



**Historic Architectural Review Commission
Staff Report for Item 7**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: July 28, 2015

Applicant: Joseph J. Schroeder, owner

Application Number: H15-01-0958

Address: #724 Duval Street

Description of Work:

Awning type covered storage structure made of metal tubes and canvas.

Site Facts:

The building where the proposed awning will be located is not recognized in the surveys. Although there is a similar footprint depicted in the 1962 Sanborn map for a carport, the actual metal frame structure is non-historic. The applicant has expressed the need for a temporary covered shed for his employees, as he is a general contractor in town. The owner also wants to re-develop the site with mixed-use structures, therefore he does not see practical the construction of a permanent roof.

Guidelines Cited in Review:

Awnings (pages 31- 32), particularly guideline10.

Staff Analysis:

The Certificate of Appropriateness proposes the installation of a metal frame awning covered with a white vinyl fabric. The awning will have a gable form, 10' wide by 15' deep with a 5' extension towards the existing cottage's roof. The frame will be metal. The

awning will be used to cover an existing storage area that is also used as a construction shop.

Consistency with Guidelines

The main issue on this request is whether it will be appropriate to allow the installation of a fabric covered structure, which will be visible from Petronia Street. The guideline cited states “*fabric covered structures including carports, open pavilions, tents or storage shelters are typically not recommended on publicly visible elevations.*” It is staff’s opinion that the proposed canopy fails guideline 10 for awnings. If the Commission finds that the awning meets the guidelines, understanding that it is a temporary structure, as expressed by the owner, staff recommends that the certificate of appropriateness granted include a specific expiration date.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

only



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.keywestcity.com

HARC PERMIT NUMBER 15-01-0654		BUILDING PERMIT NUMBER		INITIAL & DATE	
FLOODPLAIN PERMIT				REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

724 Duval St, Key West

OF UNITS

9

RE # OR ALTERNATE KEY:

NAME ON DEED:

722-724-726 Reality Trust,

PHONE NUMBER

305-293-9600

OWNER'S MAILING ADDRESS:

728 Duval St, Key West,

EMAIL

Schroedtkw@AOL.com

CONTRACTOR COMPANY NAME:

Greslin Sails

PHONE NUMBER

305-294-5854

CONTRACTOR'S CONTACT PERSON:

Peter Goldsmith

EMAIL

ARCHITECT / ENGINEER'S NAME:

N/A

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL



HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: BY YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$1,500.00

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.

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.,

Replace vinyl coverings with "White-Sun Brella Canvas" - Shade covering 10' x 20" metal pole frame. To comply with HARC guidelines. "Awning Type" Cover storage area.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.

OWNER PRINT NAME: Joseph J. Schroeder	QUALIFIER PRINT NAME: Peter Goldsmith
OWNER SIGNATURE: <i>Joseph J. Schroeder</i>	QUALIFIER SIGNATURE: <i>Peter Goldsmith</i>
Notary Signature as to owner: <i>Andrew J. Brown</i>	Notary Signature as to qualifier: <i>Andrew J. Brown</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>15</u> DAY OF <u>May</u> , 20 <u>15</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>15</u> DAY OF <u>May</u> , 20 <u>15</u> .
 Personally known or produced as identification.	 Personally known or produced as identification.

31444-22513-01c
31446-22513-01c

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

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 INT CPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER:

GENERAL: DESCRIPTION FROM PART B: *Remove vinyl, replace with white Sun Brelly over frame.*

PROJECT SPECIFICATIONS		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<i>Tent Frames - Temporary</i>	<i>Vinyl</i>	<i>Canvas - Sunbrella</i>

DEMOLITION: ATTACHED IS 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: PT * BUILDING PERMITS-NEW

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Doc: KEYMHD Type: BP Drawer: 1
 Date: 5/05/15 2015 1000654
 Trans number: 3048221
 CR CHECK 2231 \$100.00
 Trans date: 5/05/15 Time: 4:43:53

SIGN SPECIFICATIONS

SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW				
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:			
REASONS OR CONDITIONS:							
STAFF REVIEW COMMENTS:							
HARC PLANNER SIGNATURE AND DATE:				HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

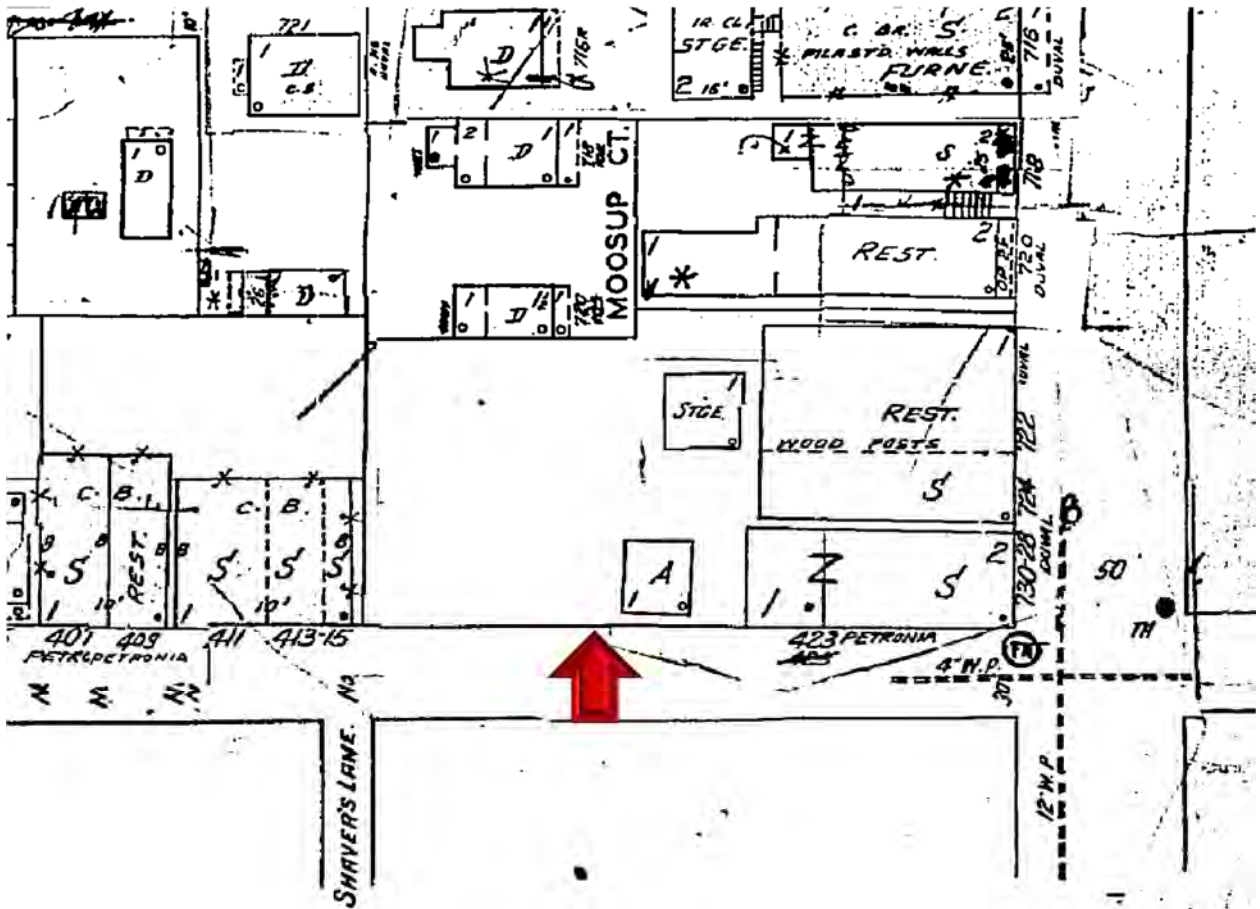
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

SANBORN MAPS

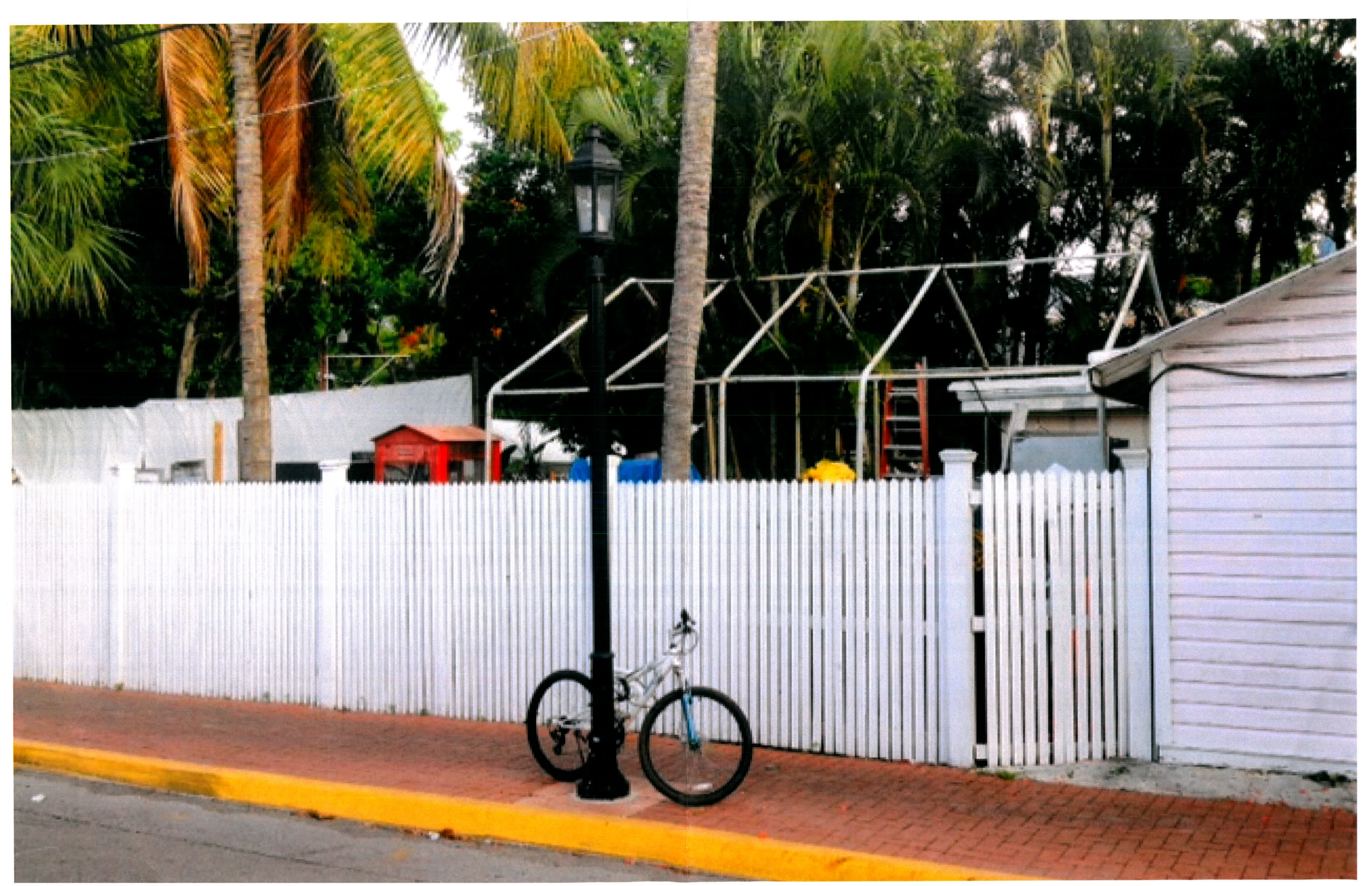


#730 Duval Street Sanborn map 1962

PROJECT PHOTOS



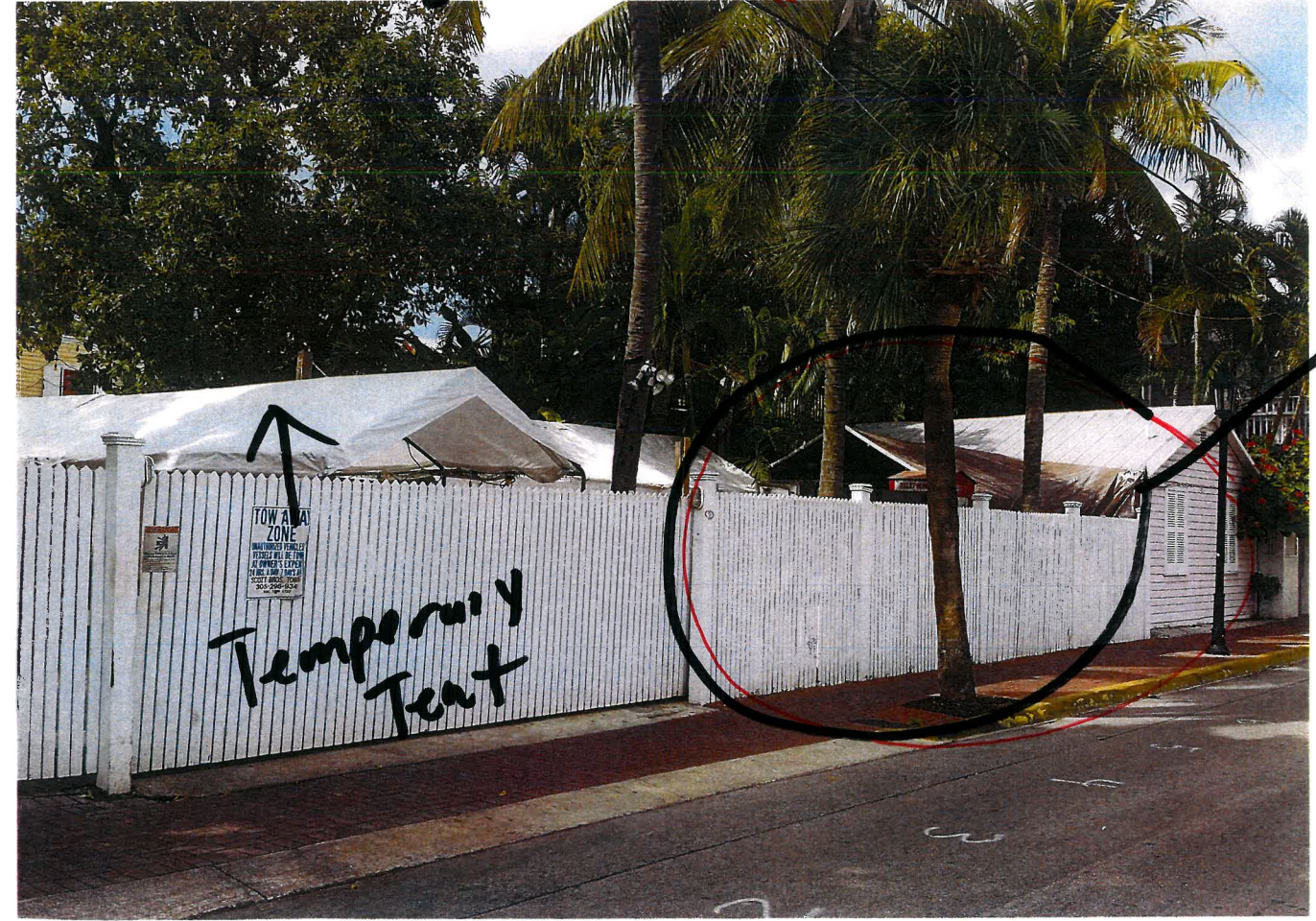
#730 Duval Street ca. 1965. Monroe County Library



724 Duval - Rear



→ Canvas Cover over storage area ←



→ Tents move around property as needed. ←



→ Temporary

Tents used year round. ←

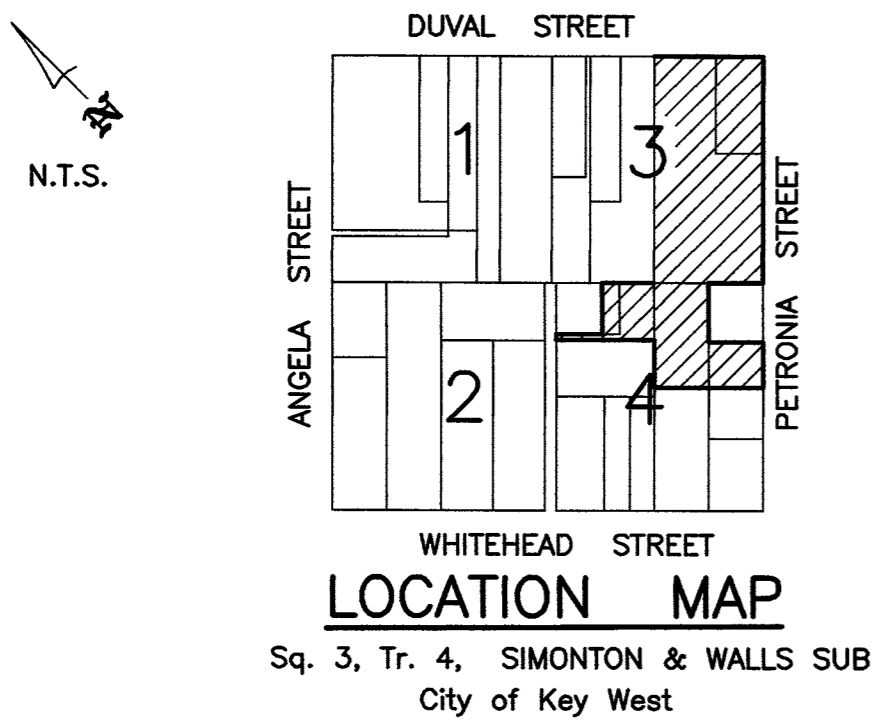




→ Temporary Tents used for shade. ←



SURVEY



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

LEGAL DESCRIPTION: PARCEL 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 Three (3) of Tract Four (4), the said part being described by metes and bounds as follows: Commencing at the Northwest corner of the intersection of Duval and Petronia Streets and running thence along Duval Street in a Northwesterly direction Ninety-four (94) feet and eight (8) inches; thence at right angles in a Southwesterly direction One Hundred Ninety Seven (197) feet, nine (9) inches; thence at right angles in a South-easterly direction Ninety-four (94) feet, Eight (8) inches to Petronia Street; thence at right angles along Petronia Street in a Northeasterly direction One Hundred Ninety-Seven (197) feet, Nine (9) inches to the Point of Place of Beginning.

LESS
A parcel of land located on the Island of Key West, Monroe County, Florida, and being known as a portion of Lot 3, Square 3 of Tract 4 of Simonton and Walls Addition to the City of Key West, and being more particularly described as follows: Addition to the City of Key West, and being more particularly described as follows: Begin at the intersection of the Southwesterly Right-of-Way Line of Duval Street and the Northwesterly Right-of-Way Line of Petronia Street; thence in a South-westerly direction along the said Northwesterly Right-of-Way line of Petronia Street for 84.50 feet; thence at a right angle and in a Northwesterly direction for 27.01 feet; thence at an angle of 89°46'40" to the left and in a Northeasterly direction for 84.61 feet to the said Southwesterly Right-of-Way line of Duval Street; thence at a right angle and in a Southeasterly direction for 26.68 feet to the Point of Beginning. Containing 2269.93 Square Feet, more or less.

LEGAL DESCRIPTION, Parcel B:

A parcel of land located on the Island of Key West, Monroe County, Florida, and being known as a portion of Lot 3, Square 3 of Tract 4 of Simonton and Walls Addition to the City of Key West, and being more particularly described as follows: Begin at the intersection of the Southwesterly Right-of-Way Line of Duval Street and the Northwesterly Right-of-Way Line of Petronia Street; thence in a South-westerly direction along the said Northwesterly Right-of-Way line of Petronia Street for 84.50 feet; thence at a right angle and in a Northwesterly direction for 27.01 feet; thence at an angle of 89°46'40" to the left and in a Northeasterly direction for 84.61 feet to the said Southwesterly Right-of-Way line of Duval Street; thence at a right angle and in a Southeasterly direction for 26.68 feet to the Point of Beginning. Containing 2269.93 Square Feet, more or less.

LEGAL DESCRIPTION 3' Easement:

A parcel of land located on the Island of Key West, Monroe County, Florida, and being known as a portion of Lot 3, Square 3 of Tract 4 of Simonton and Walls Addition to the City of Key West, and being more particularly described as follows: Commence at the intersection of the Southwesterly Right-of-Way Line of Duval Street and the Northwesterly Right-of-Way Line of Petronia Street; thence in a South-westerly direction along the said Northwesterly Right-of-Way line of Petronia Street for 84.50 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Northwesterly Right-of-Way Line of Petronia Street for 3.00 feet; thence at a right angle and in a Northwesterly direction for 30.02 feet; thence at an angle of 89°46'40" to the left and in a Northeasterly direction for 87.62 feet to the said Southwesterly Right-of-Way line of Duval Street; thence at a right angle and in a Southeasterly direction along the said Southwesterly Right-of-Way line of Duval Street for 3.00 feet; thence at a right angle and in a South-westerly direction for 84.61 feet; thence at an angle of 89°46'40" to the right and in a Southeasterly direction for 27.01 feet to the said Northwesterly Right-of-Way Line of Petronia Street and the point of Beginning.

LEGAL DESCRIPTION, Parcel "C":

On the Island of Key West, and described on Charles W. Tift's Map of said Island drawn in 1874, as part of Lot 4 in Square 3 of Tract 4, but better described as follows: COMMENCING at a point on Petronia Street distant 107 feet and 3 inches from the corner of Petronia Street and Whitehead Streets and from said point run along Petronia Street in a Northeasterly direction 39 feet and 6 inches; thence at right angles in a Northwesterly direction 47 feet and 4 inches; thence at right angles in a Southwesterly direction 39 feet and 6 inches; thence at right angles in a Southeasterly direction 47 feet and 4 inches to the point of beginning.

AND ALSO

On the Island of Key West, Monroe County, Florida, and is part of Tract Four (4) known as part of Lot 4 (4), Square Three (3), Tract Four (4), according to Simonton and Wall's Addition recorded in Deed Book E at Page 245, Monroe County Official Records and is more particularly described as follows: COMMENCE at the intersection of the Northeasterly right of way line of Whitehead Street with the Northwesterly right of way line of the said Whitehead Street for a distance of 47.33 feet; thence Northeasterly and at right angles for a distance of 105.65 feet to the Point of Beginning; thence Northwesterly and at right angles for a distance of 47.33 feet; thence Northeasterly and at right angles for a distance of 92.1 feet; thence Southeasterly and at right angles for a distance of 47.33 feet; thence Southwesterly and at right angles for a distance of 92.1 feet back to the Point of Beginning.

LEGAL DESCRIPTION: Parcel "D"

On the Island of Key West, and known as a part of Lot Five (5) according to Thomas Lancaster's Subdivision of Part of Square Three (3), Tract Four (4), recorded in Plat Book 1, Page 29, of Monroe County Records. Commencing at a point Fifty-Nine (59) feet, Eight (8) inches from a Ten (10) foot Lane, and running in a Northeasterly direction Forty-Nine (49) feet, Three (3) inches; thence at a right angle in a Southeasterly direction Thirty (30) feet; thence in a Southwesterly direction Forty-nine (49) feet, Three (3) inches; thence at a right angle in a Northwesterly direction Thirty (30) feet to the Point of Beginning.

ALSO

Parcel "E"
On the Island of Key West, and known as Part of Lot 5, according to Thomas Lancaster's Subdivision of part of Square 3, Tract 4, recorded in Plat Book 1, Page 29 of the Monroe County, Florida Records, more particularly described as follows: Commencing at a point on a 10 foot lane, distant 148'6" from the corner of Whitehead Street and said lane, running thence in a Northeasterly direction along said lane 5 feet; thence at right angles in a Southeasterly direction 44'8"; thence in a Northeasterly direction 44'3"; thence in a Southeasterly direction 15"; thence in a Southwesterly direction 49'3"; thence in a Northwesterly direction 59'8" back to the Point of Beginning.

AND ALSO

Parcel "F":
A parcel of land on the Island of Key West, Monroe County, Florida, and is known as part of Lot 5 (5), according to Thomas Lancaster's Subdivision of part of Square Three (3), tract Four (4), Recorded in Plat Book 1, Page 29 of the Public records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: Commence at the intersection of the Northwesterly Right of Way Line of Petronia Street with the Northeasterly Right of Way line of Whitehead Street and run thence Northwesterly along the Northeasterly Right of Way Line of Whitehead Street for a distance of 184.25 feet to the Southeasterly Right of Way Line of Samaritan Lane; thence Northeasterly and at right angles along the Southeasterly Right of Way Line of the said Samaritan Lane for a distance of 153.50 feet; thence Southeasterly and at right angles for a distance of 44.67 feet; thence Northwesterly and at right angles for a distance of 42.13 feet to the Southwesterly boundary line of the lands described in Official Record Book 542 at Page 264 of the Public Records of Monroe County, Florida, said point also being the Point of Beginning, thence continue Northeasterly along the previously mentioned course for a distance of 2.12 feet; thence Southeasterly and at right angles for a distance of 43.70 feet to the Southeasterly boundary line of the lands described in said Official Record Book 542, at Page 264; thence Southwesterly with a deflection angle of 89°54'17" to the right and along the Southeasterly boundary line of said lands for a distance of 2.04 feet; thence Northwesterly and at right angles and along the Southwesterly boundary line of said lands for a distance of 43.70 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on plat
Reference Bearing: Duval Street
3.4 detnotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 13.324

Monumentation:

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

Abbreviations:

R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
M.H.W. = Mean High Water
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page

F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B.S. = Concrete Block Stucco
cov'd. = Covered
wd. = Wood
w.m. = Water Meter
C.U.P. = Concrete Utility Pole
W.U.P. = Wood utility Pole

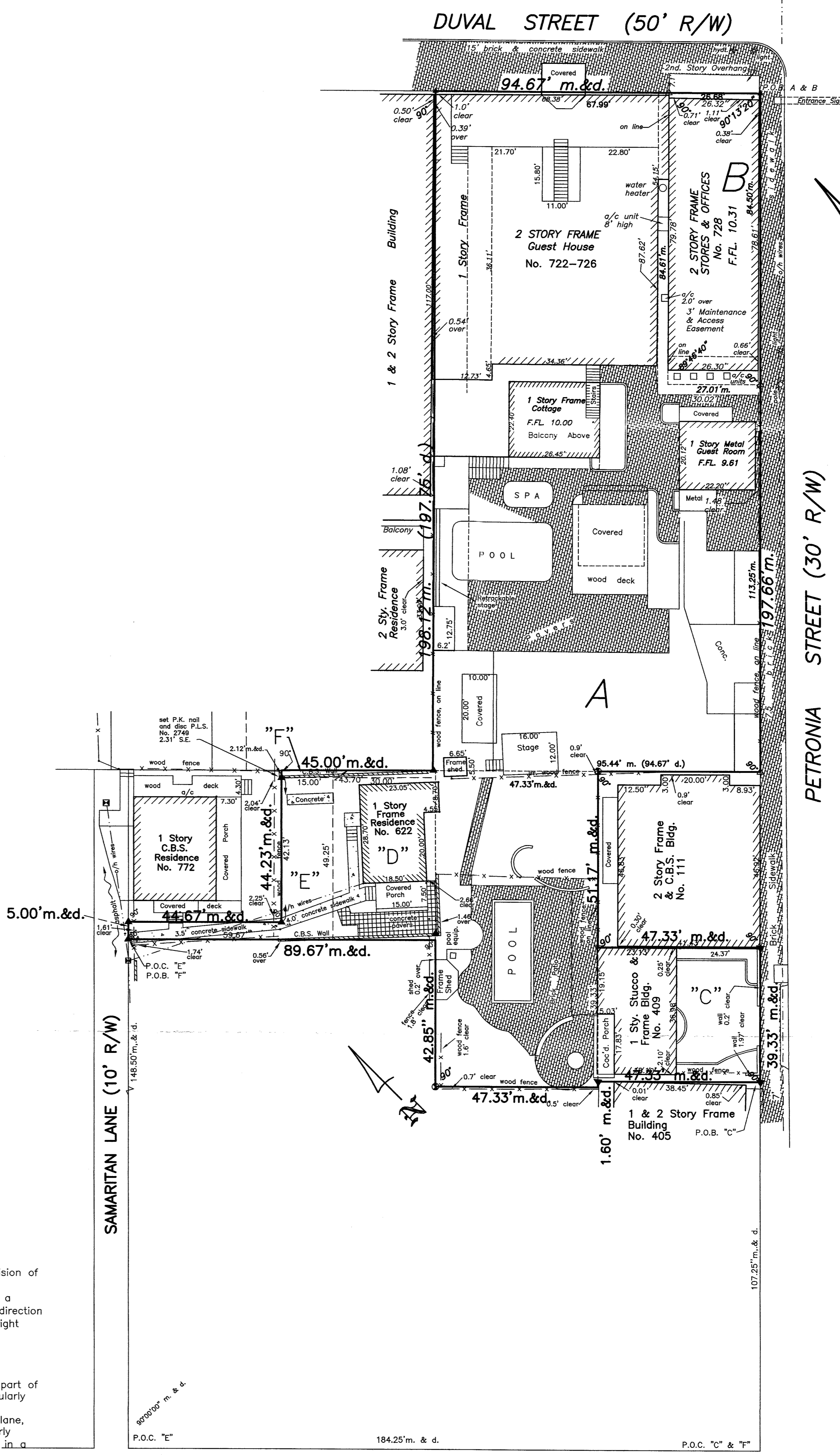
Field Work performed on: 6/1/15

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



DUVAL STREET (50' R/W)

PETRONIA STREET (30' R/W)

SAMARITAN LANE (10' R/W)

WHITEHEAD STREET (50' R/W)

Bourbon St. Rd.
724 Duval St.
Rear...

722-726 Duval Realty Trust		Dwn No.:	
722-728 Duval Street Realty Trust, Key West, Fl.		14-179	
Boundary Survey		Scale: 1"=20'	
Ref. file	Flood panel No. 1516 K	Dwn. By: F.H.H.	
Date: 7/10/15	Flood Zone: X	Flood Elev.:	
REVISIONS AND/OR ADDITIONS			
1/datedref/dwg/keywest/block69/block			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

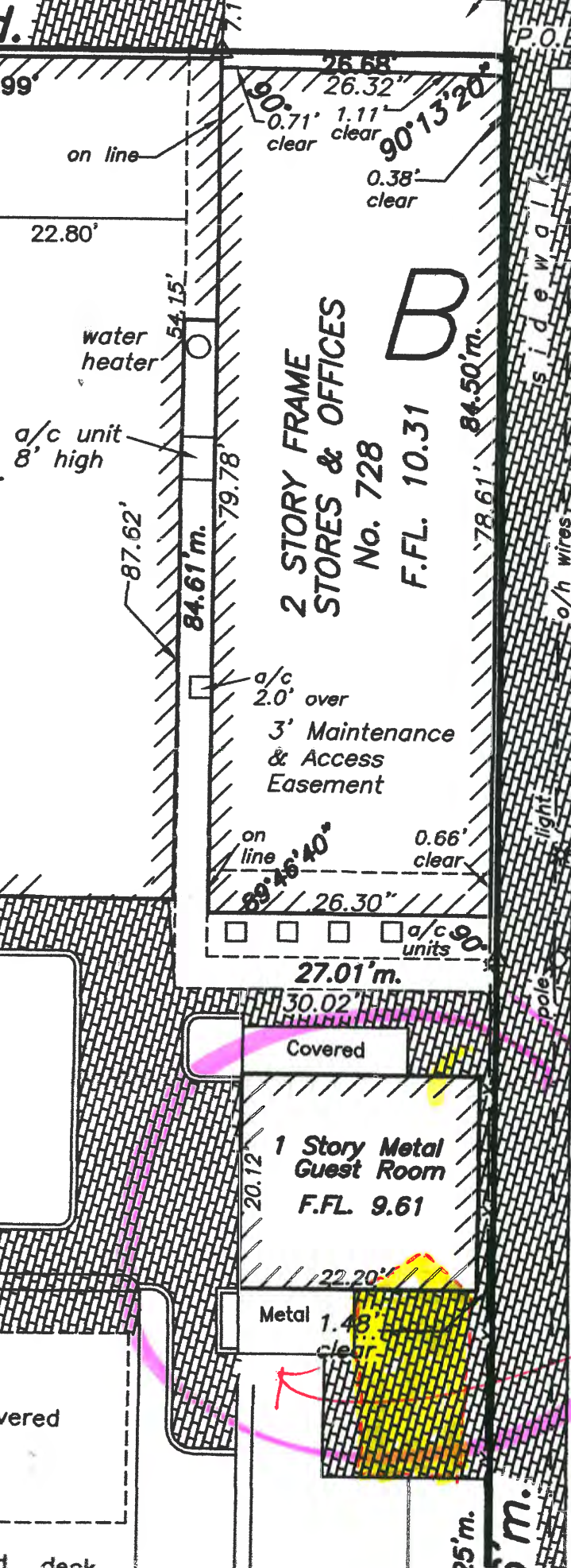
(305) 293-0466
Fax: (305) 293-0237
flhds1@earthlink.net
L.B. No. 7700

PROPOSED DESIGN

2nd. Story Overhang

P.O.B. A & B

Entrance Sign



**2 STORY FRAME
STORES & OFFICES**
No. 728
F.F.L. 10.31

B

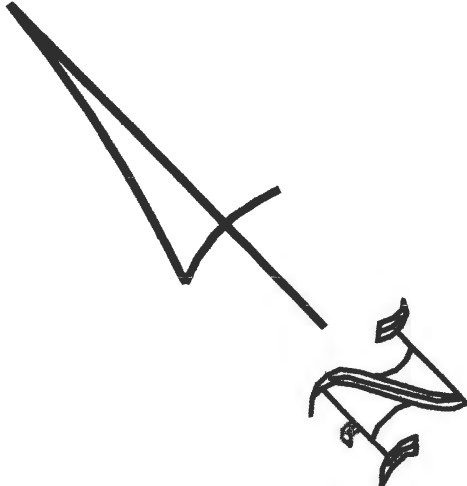
a/c 2.0' over
3' Maintenance
& Access
Easement

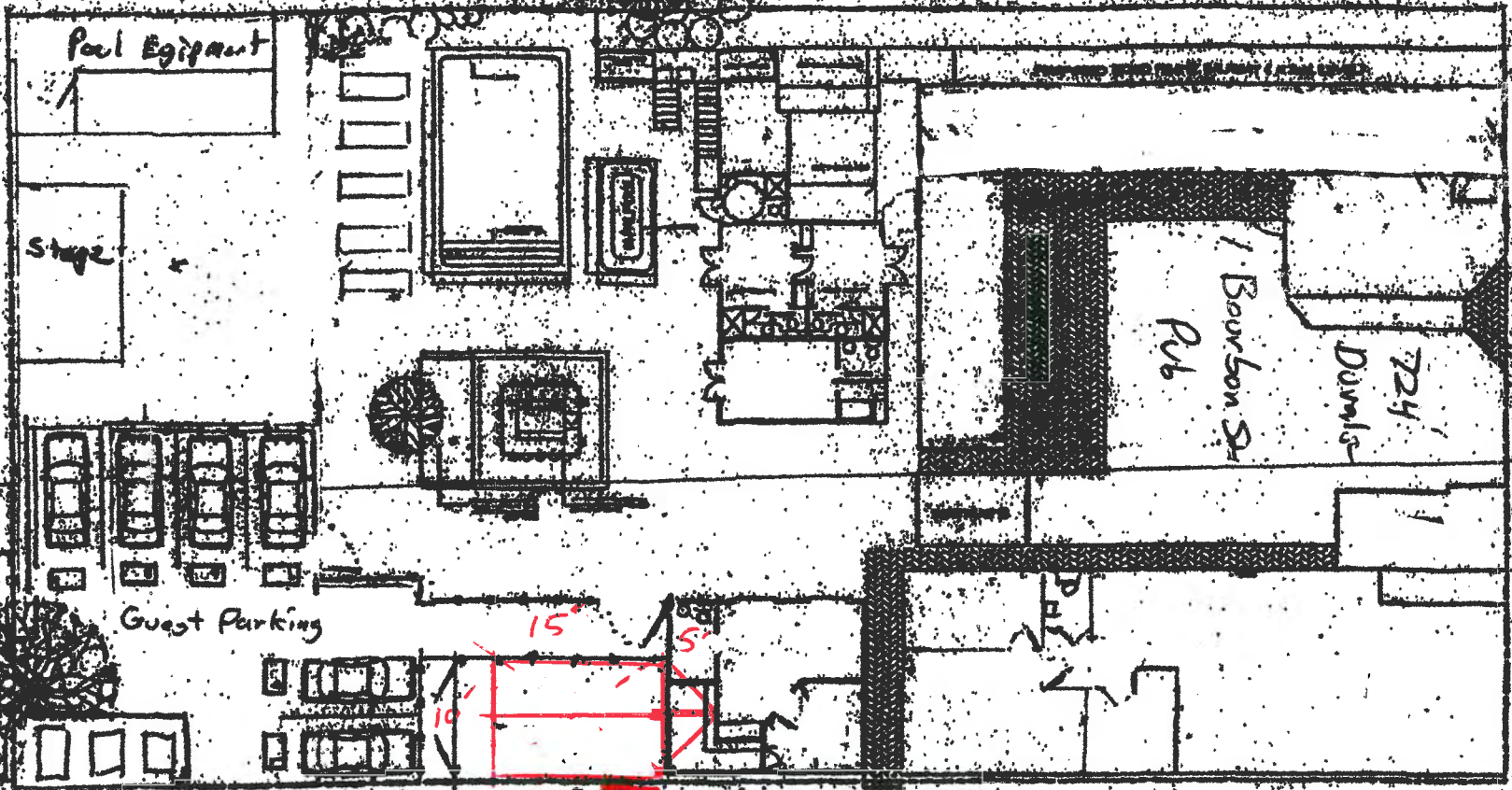
**1 Story Metal
Guest Room**
F.F.L. 9.61

Metal 1.48
clear

Setback 1.48

(30' R/W)



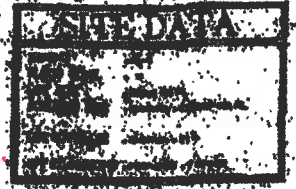


Dumpsters

SITE PLAN

Over Flow Parking
 New Orleans House
 Guest Parking

10' x 20'
 Attached Awning
 5' over roof line
 150 sq ft coverage



700 Block

724 Duval St

DIVA/DT

DIVA/000

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

AWNING TYPE COVERED STORAGE STRUCTURE MADE OF METAL TUBES AND CANVAS.

FOR- #724 DUVAL STREET

Applicant- Geslin Sails/ Joseph J. Schroeder

Application # H15-01-0654

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 809-3973 or visit our website at www.cityofkeywest-fl.gov

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

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: 1016527 Parcel ID: 00016140-000000** [Next Record](#)

Ownership Details

Mailing Address:

722-726 DUVAL STREET REALTY TRUST 10/30/12
C/O SCHROEDER JOSEPH J
728 DUVAL ST STE 203
KEY WEST, FL 33040-7400

Property Details

PC Code: 39 - HOTELS,MOTELS

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

730 DUVAL ST STE: 202 KEY WEST

730 DUVAL ST STE: 203 KEY WEST

Property Location: 730 DUVAL ST STE: 204 KEY WEST

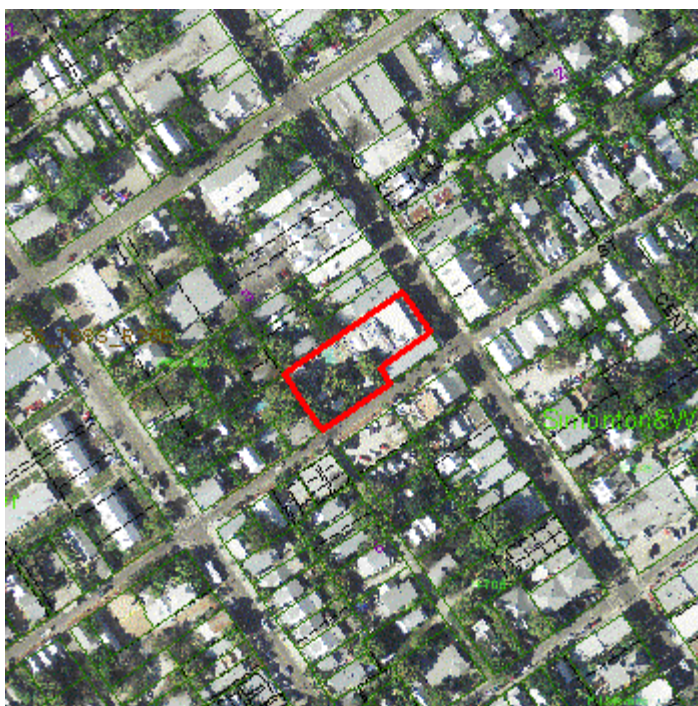
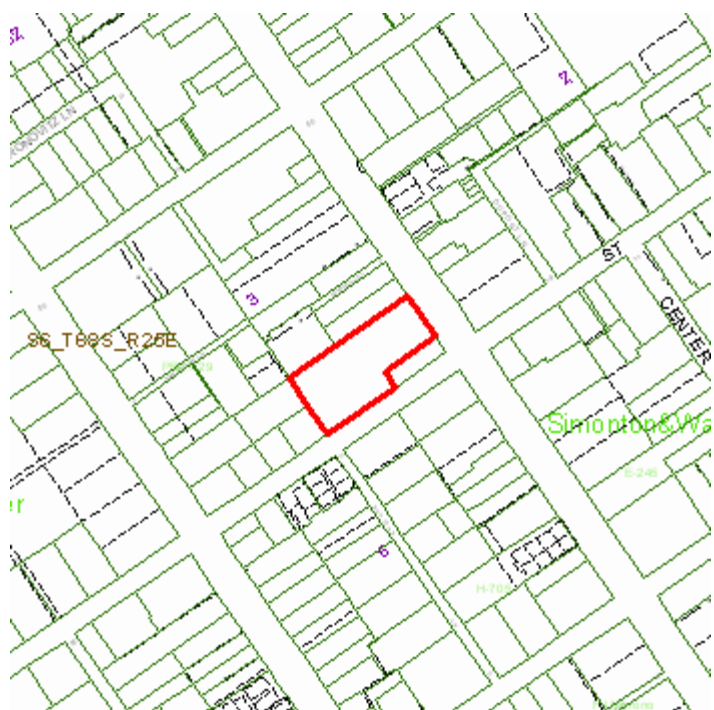
730 DUVAL ST STE: 205 KEY WEST

730 DUVAL ST STE: 206 KEY WEST

730 DUVAL ST STE: 201 KEY WEST

Legal Description: KW PT LOT 3 SQR 3 TR 4 E1-186 H1-176 OR428-809/811 CO JUDGES DOCKET 11-21 OR963-843/844L/E OR996-2309/2315R/S OR1603-812/818 OR1606-1353/55 OR1849-713/715 OR2597-1466

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	95	113	16,450.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 9775
 Year Built: 1918

Building 1 Details

Building Type		Condition	G	Quality Grade	450
Effective Age	19	Perimeter	938	Depreciation %	23
Year Built	1918	Special Arch	0	Grnd Floor Area	9,179
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	6	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	1991					5,224
2	OPF		1	1991					32
3	PDO		1	1991					455
4	SBF		1	1991					349
5	FLA		1	1991					572
6	O UU		1	1999					135
7	OPX		1	1999					50
8	OPX		1	1991					176
9	OPF		1	1999					175
10	SBF		1	1999					50
11	O UU		1	1999					1,536
12	FLA		1	1991					3,383
13	OPX		1	1991					66
14	OPX		1	1991					263
15	OPX		1	1991					1,063
16	FAT		1	1991					460
17	FAT		1	1991					420
18	O UU		1	1999					150

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2889	1 STY STORE-B	12	Y	Y
	2890	RESTRNT/CAFETR-B-	20	Y	Y
	2891	NIGHT CLUB, BARS B	68	Y	Y
	2892	OPF	100	N	N
	2893	PDO	100	N	N
	2894	SBF	100	N	N
	2895	HOTEL/MOTEL B	100	Y	Y
	2896	OUU	100	N	N
	2897	OPX	100	N	N
	2898	OPX	100	N	N
	2899	REST/CAFET-A-	100	N	Y
	2900	RESTRNT/CAFETR-B-	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
757	AB AVE WOOD SIDING	100

Building 2 Details

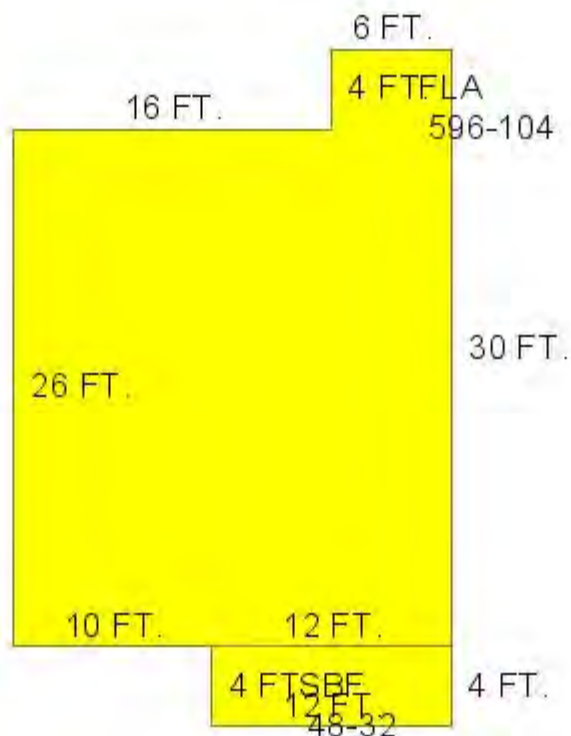
Building Type	Condition	G	Quality Grade	350	
Effective Age	19	Perimeter	104	Depreciation %	23
Year Built	1918	Special Arch	0	Grnd Floor Area	596
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	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	3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					596
2	SBF		1	2002					48

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2901	HOTEL/MOTEL B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
758	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1979	1980	3	20
2	AC2:WALL AIR COND	1 UT	0	0	1979	1980	2	20
3	FN2:FENCES	1,482 SF	0	0	1993	1994	2	30
4	PT3:PATIO	855 SF	0	0	1993	1994	2	50
5	PT4:PATIO	829 SF	0	0	1993	1994	4	50

6	UB2:UTILITY BLDG	36 SF	0	0	1993	1994	3	50
7	CL2:CH LINK FENCE	570 SF	0	0	1964	1965	1	30
8	TK2:TIKI	256 SF	16	16	1996	1997	4	40
9	HT2:HOT TUB	1 UT	0	0	1996	1997	2	50
10	UB3:LC UTIL BLDG	80 SF	10	8	1996	1997	1	30
11	TK2:TIKI	16 SF	0	0	1994	1995	2	40
12	PO6:COMM POOL	486 SF	27	18	1999	2000	4	50
13	PT2:BRICK PATIO	2,040 SF	0	0	1999	2000	2	50
14	WD2:WOOD DECK	128 SF	0	0	1999	2000	1	40
15	FN2:FENCES	780 SF	130	6	1999	2000	2	30
16	FN2:FENCES	280 SF	56	5	1999	2000	2	30

Appraiser Notes

14-1 VALUE REDUCED FROM \$4,484,208
2002-12-26 - 9 TRANSIENT ROOM LICENSES [041] 1997-11-15 - MISCELLANEOUS STORES BOURBON ST PUB - PIZZA JOE'S - MAGNOLIA'S CAFE PETITION KW 107-1997 , 11 UNITS
2007-05-17 WWW.BOURBONSTREETCOMPLEX.COM / WWW.NEORLEANSHOUSEKW.COM

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	07-5282	12/05/2007	1,800	Commercial	RENOVATE INTERIOR BATHROOMS AND FRONT COUNTER	
1	10-543	02/22/2010	04/09/2010	1,500	Commercial	INSTALL SUB PANEL 60 AMPS, SIX RECEPTACLES OUTLETS FOR WALL PLASMA TV'S. FOUR TRACK LIGHTS, 8' EACH CONTROLLED BY TWO SWITCHES. 2 CEILING FANS AND CHANDALIER BY SWITCH. ONE SMOKE DETECTOR.
1	12-3036	08/21/2012	12/31/2012	4,300	Commercial	ROUGH AND FINISH. 1-3 COMPARTMENT SINK, 1 HAND SINK, 1 ICE HOLDING BIN W/ HOT WATER HOSE BIBB, 1 GREASE TRAP, 2 FLOOR DRAINS W/TRAP PRIMERS.
1	12-3718	10/15/2012	12/31/2012	9,000	Commercial	INSTALL 1 5 TON RHEEM. 3 CENTRAL A/C COMPLETE DUCT SYSTEM W/ 5 DROPS AND 1 RETURN.
1	12-3403	09/21/2012	12/31/2012	6,000	Commercial	INTERIOR RENOVATION OF BAR. INSTALL ELECTRICAL PANEL 200 AMP, OUTLET, RECEPTACLES, DIMMER SWITCHES, INSTALL LIGHTING FIXTURES. HOOK UP BAR EQUIPMENT, HOOK UP A/C UNIT #5 TONS.
1	12-0812	05/05/2012		60,000	Commercial	FINAL PHASE III TO ORIGINAL PERMIT ON COURTYARD ENCLOSURE. FINISH INTERIOR 686 SQ/FT FIRST FLOOR. NEW INSULATION, DRYWALL, TRIM, PAINT, FLOOR. COMPLETE INTERIOR FINISHES FOR A SPECIAL EVENTS ROOM AS PER PLAN
1	11-3019	08/23/2011		1,000	Commercial	SIGN 120" W X 20" H X 1/2 PVC 16.5 SQ/FT, SIGN

						COPY "PEANUT BUTTER N' WHAT"
1	10-1335	11/21/2011		7,000	Commercial	INSTALL NEW FIVE (5) TON - 13 "RHEEM" SEER SPLIT CONDENSER/AIR HANDLER, (5) NEW 8" DROPS USING 8" FLEX DUCT IN CRAWL SPACE. INSTALL (5) TON AIR HANDLER IN MECHANICAL ROOM CONNECT TO OUTSIDE CONDENSER THRU EXT WALL ON ROOF
	14-5377	12/03/2014		5,000		REPAIR WINDOW SILL AND 10 SF OF SIDING REPAINT SIDE OF BUILDING
	15-1691	05/19/2015		1,800	Commercial	ADD DOOR AND DIVIDER WALL IN STORAGE AREA.
1	B94-2283	07/01/1994	12/01/1994	21,000		MAKE BUILDING HANDICAP AC
1	B94-2287	07/01/1994	12/01/1994	2,000		INSTALL 2 AWNINGS
1	B94-2284	07/01/1994	12/01/1994	18,000		DOORS/BATH/RAMP/PAVERS
1	B94-0117	01/01/1994	04/01/1995	65,000		BUILDOUT FOR 6 GUEST ROOM
1	B94-3962	12/01/1994	04/01/1995	1,200		FIRE ESCAPE
1	B94-4050	12/01/1994	04/01/1995	2,000		ADD AWNING "DUVAL SUITES"
1	B95-0621	02/01/1995	04/01/1995	18,000		UPDATE PERMIT
1	E95-1139	04/01/1995	04/01/1995	585		BURGLAR ALARM
1	B95-1704	05/01/1995	10/01/1995	10,000		RENO INTERIOR
1	B95-1772	05/01/1995	10/01/1995	1,200		REPLACE WNDW W/DOORS
1	M95-2759	08/01/1995	10/01/1995	850		CHANGEOUT 5 TON AC
1	P95-2886	09/01/1995	10/01/1995	2,500		PLUMBING
1	B952884	09/01/1995	10/01/1995	3,000		BUILD NEW BAR
1	E951974	09/01/1995	10/01/1995	1,500		ELECTRICAL
1	E952941	09/01/1995	10/01/1995	894		ALARM
1	M953253	09/01/1995	10/01/1995	600		INSTALL ANSUL SYSTEM
1	B953111	09/01/1995	10/01/1995	2,500		REPAIRS TO FRONT
1	M953400	10/01/1995	10/01/1995	300		INSTALL HOOD
1	A953794	11/01/1995	12/01/1995	450		SIGN
1	9604155	10/01/1996	11/01/1996	4,000		RENOVATIONS
1	9600973	02/01/1996	06/01/1996	825		PAVING
1	9602218	05/01/1996	06/01/1996	500		SIGN
1	9602827	06/01/1996	06/01/1996	3,000		RENOVATIONS
1	9604155	10/01/1996	11/01/1996	4,000		RENOVATIONS
1	9700617	02/01/1997	12/01/1997	600		ELECTRICAL
1	9700991	04/01/1997	12/01/1997	1,050		RENOVATIONS
1	9701615	07/01/1997	12/01/1997	2,500		TOOL SHED/GAZEBO/FENCE

1	9703585	11/01/1997	12/01/1997	1,000		REPAIRS
1	9703861	11/01/1997	12/01/1997	1,000		RENOVATIONS
1	9703863	12/01/1997	12/01/1997	10,000		RENOVATIONS
1	9801117	04/24/1998	11/03/1999	1	Commercial	INSTALL 2 SIGNS
1	9704322	01/21/1998	11/03/1999	6,000	Commercial	BUILDING REPAIRS
1	9703863	01/27/1998	11/03/1999	10,000		ELECTRICAL
1	9800023	02/25/1998	11/03/1999	15,000		REPAIRS/FENCE/RENOVATIONS
1	9800857	03/17/1998	11/03/1999	1,200		4 NEW FIXTURES
1	9801691	05/29/1998	11/03/1999	1,500		INSTALL DRINK MACHINES
1	9802091	07/07/1998	11/03/1999	150		SIGN
1	9802268	08/13/1998	11/03/1999	85,000		SWIMMING POOL
1	9802642	08/27/1998	11/03/1999	100		SMOKE DETECTORS
1	9802645	08/27/1998	11/03/1999	35,000		RENOVATIONS ETC.
1	9802779	09/09/1998	11/03/1999	1		12 NEW FIXTURES
1	9802838	09/11/1998	11/03/1999	1,200		INSTALL AC
1	9800023	09/10/1998	11/03/1999	15,000		ELECTRICAL
1	98-3270	10/20/1998	11/03/1999	5,000	Commercial	WALKIN COOLER
1	98-1345	04/21/1999	11/03/1999	500	Commercial	AC RELOCATION
1	99-0006	01/04/1999	11/03/1999	1,000	Commercial	ELECTRICAL
1	99-1535	05/06/1999	11/03/1999	8,000	Commercial	RENOVATIONS
1	99-1622	05/11/1999	11/03/1999	200	Commercial	ELECTRICAL
1	01-0708	02/08/2001	11/16/2001	1,400	Commercial	INSTALL NEW LIGHTS
1	00-1857	07/26/2000	11/16/2001	3,500	Commercial	RENOVATIONS
1	00-2141	07/31/2000	11/16/2001	4,897	Commercial	REPLACE AC
1	00-2180	08/09/2000	11/16/2001	500	Commercial	MOVE RECEPTABLES
1	00-2459	08/22/2000	11/16/2001	4,500	Commercial	INTERIOR WORK
1	00-2460	08/22/2000	11/16/2001	25,000	Commercial	CONSTRUCT WALL
1	0201712	08/22/2002	10/30/2002	4,000	Commercial	ENLARGE LOFT OPENING
1	0202527	09/19/2002	10/30/2002	3,000	Commercial	RENOVATE BAR
1	01-3032	01/11/2002	02/25/2003	14,000	Commercial	REMODEL BAR
1	02-0878	04/15/2002	02/25/2003	1,200	Commercial	GREASE TRAP
1	02-1307	05/20/2002	02/25/2003	10,795	Commercial	ROOFING
1	02-1712	08/22/2002	02/25/2003	4,000	Commercial	RAILING REPAIR
1	03-1152	04/03/2003	12/31/2003	18,000	Commercial	RENOVAT & 20 SECURITY CAM
1	03-1745	05/21/2003	12/31/2003	1,500	Commercial	DEMO INTERIOR
1	03-2479	09/03/2003	12/31/2003	1,000	Commercial	REMOVE CARPET
1	03-2480	09/05/2003	12/31/2003	16,700	Commercial	RENOVATIONS
1	03-2945	12/21/2003	12/31/2004	14,000	Commercial	ENCLOSE COUTYARD
1	03-4033	11/24/2003	10/31/2005	6,800	Commercial	ROOFING
1	03-4052	12/01/2003	10/31/2005	2,400	Commercial	2 - SEWER LATERALS
1	05-0065	01/18/2005	12/31/2005	2,000	Commercial	ELECTRIC RELOCATE & REPLACE
1	04-1576	05/14/2004	12/31/2005	1,000	Commercial	SHED - R&R WOOD FLOOR W/CONC.
1	04-3702	01/04/2005	12/31/2005	2,400	Commercial	ADA SPECS / BAR DRAINS
1	05-0510	04/14/2005	07/26/2006	5,000	Commercial	BUILD TWO SETS OF STAIRS TO MECHANICAL EQUIPMENT AREA
1	04-2970	09/03/2004	07/26/2006	3,000	Commercial	REPLACE 200SF OF ROTTEN SIDING

1	07-2255	05/08/2007	04/09/2010	600	Commercial	ELECTRICAL
1	07-5020	11/08/2007	04/09/2010	1,800	Commercial	INSTALL 200 AMP SERVICE TO REPLACE ONE METER OF A 4 GANG METER CAN THAT BURNT OUT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	1,290,987	65,944	1,186,506	2,543,437	2,543,437	0	2,543,437
2013	1,290,987	67,885	1,112,349	2,471,221	2,471,221	0	2,471,221
2012	1,290,987	69,812	1,112,349	2,473,148	2,473,148	0	2,473,148
2011	1,290,987	71,866	1,112,349	2,475,202	2,475,202	0	2,475,202
2010	1,341,286	74,041	1,111,609	2,526,936	2,526,936	0	2,526,936
2009	1,341,286	76,098	2,164,820	3,582,204	3,582,204	0	3,582,204
2008	1,374,818	78,179	3,500,560	4,953,557	4,953,557	0	4,953,557
2007	1,032,662	69,646	2,936,325	4,038,633	4,038,633	0	4,038,633
2006	1,032,662	71,478	1,480,500	4,329,893	4,329,893	0	4,329,893
2005	975,430	73,286	1,316,000	2,968,984	2,968,984	0	2,968,984
2004	999,055	75,214	987,000	2,968,984	2,968,984	0	2,968,984
2003	1,087,211	77,022	806,050	2,968,984	2,968,984	0	2,968,984
2002	1,134,843	78,857	806,050	2,827,604	2,827,604	0	2,827,604
2001	1,003,296	80,756	806,050	2,121,919	2,121,919	0	2,121,919
2000	1,003,296	47,633	690,900	2,121,919	2,121,919	0	2,121,919
1999	952,791	13,880	621,810	2,121,919	2,121,919	0	2,121,919
1998	636,317	14,231	621,810	1,272,358	1,272,358	0	1,272,358
1997	636,317	9,677	592,200	1,494,707	1,494,707	0	1,494,707
1996	401,581	9,890	592,200	678,278	678,278	0	678,278
1995	207,703	9,904	592,200	678,278	678,278	0	678,278
1994	345,439	440	673,884	1,106,139	1,106,139	0	1,106,139
1993	345,439	440	673,884	1,019,763	1,019,763	0	1,019,763
1992	343,228	440	673,884	1,017,552	1,017,552	0	1,017,552
1991	308,912	495	673,884	983,291	983,291	0	983,291
1990	308,947	550	482,950	792,447	792,447	0	792,447
1989	304,992	605	479,206	784,803	784,803	0	784,803
1988	179,806	3,520	404,330	587,656	587,656	0	587,656
1987	160,336	9,278	231,545	401,159	401,159	0	401,159
1986	160,972	9,490	224,853	395,315	395,315	0	395,315
1985	153,218	9,734	157,924	357,083	357,083	0	357,083
1984	118,386	1,014	157,924	277,324	277,324	25,500	251,824
1983	118,639	1,014	119,067	238,720	238,720	25,500	213,220
1982	81,662	1,014	102,138	184,814	184,814	25,500	159,314

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/30/2012	2597 / 1466	100	WD	11
1/7/2003	1849 / 0713	3,000,000	WD	Q
12/1/1986	996 / 2309	450,000	WD	Q

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