



**Historic Architectural Review Commission
Staff Report for Item 14**

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: March 28, 2015

Applicant: Icon Identity Solutions/ Patricia Ortiz

Application Number: H15-01-0469

Addresses: #101 Duval Street

Description of Work

Three wall signs with halo effect on non-historic building.

Site Facts

The building located at #101 Duval Street is not historic and is not listed in the surveys. According to the Property Appraiser's records the structure was built in 1994. CVS will rent the entire building and will move from their actual location across the street. The building is located on the northeast corner of Duval and Front Streets.

Guidelines Cited in Review

- Banners, Flags, Signage and Lighting (pages 49-50), specifically guidelines 2, 3, 4 and 6 of page 49.
- Section 114-104 of the Land Development Regulations- Restriction of number of signs. The business is on a corner and will be allowed to have 3 signs.

Project Description

The Certificate of Appropriateness in review is for the installation of new signs for the CVS store that will be located at #101 Duval Street. The three proposed signs will be wall mounted with white halo effect. The three signs will be 2'-6" tall by 7'

1-3/16” wide with copy “CVS”. Sign will be metal channel letters, attached directly to the wall, with solid faces and sides red in color. Each sign will be 25.75 square feet. Letters will be 2’-6” tall. The signs will be located on an upper 4 feet tall band, one on the corner, another facing Front Street almost at the center of the building and a third sign will be installed facing Duval Street at the southern entrance.

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 design includes the maximum number of signs allowed.
2. The proposed signs will be made with metal solid faced channel letters, which is an appropriate material. Although the size of the sign is conforming to the guidelines for wall signs the size of the letters fails guideline 4.
3. White halo effect has been considered non-interior illuminated if the faces and sides of the letters or logo are solid.

It is staff’s opinion that the proposed project fails guideline 4. Nevertheless staff opines that the proportion and size of the signs are appropriate to the building as well as the proposed location.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC ONLY

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West
 3140 FLAGLER AVENUE
 KEY WEST, FLORIDA 33040
 Phone: 305.809.3956
 www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 15-01-469		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:	101 Duval Street		# OF UNITS
RE # OR ALTERNATE KEY:			
NAME ON DEED:	Sunset Plaza, Inc.	PHONE NUMBER	
OWNER'S MAILING ADDRESS:	P.O. Box 1268	EMAIL	
	Hallandale Beach, FL 33008-1268		
CONTRACTOR COMPANY NAME:	Icon Identity Solutions	PHONE NUMBER 813-817-8492	
CONTRACTOR'S CONTACT PERSON:	Patricia Ortiz	EMAIL ortizplanningsolutions@gmail.com	
ARCHITECT / ENGINEER'S NAME:	Robert Reid Wedding Architects	PHONE NUMBER 954-428-9361	
ARCHITECT / ENGINEER'S ADDRESS:	612 S. Military Trail	EMAIL kathy.kohler@rw-architects.com	
	Deerfield Beach, FL 33442		

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ___ YES ___ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

PROJECT TYPE: ___ ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
 ___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE ___
 ___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME: DAILY STEWANDEZ <i>(as child of Benjamin Hawoy)</i>	QUALIFIER PRINT NAME: Grant McGuire
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 27 DAY OF March , 20 15	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 30 DAY OF March , 20 15
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

9642-9713-OK

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

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

ADDRESS OF PROPOSED PROJECT: 101 Duval Street # OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED: Sunset Plaza, Inc. PHONE NUMBER

OWNER'S MAILING ADDRESS: P.O. Box 1268 EMAIL
Hallandale Beach, FL 33008-1268

CONTRACTOR COMPANY NAME: Icon Identity Solutions PHONE NUMBER 813-817-8492

CONTRACTOR'S CONTACT PERSON: Patricia Ortiz EMAIL ortizplanningsolutions@gmail.com

ARCHITECT / ENGINEER'S NAME: Robert Reid Wedding Architects PHONE NUMBER 954-428-9361

ARCHITECT / ENGINEER'S ADDRESS: 612 S. Military Trail EMAIL kathy.kohler@rw-architects.com
Deerfield Beach, FL 33442

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., 3 small signs
message: CVS / size 30" x 7 1/2" or 25.75" / illumination:
blue-back lit / illumination color: white
ALUMINUM WITH opaque front + sides
Sign Material:

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME: Dwight Heenan
 OWNER SIGNATURE: [Signature]
 Notary Signature as to owner: Melissa Leski

QUALIFIER PRINT NAME: Grant McGuire
 QUALIFIER SIGNATURE: [Signature]
 Notary Signature as to qualifier: Melissa Leski

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME
 THIS 27 DAY OF March, 2015

STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME
 THIS 30 DAY OF March, 2015



Personally known or produced as identification Personally known or produced as identification

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: request: 3 wall signs "CVS" 30" letter height, halo/backlit

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
NONE	N/A	N/A
facade alterations previously approved through HARC		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION. N/A

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: NO Demolition proposed

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS

IGN COPY: CVS	PROPOSED MATERIALS: ALUMINUM*	SIGNS WITH ILLUMINATION: YES
CVS	ALUMINUM*	TYPE OF LTG.: HALO/BACK LIT
CVS	ALUMINUM*	LTG. LINEAL FTG.: 50" x 7'1 13/16 / 25.75
MAX. HGT. OF FONTS: 30"	*= front + side OPAQUE	COLOR AND TOTAL LUMENS: WHITE
USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: N/A INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS. N/A		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW

APPROVED NOT APPROVED DEFERRED FOR FUTURE CONSIDERATION TABLED FOR ADD'L. INFO.

HARC MEETING DATE: _____ HARC MEETING DATE: _____ HARC MEETING DATE: _____

REASONS OR CONDITIONS:

HARC PLANNER SIGNATURE AND DATE: _____ HARC CHAIRPERSON SIGNATURE AND DATE: _____

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT AGENCIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
C FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

AGENT OF RECORD LETTER

TO THE CITY OF KEY WEST COMMISSIONERS, KEY WEST, KEY WEST RESORT UTILITIES CORP., FLORIDA KEYS AQUEDUCT AUTHORITY, CITY OF KEY WEST BUILDING DEPT., CITY OF KEY WEST FIRE DEPT., CITY OF KEY WEST PLANNING DEPT., MONROE COUNTY HEALTH DEPT., SFWMD, STATE DEPARTMENT OF ECONOMIC OPPORTUNITY, FDEP, FDOT, KEYS ENERGY SERVICES, FLORIDA POWER & LIGHT and AT&T.

For the property identified as Parcel ID number 00000470-000000 Alt Key 1000469 I, Benjamin Hamuy, hereby designate and appoint Paul Tremblay, Director of Development for Boos Development Group, Inc. or Danlys Hernandez, Project Manager for Boos Development Group, Inc. as my/our Agent of Record, for the purposes of representing me/us during the Building Permitting Process and/or hearing process. My/our Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: Nov. 17.14

Benjamin Hamuy
APPLICANT/OWNER (PRINT)

x Benjamin Hamuy
APPLICANT/OWNER'S SIGNATURE

Pres.
APPLICANT/OWNER'S TITLE

Paul Tremblay, Director of Development
APPLICANT'S REPRESENTATIVE (PRINT)

Paul Tremblay
APPLICANT/REPRESENTATIVE'S SIGNATURE

Danlys Hernandez, Project Manager
APPLICANT'S REPRESENTATIVE (PRINT)

Danlys Hernandez
APPLICANT/REPRESENTATIVE'S SIGNATURE

5789 NW 151st Street #B
ADDRESS

Miami Lakes, FL 33014
CITY, STATE, ZIP

(305) 828-8284
TELEPHONE

(CVS 8368 – 101 Duval Street, Key West, FL)

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day personally appeared before me this 17th day of November, 2014 Benjamin Hamuy, who is personally known to me or who has produced Michigan Driver License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of November, 2014.

[Signature]
NOTARY PUBLIC
State of Florida at Large

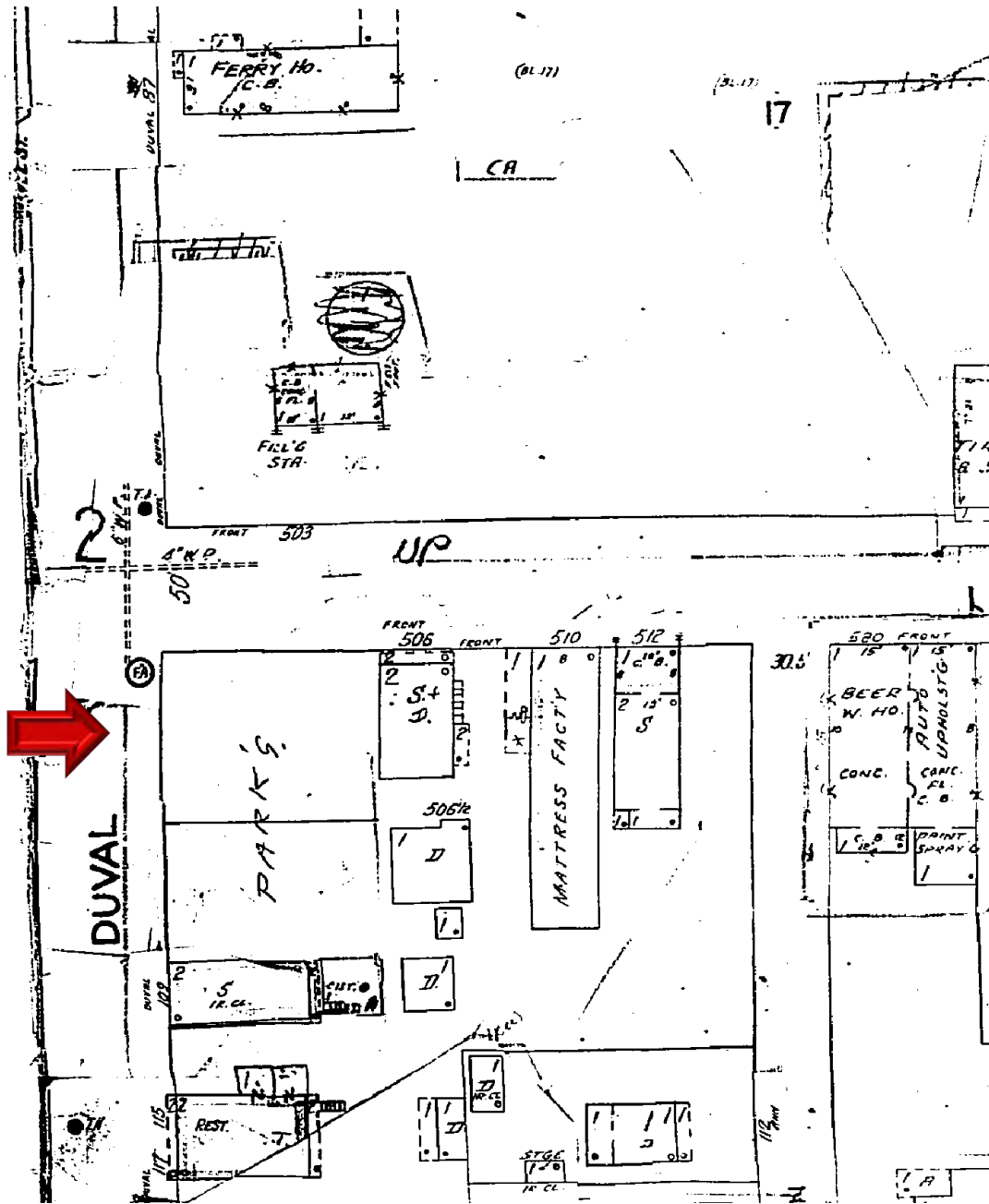
My Commission Expires: June 23rd 2017

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.



Wayne Thomas
Notary Public
State of Florida
MY COMMISSION # FF 30231
Expires: June 23, 2017

SANBORN MAPS



#101 Duval Street Sanborn map 1962

PROJECT PHOTOS





#101 Duval Street parking for bank photo taken in 1975 by Edwin O. Swift III. Monroe County Library



#101 Duval photo taken in 2011 by Edwin O. Swift III. Monroe County Library

Address: 101 Duval Street
 City/State: Key West, FL.
 Zip: 33040



Project #: 749
 Location #: 76746

SURVEY PHOTOS



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

Drawing prepared by:



ELEVATIONS
 Location: 101 Duval Street
 Key West, FL. 33040
 File Path: ...ACCOUNTS\C\CVS\Locations 2015\Project 749\76746_Key West FL_R2.cdr

Drawing prepared for:



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	201980	01/12/15	ML	NLR		
Rev 1	202962	01/27/15	ML	NLR	See Request for Revision Notes	
Rev 2	203800	01/30/15	ML	NLR	Controlled Background Panels Added & Sign Placement Updated	
Rev 3	000000	00/00/00	XXX	XXX		
Rev 4	000000	00/00/00	XXX	XXX		
Rev 5	000000	00/00/00	XXX	XXX		
Rev 6	000000	00/00/00	XXX	XXX		



Google earth





Google earth





Google earth



PROPOSED DESIGN

SIGN PROPOSAL

Historical Architectural Review Committee

April 28, 2015



101 Duval Street, Key West, FL

Original proposal- 2/24/15

Quantity- 3 wall signs, 2 blade signs

Size- Two 36" CVS wall signs, One 30" CVS sign; Two 22" blade signs

Illumination- Front and Halo/back lit

Illumination color-red

Sign Material- Aluminum and Plastic

Revised proposal- 4/28/15

Quantity- 3 wall signs

Size- Three 30" CVS wall signs

Illumination- Halo/back lit

Illumination color- white

Sign Material- Aluminum, front and sides opaque

Drawing prepared by:

SIGN PROPOSAL

Location: 101 Duval Street
 Key West, FL. 33040
 File Path: ...ACCOUNTS\C\CVS\Locations 2015\Project 749\76746 Key West FL R4.cdr

Proj #: 749
 Loc #: 76746

Drawing prepared for:



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	201980	01/12/15	ML	NLR	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
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Rev 3	206838	03/19/15	ML	NLR	See Request for Revision Notes
Rev 4	207810	03/27/15	ML	NLR	See Request for Revision Notes
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	



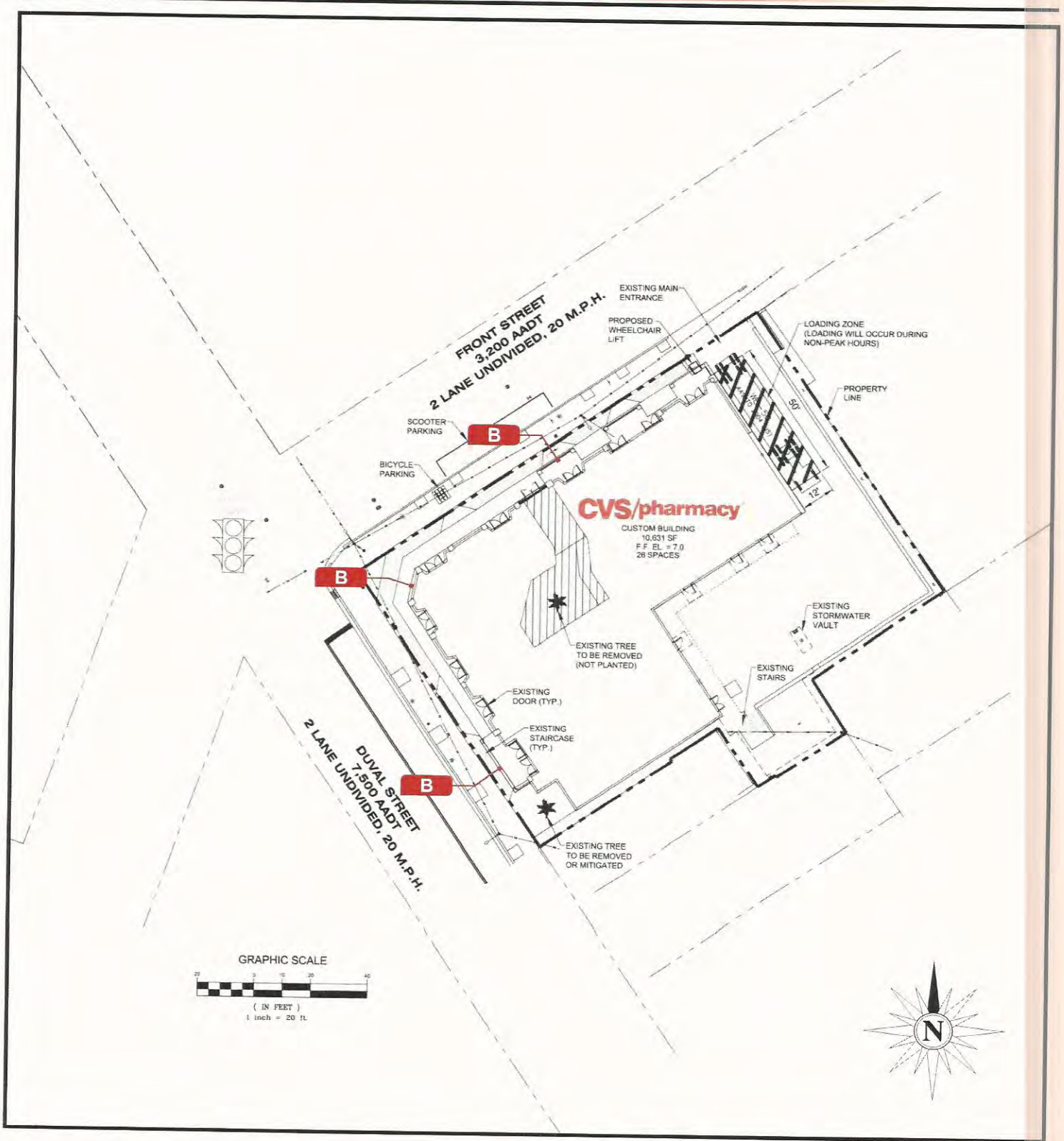
Address: 101 Duval Street
 City/State: Key West, FL.
 Zip: 33040



Project #: 749
 Location #: 76746

SITE PLAN

SIGN PROPOSAL



Drawing prepared by:

SITE PLAN

Drawing prepared for:



Location: 101 Duval Street
 Key West, FL. 33040
 File Path: ...ACCOUNTS\ICVSLocations 2015\Project 749\76746 Key West FL R4.cdr

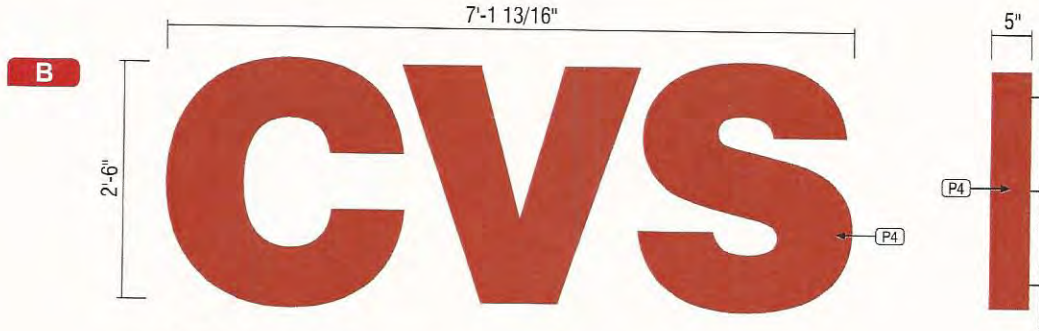
Proj #: 749
 Loc #: 76746



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Rev 4	207810	03/27/15	ML	NLR	See Request for Revision Notes
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

SIGN PROPOSAL

Building Signs



30" Halo-Illuminated Channel Letters

25.75 SQ.FT.
 QTY: 3

Notes:
 Material - Aluminum Letters w/Opaque Faces & Returns;
 White Halo-Illumination

Drawing prepared by:



PROPOSED SIGNAGE

Location: 101 Duval Street
 Key West, FL. 33040
 File Path: ...ACCOUNTS\CVS\Locations 2015\Project 749\76746 Key West FL R4.cdr

Proj #: 749
 Loc #: 76746

Drawing prepared for:



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
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Rev 4	207810	03/27/15	ML	NLR	See Request for Revision Notes
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

SIGN PROPOSAL

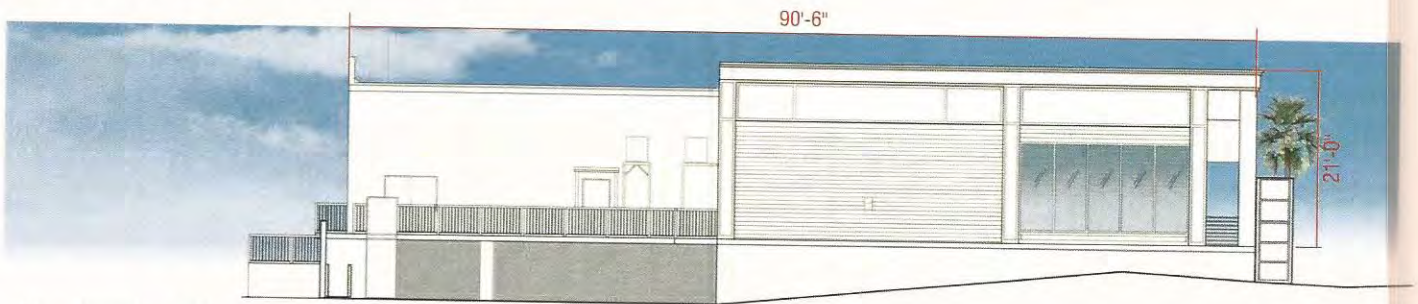
Elevations are for presentation purposes only



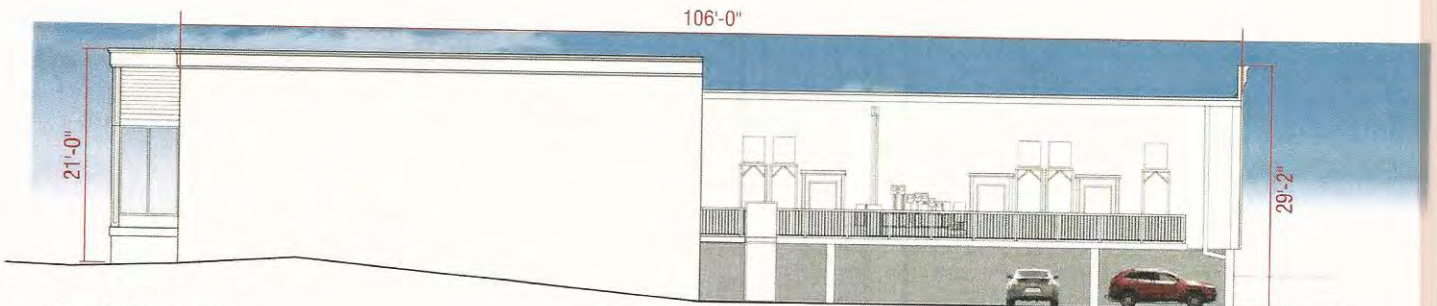
Front Street (West Elevation)



Duval Street (South Elevation)



North Elevation



East Elevation

Drawing prepared by:

ELEVATIONS

Location: 101 Duval Street
 Key West, FL. 33040
 File Path: ...ACCOUNTS\C\CVS\Locations 2015\Project 749\76746 Key West FL R4.cdr

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Rev 4	207810	03/27/15	ML	NLR	See Request for Revision Notes
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**THREE WALL SIGNS WITH HALO EFFECT ON
NON-HISTORIC BUILDING.**

FOR- #101 DUVAL STREET

Applicant – Icon Identity Solutions

Application # H15-01-0469

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 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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: 101 Duval Street on the 28 day of April, 2015.

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 April, 2015.

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 H15 01-0469

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

Signed Name of Affiant:

Patricia Ortiz
Date: 4/23/2015
Address: 2810 N Central Ave
City: TAMPA FL 33602
State, Zip: _____

The forgoing instrument was acknowledged before me on this 23 day of April, 2015.

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

NOTARY PUBLIC

Sign Name: Marisa Iglesias
Print Name: Marisa Iglesias

Notary Public - State of Florida (seal)
My Commission Expires: 12/18/2018



Marisa Iglesias
COMMISSION # FF184411
EXPIRES: December 18, 2018
WWW.AARONNOTARY.COM

PROPERTY APPRAISER INFORMATION

Effective Age	13	Perimeter	661	Depreciation %	15
Year Built	1994	Special Arch	0	Grnd Floor Area	10,242
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	20	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	24	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	1994				131

2	OPF	1	1994		19
3	FLA	1	1994	Y	10,242
4	OPX	1	1994		458
5	OUU	1	1994		803
6	OPF	1	1994		19
7	OPF	1	1994		21
8	OPF	1	1994		21
9	OPF	1	1994		21
10	OPF	1	1994		90
11	OPF	1	1994		194
12	OPF	1	1994		89
13	CPU	1	1994		5,043
14	OPU	1	1994		916
19	CPF	1	1994		10,925
20	OPU	1	1994		66
21	OPU	1	1994		57
22	SBF	1	1994		306

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		REST/CAFET-A-	20	Y	Y
	206	1 STY STORE-A	80	Y	Y
	207	OPX	100	N	N
	208	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
75	CUSTOM	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	RW2:RETAINING WALL	1,261 SF	0	0	1993	1994	4	50
2	PT2:BRICK PATIO	95 SF	0	0	1993	1994	2	50
3	FN3:WROUGHT IRON	104 SF	26	4	1993	1994	2	60
4	CL2:CH LINK FENCE	396 SF	66	6	1975	1976	1	30
5	PT2:BRICK PATIO	150 SF	0	0	1999	2000	4	50

Appraiser Notes

2002 & 2003 CUT OUT DONE FOR SUNSET PLAZA INC)
RE 48 COMBINED W/THIS RE FOR ASSMT PURPOSES 5-16-95 LG)
TPP 8943265 - HENNA BODY ART TATTOO (BOOTH IN FRONT) TPP 8950910 - SUNSET SPORT CORP (UNIT 101) TPP 8950921 - KEY WEST SYTLE INC (UNIT 105) TPP 8950932 - DUVAL CENTER INC (UNIT 109) TPP 8865091 - SUNGLASS HUT TRADING HUT #681 (UNIT 103)

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	08-0084	01/15/2008	19,200	Commercial	INSTALL WHEELCHAIR LIFT	
1	12-1687	05/10/2012	12/31/2012	62,000	Commercial	INSTALL 12000 SF OF 60 MIL TPO SINGLE PLY
1	11-4610	12/21/2011	1,200	Commercial	REPLACE 3 PHASE - 4 WIRES METER BANK.	
10-0481	06/11/2010	3,000	Commercial	AFTER THE FACT: REOPEN PREVIOUSLY CLOSED INTERIOR DOORWAY WITH NEW WOOD AND GLASS POCKET DOORS.		
11-0242	02/28/2011	100	Commercial	INSTALL THREE SIGNS.		
08-2701	07/24/2008	2,200	Commercial	REPLACE ONE 100AMP 3 PHASE METER CAN.		
09-3689	10/27/2009	1,500	Commercial	EMERGENCY REPAIRS: CHANGE A PHASE FROM MAIN DISCONNECT 600 AMP SERVICE.		
10-2281	07/19/2010	450	Commercial	INSTALL TWO WEATHER PROFF RECEPTACLE OUTLETS IN FRONT OF BUILDING.		
13-4102	09/25/2013	300	Commercial	CHANGE FUSES IN MAIN DISCONNECT 3-PHASE		
1	B923242	12/01/1992	10/01/1994	700,000	Commercial	BLDG,PAVING,LANDSCAPING
1	M943005	09/01/1994	11/01/1994	27,000	Commercial	9-5TON A/C W/35 DROPS
1	B943395	10/01/1994	11/01/1994	500	Commercial	PAINT,TILE,WALL PANELING
1	B943396	10/01/1994	11/01/1994	6,000	Commercial	PAINT,TILE,WALL PANELING
1	B943397	10/01/1994	11/01/1994	5,000	Commercial	PAINT,TILE
1	B943512	10/01/1994	12/01/1994	13,368	Commercial	CUSTOM CANVAS AWNINGS
1	B943526	10/01/1994	12/01/1994	12,000	Commercial	INTERIOR BUILD OUT
1	P943628	11/01/1994	12/01/1994	1,200	Commercial	3/LAV,3/W.CLOSET,2 H.BIBB
1	P943629	11/01/1994	12/01/1994	3,800	Commercial	1/S.POT,1/S.HAND,1/S.SLOP
1	P943629	11/01/1994	12/01/1994	3,800	Commercial	1/HEATER
1	B943785	11/01/1994	12/01/1994	25,000	Commercial	INTER ALTERATIONS
1	P943864	11/01/1994	12/01/1994	2,100	Commercial	1/LAB,1W/CLOSET
1	B943921	11/01/1994	12/01/1994	38,000	Commercial	1050SF RETAIL SPACE
1	A944017	12/01/1994	10/01/1995	2,000	Commercial	INSTALL SIGNS
1	P944043	12/01/1994	10/01/1995	5,400	Commercial	PLUMBING ADDITIONS
1	E944064	12/01/1994	10/01/1995	2,000	Commercial	ELECTRICAL ADDITIONS
1	E944099	12/01/1994	10/01/1995	1,800	Commercial	ELECTRICAL ADDITIONS
1	A950032	01/01/1995	10/01/1995	4,000	Commercial	SIGNS
1	M950108	01/01/1995	10/01/1995	5,000	Commercial	5 TON AC
1	E950481	02/01/1995	10/01/1995	400	Commercial	ELECTRICAL
1	E951120	04/01/1995	10/01/1995	785	Commercial	BURGLAR ALARM
1	E951125	04/01/1995	10/01/1995	585	Commercial	BURGLAR ALARM
1	E952728	08/01/1995	11/01/1995	2,200	Commercial	ELECTRICAL
1	M953302	10/01/1995	11/01/1995	2,850	Commercial	HOOD & INSPECTION
1	A953982	11/01/1995	11/01/1995	100	Commercial	SIGN
1	9703093	09/01/1997	10/01/1997	700	Commercial	INSTALL 4 LIGHTS
1	9800177	01/16/1998	12/07/1998	1,200	Commercial	ELECTRICAL
1	9801123	04/07/1998	12/07/1998	1,709	Commercial	MECHANICAL
1	9900541	05/11/1999	11/03/1999	2,000	Commercial	IRON GATES FOR SECURITY
1	9902941	09/03/1999	11/03/1999	2,000	Commercial	RENOVATIONS/REPAIRS
1	9903302	11/03/1999	12/07/1999	500	Commercial	SIGN
1	0001188	05/05/2000	07/14/2000	4,000	Commercial	DEMO WALL/CREATE 1 STORE

1	0001814	07/21/2000	12/14/2000	1,000	Commercial	SIGNS
1	0001993	07/20/2000	12/14/2000	1,200	Commercial	SIGNS
1	05-4384	11/02/2005	12/22/2005	50,000	Commercial	19 SEAT COFFEE SHOP BUILDOUT
1	05-5145	01/22/2005	12/22/2005	20,000	Commercial	ROUGH DRAIN VENT
1	06-1660	03/13/2006	07/26/2006	1,950	Commercial	FILL VOID (INLANDING WITH CONCRETE)
1	05-3278	08/03/2005	12/22/2005	6,500	Commercial	DEMO PEMI (UNIT 103) DISPOSAL OF DEMOLITION
1	05-4374	10/11/2005	12/22/2005	15,000	Commercial	INSTALL ELECTRICAL SYSTEM 1120 SF
1	06-2895	10/12/2006	12/28/2006	13,100	Commercial	INSTALLATION OF ADA LIFT
1	07-2270	05/11/2007	05/11/2007	3,300	Commercial	REPLACE EXISTING 5-TON A/C

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
2014	2,201,386	12,038	4,996,633	5,600,000	5,600,000	0	5,600,000
2013	2,253,184	12,410	4,201,714	5,600,000	5,212,324	0	5,600,000
2012	2,253,184	12,793	4,201,714	5,600,000	4,738,477	0	5,600,000
2011	2,279,082	13,176	4,201,714	5,600,000	4,307,707	0	5,600,000
2010	2,330,880	13,549	4,728,822	3,916,098	3,916,098	0	3,916,098
2009	2,382,677	13,932	6,097,018	3,916,098	3,916,098	0	3,916,098
2008	2,382,677	14,314	3,886,597	3,916,098	3,916,098	0	3,916,098
2007	1,795,363	14,656	3,886,597	3,916,098	3,916,098	0	3,916,098
2006	1,707,515	15,040	2,933,280	3,466,067	3,466,067	0	3,466,067
2005	1,248,103	15,423	2,304,720	4,738,000	4,738,000	0	4,738,000
2004	1,276,460	15,795	2,095,200	4,600,000	4,600,000	0	4,600,000
2003	1,276,460	16,180	1,718,064	4,600,000	4,600,000	0	4,600,000
2002	1,276,460	16,562	1,718,064	4,685,609	4,685,609	0	4,685,609
2001	1,276,460	15,611	1,718,064	4,629,130	4,629,130	0	4,629,130
2000	1,364,313	4,770	1,299,024	4,509,601	4,509,601	0	4,509,601
1999	1,485,585	4,326	1,355,921	4,509,601	4,509,601	0	4,509,601
1998	990,390	4,411	1,355,921	2,926,817	2,926,817	0	2,926,817
1997	1,089,120	4,505	1,312,182	2,926,817	2,926,817	0	2,926,817
1996	990,109	4,597	1,312,182	2,926,817	2,926,817	0	2,926,817
1995	986,195	4,684	1,312,182	2,926,817	2,926,817	0	2,926,817
1994	0	2,665	589,086	591,751	591,751	0	591,751
1993	0	2,665	589,086	591,751	591,751	0	591,751
1992	0	2,665	589,086	591,751	591,751	0	591,751
1991	0	2,665	589,086	591,751	591,751	0	591,751
1990	0	2,665	512,996	515,661	515,661	0	515,661
1989	0	2,665	510,541	513,206	513,206	0	513,206
1988	0	2,665	449,178	451,843	451,843	0	451,843

1987	0	2,665	327,270	329,935	329,935	0	329,935
1986	0	2,665	327,270	329,935	329,935	0	329,935
1985	0	2,665	273,037	275,702	275,702	0	275,702
1984	0	2,665	131,268	133,933	133,933	0	133,933
1983	0	2,665	109,895	112,560	112,560	0	112,560
1982	0	2,665	109,895	112,560	112,560	0	112,560

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
9/1/1992	1228 / 1546	1,760,000	QC	M

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