



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review Commission Members

From: Enid Torregrosa Silva, MSHP
Historic Preservation Planner

Meeting Date: August 27, 2024

Applicant: Pope-Scarborough Architects

Application Number: H2024-0034

Address: 1125 Duval Street

Description of Work:

Minor Development Plan - Renovations to existing house, including renovations to front porch, to adapt the historic house into four guest rooms. Replacement and reconfiguration of windows and doors. Raise historic house to future FEMA flood map and shift building to the west to allow for new driveway. New gable roof over non-historic two-story building, reconfiguration of exterior staircase. Relocation of non-historic fish house, new pool and site improvements, including relocation of trash and recycling.

Site Facts:

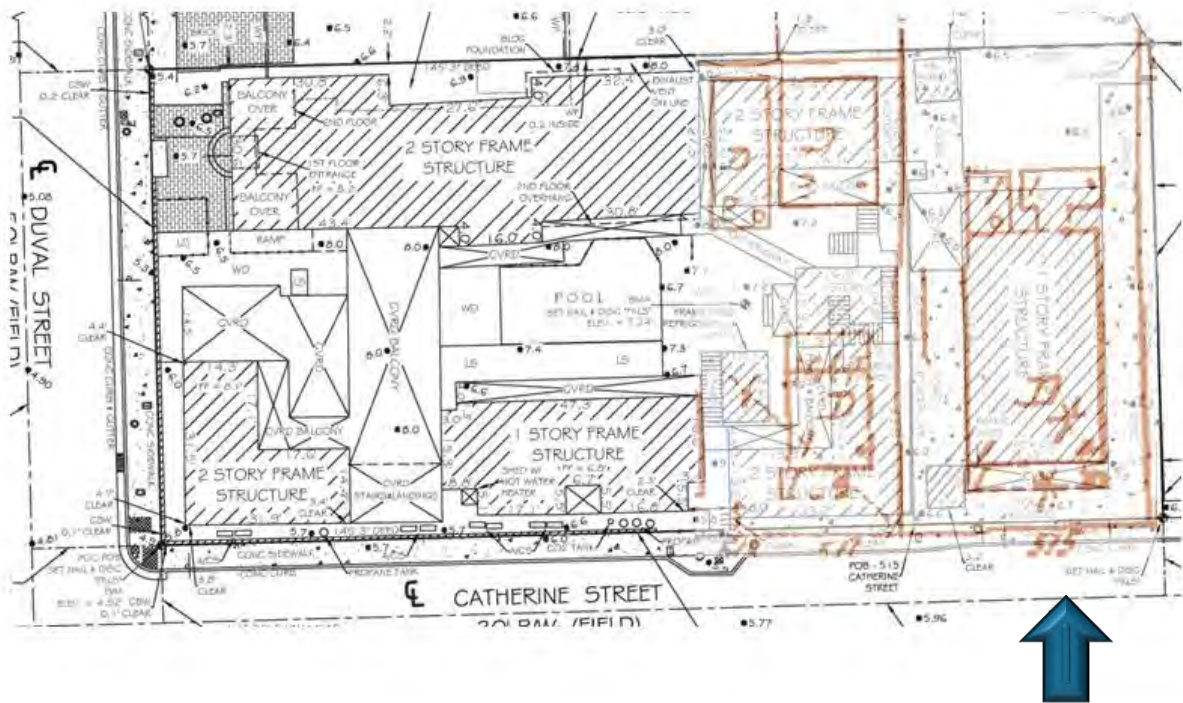
The site under review is known as La-Te-Da complex. The new owners of the complex acquired the parcel originally known as 515 Catherine Street. This parcel is now part of 1125 Duval Street. 515 Catherine Street comprised of a one-story contributing house built circa 1910. That building has been altered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



Building under review circa 1965.



Recent photograph of front elevation.



1962 Sanborn Map and Current Survey

Ordinances and Guidelines Cited on Review:

- Building exteriors (page 24), specific guideline 1.
- Roofing (page 26), specifically guidelines 2 and 3.
- Windows (pages 29a-l), specifically guidelines A 4, 5, and B 1.
- Ramps (page 34), specifically first paragraph and guidelines 2, 3, and 4.
- Foundations (page 34), specifically first paragraph and guidelines 1 and 2.
- Decks, patios, hot tubs, spas, pools and related equipment (page 39a), specifically first paragraph and guideline 1.
- Fences and walls (pages 41-42), specifically guidelines 1, 2, 4, 6, 9, and 10.
- Air conditioning units, trash facilities (pages 42-43), specifically guideline 1, and 6.
- Sec. 102-252 - Requirements precedent to relocation.

Staff Analysis:

A Certificate of Appropriateness under review involves the review of an adaptive use of a one-story contributing house into four transient rooms. For this change two windows of each side of the historic house will be turned into doors and small frame shed roofs supported with brackets will cover the new entryways. The rest of the windows will be replaced with appropriate units. The plan also includes the renovation of the front porch

with new gingerbread wood railings and new wooden posts. Entry steps will be removed to access the front porch. The design includes the relocation of the house towards the west, approximately 2'-8" to accommodate one ADA parking space. As part of the relocation the building will be raised approximately 8 and 1/4" to conform to FEMA requirements. New concrete footers will be built.



Existing Front Elevat

1/8" = 1' - 0"



Existing and proposed Catherine Street elevations.

The plans also include renovations to the rear façade as there will be two-existing non-historic additions that will be removed. The new elevation will have two new doors covered with a small shed roof. Wood siding will be installed to complete the exterior walls.

The plans call for the relocation of the existing accessory structure, and the removal of the carport. The carport was removed, and the accessory structure was relocated as the construction crew needed that area for staging and removal of construction debris.

Existing trash and recycle cans will have a new location on the new plans. A small covered enclosure with a wood fence will be build and attached to the rear elevation of the non-historic building west from 515 Catherine Street. For the non-historic building the plans propose the removal of an existing roof deck flanked with gable ends and its replacement with a full gable roof covered with 5 V-crimp. With the removal of the roof deck existing exterior staircases will be redesign.

In addition, the plans include a new pool to be built behind the historic house and not visible from any street. Brick decking, walkways and compliant wood fences are incorporated in the design.

Consistency with Guidelines Cited Guidelines:

It is staff's opinion that the proposed design conforms with cited guidelines and the relocation ordinance. The proposed renovations, elevation, relocation and small alterations to the historic house to be converted into transient rooms will not affect the architectural qualities of the building. The removal of trash containers from the sidewalks will be extremely beneficial to the character of the area.

PLANNING BOARD RESOLUTION

RESOLUTION NO. 2024-028

A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING A MINOR DEVELOPMENT PLAN TO ALLOW FOR THE DEVELOPMENT OF MORE THAN 500 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA, AND ASSOCIATED SITE PLAN MODIFICATIONS INCLUDING INTERIOR RENOVATIONS, LANDSCAPE IMPROVEMENTS, THE RELOCATION OF RESTAURANT SEATING AREAS AND FOUR (4) HOTEL UNITS. THE APPLICATION ALSO INVOLVES SEVERAL LANDSCAPE WAIVERS INCLUDING A REDUCTION OF THE MINIMUM REQUIRED OPEN SPACE RATIO OF SIXTEEN PERCENT (16%) INSTEAD OF THE MINIMUM REQUIRED TWENTY PERCENT (20%), A MINIMUM LANDSCAPED AREA OF SIXTEEN PERCENT (16%) INSTEAD OF THE MINIMUM REQUIRED TWENTY PERCENT (20%), AN INCREASE IN THE MAXIMUM PERCENTAGE OF PALM TREES TO ALLOW THIRTY SIX PERCENT (36%) INSTEAD OF THE MAXIMUM PERMITTED TWENTY FIVE PERCENT (25%), A REDUCTION IN THE NUMBER OF INTERIOR TREES TO ALLOW TWO (2) INTERIOR TREES INSTEAD OF THE MINIMUM REQUIRED FOUR (4) TREES, A REDUCTION IN THE LANDSCAPE REQUIREMENT ALONG A STREET FRONTAGE TO REDUCE BOTH THE NUMBER OF PLANTS AND WIDTH OF THE PLANTING AREA, AND BUFFER YARD WAIVER FOR THE NORTHWEST BUFFER AREA FOR A PROPERTY LOCATED WITHIN THE HISTORIC COMMERCIAL CORE – 3 (HRCC-3) DISTRICT PURSUANT TO SECTIONS 108-91 (A)(1)(B), 108-346, 108-347, 108-412, 108-413, 108-416, 108-481, AND 90-395, OF THE LAND DEVELOPMENT REGULATIONS.

WHEREAS, Section 108-9, of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") outlines the criteria for Minor Development plans; and

WHEREAS, the subject property is located at 1125 Duval Street (RE: 00027870-000000), in the Historic Commercial Core -3 zoning district; and

WHEREAS, the property owner has submitted a request for a minor development plan to allow for the redevelopment four hotel units, relocating three to a newly acquired adjacent site and one transient license to an existing unit in the same structure, along with other site plan renovations, and a series of landscape waivers; and

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on July 18, 2024; and

WHEREAS, the granting of the proposed Minor Development Plan is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting approval of the proposed Minor Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The request for Minor Development Plan for a property is located at 1125 Duval Street (RE: 00027870-000000), in the Historic Commercial Core -3 zoning district for the redevelopment of four hotel units, relocating three to a newly acquired adjacent site and one transient license to an existing unit in the same structure, along with other site plan modifications, and a series of landscape waivers, is hereby approved with the following conditions:



Chairman
Planning Director

General conditions:

1. The proposed development shall be consistent with the plans dated January 11, 2024 by Gavin Scarbrough, the landscape plans dated January 11, 2024 by Gavin Scarbrough, and the irrigation plan dated April 4th, 2024 by Pope-Scarbrough; notwithstanding any revisions requested and recommended by staff. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(c) of the City Code.

2. The hours of construction shall comply with the City Code and shall be limited to 8 a.m. to 7 p.m. on Monday to Friday, and 9 a.m. to 5 p.m. on Saturday.

3. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

4. The applicant shall submit revised landscape plans subject to the review and approval of the Urban Forester prior to the issuance of any building permits.

5. The location and screening of any existing and proposed dumpsters shall be subject to the review and approval of the Utilities Department prior to the issuance of any building permits for the proposed work. Applicant/owner agrees to comply with all City requirements concerning the maintenance of any dumpsters on site.

6. The applicant/owner agrees to convert the existing loading zone along Catherine Street adjacent to the subject parcel to a public parking space. The applicant/owner shall submit an affidavit to the City of Key West Parking Director, confirming that the loading zone adjacent to Catherine Street will be converted to a public parking space.

7. No live music shall be permitted at the pool, which shall be restricted to use by Hotel guests only.

8. All construction, reconstruction, and demolition shall be in compliance with Historic Architectural Review Commission (HARC) Guidelines and shall be subject to the review and approval of the Historic Preservation Planner.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in their entirety within 12 months after the date hereof.

Section 4. This Minor Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department


Chairman
KPH Planning Director

of Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of July, 2024.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Sam Holland, Jr.
Sam Holland, Jr. Planning Board Chairman
7/30/24
Date

Attest:

Katie Halloran
Katie Halloran, Planning Director
7/26/2024
Date

Filed with the Clerk:

Keri O'Brien
Keri O'Brien, City Clerk
7/30/2024
Date

USR Chairman
KPH Planning Director


Chairman
KPH Planning Director

LaTeDa Resort		MRCC-3	
Zoning		AR 6.5	11.4
Flood Zone			0.0
Design Flood Elevation	DFE+3		9.0
Site Area			17,736
Site Area (Ac)			0.41
Max Lot Coverage	50%	8,669.0	
Existing Lot Coverage	57.4%	10,180.0	
Proposed Lot Coverage	55.7%	9,876.0	
Max Impervious Area	62%	10,941.8	
Existing Impervious Area	62.7%	11,126.0	
Proposed Impervious Area	56.3%	10,022.0	
Max Open Space Ratio	0.30	5,347.3	
Existing Open Space	0.15	2,712.0	
Proposed Open Space	0.16	2,800.0	
Max Floor Area Ratio	0.50	8,868.0	
Existing Floor Area Ratio	0.39	6,961.0	
Proposed Floor Area Ratio	0.64	7,779.0	

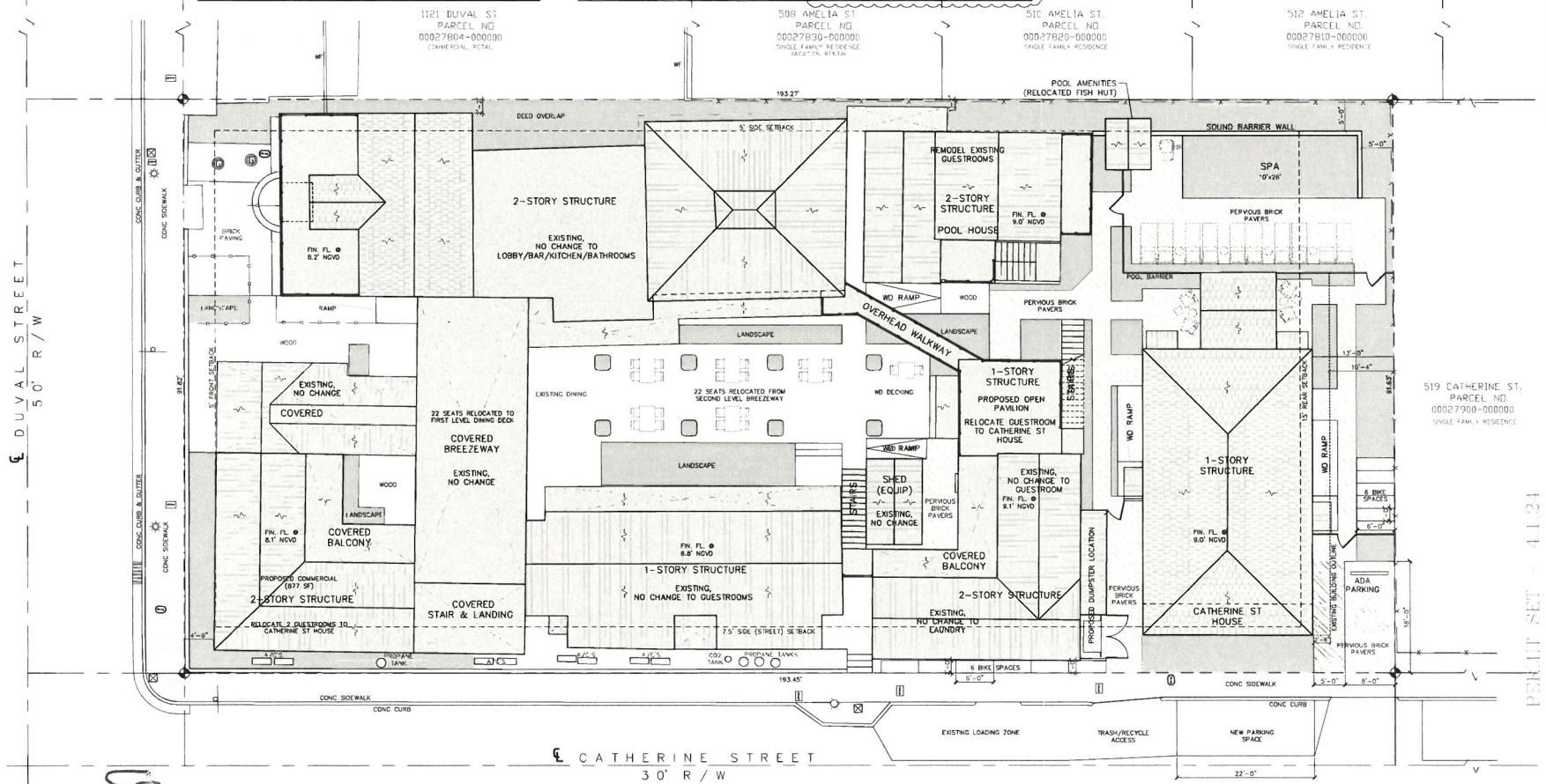
SETBACKS	MIN.	EXISTING		PROPOSED
		MIN.	MAX.	
Front	5	4.7	4.7	4.7
Side (Street)	7.5	2.0	2.0	2.0
Side	5	1.2	1.2	2.2
Rear	5	10.2	1.3	

BUILDING NOTES	PROPOSED USE OF SPACE
OCCUPANCY	R-1 (HOTEL)
USE	HOTEL
TYPE OF CONSTRUCTION	TYPE V-B
PER TABLE 506.2	7,000 SF ALLOWABLE
PER TABLE 504.4	2 STORY ALLOWABLE
AUTOMATIC SPRINKLER SYSTEM PER 903.3.1.2	RENOVATED BUILDINGS TO BE SPRINKLED

ACCESSIBILITY ANALYSIS	
EXISTING UNITS	18
EXISTING ACCESSIBLE ROOMS	1
PROPOSED ACCESSIBLE ROOMS W/ ROLL-IN SHOWER	1
TOTAL ACCESSIBLE ROOMS	1
ACCESSIBLE ROOMS W/ ASSISTIVE LISTENING SYSTEM	1
STANDARD ROOMS W/ ASSISTIVE LISTENING SYSTEM	1
TOTAL ROOMS W/ ASSISTIVE LISTENING SYSTEM	2

PARKING SUMMARY	
EXISTING PARKING SPACES	1 PARKING SPACE
PROPOSED PARKING SPACES:	
1 PARKING SPACE	
17 BICYCLE PARKING SPACES	

BUILDING USE SUMMARY					
EXISTING SF		PROPOSED SF		TOTAL SF	
RESTAURANT USE	7,261	RETAIL USE	183	RESTAURANT USE	7,261
HOTEL USE	6,495	HOTEL USE	7,621	HOTEL USE	1,000



Handwritten notes in blue ink:
 7/26/24
 KPH
 7/26/24

LaTeDa Resort

LaTeDa Resort
 1125 Duval & 515 Catherine Key West, FL

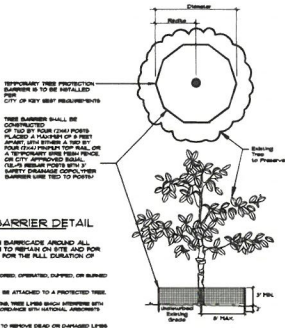
POPE-SCARBROUGH-ARCHITECTS
 THOMAS E. POPE, P.A.
 (805) 296-3611 610 White St. Key West, FL

date: 04/01/24
 revision: 6/12/24
 7/1/24

sheet:
 A0.2

Proposed Site Plan
 1/8" = 1' - 0"

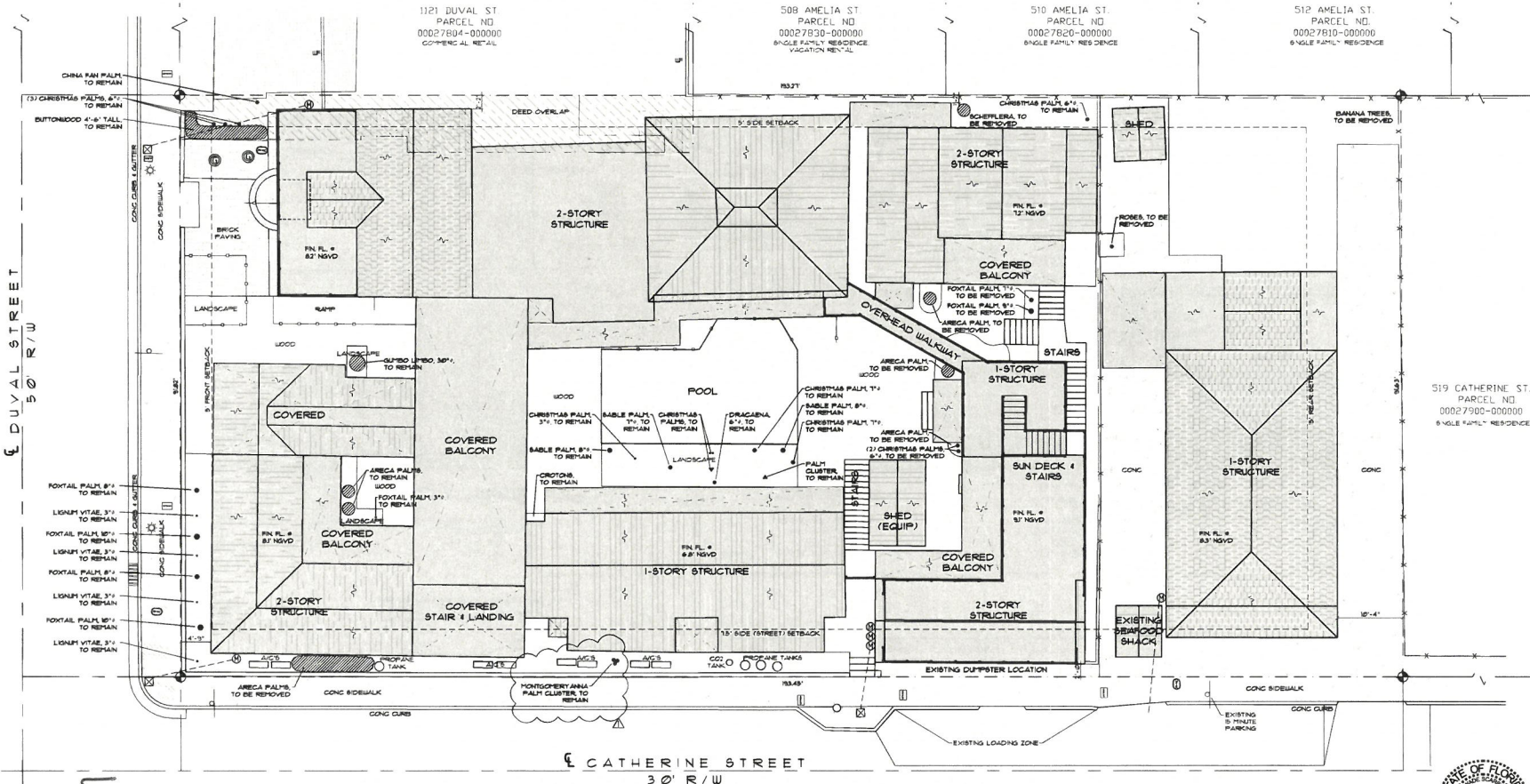




TREE PROTECTION BARRIER DETAIL

NOTE: PROVIDE TREE PROTECTION BARRIERS AROUND ALL EXISTING TREES AND PALMS TO BE REPLACED ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE DURATION OF CONSTRUCTION.
 ALL PROTECTED TREES SHALL BE FENCED, OPERATED, MAINTAINED OR MARKED WITH THE PROTECTED AREA.
 NO ATTACHED TREES SHALL BE REMOVED OR ATTACHED TO A PROTECTED TREE FROM ANY LAND CLEARING. OPERATIONAL TREE LINES SHALL REMAIN WITH PROTECTED TREES TO BE MAINTAINED BY CONTRACTOR IN ACCORDANCE WITH NATIONAL ASSOCIATION STANDARDS.
 ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND RELOCATED AS NECESSARY TO COORDINATE WITH ANY UTILITIES.
 OBTAIN CITY APPROVAL OF TREE BARRIERS BEFORE BEGINS CLEARING OPERATIONS ON ANY TREE DEVELOPER.

EXISTING PLANTING				
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	DISPOSITION
4	Guaiacum sanctum	Lignum Vitae	3" DBH	Remain
5	Wodyetia bifurcata	Foxtail Palm	3" - 10" DBH (Approx. 39" Total)	Remain
2	Wodyetia bifurcata	Foxtail Palm	7" - 9" DBH (Approx. 16" Total)	Remove
8	Adonidia merrillii	Christmas Palm	3" - 10" DBH (Approx. 41" Total)	Remain
2	Adonidia merrillii	Christmas Palm	6" DBH (Approx. 12" Total)	Remove
3	Sabal palmetto	Cabbage Palm	7" - 8" DBH (Approx. 23" Total)	Remain
1	Bursera simaruba	Gumbo Limbo	30" DBH	Remain
1	Conocarpus erectus	Buttonwood	4' - 6' Tall Hedge	Remain
1	Dracaena marginata	Dragon Tree	6" DBH	Remain
1	Lyristea chinensis	China Fan Palm		Remain
1	Vertchia Montgomeryana	Montgomery Palm	Cluster	Remain
1	Dyopsis lutescens	Areca Palm	Various Clusters (refer to plans)	Remain
1	Dyopsis lutescens	Areca Palm	Various Clusters (refer to plans)	Remove
1		Banana Trees	Cluster	Remove
1		Schefflera		Remove
1		Roses		Remove



NARRATIVE OF REVISION 1 (DATED 4/25/24)
 MONTGOMERY PALM ADDED TO SITE PLAN AND TREE DISPOSITION.

Tree Disposition Plan



LatDea Resort
 1125 Duval & 515 Catherine Key West, FL

POPE-SCARBROUGH-ARCHITECTS
 THOMAS E. POPE, P.E.
 (305) 296-2611 610 White St. Key West FL

date: 04/02/24
 revision: 4/25/24

sheet:
A0.3

Handwritten notes in blue ink: "12/26/2024" and "12/26/24".

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

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

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

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

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

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

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

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

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



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

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

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

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

Signature: <u>Patrick Hegarty</u> <small>Patrick Hegarty (Jul 29, 2024 11:36 EDT)</small> Email: <u>latedafoh@aol.com</u>	DATE AND PRINT NAME
---------------------------------------------------------------------------------------------------------------------------------	---------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Remove carport and two rear shed additions.

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

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

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

Structure is not significant

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

Structure is not significant

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

Structure is not significant

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

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

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

Correct

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

NA

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

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

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

Correct

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

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

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

Removal will not cause diminished character

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

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

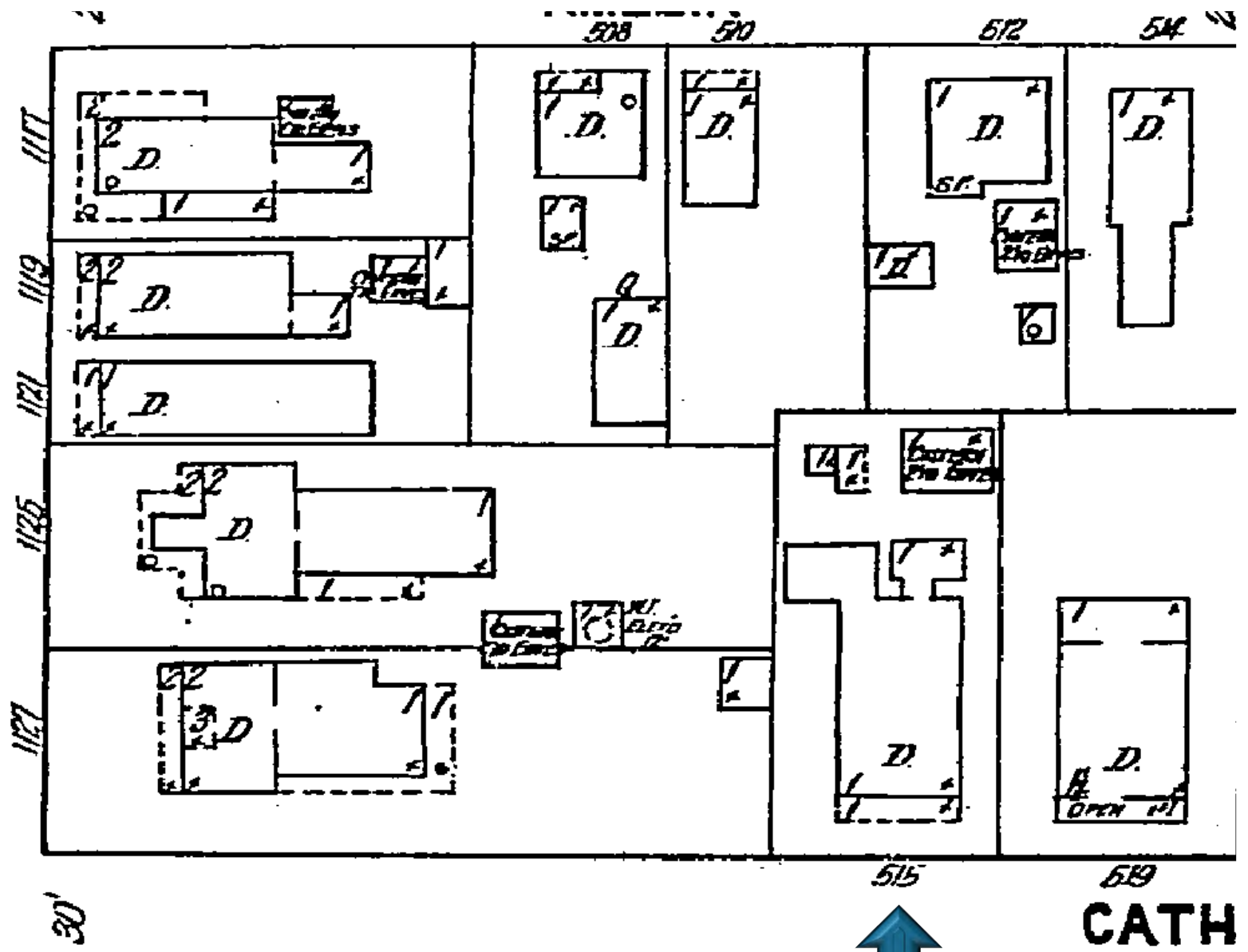
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

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

NA

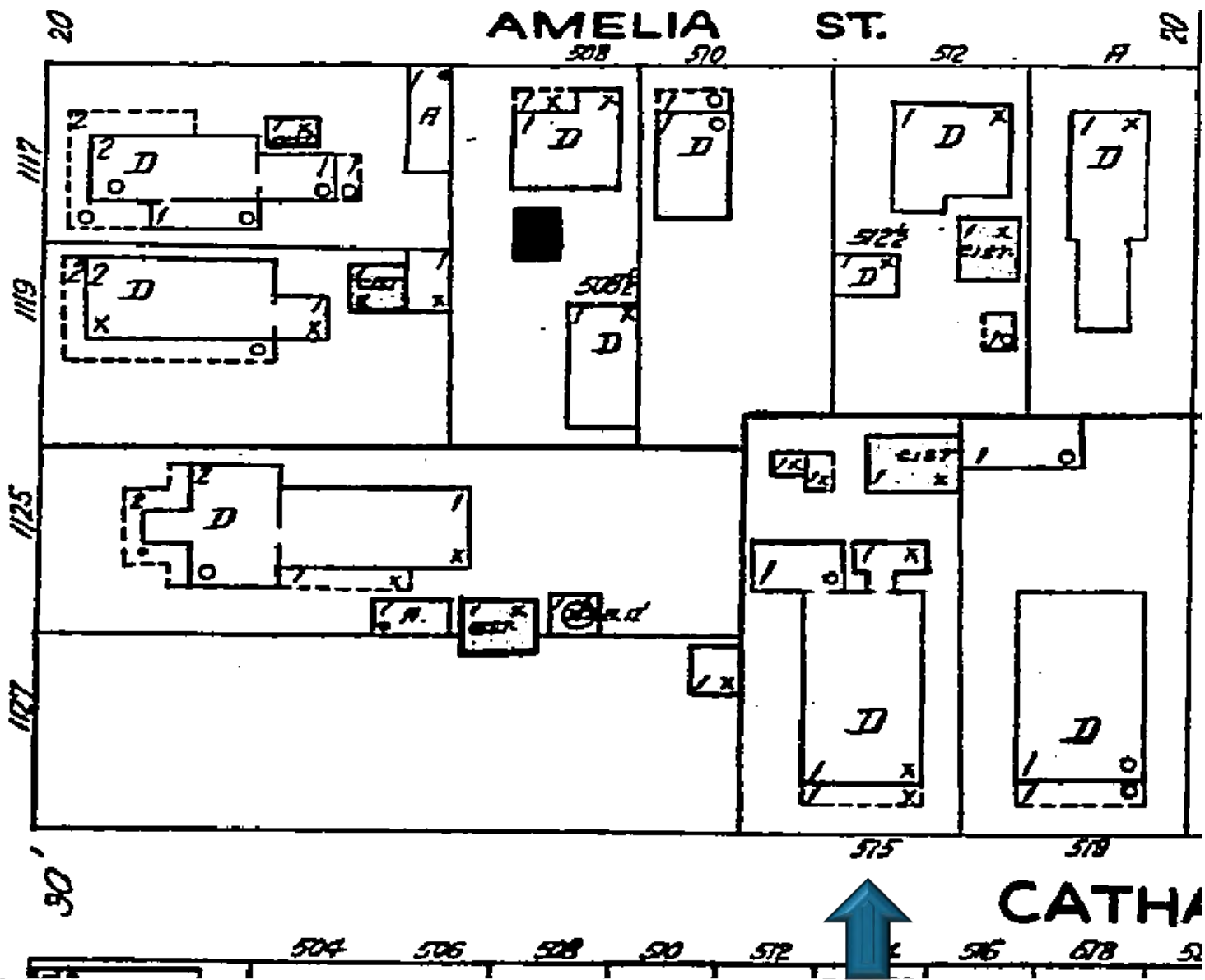
SANBORN MAPS



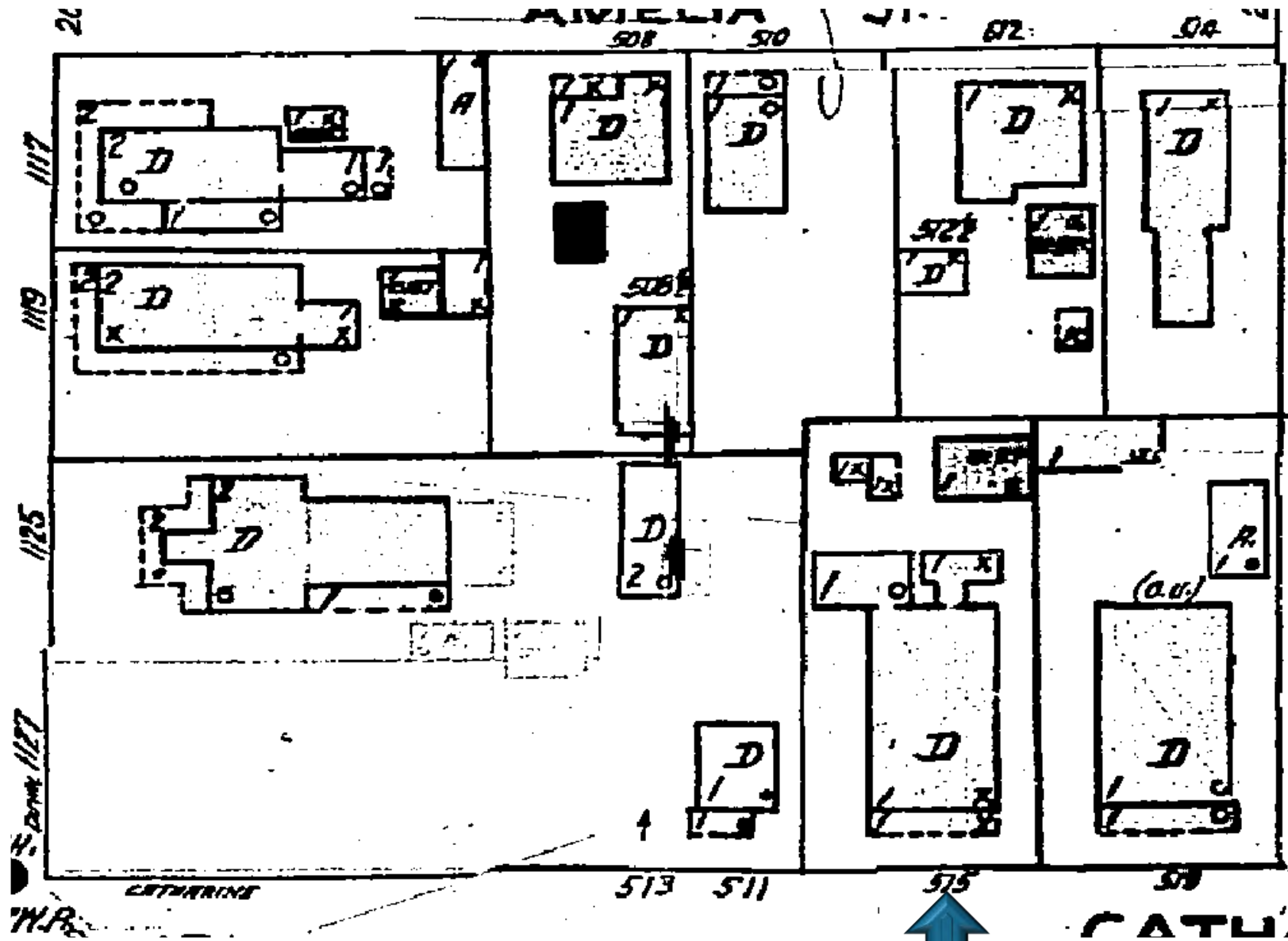
1912 Sanborn Map



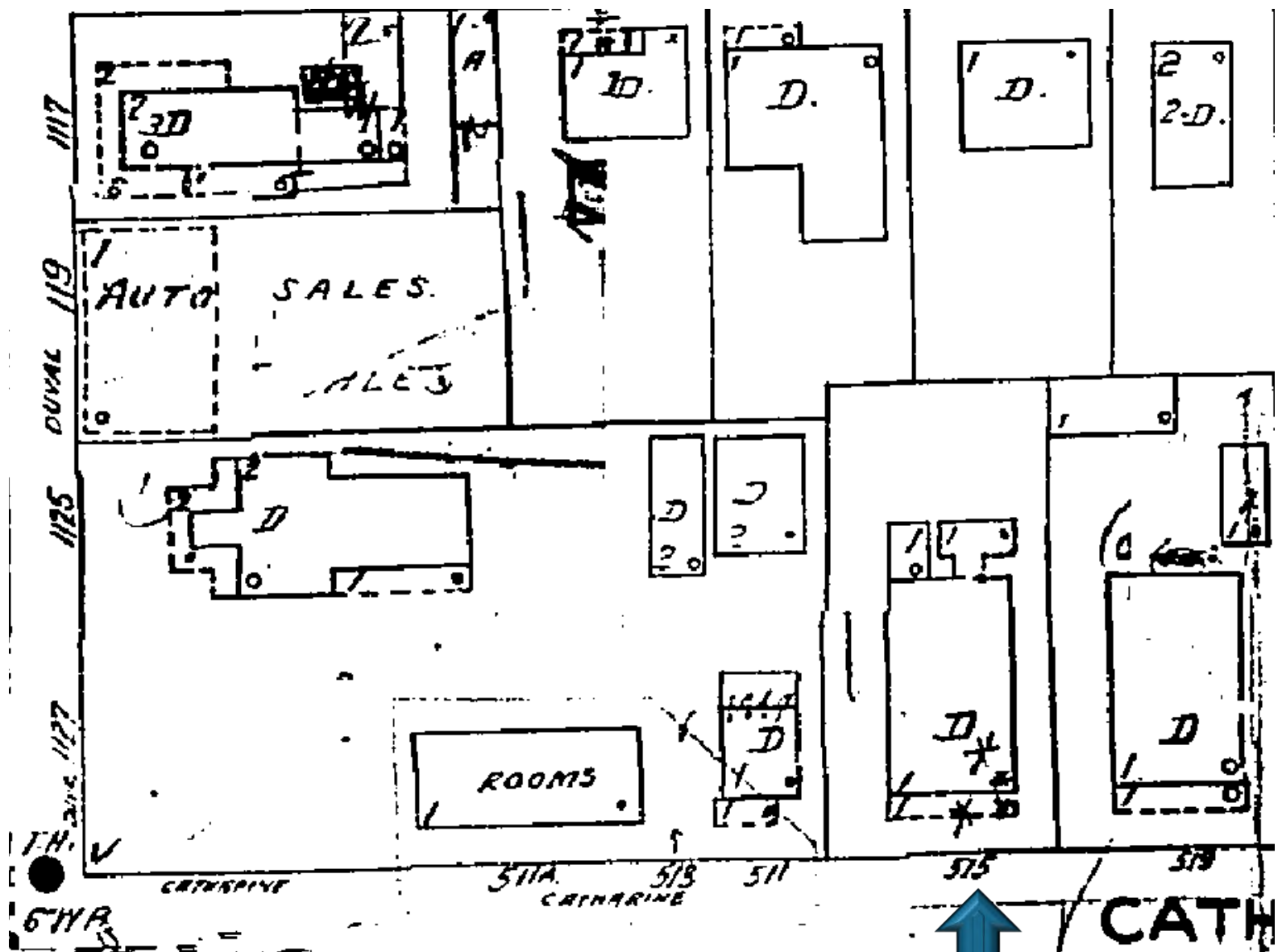
CATH



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

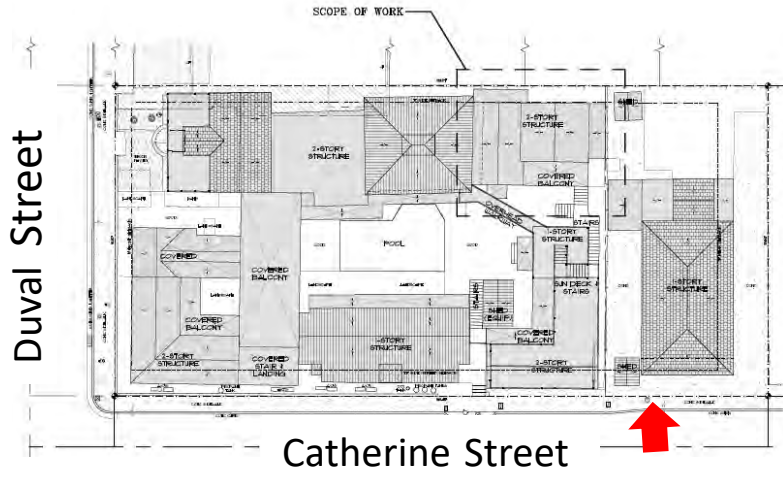
PROJECT PHOTOS



515 Catherine Street circa 1965. Monroe County Library.

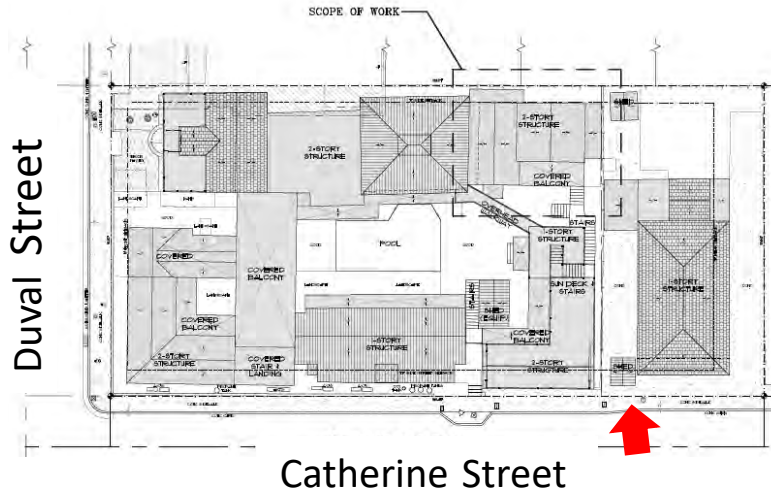
La Te Da

1125 Duval Street



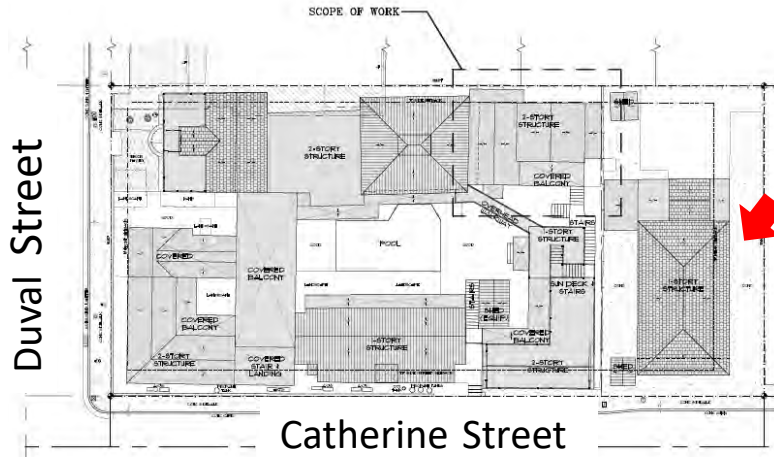
La Te Da

1125 Duval Street



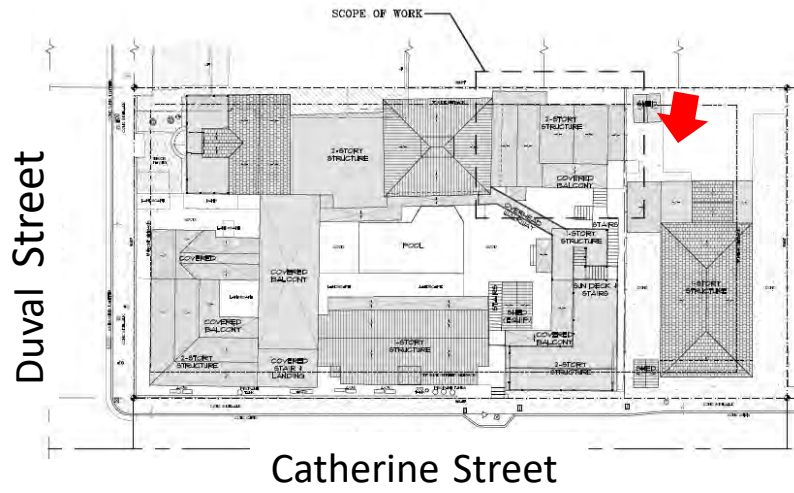
La Te Da

1125 Duval Street



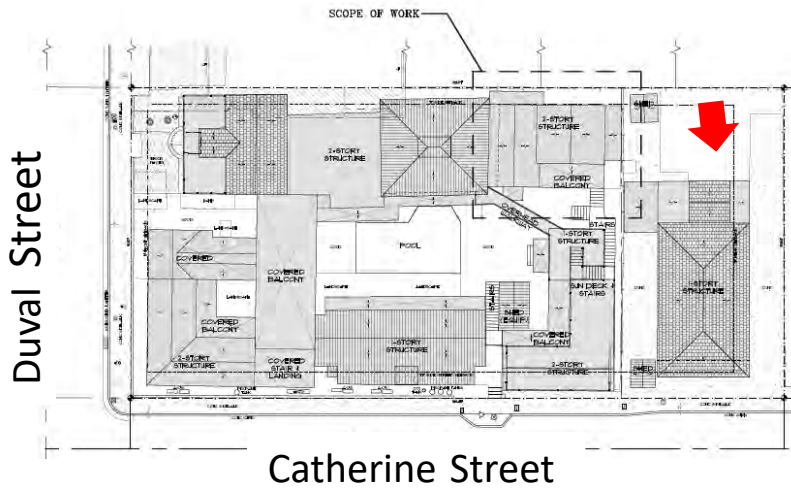
La Te Da

1125 Duval Street



La Te Da

1125 Duval Street



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON N1°27'08"W ASSUMED ALONG THE CENTERLINE OF DUVAL STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

ALL ELEVATIONS SHOWN ARE SHOWN IN NGVD 1929.

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

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

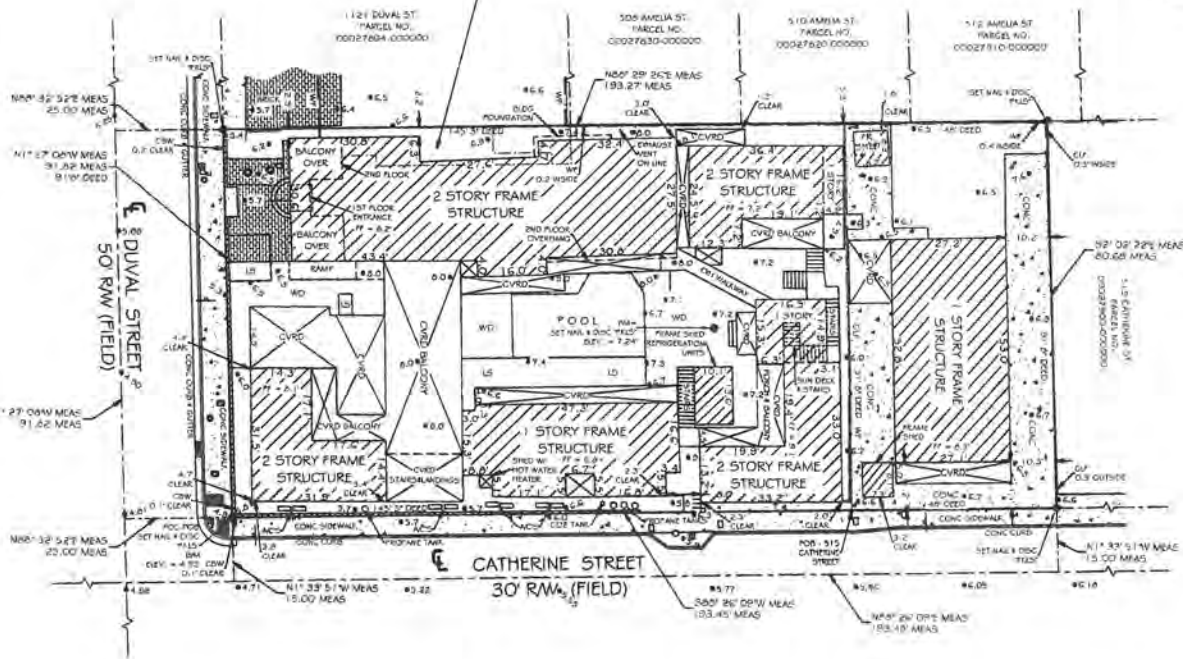
MAP OF BOUNDARY SURVEY



LOCATION MAP - INT5
SEC. 06-T685-R25F



- NOTE:**
- THERE APPEARS TO BE A DEED OVERLAP BETWEEN 1125 DUVAL STREET AND 1125 DUVAL STREET. THE 1125 DUVAL STREET DEED IS RECORDED IN OFFICIAL RECORDS BOOK 31597, PAGE 2194, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
 - ADDITIONALLY THERE IS AN EASEMENT PARTIALLY OVERLAPPING THE SHAR AREA. THE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 1303, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
 - SEE DETAIL ON SHEET 21 FOR DEED OVERLAP & EASEMENT INFORMATION.

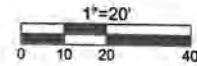


SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF ± 0.1 FEET.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK TO 1211 (P.L.D. AAG020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION(S) (FF) WERE TAKEN AT AN EXTERIOR DOOR THRESHOLD. NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

LEGEND

- ◻ - WATER METER
- ◻ - SANITARY SEWER CLEAN OUT
- ◻ - MAILBOX
- ◻ - WOOD POWER POLE
- ◻ - CONCRETE POWER POLE
- - - GUY ANCHOR
- - SPOT ELEVATION (TYDIAL)



TOTAL AREA = 17736.49 50 FT±

CERTIFIED TO -

PATRICK T. HEGARTY,
CHRISTOPHER J. ROUMDS:

NOTE: LEGAL DESCRIPTIONS HAVE BEEN PUBLISHED BY THE CLIENT OR INDICATED REPRESENTATIVE THEREOF OF THE SURVEY PARTY. THE ONLY LAW (MONROE) APPLICABLE TO THE SURVEYED PROPERTY AND MAPS IS IN CHAPTERS 2014, 147 & 147.02, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 495.827, FLORIDA STATUTES.

SCALE: 1"=20'
FILE NO.: 071178023
DATE: 07/11/2005
MAP NO.: 101102023
REVISION DATE: 10/09/2005
SHEET: 1 OF 2
DRAWN BY: MFB
JOB NO.: 25-137

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND METS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS IN CHAPTERS 2014, 147 & 147.02, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 495.827, FLORIDA STATUTES.

JOKED

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**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
33040 KEY WEST, FL 33040
PHONE: (305) 394-3690
FAX: (305) 506-7375
EMAIL: FLS@keyslandsurvey.com

LEGAL DESCRIPTION -

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

AND ALSO:

515 Catherine Street,
Part of Lot 4, Square 5, Tract 11, according to Charles W. Tiller's Map of the Island of Key West, Monroe County, Florida, but better described by meters and boards as follows:
Commencing at the Northeastly corner of Duval and Catherine Street, thence run in a Northeastly direction along Catherine street for a distance of 145 feet and 3 inches to the Point of Beginning; thence at a right angle in a Northeastly direction 91 feet and 8 inches; thence at a right angle in a Southeastly direction 45 feet; thence at a right angle in a Southeastly direction 91 feet and 8 inches back to the Point of Beginning.

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

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED.

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ALL ELEVATIONS SHOWN
ARE SHOWN IN NGVD 1929

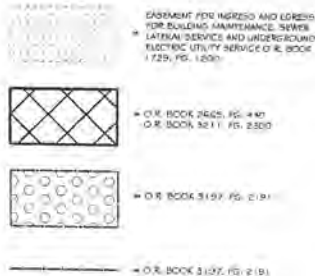
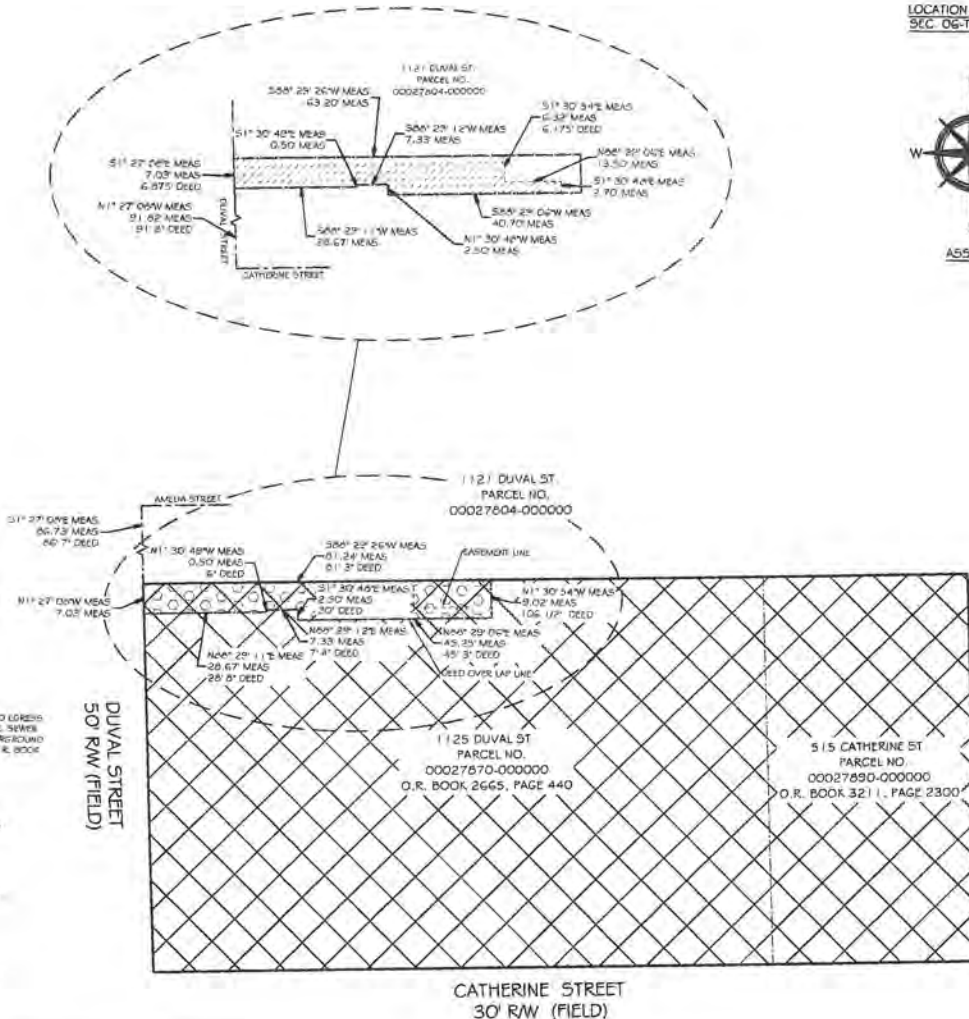
ADDRESS:
1125 DUVAL STREET AND
515 CATHERINE STREET
KEY WEST, FL 33040

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

DETAIL (A)



LOCATION MAP - NTS
SEC. 06-T685-R255

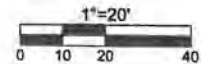


SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF ±.010.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D 121' (P.I.D. A00020), ELEVATION= 3.811 (NGVD 1929).
- THE FINISH FLOOR ELEVATIONS (FFL) WERE TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, UNLESS, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER. WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

LEGEND

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



TOTAL AREA = 17736.49 SQ FT ±

CERTIFIED TO -

PATRICK T. HEGARTY,
CHRISTOPHER J. ROUIDS,

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

BM = BENCHMARK	CG = CONCRETE	CM = CONCRETE MASONRY	CS = CONCRETE SURFACE	DA = DRAINAGE	DE = DEED	DM = DIMENSION	DO = DRAINAGE OPENING	DU = DRAINAGE UTILITY	EA = EARTH ANCHOR	EM = EMBANKMENT	EN = ELEVATION	EP = ELEVATION POINT	EQ = ELEVATION QUANTITY	ER = ELEVATION REFERENCE	ES = ELEVATION SURFACE	ET = ELEVATION TARGET	EV = ELEVATION VERIFICATION	EX = EXISTING	FA = FOUNDATION	FB = FOUNDATION BENCH	FC = FOUNDATION CENTER	FD = FOUNDATION DIMENSION	FE = FOUNDATION ELEVATION	FF = FINISH FLOOR	FG = FINISH GRADE	FI = FINISH INTERIOR	FJ = FINISH JUNCTION	FK = FINISH KEY	FL = FINISH LINE	FM = FINISH MATERIAL	FN = FINISH NOTE	FO = FINISH OFFSET	FP = FINISH POINT	FQ = FINISH QUANTITY	FR = FINISH REFERENCE	FS = FINISH SURFACE	FT = FINISH TARGET	FV = FINISH VERIFICATION	FW = FINISH WALL	FX = FINISH WINDOW	FZ = FINISH ZONE	GA = GARMENT LINE	GB = GARMENT BOUNDARY	GC = GARMENT CENTER	GD = GARMENT DIMENSION	GE = GARMENT ELEVATION	GF = GARMENT FINISH	GG = GARMENT GRADE	GH = GARMENT HEIGHT	GI = GARMENT INTERIOR	GJ = GARMENT JUNCTION	GK = GARMENT KEY	GL = GARMENT LINE	GM = GARMENT MATERIAL	GN = GARMENT NOTE	GO = GARMENT OFFSET	GP = GARMENT POINT	GQ = GARMENT QUANTITY	GR = GARMENT REFERENCE	GS = GARMENT SURFACE	GT = GARMENT TARGET	GV = GARMENT VERIFICATION	GW = GARMENT WALL	GX = GARMENT WINDOW	GZ = GARMENT ZONE	HA = HAMMER	HB = HAMMER BOUNDARY	HC = HAMMER CENTER	HD = HAMMER DIMENSION	HE = HAMMER ELEVATION	HF = HAMMER FINISH	HG = HAMMER GRADE	HH = HAMMER HEIGHT	HI = HAMMER INTERIOR	HJ = HAMMER JUNCTION	HK = HAMMER KEY	HL = HAMMER LINE	HM = HAMMER MATERIAL	HN = HAMMER NOTE	HO = HAMMER OFFSET	HP = HAMMER POINT	HQ = HAMMER QUANTITY	HR = HAMMER REFERENCE	HS = HAMMER SURFACE	HT = HAMMER TARGET	HV = HAMMER VERIFICATION	HW = HAMMER WALL	HX = HAMMER WINDOW	HZ = HAMMER ZONE	IA = IRON ANCHOR	IB = IRON BOUNDARY	IC = IRON CENTER	ID = IRON DIMENSION	IE = IRON ELEVATION	IF = IRON FINISH	IG = IRON GRADE	IH = IRON HEIGHT	II = IRON INTERIOR	IJ = IRON JUNCTION	IK = IRON KEY	IL = IRON LINE	IM = IRON MATERIAL	IN = IRON NOTE	IO = IRON OFFSET	IP = IRON POINT	IQ = IRON QUANTITY	IR = IRON REFERENCE	IS = IRON SURFACE	IT = IRON TARGET	IV = IRON VERIFICATION	IW = IRON WALL	IX = IRON WINDOW	IY = IRON ZONE	JA = JUNCTION ANCHOR	JB = JUNCTION BOUNDARY	JC = JUNCTION CENTER	JD = JUNCTION DIMENSION	JE = JUNCTION ELEVATION	JF = JUNCTION FINISH	JG = JUNCTION GRADE	JH = JUNCTION HEIGHT	JI = JUNCTION INTERIOR	JJ = JUNCTION JUNCTION	JK = JUNCTION KEY	JL = JUNCTION LINE	JM = JUNCTION MATERIAL	JN = JUNCTION NOTE	JO = JUNCTION OFFSET	JP = JUNCTION POINT	JQ = JUNCTION QUANTITY	JR = JUNCTION REFERENCE	JS = JUNCTION SURFACE	JT = JUNCTION TARGET	JV = JUNCTION VERIFICATION	JW = JUNCTION WALL	JX = JUNCTION WINDOW	JZ = JUNCTION ZONE	KA = KEY ANCHOR	KB = KEY BOUNDARY	KC = KEY CENTER	KD = KEY DIMENSION	KE = KEY ELEVATION	KF = KEY FINISH	KG = KEY GRADE	KH = KEY HEIGHT	KI = KEY INTERIOR	KJ = KEY JUNCTION	KK = KEY KEY	KL = KEY LINE	KM = KEY MATERIAL	KN = KEY NOTE	KO = KEY OFFSET	KP = KEY POINT	KQ = KEY QUANTITY	KR = KEY REFERENCE	KS = KEY SURFACE	KT = KEY TARGET	KV = KEY VERIFICATION	KW = KEY WALL	KX = KEY WINDOW	KZ = KEY ZONE	LA = LAMP ANCHOR	LB = LAMP BOUNDARY	LC = LAMP CENTER	LD = LAMP DIMENSION	LE = LAMP ELEVATION	LF = LAMP FINISH	LG = LAMP GRADE	LH = LAMP HEIGHT	LI = LAMP INTERIOR	LJ = LAMP JUNCTION	LK = LAMP KEY	LL = LAMP LINE	LM = LAMP MATERIAL	LN = LAMP NOTE	LO = LAMP OFFSET	LP = LAMP POINT	LQ = LAMP QUANTITY	LR = LAMP REFERENCE	LS = LAMP SURFACE	LT = LAMP TARGET	LV = LAMP VERIFICATION	LW = LAMP WALL	LX = LAMP WINDOW	LZ = LAMP ZONE	MA = MAIL ANCHOR	MB = MAIL BOUNDARY	MC = MAIL CENTER	MD = MAIL DIMENSION	ME = MAIL ELEVATION	MF = MAIL FINISH	MG = MAIL GRADE	MH = MAIL HEIGHT	MI = MAIL INTERIOR	MJ = MAIL JUNCTION	MK = MAIL KEY	ML = MAIL LINE	MM = MAIL MATERIAL	MN = MAIL NOTE	MO = MAIL OFFSET	MP = MAIL POINT	MQ = MAIL QUANTITY	MR = MAIL REFERENCE	MS = MAIL SURFACE	MT = MAIL TARGET	MV = MAIL VERIFICATION	MW = MAIL WALL	MX = MAIL WINDOW	MZ = MAIL ZONE	NA = NAIL ANCHOR	NB = NAIL BOUNDARY	NC = NAIL CENTER	ND = NAIL DIMENSION	NE = NAIL ELEVATION	NF = NAIL FINISH	NG = NAIL GRADE	NH = NAIL HEIGHT	NI = NAIL INTERIOR	NJ = NAIL JUNCTION	NK = NAIL KEY	NL = NAIL LINE	NM = NAIL MATERIAL	NN = NAIL NOTE	NO = NAIL OFFSET	NP = NAIL POINT	NQ = NAIL QUANTITY	NR = NAIL REFERENCE	NS = NAIL SURFACE	NT = NAIL TARGET	NV = NAIL VERIFICATION	NW = NAIL WALL	NX = NAIL WINDOW	NZ = NAIL ZONE	OA = OAK ANCHOR	OB = OAK BOUNDARY	OC = OAK CENTER	OD = OAK DIMENSION	OE = OAK ELEVATION	OF = OAK FINISH	OG = OAK GRADE	OH = OAK HEIGHT	OI = OAK INTERIOR	OJ = OAK JUNCTION	OK = OAK KEY	OL = OAK LINE	OM = OAK MATERIAL	ON = OAK NOTE	OO = OAK OFFSET	OP = OAK POINT	OQ = OAK QUANTITY	OR = OAK REFERENCE	OS = OAK SURFACE	OT = OAK TARGET	OV = OAK VERIFICATION	OW = OAK WALL	OX = OAK WINDOW	OZ = OAK ZONE	PA = PINE ANCHOR	PB = PINE BOUNDARY	PC = PINE CENTER	PD = PINE DIMENSION	PE = PINE ELEVATION	PF = PINE FINISH	PG = PINE GRADE	PH = PINE HEIGHT	PI = PINE INTERIOR	PJ = PINE JUNCTION	PK = PINE KEY	PL = PINE LINE	PM = PINE MATERIAL	PN = PINE NOTE	PO = PINE OFFSET	PP = PINE POINT	PQ = PINE QUANTITY	PR = PINE REFERENCE	PS = PINE SURFACE	PT = PINE TARGET	PV = PINE VERIFICATION	PW = PINE WALL	PX = PINE WINDOW	PZ = PINE ZONE	QA = QUARTZ ANCHOR	QB = QUARTZ BOUNDARY	QC = QUARTZ CENTER	QD = QUARTZ DIMENSION	QE = QUARTZ ELEVATION	QF = QUARTZ FINISH	QG = QUARTZ GRADE	QH = QUARTZ HEIGHT	QI = QUARTZ INTERIOR	QJ = QUARTZ JUNCTION	QK = QUARTZ KEY	QL = QUARTZ LINE	QM = QUARTZ MATERIAL	QN = QUARTZ NOTE	QO = QUARTZ OFFSET	QP = QUARTZ POINT	QQ = QUARTZ QUANTITY	QR = QUARTZ REFERENCE	QS = QUARTZ SURFACE	QT = QUARTZ TARGET	QV = QUARTZ VERIFICATION	QW = QUARTZ WALL	QX = QUARTZ WINDOW	QZ = QUARTZ ZONE	RA = RAIL ANCHOR	RB = RAIL BOUNDARY	RC = RAIL CENTER	RD = RAIL DIMENSION	RE = RAIL ELEVATION	RF = RAIL FINISH	RG = RAIL GRADE	RH = RAIL HEIGHT	RI = RAIL INTERIOR	RJ = RAIL JUNCTION	RK = RAIL KEY	RL = RAIL LINE	RM = RAIL MATERIAL	RN = RAIL NOTE	RO = RAIL OFFSET	RP = RAIL POINT	RQ = RAIL QUANTITY	RR = RAIL REFERENCE	RS = RAIL SURFACE	RT = RAIL TARGET	RV = RAIL VERIFICATION	RW = RAIL WALL	RX = RAIL WINDOW	RZ = RAIL ZONE	SA = SAND ANCHOR	SB = SAND BOUNDARY	SC = SAND CENTER	SD = SAND DIMENSION	SE = SAND ELEVATION	SF = SAND FINISH	SG = SAND GRADE	SH = SAND HEIGHT	SI = SAND INTERIOR	SJ = SAND JUNCTION	SK = SAND KEY	SL = SAND LINE	SM = SAND MATERIAL	SN = SAND NOTE	SO = SAND OFFSET	SP = SAND POINT	SQ = SAND QUANTITY	SR = SAND REFERENCE	SS = SAND SURFACE	ST = SAND TARGET	SV = SAND VERIFICATION	SW = SAND WALL	SX = SAND WINDOW	SZ = SAND ZONE	TA = TANK ANCHOR	TB = TANK BOUNDARY	TC = TANK CENTER	TD = TANK DIMENSION	TE = TANK ELEVATION	TF = TANK FINISH	TG = TANK GRADE	TH = TANK HEIGHT	TI = TANK INTERIOR	TJ = TANK JUNCTION	TK = TANK KEY	TL = TANK LINE	TM = TANK MATERIAL	TN = TANK NOTE	TO = TANK OFFSET	TP = TANK POINT	TQ = TANK QUANTITY	TR = TANK REFERENCE	TS = TANK SURFACE	TT = TANK TARGET	TV = TANK VERIFICATION	TW = TANK WALL	TX = TANK WINDOW	TZ = TANK ZONE	UA = URBAN ANCHOR	UB = URBAN BOUNDARY	UC = URBAN CENTER	UD = URBAN DIMENSION	UE = URBAN ELEVATION	UF = URBAN FINISH	UG = URBAN GRADE	UH = URBAN HEIGHT	UI = URBAN INTERIOR	UJ = URBAN JUNCTION	UK = URBAN KEY	UL = URBAN LINE	UM = URBAN MATERIAL	UN = URBAN NOTE	UO = URBAN OFFSET	UP = URBAN POINT	UQ = URBAN QUANTITY	UR = URBAN REFERENCE	US = URBAN SURFACE	UT = URBAN TARGET	UV = URBAN VERIFICATION	UW = URBAN WALL	UX = URBAN WINDOW	UZ = URBAN ZONE	VA = VALVE ANCHOR	VB = VALVE BOUNDARY	VC = VALVE CENTER	VD = VALVE DIMENSION	VE = VALVE ELEVATION	VF = VALVE FINISH	VG = VALVE GRADE	VH = VALVE HEIGHT	VI = VALVE INTERIOR	VJ = VALVE JUNCTION	VK = VALVE KEY	VL = VALVE LINE	VM = VALVE MATERIAL	VN = VALVE NOTE	VO = VALVE OFFSET	VP = VALVE POINT	VQ = VALVE QUANTITY	VR = VALVE REFERENCE	VS = VALVE SURFACE	VT = VALVE TARGET	VV = VALVE VERIFICATION	VW = VALVE WALL	VX = VALVE WINDOW	VZ = VALVE ZONE	WA = WALL ANCHOR	WB = WALL BOUNDARY	WC = WALL CENTER	WD = WALL DIMENSION	WE = WALL ELEVATION	WF = WALL FINISH	WG = WALL GRADE	WH = WALL HEIGHT	WI = WALL INTERIOR	WJ = WALL JUNCTION	WK = WALL KEY	WL = WALL LINE	WM = WALL MATERIAL	WN = WALL NOTE	WO = WALL OFFSET	WP = WALL POINT	WQ = WALL QUANTITY	WR = WALL REFERENCE	WS = WALL SURFACE	WT = WALL TARGET	WV = WALL VERIFICATION	WW = WALL WALL	WX = WALL WINDOW	WZ = WALL ZONE	XA = X-RAY ANCHOR	XB = X-RAY BOUNDARY	XC = X-RAY CENTER	XD = X-RAY DIMENSION	XE = X-RAY ELEVATION	XF = X-RAY FINISH	XG = X-RAY GRADE	XH = X-RAY HEIGHT	XI = X-RAY INTERIOR	XJ = X-RAY JUNCTION	XK = X-RAY KEY	XL = X-RAY LINE	XM = X-RAY MATERIAL	XN = X-RAY NOTE	XO = X-RAY OFFSET	XP = X-RAY POINT	XQ = X-RAY QUANTITY	XR = X-RAY REFERENCE	XS = X-RAY SURFACE	XT = X-RAY TARGET	XV = X-RAY VERIFICATION	XW = X-RAY WALL	XX = X-RAY WINDOW	XZ = X-RAY ZONE	YA = YARD ANCHOR	YB = YARD BOUNDARY	YC = YARD CENTER	YD = YARD DIMENSION	YE = YARD ELEVATION	YF = YARD FINISH	YG = YARD GRADE	YH = YARD HEIGHT	YI = YARD INTERIOR	YJ = YARD JUNCTION	YK = YARD KEY	YL = YARD LINE	YM = YARD MATERIAL	YN = YARD NOTE	YO = YARD OFFSET	YP = YARD POINT	YQ = YARD QUANTITY	YR = YARD REFERENCE	YS = YARD SURFACE	YT = YARD TARGET	YV = YARD VERIFICATION	YW = YARD WALL	YZ = YARD ZONE	ZA = ZONE ANCHOR	ZB = ZONE BOUNDARY	ZC = ZONE CENTER	ZD = ZONE DIMENSION	ZE = ZONE ELEVATION	ZF = ZONE FINISH	ZG = ZONE GRADE	ZH = ZONE HEIGHT	ZI = ZONE INTERIOR	ZJ = ZONE JUNCTION	ZK = ZONE KEY	ZL = ZONE LINE	ZM = ZONE MATERIAL	ZN = ZONE NOTE	ZO = ZONE OFFSET	ZP = ZONE POINT	ZQ = ZONE QUANTITY	ZR = ZONE REFERENCE	ZS = ZONE SURFACE	ZT = ZONE TARGET	ZV = ZONE VERIFICATION	ZW = ZONE WALL	ZX = ZONE WINDOW	ZY = ZONE YARD	ZZ = ZONE ZONE
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LEGAL DESCRIPTION -

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

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

SCALE 1"=20'
FIELD WORK DATE 07/17/2005
MAP DATE 10/10/2005
REVISION DATE 10/09/2005
SHEET 2 OF 2
DRAWN BY MPE
JOB NO. 23-137

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

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

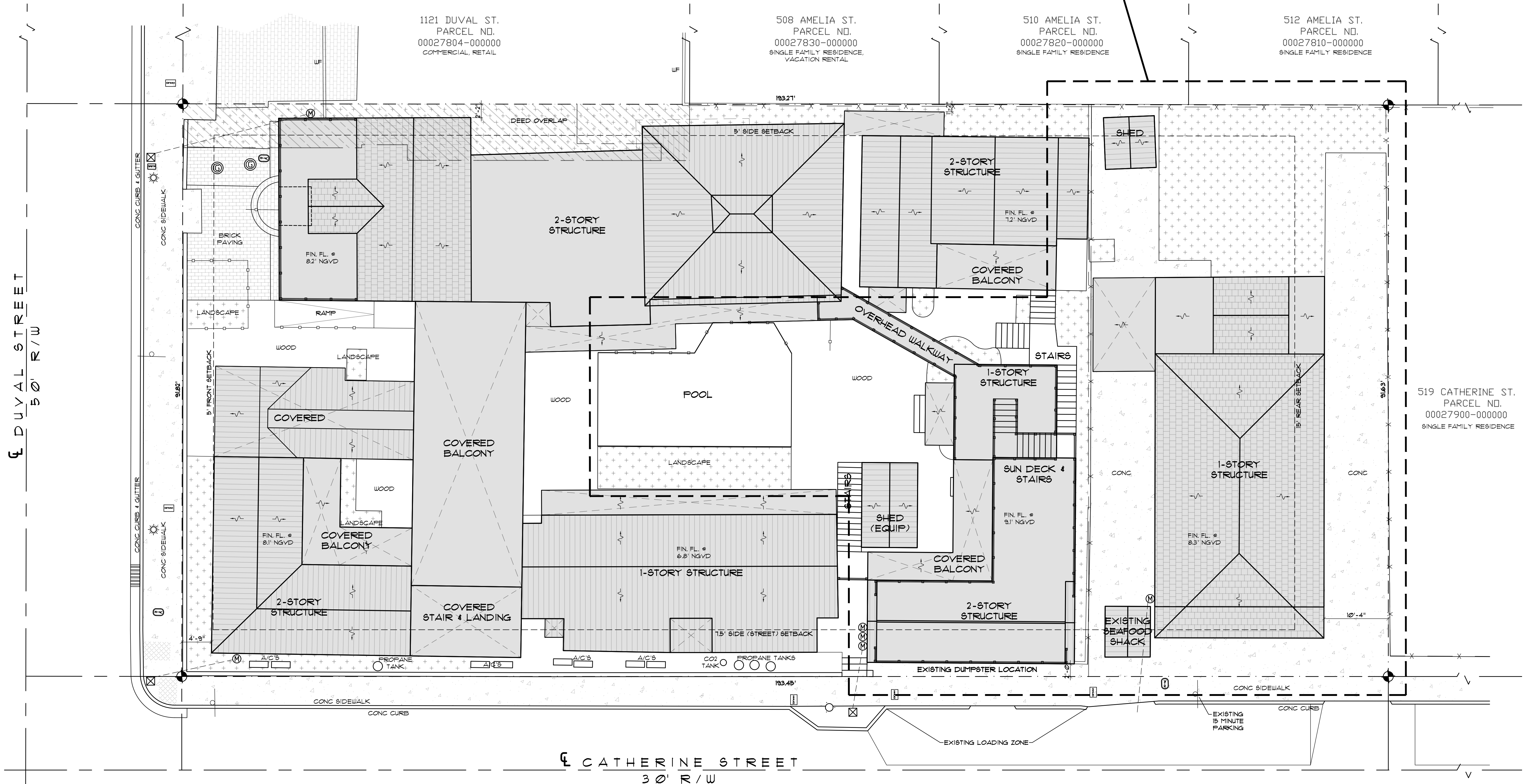
DATE: 02/18/2005 PROFESSIONAL SURVEYOR AND MAPPER, L.S.F. 7647

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

PROPOSED DESIGN

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

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



LaTeDa Resort
1125 Duval & 515 Catherine Key West, FL

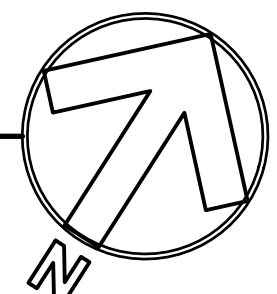
POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
(305) 296 3611 610 White St, Key West FL

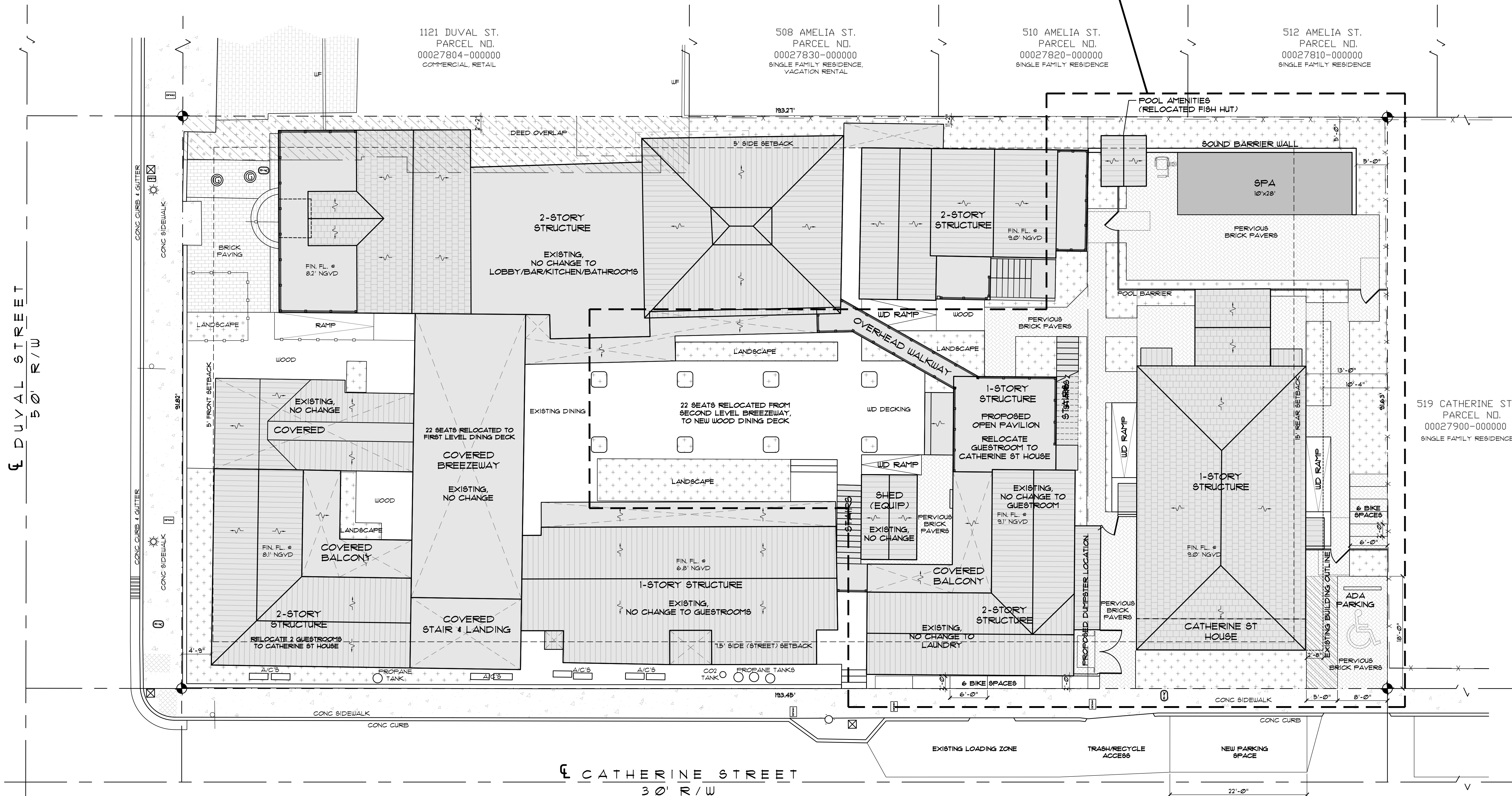
date:
07/26/24
revision:

sheet:
A0.0

Existing Site Plan

1/8" = 1' - 0"





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

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

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

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

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

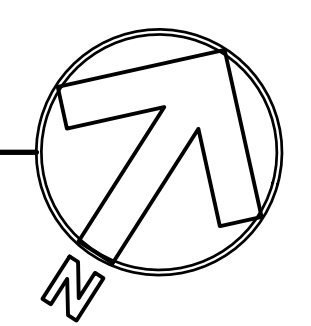
SCOPE OF WORK

DUVAL STREET
50' R/W

CATHERINE STREET
30' R/W

Proposed Site Plan

1/8" = 1' - 0"

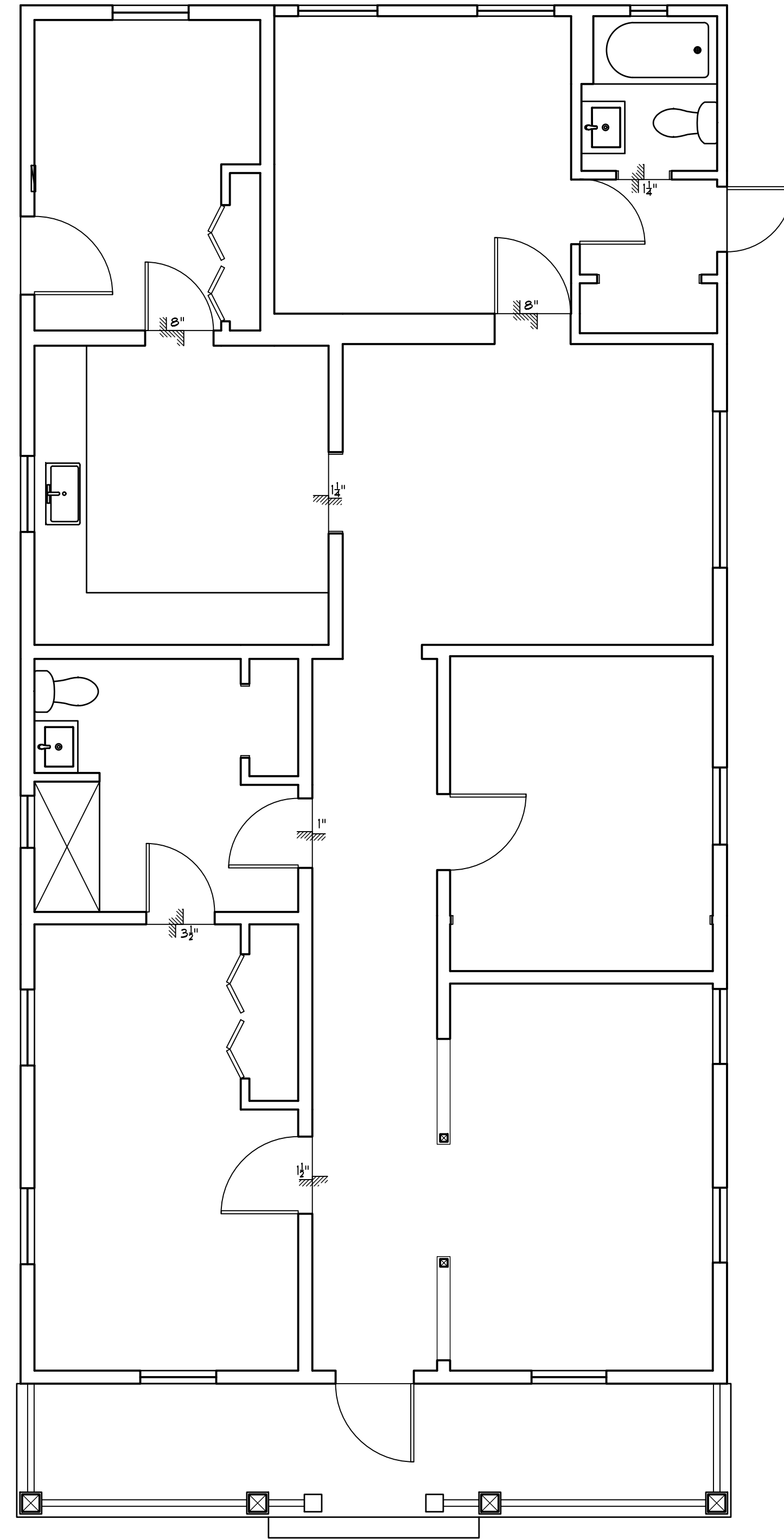


LaTeDa Resort
1125 Duval & 515 Catherine Key West, FL

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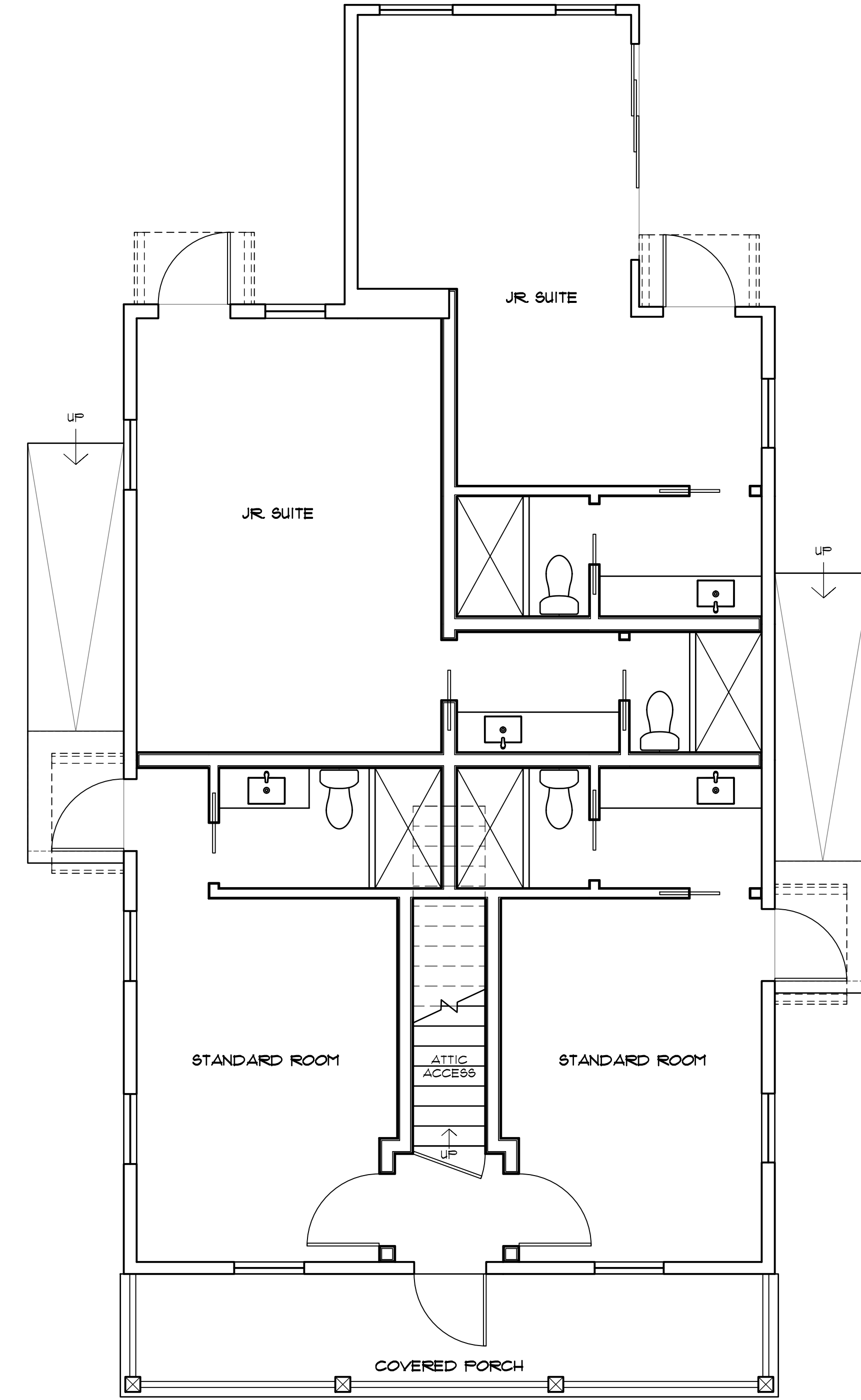
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07/26/24
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Existing Floor Plan

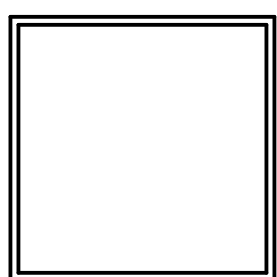
1/4" = 1' - 0"



Proposed Floor Plan

1/4" = 1' - 0"

CATHERINE ST HOUSE FLOOR PLAN

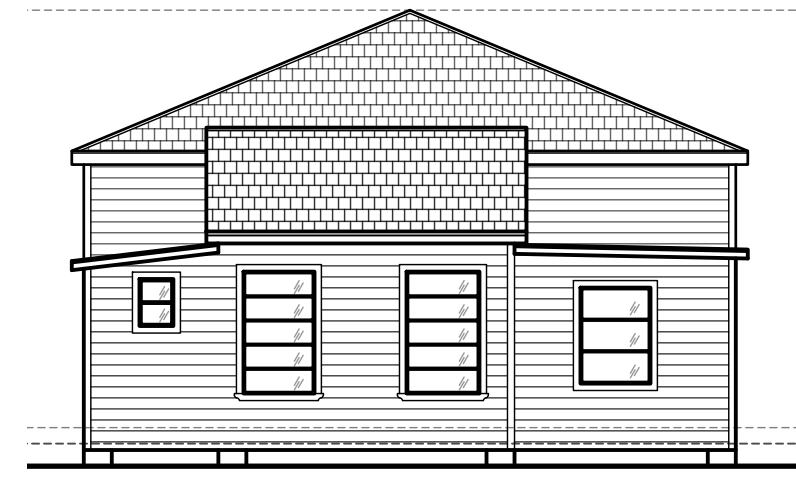


LaTeDa Resort
 1125 Duval & 515 Catherine Key West, FL

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

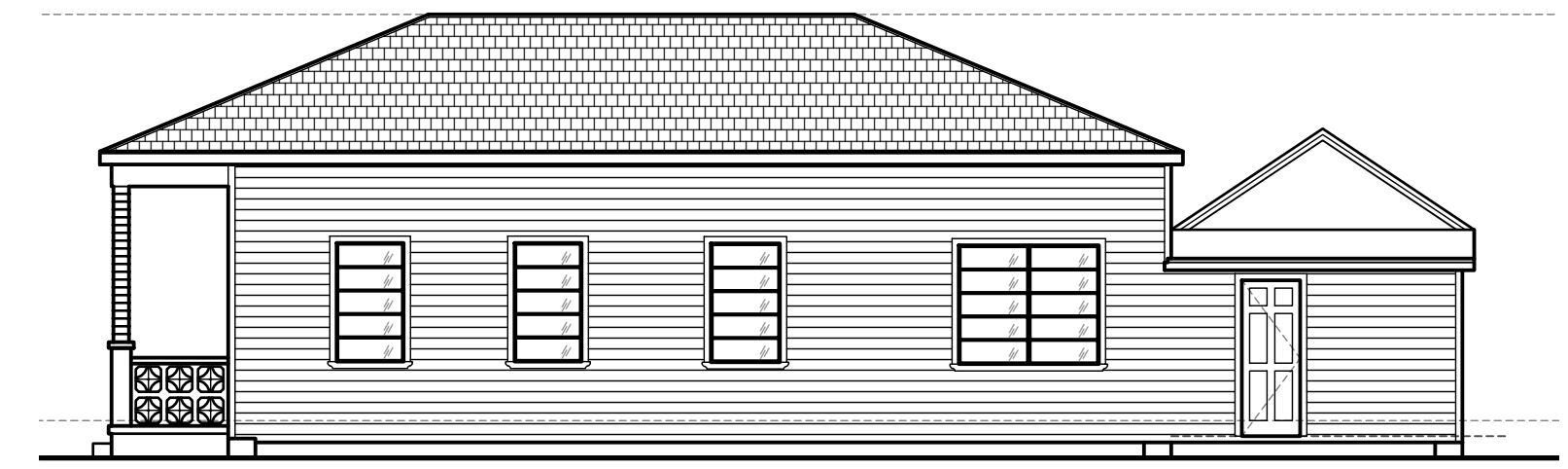
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 07/26/24
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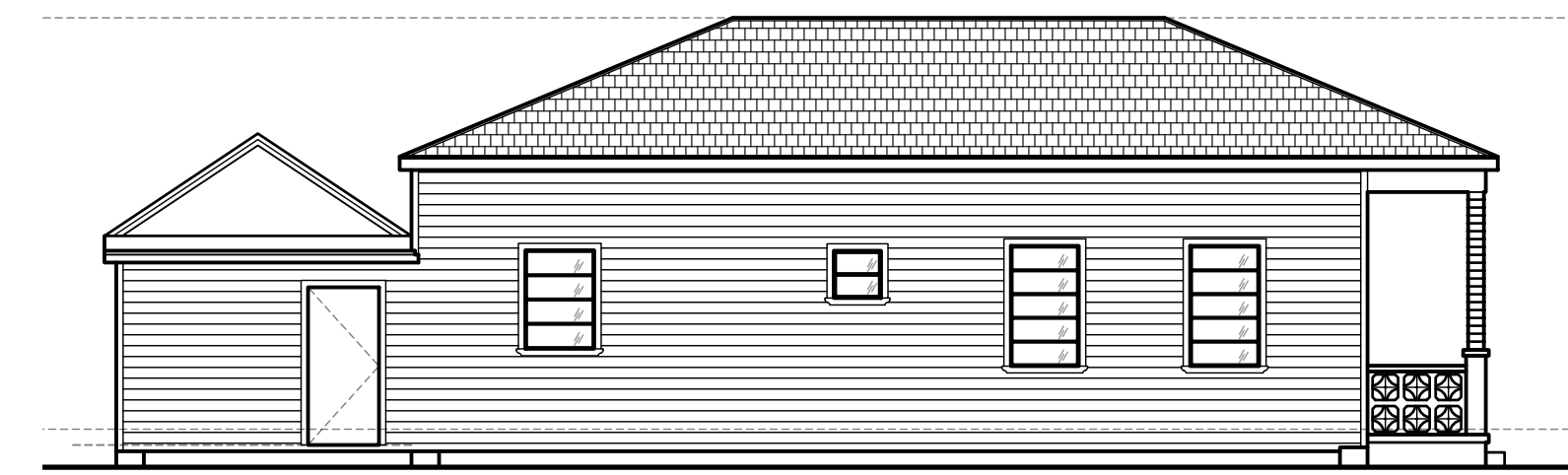
Existing Rear Elevation

1/8" = 1' - 0"



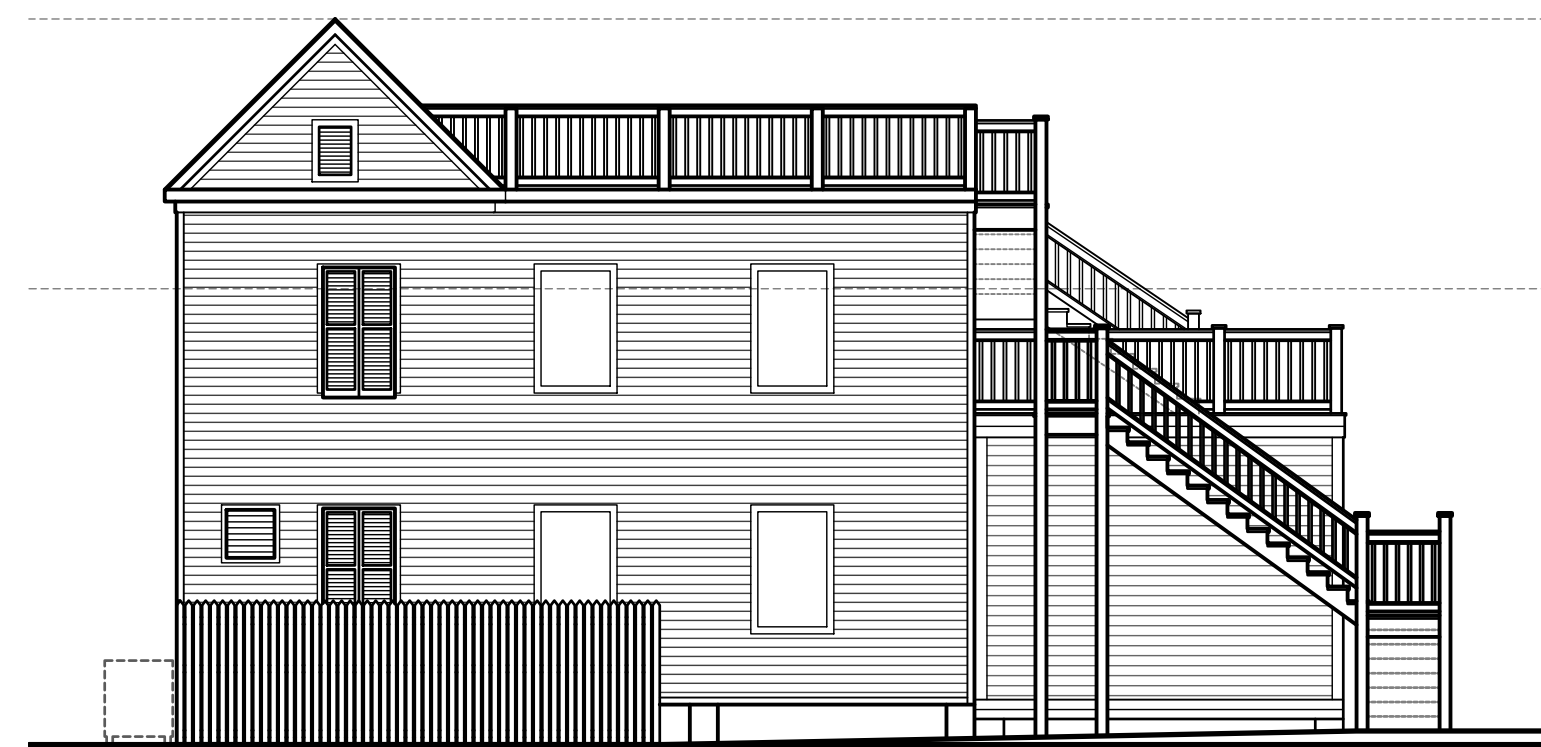
Existing East Side Elevation

1/8" = 1' - 0"



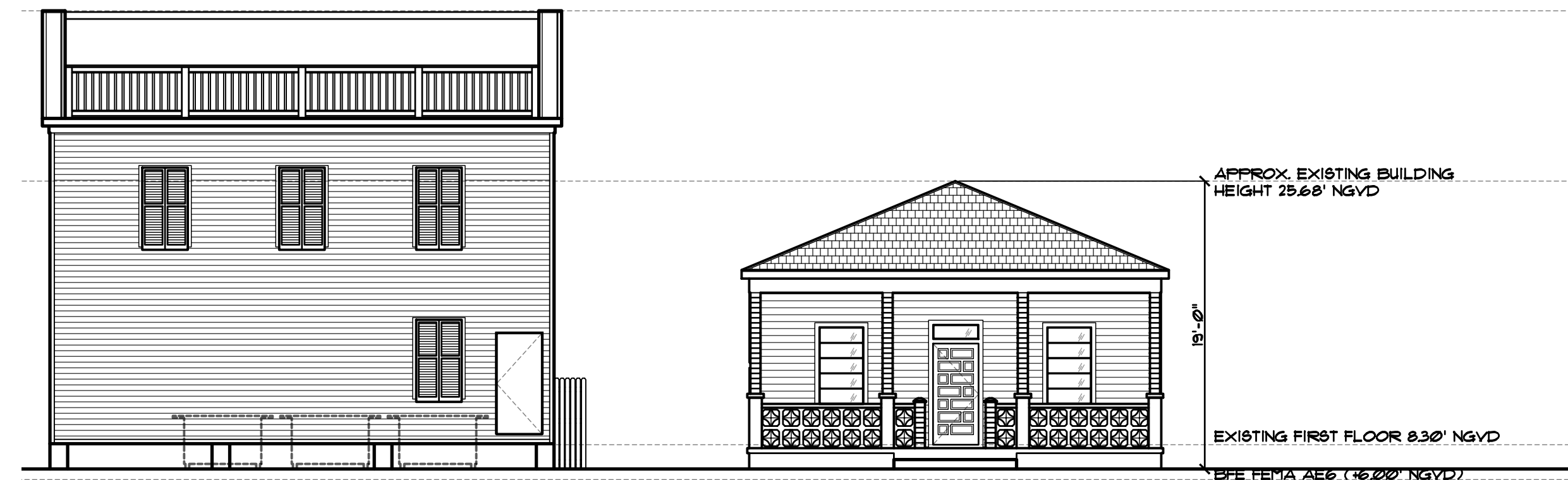
Existing West Side Elevation

1/8" = 1' - 0"



Existing East Side Elevation

1/8" = 1' - 0"



Existing Front Elevation

1/8" = 1' - 0"

LaTeDa Resort

1125 Duval & 515 Catherine Key West, FL

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

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

date:
07/26/24
revision:

sheet:

A2.0



Proposed Rear Elevation

1/8" = 1' - 0"



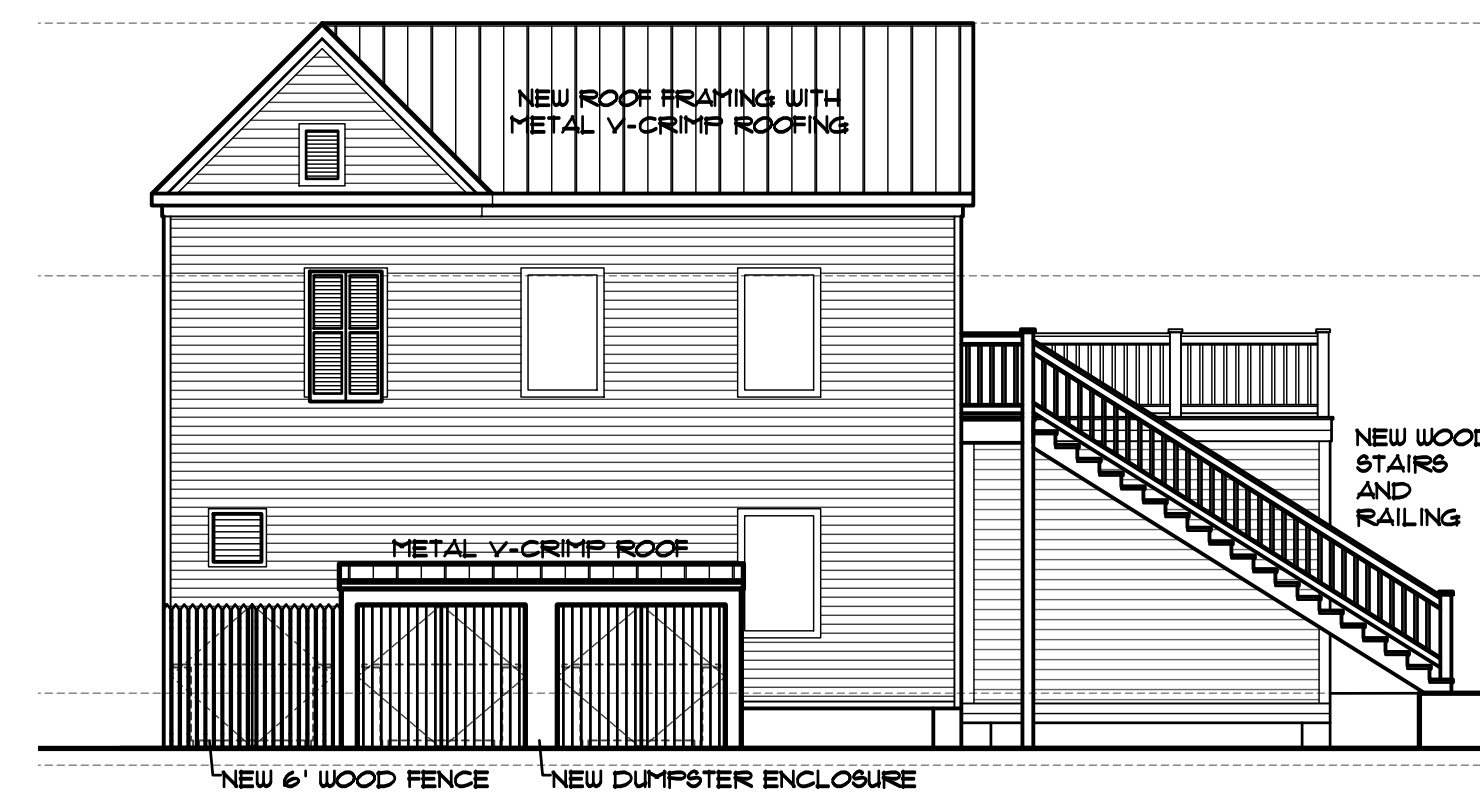
Proposed East Side Elevation

1/8" = 1' - 0"



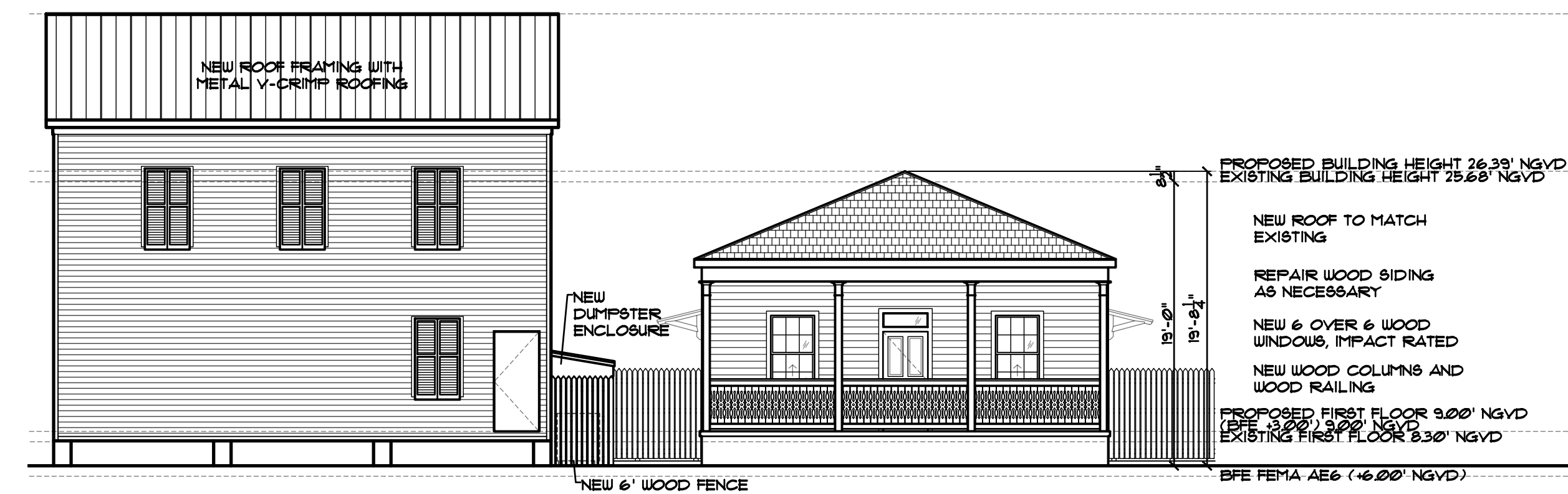
Proposed West Side Elevation

1/8" = 1' - 0"



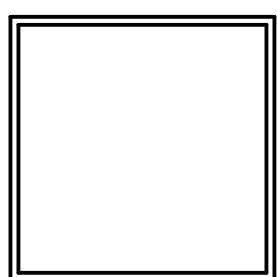
Proposed East Side Elevation

1/8" = 1' - 0"



Proposed Front Elevation

1/8" = 1' - 0"



LaTeDa Resort
 1125 Duval & 515 Catherine Key West, FL

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

date:
 07/26/24
 revision:

sheet:
A2.1

NOTICING

Public Meeting Notice

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

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

#1125 DUVAL STREET

Applicant – Pope-Scarborough Architects Application #H2024-0034

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

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

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



La te da
HOTEL RESTAURANT BARS CABARET

Public Meeting Notice

NOTICE OF PUBLIC MEETING
The following meeting will be held at the location and time specified below. The purpose of the meeting is to discuss the proposed project and to receive public input. The meeting is open to the public and all interested parties are invited to attend. The meeting will be held in a public building and will be held in accordance with the provisions of the Public Access to Information Act. The meeting will be held in a public building and will be held in accordance with the provisions of the Public Access to Information Act.

515

Public Meeting Notice



PROPERTY APPRAISER INFORMATION

Monroe County, FL

** PROPERTY RECORD CARD **

Disclaimer

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

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

Summary

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



Owner

HEGARTY PATRICK T
 1125 Duval St
 Key West FL 33040

[ROUNDS CHRISTOPHER J](#)

Valuation

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

Historical Assessments

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

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

Land

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

Buildings

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

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

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

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

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

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

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

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

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

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

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

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

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

Yard Items

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

Sales

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

Permits

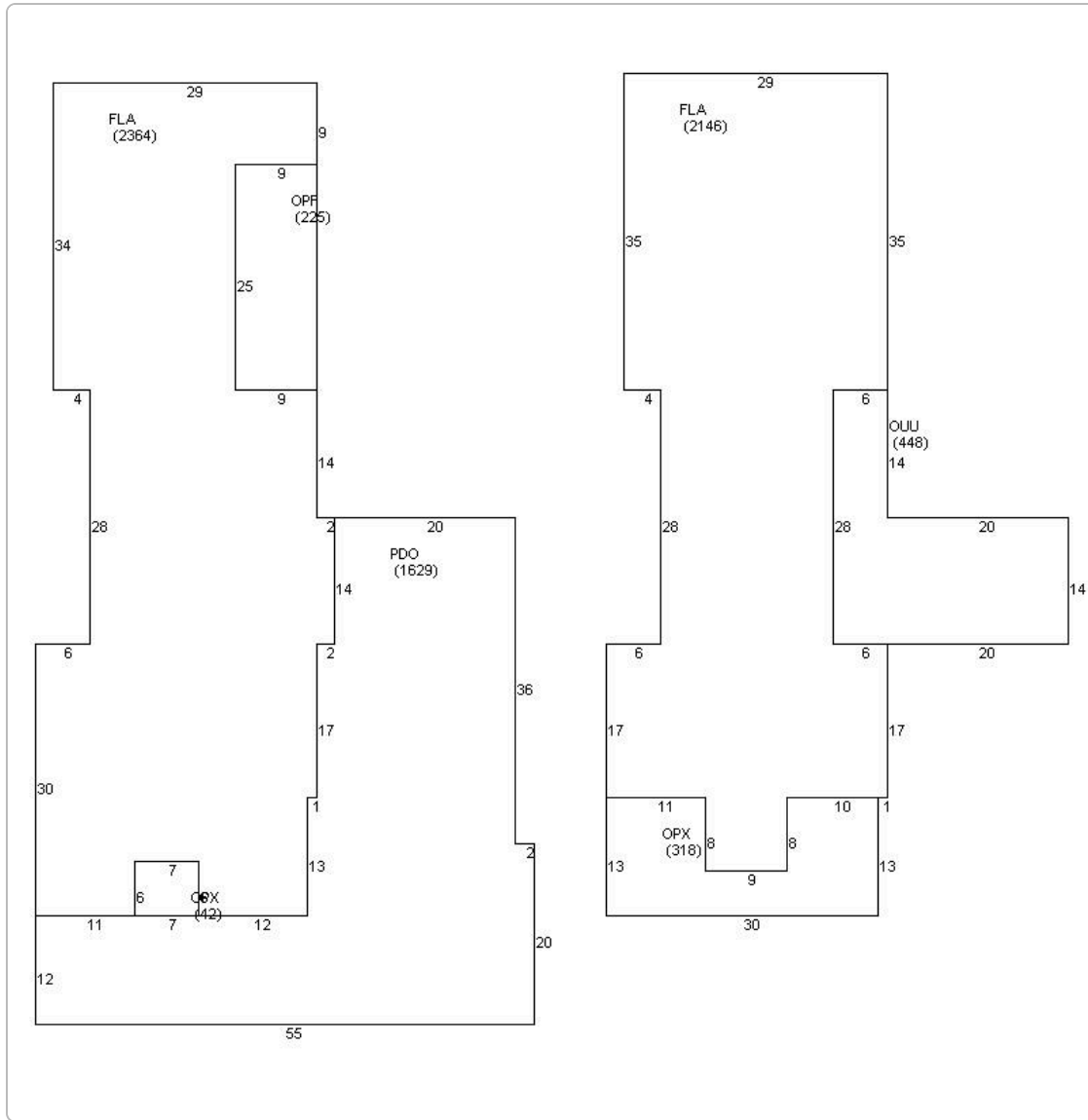
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
2024-1452	5/30/2024		\$5,076	Commercial	Set temporary tanks for removal (to be remove at complexion of project) run / 50' of 3/4 poly underground to kitchen from tank location tie into existing system. Install new water heater (tankless) outside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

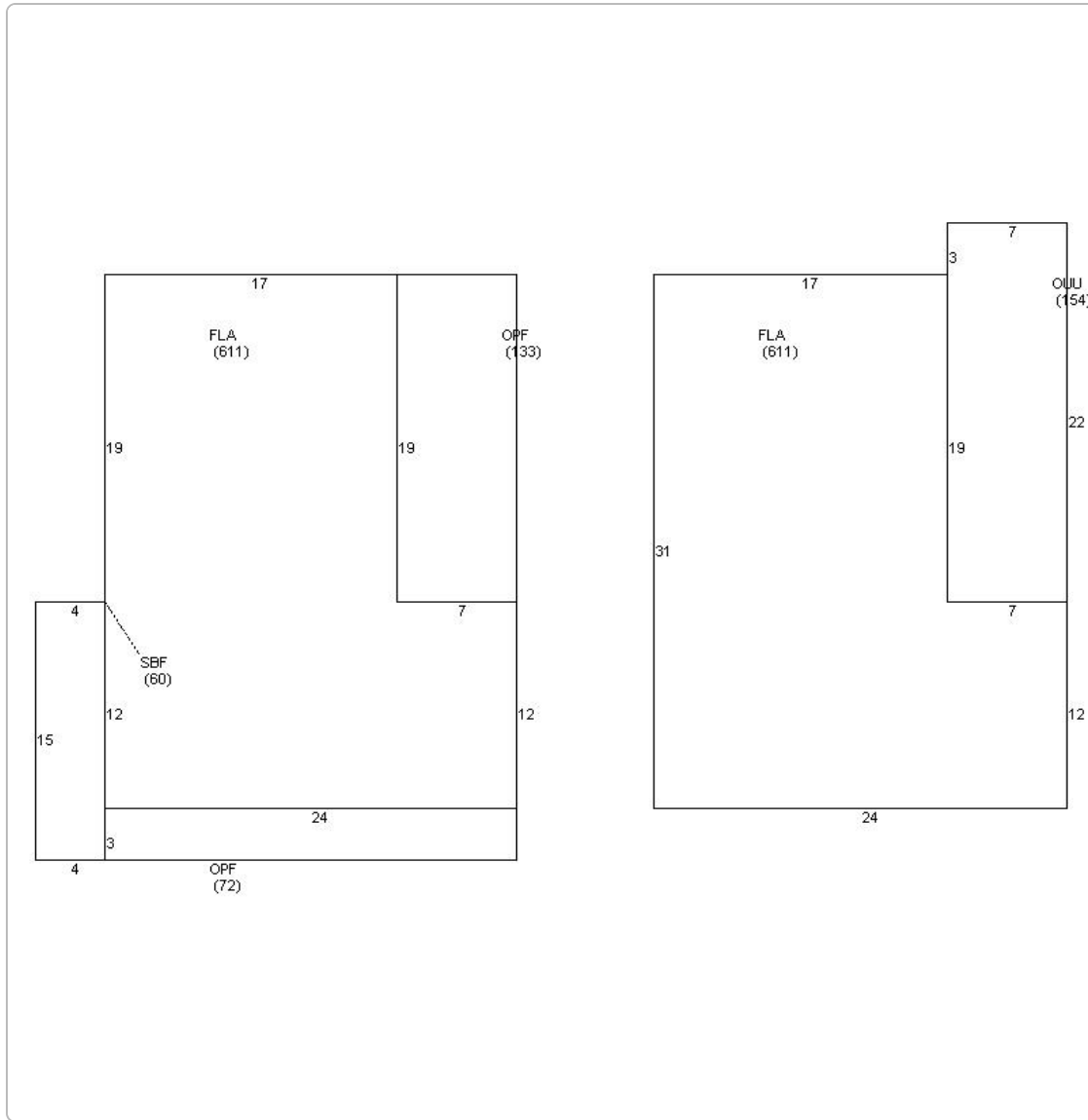
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-6445	1/9/2007		\$10,000	Commercial	CONSTRUCT OUTDOOR BAR AREA COVERED 254 SF
06-0255	1/18/2006		\$6,800	Commercial	EXTEND #02-1642 FOR FINAL INSPECTION
05-1352	6/16/2005	12/31/2005	\$14,000	Commercial	REMODEL BATHROOMS REPLACE HANDICAPP RAMP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

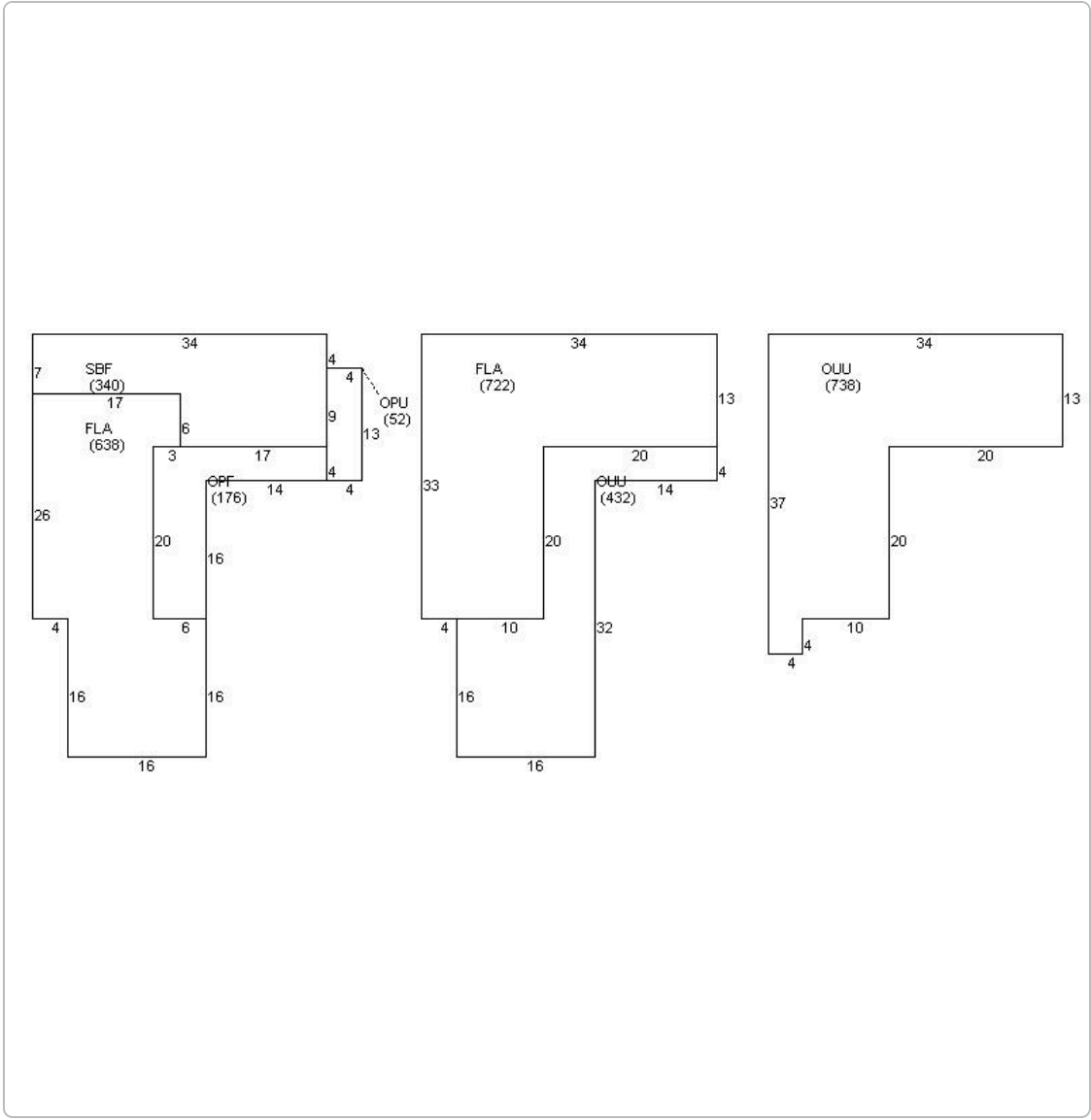
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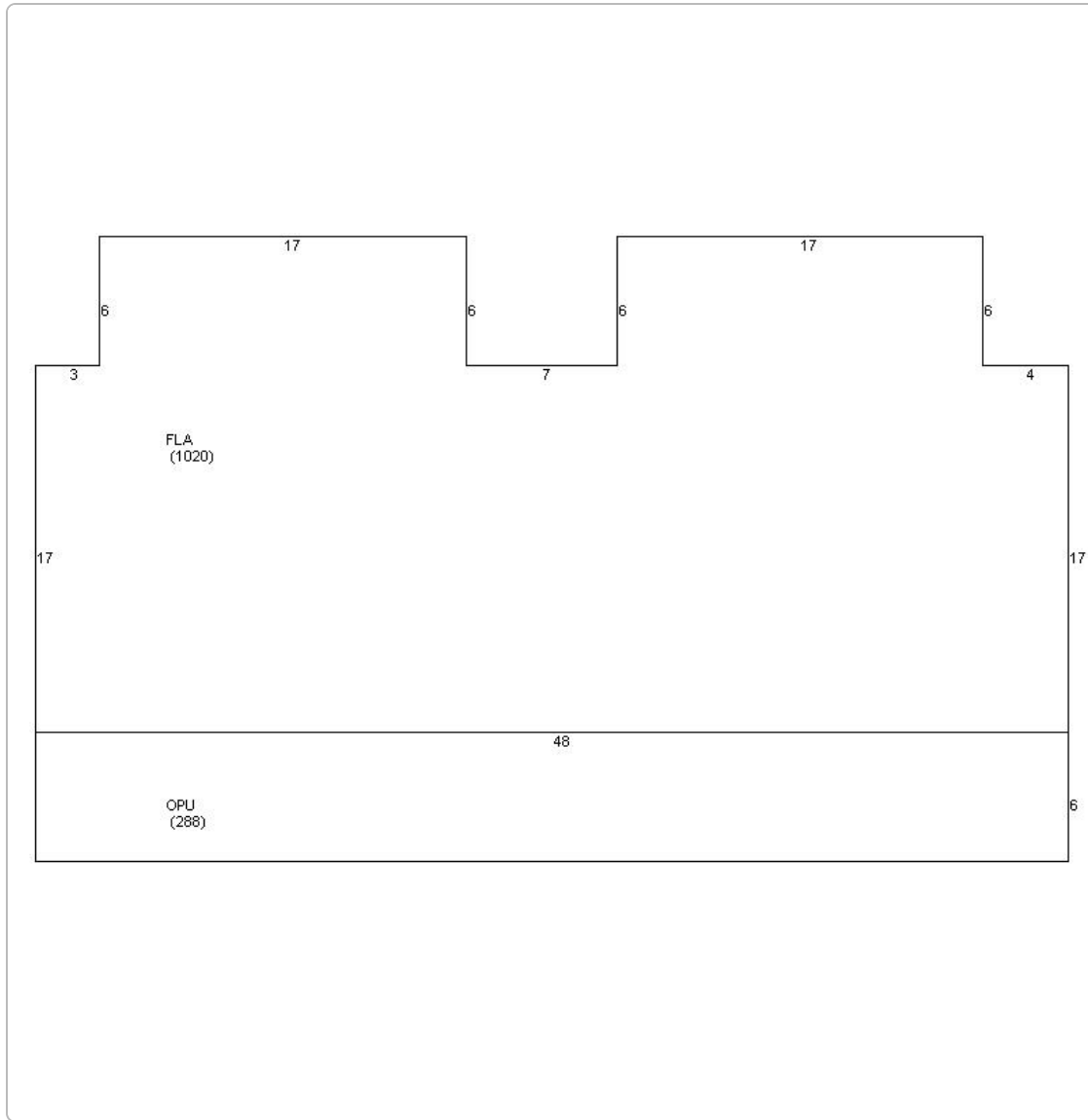
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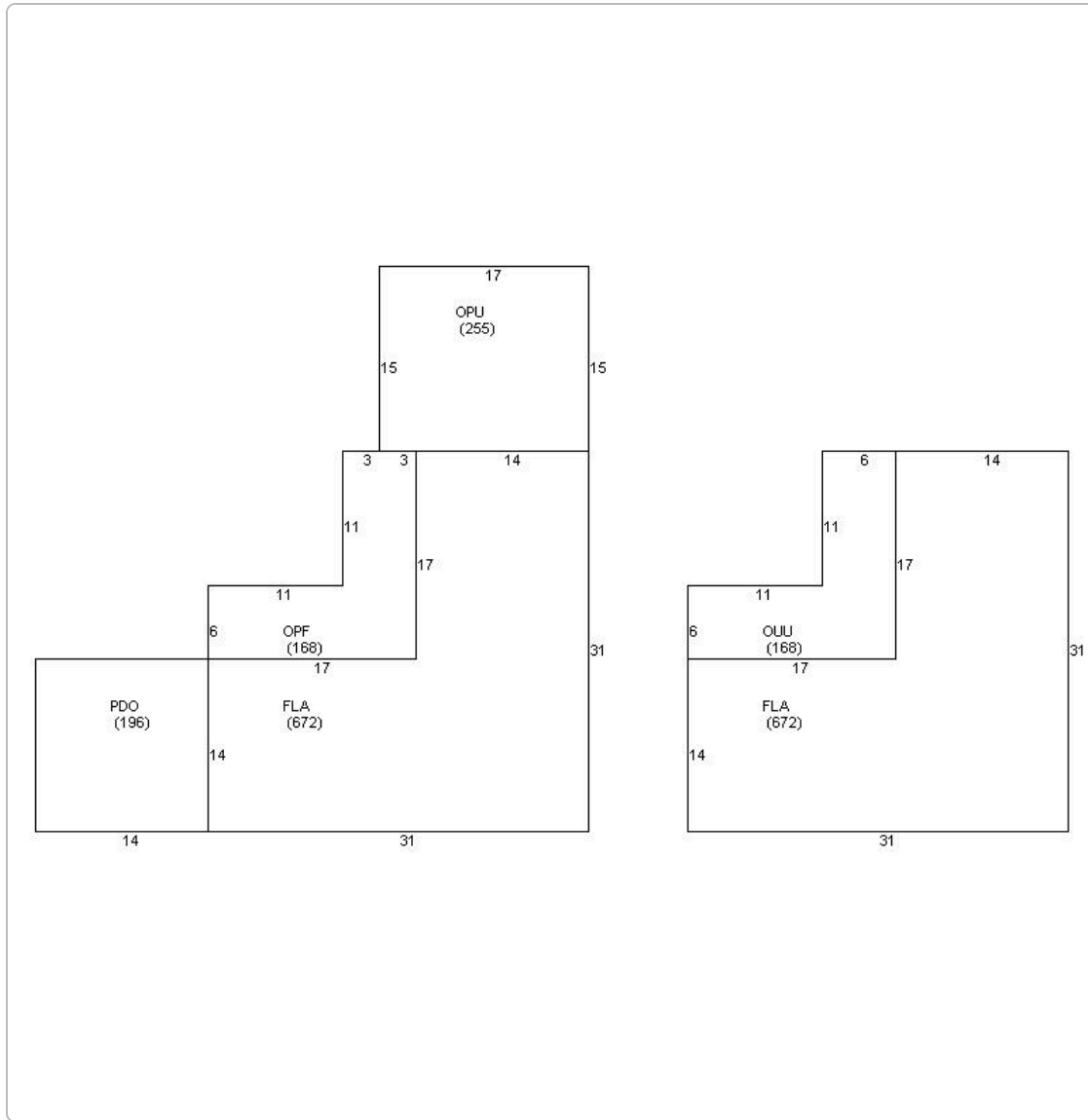
Sketches (click to enlarge)

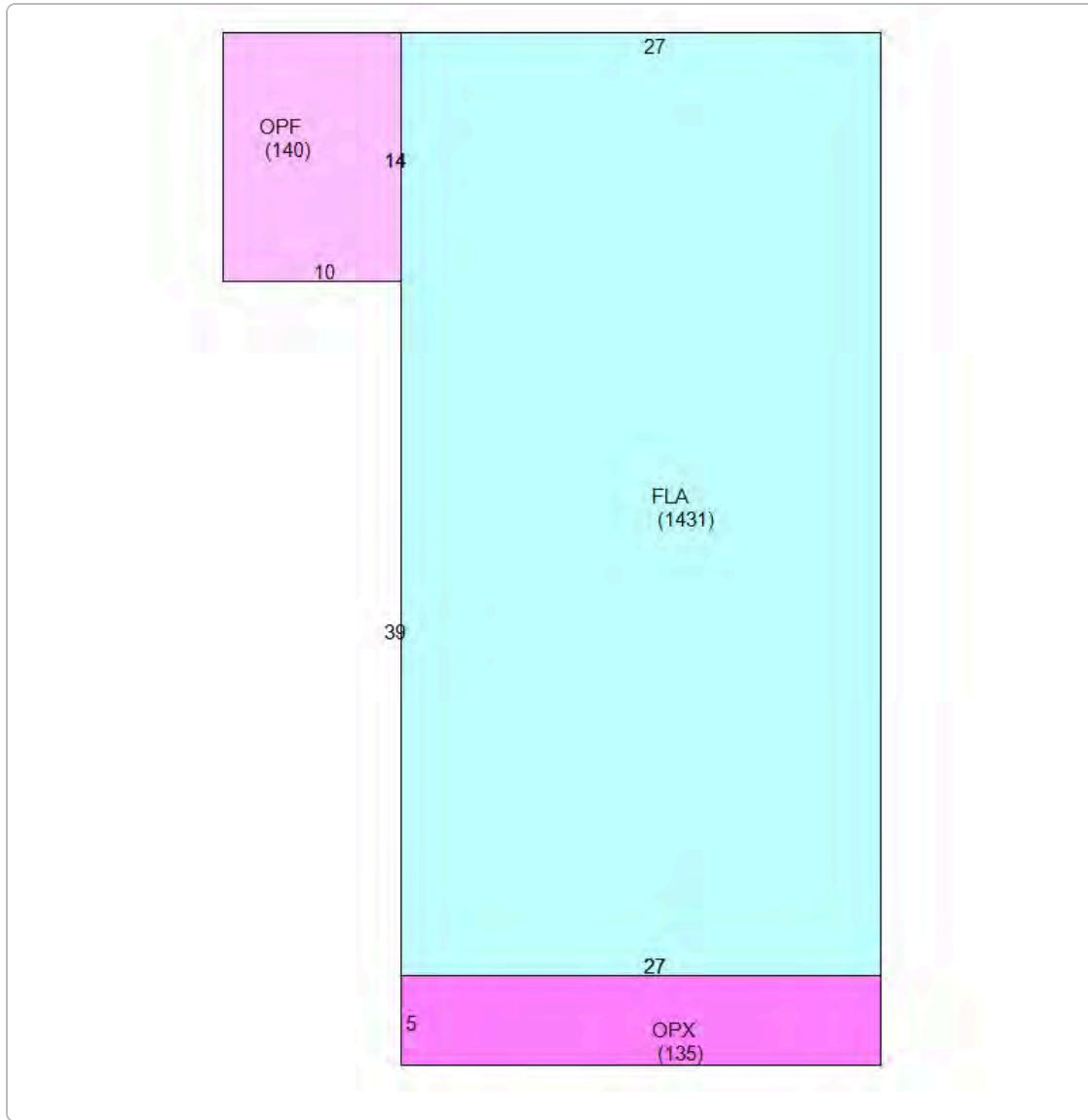












Photos





Map



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