitable area which is not another unit.

Remaining DRC members had no comments.

Keys Energy had no objections. The applicant will need to provide a full set of plans and a project review form. This will ensure the applicant and the surrounding customer have adequate power.

10. Minor Development Plan - 629 Duval Street (RE# 00012440-000100) - Request for a minor development plan to construct an outdoor restaurant per Section 108-91 A.1.(b) and (c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Items 10 and 11 were heard concurrently.

Mr. Cunningham gave members an overview of the Minor Development and Parking requests.

The applicant's Architect, Bill Horn, gave members an overview of the request.

Ms. Higgins had no comment.

Mr. Williams requested a licensed landscape architect for the plan. He suggested using a cistern.

Mrs. Torregrosa stated that the authorization form says Helena Dos Santos but deed is under Kimberly Blanchette. Mr. Cunningham stated that the applicant is the representative trustee for the trust that is associated with the owner. Mrs. Torregrosa requested this information to be shown on the packet for proper representation. She stated her concern about the trailer that is proposed. The project will require HARC approval.

Ms. Ignaffo stated that pursuant to Sec. 74-171 grease interceptor, sized in accordance with the number of dining establishment seats, hours of operation, and type of utensils used at the restaurant shall be required. The interceptor shall conform to the requirements of the Florida Building Code: Plumbing Section 1003. Please coordinate utility infrastructure plan review with General Services Department. The site plan shows a fenced storage area for trash and recycling receptacles. Sec. 58-31 limits the size of trash receptacles to 32 gallons, weight not exceeding 50 pounds. Please indicate the quantity of trash to be generated by this project, on a daily basis. The city would like to reduce the amount of solid waste and increase the recycling rate. Please consider the use of bio-degradable paper goods that are recyclable.

Ms. Ignaffo stated that the site plan shows one ADA accessible standard vehicle parking space. The parking space is designed to create vehicle backing onto the public right-of-way. Access route width dimensions for the sidewalk and entrance gate are not indicated on the plans.

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 22, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO PHASED CONSTRUCTION OF A RESTAURANT. NEW FOOD SERVICE TRAILER. DEMOLITION OF EXISTING BOOTHS

FOR- #629 DUVAL STREET

Applicant- Trepanier and Associates

Application # H13-01-823

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Patrick Wright, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
629 Duval Street on the 17th day of October, 20 13.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 10-22-13, 20 13.

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

The Certificate of Appropriateness number for this legal notice is H/3-01-823.

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

Signed Name of Affiant:

[Signature]
Date: 10-17-13
Address: 402 Apperly Lane
City: Key West
State, Zip: FL 33040

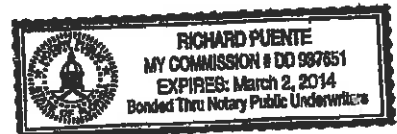
The forgoing instrument was acknowledged before me on this 17 day of October, 20 13.

By (Print name of Affiant) Patrick Wright who is personally known to me or has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Richard Puente
Print Name: Richard Puente

Notary Public - State of Florida (seal)
My Commission Expires: 4-2-2014



Public Meeting Notice

FOR THE PROPOSED CONSTRUCTION OF THE
NEW STATE OF ARIZONA
IN THE COUNTY OF MARICOPA

DATE: [illegible]
TIME: [illegible]
LOCATION: [illegible]





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: 1012815 Parcel ID: 00012440-000100

Ownership Details

Mailing Address:
DUVAL LOT LLC
C/O BLANCHETTE KIMBERLY L
1312 REYNOLDS ST
KEY WEST, FL 33040-4709

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 629 DUVAL ST KEY WEST
Legal Description: KW PT LOT 4 SQR 61 G6-2 OR437-623/24 OR2555-1172/73 OR2585-127/29

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	32	75	2,418.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	64 SF	0	0	2001	2002	1	40

2	TK2:TIKI	70 SF	0	0	1993	1994	1	40
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Appraiser Notes

OVERRIDE PER 002

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B943462	10/01/1994	10/01/1995	1,500		RENO/RELOC BOOTH
0202833	01/15/2002	10/30/2002	600		REPLACE FIRE DAMAGED TK2

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	0	779	365,747	366,526	366,526	0	366,526
2012	0	804	365,747	366,551	366,551	0	366,551
2011	0	842	365,747	366,589	366,589	0	366,589
2010	0	867	365,529	366,396	366,396	0	366,396
2009	0	904	532,682	533,586	533,586	0	533,586
2008	0	929	1,083,937	1,084,866	1,084,866	0	1,084,866
2007	0	967	616,590	617,557	617,557	0	617,557
2006	0	992	217,620	290,993	290,993	0	290,993
2005	0	1,029	181,350	290,993	290,993	0	290,993
2004	0	1,053	128,154	290,993	290,993	0	290,993
2003	0	1,091	125,736	290,993	290,993	0	290,993
2002	0	599	125,736	290,993	290,993	0	290,993
2001	0	614	125,736	178,412	178,412	0	178,412
2000	0	334	111,228	178,412	178,412	0	178,412
1999	0	342	111,228	178,412	178,412	0	178,412
1998	0	350	111,228	111,578	111,578	0	111,578
1997	0	357	106,392	106,749	106,749	0	106,749
1996	0	365	106,392	106,757	106,757	0	106,757
1995	0	0	106,392	106,392	106,392	0	106,392
1994	0	0	106,392	106,392	106,392	0	106,392
1993	0	0	106,392	106,392	106,392	0	106,392
1992	0	0	106,392	106,392	106,392	0	106,392
1991	0	0	106,392	106,392	106,392	0	106,392
1990	0	0	87,653	87,653	87,653	0	87,653
1989	0	0	87,048	87,048	87,048	0	87,048

1988	0	0	74,958	74,958	74,958	0	74,958
1987	0	0	37,026	37,026	37,026	0	37,026
1986	0	0	36,270	36,270	36,270	0	36,270
1985	0	0	26,114	26,114	26,114	0	26,114
1984	0	0	26,114	26,114	26,114	0	26,114
1983	0	0	16,008	16,008	16,008	0	16,008
1982	0	0	16,008	16,008	16,008	0	16,008

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
8/6/2012	2585 / 127	100	WD	11
2/7/2012	2555 / 1172	100	ORDER	19
2/1/1969	0437 / 0623	3,500	00	Q

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