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## **Historic Architectural Review Commission Staff Report for Item 2**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: April 28, 2026

Applicant: Cross Key Marine Canvas

Application Number: C2026-0004

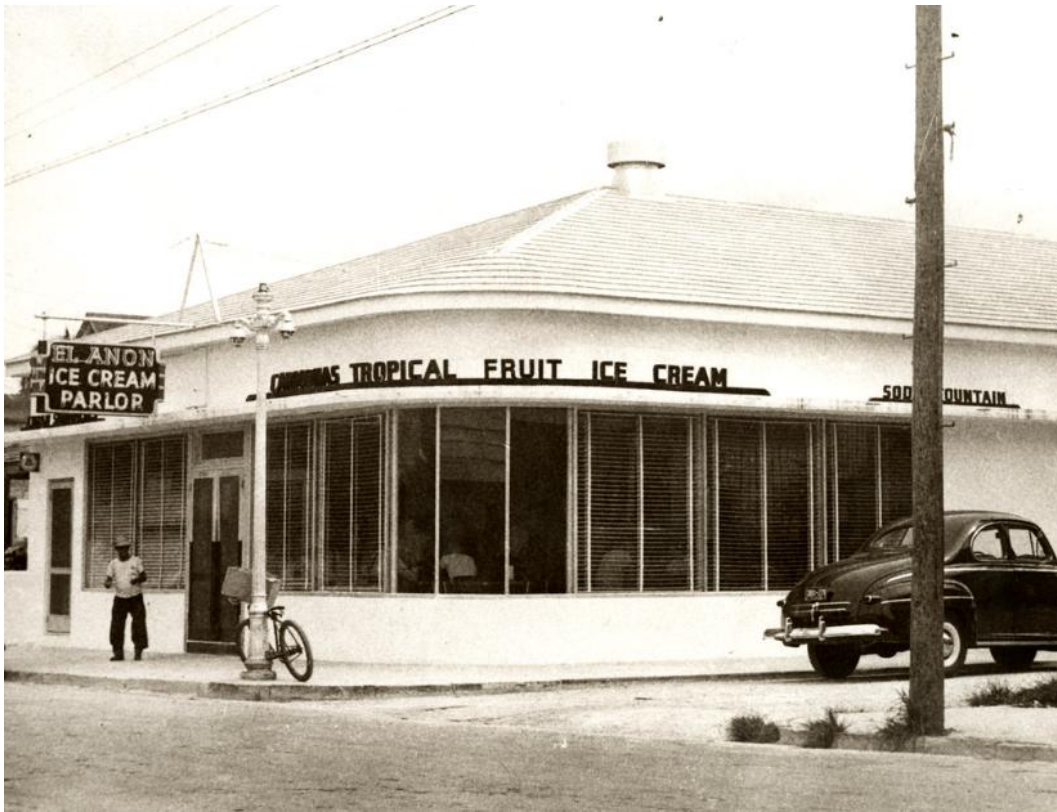
Address: 1114 Duval Street

### **Description of Work:**

New storefront awning along Duval Street façade, extending partially along Amelia Street façade.

### **Site Facts:**

The building under review is a contributing structure within the historic district, constructed in 1949. The one-story concrete block structure is located at the corner of Duval and Amelia Street. Currently the house sits on the ground and is located within an AE-6 flood zone.



*1114 Duval Street when it was El Anon Ice Cream Parlor C 1940. Monroe County Library.*



*Photo taken by Property Appraiser's office c1965, El Anon Ice Cream Parlor. Monroe County Library.*



*The building at 1114 Duval Street, corner of Amelia Street. Monroe County Library. (no date)*



*Photo of property under review July 2011. From the archives of Edwin O. Swift III. Monroe County Library.*



*Photo taken by the Property Appraiser's office 01/15/26.*



*Photo taken by the Property Appraiser's office 01/15/26.*



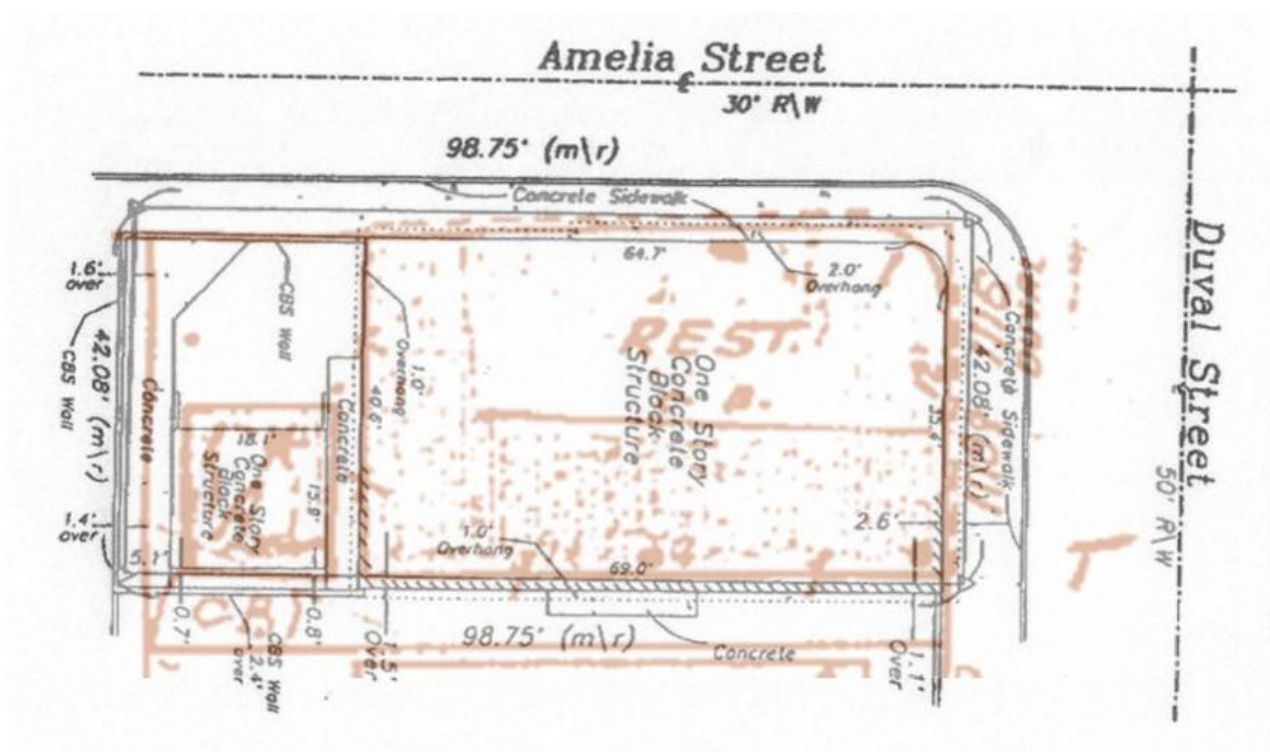
*1964 aerial photo, circled in red.*



*1968 aerial photo, circled in red.*



1972 aerial photo, circled in red.



Current survey and 1962 Sanborn Map.

## **Guidelines Cited on Review:**

- Guidelines for Awnings (pages 31-32), specifically guidelines 1, 2, 3, 4, 5, 7, 8, and 9.
- Guidelines for commercial storefronts & signage (pages 32-33), specifically guidelines 1 and 3.
- Guidelines for Awning Signs (page 50-q), specifically guidelines 5-b.1, 5-b.2, and 5-b.4.

## **Staff Analysis:**

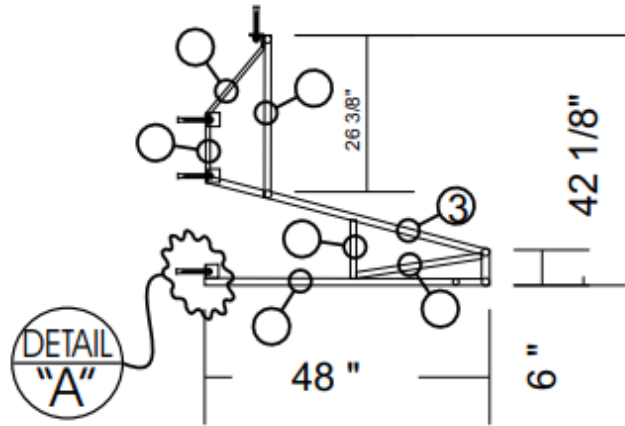
A Certificate of Appropriateness is currently under review for the installation of a new storefront awning on a contributing structure. The proposed plans indicate that the awning will span the Duval Street elevation and extend along a portion of the Amelia Street elevation. On January 27, 2026, the structure received approval for the installation of a full-height storefront system that wraps along both elevations. The awning was previously presented to HARC Commission on February 24, 2026 and is now being resubmitted with an updated design in response to comments.

Historic photographs show that the appearance of these elevations has changed over time. However, the historic overhang shows as early as the circa 1940 photograph that extends along the curved façade on both street elevations. This overhang is considered a character-defining feature of the contributing building and it's more prominent located in a corner lot. The proposed awning would obscure this historic feature (see Truss "A"), although it is proposed to be installed in a manner that does not physically damage the overhang.

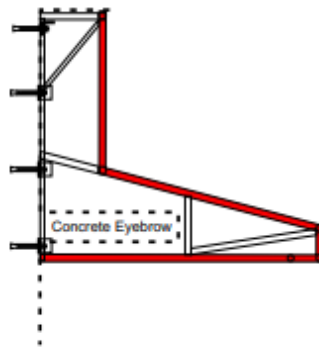
The awning is proposed to have an aluminum frame with Coolshade black fabric. It will have a clearance of about 9 feet above the sidewalk, project 4 feet from the wall, and measure approximately 3'5" feet in height. The signage is proposed into the curved fascia band at the upper face of the awning (26 3/8" tall).

Staff has included a list of properties at the end of the staff report showing examples of awnings within the historic district and the dates they were permitted for reference. Based on City records, these approvals range from the 1990s through the early 2000s.

# TRUSS "A"



# Left and Right End TRUSS



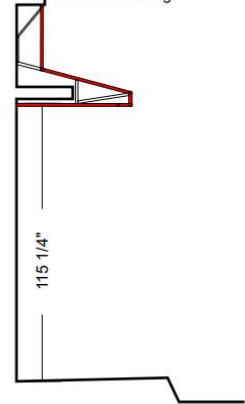
*Proposed detailed sections of awning.*

Rendering for HARC Review of 1114 Duval Street Happy Rooster  
RE # 00027910-000000

REVISED DESIGN EXTENDING TO THE  
END OF THE ARCHITECTURAL EYEBROW  
THEREBY ACCENTUATING THE ENTIRE FEATURE



Revised Building and Awning  
Profile Based upon  
Commission Input at  
2/24/26 Meeting



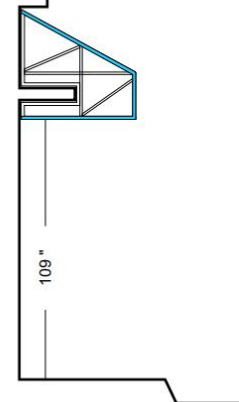
*Render of Revised Proposed Awning between Duval Street and Amelia Street.*

Rendering for HARC Review of 1114 Duval Street Happy Rooster  
RE # 00027910-000000

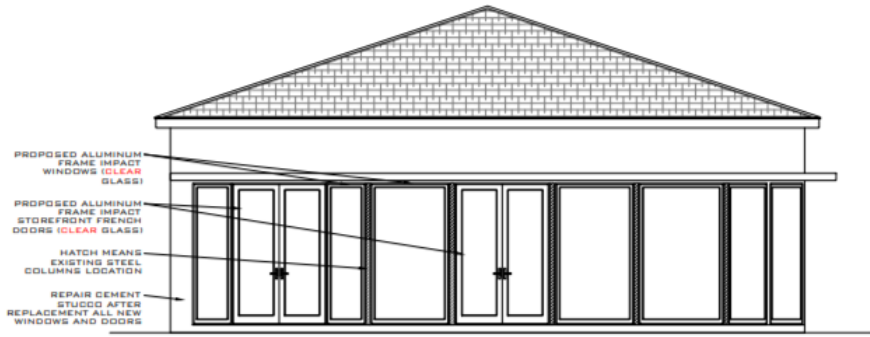
ORIGINAL DESIGN ENDING SHORT  
OF THE ARCHITECTURAL EYEBROW



Original Building and Awning  
Profile not approved  
by the Commission

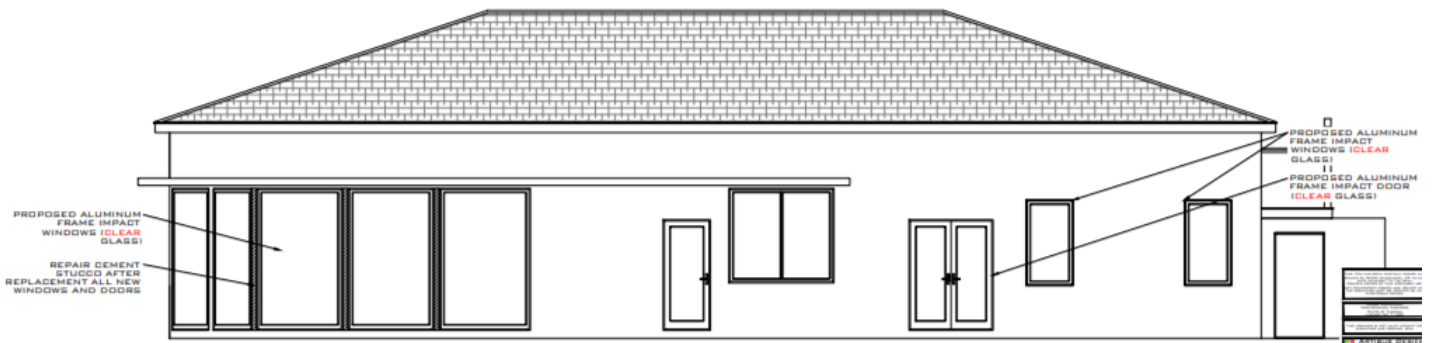


*Render of previously proposed Awning between Duval Street and Amelia Street.*



**PROPOSED FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"

*Previous approved design on January 27, 2026.*



**PROPOSED LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"

*Previous approved design on January 27, 2026.*

## **Consistency with Cited Guidelines:**

The **Commercial Storefronts & Signage Guidelines** emphasize that historic storefronts and their architectural elements are critical in defining the character of commercial buildings in the historic district and should be retained and preserved (**Guideline 1**). Additionally, awnings must be appropriately scaled and must not obscure, damage, or destroy character-defining features of a contributing building (**Guideline 3**).

Historic photographs document a historic overhang extending along the curved Duval and Amelia Street façades as early as circa 1940. This overhang is considered a character-defining feature of this contributing building. Although the proposed awning would not physically damage the overhang, it would visually obscure this feature, which is inconsistent with the guidelines.

The **Awnings Guidelines** state that awnings on contributing structures should not obscure character-defining features and that replacement awnings should replicate historic designs where documentation exists (**Guideline 1**). Awnings are intended to reinforce the frame of the storefront and remain subordinate to architectural features rather than dominate or conceal them (**Guidelines 5 and 7**).

The proposed continuous awning wrapping both elevations, including a semicircular entrance feature on the Duval Street façade, would alter the character-defining features of this contributing structure. Unlike typical rectilinear storefronts, this building is architecturally unique due to its rounded corner configuration, curved storefront glazing, and continuous roof overhang, as documented in the circa 1940 historic photograph.

The signage is now proposed above the awning, which is not typical, as signage is generally located on the awning's valance. Overall compliance must also consider the awning's form, scale, and visual impact.

The building received approval in January 2026 for a full-height storefront system with continuous glazing, making the façade to read as a single storefront rather than separate openings. In this context, an awning spanning the storefront aligns with the approved design and better reinforces the overall storefront condition, as illustrated in the attached proposed elevation; however, the awning's relationship to the historic overhang remains a key consideration under the guidelines.

The following are addresses provided by the applicant indicating the types of awnings in the historic district:

**Photos of awnings covering overhang**

Masion Sur Duval - 824 Duval Street: *permitted in 2024 (overhang present) non-contributing structure.*



518 Duval Street: *permitted in 2007 (no overhang) contributing structure*



Fish and Shadow - 1024 Duval Street: *permitted in 2009 (overhang present) contributing structure.*



Cuban Coffee Queen - 1124 Duval Street: *permitted in 2014 (no overhang) non-contributing structure.*



**Photos of awnings wrapping around the corner**

Whitehead and Greene Street: *permitted in 1996, 2011 for relocation*



Greene and Duval Streets: *permitted in 2005*



Duval and Olivia Streets: *no permits found, awnings removed in 2025 for spalling repairs*



Duval and Angela Streets: *permit from 2016 for replacing canvas, no earlier permits*



1330 Simonton and South Streets: *permitted in 1998, 2001, and 2010*



407 Front and Tift Street: *permitted in 2014 and 2015*



613 Duval Street: *permitted in 1998, 2004 replacement, 2015 new over Mel Fisher's*



**Photos with full frontage awnings and Marquee**

Hog's Breath Mercantile - Fitzpatrick Street: *permitted in 1998, 2014 new fabric*



Pirate Paradise - 102 Whitehead Street: *permitted in 1997*



Treasure Island - 300 Front Street: *permitted in 2010*



Sloppy Joe's - Duval and Greene Street: *historic awning at least since 1960s*



217 Duval Street: *permitted in 1999, 2005 & 2018 repairs, 2019 new awning fabric*



Crab Shack - 629 Duval Street: *permitted in 1999, 2005 new awning, 2014 new fabric*



Old Town Tavern - 904 Duval Street: *2011 new awning cover frame existing, no previous permits*



1124 Duval Street: *permitted in 2004 for entrance, 2005 for windows*



Bottle Cap Lounge - 1128 Simonon Street: *permitted in 2007*



1105 Whitehead Street: *permitted in 2014*



# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$536.03 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



**City of Key West**  
1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
(OAC 2026-0004)		PDM 1/23/2026
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

**1114 Duval Street**

NAME ON DEED:

**ED KeyWest LLC**

PHONE NUMBER 305 923-6494

OWNER'S MAILING ADDRESS:

**1114 Duval St.**

EMAIL

**Key West, FL 33040**

APPLICANT NAME:

**Cross Key Marine Canvas**

PHONE NUMBER 305-451-1302

APPLICANT'S ADDRESS:

**PO Box 371865**

EMAIL keylargocanvas@gmail.com

**Key Largo FL 33037**

APPLICANT'S SIGNATURE:

*[Handwritten Signature]*

DATE 1/23/2026

**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 NO RELOCATION OF A STRUCTURE NO ELEVATION OF A STRUCTURE NO  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES \_\_\_ NO \_\_\_ INVOLVES A HISTORIC STRUCTURE: YES X NO \_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

**GENERAL:** Fabricate and install new Aluminum Frame Canvas Covered Awning on Duval Street And partway down Amelia Street . Awning to be approximately 40 Across Duval Street frontage and 22 Down Amelia Street Frontage. Awning profile height is 4 tall and Awning projects 4' off wall of building. Sign Copy consists of Name of business one time across front valance and Rooster logo on Marquee centered over Entry Door

MAIN BUILDING:

**No Modifications to Main Building**

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

**No Demolition Required**

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

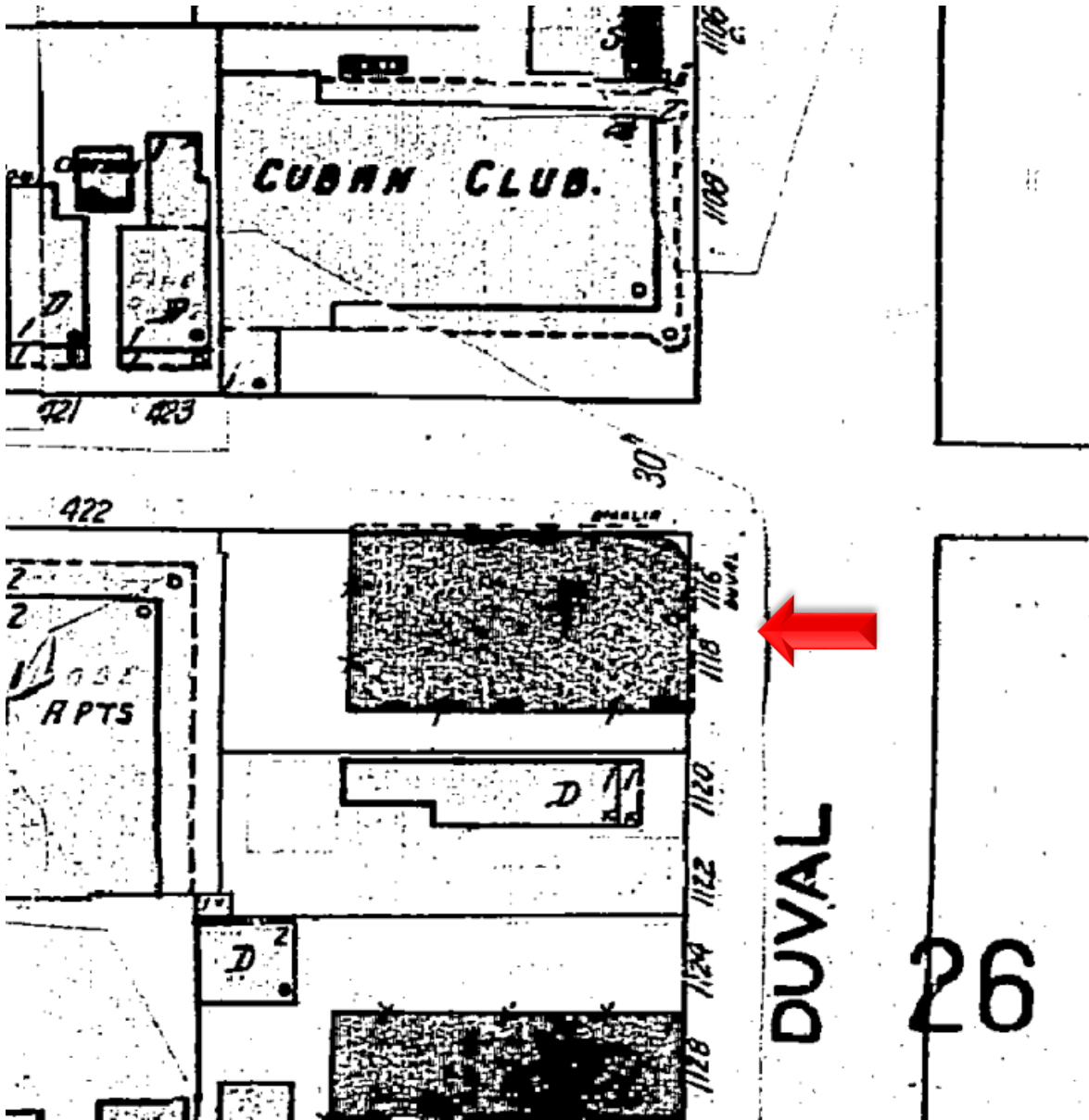
ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: Awning and Sign Copy on Awning

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:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
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.

# SANBORN MAPS





1948 Sanborn Map

# PROJECT PHOTOS

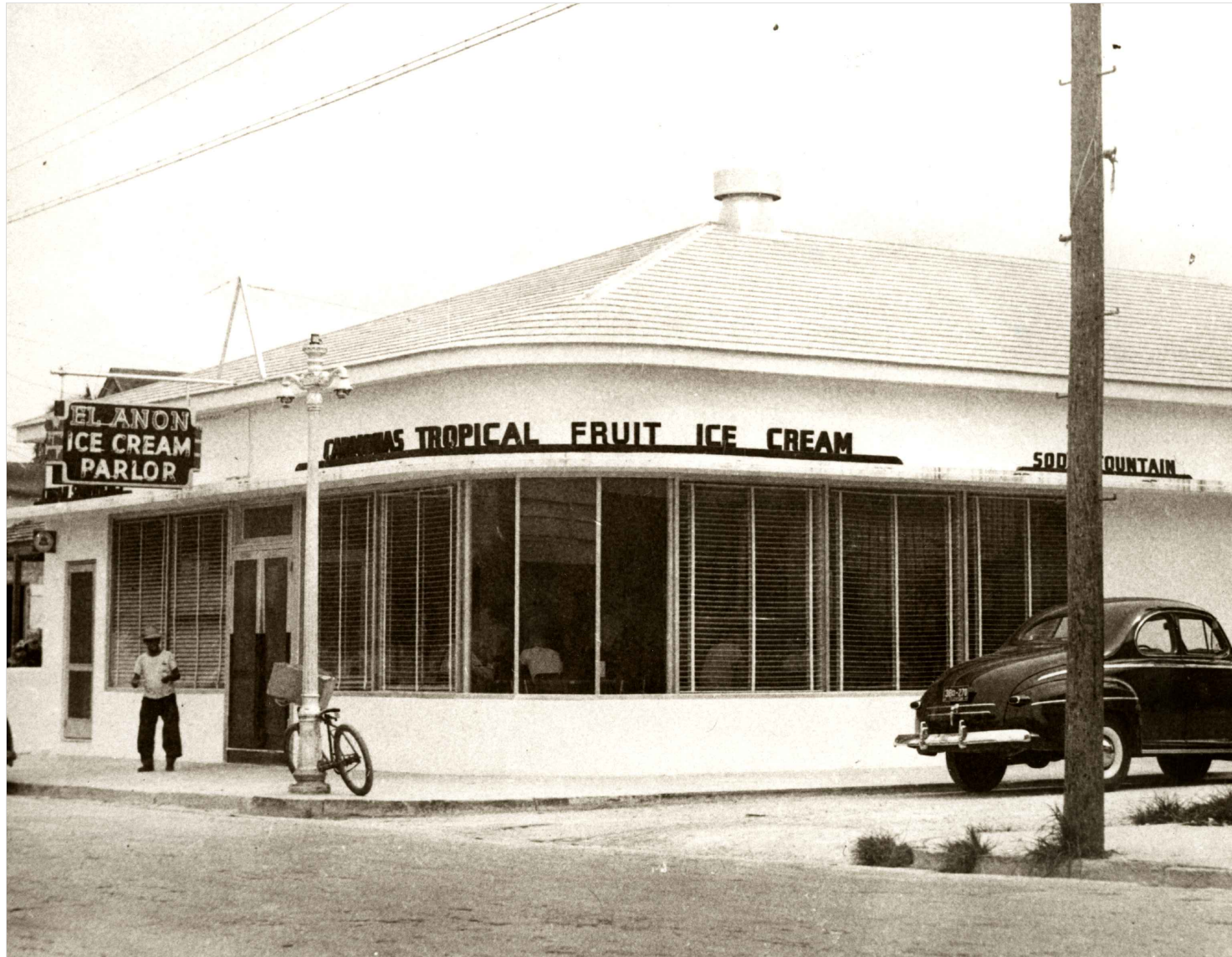
1114 DUVAL ST  
(HISTORICAL PICTURE)



1114 DUVAL ST  
(HISTORICAL PICTURE)



1114 DUVAL ST  
(HISTORICAL PICTURE)



1114 DUVAL ST  
(FRONT SIDE VIEW)



1114 DUVAL ST  
(RIGHT SIDE VIEW)



1114 DUVAL ST  
(REAR SIDE VIEW)



# SURVEY

# NORBY



**& Associates, Inc.**  
Professional Land Surveyors

3104 Fingler Avenue

Key West, FL 33040

**Thomas A. Norby, PLS**  
Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

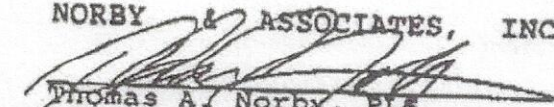
**NOTES:**

- The legal description shown hereon was furnished by the client or their agent.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- Street address: 1114 Duval Street, Key West, FL 33040.
- Date of field work: November 11, 1999.

**BOUNDARY SURVEY OF:** On the Island of Key West in Tract 11 and is part of Lot 1 in Square 6 of said Tract 11 according to C.W. Tift's map of the City and Island of Key West, but better known as Subdivision 1 of Square 1 according to a diagram made by Stepney Austin of Lots 1 and 2 of Square 6 of said Tract 11, which diagram is recorded in Book "L" of Records, Page 443, Public Records of Monroe County, Florida. COMMENCING at the corner of Duval and Amelia Streets and run thence along Duval Street in a Southeasterly direction 42 feet, 1 inch; thence at right angles in a Southwesterly direction 98 feet, 9 inches; thence at right angles in a Northwesterly direction 42 feet, 1 inch, to Amelia Street; thence at right angles in a Northwesterly direction 98 feet, 9 inches, back to the place of Beginning.

**BOUNDARY SURVEY FOR:** The Cave Family Limited Partnership;  
Lowell P. and Dawn Cave;  
Keys Title & Abstract Company;  
Stewart Title Guaranty Company;

NORBY & ASSOCIATES, INC.

  
Thomas A. Norby, PLS  
Florida Reg. #5234

November 12, 1999

11/15/99

Exhibit "A"

# NORBY



**& Associates, Inc.**  
Professional Land Surveyors

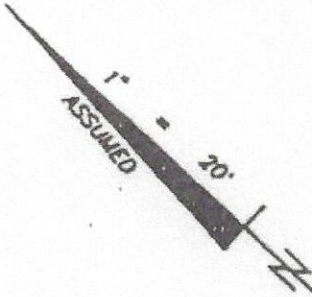
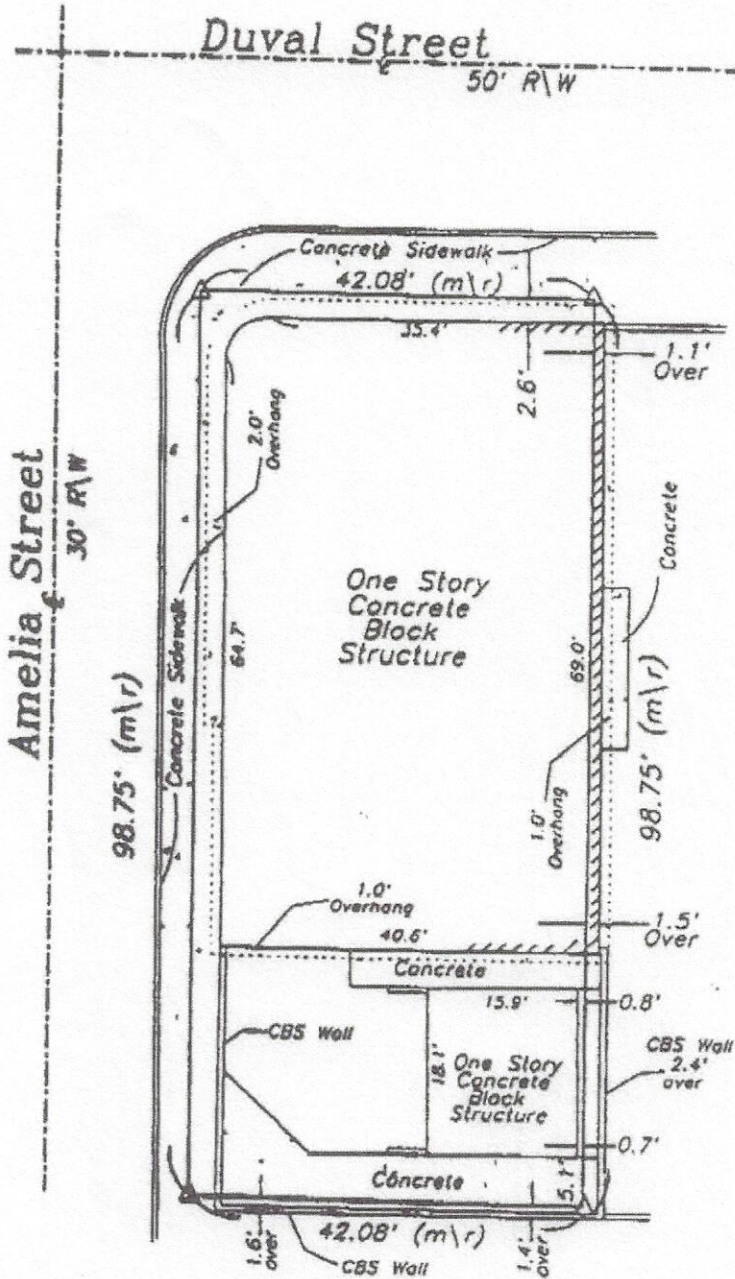
3104 Flagler Avenue

Key West, FL 33040

**Thomas A. Norby, PLS**  
Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924



### LEGEND

- △ Set Nail & Disc (5234)
- R\W Right of Way
- m|r Measured & Record
- CBS Concrete Block Wall
- ⊕ Centerline

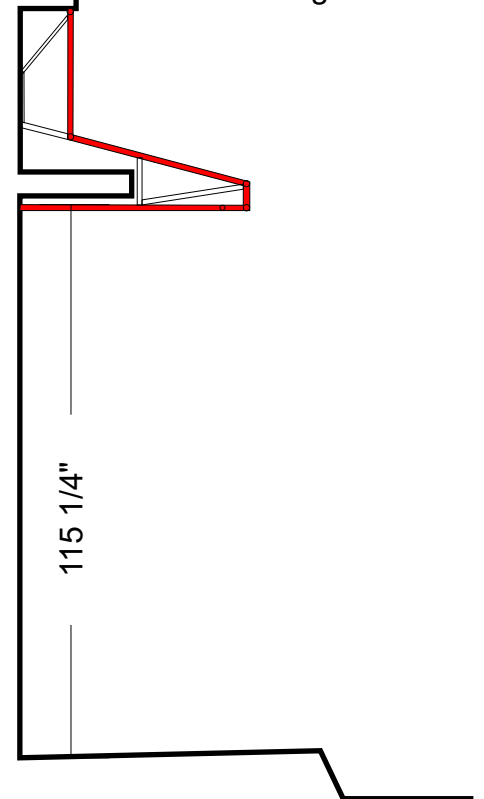
# PROPOSED DESIGN

# Rendering for HARC Review of 1114 Duval Street Happy Rooster RE # 00027910-000000

REVISED DESIGN EXTENDING TO THE  
END OF THE ARCHITECTURAL EYEBROW  
THEREBY ACCENTUATING THE ENTIRE FEATURE



Revised Building and Awning  
Profile Based upon  
Commission Input at  
2/24/26 Meeting



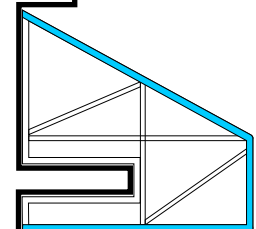
Design Detail by: Cross Key Canvas  
MM 103.6 Overseas Hwy  
Key Largo FL 33037 (305) 451.1302  
Project Name: **Happy Rooster**

Rendering for HARC Review of 1114 Duval Street Happy Rooster  
RE # 00027910-000000

ORIGINAL DESIGN ENDING SHORT  
OF THE ARCHITECTURAL EYEBROW



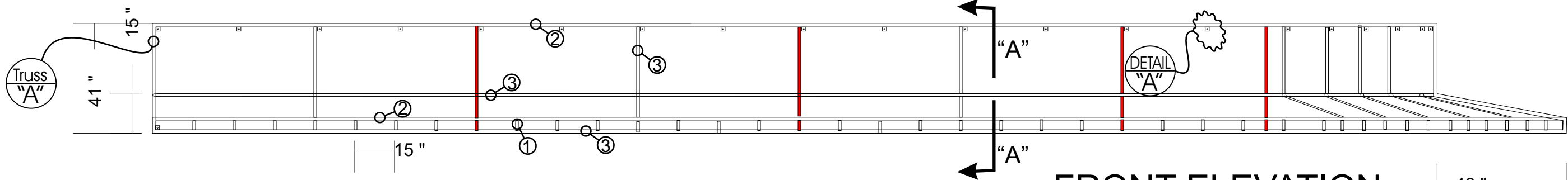
Original Building and Awning  
Profile not approved  
by the Commission



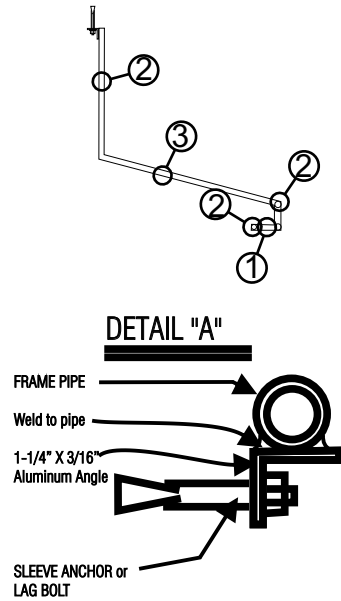
109"

Original Version

Design Detail by: Cross Key Canvas  
MM 103.6 Overseas Hwy  
Key Largo FL 33037 (305) 451.1302  
Project Name: Happy Rooster



Section "A"- "A"



**Structural Design Criteria**

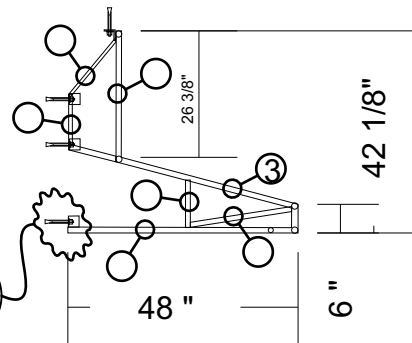
Basic Wind Speed 180 mph  
 Building Importance Factor 1.0  
 Exposure Location D  
 Internal Pressure Coefficient 0.18

**Certificate of Compliance**

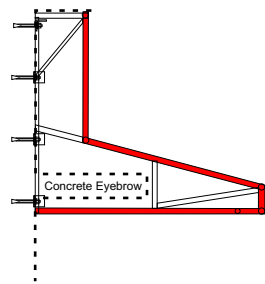
This is to certify that I am a duly qualified engineer licensed to practice in the State of Florida No. 96414 and my signature signifies that I have reviewed the design specifications and drawings for the Structural framing of this awning, and it is designed to withstand 180 MPH wind speed for a Type II building in an Exposure D Location in accordance with FBC 2023 , ASCE7-22

Design Detail by: Cross Key Canvas  
 Project Name: Happy Rooster 1114 D  
 Engineering by: Keys Engineering Services  
 James L. Allen PE #FL96414  
 91700 Overseas Hwy. Ste 1 Tavernier, FL  
**Work Order # 69102 Pg, 1 of 1**

**TRUSS "A"**



**Left and Right End TRUSS**



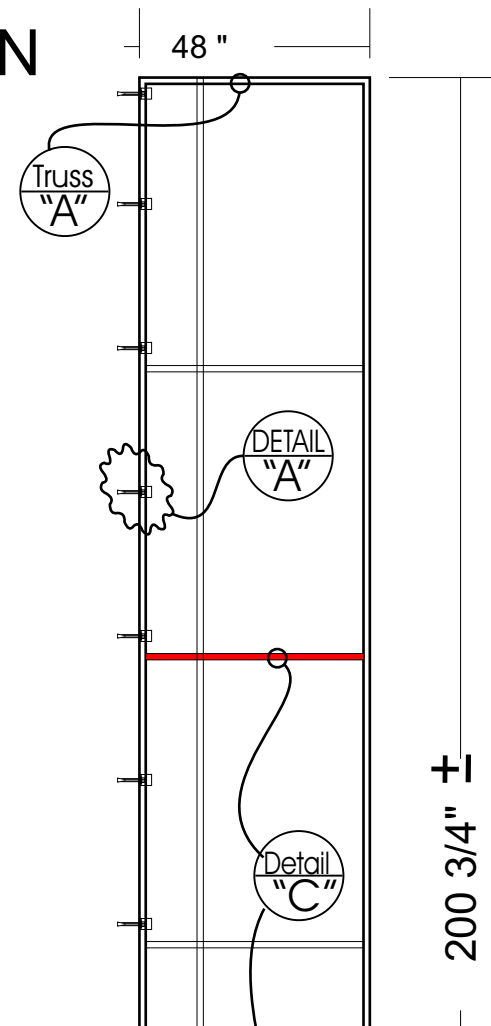
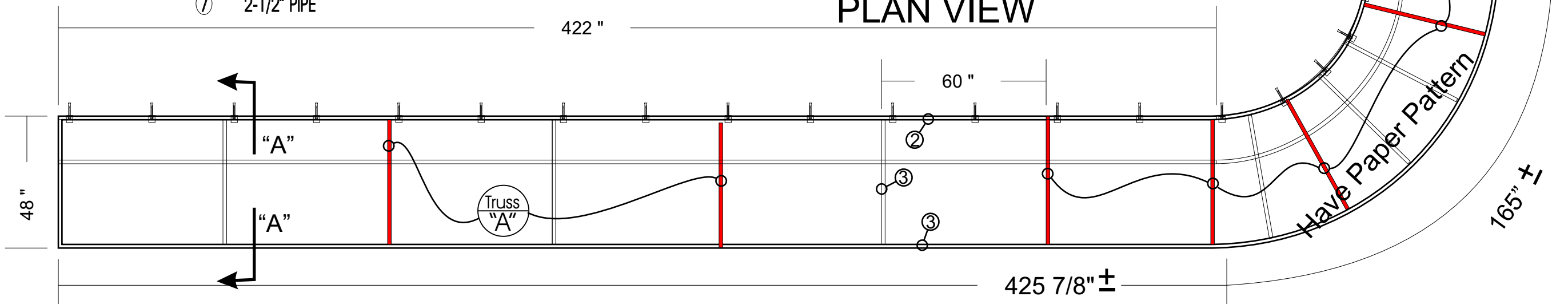
**Aluminum PIPE SCHEDULE**

- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥ 2" PIPE
- ⑦ 2-1/2" PIPE

**GENERAL NOTES**

1. Awning Frame to be Sch 40 Aluminum Pipe
2. All Frame Joints to be Welded per AWS Structural Welding Code D1.1
3. Mount Brackets to be 1-1/4" by 10ga Steel Angle Brackets
4. If Wood Stud construction secure Brackets by 3/8" Lag Bolts Min. 30" O.C.
5. If Concrete construction secure with 3/8" Steel Sleeve Anchors. Min. 30" O.C.
6. Fabric secured to frame by lacing with 1/8" Dacron line
7. Fabric to be removed when winds expected to exceed 75 MPH
8. Concrete footings shall be 3000Psi @ 28 Days

**PLAN VIEW**



Have Paper Pattern

# COOLSHADE



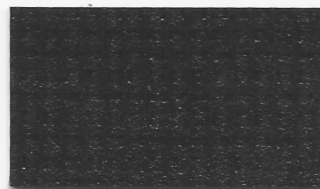
KEYSTON  
OUTDOOR



COOL606 PACIFIC



COOL926 DARK BLUE



COOL452 BLACK



COOL600 BERMUDA



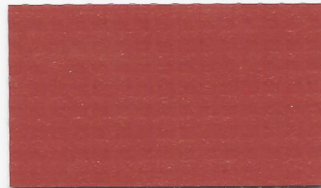
COOL604 EVERGLADE



COOL433 BILLIARD



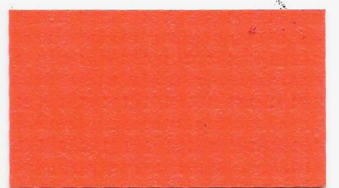
COOL400 LEAF



COOL197 BRICK



COOL426 RED



COOL777 ZEST



COOL100 CLEAR



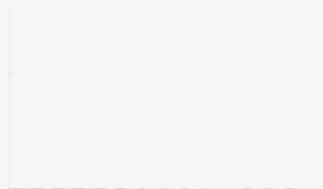
COOL616 BURGUNDY



COOL206 VIKING



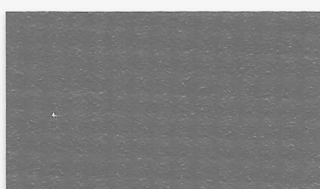
COOL212 SUN



COOL411 WHITE



COOL431 CINDER



COOL443 CHARCOAL



COOL125 STONE



COOL439 IVORY



COOL446 BEIGE



COOL445 SAND



COOL704 COFFEE

# COOLSHADE

## COOLSHADE SPECIFICATIONS

Width: 61"  
Roll Size: 50 yds  
Weight: 18 oz per square yard  
Cold Crack: -40 °  
Flame Resistance: Meets California State Fire Marshall Title 19, NFPA-701 99 (Large Scale)  
ASTM E84-81A Flame Spread Rating Class A (15)

Extreme UV resistance

Excellent Dimensional Stability

High Tensile and Tear Strength

Mildew resistant

High abrasion resistance

Heavy duty laminated fabric with wick resistant scrim

Accepts many types of graphics and solvent based inks

Easy to clean: Clean with household soap or vinyl cleaner

Custom Colors available in 1,200 yard minimum

U.S. made product with a 10+ year industry proven track record

5 Year limited warranty \*Clear is 2 year limited warranty

Ideal for awnings, protective covers, divider curtains, tents structures, stationary tarps, pool covers, banners, signs, spa covers, gymnasium field and floor covers.



**KEYSTON**  
**OUTDOOR**

[www.keystonbros.com](http://www.keystonbros.com)

[www.keystonoutdoor.com](http://www.keystonoutdoor.com)

7/2017

**DUVAL**

1124 Permit 04-0415 2/2004 + 14-4254 2/2015  
1130 Permit 03-1258 4/2013 + 10-0437 2/2010  
1024 Permit: 09-00004216 12/2009 \*  
1000 Permit: BLD2023-2924 11/2023 \*  
900 Pics only attached  
825 Permit: 15-01000932 \*  
824-826 Permit: HARC COAS2025-1561 \*  
725 Permit: 13-00000071 01/2013 \* + HARC 13-01000036 01/2013 \*  
705 - Dilly Grove Permits: 0202274 8/2002 + 03-1201 04/2003  
629 Permit: 05-00004604 10/2005 \*  
628 Permit 14-00003907 08/2014 \*  
613 Permit 04-00000013 01/2004 \*  
604 Permit 00-01467 06/2000 \* + 03-00001240 4/2003 \*  
330 Permit: 00-00001899 \*  
200 block (432 Greene St) Permit: 04-00001767 6/2004\* + 15-00003837 12/2015\*  
217 Permit: 9603242 02/1997 + 9903978 12/1999 + BLD1119-1120  
201 Sloppy Joes Permit: 9604100 10/1996 + 9901017 04/1999 + 9901019 04/1999  
117 Permit: 00-00000393 02/2000 \* +13-00003376 08/2013 \*

**FRONT**

300 Front Permit: 10-00000433 2/2010 \*  
400 Permit: 14-00002559 7/2014\*

**WHITEHEAD**

105 Permit: 9601451 3/1996 + 9701126 4/1997  
115 Permit: 96-2108 5/1996 + 96-3847 9/1996 + 01-1605 04/2001  
600 Permit: 08-00002213 6/2008 \*  
1102 -1105 Permit: 14-4253 2/2015  
1107 Permit: 13-1134 04/2013

**SIMONTON**

1330 Permit: 0101909 05/2001  
1208 Abondanza Permit: 9604570 12/1996  
1128 Permit: 07-00002192 05/2007 \*  
915 Permit: 07-0003363 08/2007 \*  
909 Permit 9702210 7/1997

*\*Permit Attached \*\*\* Some original permit copy records were destroyed in Hurricane Wilma 2005*

1130 Duval.



CUBAN COFFEE QUEEN

CUBAN COFFEE QUEEN

CUBAN COFFEE QUEEN

BIKE BRAND

YOGA





1124-10  
1124-11

MANUFACTURED BY  
COLOCADA

1124

CLOSED

FREE MENUS  
BEST MENUS

1124 Dunbar

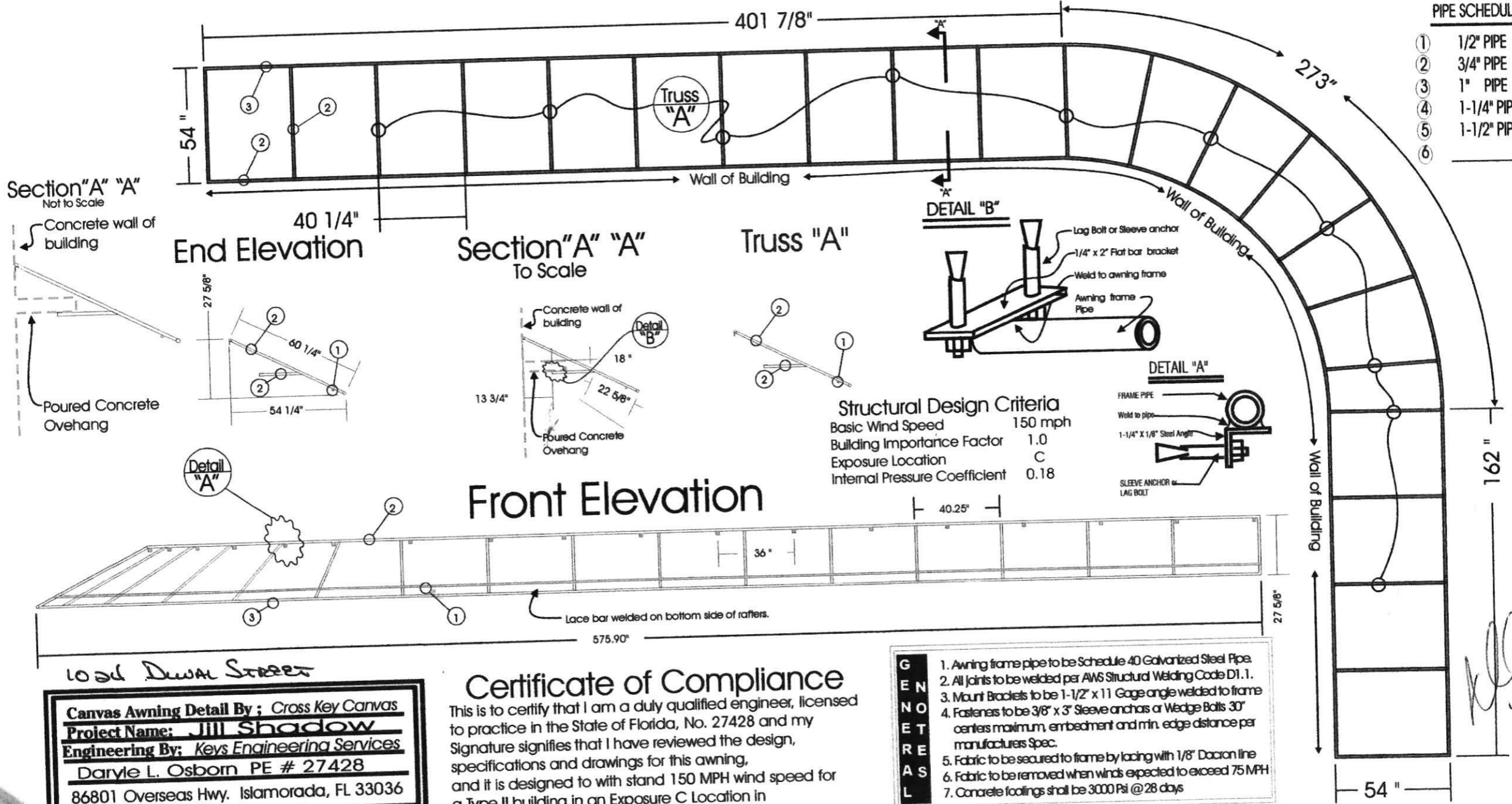


# Plan View

FIELD COPY FOR INSPECTIONS

## PIPE SCHEDULE

- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥



1026 Duval Street

**Canvas Awning Detail By ; Cross Key Canvas**  
**Project Name: Jill Shadow**  
**Engineering By: Keys Engineering Services**  
**Daryle L. Osborn PE # 27428**  
 86801 Overseas Hwy. Islamorada, FL 33036

Work Order # 37112 Page # 1 of 1

## Certificate of Compliance

This is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my Signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to with stand 150 MPH wind speed for a Type II building in an Exposure C Location in accordance with FBC 2007, ASCE7-05

**G  
E  
N  
E  
R  
A  
L**

1. Awning frame pipe to be Schedule 40 Galvanized Steel Pipe.
2. All joints to be welded per AWS Structural Welding Code D1.1.
3. Mount Brackets to be 1-1/2" x 11 Gage angle welded to frame
4. Fasteners to be 3/8" x 3" Sleeve anchors or Wedge Bolts 30" centers maximum, embedment and min. edge distance per manufactures Spec.
5. Fabric to be secured to frame by lacing with 1/8" Dacron line
6. Fabric to be removed when winds expected to exceed 75 MPH
7. Concrete footings shall be 3000 Psi @ 28 days

*[Handwritten Signature]*  
 2/22/09



Shaddon & FISH

Shaddon & FISH

Loft

P

Window & FISH



eddon & FISH

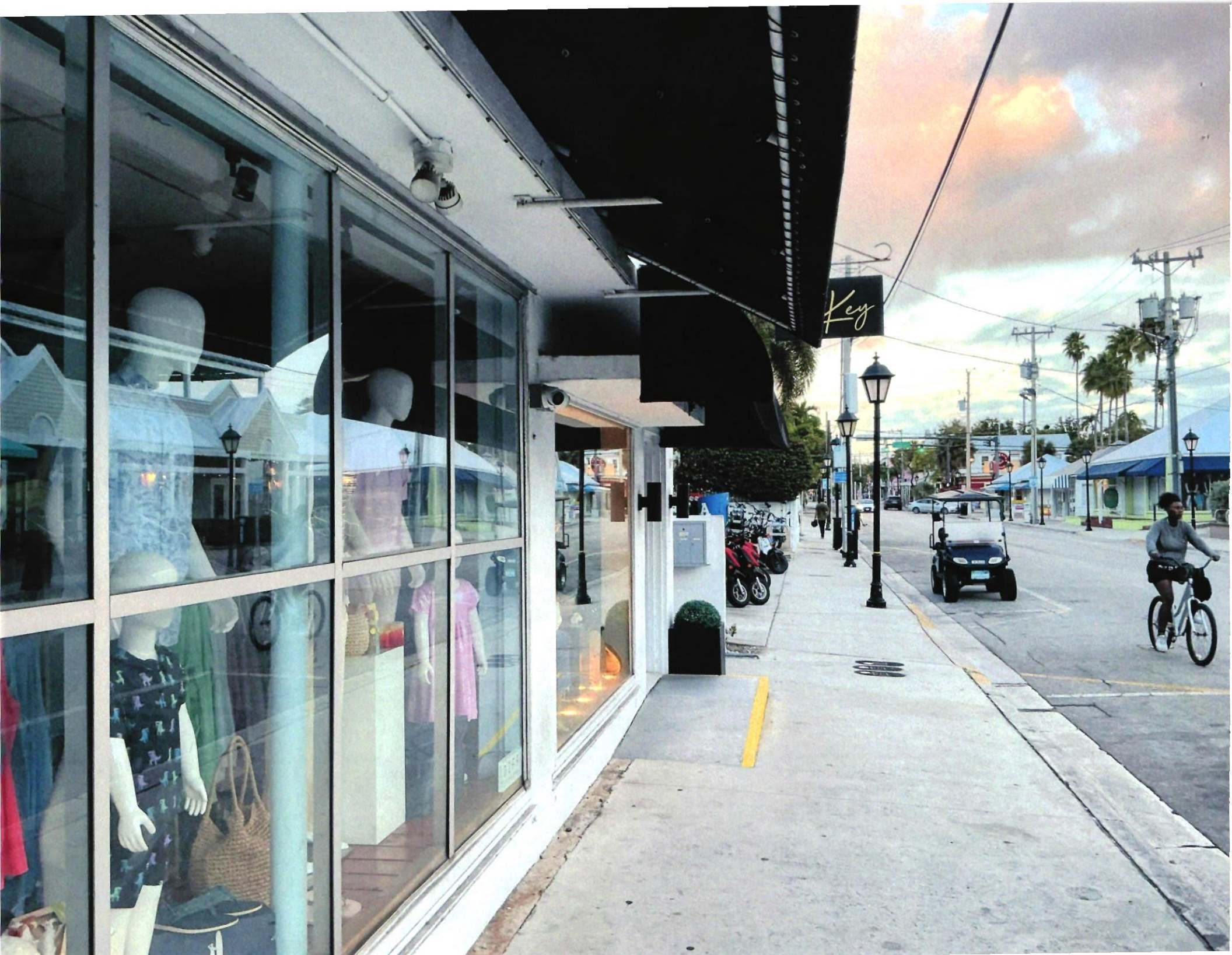
Low Key

Low Key



RENTALS  
109-294-3900





Key

1000 Duval



# THE CITY OF KEY WEST

1300 White Street, Key West, Florida 33040

PERMIT NUMBER

BLD2023-2924

## FLOODPLAIN AWNINGS PERMIT

PERMIT TYPE: AWNINGS

Issued: 11/21/2023

PERMIT SUB TYPE : COMMERCIAL HARC

Expires: 5/19/2024

Application By: CROSS KEY MARINE CANVAS / AWNI  
POST OFFICE BOX 371865  
KEY LARGO, FL 33037

On Property Of: 1000 DUVAL ST 101

Scope of Work

Conditions Apply \_\_\_\_\_

New fabric on existing awning. Fabric to be Black Cool shade which meets NFPA-701. \*\*NOC Exempt\*\* \*\*HARC Inspection Required\*\*

\*\*\*\*\*Certificate of Appropriateness approved as submitted scope of work. Remove and replace existing awning cover. ET\*\*\*\*\*

### WARNING TO OWNERS

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

- This card and approved plans must be posted in a location clearly visible from the street.
- The location of construction must have posted a clearly legible address visible from the street.

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**

Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.

#### INSPECTIONS

Type \_\_\_\_\_  
Approved By \_\_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Type \_\_\_\_\_  
Approved By \_\_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_

\*\*\*\*FINAL\*\*\*\*

Approved By \_\_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Building Official:

Issued By: Patrick D Mobley

Date: 11/21/2023



# THE CITY OF KEY WEST

1300 White Street, Key West, Florida 33040

PERMIT NUMBER

BLD2023-2924

## FLOODPLAIN AWNINGS PERMIT

PERMIT TYPE: AWNINGS

Issued: 11/21/2023

PERMIT SUB TYPE : COMMERCIAL HARC

Expires: 5/19/2024

Application By: CROSS KEY MARINE CANVAS / AWNI  
POST OFFICE BOX 371865  
KEY LARGO, FL 33037

On Property Of: 1000 DUVAL ST 101

### Scope of Work

**Conditions Apply** \_\_\_\_\_

New fabric on existing awning. Fabric to be Black Cool shade which meets NFPA-701. **\*\*NOC Exempt\*\* \*\*HARC Inspection Required\*\***

\*\*\*\*\*Certificate of Appropriateness approved as submitted scope of work. Remove and replace existing awning cover. ET\*\*\*\*\*

### WARNING TO OWNERS

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.**

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- The location of construction must have posted a clearly legible address visible from the street.

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**  
Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.

### INSPECTIONS

Type \_\_\_\_\_  
Approved By \_\_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Type \_\_\_\_\_  
Approved By \_\_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_

\*\*\*\*FINAL\*\*\*\*  
Approved By \_\_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Building Official:

Issued By: Patrick D Mobley

Date: 11/21/2023



SPECIAL FORCE

THE LINE

WEEKLY  
DUMPS

Casablanca Hotel

Casablanca Hotel

904 Duval

900 -  
904 Duval



825 Duval.

City of Key West  
Historic Architectural Review Commission  
Certificate of Appropriateness  
Key West Florida  
(305) 809-3956

Application Number . . . . . 15-01000932 Date 6/19/15  
Application pin number . . . . . 019584  
Property Address . . . . . 825 DUVAL ST  
RE #/PARCEL #/TAX ID etc . . . . . 0001-6830-000000- -  
Previous utility acct # . . . . . 1017230.00  
Application type description HARC APPLICATION - BUILDING  
Subdivision Name . . . . .  
Property Use . . . . . 100D  
Property Zoning . . . . . HIGH DENSITY RES/COMM  
Application valuation . . . . . 4368

Owner

DION RENTAL PROPERTIES LLC  
638 UNITED STREET  
KEY WEST, FL  
KEY WEST FL 33040  
(305) 294-1720

Contractor

CROSS KEY MARINE CANVAS / AWNI  
POST OFFICE BOX 1865  
KEY LARGO FL 33037  
(305) 451-1302

Permit . . . . . HARC PERMIT  
Additional desc . . . . . GH  
Permit Fee . . . . . 50.00 Plan Check Fee . . . . . .00  
Issue Date . . . . . 6/19/15 Valuation . . . . . 0  
Expiration Date . . . . . 6/18/17

Qty Unit Charge Per Extension  
BASE FEE 50.00

Special Notes and Comments  
RECOVER EXISTING AWNING ON  
STOREFRONT.FABRIC TO BE CP2744  
AQUAMARINE WHICH MEETS NFPA-701. GH  
(JOB) \*\*HSA 6/18/15 New awning to match  
existing. (KP)\*\*  
T/S:06/17/2015 10:17 AM KEYWGRC ---

Other Fees . . . . . HARC FEE MINOR PROJECT 50.00  
HARC FEE INSPECTION 25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	50.00	.00	.00	50.00
Plan Check Total	.00	.00	.00	.00
Other Fee Total	75.00	50.00	.00	25.00
Grand Total	125.00	50.00	.00	75.00

6/23/15  
DATE ISSUED

DATE ISSUED

BY







# Cash Register Receipt

City of Key West

*824 Duval*

**Receipt Number**  
**R94038**

DESCRIPTION	ACCOUNT	QTY	PAID
<b>PermitTRAK</b>			<b>\$506.17</b>
<b>BLD2025-1063    Address: 824 DUVAL ST 1    APN: 00017141-000100</b>			<b>\$506.17</b>
<b>ADMINISTRATION</b>			<b>\$27.03</b>
BUILDING PLAN REVIEW		0	\$13.00
DBPR-FBC-553		0	\$4.81
DEO-BCAIB-468		0	\$7.22
EDUCATION FEE		0	\$2.00
<b>BUILDING FEE</b>			<b>\$468.00</b>
BUILDING PERMIT FEE-RENOVATIONS OR REPAIRS		0	\$468.00
<b>Percent Credit Card Fee</b>			<b>\$11.14</b>
Percent Credit Card Fee		0	\$11.14
<b>ProjectTRAK</b>			<b>\$163.05</b>
<b>COAS2025-1561    Address: 824 DUVAL ST 1    APN: 00017141-000100</b>			<b>\$163.05</b>
<b>HARC</b>			<b>\$159.46</b>
BUILDING PERMIT APPLICATION (HARC) REVIEW		0	\$63.79
HARC APPLICATION FEE		0	\$63.79
HARC INSPECTION FEE		0	\$31.88
<b>Percent Credit Card Fee</b>			<b>\$3.59</b>
Percent Credit Card Fee		0	\$3.59
<b>TOTAL FEES PAID BY RECEIPT: R94038</b>			<b>\$669.22</b>

Date Paid: Wednesday, June 18, 2025

Paid By: CROSS KEY MARINE CANVAS/(AWN-SPEC STRUCTURE)

Cashier: GH

Pay Method: CREDIT CARD 1

# CITY OF KEY WEST

White Street, Key West, Florida 33040

CoA NUMBER  
**COAS2025-1561**

## HARC Certificate of Appropriateness

PROJECT TYPE: **HARC STAFF COA**

Issued: **6/17/2025**

PROJECT SUB TYPE :

Expires: **6/18/2027**

Application By: **CROSS KEY MARINE CANVAS/(AWN-SPEC  
STRUCTURE)  
POST OFFICE BOX 371865  
KEY LARGO, FL 33037**

On Property Of:: **824 DUVAL ST 1**

### Scope of Work

New awnings for storefront and windows - Fabric to meet NFPA-701  
Storefront and window awnings

\*\*\*Certificate of Appropriateness approved with conditions for awnings over existing windows. Awnings to match provided color and dimensions. Awnings cannot exceed more than 4.2 feet from the wall surface.\*\*\* MC

**HARC INSPECTION REQUIRED**

### WARNING TO OWNERS

Notice: In addition to the requirements of this CoA, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

- **This card and approved plans must be posted in a location clearly visible from the street.**
- **The location of construction must have posted a clearly legible address visible from the street.**

**CoA VOID IF CONSTRUCTION IS NOT STARTED WITHIN 770 DAYS.**  
Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.



- A.
- B.
- C.

- E.
- F.
- G.
- H.



P  
1 - PARK  
2 - PAY  
3 - DIS  
9 AM - 12 M  
SUN - 11 A

CHIGLIA





**THE CITY OF KEY WEST**  
 Building Department 809-3956  
 3140 Flagler Avenue, Key West, Florida 33040

*725 Duval*

# BUILDING PERMIT

FOR NEXT BUSINESS DAY INSPECTIONS, CALL **293-6462** BEFORE 3:00 PM.

PERMIT # 13-00000071-000-000-AWN-00      ISSUED 1/15/13  
 LICENSE# 13-00003837                              EXPIRES 1/15/15  
 HIGH DENSITY RES/COMM

APPLICATION BY... CROSS KEY MARINE CANVAS / AWNI  
 ON PROPERTY OF... 725 DUVAL ST LLC  
 FOR A PERMIT TO... FABRICATE & INSTALL NEW AWNING FRAME W/  
 CANVAS COVER ACROSS ENTIRE STOREFRONT  
 OF BUILDING IS 92'w BY 5' PROJECTION  
 460 S.F. W/SIGN COPY ON FRONT TO SAY  
 "ESTATE LIQUIDATOR" ONE TIME ON VALANCE  
 AT CENTER OF AWNING OVER THE DOORS MC  
 \*NEED FILE NOC\* MC \*HARC #13-01-0036 &  
 HARC #13-01-0037 HSA- 01/08/2013-ET. MC

725 DUVAL ST

*Pin  
159853*

## WARNING TO OWNERS

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT  
 MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS  
 TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN  
 FINANCING, CONSULT WITH YOUR LENDER OR AN  
 ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF  
 COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, and federal agencies.

**This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.**

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**  
 Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm

FOUNDATION  
 APPROVED \_\_\_ BY \_\_\_  
 DATE \_\_\_/\_\_\_/\_\_\_

FOOTING  
 APPROVED \_\_\_ BY \_\_\_  
 DATE \_\_\_/\_\_\_/\_\_\_

FRAMING  
 APPROVED \_\_\_ BY \_\_\_  
 DATE \_\_\_/\_\_\_/\_\_\_

STRAPPING  
 APPROVED \_\_\_ BY \_\_\_  
 DATE \_\_\_/\_\_\_/\_\_\_

SHEATHING  
 APPROVED \_\_\_ BY \_\_\_  
 DATE \_\_\_/\_\_\_/\_\_\_

FINAL  
 APPROVED \_\_\_ BY \_\_\_  
 DATE \_\_\_/\_\_\_/\_\_\_



**THE CITY OF KEY WEST**

Building Department 809-3956  
3140 Flagler Avenue, Key West, Florida 33040

**H.A.R.C.**

**Certificate of Appropriateness**

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 13-01000036-000-000--00  
LICENSE# 13-00003837

ISSUED 1/15/13  
EXPIRES 1/15/15

HIGH DENSITY RES/COMM

APPLICATION BY... CROSS KEY MARINE CANVAS / AWNI  
ON PROPERTY OF... 725 DUVAL ST LLC

FOR A PERMIT TO.. New awning frame & fabric over  
storefront 92' long by 5' projection.  
Fabric to be black Sunbrella w/ sign  
copy. Remove existing awning frame &  
dispose of. (JOB) \*\*HSA 01/08/13 Must be  
fire retardant. (ET)\*\*

725 DUVAL ST

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, and federal agencies.

**This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.**

**FINAL INSPECTION REQUIRED**

---

FINAL INSPECTION  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

# Plan View Right Side

1051 3/4"

Truss  
"D"

Truss  
"C"

Truss  
"B"

Truss  
"A"

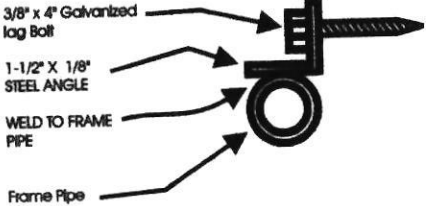
1099 3/4"

- GENERAL**
1. Awning frame pipe to be Schedule 40 Galvanized Steel Pipe.
  2. All joints to be welded per AWS Structural Welding Code D1.1.
  3. Mount brackets to be 1-1/2" x 11 Gage angle welded to frame
  4. Fasteners to be 3/8" x 3" Sleeve anchors or Wedge Bolts 30" centers maximum, embedment and min. edge distance per manufacturers Spec.
  5. Fabric to be secured to frame by lacing with 1/8" Dacron line
  6. Fabric to be removed when winds expected to exceed 75 MPH
  7. Concrete footings shall be 3000 Psi @ 28 days

**Structural Design Criteria**

Basic Wind Speed 180 mph  
 Building Importance Factor 1.0  
 Exposure Location C  
 Internal Pressure Coefficient 0.18

**DETAIL "A"**



**PIPE SCHEDULE**

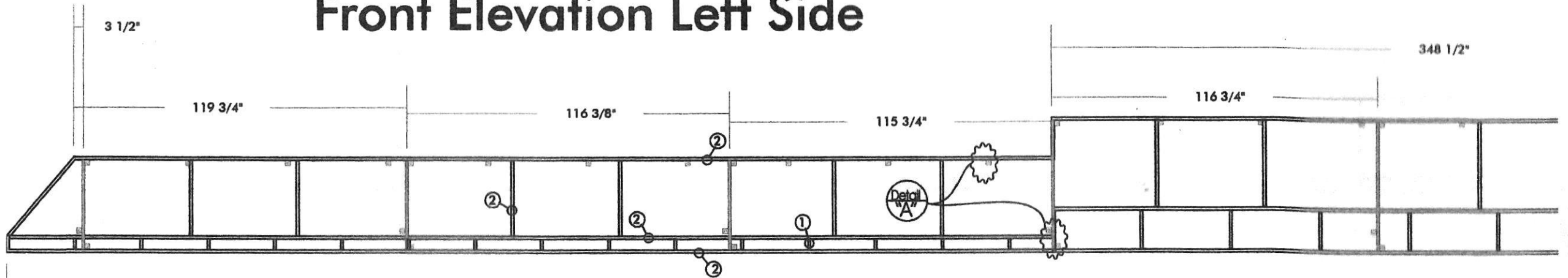
- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥ \_\_\_\_\_

**Certificate of Compliance**

this is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my Signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to withstand 180 MPH wind speed for a Type II building in an Exposure C Location in accordance with FBC 2010, ASCE7-10

**Canvas Awning Detail by Cross Key Canvas**  
**Project Name: 725 Duval Street**  
**Engineering by: D. L. Osborn Inc.**  
**Daryl L. Osborn PE # 27428**  
**91700 Overseas Hwy. Ste 1 Tavernier FL**  
**Work Order# 40352 Page 4 of 4**

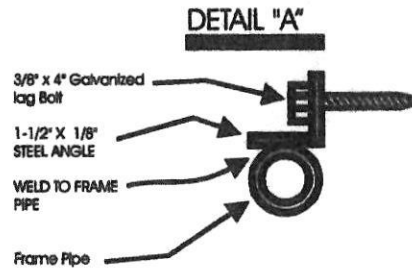
# Front Elevation Left Side



- GENERAL NOTES**
1. Awning frame pipe to be Schedule 40 Galvanized Steel Pipe.
  2. All joints to be welded per AWS Structural Welding Code D1.1.
  3. Mount Brackets to be 1-1/2" x 11 Gage angle welded to frame
  4. Fasteners to be 3/8" x 3" Sleeve anchors or Wedge Bolts 30" centers maximum, embedment and min. edge distance per manufacturers Spec.
  5. Fabric to be secured to frame by facing with 1/8" Dacron line
  6. Fabric to be removed when winds expected to exceed 75 MPH
  7. Concrete footings shall be 3000 Pci @ 28 days

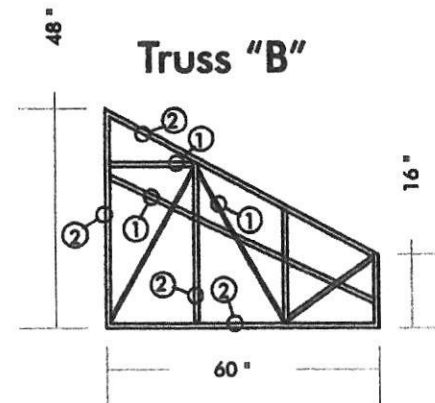
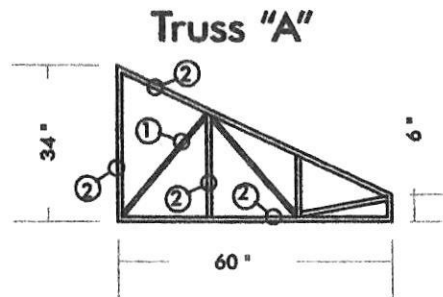
**Structural Design Criteria**

Basic Wind Speed 180 mph  
 Building Importance Factor 1.0  
 Exposure Location C  
 Internal Pressure Coefficient 0.18



**Certificate of Compliance**  
 this is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my Signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to withstand 180 MPH wind speed for a Type II building in an Exposure C Location in accordance with FBC 2010, ASCE7-10

**Canvas Awning Detail by Cross Key Canvas**  
 Project Name: 725 Duval St.  
 Engineering by: D. L. Osborn Inc.  
 Daryl L. Osborn PE # 27428  
 91700 Overseas Hwy. Ste 1 Tavernier FL  
 Work Order# 40352 Page 1 of 1



**PIPE SCHEDULE**

- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥ \_\_\_\_\_

725 Duval



ESTATE LIQUIDATORS

ONE-WAY

The American Legion Post 168

ROAD CLOSED TO TRUCK TRAFFIC

705 Duval.



THE WEST LIQUORS

705

SIP THE ISLAND LIFE



629 Duval



Call for inspections:  
293-6462  
24-hour inspection line

THE CITY OF KEY WEST  
BUILDING DEPARTMENT  
P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 292-8151

Application Number . . . . . 05-00004604 Date 10/16/05  
Property Address . . . . . 629 DUVAL ST  
RE #/PARCEL #/TAX ID etc . . . . . 0001-2440-000000- -  
Application description . . . . . AWNINGS AND REMOVABLE SHELTERS  
Property Zoning . . . . .  
Application valuation . . . . . 2350

Owner Contractor  
-----  
NEWHOUSE GREGORY LEE CROSS KEY MARINE CANVAS  
616 EATON STREET POST OFFICE BOX 1865  
KEY WEST FL 33040 KEY LARGO FL 33037  
(305) 457-1302

Permit . . . . . AWNINGS AND SHUTTERS  
Additional desc . . . . .  
Permit Fee . . . . . 47.00  
Issue Date . . . . . 10/16/05 Valuation . . . . . 2350  
Expiration Date . . . . . 10/08/07

Qty Unit Charge Per Extension  
BASE FEE 47.00

Special Notes and Comments  
REPLACE EXISTING CANVAS AWNING 13'6" X  
10' X 4'6" AS PER HARC #10-11  
COST \$2,350.00 MC

Other Fees . . . . . APPLICATION FEE - BUILDIN 25.00  
HARC FEE - NEW & REPAIR 25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	47.00	.00	.00	47.00
Other Fee Total	50.00	25.00	.00	25.00
Grand Total	97.00	25.00	.00	72.00

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

DATE ISSUED

Trans number:  
C/C CHECK

6752

1769838  
472.00







628 Duval



Call for inspections:  
293-6462  
24-hour inspection line

THE CITY OF KEY WEST  
BUILDING DEPARTMENT

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 809-3956

Application Number . . . . . 14-00003907 Date 8/19/14  
Application pin number . . . . . 483838  
Property Address . . . . . 628 DUVAL ST  
RE #/PARCEL #/TAX ID etc . . . . . 0001-2480-000000- -  
Previous utility acct # . . . . . 1012858.00  
Application type description . . . . . AWNINGS AND REMOVABLE SHELTERS  
Property Zoning . . . . . HIGH DENSITY RES/COMM  
Application valuation . . . . . 1310

Owner  
-----  
HISTORIC TOURS OF AMERICA INC  
601 DUVAL ST  
SUITE 5  
KEY WEST FL 33040

Contractor  
-----  
CROSS KEY MARINE CANVAS / AWNI  
POST OFFICE BOX 1865  
KEY LARGO FL 33037  
(305) 451-1302

Permit . . . . . AWNINGS AND SHUTTERS  
Additional desc . . . . . GH  
Permit Fee . . . . . 10.00  
Issue Date . . . . . 8/19/14 Valuation . . . . . 1310  
Expiration Date . . . . . 8/18/16

Qty Unit Charge Per Extension  
BASE FEE 10.00

Special Notes and Comments  
NEW FABRIC FOR EXISTING AWNING OVER  
STORE FRONT LOCATED ON THE CORNER OF  
DUVAL & ANGELA. AWNING APPROX 410" LONG  
X 48" PROJECTION. FABRIC TO BE  
CP2761-62 GLADE GREEN & GLADE WHITE  
STRIPE SAME A EXISTING WHICH MEETS  
NFPA-701. H14-01-1274-HSA-8/6/14-ET.  
N.O.C. EXEMPT. GH  
T/S:08/14/2014 02:17 PM KEYWGRC ---

Other Fees . . . . . APPLICATION FEE BLDG NEW 50.00  
DCA SURCHARGE: FS553.721 2.00  
EDUCATION FEE 2.00  
PLAN REVIEW FEE 10.00  
DBPR SURCHARGE: FS468.631 2.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	10.00	.00	.00	10.00
Other Fee Total	66.00	50.00	.00	16.00
Grand Total	76.00	50.00	.00	26.00

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF  
COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN  
CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES  
SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS  
CONSTRUCTION COMMENCED WITHIN 180 DAYS OF ISSUE.

Issue: KEYWLD (Type: DL, Branch: 1)  
Date: 8/19/14 11:03 AM

Trans date: 8/20/14 Time: 10:48:53

DATE ISSUED

BY





TRUMAN  
WHITE HOUSE

628

INFORMATION  
FREE MAPS

It's Just 4 Kids!



626

628 Duval

Angela St

ANGELA  
ST







613 Duval.

Dr. Valdes Alley  
Moe's Way

MEL FISHER'S  
TREASURES

ONLYWOOD  
PIZZERIA + TRATTORIA

WM  
WASTE MANAGEMENT

1122  
NO 212475

WM

ANTONAS  
SIS DINA





Call for inspections:  
293-6462  
24-hour inspection line

**THE CITY OF KEY WEST  
BUILDING DEPARTMENT**

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 292-8151

Application Number . . . . . 00-00001467 Date 6/02/00  
Property Address . . . . . 604 DUVAL ST  
RE #/PARCEL #/TAX ID etc . . . . . 0001-2640-000000-  
Application description . . . . . AWNINGS AND REMOVABLE SHELTERS  
Property Zoning . . . . .  
Application valuation . . . . . 950

Owner

604 DUVAL LTD PARTNERSHIP  
P O BOX 5214  
KEY WEST FL 330455214

Contractor

CANVAS CREATION  
14 KEY LIME SQUARE  
KEY WEST FL 33040

Other struct info . . . . . HARC #

Permit . . . . . AWNINGS AND SHUTTERS  
Additional desc . . . . .  
Permit Fee . . . . . 30.00  
Issue Date . . . . . 6/02/00 Valuation . . . . . 0  
Expiration Date . . . . . 5/25/02

Qty	Unit Charge	Per	BASE FEE	Extension
				30.00

Special Notes and Comments  
FABRICATE AND INSTALL NEW AWNING ON  
EXISTING FRAME \*98 SF OF AWNING  
HARC #00-05-25-580 TM  
\*NOTE: BOTTOM OF AWNING TO BE NO LOWER  
THAN 8' TO GRADE\*

Other Fees . . . . . HARC FEE - NEW & REPAIR 15.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	30.00	.00	.00	30.00
Other Fee Total	15.00	.00	.00	15.00
Grand Total	45.00	.00	.00	45.00

*[Handwritten signature]*

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

6-23-00  
DATE ISSUED

7000 1443 036.00 PT  
Date: 6/23/00 10 Receipt: 0089671  
CHECK 0000000000000000 340

BY *[Handwritten signature]*



**AK 1013013 604 DUVAL STREET 6/29/2012**

330 Duval



Call for inspections:  
292-8462  
24-hour inspection line

**THE CITY OF KEY WEST  
BUILDING DEPARTMENT**  
P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 292-8151

00-00001874  
330 DUVAL ST  
0000-4370-000000  
AWNINGS AND REMOVABLE SHELTERS  
1800  
Date 7/18/00

Application Number  
Property address  
RE # PARCEL # TAX ID etc  
Application description  
Property zoning  
Application valuation

Owner  
COLONIAL SUITES INC.  
3637 EAGLE AVE  
KEY WEST

Contractor  
CROSS KEY MARINE CANVAS  
POST OFFICE BOX 1865  
KEY LARGO  
(305) 457-1002 FL 33037

Other struct info  
FL 33043 HARC 3

Permit  
Additional desc  
Permit Fee 48.00  
Issue Date 7/18/00  
Expiration Date 7/18/02

Qt.	Unit Charge	Per	valuation	extension
2.00	24.0000			
			AWNINGS AND SHUTTERS	
			AWNINGS AND REMOVABLE SHELTERS	48.00
			Extension	48.00

Special Notes and Comments  
FABRICATE AND INSTALL NEW AWNING OVER  
EXIST'G FRAME HARC #00-00-25-707 (H)  
175 SQ FT. AND SIGNAGE

Other fees	Charged	HARC FEE	NEW & REPAIR	15.00
Permit Fee Total	48.00			
Other Fee Total	15.00			
Grand Total	63.00	.00	.00	48.00
		.00	.00	15.00
		.00	.00	63.00

*[Handwritten signature]*

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

8-8-00  
DATE ISSUED

ISSUED 8/08/00 10  
CHECK





NOW SERVING  
BREAKFAST

217

NO 213395

217 Duval

217 Duval

# SLOPPY

# JOE'S

# BAR

HISTORIC  
I.C. DOUBLE'S BAR  
BUILT 1901

Cocktails

# SLOPPY

PINA COLADAS

JO

201 Draft

ENTERTAINMENT

NOTICE

PINA COLADAS

DRAFT BEER

COCKTAIL



200 Block Duval  
432 Greene St.



Call for inspections:  
293-6462  
24-hour inspection line

**THE CITY OF KEY WEST  
BUILDING DEPARTMENT**

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 292-8151

Application Number . . . . . 04-00001767 Date 6/01/04  
Property Address . . . . . 432 GREENE ST  
RE #/PARCEL #/TAX ID etc . . . . . 0000-1480-000000-  
Application description . . . . . AWNINGS AND REMOVABLE SHELTERS  
Property Zoning . . . . .  
Application valuation . . . . . 2000

Owner Contractor  
-----  
STEELE JESSICA CROSS KEY MARINE CANVAS  
3729 CINDY AVE POST OFFICE BOX 1865  
KEY WEST FL 33040 KEY LARGO FL 33037  
(305) 457-1302

Permit . . . . . AWNINGS AND SHUTTERS  
Additional desc . . . . .  
Permit Fee . . . . . 36.00  
Issue Date . . . . . 6/01/04 Valuation . . . . . 2000  
Expiration Date . . . . . 5/24/06

Qty Unit Charge Per Extension  
BASE FEE 36.00

Special Notes and Comments  
\* \* FABRICATE AND INSTALL NEW AWNING ON  
EXIST'G FRAME "L" SHAPED \* \* (\$2000)  
\* \* HARC #04-05-26-956 \* \* \* TM

Other Fees . . . . . HARC FEE - NEW & REPAIR 25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	36.00	.00	.00	36.00
Other Fee Total	25.00	.00	.00	25.00
Grand Total	61.00	.00	.00	61.00

*Handwritten signature*

Oper: DEOPER Date: 6/01/04 50 Type: PP Invoice: 1 Receipt no: 70990

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

Trans date: 6/01/04 Time: 11:58:27

6-1-04  
DATE ISSUED

*Handwritten signature*



# THE CITY OF KEY WEST

Building Department 809-3956  
3140 Flagler Avenue, Key West, Florida 33040

## FLOODPLAIN BUILDING PERMIT

INSPECTION LINE 305-293-6462 or schedule online [keywestcity.com](http://keywestcity.com)

PERMIT # 15-00004598-000-000-AWN-00 ISSUED 12/04/15  
LICENSE# 16-00003837 EXPIRES 12/03/17  
HIGH DENSITY RES/COMM  
APPLICATION BY... CROSS KEY MARINE CANVAS / AWNI  
ON PROPERTY OF... STEELE JESSICA  
FOR A PERMIT TO.. NEW FABRIC FOR EXISTING AWNING OCE  
STOREFRONT. L-STAND AWNING APPROX. 432"  
W ON DUVAL STREET SIDE AND APPROX 2800"  
W ON GREENE STREET SIDE W/A 48"  
PROJECTION. FABRIC TO BE CP2744  
AQUAMARINE WHICH MEETS NFPA-701.  
H15-01-1734-HSA-11/24/15-KP. N.O.C.

~~EXEMPT GH~~  
**WARNING TO OWNERS** AM KEYWGRC ---

432 GREENE ST

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

**This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.**

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**  
Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.

FOUNDATION  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FOOTING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FRAMING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

STRAPPING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

SHEATHING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FINAL  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FEMA SLAB  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FEMA VENT  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FEMA FINAL  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

432 Greengate St.



GUCCI

BAILEY

ORBIT

FURY

BOOK HERE

SNORKEL - PARASAIL  
JET SKI - SUNSET CRUISE

GLASS BOTTOM BOAT - REEF SNORKEL - DOLPHIN WATCH

ALCOON

135 Dental Co.  
(501 Greene St.)



PRIME CORNER BAR SPA  
954-803-7765

ATM

FOOD RENT



117 Duval

Call for inspections  
293-6462  
24-hour inspection line

**THE CITY OF KEY WEST  
BUILDING DEPARTMENT**

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 292-8151

Application Number . . . . . 00-00000393 . . . . . Date 2/17/00  
Property Address . . . . . 117 DUVAL ST  
RE #/PARCEL #/TAX ID etc . . . . .  
Application description . . . . . AWNINGS AND REMOVABLE SHELTERS  
Property Zoning . . . . .  
Application valuation . . . . . 4550

Owner . . . . . Contractor . . . . .  
KEY WEST MJM INVESTMENTS, INC. . . . . CROSS KEY MARINE CANVAS  
PRESTIGE HOTEL, 1925 HARRISON . . . . . POST OFFICE BOX 1865  
HOLLYWOOD, FLORIDA . . . . . KEY LARGO FL 33037  
HOLLYWOOD FL 33020 . . . . . (305) 457-1302

Other struct info . . . . . HARC # . . . . . NA

Permit . . . . . AWNINGS AND SHUTTERS  
Additional desc . . . . .  
Permit Fee . . . . . 120.00  
Issue Date . . . . . 2/17/00 . . . . . Valuation . . . . . 0  
Expiration Date . . . . . 2/08/02

Qty Unit Charge Per Extension  
CARE FEE 120.00

Special Notes and Comments  
FABRICATE AND INSTALL NEW FRAME AND  
290 SF OF AWNING OVER STOREFRONT & DOWN  
WEST SIDE OF BUILDING HARC #10-97-3432  
TH  
COLOR CHANGE TO NAVY APPROVED 2/14/00  
HARC 00-02-14-149

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	120.00	.00	.00	120.00
Grand Total	120.00	.00	.00	120.00

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

2/17/00

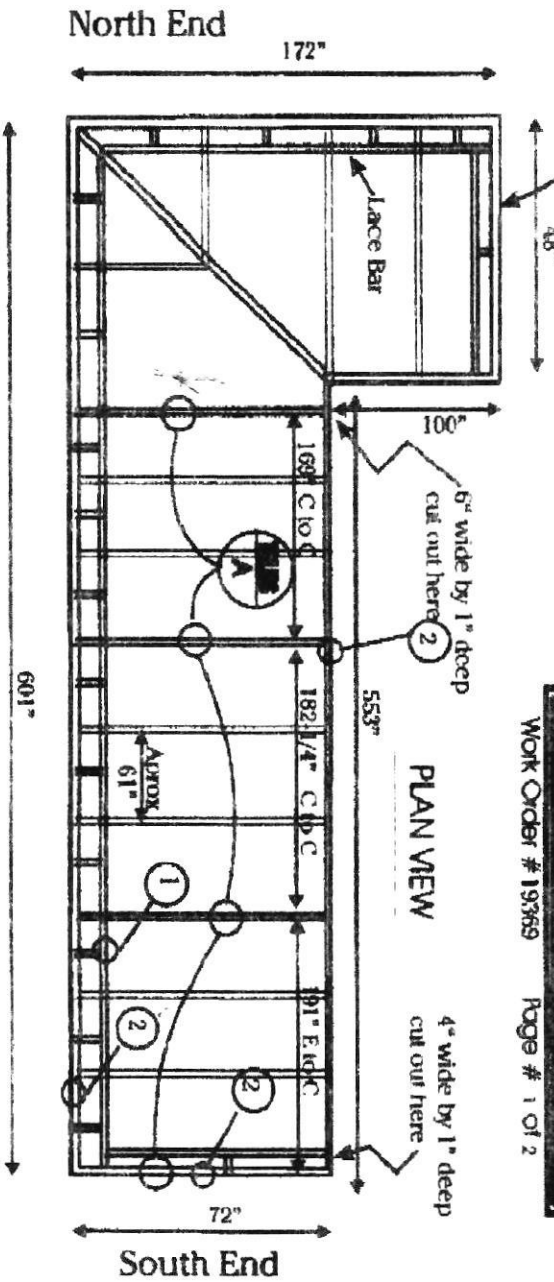
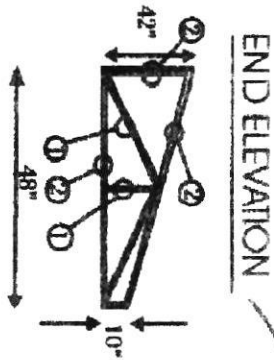
DATE ISSUED

BY

2000 393  
Date: 2/28/00 50  
CITY OF KEY WEST  
2000000000000000  
Receipt: 0000000000000000

Calves Awarding Detail By: CROSS KEY CORP  
 Project Name: D.D. Porter 1172 Duval Street  
 Engineering By: Blue Water Engineering and  
 Design Wayne M. Gerson PE Cert. #22476

Work Order # 19369 Page # 1 of 2



**WIND LOAD NOTE:**

I hereby certify that this structure is designed for a wind speed of 134 MPH and peak wind gusts for 3 seconds up to 155 MPH as required by Monroe County. The design criteria is based on ASCE 7-95, and trusses, if required, will be designed the same.



**PIPE SCHEDULE**

1	1/2" PIPE
2	3/4" PIPE
3	1" PIPE
4	1-1/4" PIPE
5	1-1/2" PIPE
6	

1. Framing frame legs to be schedule 40 corner bracing
2. All frame joints to be welded
3. Mount brackets to be 1-1/4" by 11 gauge galvanized 7" brackets
4. If wood stud construction secure brackets by lag bolts
5. If Corrosive construction secure brackets with steel sleeve anchors
6. Fabric secured to frame by lacing with 1/2" when the
7. Fabric to be removed when winds expected to exceed 75 MPH

117 Duval



# THE CITY OF KEY WEST

Building Department 809-3956  
3140 Flagler Avenue, Key West, Florida 33040

## BUILDING PERMIT

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 13-00003376-000-C00-REPR-00 ISSUED 8/27/13  
LICENSE# 13-00003837 EXPIRES 8/27/15  
HIGH DENSITY RES/COMM

APPLICATION BY... CROSS KEY MARINE CANVAS / AWNI  
ON PROPERTY OF... 117 DUVAL, LLC  
FOR A PERMIT TO... INSTALL NEW FABRIC ON ONE EXT. "L"  
SHAPED AWNING FRAME APPROX. 50' L X  
72" PROJECTION ON DUVAL SIDE & APPROX  
15' LONG X 48' PROJ. NORTH SIDE. AWNING  
FABRIC TO BE #6009 ORANGE SUNBRELLA  
FIRE TREATED TO MEET NFPA 701. TWO  
SIGNS TO SAY "ITS SUGAR"; 1 ON AWNING  
PER ATTACHED SPECS & 1 NON-ILLUMINATED  
ON BLDG, PER ATTACHED SPECS. N.O.C.  
REQ'D. GH. HARC#13-01-0693 HSA 5/13/13

### WARNING TO OWNERS

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

**This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.**

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**  
Commercial construction allowed M-F 8:00 am - 7:00 pm, Saturday 9:00 am - 5:00 pm.

FOUNDATION APPROVED ___ BY ___ DATE ___/___/___	FOOTING APPROVED ___ BY ___ DATE ___/___/___	FRAMING APPROVED ___ BY ___ DATE ___/___/___
STRAPPING APPROVED ___ BY ___ DATE ___/___/___	SHEATHING APPROVED ___ BY ___ DATE ___/___/___	FINAL APPROVED ___ BY ___ DATE ___/___/___
FEMA SLAB APPROVED ___ BY ___ DATE ___/___/___	FEMA VENT APPROVED ___ BY ___ DATE ___/___/___	FEMA FINAL APPROVED ___ BY ___ DATE ___/___/___



117 Duval

300 Front St



Call for inspections:  
293-6462  
24-hour inspection line

THE CITY OF KEY WEST  
BUILDING DEPARTMENT

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 809-3956

Application Number . . . . . 10-00000433  
Application pin number . . . . . 626225  
Property Address . . . . . 300 FRONT ST 1  
RE #/PARCEL #/TAX ID etc . . . . . 0000-0640-000100-  
Application type description . . . . . AWNINGS AND REMOVABLE SHELTERS  
Property zoning . . . . . HIGH DENSITY RES/COMM  
Application valuation . . . . . 8700

Date 2/12/10

Owner  
230 EAST 7TH STREET ASSOCIATES  
C/O THE COHEN ORGANIZATION  
526 DUVAL ST  
KEY WEST  
FL 33040

Contractor  
CROSS KEY MARINE CANVAS / AWNI  
POST OFFICE BOX 1865  
KEY LARGO  
(305) 457-1302  
FL 33037

Permit . . . . . AWNINGS AND SHUTTERS  
Additional desc . . . . .  
Permit Fee . . . . . 166.00  
Issue Date . . . . . 2/12/10  
Expiration Date . . . . . 2/02/12  
Valuation . . . . . 8700

Qty Unit Charge Per  
BASE FEE  
Extension  
166.00

Special Notes and Comments  
Fabricate and install three frames and  
awnings over non-permeable sidewalk.  
Awning will be approx 95 sf; 135 sf;  
165 sf, total 395 sf. HARC H10-2-9-124  
\*\*\*NOC REQ\*\*\*

Other Fees . . . . . EDUCATION FEE 2.00  
HARC FEE - NEW & REPAIR 50.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	166.00	.00	.00	166.00
Other Fee Total	52.00	.00	.00	52.00
Grand Total	218.00	.00	.00	218.00
Credits				
APPLICATION FE		50.00		

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION COMMENCED WITHIN 180 DAYS OF ISSUE.

Trans date: 2/12/10  
Time: 14:57:23  
Total amount: \$218.00

2/12/10  
DATE ISSUED

BY



TASTE OF THE OCEAN

SEAFOOD

SEAFOOD  
SMOKE SHOP

Marlboro

WORLD

LOST MARY

5

50

KEY WEST

SEAFOOD

SEAFOOD

STOP

DAVID WILLIAMS ST

RECYCLE

RECYCLE

RECYCLE



OPEN

YUMMY CRAB SEAFOOD NOW OPEN

\$5

\$5

\$5

\$5

\$5

KEY WEST

KEY WEST

KEY WEST

cafun

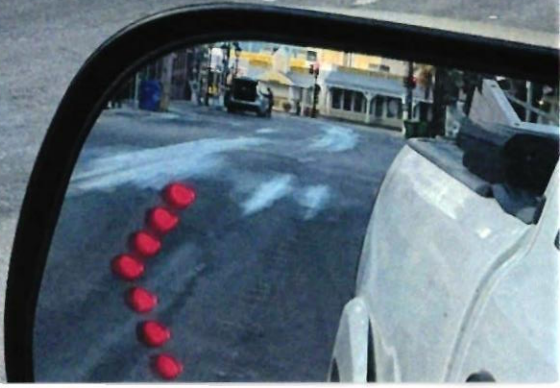


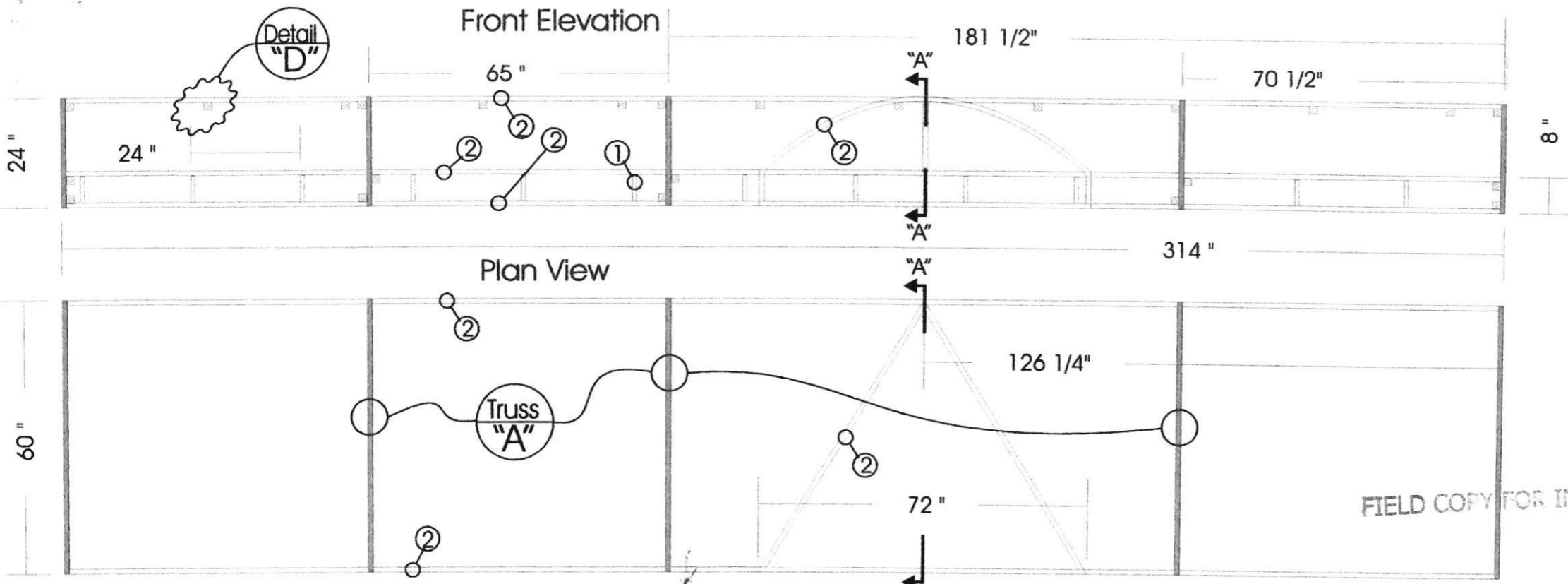
TASTE THE OCEAN

SEAFOOD

50% OFF

WHITEHEAD ST



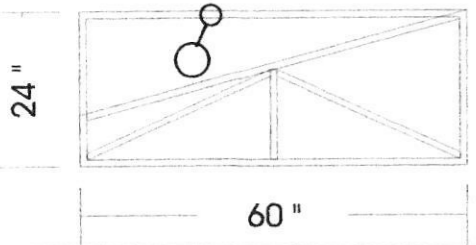


**PIPE SCHEDULE**

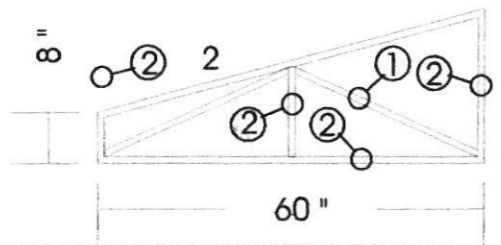
1	1/2" PIPE
2	3/4" PIPE
3	1" PIPE
4	1-1/4" PIPE
5	1-1/2" PIPE
6	

FIELD COPY FOR INSPECTIONS

Section "A"- "A"



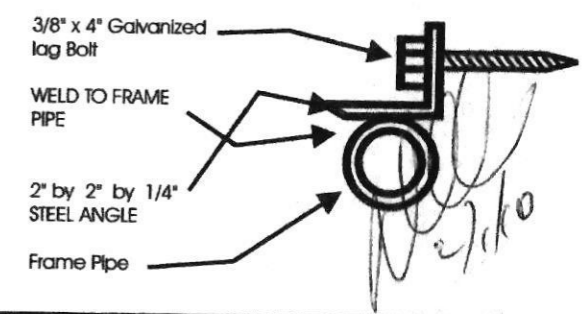
Truss A & End Elevation



**Structural Design Criteria**

Basic Wind Speed	150 mph
Building Importance Factor	1.0
Exposure Location	C
Internal Pressure Coefficient	0.18

**DETAIL "D"**



**GENERAL NOTES**

1. Awning frame pipe to be Schedule 40 Galvanized Steel Pipe.
2. All joints to be welded per AWS Structural Welding Code D1.1.
3. Mount Brackets to be 1-1/2" x 11 Gage angle welded to frame
4. Fasteners to be 3/8" x 3" Sleeve anchors or Wedge Bolts 30" centers maximum, embedment and min. edge distance per manufacturers Spec.
5. Fabric to be secured to frame by lacing with 1/8" Dacron line
6. Fabric to be removed when winds expected to exceed 75 MPH
7. Concrete footings shall be 3000 Psi @ 28 days

**Certificate of Compliance**

This is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my Signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to with stand 150 MPH wind speed for a Type II building in an Exposure C Location in accordance with FBC 2007, ASCE7-05

**Canvas Awning Detail by : Cross Key Canvas**  
**Project Name : Joseph Cohen**  
**Engineering By : Keys Engineering Services**  
**Daryl L. Osborn PE# 27428**  
**86801 Overseas Hwy. Islamorada, FL 33036**

**Work Order #**  
**300 FRONT STREET**  
**Page # 1 of 3**

400 Front Street



Call for inspections:  
3-6462  
4-hour inspection line

THE CITY OF KEY WEST

BUILDING DEPARTMENT

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 809-3956

Application Number . . . . .	14-00002559	Date	7/11/14
Application pin number . . . . .	689906		
Property Address . . . . .	400 FRONT ST		
RE #/PARCEL #/TAX ID etc: . . . . .	0000-0610-000000-		
Application type description . . . . .	AWNINGS AND REMOVABLE SHELTERS		
Property Zoning . . . . .	HIGH DENSITY RES/COMM		
Application valuation . . . . .	6200		

Owner	Contractor
LOVE MILE MARKER I LLC	CROSS KEY MARINE CANVAS / AWNI
%LOVE REALTY	POST OFFICE BOX 1865
P O BOX 2528	KEY LARGO FL 33037
PALM BEACH FL 33480	(305) 451-1302

Permit . . . . .	AWNINGS AND SHUTTERS		
Additional desc . . . . .	GH		
Permit Fee . . . . .	118.00	Valuation . . . . .	6200
Issue Date . . . . .	7/11/14		
Expiration Date . . . . .	7/10/16		

Qty	Unit Charge	Per	BASE FEE	Extension
				118.00

Special Notes and Comments  
 NEW FABRIC FOR 3 EXISTING AWNINGS 2  
 FABRICS FOR MERCANTILE APPROX. 102' WIDE  
 X 54 PROJ. 1-FABRIC FOR SECOND FLOOR  
 DECK APPROX. 204" WIDE X 72" PROJ.  
 MERCANTILE FABRICS TO BE CP2745 PIRAIITE  
 BLACK & DECK AWNING TO BE CP2704 ISLAND  
 TURQUOISE CP=COASTAL PLUS MEETS NFPA  
 701. N.O.C. rec'vd 06.19.14\*SLG\*  
 H14-01-0927-HSA-6/3/14-KB.  
 T/S:05/30/2014 02:13 PM KEYWGRC ---  
 June 19, 2014 2:55:29 PM KEYWSLG2.

Other Fees . . . . .	APPLICATION FEE BLDG NEW	50.00
	DCA SURCHARGE: FS553.721	2.00
	EDUCATION FEE	2.00
	PLAN REVIEW FEE	10.00
	DBPR SURCHARGE: FS468.631	2.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	118.00	.00	.00	118.00
Other Fee Total	66.00	50.00	.00	16.00
Grand Total	184.00	50.00	.00	134.00

USER: CWB/EEB    TYPE: BLDG - DRAWING 1  
DATE: 7/11/14 5:00    RECEIPT NO: 31941

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF FULL COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION COMMENCED WITHIN 180 DAYS OF ISSUE.

Trans date: 7/11/14    User: 13:11:19

7.11.14  
 \_\_\_\_\_  
 DATE ISSUED  
 \_\_\_\_\_  
 BY



\$5  
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\$5  
STORE

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NO  
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CORNER

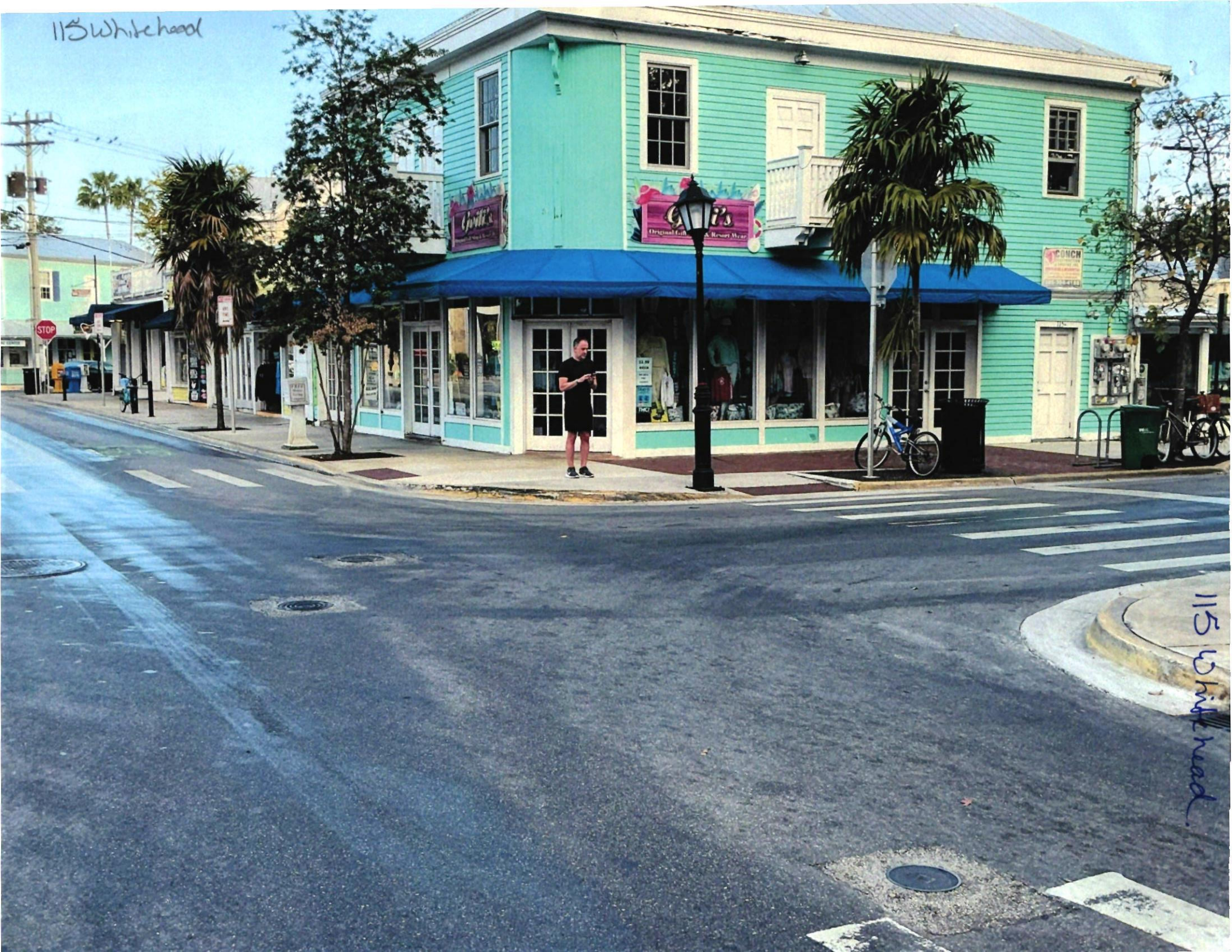
FRONT  
ST  
FITZPATRICK  
ST

105 Whitehead



105 Whitehead

115 Whitehead



CONCH  
RESTAURANT

115 Whitehead



City of Key West

Key West, Florida

Paul Navarro  
Code Compliance Officer

panavarro@cityofkeywest-fl.gov  
Office: (305) 809-3745  
Cell: (305) 394-4523

1300 White Street  
P O Box 1409  
Key West, FL 33041

Melinda



City of Key West  
Code Compliance Department  
P.O. Box 1409  
Key West, FL 33041

GOOD NEIGHBOR COURTESY NOTICE

On this day, a Key West Code Compliance Officer performed an inspection of this property in response to a complaint / personal observation. The purpose of the inspection was to determine if the property is in violation of the City Code of Ordinances. As a result of that inspection, the Compliance Officer observed your property is in violation of the Code Section(s) below. The City of Key West seeks your voluntary compliance with this matter. In order to address and resolve the issue(s), you or your representative should correct this violation within 48 hrs of the date of this warning notice, and then contact the Compliance Officer listed below to verify that the violation has been corrected.

Date 5/25/22 Time 12:05 Case# 22-00883

Address 115 Whitehall St

Owner (if known) Guili's Investments

VIOLATION:	SECTION:	CORRECTION METHOD:
Building	<u>Sec. 2-931</u>	<u>Licenses.</u>
Business Tax		
Plumbing		<u>Please provide the</u>
Electrical		<u>Licensing Dept with</u>
Mechanical		<u>payment for license</u>
Sign		<u>2019-000952; or</u>
Landscaping		<u>remove the awning</u>
Fence		<u>from the right-of-way.</u>
Engineering		
Zoning		
Trash		<u>Licensing: 305-809-3959</u>
Water Restrictions		
Other		

This notice was issued by Code Compliance Officer Navarro who can be reached at (305) 809-3745 to verify compliance.

Thank you for helping keep our city clean and green.

nanent use of city property. A revocab  
to planters, awnings, signs, trash rece  
t fixtures, but shall not include buildin  
s and sidewalk dining described in par  
applications for easement in section 2  
graph (e) and (f) below, if the city grant  
ual fee to the city in the amount of \$10  
se. The applicant shall pay the fee eac  
vorable license which allows a nonper  
rcumstances:  
emporaneously with the request for a  
permit for such awning or sign; and  
re applicable; and  
standards are applicable under the Flor  
t of a building and may only project a r  
18 inches of the face of the curb, which  
ween the lowest point or projection of  
w. Any valance attached to an awning:  
nt shall a permit be issued that will adv  
by the chief building official in conjunc  
shall furnish the chief licensing official  
ttee shall hold harmless and indemnify  
nages to property or injury to persons v  
terms of the permit; and  
ed by and in the name of the property  
and in the name of the business owner.  
e deed. When applying for a sign the bu  
e registration of the business name. The  
c liability and property damage insuranc  
odily injury, including death, which ma  
shall provide coverage of not less than:  
ely, per occurrence. Such insurance sha  
n and shall name as additional insureds  
e that the policy shall not terminate or b  
nsing official, sent via certified mail; and

600 Whitehead



Call for inspections:  
293-6462  
24-hour inspection line

THE CITY OF KEY WEST  
BUILDING DEPARTMENT

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 809-3956

Application Number . . . . . 08-00002213 Date 6/23/08  
Application pin number . . . . . 304973  
Property Address . . . . . 600 WHITEHEAD ST  
RE #/PARCEL #/TAX ID etc . . . . . 0001-2900-000000-  
Application type description . . . . . AWNINGS AND REMOVABLE SHELTERS  
Property Zoning . . . . . HISTORIC RES/OFFICE  
Application valuation . . . . . 9455

Owner  
-----  
INDEPENDENT MORTGAGE AND  
FINANCE COMPANY INC  
525 CAROLINE ST  
KEY WEST FL 33040

Contractor  
-----  
CROSS KEY MARINE CANVAS / AWNI  
POST OFFICE BOX 1865  
KEY LARGO FL 33037  
(305) 457-1302

Permit . . . . . AWNINGS AND SHUTTERS  
Additional desc . . . . .  
Permit Fee . . . . . 190.00  
Issue Date . . . . . 6/23/08  
Expiration Date . . . . . 6/13/10

Valuation . . . . .

Qty Unit Charge Per BASE FEE Extension  
190.00

Special Notes and Comments  
\* \* INSTALL FRAME & AWNING OVER  
NON-PERMEABLE SURFACE \* \*  
\* 53' X 2'-6" WHITEHEAD SIDE= 132.5 SF  
56'6" X 2'-6" SOUTHARD SIDE= 141.25 SF \*  
\* TOTAL SF= 273-75  
\* \* \* NOTE: NOC REQ'RD \* \*  
\* HARC #08-06-17-727 \* TM

Other Fees . . . . . APPLICATION FEE - BUILDIN 50.00  
EDUCATION FEE 2.00  
HARC FEE - NEW & REPAIR 50.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	190.00	.00	.00	190.00
Other Fee Total	102.00	50.00	.00	52.00
Grand Total	292.00	50.00	.00	242.00

*Refilled*

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION COMMENCED WITHIN 180 DAYS OF ISSUE.

DATE ISSUED

Drawers: 1  
87228  
1242.00  
2209319  
1242.00  
7992  
Trans date: 6/23/08 Times: 9:18:37



600 WHITEHEAD - PRESENTLY



600 WHITEHEAD - PROPOSED AWNING

FABRIC →





1102 Whitehead Permit 14-4253 2/2015

1102 Whitehead  
5011  
-1105



1107 Whitehead

1107 Whitehead Permit 13-1134 04/2013.



ANAS  
Southernmost  
DELI & GROCERIES

ANAS  
Southernmost  
DELI & GROCERIES

1330 Siventer



1208 Simonton,



Abbondanza  
Italian Restaurant

P  
PARKING

1128 Simonton.



Call for inspections:  
293-6462  
24-hour inspection line

**THE CITY OF KEY WEST  
BUILDING DEPARTMENT**

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 809-3956

Application Number . . . . . 07-00002192 Date 5/08/07  
Application pin number . . . . . 950496  
Property Address . . . . . 1128 SIMONTON ST  
RE #/PARCEL #/TAX ID etc . . . . . 0002-7610-000000- -  
Application type description . . . . . AWNINGS AND REMOVABLE SHELTERS  
Property Zoning . . . . . NEIGHBORHOOD COMMERCIAL  
Application valuation . . . . . 8700

Owner Contractor  
-----  
1122 SIMONTON RESIDENCES LLC CROSS KEY MARINE CANVAS / AWNI  
C/O CATALFOMO & FARELLY POST OFFICE BOX 1865  
506 LOUISA ST KEY LARGO FL 33037  
KEY WEST FL 33040 (305) 457-1302

Permit . . . . . AWNINGS AND SHUTTERS  
Additional desc . . .  
Permit Fee . . . . . 191.00  
Issue Date . . . . . 5/08/07 Valuation . . . . .  
Expiration Date . . . . . 4/27/09  
  
Qty Unit Charge Per Extensic  
BASE FEE 191.00

Special Notes and Comments  
T/S: 05/04/2007 09:23 AM KEYWLMC ---  
FABRICATE & INSTALL FRAME & AWNING OVER  
STORE FRONTS (NON-PERMEABLE SURFACE).  
APROX. 395 SF. OF AWNING. NOC  
REQUIRED. -LMC- H07-5-3-581  
T/S: 05/04/2007 09:26 AM KEYWLMC ---

Other Fees . . . . . APPLICATION FEE - BUILDIN 25.00  
HARC FEE - NEW & REPAIR 50.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	191.00	.00	.00	191.00
Other Fee Total	75.00	25.00	.00	50.00
Grand Total	266.00	25.00	.00	241.00

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES: 1 SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

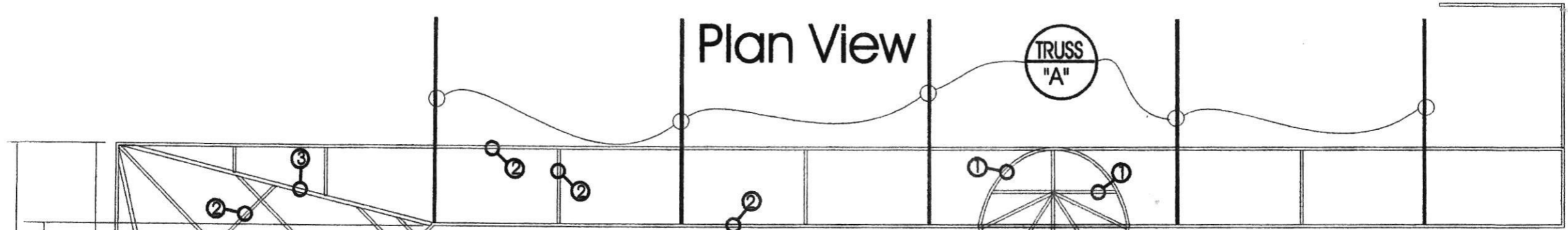
DATE ISSUED

PT \* BUILDING PERM 1 1241.00  
Trans number: 2838112  
OK CHECK 7591 1541.00

Trans date: 5/14/07 Time: 13:52:45

BY

# Plan View



## Certificate of Compliance

This is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to withstand 150 MPH wind speed for a Type II building in an Exposure C location in accordance with ASCE 7-02

### Structural Design Criteria

Basic Wind Speed 150 mph  
 Building Importance Factor 1.0  
 Exposure Location C  
 Internal Pressure Coefficient 0.18

### PIPE SCHEDULE

1	1/2" PIPE
2	3/4" PIPE
3	1" PIPE
4	1-1/4" PIPE
5	1-1/2" PIPE
6	

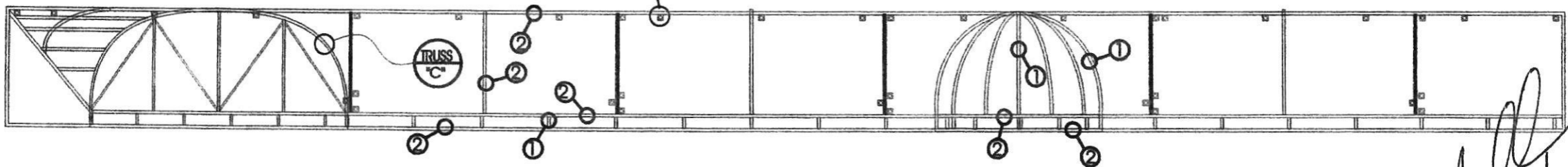
### GENERAL

1. Awning Frame Pipe to be Schedule 40 Galvanized Pipe
2. All Frame Joints to be Welded per AWS Structural Welding Code D1.1.
3. Mount Brackets to be 1-1/4" by 11 Gage Galvanized "Z" brackets
4. If Wood Stud construction secure Brackets by 3/8" x 3" Lag Bolts min. 32" O.C..
5. If Concrete construction secure brackets with 3/8" x 3" Sleeve Anchors min. 36" O.C.
6. Fabric secured to frame by lacing with 1/8" Dacron Line.
7. Fabric to be removed when winds expected to exceed 75 mph.
8. Concrete footings shall be 3000Psi @ 28 Days

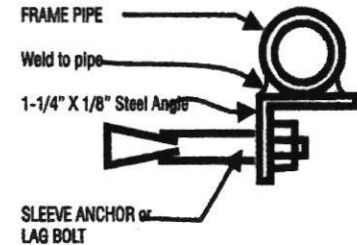
**Canvas Awning Detail By ; Cross Key Canvas**  
**Project Name: Bottle Cap Bar**  
**Engineering By: Keys Engineering Services**  
**Darvie L. Osborn PE # 27428**  
 86801 Overseas Hwy. Islamorada, FL 33036

Work Order # 33809 Page # 1 of 2

## Front Elevation



### DETAIL "A" @ 36" O.C.



*[Handwritten signature]*  
 4/24/18



**BAKERY**  
1108 Washington Street

**123**  
**RICO PASTEL**

**ONE WAY**

915 Simonton



Call for inspections:  
293-6462  
24-hour inspection line

**THE CITY OF KEY WEST  
BUILDING DEPARTMENT**

P.O. BOX 1409  
KEY WEST, FL 33041-1409  
(305) 809-3956

Application Number . . . . . 07-00003363 Date 8/23/07  
Application pin number . . . . . 804030  
Property Address . . . . . 915 SIMONTON ST  
RE #/PARCEL #/TAX ID etc . . . . . 0001-7290-000000-  
Application type description . . . . . AWNINGS AND REMOVABLE SHELTERS  
Property Zoning . . . . . MEDIUM DENSITY RES  
Application valuation . . . . . 5000

Owner Contractor  
-----  
FERNANDEZ GILDA (Q) & CROSS KEY MARINE CANVAS / AWNI  
FERNANDEZ BENJAMIN POST OFFICE BOX 1865  
PO BOX 4918 KEY LARGO FL 33037  
KEY WEST FL 33040 (305) 457-1302

Permit . . . . . AWNINGS AND SHUTTERS  
Additional desc . . .  
Permit Fee . . . . . 575.00  
Issue Date . . . . . 7/06/07 Valuation . . . . .  
Expiration Date . . . . . 6/25/09

Qty Unit Charge Per Extensio  
BASE FEE 575.0

Special Notes and Comments  
FABRICATE AND INSTALL FRAME AND AWNING  
OVER STOREFRONT TO BE APPROX 50' X 6.  
300 SF OF COVERAGE OVER NON-PERMABLE  
SURFACE. \*\*\*NOC REQ\*\*\*  
HARC H07-7-3-856  
T/S: 07/05/2007 03:06 PM KEYWCAW ---

Other Fees . . . . . APPLICATION FEE - BUILDIN 25.00  
HARC FEE - NEW & REPAIR 25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	575.00	.00	.00	575.00
Other Fee Total	50.00	25.00	.00	25.00
Grand Total	625.00	25.00	.00	600.00

Trans date: 8/23/07  
Trans number: 7714  
PT # BUILDING PERMIT  
Date: 8/23/07 13:57  
Type of Permit: 1  
Number: 187311  
9500.00  
288195  
4500.00

*[Handwritten signature]*

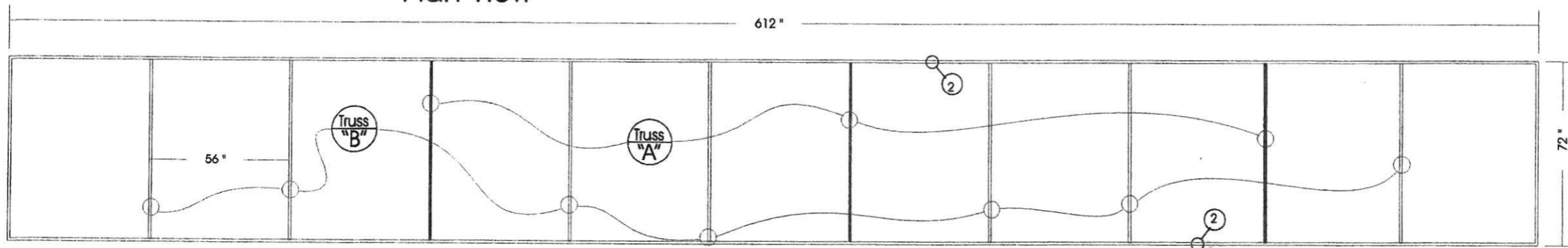
THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

DATE ISSUED

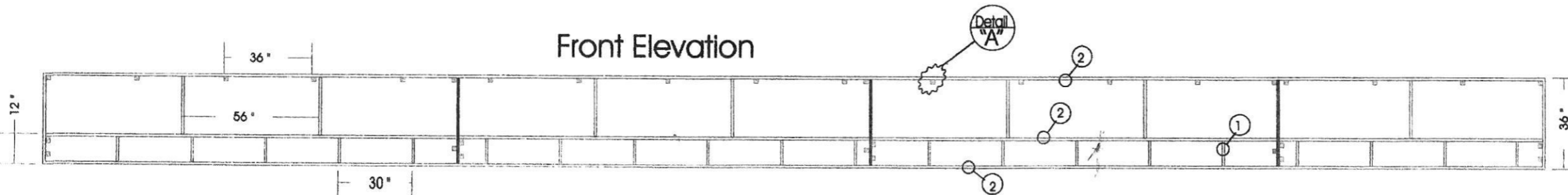
*[Handwritten signature: Diane Nicklaus]*  
BY

*[Handwritten note: Diane 809-3956]*

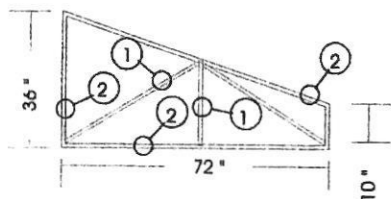
### Plan View



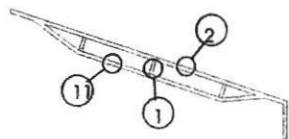
### Front Elevation



### End Elevation and Truss "A"



### Truss "B"



- GENERAL NOTES:**
1. Awning Frame Pipe to be Schedule 40 Galvanized Pipe
  2. All Frame Joints to be Welded per AWS Structural Welding Code D1.1.
  3. Mount Brackets to be 1-1/4" by 11 Gage Galvanized 7" Brackets
  4. If Wood Stud construction secure Brackets by 3/8" x 3" Lag Bolts min. 32" O.C..
  5. If Concrete construction secure brackets with 3/8"x3" Sleeve Anchors min. 36" O.C.
  6. Fabric secured to frame by lacing with 1/8" Dacron Line.
  7. Fabric to be removed when winds expected to exceed 75 mph.
  8. Concrete footings shall be 3000Psi @ 28 Days

### Certificate of Compliance

This is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to withstand 150 MPH wind speed for a Type II building in an Exposure C location in accordance with ASCE 7-02

### Structural Design Criteria

Basic Wind Speed	150 mph
Building Importance Factor	1.0
Exposure Location	C
Internal Pressure Coefficient	0.18

**Canvas Awning Detail By ; Cross Key Canvas**  
**Project Name: KW Chemical**  
**Engineering By: Keys Engineering Services**  
**Daryle L. Osborn PE # 27428**  
 86801 Overseas Hwy. Islamorada, FL 33036

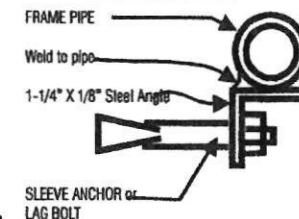
Work Order # 33810 Page # of

### PIPE SCHEDULE

- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥ \_\_\_\_\_

*[Handwritten Signature]*  
 5/23/07

### DETAIL "A"





S  
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T

From the ordinary to the extraordinary...  
We'll help you take the work out of your vacation!  
www.homedepot.com

The Home Depot  
1-800-955-3333

Duffy's  
RENT

609  
Simonton,



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 28, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW STOREFRONT AWNING ALONG DUVAL STREET FAÇADE, EXTENDING PARTIALLY ALONG AMELIA STREET FAÇADE.

#1114 DUVAL STREET

**Applicant – Cross Key Marine Canvas    Application #C2026-0004**

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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.

# HARC POSTING AFFIDAVIT

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

**BEFORE ME**, the undersigned authority, personally appeared \_\_\_\_\_  
Dekel Asher Elbaz \_\_\_\_\_, who, first being duly sworn, on oath,  
depose and says that the following statements are true and correct to the best of  
his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
\_\_\_\_\_ 1114 Duval St. \_\_\_\_\_ on the  
17th day of April \_\_\_\_\_, 2026.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on April 28 \_\_\_\_\_, 2026.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

**Signed Name of Affiant:** \_\_\_\_\_

**Date:** 04.17.2026

**Address:** 1114 Duval str

**City:** KEY WEST

**State, Zip:** FL, 33040

The foregoing instrument was acknowledged before me on this 17 day of April \_\_\_\_\_, 2026.

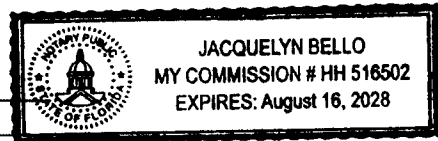
By (Print name of Affiant) Dekel Elbaz \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: \_\_\_\_\_

Print Name: Jacquelyn Bello

Notary Public State of Florida (seal)  
My Commission Expires: \_\_\_\_\_



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 28, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW STOREFRONT AWNING ALONG DUVAL STREET  
FACADE, EXTENDING PARTIALLY ALONG AMELIA  
STREET FACADE.**

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1114



Public Meeting Notice

NEW STORE FRONT AVENUE ALONG BAY AT STREET  
EACH EXTENDING FOREVER ALONG BAY  
STREET EAST SIDE  
SUNSHINE BEACH



# 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 00027910-000000  
 Account# 1028681  
 Property ID 1028681  
 Millage Group 10KW  
 Location 1114 DUVAL St, KEY WEST  
 Address  
 Legal Description KW SUB 1 PT LT 1 & PT LT 2 SQR 6 TR 11 G42-226 OR356-133 OR696-869 OR851-1574 OR855-1997 OR1086-850 OR1158-1746 OR1158-1753 OR1225-1048 OR1606-88 OR1614-536 OR1684-1620 OR1795-776 OR1933-886 OR2413-1670 OR2573-1775 OR3344-2356 OR3354-1771  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32070  
 Property Class RESTAURANT (2100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



AK 1028681 1114 DUVAL STREET 6/29/2012

### Owner

[ED KEY WEST LLC](#)  
 PO Box 1885  
 Key West FL 33041

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$436,738	\$373,397	\$362,847	\$379,093
+ Market Misc Value	\$5,549	\$4,237	\$4,237	\$4,237
+ Market Land Value	\$1,551,886	\$1,551,886	\$1,551,886	\$1,441,037
= Just Market Value	\$1,994,173	\$1,929,520	\$1,918,970	\$1,824,367
= Total Assessed Value	\$1,892,044	\$1,720,040	\$1,563,673	\$1,421,521
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,994,173	\$1,929,520	\$1,918,970	\$1,824,367

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,551,886	\$373,397	\$4,237	\$1,929,520	\$1,720,040	\$0	\$1,929,520	\$0
2023	\$1,551,886	\$362,847	\$4,237	\$1,918,970	\$1,563,673	\$0	\$1,918,970	\$0
2022	\$1,441,037	\$379,093	\$4,237	\$1,824,367	\$1,421,521	\$0	\$1,824,367	\$0
2021	\$908,962	\$379,093	\$4,237	\$1,292,292	\$1,292,292	\$0	\$1,292,292	\$0
2020	\$908,962	\$400,756	\$4,237	\$1,313,955	\$1,313,955	\$0	\$1,313,955	\$0
2019	\$865,678	\$400,756	\$4,237	\$1,270,671	\$1,270,671	\$0	\$1,270,671	\$0
2018	\$865,678	\$376,649	\$4,237	\$1,246,564	\$1,246,564	\$0	\$1,246,564	\$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
(2100)	4,309.00	Square Foot	43	71

**Buildings**

<b>Building ID</b>	39943	<b>Exterior Walls</b>	C.B.S.
<b>Style</b>		<b>Year Built</b>	1949
<b>Building Type</b>	REST/CAFET-A- / 21A	<b>EffectiveYearBuilt</b>	2005
<b>Building Name</b>		<b>Foundation</b>	
<b>Gross Sq Ft</b>	3048	<b>Roof Type</b>	
<b>Finished Sq Ft</b>	2760	<b>Roof Coverage</b>	
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	
<b>Condition</b>	GOOD	<b>Heating Type</b>	
<b>Perimeter</b>	218	<b>Bedrooms</b>	0
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	26	<b>Grade</b>	400
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	288	0	0
FLA	FLOOR LIV AREA	2,760	2,760	0
<b>TOTAL</b>		<b>3,048</b>	<b>2,760</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1948	1949	0 x 0	1	320 SF	2
FENCES	1978	1979	8 x 70	1	560 SF	4
WALL AIR COND	1993	1994	0 x 0	1	1 UT	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/24/2025	\$0	Warranty Deed	2523055	3354	1771	11 - Unqualified	Improved		
9/15/2025	\$3,000,000	Warranty Deed	2515258	3344	2356	99 - Unqualified	Improved		
6/4/2012	\$1,380,000	Warranty Deed		2573	1775	40 - Unqualified	Improved		
5/31/2002	\$950,000	Warranty Deed		1795	0776	Q - Qualified	Improved		
11/24/1999	\$575,000	Warranty Deed		1614	0536	K - Unqualified	Improved		
11/22/1999	\$575,000	Warranty Deed		1606	0088	Q - Qualified	Improved		
9/1/1992	\$369,000	Warranty Deed		1225	1048	Q - Qualified	Improved		
2/1/1991	\$405,000	Warranty Deed		1158	1753	U - Unqualified	Improved		
4/1/1982	\$150,000	Warranty Deed		851	1574	U - Unqualified	Improved		
2/1/1977	\$65,000	Conversion Code		696	869	Q - Qualified	Improved		

**Permits**

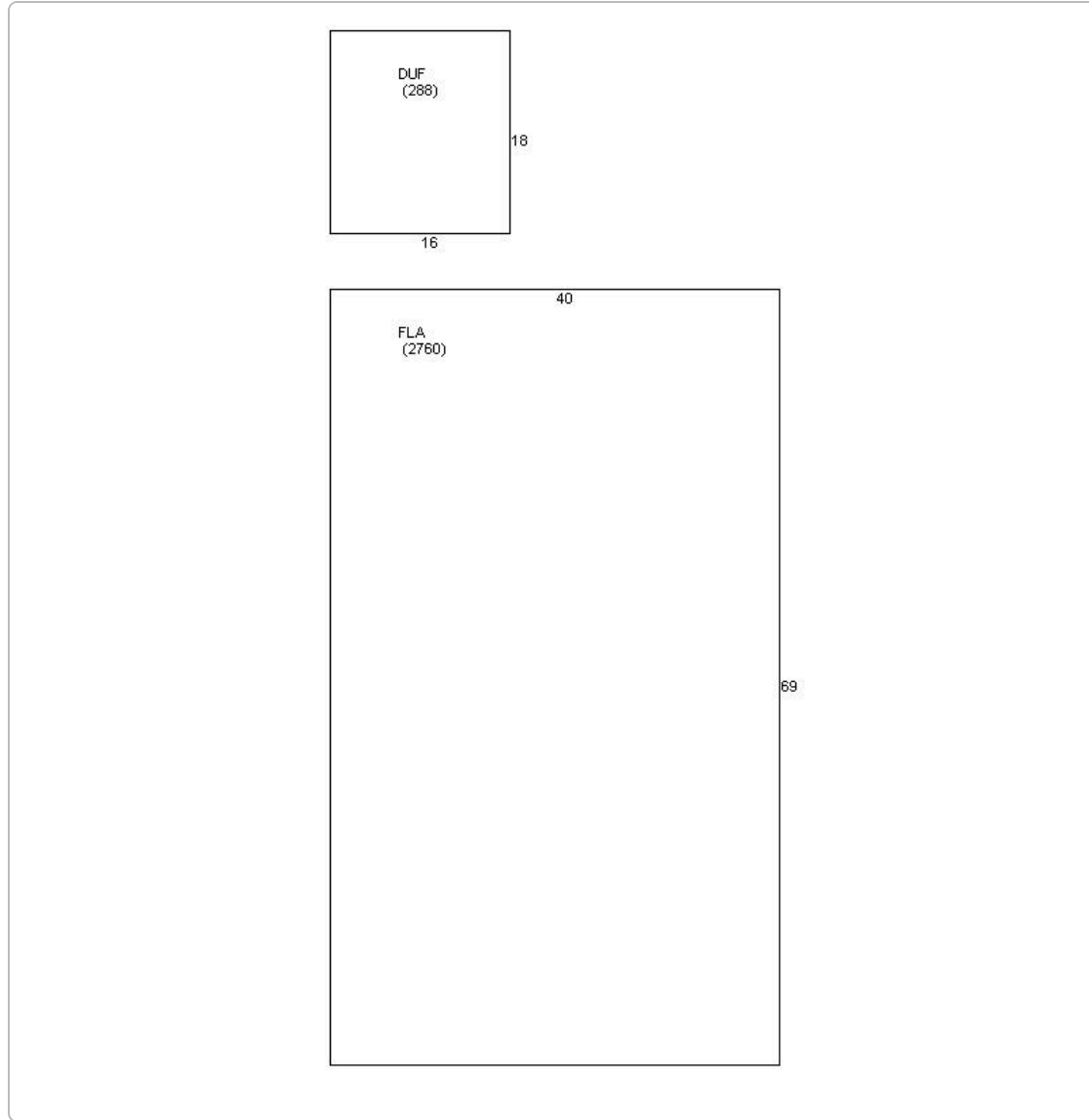
Number	Date Issued	Status	Amount	Permit Type	Notes
25-2726	10/23/2025	Active	\$5,000	Commercial	Slot walls
BLD2025-1337	08/26/2025	Active	\$8,500	Commercial	REMOVE AND REPLACE DRYWALL ON EINTIRE CEILING IN BOTH ROOMS.
BLD2025-1444	06/11/2025	Completed	\$59,400	Commercial	
BLD2022-0789	04/21/2022	Completed	\$100	Commercial	CURRENTLY ALREADY HAS MOUNT FOR SIGN. IT IS IN THE ROW AND WILL SUBMIT A BTR FOR A REVOCABLE LICENSE ONCE THE BUILDING PERMIT IS ISSUED. **PAINTED ALUMINUM. SIGN NOT EXCEEDING 5 SQUARE FEET. LOWER PORTION OF SIGN MUST HAVE AT LEAST 8' OF CLEARANCE FROM THE SIDEWALK. ET***
08-3922	10/20/2008	Completed	\$1,500	Commercial	BUILD RILINGS AROUND A/C UNITS AT REAR OF BUILDING @ 16SF DECK SPACE UNDER ONE A/C UNIT AT REAR.
08-3632	10/03/2008	Completed	\$850	Commercial	INSTALL TWO WALL SIGNS 30"X173" AND ONE HANGING SIGN 24" X 30"
08-3192	10/02/2008	Completed	\$5,000	Commercial	ELECTRICAL FOR RENOVATION; A/C HOOK-UP; RELOCATE OUTLETS @ BAR, RELOCATE LIGHTING AND CEILING FANS.
08-3193	09/21/2008	Completed	\$12,000	Commercial	ADD ONE TOILET AND ONE LAVATORY, RELOCATE ONE URINAL. MOVE EXISTING BAR.
08-3194	09/16/2008	Completed	\$2,200	Commercial	INSTALL 1 2 TON A/C SPLIT SYSTEM AND 2 2.5 TON DUCTLESS A/C SYSTEMS.
08-3190	09/15/2008	Completed	\$15,000		INTERIOR WORK ONLY. RELOCATED DOOR FOR LADIES ROOM; ADD NEW, RELOCATE BAR, INSTALL 1600SF FLOORING AND 200SF TILE FLOORING.
07-3385	07/11/2007	Completed	\$1,000	Commercial	ADD THREE LF TO EXISTING FENCE MOVE ENTRANCE FOR ADA COMPLIANCE.
07-1843	04/16/2007	Completed	\$2,400	Commercial	WIRE ADA BATHROOM AND WIRE 15 AMP DUCTLESS A/C UNIT. ADD SEVEN RECEPTICLES, 10 LIGHTS AND 1 EXIT LIGHT AND 2 EMERGENCY LIGHTS
07-1098	03/09/2007	Completed	\$6,850	Commercial	INSTALL PLUMBING AS PER PLANS. 11 NEW FIXTURES.
06-6172	02/02/2007	Completed	\$85,000	Commercial	INTERIOR RENOVATIONS TO REAR OF RESTAURANT
03-3996	11/21/2003	Completed	\$10,000	Commercial	DEMO BATH & KITCHEN
02-2785	10/18/2002	Completed	\$500	Commercial	PAINT EXTERIOR
02-2774	10/08/2002	Completed	\$2,200	Commercial	NEW AIRHANDLER
02/2680	10/07/2002	Active	\$15,500		PLUMBING
02/2759	10/04/2002	Active	\$1		ADD 16 SEATS
02-2680	09/30/2002	Completed	\$1,500	Commercial	PLUMBING

Number	Date Issued	Status	Amount	Permit Type	Notes
0000757	04/04/2000	Active	\$1,200		SIGNS
9702891	11/07/1997	Active	\$800	Commercial	PAINT BLDG
9603565	09/01/1996	Active	\$1		PAINTING
A952516	08/01/1995	Active	\$1,500		2 FACADE SIGNS
B942851	09/01/1994	Active	\$500		PAINT EXTERIOR

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**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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## Detail by Entity Name

Florida Limited Liability Company  
ED KEY WEST LLC

### Filing Information

<b>Document Number</b>	L21000072757
<b>FEI/EIN Number</b>	86-2180888
<b>Date Filed</b>	02/11/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	12/13/2024

### Principal Address

3322 EAGLE AVE  
KEY WEST, FL 33040

### Mailing Address

PO BOX 1885  
KEY WEST, FL 33041

### Registered Agent Name & Address

ELBAZ, DEKEL  
3322 EAGLE AVE  
KEY WEST, FL 33040

Name Changed: 12/13/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

ELBAZ, DEKEL  
3322 EAGLE AVE  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	12/13/2024
2024	12/13/2024
2025	08/20/2025

**Document Images**

[08/20/2025 -- ANNUAL REPORT](#)

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