

Historic Architectural Review Commission

Staff Report Item 6

Meeting Date: June 25, 2013

Applicant: Patricia Ortiz

Application Number: H13-01-719

Address: #500 Duval Street

Description of Work: Installation of one hanging sign, copy "CVS open 24 hours" and wall signs with copy "Open 24 hours" and "CVS". Signs will be externally illuminated.

Building Facts: The building is listed as a contributing resource. The two story masonry vernacular structure was built in 1918. The structure will house a CVS Store. The historic Kress signs will not be altered or removed. The building is located on the south west corner lot of Duval and Fleming Streets.

Guidelines and Ordinance Cited in Review: Banners, Flags, Signage and Lighting (pages 49-50), specifically guideline 1, 2, 3, 4 and 6 of page 49.

Sec 114-104 Restriction of number of signs.

Staff Analysis

A Certificate of Appropriateness has been submitted for the installation of a double sided hanging sign with copy "CVS". This sign will be less than 5 square feet, will have the 8' required clearance height and will meet all existing guidelines. The applicant is proposing the installation of one wall sign facing Fleming Street with copy of "CVS open 24 hours". This sign will be 14.3 square feet, less than 10% of the façade. Letters will be 12" or less tall. Towards Duval Street the plans includes a continuous board under three existing second floor windows with the following copies "CVS" "Open 24 Hours" and "CVS". Letters will be 12" tall and the signs will be less than 10% of the façade. All wall signs will be externally illuminated with existing fixtures that are located over the red awning. The applicant submitted drawings showing what is permitted by Code and guidelines and what they are proposing.

Consistency with Guidelines

1. The guidelines are clear regarding number of signs. This building is on a corner lot and will be allowed to have three signs. The proposal includes two extra signs.

It is staff's opinion that the proposed project is inconsistent with the guidelines and the Land Development Regulations.

Application

alternate key 1010111

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS
APPLICATION # 05-113-100719

OWNER'S NAME: Old Kress Building Company INC DATE: 5/15/2013

OWNER'S ADDRESS: 424 - A Fleming St Key West PHONE #: 813 817 8492

APPLICANT'S NAME: Patricia Ortiz PHONE #: 813 817 8492

APPLICANT'S ADDRESS: 1541 N Dale Mabry Highway Tampa FL 33504

ADDRESS OF SIGN LOCATION:
500 Duval Street Key West FL

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:

WALL DETACHED

HANGING WINDOW

AWNING TRANSOM

MATERIALS DESCRIPTION:
1 1/2" sandblasted redwood

SIGN COPY:
CVS / CVS pharmacy / open 24 hours

SIZE OF SIGN:
See attached

OF EXISTING SIGNS ON PREMISES: 0

TYPE OF ILLUMINATION:
external

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: May 14, 2013
Applicant's Signature: [Signature]

Required Submittals

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

Staff Use Only

Owner: CWPKR Date: 5/20/13 Type: BU Drawer: 1
 Date: 5/20/13 Staff Approval: 6:513
 2013 100719
 # BUILDING PER 1 \$100.00
 Trans number: 2910412
 CK CHECK Fee Due: \$ 4100.00

Trans date: 5/20/13 Time: 10:45:58

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Building is listed as contributing. Built 1918
Ordinance for signage sec. 114-104
Guidelines for signage (guideline 1)*

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Anthony Falcone, in my capacity as Director / Managing Member
(print name) (CAPTION) (print position; president, managing member)
of Old Kress Building Company INC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

500 Duval Street Key West Florida
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

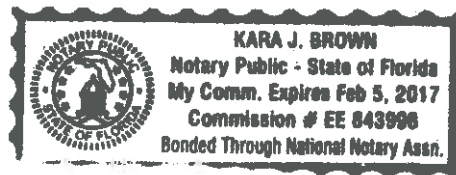
Subscribed and sworn to (or affirmed) before me on this 5/15/13 by
Patricia Ortiz
Name of Authorized Representative
date

He/She is personally known to me or has presented Driver License as identification.

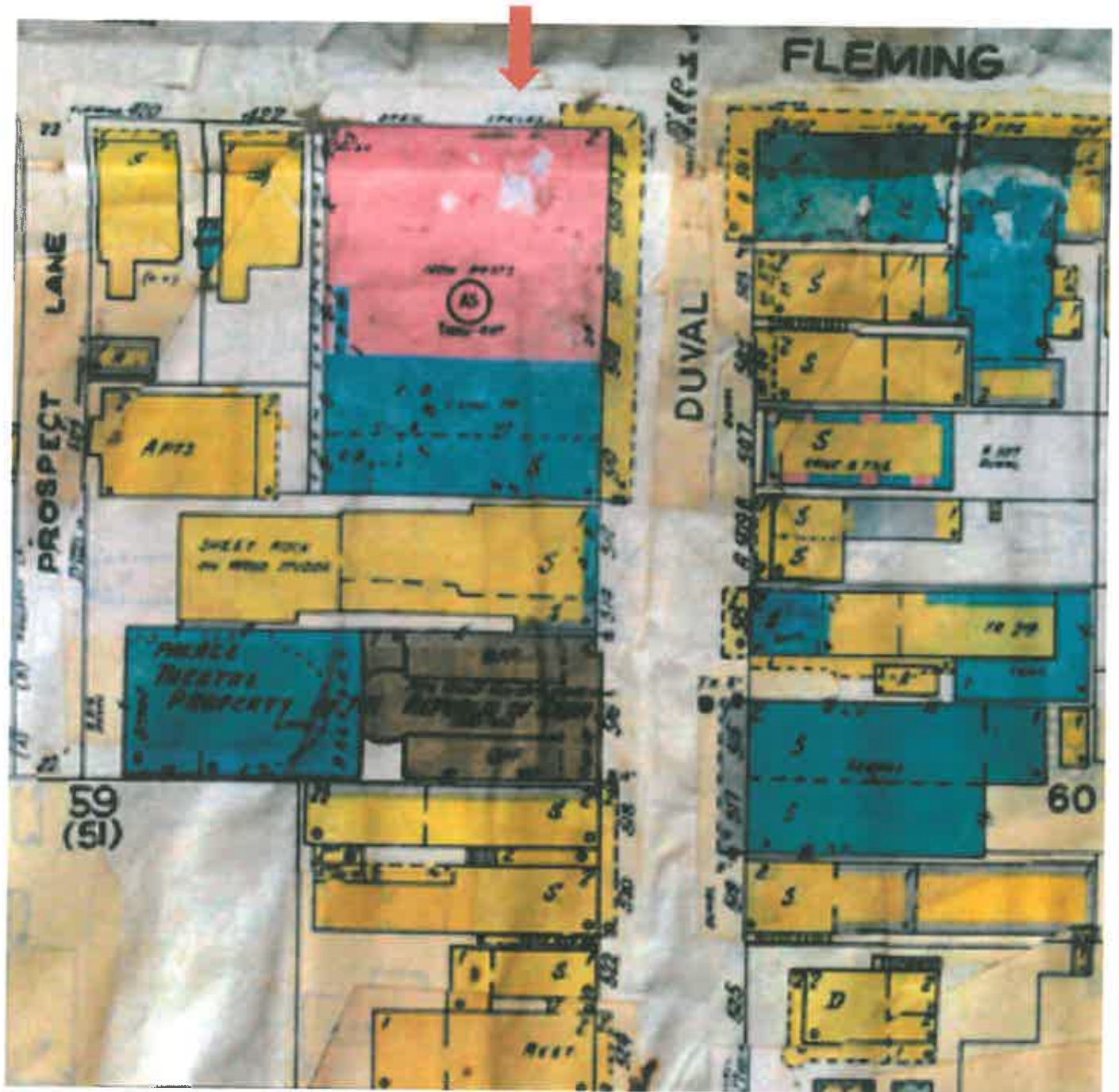
Kara J. Brown
Notary's Signature and Seal

Kara J. Brown
Name of Acknowledger typed, printed or stamped

EE 843998
Commission Number, if any



Sanborn Maps



#500 Duval Street Sanborn map 1948

Project Photos



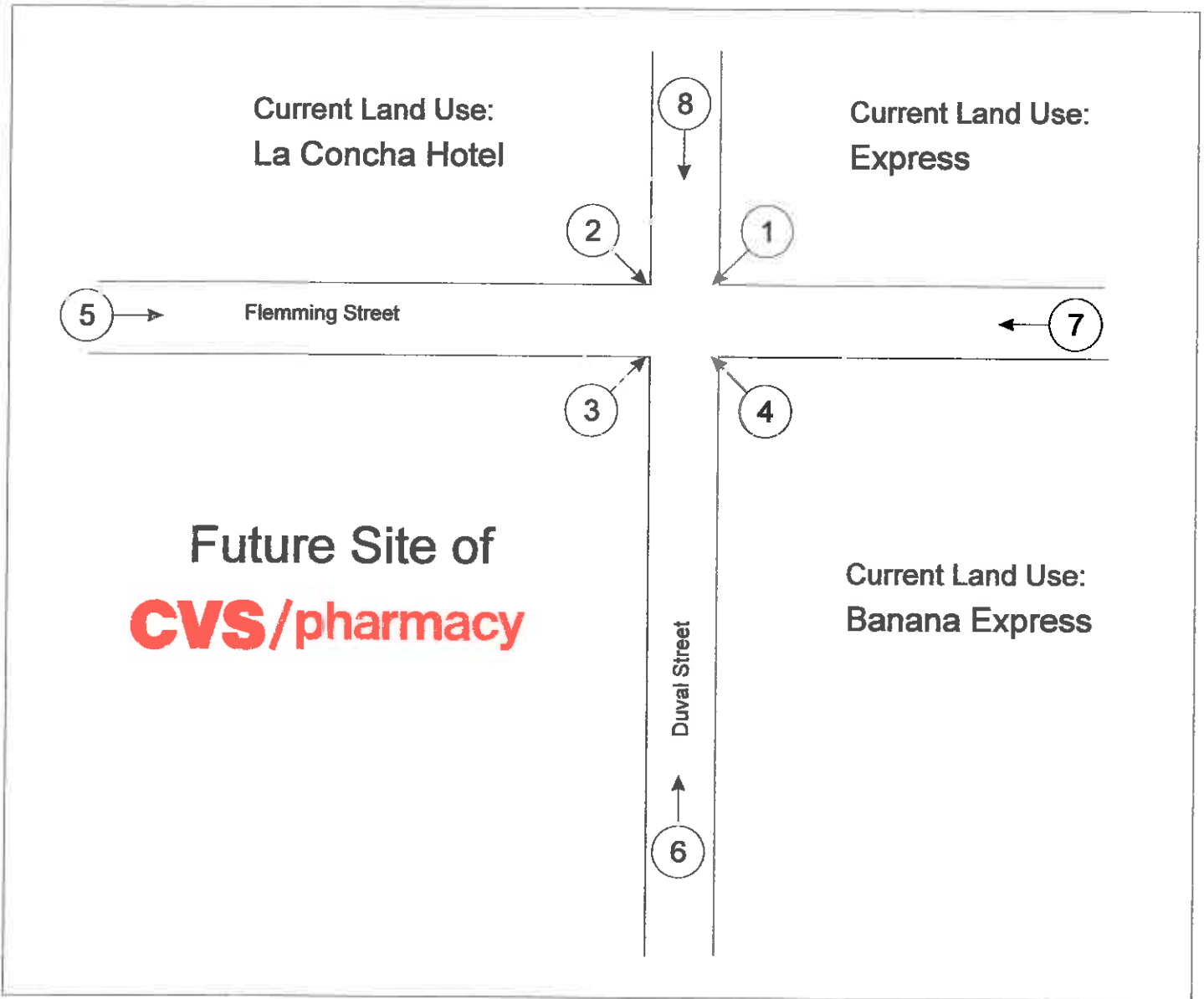
S. H. Kress and Company Store was at 500 Duval Street in the 1960s. Photo from the Property Appraiser's office.

Address: 500 Duval Street
City/State: Key West, FL
Zip: 33040



Project #: 749
Location #: 66094

PHOTO SURVEY GUIDE



Address: 500 Duval Street
City/State: Key West, FL
Zip: 33040



Project #: 749
Location #: 66094

SURVEY PHOTOS

SITE OVERVIEW



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

Address: 500 Duval Street
City/State: Key West, FL
Zip: 33040



Project #: 749
Location #: 66094

SURVEY PHOTOS

SITE OVERVIEW



Photo 7



Photo 8

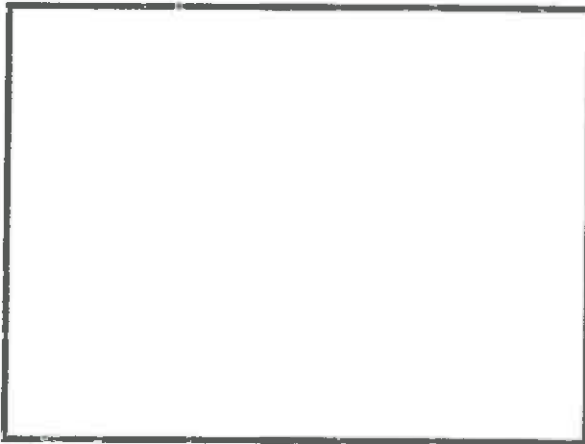


Photo 9

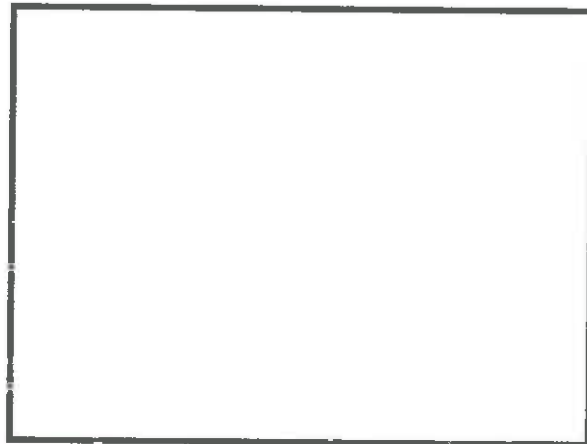


Photo 10

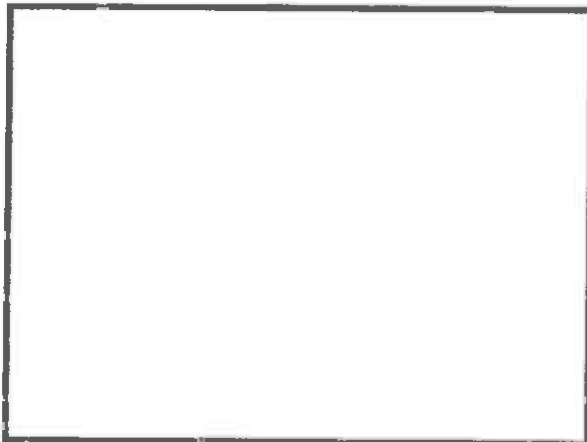


Photo 11

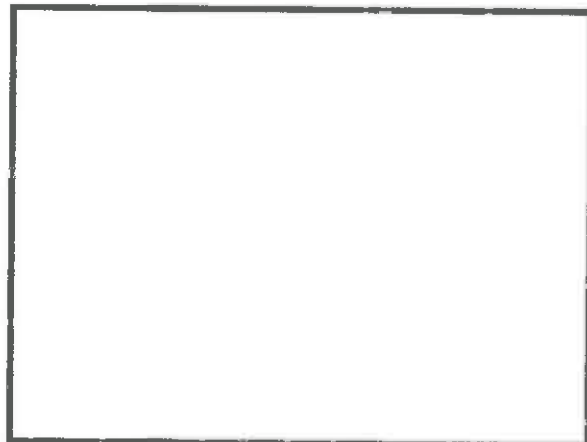


Photo 12

Address: 500 Duval Street
City/State: Key West, FL
Zip: 33040



Project #: 749
Location #: 66094

SURVEY PHOTOS

COMPETITOR PHOTOS

Address: 527 Duval Street, Key West, FL 33040



Photo 1



Photo 2



Photo 3

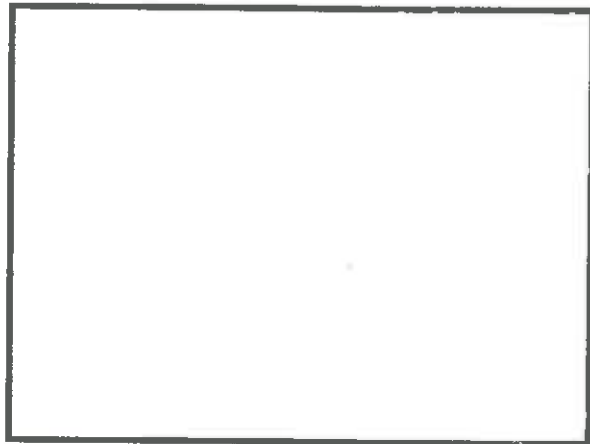


Photo 4

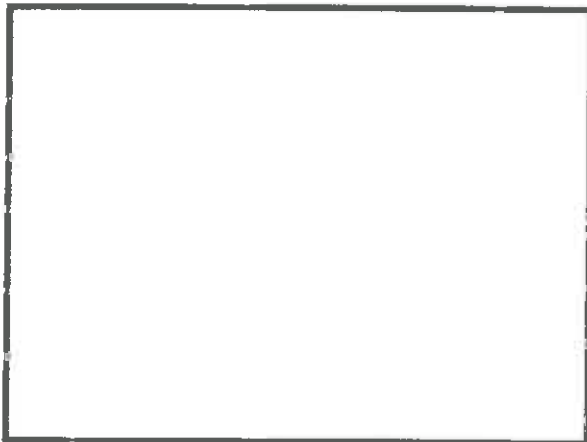


Photo 5

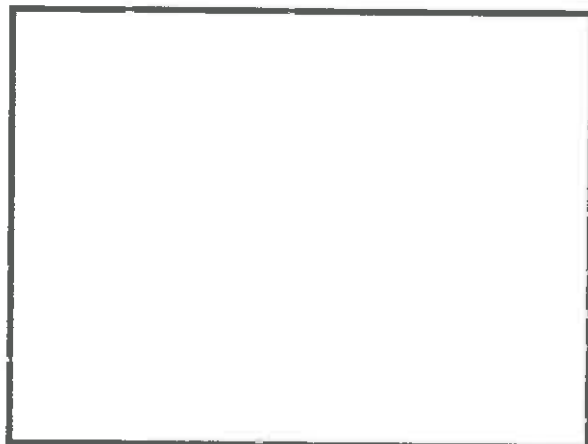


Photo 6

Correspondence



Enid Torregrosa <etorregr@keywestcity.com>

CVS 500 Duval Street

4 messages

patricia ortiz <wcfpermits.planner@gmail.com>
To: etorregr@keywestcity.com

Thu, May 16, 2013 at 12:12 PM

Hi Enid,

The CVS package submitted is a little confusing, for that I apologize. The point of the illustrations is to show what is allowed by Code and what is requested for a visual comparison. We reviewed the Code and came up with allowed letter height of 24 inches, if this is incorrect could you please tell me what the allowed letter height is?

The signage on page 7 is what is requested. It is my understanding that all signs within the historic district require HARC approval, and that this petition will have to go to the Board because the sign identified on page 7 is viewed by staff as three signs total. Based on signs in the area and the definition of 'sign' we feel the proposed signage meets Code.

See attached revision to reflect an 8 foot clearance.
Please also confirm the HARC notice deadline and the hearing date and time.
Thanks

Patricia Ortiz, AICP
West Central Florida Permits
1541 N. Dale Mabry Hwy Suite 202 B
Lutz, FL 33549
813 817 8492

 kw art revised clearance.pdf
2060K

Enid Torregrosa <etorregr@keywestcity.com>
To: patricia ortiz <wcfpermits.planner@gmail.com>

Thu, May 16, 2013 at 2:40 PM

Letters can not be higher than 12 inches, Guideline 4 of page 49 of the HARC guidelines. On Page 5 you still show the 7' clearance which is not what the code allows. Meeting will be May 28. I will be working on the public notices next week. Notices must be posted no later than Thursday May 23 afternoon and the posting affidavit returned to the office no later than May 24.

The applicant must be present during the meeting.

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]

patricia ortiz <wcfpermits.planner@gmail.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Fri, May 17, 2013 at 12:00 PM

I would like to continue this case to the June Harc. I know the HARC has changed from meeting twice a month to once, what would the notice and hearing dates be for June?
Thanks and have a nice weekend.

[Quoted text hidden]

Enid Torregrosa <etorregr@keywestcity.com>
To: patricia ortiz <wcfpermits.planner@gmail.com>

Fri, May 17, 2013 at 1:32 PM

It will be June 25th and the due date for posting will be JUNE 20, 5 days prior to the meeting date.

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]

Proposed Signs

Address: 500 Duval Street
City/State: Key West, FL
Zip: 33040



Project #: 749
Location #: 66094

SITE SURVEY / SIGN PROPOSAL

HARC REVIEW

Sign Survey

04-30-2013

**** All signs subject to HARC approval ****



**CVS CS#66094
500 Duval Street
Key West, FL 33040**

File Path: Active\ACCOUNTS\CVS pharmacy\
Locations 2011\Project 749\
66094 Key West FL_R1.cdr

Drawings are the exclusive property of Icon Identity Solutions Inc.,
Any unauthorized use or duplication is not permitted.

Page: 1 of 12

Drawn by: TVS/AR/NR

Date: 11/23/11	Rev. 5: 00/00/00	Rev. 10: 00/00/00
Rev. 1: 12/01/11	Rev. 6: 00/00/00	Rev. 11: 00/00/00
Rev. 2: 02/27/12	Rev. 7: 00/00/00	Rev. 12: 00/00/00
Rev. 3: 04/30/13	Rev. 8: 00/00/00	Rev. 13: 00/00/00
Rev. 4: 00/00/00	Rev. 9: 00/00/00	Rev. 14: 00/00/00



1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

Address: 500 Duval Street
 City/State: Key West, FL
 Zip: 33040



Project #: 749
 Location #: 66094



Date: 2/23/12		City: Key West		Building Size & Type: Custom					
Store Number: CS#06094		County: Monroe		Operating Hours: 24 Hrs					
Store Location: 500 Duval Street		Jurisdiction: City of Key West		PUD, Out Parcel, Single Lot: existing retail location					
State: Florida		Contact: Brendan Cunningham		Developer: Boos					
		Phone: 305-909-3724 Email: bcunning@keywestcity.com		Master Sign Plan, DRB or ARB Required: HARC					
		Zoned: Old Town Historic Preservation- HRCC-1-High Density residential/commercial core: Bay side		Change of Variance: 10%					
Standard Package	Sq.Ft.	FRD.95	Allowed by code	Sq.Ft.	28.32	Proposed (Variance or DRB negotiations)	Sq.Ft.	10.60	Signs actually installed
Long Elevation	Sq.Ft.	FRD.95	Allowed by code	Sq.Ft.	28.32	Proposed (Variance or DRB negotiations)	Sq.Ft.	10.60	Signs actually installed
Long Elevation		FRD.95		FRD.95		FRD.95		FRD.95	
B - 48' CVS Pharmacy (Bum)	133.67	133.67							
B2 - 18' Drive-Thru Pharmacy (Bum)	26.25	26.25							
B3 - 18' Photo (Bum)	7.38	7.38							
B4 - 18' Beady (Bum)	6.675	6.675							
Short Elevation		FRD.95		FRD.95		FRD.95		FRD.95	
B - 48' CVS Pharmacy (Bum)	133.67	133.67							
B2 - 18' Drive-Thru Pharmacy (Bum)	26.25	26.25							
B3 - 18' Photo (Bum)	7.38	7.38							
Long Back Elevation		FRD.95		FRD.95		FRD.95		FRD.95	
B1 - 24' CVS (no pharmacy)-exterior illumination	11.41	11.41							
B4 - Under canopy hanging sign-exterior illumination	NTE 5	NTE 5							
B9 - "CVS" w/24 hours big box flag (2)									
Short Back Elevation		FRD.95		FRD.95		FRD.95		FRD.95	
B1 - 24' CVS (no pharmacy)-exterior illumination	11.41	11.41							
B2 - "CVS" only sign board									
Drive-Thru		FRD.95		FRD.95		FRD.95		FRD.95	
B5 - 8' Drive-Thru Pharmacy (Bum)	7.2	7.2	NA						
B6 - 8' DTF (Bum); FULL SERVICE - FULL SERVICE (non-Bum)	12.472	12.472							
B8 - Drive-Thru Information panel	12	12							
B9 - Pharmacy Pick-up / Drop-off Plaque	0.82	0.82							
Windows & Doors		FRD.95		FRD.95		FRD.95		FRD.95	
B10 - Mill Window sign (Bum)	6.48	6.48							
B13 - Operating Hour sign	2.5	2.5							
B14 - Receiving Door sign	3	3							
Temporary Signs		FRD.95		FRD.95		FRD.95		FRD.95	
B1 - Coming Soon Sign (Qty. 2)	82	82							
B1 - Coming Soon Sign/ banner (Qty. 1)	TBD	TBD							
Signage		FRD.95		FRD.95		FRD.95		FRD.95	
A1 - Standard New Style Pylon @ 24'	43.1	43.13							
* Electronic Roadboard	40.83								
Monumental Signs		FRD.95		FRD.95		FRD.95		FRD.95	
A3 - Standard New Style Monument @ 8' DIA	12.84	12.84							
Entrance Signs		FRD.95		FRD.95		FRD.95		FRD.95	
E1 - Enter x (2)	3.128	6.25	NA						
E2 - Exit x (2)	3.128	6.25							
E3 - Drive-Thru Pharmacy x (3)	3.125	9.375							
E4 - Thank You / Do Not Enter	2.25	2.25							

Indicate site allowed and any special condition of use. ** Indicate site allowed
 *** Indicates (Not Applicable), (Not Allowed), (Exceeds Allowed By Code), (Does Not Apply)
 Special Note: The sign regulations and guidelines are provided by the local jurisdiction officials either by municipalities or land developments. Due to contradictions within codes and misinterpretation and false information given by officials the sign information is subject to change at the time of interpretation by the governing permitting staff.
 Sign Code Regulation Summary: All signage requiring a permit shall be reviewed by the HARC to include design, color, finish, lettering, materials, lighting, location and appropriateness as an addition to the historical zones or districts. A Business shall not have more than two permitted signs, a primary and a secondary sign, unless located on a corner, in which case three signs are allowed. Wall: Flat/Facade signs shall be restricted to 10% of the front building facade or less and shall not project more than four inches from the face high. The sign must be mounted above the display windows but below the second floor windowills or cornice. Signboard lettering shall not exceed 12 inches in height and occupy no more than 65% of the area of the signboard. Ground: Prohibited. EMB: Prohibited. Window: Window signs shall not exceed 25% of the area of the window panels. (Per the planner-graphics not depicting the name of the business may be considered. Apply for determination. Historical photo/graphics may be appropriate) Directional: NA Temporary: NA



Address: 500 Duval Street
City/State: Key West, FL
Zip: 33040



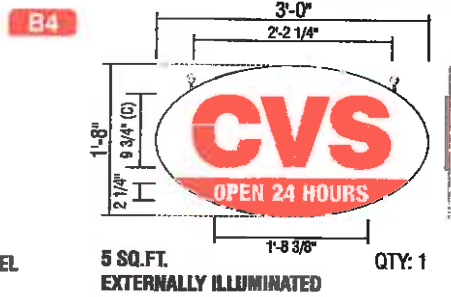
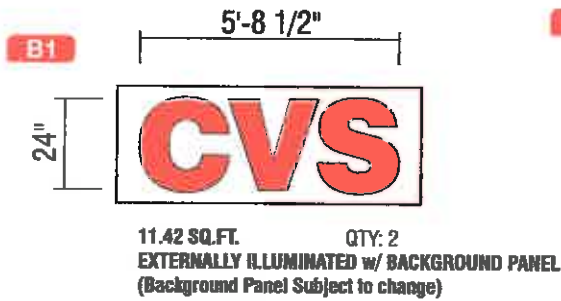
Project #: 749
Location #: 66094

PROPOSED SIGNAGE

ALLOWED BY CODE

Building Signs

** All signs subject to HARC approval **



Drive Thru Pharmacy Signs

Window/Door Signs

Temporary Signs

Freestanding Signs

Directional Signs

Address: 500 Duval Street
City/State: Key West, FL
Zip: 33040



Project #: 749
Location #: 66094

BUILDING ELEVATIONS

ALLOWED BY CODE



1 FRONT ELEVATION
A-4.1 Scale: 1/16"=1'-0"



2 RIGHT SIDE ELEVATION
A-4.1 Scale: 1/16"=1'-0"

Address: 500 Duval Street
 City/State: Key West, FL
 Zip: 33040

CVS/pharmacy

Project #: 749
 Location #: 66094
SITE PLAN

PROPOSED HARG REVIEW

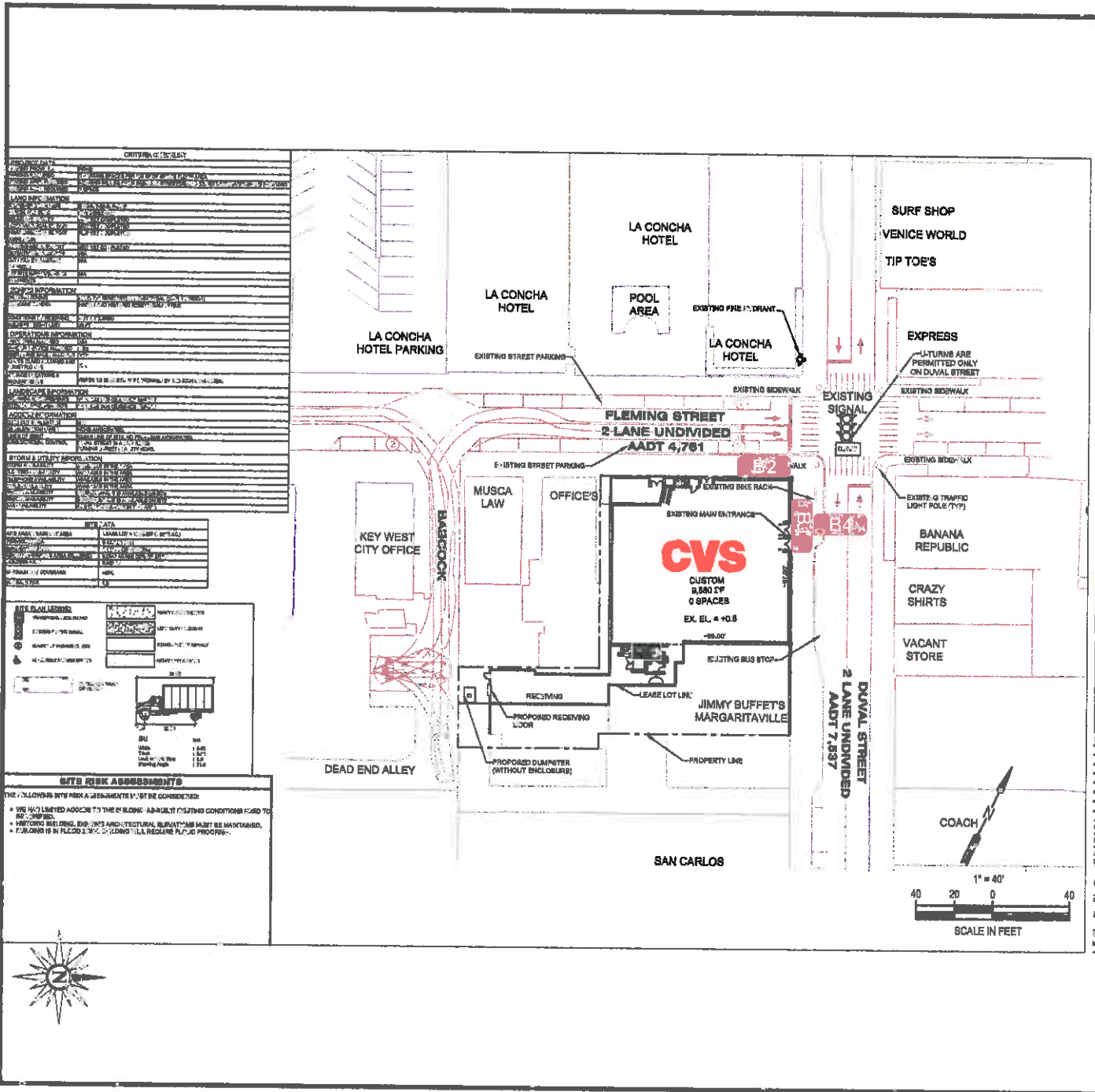
CVS

NON-PROTOTYPICAL 5,880
 NO DRIVE-THRU
 STORE NUMBER 7
 875 N. W. 13th St., Doral, FL 33126
 PROJECT TYPE: Retail
 DRAWN BY: J. P. FOR BIDDING
 CS PROJECT NUMBER: 66094

cp

CONTRACTOR:
 CONSULTANT:
 DEVELOPER:
 ARCHITECT:
 ENGINEER:
 DATE: NOVEMBER 2, 2011
 SCALE: 1/8" = 1'-0"

CONCEPT 1
 SK-1
 NOT RELEASED FOR CONSTRUCTION



CITY OF KEY WEST

PERMITS

PLANNING DEPARTMENT

PROJECT INFORMATION

PROJECT NAME: CVS PHARMACY

PROJECT ADDRESS: 500 DUVAL STREET, KEY WEST, FL 33040

PROJECT NUMBER: 66094

DATE: 11/02/11

SCALE: 1/8" = 1'-0"

PROJECT OWNER: CVS PHARMACY

ARCHITECT: HARGREAVES AND ASSOCIATES, INC.

ENGINEER: HARGREAVES AND ASSOCIATES, INC.

DATE: 11/02/11

SCALE: 1/8" = 1'-0"

PROJECT OWNER: CVS PHARMACY

ARCHITECT: HARGREAVES AND ASSOCIATES, INC.

ENGINEER: HARGREAVES AND ASSOCIATES, INC.

DATE: 11/02/11

SCALE: 1/8" = 1'-0"

PROJECT OWNER: CVS PHARMACY

ARCHITECT: HARGREAVES AND ASSOCIATES, INC.

ENGINEER: HARGREAVES AND ASSOCIATES, INC.

DATE: 11/02/11

SCALE: 1/8" = 1'-0"

PROJECT OWNER: CVS PHARMACY

ARCHITECT: HARGREAVES AND ASSOCIATES, INC.

ENGINEER: HARGREAVES AND ASSOCIATES, INC.

DATE: 11/02/11

SCALE: 1/8" = 1'-0"

RTH RISK ASSESSMENTS

THE FOLLOWING RTH RISK ASSESSMENTS MUST BE CONSIDERED:

- WE HAVE LIMITED ACCESS TO THE FOLLOWING ADULTS (LISTING CONDITIONS) MUST BE CONSIDERED.
- WORKING WITH CIVIL ENGINEERS AND ARCHITECTURAL SUBJECTS MUST BE MAINTAINED.
- PLUMBING IS IN PLACE TO BE COMPLETED TO REQUIRE PLUMBING PROGRAM.



Address: 500 Duval Street
 City/State: Key West, FL
 Zip: 33040



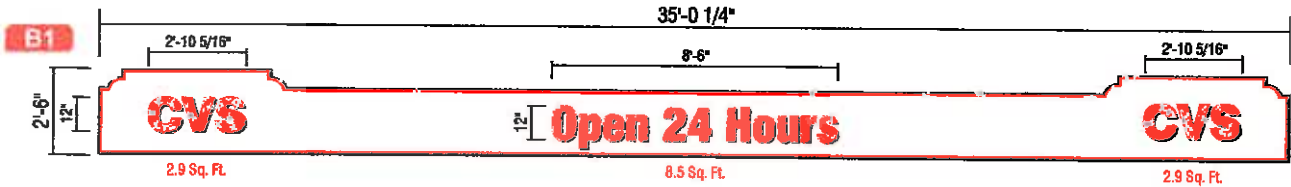
Project #: 749
 Location #: 66094

PROPOSED SIGNAGE

PROPOSED HARC REVIEW

Building Signs

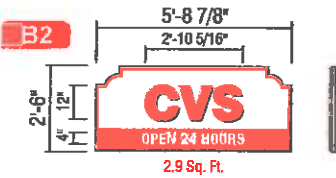
**** All signs subject to HARC approval ****



87.6 SQ.FT.
 Non-Illuminated Sandblasted Sign
 (External Illumination Required)

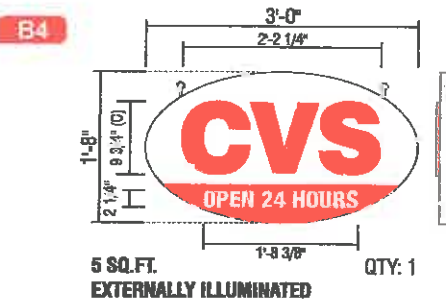
87.6 = Sq. Ft. Total of Signboard
 56.9 = 65% of Signboard Sq. Ft.
 14.3 = Sq. Ft. Total of Letters

QTY: 1



14.3 SQ.FT. QTY: 1
 Non-Illuminated Sandblasted Sign
 (External Illumination Required)

14.3 = Sq. Ft. Total of Signboard
 9.3 = 65% of Signboard Sq. Ft.
 2.9 = Sq. Ft. Total of Letters



5 SQ.FT. QTY: 1
 EXTERNALLY ILLUMINATED

Window/Door Signs

Temporary Signs

Address: 500 Duval Street
City/State: Key West, FL
Zip: 33040



Project #: 749
Location #: 66094

BUILDING ELEVATIONS

PROPOSED HARC REVIEW



1 FRONT ELEVATION
A-4.1 Scale: 1/16"=1'-0"



2 RIGHT SIDE ELEVATION
A-4.1 Scale: 1/16"=1'-0"

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 25, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALLATION OF ONE HANGING SIGN, COPY "CVS OPEN 24 HOURS" AND WALL SIGNS WITH COPY "CVS", "OPEN 24 HOURS" AND "CVS". ALL SIGNS WILL BE EXTERNALLY ILLUMINATED.

FOR- #500 DUVAL STREET

Applicant- Patricia Ortiz

Application # H13-01-719

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 Patricia Ortiz, 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: 500 Duval Street on the 10 day of June, 2013.

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 June 25, 2013.

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 H13-01-719

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

Signed Name of Affiant: Patricia Ortiz

Date: June 11, 2013

Address: 1541 N Dale Mabry Hwy #202

City: Wt2 Fl

State, Zip: 33549

The forgoing instrument was acknowledged before me on this 10 day of June, 2013.

By (Print name of Affiant) Patricia A. Ortiz who is personally known to me or has produced FLDL 0032-6081-72-6090 as identification and who did take an oath.

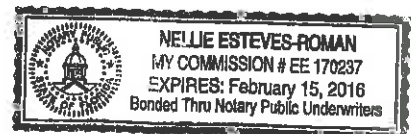
NOTARY PUBLIC

Sign Name: Nellie E Roman

Print Name: Nellie E Roman

Notary Public - State of Florida (seal)

My Commission Expires: 02-15-14



Public Meeting Notice

WILSONVILLE PLANNING COMMISSION
PUBLIC MEETING NOTICE
DATE: 11/15/2011
TIME: 7:00 PM
LOCATION: Wilsonville Community Center, 10000 NE Oregon Street, Wilsonville, OR 97158

CLOSED



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: 1010111 Parcel ID: 00009850-000000

Ownership Details

Mailing Address:
OLD KRESS BUILDING COMPANY INC
424-A FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 424A FLEMING ST KEY WEST
500 DUVAL ST KEY WEST
Legal Description: KW PT LOT 2 SQR 51 OR305-314/315 OR767-1760/1761Q OR767-1762/1763 OR768-317/318 OR1245-1859/1866L/E(LG) (**NOTE** L/E VESTED IN D W WOLKOWSKY FOR PENTHOUSE APT, OFFICE, SERVANT & GUEST QUARTERS, GARDENS & DECK SEE OR1245-1859/1866 L.G.)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	100	134	16,472.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 28912
 Year Built: 1918

Building 1 Details

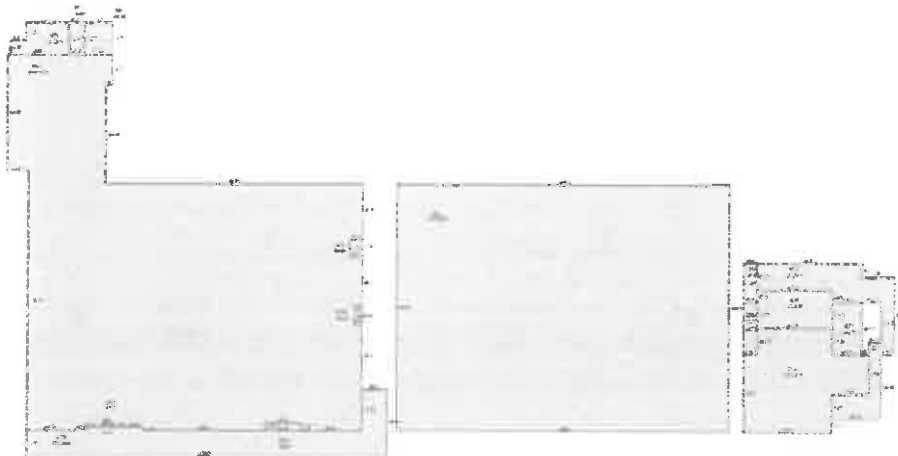
Building Type	Condition A	Quality Grade 450
Effective Age 18	Perimeter 1,284	Depreciation % 23
Year Built 1918	Special Arch 0	Grnd Floor Area 28,912
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	79	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992				14,532
2	SBF		1	1992				132
3	OPF		1	1992				72
4	SBF		1	1992				234
5	OPX		1	1992				35

6	OPX	1	1992	18
7	CAN	1	1992	1,627
8	OPX	1	1992	42
9	OPX	1	1992	10
10	FLA	1	1992	12,730
11	FLA	1	1992	1,575
12	OUF	1	1992	239
13	OPF	1	1992	450
14	SBF	1	1992	1,010
15	FLA	1	1992	75
16	OPU	1	1992	100

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2108	1 STY STORE-A	60	Y	Y
	2109	NIGHT CLUBS/BARS-A-	40	Y	Y
	2110	SBF	100	N	N
	2111	OPF	100	N	N
	2112	SBF	100	N	N
	2113	OPX	100	N	N
	2114	OPX	100	N	N
	2115	CAN	100	N	N
	2116	OPX	100	N	N
	2117	OPX	100	N	N
	2118	OFF BLDG-1 STY-B	95	Y	Y
	2119	APTS-B	5	Y	Y
	2120	APTS-A	100	Y	Y
	2121	OUF	100	N	N
	2122	APTS-B	100	Y	N
	2123	SBF	100	N	N
	2124	APTS-B	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
542	MIN WOOD SIDING	20
543	C.B.S.	30
544	BRICK	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	2,866 SF	0	0	1983	1984	1	40
2	FN2:FENCES	360 SF	90	4	1997	1998	2	30

Appraiser Notes

FAST BUCK FREDDIE'S & MARGARITAVILLE (**NOTE** L/E VESTED IN D W WOLKOWSKY FOR PENTHOUSE APT, OFFICE, SERVANT & GUEST QUARTERS, GARDENS & DECK SEE OR1245-1859/1866 L.G.) .PENTHOUSE MEASURED FROM LA CONCHA ROOF. PETITION KW 113-1997

TPP8848315 - OLD KRESS BUILDING CO

TPP 8929220 - SMITH-MARTIN PRODUCTIONS (424-C FLEMING - SIDE OF BLDG)

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	08-0788	03/24/2008	12,400	Commercial	REPLACE EXISTING A/C WITH NEW 12.5 TO A/C	
1	09-1195	05/01/2009	45,000	Commercial	REMOVE & REPLACE EXISTING ROOF, 6 SKYLIGHTS	
1	13-0160	01/14/2013	12,500	Commercial	CHANGE A/C SYSTEM ON ROOF	
1	13-0888	03/06/2013	10,000	Commercial	A/C CHANGE OUT OF EXISTING A/C SPLY SYSTEM MODEL #RAWL90 CONDENSOR, RHGL 90, AIR HANDLER, 7.5 TON NO HEAT, NO ELECTRICAL.	
1	13-0936	03/12/2013	1,379	Commercial	INSTALL POWER DISCONNECT WIRING ETC. FOR NEW ROOF-TOP A/C UNIT	
1	13-2073	05/09/2013	6,100	Commercial	EMERGENCY REPLACEMENT OF 5 TON A/C UNIT.	
1	97-3611	10/24/1997	12/07/1998	3,000	Commercial	REPLACE DECKING WALKWAYS
1	98-1787	06/05/1998	12/07/1998	10,000	Commercial	ELECTRICAL
1	98-3878	12/07/1998	12/07/1998	14,322	Commercial	ROOF
1	98-0265	01/27/1998	11/02/1998	3,750	Commercial	MAKE A SERVICE BAR
1	98-0644	03/04/1998	11/02/1998	1,875	Commercial	FENCE
1	98-0822	03/13/1998	11/02/1998	4,000	Commercial	3 FIX BATHROOM
1	98-1640	05/26/1998	11/02/1998	3,600	Commercial	INSTALL HOOD FIRE SUPPRES
1	00-1921	07/11/2000	11/01/2000	6,500	Commercial	10 TON AC
1	00-0482	07/18/2000	11/01/2000	98,124	Commercial	BAHAMA SHUTTERS
1	00-0931	04/25/2000	11/01/2000	30,000	Commercial	ROOLUP INTERIOR SHUTTERS
1	00-3550	10/25/2000	11/01/2000	700	Commercial	ELECTRICAL
1	99-4025	12/29/1999	07/14/2000	1,500	Commercial	TILE RETAIL SPACE
1	01-3077	09/18/2001	11/16/2001	1,600	Commercial	FIRE SUPPRESSION SYSTEM
1	0103076	09/18/2001	11/16/2001	15,000	Commercial	INSTALL KITCHEN HOOD
1	02-0781	04/08/2002	08/16/2002	800	Commercial	NEW LIGHTING
1	03-363	06/05/2003	10/03/2003	18,000	Commercial	INSTALL FIRE SYSTEM
1	05-2351	12/02/2005	11/02/2005	4,600	Commercial	NEW A/C
1	05-3237	08/03/2005	11/02/2005	4,000	Commercial	NEW A/C
1	06-5647	11/03/2006	03/08/2007	10,000	Commercial	REPLACE CONDENSING UNIT ON THE ROOF
1	07-0735	02/15/2007	02/15/2007	4,400	Commercial	CHANGE OUT A 7 1/2 TON CONDENSER
1	07-4002	08/16/2007	08/16/2007	1,500	Commercial	CONNECT 600 AMP 3-PHASE TO CAFE SUBFEED

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
2012	3,446,157	8,406	1,911,485	5,366,048	5,366,048	0	5,366,048
2011	3,625,178	8,456	1,911,485	5,545,119	5,545,119	0	5,545,119
2010	3,625,178	8,494	1,944,890	5,578,562	5,578,562	0	5,578,562
2009	3,804,200	8,532	2,463,453	6,276,185	6,276,185	0	6,276,185
2008	3,804,200	8,582	2,569,632	6,491,442	6,491,442	0	6,491,442
2007	2,748,749	9,201	2,569,632	6,491,442	6,491,442	0	6,491,442
2006	2,813,426	9,625	1,482,480	6,634,922	6,634,922	0	6,634,922
2005	2,813,426	10,256	1,235,400	5,943,735	5,943,735	0	5,943,735
2004	2,867,958	10,681	1,037,736	5,943,735	5,943,735	0	5,943,735
2003	2,867,704	11,299	1,021,264	5,943,735	5,943,735	0	5,943,735
2002	2,801,836	11,736	1,021,264	5,943,735	5,943,735	0	5,943,735
2001	2,801,836	12,355	1,021,264	5,332,164	5,332,164	0	5,332,164
2000	2,719,878	4,734	856,544	5,194,482	5,194,482	0	5,194,482
1999	2,719,878	4,968	856,544	5,194,482	5,194,482	0	5,194,482
1998	1,870,814	4,657	856,544	3,548,032	3,548,032	0	3,548,032
1997	1,870,814	4,872	823,600	3,548,032	3,548,032	0	3,548,032
1996	1,587,357	5,016	823,600	2,532,335	2,532,335	0	2,532,335
1995	1,524,762	5,230	823,600	2,532,335	2,532,335	0	2,532,335
1994	1,524,762	5,374	823,600	2,399,054	2,399,054	0	2,399,054
1993	1,524,762	5,589	823,600	2,353,951	2,353,951	0	2,353,951
1992	1,406,231	3,791	823,600	1,653,712	1,653,712	0	1,653,712
1991	1,406,231	3,912	823,600	1,800,000	1,800,000	0	1,800,000
1990	1,068,539	8,815	662,998	1,800,000	1,800,000	0	1,800,000
1989	1,037,621	8,989	658,880	1,705,490	1,705,490	0	1,705,490
1988	752,862	8,634	474,394	1,601,711	1,601,711	0	1,601,711
1987	740,208	8,794	252,228	1,562,778	1,562,778	0	1,562,778
1986	740,990	8,957	247,080	1,553,780	1,553,780	0	1,553,780
1985	723,253	9,118	177,908	1,595,743	1,595,743	0	1,595,743
1984	714,830	6,359	177,908	1,053,900	1,053,900	0	1,053,900
1983	604,730	6,439	118,061	729,230	729,230	0	729,230
1982	560,034	6,533	118,061	684,628	684,628	0	684,628

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
2/1/1993	1245 / 1859	3,000,000	WD	O

8/1/1978	768 / 317	210,000	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