



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: May 27, 2025

Applicant: Moshe Gvili

Application Number: C2025-0005

Address: 1218 Duval Street

Description of Work:

Two new carports at front and side of property over existing parking spaces.

Site Facts:

The building under review is a historic, contributing structure to the district, originally built around 1930 as an American Four-Square house. The property includes a two-story mixed-use historic building, a second two-story structure, a pool with a deck at the rear, and gravel parking areas on both sides of the main building. There is a ramp on the south elevation, a staircase on the north elevation of the main building, and spiral stairs on the rear two-story structure.

Currently the house sits on piers and is located within an AE-7 flood zone.



Photo of house under review. Monroe County Library 1965.



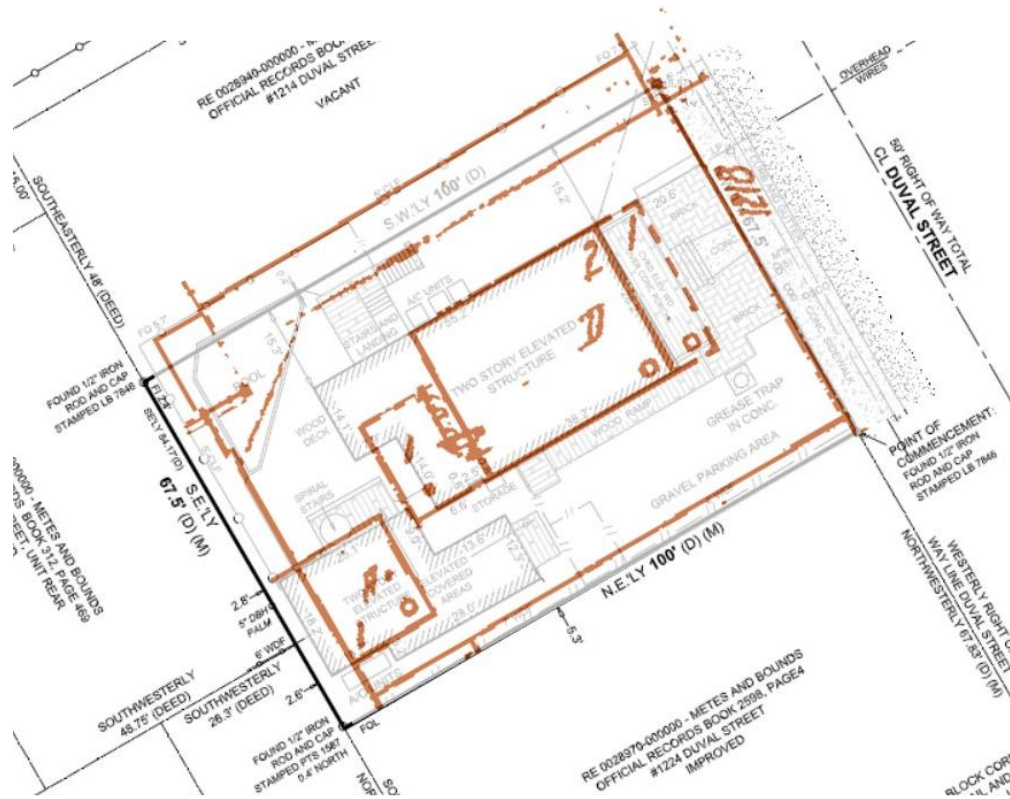
Photo of house under review. Monroe County Library 2011, from archives of Edwin O. Swift III.



Photo of house under review. Property Appraiser's website 05/26/21.



Photo of house under review, side of structure. Property Appraiser's website 05/26/21.



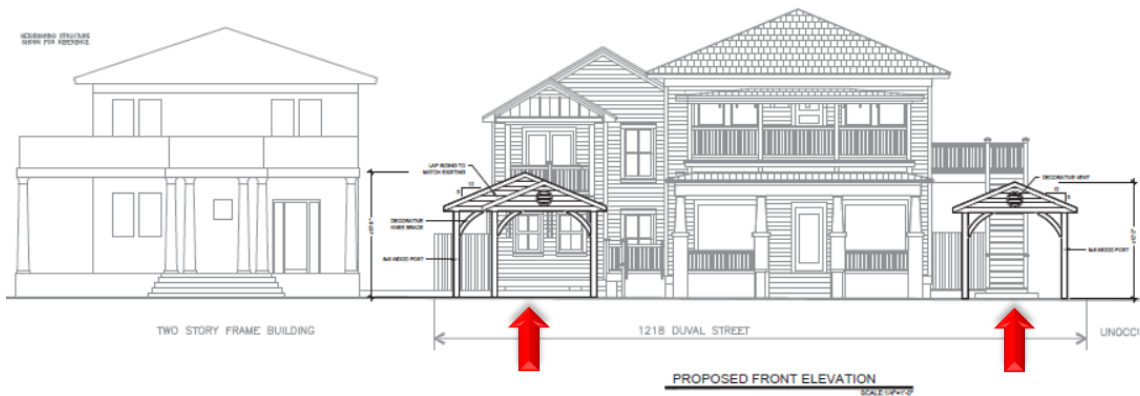
1962 Sanborn Map and survey.

Guidelines Cited on Review:

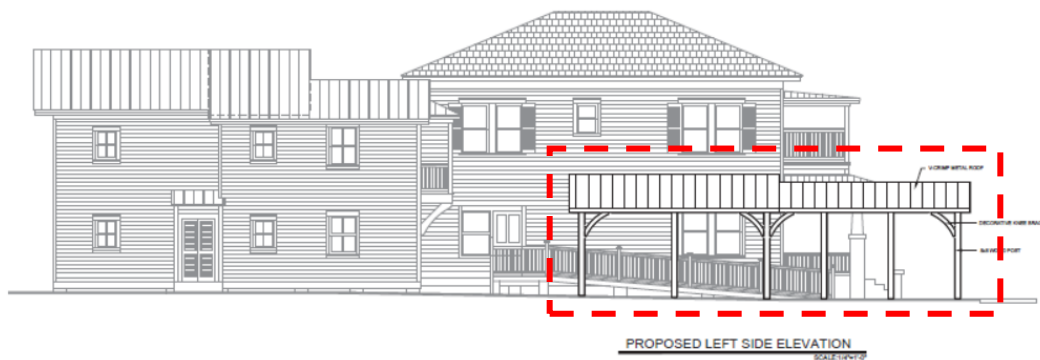
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 5 (first sentence), 6 (first two sentences), 7, 11, 12, 13, 14, 19, 22 (first sentence), 23, 24, 26 (first sentence), 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (last sentence), 8, 10, 11, 12, 13 (first sentence), 14, 18, 22, and 23.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 5, 7, and 9.
- Guidelines for Parking Areas, Landscaping, & Open Space Environment (page 43), specifically guidelines 1, 2, 3, 5, 8, and 9.

Staff Analysis:

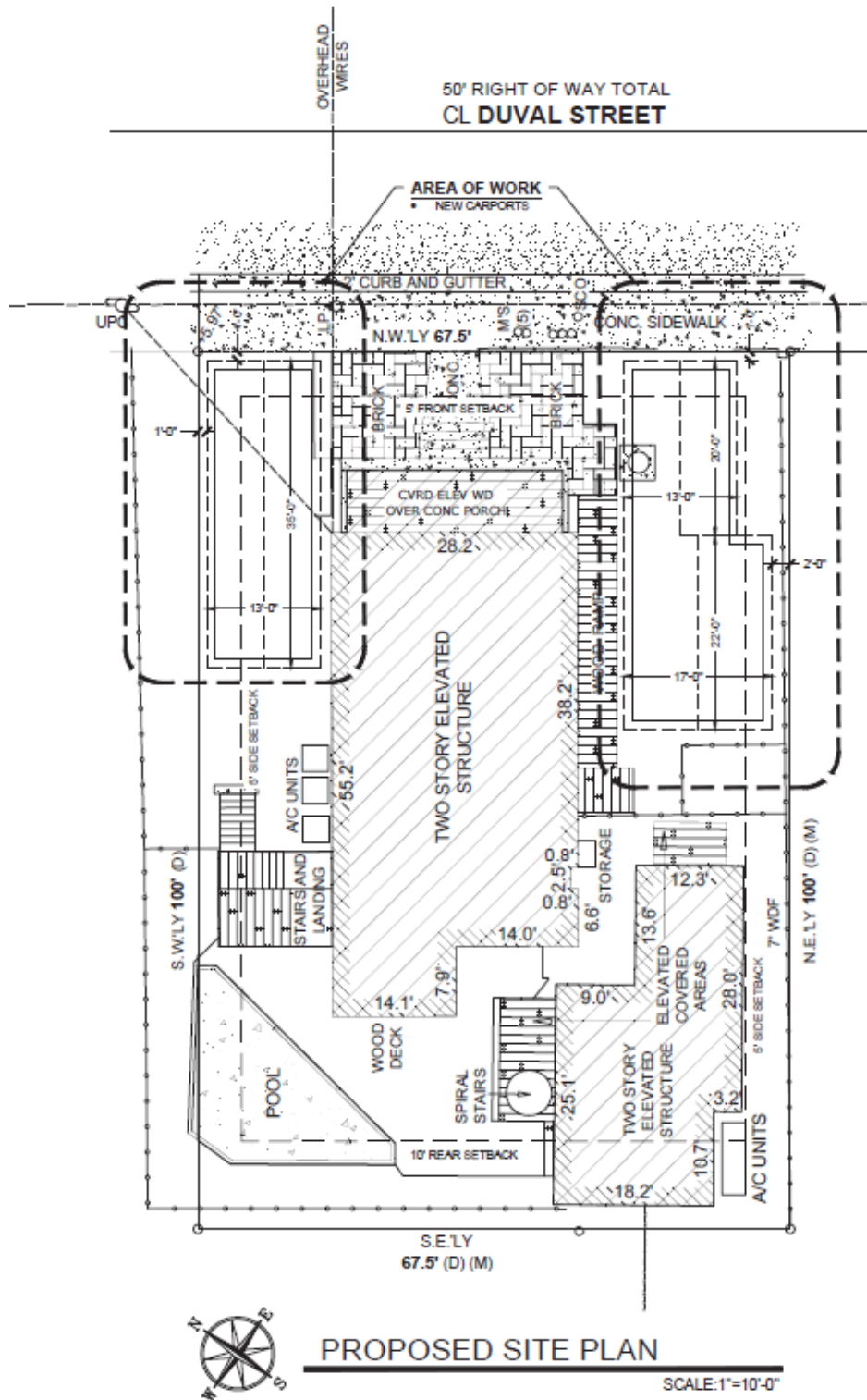
A Certificate of Appropriateness is currently under review for the construction of two new carports on either side of the principal structure. No work is planned for the existing buildings. Each carport will feature a front gable with a decorative vent, lap siding matching the existing structures, a decorative knee brace, 8x8 wood posts, and 5-v crimp roofing. Both carports will accommodate a total of four cars. One carport measures 42 feet long and will be set back 2 feet from the property line. The other will be 35 feet long and will be set back 1 foot from the property line. Both carports will have heights ranging from 12'2" to 13'. The elevation below shows one adjacent two-story frame building on the left with no carport, and the other adjacent property on the right, primarily a parking area, has a two-story structure at the rear, also without a carport.



Proposed Front Elevation. Arrows indication carports and neighboring structure with no carport.



Proposed Left Side Elevation.



Proposed Site Plan. Dashed area indicating location of carports.

Consistency with Guidelines Cited Guidelines:

The proposed design conflicts with multiple preservation guidelines. Guideline 10 (pg. 38-k) states that carports visible from the public realm are only allowed if similar structures exist on adjacent properties. Guideline 5 (pg. 40) further notes that new accessory buildings like carports should not be highly visible from the public right-of-way in the historic district. The proposed carports would be placed prominently on either side of the contributing structure along Duval Street. While the materials and design details are compatible with the main building, their location disrupts the historic relationship between the structure and the street, altering the streetscape and potentially diminishing the building's historic character. This could also set a problematic precedent for other historic properties. Staff believes the design does not comply with the guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

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

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

| | | |
|------------------------------|---------------------------------|---------------------------|
| ADDRESS OF PROPOSED PROJECT: | 1218 Duval Street, Key West, FL | |
| NAME ON DEED: | 1218 DUVAL KW LLC | PHONE NUMBER 305-304-1582 |
| OWNER'S MAILING ADDRESS: | 600 Duval Street | EMAIL mgvili@aol.com |
| | Key West, FL 33040 | |
| APPLICANT NAME: | Moshe Gvili | PHONE NUMBER 305-304-1582 |
| APPLICANT'S ADDRESS: | 600 Duval Street | EMAIL mgvili@aol.com |
| | Key West, FL 33040 | |
| APPLICANT'S SIGNATURE: | | DATE 2-19-25 |

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES___ NO ☒
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO ☒

| |
|--|
| DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC. |
| GENERAL: |
| Construction of two new carports over existing parking spaces. See attached plans. |
| |
| MAIN BUILDING: |
| |
| |
| |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): |
| |
| |
| |

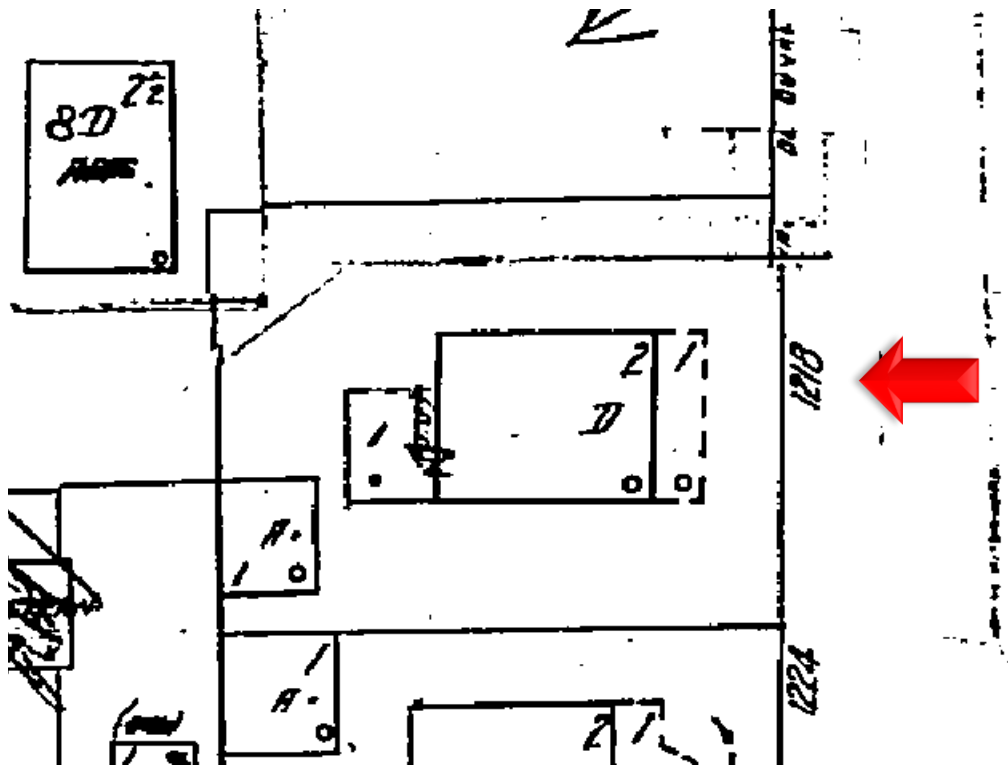
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

| | |
|--|-------------------------------------|
| ACCESSORY STRUCTURE(S): | |
| | |
| | |
| PAVERS: | FENCES: |
| | |
| | |
| DECKS: | PAINTING: |
| | |
| | |
| SITE (INCLUDING GRADING, FILL, TREES, ETC): | POOLS (INCLUDING EQUIPMENT): |
| | |
| | |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): | OTHER: |
| | |
| | |

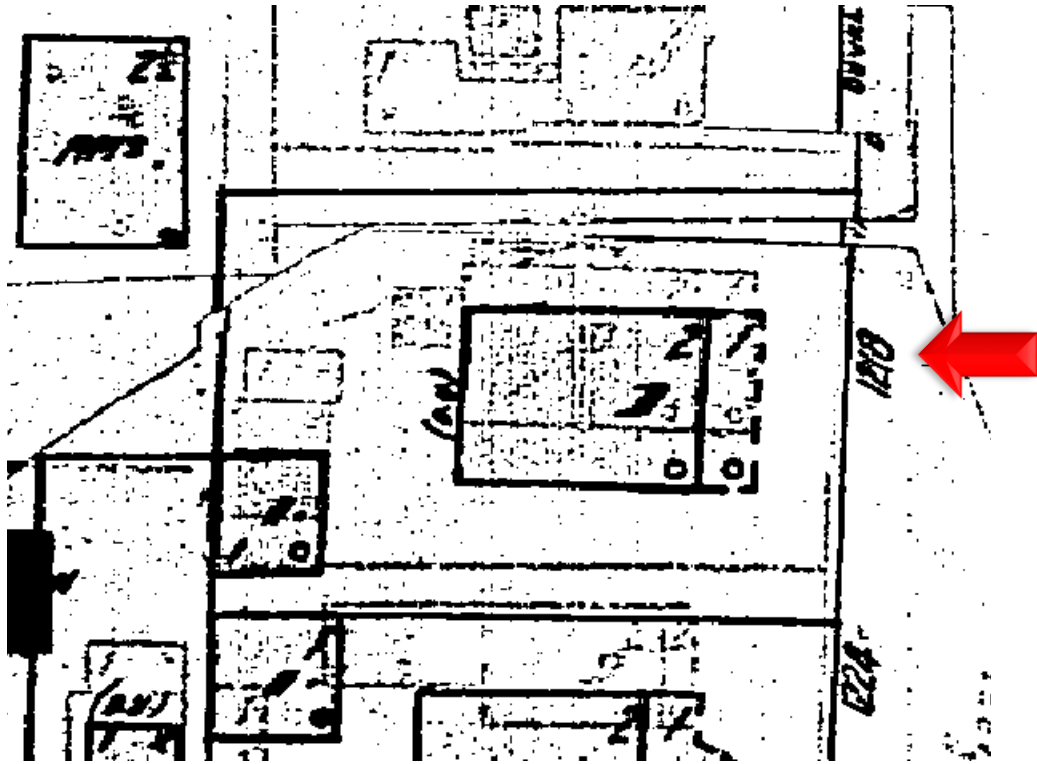
| | | |
|--------------------------------|--|--------------------|
| OFFICIAL USE ONLY: | HARC COMMISSION REVIEW | EXPIRES ON: |
| MEETING DATE: | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

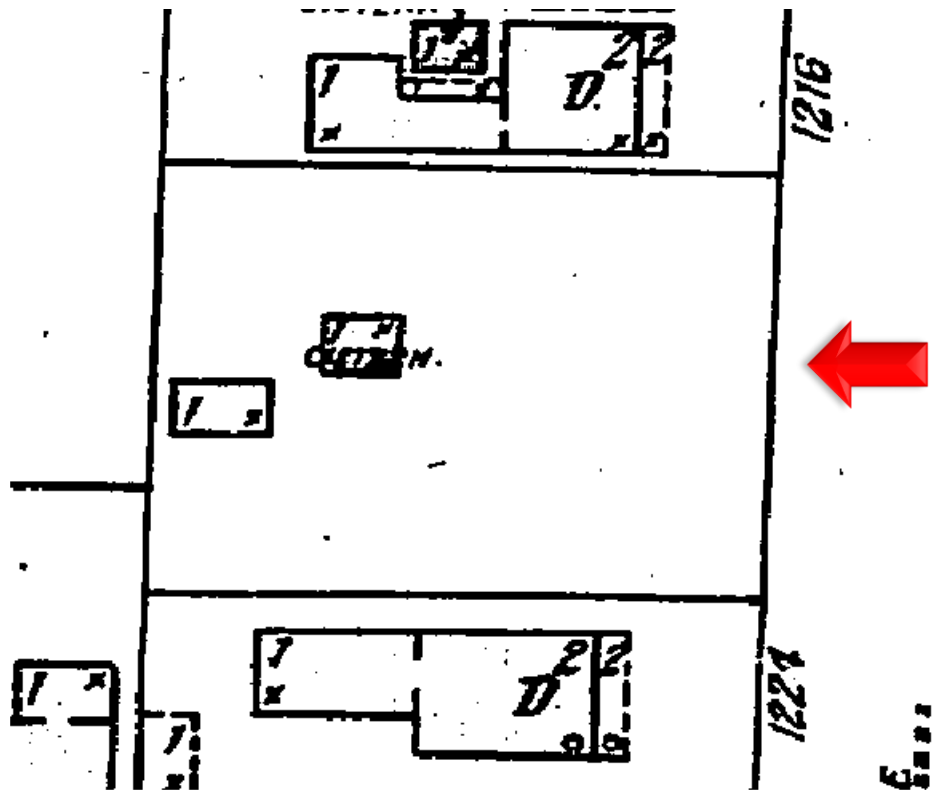
SANBORN MAPS



1962 Sanborn Map.



1948 Sanborn Map.



1926 Sanborn Map.

PROJECT PHOTOS

1218 Duval Street Pictures



Street View



Street View

1218 Duval Street Pictures

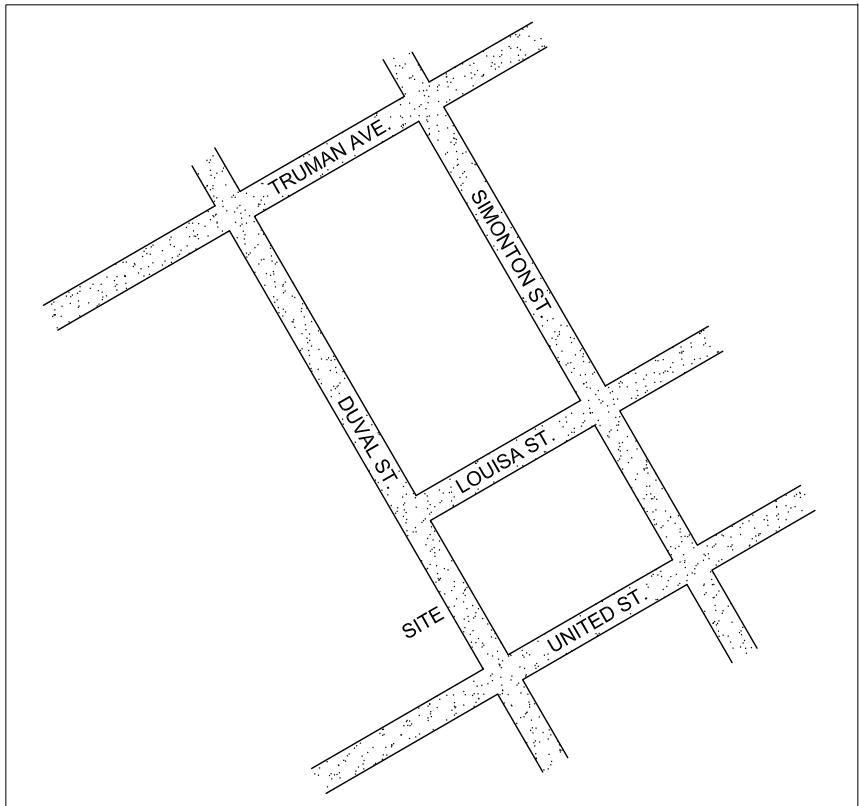


Right Side View



Left Side View

SURVEY



LOCATION MAP NOT TO SCALE



| | |
|------------------|----------|
| SCALE: | 1"=20' |
| FIELD WORK DATE: | 01/14/25 |
| REVISION DATE: | -/- |
| SHEET | 1 OF 1 |
| DRAWN BY: | GF |
| CHECKED BY: | RER |
| INVOICE #: | 25011303 |

MAP OF BOUNDARY SURVEY

PART OF LOT ONE (1), SQUARE NINE (9), TRACT ELEVEN (11)
AKA SUBDIVISION 2 OF N.W.'LY 1/2 OF SUBDIVISION 3
SWEENEY'S DIAGRAM
DEED BOOK L, PAGE 564
KEY WEST, FLORIDA
MONROE COUNTY, FLORIDA

BEARING BASE:
THE SOUTHWESTERLY RIGHT OF WAY LINE OF DUVAL STREET, 90° LOTS ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
1218 DUVAL STREET
KEY WEST, FL 33040

CERTIFIED TO:
1218 Duval KW, LLC, a Florida limited liability company
First State Bank of the Florida Keys, its successors and/or assigns as their interest may appear
Chicago Title Insurance Company
Spottswood, Spottswood & Sterling, PLLC

LEGAL DESCRIPTION:
Official Records Book 2807, Page 1828
Part of Lot One (1), Square Nine (9), Tract Eleven (11), better described as Subdivision Two (2) OF N.W.'ly 1/2 of Subdivision Three (3) of Sweeney's diagram, recorded in Book L of Deeds, Page 564, Monroe County, Florida Records. Commencing at a point on Duval Street distant 67 feet 10 inches from the corner of a United and Duval Streets and runs N.W.'ly on Duval Street 67 feet 6 inches; S.W. 100 feet; S.E. 67 feet, 6 inches; N.E. 100 feet to the Point of Beginning.

| | | | | | |
|---|---------------------------------|------|---|-------|-------------------------|
| THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET. | | | | | |
| BPP | = BACKFLOW PREVENTER | IP | = IRON PIPE | SV | = SEWER VALVE |
| BO | = BLOW OUT | IR | = IRON ROD | TS | = TELEPHONE BOX |
| C | = CALCULATED | L | = ARC LENGTH | TBM | = TIDAL BENCHMARK |
| CB | = CONCRETE BLOCK | LE | = LOWER ENCLOSURE | TOB | = TOP OF BANK |
| CBW | = CONCRETE BLOCK WALL | LP | = LIGHT POLE | TOS | = TOE OF SLOPE |
| CBRW | = CONCRETE BLOCK RETAINING WALL | LS | = LANDSCAPING | TYP | = TYPICAL |
| CI | = CURB INLET | M | = MEASURED | UEASE | = UTILITY EASEMENT |
| CL | = CENTERLINE | MHWL | = MEAN HIGH WATER LINE | UPC | = CONCRETE UTILITY POLE |
| CLF | = CHAINLINK FENCE | NAVD | = NORTH AMERICAN VERTICAL DATUM (1988) | UPM | = METAL UTILITY POLE |
| CM | = CONCRETE MONUMENT | NGVD | = NATIONAL GEODETIC VERTICAL DATUM (1929) | UPW | = WOOD UTILITY POLE |
| CONC | = CONCRETE | NTS | = NOT TO SCALE | WD | = WOOD DECK |
| CVRD | = COVERED | OHV | = OVERHEAD WIRES | WDF | = WOOD FENCE |
| D | = DEED | PLAY | = PLAY | WL | = WOOD LANDING |
| DBH | = DIAMETER AT BREAST HEIGHT | PC | = POINT OF CURVE | WM | = WATER METER |
| DELTA | = DELTA ANGLE | PCC | = POINT OF COMPOUND CURVE | WV | = WATER VALVE |
| DMH | = DRAINAGE MANHOLE | PPC | = PERMANENT CONTROL POINT | TYP | = TYPICAL |
| EB | = ELEVATION BOX | PI | = POINT OF INTERSECTION | UEASE | = UTILITY EASEMENT |
| EL | = ELEVATION | POB | = POINT OF BEGINNING | UPM | = METAL UTILITY POLE |
| ELEV | = ELEVATED | POC | = POINT OF COMMENCEMENT | UPW | = WOOD UTILITY POLE |
| EM | = ELECTRIC METER | PRC | = POINT OF REVERSE CURVE | WD | = WOOD DECK |
| ENCL | = ENCLOSURE | PRM | = PERMANENT REFERENCE MONUMENT | WDF | = WOOD FENCE |
| FTE | = FINISHED FLOOR ELEVATION | PT | = POINT OF TANGENT | WL | = WOOD LANDING |
| FH | = FIRE HYDRANT | R | = RADIUS | WM | = WATER METER |
| FI | = FENCE INSIDE | ROL | = ROOF OVERHANG LINE | WV | = WATER VALVE |
| FND | = FOUND | ROWL | = RIGHT OF WAY LINE | | |
| FO | = FENCE OUTSIDE | RW | = RIGHT OF WAY | | |
| FOL | = FENCE ON LINE | SCD | = SANITARY CLEAN-OUT | | |
| GB | = GRADE BREAK | SH | = SET 1/2" IR AND CAP LB7846 | | |
| GI | = GRATE INLET | SMH | = SANITARY MANHOLE | | |
| GL | = GROUND LEVEL | | | | |
| GW | = GUY WIRE | | | | |

- NOTES:
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
 - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
 - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE
ELECTRONIC SIGNATURE
AND THE ORIGINAL
ELECTRONIC SEAL OF A
FLORIDA SURVEYOR AND
MAPPER

SIGNED _____
GINO FURLANO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5044



PROPOSED DESIGN

SITE DATA

ZONING DISTRICT: HRCC-3
FLOOD ZONE: AE 7
F.I.R.M. - COMMUNITY #120168; PANEL #1528; SUFFIX "K"; DATED: 02-18-2005
LEGAL DESCRIPTION: PART OF LOT 1, SQUARE 9, TRACT 11, ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA.

| |
|-------------|
| DESIGN DATA |
|-------------|

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, EIGHTH EDITION (2023), ASCE24-14, AND THE SPECIFIC REQUIREMENTS OF THE CITY OF KEY WEST CODE.

OCCUPANCY CLASSIFICATION: R3
CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:

FLOOR LIVE LOAD: 40 PSF
ROOF LIVE LOAD: 20 PSF
WIND LOAD: WIND SPEED: 180 MPH (ASCE 7-22); EXPOSURE: C
WIND IMPORTANCE FACTOR: 1.00
BUILDING CLASSIFICATION: II














| LIST OF SHEETS | |
|----------------|--|
|----------------|--|

| | |
|-----|---------------------|
| T-1 | SITE PLAN |
| A-1 | EXISTING ELEVATIONS |
| A-2 | PROPOSED ELEVATIONS |

| |
|---------------|
| GENERAL NOTES |
|---------------|


1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTICE OF THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS, ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED, ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATION SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, EIGHTH EDITION (2023), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, EIGHTH EDITION (2023), AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS, ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS, ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

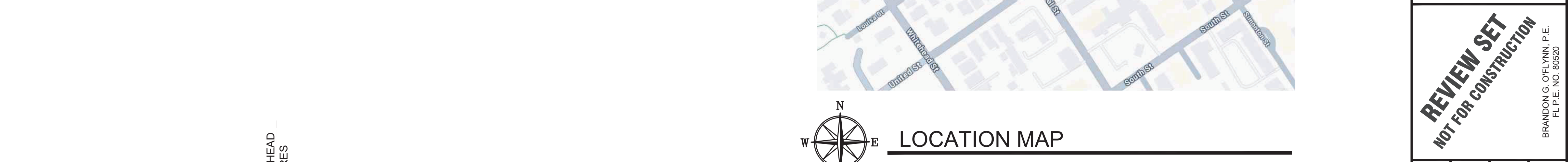
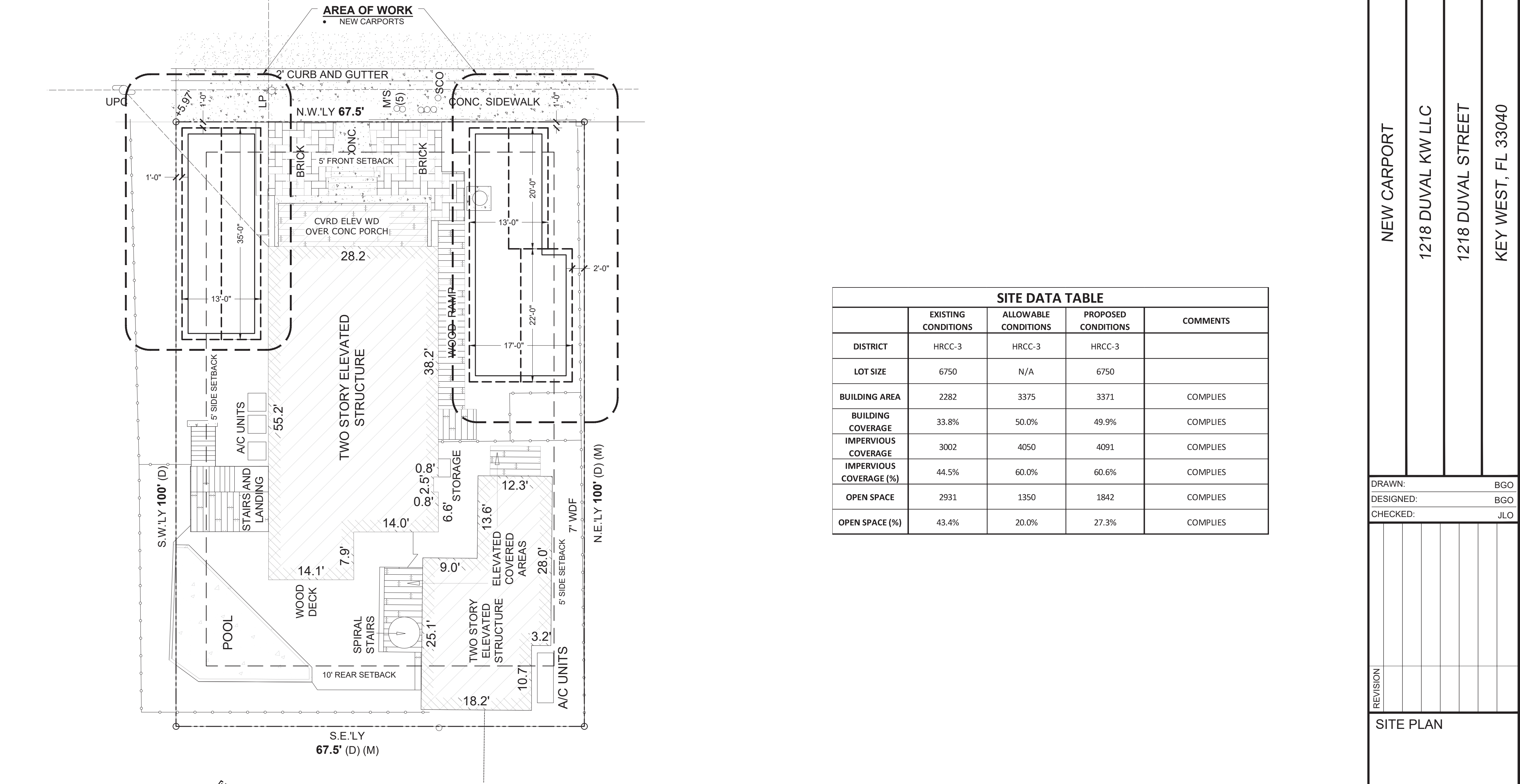
LEGEND

| SYMBOLS | | MATERIAL INDICATIONS | | ABBREVIATIONS | |
|---|------------------------------|---|-----------------------------|---------------|-----------------------|
|  | ELEVATION MARK |  | CONCRETE | @ | AT |
|  | WINDOW TYPE SYMBOL |  | COMPACTED EARTH FILL | APPROX. | APPROXIMATE(LY) |
|  | DOOR NUMBER SYMBOL |  | STUCCO OR GYPSUM WALL BOARD | CONC. | CONCRETE |
|  | DETAIL OR SECTION AREA |  | CONCRETE MASONRY UNIT | ELEV. | ELEVATION |
|  | DETAIL OR SECTION NUMBER |  | BATT INSULATION | FT. | FOOT/FEET |
|  | SHEET# WHERE DETAIL IS SHOWN |  | CONTINUOUS WOOD FRAMING | FF | FINISHED FLOOR |
| | |  | WOOD BLOCKING | IN. | INCH/INCHES |
| | | | | MAX. | MAXIMUM |
| | | | | MIN. | MINIMUM |
| | | | | # | NUMBER |
| | | | | O.C. | ON CENTER |
| | | | | LB. | POUND |
| | | | | PSI | POUND PER SQUARE INCH |
| | | | | P.T. | PRESSURE TREATED |
| | | | | SF | SQUARE FOOT/FEET |
| | | | | S.S. | STAINLESS STEEL |
| | | | | TYP | TYPICAL |
| | | | | T & G | TONGUE AND GROOVE |
| | | | | WWM | WELDED WIRE MESH |

NEW CARPORT

1218 DUVAL STREET
KEY WEST, FLORIDA



[illegible]

SCALE: 1"=10'-0"

[illegible]

| |
|--------------------|
| NEW CARPORT |
| 1218 DUVAL KW LLC |
| 1218 DUVAL STREET |
| KEY WEST, FL 33040 |

| | |
|-----------|-----|
| DRAWN: | BGO |
| DESIGNED: | BGO |
| CHECKED: | JLO |

DESIGNED: BGO

[illegible][illegible]

SITE PLAN

| | |
|--------|-----------|
| 251002 | 2/25/2025 |
|--------|-----------|

| |
|-----|
| T-1 |
|-----|

O'FLYNN
engineering llc

1200 4th Street #575
Key West, FL 33040

305.768.1212
brandon@oflynneng.com

REVIEW SET
NOT FOR CONSTRUCTION

BRANDON G. OFLYNN, P.E.
FL P.E. NO. 80520

| |
|--------------------|
| NEW CARPORT |
| 1218 DUVAL KW LLC |
| 1218 DUVAL STREET |
| KEY WEST, FL 33040 |



EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



REVIEW SET
NOT FOR CONSTRUCTION

BRANDON G. O'FLYNN, P.E.
FL P.E. NO. 80520

NEW CARPORT

1218 DUVAL KW LLC

1218 DUVAL STREET

KEY WEST, FL 33040

DRAWN: BGO
DESIGNED: BGO
CHECKED: JLO

| REVISION | | | | | |
|----------|--|--|--|--|--|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

EXISTING
ELEVATIONS

251002 2/25/2025

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., March 25, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

TWO NEW CARPORTS AT FRONT AND SIDE OF PROPERTY OVER EXISTING PARKING SPACES.

#1218 DUVAL STREET

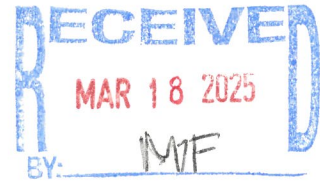
Applicant – Moshe Gvili Application #C2025-0005

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT



STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Avraham Ben Shitrit, 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:

1218 Duval Street Key West, FL 33040 on the 18 day of March, 2025.

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 March 25, 2025.

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 #C2025-0005.

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

Signed Name of Affiant: [Signature]

Date: 03/18/25
Address: 600 DUVAL ST.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18 day of March, 2025.

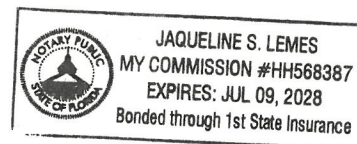
By (Print name of Affiant) Avraham Ben Shitrit who is personally known to me or has produced FL Driver's License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Jaqueline S. Lemes
Print Name: Jaqueline S. Lemes

Notary Public - State of Florida (seal)

My Commission Expires: 7/9/28

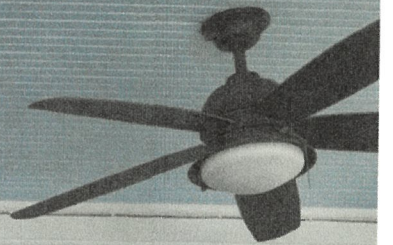


POINT BREAK
CAFE



1218

Public
Meeting
Notice



CAI
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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 00028950-000000
Account# 1029734
Property ID 1029734
Millage Group 10KW
Location 1218 DUVAL St, KEY WEST
Address
Legal KW SUB 2 PT SUB 3 PT LOT 1 SQR 9 TR 11 G33-128/29 OR61-336/37 OR862-2391
Description OR1050-1594 OR1162-1225/26 OR1231-1872/73 OR1887-1242/44 OR2807-1828/29
(Note: Not to be used on legal documents.)
Neighborhood 32070
Property Class STORE COMBO (1200)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

1218 DUVAL KW LLC
600 Duval St
Key West FL 33040

Valuation

| | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$824,673 | \$810,821 | \$826,223 | \$793,564 |
| + Market Misc Value | \$18,819 | \$19,108 | \$19,396 | \$19,718 |
| + Market Land Value | \$1,771,875 | \$1,771,875 | \$1,645,313 | \$1,037,813 |
| = Just Market Value | \$2,615,367 | \$2,601,804 | \$2,490,932 | \$1,851,095 |
| = Total Assessed Value | \$2,463,806 | \$2,239,824 | \$2,036,204 | \$1,851,095 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$2,615,367 | \$2,601,804 | \$2,490,932 | \$1,851,095 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|-------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$1,771,875 | \$824,673 | \$18,819 | \$2,615,367 | \$2,463,806 | \$0 | \$2,615,367 | \$0 |
| 2023 | \$1,771,875 | \$810,821 | \$19,108 | \$2,601,804 | \$2,239,824 | \$0 | \$2,601,804 | \$0 |
| 2022 | \$1,645,313 | \$826,223 | \$19,396 | \$2,490,932 | \$2,036,204 | \$0 | \$2,490,932 | \$0 |
| 2021 | \$1,037,813 | \$793,564 | \$19,718 | \$1,851,095 | \$1,851,095 | \$0 | \$1,851,095 | \$0 |
| 2020 | \$1,037,813 | \$412,499 | \$18,315 | \$1,468,627 | \$1,468,627 | \$0 | \$1,468,627 | \$0 |
| 2019 | \$1,037,813 | \$431,939 | \$18,579 | \$1,488,331 | \$1,488,331 | \$0 | \$1,488,331 | \$0 |
| 2018 | \$1,037,813 | \$409,691 | \$18,843 | \$1,466,347 | \$1,466,347 | \$0 | \$1,466,347 | \$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 |
|----------|-----------------|-------------|----------|-------|
| (1200) | 6,750.00 | Square Foot | 67.5 | 100 |

Buildings

| | | | |
|----------------|------------------|--------------------|--|
| Building ID | 39988 | Exterior Walls | AB AVE WOOD SIDING |
| Style | 2 STORY ON GRADE | Year Built | 1933 |
| Building Type | APTS-A / 03A | EffectiveYearBuilt | 2014 |
| Building Name | | Foundation | |
| Gross Sq Ft | 3456 | Roof Type | GABLE/HIP |
| Finished Sq Ft | 2880 | Roof Coverage | METAL |
| Stories | 2 Floor | Flooring Type | VINYL/LAMINATE |
| Condition | EXCELLENT | Heating Type | FCD/AIR DUCTED with 21% FCD/AIR NON-DC |
| Perimeter | 268 | Bedrooms | 0 |
| Functional Obs | 0 | Full Bathrooms | 4 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 13 | Grade | 500 |
| Interior Walls | DRYWALL | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| OPX | EXC OPEN PORCH | 368 | 0 | 128 |
| FLA | FLOOR LIV AREA | 2,880 | 2,880 | 452 |
| OPU | OP PR UNFIN LL | 90 | 0 | 38 |
| OOU | OP PR UNFIN UL | 118 | 0 | 52 |
| TOTAL | | 3,456 | 2,880 | 670 |

| | | | |
|----------------|------------------|--------------------|-----------------------------|
| Building ID | 2228 | Exterior Walls | ABOVE AVERAGE WOOD |
| Style | 2 STORY ON GRADE | Year Built | 1990 |
| Building Type | M.F. - R2 / R2 | EffectiveYearBuilt | 2015 |
| Building Name | | Foundation | CONC BLOCK |
| Gross Sq Ft | 1413 | Roof Type | GABLE/HIP |
| Finished Sq Ft | 1200 | Roof Coverage | METAL |
| Stories | 2 Floor | Flooring Type | CONC S/B GRND |
| Condition | GOOD | Heating Type | FCD/AIR DUCTED with 0% NONE |
| Perimeter | 172 | Bedrooms | 2 |
| Functional Obs | 0 | Full Bathrooms | 2 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 8 | Grade | 500 |
| Interior Walls | WD PANL/CUSTOM | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 1,200 | 1,200 | 276 |
| OPF | OP PRCH FIN LL | 84 | 0 | 40 |
| OUF | OP PRCH FIN UL | 105 | 0 | 60 |
| SBF | UTIL FIN BLK | 24 | 0 | 22 |
| TOTAL | | 1,413 | 1,200 | 398 |

Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|---------------|------------|-----------|--------|----------|--------|-------|
| CH LINK FENCE | 1964 | 1965 | 0 x 0 | 1 | 400 SF | 1 |
| RES POOL | 1982 | 1983 | 0 x 0 | 1 | 225 SF | 4 |
| FENCES | 1982 | 1983 | 0 x 0 | 1 | 270 SF | 2 |
| BRICK PATIO | 1992 | 1993 | 0 x 0 | 1 | 112 SF | 2 |
| CONC PATIO | 1992 | 1993 | 0 x 0 | 1 | 60 SF | 2 |
| WOOD DECK | 2004 | 2005 | 0 x 0 | 1 | 750 SF | 1 |
| CONC PATIO | 2005 | 2006 | 0 x 0 | 1 | 350 SF | 2 |
| FENCES | 2020 | 2021 | 6 x 65 | 1 | 390 SF | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 7/22/2016 | \$1,750,000 | Warranty Deed | | 2807 | 1828 | 01 - Qualified | Improved | | |
| 4/29/2003 | \$75,500 | Warranty Deed | | 1887 | 1242 | O - Unqualified | Improved | | |
| 4/1/1988 | \$278,000 | Warranty Deed | | 1050 | 1594 | Q - Qualified | Improved | | |
| 9/1/1982 | \$165,000 | Warranty Deed | | 862 | 2391 | Q - Qualified | Improved | | |

Permits

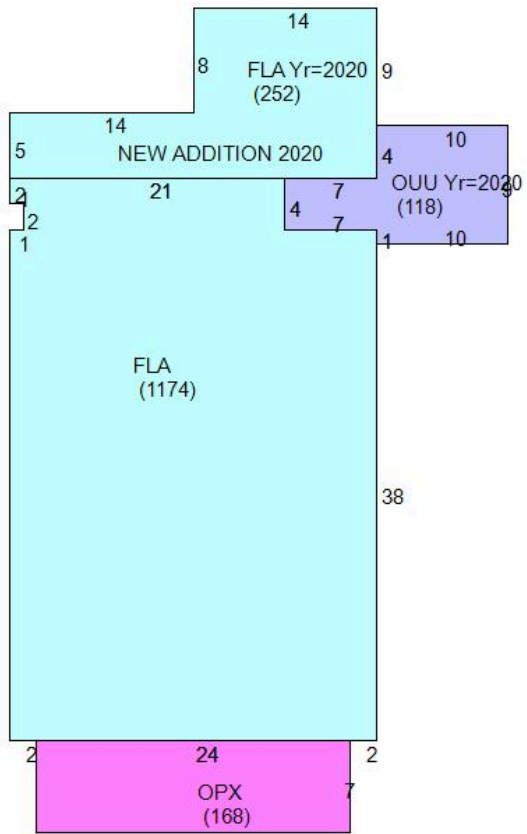
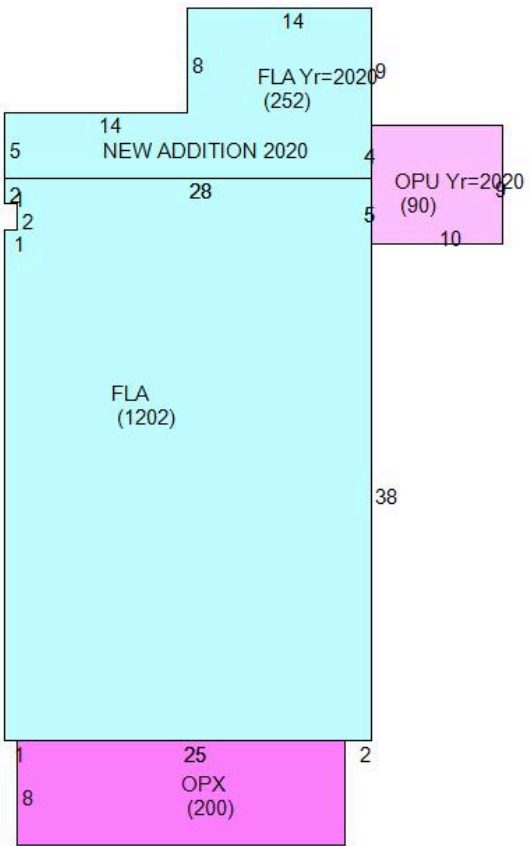
| Number | Date Issued | Status | Amount | Permit Type | Notes |
|--------------|-------------|-----------|-------------|-------------|---|
| BLD2021-0526 | 03/16/2021 | Completed | \$2,400 | Commercial | HANGING SIGN |
| BLD2020-2399 | 08/18/2020 | Completed | \$2,450 | Commercial | |
| BLD2020-1985 | 07/16/2020 | Active | \$1,500 | Commercial | INSTALL FENCE PER PLANS (65 LF) 6' TALL. SOUTH SIDE NEW/N. SIDE REBUILT. FENCE TO MATCH NEIGHBOR HEIGHT 6' (NOTE GROUND ROCKS REMOVED FOR BLACK DIRT MULCH. |
| BLD2019-0414 | 02/25/2019 | Completed | \$2,000,000 | Commercial | Renovate first floor per prints renovate rear 2 floors per prints and renovate separate 2 floors per prints |

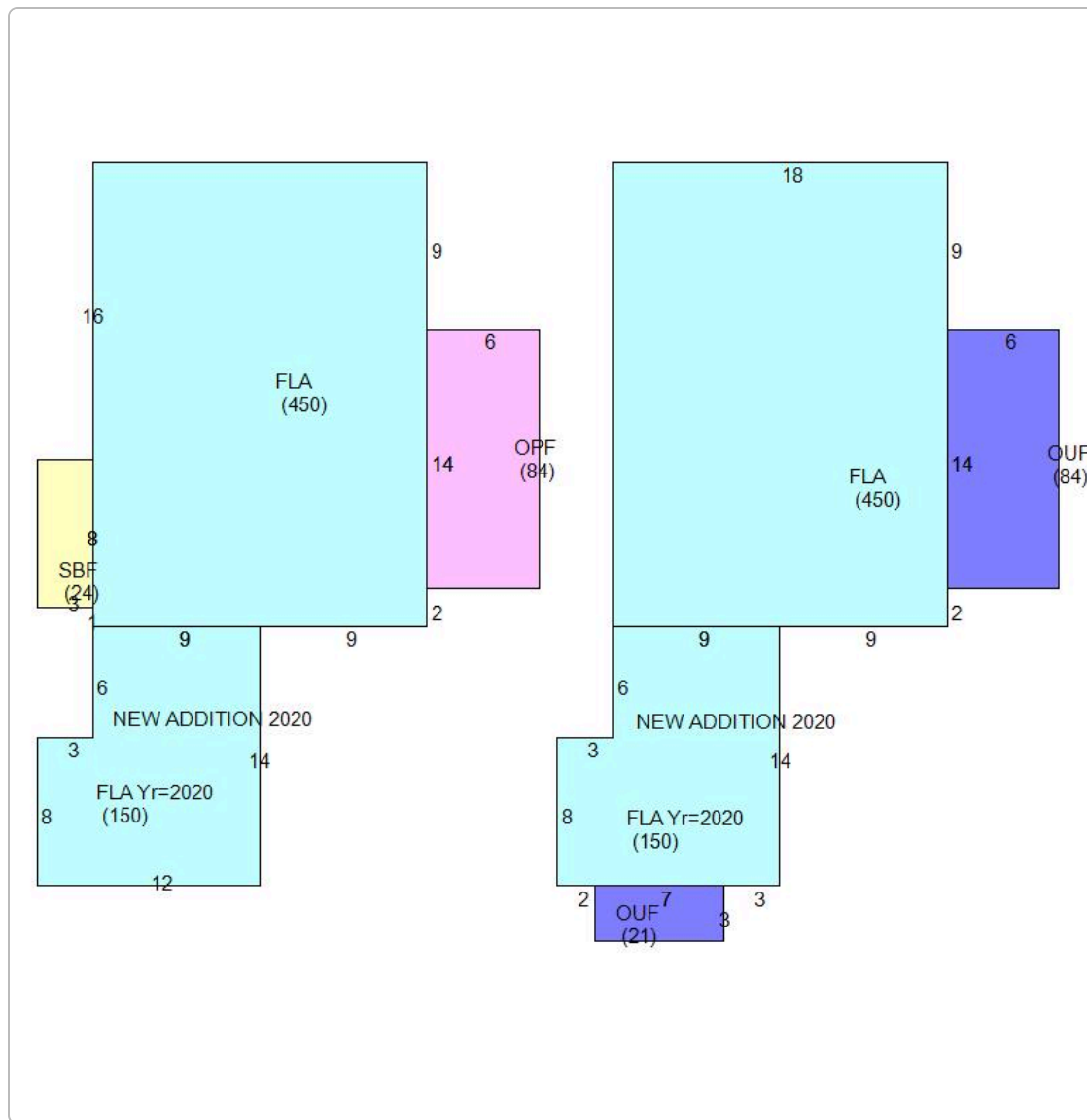
| Number | Date Issued | Status | Amount | Permit Type | Notes |
|--------------|-------------|-----------|-----------|-------------|---|
| BLD2019-0559 | 02/25/2019 | Completed | \$125,000 | Commercial | Renovate separate 2nd floor per prints |
| BLD2019-0425 | 02/13/2019 | Completed | \$23,000 | Commercial | Rough in 4 toilets 4 lavs 4 showers K/S 2 handicap toilets 2 handicap lavs 4 floor draws 3 sinks 1 mopo sink 2 hand sinks triple compartment sink ` GB 50 greas interceptor * |
| 15-1964 | 05/19/2015 | Completed | \$7,250 | Commercial | REMOVE AND REPLACE EXISTING A/C SYSTEM. INSTALL NEW 2 TON DUCTLESS A/C SYSTEM. CONDENSER TO BE PLACED ON EXISTING PAD. A/C UNIT MUST BE SCREENED BY LANDSCAPING OR FENCING. |
| 13-3000 | 07/18/2013 | Completed | \$6,000 | Commercial | REPLACE 100SF OF NOVELTY SIDING. REPLACE 200SF PLYWOOD FLOORING AND RETILE. |
| 10-483 | 02/24/2010 | Completed | \$2,100 | Commercial | REMOVE AND REPLACE 230 SF SIDING, 40' CORNER BOARD, REPAIR 3 WINDOW CASINGS IN REAR BUILDING. |
| 10-473 | 02/17/2010 | Completed | \$2,200 | Commercial | INSTALL SOLAR PANELS FOR POOL |
| 09-3434 | 10/19/2009 | Completed | \$550 | Commercial | HANG DOUBLE FACED HANGING SIGN |
| 08-3049 | 11/21/2008 | Completed | \$17,000 | Commercial | REPAIR AND REPLACE AS NECESSARY FRONT PORCH FRAMING, NEW ROOFING MATERIAL AND RAISE HANDRAILS TO CODE. |
| 08-3993 | 10/23/2008 | Completed | \$2,500 | Commercial | NEW CONSTRUCTION: 2500SF CONCH SHINGLES |
| 08-0167 | 01/23/2008 | Completed | \$2,200 | Commercial | REMOVE & REPLACE 200 SF OF BEAD BOARD CEILING ON DOWNSTAIRS FRONT PORCH |
| 07-1661 | 04/19/2007 | Completed | \$1,200 | Commercial | REPLACE JALOUSIE WINDOWS WITH MARVIN WINDOWS & HURRICANE SHUTTERS |
| 06-4970 | 08/24/2006 | Completed | \$2,911 | Commercial | INSTALL 250SF VICTORIAN METAL SHINGLES |
| 06-4804 | 08/17/2006 | Completed | \$650 | Commercial | RED TAG INSTALL TILES TO MATCH EXISTING |
| 06-4650 | 08/04/2006 | Completed | \$600 | Commercial | ATF INTERIOR ONLY REMOVE 13 TILES POUR BASE REPLACE TILE |
| 05-5793 | 12/15/2005 | Completed | \$2,300 | Commercial | INSTALL ONE 2-TON-A/C |
| 05-4309 | 09/30/2005 | Completed | \$3,800 | Commercial | INSTALL 4 TON SEER PKG A/C SYSTEM |
| 05-2610 | 06/30/2005 | Completed | \$1,600 | Commercial | INSTALL 350SF BRICK PAVERS PATIO |
| 05-1325 | 04/25/2005 | Completed | \$750 | Commercial | ELECTRICAL FOR THE PORCH |
| 04-0497 | 02/24/2004 | Completed | \$9,000 | Commercial | REPLACE 750 SF DECKING |
| 02-0198 | 01/23/2002 | Completed | \$4,150 | Commercial | INSTALL AC |
| 02-0121 | 01/18/2002 | Completed | \$3,300 | Commercial | REPAIR REAR DECK |
| 98-1779 | 06/24/1998 | Completed | \$4,000 | Commercial | 4 SHEETS OF PANELING |
| 98-1873 | 06/24/1998 | Completed | \$750 | Commercial | REMOVE/REPLACE COLUMN |
| 98-1779 | 06/10/1998 | Completed | \$100 | Commercial | CONNECT EXISTING FIXTURES |
| 98-1779 | 06/10/1998 | Completed | \$100 | Commercial | INSTALL OUTLETS/SWITCHES |
| 96-4722 | 12/01/1996 | Completed | \$785 | Commercial | FIRE ALARM |
| 96-1936 | 05/01/1996 | Completed | \$1,700 | Commercial | RENOVATION |
| A95-3922 | 11/01/1995 | Completed | \$800 | Commercial | REPLACE OLD SIGN W/NEW |
| B95-1015 | 03/01/1995 | Completed | \$8,150 | Commercial | REPL JALOUSIE WINDOWS |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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