



Staff Report for Item 20

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
Assistant HARC Planner

Meeting Date: September 27, 2016

Applicant: William Shepler

Application Number: H16-03-0072

Addresses: #700 Duval Street

Description of Work

New archway sign. Copy "Mangoes Restaurant & Bar" externally illuminated.

Site Facts

Located at the corner of Duval and Angela Streets, the two-story structure is not listed as contributing according to the survey. The Property Appraiser's website states that the building was constructed in 1943. There was a one-story cbs structure that first appears on the 1948 Sanborn map. It appears that the one-story cbs structure has been so altered and added onto over time that it is not recognizable, and the once modern structure was modified that it now faux-traditional style building. This property came in front of HARC recently for renovations to the structure and site.

Guidelines Cited in Review

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines 3 and 4 of additions and alterations and guidelines 4 and 5 of new construction.

Commercial Storefront & Signage (page 46), specifically guideline 3.

Banners, Flags, Signage and Lighting (pages 49-50), specifically guidelines 4 and 22.

Staff Analysis

The Certificate of Appropriateness in review is for the installation of a new archway sign at the entrance of 700 Duval Street. The structure of the archway sign will be 12 feet, 5 inches tall from the sidewalk. The sign located on the archway will be 3 feet, 3.5 inches tall. The archway and sign will be 5 feet, 6 inches wide. The sign is made of composite material with a steel sign backing. The colors will be grey, black, and white.

The hanging sign and the freestanding sign are not under review.

Consistency with Guidelines

1. The proposed sign is a freestanding sign, which will be treated as a structure under the current guidelines. The guidelines state that additions and alterations should be compatible with the characteristics of the original structure and its neighbors. Additions should be constructed with a scale, height, and mass that is appropriate to the original building and its neighbors. The proposed sign structure will be almost as tall as the front bar structure and will extend above the floor of the second story porch. The proposed sign structure is too tall and will have a visual impact on the historic district.
2. The guidelines for commercial storefronts state that signs should be appropriately scaled. As stated previously, this sign is not appropriately scaled for the pedestrian quality and character of the historic district.
3. The guidelines state that letters should not be taller than 12 inches. The “M” in Mangoes is 14 inches tall.
4. The proposed archway sign will be made of composite materials. The guidelines and ordinance for signage are clear that plastic signs are prohibited. The sign should be made with more traditional materials.

It is staff’s opinion that the proposed project is inconsistent with several guidelines in regards to additions and alterations, commercial storefronts, and signage. Archway signs are not a type of signage common in the historic district and will be obtrusive to the surrounding historic context.

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		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:

	# OF UNITS
	PHONE NUMBER
	EMAIL
	PHONE NUMBER
	EMAIL
	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:



FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
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 _____ DAY OF _____, 20_____.
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: _____

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:	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	
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ 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

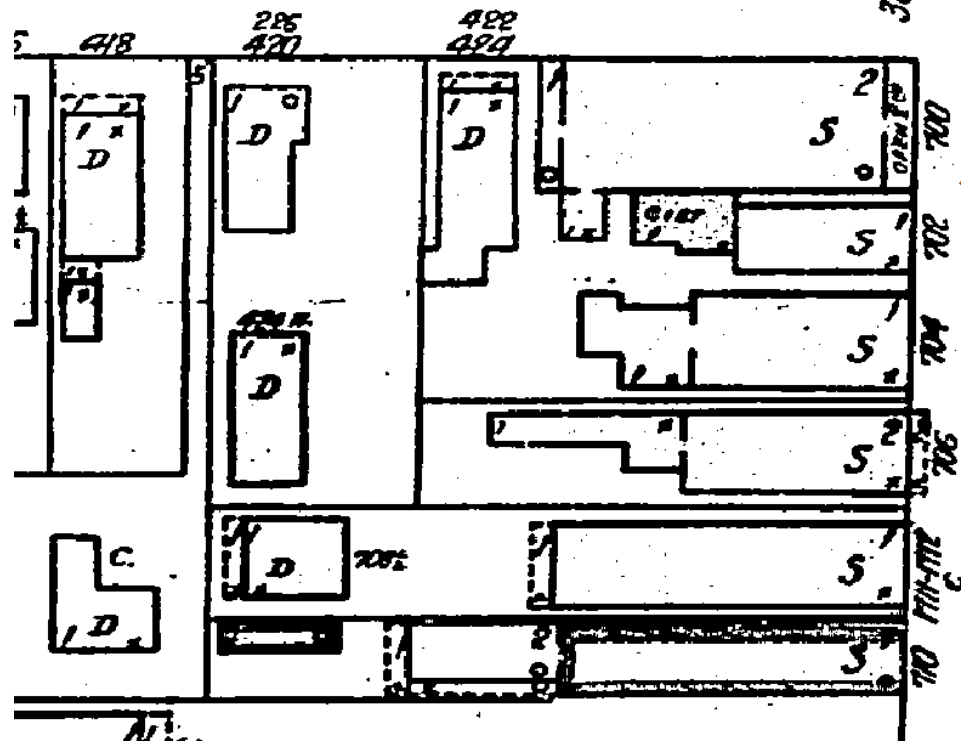
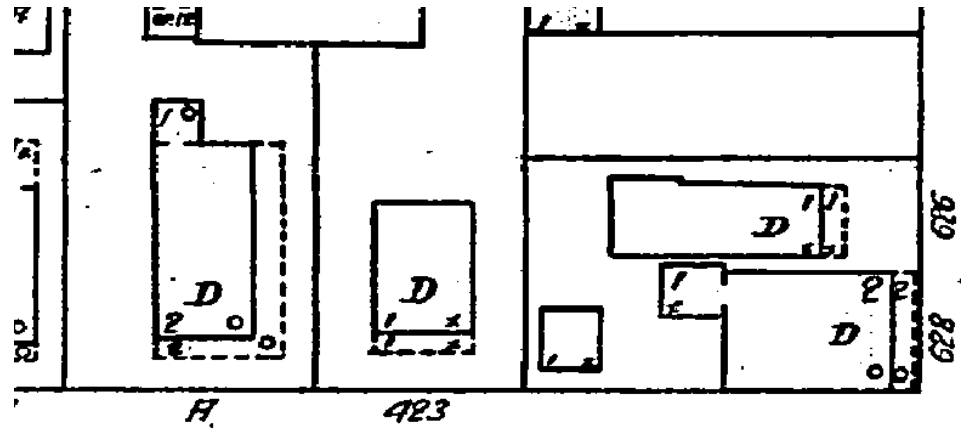
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND 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 ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

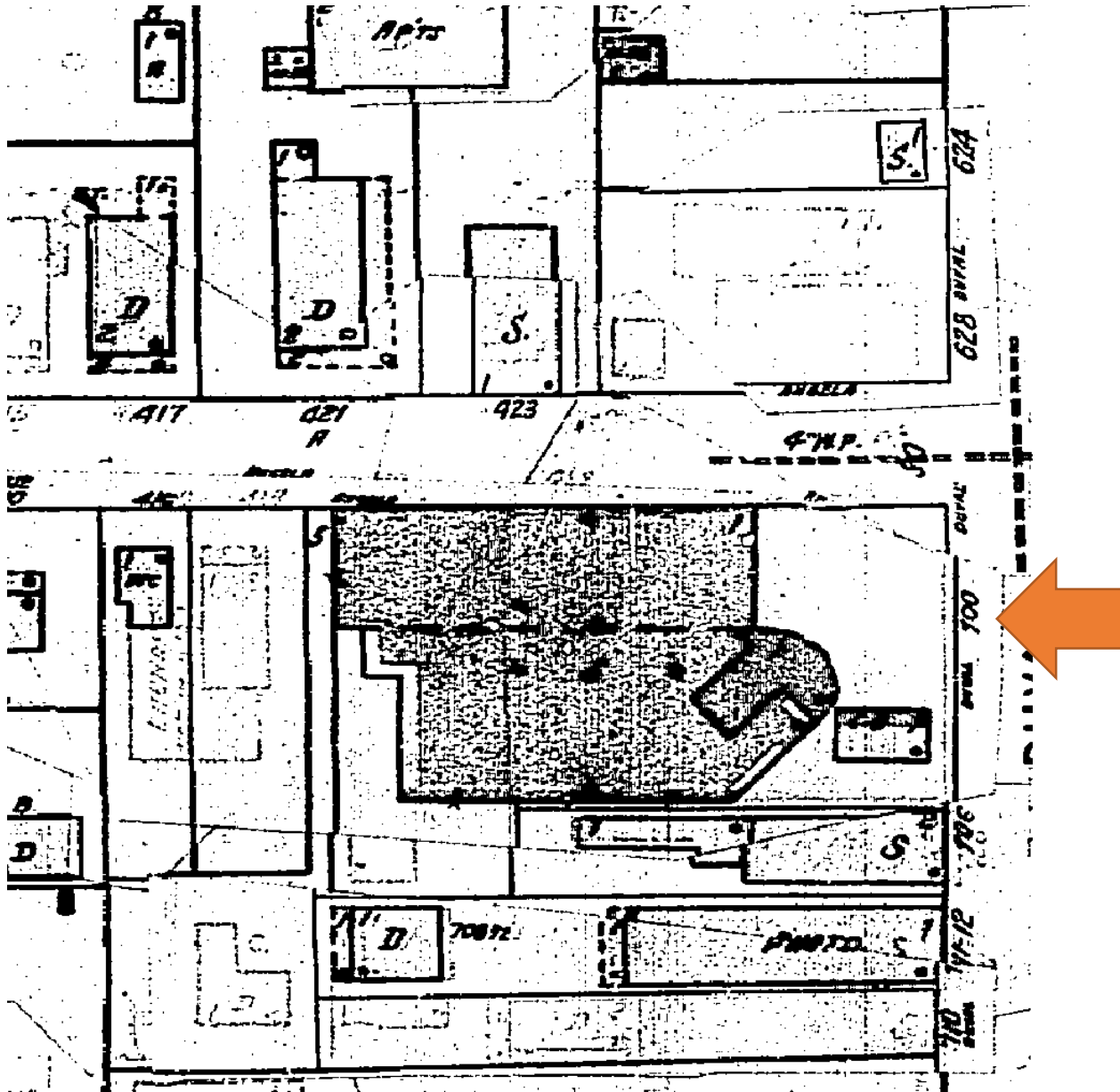
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

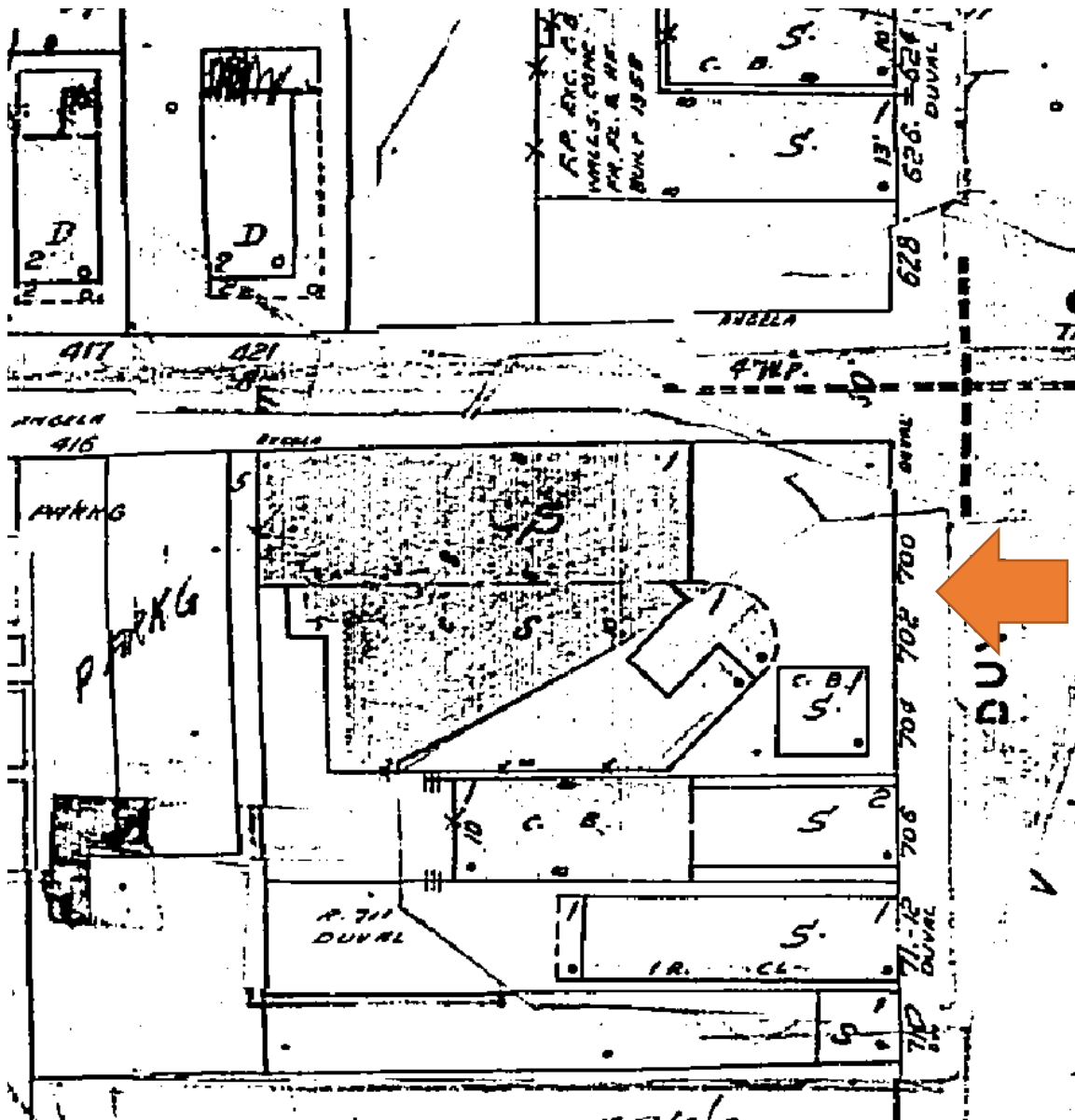
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Photo from Jeff Broadhead Collection, c.1950s. Monroe County Public Library.



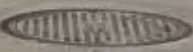
Monroe County Property Appraiser's Photo, c.1960s. Monroe County Public Library.



From the archives of Edwin O. Swift III, 1975. Monroe County Public Library.



W. BROAD ST





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Manages **NOW HIRING** *Manages*
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Donal St

Mezzacorona **UNDER NEW MANAGEMENT** *Mezzacorona* **NOW HIRING** 305-748-9928 *Mezzacorona*



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VISIT HISTORIC LORY SQUARE

See the Best First!
OLD TOWN TROLLEY

DISCO
ATTRACT

INFORMATION
FREE MAPS

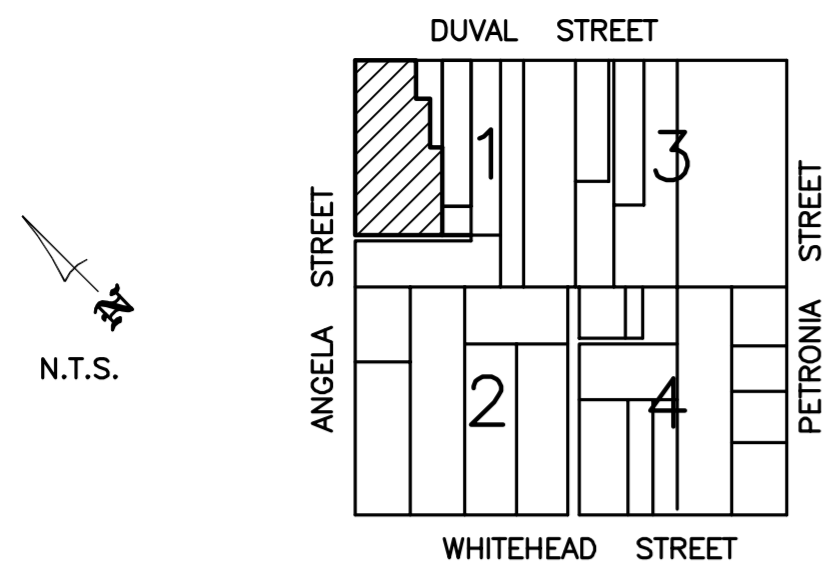
OLD TOWN TROLLEY TOURS
BOARD HERE

INFOR
FREE

Angela St

SHELLS & GIFTS

SURVEY



LOCATION MAP

Sq. 3, Tr. 4, SIMONTON & WALLS SUB
City of Key West

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D., 1829 as part of Tract Four (4) but now better known as part of Lot One (1) in Square Three (3) according to Simonton and Wall's Addition to the City of Key West as recorded in Deed Book "E" at Page 245 of the Public Records of Monroe County, Florida, said parcel of land being further described by metes and bounds as follows:

Begin at the intersection of the Southwesterly right of way line of Duval Street with the Southeasterly right of way line of Angela Street and run thence in a Southeasterly direction along the Southwesterly right of way line of the said Duval Street for a distance of 48.55 feet; thence Southwesterly and at right angles for a distance of 39.15 feet; thence Southeasterly and at right angles for a distance of 25.45 feet; thence Southwesterly and at right angles for a distance of 39.15 feet; thence Southeasterly and at right angles for a distance of 26.45 feet; thence Southwesterly and at right angles for a distance of 82.85 feet; thence Southeasterly and at right angles for a distance of 25.33 feet; thence Southwesterly and at right angles for a distance of 63.75 feet; thence Northwesterly and at right angles for a distance of 100.33 feet to the Southeasterly right of way line of said Angela Street; thence Northeasterly and along the Southeasterly right of way line of the said Angela Street for a distance of 185.75 feet back to the Point of Beginning.

FURTHER:

A perpetual easement for the purpose of a private right of way for vehicle and pedestrian traffic for the benefit of and appurtenant to the dominate tenement described above, over the following legally described land:

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829 as part of Tract four (4) but now better known as part of Lot One (1) Square Three (3) according to Simonton and Wall's Addition to the City of Key West as recorded in Deed Book "E" at Page 245 of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows:
Beginning at a point on the Southeasterly right of way line of Angela Street One Hundred Eighty Five Feet, Nine inches from the intersection of the Southeasterly right of way line of Angela Street with the Southwesterly right of way line of Duval Street, run thence at right angles in a Southeasterly direction 20 feet; thence at right angles in a Southwesterly direction 12 feet; thence at right angles in a Northwesterly direction 20 feet to the Southeasterly right of way line of Angela Street; thence at right angles in a Northeasterly direction along the said Southeasterly right of way line of Angela Street for a distance of 12 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on plat
Reference Bearing: R/W Duval Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Bar
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 1587

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- N.T.S. = Not to Scale
- C = Centerline
- B.M. = Bench Mark
- w.m. = Water Meter
- C.B.S. = Concrete Block Stucco
- conc. = concrete
- I.P. = Iron Pipe
- F.F.L. = Finish Floor Elev.
- d. = deed
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- o/h = Overhead

Field Work performed on: 3/18/02

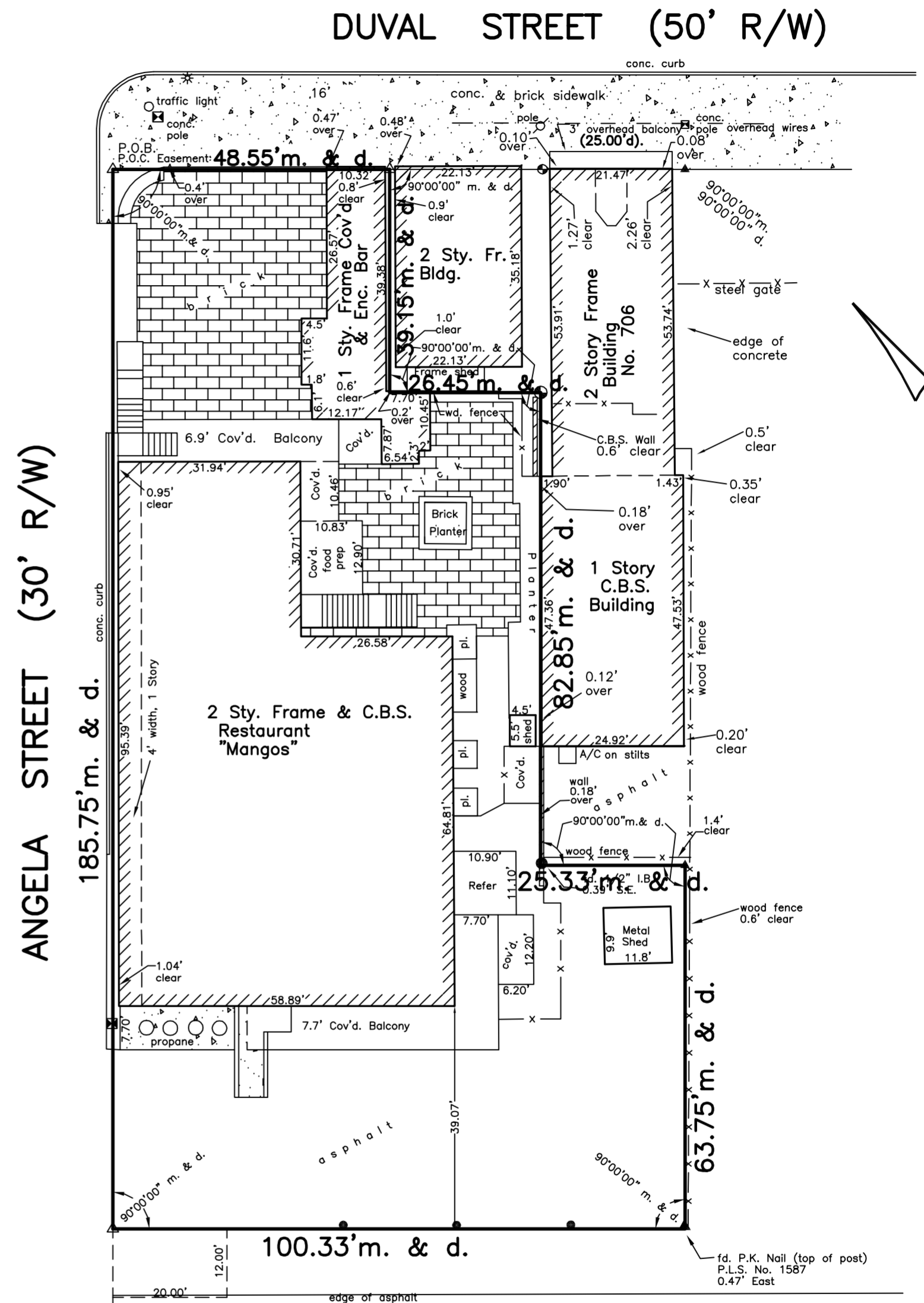
CERTIFICATION made to:
U.S. Small Business Administration
Key West Havana, Inc., A Florida Corporation
Giorgio P. Aversa
Amy S. Culver-Aversa
Linda B. Walker, Esq.

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



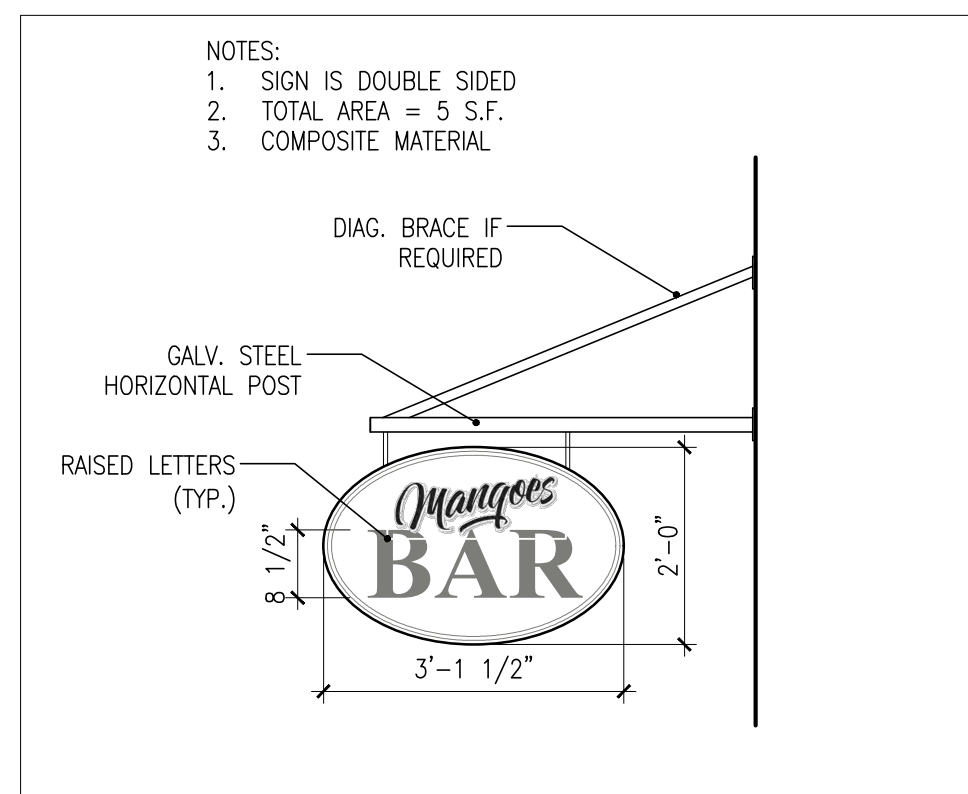
Key West Havana, inc., A Florida Corporation (Mango's) 700 Duval Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 02-237	
Scale: 1"=20'	Ref. 165-71	Flood panel No. 1716H	Dwn. By: F.H.H.
Date: 5/25/02		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
Block 69			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

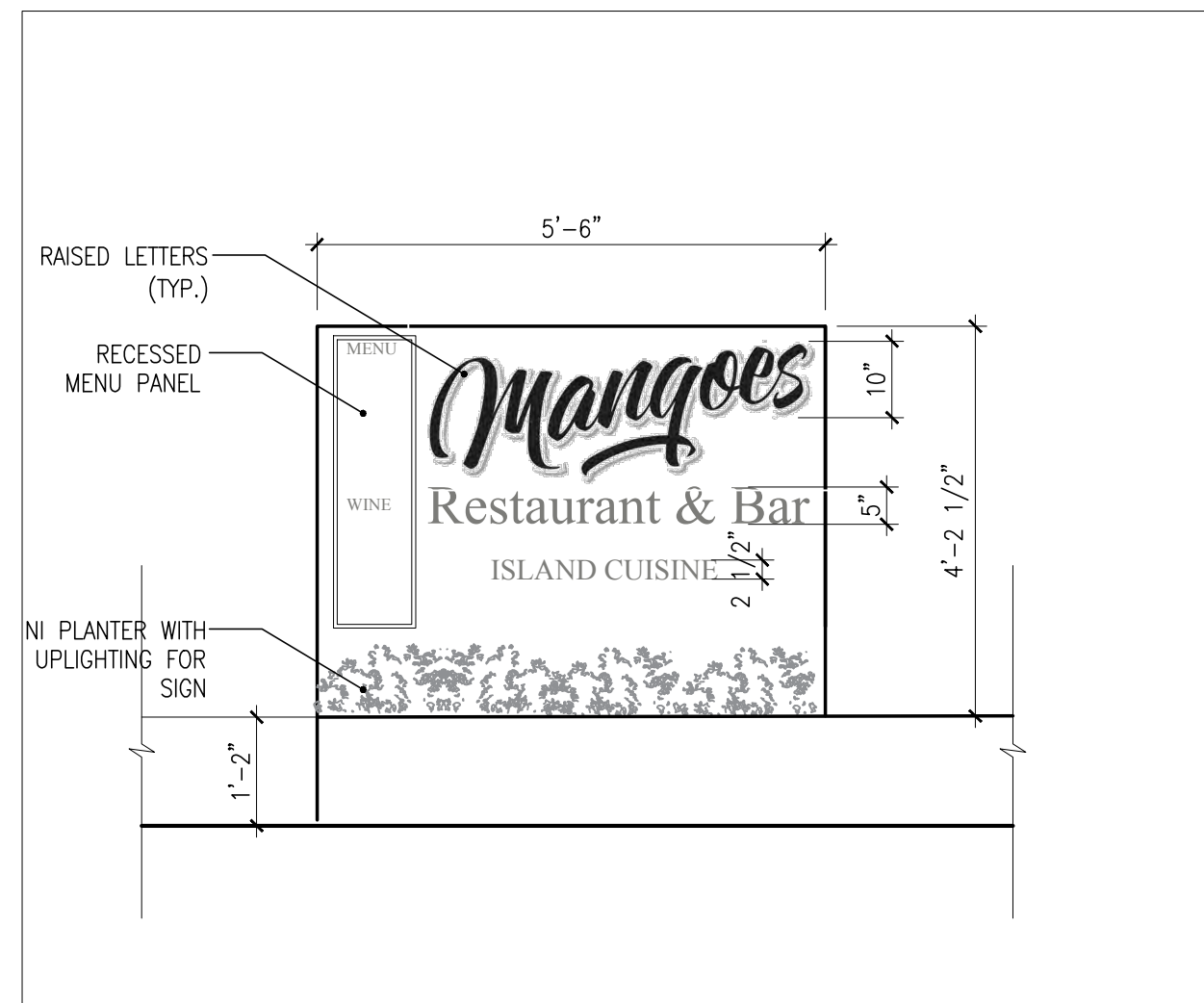
3150 Northside Drive
Suite 101
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237

PROPOSED DESIGN

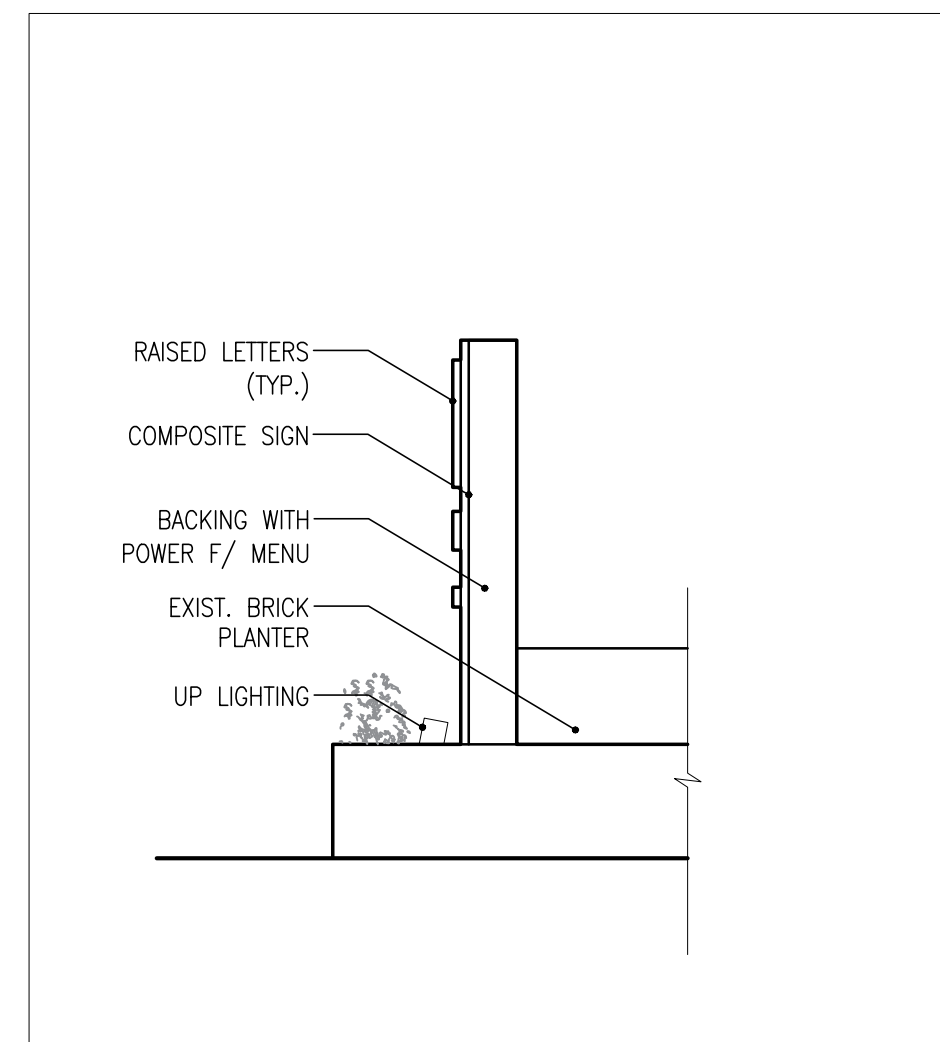
THIS APPLICATION ONLY



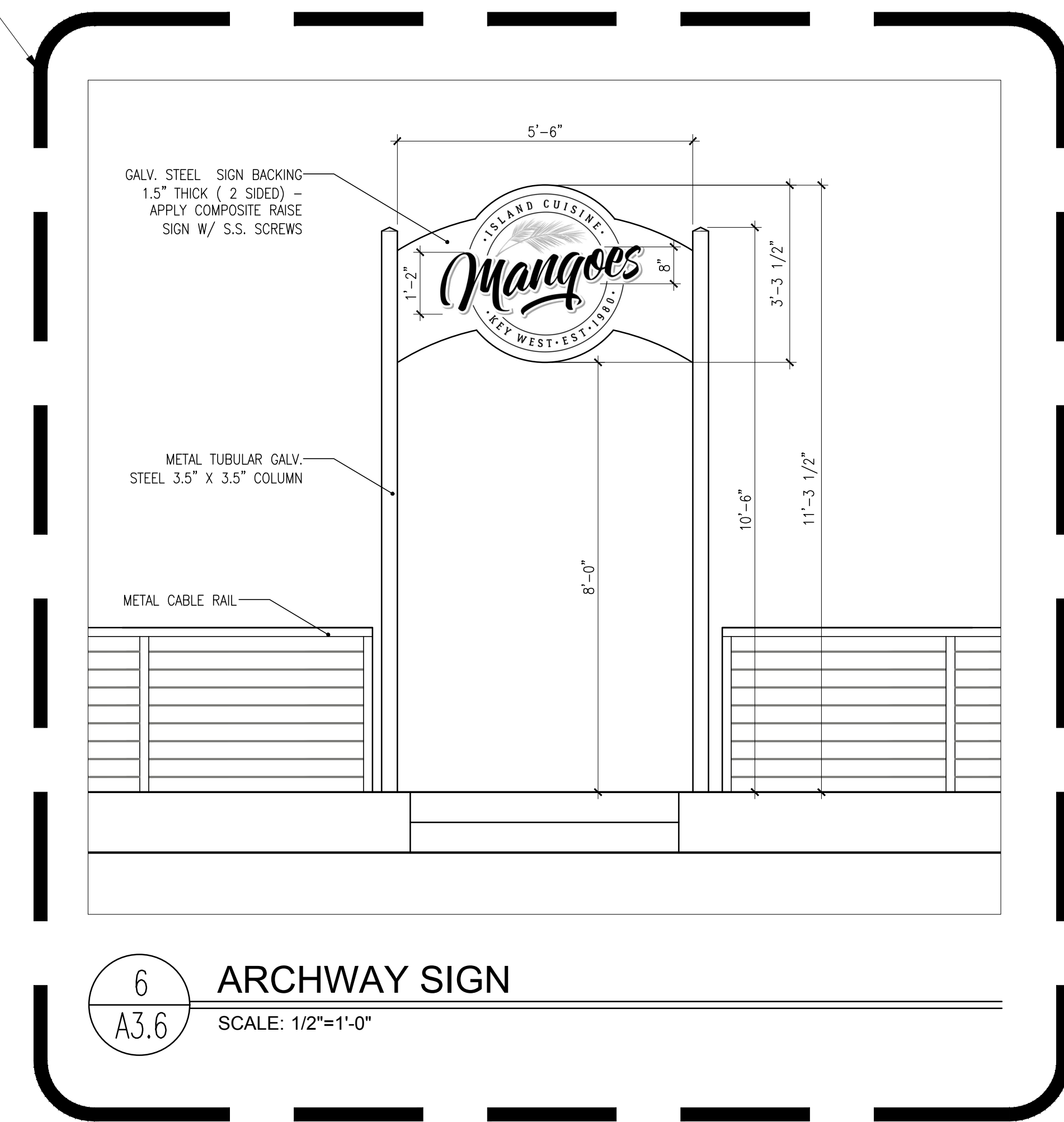
3 HANGING SIGN
A3.6 SCALE: 1/2"=1'-0"



4 SIDEWALK SIGN FRONT
A3.6 SCALE: 1/2"=1'-0"



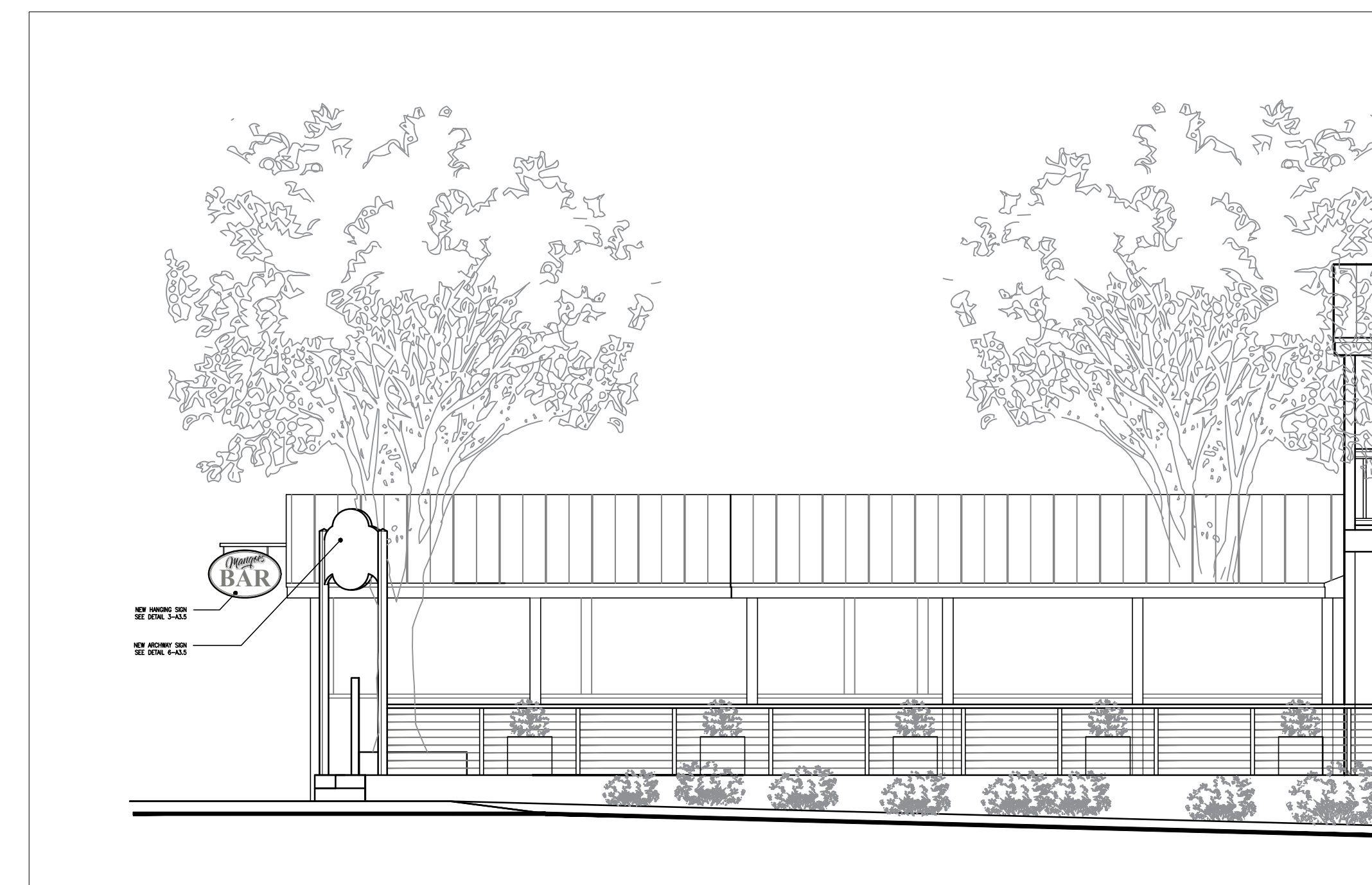
5 SIDEWALK SIGN SIDE
A3.6 SCALE: 1/2"=1'-0"



6 ARCHWAY SIGN
A3.6 SCALE: 1/2"=1'-0"



2 DUVAL STREET ELEVATION
A3.6 SCALE: 3/16"=1'-0"



1 ANGELA STREET ELEVATION (PARTIAL)
A3.6 SCALE: 3/16"=1'-0"

SITE CALCULATIONS - ZONING DISTRICT: HRCC-1

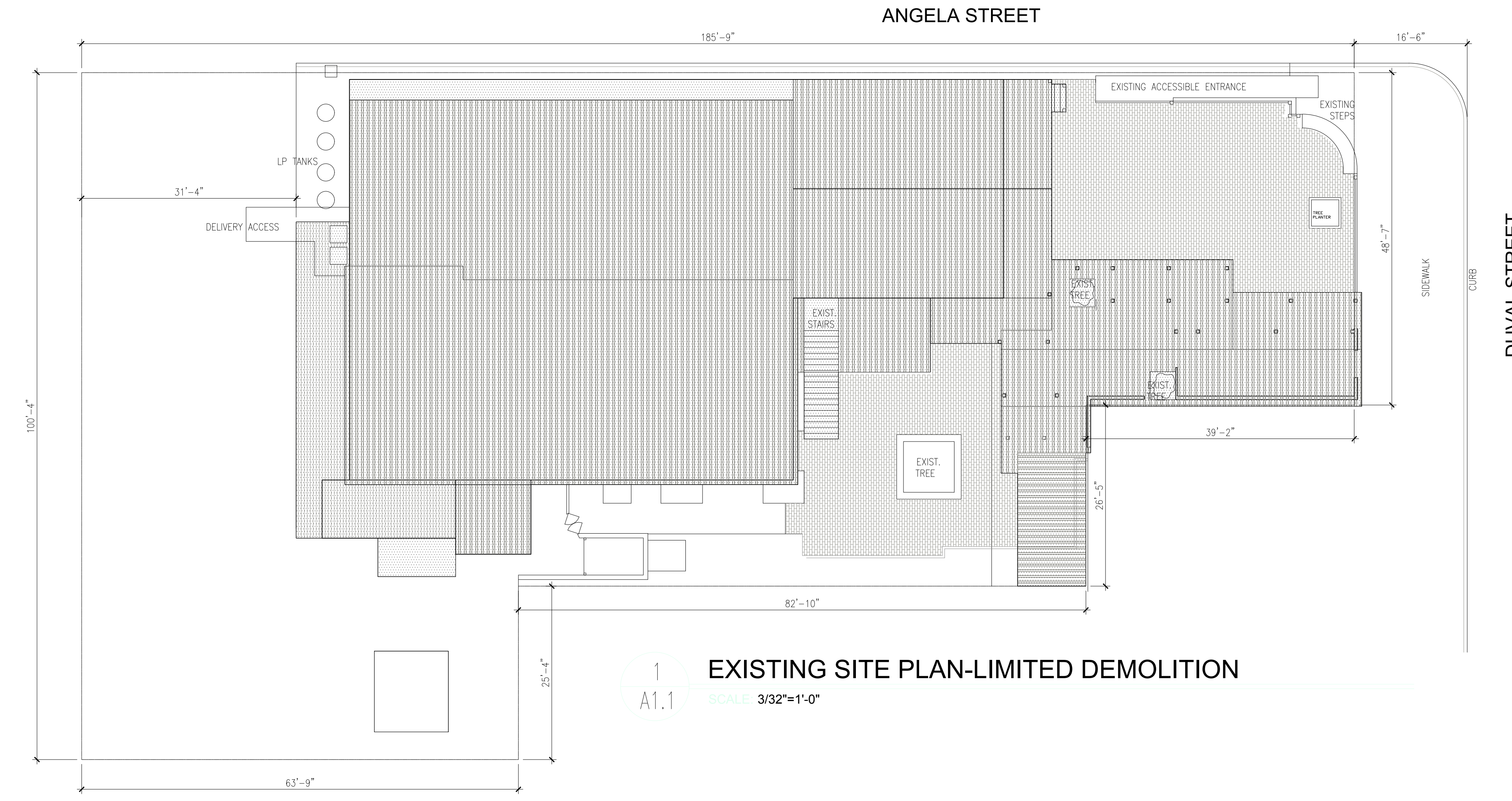
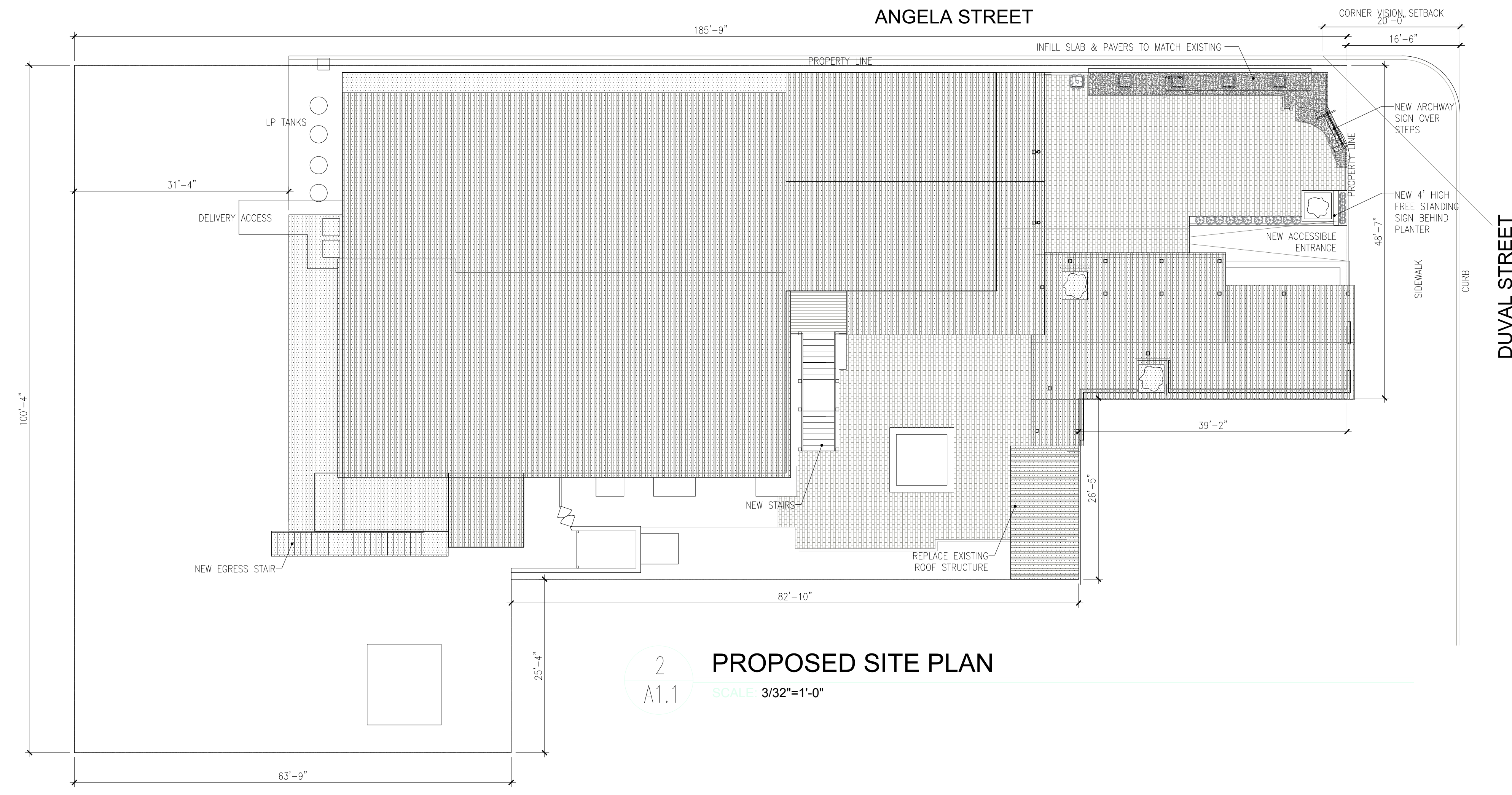
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	N/A
BUILDING COVERAGE	50%	7,333 s.f. (50.5%)	7,281 s.f. (50%)	Yes
IMPERVIOUS SURFACE RATIO	70%	9,834 s.f. (67.8%)	9,834 s.f. (67.8%)	Yes
LOT SIZE	Min. 4,000 s.f.	14,510 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	100.33'	N/A	N/A
LOT DEPTH	Min. 90'	185.75'	N/A	N/A
FRONT SETBACK	Min. 0'	0'	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 2.5'	0'	No Change	N/A
SIDE SETBACK-STREET (NORTH)	Min. 0'	0'	No Change	Yes
REAR SETBACK	Min. 10'	31'-4"	No Change	Yes
OPEN SPACE	Min. 35%	32.20%	No Change	N/A

NOTES:

- GENERAL CONDITIONS:**
- ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK.
 - IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EACH AND EVERY DETAIL.
 - THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS, FLORIDA BUILDING CODE 2014, NEC 2008, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, AND ACCEPTABLE TRADE PRACTICES. IN THE EVENT OF CONFLICT BETWEEN THE ABOVE MENTIONED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
 - CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM THE DIMENSIONS, DETAILS OR SCHEDULES SHALL BE OBTAINED FROM ARCHITECT.
 - CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
 - SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY APPLICABLE CODES AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO ORDER CONFIRMATION AND CONSTRUCTION.
 - TYPICAL: DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS, AND ALL NOTED ITEMS INCLUDING ALL ITEMS SHOWN ON MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS IN THE SET UNLESS OTHERWISE NOTED TO REMAIN OR TO BE REUSED (SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES).
 - ITEMS FOUND WITHIN WALLS AND CEILING THAT RUN THROUGH THE SPACE FEEDING AND/OR CONNECTING AN ADJACENT AREA(S) ARE REQUIRED TO REMAIN UNLESS OTHERWISE NOTED ON DRAWINGS.
 - FOR QUESTIONABLE ITEMS INCLUDING, BUT NOT LIMITED TO FOUND/UNKNOWN CONDITIONS AND ITEMS NOT SHOWN/LISTED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT BEFORE REMOVING THE ABOVE MENTIONED ITEM.
 - CONTRACTOR TO REMOVE ALL ABANDONED CONDUIT, DUCTWORK, HANGERS, CEILING TILE, GRID, FRAMING, PIPING, ETC. THROUGHOUT WORK AREA.
 - GENERAL CONTRACTOR SHALL RELOCATE ANY EXISTING J-BOXES, SWITCHES, ETC. THAT ARE BEING REUSED AND REQUIRED TO BE MOVED TO ACCOMMODATE NEW WALL CONSTRUCTION OR NEW FURRING.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH OTHER TRADES AND AS NOTED IN THE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL, BARRIERS, OR NOTICES. WORK SHALL BE PERFORMED ONLY DURING HOURS AND DAYS ALLOWED BY LAW.

- BUILDING CONDITIONS:**
- ALL CONTRACTORS ARE TO PATCH ALL SURFACES OF EXISTING INTERIOR PARTITIONS THAT ARE NOT BEING DEMOLISHED OR WERE DAMAGED DUE TO DEMOLITION PROCEEDINGS.
 - REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVE, ETC. AS SHOWN ON THE DRAWINGS (PATCH AND REPAIR) TO ACCOMMODATE NEW FLOOR FINISHES. PREPARE FLOOR SURFACE PER MANUFACTURER'S RECOMMENDATIONS. LEVEL AREAS AND FEATHER TO NEW AND DIFFERENT FINISHES TO AVOID TRIP HAZARDS > 1/2" (FEATHER SLOPE 1:12).
 - REMOVE ALL INDICATED WALLS, WALL FURRING, DOOR, FRAMES, ETC. THROUGHOUT THE AREA TO FACILITATE NEW CONSTRUCTION AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
 - THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING DRYWALL CEILING(S), SUSPENDED CEILING TILE(S), AND GRID(S). THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEILING(S) AS SHOWN IN SET. COORDINATE BRACING AND SUPPORT FOR LIGHT FIXTURES, ETC.
 - WHERE SMALL AREAS OF CEILING ARE AFFECTED BY DEMOLITION AND/OR ADJACENT TO EXISTING CEILING, REPAIR ADJOINING CEILINGS AND PAINT AND/OR INSTALL NEW TILE TO MATCH EXISTING. ROOM OR AREA SHOULD BE CONSISTENT WITH NEW CONSTRUCTION.
 - THE DEMOLITION CONTRACTOR SHALL EXERCISE CARE SO THAT ONLY THE CONSTRUCTION INDICATED OR REASONABLY IMPLIED TO BE REMOVED SHALL BE DEMOLISHED. THE EXISTING CONSTRUCTION TO REMAIN SHALL BE LEFT INTACT AND UNDAMAGED, TYPICAL. ANY DAMAGE(S) WILL BE REQUIRED TO BE REPAIRED BY THE CONTRACTOR(S) AT NOT COST TO THE PROJECT INCLUDING AREAS OUTSIDE OF THE EXTENTS OF WORK.
 - UTILITIES, WATER, AND SEWER LINES ARE TO BE IDENTIFIED, CUT, CAPPED AND CLEARLY IDENTIFIED AND FLAGGED.

- HEALTH, SAFETY, AND WELFARE:**
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
 - THE GENERAL CONTRACTOR WILL VERIFY WITH THE ARCHITECT ANY EXISTING SECURITY ITEMS TO BE REMOVED AND REUSED. THE GENERAL CONTRACTOR WILL REINSTALL AS DIRECTED.
 - THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADING OF FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.
 - DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL AND OTHER DAMAGE TO THE BUILDINGS EXISTING WALLS.
 - ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.



william shepler & associates
architecture

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Key West, FL 33040

Consultants:
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Richard J. Mielli
FL PE 58315
201 Front Street, Suite 203
Key West FL
Certificate of Authorization 29401
Tel: 305-293-3263

Submissions / Revisions:

H.A.R.C. SUBMISSION - 2016.2.1
PERMIT DRAWINGS: 2016.6.8
REVISION 1: 2016.07.05
REVISION 2: 2016.07.15
REVISION 3: 2016.07.26
REVISION 4: 2016.8.2
REVISION 5: 2016.8.17
H.A.R.C. SIGN APP: 2016.9.1

700 DUVAL STREET
KEY WEST, FL
COMMERCIAL RENOVATION PROJECT

Drawing Size 24x36	Project #: 15017
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Title:

SITE PLAN

SCALE: 1/4" = 1'-0"
Sheet Number:

A-1.1

Date: - JUNE 1, 2016
©2016 by William Shepler Architect

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ARCHWAY SIGN. COPY “MANGOES RESTAURANT & BAR” EXTERNALLY ILLUMINATED.

FOR- #700 DUVAL STREET

Applicant – William Shepler

Application #H16-03-0072

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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.

Alternate Key: 1016357 Parcel ID: 00015970-000000

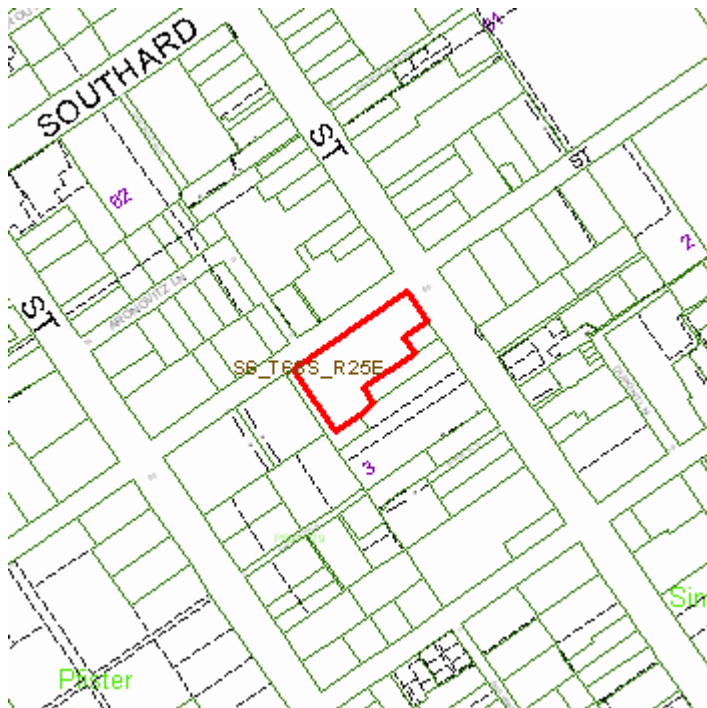
Ownership Details

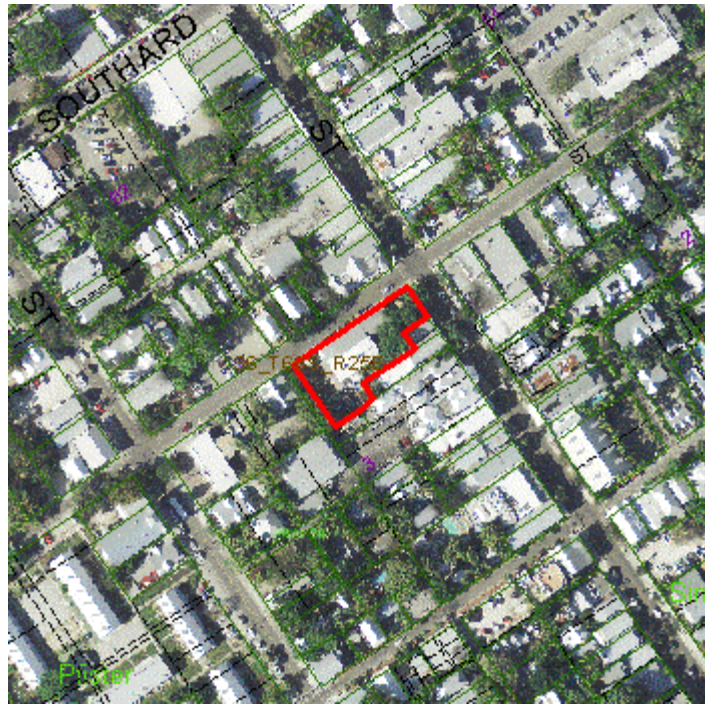
Mailing Address:
700 DUVAL ST LLC
100 N PARK ST
TRAVERSE CITY, MI 49684-5700

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 700 DUVAL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 3 TR 4 G13-129/130 OR16-415/416 OR613-759 OR937-2488/2490 OR1159-102/103 OR1416-325/326 OR2223-1528/29

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	14,510.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 9863
Year Built: 1943

Building 1 Details

Building Type
Effective Age 16
Year Built 1943
Functional Obs 0

Condition A
Perimeter 914
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 19
Grnd Floor Area 9,863

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 25

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	<u>OPU</u>		1	2004					102
1	<u>FLA</u>		1	1989					470
2	<u>OPF</u>		1	1989					646
3	<u>PDO</u>		1	1989					1,462
5	<u>PDO</u>		1	1989					976
6	<u>FLA</u>		1	1989					5,417
7	<u>OPF</u>		1	1989					588
8	<u>OUU</u>		1	1989					770
9	<u>FLA</u>		1	1989					1,848
10	<u>SBU</u>		1	1989					420
11	<u>OUU</u>		1	1989					273
12	<u>FLA</u>		1	1989					1,344
13	<u>FLA</u>		1	1999					784
14	<u>OPX</u>		1	1999					341
16	<u>OUU</u>		1	1999					24
17	<u>SBF</u>		1	1989					260

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2826	NIGHT CLUBS, BARS C	100	N	N
	2830	RESTRNT/CAFETR-B-	100	N	Y
	2833	RESTRNT/CAFETR-B-	100	N	Y

2836	RESTRNT/CAFETR-B-	100	N	Y
2837	RESTRNT/CAFETR-B-	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
745	AVE WOOD SIDING	50
746	C.B.S.	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	126 SF	21	6	1984	1985	4	30
3	FN2:FENCES	156 SF	26	6	1984	1985	2	30
4	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
5	UB2:UTILITY BLDG	100 SF	0	0	1989	1990	3	50
6	FN2:FENCES	216 SF	36	6	1994	1995	2	30

Appraiser Notes

MANGOE'S

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9900408	02/02/1999	12/07/1999	20,695		ROOF
9901498	06/02/1999	12/07/1999	2,000		ELECTRICAL
9903443	10/05/1999	12/07/1999	11,257		ROOF
9903525	10/14/1999	12/07/1999	6,800		A/C
9903778	12/22/1999	11/02/2000	1,700		AWNING
0200420	02/20/2002	08/16/2002	1,500		CANVAS AWNINGS
0200902	04/15/2002	08/16/2002	1,500		REPAIRS TO SIDING
0201164	05/14/2002	08/16/2002	425		GATE TO ALLEYWAY
04-2504	08/12/2004	12/16/2004	20,300		ADD HANDICAP BATHRM.176SF
06-4474	07/25/2006	10/04/2006	2,400		BAFFLE WALL IN GREASE TRAP
06-4255	08/04/2006	10/04/2006	20,000		REPAIR DAMAGE ON SUPPORT COLUMN

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
2016	1,421,771	2,681	1,077,919	2,502,371	2,502,371	0	2,502,371

2015	1,421,771	2,376	1,077,919	2,502,066	2,502,066	0	2,502,066
2014	1,351,561	2,199	1,077,919	2,431,679	2,431,679	0	2,431,679
2013	1,351,561	2,239	1,010,549	2,364,349	2,364,349	0	2,364,349
2012	1,351,561	2,302	1,010,549	2,364,412	2,364,412	0	2,364,412
2011	1,421,771	2,372	1,010,549	2,434,692	2,434,692	0	2,434,692
2010	1,421,771	2,435	1,009,896	2,434,102	2,434,102	0	2,434,102
2009	1,491,982	2,498	1,786,489	3,280,969	3,280,969	0	3,280,969
2008	1,491,982	2,568	2,003,053	3,497,603	3,497,603	0	3,497,603
2007	1,021,982	2,367	2,775,038	3,799,387	3,799,387	0	3,799,387
2006	1,046,029	2,421	1,305,900	2,835,085	2,835,085	0	2,835,085
2005	1,046,029	2,484	1,160,800	2,362,571	2,362,571	0	2,362,571
2004	1,022,927	2,538	870,600	2,362,571	2,362,571	0	2,362,571
2003	1,022,927	2,593	710,990	2,362,571	2,362,571	0	2,362,571
2002	828,736	2,708	710,990	2,362,571	2,362,571	0	2,362,571
2001	828,736	2,833	710,990	1,917,965	1,917,965	0	1,917,965
2000	823,304	1,581	609,420	1,868,441	1,868,441	0	1,868,441
1999	580,932	1,104	609,420	1,868,441	1,868,441	0	1,868,441
1998	388,193	1,152	609,420	1,175,329	1,175,329	0	1,175,329
1997	388,193	1,192	580,400	1,175,329	1,175,329	0	1,175,329
1996	352,903	1,258	580,400	680,421	680,421	0	680,421
1995	339,787	1,039	580,400	680,421	680,421	0	680,421
1994	355,978	877	621,840	744,342	744,342	0	744,342
1993	355,978	920	621,840	532,614	532,614	0	532,614
1992	355,978	971	621,840	532,614	532,614	0	532,614
1991	355,978	1,014	621,840	978,832	978,832	0	978,832
1990	356,020	1,060	451,223	540,509	540,509	0	540,509
1989	144,824	10,322	447,725	540,509	540,509	0	540,509
1988	137,441	10,322	377,768	525,531	525,531	0	525,531
1987	135,025	10,322	192,296	486,952	486,952	0	486,952
1986	135,374	10,322	186,739	446,704	446,704	0	446,704
1985	132,550	10,322	158,773	551,938	551,938	0	551,938
1984	130,985	10,322	123,155	216,817	216,817	0	216,817
1983	130,985	10,322	76,118	216,817	216,817	0	216,817
1982	110,572	10,322	44,493	165,387	165,387	0	165,387

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
7/10/2006	2223 / 1528	4,100,000	WD	Q
8/1/1996	1416 / 0325	1,800,000	WD	U

1/1/1991	1159 / 102	650,000	<u>WD</u>	<u>U</u>
3/1/1985	937 / 2488	500,000	<u>WD</u>	<u>Q</u>
2/1/1975	613 / 759	55,000	00	<u>Q</u>

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