



Staff Report for Item 8

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Enid Torregrosa-Silva MSHP
Historic Preservation Planner

Meeting Date: February 24, 2015

Applicant: Icon Identity Solutions/ Patricia Ortiz

Application Number: H15-01-0134

Addresses: #101 Duval Street

Description of Work

Three illuminated signs and two wood blade signs on non-contributing 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 a corner lot

Guidelines Cited in Review

- Banners, Flags, Signage and Lighting (pages 49-50), specifically guideline 1, 2, 3, 4 and 6 of page 49. Guideline 24 (e) and (j).
- 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.
- Section 114-103 of the Land Development Regulations- Prohibited signs in the historic district (4) Interior illuminated signs and (5) Plastic 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. Two of the proposed signs will be double sided oval hanging wood sandblasted sign with copy "CVS". Both signs will be 3.36 square feet and letters will be less than 12" tall. The two hanging signs will be inside of the property boundaries.

The design also proposes the installation of one wall sign that will be installed in the building's corner with copy "CVS". This sign will be 17.9 square feet, less than 10% of the façade. Still the sign will be 4'-0" high by 8'-5 ¼" wide. CVS Letters will attached to a red plastic back non-illuminated panel. Letters will be white internally illuminated faces, 2'-6" tall, and will also have halo effect. Letters will be made of plastic and aluminum (Acrylite material).

Towards Duval and Front Streets the design proposes a wall sign facing each street with letters attached to the wall with copy "CVS". The red letters will have translucent faces and will be internally illuminated as well as halo effect. These letters will be 3'-0" high by 8'-7" wide and will be made of plastic and aluminum.

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.
2. The guidelines and ordinance state that plastic and interior illuminated signs and prohibited. The three proposed wall signs will be made of plastic and will be internally illuminated.
3. All three wall signs will not meet the maximum height allowed for wall signs (2'-6") nor will meet the maximum allowed for letter size- no taller than 12".

It is staff's opinion that the proposed project will fail meeting several guidelines and Land Development regulations due the number of proposed signs, materials proposed for the wall signs as well as illumination. Staff has expressed those concerns to the applicant but she understand that because the building is not historic they will meet the requirements.

From: Patricia Ortiz <ortizplanningsolutions@gmail.com>
Sent: Thursday, February 12, 2015 11:42 AM
To: Enid Torregrosa
Subject: Re: HARC Application 101 Duval Street Key West Fl (CVS)
Attachments: lighting style.jpg; revised nighttime rendering.pdf

Hi Enid,
Attached is a revised nighttime rendering, which illustrates a total of three wall signs. The center sign will be comprised of a 4.0 foot tall red, non-illuminated backer panel and 2.5 foot tall white letters. The letters will be halo and interior lit (light will come through the front and the back. The signs on the sides measure 3.0 feet in height and are red, they will also utilize halo and interior light (light will come through the front and the back). Attached is an image more clearly depicting the lighting style.

The signs will be comprised of Acrolite- a brand name of plastic and aluminum. The letter faces are to be constructed of acrylyte and the sides of aluminum.

I understand that the maximum number of signs allowed for corner lots is three and that the Code does not allow interior illumination. However, the package is consistent with what exists in the area and the building itself is not historic. I also understand that your position is to recommend denial when sign plans are not consistent with the Code in regard to quantity and illumination.

Let me know if you require additional information, and enjoy your time off,

Patricia Ortiz, AICP
Ortiz Planning Solutions, LLC
2810 N Central Ave B
Tampa FL 33602
813-817-8492
www.ortizplanningsolutions.com

On Wed, Feb 11, 2015 at 11:54 AM, Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov> wrote:

Hi Patricia:

I will be working on the staff report for your project. I have been reviewing the application as well as the night rendering and have some questions. According to the night visual the corner sign looks like letter faces are translucent as well as the Controlled background panel that is proposed to be red. The side red letters CVS signs also read as translucent faces, which represents interior illuminated signs and not solid faces with halo effect. Your night view under page 3 of your proposal also reads as an interior illuminated sign. I need consistent drawings for this application. Are the three wall signs be solid faces and sides letters with halo effect? Color of light for each wall sign? Materials of channel letters and controlled background panel?

I agree with Kelly's email that the number of signs is inconsistent with the actual ordinance and the size of the three wall signs is inconsistent with the guidelines. I reviewed the acolyte web site after you send to Kelly your email regarding materials. I want more information from you regarding which sign will use the acolyte material- where? and whether it is a composite or plastic and also need clarification on the submitted night rendering.

For purposes of what is required for signage I am attaching the minimum requirements for

signage, which was adopted by Ordinance in 2013 and is part of our Guidelines.

Hope to hear from you soon. I will leave town on the 18th and will not return till March 5. Kelly will be taking over my spot on the February HARC meeting.

Hope you are well!

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
Planning Department
City of Key West
3140 Flagler Avenue
PO Box 1409
Key West, Florida 33041-1409
305.809.3973p 305.809.3978f
etorregrosa@cityofkeywest-fl.gov

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone." Fl. Stat. 668.6076

From: Kelly Perkins
Sent: Wednesday, February 11, 2015 9:37 AM
To: Enid Torregrosa
Subject: FW: HARC Application 101 Duval Street Key West Fl (CVS)

KELLY PERKINS
HARC Assistant Planner
City of Key West
P: [\(305\) 809-3975](tel:(305)809-3975)
E: KPerkins@cityofkeywest-fl.gov

From: Patricia Ortiz [<mailto:ortizplanningsolutions@gmail.com>]
Sent: Monday, February 02, 2015 11:08 AM
To: Kelly Perkins
Subject: Re: HARC Application 101 Duval Street Key West Fl (CVS)

Hi Kelly,
The application does not state that a nighttime rendering is required, however, I do have our artist working on this as we speak, it will be sent over as soon as complete. Additionally, the channel letters are comprised of acolyte and aluminum. The revised application is attached.

Patricia Ortiz, AICP
Ortiz Planning Solutions, LLC
2810 N Central Ave B
Tampa FL 33602
[813-817-8492](tel:813-817-8492)
www.ortizplanningsolutions.com

On Mon, Feb 2, 2015 at 10:25 AM, Kelly Perkins <kperkins@cityofkeywest-fl.gov> wrote:

Good Morning,

I have to say that I have some concerns with your application. You're proposing five signs, and the size of the signs are very large. I know that it was acceptable for the Kress Building, but that was due to photo documentation and historical appropriateness. I don't think staff can write a favorable staff report for your proposal.

Also we need to know the materials of the channel letters, and we need full night elevations.

Thank you,

KELLY PERKINS

HARC Assistant Planner

City of Key West

P: [\(305\) 809-3975](tel:(305)809-3975)

E: KPerkins@cityofkeywest-fl.gov

From: Patricia Ortiz [mailto:ortizplanningsolutions@gmail.com]

Sent: Monday, February 02, 2015 9:32 AM

To: HARC

Subject: HARC Application 101 Duval Street Key West Fl (CVS)

Good Morning Kelly,

I am would like to attend the HARC meeting scheduled for 2/24/2015. Attached you will find the Harc application and a brand book detailing the proposed signs. Please let me know how to pay for this application, and if you require additional information.

Thank you,

Patricia Ortiz, AICP

Ortiz Planning Solutions, LLC

2810 N Central Ave B

Tampa FL 33602

[813-817-8492](tel:813-817-8492)

www.ortizplanningsolutions.com

APPLICATION

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 15-01-134		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

101 Duval Street		# OF UNITS
Parcel - 00000470-00000 / 1000469		
Sunset Plaza, LLC		PHONE NUMBER 305-828-8284
c/o Hammy		EMAIL
PO Box 1268 Hallandale FL 33008-1268		PHONE NUMBER 813-817-8492
Icon Identity Solutions		EMAIL ortizplanningsolutions@gmail.com
Patricia Ortiz, AICP		PHONE NUMBER
		EMAIL

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:

\$15,000

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.,

A total of 5 signs are requested and include: 2 sandblasted wooden blade signs measuring 3.36 sq feet
 2 red face and halo illuminated channel letter signs measuring 25.75 sq feet
 and 1 white face and halo illuminated channel letters on a controlled blade panel measuring 17.9 sq feet

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <i>Shelbi Rue D'Avignon</i>	QUALIFIER PRINT NAME: BRAD MCGUIRE
OWNER SIGNATURE: <i>Shelbi Rue D'Avignon</i>	QUALIFIER SIGNATURE: <i>Brad McGuire</i>
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>28</u> DAY OF <u>January</u> , 20 <u>15</u>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>27</u> DAY OF <u>January</u> , 20 <u>15</u>
Personally known or produced as identification.	Personally known or produced as identification.

9642-9713-01K
3922-36249-01K

NOT Submitting

User: 1
Date: 2
PT
Trans
STG
Trans
Date: 2
Trans

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: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.
 SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____
 BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY: <i>CVS</i>	PROPOSED MATERIALS: <i>wooden blade sign</i>	SIGNS WITH ILLUMINATION: <i>halo</i>
	<i>halo illuminated channel</i>	TYPE OF LTG.: <i>channel</i>
	<i>halo letter on illuminated</i>	LTG. LINEAL FTG.:
MAX. HGT. OF FONTS: <i>4'</i>	<i>panel</i>	COLOR AND TOTAL LUMENS: <i>red and white</i>
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
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 ENTITIES 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 USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC 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)

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 Benjamin Hamuy's 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

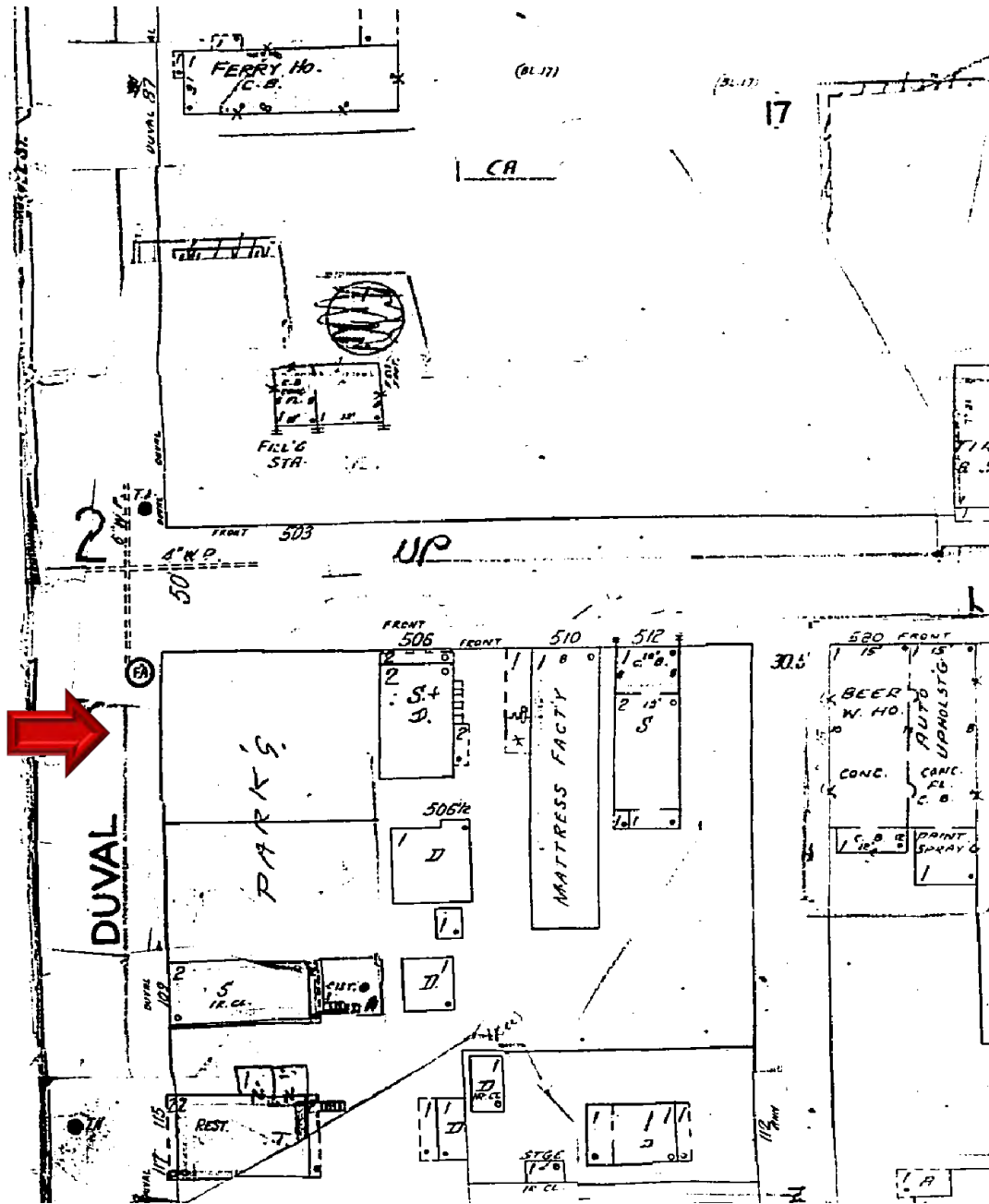
My Commission Expires: Jan 23rd 2017

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





©2015 Google
US Dept of State Geographer
©2015 Google

Google earth





Google earth



PROPOSED DESIGN

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

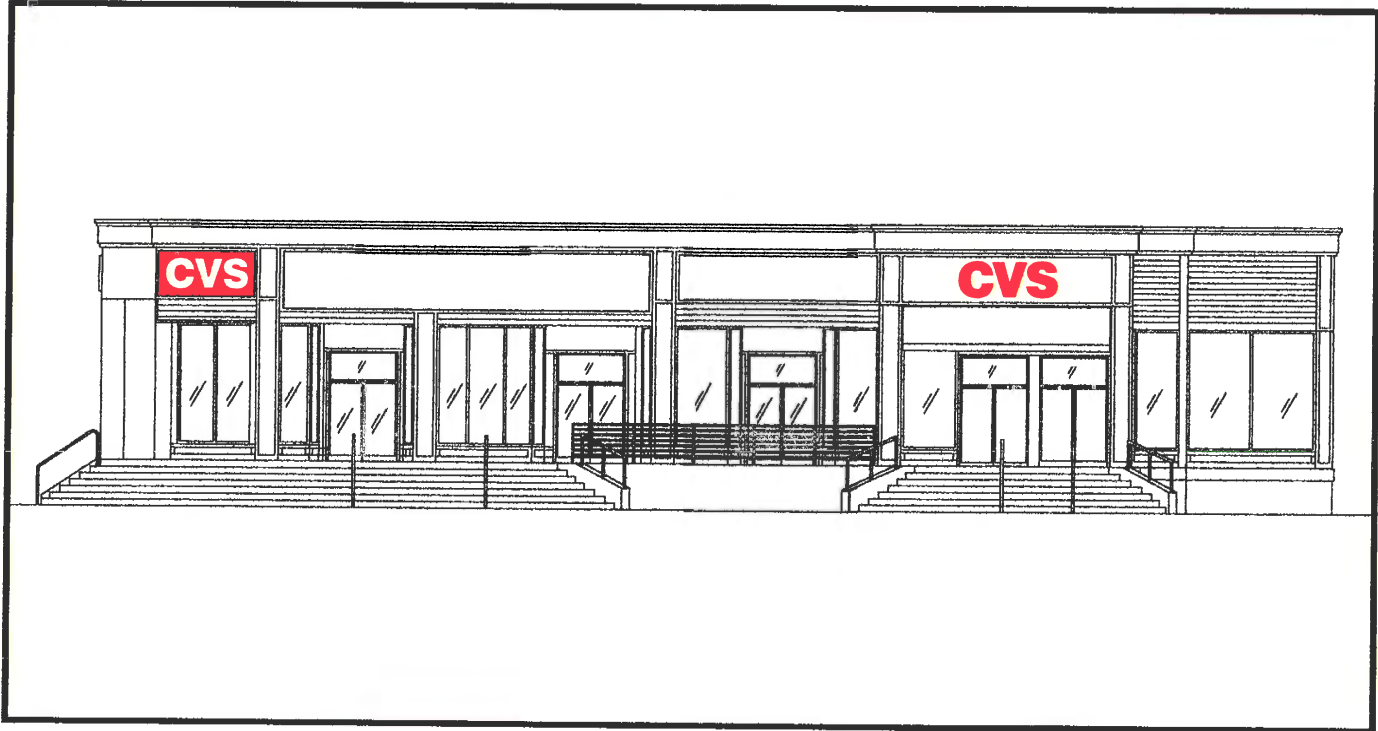


Project #: 749
 Location #: 76746

SIGN PROPOSAL

Historical Architectural Review Committee

01-30-2015



Loc# 76746

**101 Duval Street
 Key West, FL.
 33040**

SUBMITTAL IS: APPROVED
 APPROVED AS NOTED
 REVISED AND RESUBMIT

CLIENT/CONTRACTOR
 _____ / _____ / _____
 DATE



SIGN PROPOSAL

Drawing prepared by: _____
 Location: 101 Duval Street
 Key West, FL. 33040
 File Path: _____

Proj #: 749
 Loc #: 76746



Rev #:	Rec'd:	Date:	Req. By:	Drawn By:	Revision Description:
000000	201830	01/30/15	ML	NLR	See Request for Revision Notes
Rev 1	202962	01/27/15	ML	NLR	Controlled Background Panels Added & Sign Placement Updated
Rev 2	203800	01/30/15	ML	NLR	
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	

Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.

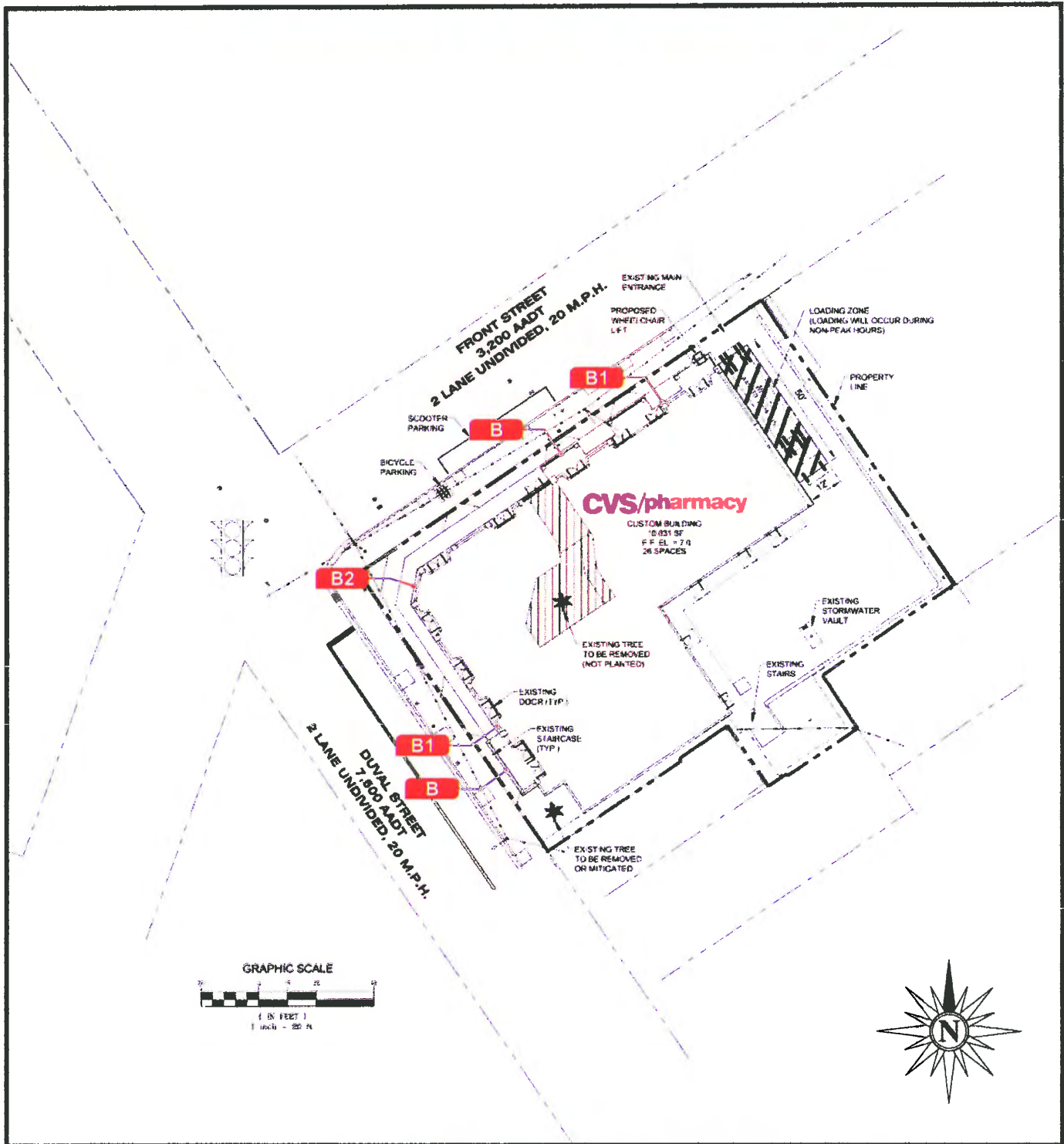
Address: 101 Duval Street
 City/State: Key West, FL.
 Zip: 33040



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\CIVS\Locations 2015\Project 749\76746_Key West FL_R2.cdr

Proj #: 749
 Loc #: 76746



Rev #:	Rev #:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	201300	01/27/15	ML	NLR		
Rev 1	201300	01/27/15	ML	NLR	See Request for Revision Notes	
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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		

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

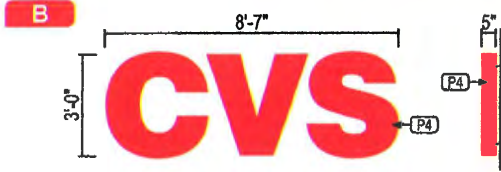


Project #: 749
 Location #: 76746

PROPOSED SIGNAGE

SIGN PROPOSAL

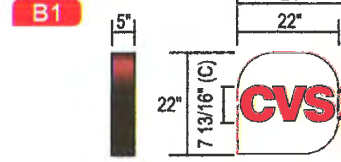
Building Signs



36" Red Face & Halo-Illuminated Channel Letters
 25.75 SQ.FT.
 QTY: 2



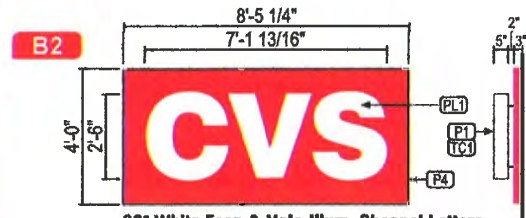
NIGHT VIEW



22" Sandblasted Wooden Blade Sign
 3.36 SQ.FT.
 QTY: 2
 Note: Mounting Hardware T.B.D.



NIGHT VIEW



30" White Face & Halo-Illum. Channel Letters on a Controlled Background Panel
 17.9 SQ.FT.
 Qty: 1

Window/Door Signs

Temporary Signs

Freestanding Signs

Directional Signs

Drawing prepared by:



PROPOSED SIGNAGE

Location: 101 Duval Street
 Key West, FL. 33040
 Proj #: 749
 Loc #: 76746
 File Path:

Drawing prepared for:



...\\ACCOUNTS\IC\CVS\Locations 2015\Project 749\76746_Key West FL_R2.cdr

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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		

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

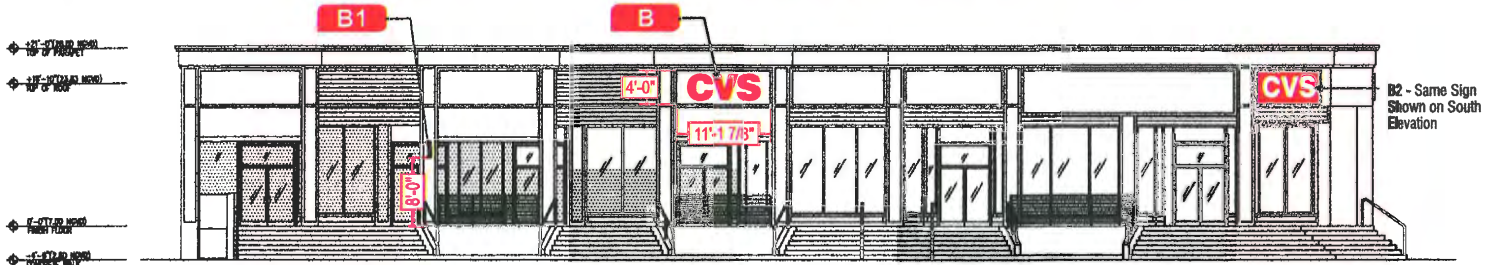


Project #: 749
 Location #: 76746

BUILDING ELEVATIONS

SIGN PROPOSAL

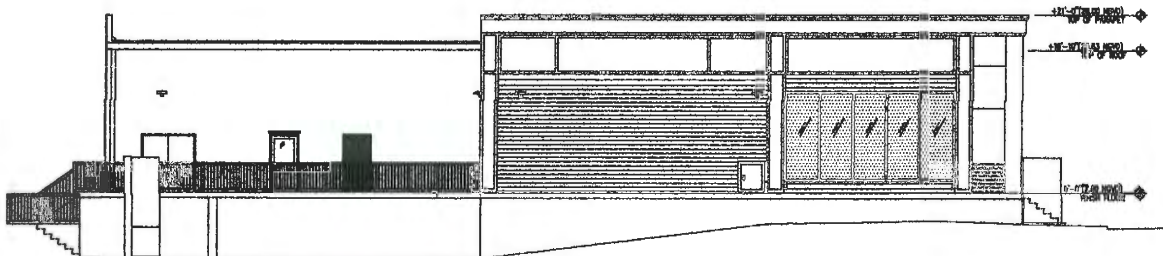
Elevations are for presentation purposes only



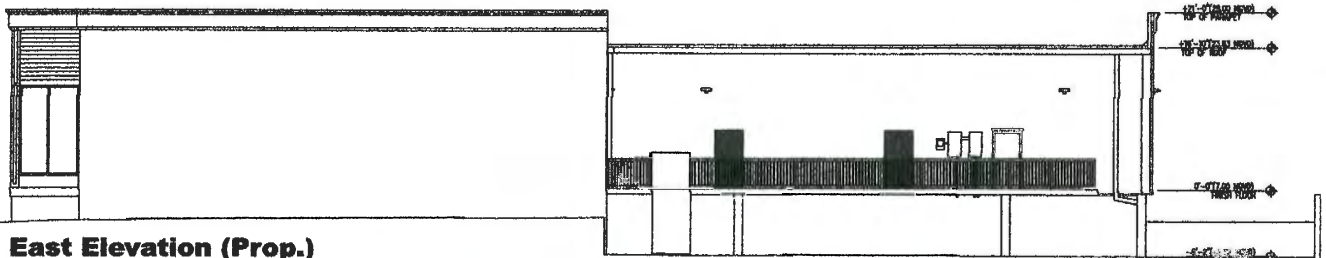
West Elevation (Prop.)



South Elevation (Prop.)



North Elevation (Prop.)



East Elevation (Prop.)

Drawing prepared by:

ELEVATIONS

Drawing prepared for:



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



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
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		



V S



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**THREE ILLUMINATED SIGNS AND TWO WOOD BLADE SIGNS
ON NON-CONTRIBUTING BUILDING.**

FOR- #101 DUVAL STREET

Applicant – Icon Identity Solutions

Application # H15-01-0134

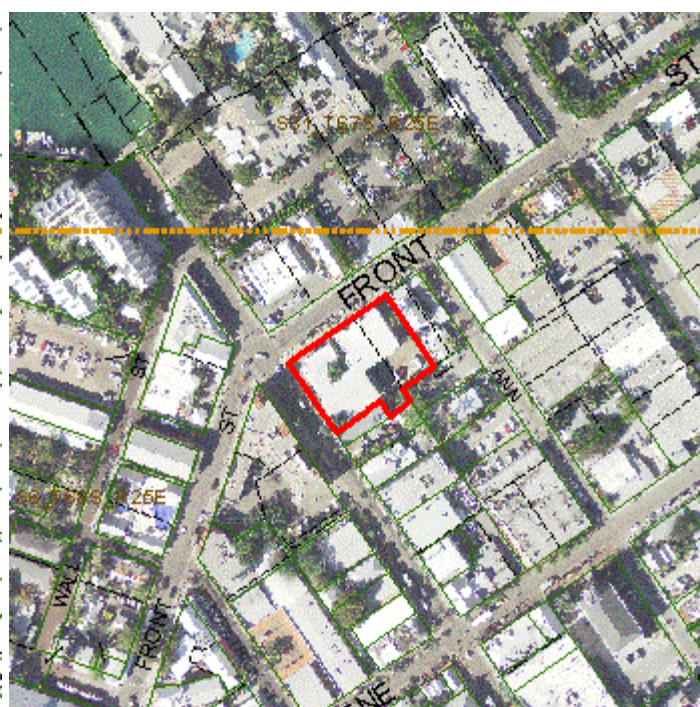
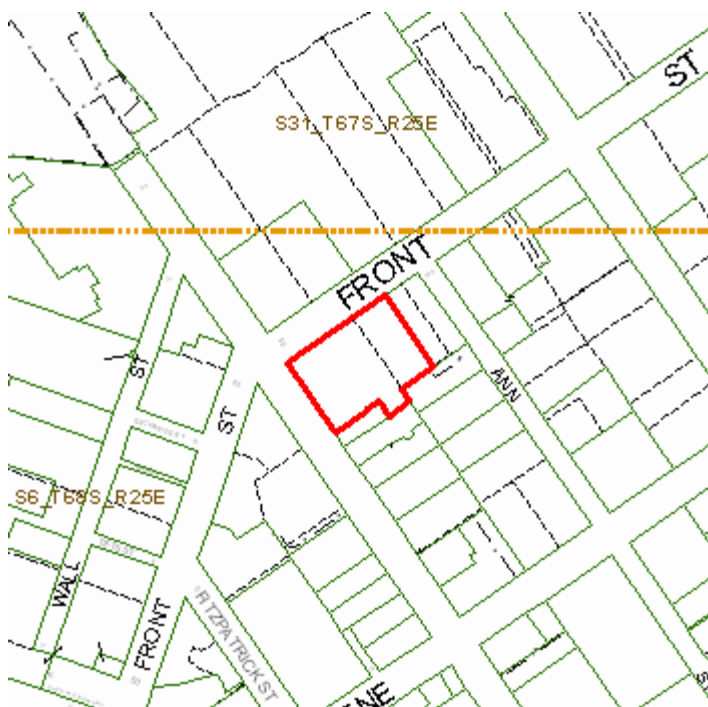
If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

PROPERTY APPRAISER INFORMATION

PC Code: 16 - COMMUNITY SHOPPING CENTERS
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 101 DUVAL ST KEY WEST
 Legal Description: KW PT LOTS 2 AND 3 SQR 7 G61-81/85 OR294-104/06 OR658-276/77E OR1228-1546/48 OR1288-1319/21C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	119	172	20,952.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 10242
 Year Built: 1994

Building 1 Details

Building Type Condition G Quality Grade 500

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

This page has been visited 452,303 times.

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