



Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: June 23, 2015

Applicant: K2M Design

Application Number: H15-01-0839

Address: #1100 White Street

Description of Work:

New one-story commercial structure on vacant lot to replace involuntarily destroyed structure.

Site Facts:

The lot at 1100 White Street used to house a one-story concrete block structure, built c.1953 according to 1995 property record card. It first appears on the 1962 Sanborn map. The building was destroyed by a fire on June 8, 2008, and the lot has sat vacant ever since.

Guidelines Cited in Review:

New Construction (pages 36-38a), specifically guidelines 1 through 8.

Staff Analysis

The Certificate of Appropriateness proposes a new one-story building comprised of structurally insulated panels. It will be 15 feet and 6 inches tall. As the building that was there previously was involuntarily destroyed, the applicant is able to build back in the 3-dimensional footprint without needing to obtain any variances.

The building will utilize different exterior materials: stucco and wood-like veneer. The building will have a projecting canopy and a "green wall" on the Virginia Street elevation.

The applicant plans to utilize an impact storefront system with a bronze finish and grey tinted glass.

Consistency with Guidelines

1. The neighboring structures are all one-and-a-half and two-story buildings. That section of White Street consists of many one-story, mid-century commercial buildings. The proposed structure will also be one-story. It's massing, scale, and proportion will be in keeping with the context of the neighborhood.

It is staff's opinion that the proposed project is consistent with the guidelines in regards to new construction.

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 15-01-839		BUILDING PERMIT NUMBER		INITIAL & DATE GLIS 5/15/15
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:	1100 White Street		# OF UNITS N/A
RE # OR ALTERNATE KEY:	00032670-000000		
NAME ON DEED:	1100 White Street LLC	PHONE NUMBER 305.292.7722	
OWNER'S MAILING ADDRESS:	1100 White Street	EMAIL asarno@k2mdesign.com	
	Key West, FL 33040		
CONTRACTOR COMPANY NAME:	N/A	PHONE NUMBER N/A	
CONTRACTOR'S CONTACT PERSON:	N/A	EMAIL N/A	
ARCHITECT / ENGINEER'S NAME:	K2M Design, Inc.	PHONE NUMBER 305.292.7722	
ARCHITECT / ENGINEER'S ADDRESS:	1001 White Head Street, Suite 101	EMAIL asarno@k2mdesign.com	
	Key West, FL 33040		

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: N/A

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 ___ 'X'
 ___ DEMOLITION SITE WORK INTERIOR EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Project includes reconstruction of involuntarily destroyed building per December 1, 2008 Build Back Letter. Building will be a single story commercial meeting previous building heights, commercial floor area, and setbacks providing reconfigurable commercial along White Street. Refer to enclosed plans for materials and layout.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: Anthony D. Sarno
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner:	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ___ DAY OF ___, 20__.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>15th</u> DAY OF <u>JUNE</u> , 20 <u>15</u> .
Refer to enclosed Authorization and Verification forms	
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: [Refer to enclosed documents](#)

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
N/A New Construction		

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 _____

Oper: KEYWEST Type: UC Drawn: 1
 Date: 6/01/15 53 Receipt no: 24096
 2015 1000039
 PT * BUILDING PERMITS-NEW
 Trans number: 3051457
 VN VISA/MASTERC \$100.00
 Trans date: 6/01/15 Time: 15:29:42

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
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:	

SANBORN MAPS

PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.



Another fire at this building. December 1991. Monroe County Public Library.

114
ELECTRONIC CLINIC
SALES & SERVICE

ELECTRONIC CLINIC
SALES & SERVICE
PHOTO STERY
STEREO VCR TV CROWN





Building after 2008 fire.



Building after 2008 fire.



Vacant lot



Vacant lot.





MESSY PRINTING
RESIDENTIAL & COMMERCIAL

WHITE STREET SALON

WHITE STREET

30 MINUTE DRIVE



M&M LAUNDRY



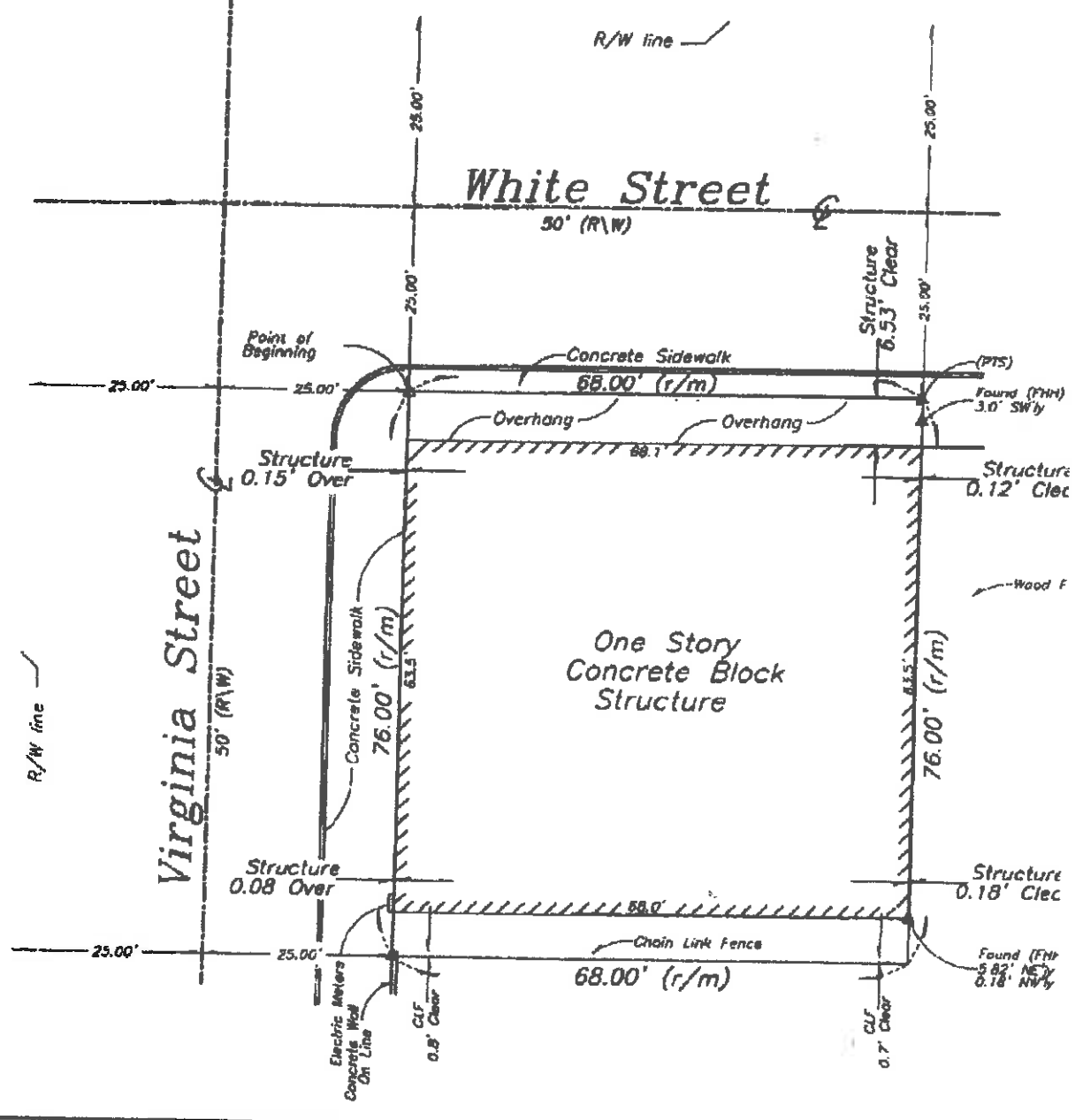
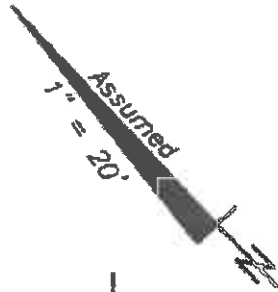




SURVEY

LEGEND

- ▲ Found Nail & Disc (PTS or FHH)
- △ Set Nail & Disc (LB 6517)
- (M/R) Measured & Record
- (M) Measured
- (R) Record
- R\W Right of Way
- ⊕ Centerline
- CLF Chain Link Fence



Map of:
 Boundary Survey for:
 White Street Vision, LLC of
 Lots 1 and 2, Sq. 2 of Tract 13
 City of Key West

NOTES:


1. The legal descriptions shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1100 White Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Adjoiners are not furnished.
10. Date of field work: June 28, 2001.

BOUNDARY SURVEY OF: On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February, 1829, as a part of Tract thirteen (13), but now better known as part of Lots one (1) and two (2) of Square two (2) of said tract thirteen (13); Commencing at the Southwesterly corner of Virginia and White Streets and running thence along White Street in a Southeasterly direction sixty-eight (68) feet; thence at right angles in a Southwesterly direction seventy-six (76) feet; thence at right angles in a Northwesterly direction sixty-eight (68) feet out to Virginia Street; thence at right angles along Virginia Street in a Northeasterly direction seventy-six (76) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: White Street Vision, LLC,
 a Florida Limited Liability Company;
 First State Bank of the Florida Keys, ISAOA;
 First American title Insurance Company;

June 29, 2001

NORBY & ASSOCIATES, INC.


 Robert Lane Wessells, PLS
 Florida Reg. #4874

NORBY
 & Associates, Inc.
 Professional Land Surveyors
 LP No. 0017
 3104 Ploger Ave. Key West, FL 33040 (305) 298-7422

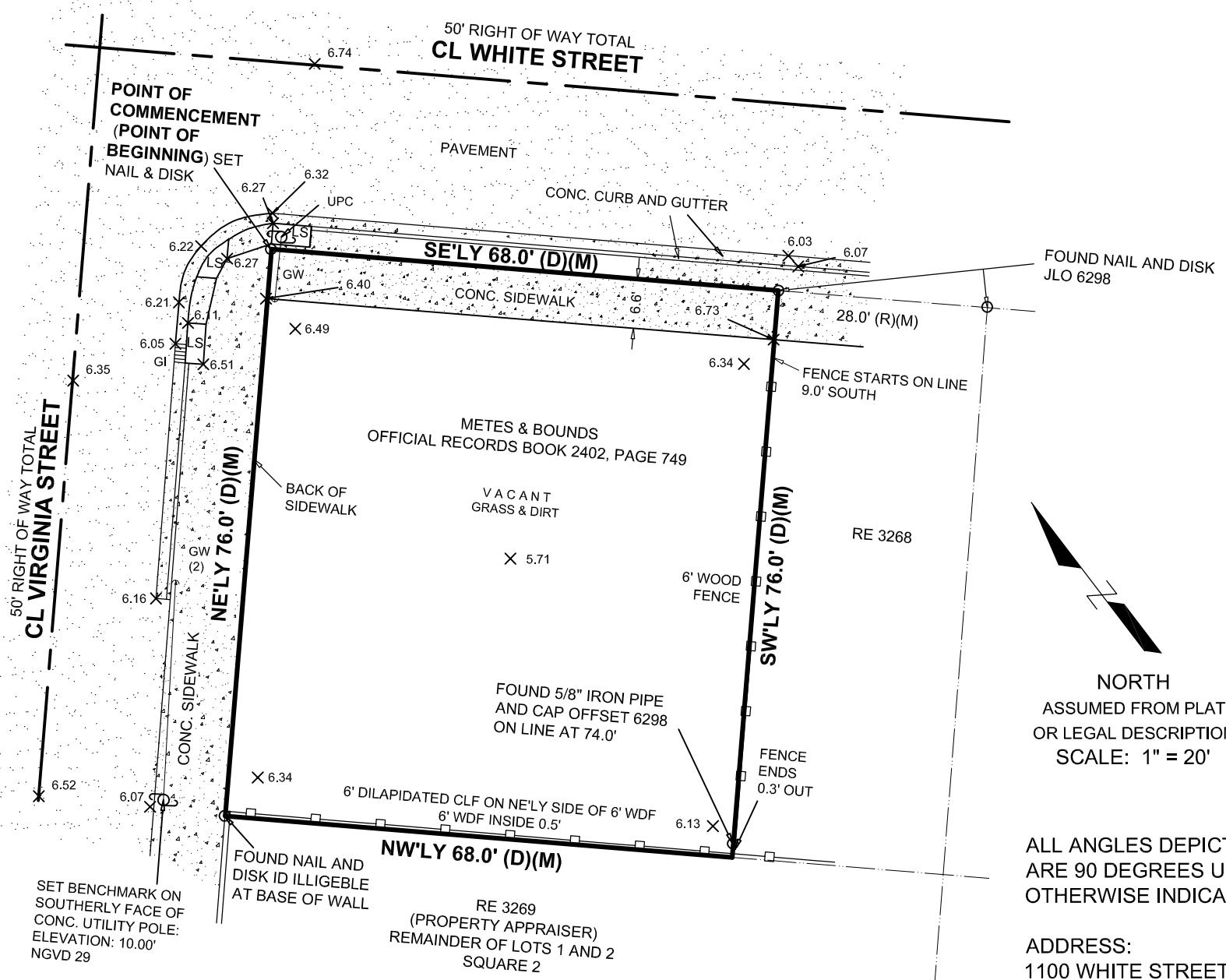
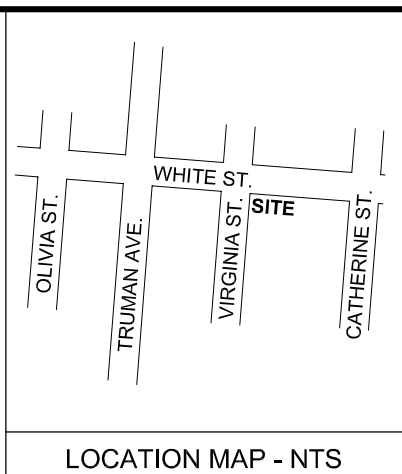
MAP OF BOUNDARY SURVEY

A PART OF TRACT THIRTEEN (13) WM. A WHITEHEAD MAP ON THE ISLAND OF KEY WEST

I HAVE CONSULTED THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K
MAP DATE: 02-18-05; REVISED EFFECTIVE DATE: 02-18-05
THE HERON DESCRIBED PROPERTY APPEARS TO BE IN -
FLOOD ZONE: X BASE ELEVATION: N/A

ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

BENCHMARK USED: PID AA 0020
STAMPING: D 121 1945; MARK LOGO: CGS
EL. 3.91', NGVD29



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1100 WHITE STREET
KEY WEST, FL 33040

LEGAL DESCRIPTION :
On the Island of Key West, known on Wm. A. Whitehead's Map, delineated in February, 1829, as a part of Tract Thirteen (13), but now better known as part of Lots One (1) and Two (2) of Square Two (2) of said Tract Thirteen (13); Commencing at the Southwesterly corner of Virginia and White Streets and running along White Street in a Southeasterly direction Sixty-eight (68) feet; thence at right angles in a Southwesterly direction Seventy-six (76) feet; thence at right angles in a Northwesterly direction Sixty-eight (68) feet out to Virginia Street; thence at right angles along Virginia Street in a Northeasterly direction Seventy-six (76) feet to the Point of Beginning; also known as 1100 White Street, Key West, Florida.

CERTIFIED TO:
1100 WHITE STREET, LLC
CENTENNIAL BANK
THE CLOSING DEPARTMENT
WESTCOR LAND TITLE INSURANCE COMPANY

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BLOW OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
C&G = 2' CONCRETE CURB & GUTTER	HB = HOSE BIB	R = RECORDED
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CBRW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	R/W = RIGHT OF WAY
CI = CURB INLET	LE = LOWER ENCLOSURE	SCO = SANITARY CLEAN-OUT
CL = CENTERLINE	LP = LIGHT POLE	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	LS = LANDSCAPING	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	M = MEASURED	SV = SEWER VALVE
CONC = CONCRETE	MB = MAILBOX	TB = TELEPHONE BOX
C/S = CONCRETE SLAB	MHWL = MEAN HIGH WATER LINE	TBM = TIDAL BENCHMARK
CVRD = COVERED	MTLF = METAL FENCE	TMH = TELEPHONE MANHOLE
D = DEED	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	TOB = TOP OF BANK
DELTA = DELTA ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DMH = DRAINAGE MANHOLE	OHW = OVERHEAD WIRES	TYP = TYPICAL
EB = ELECTRIC BOX	P = PLAT	UEASE = UTILITY EASEMENT
EL = ELEVATION	P&M = PLAT & MEASURED	UPC = CONCRETE UTILITY POLE
ELEV = ELEVATED	PC = POINT OF CURVE	UPM = METAL UTILITY POLE
EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	UPW = WOOD UTILITY POLE
ENCL = ENCLOSURE	PCP = PERMANENT CONTROL POINT	VB = VIDEO BOX
FFE = FINISHED FLOOR ELEVATION	PI = POINT OF INTERSECTION	WD = WOOD DECK
FH = FIRE HYDRANT	PK = PARKER KALON NAIL	WDF = WOOD FENCE
FI = FENCE INSIDE	PM = PARKING METER	WL = WOOD LANDING
FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
FO = FENCE OUTSIDE	POC = POINT OF COMMENCEMENT	WRACK = WRACK
FOL = FENCE ON LINE		LINE = LINE OF DEBRIS ON SHORE
GB = GRADE BREAK		WV = WATER VALVE

SCALE:	1"=20'
FIELD WORK DATE	01/27/15
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	15011503

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED _____
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

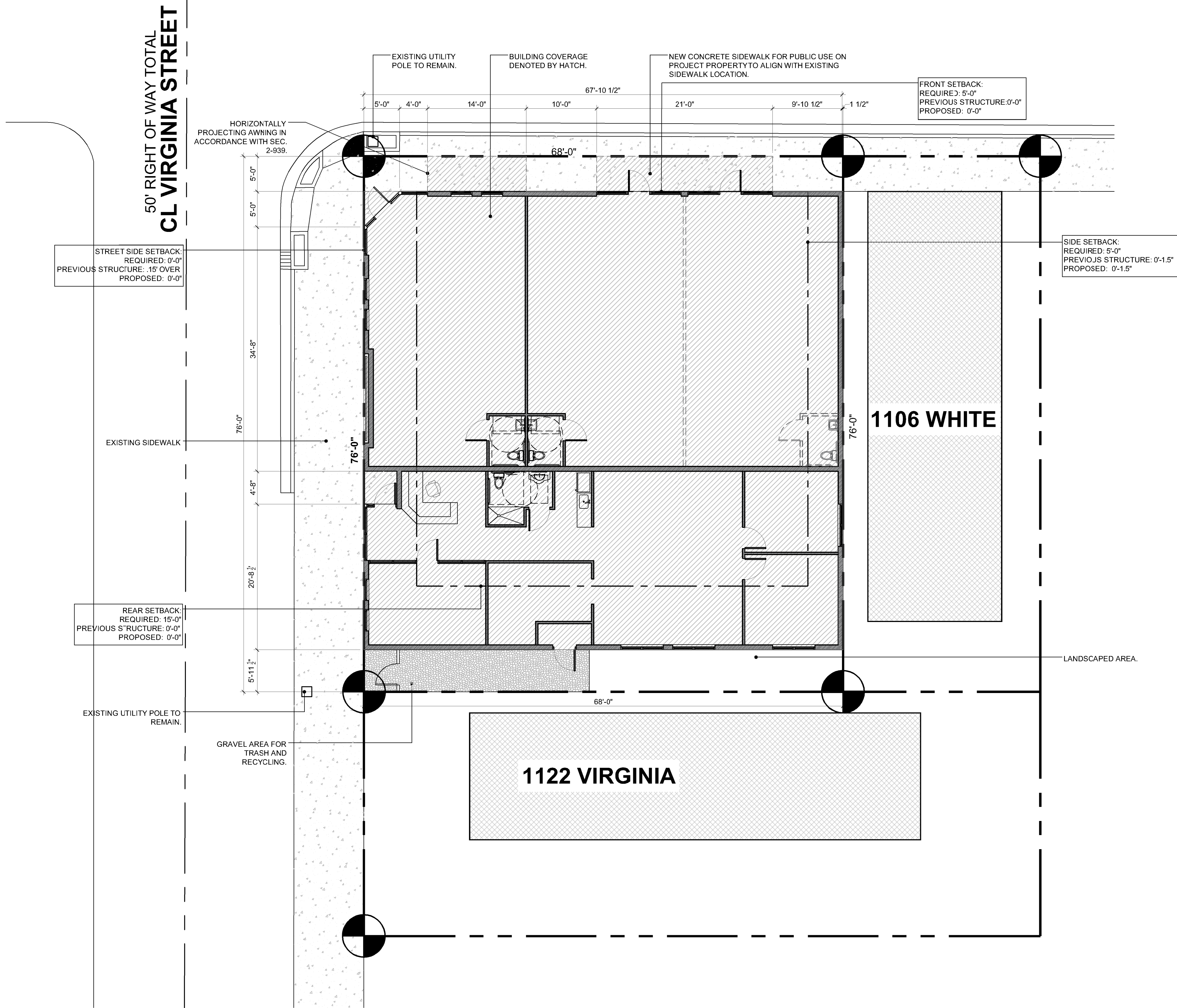
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

PROPOSED DESIGN

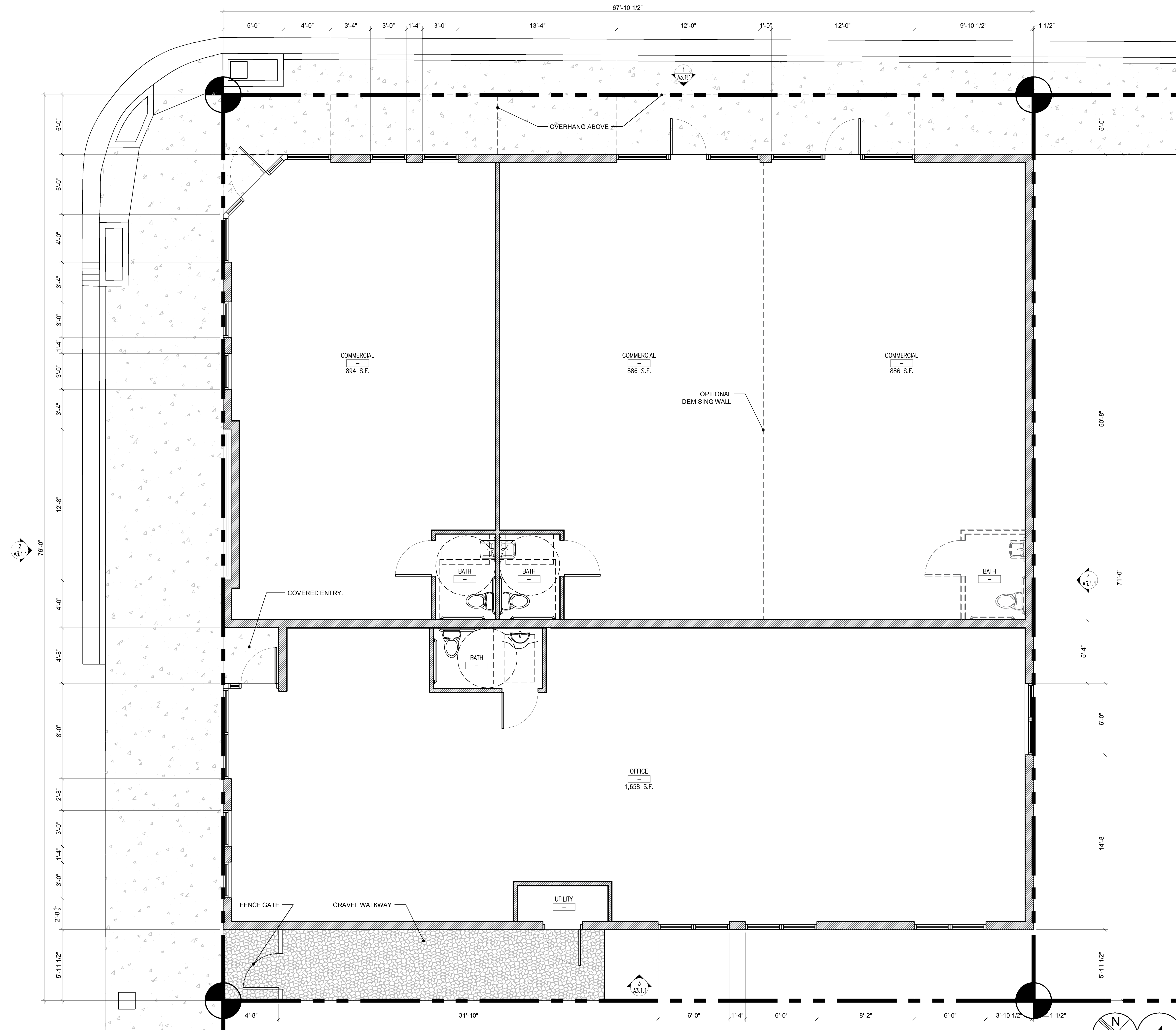
50' RIGHT OF WAY TOTAL
CL WHITE STREET

SITE DATA TABLE				
1100 White Street				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING		Historic Neighborhood Commercial District (HNC-1)		
FLOOD ZONE		ZONE X		
SIZE OF SITE	4,000 SF MIN	5,168.00 SF	5,168.00 SF	NONE
MINIMUM LOT WIDTH	40'-0"	68'-0"	68'-0"	NONE
MINIMUM LOT DEPTH	100'-0"	76'-0"	76'-0"	NONE
HEIGHT	35'-0"	15'-6"	15'-6"	NONE
SETBACK 1: FRONT	5'-0"	0'-0"	0'-0"	NONE
SETBACK 2: SIDE	5'-0"	0'-1.5"	0'-1.5"	NONE
SETBACK 3: STREET SIDE	7'-6"	0'-0" (*B)	0'-0"	NONE
SETBACK 4: REAR	15'-0"	5'-11.5"	5'-11.5"	NONE
FLOOR AREA RATIO	1.0 MAX	0.99	0.99	NONE
BUILDING COVERAGE	50% MAX	92.16% (4,762.99 SQ FT)	89.35% (4,617.78 SQ FT)	IMPROVING
IMPERVIOUS SURFACE	60% MIN	1% (18.32 SQ FT)	4.15% (214.45 SQ FT)	IMPROVING
OPEN SPACE LANDSCAPING		0.01	0.04	IMPROVING
PARKING				
CAR (STANDARD)	0 (*C)	0	0	
CAR (COMPACT)	0	0	0	
CAR (ADA)	1	0	0	
CAR (ELECTRIC)	0	0	0	
CAR TOTAL (*C)	0	0	0	NONE
BICYCLE	0	0	0	NONE
SCOOTER	0	0	0	
FLOOR AREA				
FIRST FLOOR		4,324 SQ FT	4,324 SQ FT	
FLOOR AREA TOTAL		4,324 SQ FT	4,324 SQ FT	

(*A) Existing is based on the December 1, 2008 build back letter from City of Key West Senior Planner Brandon Cunningham, noting the involuntary destroyed structure that previously existed.
 (*B) Existing building ranges from 0.08 feet to 0.15 feet past the property line into the right of way.
 (*C) The December 1, 2008 build back letter from City of Key West Senior Planner Brandon Cunningham recognizes 4,324 square feet of commercial floor area exempt from parking requirements.



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



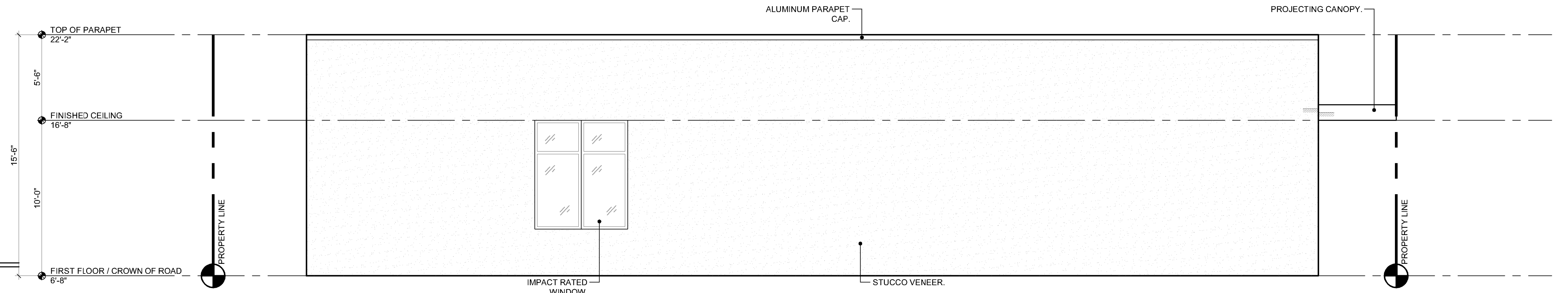
1 FIRST FLOOR - COMMERCIAL
 SCALE: 1/4"=1'-0"

HARC APPLICATION SUBMISSION

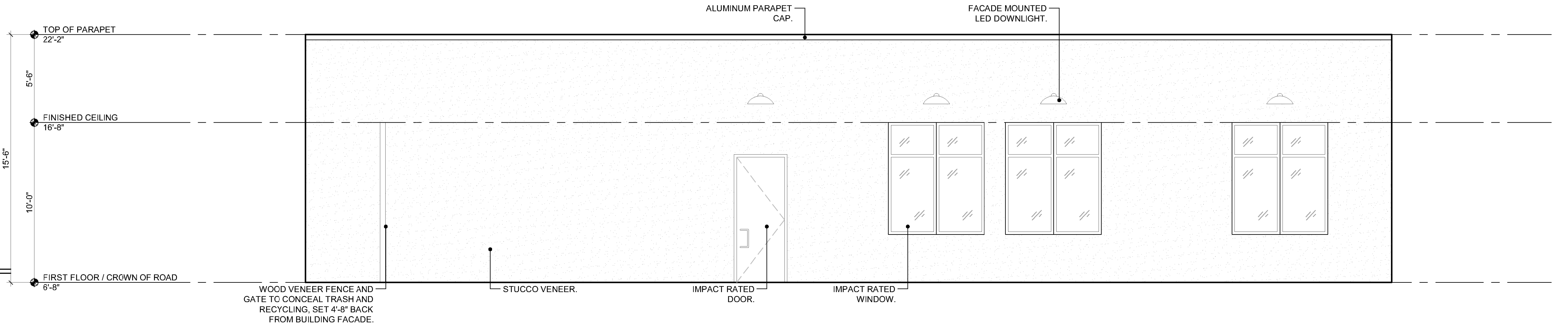
1100 WHITE STREET, KEY WEST, FL 33040

A2.1.1 K2M DESIGN
 DATE: JUNE 1, 2015

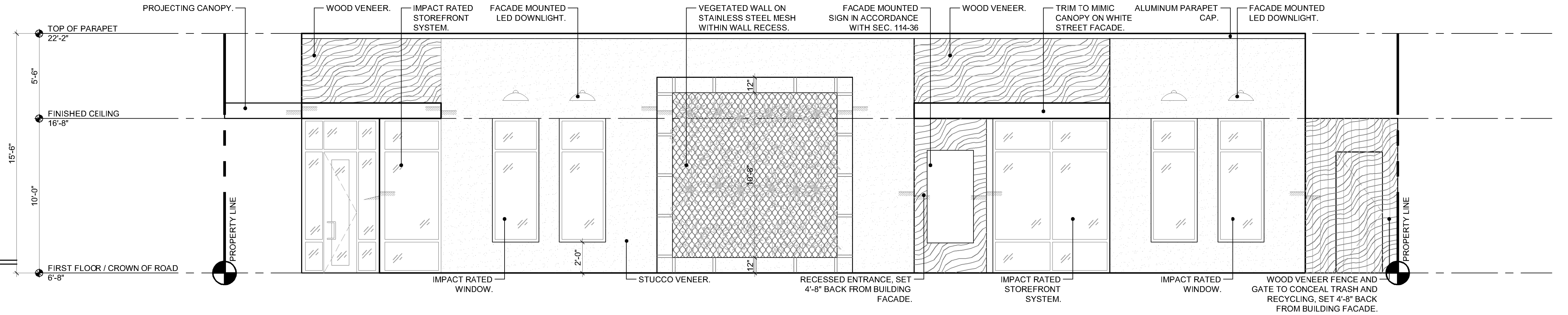
4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



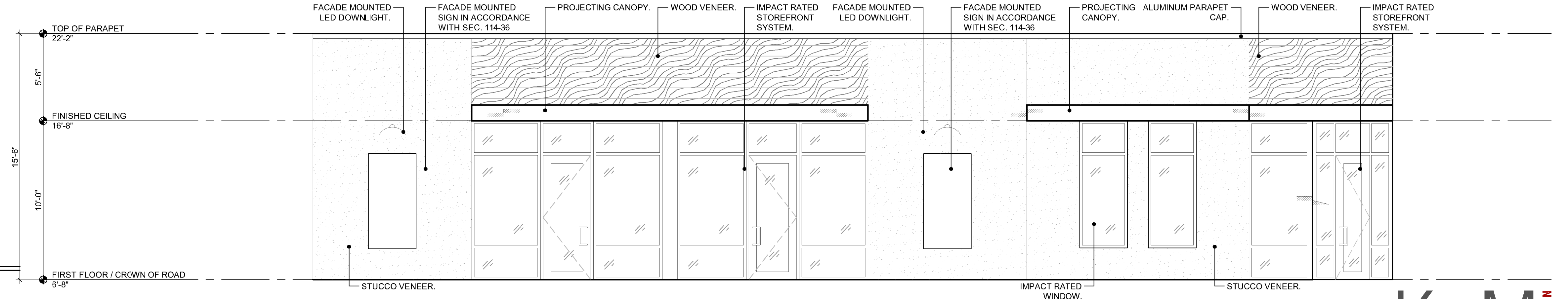
3 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION - VIRGINIA STREET
SCALE: 1/4"=1'-0"



1 EAST ELEVATION - WHITE STREET
SCALE: 1/4"=1'-0"

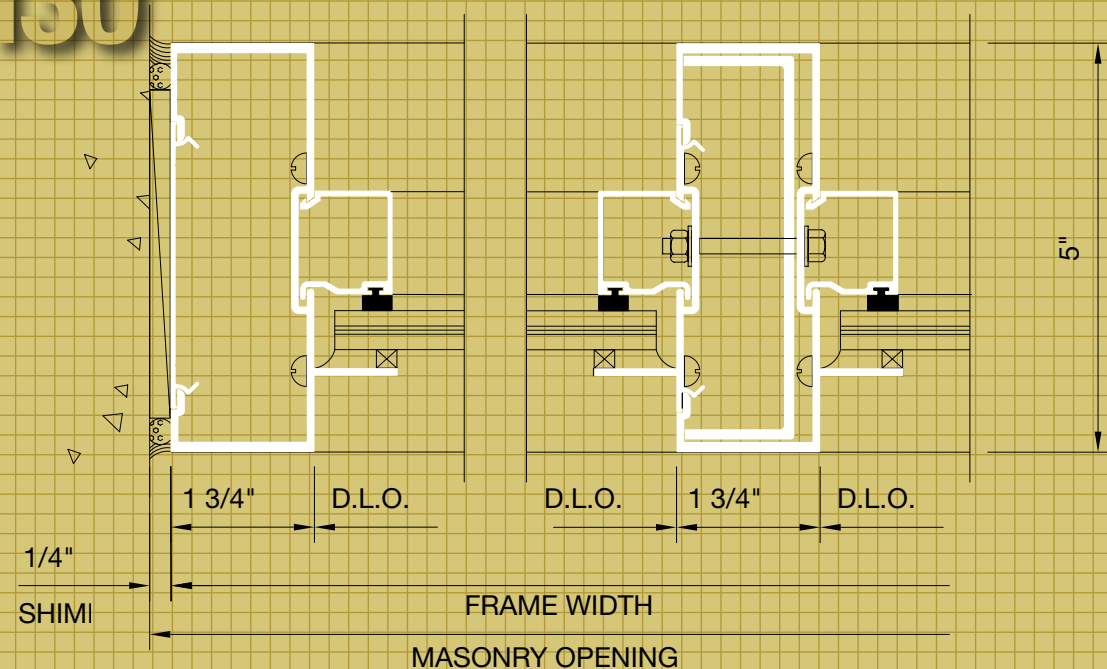




Professional Office Building
Coral Gables, FL

Series DHS-500

+130/-130



Series DHS-500 Aluminum Storefront System

The DHS-500 is an impact resistant storefront system achieving very high wind loads and providing maximum protection against windborne debris. This product is conceptually engineered to deliver simplicity of installation, high visual elegance, strength, durability and maximum performance.

Testing & Performance

DHS-500 Storefront Framing System is tested in accordance with FBC 2411.3.2.1(b), TAS 201-94, TAS 202-94 and TAS 203-94; Miami-Dade County protocols PA 201, 202 and 203; and CPSC 16 CFR 1201. This testing includes the following:

- **Air Infiltration** 0.050 cfm/sq.ft. at a pressure differential of 6.24 psf
- **Water Infiltration** No uncontrolled water at 15 psf
- **Structural** Maximum design pressure at +130 psf to -130 psf
- **Forced Entry Resistance**
- **Drop Load Test** 400 foot pounds

Large Missile: NOA #07-0718.07
Small Missile: NOA #07-0918.09

Features

DHS-500 is an impact resistant storefront framing system measuring 1.75" x 5". To ensure that each customer receives a quality product, we provide a framing system that is factory fabricated, assembled, glazed and shipped on our own trucks*.

DHS-500 being a captured system, using an exterior silicone seal (Dow Corning 795), an internal structural silicone seal (Dow Corning 995) and a combination of Norton 2106 series tape & Tremco neoprene glazing gaskets, helps to craft a system that is designed and engineered to eliminate the worry of uncontrolled water infiltration.

The four #12 x 1.5" PHSMS fasteners used on each screw splined corner, creates one of the strongest fabrication methods available. 9/16" heat-strengthened laminated impact glass used during glazing, helps to provide a system that meets all protocols set forth by Miami-Dade County for both large and small missile impact resistance.

**For approved Delta Door Dealers, the DHS-500 system is also available in 24' stocklengths for customer fabrication, assembly and glazing.*



South Dixie Riveria / Miami, FL



DELTA DOORS

June 15, 2015

City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Enid Torregrosa, Historic Preservation Planner

RE: 1100 White Street
HARC Application Material List

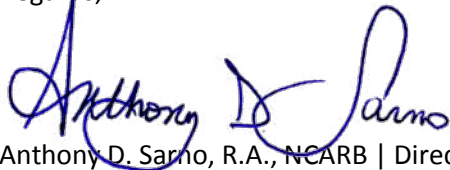
Dear Enid,

The following and attached represent the products and colors related to the exterior materials for the 1100 White Street project:

- Cement Board Stucco – The basis of design is StoQuik Cement Board Stucco with textured finish. The color will be submitted for approval under separate cover.
- Storefront Systems – The basis of design is CR Laurence / US Aluminum / Delta Doors Series DHS-500, an aluminum impact storefront system in classic bronze finish with grey tinted glass with UV coating. A product brochure is attached.
- Operable Window Systems – The basis of design is CGI Casement Window Series 238, an aluminum impact outswing casement window in bronze finish with grey tinted glass with UV coating.
- Wood Veneer – The basis of design is Resysta, a reinforced hybrid system creating the look and feel of wood with high resistance to water, UV, and salt. A product brochure is attached and the finish will be a light stain natural look, similar to the NOAA Facility on White Street.
- Green Wall – The basis of design is Jakob, a stainless steel mesh lattice system, suspended from the building wall.
- The building shell is being designed as a SIP (Structurally Insulated Panel) system, providing a strong shell with high insulation values for both the walls and roof system.

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

Regards,



Anthony D. Sarno, R.A., NCARB | Director of Florida Keys Operations
K2M Design, Inc.

Resysta®
THE BETTER WOOD

FACADE

INDIVIDUAL AND LIMITLESS

25 YEARS
WARRANTY

- no swelling
- no cracking
- no splintering
- no rotting

Resysta®
THE BETTER WOOD

..... 100% wood-free, water-resistant, weather-proof, dimensionally stable



RESYSTA FACADE ADVANTAGES:

- Owing to Resysta's polar properties, glazes and sealing perfectly adhere to the surface.
- Resysta does not absorb water.
Therefore flaking of the glazes or sealing does not occur.
- no graying of the surface
- barely visible changes in color, even after many years
- high screw withdrawal resistance
- durability category 1 (very durable) against fungal decay

Many Reasons Why...

Resysta impresses with its unique properties not only with its longevity but also in feel, look and the diversity of potential applications for facade design.

Due to the high material density Resysta is especially resistant to driving rain, snow or frost. Due to the fact that it does not swell, splinter, shrink or crack, Resysta differs from other material. Lignin is the substance that causes wood to gray when exposed to influence of weather. Resysta does not contain any wood components and will therefore not gray. Owing to the certified durability classification 1 against fungal decay, Resysta meets highest demands in this regard.

Resysta has been especially developed for outdoor areas. Therefore Resysta withstands climatically challenging conditions, like aggressive influences caused by weather, environment and temperature. Thanks to these exceptional properties, Resysta represents the ideal material for facades as well as for terrace construction and installation in bathroom units.

The polar properties of Resysta allow for the perfect adherence of glazes and sealing - the perfect precondition for long-lasting color design of the Resysta facade. Color chipping and flaking of the Resysta surface cannot occur. The Resysta glazes contain color pigments of highest quality standard and are not destroyed by UV-light.

Owing to its long-molecular formulation of the glazes, chipping will not occur.

Facades treated with Resysta glazes and sealing display almost no visible changes even after a period of 10 years. This refers to color intensity, which may vary by approx. 10% as well as to the durability of the material. Therefore, elaborate refinishing, grinding and painting of the facade is not required in the long-run.



Material

»Resysta is extremely resistant and features an excellent eco-balance «

Technical and ecological assessment of the new material Resysta:

Resysta looks like wood and stands out for its high mechanical strength, thermal stability as well as **chemical resistance**. Unlike wood, Resysta is **swell-, splinter- and crack-free, does not gray or fade** and withstands pest infestation. Resysta products are therefore **very durable** without requiring special care or maintenance. Resysta is a **true alternative to tropical wood**.

It is therefore especially suitable for outdoor use like garden furniture and outdoor decking as well as for wellness and pool areas, where high strain, aggressive weather, temperature and environmental influences take effect. Resysta products furthermore provide for an exceptionally beneficial eco-balance. In short: **Resysta deserves the title »The better wood« in every sense.**

Prof. Dr. Karl Stetter Chemist with diploma Specialist in varnishes, surface coating compositions, wood preservation, adhesives and their effect on the environment as well as interior harmful substances: Officially appointed and authenticated by the Chamber of Commerce and Industry for Munich and Upper Bavaria


(Professor Dr. Stetter)





Resysta outshines in...

...PRODUCT PROPERTIES

- UV-resistance
- weather resistance
- water resistance
- salt- and chlorine-water resistance
- no cracking
- no pest infestation or fungal decay
- flammability classification B2 (with additives, B1 classification possible)

...SURFACE AND DESIGN

- wood feel and appearance
- skid resistant
- no splintering
- individual color scheme

...HANDLING

- easy installation
- customary tools
- easy to refinish

...SUSTAINABILITY

- no rotting
- 100% recyclable
- easy-care

Resysta is not a wood plastic composite (WPC) and yet surpasses all known alternative wood materials in feel and durability!

Items

RESP3423412

(W x H x L) 3/4" x 2 3/4" x 12'



RESP1223412

(W x H x L) 1/2" x 2 3/4" x 12'



RESP1231212

(W x H x L) 1/2" x 3 1/2" x 12'



RESP340612

(W x H x L) 3/4" x 5 1/2" x 12'



RESCP120612

(W x H x L) 1/2" x 6" x 12'



RESCP120412

(W x H x L) 1/2" x 4" x 12'



RESCS340412

(W x H x L) 3/4" x 4" x 12'



Private Residence West Vancouver, BC.

Applications

All its very exceptional properties make Resysta extremely resistant to weather influences like sun, rain, snow and ice, salt- and chlorine-water. Resysta does not swell, crack, splinter or rot. This we guarantee 15 years for commercial and 25 years for residential homes.



Coffee Shop | Brooklyn, NY



Hotel | Los Angeles, CA



Privat Residence | Weston



Lake House | Miami, FL



hotel | Waikiki Beach



hotel | Waikiki Beach

FAQs

Is it difficult to install Resysta?

No, Resysta can be handled just like wood. At installation the thermal expansion needs to be considered.

Why is Resysta so durable?

Owing to the unique blend and composition of materials used, Resysta is very durable. Resysta does not contain any wood components, therefore Resysta does not gray.

Why does Resysta not crack?

Resysta on the one hand does not absorb moisture and on the other hand does not release any moisture. Therefore, crack-formation cannot take place.

Does Resysta fade or gray after some time?

Resysta will not gray. In the course of time - depending on environmental conditions - it may, however, become lighter in color. This can be avoided by glazing - the color tends to intensify.

Is Resysta supplied already colored?

No, Resysta is delivered untreated and should be colored before installation. The wide range of color is limitless and leaves nothing to be desired.

Does a facade made of Resysta require elaborate maintenance?

No. As water cannot be absorbed, paint chipping and weathering like with wood cannot occur. Please obey the care instructions.

Further information is provided at www.resysta.com or at your authorized dealer.

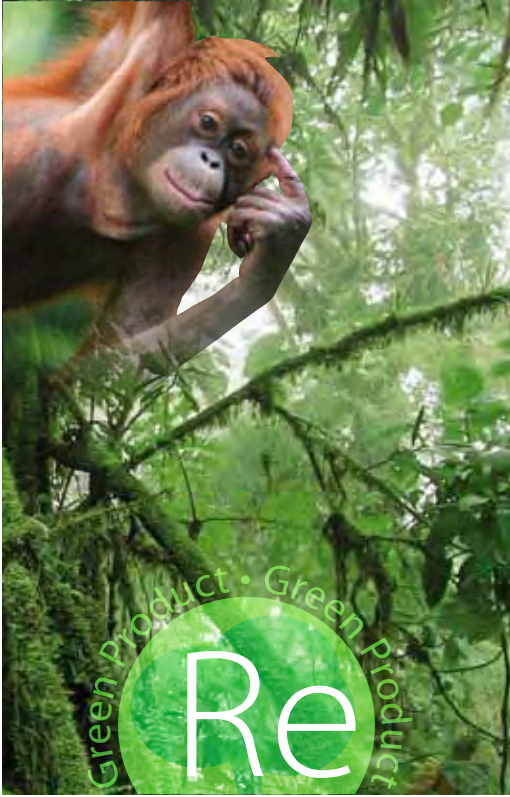
Properties

Density	ASTM D2395:2002	approx.1.46 kg/m ³
Coefficient of Linear Thermal Expansion	ASTM D696	3.6x10 ⁻⁵ /mC
Water Absorption and Air Humidity Behaviour	ASTM D1037:2006a	none or very low water absorption (only surface wetting)
Weathering and UV Resistance	QUV Test	Resysta surfaces treated with glaze show extremely high resistance
Skid Resistance	DIN 51097	C Rating (highest rating)
Fire Behaviour (British Standard)	BS 476 Part 6 &7	B2, normal flammability (by adding flame retardants, a higher rating of B1 can be reached)
Fire Behaviour (US Standard)	NFPA	A Rating (flame propagation 25, smoke emission 450)
Fire Behaviour (British Standard)	BS 476 Part 6&7	Rating 1
Durability (Resistance to Wood-Destructive Fungi)	DINV ENV 12038:2002	the material has not been affected, highest durability - Class 1
Emission	DIN EB ISO 9001/14001	passed
Brinell Hardness (HB)	EN 1534	81,1 N/mm ²
Friction Coefficient μ untreated	EN 13893	0,46
Friction Coefficient μ with 2K	EN 13894	0,52
Screw Withdrawal Resistance	EN 320.2011-07	5777 N
Heat conductivity (λ)	EN 12664	0.199 W/(mK)
Water vapor permeability	DIN EN ISO 12572	$\mu=1300 \rightarrow$ sd 7.22m diffusion inhibiting
Bending Strength	ISO 178	46 N/mm ²
Bending Modulus	ISO 178	3850 N/mm ²
Tensile Strength	ISO 527	21,8 N/mm ²
Tensile Modulus	ISO 527	2340 N/mm ²
Shearing Strength	EN 392	16,8 N/mm ²
Resistance to Mould Fungal Decay	CEN/TS 15083-2	The material features almost no mass loss, highest durability classification 1 (very durable)
Resistance to termites	ASTM D3345-08	Resistant to termite infestation (Coptotermes curvignathus), very little loss of mass - very high durability
Electric surface resistance and volume resistivity	Specific surface resistance and volume resistivity	Surface resistance $R_x=8,0*10^{13} \Omega$ Specific surface resistance $\alpha=8,1*10^{14} \Omega$ Volume resistivity $R_x=2,2*10^{13} \Omega$ Specific volume resistivity $\alpha=6,3*10^{14} \Omega$

Globally renowned institutions carry out tests according to German, British, European and US standards.



Innovation



We at Resysta believe in keeping our natural resources. Resysta has the visual appearance, feeling and structure of tropical wood, with absolutely no wood in it. We use a renewable resource that is replaced in short cycles - rice husks. Resysta, a sustainable material provides only the benefits of a wood-look product, but without the hassles of wood. No greying or cracking. Recyclable, water resistant and can be stained in over 21 colors. Enjoy Resysta and proudly know, along with us, you are preserving the world in which we live.

Learn more at
www.resysta.com

Resysta – Winner across the board

Resysta has been awarded the distinguished anniversary contest in the category “Construction”.



Resysta has been awarded the “Design & Product Award” in the category “Design Materials”.



Resysta has been awarded with the “Innovation Award Architecture and Building - Category Sustainability”.





The Future Formula is Called Resysta.

Raw materials used:



approx. 60% rice husk + approx. 22% rock salt + approx. 18% mineral oil = Resysta

All specifications provided are subject to our installation guidelines and appropriate use at outdoor exposure.

The installation guide may be adapted to technical progress without prior notice.

The current version can be downloaded at www.resysta.com.

Subject to alterations. Slight deviations in color, photos and graphics could occur due to printing process.

www.resysta.com

MISCELLANEOUS INFORMATION



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

December 1, 2008

VIA ELECTRONIC MAIL

Bascom L. Grooms, IV
1110 Truman Avenue
Key West 33040

**RE: Build Back Letter
1100-1104 White Street**

Dear Mr. Grooms,

This letter is in response to your request for clarification as to your rights regarding the reconstruction of a one story building located at 1100-1104 White Street. The commercial building on the site was involuntarily destroyed by a fire on June 8, 2008. According to Property Appraiser information (see attached) the property is approximately 5,168 square feet and per a June 29, 2001, survey (see attached) the destroyed structure was approximately 4,324 square feet in size. A small portion of the building (.15' at its greatest width by 63.5') is not located on the property. An overhang on White Street appears to have been located fully on the property, while an approximately 6.5' portion of the sidewalk appears to encroach on the property along White Street. A review of City records did not find any easements associated with the property. This property and associated structure has been regularly used as commercial retail and professional office without a residential component since at least 1992 (see licensing attachments).

The following provisions appear applicable to your property, per Section 122-28 of the Code of Ordinances, "Replacement or Reconstruction":

"Properties without dwelling units. For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance."

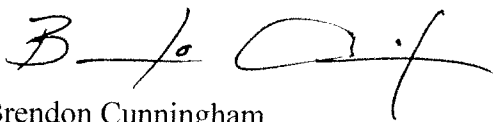
"Properties within the Historic District. Notwithstanding any other subsection contained in this section, if a non-complying building or structure is a contributing building or structure according to the historic architectural review commission (HARC) and it is involuntarily destroyed, such building or structure may be reconstructed or replaced without a variance so long as it is to be rebuilt in the three-dimensional footprint of the original building and built in the historic vernacular as approved by HARC."

Page 2
December 5, 2008
1100-1104 White Street

Because the structure was involuntarily destroyed by fire and is presumed to be a legally non-conforming structure, the portions of the building located on your property are allowed to be reconstructed in the non-conforming building envelope after design consideration by HARC, assuming that other code provisions, particularly FEMA requirements and storm water management requirements, are satisfied. The existing overhang is considered a portion of the structure, however, please note that the three dimensional footprint allowed per Section 122-28 will determine the extent of structural replacement on the site.

If you have any questions or concerns for our office, please contact me directly at 809.3724.

Respectfully,



Brendon Cunningham
Senior Planner

Attachments

C: Amy Kimball-Murley, AICP, Planning Director
John Woodson, Building Official
GEO File
K:\Geo Projects\White St\1100\2008\201aBuild Back Letter.doc

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 23, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY COMMERCIAL STRUCTURE ON VACANT LOT TO REPLACE INVOLUNTARILY DESTROYED STRUCTURE.

FOR- #1100 WHITE STREET

Applicant – K2M Design

Application # H15-01-0839

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 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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared KRISTEN ARGALAS, 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: 1100 WHITE STREET on the 17th day of JUNE, 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 JUNE 23, 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 H15-01-0829

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

Signed Name of Affiant:

[Signature]
Date: 06.17.2015
Address: 1001 whitehead street
City: Key West
State, Zip: Fl. 33040

The forgoing instrument was acknowledged before me on this 17th day of JUNE, 2015.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: STACY L GIBSON

Notary Public - State of Florida (seal)
My Commission Expires: 10/22/2018



Public Meeting Notice

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

Public Meeting Notice





Public Meeting Notice

30 MINUTE PARKING

30 MINUTE PARKING

KINGDOM HALL
SALON - RECEPTION

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1033430 Parcel ID: 00032670-000000

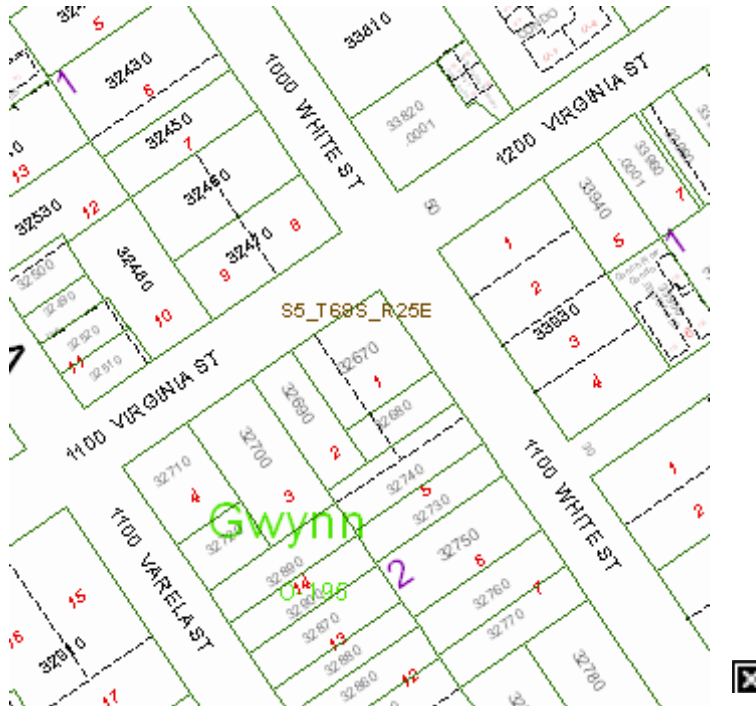
Ownership Details

Mailing Address:
1100 WHITE STREET LLC
1100 WHITE ST
KEY WEST, FL 33040-3327

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1102 WHITE ST KEY WEST
1100 WHITE ST KEY WEST
1104 WHITE ST KEY WEST
Legal Description: KW GWYNN SUB 0-195 PT LOTS 1-2 SQR 2 TR 13 G50-444/45 OR561-461 OR1709-178 OR2402-749/50 OR2725-2366/67

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	68	76	5,168.00 SF

Appraiser Notes

TPP ACCT 9/13/02 8969357 - WAVE GALLERY - 1100 WHITE ST 8949986 - BASCOM GROOMS REAL ESTATE - 1102 WHITE ST 8793961 - ELECTRONIC CLINIC - 1104 WHITE ST

2008-06-09 BLDG GUTTED BY FIRE ON SUNDAY JUNE 8, 2008. ONLY CBS WALLS REMAIN.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-4021	10/29/2008	10/29/2008	2,130		DEMO PERMIT-REMOVAL OF ALL ELECTRIC FIXTURES MAKE SAFE FOR DEMO
08-4023	10/29/2008	10/29/2008	17,500		DEMO OF 3 UNIT COMMERCIAL STRUCTURE
09-3420	10/08/2009	10/08/2009	1,500		499sf SANDBOX WITH 7 6x6 POSTS
1 A94-1408	05/01/1994	11/01/1994	650	Commercial	CHAIN LINK FENCE
2 B95-1377	04/01/1995	07/01/1995	250	Commercial	REPAIRS
3 96-1255	03/01/1996	08/01/1996	3,500	Commercial	MECHANICAL
4 96-1404	03/01/1996	08/01/1996	450	Commercial	ELECTRIC
14 98-2842	09/21/1998	12/31/1998	10,000	Commercial	40 SQUARES ROOFING
5 99-1020	03/23/1999	12/27/1999	7,000	Commercial	NEW ROOF

6	99-2541	07/20/1999	12/27/1999	6,600	Commercial	REPAIR FIRE DAMAGE
7	99-2608	07/28/1999	09/23/1999	46,360	Commercial	TOTAL RENOVATION /FIRE DA
8	01-2616	07/24/2001	10/25/2001	4,300	Commercial	INTERIOR RENOVATIONS
9	01-2881	08/20/2001	10/25/2001	450	Commercial	ELECTRICAL
10	01-0591	02/06/2001	10/25/2001	9,985	Commercial	EXTERIOR REPAIRS
11	01-3227	10/02/2001	10/25/2001	8,500	Commercial	ATF INTERIOR RENOV
12	04-1205	04/15/2004	11/18/2004	5,000	Commercial	R&R STUCCO W/ SMOOTH
13	05-3487	09/01/2005	12/20/2005	1,950	Commercial	REPAIR DAMAGED CONCRETE
	07-1477	03/27/2007		2,500	Commercial	EXCAVATE 40'x4" CAST IRON AND REPLACE PVC PIPING

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	0	0	303,103	303,103	303,103	0	303,103
2013	0	0	303,103	303,103	303,103	0	303,103
2012	0	0	303,103	303,103	303,103	0	303,103
2011	0	0	303,103	303,103	303,103	0	303,103
2010	0	0	284,240	284,240	284,240	0	284,240
2009	0	0	567,709	567,709	567,709	0	567,709
2008	0	0	671,840	671,840	671,840	0	671,840
2007	306,769	584	568,480	1,100,000	1,100,000	0	1,100,000
2006	313,987	604	387,600	1,159,388	1,159,388	0	1,159,388
2005	313,987	625	310,080	624,692	624,692	0	624,692
2004	299,155	652	206,720	506,527	506,527	0	506,527
2003	299,155	672	134,368	434,195	434,195	0	434,195
2002	299,155	692	134,368	434,215	434,215	0	434,215
2001	228,639	719	134,368	363,726	363,726	0	363,726
2000	228,639	528	98,192	327,359	327,359	0	327,359
1999	228,639	540	98,192	327,371	327,371	0	327,371
1998	152,782	557	98,192	251,531	251,531	0	251,531
1997	152,782	569	87,856	241,207	241,207	0	241,207
1996	138,893	581	87,856	227,330	227,330	0	227,330
1995	138,893	623	87,856	227,372	227,372	0	227,372
1994	138,893	250	87,856	226,999	226,999	0	226,999
1993	138,893	275	87,856	227,024	227,024	0	227,024
1992	138,893	300	87,856	227,049	227,049	0	227,049
1991	138,893	325	87,856	227,074	227,074	0	227,074
1990	90,503	0	73,644	164,147	164,147	0	164,147
1989	90,503	0	72,352	162,855	162,855	0	162,855
1988	77,809	0	62,016	139,825	139,825	0	139,825

1987	76,060	0	33,954	110,014	110,014	0	110,014
1986	76,396	0	33,954	110,350	110,350	0	110,350
1985	73,399	0	21,964	95,363	95,363	0	95,363
1984	72,052	0	21,964	94,016	94,016	0	94,016
1983	72,052	0	21,964	94,016	94,016	0	94,016
1982	59,161	0	20,775	79,936	79,936	0	79,936

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/11/2015	2725 / 2366	540,000	WD	37
3/2/2009	2402 / 749	390,000	WD	01
6/29/2001	1709 / 0178	515,000	WD	Q
2/1/1973	561 / 461	40,000	00	Q

This page has been visited 225,078 times.

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

Monroe County Property Record Card (021)

Alternate Key: 1033430

Roll Year 2008

Effective Date: 6/9/2008 11:39:33 AM

Run: 06/09/2015 11:41 AM

WHITE STREET VISION LLC

1102 WHITE ST
KEY WEST FL 33040

Parcel 00032670-000000-05-68-25

Alt Key 1033430

Affordable Housing No

FEMA Injunction

Inspect Date Nov 18, 2004

Business Name

Physical Addr 1100 - 1104 WHITE ST, KEY WEST

Nbhd 32080

Mill Group 10KW

PC 1100

Next Review

Associated Names

Name	DBA	Role
WHITE STREET VISION LLC,	WAVE HOME GALLERY	Owner

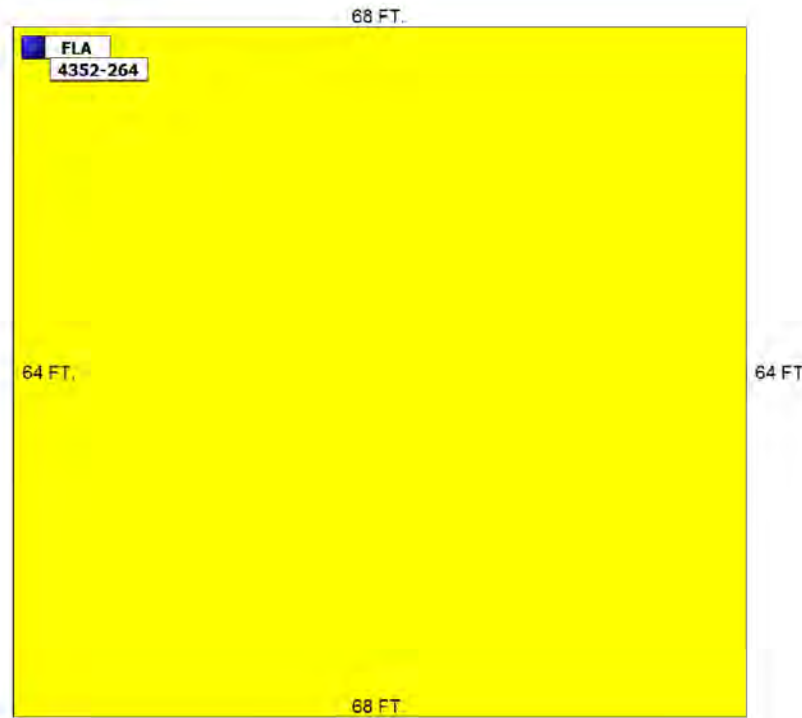
Legal Description

KW GWYNN SUB 0-195 PT LOTS 1-2 SQR 2 TR 13 G50-444/45 OR561-461 OR1709-178(LG)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
3552	100D	68	76	No	5,168.00	SF	0.00		1.00	1.00	1.00	1.00		N		
															Total Just Value	

Building Sketch 40043



Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	264	Functional Obs	0.00
Effective Age	13	Condition	A	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	4352	Quality Grade	400	Year Built	1953		
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	3	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	3

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	12	1	1990		4,352	000	0.00

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A\C	Total RCN
1	4276	1 STY STORE-B	100.00	Y	Y	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1153	C.B.S.	100.00		

Monroe County Property Record Card (021)

Alternate Key: 1033430

Roll Year 2008

Effective Date: 6/9/2008 11:39:33 AM

Run: 06/09/2015 11:41 AM

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
2	CL2:CH LINK FENCE	432	SF	0.00	72	6	1993	1994	1	30		
1	AC2:WALL AIR COND	1	UT	0.00	0	0	1983	1984	2	20		
Total Depreciated Value												

Appraiser Notes

TPP ACCT 9/13/02 8969357 - WAVE GALLERY - 1100 WHITE ST 8949986 - BASCOM GROOMS REAL ESTATE - 1102 WHITE ST 8793961 - ELECTRONIC CLINIC - 1104 WHITE ST

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	A94-1408	May 1 1994 12:00AM	Nov 1 1994 12:00AM	650	Commercial	CHAIN LINK FENCE
	B95-1377	Apr 1 1995 12:00AM	Jul 1 1995 12:00AM	250	Commercial	REPAIRS
	96-1255	Mar 1 1996 12:00AM	Aug 1 1996 12:00AM	3,500	Commercial	MECHANICAL
	96-1404	Mar 1 1996 12:00AM	Aug 1 1996 12:00AM	450	Commercial	ELECTRIC
	98-2842	Sep 21 1998 12:00AM	Dec 31 1998 12:00AM	10,000	Commercial	40 SQUARES ROOFING
	99-1020	Mar 23 1999 12:00AM	Dec 27 1999 12:00AM	7,000	Commercial	NEW ROOF
	99-2541	Jul 20 1999 12:00AM	Dec 27 1999 12:00AM	6,600	Commercial	REPAIR FIRE DAMAGE
	99-2608	Jul 28 1999 12:00AM	Sep 23 1999 12:00AM	46,360	Commercial	TOTAL RENOVATION /FIRE DA
	01-2616	Jul 24 2001 12:00AM	Oct 25 2001 12:00AM	4,300	Commercial	INTERIOR RENOVATIONS
	01-2881	Aug 20 2001 12:00AM	Oct 25 2001 12:00AM	450	Commercial	ELECTRICAL
	01-0591	Feb 6 2001 12:00AM	Oct 25 2001 12:00AM	9,985	Commercial	EXTERIOR REPAIRS
	01-3227	Oct 2 2001 12:00AM	Oct 25 2001 12:00AM	8,500	Commercial	ATF INTERIOR RENOV
	04-1205	Apr 15 2004 12:00AM	Nov 18 2004 12:00AM	5,000	Commercial	R&R STUCCO W/ SMOOTH
	05-3487	Sep 1 2005 12:00AM	Dec 20 2005 12:00AM	1,950	Commercial	REPAIR DAMAGED CONCRETE
	07-1477	Mar 27 2007 12:00AM		2,500	Commercial	EXCAVATE 40'x4" CAST IRON AND REPLACE PVC PIPING

Monroe County Property Record Card (021)

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Run: 06/09/2015 11:41 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2007F	O	568,480	0	306,769	584	1,100,000	1,100,000	0	N	1,100,000
2006F	O	387,600	0	313,987	604	1,159,388	1,159,388	0	N	1,159,388
2005F	C	310,080	0	313,987	625	624,692	624,692	0	N	624,692
2004F	C	206,720		299,155	652	506,527	506,527	0	N	506,527
2003F	C	134,368		299,155	672	434,195	434,195	0		434,195
2002F	C	134,368		299,155	692	434,215	434,215	0		434,215
2001F	C	134,368		228,639	719	363,726	363,726	0		363,726
2000F	C	98,192		228,639	528	327,359	327,359	0		327,359
1999F	C	98,192		228,639	540	327,371	327,371	0		327,371
1998F	C	98,192		152,782	557	251,531	251,531	0		251,531
1997F	C	87,856		152,782	569	241,207	241,207	0		241,207
1996F	C	87,856		138,893	581	227,330	227,330	0		227,330
1995F	C	87,856		138,893	623	227,372	227,372	0		227,372
1994F	C	87,856		138,893	250	226,999	226,999	0		226,999
1993F	C	87,856		138,893	275	227,024	227,024	0		227,024
1992F	C	87,856		138,893	300	227,049	227,049	0		227,049
1991F	C	87,856		138,893	325	227,074	227,074	0		227,074
1990F	C	73,644		90,503	0	164,147	164,147	0		164,147
1989F	C	72,352		90,503	0	162,855	162,855	0		162,855
1988F	C	62,016		77,809	0	139,825	139,825	0		139,825
1987F	C	33,954		76,060	0	110,014	110,014	0		110,014
1986F	C	33,954		76,396	0	110,350	110,350	0		110,350
1985F	C	21,964		73,399	0	95,363	95,363	0		95,363
1984F	C	21,964		72,052	0	94,016	94,016	0		94,016
1983F	C	21,964		72,052	0	94,016	94,016	0		94,016
1982F	C	20,775		59,161	0	79,936	79,936	0		79,936

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
561	461	2/1/1973	Conversion Code	0	Q	I	40,000
1709	0178	6/29/2001	Warranty Deed	0	Q	I	515,000

PARCEL/NAME: 00032670-000000 ORTIZ JAMES L & JIMMIE

C 09

O A S I S - MONROE COUNTY

PROPERTY RECORD CARD

07/24/95

ORTIZ JAMES L & JIMMIE

PARCEL 00032670-000000 01 01 01

1509 LAIRD ST

ALTERNATE KEY 1033430 MILL GROUP 10RM

KEY WEST FL

33040

LAND DATA

LN	USE	FRONT	DEPTH	ZONE	NOTES	NBR.	UNITS	TYP	RATE	DEPTH%	LOC%	SHP%	PHY%	JUSVAL
01	1000	68	76	HNC-1		5168.	DOSF		17.00	100	100	100		87856

NEIGHBORHOOD 006139 WHITE ST FROM VIRGINIA TO MARKET CODE RW01

TOTAL LAND CLASSIFIED 0
TOTAL LAND JUST VALUE 87,856

LEGAL DESCRIPTION

KW GWYNN SUB D-195 PT LOTS 1-2 SQR 2 TR 13

08561-461

BUILDING SKETCH

BUILDING 01 OF 01

-----68-----

FL01

BUILDING 01 OF 01

FL01=L68D64R68U64.

BUILDING CHARACTERISTICS

BUILDING 01 OF 01 APPRAISED BY 014 ERVIN A. HIGGS ON

EFF. AGE GROUP 3 THREE NEXT REVIEW 00/00

CONDITION A SAFP YEAR BUILT 1953 FUNCTIONAL OBSOLESCENCE 0

QUALITY GRADE 3SD GRADE ? LOCATIONAL OBSOLESCENCE 0

STRUCT. TYPE C GR3 PERIMETER 264.0

EXTERIOR WALL: 05 C.B.S. 100%

SECTION AVG. WALL HEIGHT NBR. OF STORIES ROLL YEAR BSNT PCT AREA -- INTERIOR FINISH(ES) -- SPRINKLER A/C

01 12.0 1 91 0 4,352.0 110 1 STORY STORES 100 N Y

BUILDING REFINEMENTS

PARCEL/NAME: 00032670-000000 ORTIZ JAMES L & JIMMIE

D 09

PARCEL/NAME: 00032670-00000 ORTIZ JAMES L & JIMMIE

D 09

BUILDING 01 OF 01
 ELEVATORS 0 ELEVATOR LANDINGS 0 ESCALATORS 0
 APT 0 FIREP 0 KITCHENS 0 2FIXBATH 0 3FIXBATH 0 4FIXBTH 0 XFIXTRE 6

MISCELLANEOUS IMPROVEMENTS *****
 TYPE NUMBER UNITS UNIT TYPE LIFE YEAR IN GRADE LENGTH WIDTH DEP. VALUE
 ACC WALL 1.00 UT 30 1984 2 0.0 0.0 225
 CLR CH L 432.00 SF 30 1994 1 72.0 6.0 398
 TOTAL 623

APPRAISER NOTES *****
 001 WHITE OPHOLSTERY-1100 WHITE ST
 THE PINK VAC-1102 WHITE ST
 ELECTRONIC CLINIC-1104 WHITE ST

PLANNING AND BUILDING *****
 LINE ---P E R M I T--- ---D A T E--- CONSTRUCTION DESCRIPTION OCCUPANCY ISSUE
 NUMBER AMOUNT COMPLETE ISSUE NUMBER BLDG DATE
 01 8941408 550 11/94 05/94 CHAIN LINK FENCE 00 00/00

COST/MARKET METHOD *****
 BLDG REPLACEMENT ADJUSTED BLDG. VALUES 138,893 05/09/95
 COST REPLACEMENT COST 138,893 M.I. VALUES 623 05/09/95
 01 180,380 LAND VALUES 87,856 05/15/95
 PROP VALUES 227,372

VALUE SELECTED *****
 SPECIFIED BY ERVIN A. HIGGS ON 05/15/95 VALUE METHOD 1 COST/MARKET
 VALUE 227,372

HISTORY OF TAXABLE VALUES *****

TAX YEAR	LAND VALUE	BUILDING VALUE	MISC. IMPR/ EQUIP VALUE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE
1982	20,775	59,161	0	79,936	0	79,936
1983	21,926	70,052	0	94,016	0	94,016
1984	21,926	70,052	0	94,016	0	94,016
1985	21,926	70,052	0	95,363	0	95,363
1986	21,926	70,052	0	110,350	0	110,350
1987	21,926	70,052	0	110,014	0	110,014
1988	21,926	70,052	0	139,825	0	139,825
1989	21,926	70,052	0	162,855	0	162,855
1990	21,926	70,052	0	164,147	0	164,147
1991	21,926	70,052	0	227,074	0	227,074
1992	21,926	70,052	0	227,049	0	227,049
1993	21,926	70,052	0	227,024	0	227,024
1994	21,926	70,052	550	226,999	0	226,999

SALES HISTORY *****
 O.R. BOOK PAGE SALE DATE INSTRUMENT TRANSFER CODE QUALIFIED UNQUALIFIED VACANT IMPROVED SALE PRICE
 551 451 02/73 00 CONVERSIO 00 QUALIFIED & QUALIFIED 1 40,000

EQUIPMENT LINES *****
 TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PWT DEPR VALUE

PARCEL/NAME: 00032670-000000 ORTIZ JAMES L & JIMMIE

E 09

TOTAL

TOTAL VALUES *****
TOTAL-J-VAL TOT-EXPT-VAL T-VALUE PREV-TX-VAL PREV-JUST NEW-CON-VAL
227,372 0 227,372 226,999 226,999 398

***** SAVE OUR HOMES INFORMATION *****
BASE YEAR 0000 OWNERSHIP % = 100% PREV JUST = 226,999 100% CURR JUST = 227,372

SOH BASE	BASE CHANGE	ADDITIONS	PCT CHG	PCT MAX	SOH DIFF	SOH LIMIT
0	0	0	.00	.00	0	0
SOH JUST EXEMPTIONS	0	SOH TAXABLE				
227,372	0	227,372				

ORTIZ, JAMES L. & JIMMIE
 1509 LAIRD ST.
 KEY WEST, FL. 33040

18750

KW GWYNN SUB
 PT LOTS 1-2 SQR 2 TR 13
 G50-444-445

OR561-461

BLK 2

PC-11



PHOTO
 IMP # 3

LAND COMPUTATIONS						
QUAN.-TYPE-DESC.	SIZE-AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	68x76	135	90		121.50	8260
	50x-	135		10	13.10	670
	68x76	168.35	90		151.87	10327
COR.	50x-	135		10	13.50	675
	68'x76'	125	190		112.50	7650
TOTAL						8930

8,325,497

REAL PROPERTY RECORD 0032670-0

MONROE COUNTY, FLORIDA

AR1033430

032670-

VALUATION TOTALS		
1966	LAND	8930
	IMPROVEMENTS	23230
	TOTAL	32160
1974	LAND	10997
	IMPROVEMENTS	31902
	TOTAL	42900
1974	LAND	8,325
	IMPROVEMENTS	31,902
	TOTAL	40,250
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

- NOTES -

73/ 38,000 OR537-103
 OR541-972

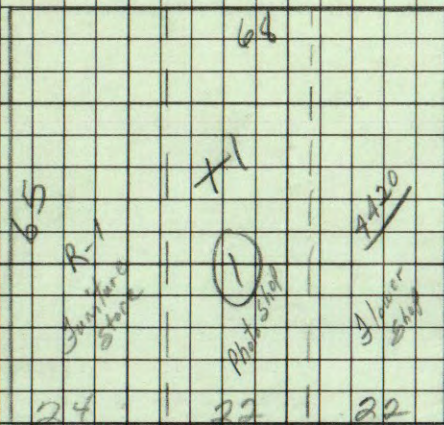
73/ 40,000 OR561-461
 Reduction of Land Values due
 to study of Area for 1974 B.G.

PHOTO
 IMP # 2

PHOTO
 IMP # 4



B/25/77
SAME RA



CARD	/	SCALE 1" =	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA												
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4			
TYPE OF STRUCTURE	Store STORE				INTERIOR FINISH							
					Unfinished RB	1/2						
					Wd. or Ceil. Bds.							
					Wallboard							
YEAR BUILT					Plaster, No Furring	20	20					
					Plaster, Furring							
					Drywall							
					Wood Panel							
ROOMS												
Total Rooms					FLOORS							
Eff. Apts.					None							
___ Rm. Apts.					Single Pine							
___ Rm. Apts.					Concrete							
No. of Baths					Conc., Asph. Tile							
No. of Rest Rms.	2	3			Conc., Terrazzo		9	9				
___ Fixt. R. Rms.					Double Pine							
___ Fixt. R. Rms.					Double Hardwood							
Total Fixtures					Precast Conc.							
FOUNDATION												
Continuous Wall	FTG											
Piers												
Piling												
ADJUSTMENTS												
Frame												
Height												
Front & Interior												
Apt. Equiv.												
Partitions (3)	7	7										
Special Use												
EXTERIOR WALLS												
Wallboard												
Corr. Metal												
Corr. Asbestos												
Wd. Fr. Stucco												
Wd. Fr. Asbestos												
C.B. Plain												
C.B. Stucco	33	33										
Wd. Fr. Siding												
Tile Stucco												
Brick												
Reinf. Conc.												
Panel, Glass, Mtl.												
ROOF TYPE												
Flat, Shed	7	7										
Hip, Gable												
Bar Joist												
Wood Truss												
Prestressed												
Steel Truss												
ROOF MATERIAL												
Sht. Mtl. Roll	3	3										
T. & G., B.U.												
Shing., Wd., Etc.												
Shing., Asbestos												
Tile, Cement												
Tile, Clay												
Bermuda												
Slate												
Gypsum												
ELECTRICITY												
						None						
						Poor						
						Average	3	3				
						Good						
						CLASS & SCALE	410	410				
						CONST. UNITS	82	82				
						CLASS UNITS	0	0				
						TOTAL UNITS	82	82				
						BASE RATE	7.80	11.40				
						ADJ. RATE	6.40	9.35				
						AREA	4420	4420				
						E.F. (3)RR	750	1209				
						E.F.						
						REP. COST NEW	25049	42536				
						CONDITION	80	75				
						DEP. REP. VALUE	23230	31902				
DEPRECIATION ADJUSTMENT												
NO.	PHY.	ADJUSTMENT						%	COND.			
1												
2												
3												
4												