



---

## Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: April 23, 2024

Applicant: Maurizio Nardi

Application Number: H2024-0013

Address: 1075 Duval Street Unit C-9

### **Description of Work:**

Request for exception of outdoor display.

### **Site Facts:**

The business under review is in the Duval Square complex and faces Duval Street. The complex was built in 1989 and the building is not listed in the City's Historic Architectural Survey. Previously an outdoor display was approved by the Board of Adjustment in 1999 and extended the approval in 2005, for "hanging banners, windsocks, and carved wooden birds" on this same location. On March 1, 2024, HARC staff approved this Certificate of Appropriateness for outdoor display exception for 60 months. Three weeks after the approval HARC staff was told that this outdoor display requires Commission review and approval.



*Previously approved outdoor display exception.*



*New outdoor display.*

## About the site

A frame building was built on the site during the 1910's as the Elks Lodge. By the 1920's, when La Concha Hotel was built, the Key West Library needed a new place as they were located on the site where the new hotel was built. The Elks building became the Key West Library in early 1930. In 1959 the current library building was inaugurated. The Catholic church purchased the Duval Street site in the late 1940's and used the historic building as the St. Mary Parish House and later as headquarters for the National Catholic Charities Society. In December 1984 a fire destroyed the historic building. The current multi-use building was built in 1987.

## **Ordinance Cited on Review:**

- Section 106-52- Exceptions of the Land Development Regulations.

## **Staff Analysis:**

The Certificate of Appropriateness under review is a request for a sixty-month exception outdoor display. The outdoor display is a small table that consists of a transparent acrylic base supporting a one by two white acrylic shelf. The display will contain one bottles of perfume, lotion, and reed diffuser. A bag and a 8 ½ by 11 display with business cards are also on the table. The display will be installed between two columns and ten feet setback from Duval Street sidewalk. The Board of Directors of the Duval Square Condominium Association approved the outdoor display.

Section 106-52 (1) and (2) establishes the criteria to review an exception for outdoor display.

### **Sec. 106-52. - Exceptions.**

Exceptions to section 106-51 may be granted by the historic architectural review commission. The criteria to consider an application shall be:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space or area specifically designed and permitted for use by outdoor merchants.

*The outdoor display will be installed in a communal area of the mixed-use complex. In the past this area was used for others merchandise display that have been approved by the city.*

- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.

*The display design and merchandise on it has a low visual impact in the area. The materials used for the table are harmonious with the non-historic building and neighboring properties.*

c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

*The display and its merchandise are of small scale and will be setback from the sidewalk approximately 10 feet. The display will not have any adverse effect on the site or surrounding properties.*



*Display.*

(2) Factors disfavoring the exception are as follows:

a. Architecture that contributes to the historical fabric or visual character of the neighborhood is obscured by the exception.

*The building to which the outdoor display will be related is not historic and will not obscure any character defining architectural features of the building.*

- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.

*This will not be the case. The building in question is elevated above the Duval Street sidewalk and the display will be ten feet from the property line.*

- c. The exception presents a hazard to public safety.

*This will not be the case. There is open area to walk through the common areas in front of the business.*

(3) Exceptions to section 106-51 granted by the historic architectural review commission shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions specified by the commission in order to protect the architectural heritage and visual character of the historic district. Applications for exceptions and revisions shall be accompanied by a nonrefundable fee as determined by city commission resolution, to cover the costs to the city of processing the application, the pre application meeting with staff, staff report and yearly inspections of the site by the HARC inspector. Renewal or extensions of an outdoor display exception may be approved by the historic preservation planner, if there are no material changes to the outdoor display previously approved by the historic architectural review commission.

In conclusion, staff opine that this request for exception to outdoor display can be considered by the Commission. Staff finds that the proposed display and merchandise that is part of the application meet the favoring criteria for the exception. Staff recommend approval of the outdoor display, as submitted with an extended time of 60 months.

# APPLICATION

# Application for Exception to Outdoor Merchandise Display



## City Of Key West

1300 White Street  
Key West, Florida 33040

OUTDOOR DISPLAY #	PREVIOUS #	INITIALS & DATE
FLOOD ZONE	ZONING DISTRICT	

The filing of this application does not ensure approval as submitted. Certain proposed work may require Commission review. I hereby certify that the proposed work is authorized by the owner of record and that the work shall conform to all applicable Land Development Regulations and laws of this jurisdiction. There will be a **HARC FINAL inspection** required under this Application.

**ADDRESS OF PROPOSED PROJECT:**

**NAME ON DEED:**

**OWNER'S MAILING ADDRESS:**

**APPLICANT'S NAME:**

**APPLICANT'S ADDRESS:**

**BUSINESS ADDRESS:**

**APPLICANT'S SIGNATURE:**

1075 Duval St, Unit C9, Key West	
DRTM GROUP LLC	PHONE NUMBER: 6462200389
17156 Bonita Ln W., Sugarloaf Key, FL 33042	EMAIL: info@aquadkeys.com
Maurizio Nardi	PHONE NUMBER: 6462200389
17156 Bonita Ln W, Sugarloaf Key FL 33042	EMAIL: Maurizio@aquadkeys.com
1075 Duval St, Unit C9, Key West, FL 33040	
<i>Maurizio Nardi</i>	DATE: 02/27/2024

**Is this application for:**

- new outdoor display request.
- revision to an existing outdoor display.
- extension to existing approved outdoor display.

**Located in or on:**

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth.
- a portable table, rack, or other non-permanent equipment.

**Describe the specific merchandise to be displayed and business conducted.**

We are a fragrance boutique and the small display table requested will have three small items that  
potencial customer can test before entering the shop, including one bottle of perfume  
one bottle of reed diffuser and one small lotion.

**Describe the structure and equipment used in the display in detail, including any seating.**

The display I table is made of an acrylic base and shelf, approximately 1'x2'

such display will be located between two pillars and will be out of any pedestrian traffic area.

How far is the display from the street? 17'

How far is the display from the sidewalk? 10'

Length of time exception will be needed (no more than 60 months) 60 months

**PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:**

1. **Pre application** meeting with HARC staff to review the proposal and determine fee is required before submittal of application.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** with dimensions showing general layout and location of the display relative to visibility from the public right-of-way. **This cannot be substituted with photographs.**
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Boundary **Survey of Property (Must be within 10 years of date of this Application)**
7. **Property Appraisers** information ([www.mcpafl.org](http://www.mcpafl.org))

**DETERMINATION:**

Approved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_

Requires Commission Approval \_\_\_\_\_ Commission Denied \_\_\_\_\_

Commission Conditions or Reasons for Denial \_\_\_\_\_

\_\_\_\_\_  
HARC PLANNER SIGNATURE AND DATE

\_\_\_\_\_  
HARC CHAIRMAN SIGNATURE AND DATE



Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Oropeza Stones Cardenas, PLLC  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 21-500  
Consideration: \$620,000.00

Parcel Identification No. 00027090-000112

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this <sup>8th</sup> day of June, 2021 between Peter Mario Wassylenko, a married man whose post office address is 1305 Newton Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and DRTM Group LLC, a Delaware limited liability company whose post office address is 17156 Bonita Lane W, Sugarloaf Key, FL 33042 of the County of Monroe, State of Florida, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Unit No. C-9, Phase II, DUVAL SQUARE, A CONDOMINIUM, as recorded in Declaration of Condominium in Official Records Book 1005, Pages 1085 thru 1206; and Amendment to Declaration recorded in Official Records 1061, Page 1209; and Amendment to Declaration of Condominium Adding Phase Two and Three recorded in Official Records Book 1067, Page 81, and Amendment to Declaration recorded in Official Records Book 1079, Page 771, as recorded in the Public Records of Monroe County, Florida; and an undivided interest in the common elements as contained in said Declaration of Condominium.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Madison Fallon  
Witness Name: Madison Fallon

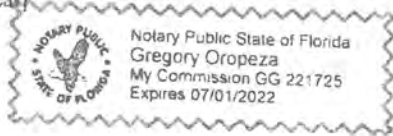
Peter Mario Wassylenko (Seal)  
Peter Mario Wassylenko

Gregory Oropeza  
Witness Name: Gregory Oropeza

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of June, 2021 by Peter Mario Wassylenko, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Gregory Oropeza  
Notary Public

Printed Name: Gregory Oropeza

My Commission Expires: 7/1/22

**DUVAL SQUARE CONDOMINIUM ASSOCIATION  
1075 Duval Street C-24  
Key West, FL 33040**

**DRTM Group LLC  
17156 Bonita Lane W  
Sugarloaf Key, FL 33042-3618**

**RE: Exterior Merchandise Display at Unit C9 1075 Duval Street, Key West, FL 33040**

**Dear Maurizio,**

**As agreed during the February 22<sup>nd</sup>, 2024 Board of Directors Meeting, this letter is being sent to you on behalf of the Board of Directors of the Duval Square Condominium Association (DSCA) having recently reviewed the proposed merchandise display at your property as documented via photo below.**

**In accordance with Article 37 (F) of the Association Declarations, this letter documents the approval by the Board of Directors of your merchandise display as proposed.**

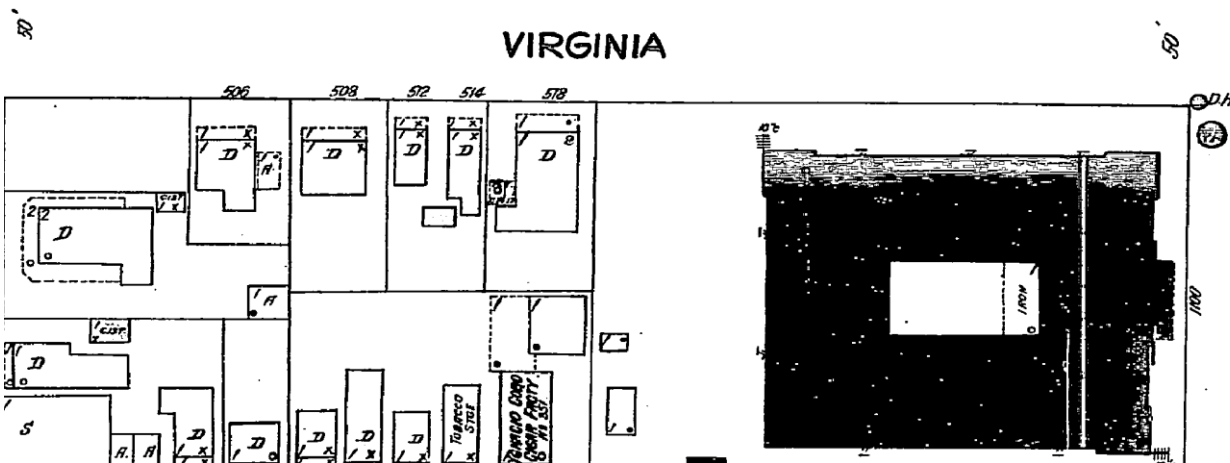
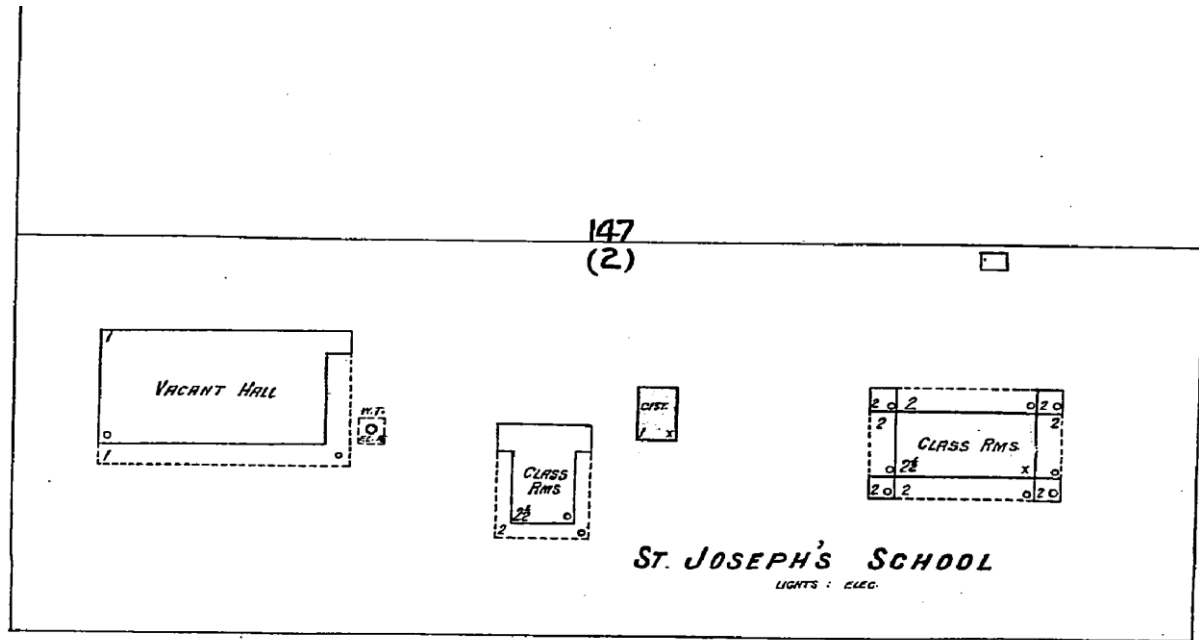
**This document will be posted on the Association's website as an official record.**

**If any change is planned for your so recorded merchandise display, it is recommended that HARC approval is secured prior to re-submission for Board approval.**

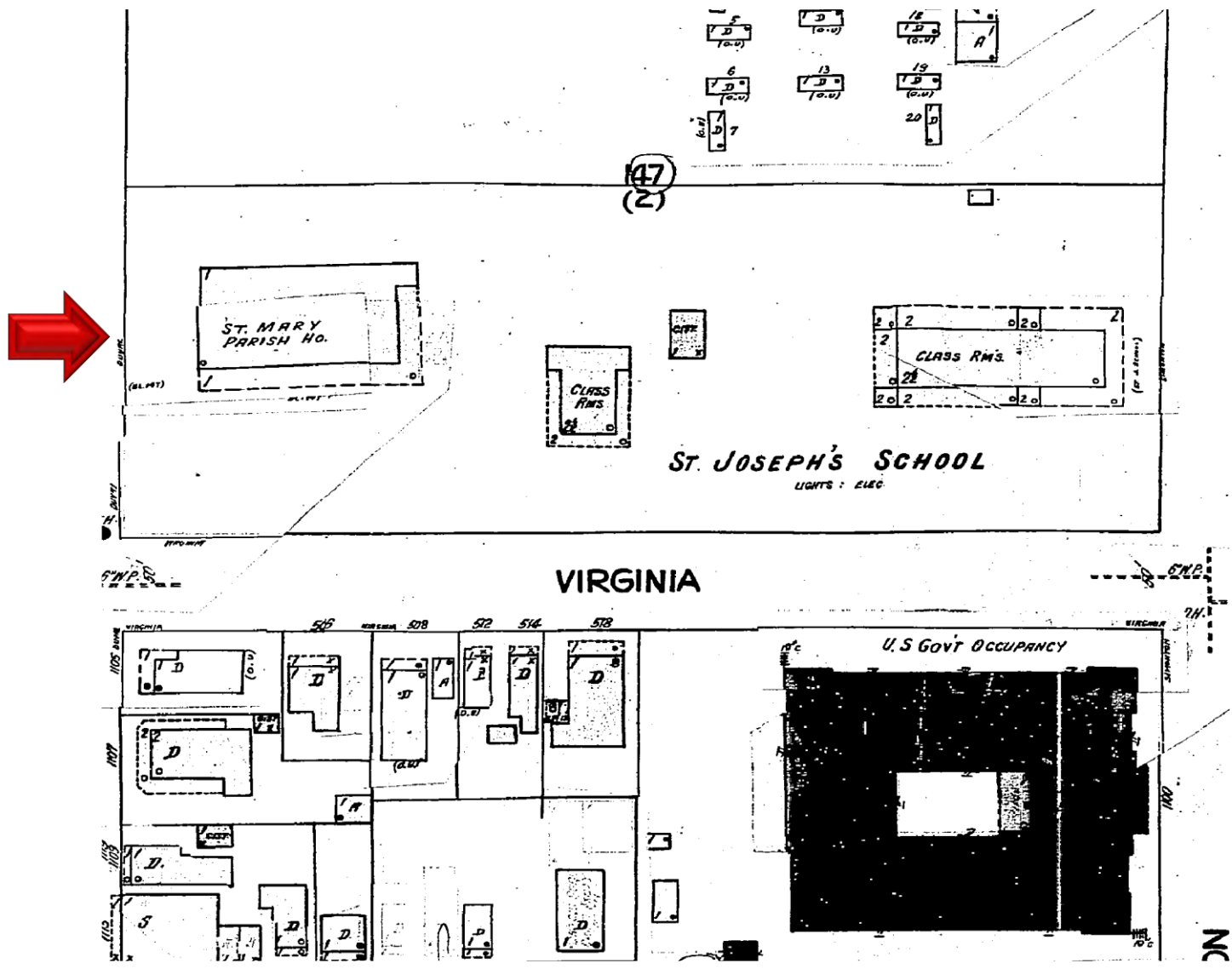
**Sincerely,**

**The Board of Directors  
Duval Square Condominium Association**

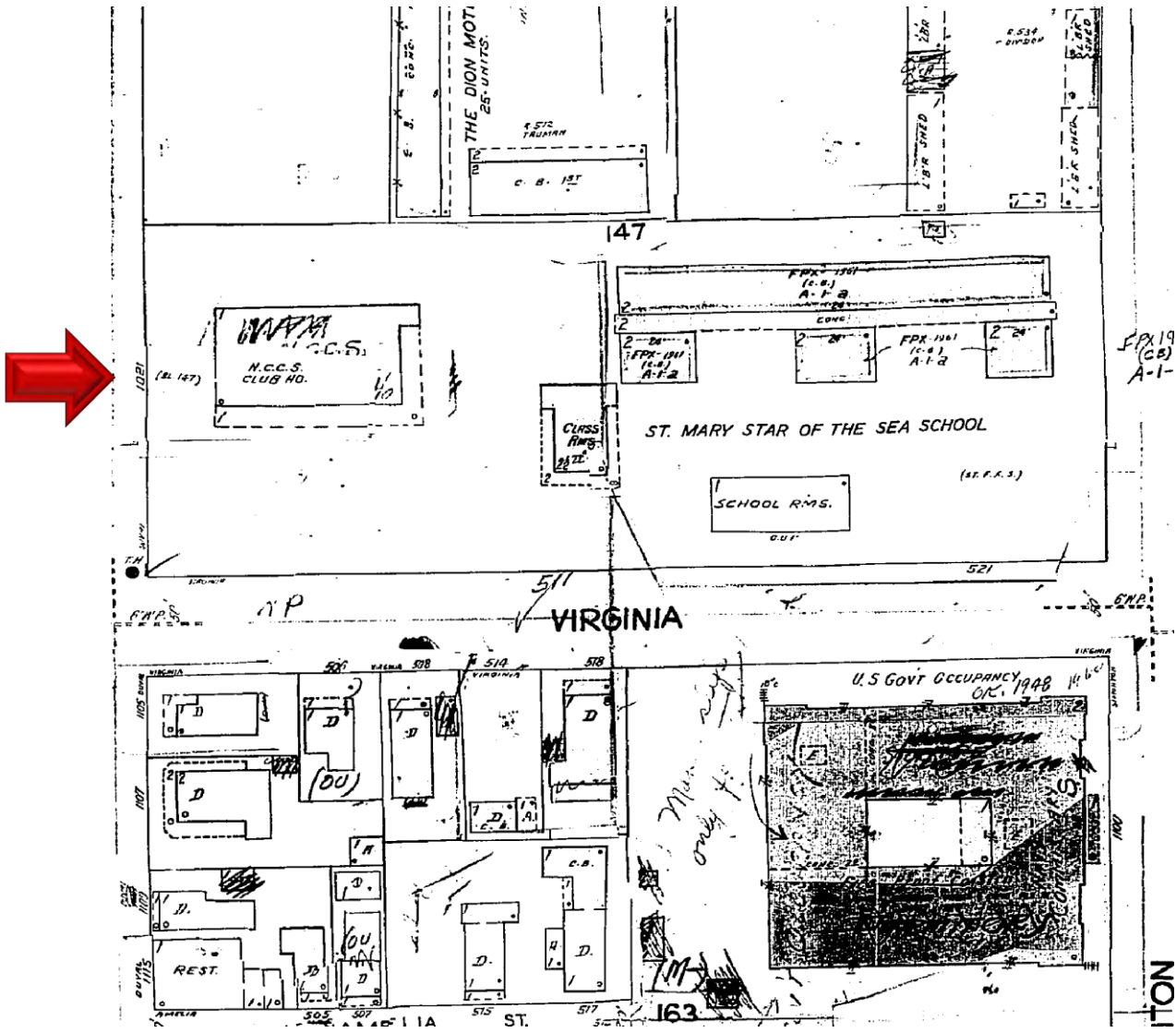
# SANBORN MAPS



1926 Sanborn map



1948 Sanborn map



1962 Sanborn map

# PROJECT PHOTOS





**Key West Library at 1021 Duval Street circa 1940. Monroe County Library.**



**1021 Duval Street National Catholic Charities Society Hall circa 1950. Monroe County Library.**



**Fire destruction of buildings at 1021 Duval Street in December 1984. Monroe County Library.**



IBERIA BANK

OPEN BANK

IBERIA BANK

IBERIA BANK

# PROPOSED OUTDOOR DISPLAY

DUVAL

SQUARE

KEY WEST

A CONDOMINIUM  
MONROE COUNTY

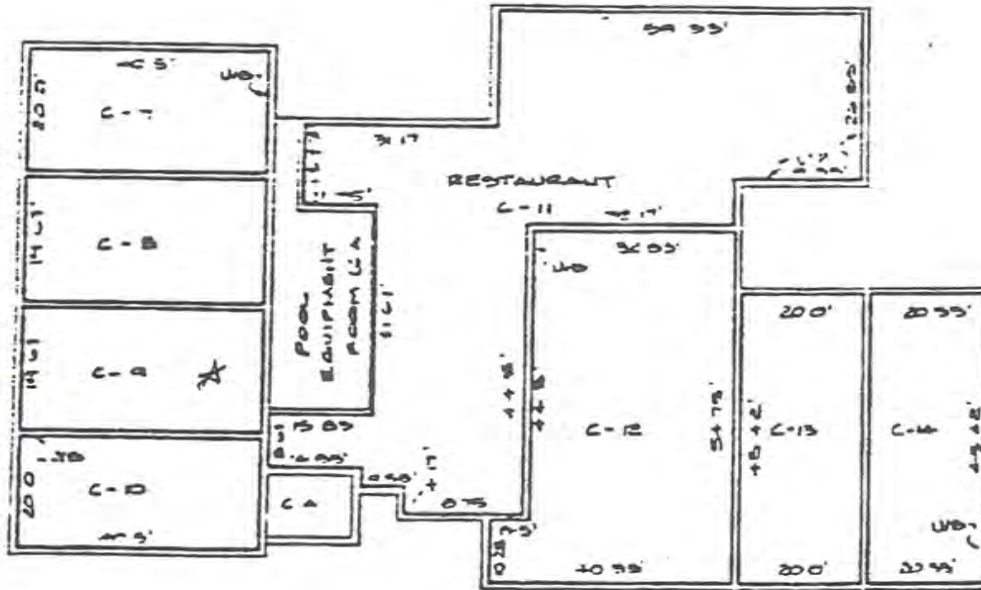
FLORIDA

DUVAL ST.

SIDEWALK

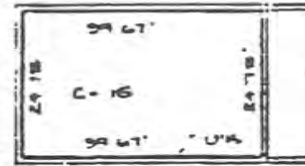
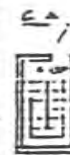
PROPOSED DISPLAY  
LOCATION

BORCH

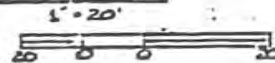


NOTE

- 1 C-0 INDICATES COMMERCIAL UNIT
- 2 UIR (AND DEPICTED BY HEAVIER LINE) INDICATES UNIT BOUNDARY.
- 3 ARE SHOWN FOR LOCATION OF UNITS WITHIN THE PHASE.
- 4 Note: All improvements relating to Phases 2 and 3 are proposed.
- 5 C-15 - COMMON AREA



FIRST FLOOR PLANS -  
PHASE TWO.



REVISED 5 JAN 1987  
 REVISED 12 JAN 1987  
 REVISED 15 JAN 1987



THE SCENT OF THE KEYS







ALL THE KEYS

DISCOVER ALL THE FRAGRANCES TO MAKE HOME YOUR FAVORITE PLACE

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 23, 2024, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

## **REQUEST FOR EXCEPTION OF OUTDOOR DISPLAY** **#1075 DUVAL STREET UNIT C-9**

**Applicant – Maurizio Nardi    Application #H2024-0013**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](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

RECEIVED  
APR 15 2024  
BY: TK

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MAURIZIO NARDI, 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: 1075 DUVAL ST. C9 KEY WEST, FL 33040 on the 15 day of APRIL, 2024.

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 23, 2024.

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: *Maurizio Nardi*  
 Date: 4-15-24  
 Address: 1715C BONITA LN W  
 City: SUGARLOAF KEY  
 State, Zip: FL, 33042

The forgoing instrument was acknowledged before me on this 15<sup>th</sup> day of April, 2024.

By (Print name of Affiant) MAURIZIO NARDI who is personally known to me or has produced FL DL as identification and who did take an oath.

NOTARY PUBLIC *Tippi A. Koziol*  
 Sign Name: \_\_\_\_\_  
 Print Name: Tippi A. Koziol  
 Notary Public - State of Florida (seal)  
 My Commission Expires: 10/13/2026



# THE SCENT OF THE KEYS



Public Meeting Notice



TORTUGAS MARQUESAS WEST SUMMERLAND

LARGO

ISLAND VORADA



# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## 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 00027090-000112  
 Account# 8755171  
 Property ID 8755171  
 Millage Group 10KW  
 Location Address 1075 DUVAL St C9, KEY WEST  
 Legal Description DUVAL SQUARE PHASE TWO, A CONDOMINIUM UNIT C-9 OR1238-311/12 OR1418-439 OR1761-358/59 OR3105-0150  
 (Note: Not to be used on legal documents.)  
 Neighborhood 8193  
 Property Class RETAIL-CONDO (1104)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Housing No



## Owner

DRTM GROUP LLC  
 17156 Bonita Ln W  
 Summerland Key FL 33042

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$494,094	\$494,094	\$356,865	\$356,865
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$494,094	\$494,094	\$356,865	\$356,865
= Total Assessed Value	\$494,094	\$494,094	\$242,557	\$220,507
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$494,094	\$494,094	\$356,865	\$356,865

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$0	\$494,094	\$0	\$494,094	\$494,094	\$0	\$494,094	\$0
2021	\$0	\$356,865	\$0	\$356,865	\$242,557	\$0	\$356,865	\$0
2020	\$0	\$356,865	\$0	\$356,865	\$220,507	\$0	\$356,865	\$0
2019	\$0	\$200,461	\$0	\$200,461	\$200,461	\$0	\$200,461	\$0
2018	\$0	\$200,461	\$0	\$200,461	\$200,461	\$0	\$200,461	\$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.

## Buildings

Building ID	54748	Exterior Walls		
Style		Year Built	1987	
Building Type	CN_2 / CN_2	EffectiveYearBuilt	1987	
Building Name		Foundation		
Gross Sq Ft	733	Roof Type		
Finished Sq Ft	733	Roof Coverage		
Stories		Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	0	Bedrooms	1	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	0	Grade		
Interior Walls		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	733	733	0
<b>TOTAL</b>		<b>733</b>	<b>733</b>	<b>0</b>

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/8/2021	\$620,000	Warranty Deed	2324941	3105	0150	01 - Qualified	Improved		
8/1/1996	\$185,000	Warranty Deed		1418	0439	Q - Qualified	Improved		
12/1/1992	\$1	Warranty Deed		1238	311	M - Unqualified	Improved		

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-0770	3/21/2022	7/27/2022	\$1,500	Commercial	
22-0330	3/8/2022	6/28/2022	\$25,247	Commercial	Labor and material to upgrade store interior facade including 1x6 shiplap on (2) walls, Install furring and Sheetrock on 1 wall Install new LVT flooring over existing ceramic flooring. Demolition of rear dividing wall between store storage and restroom hall, removal of interior ceiling tile. Prime and paint ceiling, walls following construction. Upgrade store interior façade.
13-1316	4/19/2013	5/5/2014	\$600	Commercial	2' X 8 3 MIL PLASTIC SIGN INSTALLED ON FRONT OF BUILDING ABOVE DOOR 1- WINDOW 18' X 25' 6 MIL PLASTIC SIGN DOUBLE SIDE. INSTALLED ON EXISTING BRACKET W/S HOOKS (OVER 8' CLEARANCE).
13-0674	2/27/2013	3/21/2013	\$2,200	Commercial	INSTALL ONE (1) SHAMPOO CHAIR AND TIE INTO EXISTING PLUMBING
03-2926	8/22/2003		\$2,300		C/OUT 3 TON SPLIT SYSTEM
b 016710	3/23/1990		\$0		CERTIFICATE OF OCCUPANCY
B- 016710	3/21/1990		\$500		BUILD COUNTER
B-16147	10/4/1989		\$7,500		CEILING, DRYWALL, BATH PARTITION, INSULATION, VINYL TILE FLOOR
A-1484	10/12/1987		\$0		2-3 TON A/C UNITS WITH 8 DROPS

### View Tax Info

[View Taxes for this Parcel](#)

### Photos



### Map



### TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Land, Yard Items, Sketches (click to enlarge).

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 4/15/2024, 4:04:03 AM

[Contact Us](#)

Developed by  
 Schneider  
 GEOSPATIAL