



Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa Silva, MSHP
Historic Preservation Planner

Meeting Date: August 27, 2024

Applicant: Pope-Scarborough Architects

Application Number: H2024-0034

Address: 1125 Duval Street

Description of Work:

Minor Development Plan - Partial demolition of rear additions to historic house. Demolition of front porch concrete block railings and columns. Demolition of non-historic carport and shed at rear. Removal of pool and stairs.

Site Facts:

The site under review is known as La-Te-Da complex. The new owners of the complex acquired the parcel originally known as 515 Catherine Street. This parcel is now part of 1125 Duval Street. 515 Catherine Street comprised of a one-story contributing house built circa 1910. That building has been altered on its rear and the front porch exhibits concrete floors, concrete breeze blocks used as railings, and concrete columns. The site also had a small accessory non-historic structure that was used to sell fish. The structure had a carport attached to the northwest side of the house and a non-historic shed on the northwest corner of the lot. As part of the development plan the project includes alterations to an existing pool, staircases, and new roof for a non-historic building that currently has a roof deck.

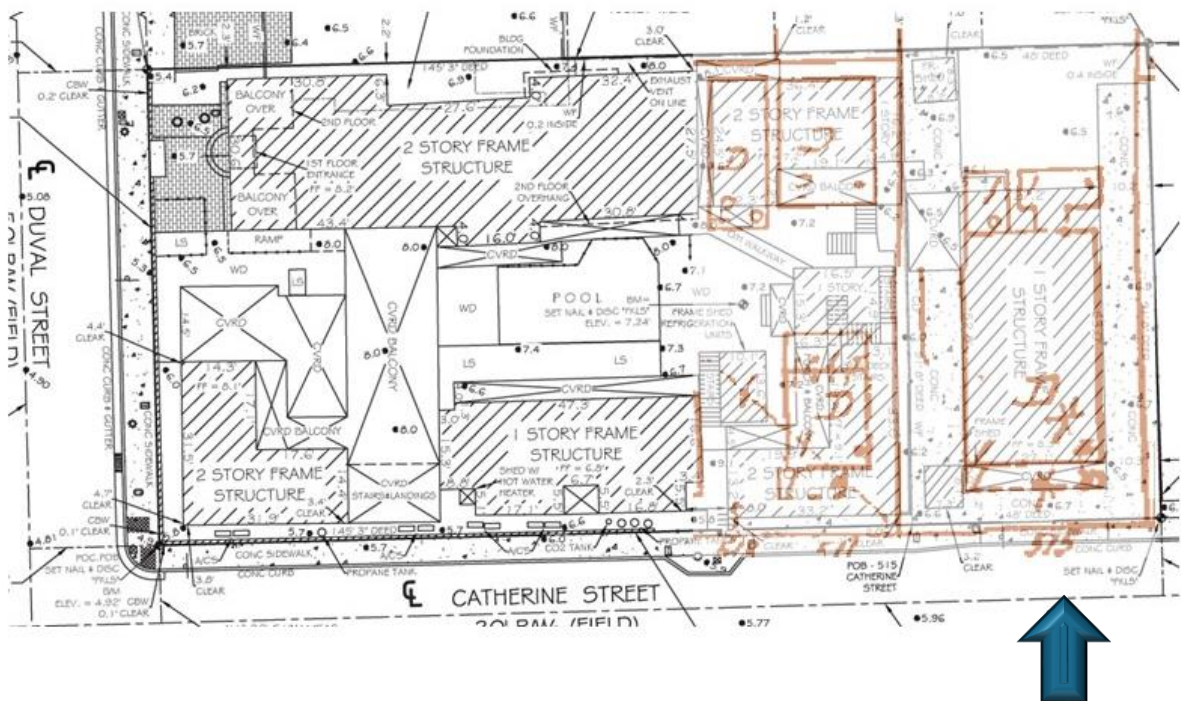
On July 18, 2024, the Planning Board approved under Resolution 2024-028.



Building under review circa 1965.



Recent photograph of front elevation.



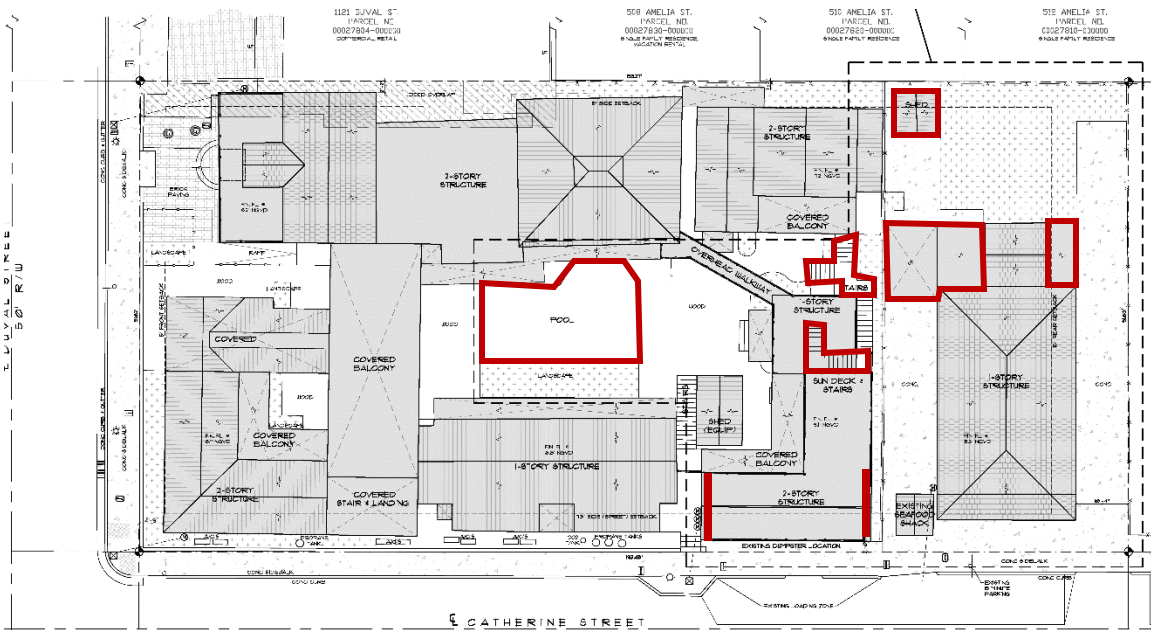
1962 Sanborn Map and Current Survey

Ordinance Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a non-historic rear additions and front porch elements of a contributing house. The plan also includes the demolition of a carport and shed structure with no build back and the removal of an existing pool and staircases. All elements proposed to be demolished are non-historic and non-contributing to the historic district.



Proposed structures to be demolished shaded in red.

Since the elements under review for demolition are all non- historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

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

It is staff's opinion that the proposed elements to be demolished are not historic or significant to the character of the historic site.

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

The proposed structures to be demolished are not historic and do not contribute to the historic character of existing buildings or open space within the complex.

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

This will not be the case.

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

It is staff's opinion that none of the proposed structures under consideration for demolition will qualify in a near future to be considered contributing to the historic fabric of the district.

In conclusion, staff recommends to the Commission the consideration of the request for demolition as the undertaking will have no adverse effect in the complex or the surrounding neighboring structures. If the Commission finds the design to be appropriate this will be the only required reading for demolition.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC 2024-0034	REVISION #	INITIAL & DATE TK-7/29/24
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1125 Duval	
NAME ON DEED:	Patrick Hegarty	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1125 Duval Street	EMAIL LaTeDaFOH@aol.com
	Key West, FL 33040	
APPLICANT NAME:	Pope-Scarborough Architects	PHONE NUMBER 305-296-3611
APPLICANT'S ADDRESS:	610 White Street	EMAIL holly@p-s-architects.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 7/29/2024

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS 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:	Renovation to existing single family residence into 4 guest rooms. Raise building above future flood elevation. Shift building to allow for ADA parking. Remove non-historic porch columns and rails, rebuild to match historic porch. Remove carport and rear shed additions. Replace windows as per drawings. Remove 3rd floor roof deck and stair access on adjacent building facing Catherine, replace with gable roof. New rear fencing and garbage enclosure as per plans.
	New spa and deck with screen wall at rear corner of property. Remove existing pool and replace with new dining deck in courtyard.
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
	Demolition of rear shed additions and carport.

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

ACCESSORY STRUCTURE(S): NA	
PAVERS: NA	FENCES: NA
DECKS: Decks and pavers per plans.	PAINTING:
	Match existing
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
NA	New Spa with equipment in existing location.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Replace existing AC units per site plan.	NA

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
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:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
HARC 2024-0034	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	Patrick Hegarty
PROPERTY OWNER'S NAME:	1125 Duval Street
APPLICANT NAME:	Pope - Scarbrough Architects

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

Signature: <u>Patrick Hegarty</u> <small>Patrick Hegarty (Jul 29, 2024 11:36 EDT)</small> Email: <u>latedafoh@aol.com</u>	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Remove carport and two rear shed additions.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
No
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
Structure is not architecturally significant

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

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

Structure is not significant

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

Structure is not significant

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

Structure is not significant

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

Structure does not exemplify the cultural, political, economic, social or historic heritage of the city

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

Correct

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

NA

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

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

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

Correct

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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

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

Removal will not cause diminished character

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

Removal will not have any impact on historic relationship between building or structures and open space

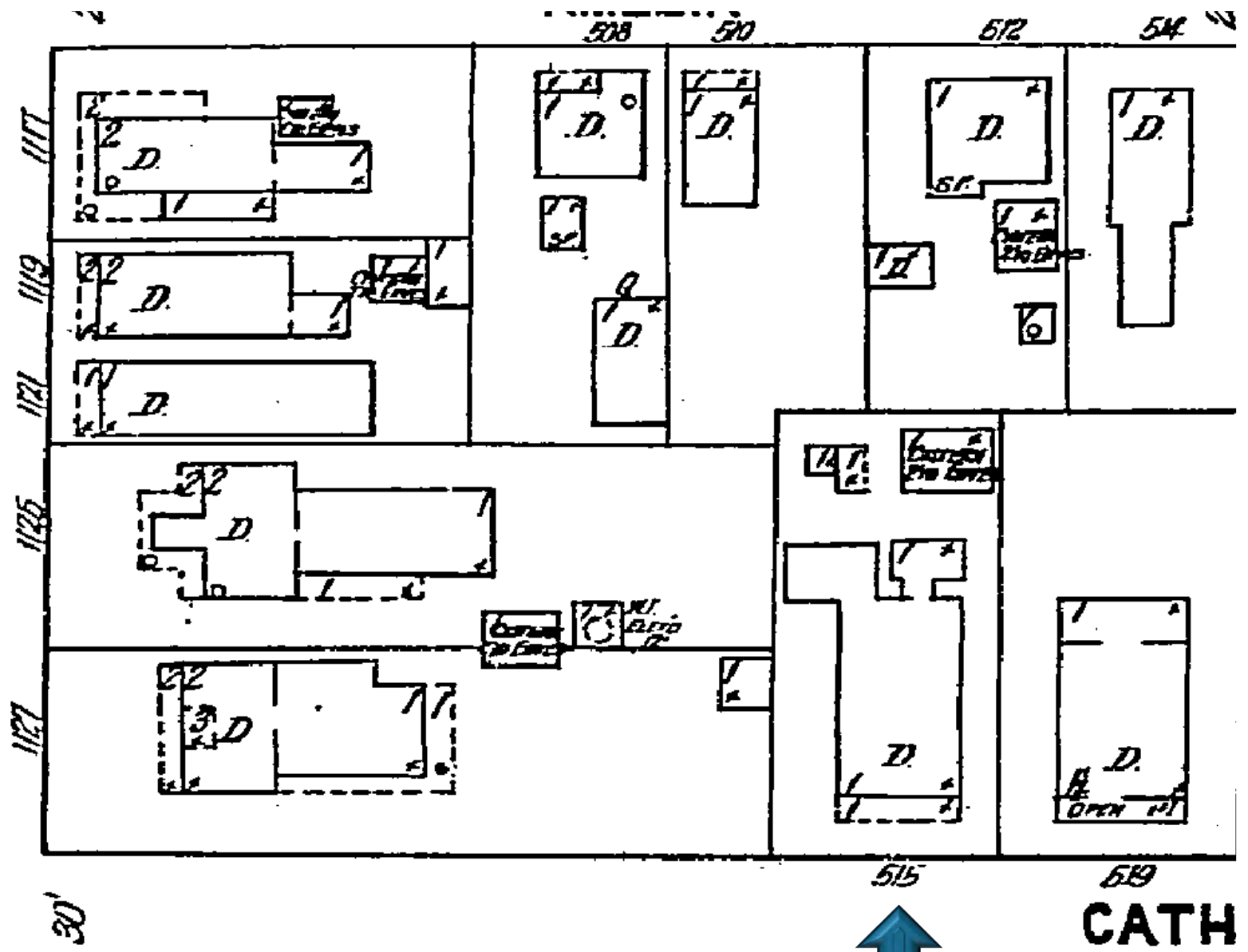
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Removal of structure will have no impact on the historic character of the site or the surrounding district or neighborhood

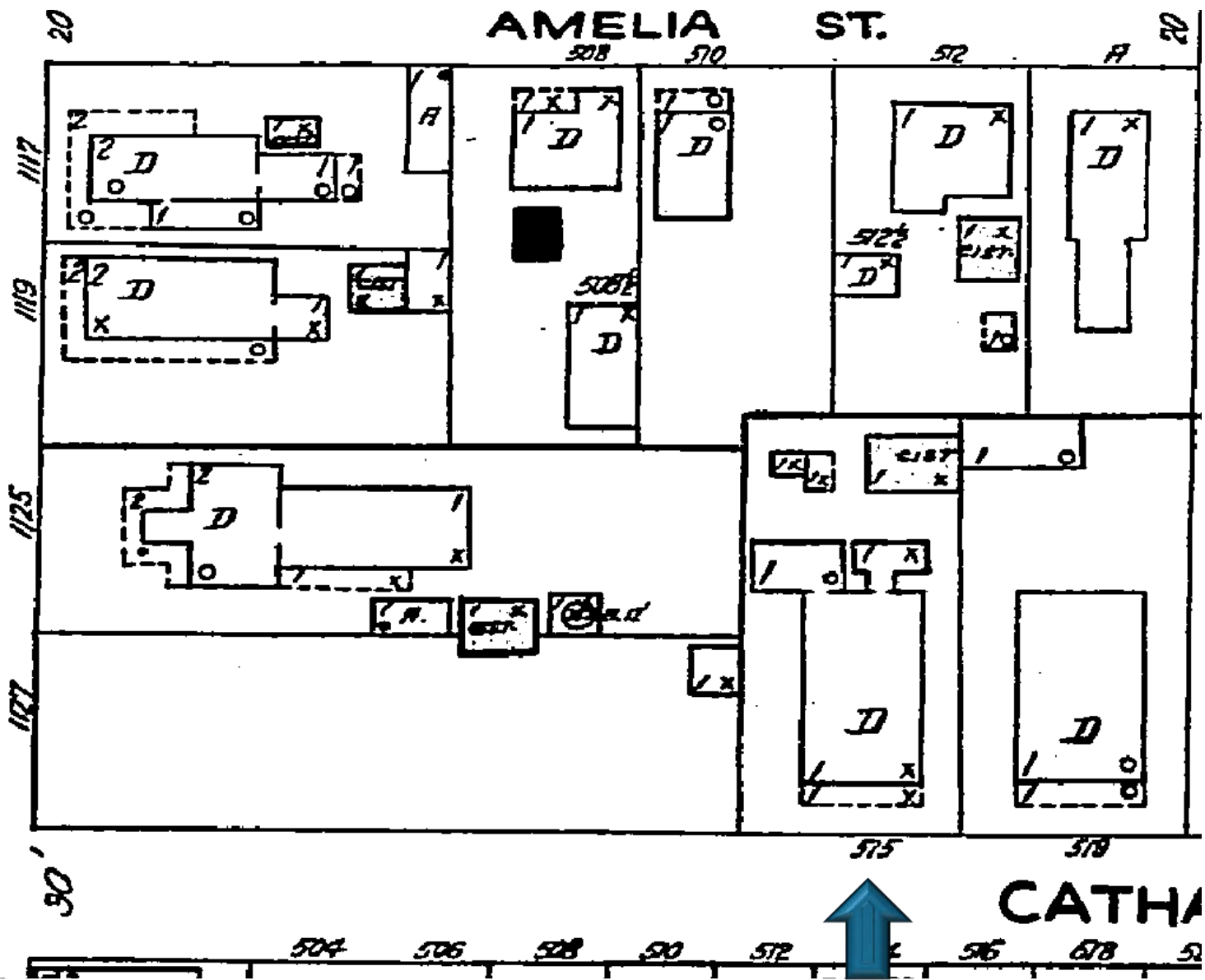
(4) Removing buildings or structures that would otherwise qualify as contributing.

NA

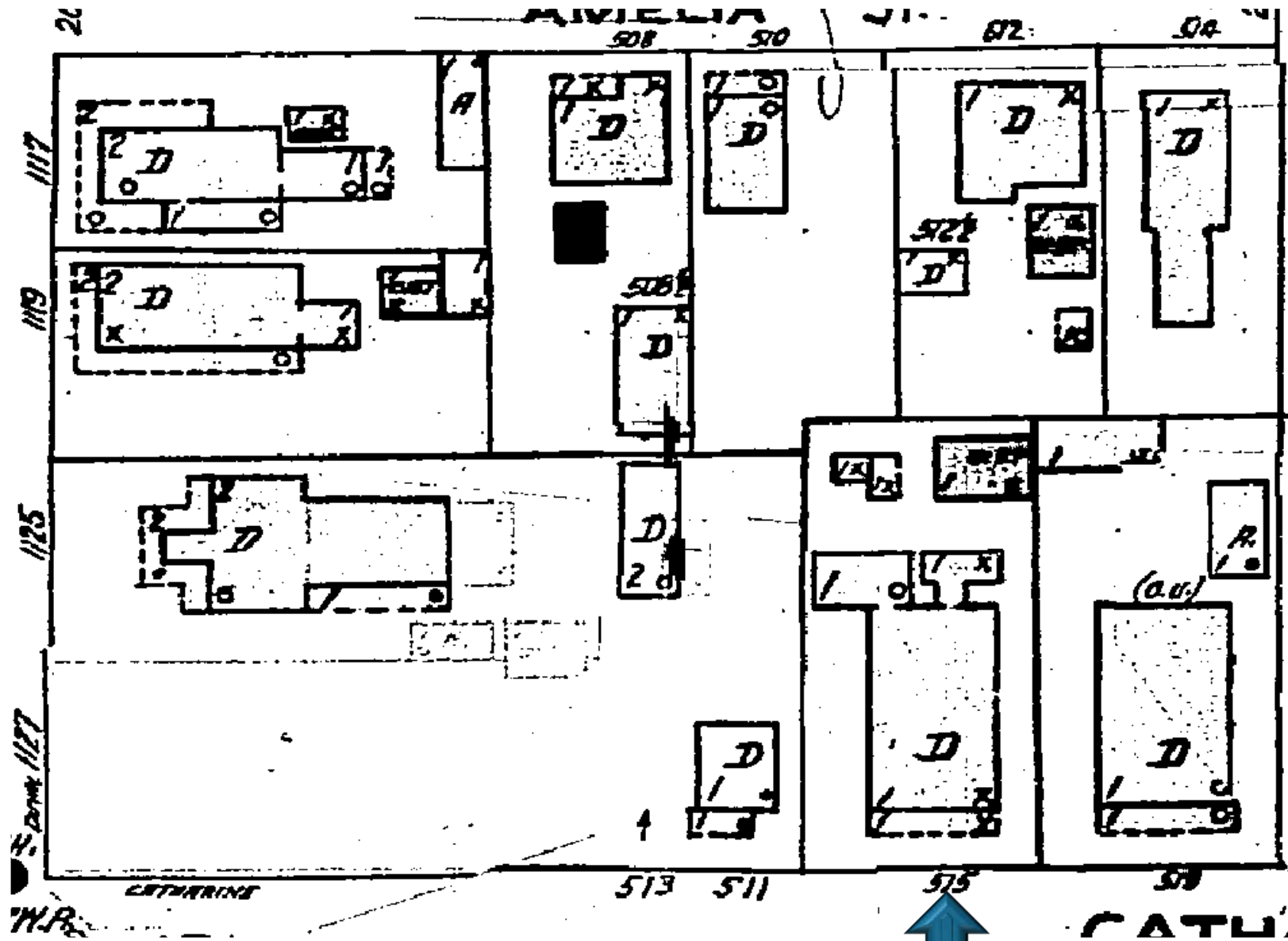
SANBORN MAPS



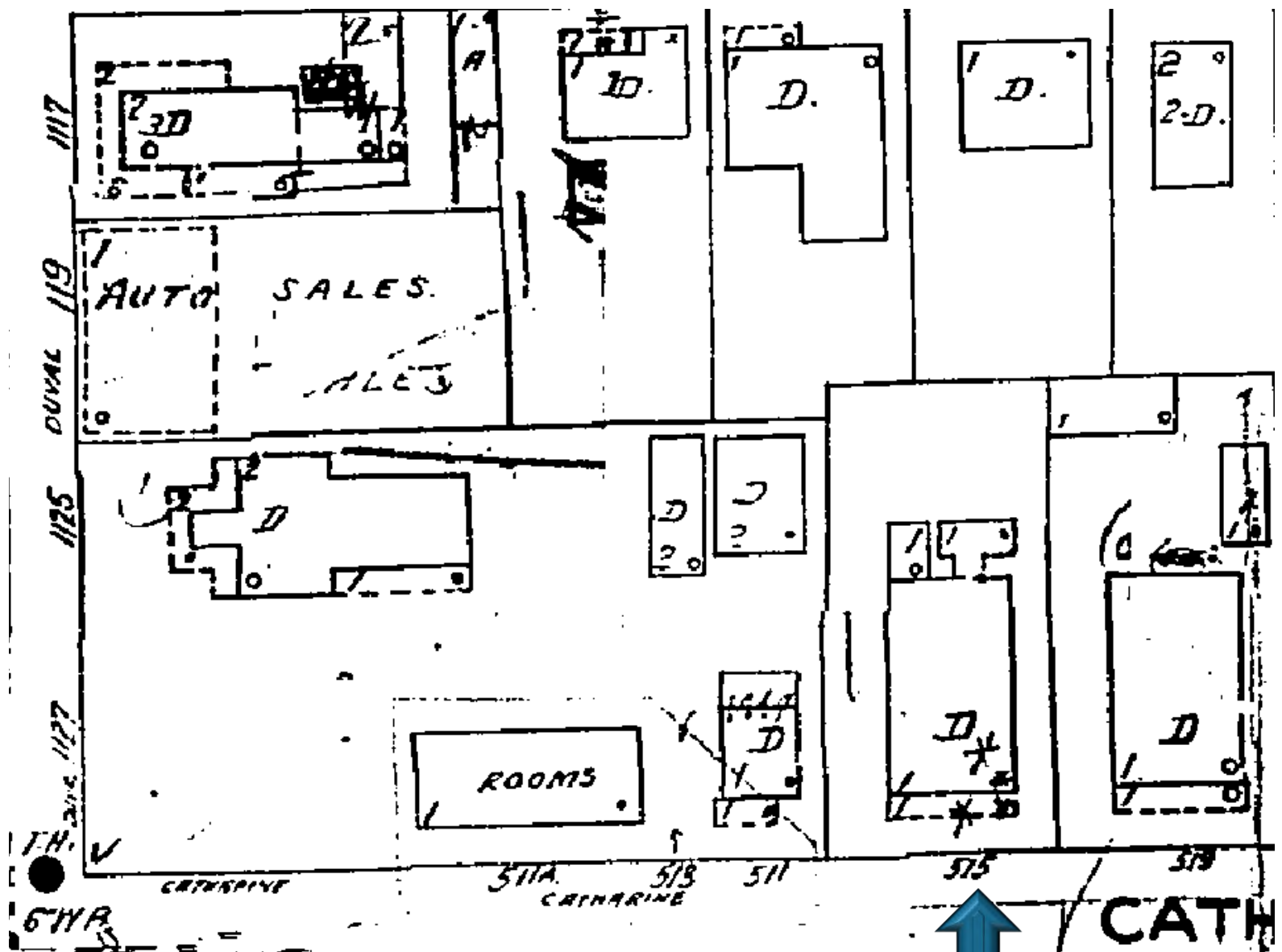
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

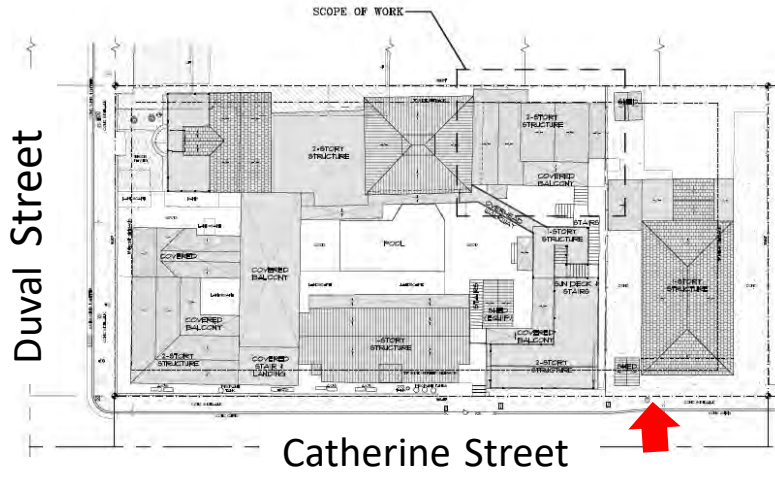
PROJECT PHOTOS



515 Catherine Street circa 1965. Monroe County Library.

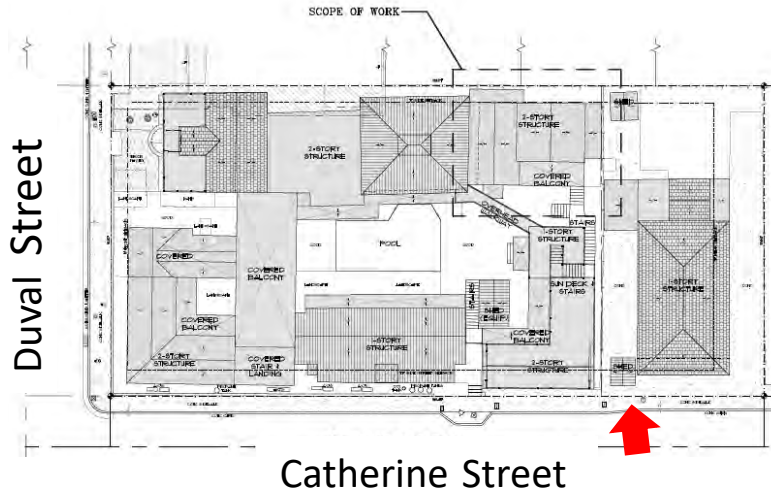
La Te Da

1125 Duval Street



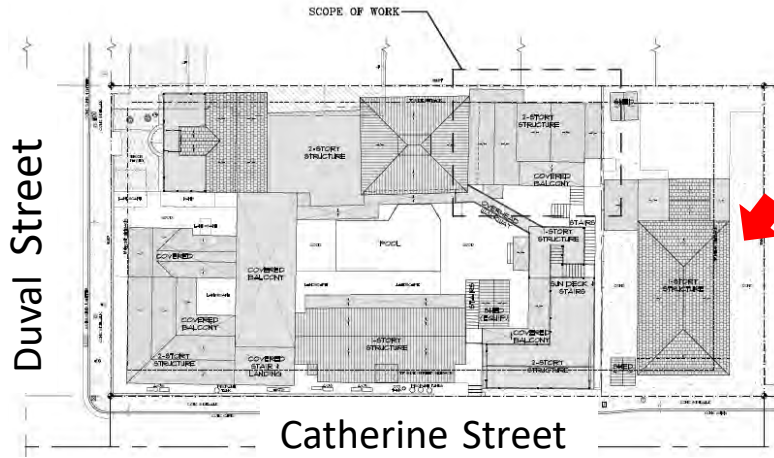
La Te Da

1125 Duval Street



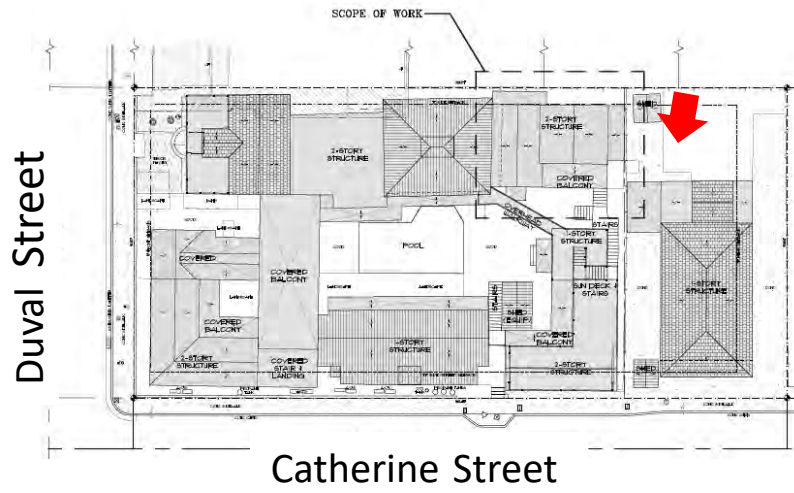
La Te Da

1125 Duval Street



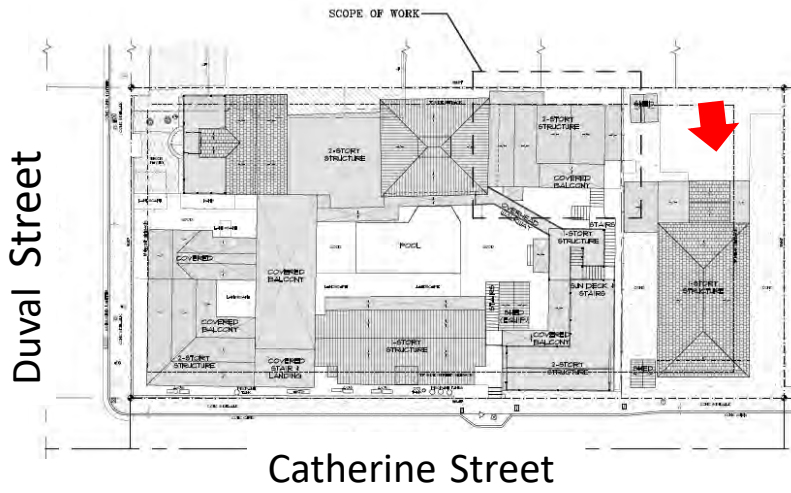
La Te Da

1125 Duval Street



La Te Da

1125 Duval Street



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON
N 1°27'08"W ASSUMED ALONG
THE CENTERLINE OF DUVAL
STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED.

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ALL ELEVATIONS SHOWN
ARE SHOWN IN NGVD 1929

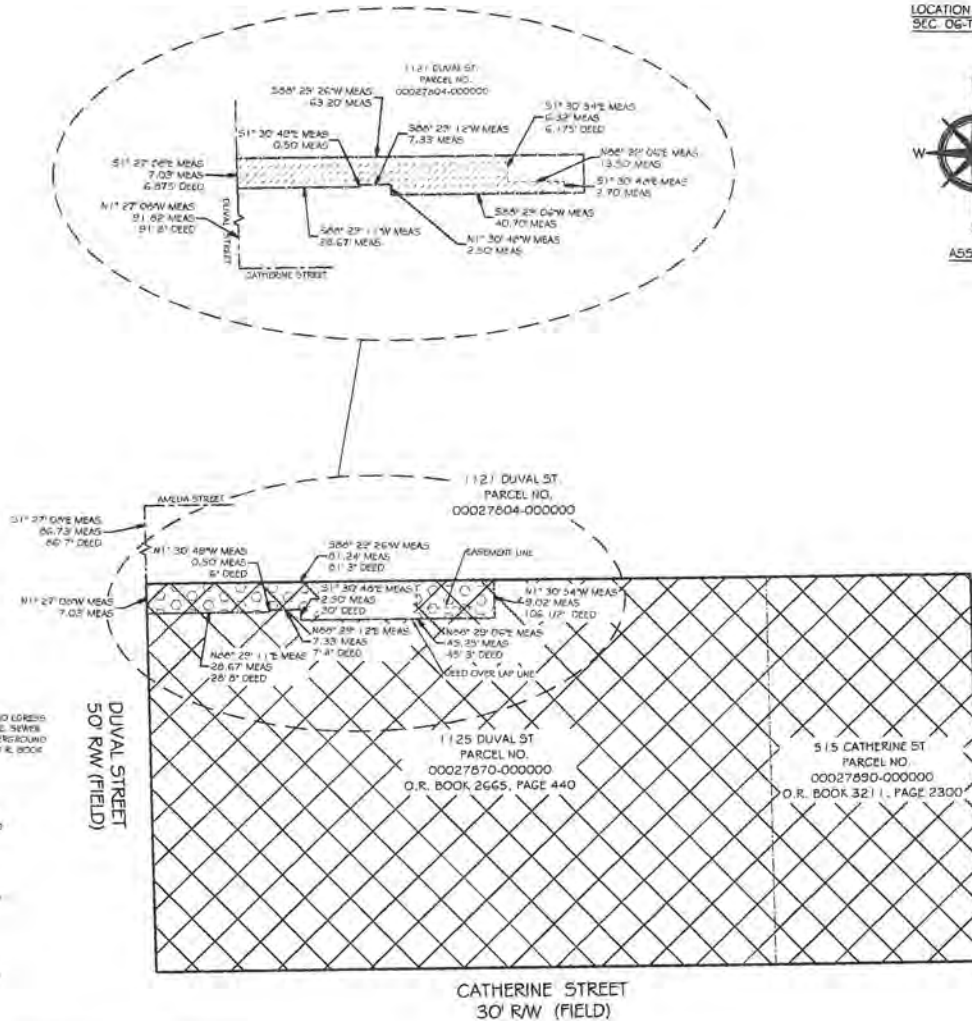
ADDRESS:
1125 DUVAL STREET AND
515 CATHERINE STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-151GR
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

DETAIL (A)



LOCATION MAP - NTS
SEC. 06-T685-R255



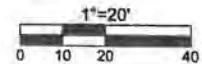
- EXHIBIT FOR INGRESS AND EGRESS FOR BUILDING MAINTENANCE, SEWER, LATRIN SERVICES AND UNDERGROUND ELECTRIC UTILITY SERVICE (O.R. BOOK 1729, P. 1200)
- O.R. BOOK 2665, PG. 440
- O.R. BOOK 3111, PG. 2300
- O.R. BOOK 3157, PG. 2191
- O.R. BOOK 3157, PG. 2191

SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF ± 0.10.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK, 'D 121' (P.I.D. A00020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATIONS (FF) WERE TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, UNLESS, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER. WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- UTILITY ANCHOR
- SPOT ELEVATION (TYPICAL)



TOTAL AREA = 17736.49 SQ FT ±

CERTIFIED TO -

PATRICK T. HEGARTY,
CHRISTOPHER J. ROUIDS,

NOTE: FOUNDATIONS BEHIND THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTO OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BM = BENCHMARK	CG = CONCRETE	CM = CONCRETE MASONRY	CMU = CONCRETE MASONRY UNIT	CP = CONCRETE PAVEMENT	CS = CONCRETE SURFACE	CSL = CONCRETE SLAB	CSM = CONCRETE SURFACE MASONRY	CSN = CONCRETE SURFACE NAIL	CSO = CONCRETE SURFACE OILING	CSU = CONCRETE SURFACE UNDERLAYMENT	CSV = CONCRETE SURFACE VENEER	CSW = CONCRETE SURFACE WATER	CSX = CONCRETE SURFACE EXPOSED	CSY = CONCRETE SURFACE YIELD	CSZ = CONCRETE SURFACE ZONE	CSAA = CONCRETE SURFACE AREA	CSAB = CONCRETE SURFACE AREA BOUNDARY	CSAC = CONCRETE SURFACE AREA CENTER	CSAD = CONCRETE SURFACE AREA DISTANCE	CSAE = CONCRETE SURFACE AREA ELEVATION	CSAF = CONCRETE SURFACE AREA FINISH	CSAG = CONCRETE SURFACE AREA GRADE	CSAH = CONCRETE SURFACE AREA HEIGHT	CSAI = CONCRETE SURFACE AREA IDENTIFICATION	CSAJ = CONCRETE SURFACE AREA JUNCTION	CSAK = CONCRETE SURFACE AREA KIND	CSAL = CONCRETE SURFACE AREA LENGTH	CSAM = CONCRETE SURFACE AREA MATERIAL	CSAN = CONCRETE SURFACE AREA NAME	CSAO = CONCRETE SURFACE AREA NUMBER	CSAP = CONCRETE SURFACE AREA POSITION	CSAQ = CONCRETE SURFACE AREA QUANTITY	CSAR = CONCRETE SURFACE AREA RATE	CSAS = CONCRETE SURFACE AREA SIZE	CSAT = CONCRETE SURFACE AREA TYPE	CSAU = CONCRETE SURFACE AREA UNIT	CSAV = CONCRETE SURFACE AREA VALUE	CSAW = CONCRETE SURFACE AREA WEIGHT	CSAX = CONCRETE SURFACE AREA X-COORDINATE	CSAY = CONCRETE SURFACE AREA Y-COORDINATE	CSAZ = CONCRETE SURFACE AREA Z-COORDINATE	CSBA = CONCRETE SURFACE AREA BOUNDARY	CSBB = CONCRETE SURFACE AREA BOUNDARY BOUNDARY	CSBC = CONCRETE SURFACE AREA BOUNDARY CENTER	CSBD = CONCRETE SURFACE AREA BOUNDARY DISTANCE	CSBE = CONCRETE SURFACE AREA BOUNDARY ELEVATION	CSBF = CONCRETE SURFACE AREA BOUNDARY FINISH	CSBG = CONCRETE SURFACE AREA BOUNDARY GRADE	CSBH = CONCRETE SURFACE AREA BOUNDARY HEIGHT	CSBI = CONCRETE SURFACE AREA BOUNDARY IDENTIFICATION	CSBJ = CONCRETE SURFACE AREA BOUNDARY JUNCTION	CSBK = CONCRETE SURFACE AREA BOUNDARY KIND	CSBL = CONCRETE SURFACE AREA BOUNDARY LENGTH	CSBM = CONCRETE SURFACE AREA BOUNDARY MATERIAL	CSBN = CONCRETE SURFACE AREA BOUNDARY NAME	CSBO = CONCRETE SURFACE AREA BOUNDARY NUMBER	CSBP = CONCRETE SURFACE AREA BOUNDARY POSITION	CSBQ = CONCRETE SURFACE AREA BOUNDARY QUANTITY	CSBR = CONCRETE SURFACE AREA BOUNDARY RATE	CSBS = CONCRETE SURFACE AREA BOUNDARY SIZE	CSBT = CONCRETE SURFACE AREA BOUNDARY TYPE	CSBU = CONCRETE SURFACE AREA BOUNDARY UNIT	CSBV = CONCRETE SURFACE AREA BOUNDARY VALUE	CSBW = CONCRETE SURFACE AREA BOUNDARY WEIGHT	CSBX = CONCRETE SURFACE AREA BOUNDARY X-COORDINATE	CSBY = CONCRETE SURFACE AREA BOUNDARY Y-COORDINATE	CSBZ = CONCRETE SURFACE AREA BOUNDARY Z-COORDINATE
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LEGAL DESCRIPTION -

1125 Duval Street:
That part of Lot Four (4) in Square Five (5) of Tract Eleven (11) according to Chas. W. Tit's Map of the City of Key West.
Commencing at the Northerly corner of Duval and Catherine streets and running along Duval Street in a Northerly direction Ninety-One (91) Feet, Eight (8) inches; thence at right angles in a Northerly direction parallel to Catherine Street One Hundred Forty-Five (145) feet, Three (3) inches; thence at right angles in a Southeasterly direction Ninety-one (91), Eight (8) inches to Catherine Street; thence at right angles in a Southeasterly direction One Hundred Forty-Five (145) feet, Three (3) inches to the Point of Beginning.

AND ALSO

515 Catherine Street:
Part of Lot 4, Square 5, Tract 11, according to Charles W. Tit's Map of the Island of Key West, Monroe County, Florida, but better described by metes and bounds as follows:
Commencing at the Northerly corner of Duval and Catherine Street, thence run in a Northerly direction along Catherine Street for a distance of 145 feet and 3 inches to the Point of Beginning; thence at a right angle in a Northerly direction 91 feet and 8 inches; thence at a right angle in a Southeasterly direction 48 feet; thence at a right angle in a Southeasterly direction 91 feet and 8 inches back to the Point of Beginning.

SCALE: 1"=20'
DATE: 07/17/2005
PROJECT: 1010102025
JOB NO: 1000000001
SHEET: 2 OF 2
DRAWN BY: MPE
JOB NO: 23-137

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPED IN ACCORDANCE WITH CHAPTERS 201.14, 201.17 & 201.17-05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.23, FLORIDA STATUTES.

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

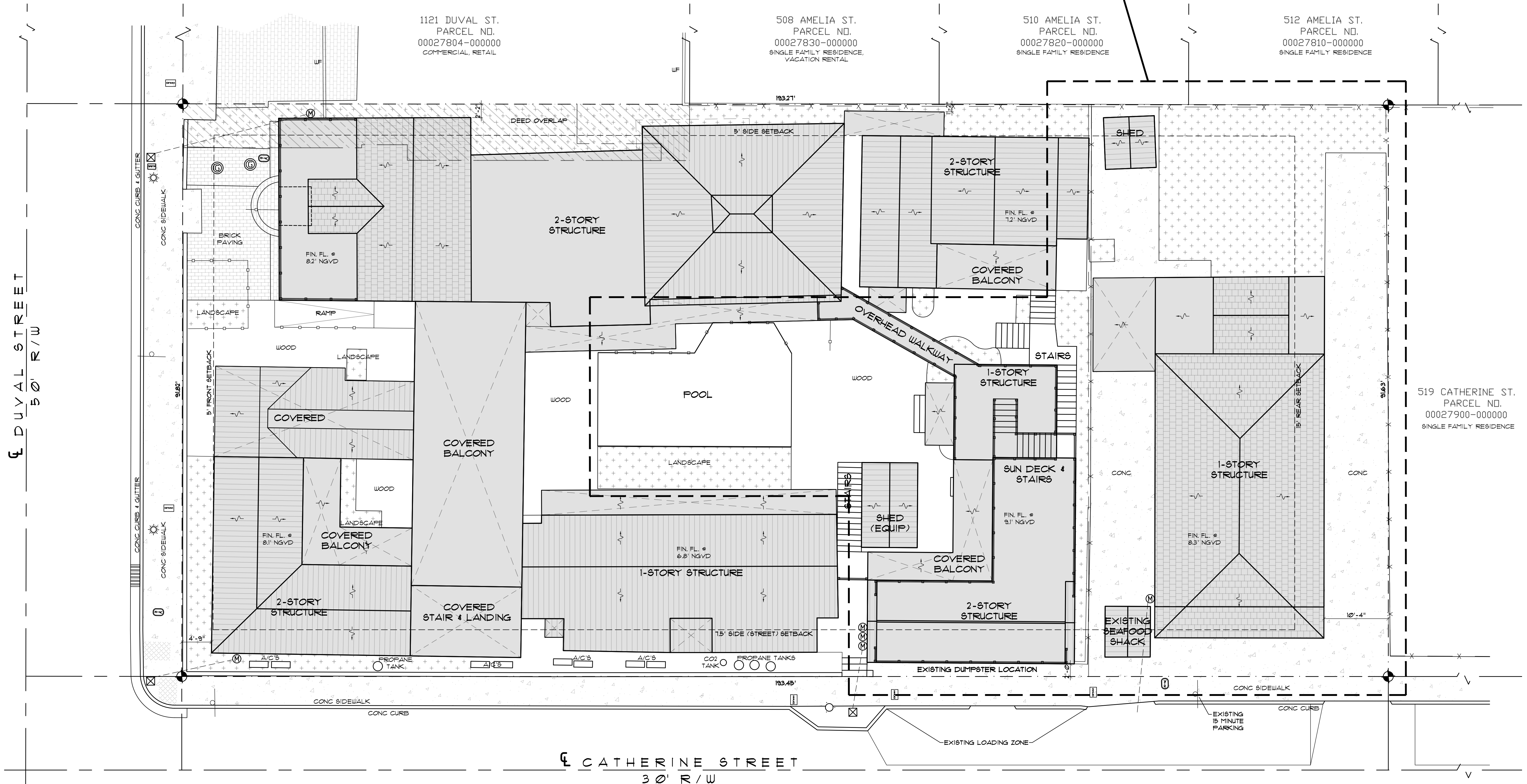
DATE: 07/17/2005 PROFESSIONAL SURVEYOR AND MAPPER, LSF 7647

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CLUBSIDE KEY, 33045
PHONE: (305) 354-6590
FAX: (305) 509-7373
EMAIL: FKL.Survey@gmail.com

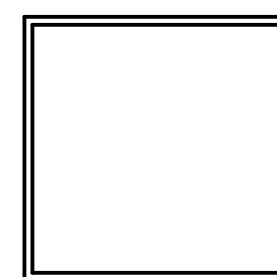
PROPOSED DESIGN

LaTeDa Resort		
Zoning		HRCC-3
Flood Zone		AF 6
Design Flood Elevation	3FE+3	9.0
Site Area		17,736
Site Area (Ac)		0.41
Max Lot Coverage	50%	8,868.0
Existing Lot Coverage	57.4%	10,180.0
Proposed Lot Coverage	55.7%	9,876.0
Max Impervious Area	60%	10,641.6
Existing Impervious Area	62.7%	11,126.0
Proposed Impervious Area	56.5%	10,022.0
Min Open Space Ratio	0.20	3,547.2
Existing Open Space	0.15	2,712.0
Proposed Open Space	0.16	2,800.0
Max Floor Area Ratio	0.50	8,868.0
Existing Floor Area Ratio	0.39	6,961.0
Proposed Floor Area Ratio	0.44	7,779.0

Max Height	35'		
SETBACKS	MIN.	EXISTING	PROPOSED
Front	5'	4.7'	4.7'
Side (Street)	7.5'	2.0'	2.0'
Side	5'	1.2' / 2.2'	1.2' / 2.2'
Rear	15'	10.2'	13'



SCOPE OF WORK



LaTeDa Resort
1125 Duval & 515 Catherine Key West, FL

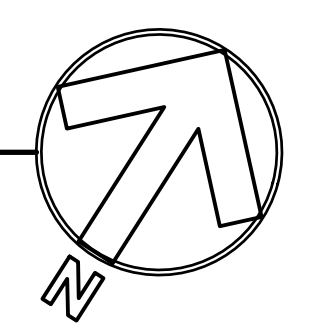
POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
(305) 296 3611 610 White St. Key West FL

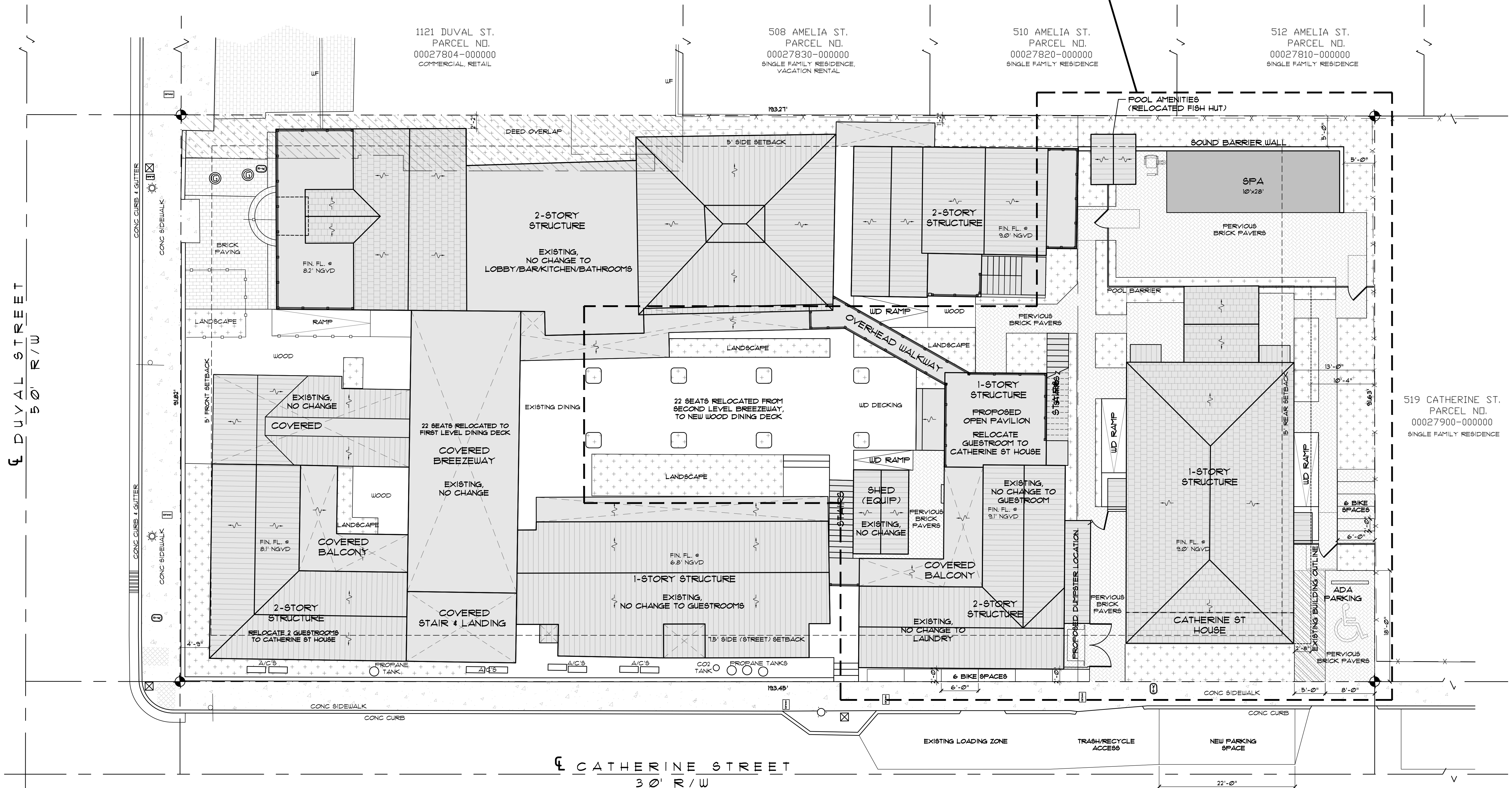
date:
07/26/24
revision:

sheet:
A0.0

Existing Site Plan

1/8" = 1' - 0"





SCOPE OF WORK

1121 DUVAL ST.
PARCEL NO.
00027804-000000
COMMERCIAL, RETAIL

508 AMELIA ST.
PARCEL NO.
00027830-000000
SINGLE FAMILY RESIDENCE,
VACATION RENTAL

510 AMELIA ST.
PARCEL NO.
00027820-000000
SINGLE FAMILY RESIDENCE

512 AMELIA ST.
PARCEL NO.
00027810-000000
SINGLE FAMILY RESIDENCE

519 CATHERINE ST.
PARCEL NO.
00027900-000000
SINGLE FAMILY RESIDENCE

LaTeDa Resort

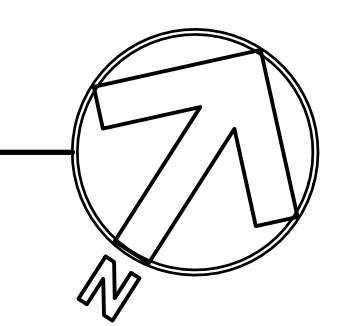
1125 Duval & 515 Catherine Key West, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.

(305) 296 3611 610 White St, Key West FL

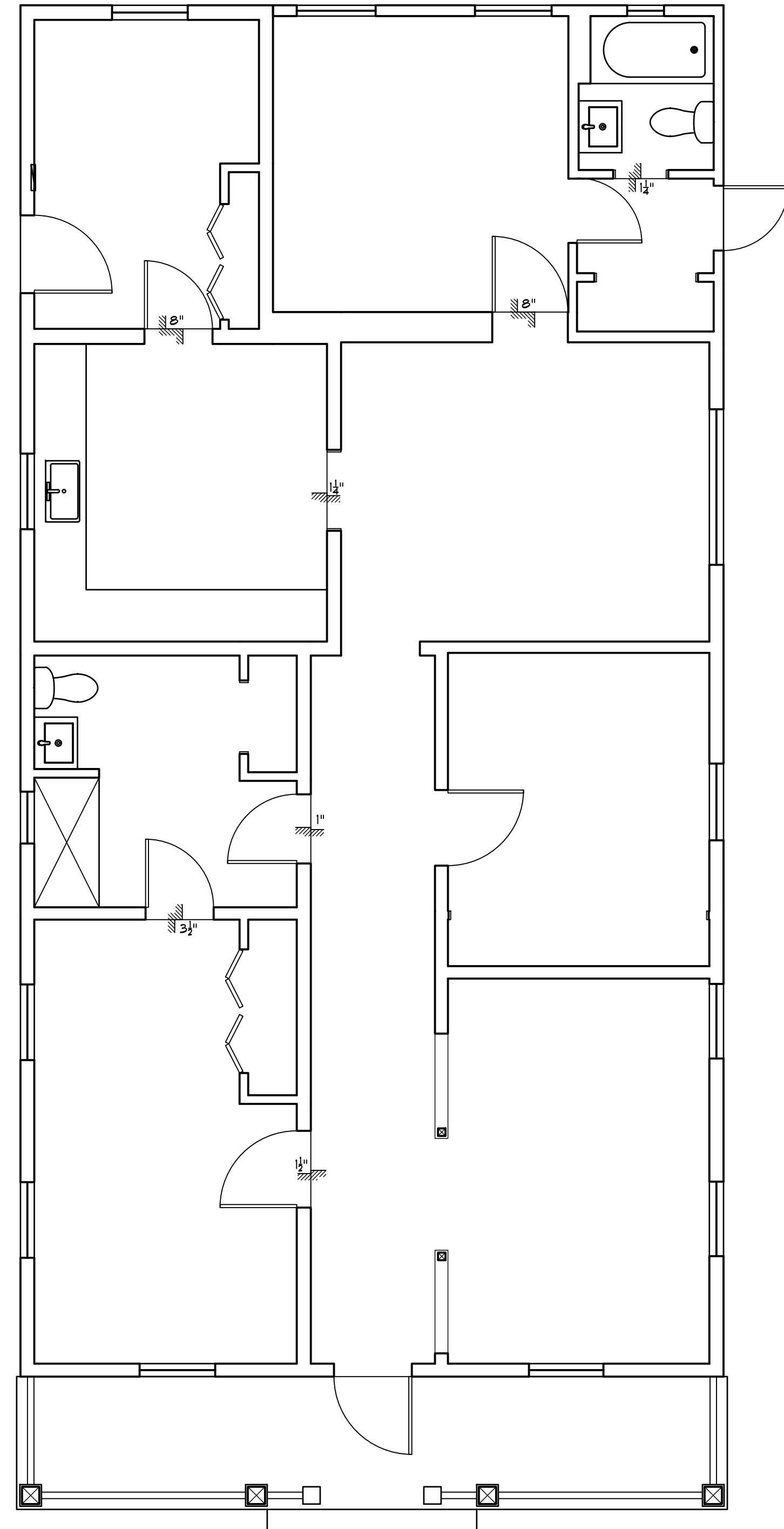
Proposed Site Plan

1/8" = 1' - 0"



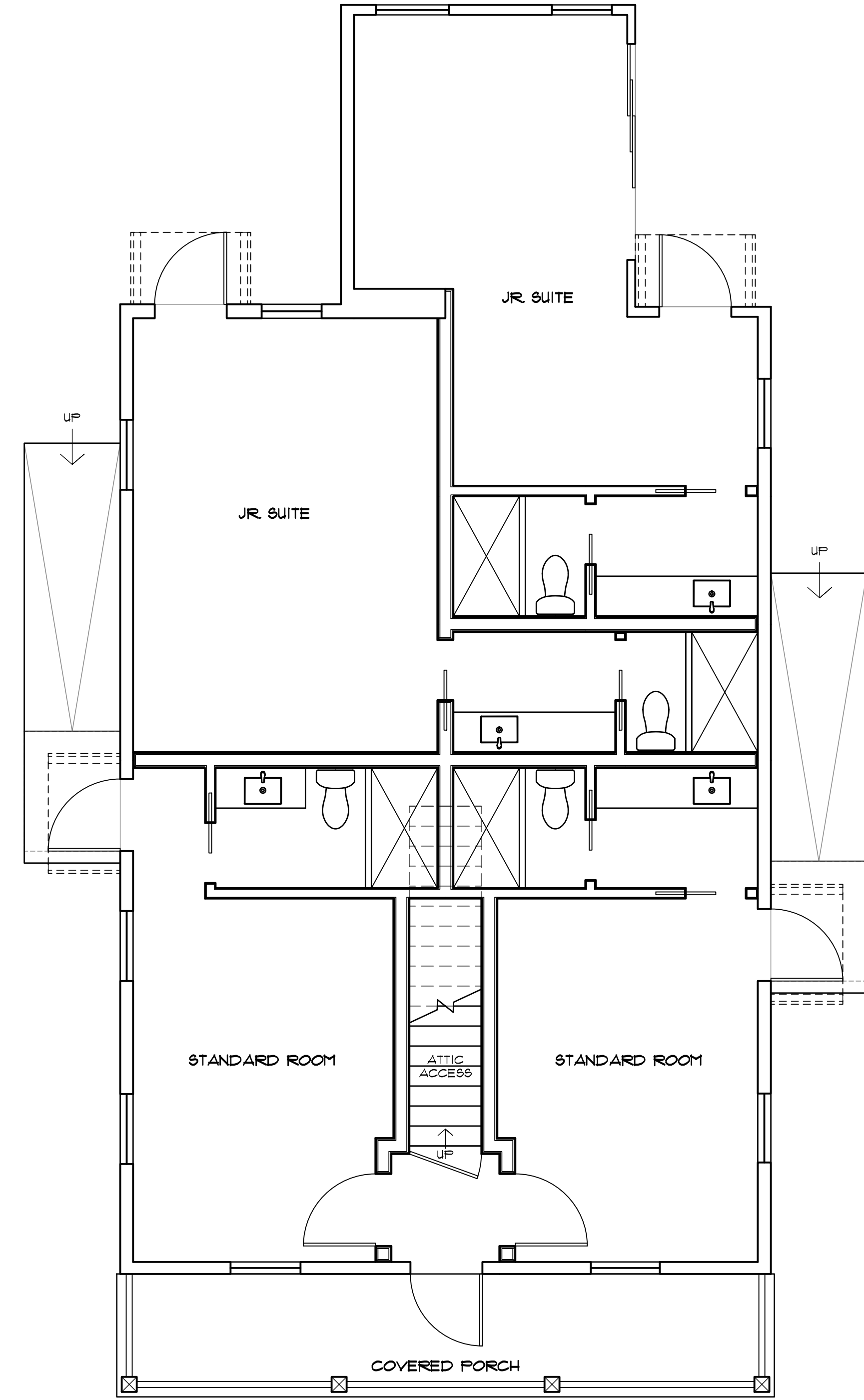
date:
07/26/24
revision:

sheet:
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Existing Floor Plan

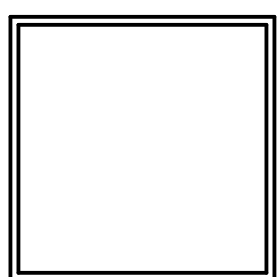
1/4" = 1' - 0"



Proposed Floor Plan

1/4" = 1' - 0"

CATHERINE ST HOUSE FLOOR PLAN

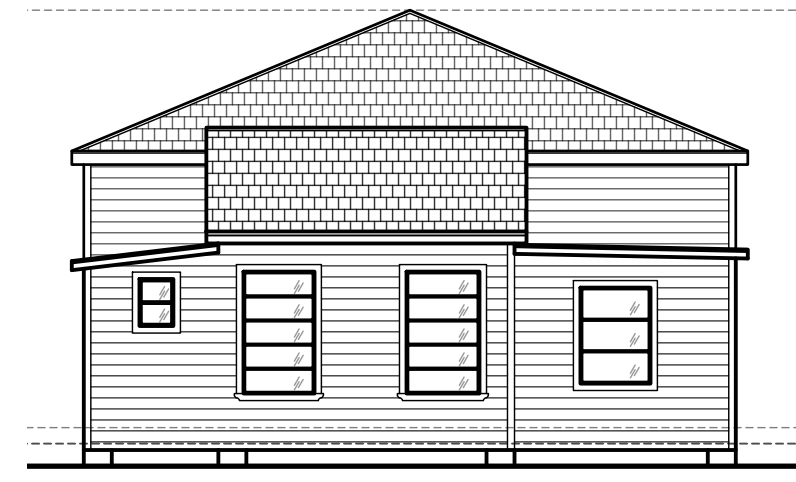


LaTeDa Resort
1125 Duval & 515 Catherine Key West, FL

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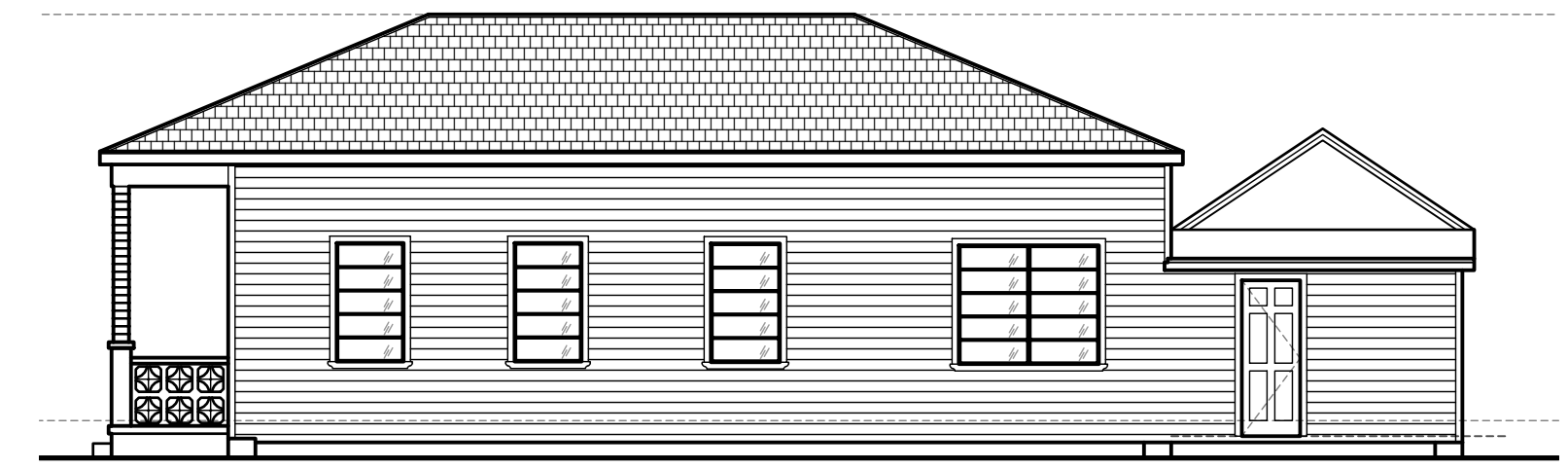
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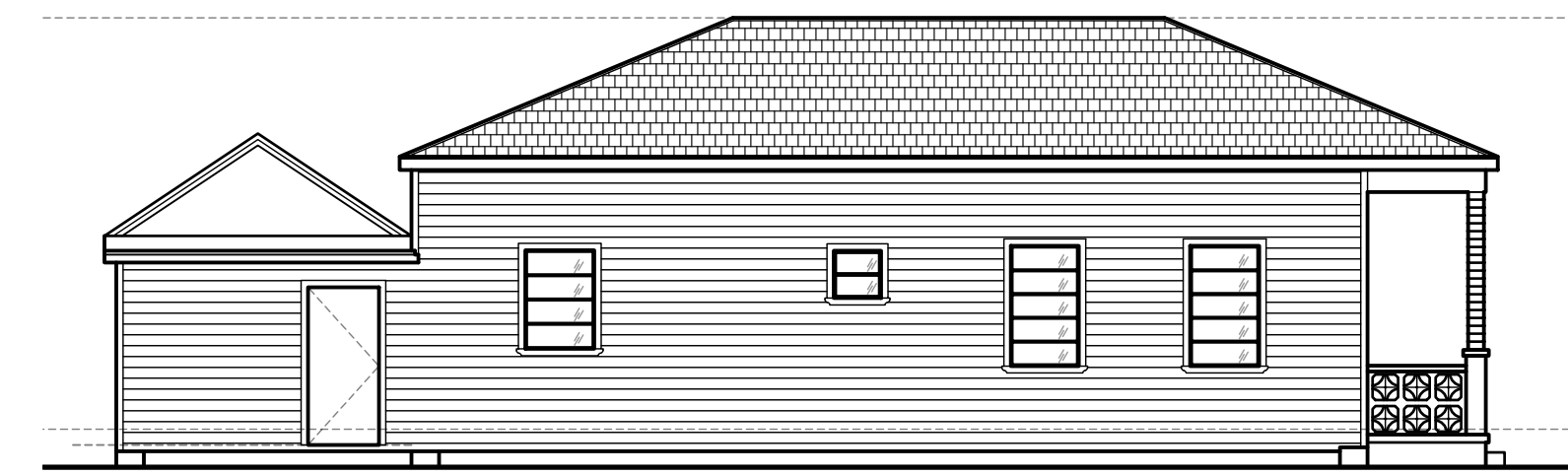
Existing Rear Elevation

1/8" = 1' - 0"



Existing East Side Elevation

1/8" = 1' - 0"



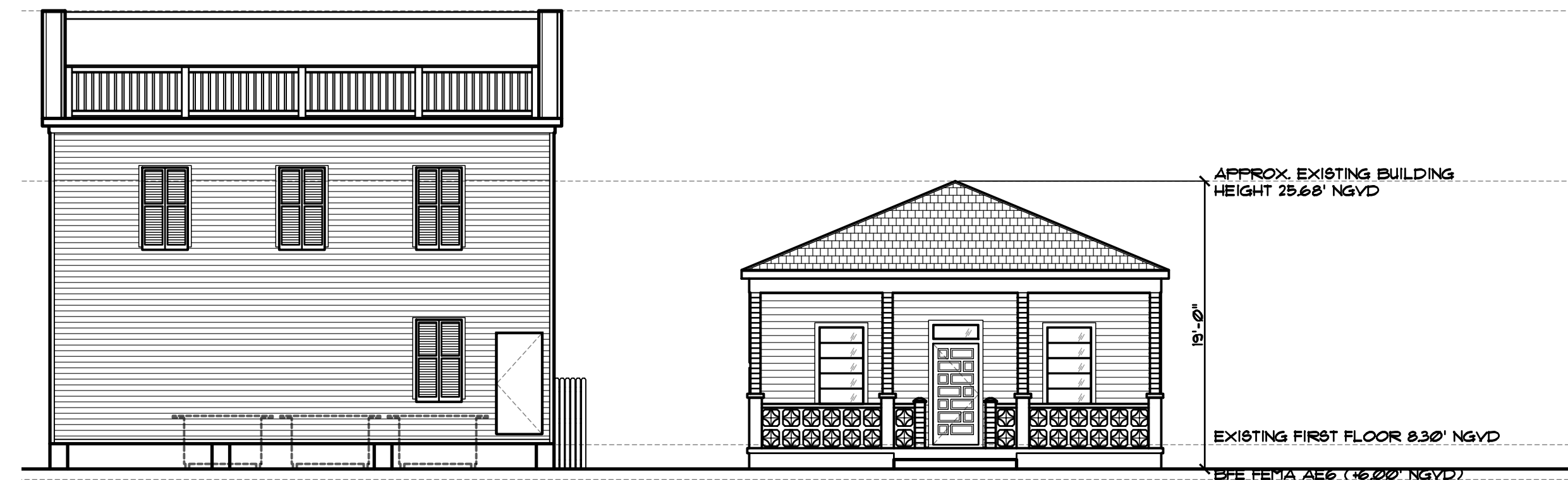
Existing West Side Elevation

1/8" = 1' - 0"



Existing East Side Elevation

1/8" = 1' - 0"



Existing Front Elevation

1/8" = 1' - 0"

LaTeDa Resort

1125 Duval & 515 Catherine Key West, FL

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(305) 296 3611 610 White St, Key West FL

date:
07/26/24
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Proposed Rear Elevation

1/8" = 1' - 0"



Proposed East Side Elevation

1/8" = 1' - 0"



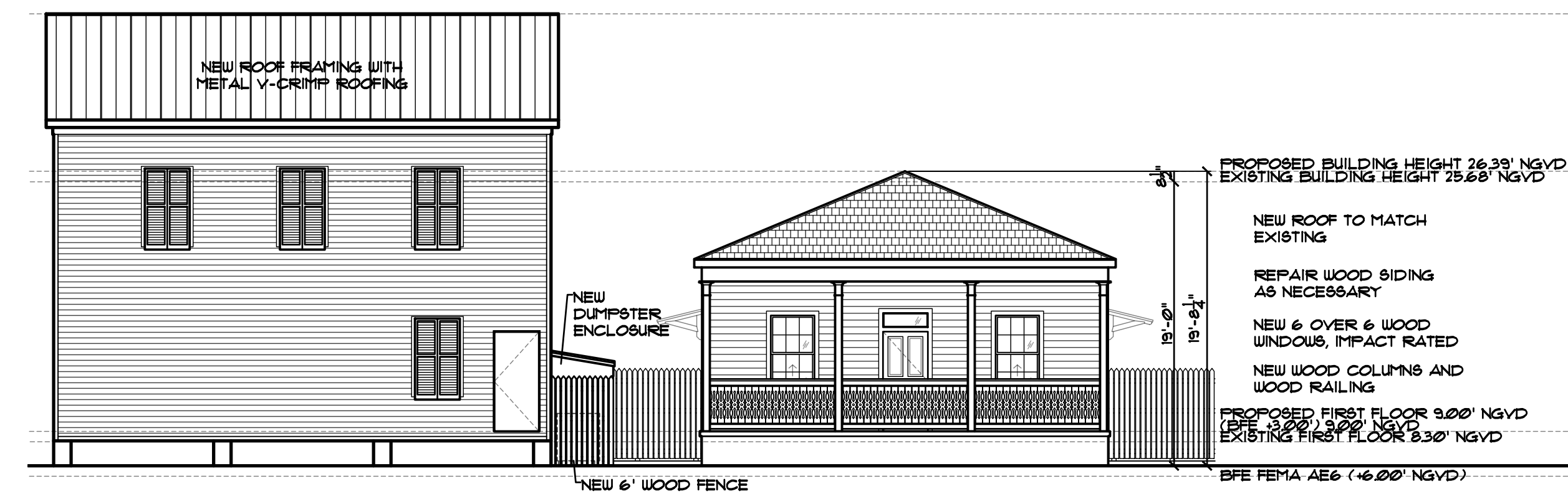
Proposed West Side Elevation

1/8" = 1' - 0"



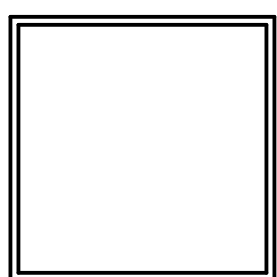
Proposed East Side Elevation

1/8" = 1' - 0"



Proposed Front Elevation

1/8" = 1' - 0"



LaTeDa Resort
 1125 Duval & 515 Catherine Key West, FL

POPE-SCARBROUGH-ARCHITECTS
 THOMAS E. POPE, P.A.
 610 White St. Key West FL
 (305) 296 3611

date:
 07/26/24
 revision:

sheet:
A2.1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. August 27, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE, INCLUDING RENOVATIONS TO FRONT PORCH, TO ADAPT THE HISTORIC HOUSE INTO FOUR GUEST ROOMS. REPLACEMENT AND RECONFIGURATION OF WINDOWS AND DOORS. RAISE HISTORIC HOUSE TO FUTURE FEMA FLOOD MAP AND SHIFT BUILDING TO THE WEST TO ALLOW FOR NEW DRIVEWAY. NEW GABLE ROOF OVER NON-HISTORIC TWO-STORY BUILDING, RECONFIGURATION OF EXTERIOR STAIRCASE. RELOCATION OF NON-HISTORIC FISH HOUSE, NEW POOL AND SITE IMPROVEMENTS, INCLUDING RELOCATION OF TRASH AND RECYCLING. PARTIAL DEMOLITION OF REAR ADDITIONS TO HISTORIC HOUSE. DEMOLITION OF FRONT PORCH CONCRETE BLOCK RAILINGS AND COLUMNS. DEMOLITION OF NON-HISTORIC CARPORT AND SHED AT REAR. REMOVAL OF POOL AND STAIRS.

#1125 DUVAL STREET

Applicant – Pope-Scarborough Architects Application #H2024-0034

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.



La te da
HOTEL RESTAURANT BARS CABARET

NO PARKING
IN FRONT OF
HOTEL RESTAURANT BARS CABARET



Public Meeting Notice

NOTICE IS HEREBY GIVEN that a public meeting will be held on the following date and at the following location:

DATE: [illegible]
TIME: [illegible]
LOCATION: [illegible]

AGENDA: [illegible]

FOR MORE INFORMATION, CONTACT: [illegible]

515

Public Meeting Notice



PROPERTY APPRAISER INFORMATION

Monroe County, FL

** PROPERTY RECORD CARD **

Disclaimer

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

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

Summary

Parcel ID 00027870-000000
 Account# 1028649
 Property ID 1028649
 Millage Group 10KW
 Location 1125 DUVAL St 16, KEY WEST
 Address
 Legal Description KW PT LOT 4 SQR 5 TR 11 H1-377 G41-397/98 G42-1/2 OR337-201 OR545-958 OR656-573 OR690-824 OR741-524 OR820-1754/55 OR1195-2449/51 OR1195-2453/54 OR1214-1078/79 OR1219-1848 OR1475-2350/52 OR1538-987/88 OR1572-2017 OR2665-438/40 OR2958-2187 OR3211-2300
 (Note: Not to be used on legal documents.)
 Neighborhood 32070
 Property Class HOTEL - LUXURY (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HEGARTY PATRICK T
 1125 Duval St
 Key West FL 33040

[ROUNDS CHRISTOPHER J](#)

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$4,162,167	\$4,162,167	\$4,162,167	\$5,451,798
+ Market Misc Value	\$462,463	\$462,463	\$462,463	\$545,180
+ Market Land Value	\$4,624,630	\$4,624,630	\$4,624,630	\$4,906,618
= Just Market Value	\$9,249,260	\$9,249,260	\$9,249,260	\$10,903,596
= Total Assessed Value	\$9,249,260	\$9,249,260	\$9,249,260	\$9,312,257
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$9,249,260	\$9,249,260	\$9,249,260	\$10,903,596

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$4,624,630	\$4,162,167	\$462,463	\$9,249,260	\$9,249,260	\$0	\$9,249,260	\$0
2021	\$4,624,630	\$4,162,167	\$462,463	\$9,249,260	\$9,249,260	\$0	\$9,249,260	\$0
2020	\$4,906,618	\$5,451,798	\$545,180	\$10,903,596	\$9,312,257	\$0	\$10,903,596	\$0
2019	\$5,161,658	\$4,645,492	\$516,166	\$10,323,316	\$8,465,689	\$0	\$10,323,316	\$0
2018	\$4,714,894	\$4,243,404	\$471,489	\$9,429,787	\$7,696,081	\$0	\$9,429,787	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	12,780.00	Square Foot	85	143
RESIDENTIAL DRY (010D)	4,400.00	Square Foot	48	91.67

Buildings

Building ID	39938	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1933
Building Type	RESTRNT/CAFETR-B- / 21B	EffectiveYearBuilt	1993
Building Name		Foundation	
Gross Sq Ft	7172	Roof Type	
Finished Sq Ft	4510	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	546	Bedrooms	16
Functional Obs	0	Full Bathrooms	18
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	360	0	0
FLA	FLOOR LIV AREA	4,510	4,510	0
OOU	OP PR UNFIN UL	448	0	0
OPF	OP PRCH FIN LL	225	0	0
PDO	PATIO DIN OPEN	1,629	0	0
TOTAL		7,172	4,510	0

Building ID	39939	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1928
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1993
Building Name		Foundation	
Gross Sq Ft	1641	Roof Type	
Finished Sq Ft	1222	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	220	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,222	1,222	0
OOU	OP PR UNFIN UL	154	0	0
OPF	OP PRCH FIN LL	205	0	0
SBF	UTIL FIN BLK	60	0	0
TOTAL		1,641	1,222	0

Building ID	39940	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1983
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1993
Building Name		Foundation	
Gross Sq Ft	3098	Roof Type	
Finished Sq Ft	1360	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	264	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,360	1,360	0
OPU	OP PR UNFIN LL	52	0	0
OOU	OP PR UNFIN UL	1,170	0	0
OPF	OP PRCH FIN LL	176	0	0
SBF	UTIL FIN BLK	340	0	0
TOTAL		3,098	1,360	0

Building ID	39941	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1933
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1993
Building Name		Foundation	
Gross Sq Ft	1308	Roof Type	
Finished Sq Ft	1020	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	154	Bedrooms	0
Functional Obs	0	Full Bathrooms	0

Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,020	1,020	0
OPU	OP PR UNFIN LL	288	0	0
TOTAL		1,308	1,020	0

Building ID	39942	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1983
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1993
Building Name		Foundation	
Gross Sq Ft	2131	Roof Type	
Finished Sq Ft	1344	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	248	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,344	1,344	0
OPU	OP PR UNFIN LL	255	0	0
OOU	OP PR UNFIN UL	168	0	0
OPF	OP PRCH FIN LL	168	0	0
PDO	PATIO DIN OPEN	196	0	0
TOTAL		2,131	1,344	0

Building ID	66376	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2003
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1706	Roof Type	GABLE/HIP
Finished Sq Ft	1431	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	160	Bedrooms	
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	28	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	135	0	64
FLA	FLOOR LIV AREA	1,431	1,431	160
OPF	OP PRCH FIN LL	140	0	48
TOTAL		1,706	1,431	272

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1969	1970	0x0	1	96 SF	4
WALL AIR COND	1979	1980	0x0	1	1 UT	2
BRICK PATIO	1979	1980	0x0	1	220 SF	2
LC UTIL BLDG	1979	1980	0x0	1	32 SF	1
RES POOL	1979	1980	0x0	1	516 SF	3
WOOD DECK	1979	1980	0x0	1	64 SF	3
FENCES	1979	1980	0x0	1	870 SF	3
WOOD DECK	1991	1992	0x0	1	1253 SF	2
FENCES	1991	1992	4x12	1	48 SF	2
WALL AIR COND	1991	1992	0x0	1	9 UT	1
CONC PATIO	2001	2002	0x0	1	100 SF	2
CH LINK FENCE	1964	1965	0x0	1	680 SF	1
UTILITY BLDG	1978	1979	8x8	1	64 SF	3
WALL AIR COND	1982	1983	0x0	1	3 UT	2
CONC PATIO	1982	1983	11x29	1	319 SF	2
CONC PATIO	1982	1983	10x55	1	550 SF	2
CONC PATIO	1982	1983	3x27	1	81 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/13/2013	\$6,300,000	Warranty Deed		2665	438	O1 - Qualified	Improved		
3/12/1999	\$1,469,700	Warranty Deed		1572	2017	K - Unqualified	Improved		
9/1/1997	\$2,466,700	Warranty Deed		1475	2350	Q - Qualified	Improved		
5/1/1992	\$650,000	Warranty Deed		1214	1078	U - Unqualified	Improved		
10/1/1978	\$101,000	Warranty Deed		820	1754	M - Unqualified	Improved		

Permits

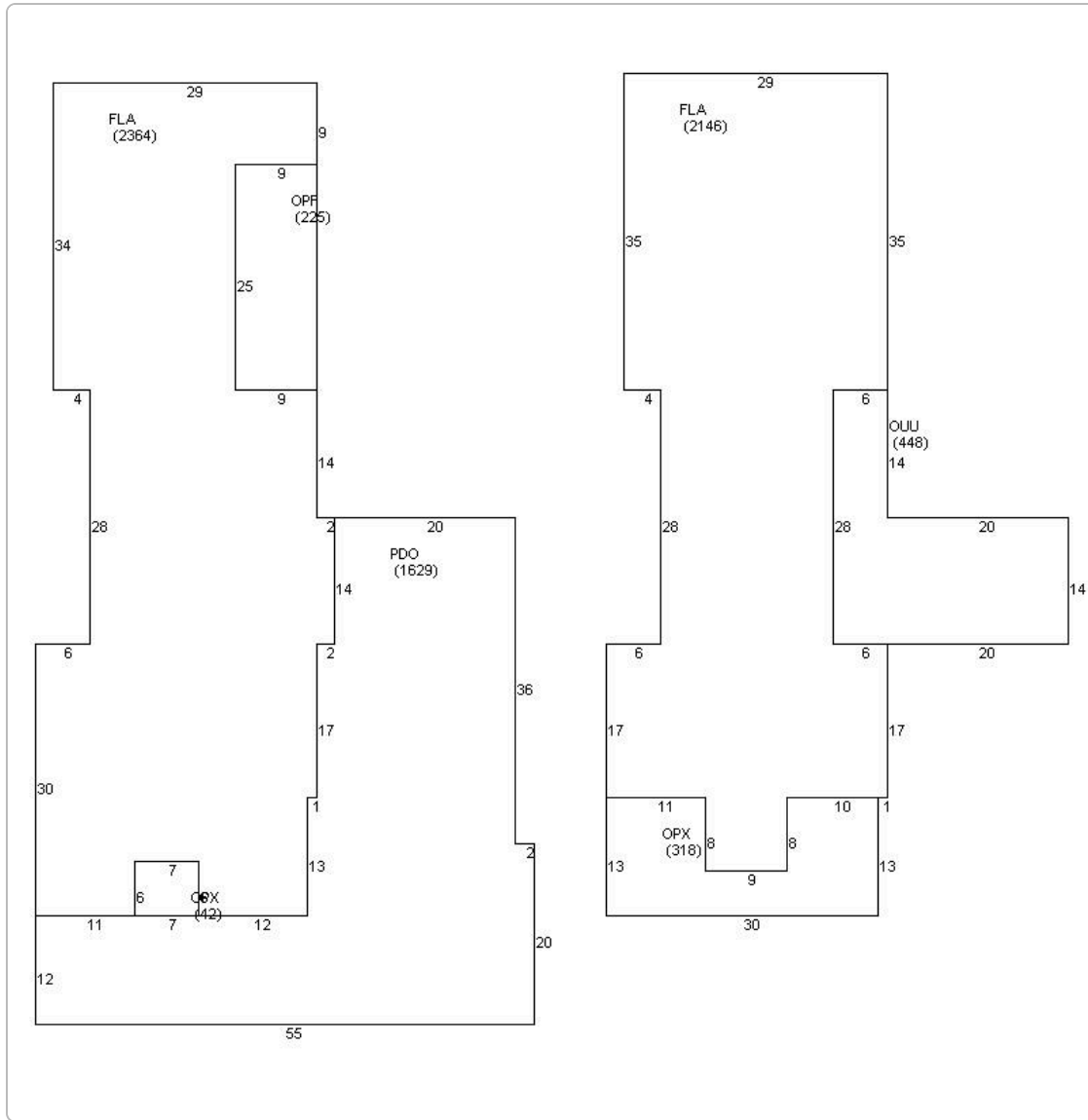
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
2024-1452	5/30/2024		\$5,076	Commercial	Set temporary tanks for removal (to be remove at complexion of project) run / 50' of 3/4 poly underground to kitchen from tank location tie into existing system. Install new water heater (tankless) outside kitchen wall. *
2024-0937	5/10/2024		\$290,000	Commercial	Interior and exterior remodeling. Elevate existing building to allow for new foundations and 1st floor concrete slab. Structural repair to existing walls, floor system and roof. New hurricane rated doors and windows. Replace existing clapboards as needed
BLD2022-2646	9/13/2022	10/20/2022	\$4,500	Commercial	ELECTRICAL REMODEL OF EXISTING BAR. REMOVE/REPLACE EXISTING CEILING FANS, REMOVE/REPLACE EXISTING DEVICES BEHIND BAR, REPLACE EXISTING BREAKERS WITH GFCI BREAKERS, DISCONNECT/RECONNECT CIRCUITS DURING BAR REMODEL.
BLD2022-2654	9/9/2022	10/25/2022	\$9,300	Commercial	Replacing plumbing outside Bar 1-3 comp sink,1-hand sink,1 under sink grease trap,1-Dishwasher,2-floor drain, Tie drain and water to existing
BLD2022-1438	8/3/2022	10/21/2022	\$82,000	Commercial	Install 6 new wall mount fans, paint bar area, R&R aprox 680 sq' of decking R&R bar cabinetry and top. We will be removing existing bar-top and bar, we will be removing existing composite decking and replacing it with teak decking. We will tile the floor behind the bar. The new bar-top will be mahogany. All of this work will be in the existing footprint (see photos attachments) the bar shape will not change. This is the outside bar at LaTeDa.
21-2858	10/13/2021	2/5/2022	\$0	Residential	EMERGENCY PERMIT FOR SERVICE REPAIR, Upgrade grounding, Service 150A with #4 wire.
BLD2019-3199	9/10/2019		\$12,625	Commercial	Install 700 sf of 60 mil TPO single ply roofing
BLD2019-3155	9/5/2019		\$24,650	Commercial	Additional Installation of NEW Stairs (Voltage Step Lights), Wall Mounted 4 Flood Lights and 6 Emergency on Outside Stairs.
BLD2019-2470	8/6/2019		\$185,000	Commercial	Rebuild the exterior of building from damage during Irma. Painting, framing, siding trim, drywall and insulation.
17-3051	8/26/2017	8/26/2019	\$109,000	Commercial	Remove and replace 2 sets stair systems (1st to 2nd floors and 2nd floor to 3rd floor sun deck). R&R deck framing and decking at 3rd floor sun deck. Replace decking at 2nd floor balcony, R&R handrails as needed. Wood siding and trim work as needed. Install new decking and stairs. NOC FOGARTY BUILDERS IS REMOVING FROM THIS PERMIT. January 12, 2018
16-00002571	3/21/2017	8/3/2017	\$9,200	Commercial	REPLACE EXISTING SIGN AND BRACKET. WRAP EXISTING 4X4 WOOD POLE TO CONCEAL EXISTING ELECTRIC. (NOC ON FILE). H16-01-0911 **HSA
16-00003857	10/4/2016	4/16/2017	\$3,800	Commercial	INSTALL 3' X 3" 26G GALVALUME EAVE DRIP, GRACE ICE AND WATERSHIELD, 5V CRIMP 26G GALVALUME METAL ROOF. FLAT SECTION INSTALL 1 POLYGLASS BASE SHEET, 4" LAPPED FELT DRY IN WITH 1 1/4 NAILS AND TIN TABS, POLYGLASS SELF ADHESIVE. **NOC REQUIRED** HARC INPECTION REQUIRED ***
16-2487	8/16/2016	4/15/2017	\$30,300	Commercial	EXTEND ROOF OF OUTDOOR BAR PER PLANS DATED 2/15/15. PB-2015-44-GRANTS LOT COVERAGE VARIANCE OF ROOF ADDITION 2/23/16.
15-4753	12/3/2015	6/14/2016	\$27,600	Commercial	R/R IN APPROX. 150 SQS OF WOOD SIDING, COVER HOLES IN BLDG & COVER LINE SETS. INSTALL GUTTERS, DOWNSPOUTS AND PAINT.
15-4199	10/29/2015	6/3/2016	\$14,000	Commercial	REMOVE EXISTING ROOF ABOVE STAGE. REPLACE WITH METAL.
15-3872	9/17/2015	6/14/2016	\$2,460	Commercial	Install (3) hand sinks, (3) toilets and (1) wall mount hand sink. Replace all on and off valves.
14-4629	10/6/2014	5/14/2017	\$750	Commercial	ADDED T.V. ABOVE CABINTRY. INSTALLED 12 NEW SSWITCHES. INSTALLED 4 CEILING FANS. REPLACE 7 GFIS. REPLACE CROWN LIGHTING IN 2 LOCATIONS. ALL SAME LOCATIONS. N.O.C. EXEMPT.
14-4336	9/18/2014	6/21/2016	\$20,261	Commercial	MAINTENANCE AND PAINT 1100 SQ/FT OF 11 SQS OF V-CRIMP COST \$4385. INSTALL 11 SQ/FT OF 11 SQS OF 60 MIL TPO W/A LAYER OF 1/2 PLYWOOD COST \$2625. INSTALL 1100 SQ/FT OF 11 SQS OF V-CRIMP METAL ROOFING W/ A LAYER OF 1/2 PLYWOOD COST \$2563. N.O.C. W/APPLICATION.
14-4216	9/9/2014	10/10/2014	\$39,600	Commercial	REMOVE & REPLACE APPROX. 680 S.F. OF DECKING & REPLACE AZEK, REMOVE & REPLACE OUTDOOR BAR CABINTRY, INSTALL GRANITE BAR TOP , TILE RAMP.
14-0149	1/28/2014	6/21/2016	\$4,500	Commercial	PORCH- REMOVE EXISTING FLAT ROOFING. INSTALL GLASS BASE, EAVES DRIP AND MODIFIED RUBBER.
14-0082	1/14/2014	6/20/2016	\$28,575	Commercial	REPAIR WORK UPPER DECK, SUBFLOOR, REPLACE DOORS, SHUTTERS, TRIM, RAILS WELL COVER, GATE SIDING, PLANTERS. COMPLETE LIST OF REPAIRS IN FILE
13-3689	9/5/2013	10/16/2013	\$5,000	Commercial	REPLACE AND RELOCATE EXISTING 400A METER CAN PER KES. REPLACE FEEDERS IF NECESSARY KES METER LOCATION.
13-3187	8/2/2013	12/10/2013	\$15,000	Commercial	REMOVE AND REPLACE APPROX. 900SF OF WOOD DECKING AND REPLACE W/NEW AZEK DECKING H13-01-1075 HSA (FOR DECK SURROUNDING THE SWIMMING POOL).
13-2678	7/18/2013	11/18/2013	\$18,800	Commercial	REPLACE MAIN DRAIN COVERS WITH APPROVED VGB COVERS. REPLACE INTERIOR FINISH. REPLACE WATERLINE TILE. REPLACE LADDER, REPLUMB EQUIPMENT. PLEASE SEE FRONT OF LIST FOR COMPLETE LIST.
11-2975	8/18/2011	9/21/2012	\$300	Commercial	**AFTER THE FACT** REPAIR DRYER VENT AND INSTALL VENT RAIN CAP
07-4465	9/24/2007	2/20/2008	\$400	Residential	REPLACE ROOF ON SEAFOOD STAND
07-0239	2/2/2007		\$200	Commercial	INSTALL 3 COMPARTMENT SINKS IN OUTSIDE BAR AREA

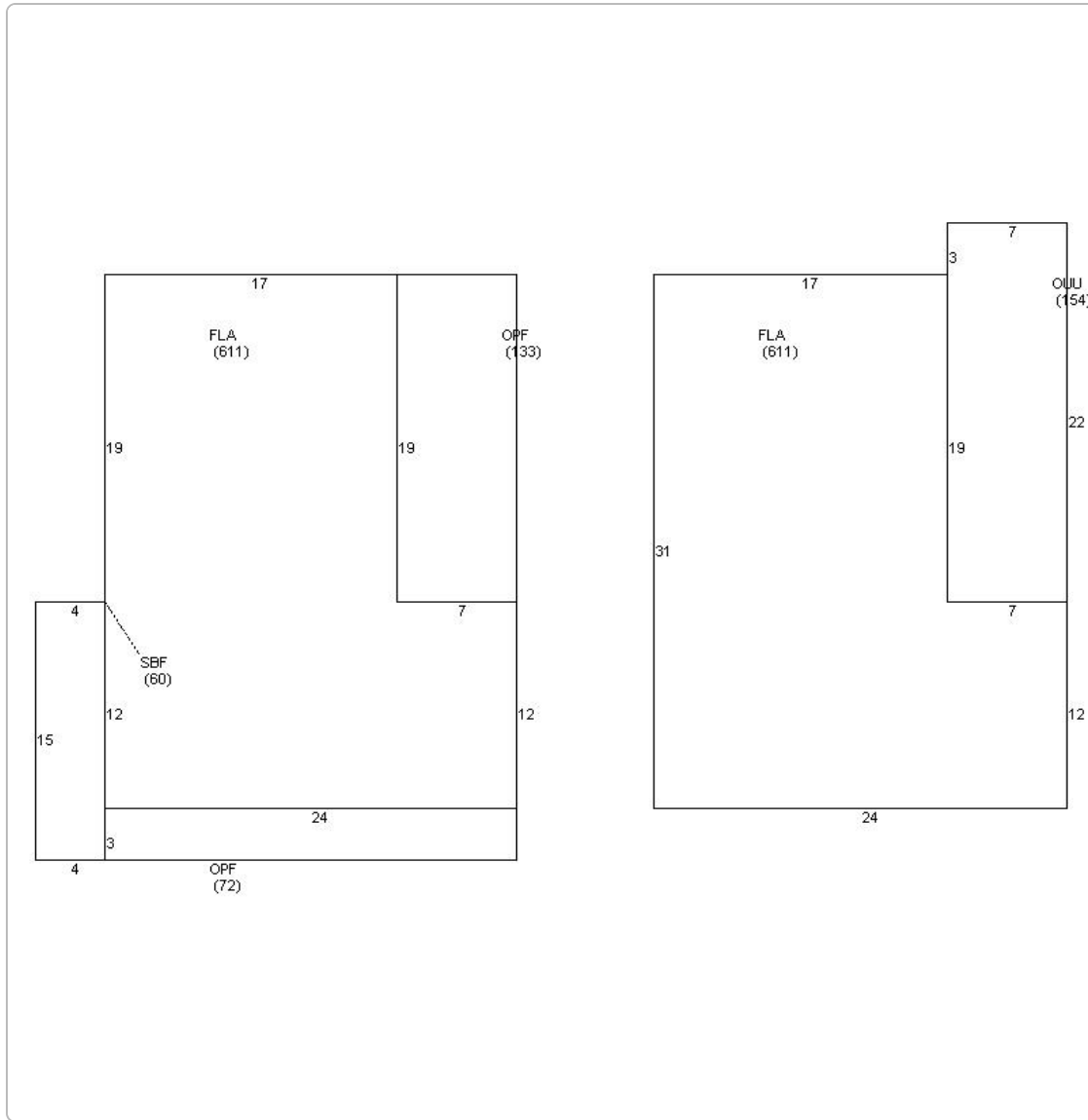
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-6445	1/9/2007		\$10,000	Commercial	CONSTRUCT OUTDOOR BAR AREA COVERED 254 SF
06-0255	1/18/2006		\$6,800	Commercial	EXTEND #02-1642 FOR FINAL INSPECTION
05-1352	6/16/2005	12/31/2005	\$14,000	Commercial	REMODEL BATHROOMS REPLACE HANDICAPP RAMP
05-0927	3/23/2005	12/31/2005	\$1,800	Commercial	INSTALL RUBBER ROOFING
04-1778	3/9/2005	12/31/2005	\$3,800	Commercial	ELECTICAL TO BRING KITCHEN TO CODE
04-1778	10/22/2004	11/22/2004	\$800	Commercial	ELECTRIC
04-1602	5/25/2004	11/22/2004	\$4,800	Commercial	9 AWNINGS
04-1689	5/24/2004	7/23/2004	\$600	Residential	REPLACE SIDING & PAINT
04-1156	4/12/2004	11/22/2004	\$1,800	Commercial	DUCTWORK & A/C
04-1001	4/2/2004	11/22/2004	\$9,865	Commercial	REPAIR ROOF
02-2702	10/7/2002	11/22/2002	\$5,900	Commercial	RENOVATE BACK OFFICE
02-2442	9/9/2002	10/30/2002	\$1,000	Commercial	ELECTRICAL
02-1642	6/19/2002	10/30/2002	\$6,800	Commercial	INSTALL 2 DUCTLESS SYSTEM
0200230	2/5/2002	8/14/2002	\$1,170	Residential	REPAIR SIDING
01-3663	11/14/2001	10/30/2002	\$2,500	Commercial	CHANGEOUT AC
01-2182	6/7/2001	11/16/2001	\$6,200		RESIDE OVER BRICK/PAINT
00-2370	9/22/2000	11/16/2001	\$125,000		REMODELING/REPAIRS
9903770	12/6/1999	11/16/2001	\$4,500		REPAIRS
9903710	11/3/1999	12/7/1999	\$12,153		NEW ROOF
9902021	10/1/1999	11/16/2001	\$15,000		ROOFING
9903224	9/13/1999	11/3/1999	\$1,000		DRAIN/WATER LINES
9902905	8/17/1999	11/3/1999	\$500		4 CEILING FANS
9902021	8/4/1999	11/3/1999	\$15,000		ROOF OVER DECK
9902265	6/29/1999	11/3/1999	\$2,200		2 NEW SHED TYPE AWNINGS
9703589	10/28/1997	12/23/1998	\$300	Residential	EXPAND SEAFOOD STAND
9604448	11/1/1996	7/1/1997	\$800		SIGN
E951435	5/1/1995	11/1/1995	\$2,000		100 AMP SERVICE/ALTERATIO
B951160	4/1/1995	11/1/1995	\$4,600		REPAIR FENCE & DECK
B941054	3/1/1994	11/1/1994	\$1,800		BLD BX TO COVER DUCT 20'
B940531	2/1/1994	11/1/1994	\$1,800		RELOCATE BAR & BATH ROOM
M940683	2/1/1994	11/1/1994	\$2,500		5 DROPS
B940015	1/1/1994	11/1/1994	\$800		REPLACE 50'RAILING
B940090	1/1/1994	11/1/1994	\$1,500		RENOVATIONS
13-2678	1/1/1900	11/18/2013	\$18,800	Commercial	REPLACE MAIN DRAIN COVERS WITH APPROVED VGB COVERS. REPLACE INTERIOR FINISH. REPLACE WATERLINE TILE. REPLACE LADDER, REPLUMB EQUIPMENT.

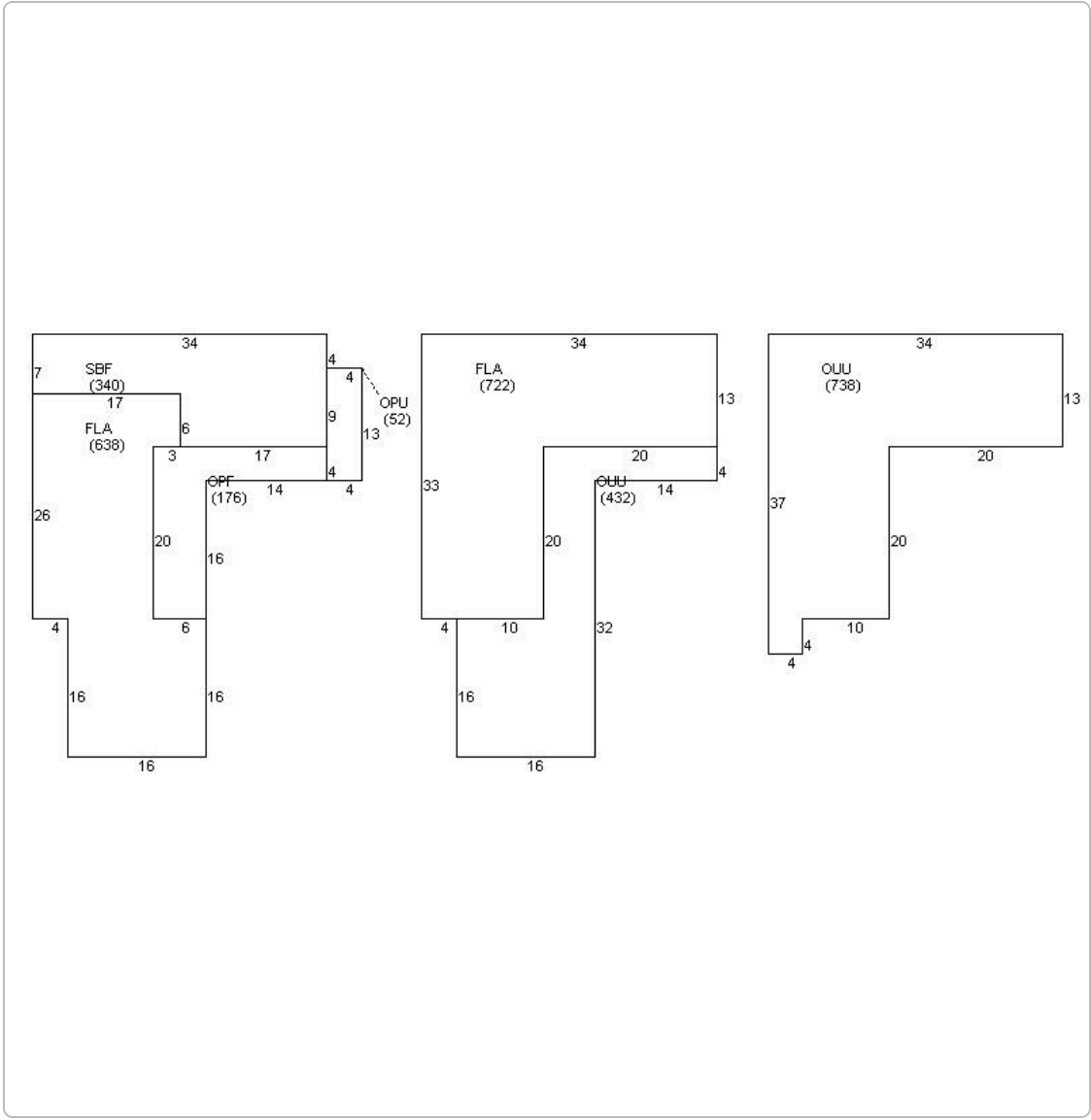
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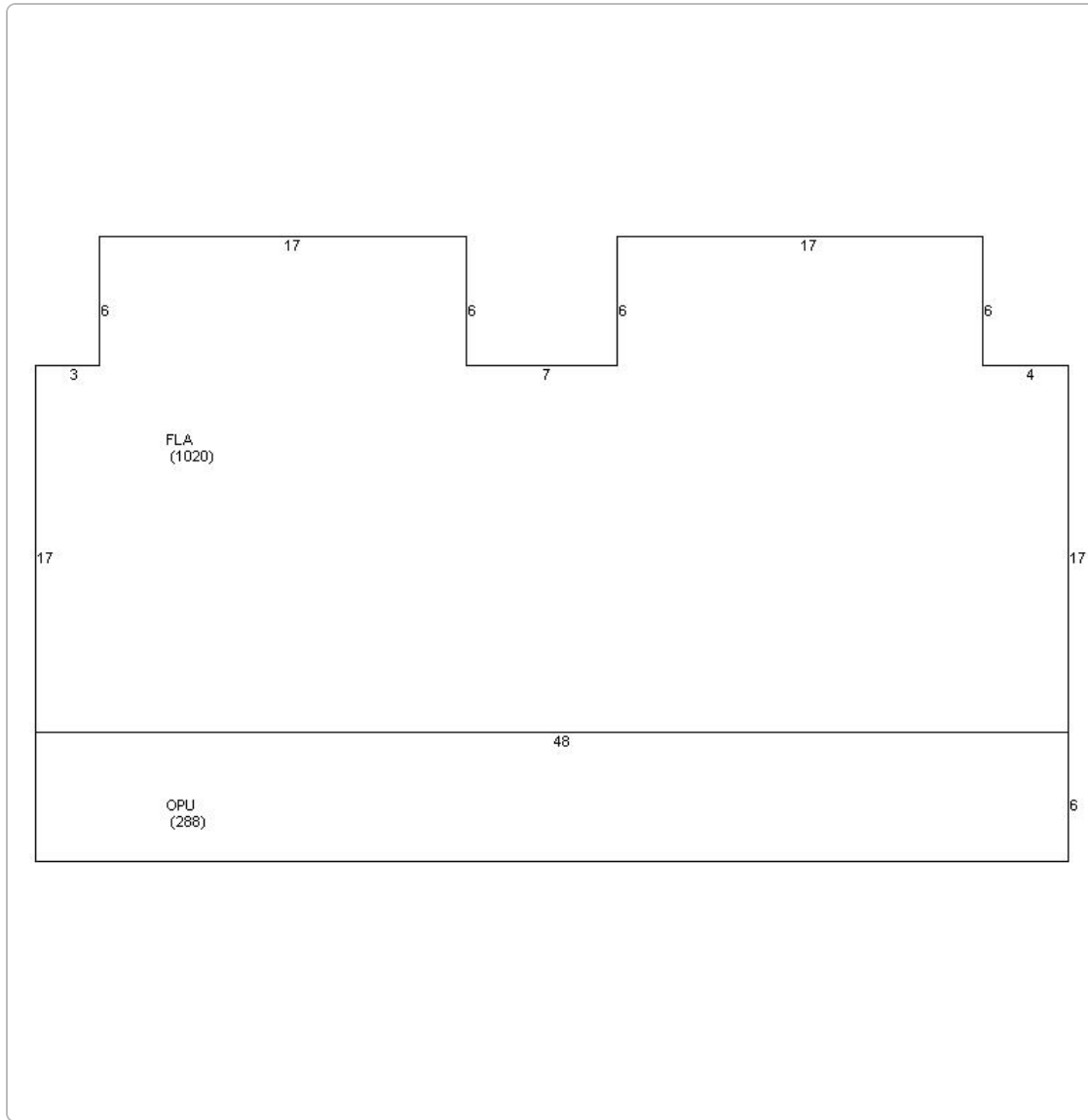
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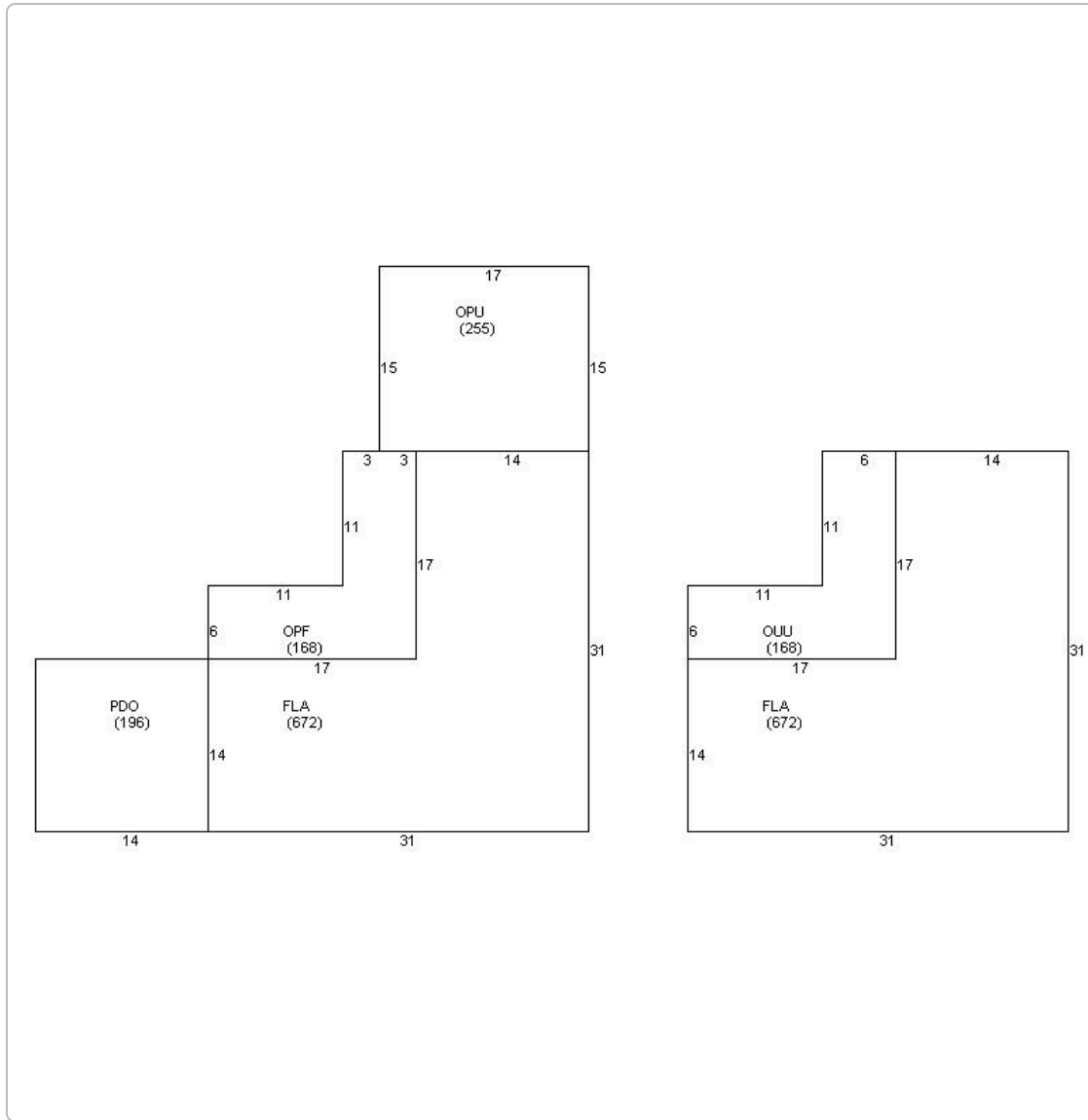
Sketches (click to enlarge)

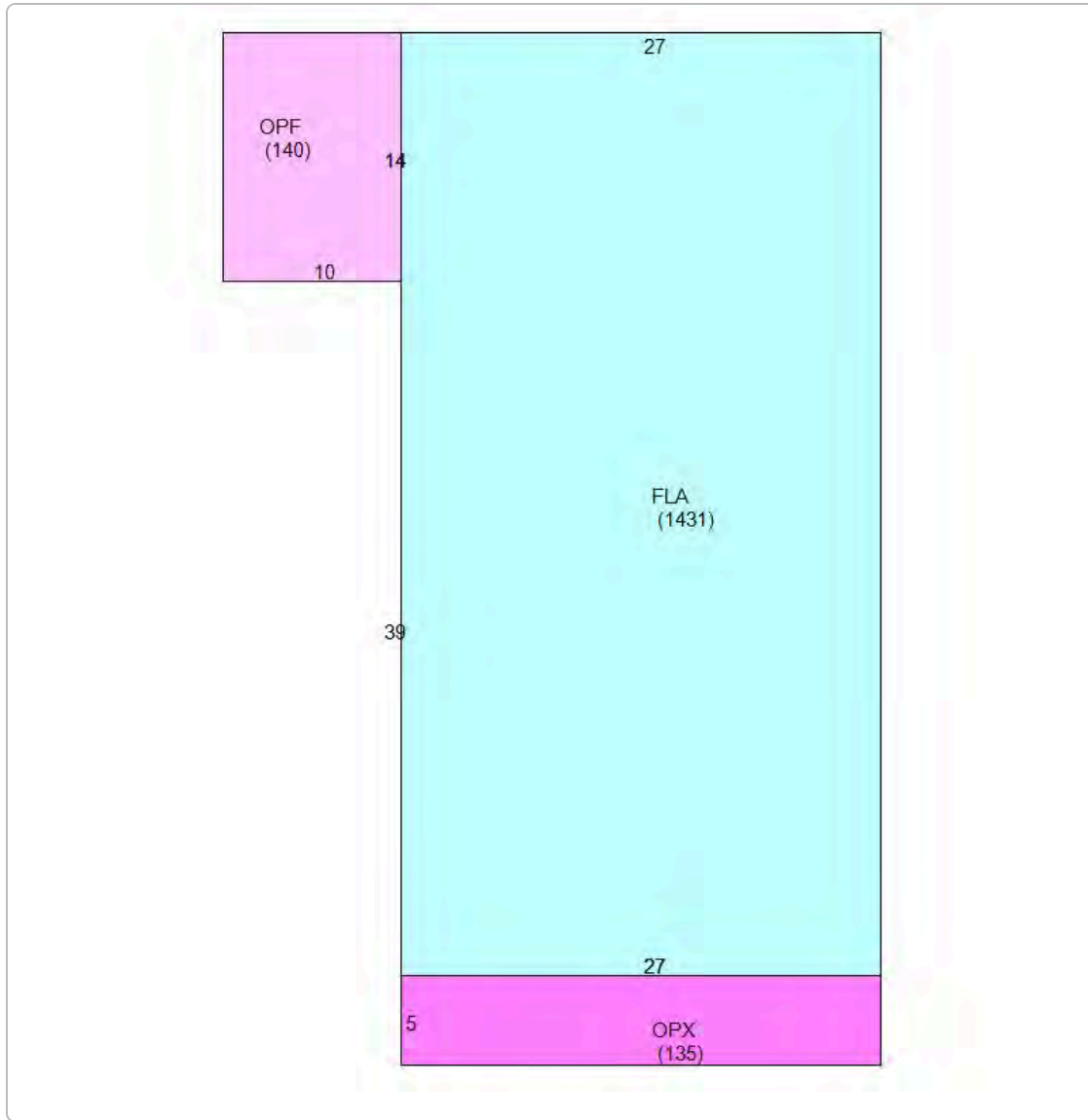












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