



City of Key West
Planning Department
1300 White Street
Key West, Florida 33040

August 26, 2021

Rick Milelli
Northstar Engineering
201 Front Street, Suite 203
Key West, FL 33040

RE: MAJOR DEVELOPMENT PLAN – NEW MIXED-USE STRUCTURE ON CHARLES STREET. NEW STAIRS AND ROOF DECK. INFILL EXTERIOR SPACE BETWEEN DUVAL STREET STRUCTURE AND CHARLES STREET STRUCTURE. NEW STOREFRONT ON DUVAL STREET. DEMOLITION OF HISTORIC ONE-STORY GARAGE STRUCTURE ON CHARLES STREET. FOR: #210-216 DUVAL STREET - HARC APPLICATION # H2020-0042 KEY WEST HISTORIC DISTRICT

Dear Mr. Milelli,

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the design and first reading for demolition for the above-mentioned project on the public hearing held on Wednesday, July 28, 2021. The second reading for demolition was **approved** on the public hearing held on Tuesday, August 24, 2021. The Commissioners made their motions based on the submitted documents.

You may now move forward with the Major Development Plan process. Once all necessary approvals are acquired, you may apply for building permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely,



Kathleen McDonald
Historic Preservation Planner II
City of Key West
1300 White Street
Key West, Florida 33040

305.809.3975

kcdonald@cityofkeywest-fl.gov

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2020-0042	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	210-216 Duval Street		
NAME ON DEED:	210 Duval St. LLC	PHONE NUMBER	305-304-4464
OWNER'S MAILING ADDRESS:	P.O. Box 2068 Key West FL	EMAIL	keywestnurse58@aol.com
APPLICANT NAME:	Northstar Engineering	PHONE NUMBER	305-481-0400
APPLICANT'S ADDRESS:	201 Front St. Ste 203	EMAIL	nsefl1keys@gmail.com
	Key West FL 33040		
APPLICANT'S SIGNATURE:			DATE 6/25/21

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

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

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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Demolition of garage structure on Charles Street. Construct new mixed use structure where garage structure is located. New stairs for Charles St. building and residential roof deck. New stairs for 2nd floor main building. New storefront for main building.
MAIN BUILDING:	Construct new storefront 1st floor. Replace roof on side addition infill exterior space between main structure and Charles Street.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
See demo appendix	

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

ACCESSORY STRUCTURE(S): New staircase, new doors and windows. Reuse/rehab. existing windows if possible. New structure where garage was located. New porch and wood windows.	
PAVERS:	FENCES: New 4' fence and gates along Charles Street
DECKS: New deck for residential apartments (NOT for commercial)	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): New mech. equipment for commercial/residential. A/Cs, hood system	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 07/28/2021	<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: JEG
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS: 1) SUBJECT TO STAFF APPROVAL OF DETAILS OF SHOPFRONT EGRESS, SECTIONS AND DECK		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO: 07/28/21	SECOND READING FOR DEMO: 08/24/21	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE: [Signature] 08/24/21	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.