



**Historic Architectural Review Commission
Staff Report for Item 13b**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: February 23, 2016

Applicant: Michael B. Ingram, Architect

Application Number: H16-01-0164

Address: #504 Angela Street

Description of Work:

Partial demolition of first floor front wall.

Building Facts:

The building in question is a non-contributing resource. The building, built in 1954, is a two-story concrete block structure. Built as a commercial facility, the building historically has been a showroom and a warehouse. The front façade of the building has changed drastically from its original design, including the addition of a canopy. The circa 1965 photograph depicts a first floor main façade with full glass storefronts with a central entry door. Interestingly the 1962 Sanborn map states on the building “*roof of steel joists and curtain walls*”.

The Planning Board will consider an application for conditional use for a bar. For this request, the applicant wants the commission also to consider the building for retail use. The design for the canopy and signage is not included on this application because part of it is located over city’s right-of-way, which requires an easement from the City Commission.

Ordinances Cited in Review:

- Ordinance for demolition of non-historic and non-contributing building or structure, Sections 102-217 (2) and Section 102- 218 (b) 1 through 4.

Staff Analysis

The proposed design includes the demolition of non-historic infill to a historic wall in order to accommodate new full glass panels towards the left side of the façade. The plan also includes the demolition of portion of the entryway in order to create an alcove as the new entrance to the building. The actual façade has been infilled with concrete block in order to change the configuration of the original fenestrations; therefore, the proposed demolition is for a non-historic portion of the façade.

Consistency with Cited Ordinances

Section 102-218 (b) requires the following criteria when reviewing demolitions: The historic architectural review commission shall not issue permits that would result in:

- (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

It is staff's opinion that the removal of portion of the front facade will not jeopardize the historic character of the neighborhood.

- (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;

The proposed demolition includes just partial demolition of the facade.

- (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The actual façade configuration is not the original one nor it defines any historic character of the site to which is located.

- (4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that the existing façade configuration cannot qualify to be a contributing to the building in a near future.

It is staff's opinion that the Commission can consider the proposed demolition since it complies with the cited Land Development Regulations. If the request is approved this review will be the only public meeting required for this action.

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:

504 ANGELA STREET

OF UNITS

RE # OR ALTERNATE KEY:

00015720-000000

NAME ON DEED:

PEREZ TO
MIRADOR DEL MAR LLC

MICHAEL INGRAM / AS REPRESENTATIVE

PHONE NUMBER

305.320.0211

OWNER'S MAILING ADDRESS:

1001 WHITEHEAD STREET #101

EMAIL

MBINGRAMARCHITECT@GMAIL.COM

KEY WEST, FLORIDA 33040

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

MICHAEL INGRAM

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

1001 WHITEHEAD STREET #101

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:

150,000

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

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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

BUILD OUT OF EXISTING SPACE

TO INCLUDE NEW INTERIOR ROOMS, TOILETS, REMODEL OF EXISTING RETAIL, PAINTING OF EXTERIOR, MODIFICATION TO EXISTING CANOPY, MODIFY EXISTING SHADOWBOX FENCING, PAINT BUILDING & FENCING WHITE.

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

OWNER PRINT NAME:

SAM DICKSON
MIRADOR DEL MAR LLC

QUALIFIER PRINT NAME:

MICHAEL B. INGRAM

OWNER SIGNATURE:

QUALIFIER SIGNATURE:

Michael B. Ingram

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:
NORTH FENESTRATION	GLASS & STUCCO	GLASS W/ALUM FRAMES
CAWOBY @ ANGLE	T-111 & V' CRIMP	GLASS - CLEAR
CONCRETE BLOCK/STUCCO @ STOREFRONT @ ENTRY @ EAST		MODIFY OPENING - LARGER CAWOBY - BR/PAINTED
CONCRETE BLOCK - EAST		OPENING/GLASS @ DOOR.
SHADOW BOX FENCING (RECONFIGURE.) WOOD, PAINTED	WOOD, PAINTED	WOOD, PAINTED.

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	
<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 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:

Enid Torregrosa

From: mbingramarchitect@gmail.com
Sent: Thursday, February 11, 2016 11:36 AM
To: Enid Torregrosa
Subject: 504 Angela

Dear Enid,

This will confirm our telephone call this morning 2/11/16 regarding annotations to the submission for HARC approval of the project at 504 Angela Street.

I have agreed that the proposed movable glass at Angela Street is subject to approval of the use as a bar in accordance with submission to the city . Should the conditional use application be denied, the glass will be full panel FIXED GLASS.

Additionally, the existing canopy ,which is 1.26' over the property line, is causation for HARC to not consider improvements to the canopy as submitted and will require resubmission after process for an easement is completed. I understand that you do not feel it appropriate to make the granting of an easement as a condition for approval – avoiding another complete round of submissions . I will respect this judgement.

Thank you for your assistance.

Michael B. Ingram
Applicant

Sent from [Mail](#) for Windows 10

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

BUILDING IS NOT CONTRIBUTING

OR THAT THE BUILDING OR STRUCTURE;

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

BUILDING IS CONCRETE BLOCK 'WAREHOUSE/RETAIL'
\$ FACADE MODIFICATIONS HAVE OCCURRED OVER
BUILDING'S LIFESPAN

- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

NO SIGNIFICANT EVENTS LOCALLY, STATE OR
NATIONALLY HAVE OCCURRED AT SITE. BUILDING
HAS NO PERSONAGE ASSOCIATED.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

None of the above criteria applies to site of building.

- (d) Is not the site of a historic event with a significant effect upon society.

No historic event is associated with building.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

There is no cultural, political, economic, social or historic heritage associated with site.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

There is no environmental or historic or architectural style of significance.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

Not applicable to project.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Building is not unique or significant architecturally.

- (i) Has not yielded, and is not likely to yield, information important in history.

It (building) will yield nothing important to history.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- _____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

No Reason DESIGN TO BE APPROVED PRIOR TO INVESTMENT
IN ARCHITECTURAL / ENGINEERED DOCUMENTS

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

EXISTING BUILDING REMAINS

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

BUILDING REMAINS & IS NON-HISTORIC

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

FACADE MODIFICATIONS MODIFY AREAS OF
NO SIGNIFICANCE.

(4) Removing buildings or structures that would otherwise qualify as contributing.

NO REMOVAL OF BUILDINGS

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

PROPERTY OWNER'S SIGNATURE: _____

DATE AND PRINT NAME: _____

OFFICE USE ONLY

BUILDING DESCRIPTION:

___ Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____

___ Not listed Year built _____ Comments _____

___ Reviewed by Staff on _____

___ Notice of hearing posted _____

First reading meeting date _____

Second Reading meeting date _____

TWO YEAR EXPIRATION DATE _____

Staff Comments

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Sam G. Dickson as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Mirador del Mar, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Michael B. Ingram
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

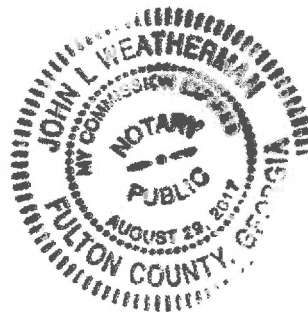
Subscribed and sworn to (or affirmed) before me on this 12th day of January, 2016
Date

by Sam G. Dickson
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or ~~has presented~~ _____ as identification.

[Signature]
Notary's Signature and Seal

John L. Weatherman
Name of Acknowledger typed, printed or stamped



Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL B. INGRAM, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application: *(page)*

504 ANSELIA STREET, KEY WEST
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

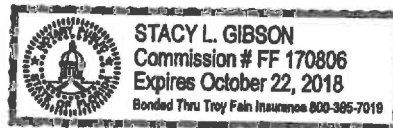
Michael Ingram
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this _____ by _____ date

MICHAEL B. INGRAM
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

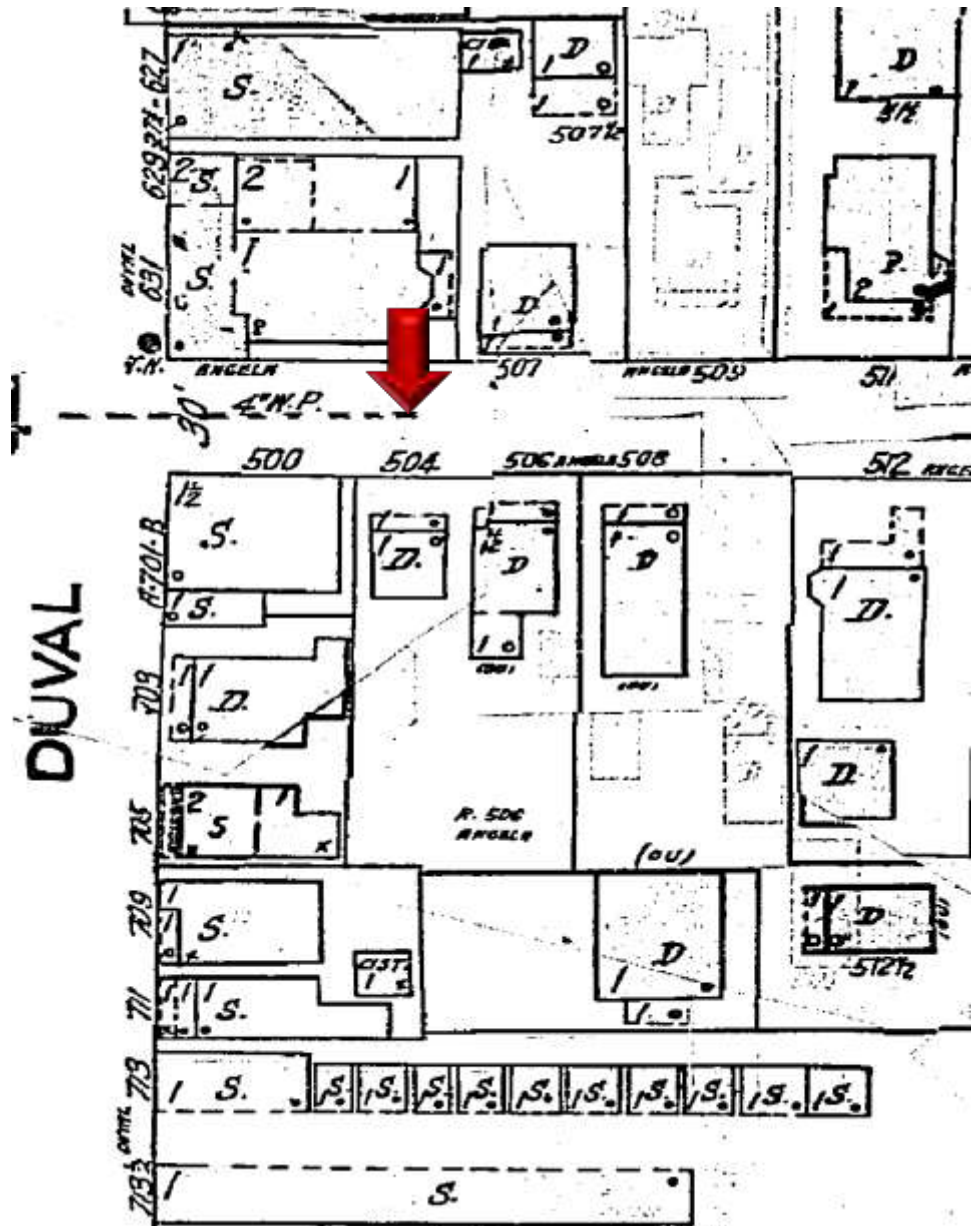
Stacy L. Gibson
Notary's Signature and Seal



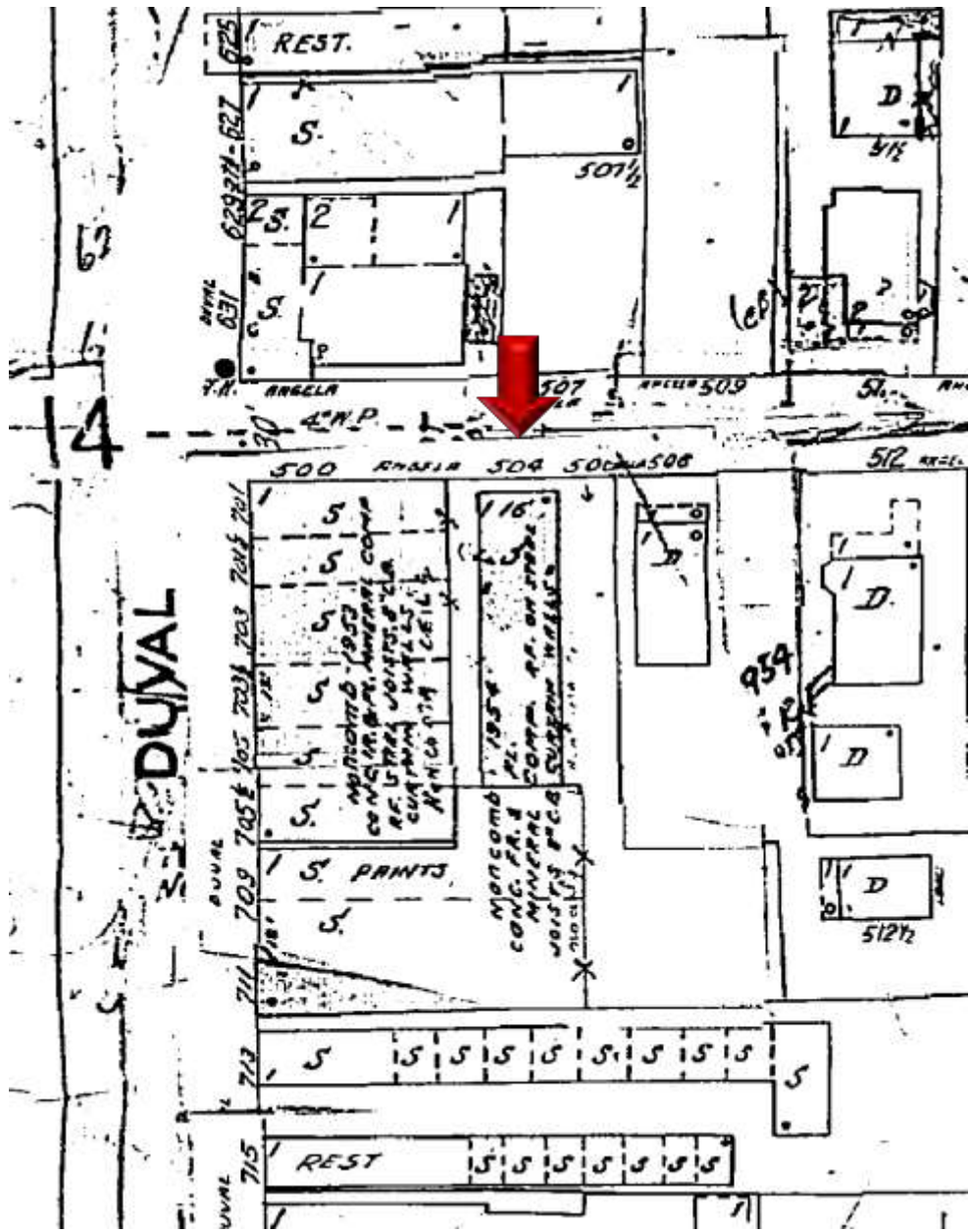
STACY L. GIBSON
Name of Acknowledger typed, printed or stamped

FF 170806
Commission Number, if any

SANBORN MAPS



#504 Angela Street Sanborn map 1948



#504 Angela Street Sanborn map 1962

PROJECT PHOTOS



#504 Angela Street circa 1965. Monroe County Library











SURVEY

MAP OF BOUNDARY SURVEY
PART OF LOT 2, SQUARE 2, TRACT 4,
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF
KEY WEST

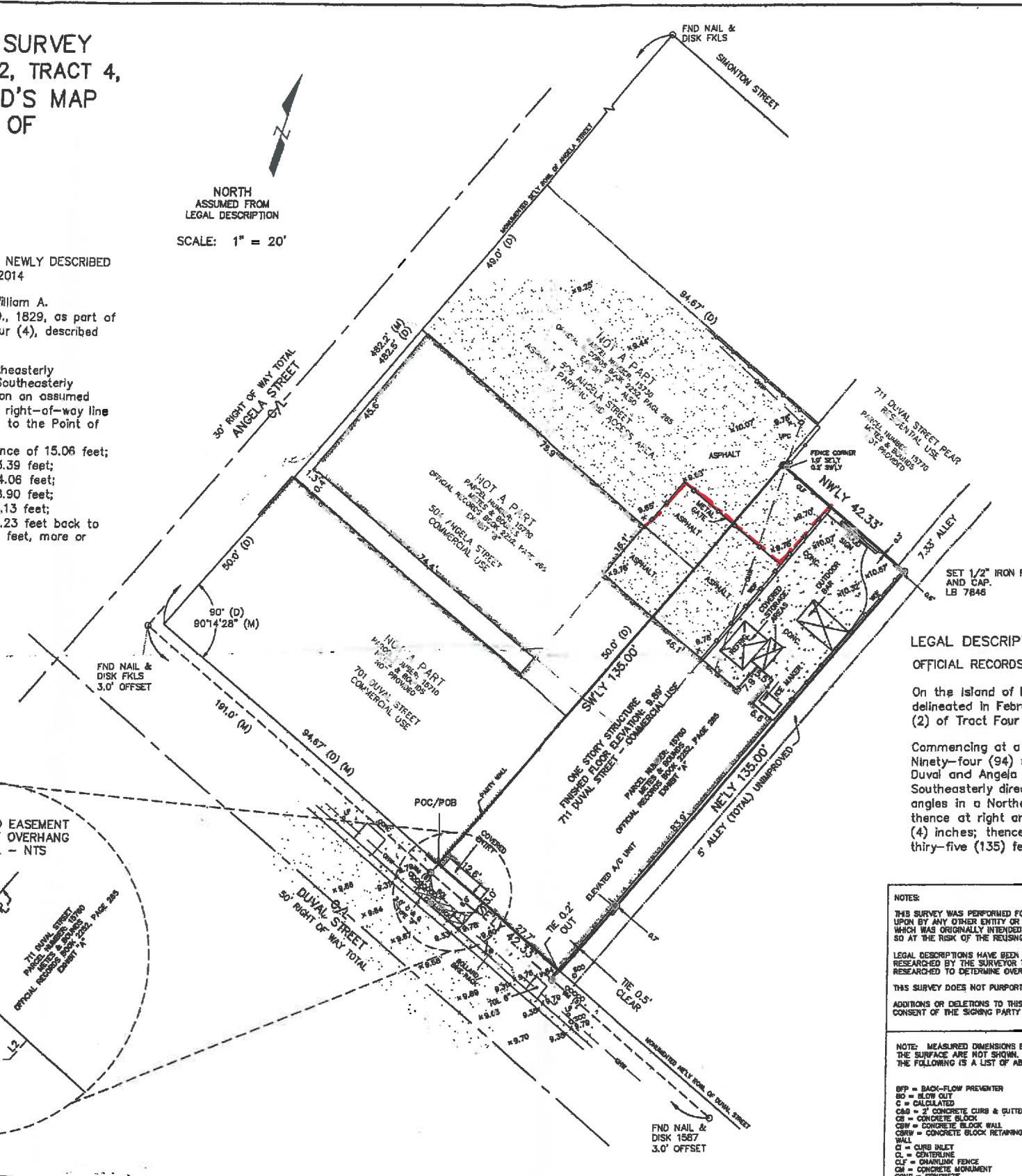
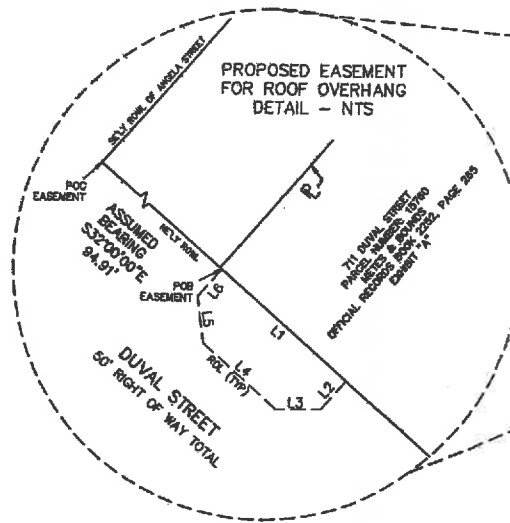
NORTH
ASSUMED FROM
LEGAL DESCRIPTION
SCALE: 1" = 20'

PROPOSED EASEMENT FOR ROOF OVERHANG NEWLY DESCRIBED
AT THE REQUEST OF CLIENT, DATED 03/3/2014

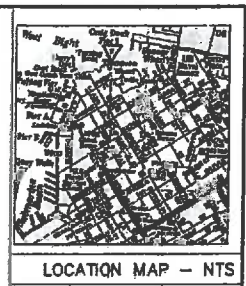
On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D., 1829, as part of Lot Two (2) of Square Two (2) of Tract Four (4), described by metes and bounds as follows:

Commencing at the intersection of the Northeastery right-of-way line of Duval Street and the Southeastery right-of-way line of Angela Street, thence on an assumed bearing of S32°00'00"E for a distance of 94.91 feet to the Point of Beginning;
thence continue bearing S32°00'00"E a distance of 15.06 feet;
thence bear S58°15'40"W for a distance of 3.39 feet;
thence bear N72°46'56"W for a distance of 4.06 feet;
thence bear N31°27'48"W for a distance of 8.90 feet;
thence bear N09°19'24"E for a distance of 4.13 feet;
thence bear N58°20'17"E for a distance of 3.23 feet back to the Point of Beginning, containing 82 square feet, more or less.

LINE	LENGTH	BEARING
L1	15.06	S32°00'00"E
L2	3.39	S58°15'40"W
L3	4.06	N72°46'56"W
L4	8.90	N31°27'48"W
L5	4.13	N09°19'24"E
L6	3.23	N58°20'17"E



BEARING BASE:
90° LOTS
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED
ADDRESS:
711 DUVAL STREET
KEY WEST, FL 33040



ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM
I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NAME: CITY OF KEY WEST
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
THE HERON DESCRIBED
PROPERTY APPEARS TO BE IN -
FLOOD ZONE: X
BASE ELEVATION: N/A
BENCHMARK USED:
PID AA 0008
CGS DISK
ELEVATION 14.32', NGVD29

◎ DENOTES SET NAIL & DISK, LB 7846
CERTIFIED TO -
MICHAEL INGRAM

LEGAL DESCRIPTION -
OFFICIAL RECORDS BOOK 2252, PAGE 285 - EXHIBIT "A"

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D., 1829, as part of Lot Two (2) of Square Two (2) of Tract Four (4), described by metes and bounds as follows:

Commencing at a point on the Northeast side of Duval Street distant Ninety-four (94) feet eight (8) inches Southeastery from the corner of Duval and Angela Streets, and running thence along Duval Street in a Southeastery direction Forty-two (42) feet four (4) inches; thence at right angles in a Northeastery direction One hundred thirty-five (135) feet; thence at right angles in a Northwestery direction forty-two (42) feet Four (4) inches; thence at right angles in a southwestery direction One hundred thirty-five (135) feet to the point or place of beginning on Duval Street.

NOTES:
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 WHOSOEVER. 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 MATIUS.
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: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- BFP = BACK-FLOW PREVENTER
- BO = BLOW OUT
- C = CALCULATED
- C&S = 2" CONCRETE CURB & GUTTER
- CB = CONCRETE BLOCK
- CBW = CONCRETE BLOCK WALL
- CBRW = CONCRETE BLOCK RETAINING WALL
- CI = CURB INLET
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CM = CONCRETE MONUMENT
- CONC = CONCRETE
- C/S = CONCRETE SLAB
- COVD = COVERED
- CS = CEILING
- DEASE = DRAINAGE EASEMENT
- DELTA = DELTA ANGLE
- DMM = DRAINAGE MANHOLE
- EB = ELECTRIC BOX
- EL = ELEVATION
- ELEV = ELEVATED
- EM = ELECTRIC METER
- ENCL = ENCLOSURE
- FTE = FINISHED FLOOR ELEVATION
- FI = FENCE INSIDE
- FND = FOUND NAIL & DISK
- FNDG = FOUND NAIL & DISK (20000)
- FO = FENCE OUTSIDE
- FOL = FENCE ON LINE
- GB = GRADE BREAK
- GI = GRADE INLET
- GL = GROUND LEVEL
- GW = GUT WIRE
- HE = HOSE END
- IP = IRON PIPE
- IR = IRON ROD
- L = ARC LENGTH
- LE = LOWER ENCLOSURE
- LE = LANDSCAPING
- M = MEASURED
- MB = MANHOLE
- MBH = MOUNT HIGH WATER LINE
- MTLF = METAL FENCE
- NAVD = NORTH AMERICAN VERTICAL DATUM
- (NAD83) = NATIONAL GEODESIC VERTICAL DATUM
- N/A = NOT TO SCALE
- OH = OVERHEAD WIRE
- P = PLAT
- PC = POINT OF CURVE
- PCP = POINT OF COMPOUND CURVE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PK = PARKER KALON NAIL
- PM = PARKING METER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POD = POINT OF DISCONTINUE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- R = RADIUS
- R/L = RIGHT OF WAY LINE
- ROWL = RIGHT OF WAY LINE
- R/W = RIGHT OF WAY
- SCS = SANITARY CLEAN-OUT
- SHAD = SET NAIL & DISK LB 7846
- SR = SET IRON ROD LB 7846
- SBH = SANITARY MANHOLE
- SPV = SPRINKLER CONTROL VALVE
- SW = SEWER WALK
- TD = TELEPHONE BOX
- TBM = TYPICAL BENCHMARK
- TBM = TELEPHONE MANHOLE
- TOS = TOP OF BANK
- TSS = TYPE OF SLOPE
- TS = TRAFFIC SIGN
- TTP = TYPICAL
- VEASE = UTILITY EASEMENT
- UPC = CONCRETE UTILITY POLE
- UPR = WOOD UTILITY POLE
- W = WOOD BOX
- WD = WOOD DECK
- WF = WOOD FENCE
- WL = WOOD LANDING
- WLS = WOOD LANDING
- WRK = WOOD LINE OF DENNIS OR SHORE
- WV = WATER VALVE
- T = TREE
- TBM = BUTTERWOOD
- TCL = CEMENT LINED
- TMA = MAHODANY
- TD = GAW
- TVA = PALM
- TYAC = COCONUT PALM
- TROR = ROTAL PORCULANA
- TSN = SICKLEFLORA
- TSO = SEABURGE
- TANK = URNIFORM

SCALE: 1"=20'
FIELD WORK DATE: 02/08/14
REVISION DATE: -/-/-
SHEET 1 OF 1
DRAWN BY: KB
CHECKED BY: GF
REV. NO.: 14020308

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS 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) (SETBACKS), 1(B)(3) (ENCROACHMENTS), & 1(B)(4) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: *Robert E. Reece*
ROBERT E. REECE, PSM 8532, PROFESSIONAL SURVEYOR AND MAPPER

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

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

NO.	DATE	DESCRIPTION	BY
1.	03/03/14	ADD DETAIL AND DESCRIPTION FOR EASEMENT	KB

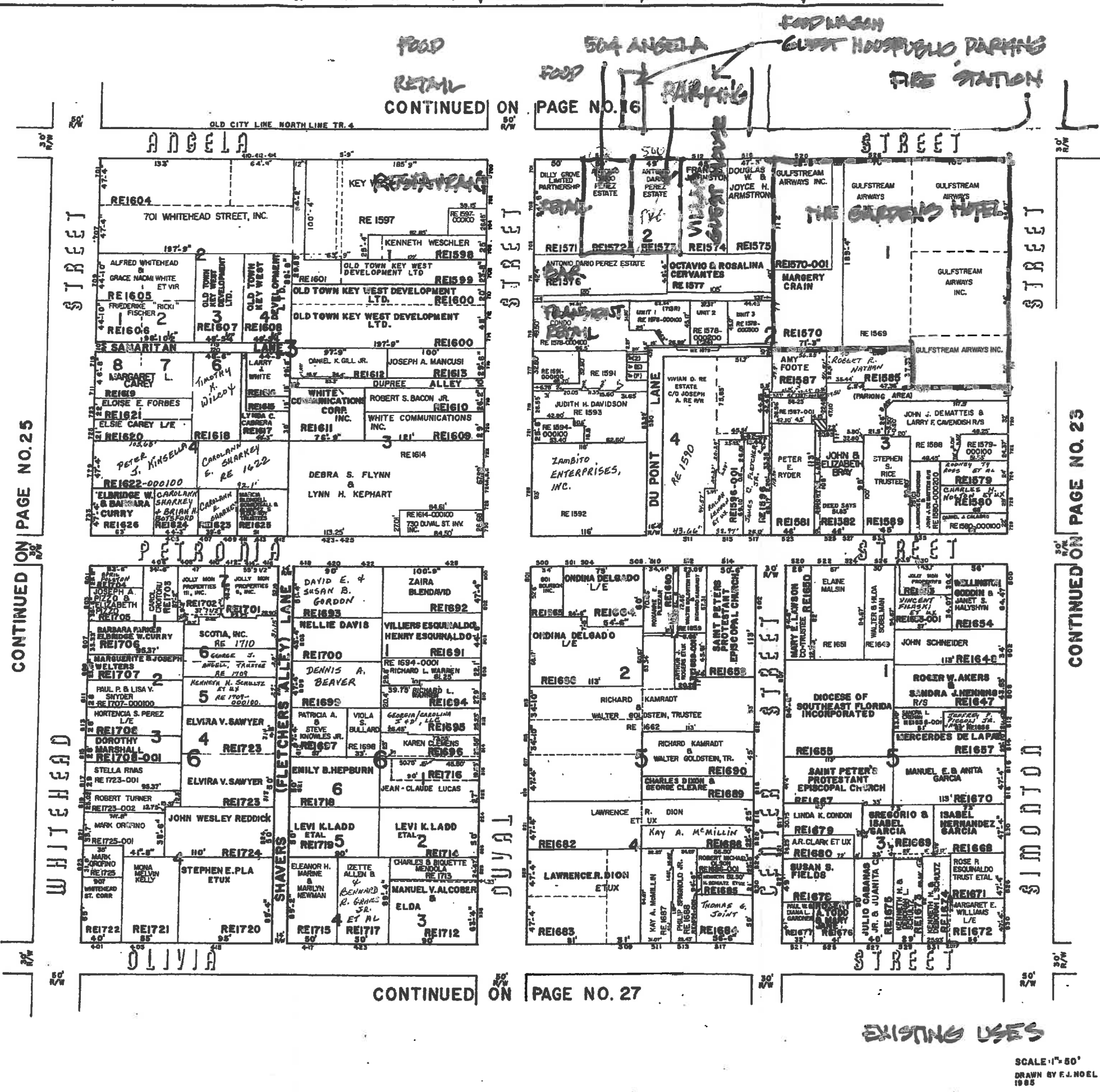
SURVEY 711 DUVAL

PROPOSED DESIGN

CONTINUED ON PAGE NO. 25

CONTINUED ON PAGE NO. 27

CONTINUED ON PAGE NO. 23

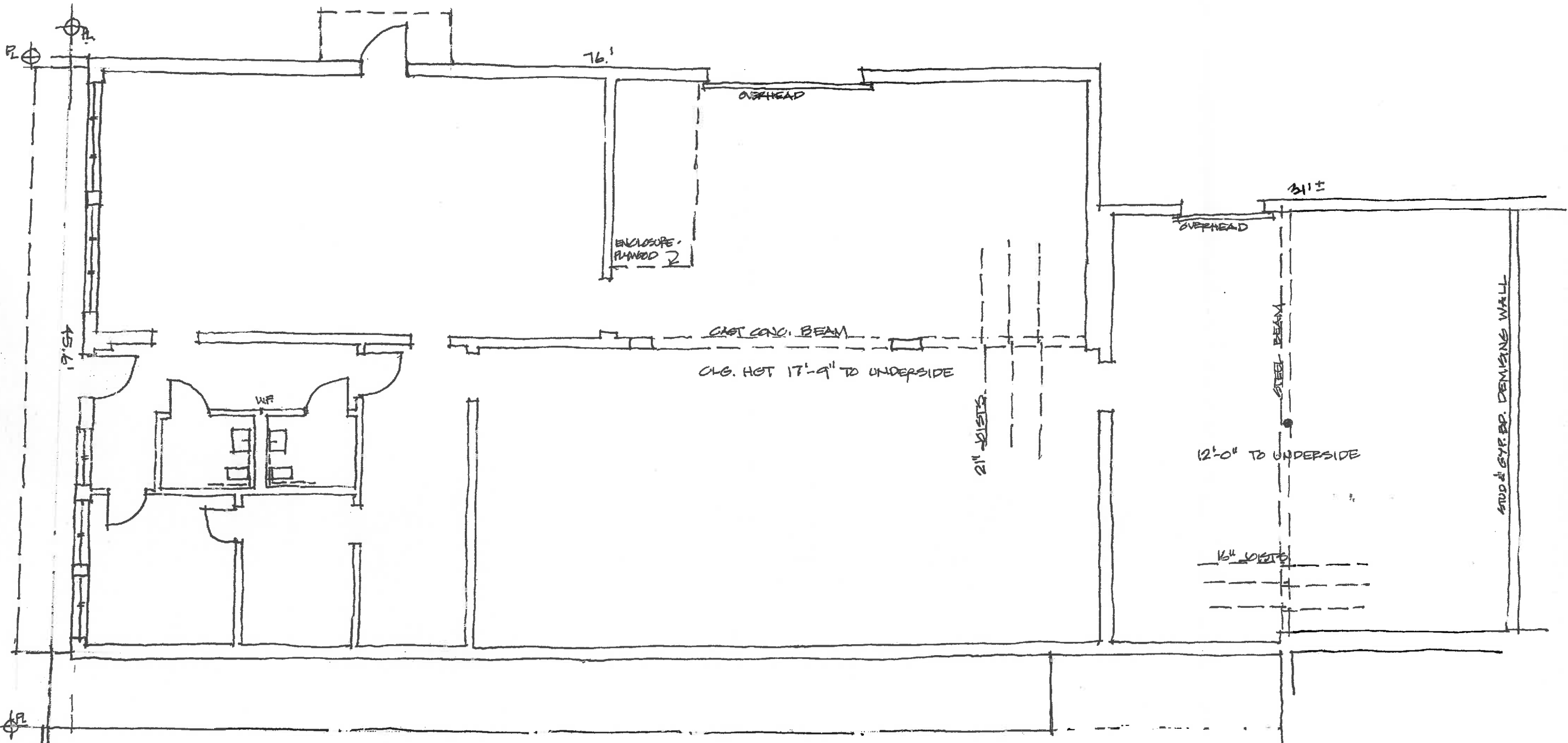


EXISTING USES

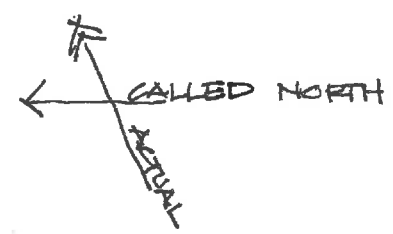
SCALE 1"=50'
DRAWN BY F.J. NOEL
1985

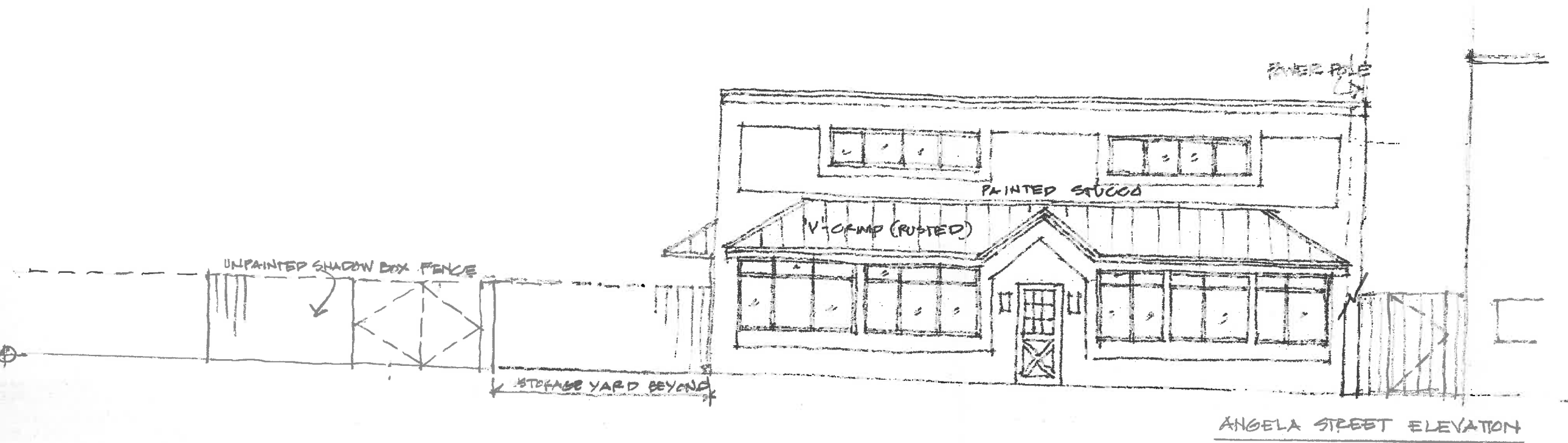
UPDATED FEBRUARY 1998

ANGELA STREET

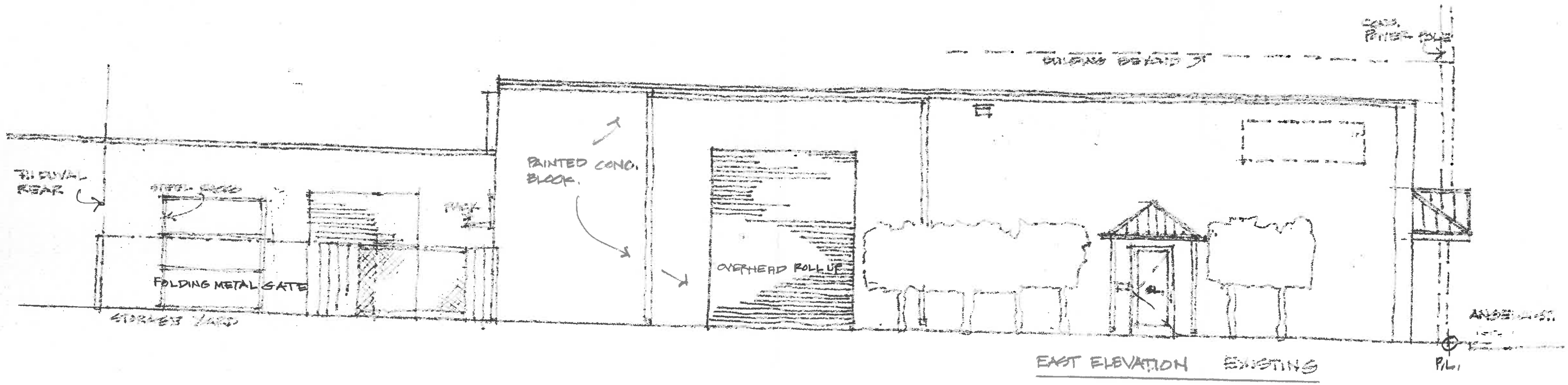


504 ANGELA STREET
 EXISTING
 1/8" = 1'-0" 1.13.16





ANGELA STREET ELEVATION



EAST ELEVATION EXISTING

ANGELA STREET

EXISTING CANOPY TO BE MODIFIED

REMOVE STORAGE YARD ENCLOSURE & METAL GATES

NEW 6'-0" SHADOW BOX FENCE WHITE

NEW TRUCK

RETAIL 21x40

RECEIVING

MEETING

STORAGE

OFFICE/RETAIL

COOLER

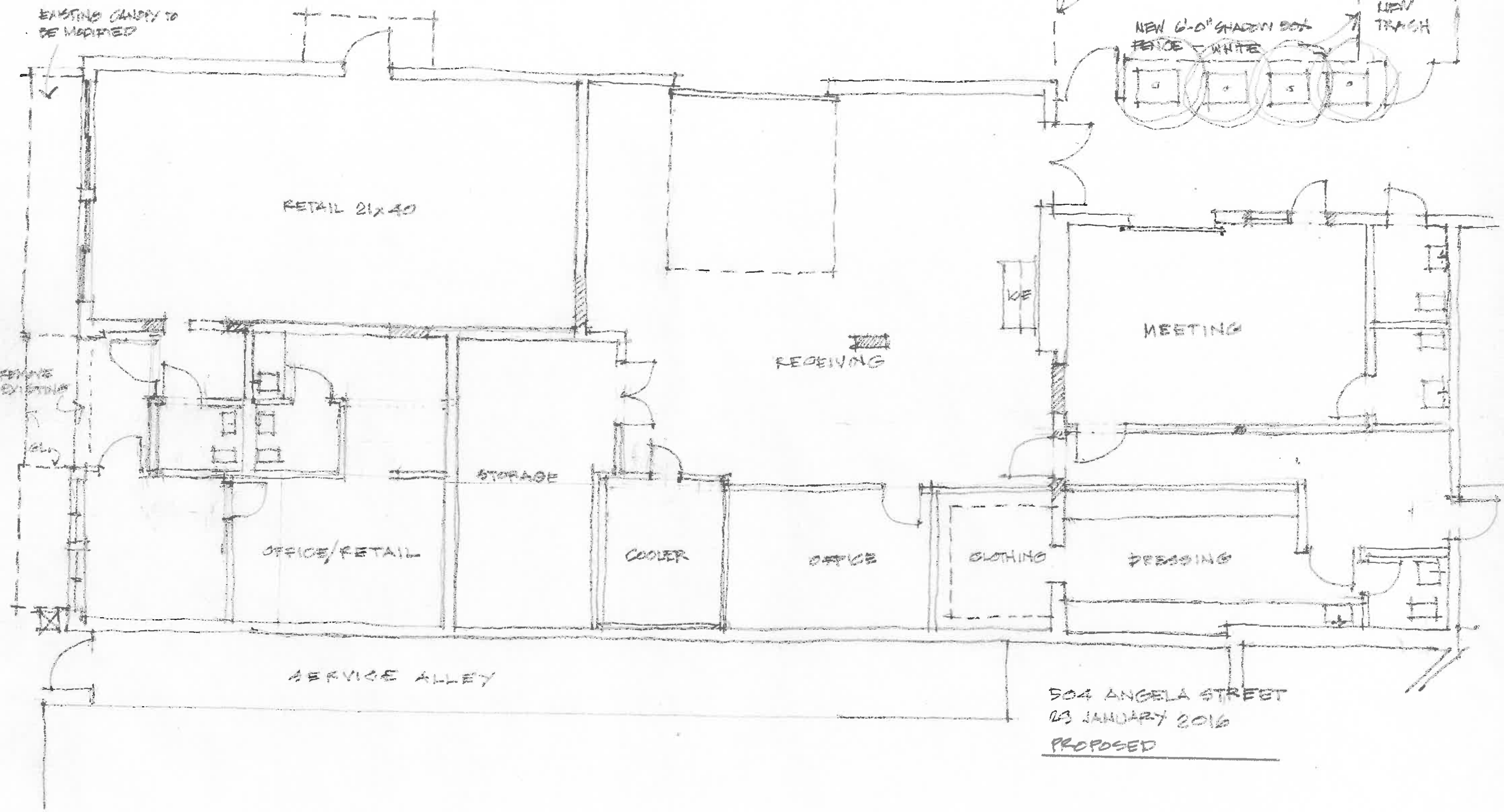
OFFICE

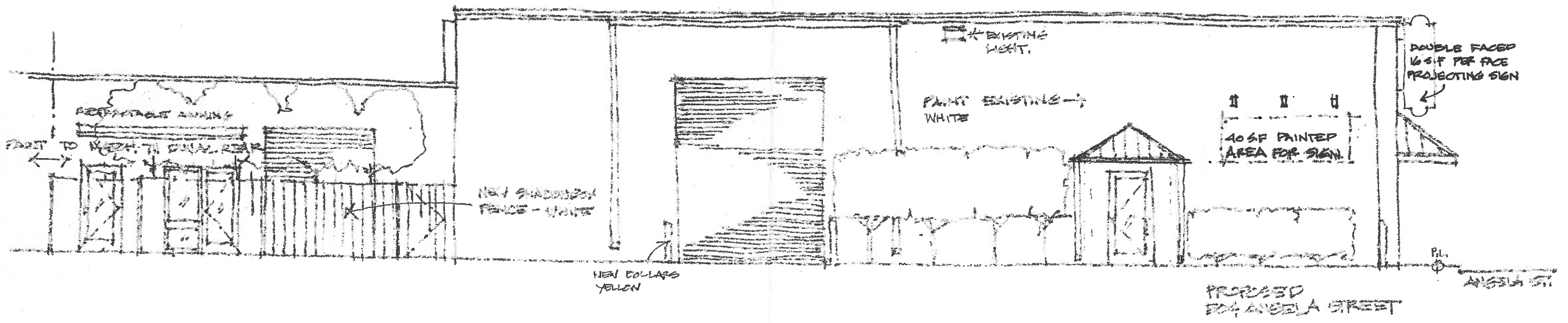
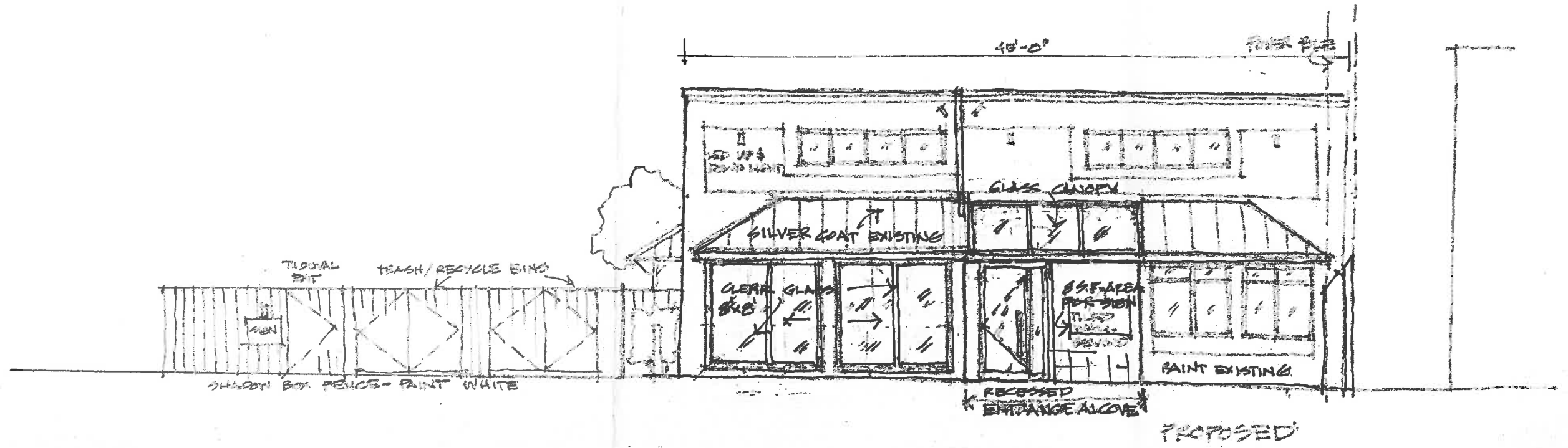
CLOTHING

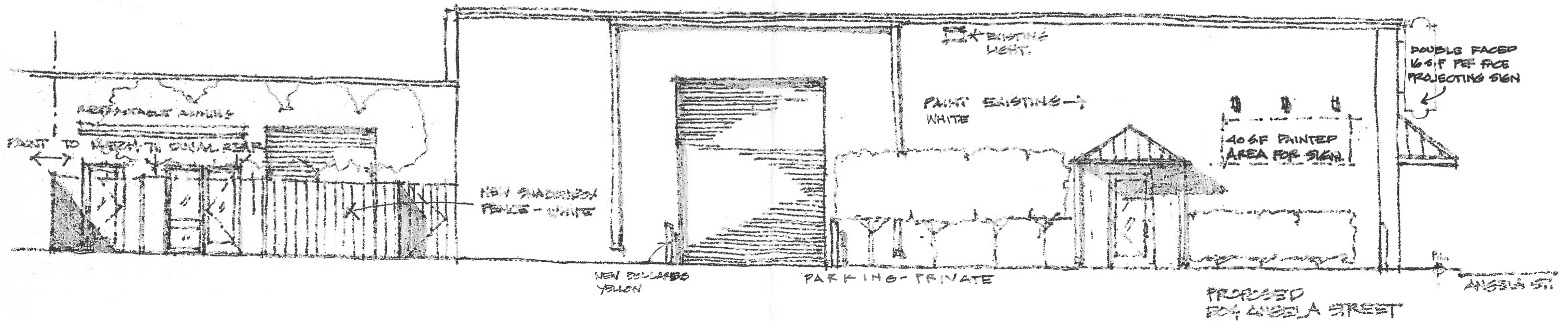
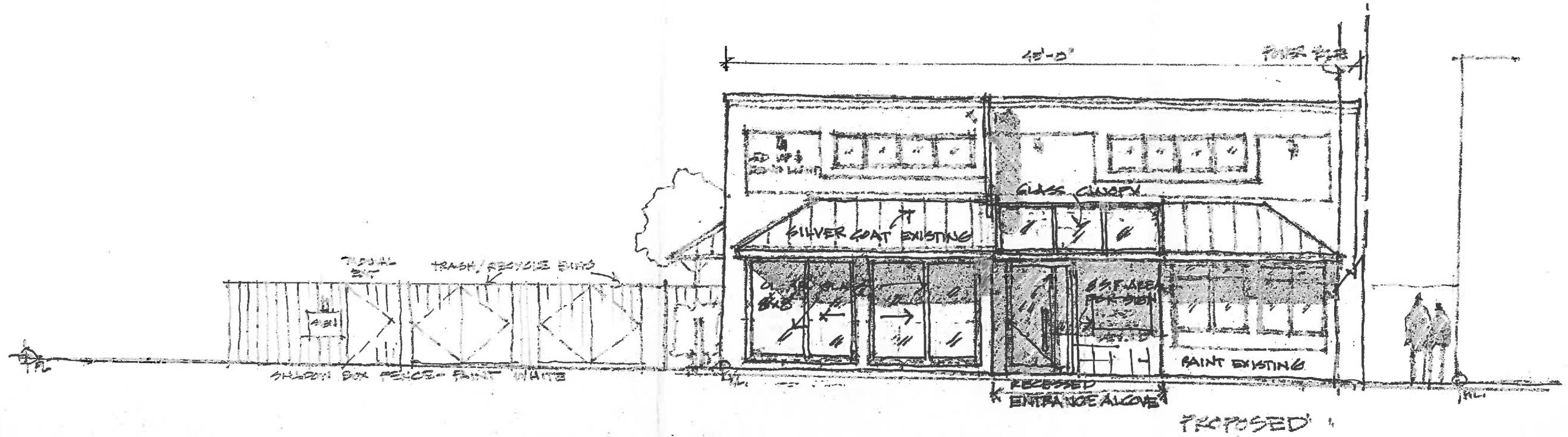
DRESSING

SERVICE ALLEY

504 ANGELA STREET
23 JANUARY 2016
PROPOSED







NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

CHANGES TO FRONT FAÇADE OF COMMERCIAL BUILDING INCLUDING FENESTRATIONS, ENTRYWAY CONFIGURATION. PAINT BUILDING AND FENCE WHITE. CANOPY AND SIGN NOT INCLUDED IN THIS APPLICATION. PARTIAL DEMOLITION OF FIRST FLOOR FRONT WALL.

FOR- #504 ANGELA STREET

Applicant – Michael Ingram, Architect

Application #H16-01-0164

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 305-809-3973 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:
COUNTY OF MONROE:**

BEFORE ME, the undersigned authority, personally appeared **Michael B. Ingram**, 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:
504 Angela Street on the **16th** day of **February, 2016**.

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 **February 23, 2016**.

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 **H16-01-0164**.

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

Signed Name of Affiant:

Michael B. Ingram
Date: 2.16.16
Address: 1001 Whitehead 101
City: Key West
State, Zip: Fl. 33040

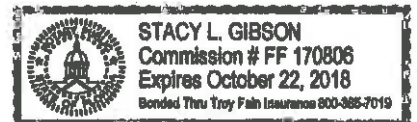
The forgoing instrument was acknowledged before me on this 16th day of February, 2016.

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

NOTARY PUBLIC

Sign Name: Stacy L Gibson
Print Name: STACY L GIBSON

Notary Public - State of Florida (seal)
My Commission Expires: October 22, 2018





Public Meeting Notice

PROPERTY APPRAISER INFORMATION

- [» Tax Collector](#)

Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- [» Cancellation of Debt Flyer \(English\)](#)
- [» Cancellation of Debt Flyer \(Spanish\)](#)
- [» 1st Time Homebuyers Fact Sheet](#)
- [» 1st Time Homebuyers Basic Information](#)
- [» 1st Time Homebuyers Scenarios](#)
- [» 1st Time Homebuyers Q& A's](#)

IRS Links

- [» Make Work Pay Credit](#)
- [» Energy Conservation Credit](#)

Other Links

- [» FL Dept Rev - Property Tax Oversight](#)
- [» Census Info](#)

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1016098 Parcel ID: 00015720-000000** Next Record

Ownership Details

Mailing Address:

PEREZ ROSA LEE DEC OF TRUST 12/8/1997
C/O BICK ROSE
3746 PAULA AVE
KEY WEST, FL 33040-4417

Property Details

PC Code: 11 - STORES ONE STORY
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 504 ANGELA ST KEY WEST
 Legal Description: KW PT LOT 2 SQR 2 TR 4 G41-90/92 G9-377 ORDERS OF CHAMBERS CO JUDGE I-223 OR1191-133D/C OR2236-1641/43ORD OR2252-265/67

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	95	4,733.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3930
 Year Built: 1958

Building 1 Details

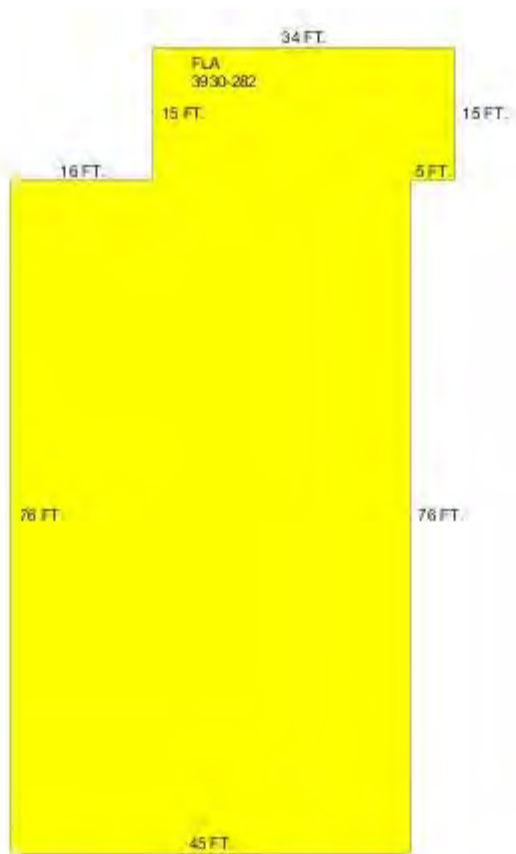
Building Type		Condition	A	Quality Grade	400
Effective Age	21	Perimeter	282	Depreciation %	26
Year Built	1958	Special Arch	0	Grnd Floor Area	3,930
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation	
Heat 1	Heat 2	Bedrooms	0
Heat Src 1	Heat Src 2		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	2	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993				3,930

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2793	1 STY STORE-A	20	N	Y
	2794	WAREHOUSE/MARINA B	80	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
737	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	4,610 SF	0	0	1957	1958	2	25
2	CL2:CH LINK FENCE	878 SF	0	0	1957	1958	1	30
3	FN2:FENCES	300 SF	50	6	2000	2001	2	30

Appraiser Notes

2007-04-05 AK 1016101 IS PARKING LOT FOR THIS PARCEL.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 9604490	11/01/1996	12/01/1996	1,000		ELECTRIC
2 9604307	11/01/1996	04/01/1997	60,000	Commercial	RENOVATIONS
3 9700196	01/01/1997	04/01/1997	3,500		PLUMBING
4 9701318	04/01/1997	04/01/1997	1,500		SECURITY ALARM
5 0102713	07/27/2001	08/24/2001	20,000	Commercial	NEW VICTORIAN SHINGLE ROO
6 05-3340	08/08/2005	06/30/2006	1,900		REPAIR APPROX 30SF OF SPALDING&ROIEL GARAGE DOOR

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
2015	319,828	5,347	286,280	611,455	611,455	0	611,455
2014	319,828	4,902	286,280	611,010	611,010	0	611,010
2013	319,828	4,933	286,280	611,041	611,041	0	611,041
2012	319,828	4,965	286,280	611,073	611,073	0	611,073
2011	336,442	5,007	286,280	627,729	627,729	0	627,729

2010	336,442	5,038	263,907	605,387	605,387	0	605,387
2009	353,057	5,070	542,169	900,296	900,296	0	900,296
2008	353,057	5,112	657,253	980,817	980,817	0	980,817
2007	226,431	5,076	709,950	980,817	980,817	0	980,817
2006	231,759	5,108	331,310	978,456	978,456	0	978,456
2005	231,759	5,150	298,179	535,088	535,088	0	535,088
2004	234,418	5,181	231,917	471,516	471,516	0	471,516
2003	234,418	5,213	114,775	354,406	354,406	0	354,406
2002	234,418	5,255	114,775	354,448	354,448	0	354,448
2001	234,418	5,286	114,775	354,479	354,479	0	354,479
2000	250,655	2,362	104,126	357,143	357,143	0	357,143
1999	194,353	2,362	104,126	300,841	300,841	0	300,841
1998	194,353	2,362	104,126	300,841	300,841	0	300,841
1997	203,819	2,362	94,660	300,841	300,841	0	300,841
1996	203,819	2,362	94,660	300,841	300,841	0	300,841
1995	203,819	2,362	94,660	300,841	300,841	0	300,841
1994	203,819	2,362	94,660	300,841	300,841	0	300,841
1993	206,181	0	94,660	300,841	300,841	0	300,841
1992	206,181	0	94,660	300,841	300,841	0	300,841
1991	206,181	0	94,660	300,841	300,841	0	300,841
1990	223,930	0	76,911	300,841	300,841	0	300,841
1989	225,113	0	75,728	300,841	300,841	0	300,841
1988	193,982	0	66,262	260,244	260,244	0	260,244
1987	214,619	0	40,940	255,559	255,559	0	255,559
1986	202,688	0	39,757	242,445	242,445	0	242,445
1985	198,424	0	39,757	238,181	238,181	0	238,181
1984	101,082	0	39,757	140,839	140,839	0	140,839
1983	101,082	0	22,325	123,407	123,407	0	123,407
1982	84,595	0	18,145	102,740	102,740	0	102,740

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.

There are no sales to display for this parcel.

This page has been visited 130,748 times.

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