Historic Architectural Review Commission
Staff Report for Item 5

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Enid Torregrosa, MSHP Historic Preservation Planner
Meeting Date:	April 23, 2019
Applicant:	Kevin McChesney, Contractor
Application Number:	2019-0750
Address:	#218 Duval Street

Description of Work:

New wall and hanging signs with back LED letters.

Site Facts:

The main structure in the site is a contributing resource to the historic district. Built circa 1889, the historic two-story frame vernacular building was a multi-use structure. The building has undergone several alterations, including the addition of a two-story bay along the north side and the enclosure of the first floor front porch. Currently the first floor is empty and since March 6, 2019, listed in the MLS list as a commercial rental space- https://link.flexmls.com/182cg2fqjz8u,6. Front stairs, located at the south side of the building give access to the second floor business, which is the business for this application. According to the survey, the building's main façade is over city's right-of-way.

On October 16, 2017, the building department received a building/ HARC incomplete application for the installation of an aluminum sign with halo lit LED aluminum channel letters with copy "*Teasers Gentlemen's Club*" (Building Permit 17-3694). The application did not included the size of the sign, linear frontage of the business and staff had concerns pertaining the proposed location. On October 20, an email was send to the applicant, Carrie Johnston- Signs Unlimited, concerning the proposed location and a meeting request. Staff spoke on the phone with one of Signs Unlimited representatives but they never submitted revised information. On November 29 a second email was send, as staff never heard back from the applicant, the sign was already installed without any Certificate of

Appropriateness or Building Permit, and was installed over an arch; which was a different location than the one submitted as part of the application. On December 17, 2018, Code Compliance issued an amended notice of code violation and administrative hearing, as the not approved wall sign was relocated on its current location. Permit request no 17-3694 was never amended as an after-the fact application and still an incomplete application to be processed for a Certificate of Appropriateness. The building has many other not approved signs; a red arrow with incandescent lights and a bar sign, both installed on the south side of the building, and two large banners. The building is located on the Entertainment Corridor Zone (ECZ).

Ordinance and Guidelines Cited in Review:

- Chapter 114 of the LDR's- Signage, Division 3- Historic Districts, specifically Sec. 114-104. - Calculation of permitted signage.

  "*Permitted signage will be based on the amount of a business frontage, as defined under section 114-101. Calculation of signage will be one and a quarter (1.25) square feet of signage per linear foot of the building frontage of a business. Where the expressed formula does not work due to any small linear frontage occupied by a business, a sign cannot be smaller than three (3) square feet. The maximum allowed square footage for a business frontage is eighty (80) square feet for each frontage but square footage cannot be combined.* ***For purpose of this regulation, stories above the first floor will not count as business frontage***."

- Guidelines for Signage (pages 49-50vv), specifically page 50- Intent, page 50 d and e- 4-a.2 Objective Maintaining buildings and streetscape free of visual clutter, 4-a.2.b (how much signage is appropriate), guidelines 5-j- Halo effect signs, 5-k- Hanging signs 5q -Wall signs.

Staff Analysis

The Certificate of Appropriateness in review is for the installation of two new signs for a business located on the second floor of the building, *Teasers*. The current ordinance and guidelines for signage stipulates that allowed signs shall be based on the frontage linear footage a business occupies; 1.25 square feet of signage will be permitted per one linear foot of business frontage. Currently there are no legal non-conforming signs installed in the building for this specific business, nor for any other business.

According to the application, the linear frontage of the business is 50'; the proposed wall sign t will be 27 square feet and a hanging sign is 5 square feet, for a total of 32 square feet of signage for the business. If 50 linear feet is multiply by 1.25 this will equals to 62.5 square feet of maximum allowed signage. Nevertheless, the Property Appraisers Records and a survey from the property depict the Duval Street frontage of the site as 48.68'. The linear frontage of this business is the frontage of the staircase facing Duval Street, as the business is above the building's first floor.

Staff opines that the stairs have 10.22' of frontage as they are not above the first floor of the building [48.68' (site frontage width) – 38.46' (building frontage width) = 10.22']. Therefore, the total allowed signage for this business is **12.77 square feet**. Staff discussed this information with the sign designer, Key West Sign Company, before the application was submitted.

Consistency with Guidelines

It is staff's opinion that the proposed signs are inconsistent with cited regulations. The submitted design surpasses the allowed amount of square footage. Staff also finds that the form of the wall sign is inappropriate for the historic building. The banners in the building are prohibited by current regulations and should be removed, as well as the arrow and "bar" signs located on the south side of the building.

Building/ HARC incomplete application (Building #17-3694) for current wall sign and staff emails to applicant.

(H)

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
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER 17-3694		INITIAL & DATE
FLOODPLAIN PERMIT		ZONING		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO _____ %	

ADDRESS OF PROPOSED PROJECT:	218 Duval Street	# OF UNITS
RE # OR ALTERNATE KEY:	00001400-000000 / 1001422	
NAME ON DEED:	Ramlo Developement Corp	PHONE NUMBER 305-304-5128
OWNER'S MAILING ADDRESS:	209 Duval St. FL2 Key West, FL 33040	EMAIL 4747@bellsouth.net
CONTRACTOR COMPANY NAME:	Johnston Carrie → ~~Signs Unlimited~~	PHONE NUMBER 305-517-6870
CONTRACTOR'S CONTACT PERSON:	Carrie Johnston	EMAIL signskeywest@aol.com
ARCHITECT / ENGINEER'S NAME:	Ø	PHONE NUMBER Ø
ARCHITECT / ENGINEER'S ADDRESS:	Ø OCT 16 2017	EMAIL Ø

9438-6885-OK

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: $ 2150.00

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as decribed shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the decription of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned decription of work shall be controlling.) 12" halo lit, aluminum reverse channel letters painted purple. 4" polished aluminum GENTLEMENS CLUB. Stud mounted with black aluminum backing. LED's pulling 7.5 amps connected to existing electric. Cut off switch is at the bottom of the second S.

Printed name of property owner or licensed contractor.	Signature
Carrie Johnston	Carrie Johnston

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

10/16/17

Personally known or produced _____ as identification.

VERONICA CLEARE
Commission # GG 066380
Expires January 25, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Official Use Only:

Oper: KEYWVXC Type: BP Drawer: 1
Date: 10/16/17 50 Receipt no: 999
2017 3694
PT * BUILDING PERMITS-NEW
1.00 $100.00
3117252
Trans number: 3988 $100.00
CK CHECK
Trans date: 10/16/17 Time: 14:35:27

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 7.5 AMPS LED's

___ 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: 12" halo lit alum. reverse channel letters and 4" polished aluminum

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
		aluminum & LEDS

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: Teasers Gentlemens Club	PROPOSED MATERIALS: aluminum	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.: LED
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS: 12" and 4"		COLOR AND TOTAL LUMENS: purple - 7.5 amps
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.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

CARRIE D. JOHNSTON, CONTRACTOR
Es12000484, city of Key West #11-00025904
Monroe County #11787
phone: 305-517-6870

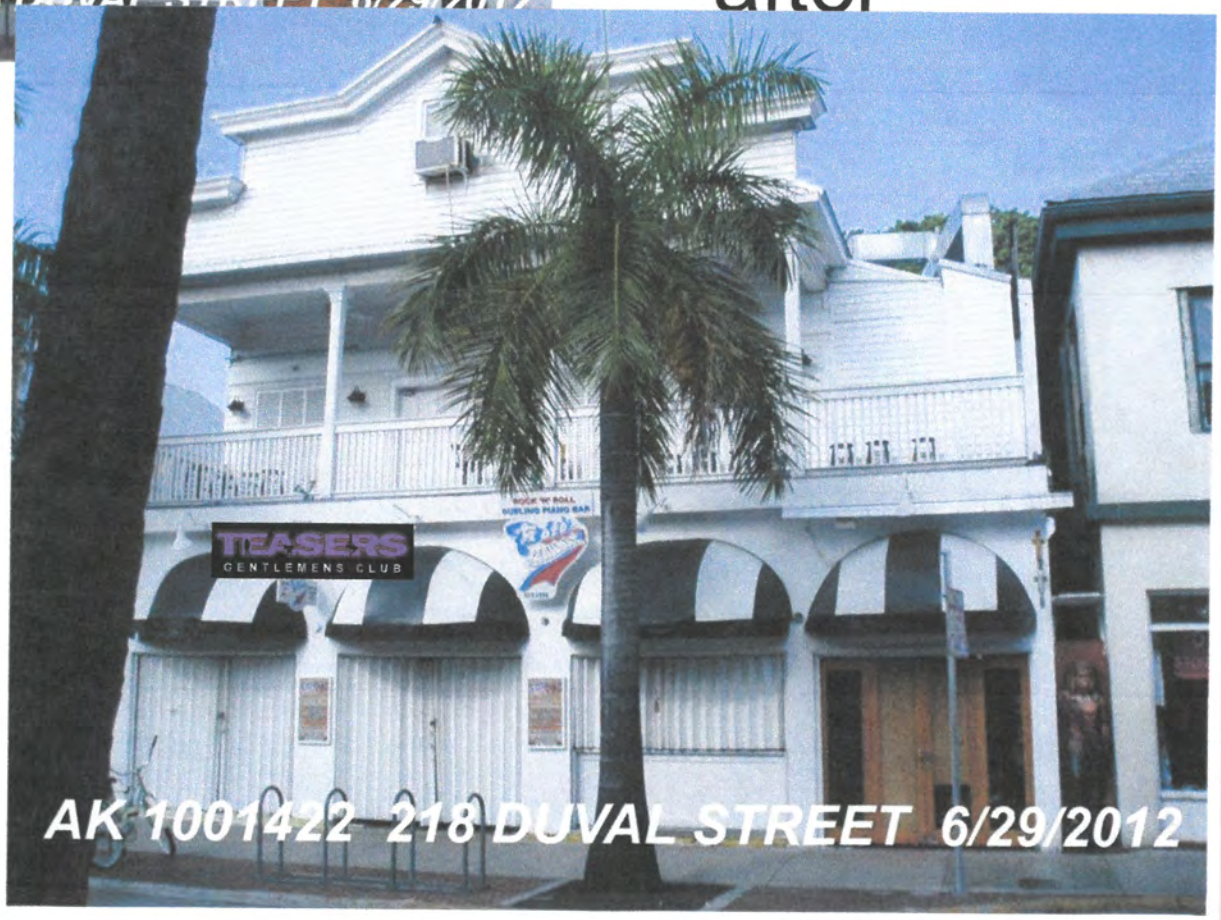
12" tall, halo lit, aluminum, reverse channel letter painted purple. 4" polished aluminum GENTLEMENS CLUB. Stud mounted with black aluminum backing. LED's pulling 7.5 amps connected to existing electric. Cut off switch is at the bottom of the second s.

Teasers
218 Duval St.
Key West, Fl 33040
RE:(00001400-000000)
Alternate Key #1001422

CARRIE D. JOHNSTON, CONTRACTOR
Es12000484, city of Key West #11-00025904
Monroe County #11787
phone: 305-517-6870

before

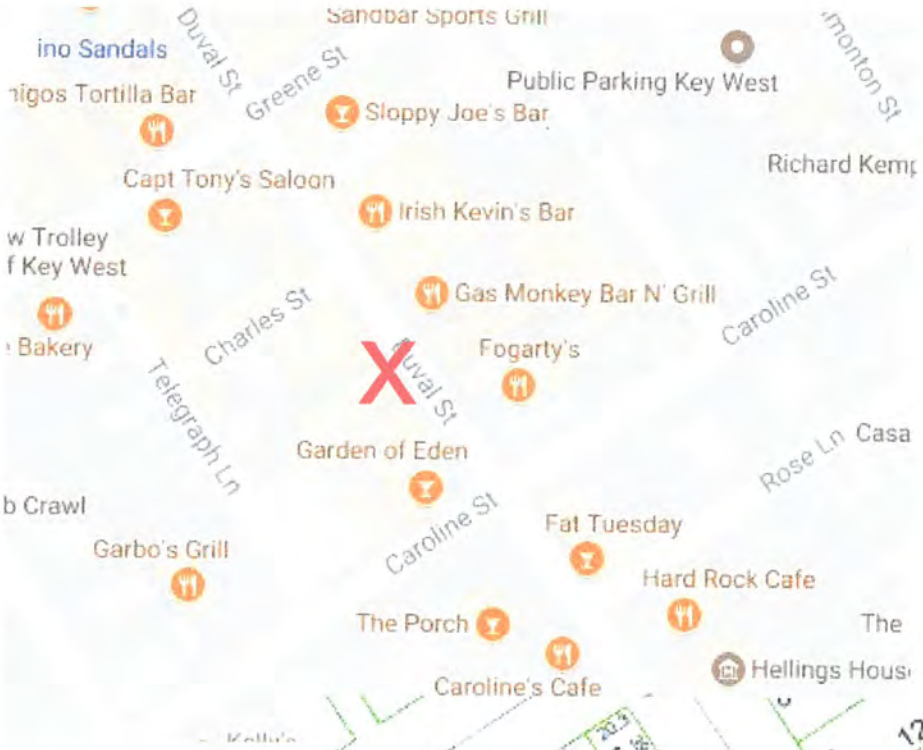
after



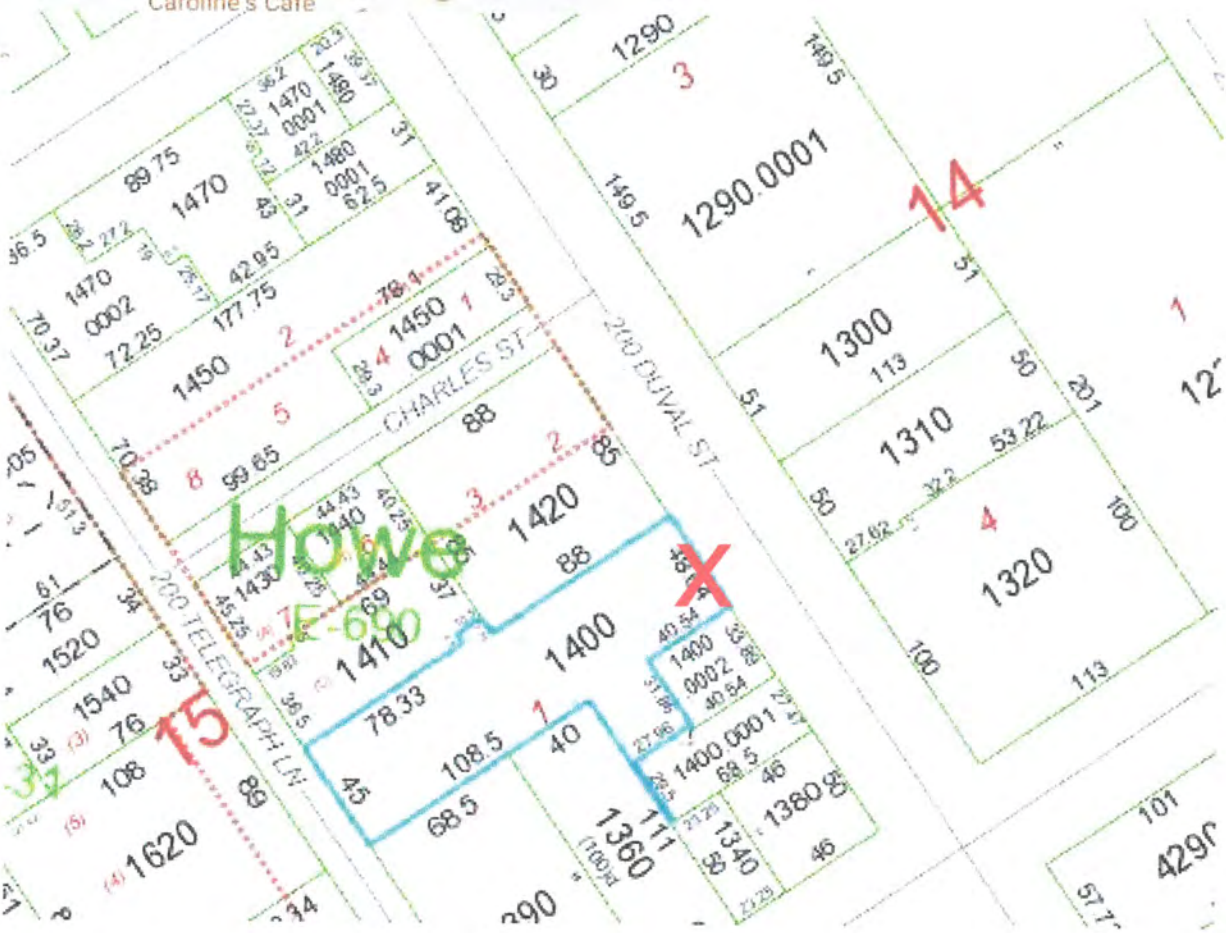
awnings are coming down →

Teasers
218 Duval St.
Key West, Fl 33040
RE:(00001400-000000)
Alternate Key #1001422

CARRIE D. JOHNSTON, CONTRACTOR
Es12000484, city of Key West #11-00025904
Monroe County #11787
phone: 305-517-6870



sign location



Teasers
218 Duval St.
Key West, Fl 33040
RE:(00001400-000000)
Alternate Key #1001422

Enid Torregrosa

From: Kelly Perkins
Sent: Wednesday, April 17, 2019 8:39 AM
To: Enid Torregrosa
Subject: FW: HARC Application for 218 Duval Street

FYI

Kelly Perkins, HARC Planner II
Planning Department, City of Key West
1300 White Street, Rear Entrance
Key West, Florida 33040
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

-----Original Message-----
From: Kelly Perkins
Sent: Friday, October 20, 2017 2:00 PM
To: signskeywest@aol.com
Subject: HARC Application for 218 Duval Street

Good Afternoon Carrie,

I have reviewed your application for a sign at 218 Duval Street. Our new sign guidelines are clear that signage cannot obscure architectural features, and the fanlights above the doorways (currently covered by awnings) are architectural features. From your application, it appears the proposed sign will cover them. I cannot staff approve this application as is. Would you like to meet to go over the guidelines or work on a solution?

Thank you,
Kelly Perkins, HARC Assistant Planner
Planning Department, City of Key West
1300 White Street, Rear Entrance
Key West, Florida 33040
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

2017-00003694

Type (Asc) GO

REVIEWS

(No User Name)

08-HARC

Proposal shows sign protruding over fanlights, which are architectural features. The HARC Guidelines for signage do not allow for signage to obscure architectural features.

10/20/2017 12:00:00 AM

Close

Enid Torregrosa

From: Kelly Perkins
Sent: Wednesday, April 17, 2019 8:38 AM
To: Enid Torregrosa
Subject: FW: HARC Application for 218 Duval Street

FYI

Kelly Perkins, HARC Planner II
Planning Department, City of Key West
1300 White Street, Rear Entrance
Key West, Florida 33040
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

-----Original Message-----
From: Kelly Perkins
Sent: Wednesday, November 29, 2017 3:54 PM
To: signskeywest@aol.com
Subject: HARC Application for 218 Duval Street

Good Afternoon,

We spoke about this application for a sign at Teasers at 218 Duval Street. Staff cannot approve this application, as the sign does not meet our guidelines. I see that the sign is already installed without a Certificate of Appropriateness or a building permit, but the location is different than what the application states.

Do you want to move this application forward to the December 19th HARC Commission meeting? We are finalizing the agenda currently, and will need an accurate proposal for where the sign is to be installed, include the removal of the awning that was done without a COA, and submit the extra $350 for the HARC fee for going to a HARC Commission meeting.

Please let me know how you would like to proceed.

Thank you,
Kelly Perkins, HARC Assistant Planner
Planning Department, City of Key West
1300 White Street, Rear Entrance
Key West, Florida 33040
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

2017-00003694

Type (Asc) GO

REVIEWS

(No User Name)

08-HARC

Sign is already installed at location, but not where the application says it should be. I have emailed applicant about revising the application to what was installed, and adding the awning that was removed without a COA or permit. I advised the applicant that this will need to go to the HARC Commission and is after-the-fact. Accidentally stated we would need $350, but will in fact need $750 to cover the after-the-fact fee.

11/29/2017 12:00:00 AM

Close

APPLICATION

Build

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

$50.00 APPLICATION FEE NON-REFUNDABLE

City of Key West
1300 WHITE ST.
KEY WEST, FLORIDA 33040
Phone: 305.809.3956
www.cityofkeywest-fl.gov

HARC PERMIT NUMBER	BUILDING PERMIT NUMBER	INITIAL & DATE
	2019-0750	2-26-19 MB
FLOODPLAIN PERMIT	ZONING	REVISION #

FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO _____%

ADDRESS OF PROPOSED PROJECT:	218 Duval Street		# OF UNITS
RE # OR ALTERNATE KEY:			
NAME ON DEED:	Rambo Development Corp	OWNER PHONE NUMBER	
OWNER'S MAILING ADDRESS:	209 Duval St	OWNER EMAIL	
	CITY Key West	STATE	ZIP
CONTRACTOR COMPANY NAME:	McKesney Contracting	CONTR. PHONE NUMBER 305-6786	
CONTRACTOR'S CONTACT PERSON:	Kevin	CONTR. EMAIL	
ARCHITECT / ENGINEER'S NAME:		A/E PHONE NUMBER	
ARCHITECT / ENGINEER'S ADDRESS:		A/E EMAIL	
AUTHORIZED AGENT'S NAME:		AGENT PHONE NUMBER	
AGENT'S ADDRESS:		AGENT EMAIL	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ✓ YES ___ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR EST. TOTAL FOR MAT'L., LABOR, OH & PROFIT: 1965.00

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.

DETAILED, SPECIFIC PROJECT DESCRIPTION...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is permitted by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the DESCRIPTION of work shall be controlling.)

WALL SIGN 19"X130" (27 SQ. FT.) ALUMINUM, STAINLESS STEEL, PAINT, LED

HANGING SIGN 14 - 15"X48" (5 SQ. FT.) ALUMINUM, STAINLESS STEEL, PAINT, LED

Printed name of property owner or agent or licensed contractor.	Signature.
Kevin McKesney	Kevin McKesney

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Personally known or produced _____ as identification.

Marybeth Barter
2-26-19

Official Use Only:

MARYBETH BARTER
Commission # GG 272955
Expires October 31, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: $10 STAFF APPROVAL: $50

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 (HARC).

TYPE OF SIGNAGE Wall sign & Hanging sign **FRONTAGE LINEAL FEET OF FACADE** 50'

SIGN SPECIFICATIONS		
SIGN COPY: TEASERS	PROPOSED MATERIALS: ALUMINUM, LED, PAINT, STAINLESS STEEL	SIGNS WITH ILLUMINATION: LED - BACK LIT
		TYPE OF LTG.: LED - BACK LIT
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS: DECORITAVE - 23"(WALL SIGN)		COLOR AND TOTAL LUMENS: RED
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:	INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.	

OFFICIAL USE ONLY: **HARC STAFF OR COMMISSION REVIEW**

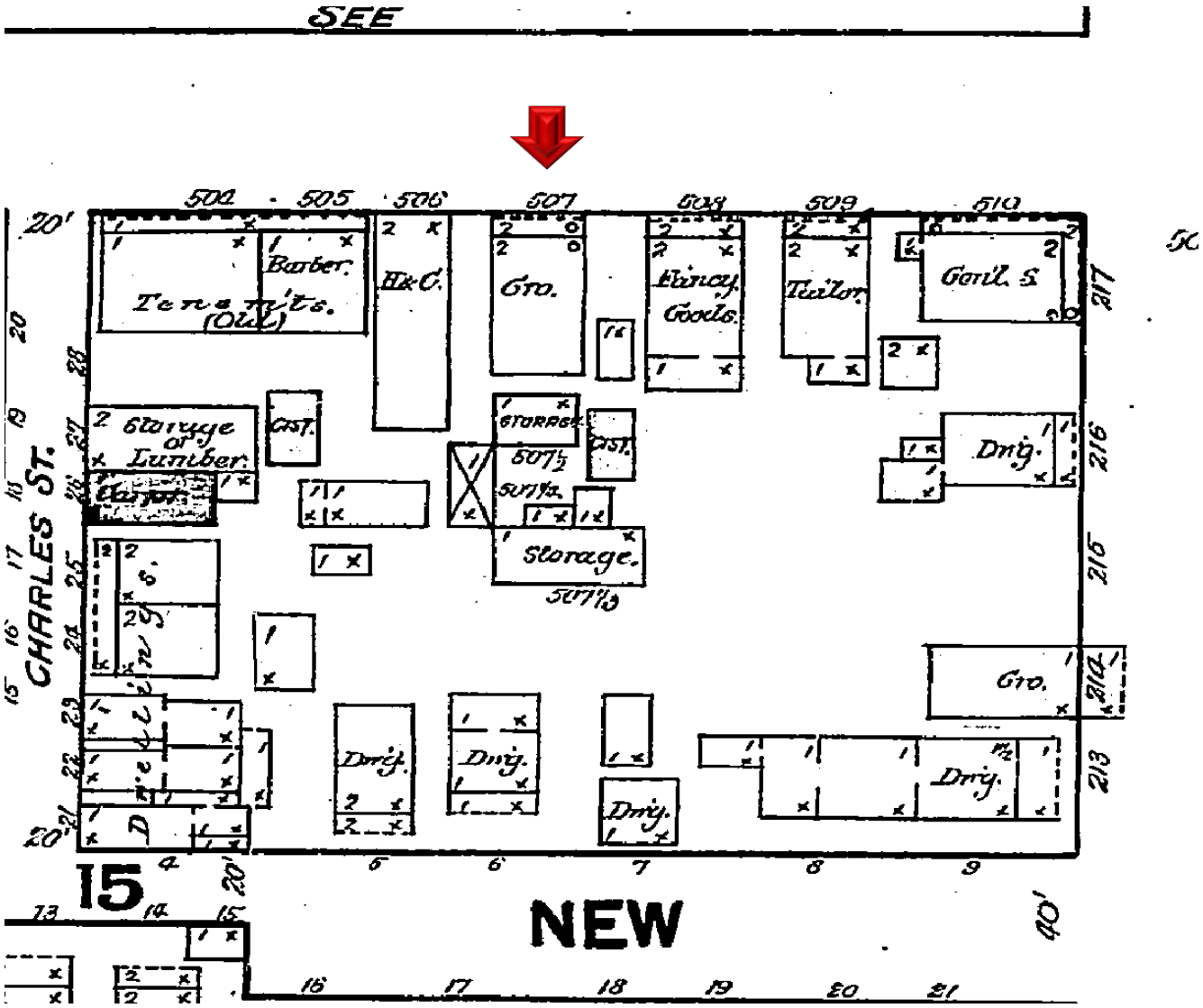
___ APPROVED ___ NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO.

REASONS OR CONDITIONS: Building listed as contributing
Regulations for siplage. Ok

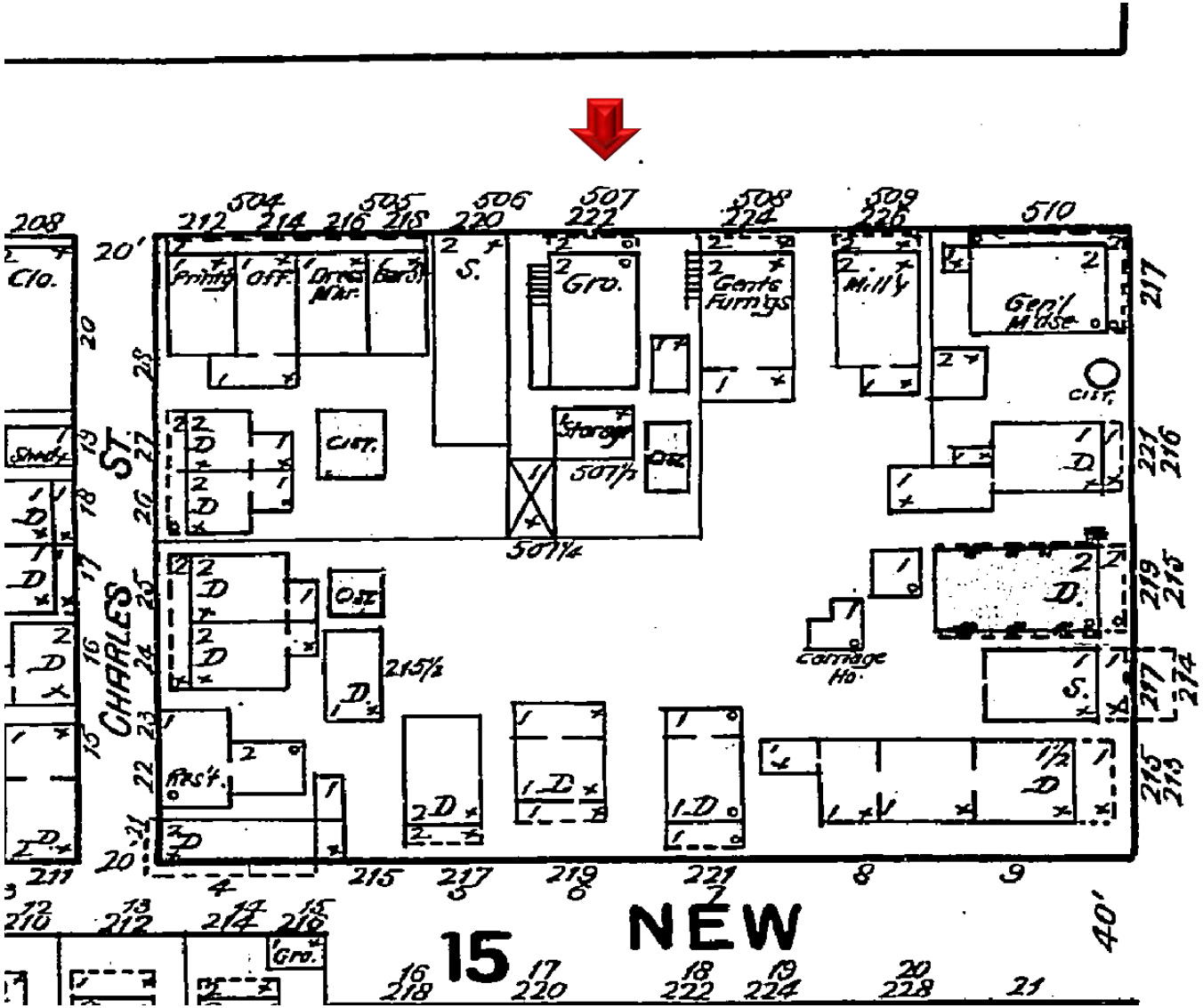
STAFF REVIEW COMMENTS:

HARC PLANNER SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:

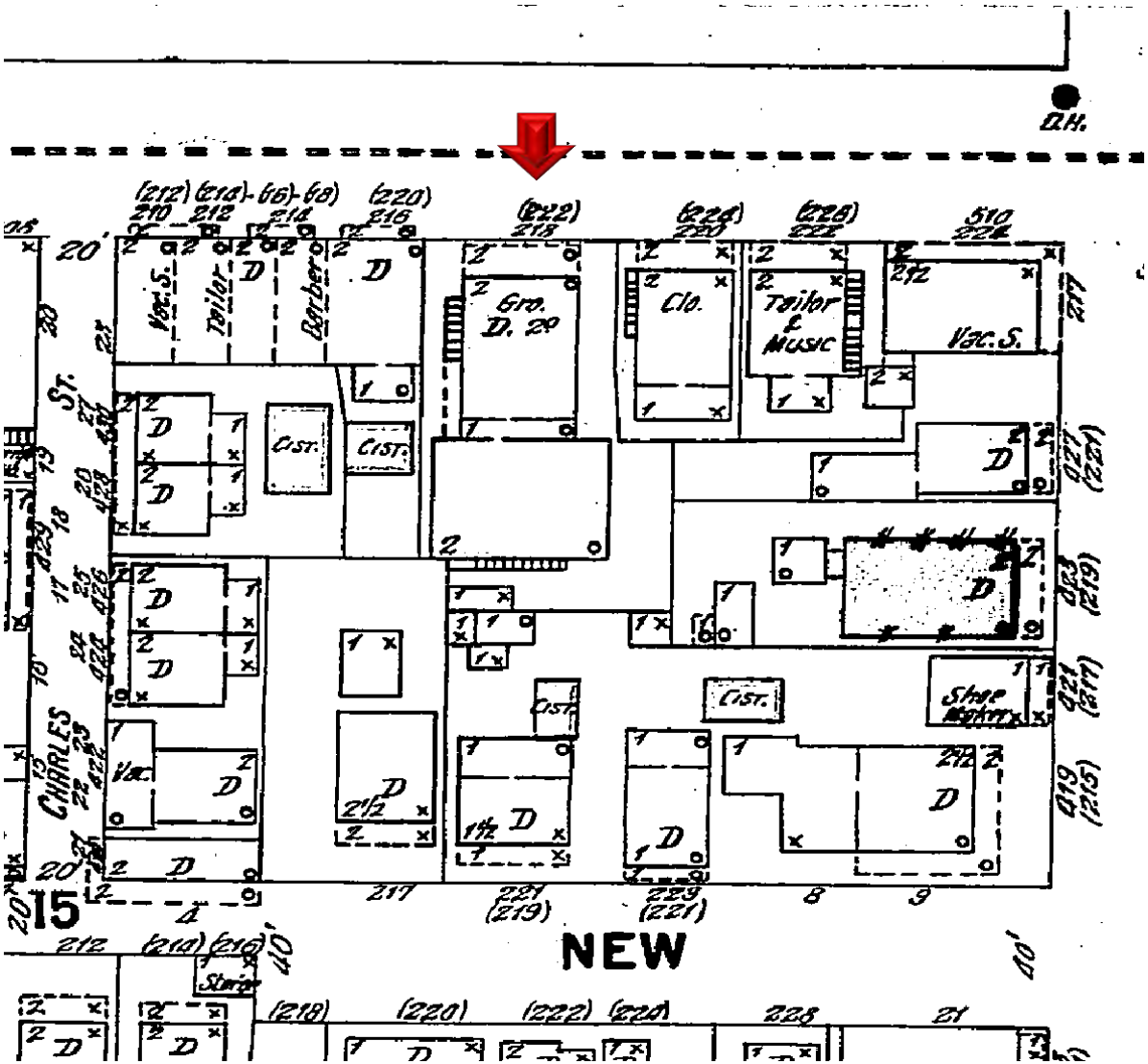
SANBORN MAPS



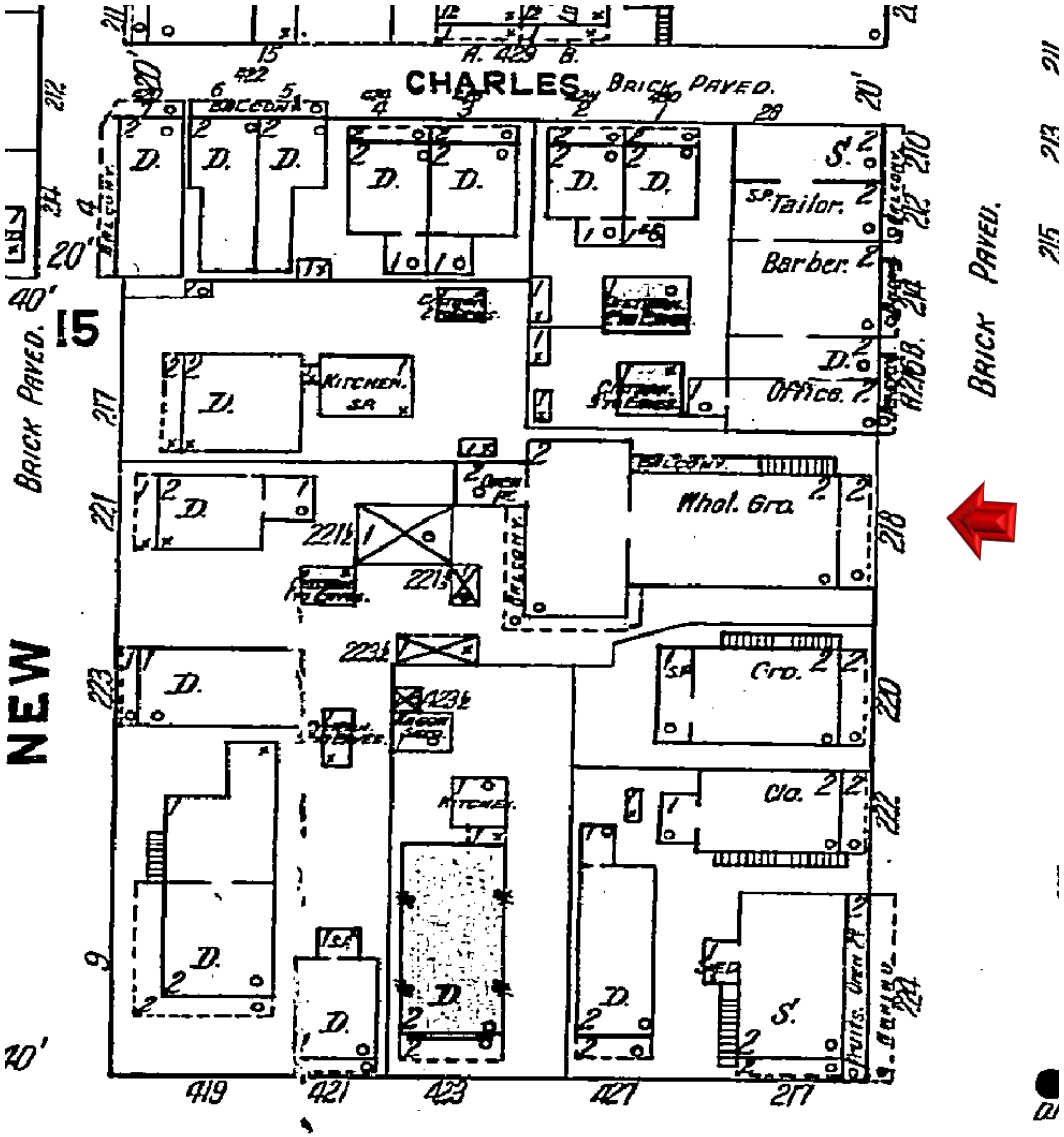
1889 Sanborn Map



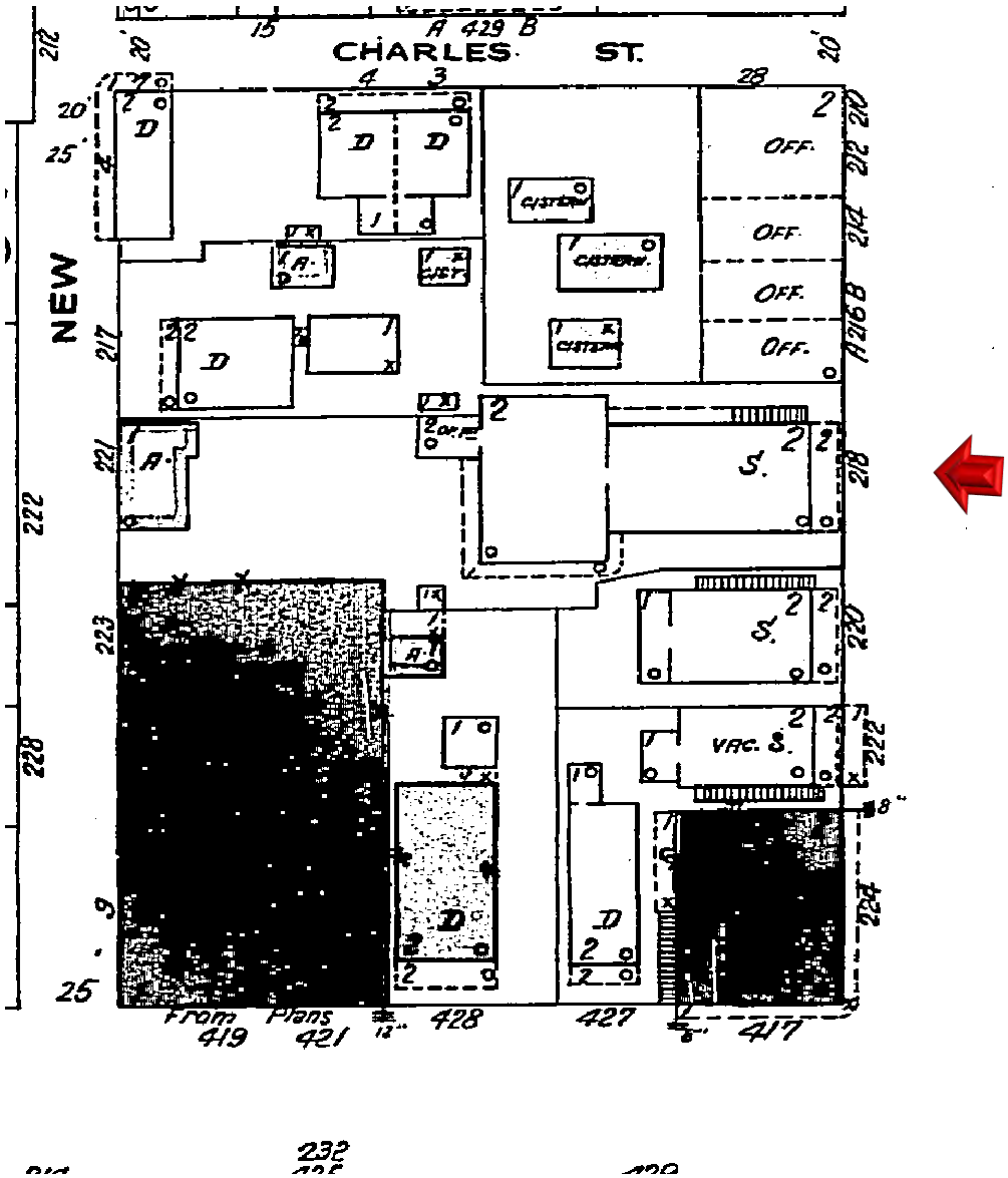
1892 Sanborn Map



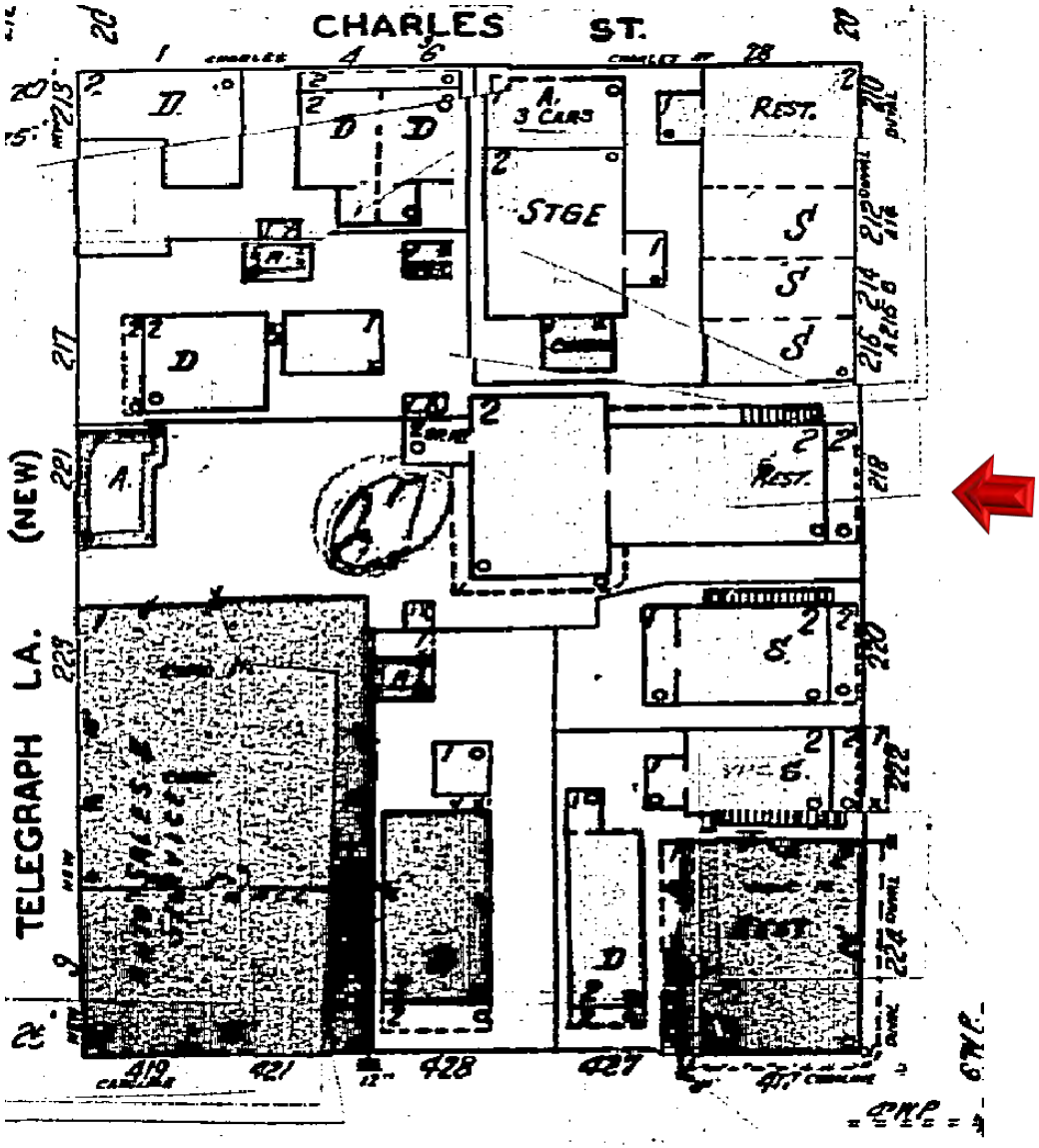
1899 Sanborn Map



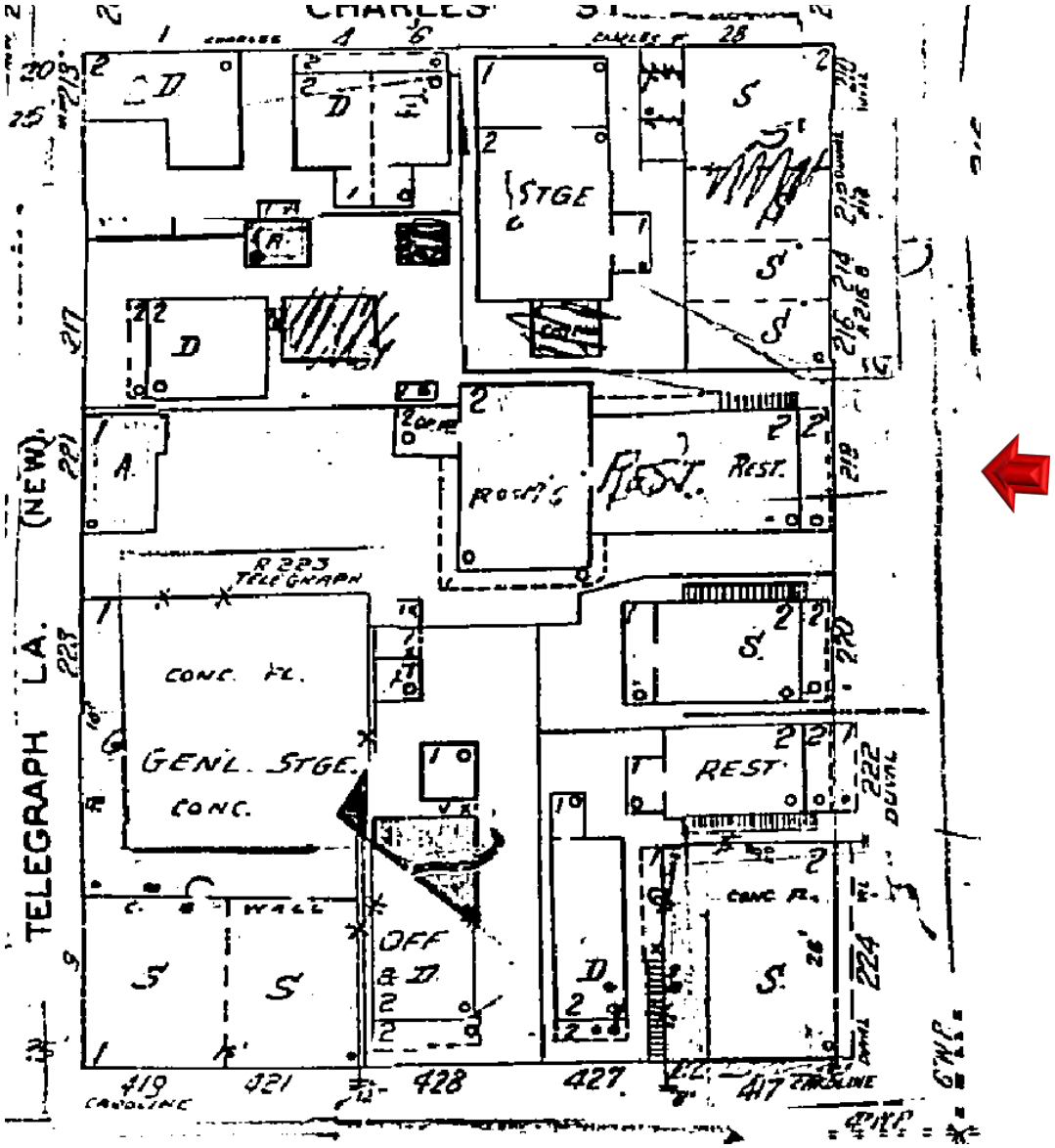
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

218 Duval Street in 1912. Monroe County Library.

218 Duval Street circa 1965. Monroe County Library.

218 Duval Street in 1976. Monroe County Library.

Last approved signs for the business – Photograph taken by Code Compliance before implementation of New Signage Ordinance.

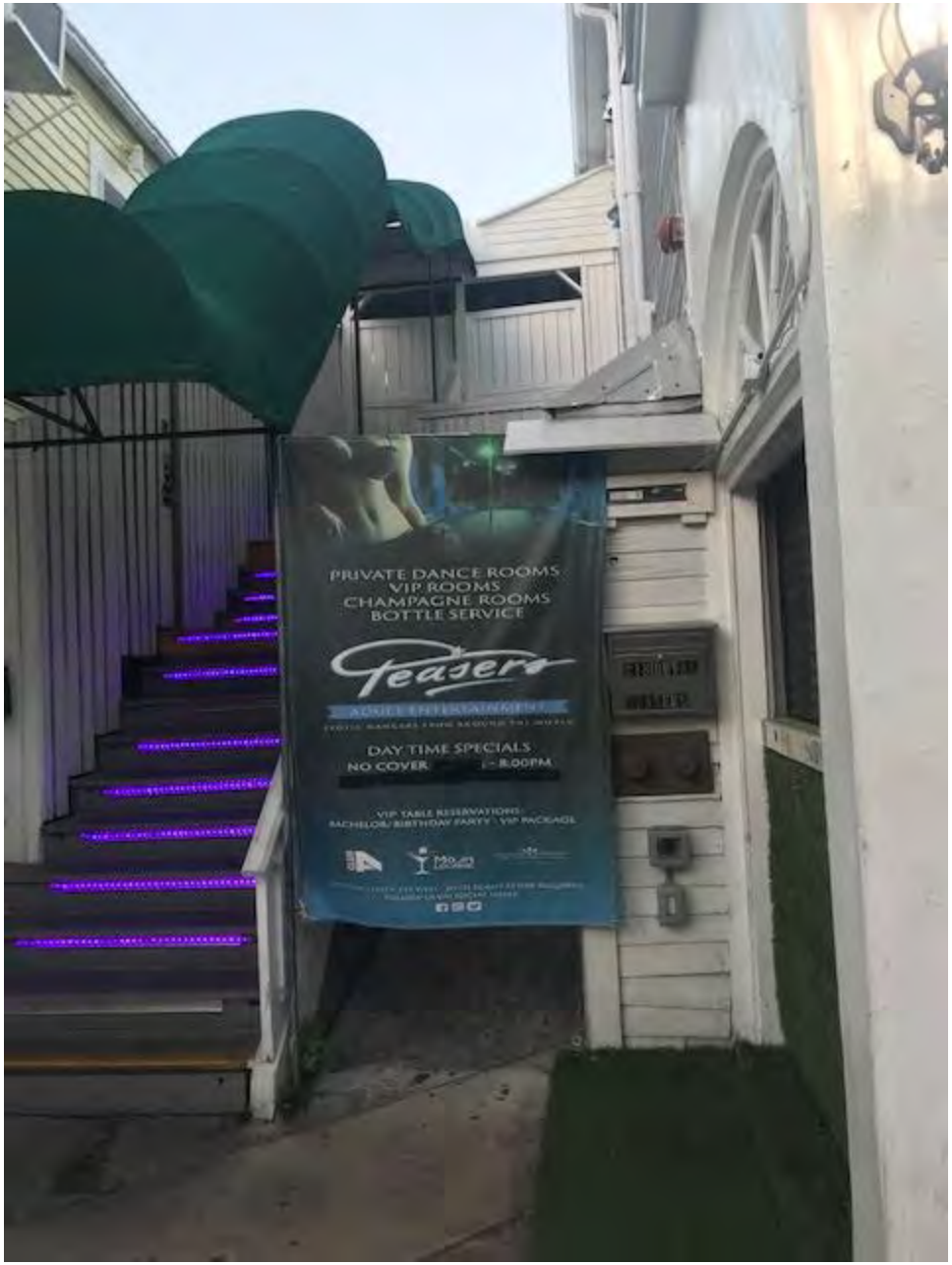
Legend
TEASERS
GENTLEMEN'S CLUB
218
22&OB
Google Earth
© 2019 Google
© 2018 Google
8.31 ft

Photographs taken by staff in April 17, 2019.

TEASERS

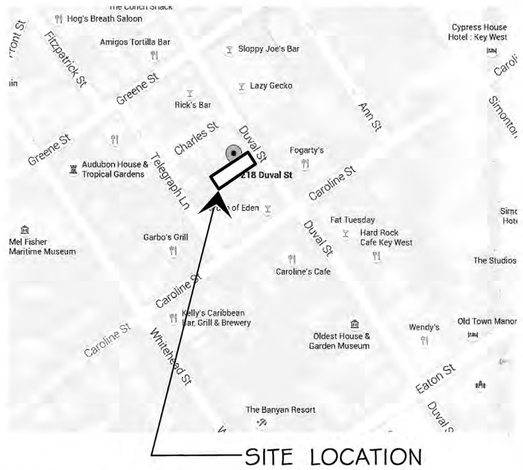
Teasers
TEASERS
GENTLEMENS CLUB

TEASERS
GENTLEMEN'S CLUB


PRIVATE DANCE ROOMS
VIP ROOMS
CHAMPAGNE ROOMS
BOTTLE SERVICE
Teasers
DAY TIME SPECIALS
NO COVER
- 8:00PM
VIP TABLE RESERVATIONS:

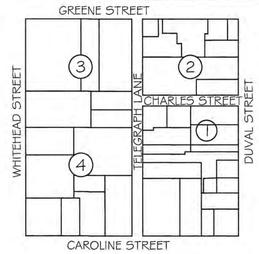
Interior taken from the front glass door.

SURVEY



SITE LOCATION

VICINITY MAP



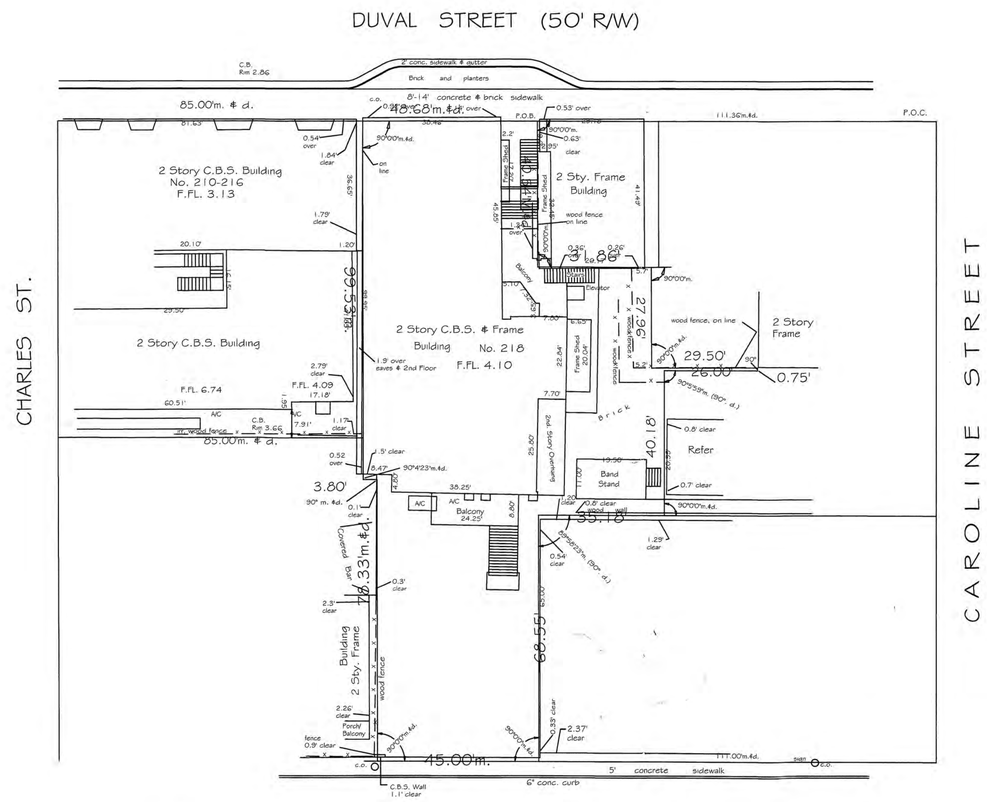
N.T.S.

LOCATION MAP

Square 15, City of Key West

LEGAL DESCRIPTION:
Prepared by undersigned:
On the Island of Key West, Monroe County, Florida and a part of Lot Two (2), Square Fifteen (15) of William A. Whitehead's Map of said city delineated in 1829, and being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the Northwesterly Right-of-Way Line of Caroline Street and the Southwesterly Right-of-Way Line of Duval Street; thence in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Duval Street for 111.36 feet to the Point of Beginning;
thence continue in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Duval Street for 46.86 feet; thence at a right angle and in a Southwesterly Direction for 99.53 feet, thence at an anlge of 90°04'23" to the right and in a Southeasterly direction for 3.80 feet; thence at a right angle and in a Southwesterly direction 78.33 feet to the Northeasterly Right-of-Way line of Telegraph Alley; thence at a right angle and in a Southeasterly direction along the said Northeasterly Right-of-Way line of Telegraph Alley for 45.00 feet; thence at a right angle and in a Northeasterly direction for 68.55 feet; thence at a angle of 89°56'23" to the left and in a Southeasterly direction for 33.18 feet; thence at a right angle and in a Northeasterly direction for 40.18 feet; thence at a angle of 90°05'59" to the left and in a Southeasterly direction for 26.00 feet; thence at a right angle and in a Northeasterly direction for 0.75 feet; thence at a right angle and in a Northwesterly direction for 29.50 feet; thence at a right angle and in a Northeasterly direction for 27.96 feet; thence at a right angle and in a Northwesterly direction for 31.86 feet; thence at a right angle and in a Northeasterly direction for 40.54 feet to the said Southwesterly Right-of-Way line of Duval Street and the Point of Beginning.
Containing 10,725.37 square feet, or 0.25 acres, more or less.

NOTE: Legal Description based on the following deeds:
O.R. 1548 Pg. 1837-1838
O.R. 1608 Pg. 1970-1971
Surrounding deeds



SURVEYOR'S NOTES:
North arrow based on reference
Reference Bearing: R/W Duval Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Tidal Elevation: 5.29 (at 1st. Union Bank)

Monumentation:
= Set P.K. Nail, P.L.S. No. 2749
= Set 1/2" I.B., P.L.S. No. 2749
= Fd. 1/2" I.B.
= Fd. P.K. Nail

CERTIFICATION:
I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and beleif; 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 No. 2749
Professional Engineer & Mapper No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Abbrevations:

Sty. = Story		o/h = Overhead	
R/W = Right-of-Way		u/g = Underground	
fd. = Found		F.FL. = Finish Floor Elevation	
p. = Plat		L.B. = Low Beam	
m. = Measured		Rad. = Radial	
d. = Deed		Irr. = Irregular	
M.H.W. = Mean High Water		conc. = concrete	
O.R. = Official Records		℄ = Baseline	
N.T.S. = Not to Scale		C.B. = Concrete Block	
℄ = Centerline		C.B.S. = Concrete Block Stucco	
Elev. = Elevation		cov'd. = Covered	
B.M. = Bench Mark		P.I. = Point of Intersection	
P.O.C. = Point of Commence		wd. = Wood	
P.O.B. = Point of Beginning		w.m. = Water Meter	
P.B. = Plat Book		Bal. = Balcony	
pg. = page		Pl. = Planter	
Elec. = Electric		Hydt. = Fire Hydrant	
Tel. = Telephone		F.W. = Fire Well	
A/C = Air Conditioner		= Concrete Utility Pole	
M.W. = Monitoring Well		= Wood utility Pole	
= Water Meter		= Wood Utility Pole with Guy wire	
= Water Valve			
E. = Electric Manhole			

E. = Electric Utility Vault
M.H. = Man Hole
San. = Sanitary
C.B. = Storm Water Catch Basin
B.P.Z. = Backflow Prevention Valve
P.V.C. = Polyvinyl Pipe
= Fire Hydrant
= Light
= sign

Field Work performed on: 5/9/11

OFFICE COPY

Block 15

Ramlo Development Corporation 218 Duval Street, Key West, Fl. 33040			
Boundary Survey			Dwn No.: 11-203
Scale: 1"=20'	Ref. 203-47	Flood panel No. 1516K	Dwn. By: F.H.H.
Date: 5/18/11		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
2/8/16: COPY, NOT UPDATED			
\\fdatafred\dwg\keywest\block15\218duval			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

PLANS REVIEWED BY BUILDING
I HEREBY AGREE TO COMPLY WITH ALL ORDINANCES OF THE CITY OF KEY WEST AND ALL FEDERAL, STATE AND MONROE COUNTY LAWS WHETHER SHOWN ON THIS PLAN OR NOT.
OWNER/AGENT
PERMIT NO. 1/05/17 DATE

SURVEY

PROJECT INFORMATION:

TEASERS
218 DUVAL STREET
KEY WEST, FLORIDA 33040

REVISIONS | DATE

PIKE ARCHITECTS
471 US HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692
© COPYRIGHTED DRAWINGS

PROJECT: TEASERS 218 DUVAL STREET KEY WEST, FLORIDA 33040

OFFICE COPY

DRAWING TITLE: TITLE & PROJECT INFORMATION

PROJECT NUMBER: 16.06
DRAWN: TSN & LS
CHECKED: PMP
DATE: 04-29-16

SHEET # T-1

GENERAL NOTE:

ALL TRADES TO COORDINATE AND VERIFY EXISTING CONDITIONS AND OTHER TRADES PRIOR TO CONSTRUCTION ORDERING, INSTALLATION OR ADDITION. ALL WORK MUST CONFORM TO ALL APPLICABLE CODES AND MINIMUM INDUSTRY STANDARDS.
ANY REVISIONS MUST BE APPROVED BY:
PIKE ARCHITECTS INC.PRIOR TO TO CONSTRUCTION
CHANGE ORDERS MUST BE APPROVED AND SIGNED BY THE RENUMERATION OR COMPENSATION TO THE PROVIDER, INSTALLER OR OTHER. THERE WILL BE NO EXCEPTIONS.
DO NOT SCALE PLANS! DIMENSIONS ARE MEANT TO BE A GUIDE ONLY-FIELD CONDITIONS AND PREVIOUS CONSTRUCTION TAKE PRECEDENCE OVER DIMENSIONS ON PLANS. ANY DESCREPENCIES ARE TO REPORTED TO PIKE ARCHITECT PRIOR TO CONSTRUCTION

NOTES:

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S /ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER

SCOPE OF WORK:

TEASERS BAR 1ST FLOOR: REMOVE EXISTING EXTERIOR ACCORDIAN SHUTTERS AND REPLACE WITH NEW WOOD DOOR AND CABINET FRONTS. SEE ELEVATIONS & PLAN

DRAWING SCHEDULE:

T-1 TITLE, SURVEY & PROJECT INFORMATION,
EX-1 EXISTING FIRST FLOOR PLAN
A-1 PROPOSED FIRST FLOOR PLAN
A-2 EXISTING AND PROPOSED ELEVATIONS

SEAL - ARCHITECT

STATE OF FLORIDA
PETER M. PIKE
AR0015198
REGISTERED ARCHITECT

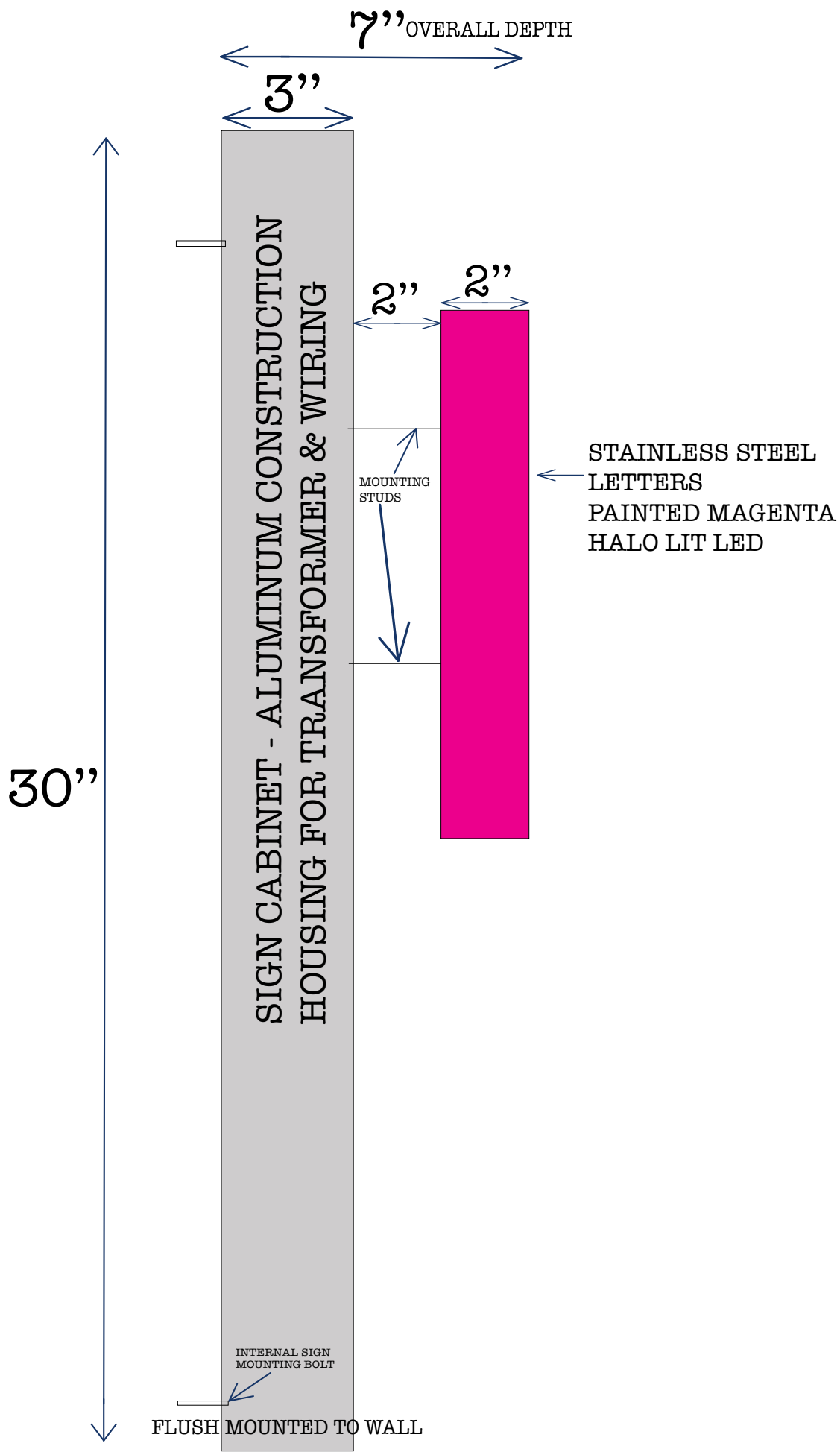
PETER M. PIKE FLA. REGISTRATION # AR0015198

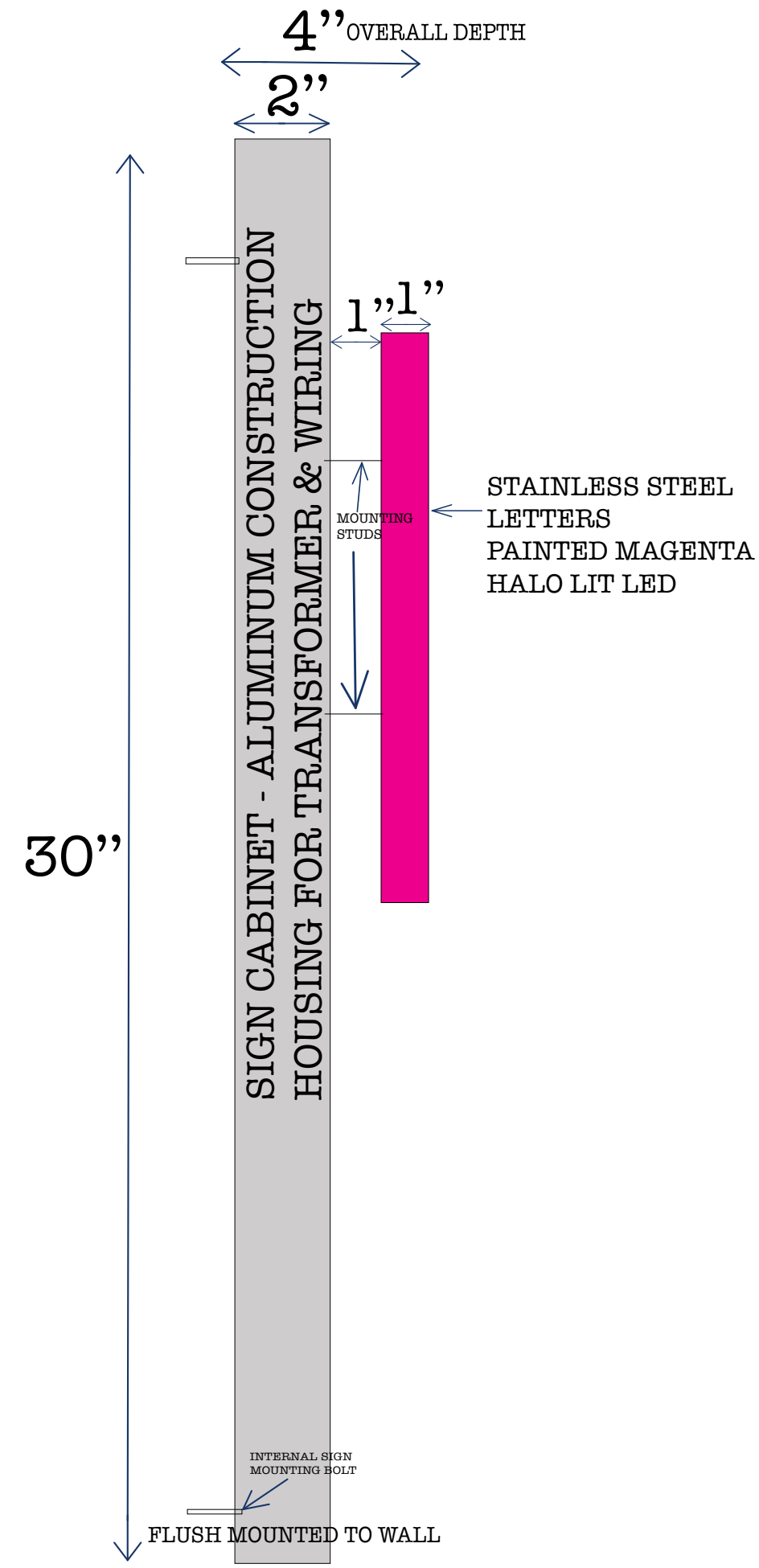
PROPOSED DESIGN

FRONTAGE: 50'
WALLSIGN 30"X130" - 27 SQ. FT
ALUMINUM CABINET WITH BACK LIT LED LETTERS. MAX. LETTER SIZE 23" (DECORITIVE)"T" & "S"
HANGING SIGN 15"X48" -5 SQ. FT
ALUMINUM CABINET WITH BACK LIT LED LETTERS. MAX. LETTER SIZE LESS THAN 12"
EXISTING SIGNS TO BE REMOVED
TEASERS
TEASERS

30''X130'' SIGN CABINET, BRUSHED ALUMINUM FINISH
HALO LIT LED STAINLESS STEEL LETTERS, PAINED MAGENTA, MAX LETTER SIZE 23'' (DECORITIVE “T” “S”)
LED COLOR-RED

TEASERS SIGN PROFILE





TEASERS
218
218
218

TEASERS

30''X130'' SIGN CABINET, BRUSHED ALUMINUM FINISH
HALO LIT LED STAINLESS STEEL LETTERS, PAINED MAGENTA, MAX LETTER SIZE 23'' (DECORITIVE “T” “S”)
LED COLOR-RED

TEASERS
218
218

MISCELLANEOUS INFORMATION

CITY OF KEY WEST
1300 White Street
Key West, FL. 33040
Phone: (305) 809-3740

AMENDED NOTICE OF CODE VIOLATION & ADMINISTRATIVE HEARING

DATE: December 17, 2018
RE: CASE NUMBER **CC2018-02029**
CERTIFIED MAIL RECEIPT NUMBER: **7018 2290 0000 6414 6839**

To: Ramlo Development Corporation
Michael Halpern (Registered Agent)
209 Duval Street 2nd floor
Key West, FL 33040

Subject Address:
218 Duval St
Key West, Fl 33040

TAKE NOTICE that the City of Key West Code Compliance Division has requested the City of Key West Special Magistrate to conduct an administrative hearing regarding code violation(s) reported to you by:
NOTICE OF CODE VIOLATION concerning the above noted subject address.
You were noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

Count-1: Sec.14-37. Building permits; professional plans; display of permits; address; exceptions.

(a) Building permit required; display. Building permits shall be procured from the chief building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted.
Inspections may not be performed if the permit is not posted and address numbers are not a minimum of 4" high and clearly visible from the street.
Exception 1: Total contract price less than $1,000.00 per FBC Sect. 105.2.2 Minor Repairs. Ordinary minor repairs may be made with the approval of the chief building official without a building permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangements of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical circuit wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes. Any new electrical circuits or wiring will require a permit. Any new plumbing fixtures or piping will require a permit.
Exception 2: Painting, both interior and exterior, residential or commercial does not require a permit. Tile repair or installation, floor covering, including carpet, laminate, resilient, and wood, both residential and commercial, do not require a permit.

Work that falls under the $1,000.00 threshold for a building permit may be performed only by the property owner or a licensed contractor. Unlicensed workers, including 'handymen' are not allowed to conduct any type of work to a residential or commercial structure.
(b) Professional plans required. Professional plans shall be required as follows:
(1) Plans for work requiring a building permit shall be submitted in multiple sets, as determined by the chief building official, to the chief building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, except if the work is by the owner-occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.
(2) Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the chief building official.
(3) The chief building official may waive the requirements in [subsection] (b)(1) and/or (2) by special permission.

To wit: During a follow up inspection Code Officer Dunlap and I photographed 2 signs that have been relocated. On October 10, 2017 an application was submitted for the Gentlemen's Club. The contractor failed to provide the corrective actions needed to process application #2017-3694. I attached the notes added on the subject application.

Corrective action: Please contact a license contractor to apply for and obtain after the fact permit.

Count-2: Sec.14-40. Permits in historic districts.

(a) Requirements. No building or work permit required by this Code for work in the historic zoning districts of the city or in tidal waters contiguous to and within 600 feet of the historic zoning districts shall be issued until a certificate of appropriateness has been granted by vote of the historic architectural review commission (HARC), attested by signature of its presiding member, and until the chief building official finds that the building or work permit conforms to all laws and regulations of the city.
(b) Contents. All permits issued by the city shall show the nature and extent of the intended work in detail sufficient to demonstrate that the project is consistent with all city laws and regulations and of HARC.
(c) [Scope, etc.] Building permit application shall be identical in scope, description and elevation views of the HARC project.
(d) Stop work order; penalty. The chief building official is authorized to post a signed and dated notice to stop work on any site on which work is being performed in violation of the city laws and regulations or of HARC. Any person shall be guilty of an offense punishable as provided in section 1-15 if the person:
(1) Performs work with actual or constructive knowledge that the work site has been posted by such notice, which notice has not been withdrawn by a dated, signed order of the chief building official; or
(2) Removes, defaces, conceals or alters such notice to stop work, without a dated, signed authorization of the chief building official.

Where such offenses are of a continuing nature, no two separate offenses shall be charged against the same person within any one-hour period.

To wit: The signs at the subject location were installed without the benefit of a certificate of appropriateness.

Corrective action: Please apply for and obtain after the fact certificate of appropriateness.

Count-3: Sec.14-37. Building permits; professional plans; display of permits; address; exceptions.

(a) Building permit required; display. Building permits shall be procured from the chief building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted.
Inspections may not be performed if the permit is not posted and address numbers are not a minimum of 4" high and clearly visible from the street.

Exception 1: Total contract price less than $1,000.00 per FBC Sect. 105.2.2 Minor Repairs. Ordinary minor repairs may be made with the approval of the chief building official without a building permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangements of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical circuit wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes. **Any new electrical circuits or wiring will require a permit.** Any new plumbing fixtures or piping will require a permit.
Exception 2: Painting, both interior and exterior, residential or commercial does not require a permit. Tile repair or installation, floor covering, including carpet, laminate, resilient, and wood, both residential and commercial, do not require a permit.
Work that falls under the $1,000.00 threshold for a building permit may be performed only by the property owner or a licensed contractor. Unlicensed workers, including 'handymen' are not allowed to conduct any type of work to a residential or commercial structure.
(b) Professional plans required. Professional plans shall be required as follows:
(1) Plans for work requiring a building permit shall be submitted in multiple sets, as determined by the chief building official, to the chief building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, except if the work is by the owner-occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.
(2) Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the chief building official.
(3) The chief building official may waive the requirements in [subsection] (b)(1) and/or (2) by special permission.

To wit: During a follow up inspection Code Officer Dunlap and I photographed 2 flood lights that were installed without the benefit of an electric permit.

Corrective action: Please contact a license contractor to apply for and obtain after the fact electrical permit.

Count-4: Sec.14-262. Request for inspection.

A request for the inspection of electrical work, such as roughing-in, equipment installations, final inspection or electrical work for light, heat or power of any character, must be made at the building department as soon as the job is ready. The request for inspection must be made by the person installing the wiring, and failure to request such inspection constitutes a violation of this Code.

To wit: Electrical work was performed without the benefit of permit and inspection.

Corrective action: Please contact the building department to obtain required inspection.

In accordance with Florida Statutes § 162 and Code of Ordinances, City of, § 2-631 through § 2-647, The City of Key West has scheduled a hearing to be held at **City Hall, 1300 White Street, Key West, Florida at 1:30 P.M. on: Wednesday, January 30, 2019**

The Chambers will be open at 1:00 PM. These proceedings may be televised.

The purpose of this hearing is to determine if a violation(s) exists, the appropriate action to be taken, if any is required, and if any fines or penalties are to be imposed. **YOU ARE REQUESTED TO APPEAR AT THIS HEARING** to present evidence and/or testimony to show cause, if any, why you should not comply with City Ordinances. **YOUR FAILURE TO APPEAR MAY RESULT IN A FINE OR PENALTY BEING IMPOSED AGAINST YOU AND A LIEN BEING IMPOSED UPON YOUR PROPERTY.**

You have a right to have an attorney present at the hearing. If an attorney represents you, your attorney must file written notice with this office prior to the hearing date.

If you intend to request a continuance from the Hearing Date set out above you must submit a written request for a continuance addressed to the Special Magistrate and mailed to PO Box 1409, Key West, FL 33041 or delivered to the Special Magistrate's Legal Analyst at 1300 White Street, Key West, FL 33040. All requests must be received at least five (5) working days prior to the Hearing Date set out above. If the request is not received five (5) working days prior to the Hearing Date you or your attorney must appear on the Hearing Date to petition the Special Magistrate for a continuance. If any continuance is granted this will not stay discovery and all records previously requested must be supplied to the City or formally objected to.

Be advised that, if you decide to appeal any decision of the Special Magistrate in this code enforcement hearing, you shall be responsible to ensure that a verbatim record of the proceedings of this code enforcement hearing is made, such that any evidence and testimony upon which an appeal may be based can be submitted to the appellate court.

If you are found to be in violation of City of , administrative costs in the amount of **$250.00** may be levied for administrative recovery for prosecution and investigation in addition to levied fines associated with the violation(s). **Failure to pay these costs will result in a lien against the property in violation.**

PER STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO $250.00/DAY, AND $500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO $5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.

Jorge Lopez
Code Compliance Officer
City of Key West
(305) 809-3735
jlopez@cityofkeywest-fl.gov

Dec 17, 2018 at 2:21:09 PM
Key West
TEASERS
GENTLEMEN'S CLUB
CLUB

Dec 17, 2018 at 2:21:54 PM
Key West

https://www.google.com/maps/place/218+Duval+St,+Key+West,+FL+33040/@24.5584005,-81.8
221 Duval St - Google Maps
File Edit View Favorites Tools Help
221 Duval St
Key West, Florida
Google, Inc.
Street View - Jul 2018
Currently shown: Jul 2018
2015
2018
TEASERS
GENTLEMEN'S CLUB
Wall St
Front St
218 Duval
Rose Ln
Margaritaville
Google
Image capture: Jul 2018 © 2018 Google United States Terms Report a problem
3:41 PM
12/17/2018

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., April 23, 2019 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WALL AND HANGING SIGNS WITH BACK LIT LED LETTERS.

#218 DUVAL STREET

Applicant – McChesney Construction Application #2019-0750

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.

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

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	00001400-000000
Account#	1001422
Property ID	1001422
Millage Group	10KW
Location Address	218 DUVAL St, KEY WEST
Legal Description	KW PT LOT 1 SQR 15 D2-550 G3-130 G4-491 OR672-429/E OR677-51OR677-52/53 OR677-54 OR677-56/57 OR677-58/59 OR677-60/61 OR866-19/19Q/C OR866-20/21 OR866-22/23 OR884-1908/10 RE:133 & RE:135 COMBINED WITH THIS PARCEL PER OWNER REQUEST 6-20-85 DN (Note: Not to be used on legal documents.)
Neighborhood	32010
Property Class	NIGHTCLUB (3300)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

RAMLO DEVELOPMENT CORPORATION
209 Duval St
Fl 2
Key West FL 33040

Valuation

		2018	2017	2016	2015
+	Market Improvement Value	$895,594	$935,695	$1,041,626	$1,041,626
+	Market Misc Value	$12,899	$12,965	$13,097	$11,464
+	Market Land Value	$3,303,705	$3,303,705	$3,294,505	$3,294,505
=	**Just Market Value**	**$4,212,198**	**$4,252,365**	**$4,349,228**	**$4,347,595**
=	**Total Assessed Value**	**$4,212,198**	**$4,252,365**	**$4,349,228**	**$4,347,595**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$4,212,198**	**$4,252,365**	**$4,349,228**	**$4,347,595**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	9,191.00	Square Foot	0	0

Commercial Buildings

Style	NIGHT CLUB, BARS B / 33B
Gross Sq Ft	10,712
Finished Sq Ft	7,987
Perimiter	0
Stories	5
Interior Walls	
Exterior Walls	AB AVE WOOD SIDING
Quality	450 ()
Roof Type	
Roof Material	
Exterior Wall1	AB AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1928
Year Remodeled	
Effective Year Built	1993
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	273	0	0
FLA	FLOOR LIV AREA	7,987	7,987	0
OUU	OP PR UNFIN UL	84	0	0
OPF	OP PRCH FIN LL	258	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
OUF	OP PRCH FIN UL	56	0	0
PDO	PATIO DIN OPEN	2,022	0	0
SBF	UTIL FIN BLK	32	0	0
TOTAL		**10,712**	**7,987**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1983	1984	1	220 SF	2
WOOD DECK	1983	1984	1	235 SF	4
FENCES	1983	1984	1	264 SF	2
FENCES	1983	1984	1	270 SF	3
WOOD DECK	1983	1984	1	311 SF	3
WOOD DECK	1983	1984	1	378 SF	1
TIKI	1983	1984	1	385 SF	5
UTILITY BLDG	1985	1986	1	110 SF	1
CONC PATIO	1996	1997	1	324 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1976	$75,000	Conversion Code		677	58	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-00001761	2/6/2017		$8,500	Commercial	INSTALL 3-ROLL DOWN SHUTTERS, PAINT FRONT AND SIDE OF BUILDING, WHITE TO MATCH EXISTING. RELOCATE EXISTING TEASER'S SIGN TO FRONT ENTRANCE. STAIRS BURGUNDY AWNMAX. (NOC REQUIRED) HARC #16-01-0619
15-4784	11/24/2015	11/24/2015	$500	Commercial	ATF: REMOVE ILLEGALLY INSTALLED A/C ON N/S OF BLDG.
13-3524	10/16/2013		$1,500	Commercial	NEON ON FRONT OF EXISTING SIGN ELEC SIGN: COYOTE UGLY SALOON
13-4408	10/10/2013		$200	Commercial	INSTALL EXISTING LIGHTS REMOVED TO REPAIR DECKING
13-3933	9/13/2013		$800	Commercial	FRONT FACADE REPAIR, FASCIA AND SOFFIT. REPAIR WOOD AT T & G ON BALCONY FLOOR. ROTTED WOOD TO REPALCE 30LF FASCIA, 70SF T & G FLOORING
12-2460	7/25/2012		$1,500	Commercial	RELOCATING 10-15 OUTLETS, ADDING 5 CIRCUITS BEHIND BAR. RELOCATING 2-LIGHTS FOR NEW MERCHANDISE AREA.
12-2501	7/25/2012		$40,000	Commercial	INSTALL HANDICAP RAMP (INTERIOR), NEW FULL LITE DOORS AND 13' X 8' PARTITIONS EXTEND BAR TOPS AS PER PLANS.
12-1265	6/20/2012		$2,800	Commercial	INSTALL 700SF OF BRICK PAVER TO MATCH EXISTING.
12-1266	6/20/2012		$400	Commercial	RELOCATE EXISTING FENCE 10' TOWARD ADJACENT BUILDING AND 13' TO TELEGRAPH LANE.
12-1847	6/18/2012		$1,200	Commercial	INSTALL 100 A DISCONNECT AND PANEL. INSTALL TRAILER CORD AND OUTLET.
11-2828	8/5/2011		$8,440	Commercial	INSTALL BUBBLE AWNING OVER STAIR LEADING UP TO 218 DUVAL UP. AWNING TO EXTEND FROM BOTTOM STEP TO ENTRY DOOR AS PER PLANS.
11-2615	8/3/2011		$2,286	Commercial	REINSTALL RECOVERED AWNING FRAMES W/NEW COVERS OVER HALF ROUND WINDOWS
11-2679	8/3/2011		$1,400	Commercial	1 HANGING SIGN, 1 CIGAR STATUE "ISLAND CIGAR" 60 X 12
11-2619	7/25/2011		$7,500	Commercial	RELOCATE 3 EXISTING 5-TON A/C AIR HANDLERS AND ADD 1 5-TON A/C AIR HANDLER AND COMPRESSOR AT BACK OF SPACE.
11-2643	7/25/2011		$2,000	Commercial	RELOCATE WIRING FOR 3 EXISTING 5-TON A/C AIR HANDLERS AND ADD 1 5-TON AIR HANDLER & COMPRESSOR AT BACK OF BUILDING
11-1682	5/23/2011		$600	Commercial	REPLACE APPROX. 70LF OF EXISTING FENCE 5' HI AT RIGHT REAR OF BUILDING.
11-1666	5/20/2011		$1,800	Commercial	DEMO FOR EXPLORATION ALL NON-STRUCTURAL INTERIOR, REMOVE TWO BARS, OPEN APPROX. 200 SF OF WALL FOR EXPLORATION REMOVE APPROX. 80 SF OF WALL FOR PLUMBING EXPLORATION AND MISC. BAR FIXTURES.
10-3442	10/19/2010		$2,300	Commercial	AFTER THE FACT: REMOVE TILE IN REAR AND FLOAT FLOOR WITH 3" MIX TO LEVEL. FLOOR AND PAINT FLOOR.
08-0474	2/22/2008		$450	Commercial	ELECTRICAL CKT. FOR FIRE ALARM
07-4382	10/15/2007		$25,000	Commercial	INSTALL NEW FIRE SPRINKLE SYSTEM ON 1ST AND 2ND FLOOR.
07-2404	7/11/2007		$8,000	Commercial	CONSTRUCT NEW 8' PASSAGE, DEMO EXISTING BAR. NEW 7' PARTITION WITH 2 SALON DOORS.
07-2071	4/30/2007		$2,200	Commercial	NEW ELECTRIC FOR 7 COOLERS AND 20-TON A/C
07-1731	4/12/2007		$21,000	Commercial	INSTALL WHEELCHAIR LIFT.
07-1041	3/22/2007		$15,000	Commercial	WIRE UP 2ND FLOOR ADDITION, INSTALL 23 RECESS CAN LIGHTS, WIRE UP 3 BATHROOMS INSTALL EXHAUST FANS, SWITCHES, RECEPACLES AND SMOKE DETECTORS, EXIT SIGNS, WIRE UP TWO 5 TON A/C UNITS, WIRING ALL UP TO EXISTING 200 AMP PANEL.
07-801	3/22/2007		$29,000	Commercial	INSTALL 20 TON A/C UNIT WITH DUCTWORK.
07-1100	3/5/2007		$12,000	Commercial	RE-PIPE WATER LINES AND PARTIAL DRAINS IN 2 EXISTING BATHROOMS, RESET 4 TOILETS, 3 LAVATORIES & 3 URINALS, ROUGH AND TRIM OUT TWO NEW FIXTURES ONE TOILET AND ONE LAVATORY FOR ADA BATHROOM REPLACEMENT OF 10 EXISTING AND INSTALL TWO NEW ONES.
06-5020	9/7/2006		$225,000	Commercial	CHANGE CONTRACTOR TO DUNN GENERAL CONTRACTORS
06-4694	8/8/2006	7/26/2006	$100	Commercial	TRANSFER OF CONTRACTOR
05-1389	4/11/2006	12/31/2006	$225,000	Commercial	BUILD NEW TRUSS ROOF TO COVER 2046SF OPEN BAR SPACE
06-2303	4/11/2006	7/26/2006	$4,000	Commercial	ADD GUTTERS AND SWALE TO EXISTING PROPERTY
06-1665	3/13/2006	7/26/2006	$1,000	Commercial	INSTALL ELECTRIC FOR NEW EXHAUST HOOD
06-1189	3/3/2006	7/26/2006	$1,500	Commercial	INSTALL NEW FIRE SUPPRESSION SYSTEM
05-3930	1/27/2006	7/26/2006	$4,000	Commercial	RELOCATE PIZZA SERVING AREA
05-2177	6/6/2005	12/31/2005	$2,400	Commercial	INSTALL CIRCUITS FOR DRINK MACHINES
05-1612	5/16/2005	12/31/2005	$1,000	Commercial	electrical alterations

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
04-3373	12/13/2004	12/31/2004	$25,000	Commercial	ELECTRICAL
04-2290	7/13/2004	10/4/2004	$1,800	Commercial	ELECTRIC
04-0189	2/10/2004	12/15/2004	$48,000	Commercial	BAR, BATHROOMS & DECK UPSTAIRS
03-3000	11/4/2003	12/8/2003	$30,000	Commercial	RENOVAT 2ND FLOOR
03-3815	11/4/2003	12/8/2003	$900	Commercial	ELE REPAIR
03-2814	8/13/2003	12/8/2003	$300	Commercial	REPAIR RISER
03-2680	8/8/2003	12/8/2003	$2,300	Commercial	STUCCO REPAIRS
03-2655	8/7/2003	12/8/2003	$15,000	Commercial	RENOVAT DANCE FLOOR
03-2460	7/24/2003	12/8/2003	$25,850	Commercial	RENOVAT ELE & PLUMBING
03-1774	5/27/2003	12/8/2003	$800	Commercial	SHUTTERS
03-1487	5/5/2003	12/8/2003	$13,500	Commercial	2- 7 1/2 TON A/C
03-1013	4/17/2003	12/8/2003	$22,300	Commercial	EXTRIOR REPAIRS
03-1149	4/3/2003	12/8/2003	$5,000	Commercial	DEMO & REPLACE DECK
03-0940	3/21/2003	12/8/2003	$1,500	Commercial	REPAIR CODE VIOLATIONS
03-1018	3/21/2003	12/8/2003	$2,500	Commercial	SHUTTERS
03-0878	3/14/2003	12/8/2003	$1,200	Commercial	REPLACE GREASE TRAP
03-0746	3/12/2003	12/8/2003	$6,500	Commercial	ATF CHANGE A/C
03-0584	3/5/2003	12/8/2003	$2,300	Commercial	4 NEW AWNINGS
02-1835	7/10/2002	8/16/2002	$1,000	Commercial	SIGNS
01-4044	1/7/2002	8/16/2002	$2,000	Commercial	ELECTRICAL
01-1718	4/23/2001	11/16/2001	$2,500	Commercial	ANSUL SYSTEM
00-2261	10/13/2000	11/16/2001	$975	Commercial	INTERIOR WALLS
00-1624	6/30/2000	7/14/2000	$6,900	Commercial	INTERIOR RENOVATIONS
00-1817	6/30/2000	7/14/2000	$600	Commercial	2 FIRE WALLS
9903660	10/29/1999	12/7/1999	$500		ELECTRICAL REPAIR
9703017	9/1/1997	10/1/1997	$1,500		FILL FISH POND/W CONCRETE
9702575	7/1/1997	10/1/1997	$400		MOP SINK/LAVATORY SINK
9602944	7/1/1996	8/1/1996	$2,000		ROOF
9602213	5/1/1996	8/1/1996	$3,500		ELECTRICAL
9691164	3/1/1996	8/1/1996	$2,900		ELECTRICAL
9600587	1/1/1996	8/1/1996	$1,000		RENOVATIONS
B940295	1/1/1994	11/1/1994	$5,000		RENOVATIONS
03-2690	3/26/1990	12/8/2003	$10,000	Commercial	RENOVAT REAR BAR

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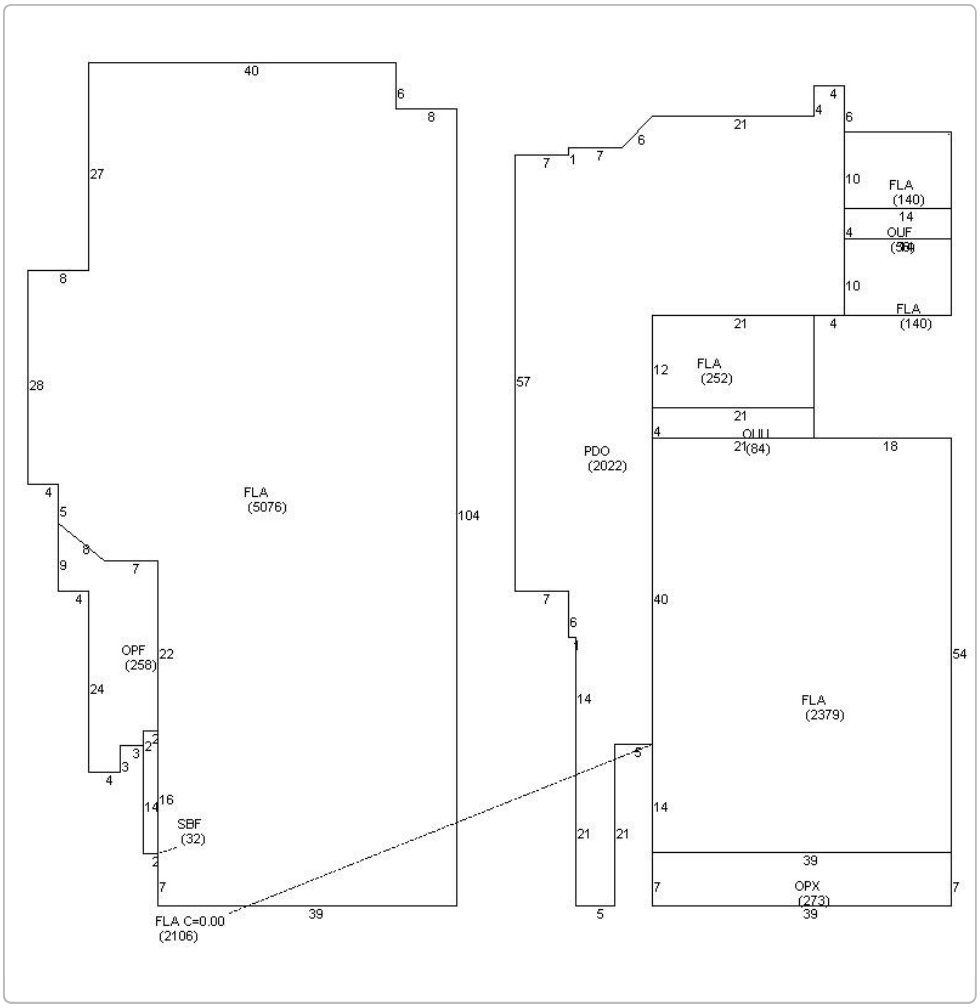
View Taxes for this Parcel

Sketches (click to enlarge)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Photos

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Map

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