



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: November 18, 2024

Applicant: William P. Horn, Architect

Application Number: H2024-0027

Address: 430 Greene Street

Description of Work:

Minor Development Plan – New construction of two-story commercial building.

Site Facts:

The site under review is currently an empty lot with an accessory structure. The front portion of the accessory structure sits over city's right-of-way. On May 29, 2024, the Chief Building Official declared the previous building unsafe and on June 25 of this year the Commission heard the staff report for the unsafe declaration. There was only one comment made by one Commissioner that wanted to see a report from an engineer or the city as to the specifics of the declaration for future declared unsafe structures.

For the building that was demolished:

The commercial building was historic but listed as non-contributing in the survey. The building was built after 1962, and it was a two-story frame vernacular structure. The structure maintained its original three front sawtooth, although the original "U" shape second floor porch was altered through time. On the property there is a booth that extends over city's sidewalk.

As this is a new commercial structure with more than 500 square feet and less than 2,499 square feet within the historic district a Minor Development Plan is required. Due to lack of quorum from

the Planning Board it was decided to include this item on the November HARC Agenda. Planning Board will review the item on November 20. If approved, the project also requires City Commission approval.



430 Greene Street circa 1965. Monroe County Library.



Building before it was demolished.

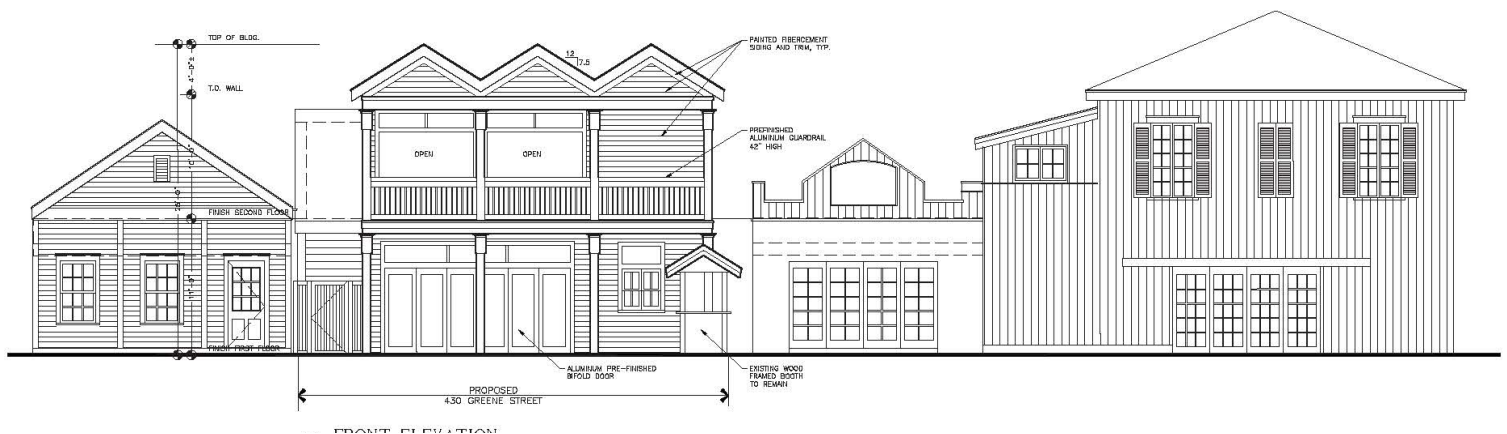
Guidelines Cited on Review:

- New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 18, 22, 23, 24, and 25.
- Air conditioning units (page 42-43), specifically guideline 1 and 5.

Staff Analysis:

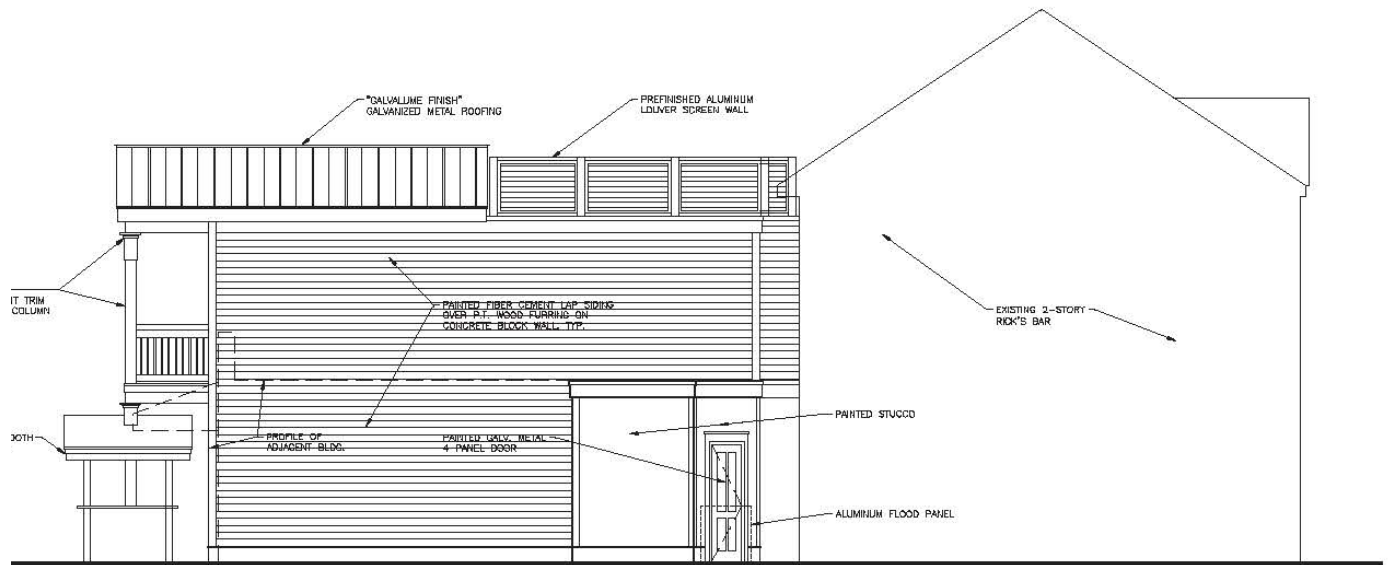
The Certificate of Appropriateness under review proposes the construction of a two-story concrete commercial structure on a vacant lot. The new design took into consideration the previous building on site that was declared unsafe and recently demolished. The plans also include the existing accessory structure to be kept on the site.

The new building will have a three-bay two-story front porch with three front sawtooths. The structure will be approximately 25'-0" from grade to roof ridge and porches will be the full width of the building. Stairs to access the second floor will be located on the northeast elevation and will be covered with a framed roof.



Proposed front elevation and context.

The new building will have hardie board horizontal siding attached to the concrete exterior walls. The design includes aluminum folding doors with transom windows on the first floor, while the second-floor fenestrations will be open and transom windows are proposed over the openings. The plan includes a front casement aluminum window on the first floor. Steel columns will be used on the front porch and will be trimmed with fiber cement. The southernmost column of the front porch will be penetrating the existing accessory structure. Railings on the second-floor porch will be 42" high made of aluminum.



Proposed south elevation.

The proposed roof will be three sawtooths finished with 5 V-crimp and will run almost perpendicular to Greene Street until half of the building. The other half of the building will have a flat roof that will be capped with a 3'-6" tall louvered parapet wall. This will serve as a screen for the air conditioning condenser units.

To comply with FEMA requirements, the new building will be floodproof with aluminum flood panels to be installed during a storm. The plans propose aluminum downspouts in front of the two center columns. There should be no rainwater running over the city's sidewalk, and if approved, rainwater must be either retained inside of the property or shall be diverted to the street's curb through pipes under the existing sidewalk.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design will conform to cited guidelines. The new proposed building, although approximately 2'-10" taller than the previous building on the site, will have a mass and scale like surrounding commercial buildings built within the area. The roof forms and front porches are a resemblance of the building that was demolished due to declaration of been unsafe.

As this project requires Planning Board approval, as it is a minor development plan, if approved, staff have the following recommendation.

1. Any conditions requested by the Planning Board that will affect the exterior design under review will require HARC review, either by the Commission or their staff, depending on the extent of the change in the plans.

APPLICATION

RECEIVED
MAY 29 2024
TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC 2024-0027	REVISION #	INITIAL & DATE TK 5/29/24
FLOOD ZONE AE +6.0'	ZONING DISTRICT HRCC-1	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	430 Greene Street, Key West, FL 33040		
NAME ON DEED:	430 Greene Street, LLC	PHONE NUMBER	305 797 0544
OWNER'S MAILING ADDRESS:	430 Greene Street	EMAIL	mrossikeywest@aol.com
	Key West, FL 33040		
APPLICANT NAME:	William P. Horn Architect, PA	PHONE NUMBER	305 296 8302
APPLICANT'S ADDRESS:	915 Eaton St.	EMAIL	william@wphornarchitect.com
	Key West, FL 33040		
APPLICANT'S SIGNATURE:			DATE May 29, 2024

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS X RELOCATION OF A STRUCTURE _____ ELEVATION OF A STRUCTURE _____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES _____ NO X INVOLVES A HISTORIC STRUCTURE: YES X NO _____
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES _____ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: The existing two story building is in severe disrepair and has numerous code issues. The building official has condemned the building. We want to demolish the building and rebuild the building within the same foot print.
MAIN BUILDING:
See above and see proposed plans and elevations.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Involuntary demolition.

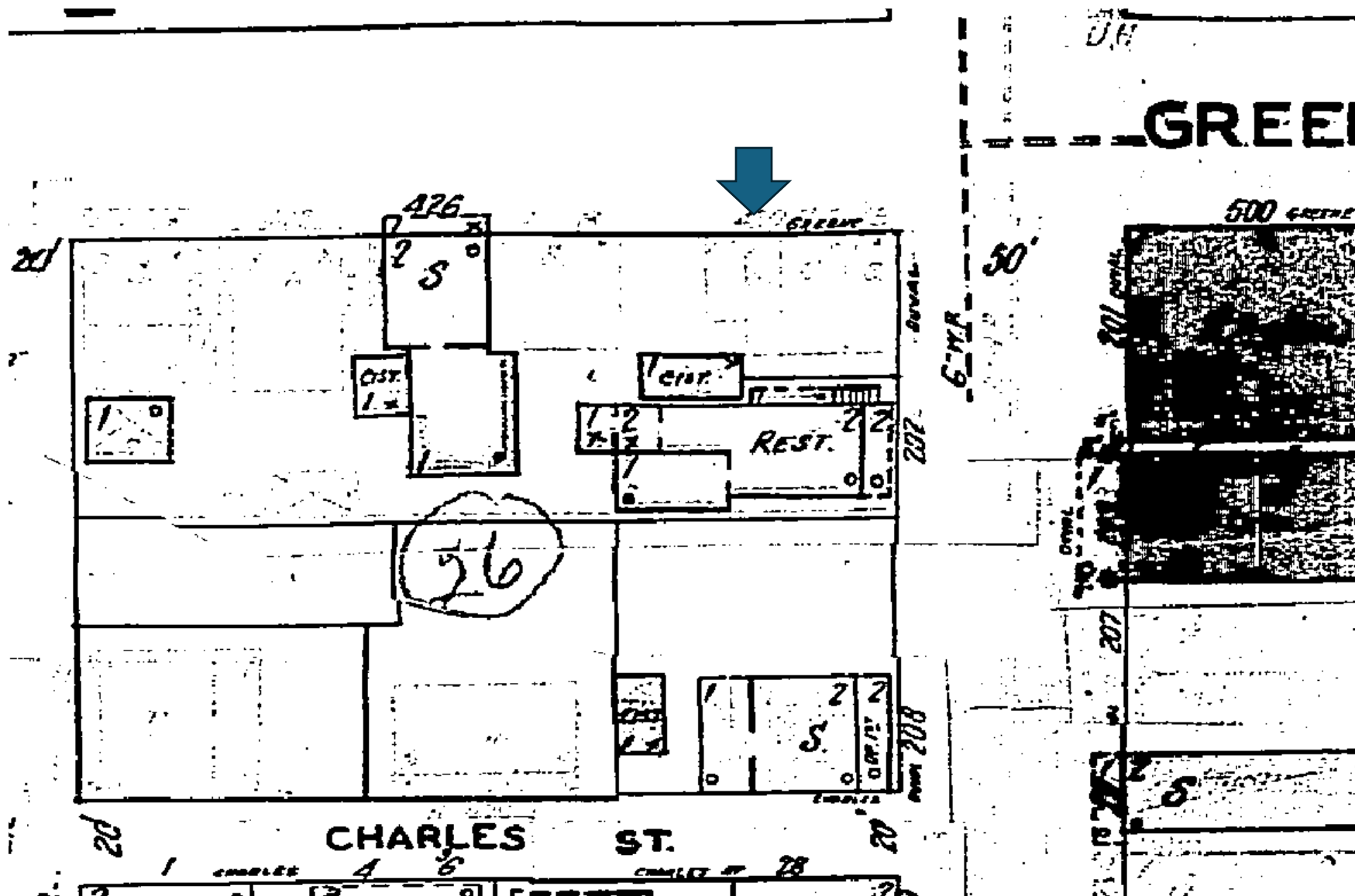
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
Existing booth to remain.	
PAVERS:	FENCES:
Brick pavers.	N/A
DECKS:	PAINTING:
Yes, see plans.	Entire building.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Minimal site work, see plans.	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
A/C condenser units - see plans.	

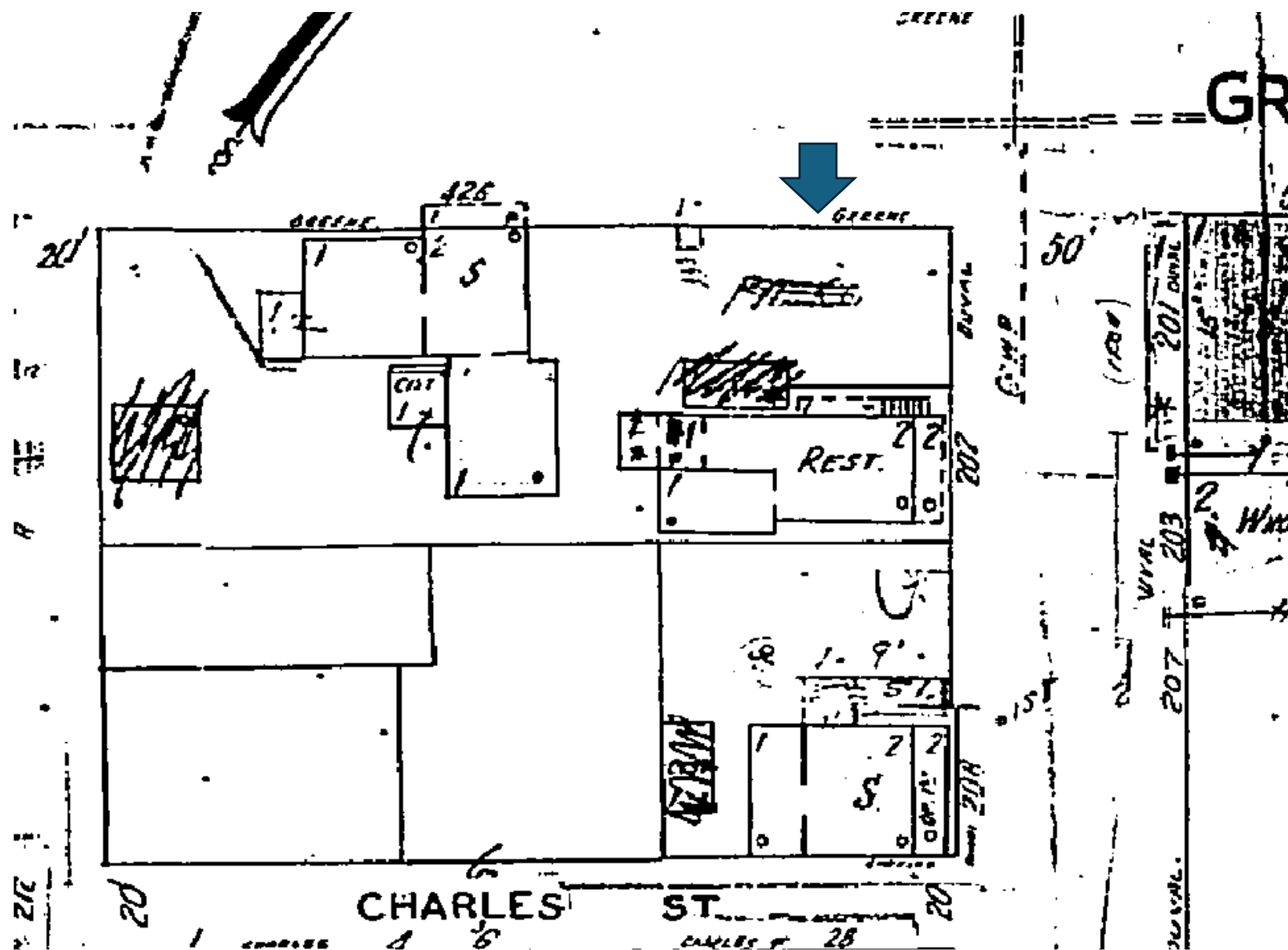
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



1948 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



430 Greene Street circa 1965. Monroe County Library.



430 Greene Street circa 1965. Monroe County Library



430 Greene Street circa 1975. Monroe County Library.

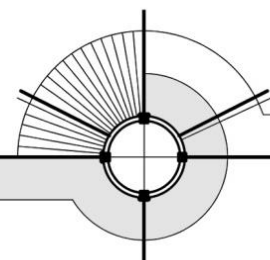


**430 GREENE STREET
FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



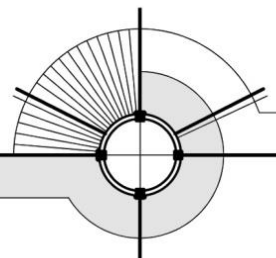


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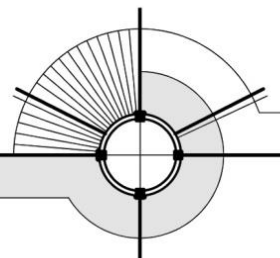


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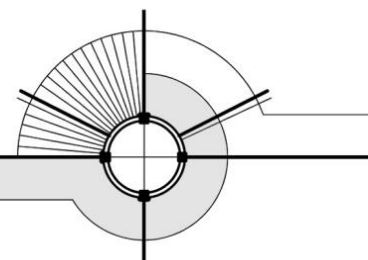


430 GREENE STREET
RIGHT NEIGHBORING PROPERTY
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM





Current conditions.



Current conditions.

SURVEY

BEARING BASE: ALL BEARINGS
ARE BASED ON N55°50'14"E
ASSUMED ALONG THE CENTER
LINE OF GREEN STREET

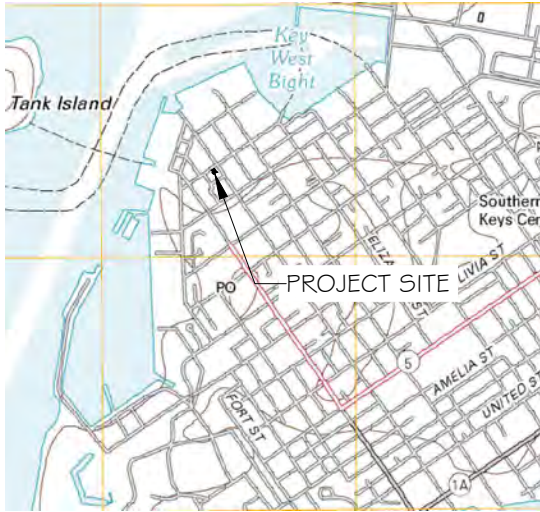
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

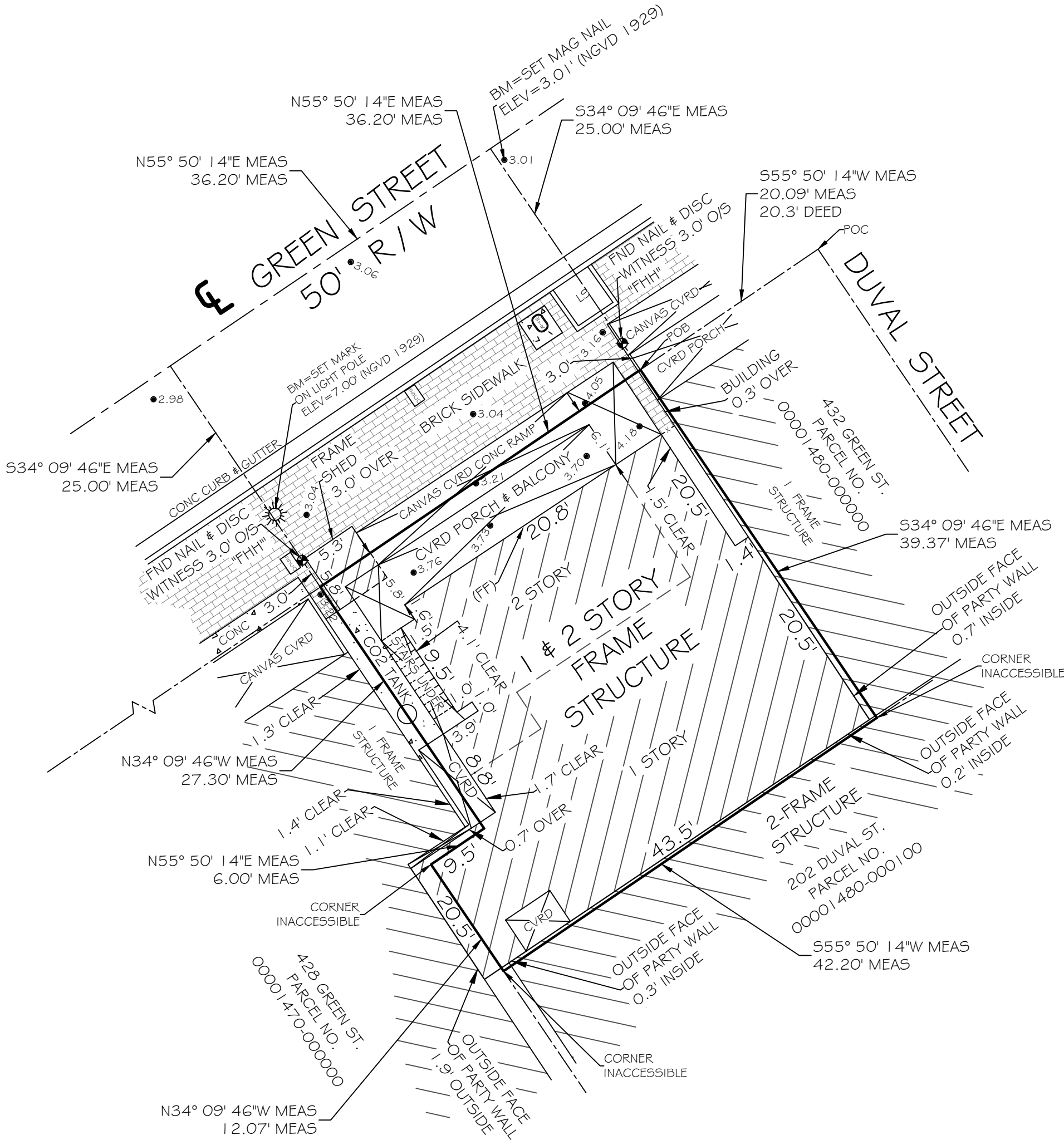
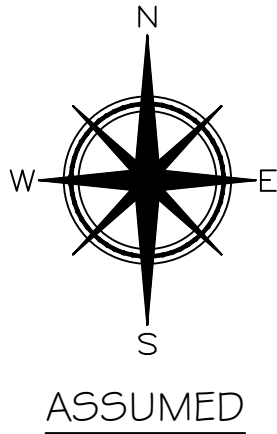
ADDRESS:
430 GREEN STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AA0020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF)=4.3' (NGVD 1929)
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

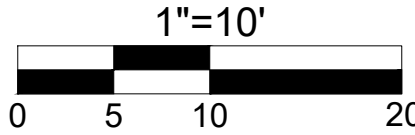
CERTIFIED TO -

430 GREENE LLC;

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	GY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 4" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT-OF-WAY LINE
CLP = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CYRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
DELTA = CENTRAL ANGLE		TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT		TYP = TYPICAL
EL = ELEVATION	OH = ROOF OVERHANG	UR = UNREADABLE
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PM = PARKING METER	WL = WOOD FENCE
FH = FIRE HYDRANT	PCC = POINT OF COMPOUND CURVE	WM = WOOD LANDING
FI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WM = WATER METER
FND = FOUND	PK = PARKER KALON NAIL	WPP = WOOD POWER POLE
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WV = WATER VALVE

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- ☀ - LIGHT POLE
- - SPOT GRADE ELEVATION (TYPICAL)



TOTAL AREA = 1,497.61 SQFT±

LEGAL DESCRIPTION:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as part of Square 15 more particularly described as follows:
COMMENCE at the intersection of the Southeasterly Right-of-Way of Green Street and the Southwesterly Right-of-Way Line of Duval Street and run thence in a Southwesterly direction along Green Street a distance of 20.30 feet to the Point of Beginning; thence run in a Southeasterly direction 42.20 feet; thence run at right angles and in a Northwesterly Direction 12.00; run at a right angles in a Northeasterly direction 6.00 feet; thence run at right angles in a Northwesterly direction 27.37 feet to a point on the Southerly Right-of-Way line of Green Street; thence Northeasterly along Green Street 36.20 feet back to the Point of Beginning.

SCALE: 1"=10'	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 AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.
FIELD WORK DATE 04/15/2024	
MAP DATE 05/16/2024	
REVISION DATE XXXX/XXX	
SHEET 1 OF 1	
DRAWN BY: IDG	
JOB NO.: 24-062	

SIGNED

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

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



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

PROPOSED DESIGN

LIMIT OF WORK

GREENE STREET

DUVAL STREET

DUVAL STREET

HRCC-1

HRCC-1

CHARLES STREET

430 GREENE STREET
KEY WEST, FLORIDA

SITE DATA

SITE AREA:	1,497 S.F.
FLOOD ZONE:	'AE' (EL +6.0')
LAND USE:	HRCC-1
HEIGHT:	ALLOWED: MAX. 35'-0" EXISTING = 22'-2" PROPOSED = 25'-0"
FAR:	ALLOWED: 1.0 (1,497 S.F.) EXISTING: 1.31 (1,966 S.F.) PROPOSED: 1.30 (1,939 S.F.)
SETBACKS:	
FRONT SETBACK:	REQUIRED = NONE (FRONT S.B. ON GREENE STREET) EXISTING = 2'-2" (OVER PROP. LINE) PROPOSED = 0'-1.5" (IMPROVED)
SIDE SETBACK (WEST):	REQUIRED = 2'-6" EXISTING = 1'-10" (OVER PROP. LINE) PROPOSED = 0'-4.5" (IMPROVED)
SIDE SETBACK (EAST):	REQUIRED = 2'-6" EXISTING = 0'-6" PROPOSED = 1'-2.75"(IMPROVED)
REAR SETBACK:	REQUIRED = 10' EXISTING = 0' PROPOSED = 0' (NO CHANGE)
BUILDING COVERAGE AREA:	ALLOWED: 748.5 S.F. (50%) EXISTING: 1,366.6 S.F. (91.28%) PROPOSED: 1,349.2 S.F. (90.12%) (IMPROVED)
IMPERVIOUS AREA:	ALLOWED: 1,047.9 S.F. (70% MAX.) EXISTING: 1,497 S.F. (100%) PROPOSED: 1,497 S.F. (100%) (NO CHANGE)
LANDSCAPE AREA:	REQUIRED: 299.4 S.F. (20% MIN.) EXISTING: 0.0 S.F. PROPOSED: 0.0 S.F. (NO CHANGE)
OPEN SPACE AREA:	REQUIRED: 299.4 S.F. (20% MIN.) EXISTING: 0.0 S.F. (%) PROPOSED: 0.0 S.F. (%) (NO CHANGE)
PARKING:	EXISTING: 0 SPACES PROPOSED: 0 SPACES (NO CHANGE)

BUILDING DATA

EXISTING:	
1ST. FLOOR:	ENCLOSED = 1,175 S.F. COVERED = 335 S.F.
2ND. FLOOR:	ENCLOSED = 355 S.F. COVERED = 216 S.F.
TOTAL:	ENCLOSED = 1,530 S.F. COVERED = 551 S.F. TOTAL = 2,081 S.F.
PROPOSED:	
1ST. FLOOR:	ENCLOSED = 1,070 S.F. COVERED = 173 S.F.
2ND. FLOOR:	ENCLOSED = 354 S.F. COVERED = 464 S.F.
TOTAL:	ENCLOSED = 1,424 S.F. (-106) COVERED = 637 S.F. (+86) TOTAL = 2,061 S.F. (-20)

FIRE SPRINKLER SYSTEM

CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR A COMPLETE FIRE SPRINKLER SYSTEM TO CODE FOR THE PROPOSED BUILDING, INCLUDING THE FIRE ALARM SYSTEM FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AR 13537

430 GREENE STREET
KEY WEST, FLORIDA.

SEAL

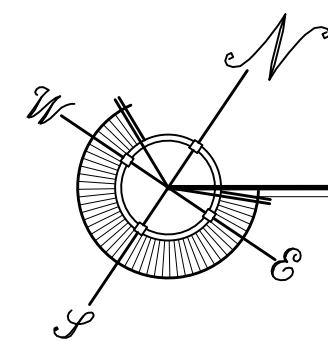
DATE
02-27-2024
05-15-2024 HARC
06-24-2024 DRC

REVISIONS
09-11-2024 DRC REV.

DRAWN BY
JW
EMA
PROJECT
NUMBER
2401

A1.1

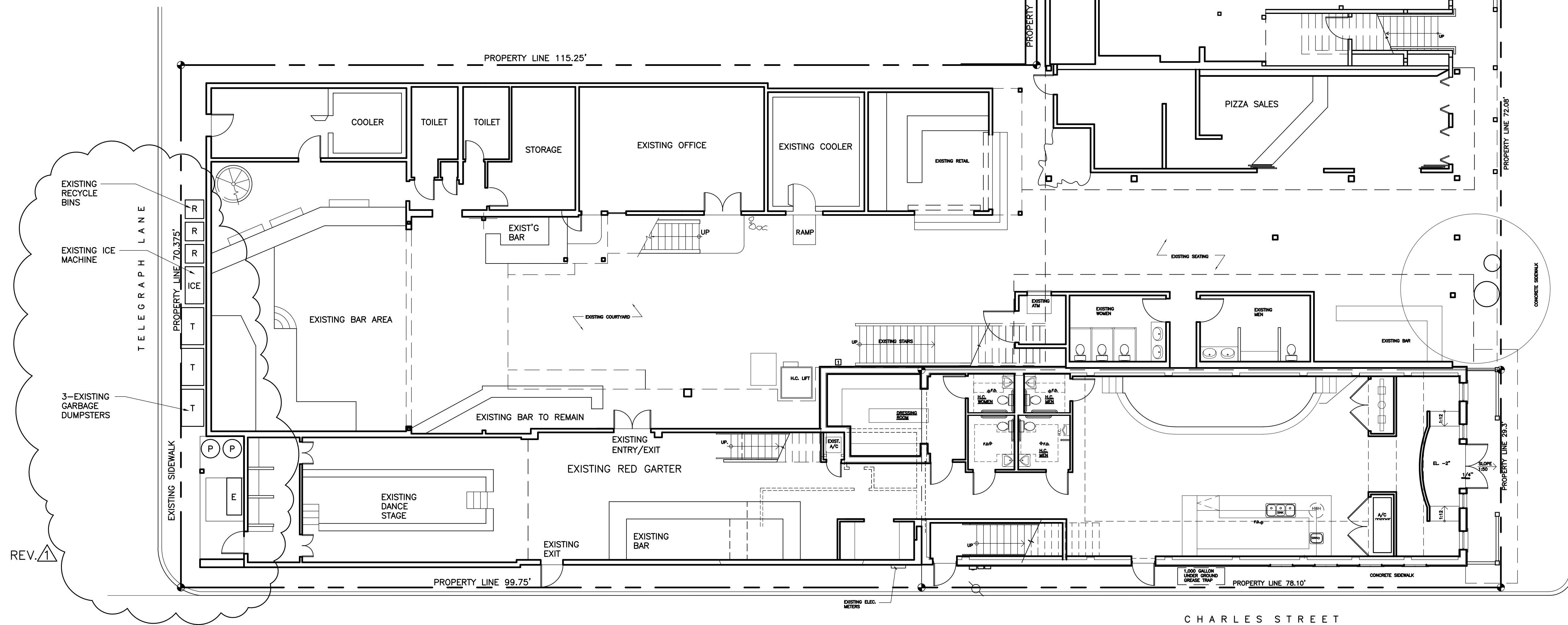
LIMIT OF WORK



PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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

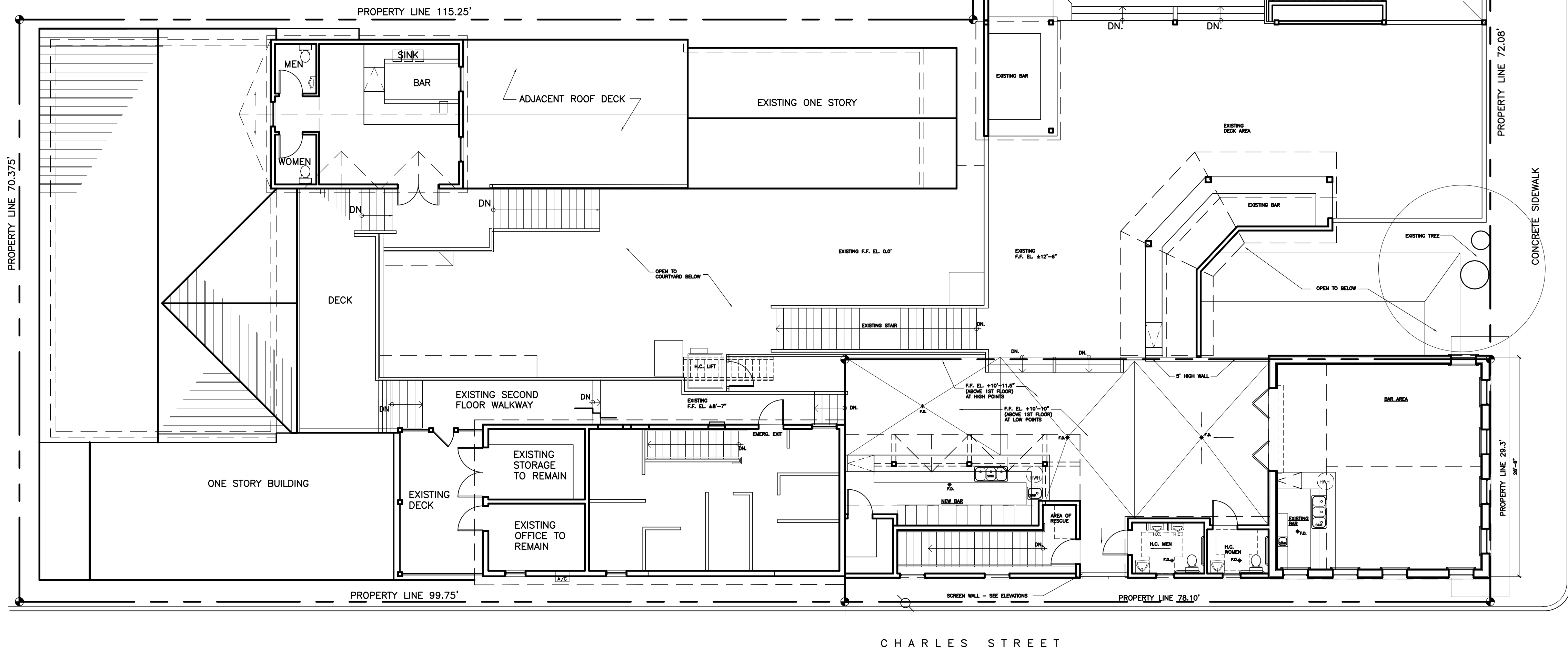


LIMIT OF WORK

PROPOSED SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024. .

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



D U V A L S T R E E T

A2.1

G R E E N E S T R E E T

REV. A

REV. A

STORMWATER MANAGEMENT
THE EXISTING RAINWATER RUN-OFF FROM THE
ROOFS ALL DRAIN BACK OUT TO THE SIDEWALK.
THE PROPOSED RAINWATER RUN-OFF WILL ALSO
RUN OUT TO THE SIDEWALK, BUT WE WILL TRY
TO PIPE AS MUCH AS WE CAN UNDER THE
SIDEWALK DIRECTLY OUT TO THE STREET.

PROPOSED ROOF RAIN WATER
PIPE UNDER SIDEWALK TO
STREET, TYPICAL.

FIRE SPRINKLER
SYSTEM BACKFLOW
PREVENTOR

EXISTING BOOTH TO REMAIN
EXISTING GREASE
TRAP TO BE
RE-HABILITATED

ALUMINUM
DOWNSPOUTS, TYP.

PROPERTY LINE 36.2'

1 AND 2 STORY
BUILDING

1 STORY BUILDING

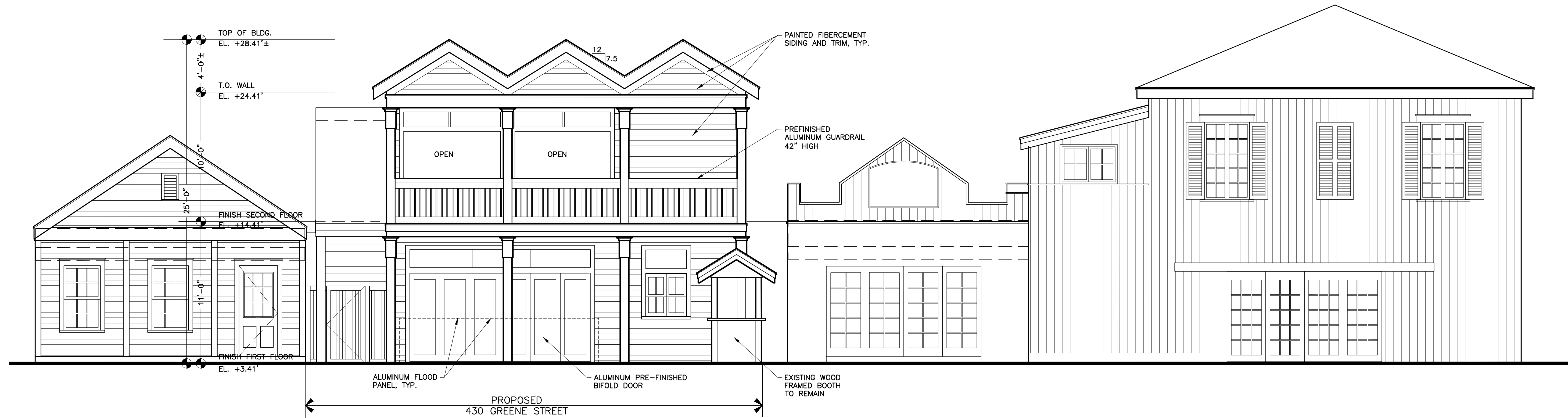
PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024. .

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

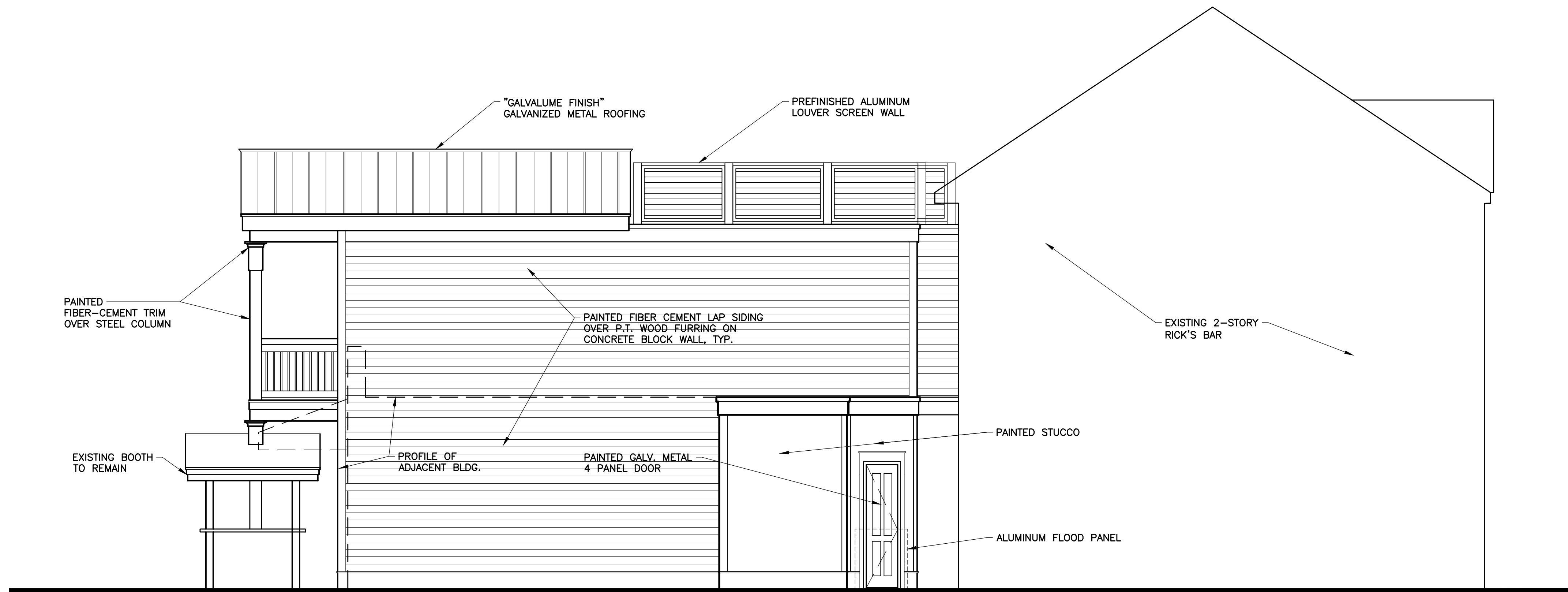
EXISTING BAR

430 GREENE STREET
KEY WEST, FLORIDA



FRONT ELEVATION

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



SIDE ELEVATION

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

SEAL

DATE

02-27-2024
05-15-2024 HARC
06-24-2024 DRC

REVISIONS

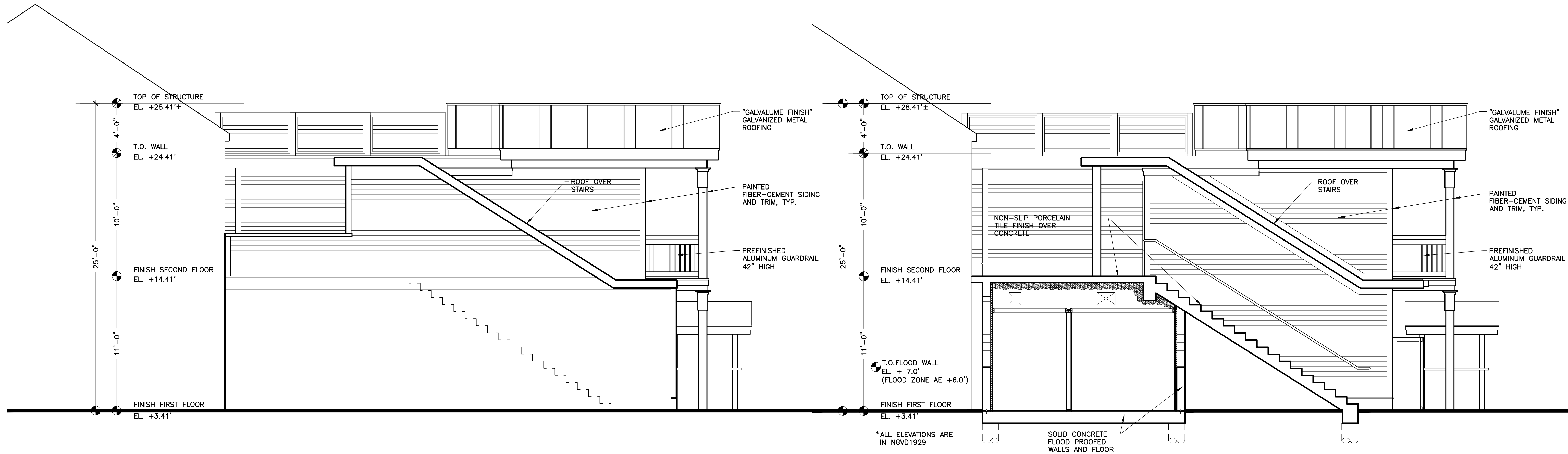
09-11-2024 DRC REV.

DRAWN BY

JW
EMA

PROJECT
NUMBER

2401

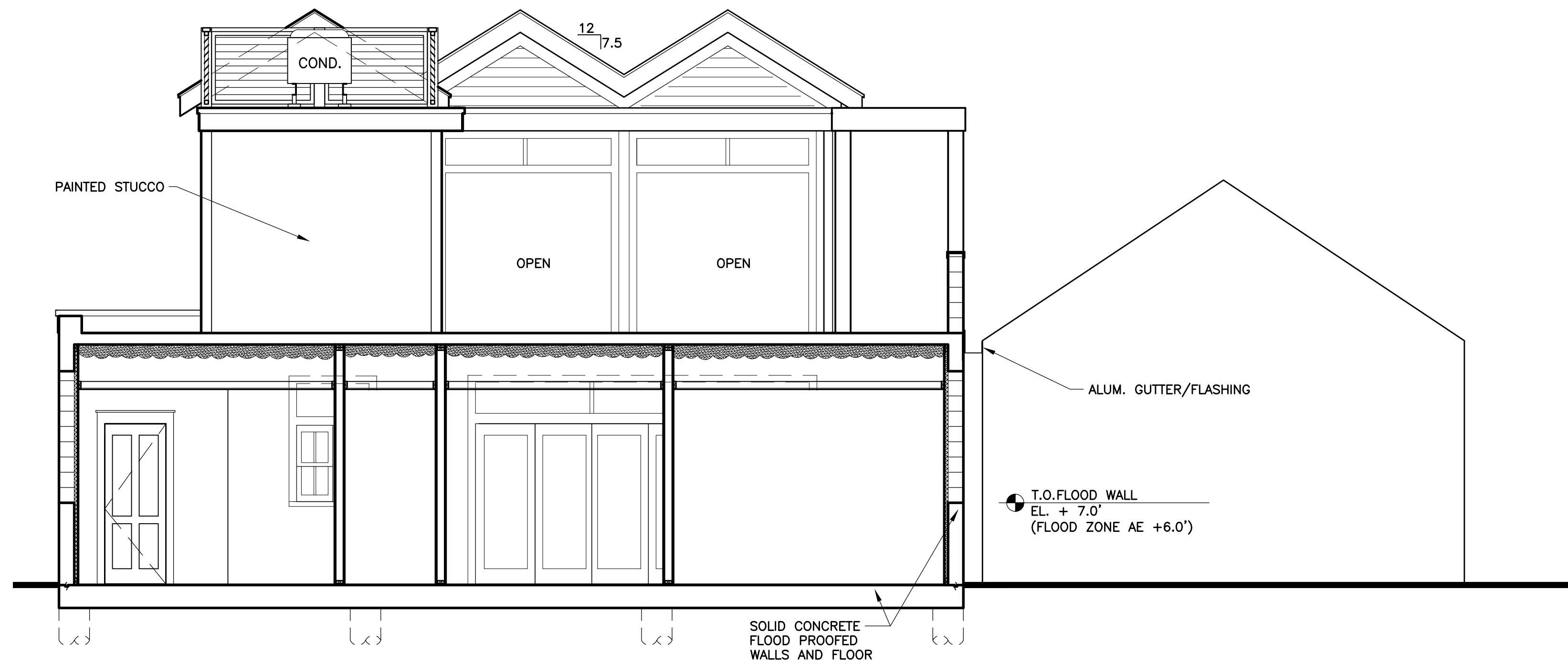


1 SIDE ELEVATION

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

2 SIDE ELEVATION - SECTION

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



3 REAR ELEVATION

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

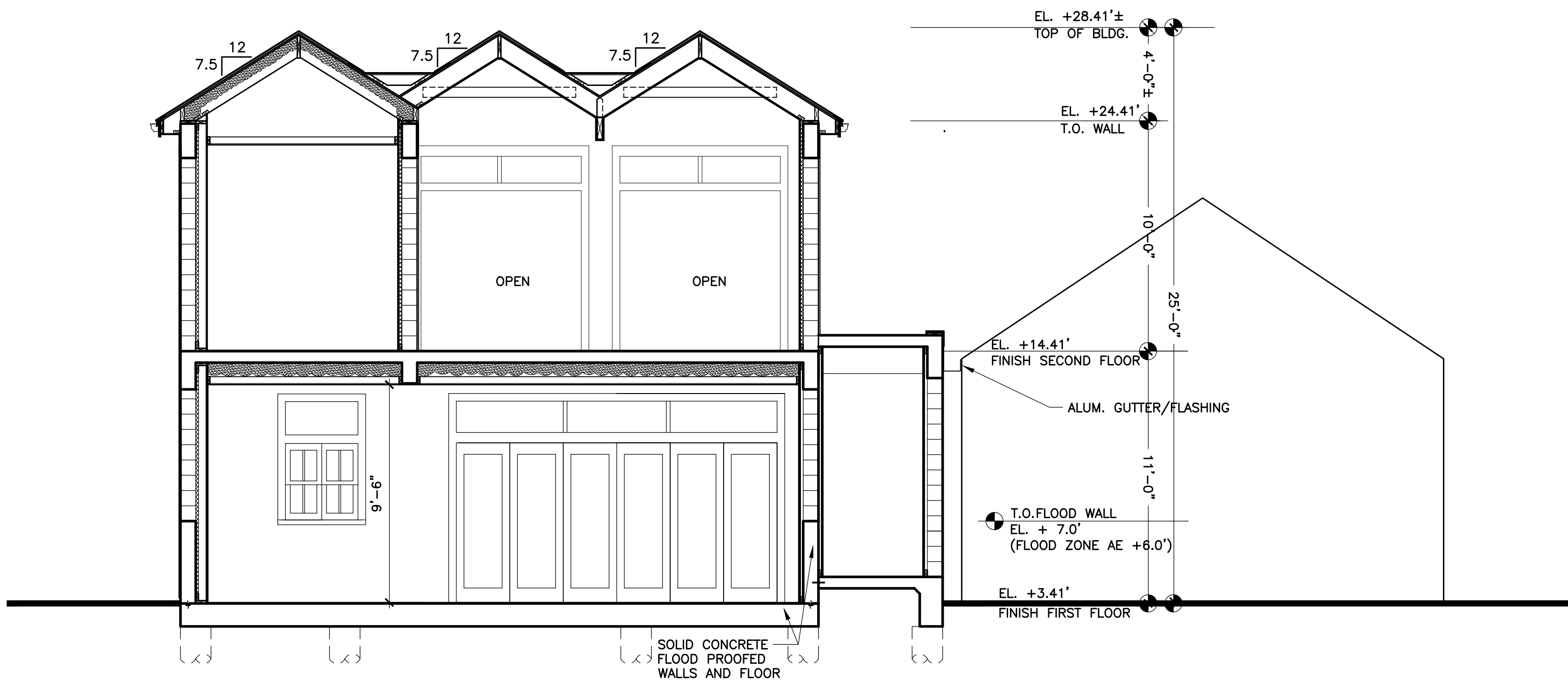
SEAL

DATE
02-27-2024
05-15-2024 HARC
06-24-2024 DRC

REVISIONS
09-11-2024 DRC REV.

DRAWN BY
JW
EMA

PROJECT
NUMBER
2401



1
A4.1

CROSS SECTION

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AR 13537

430 GREENE STREET
KEY WEST, FLORIDA.

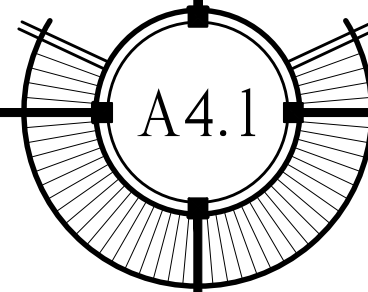
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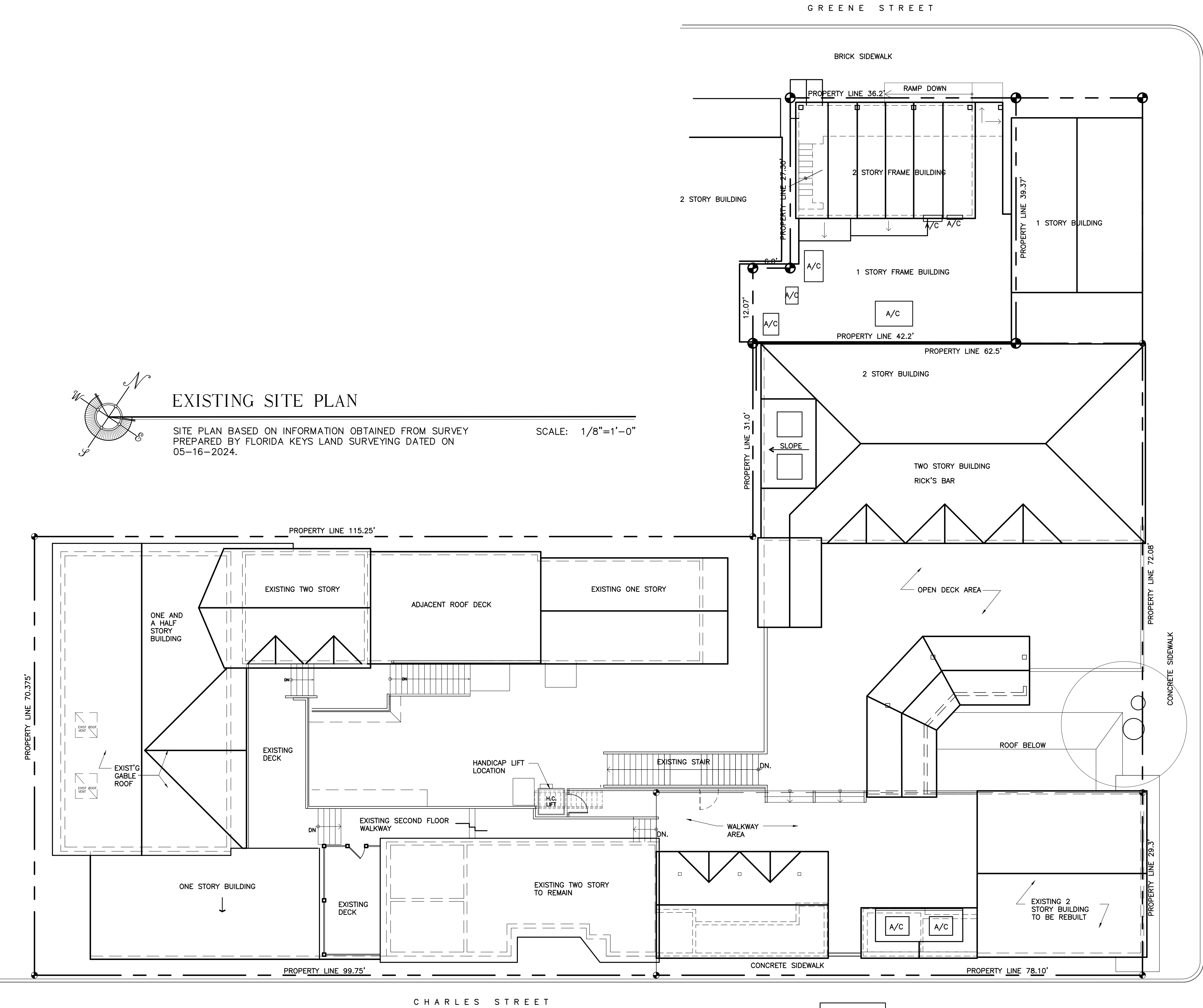
DATE
02-27-2024
05-15-2024 HARC
06-24-2024 DRC

REVISIONS
09-11-2024 DRC REV.

DRAWN BY
JW
EMA
PROJECT
NUMBER
2401

430 GREENE STREET
KEY WEST, FLORIDA





430 GREENE STREET
KEY WEST, FLORIDA

EX 1.1

LIMIT OF WORK

BUILDING DATA

EXISTING:

1ST. FLOOR:

ENCLOSED = 1,175 S.F.
COVERED = 182 S.F.

2ND. FLOOR:

ENCLOSED = 355 S.F.
COVERED = 254 S.F.

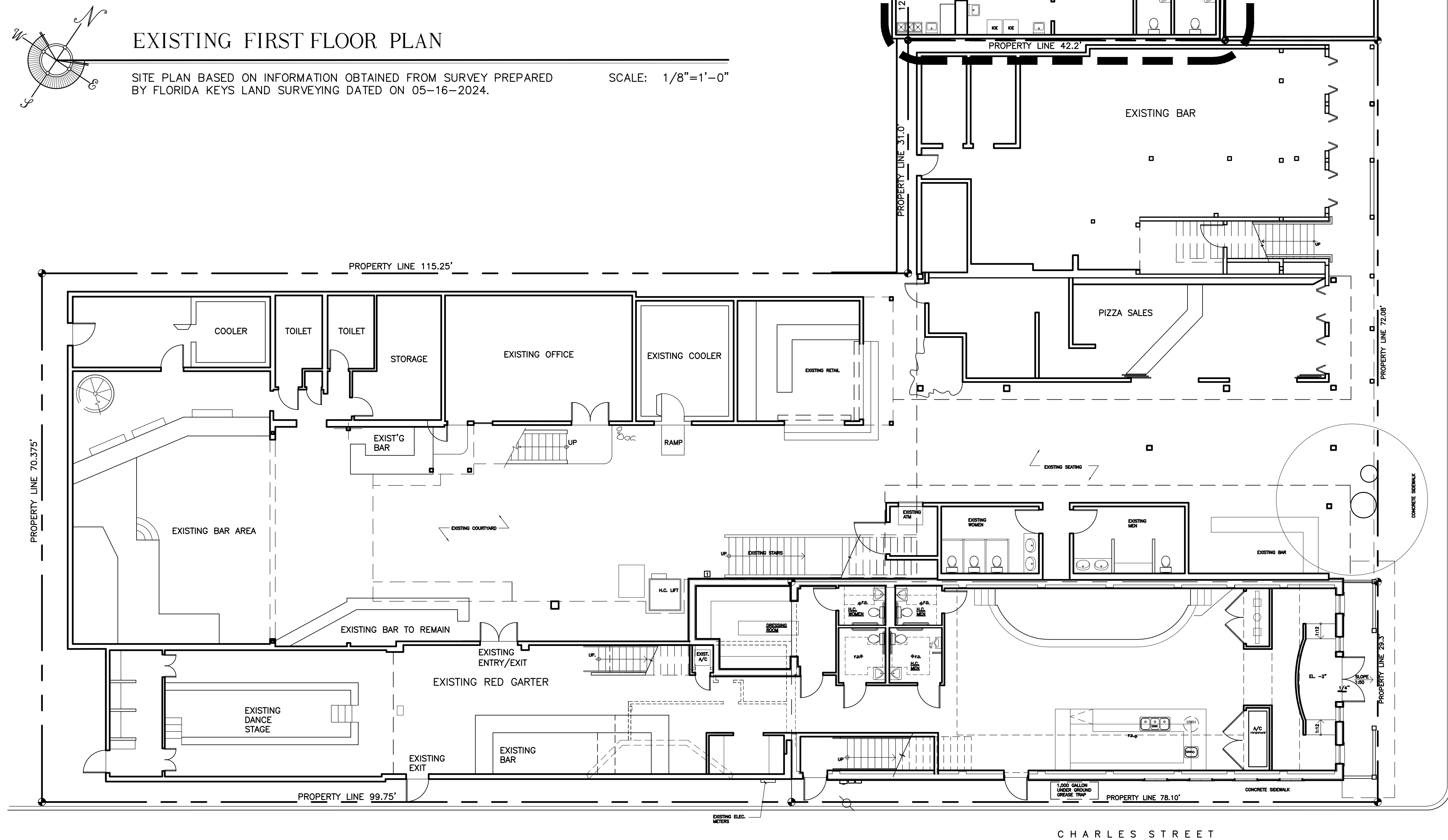
TOTAL:

ENCLOSED = 1,530 S.F.
COVERED = 436 S.F.

EXISTING FIRST FLOOR PLAN

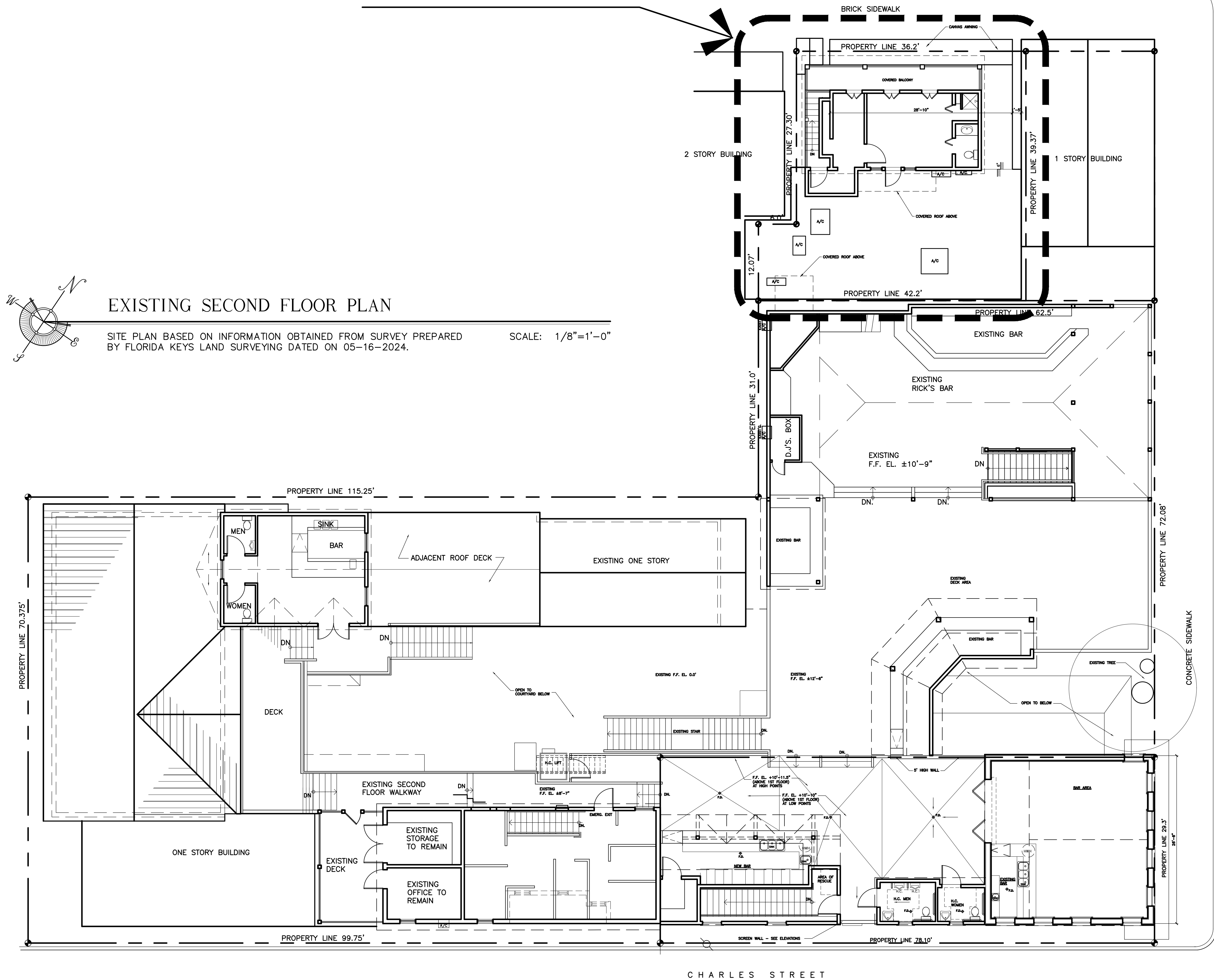
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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



GREENE STREET

LIMIT OF WORK



430 GREENE STREET
KEY WEST, FLORIDA

EX1.3

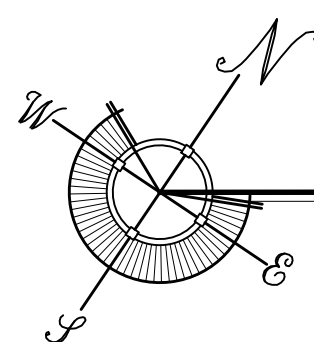
G R E E N E S T R E E T

BRICK SIDEWALK

2 STORY BUILDING

1 STORY BUILDING

D U V A L S T R E E T

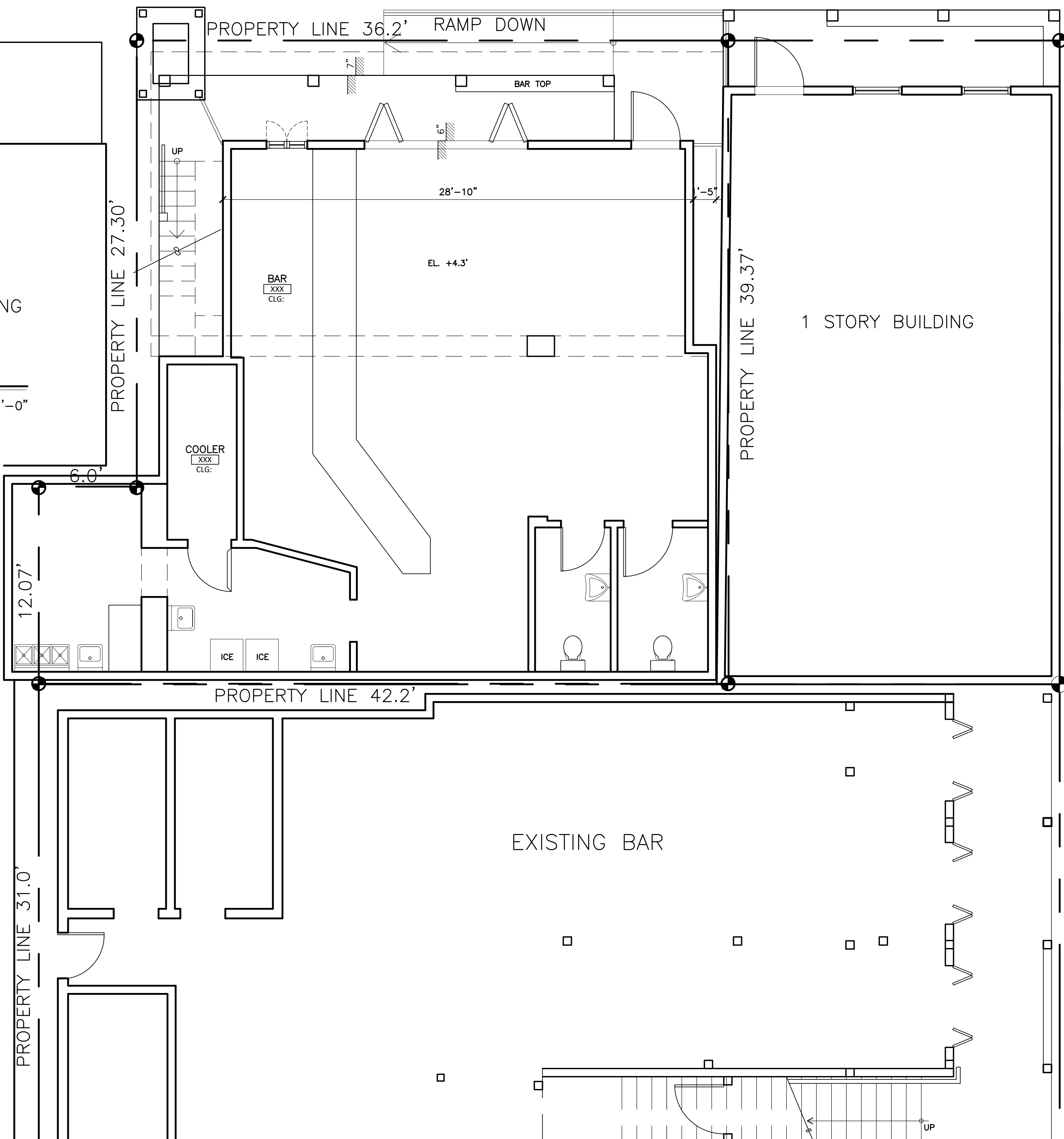


EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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

BUILDING DATA	
EXISTING:	
<u>1ST. FLOOR:</u>	
ENCLOSED	= 1,175 S.F.
COVERED	= 182 S.F.
<u>2ND. FLOOR:</u>	
ENCLOSED	= 355 S.F.
COVERED	= 254 S.F.
TOTAL:	
ENCLOSED	= 1,530 S.F.
COVERED	= 436 S.F.



430 GREENE STREET
KEY WEST, FLORIDA

EX2.1

EX2.2



1
EX3.1

EXISTING FRONT ELEVATION

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

WILLIAM P. HORN
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33040

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KEY WEST, FLORIDA.

SEAL

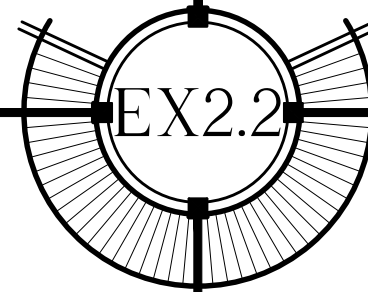
DATE
02-27-2024
05-15-2024 HARC

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
2401

430 GREENE STREET
KEY WEST, FLORIDA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 18, 2024, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

MINOR DEVELOPMENT PLAN - NEW CONSTRUCTION OF TWO-STORY COMMERCIAL BUILDING.

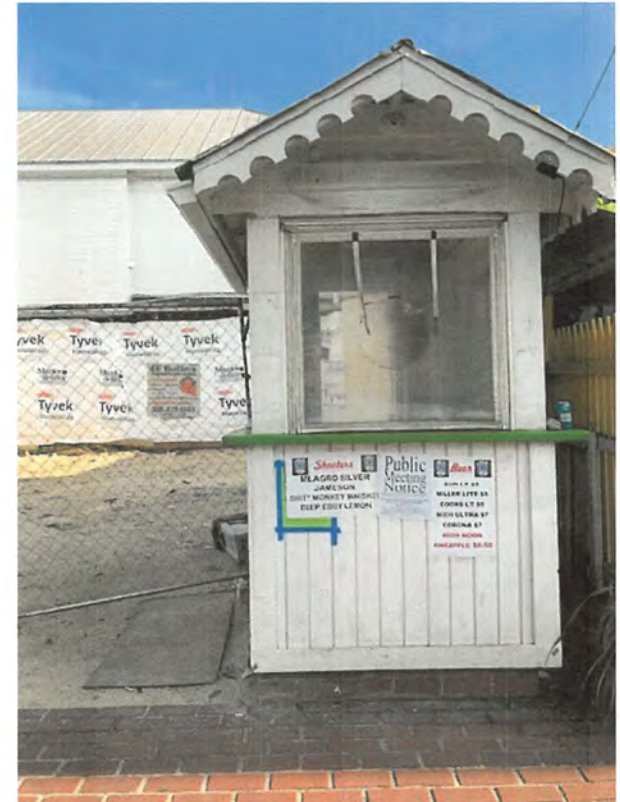
#430 GREENE STREET

Applicant –William P. Horn Application #H2024-0027

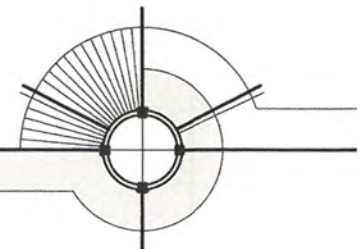
If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

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



WWW.WPHORNARCHITECT.COM



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared William P. Horn, 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:

430 GALENE ST. on the 12th day of NOVEMBER, 20 24.

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 11/18/2024, 20 .

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 H 2024-0027

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

Signed Name of Affiant:

Date: 11/13/2024

Address: 915 BAYON ST.

City: KEY WEST

State, Zip: FL. 33040

The forgoing instrument was acknowledged before me on this 13 day of November, 20 24.

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

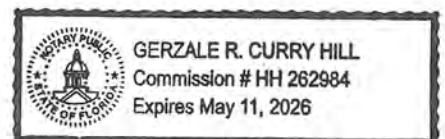
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____



PROPERTY APPRAISER INFORMATION

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00001470-000100
Account#	1001490
Property ID	1001490
Millage Group	10KW
Location Address	430 GREENE ST, KEY WEST
Legal Description	KW PT LOT 5 SQR 15 OR544-864 OR706-496 OR1368-1945/46 OR2770-1229-30 OR2903-24 OR3012-2163
	(Note: Not to be used on legal documents.)
Neighborhood	32020
Property Class	NIGHTCLUB (3300)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

430 GREENE LLC
24 Hilton Haven Rd
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$223,907	\$217,476	\$228,773	\$228,773
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$613,806	\$613,806	\$558,005	\$502,205
= Just Market Value	\$837,713	\$831,282	\$786,778	\$730,978
= Total Assessed Value	\$837,713	\$831,282	\$786,778	\$730,978
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$837,713	\$831,282	\$786,778	\$730,978

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$613,806	\$223,907	\$0	\$837,713	\$837,713	\$0	\$837,713	\$0
2023	\$613,806	\$217,476	\$0	\$831,282	\$831,282	\$0	\$831,282	\$0
2022	\$558,005	\$228,773	\$0	\$786,778	\$786,778	\$0	\$786,778	\$0
2021	\$502,205	\$228,773	\$0	\$730,978	\$730,978	\$0	\$730,978	\$0
2020	\$502,205	\$240,071	\$0	\$742,276	\$725,533	\$0	\$742,276	\$0
2019	\$450,898	\$240,071	\$0	\$690,969	\$659,576	\$0	\$690,969	\$0
2018	\$404,460	\$216,444	\$0	\$620,904	\$599,615	\$0	\$620,904	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3300)	1,498.00	Square Foot	42.2	39.4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/9/2020	\$1,750,000	Warranty Deed	2259331	3012	2163	37 - Unqualified	Improved		
3/31/2015	\$100	Quit Claim Deed		2770	1229	11 - Unqualified	Improved		
2/1/1977	\$46,000	Conversion Code		706	496	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-2250	09/19/2024	Completed	\$0	Commercial	Demo building.
BLD2019-1009	03/18/2019	Active	\$2,200	Commercial	Install hard wired smoke detectors, install exit/emergency lights, install additional outlets to replace power strips.
BLD2019-0530	02/16/2019	Active	\$36,000	Commercial	Submitted photos and updated application from V-Crimp to Metal Shingles. 2/14/2019 2:26:41 PM Replace 6 squares of 5 Metal Shingles at Front Gables. Replace 8 squares of TPO at Rear Flat Roof. 14 squares total.
12-2080	06/12/2012	Completed	\$1,400	Commercial	FABRICATE AND INSTALL NEW AWNING FABRIC ON THE EXISTING AWNING FRAME OVER THE STOREFRONT AT 430 GREENE ST.
08-2277	06/27/2008	Completed	\$2,400	Commercial	INSTALL BRICK VANEER OVER WANSOT WALLS & REPAIRS TO DRY WALL
08-2292	06/26/2008	Completed	\$1,200	Commercial	REPLACED DAMAGED METER CAN
06-4802	08/31/2006	Completed	\$4,500	Commercial	NEW EXHAUST HOOD
06-4963	08/23/2006	Completed	\$2,000	Commercial	REPLACE A/C AND WALKIN COOLER
06-4962	08/22/2006	Completed	\$600	Commercial	REPLACE THE EXISTING SECURITY SYSTEM

Number	Date Issued	Status	Amount	Permit Type	Notes
06-4780	08/11/2006	Completed	\$4,500	Commercial	INSTALL 950SF OF ROOFING OVER EXISTING ROOF
06-4368	07/16/2006	Completed	\$100	Commercial	CEILING MOUNTED AIR CURTAINS
06-2887	05/10/2006	Completed	\$50,000	Commercial	REVISION TO GREASE INTERCEPTOR
06-1107	04/18/2006	Completed	\$1,275	Commercial	RECOVER EXISTING FRAME
06-2313	04/17/2006	Completed	\$15,600	Commercial	MOVE LAV TO MEET ADA STANDARDS
06-2200	04/06/2006	Completed	\$20,000	Commercial	NEW ELECTRICAL FOR 900 SF BUILDING
06-0636	03/31/2006	Completed	\$35,000	Commercial	INTERIORENVATIONS TO MEET ADA CODE,FOR SEATING = 24
05-5951	02/07/2006	Completed	\$7,500	Commercial	BUILD HANDICAP RAMP & SHUTTERS
02-2874	12/12/2002	Completed	\$500	Commercial	SIGN 30"X20"
02-2308	08/23/2002	Completed	\$4,000	Commercial	NEW ELECTRIC
01-1639	04/17/2001	Completed	\$3,500	Commercial	AFT FACT/ADDITION
00-0058	01/07/2000	Completed	\$1,400	Commercial	ELECTRICAL
00-0039	01/05/2000	Completed	\$500	Commercial	ELECTRICAL
A954294	12/01/1995	Completed	\$300	Commercial	SIGN
M951263	04/01/1995	Completed	\$1,900	Commercial	CHANGEOUT 2.5 TON AC
B943275	10/01/1994	Completed	\$7,500	Commercial	INTERIOR RENOVATIONS
B943451	10/01/1994	Completed	\$3,500	Commercial	ALTERATIONS

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge).

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/13/2024, 5:39:41 AM

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GEOSPATIAL