



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: February 25, 2025

Applicant: Bender & Associates Architects

Application Number: H2025-0002

Address: 907 Caroline Street

Description of Work:

Major Development Plan – New two-story mixed-use building with housing on second floor.

Site Facts:

The property under review includes a one-story commercial building that faces Caroline Street which is owned by the City of Key West. This masonry building, constructed in 1955, is listed as a contributing resource to the historic district. The building has spalling issues and is below the required flood elevation. This large site features a range of one- and two-story buildings, including both concrete block and frame structures.

This project is scheduled to be presented on the February 20, 2025 Planning Board meeting. Currently the building sits on the ground and is located within an AE-9 flood zone.



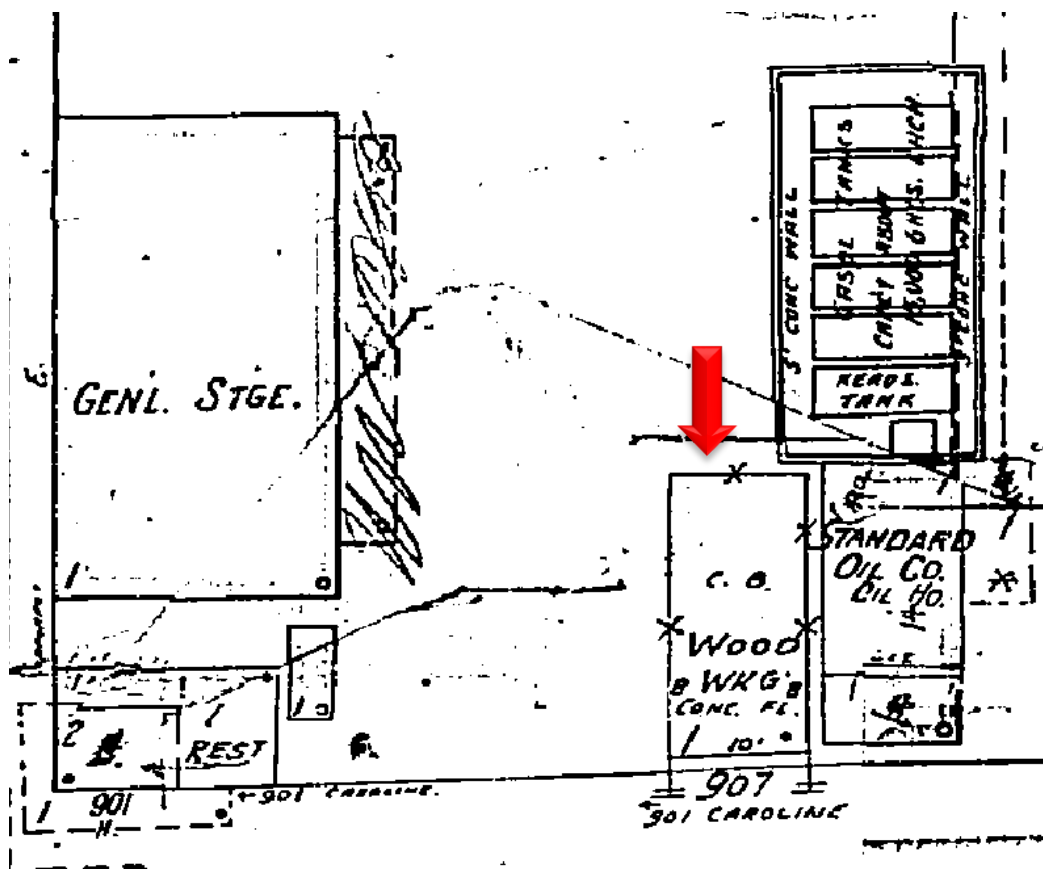
Current photo of the structure.



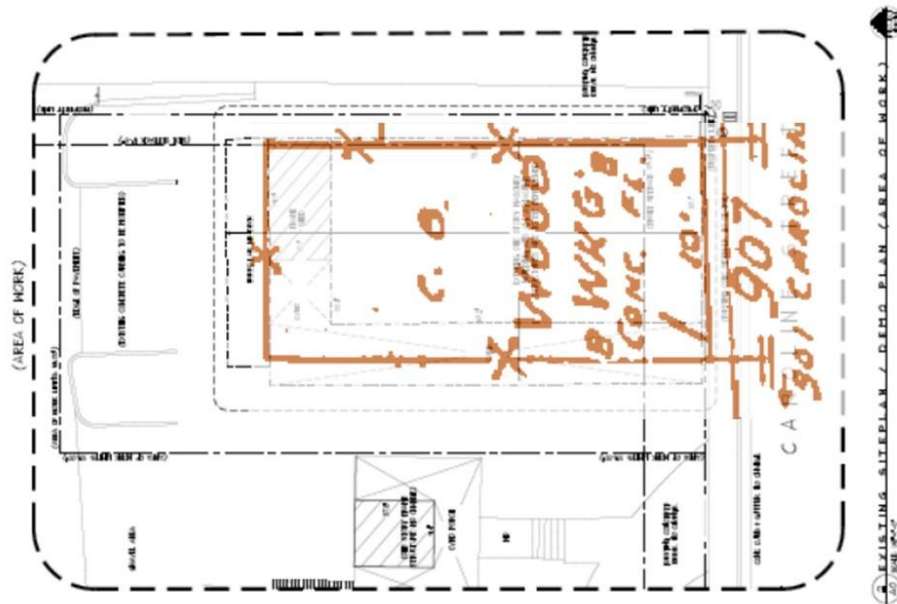
Side elevation of structure.



Photo of structure circa 1965, Thompson Woodwork Shop. Monroe County Library.



1962 Sanborn Map.



Current survey and 1962 Sanborn Map.

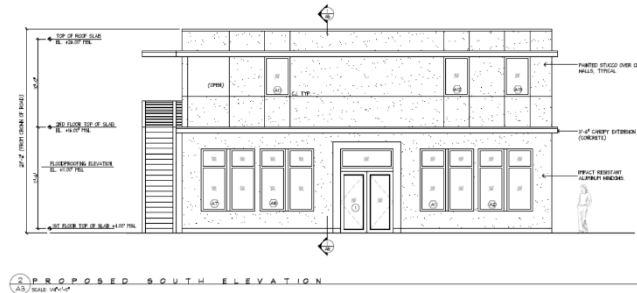
Guidelines Cited on Review:

- Guidelines for Roofing, specifically guidelines 2 and 3.
- Guidelines for Windows, specifically guidelines A (6, 7).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases, specifically guidelines 10 (first sentence).
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6 (first three sentences), 7, 8, 9 (first sentence), 11, 12, 13, 14, 18, 22, 23, 24, and 25.
- Guidelines for Air Conditioning Units, Antennas, Trash Facilities and Satellite Dishes, specifically guidelines 6.
- Guidelines for Parking, specifically guidelines 2 and 3.

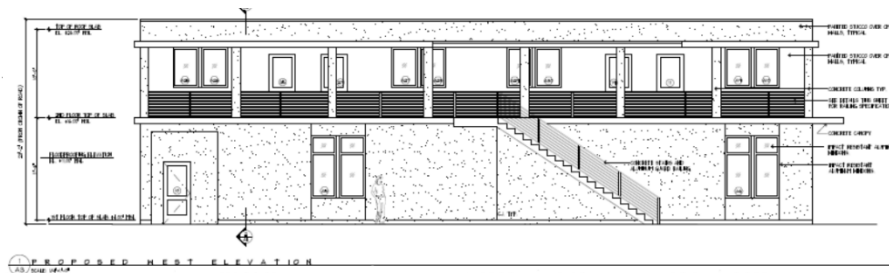
The Certificate of Appropriateness currently under review proposes the construction of a two-story mixed-use building. The first floor is designated for commercial use, while the second floor will house four residential units. The design also includes parking at the rear of the building for 3 cars and 8 bikes, along with an enclosed area for trash, which will be surrounded by fencing. The new building will have a rectangular footprint, measuring 76 feet by 42 feet, making it larger than the existing one-story structure. The front elevation will include a concrete canopy that extends a little under 3 feet and 6 inches over the sidewalk which requires an easement. The project is scheduled to be presented to the Planning Board on February 20, 2024.

[illegible]

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Proposed south elevation, facing Caroline Street.



Proposed west elevation.



Proposed site elevation.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design complies with the cited guidelines. The new proposed building will be taller than the existing structure on the site. The new building's mass and scale is comparable to those of adjacent buildings. The building materials will match those of the existing structure, which exhibits significant spalling.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

907 Caroline St.

NAME ON DEED:

Steven McAlearney

PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL

APPLICANT NAME:

Bender & Associates Architects.

PHONE NUMBER 305-296-1347

APPLICANT'S ADDRESS:

410 Angela St.

EMAIL hburkee@benderarchitects.com

APPLICANT'S SIGNATURE:

DATE 01.27.2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ____ RELOCATION OF A STRUCTURE ____ ELEVATION OF A STRUCTURE ____

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ____ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ____

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ____ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: New mixed use building: Commercial first floor and Residential second floor.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Demolition of existing commercial building.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): N/A	
PAVERS: N/A	FENCES: N/A
DECKS: N/A	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC): See plans.	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: Parking lot, bike parking, trash enclosure.
N/A	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	907 Caroline St.
PROPERTY OWNER'S NAME:	Steven McAlearney
APPLICANT NAME:	Bender & Associates Architects

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing historic commercial building.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

The building has significant spalling issues and is below the required flood elevation. Existing conditions make flood proofing unfeasible.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The existing historic commercial building embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

The existing historic commercial building is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

The existing historic commercial building has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

The existing historic commercial building is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

The existing historic commercial building does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

The existing historic commercial building does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

The existing historic commercial building If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

The existing historic commercial building does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
The existing historic commercial building has not yielded, and is not likely to yield, information important in history,

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The removal of the historic commercial building does not adversely affect the overall historic character of the district or neighborhood.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The removal of the historic commercial building does not destroy the overall historic character of the district or neighborhood.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
The removal of the historic commercial building does not adversely affect the overall historic character of the district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.
The existing historic commercial building does not qualify as contributing.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **MO04694**
 Field Date 10-11-2011
 Form Date 8-31-2012
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 907 Caroline Street Multiple Listing (DHR only) _____
 Survey Project Name Key West Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 907 Direction _____ Street Name Caroline Street Type Street Suffix Direction _____
 Address: 907 Caroline Street
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name KEY WEST USGS Date 1971 Plat or Other Map _____
 City / Town (within 3 miles) Key West In City Limits? ☒ yes ☐ no ☐ unknown County Monroe
 Township 67S Range 25E Section 31 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00072082-04505 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1955 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): 1955 To (year): 2011
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature storefront
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature NW/frame shed roof addition
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Commercial Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) display, jalousie, awning
 Distinguishing Architectural Features (exterior or interior ornaments) storefront w/ display window, SW/shed lean-to and double-leaf doors
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) concrete sidewalk, palm trees,

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER – Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) SW/double leaf doors w/single panes

Porch Descriptions (types, locations, roof types, etc.) NE

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☒ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps
☒ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Google Earth

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Contributing resource to the Key West Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

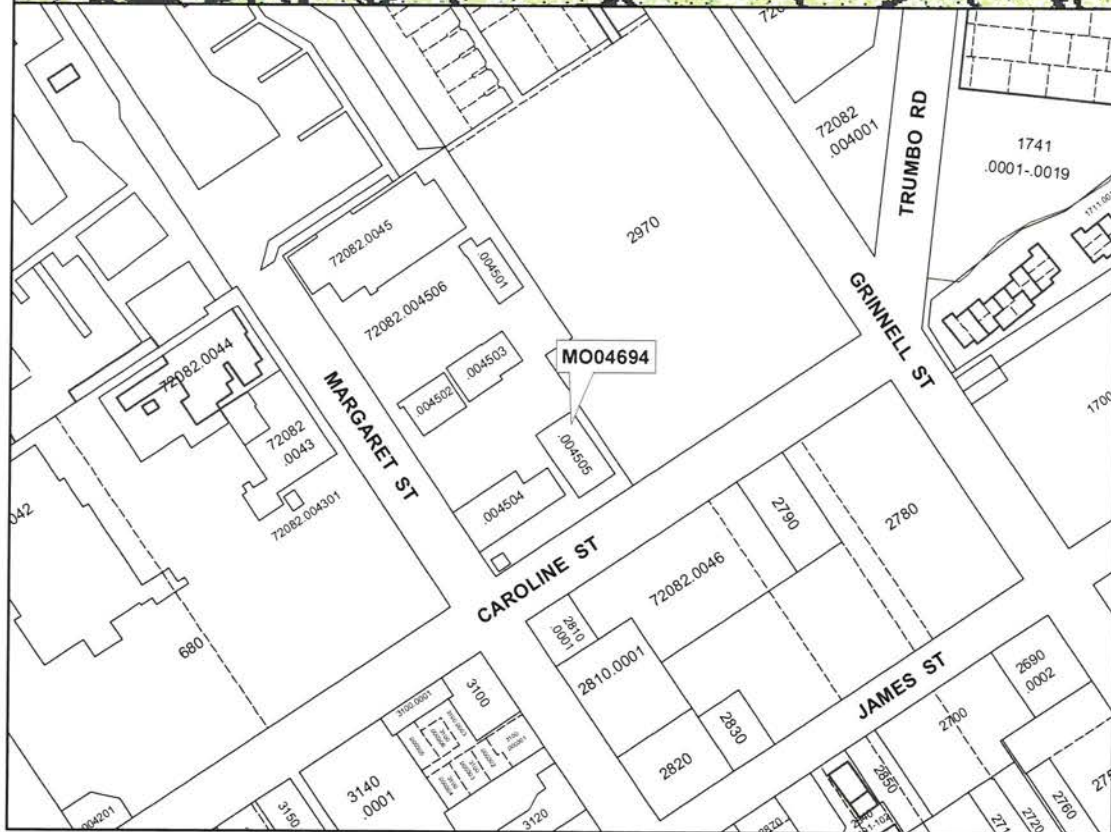
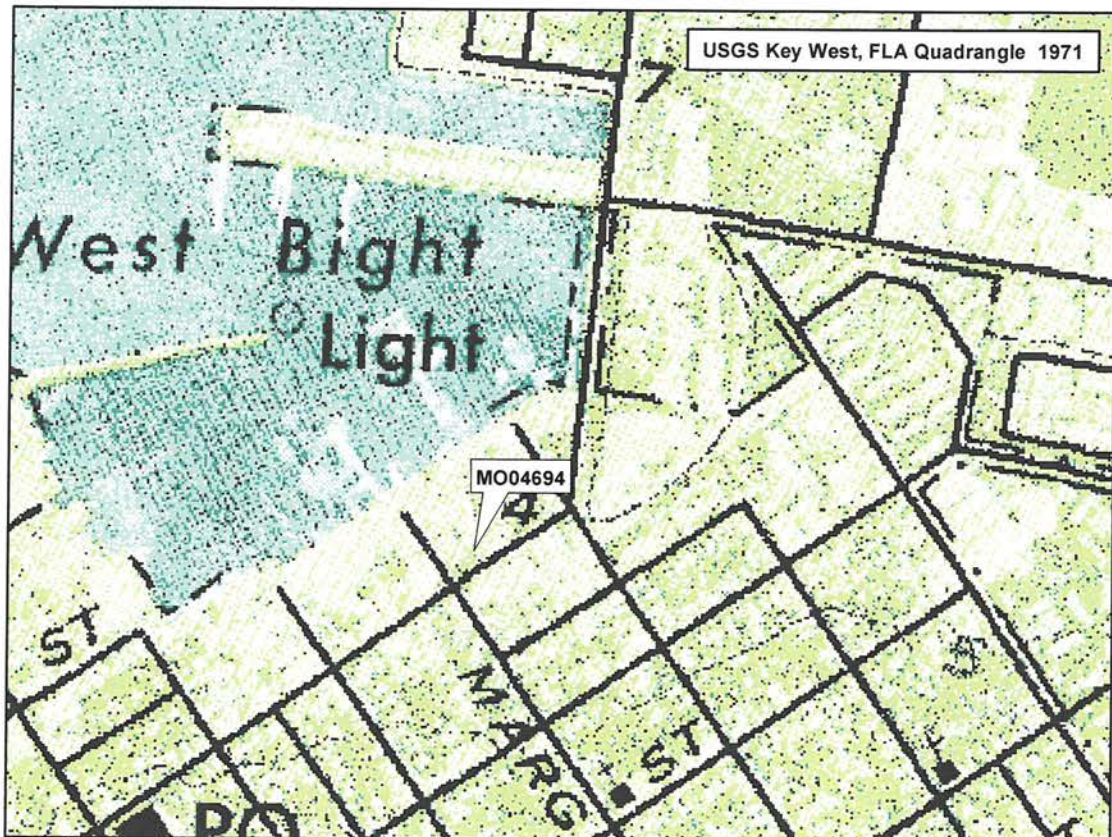
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Stacey Griffin and Christine Longiaru Affiliation PanAmerican Consultants, Inc.
 Recorder Contact Information 2619 University Blvd, Tuscaloosa, AL 35401, 205-556-3096/205-556-1144, sgriffin@pana
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



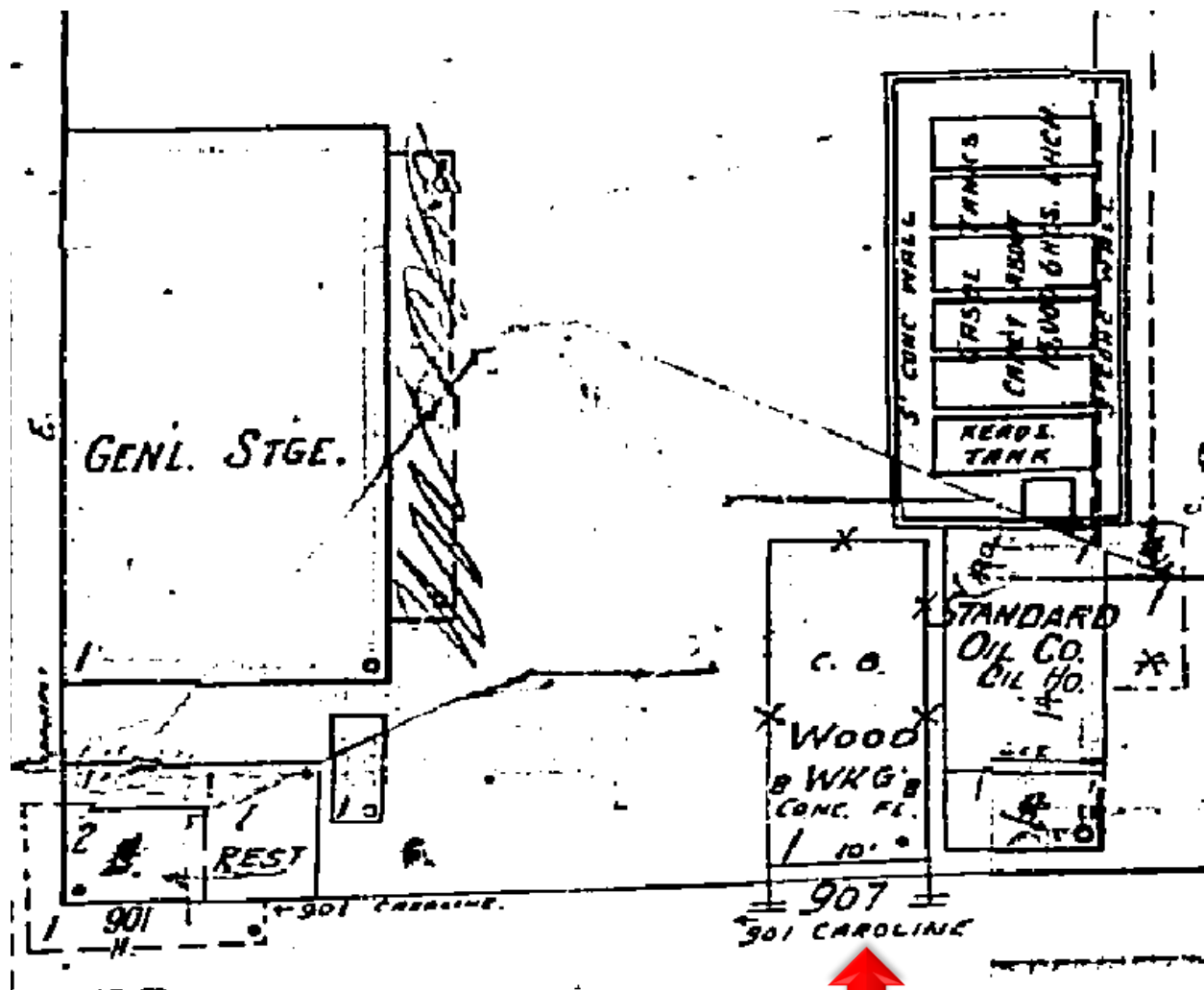
MO04694
907 Caroline Street
10/11/2011



MO04694
907 Caroline Street
10/11/2011



SANBORN MAPS



1962 Sanborn Map.

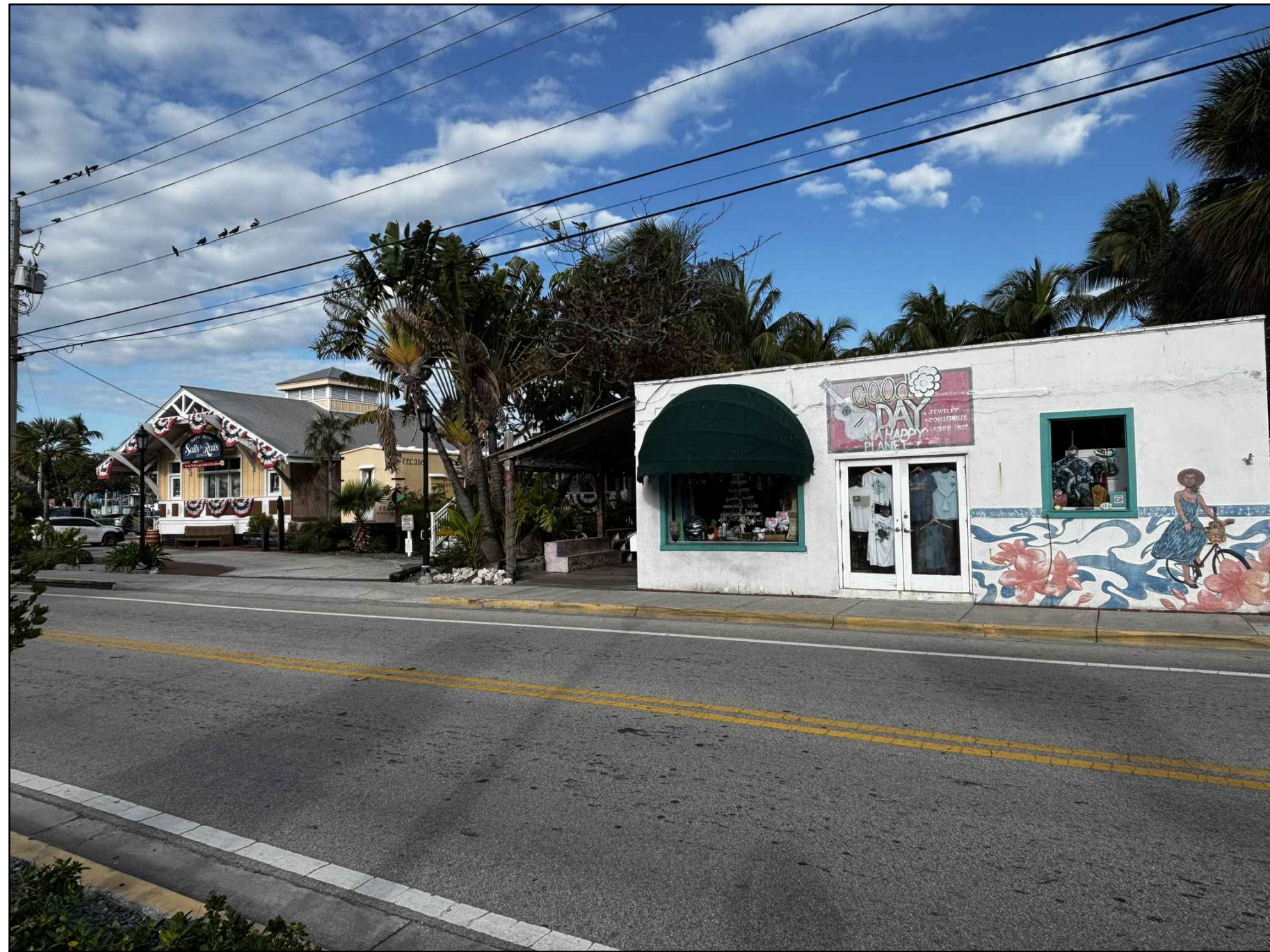
PROJECT PHOTOS



8 VIEW FROM THE SITE JOB (CAROLINE ST.)
A6 SCALE: N.T.S.



7 VIEW FROM THE SITE JOB (CAROLINE ST.)
A6 SCALE: N.T.S.



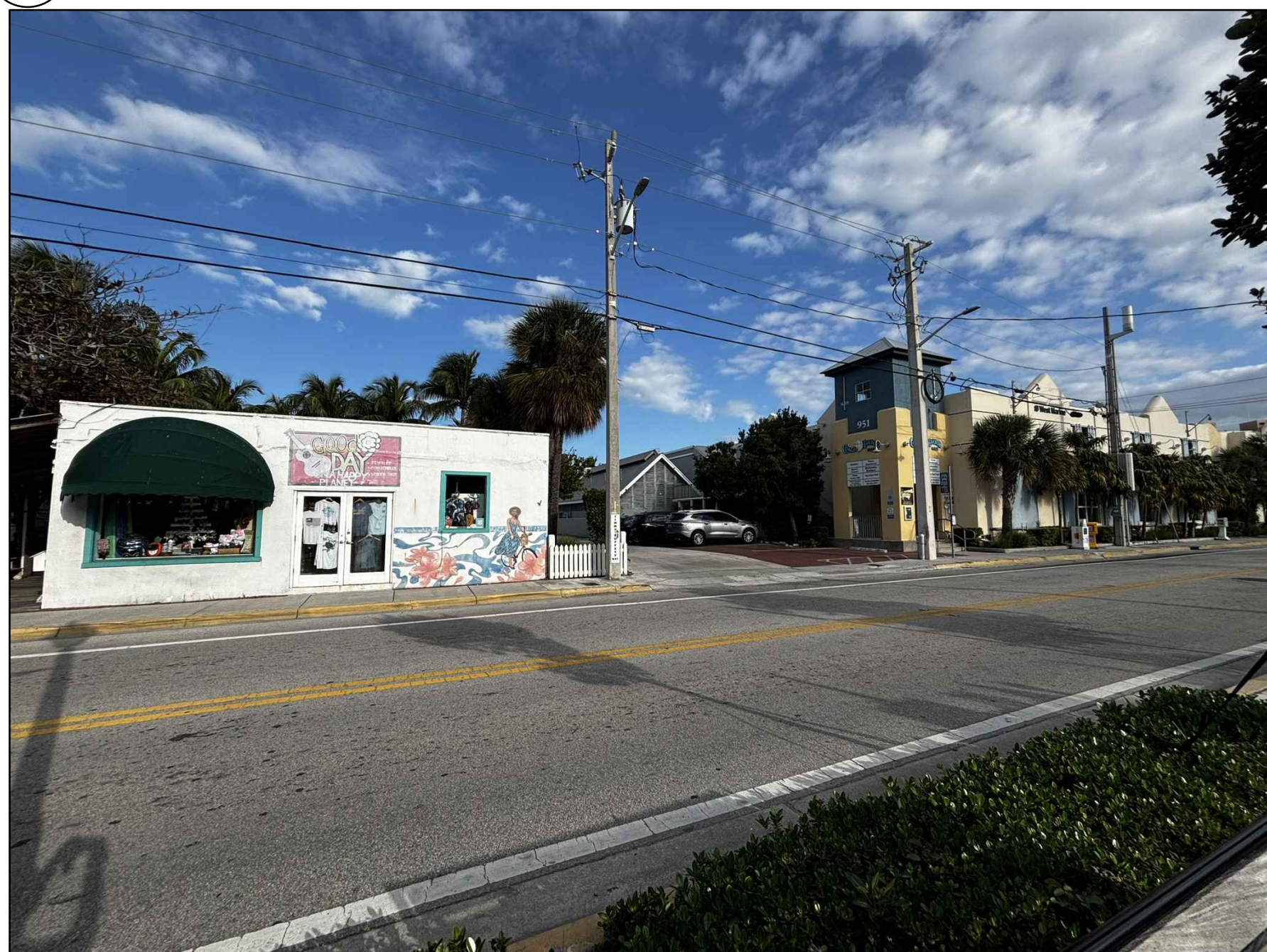
6 VIEW FROM OPPOSITE SIDE OF THE JOB
(EXISTING SOUTH ELEVATION)
A6 SCALE: N.T.S.



5 VIEW OF THE BACK OF THE BUILDING
(EXISTING NORTH ELEVATION)
A6 SCALE: N.T.S.



4 VIEW OF THE SIDE OF THE BUILDING
(EXISTING WEST ELEVATION)
A6 SCALE: N.T.S.



3 VIEW FROM OPPOSITE SIDE OF THE JOB
(EXISTING SOUTH ELEVATION)
A6 SCALE: N.T.S.

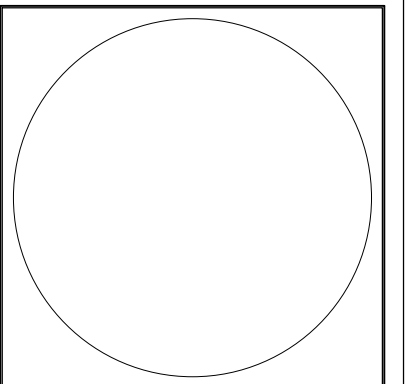


2 VIEW OF THE SIDE OF THE BUILDING
(EXISTING EAST ELEVATION)
A6 SCALE: N.T.S.



1 VIEW OF THE FRONT OF THE BUILDING
(EXISTING SOUTH ELEVATION)
A6 SCALE: N.T.S.

907 CAROLINE STREET
KEY WEST, FLORIDA



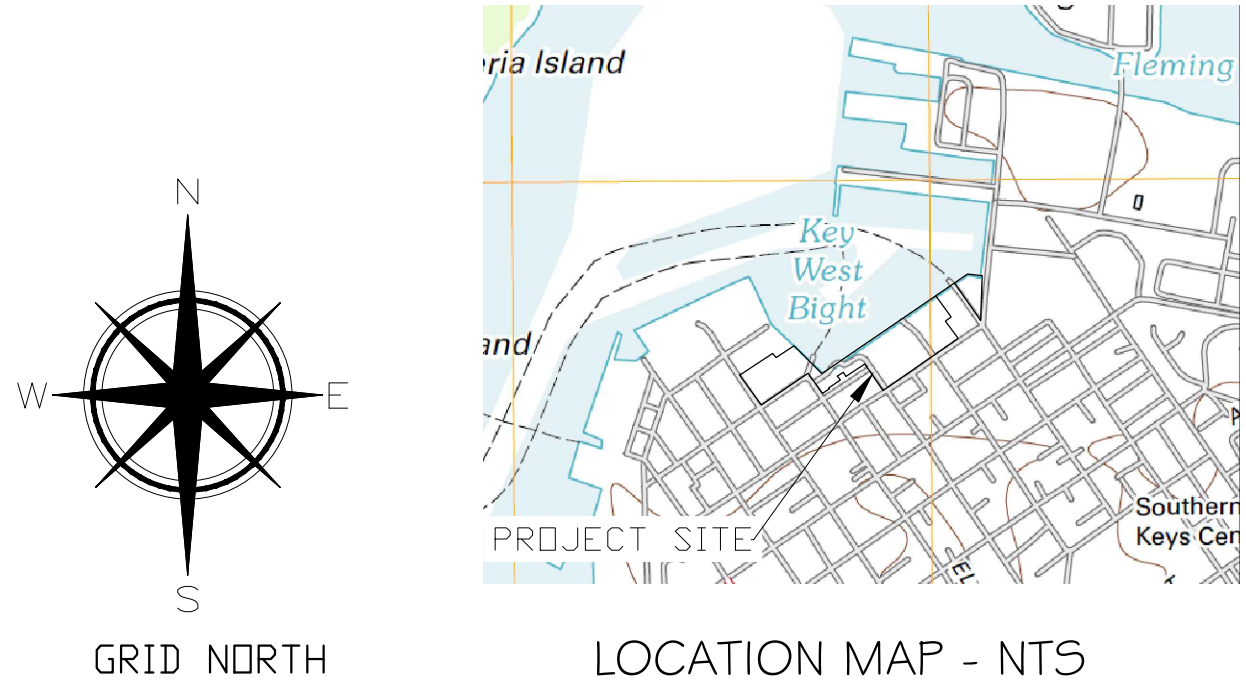
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2205
Date: 01/26/2025

A6

SURVEY



LOCATION MAP - NTS
SEC. 31-T675-R25E

SPECIFIC PURPOSE SURVEY DATA REPORT

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY AND/OR RIGHT OF WAY LINES AND/OR DEED LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AS SHOWN. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS), WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL NETWORK.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: U.S. ARMY CORE OF ENGINEERS, MONUMENT KH-17, ELEVATION 6.06' (NGVD 1929).

- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=5'.
- THIS MAP OR COPIES OF THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE SURVEY AND MAP REPORT, WHICH REFERENCES THIS DIGITAL FILE.
- THIS REPORT OR COPIES OF THIS REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS MAP ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE.
- THE SIGNING PARTY IS NOT RESPONSIBLE FOR ADDITIONS, DELETION OR MANIPULATION OF THE DATA CONTAINED IN THIS DIGITAL FILE OR SURVEY AND MAP REPORT.

NO UNDERGROUND IMPROVEMENTS WERE LOCATED.

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

STREET ADDRESS: AN AREA RUNNING ALONG THE NORTHERLY SIDE OF CAROLINE STREET FROM TRUMBO ROAD, GRINNELL STREET, MARGARET STREET AND WILLIAM STREET, ALONG WITH A PORTION OF PROPERTY ON BOTH SIDES OF A ASPHALT ROAD KNOWN AS LAZY WAY LANE FROM WILLIAM STREET TO ELIZABETH STREET AND THE EASTERLY SIDE OF ELIZABETH STREET NORTHERLY OF LAZY WAY LANE TO AND ALONG THE NORTHERLY SIDE OF GREEN STREET TO A POINT OF TERMINUS FOR CITY OF KEY WEST PROPERTY, ALSO KNOWN AS KEY WEST SEAPORT.

ALL FIELD DATA WAS ACQUIRED FROM 07/04/2022 - 09/06/2022.

THIS DIGITAL DATA CONTAINS THE PREVIOUSLY SURVEYED KEY WEST BIGHT SUBMERGED LAND LEASE AREA, FIELD WORK DATE: 10/05/2021

SYMBOL LEGEND

- | | |
|-----------------------------|--------------------------------|
| ROUND CONCRETE UTILITY POLE | TELEPHONE MANHOLE |
| CATCH BASIN | WATER VALVE |
| DRAINAGE MANHOLE | WATER METER |
| CONCRETE UTILITY POLE | MONITORING WELL |
| ELECTRIC MANHOLE | WOOD UTILITY POLE |
| FIRE HYDRANT | SEWER VALVE |
| GUY WIRE | OVERHEAD UTILITY LINES |
| IRRIGATION CONTROL VALVE | LIGHT POLE |
| MAILBOX | ELECTRIC TRANSFORMER BOX |
| SANITARY CLEANDUT | LIGHT ATTACHED TO BUILDING |
| SANITARY MANHOLE | BOLLARD |
| SIGN | SPOT GRADE ELEVATION (TYPICAL) |

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	PCC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CL = CENTERLINE	L = ARC LENGTH	R = RADIUS
CLP = CHAINLINK FENCE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CBW = CONCRETE BLOCK WALL	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MDS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TEM = TEMPORARY BENCHMARK
CPW = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TS = TRAFFIC SIGN
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TYP = TYPICAL
DRASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	UE = UTILITY EASEMENT
EL = ELEVATION	OW = OVERHEAD WIRES	WD = WOOD DECK
ENCL = ENCLOSURE	PC = POINT OF CURVE	WF = WOOD FENCE
EP = EDGE OF PAVEMENT	PM = PARKING METER	WM = WOOD LANDING
FT = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WM = WATER METER
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WFP = WOOD POWER POLE
FI = FENCE INSIDE	PK = PARKER KALON VAL	WRACK LINE = LINE OF DEBRIS ON SHORE
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FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	
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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED
ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

DIGITALLY SIGNED
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



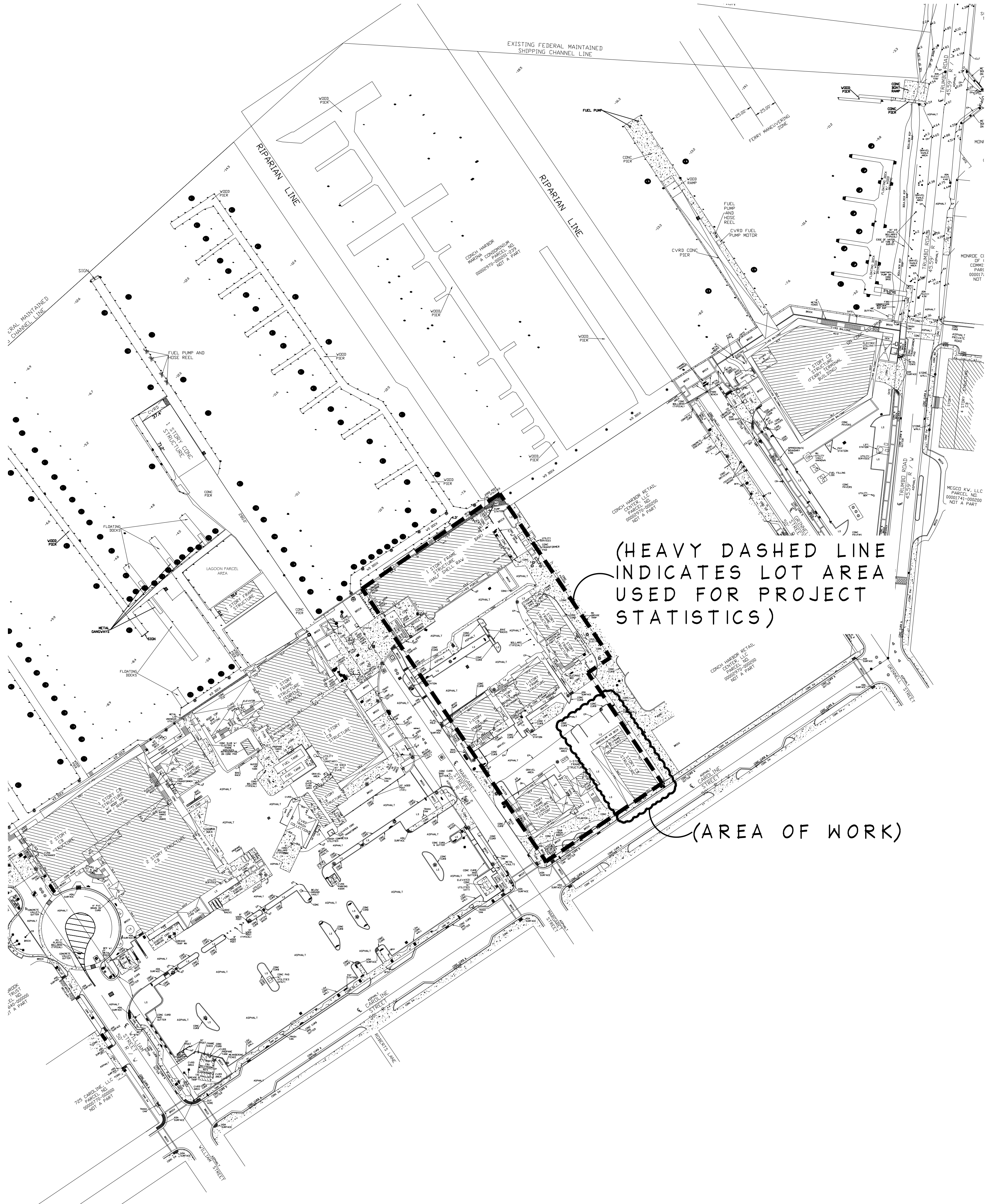
FLORIDA KEYS
LAND SURVEYING

21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

SPECIFIC PURPOSE SURVEY

A PORTION OF THE
KEY WEST SEAPORT PROPERTY
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 09/16/2022	SURVEY BY: EAI	PROJECT: KW SEAPORT
CKW PCH: 095828	DRAWN BY: MPB	H. SCALE: 1"=5'
BOOK:	CHECKED BY:	DIGITAL ONLY



1 SURVEY
SCALE: N.T.S.



907 CAROLINE STREET
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

Project No: 2205
Date: 01/26/2025

S

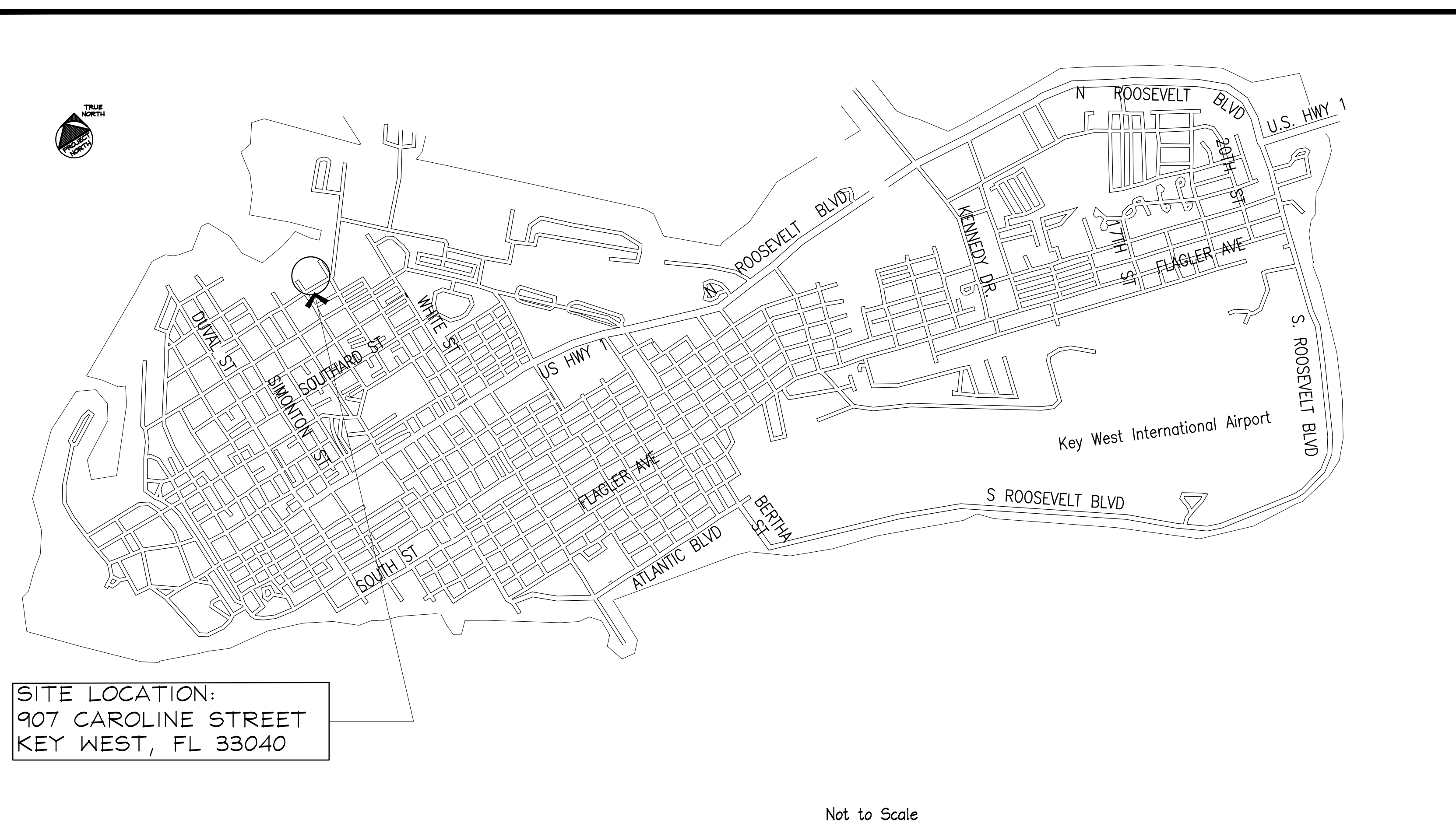
PROPOSED DESIGN

907 CAROLINE STREET

Key West Florida 33040

HARC PERMIT

SITE MAP - KEY WEST



Not to Scale

PROJECT DIRECTORY

PROJECT: 907 CAROLINE ST.
ARCHITECT'S PROJECT No.: 2205

CONTACT: Steven McAlearney
Address: 1300 White St.
Key West, Florida, 33040

Tel: --
Email: --

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Haven Burkee
Designer Associate: Ana Catalina Alvarez

GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
FLORIDA BUILDING CODE - Building 2023 EDITION
FLORIDA BUILDING CODE - Existing 2023 EDITION
FLORIDA BUILDING CODE - Residential 2023 EDITION
FLORIDA BUILDING CODE - Plumbing 2023 EDITION
FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
FLORIDA BUILDING CODE - Mechanical 2023 EDITION
FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
NATIONAL ELECTRICAL CODE 2023 EDITION
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
NPPA 1 2023 EDITION
This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.
Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(q), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.03, Amended 11-21-94, 4-18-00.

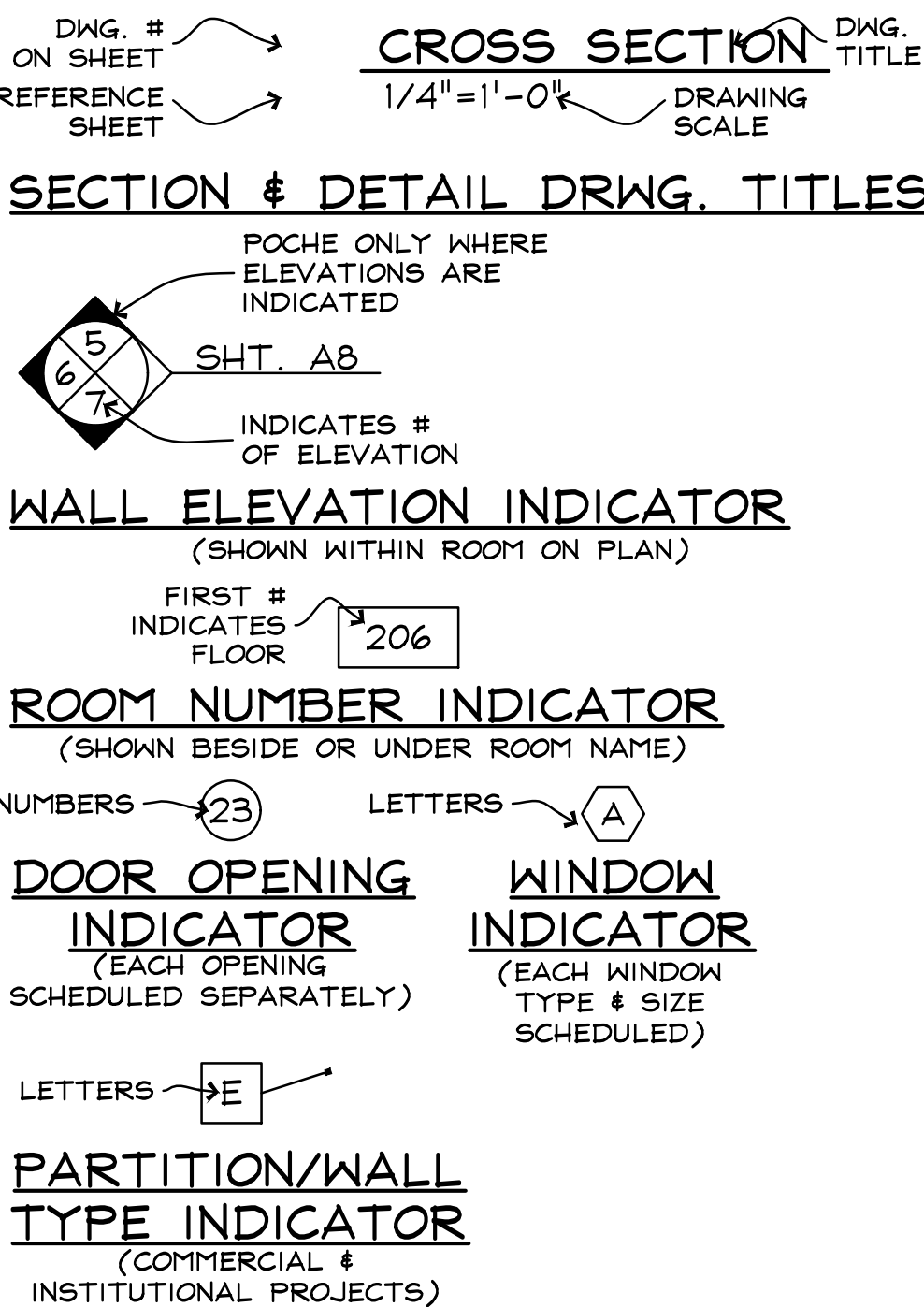
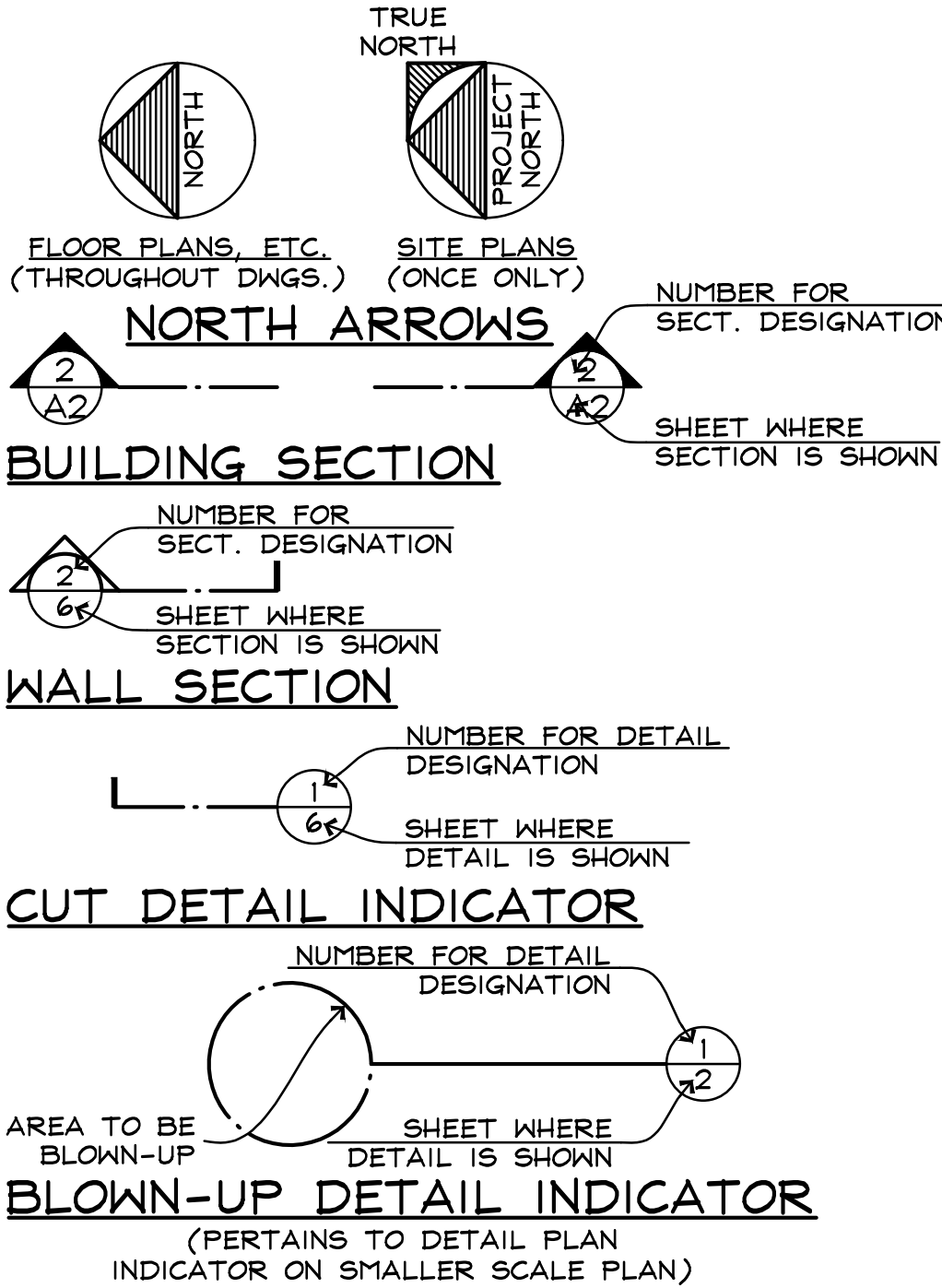
DESCRIPTION OF WORK:

NEW MIXED USE BUILDING: COMMERCIAL FIRST FLOOR & RESIDENTIAL SECOND FLOOR.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPERTY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	GCA PRESSURE TREATED
CONC	CONCRETE	PT	POINT
DBL	DOUBLE	PVC	POLYVINYLCHLORIDE
DIAG	DIAGONAL	R	RADIUS (OR) RISER
DS	DOWNSPOUT	R/A	RETURN AIR
DTL	DETAIL	REBAR	STEEL REINF. BAR
DNFR	DRAWER	REFR.	REFRIGERATOR
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SS	STAINLESS STEEL
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	T	TREAD(S)
EXH	EXHAUST	TYP	TYPICAL
FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GI	GALVANIZED IRON	VERT	VERTICAL
HORZ	HORIZONTAL	WD	WOOD
HDW	HARDWARE	WNF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER
FOC	FACE OF CONCRETE	W/O	WITHOUT
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSON WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

SHEET INDEX	
C	COVER
S	SURVEY
A0	EXISTING & PROPOSED SITE PLAN
A1	PROPOSED FIRST FLOOR PLAN (COMMERCIAL SPACE)
A2	PROPOSED SECOND FLOOR PLAN (RESIDENTIAL SPACE)
A3	PROPOSED SOUTH & WEST ELEVATIONS
A4	PROPOSED NORTH & EAST ELEVATIONS
A5	PROPOSED SITE ELEVATION
A6	EXISTING SITE PHOTOS

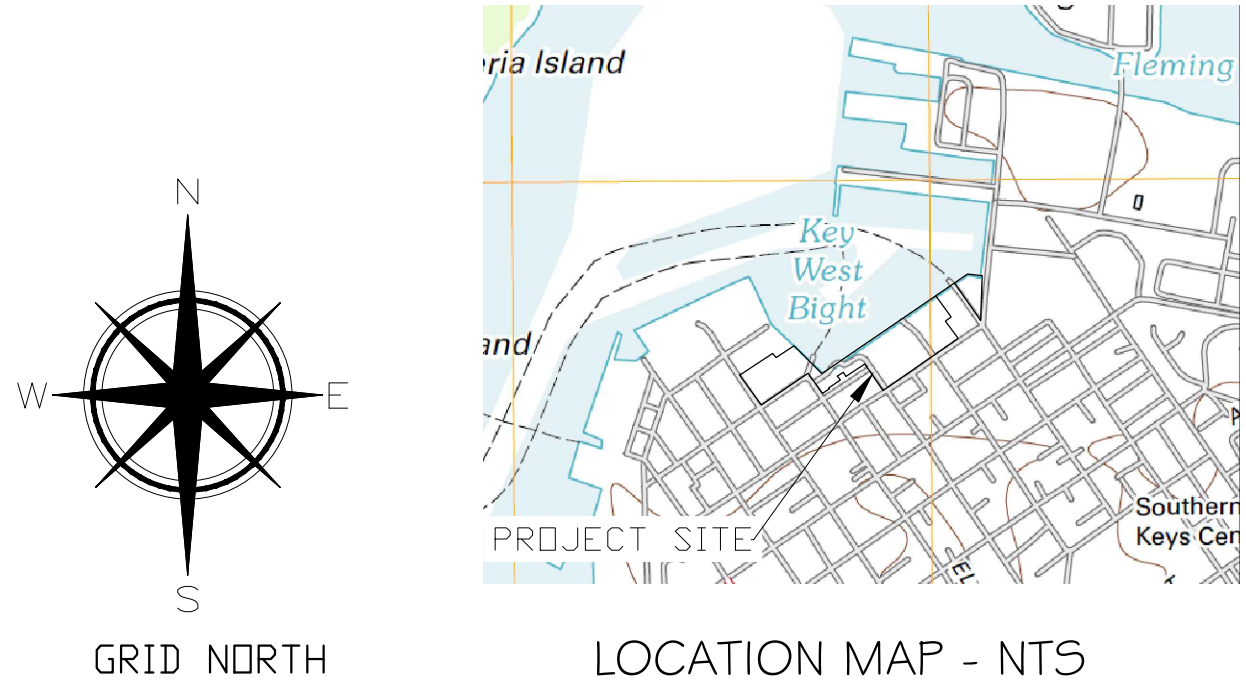
907 CAROLINE STREET
KEY WEST, FLORIDA

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

Bender & Associates
ARCHITECTS
p.a.

Project No: 2205
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX
Date: 01/25/2025

C



LOCATION MAP - NTS
SEC. 31-T675-R25E

SPECIFIC PURPOSE SURVEY DATA REPORT

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY AND/OR RIGHT OF WAY LINES AND/OR DEED LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AS SHOWN. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS), WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL NETWORK.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: U.S. ARMY CORE OF ENGINEERS, MONUMENT KH-17, ELEVATION 6.06' (NGVD 1929).

- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=5'.
- THIS MAP OR COPIES OF THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE SURVEY AND MAP REPORT, WHICH REFERENCES THIS DIGITAL FILE.
- THIS REPORT OR COPIES OF THIS REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS MAP ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE.
- THE SIGNING PARTY IS NOT RESPONSIBLE FOR ADDITIONS, DELETION OR MANIPULATION OF THE DATA CONTAINED IN THIS DIGITAL FILE OR SURVEY AND MAP REPORT.

NO UNDERGROUND IMPROVEMENTS WERE LOCATED.

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

STREET ADDRESS: AN AREA RUNNING ALONG THE NORTHERLY SIDE OF CAROLINE STREET FROM TRUMBO ROAD, GRINNELL STREET, MARGARET STREET AND WILLIAM STREET, ALONG WITH A PORTION OF PROPERTY ON BOTH SIDES OF A ASPHALT ROAD KNOWN AS LAZY WAY LANE FROM WILLIAM STREET TO ELIZABETH STREET AND THE EASTERLY SIDE OF ELIZABETH STREET NORTHERLY OF LAZY WAY LANE TO AND ALONG THE NORTHERLY SIDE OF GREEN STREET TO A POINT OF TERMINUS FOR CITY OF KEY WEST PROPERTY, ALSO KNOWN AS KEY WEST SEAPORT.

ALL FIELD DATA WAS ACQUIRED FROM 07/04/2022 - 09/06/2022.

THIS DIGITAL DATA CONTAINS THE PREVIOUSLY SURVEYED KEY WEST BIGHT SUBMERGED LAND LEASE AREA, FIELD WORK DATE: 10/05/2021

SYMBOL LEGEND

- | | |
|-----------------------------|--------------------------------|
| ROUND CONCRETE UTILITY POLE | TELEPHONE MANHOLE |
| CATCH BASIN | WATER VALVE |
| DRAINAGE MANHOLE | WATER METER |
| CONCRETE UTILITY POLE | MONITORING WELL |
| ELECTRIC MANHOLE | WOOD UTILITY POLE |
| FIRE HYDRANT | SEWER VALVE |
| GUY WIRE | OVERHEAD UTILITY LINES |
| IRRIGATION CONTROL VALVE | LIGHT POLE |
| MAILBOX | ELECTRIC TRANSFORMER BOX |
| SANITARY CLEANDUT | LIGHT ATTACHED TO BUILDING |
| SANITARY MANHOLE | BOLLARD |
| SIGN | SPOT GRADE ELEVATION (TYPICAL) |

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	PCC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CL = CENTERLINE	L = ARC LENGTH	R = RADIUS
CLP = CHAINLINK FENCE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CBW = CONCRETE BLOCK WALL	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MBAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TEM = TEMPORARY BENCHMARK
CPW = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TS = TOP OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DRASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OW = OVERHEAD WIRES	UNR = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FT = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FI = FENCE INSIDE	PK = PARKER KALON VAL	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WFP = WOOD POWER POLE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
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SIGNED
ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

DIGITALLY SIGNED
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS
LAND SURVEYING

21460 OVERSEAS HIGHWAY, SUITE 4
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PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

SPECIFIC PURPOSE SURVEY

A PORTION OF THE
KEY WEST SEAPORT PROPERTY
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 09/16/2022

SURVEY BY: EAI

PROJECT KW SEAPORT

CKW PCH: 095828

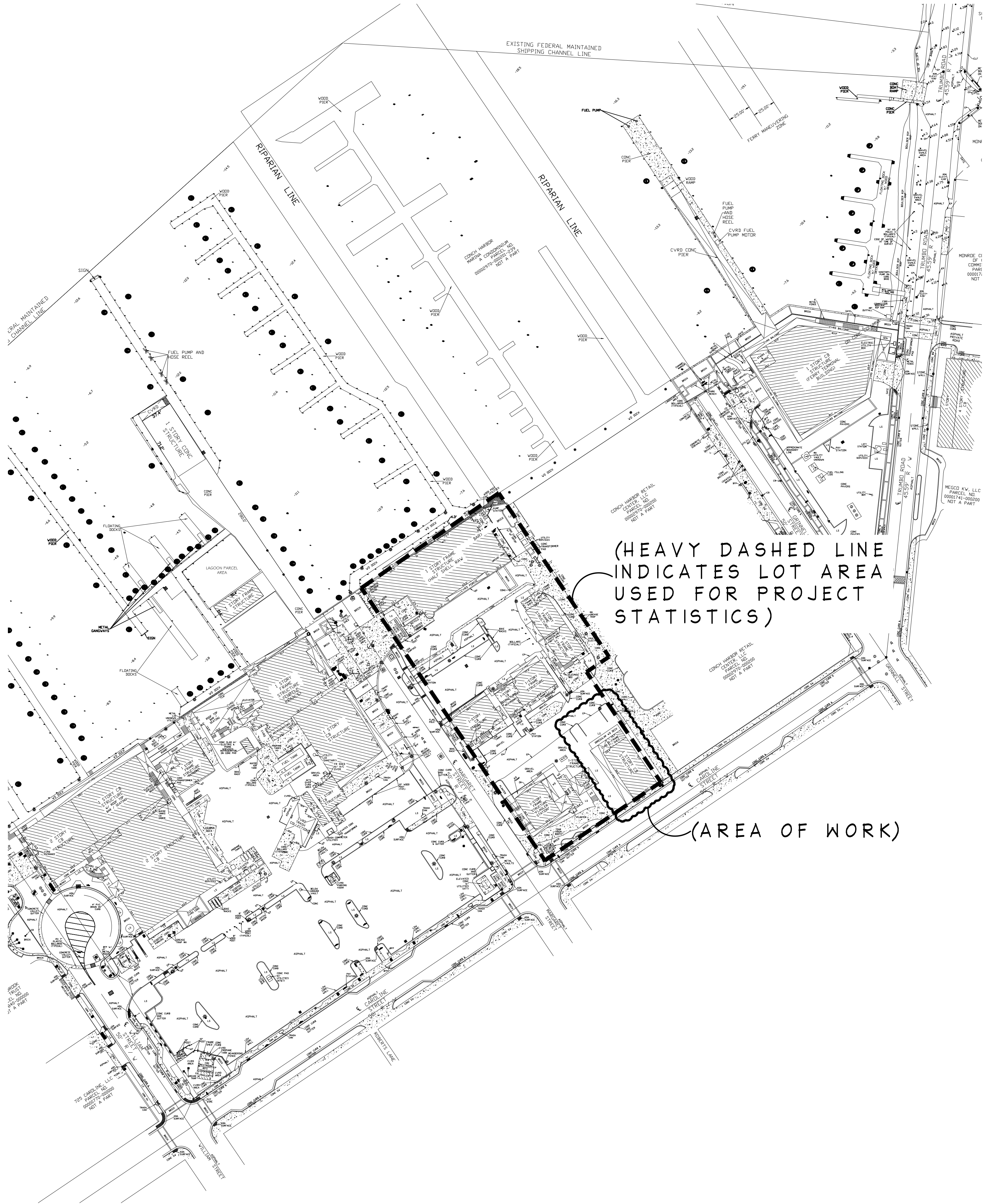
DRAWN BY: MPB

H. SCALE: 1"=5'

BOOK:

CHECKED BY:

DIGITAL ONLY



1 SURVEY
SCALE: N.T.S.

PROJECT
NORTH

907 CAROLINE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
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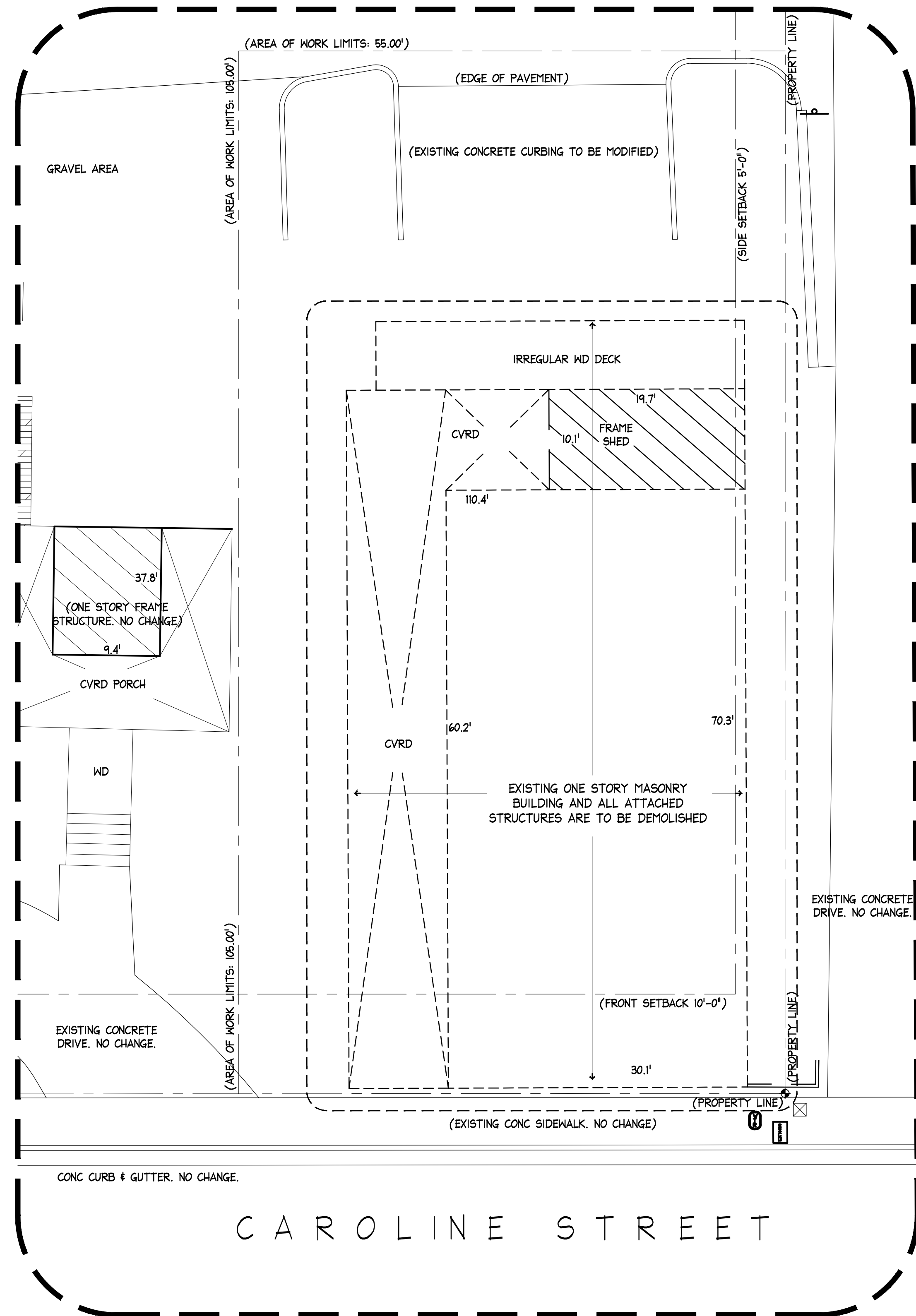
Project No: 2205

Date: 01/26/2025

S

PROJECT STATISTICS			
FEMA FLOOD ZONE (PROJECT AREA)	ZONE 'AE-8' NAVD 88		
ZONING DESIGNATION	HRCC2		
LOT SIZE	59,761 S.F.		
OCCUPANCY	COMMERCIAL		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	29,881 S.F. MAX.	21,538 S.F.	21,760 S.F.
IMPERVIOUS SURFACE	35,857 S.F. MAX.	50,867 S.F.	51,388 S.F. (1% INCREASE)
FRONT SETBACK (CAROLINE)	10'-0" MIN.	0'-7"	0'-7" (NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	N/A	N/A
SIDE SETBACK (EAST)	5'-0" MIN.	4'-1"	5'-0"
REAR SETBACK (NORTH)	18'-0" MIN.	N/A	N/A
MAXIMUM HEIGHT (FROM CROWN OF ROAD)	35'-0" MAX.	12'-0"	23'-2"
OPEN SPACE (20%)	11,952 S.F. MIN.	8,139 S.F.	7,840 S.F. (LESS THAN 0.5 % CHANGE)
F.A.R. (.5)	29,881 S.F. MAX.	22,578 S.F.	22,800 S.F.

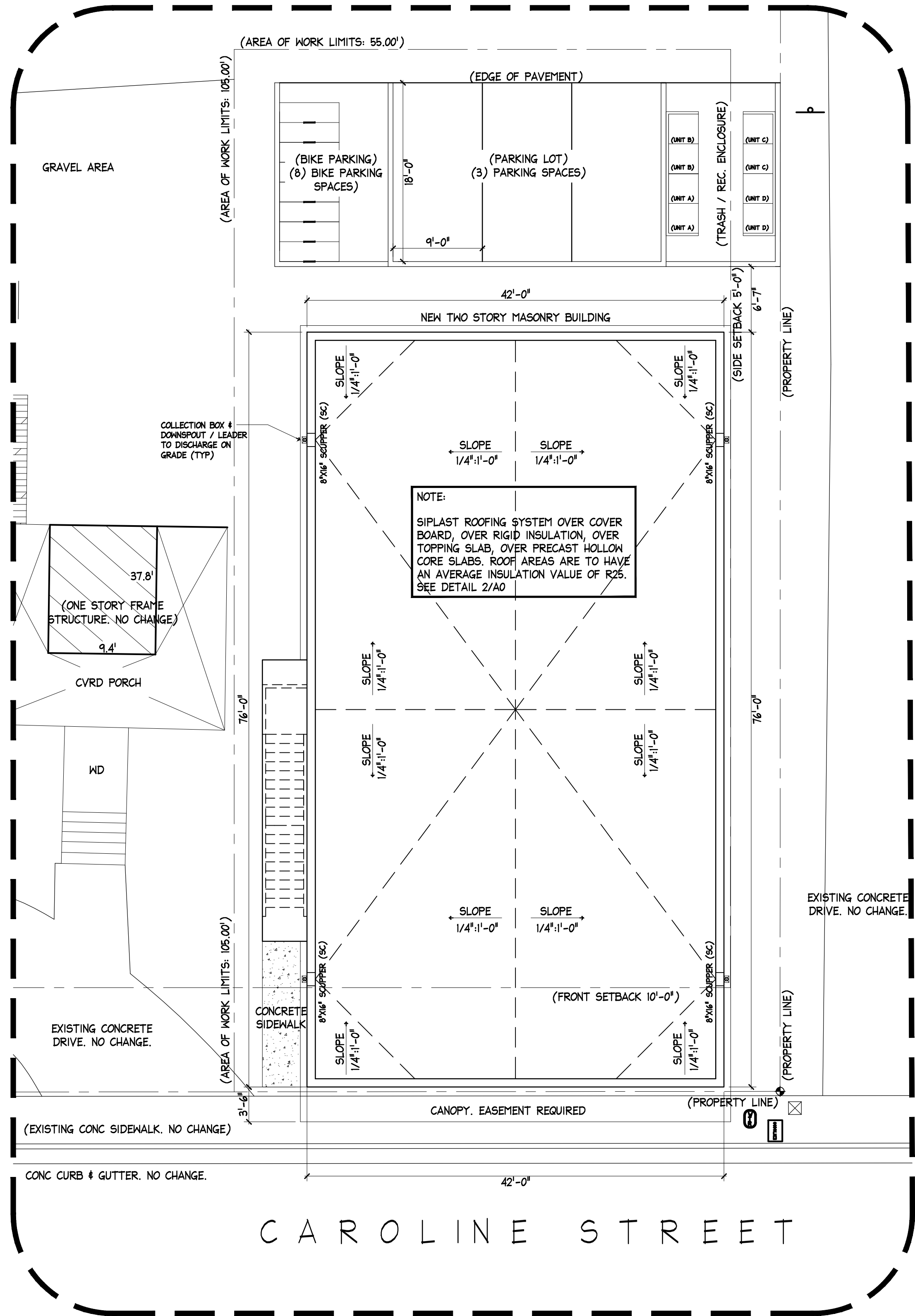
(AREA OF WORK)



2
AO EXISTING SITEPLAN / DEMO PLAN (AREA OF WORK)
SCALE: 1/8"=1'-0"



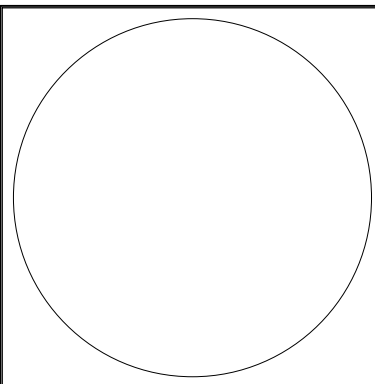
(AREA OF WORK)



1
AO PROPOSED SITEPLAN (AREA OF WORK)
SCALE: 1/8"=1'-0"



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KEY WEST, FLORIDA



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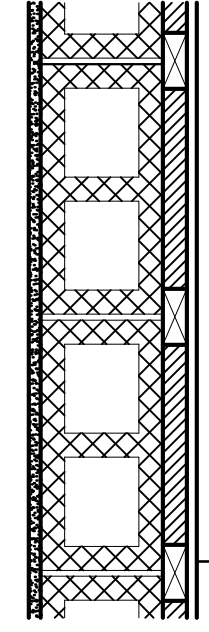
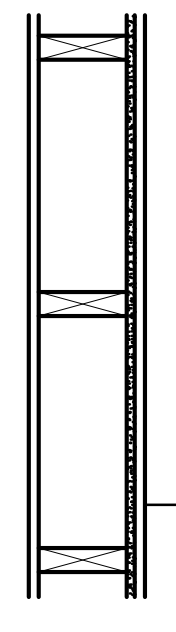
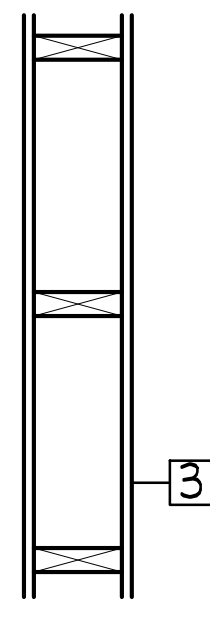
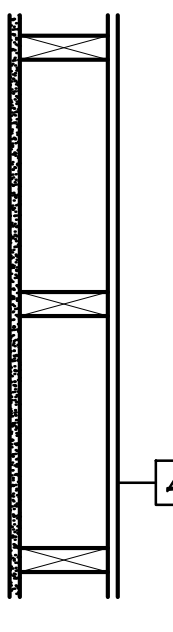
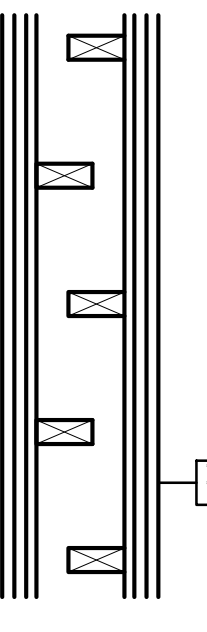
Project No: 2205

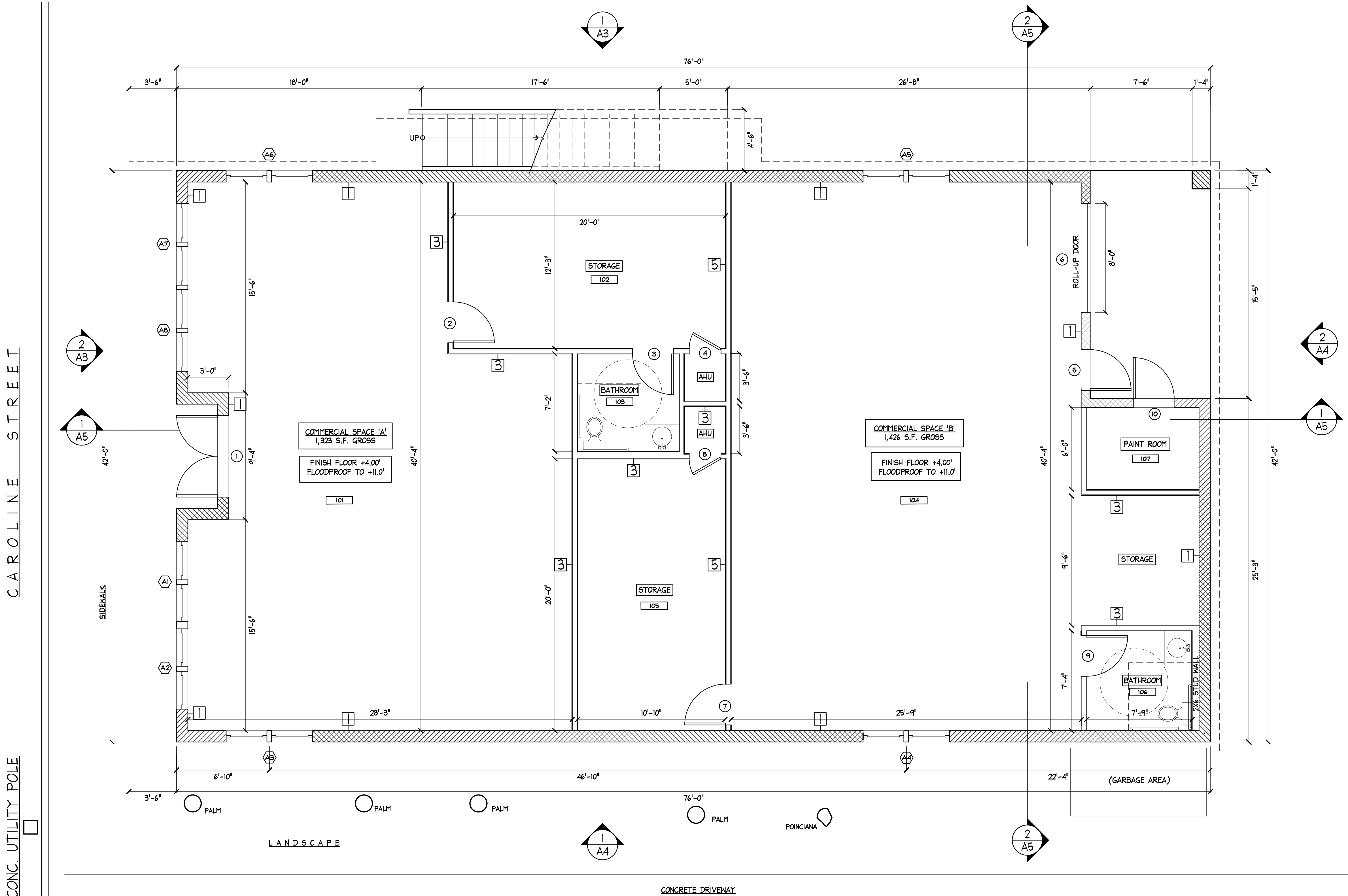
Date: 01/25/2025

A0

WALL TYPE SCHEDULE

NOTES: INSTALL ROCKWOOL INSULATION AT ALL INTERIOR FRAMED WALLS. FURRING ON 'INTERIOR' MASONRY WALLS IS TO BE P.T. 3/4" MATERIAL.

1	NEW EXTERIOR WALL	2	SHOWER WALL W/ TILE	3	INTERIOR FRAMED WALL	4	EXTERIOR FRAMED WALL	5	DWELLING WALL
	EXTERIOR WALL: 8" MASONRY BLOCK WALL WITH (3) COAT EXTERIOR STUCCO. AT INTERIOR INSTALL 1-1/2" P.T. FURRING STRIPS, 1-1/2" RIGID POLYISO INSULATION, AND 5/8" PAINTED DRYWALL. NOTE: ALL EXTERIOR PARAPETS, WALLS AND COLUMNS ARE TO BE FINISHED WITH (3) COAT EXTERIOR STUCCO.		INTERIOR TILED WALL AT BATHROOM SIDE OF WALL: TILE OVER 1/2" THICK CEMENTITIOUS BOARD (SEE ALSO FINISH SCHEDULE). OPPOSITE SIDE: 5/8" PAINTED DRYWALL FRAMING: 2X4 STUDS AT 1'-4" O.C. (2X6 STUDS AT PLUMBING WALLS, MASONRY AT LOAD BEARING WALL).		INTERIOR PARTITION WALL 5/8" PAINTED DRYWALL OVER 2X4 STUDS AT 1'-4" O.C. 2X6 STUDS AT 1'-4" O.C. AT PLUMBING WALLS.		EXTERIOR FRAMED WALL 2X6 STUDS AT 1'-4" O.C. (3) COAT EXTERIOR STUCCO OVER PLASTIC LATH OVER TYVEK BUILDING WRAP, OVER 3/4" P.T. PLYWOOD. INTERIOR INSTALL 5/8" PAINTED DRYWALL.		DWELLING WALL (2) 5/8" PAINTED TYPE X GYPBOARD OVER 1/2" PLYWOOD, OVER 2X4 STUDS AT 1'-4" O.C. EACH SIDE OF 5-1/2" WIDTH WALL.



1 A1 PROPOSED FIRST FLOOR PLAN (COMMERCIAL & UTILITY SPACE)
SCALE: 1/4"=1'-0"

907 CAROLINE STREET
KEY WEST, FLORIDA

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

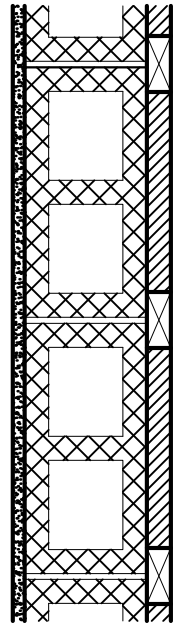
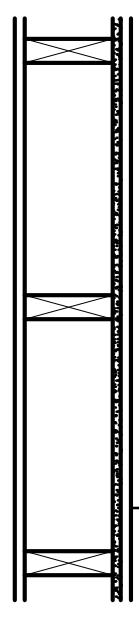
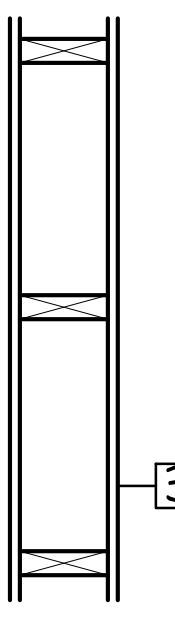
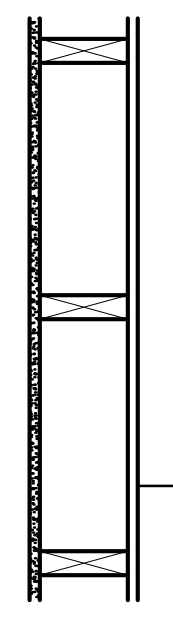
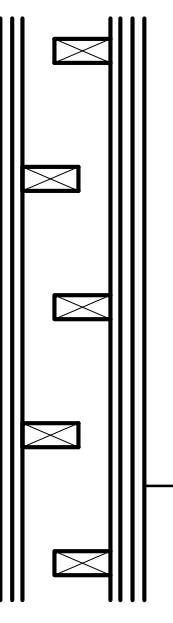
Bender & Associates
ARCHITECTS
p.a.

Project No: 2205
Date: 01/26/2025

A1

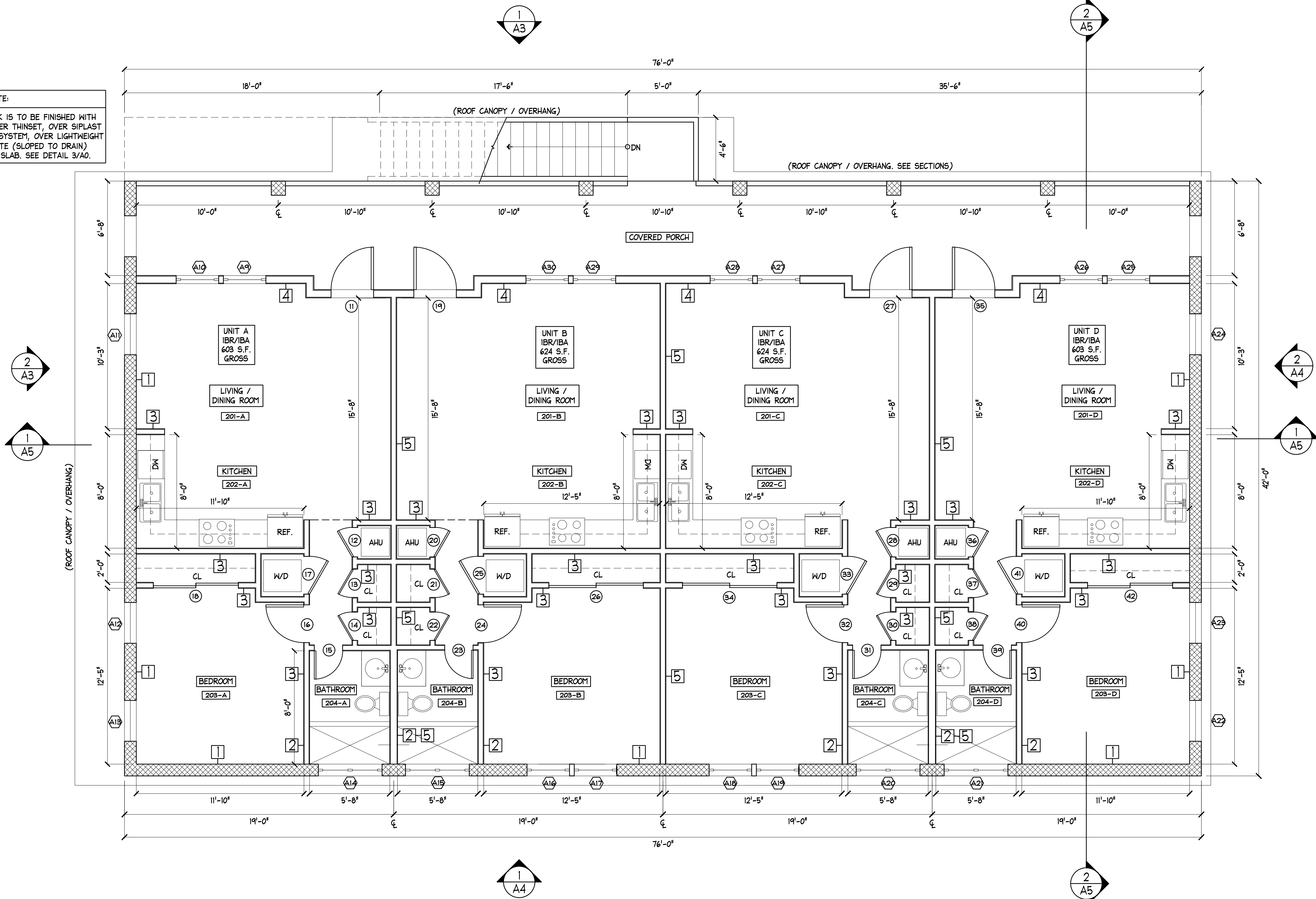
WALL TYPE SCHEDULE

NOTES: INSTALL ROCKWOOL INSULATION AT ALL INTERIOR FRAMED WALLS. FURRING ON 'INTERIOR' MASONRY WALLS IS TO BE P.T. 3/4" MATERIAL.

1	NEW EXTERIOR WALL	2	SHOWER WALL W/ TILE	3	INTERIOR FRAMED WALL	4	EXTERIOR FRAMED WALL	5	DWELLING WALL
	EXTERIOR WALL: 8" MASONRY BLOCK WALL WITH (3) COAT EXTERIOR STUCCO. AT INTERIOR INSTALL 1-1/2" P.T. FURRING STRIPS, 1-1/2" RIGID POLYISO INSULATION, AND 5/8" PAINTED DRYWALL. NOTE: ALL EXTERIOR PARAPETS, WALLS AND COLUMNS ARE TO BE FINISHED WITH (3) COAT EXTERIOR STUCCO.		INTERIOR TILED WALL AT BATHROOM SIDE OF WALL: TILE OVER 1/2" THICK CEMENTITIOUS BOARD (SEE ALSO FINISH SCHEDULE). OPPOSITE SIDE: 5/8" PAINTED DRYWALL FRAMING: 2X4 STUDS AT 1'-4" O.C. (2X6 STUDS AT PLUMBING WALLS, MASONRY AT LOAD BEARING WALL).		INTERIOR PARTITION WALL 5/8" PAINTED DRYWALL OVER 2X4 STUDS AT 1'-4" O.C. 2X6 STUDS AT 1'-4" O.C. AT PLUMBING WALLS.		EXTERIOR FRAMED WALL 2X6 STUDS AT 1'-4" O.C. (3) COAT EXTERIOR STUCCO OVER PLASTIC LATH OVER TYVEK BUILDING WRAP, OVER 3/4" P.T. PLYWOOD. INTERIOR INSTALL 5/8" PAINTED DRYWALL.		DWELLING WALL (2) 5/8" PAINTED TYPE X GYPBOARD OVER 1/2" PLYWOOD, OVER 2X4 STUDS AT 1'-4" O.C. EACH SIDE OF 5-1/2" WIDTH WALL.

EXTERIOR DECK NOTE:

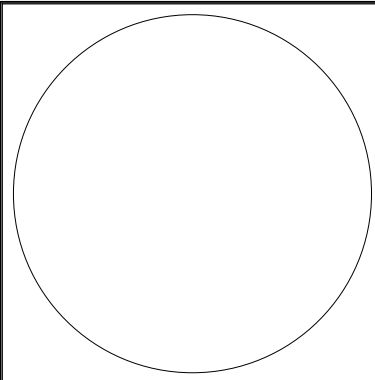
THE EXTERIOR DECK IS TO BE FINISHED WITH PORCELAIN TILE OVER THINSET, OVER SIPLAST PARAPRO ROOFING SYSTEM, OVER LIGHTWEIGHT INSULATING CONCRETE (SLOPED TO DRAIN) OVER STRUCTURAL SLAB. SEE DETAIL 3/A0.



1
A2 PROPOSED FLOOR PLAN (RESIDENTIAL UNITS)
SCALE: 1/4"=1'-0"



907 CAROLINE STREET
KEY WEST, FLORIDA



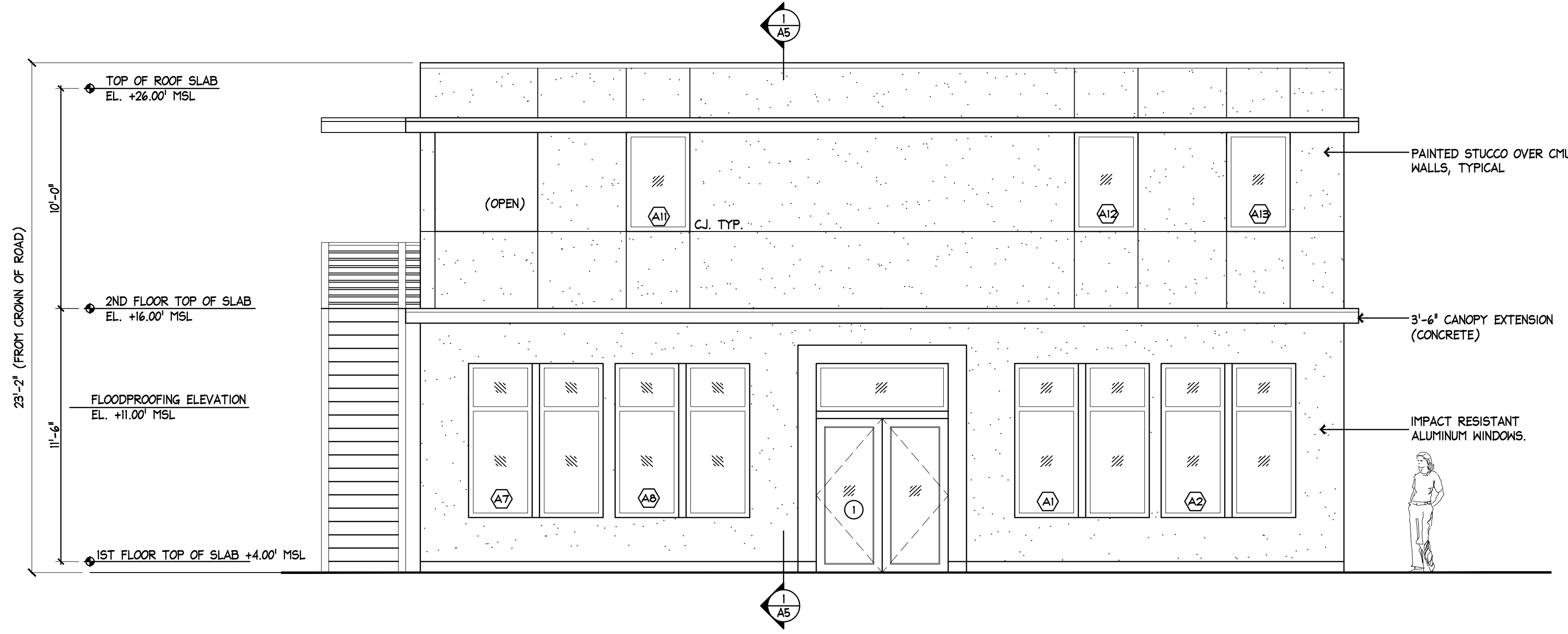
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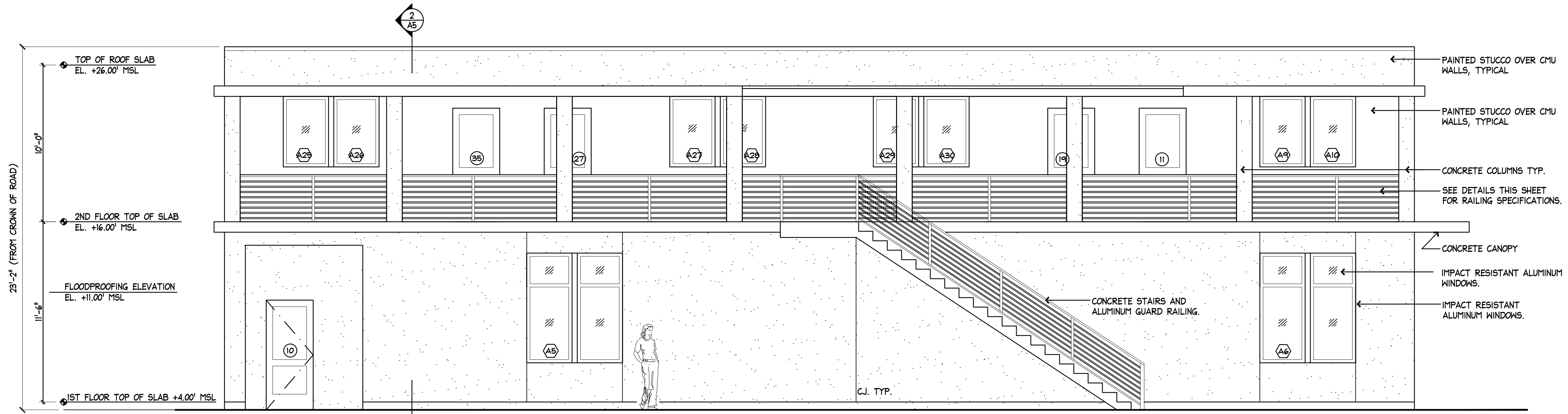
Project No: 2205

Date: 01/26/2025

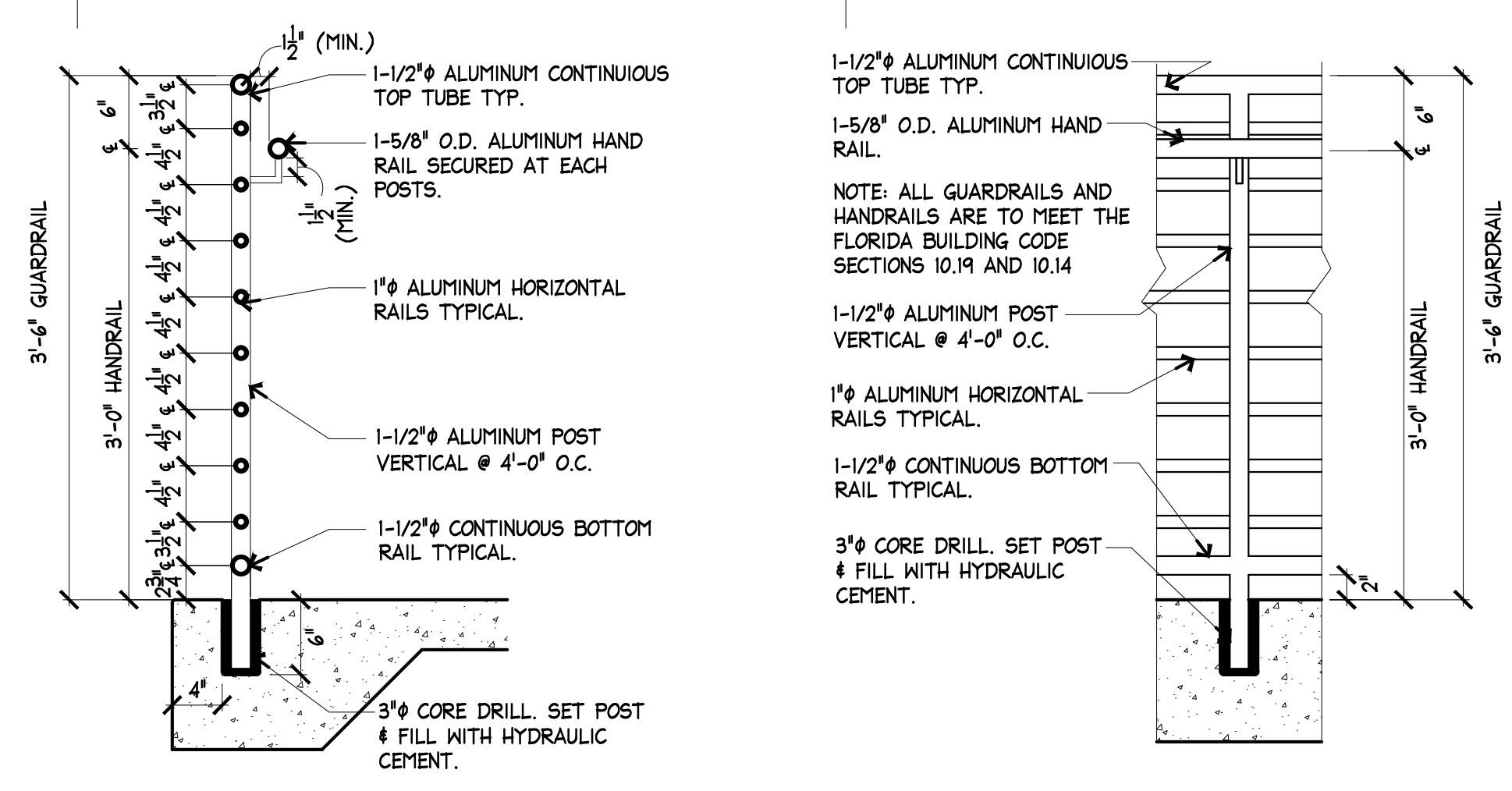
A2



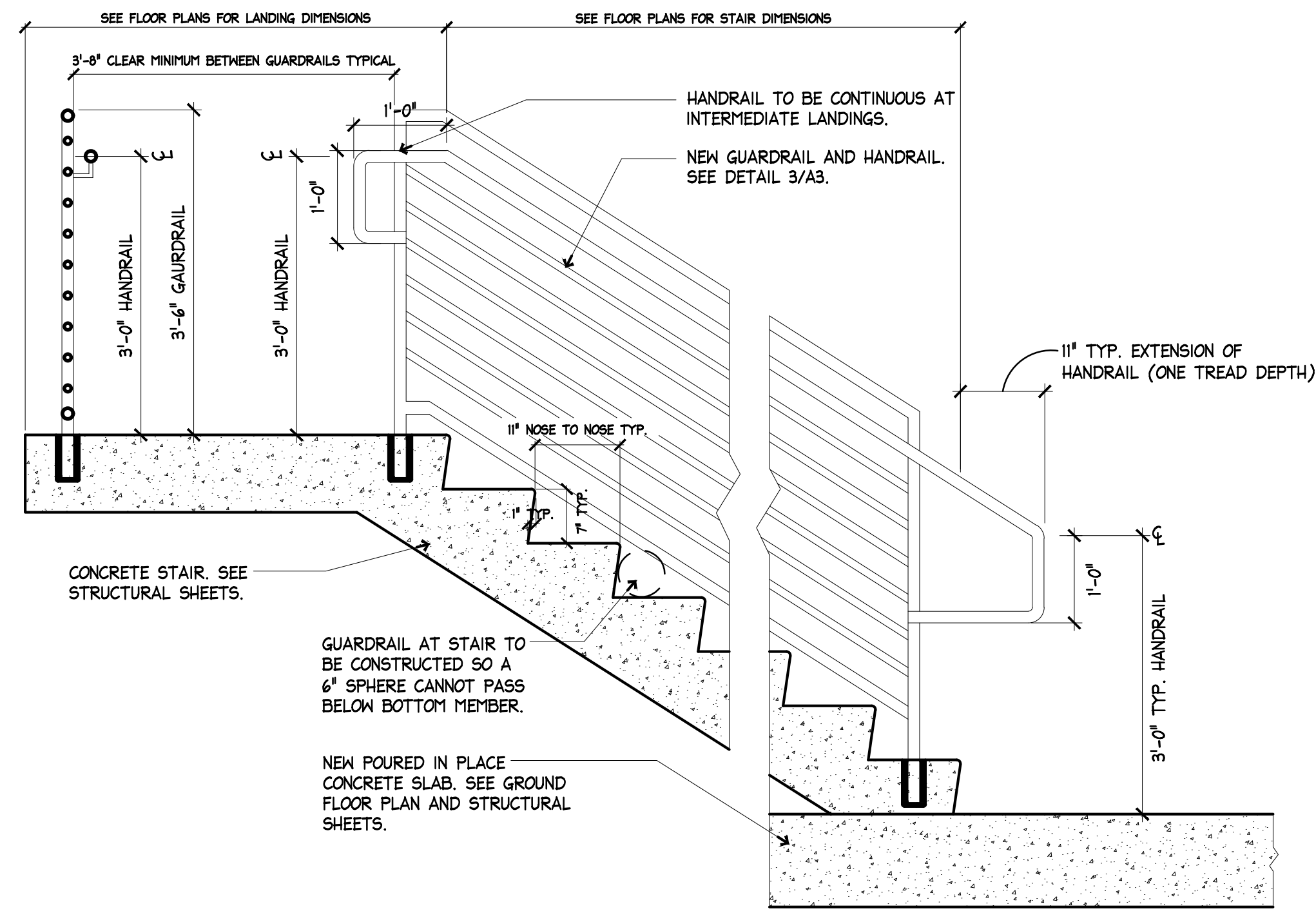
2 PROPOSED SOUTH ELEVATION
A3 SCALE: 1/4"=1'-0"



1 PROPOSED WEST ELEVATION
A3 SCALE: 1/4"=1'-0"



4 RAILING DETAIL
A3 SCALE: 1/4"=1'-0"



3 RAILING DETAIL
A3 SCALE: 1/4"=1'-0"

11/08/2024
BUILDING HEIGHT FROM
CROWN OF ROAD.

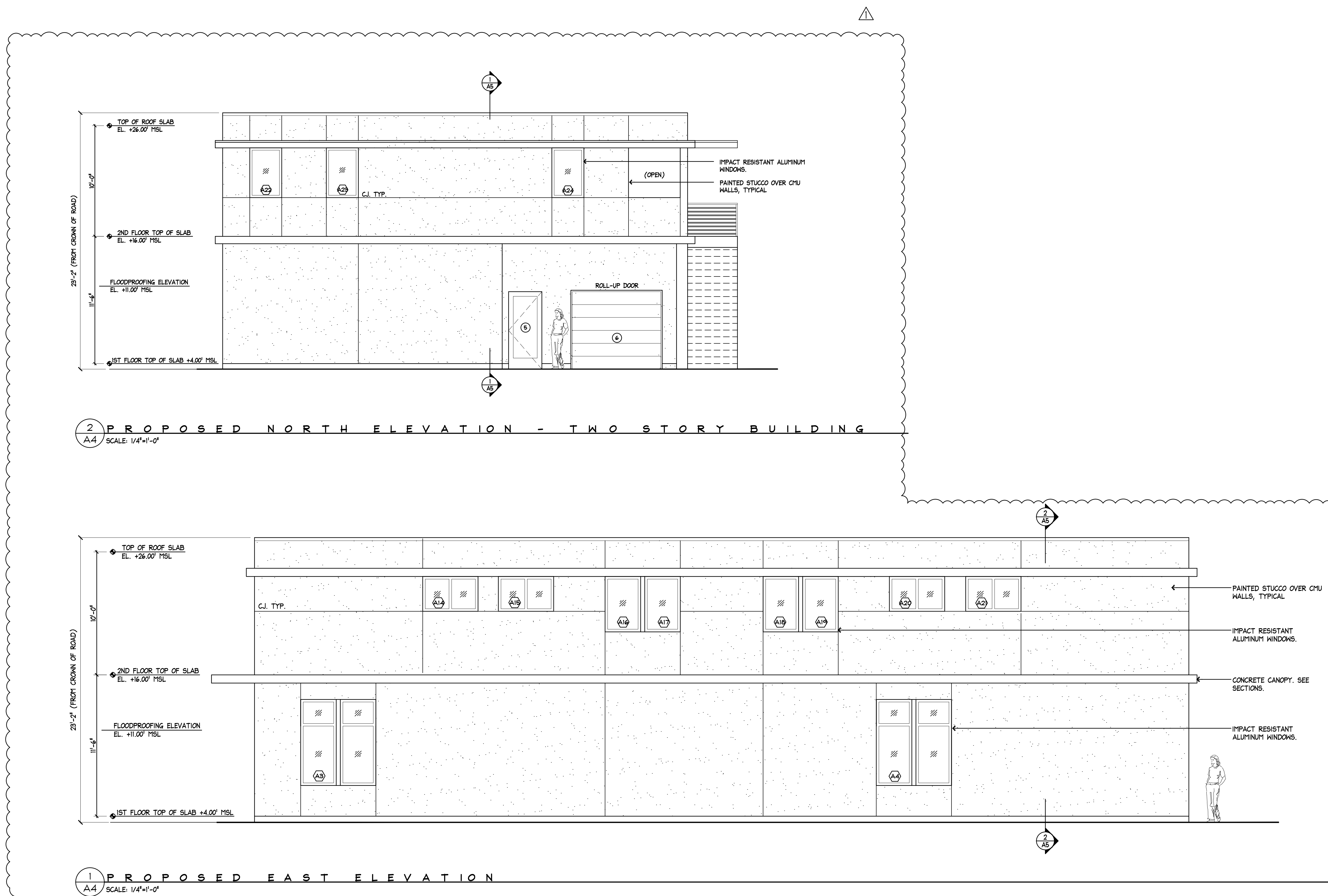
907 CAROLINE STREET
KEY WEST, FLORIDA

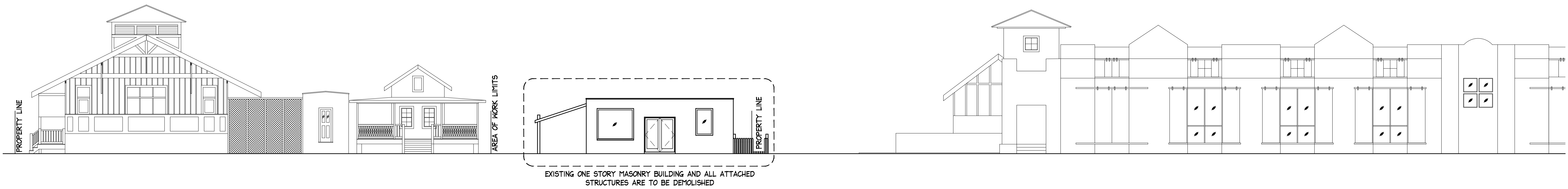
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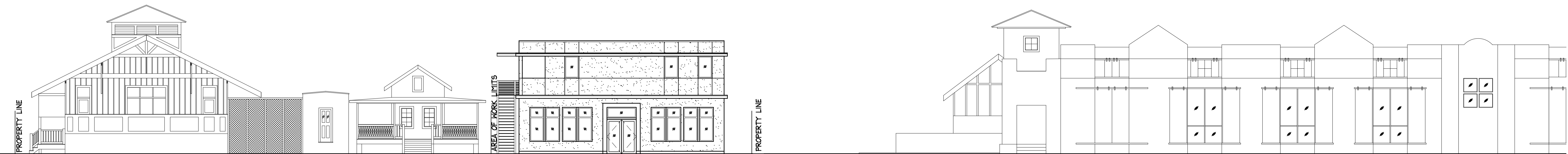
Project No: 2205
Date: 01/26/2025

A3





2 EXISTING SITE ELEVATION
A5 SCALE: 3/32"=1'-0"



1 PROPOSED SITE ELEVATION
A5 SCALE: 3/32"=1'-0"

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Project No: 2205
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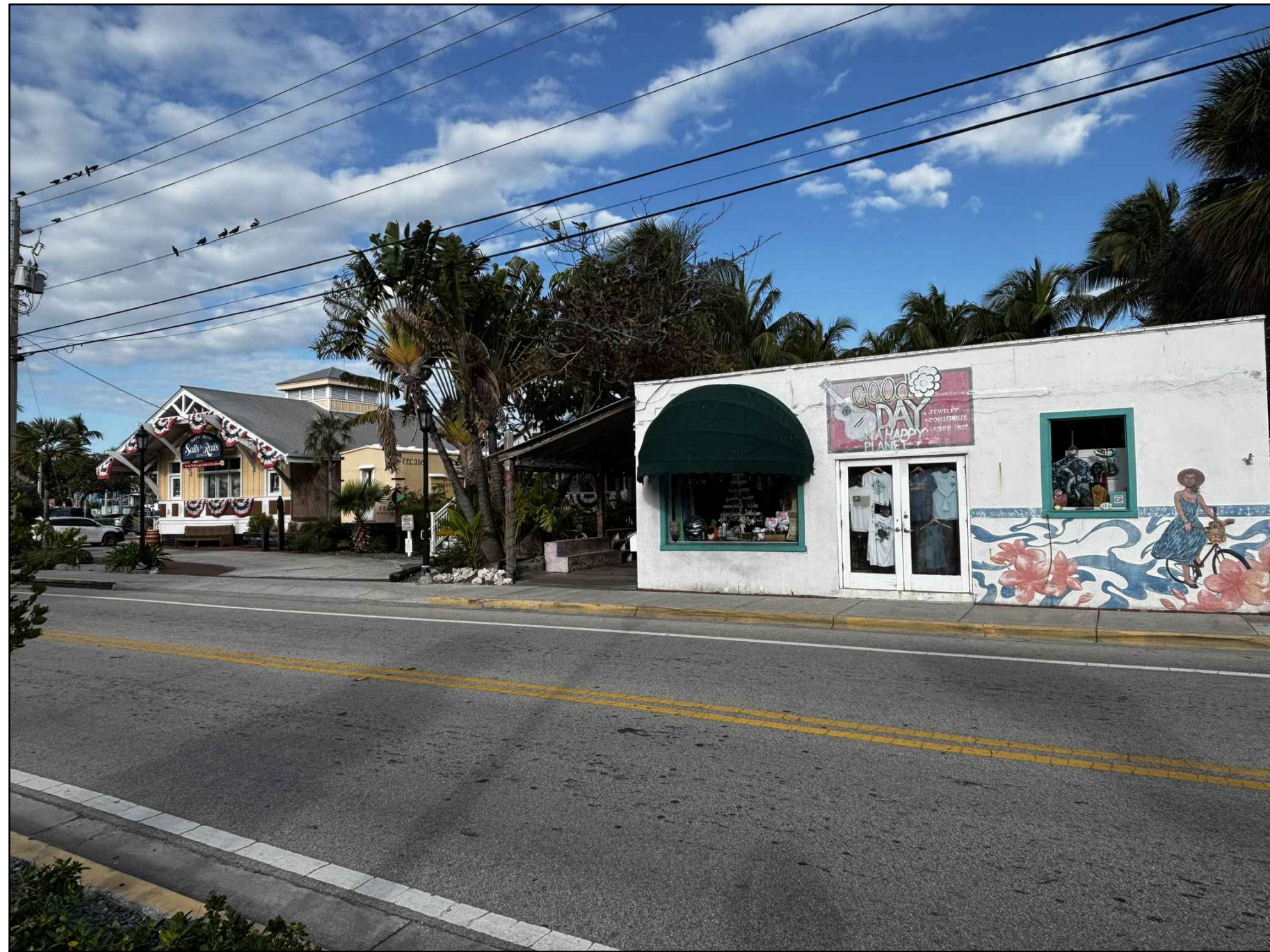
A5



8 VIEW FROM THE SITE JOB (CAROLINE ST.)
A6 SCALE: N.T.S.



7 VIEW FROM THE SITE JOB (CAROLINE ST.)
A6 SCALE: N.T.S.



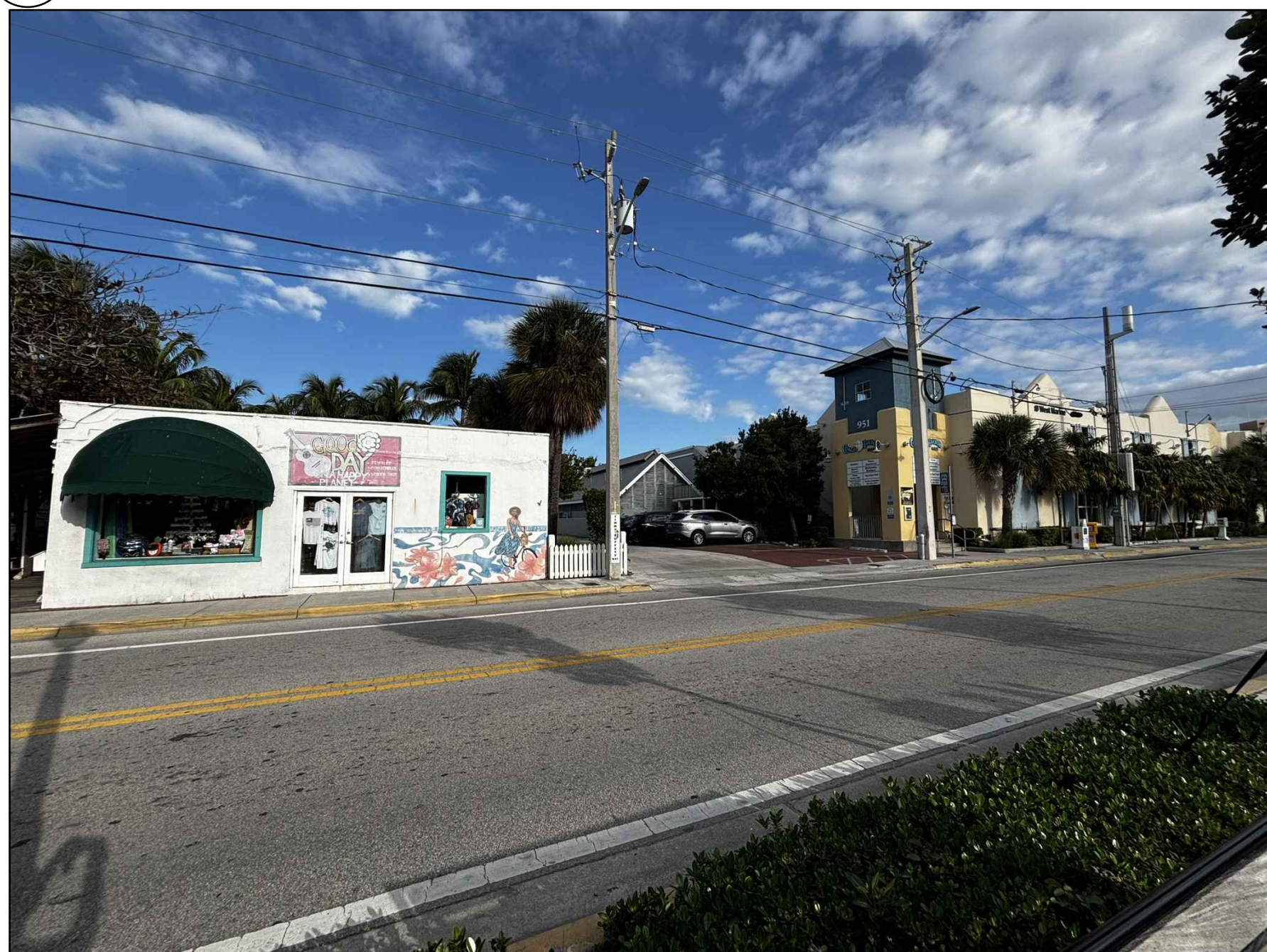
6 VIEW FROM OPPOSITE SIDE OF THE JOB
(EXISTING SOUTH ELEVATION)
A6 SCALE: N.T.S.



5 VIEW OF THE BACK OF THE BUILDING
(EXISTING NORTH ELEVATION)
A6 SCALE: N.T.S.



4 VIEW OF THE SIDE OF THE BUILDING
(EXISTING WEST ELEVATION)
A6 SCALE: N.T.S.



3 VIEW FROM OPPOSITE SIDE OF THE JOB
(EXISTING SOUTH ELEVATION)
A6 SCALE: N.T.S.

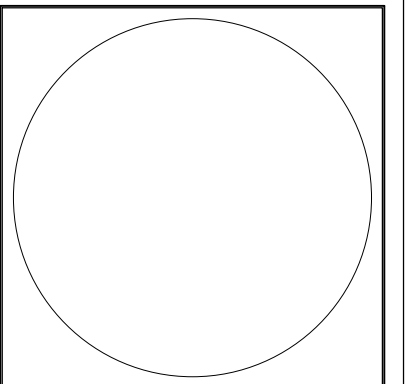


2 VIEW OF THE SIDE OF THE BUILDING
(EXISTING EAST ELEVATION)
A6 SCALE: N.T.S.



1 VIEW OF THE FRONT OF THE BUILDING
(EXISTING SOUTH ELEVATION)
A6 SCALE: N.T.S.

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Project No: 2205
Date: 01/26/2025

A6

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., February 25, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN - NEW TWO-STORY MIXED-USE BUILDING WITH HOUSING ON SECOND FLOOR.
DEMOLITION OF EXISTING BUILDING.

#907 CAROLINE STREET

Applicant – Bender & Associates Architects / City of Key West Application #H2025-0002

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ANA ALVAREZ, 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:
907 CAROLINE ST. on the
11 day of February, 2025.

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 February 25,
20 25.

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 H2025-0002.

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

Signed Name of Affiant:

Ana Alvarez
Date: 02/11/2025
Address: 410 Angela St.
City: Key West
State, Zip: FL, 33040

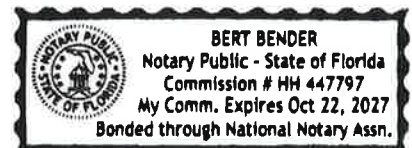
The forgoing instrument was acknowledged before me on this 11TH day of
FEBRUARY, 2025.

By (Print name of Affiant) ANA ALVAREZ who is
personally known to me or has produced _____ as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: BERT BENDER

Notary Public - State of Florida (seal)
My Commission Expires: OCT 22, 2027







PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00072082-004505
Account# 9073901
Property ID 9073901
Millage Group 12KW
Location 907 CAROLINE St, KEY WEST
Address
Legal Description KW LYING N'LY SQR 20 (THE PIANO SHOP/WOODEN HEAD GALLERY) G56-22/23 OR15-444/45 OR439-421/25 OR655-395/403 OR1424-992/99
(Note: Not to be used on legal documents.)
Neighborhood 32120
Property Class RETAIL-SINGLE TENANT (1100)
Subdivision
Sec/Twp/Rng 31/67/25
Affordable No
Housing



Owner

[CITY OF KEY WEST](#)
PO Box 1409
Key West FL 33041

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$133,139	\$143,411	\$143,411	\$143,411
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$565,600	\$565,600	\$565,600	\$565,600
= Just Market Value	\$698,739	\$709,011	\$709,011	\$709,011
= Total Assessed Value	\$698,739	\$709,011	\$709,011	\$702,584
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$698,739	\$709,011	\$709,011	\$709,011

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$565,600	\$133,139	\$0	\$698,739	\$698,739	\$0	\$698,739	\$0
2023	\$565,600	\$143,411	\$0	\$709,011	\$709,011	\$0	\$709,011	\$0
2022	\$565,600	\$143,411	\$0	\$709,011	\$709,011	\$0	\$709,011	\$0
2021	\$565,600	\$143,411	\$0	\$709,011	\$702,584	\$0	\$709,011	\$0
2020	\$565,600	\$156,449	\$0	\$722,049	\$638,713	\$0	\$722,049	\$0
2019	\$424,200	\$156,449	\$0	\$580,649	\$580,649	\$0	\$580,649	\$0
2018	\$395,920	\$145,382	\$0	\$541,302	\$541,302	\$0	\$541,302	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	2,800.00	Square Foot	40	70

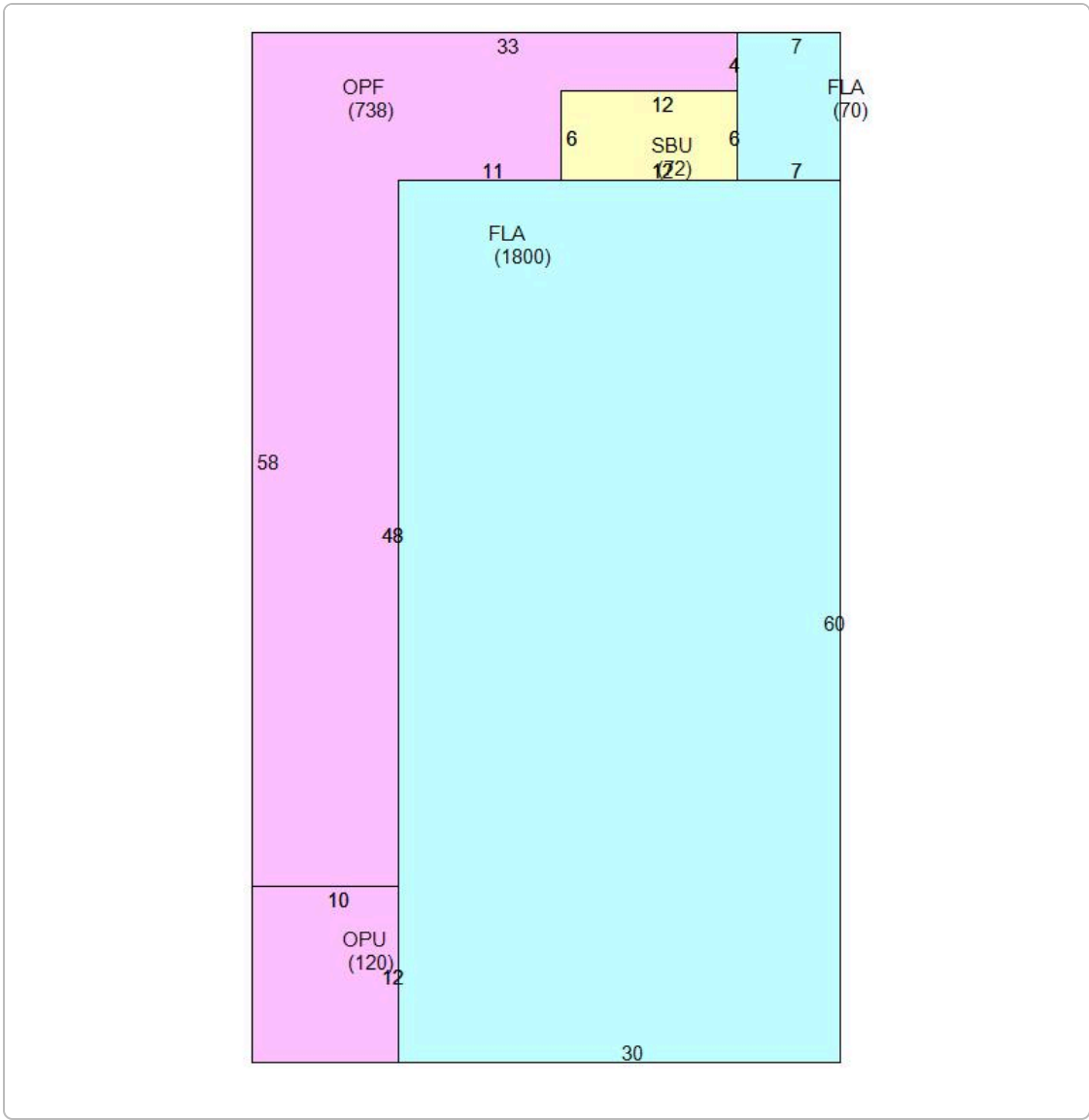
Buildings

Building ID	44466	Exterior Walls	C.B.S.	
Style		Year Built	1955	
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	1986	
Building Name		Foundation		
Gross Sq Ft	2800	Roof Type		
Finished Sq Ft	1870	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	207	Bedrooms	0	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	50	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,870	1,870	214
OPU	OP PR UNFIN LL	120	0	44
OPF	OP PRCH FIN LL	738	0	182
SBU	UTIL UNFIN BLK	72	0	36
TOTAL		2,800	1,870	476

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Yard Items, Sales, Permits.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL