



Historic Architectural Review Commission Staff Report for Item 18

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: May 26, 2026

Applicant: Bender and Associates Architects

Application Number: C2026-0031

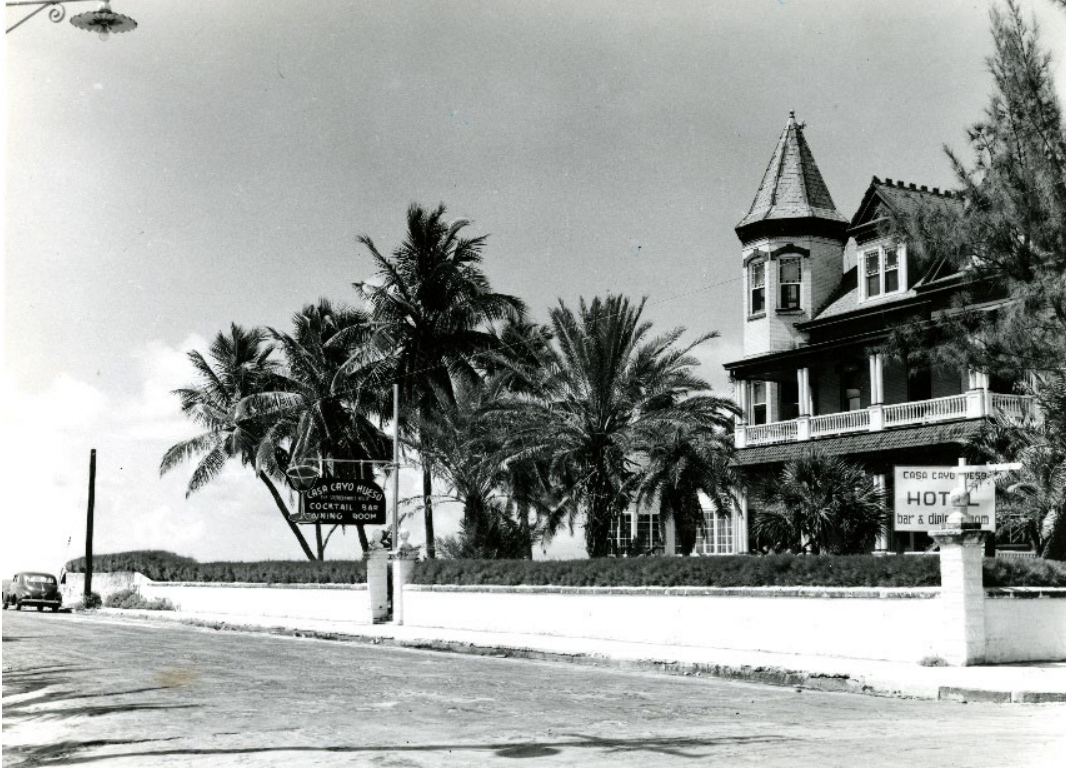
Address: 1400 Duval Street

Description of Work:

New elevated bathroom structure at pool area.

Site Facts:

The property under review contains historic Queen Anne Revival buildings as primary structures. The principal buildings are listed as a contributing resource within the historic district, built circa 1886 and 1906. The structure under review is a non-historic one-story structure located at the front of the property, adjacent to the pocket park located on the Southern end on Duval Street.



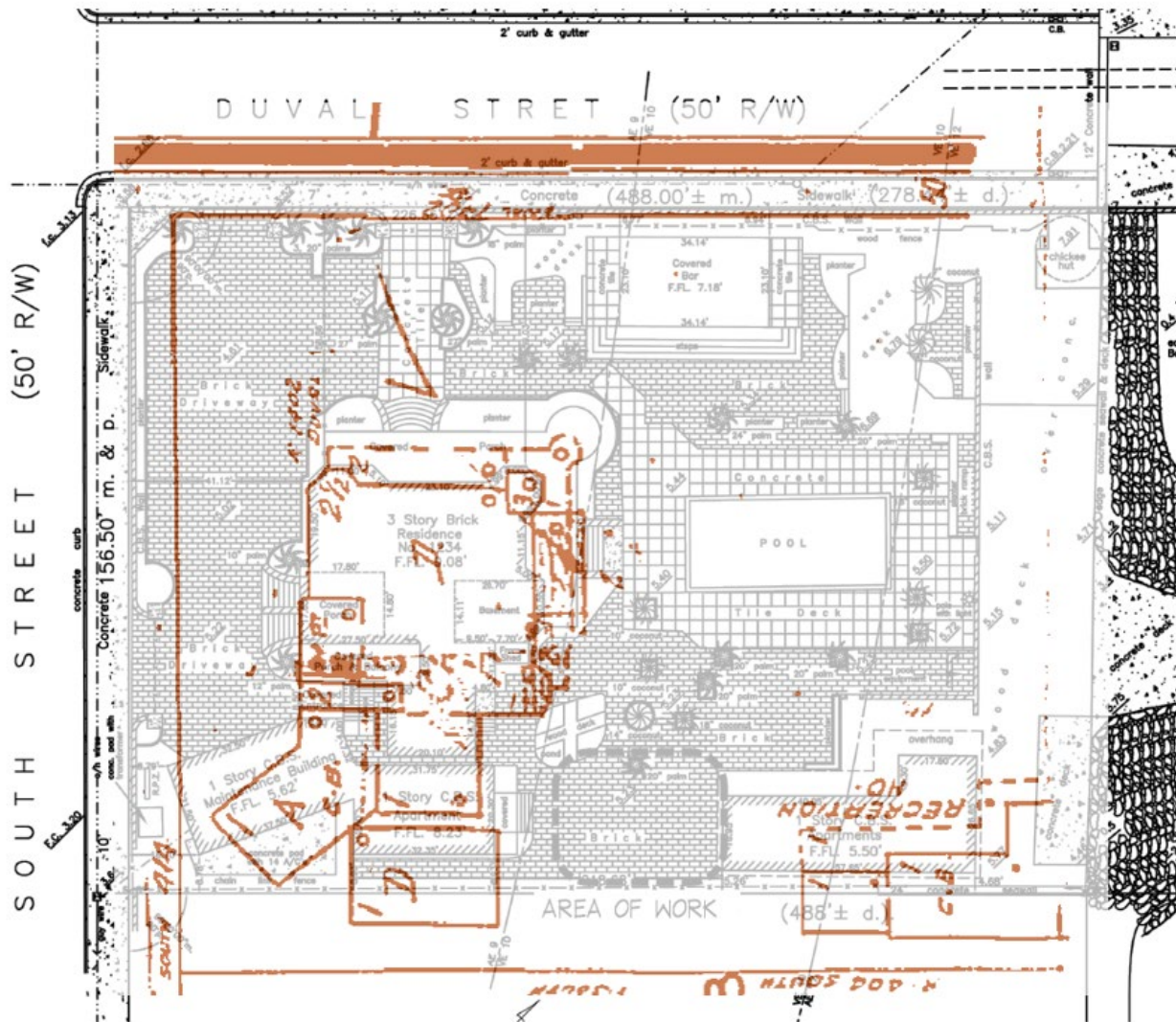
Historic Photo circa 1940. Photo of East Side of Property.



Photo from East Side of Property.



Photo from North Side of Property.



1962 Sanborn Map and Survey.

Guidelines Cited on Review

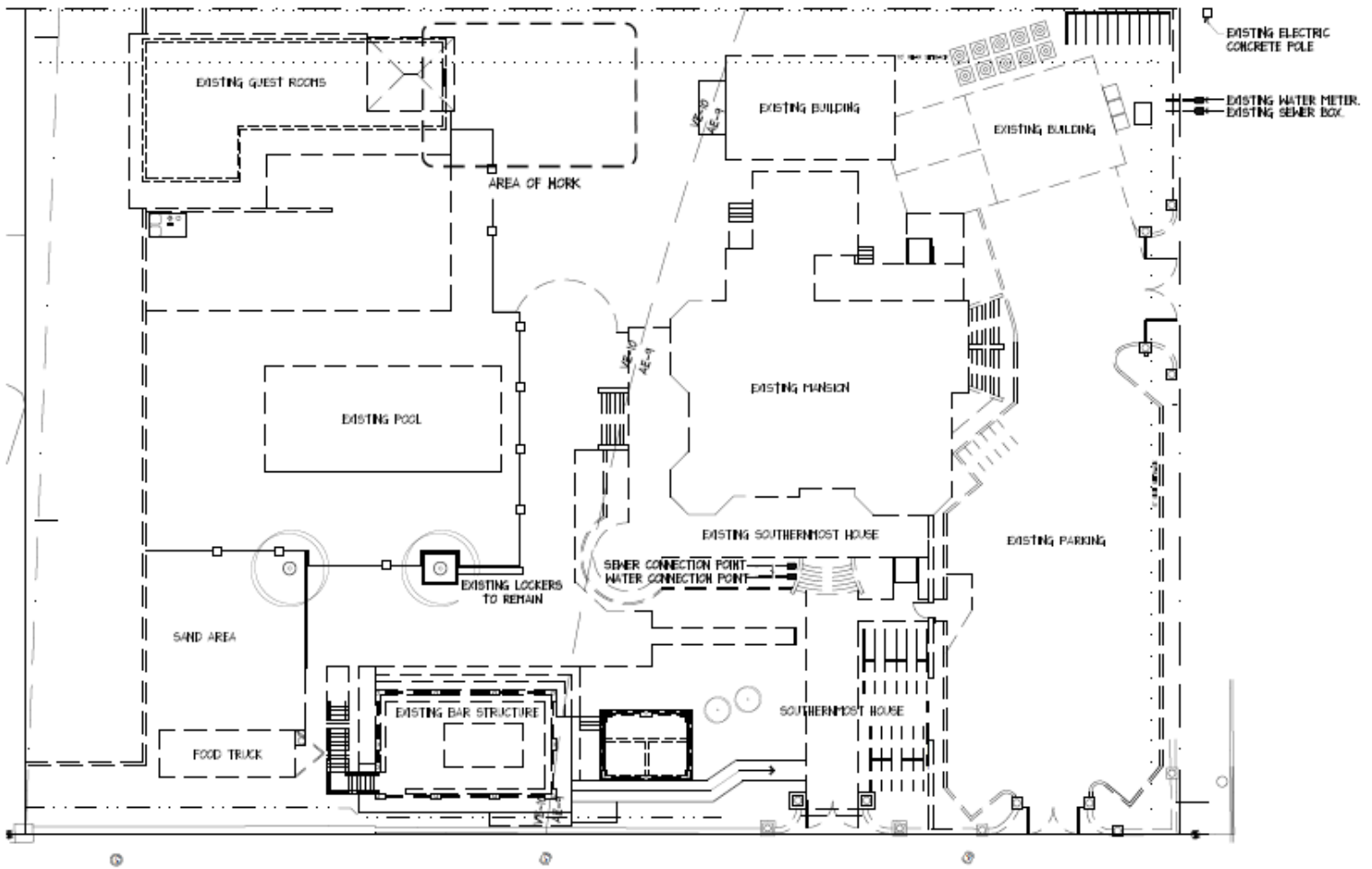
- Building Exteriors (Page 24), Specifically guideline 2.
- Additions and Alterations (pages 37a-37k), specifically guidelines 1, Location paragraph, 12, 13, 15, & 25.
- New Construction (pages 38a-38q), specifically Context section and guidelines 1, 2, 8, 12, 13, 14, 18, 20, and 22.
- Decks, Patios, hot tubs, spas, pools, and related equipment (page 39), specifically guideline 1.
- Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters, Accessory Structures (pages 40-41), specifically guidelines 1, 2, 3, 4, 10, and 11.

Staff Analysis

The Certificate of Appropriateness under review proposes a new elevated restroom building on the site at the pool area. This project previously came to HARC in September 2025 and was approved for two-bathroom structures. However, after a review from the FEMA coordinator, it was determined that one of the structures could not be built due to it being in a VE flood zone. Due to this, the project has been redesigned to a two-story structure meet FEMA regulations.

The structure will be located to the side of the existing existing guest rooms building. The structure will be raised with the first floor having wood louvers and decorative wood columns. There will be a return staircase with an aluminum handrail leading to the second story where the bathrooms will be located.

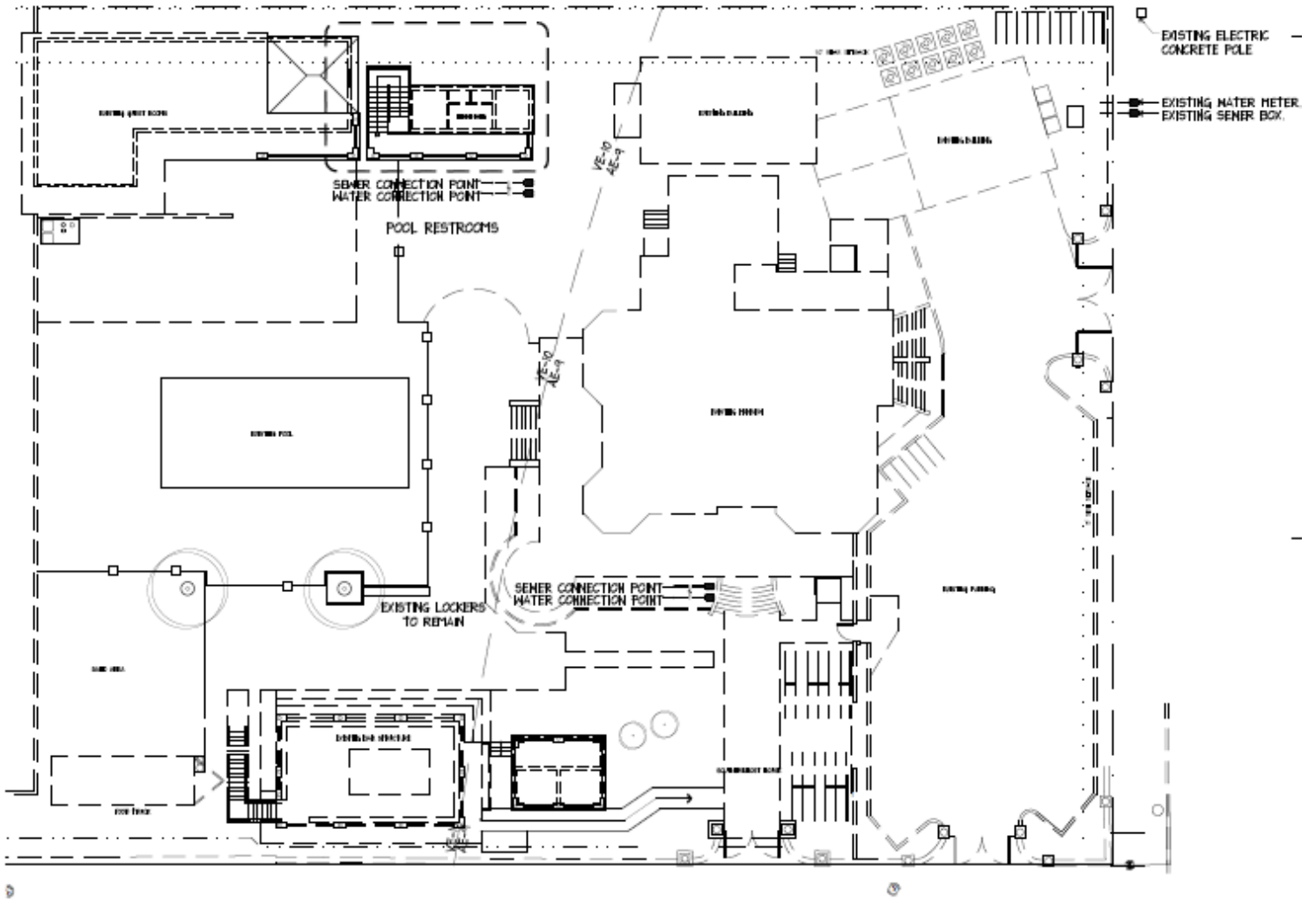
The West Elevation of the second story that faces the neighboring property will have stucco walls. The east elevation facing the pool will include round columns to match the adjacent structure. There will be stucco walls with entry doors to the restrooms. On the second story, there will be a wood guardrail to match the adjacent building. The structure will have a flat membrane roof. The total height of the structure will be 18'-8".



2 EXISTING SITE PLAN
 A1 SCALE: 1/8"=1'-0"

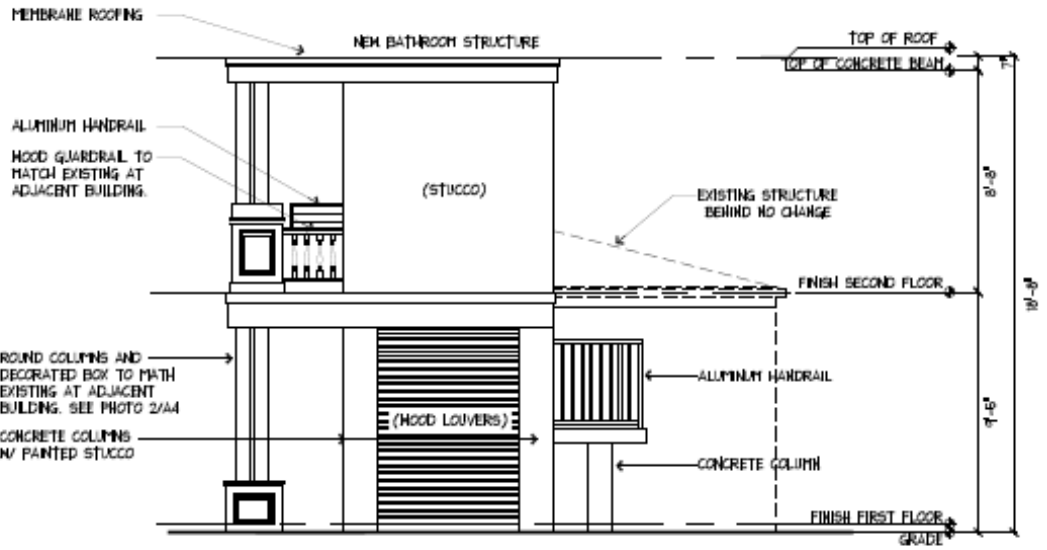


Existing Site Plan



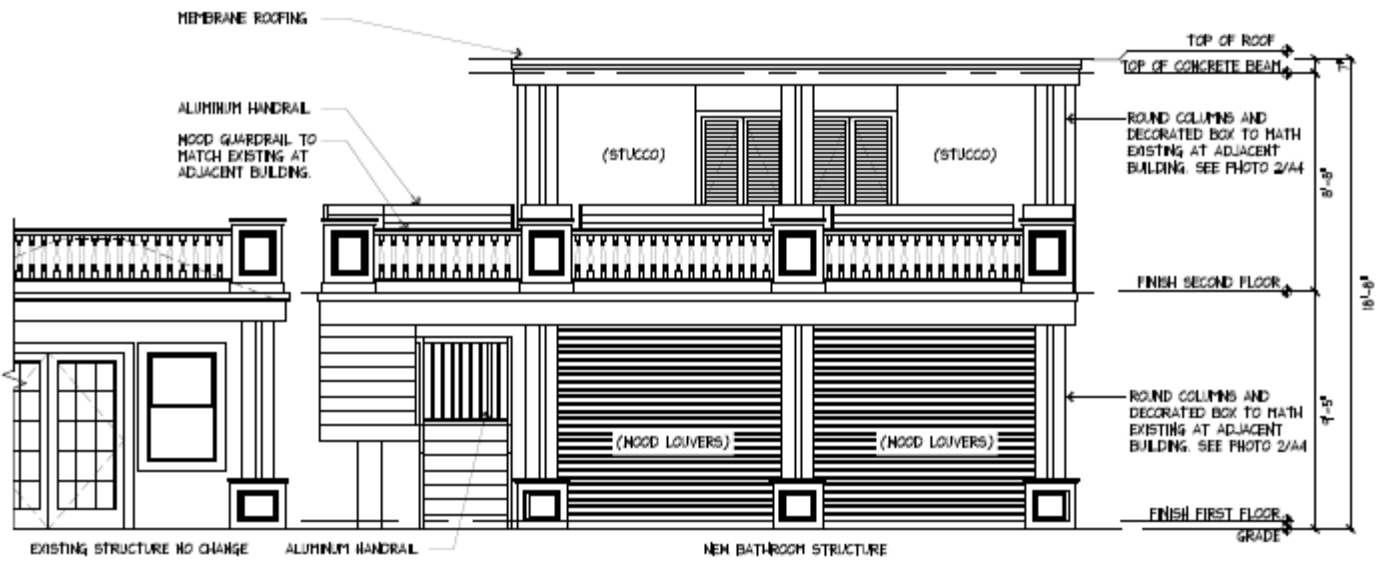
1 PROPOSED SITE PLAN
 A1 SCALE: 1/8"=1'-0"

Proposed Site Plan



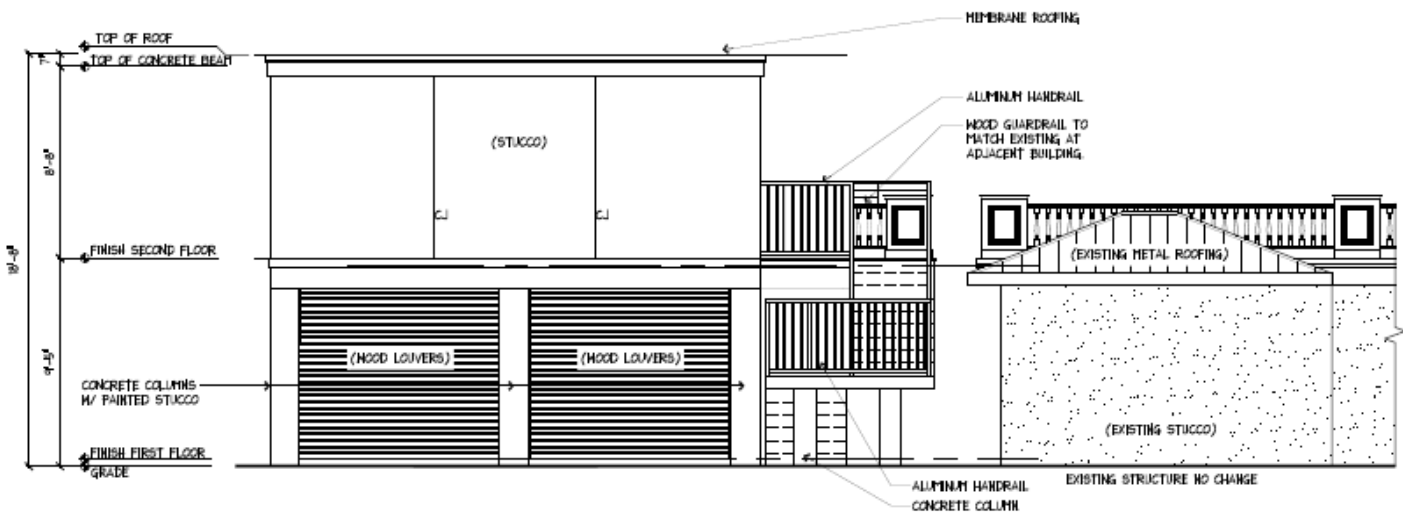
2 PROPOSED NORTH ELEVATION POOL RESTROOMS
 A3 SCALE: 1/4"=1'-0"

Proposed North Elevation



1 PROPOSED EAST ELEVATION POOL RESTROOMS
 A3 SCALE: 1/4"=1'-0"

Proposed East Elevation



3 PROPOSED WEST ELEVATION POOL RESTROOMS
 A3 SCALE: 1/4"=1'-0"

Proposed West Elevation

Consistency with Guidelines Cited Guidelines

Staff finds the current proposal generally consistent with the guidelines cited. The proposed mass, scale, form, proportions, location, and materials of the new accessory structure are appropriate in relation to both the historic principal structure and the surrounding context. The design is consistent with Guideline 2 of New Construction, as it reflects the architectural character of the adjacent guest room structure through similar roof-railing details and column elements. The use of wood louvers and stucco walls is also compatible and aligns with the bathroom structure near the bar area that received HARC approval in March 2026. The scale and massing remain appropriate for the site, as the building is subordinate to the main structure.

The location of the accessory structure complies with the Guidelines for Additions. The proposed structure is situated within the interior of the property and would not be visible from Duval Street or South Street. The metal handrail at the exterior staircase is acceptable because it is part of new construction and is not visible from the right-of-way. In addition, the proposed flat roof form is compatible with and matches the flat roof of the adjacent guest room structure, maintaining consistent forms within the property.

APPLICATION

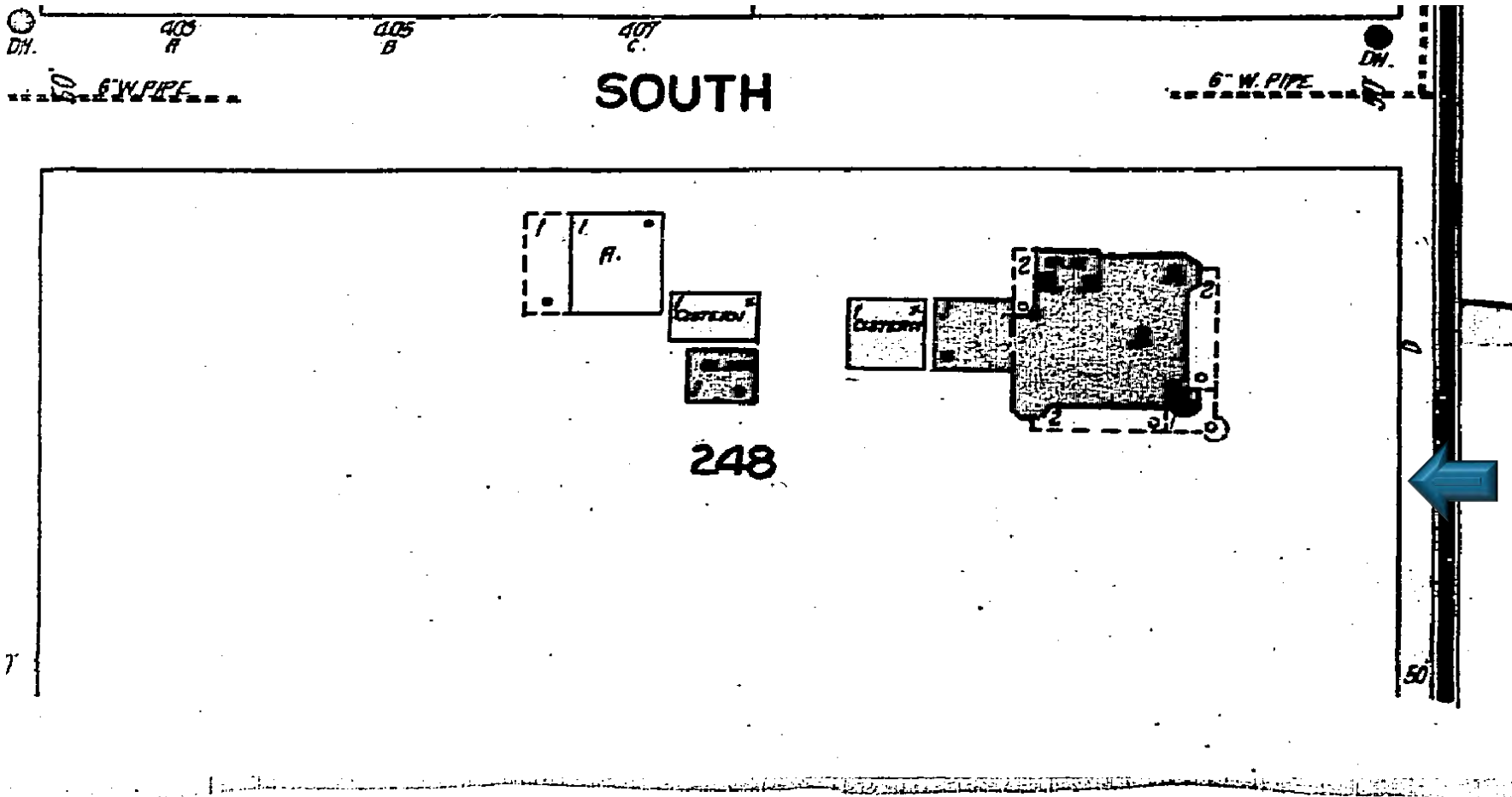
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): N/A	
PAVERS: None	FENCES: N/A
DECKS: N/A	PAINTING: All new paint to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC): See plans.	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
N/A	

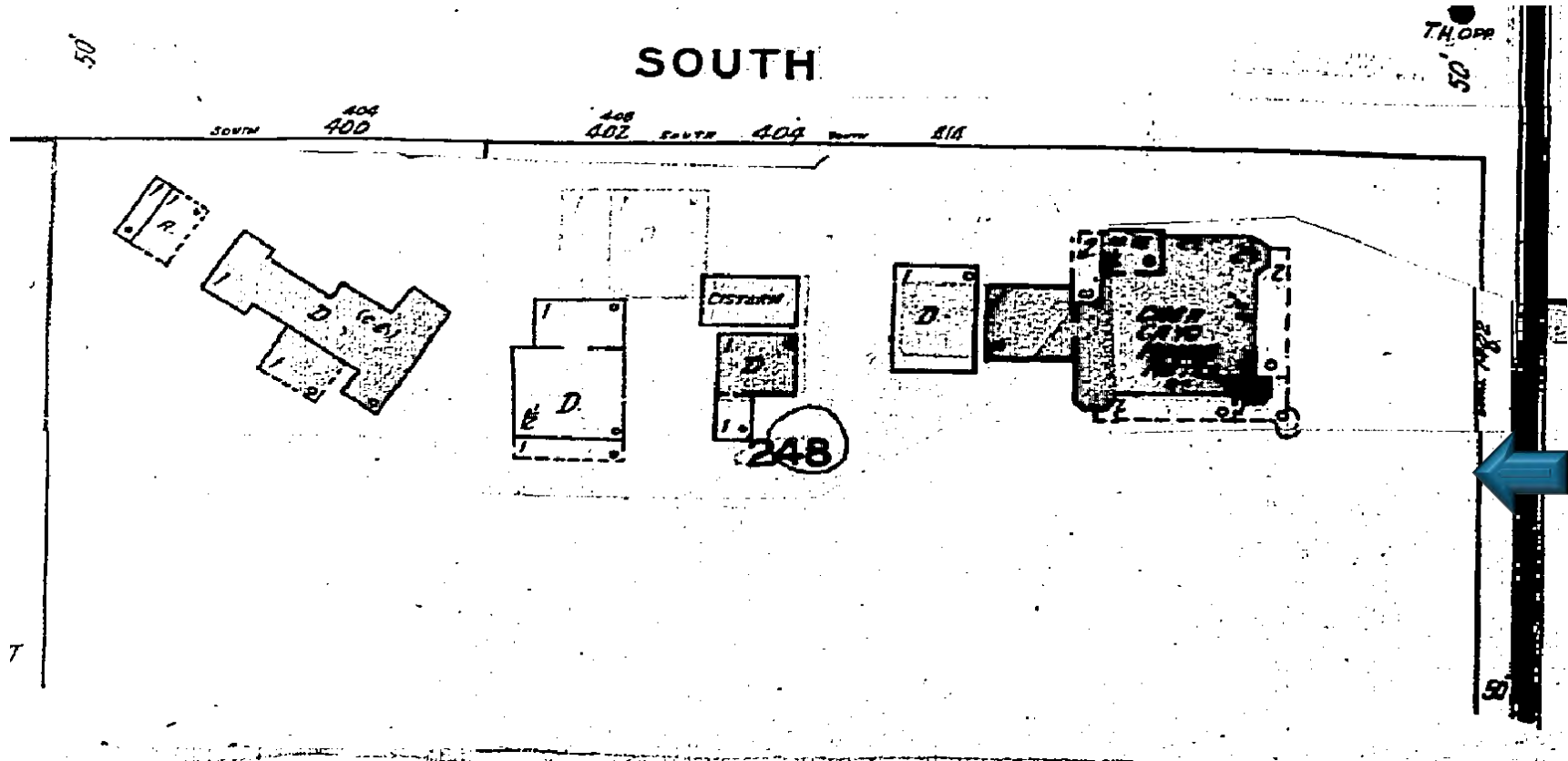
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

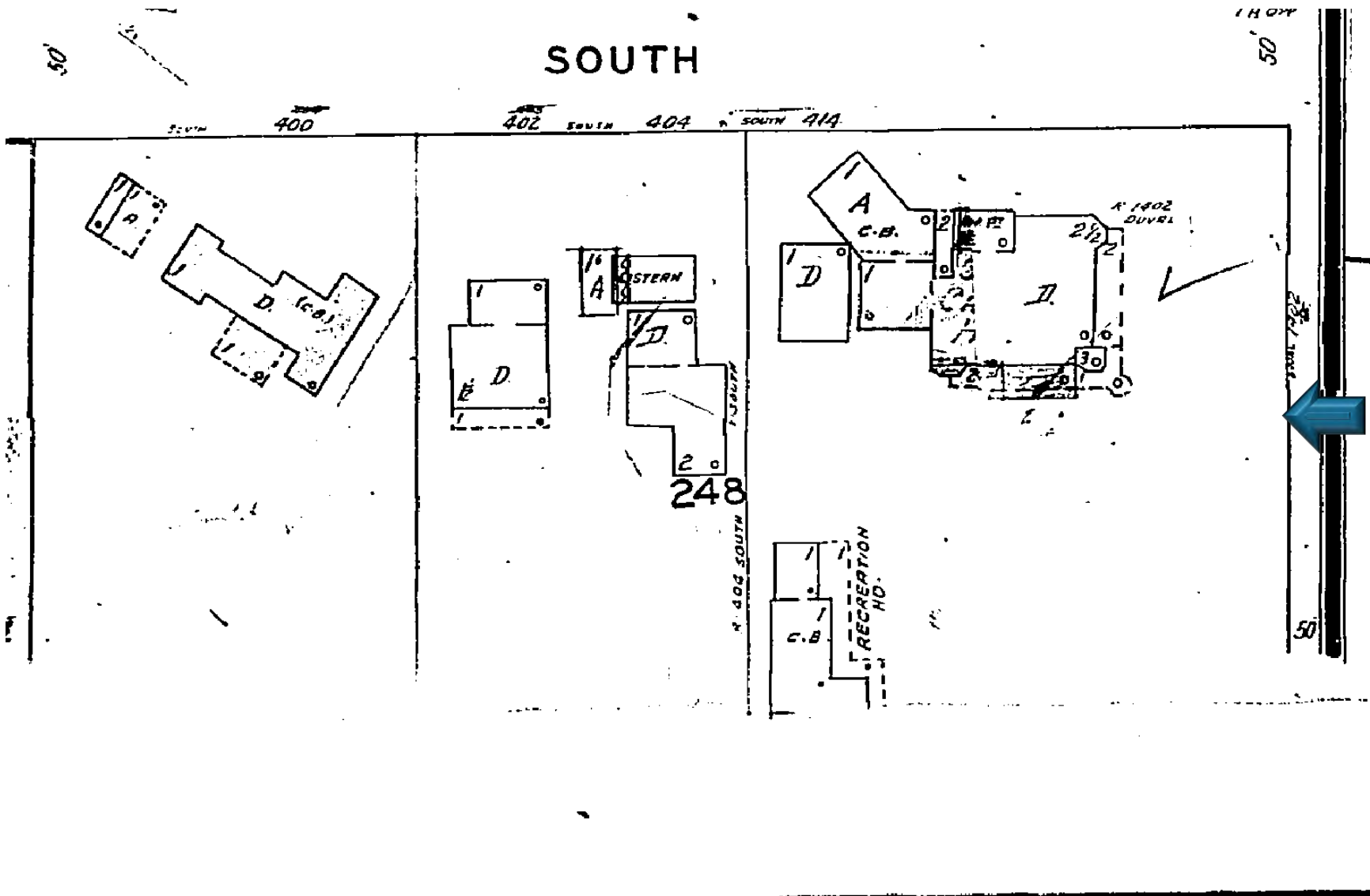
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



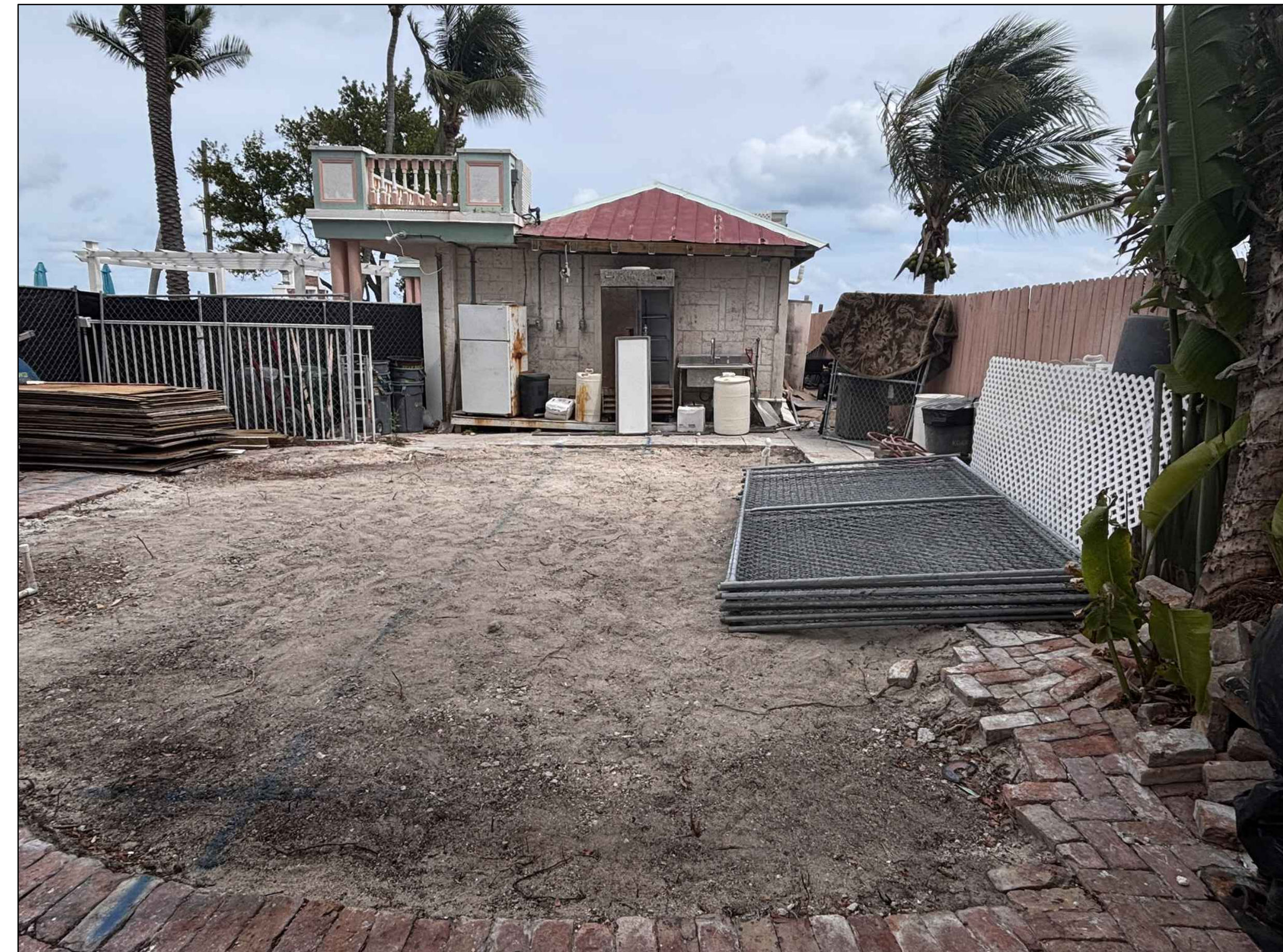
3 VIEW FROM EAST SIDE OF THE PROPERTY
 A4 SCALE: 1/4"=1'-0"



1 VIEW FROM NORTH SIDE OF THE PROPERTY
 A4 SCALE: 1/4"=1'-0"



2 VIEW FROM EAST SIDE OF THE PROPERTY
 A4 SCALE: 1/4"=1'-0"



04/23/2026
 NEW POOL RESTROOMS STRUCTURE TO
 COMPLY W/ FEMA REGULATIONS.

1400 DUVAL ST.
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS p.c.

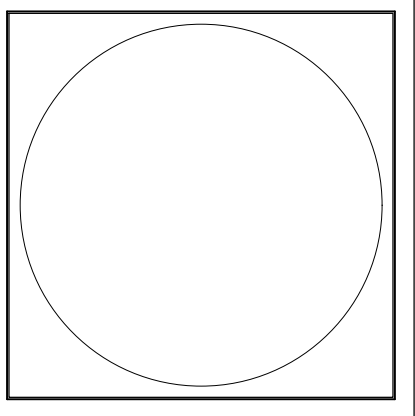
Project No. 2506

Date: 04/23/2026

A4

SURVEY

1400 DUVAL ST.
KEY WEST, FLORIDA

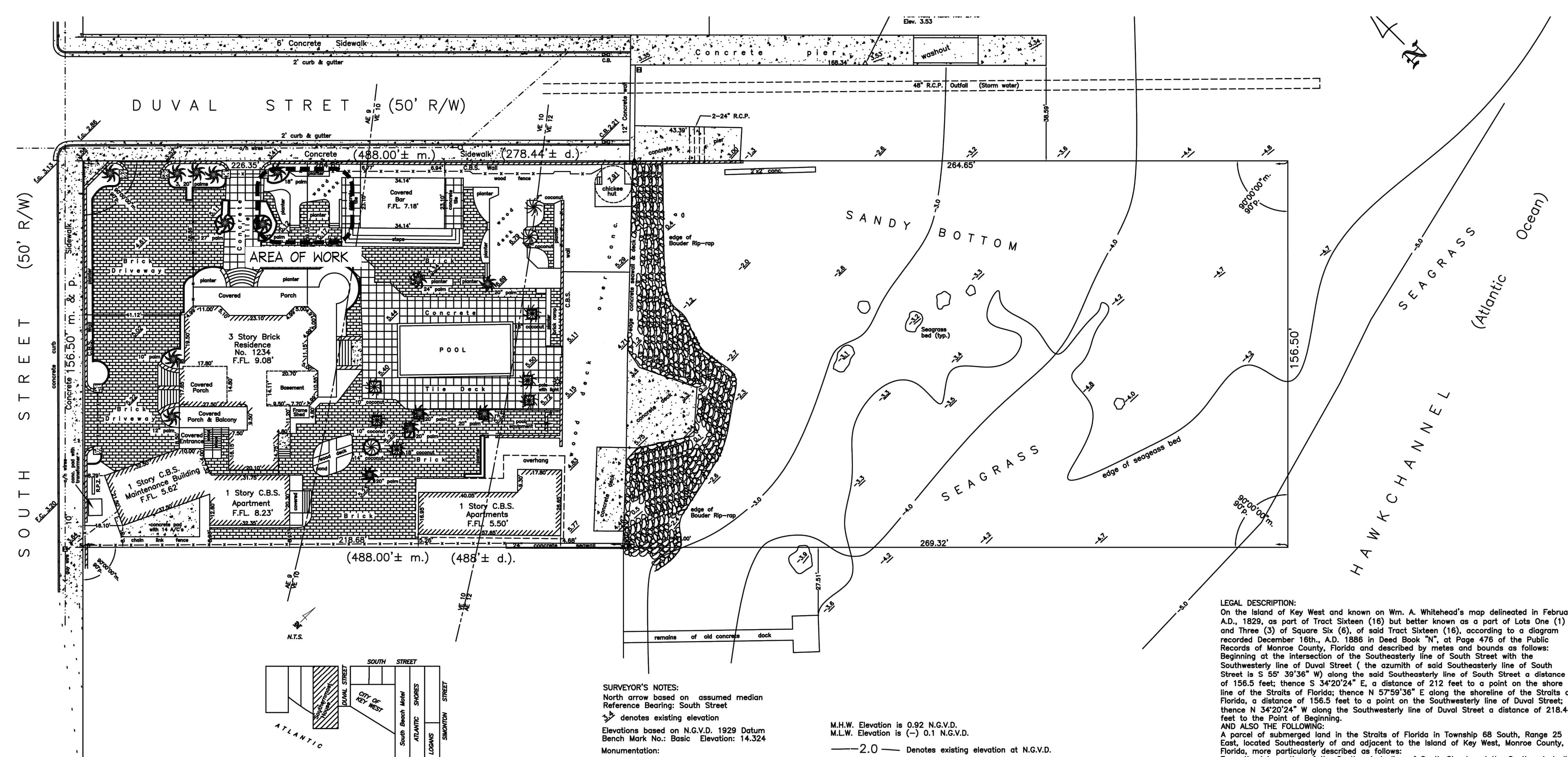


410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 2506
Date: 03/09/2026

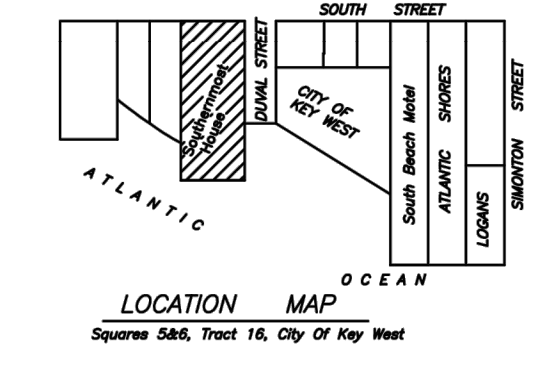
S



LEGAL DESCRIPTION:
On the Island of Key West and known as Wm. A. Whitehead's map delineated in February A.D., 1829, as part of Tract Sixteen (16) but better known as a part of Lots One (1) and Three (3) of Square Six (6), of said Tract Sixteen (16), according to a diagram recorded December 16th., A.D. 1886 in Deed Book "N", at Page 476 of the Public Records of Monroe County, Florida and described by metes and bounds as follows: Beginning at the intersection of the Southeastery line of South Street with the Southwestery line of Duval Street (the azimuth of said Southeastery line of South Street is S 55° 30' 30" W) along the said Southeastery line of South Street a distance of 156.5 feet; thence S 34° 20' 24" E, a distance of 212 feet to a point on the shore line of the Straits of Florida; thence N 57° 59' 36" E along the shoreline of the Straits of Florida, a distance of 156.3 feet to a point on the Southwestery line of Duval Street; thence N 34° 20' 24" W along the Southwestery line of Duval Street a distance of 218.44 feet to the Point of Beginning.
AND ALSO THE FOLLOWING:
A parcel of submerged land in the Straits of Florida in Township 88 South, Range 25 East, located Southeastery of and adjacent to the Island of Key West, Monroe County, Florida, more particularly described as follows:
From the intersection of the Southeastery line of South Street and the Southwestery line of Duval Street in the City of Key West go Southwestery along the Southwestery line of Duval Street a distance of 218.44 feet, more or less, to a point in the Southeastery shoreline of the Island of Key West, which point is the Point of Beginning;
thence continue Southeastery along the Southwestery line of Duval Street (extended) a distance of 260 feet to a point; thence at right angles and Southwestery a distance of 156.3 feet to a point; thence at right angles and Northwesterly a distance of 276 feet, more or less, to a point in the Southeastery shoreline of said Island of Key West; thence Northwesterly along the meanders of said Southwestery shoreline a distance of 158 feet, more or less, back to the Point of Beginning.

SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: South Street
• denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Monumentation:
⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
△ = Set P.A. Nail, P.L.S. No. 2749
▲ = Found P.A. Nail

M.H.W. Elevation is 0.92 N.G.V.D.
M.L.W. Elevation is (-) 0.1 N.G.V.D.
-2.0 - Denotes existing elevation at N.G.V.D.



- Abbreviations:**
- Sly. = Story
 - R/W = Right-of-Way
 - fd. = Found
 - p. = Plat
 - Q. = Measured
 - M.H.W. = Mean High Water
 - O.R. = Official Records
 - Sec. = Section
 - Twp. = Township
 - Rng. = Range
 - N.T.S. = Not to Scale
 - C. = Centimeter
 - Elev. = Elevation
 - B.M. = Bench Mark
 - P.C. = Point of Curvature
 - P.T. = Point of Tangency
 - P.O.C. = Point of Commence
 - P.O.B. = Point of Beginning
 - P.B. = Plat Book
 - Elec. = Electric
 - Tel. = Telephone
 - Ench. = Encroachment
 - O.L. = On Line
 - C.L.F. = Chain Link Fence
 - o/h = Overhead
 - u/g = Underground
 - F.F.L. = Finish Floor Elevation
 - L.B. = Low Beam
 - Rad. = Radial
 - irr. = Irregular
 - conc. = concrete
 - I.P. = Iron Pipe
 - I.B. = Iron Bar
 - B. = Baseline
 - C.B. = Concrete Block
 - C.B.S. = Concrete Block Stucco
 - cov'd. = Covered
 - P.L. = Point of Intersection
 - wd. = Wood
 - R. = Radius
 - A = Arc (Length)
 - D = Delta, (Central angle)
 - m = Meter
 - Bal. = Balcony
 - Pg. = Page
 - Elec. = Electric
 - Hyd. = Fire Hydrant
 - F.W. = Fire Well
 - A/C = Air Conditioner
 - Concrete Utility Pole
 - Wood Utility Pole
 - Wood Utility Pole with Guy wire
 - Fire Well
 - Monitoring Well
 - Water Meter
 - Water Valve
 - Electric Manhole
 - Electric Utility Vault
 - Man Hole
 - Sanitary
 - Storm Water Catch Basin
 - Invert
 - Backflow Prevention Valve
 - Polyming Pipe
 - Reinforced Concrete pipe
 - Fire Hydrant
 - Light
 - sign

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY & HYDROGRAPHICAL SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

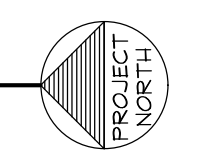
FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

Southernmost House South Street, Key West, Florida 33040			
HYDROGRAPHICAL SURVEY		Scale: 1"=20'	Sheet No. 01-02
Date: 11/25/99	Rev. 149-00	Flood Zone: AC-10	Flood Elev.
REVISIONS AND/OR ADDITIONS			
8/07/01: Added building, grass			
6/24/Block 153			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, FL 33040
(305) 295-1346
Fax: (305) 295-0237

1 SURVEY
SCALE: N.T.S.



NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Field Work performed on: 8/15/01

PROPOSED DESIGN

1400 DUVAL STREET

THE MANSION OF THE SEA
Key West Florida 33040
HARC PERMIT

<p style="text-align: center;">SITE MAP - KEY WEST</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>SITE LOCATION: 1400 DUVAL STREET KEY WEST, FL 33040</p> </div> <p style="text-align: center;">Not to Scale</p>	<p style="text-align: center;">PROJECT DIRECTORY</p> <p>PROJECT: THE MANSION OF THE SEA ARCHITECT'S PROJECT No.: 2506</p> <p>CONTACT: -- Address: 1400 Duval St. Key West Florida, 33040</p> <p>Tel: -- Email: --</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Architect: Haven Burkee Designer Associate: Ana Alvarez</p>	<p style="text-align: center;">GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: <small>FLORIDA BUILDING CODE - Building 2023 EDITION FLORIDA BUILDING CODE - Existing 2023 EDITION FLORIDA BUILDING CODE - Residential 2023 EDITION FLORIDA BUILDING CODE - Plumbing 2023 EDITION FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION FLORIDA BUILDING CODE - Mechanical 2023 EDITION FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION NATIONAL ELECTRICAL CODE 2023 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION NFPA 1, 2023 EDITION</small> This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. 																																																																																																																																																																				
<p style="text-align: center;">ABBREVIATIONS</p> <table style="width:100%; font-size: small;"> <tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr> <tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr> <tr><td>A/C</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr> <tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr> <tr><td>BUR</td><td>BUILT UP ROOF</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr> <tr><td>CAB</td><td>CABINET</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td></tr> <tr><td>CER</td><td>CERAMIC</td><td>PL</td><td>PROPETY LINE</td></tr> <tr><td>CL</td><td>CENTER LINE</td><td>PLM</td><td>PLASTIC LAMINATE</td></tr> <tr><td>CLG</td><td>CEILING</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr> <tr><td>CNU</td><td>CONCRETE MASONRY UNIT</td><td>PNL</td><td>PANEL</td></tr> <tr><td>COL</td><td>COLUMN</td><td>CCA</td><td>PRESSURE TREATED</td></tr> <tr><td>CONC</td><td>CONCRETE</td><td>PT</td><td>POINT</td></tr> <tr><td>DBL</td><td>DOUBLE</td><td>PVC</td><td>POLYVINYLCHLORIDE</td></tr> <tr><td>DIAG</td><td>DIAGONAL</td><td>R</td><td>RADIUS (OR) RISER</td></tr> <tr><td>DS</td><td>DOWNSPOUT</td><td>R/A</td><td>RETURN AIR</td></tr> <tr><td>DTL</td><td>DETAIL</td><td>REBAR</td><td>STEEL REINF. BAR</td></tr> <tr><td>DWR</td><td>DRAWER</td><td>REFR.</td><td>REFRIGERATOR</td></tr> <tr><td>EJ</td><td>EXPANSION JOINT</td><td>SF</td><td>SQUARE FOOT (FEET)</td></tr> <tr><td>EL</td><td>ELEVATION</td><td>SS</td><td>STAINLESS STEEL</td></tr> <tr><td>ELEC</td><td>ELECTRIC</td><td>SPEC</td><td>SPECIFICATION</td></tr> <tr><td>EQ</td><td>EQUAL</td><td>T</td><td>TYPICAL</td></tr> <tr><td>EXH</td><td>EXHAUST</td><td>TYP</td><td>TYPICAL</td></tr> <tr><td>FV</td><td>FIELD VERIFY</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr><td>GALV</td><td>GALVANIZED</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr> <tr><td>GI</td><td>GALVANIZED IRON</td><td>VERT</td><td>VERTICAL</td></tr> <tr><td>HORZ</td><td>HORIZONTAL</td><td>WD</td><td>WOOD</td></tr> <tr><td>HDW</td><td>HARDWARE</td><td>WNF</td><td>WELDED WIRE FABRIC</td></tr> <tr><td>HVAC</td><td>HEATING VENTILATING & AIR CONDITIONING</td><td>WH</td><td>WATER HEATER</td></tr> <tr><td></td><td></td><td>WO</td><td>WITHOUT</td></tr> <tr><td>FOC</td><td>FACE OF CONCRETE</td><td></td><td></td></tr> <tr><td>FOS</td><td>FACE OF STUD</td><td></td><td></td></tr> <tr><td>FIN</td><td>FINISH</td><td></td><td></td></tr> <tr><td>FE</td><td>FIRE EXTINGUISHER</td><td></td><td></td></tr> <tr><td>FND</td><td>FOUNDATION</td><td></td><td></td></tr> <tr><td>FTG</td><td>FOOTING</td><td></td><td></td></tr> <tr><td>ID</td><td>INSIDE DIAMETER</td><td></td><td></td></tr> <tr><td>MAX</td><td>MAXIMUM</td><td></td><td></td></tr> </table>	AB	ANCHOR BOLT	MIN	MINIMUM	ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE	A/C	AIR CONDITIONING	OA	OVERALL	BLKG	BLOCKING	OC	ON CENTER	BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER	CAB	CABINET	PCF	POUNDS PER CUBIC FOOT	CER	CERAMIC	PL	PROPETY LINE	CL	CENTER LINE	PLM	PLASTIC LAMINATE	CLG	CEILING	PLF	POUNDS PER LINEAL FOOT	CNU	CONCRETE MASONRY UNIT	PNL	PANEL	COL	COLUMN	CCA	PRESSURE TREATED	CONC	CONCRETE	PT	POINT	DBL	DOUBLE	PVC	POLYVINYLCHLORIDE	DIAG	DIAGONAL	R	RADIUS (OR) RISER	DS	DOWNSPOUT	R/A	RETURN AIR	DTL	DETAIL	REBAR	STEEL REINF. BAR	DWR	DRAWER	REFR.	REFRIGERATOR	EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)	EL	ELEVATION	SS	STAINLESS STEEL	ELEC	ELECTRIC	SPEC	SPECIFICATION	EQ	EQUAL	T	TYPICAL	EXH	EXHAUST	TYP	TYPICAL	FV	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE	GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE	GI	GALVANIZED IRON	VERT	VERTICAL	HORZ	HORIZONTAL	WD	WOOD	HDW	HARDWARE	WNF	WELDED WIRE FABRIC	HVAC	HEATING VENTILATING & AIR CONDITIONING	WH	WATER HEATER			WO	WITHOUT	FOC	FACE OF CONCRETE			FOS	FACE OF STUD			FIN	FINISH			FE	FIRE EXTINGUISHER			FND	FOUNDATION			FTG	FOOTING			ID	INSIDE DIAMETER			MAX	MAXIMUM			<p style="text-align: center;">SYMBOLS LEGEND</p> <p>NORTH ARROWS</p> <p>BUILDING SECTION (2/A2) - NUMBER FOR SECT. DESIGNATION (2/A2) - SHEET WHERE SECTION IS SHOWN</p> <p>WALL SECTION (2/6c) - NUMBER FOR SECT. DESIGNATION (2/6c) - SHEET WHERE SECTION IS SHOWN</p> <p>CUT DETAIL INDICATOR (1/6c) - NUMBER FOR DETAIL DESIGNATION (1/6c) - SHEET WHERE DETAIL IS SHOWN</p> <p>BLOWN-UP DETAIL INDICATOR (2/2) - NUMBER FOR DETAIL DESIGNATION (2/2) - SHEET WHERE DETAIL IS SHOWN (PERTAINS TO DETAIL PLAN INDICATOR ON SMALLER SCALE PLAN)</p>	<p style="text-align: center;">MATERIAL DESIGNATIONS</p> <p>SECTION & DETAIL DRWG. TITLES CROSS SECTION (1/4" = 1'-0" DRAWING SCALE) SECTION # (5/7K) - POCHÉ ONLY WHERE ELEVATIONS ARE INDICATED SHT. 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Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
P.A.

Project No. 2506
 SITE MAP KEY WEST
 PROJECT DIRECTORY
 GENERAL NOTES
 SYMBOLS LEGEND
 SHEET INDEX
 Date: 04/23/2026

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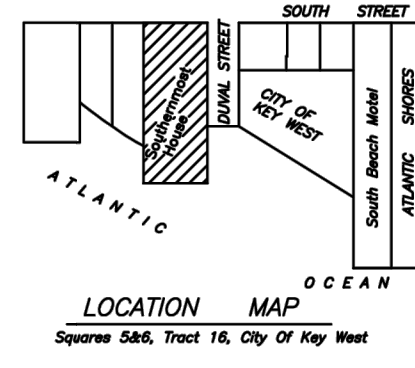
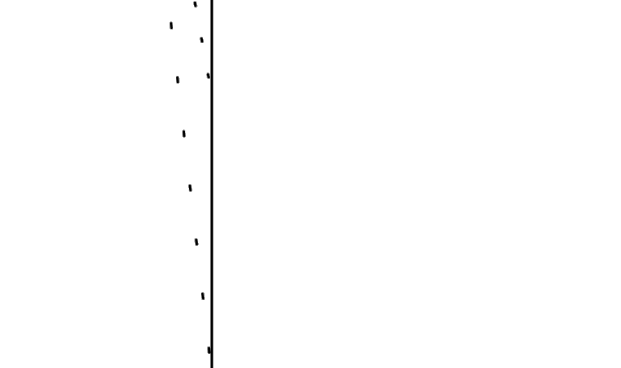
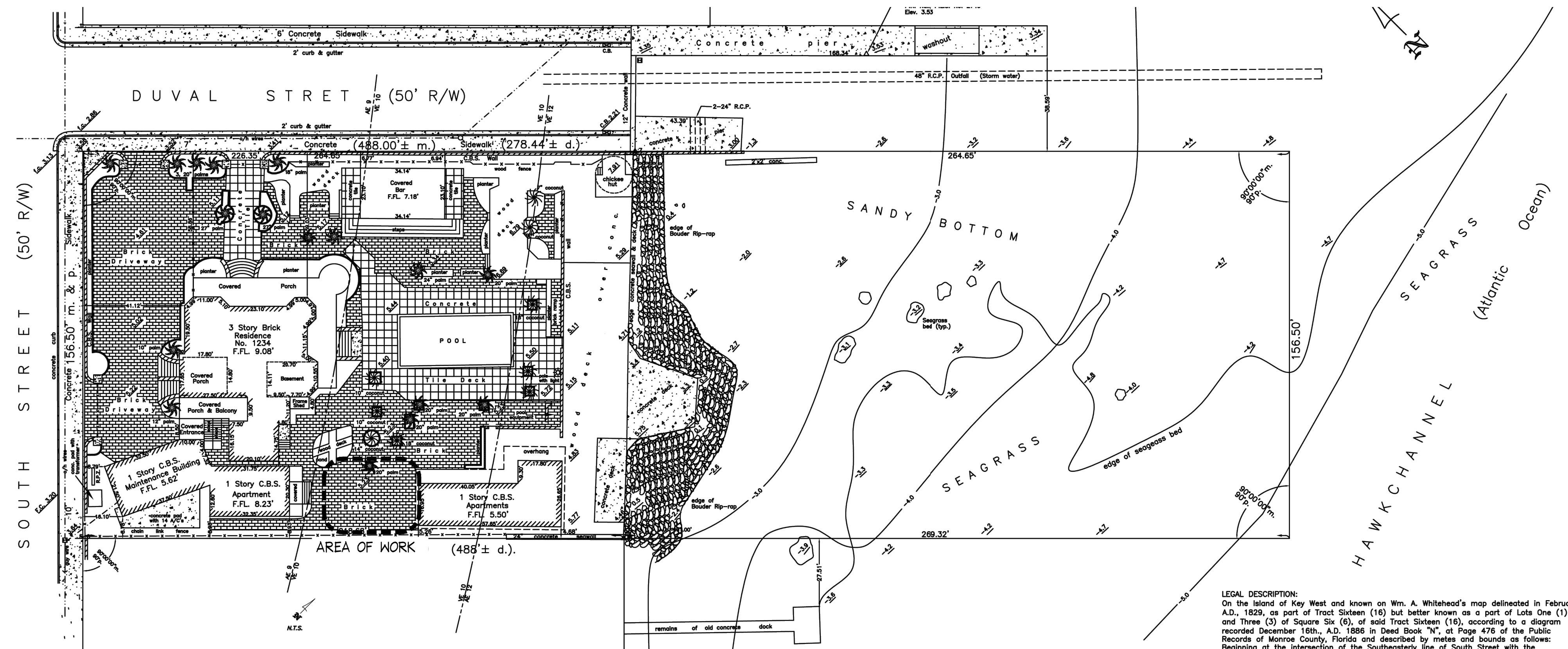
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Bender & Associates
 ARCHITECTS
 p.c.

Project No. 2506
 Date: 04/23/2026

S



SURVEYOR'S NOTES:
 North arrow based on assumed median
 Reference Bearing: South Street
 * denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324
 Monumentation:
 ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 △ = Set P.K. Nail, P.L.S. No. 2749
 ▲ = Found P.K. Nail

M.H.W. Elevation is 0.92 N.G.V.D.
 M.L.W. Elevation is (-) 0.1 N.G.V.D.
 -2.0 - Denotes existing elevation at N.G.V.D.

- Abbreviations:**
- Sly. = Story
 - R/W = Right-of-Way
 - fd. = Found
 - p. = Plat
 - Me. = Measured
 - M.H.W. = Mean High Water
 - Sec. = Section
 - Twp. = Township
 - Range = Range
 - N.T.S. = Not to Scale
 - Elev. = Elevation
 - B.M. = Bench Mark
 - P.C. = Point of Curvature
 - P.T. = Point of Tangency
 - P.O.C. = Point of Commence
 - P.O.B. = Point of Beginning
 - P.B. = Plat Book
 - Pl. = Plaster
 - Exc. = Electric
 - Tel. = Telephone
 - Ench. = Encroachment
 - O.L. = On Line
 - C.L.F. = Chain Link Fence
 - o/h = Overhead
 - u/g = Underground
 - F.F.L. = Finish Floor Elevation
 - L.B. = Low Beam
 - Rad. = Radial
 - Irr. = Irrigator
 - con. = concrete
 - I.P. = Iron Pipe
 - I.B. = Iron Bar
 - B. = Baseline
 - C.B.S. = Concrete Block Stucco
 - San. = Sanitary
 - cov'd. = Covered
 - Int. = Intersection
 - wd. = Wood
 - R. = Radius
 - A. = Arc (Length)
 - D. = Delta, (Central angle)
 - w.m. = Water Meter
 - Bal. = Balcony
 - Pl. = Plaster
 - Hyd. = Fire Hydrant
 - F.W. = Fire Well
 - A/C = Air Conditioner
 - CU = Concrete Utility Pole
 - W.U.P. = Wood Utility Pole
 - W.U.P. = Wood Utility Pole with Guy wire
 - F.W. = Fire Well
 - M.W. = Manhole
 - W.M. = Water Meter
 - W.V. = Water Valve
 - E.M. = Electric Manhole
 - E.U.V. = Electric Utility Vault
 - M.H. = Man Hole
 - San. = Sanitary
 - S.W.C.B. = Storm Water Catch Basin
 - Inv. = Invert
 - B.P.V. = Backflow Prevention Valve
 - P.V.C. = Polyvinyl Pipe
 - R.C.P. = Reinforced Concrete pipe
 - Fire Hydrant
 - Light
 - sign

LEGAL DESCRIPTION:
 On the island of Key West and known on Wm. A. Whitehead's map delineated in Februar, A.D., 1829, as part of Tract Sixteen (16) but better known as a part of Lots One (1) and Three (3) of Square Six (6), of said Tract Sixteen (16), according to a diagram recorded December 16th, A.D. 1886 in Deed Book "N", at Page 476 of the Public Records of Monroe County, Florida and described by metes and bounds as follows: Beginning at the intersection of the Southeastery line of South Street with the Southeastery line of Duval Street (the azimuth of said Southeastery line of South Street is S 55° 30' 30" W) along the said Southeastery line of South Street a distance of 166.5 feet; thence S 34° 20' 24" E, a distance of 212 feet to a point on the shore line of the Straits of Florida; thence N 57° 59' 36" E along the shoreline of the Straits of Florida, a distance of 156.5 feet to a point on the Southeastery line of Duval Street; thence N 34° 20' 24" W along the Southeastery line of Duval Street a distance of 218.44 feet to the Point of Beginning.
 AND ALSO THE FOLLOWING:
 A parcel of submerged land in the Straits of Florida in Township 68 South, Range 25 East, located Southeastery of and adjacent to the island of Key West, Monroe County, Florida, more particularly described as follows:
 From the intersection of the Southeastery line of South Street and the Southeastery line of Duval Street a distance of 218.44 feet, more or less, to a point in the Southeastery shoreline of the island of Key West, which point is the Point of Beginning; thence continue Southeastery along the Southeastery line of Duval Street (extended) a distance of 280 feet to a point; thence at right angles and Southeastery a distance of 156.5 feet to a point; thence at right angles and Northwesterly a distance of 276 feet, more or less, to a point in the Southeastery shoreline of said island of Key West; thence Northwesterly along the meanders of said Southeastery shoreline a distance of 158 feet, more or less, back to the Point of Beginning.

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY & HYDROGRAPHICAL SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

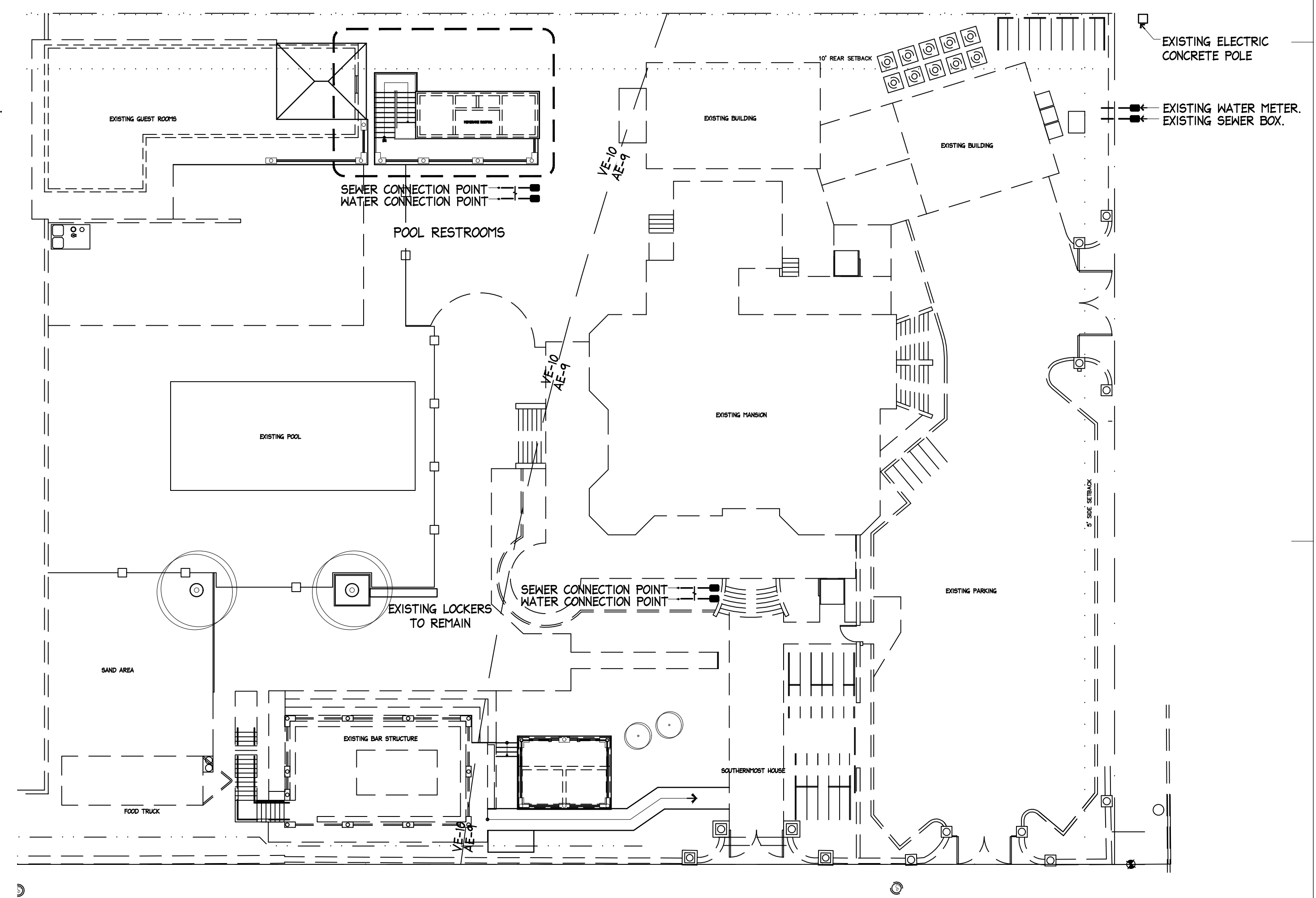
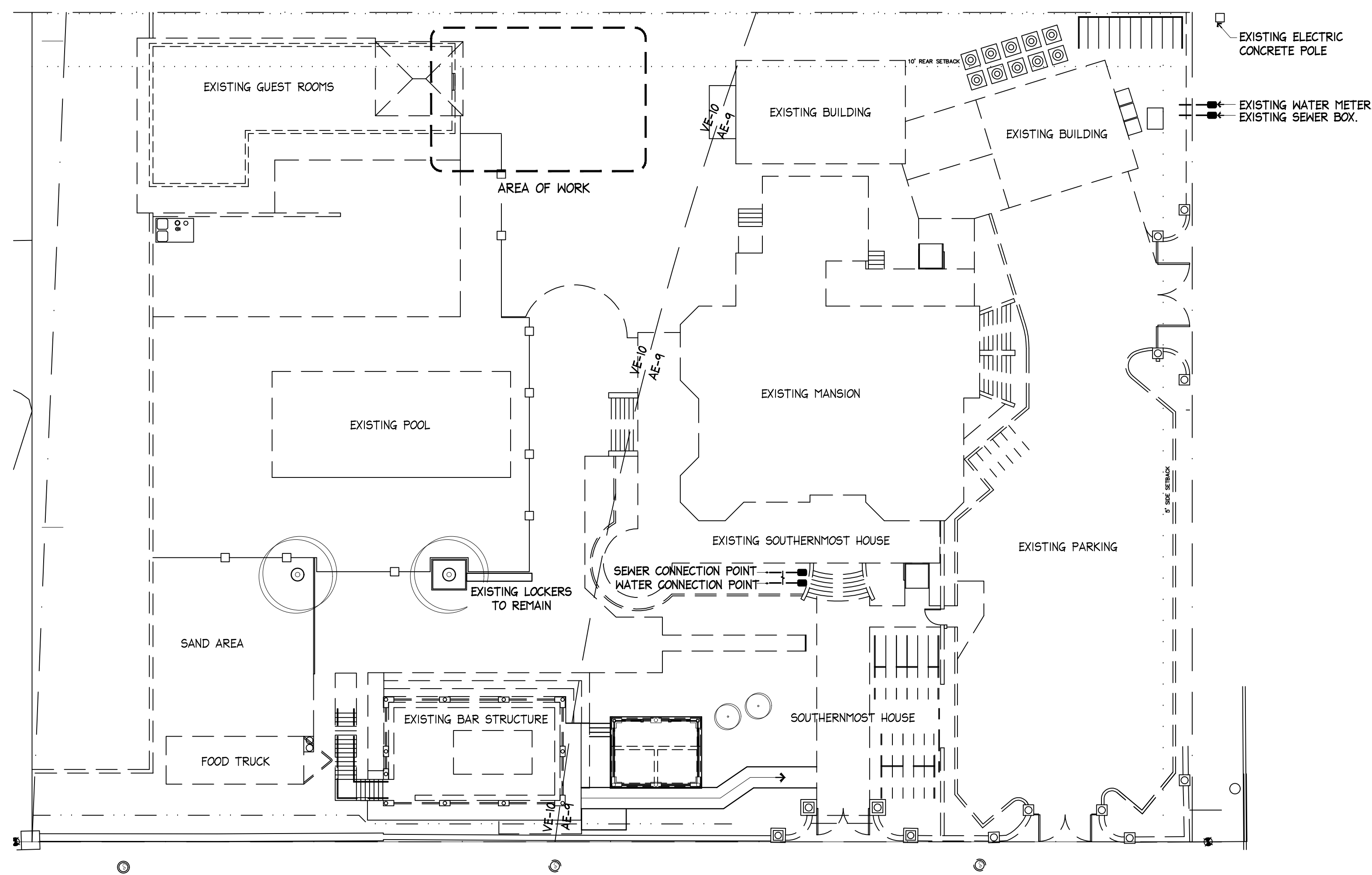
Southernmost House South Street, Key West, Florida 33040		FREDERICK H. HILDEBRANDT ENGINEER PLANNER SURVEYOR	
HYDROGRAPHICAL SURVEY	25m No. 01-408	3180 Northside Drive Suite 101 Key West, FL 33040 (305) 236-1347 Fax: (305) 236-0337	
Scale: 1"=20'	Ref. Flood Panel No. 144-50	Drawn by: F.H.H.	Checked by: F.H.H.
Date: 11/25/99	144-50	Print Zone: AC-1E	Flood Elev.
REVISIONS AND/OR ADDITIONS			
8/20/01: Added building, grade			
6/14/02: Block 153			

1 SURVEY
 5 SCALE: N.T.S.

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

1400 DUVAL ST.
 KEY WEST, FLORIDA

PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'AE-8' NAVD88 (PER THE CITY OF KEY WEST PROPOSED FEMA FLOOD MAP CHANGE)		
ZONING DESIGNATION	HCT		
LOT SIZE	34,530 S.F.		
OCCUPANCY	COMMERCIAL		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 34,530 S.F. X 50%	17,265 S.F. MAX.	7,722 S.F. (INCLUDES BAR RESTROOMS CURRENTLY IN PERMITTING)	8,036 S.F. (314 S.F. POOL RESTROOM)
IMPERVIOUS SURFACE 34,530 S.F. X 70%	24,171 S.F. MAX.	21,295 S.F.	21,609 S.F.
BUILDING HEIGHT (CROWN OF ROAD)	35'-0" MAX.	18'-7"	18'-7"
FRONT SETBACK (DUVAL S.)	5'-0" MIN.	6'-10"	6'-10"
STREET SIDE SETBACK (SOUTH ST.)	5'-0" MIN.	40'-2"	40'-2"
SIDE SETBACK (OCEAN)	5'-0" MIN.	0'-0"	0'-0"
REAR SETBACK (EAST)	10'-0" MIN.	5'-6"	5'-6"
OPEN SPACE (20%)	6,906 S.F. MIN.	7,800 S.F.	7,486 S.F.



2 EXISTING SITE PLAN
 A1 SCALE: 1/16"=1'-0"

1 PROPOSED SITE PLAN
 A1 SCALE: 1/16"=1'-0"

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 298-1347
 Facsimile (305) 298-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.c.

Project No. 2506
 Date: 04/23/2026

A1

1400 DUVAL ST.
 KEY WEST, FLORIDA

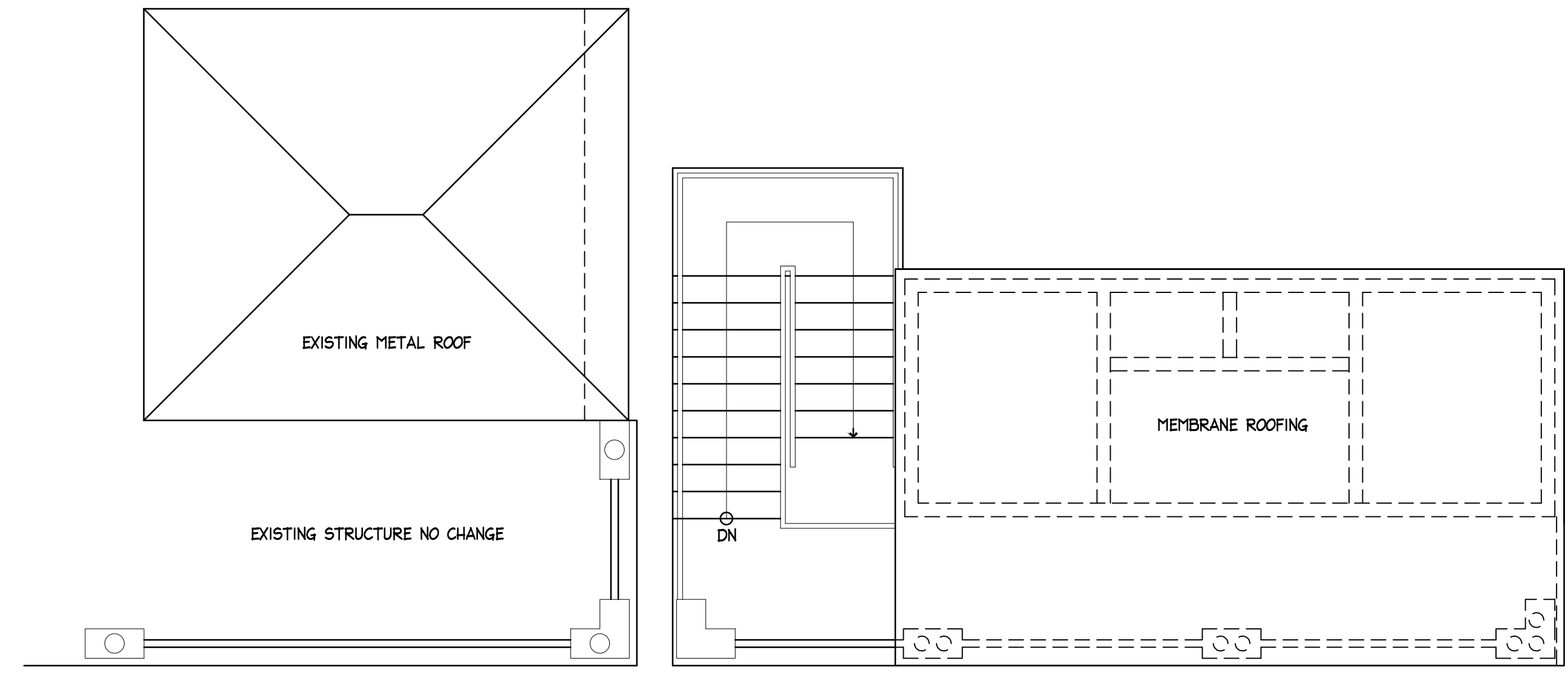
410 Angela Street
 Key West, Florida 33040
 Telephone (305) 298-1347
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Bender & Associates
 ARCHITECTS
 p.c.

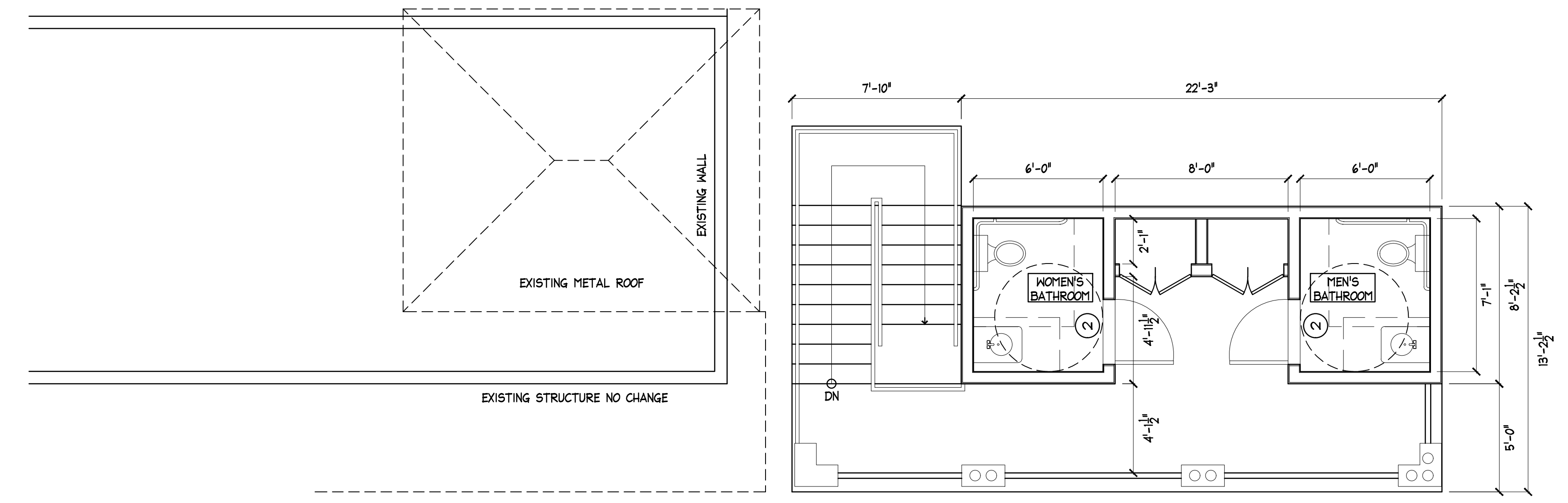
Project No. 2506
 Date: 04/23/2026

A2

EXISTING CHAIN LINK FENCE

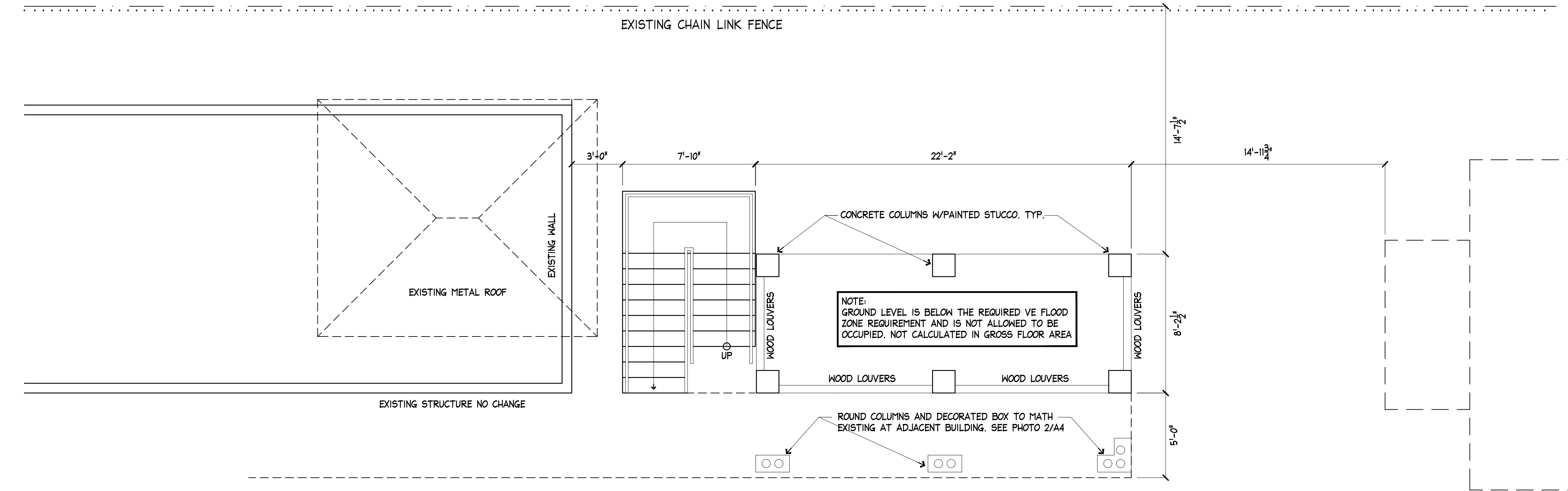


3 PROPOSED ROOF PLAN POOL RESTROOMS
 A2 SCALE: 1/4"=1'-0"

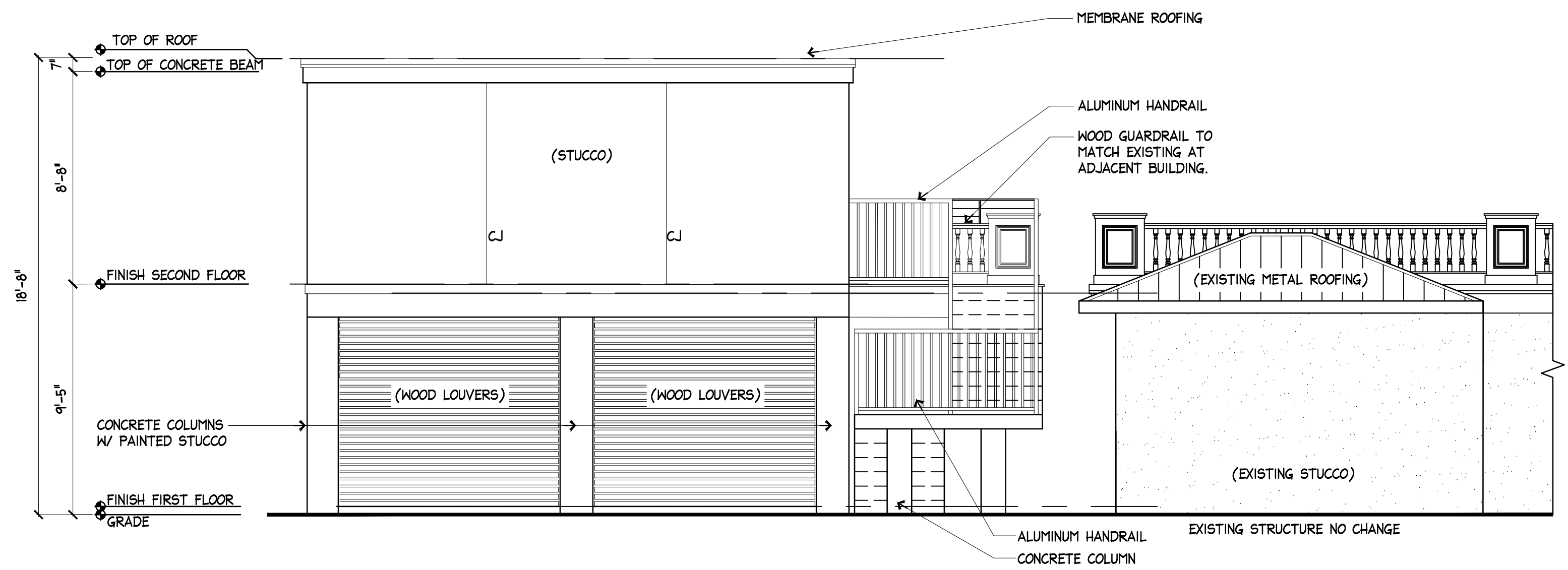


2 PROPOSED SECOND FLOOR PLAN POOL RESTROOMS
 A2 SCALE: 1/4"=1'-0"

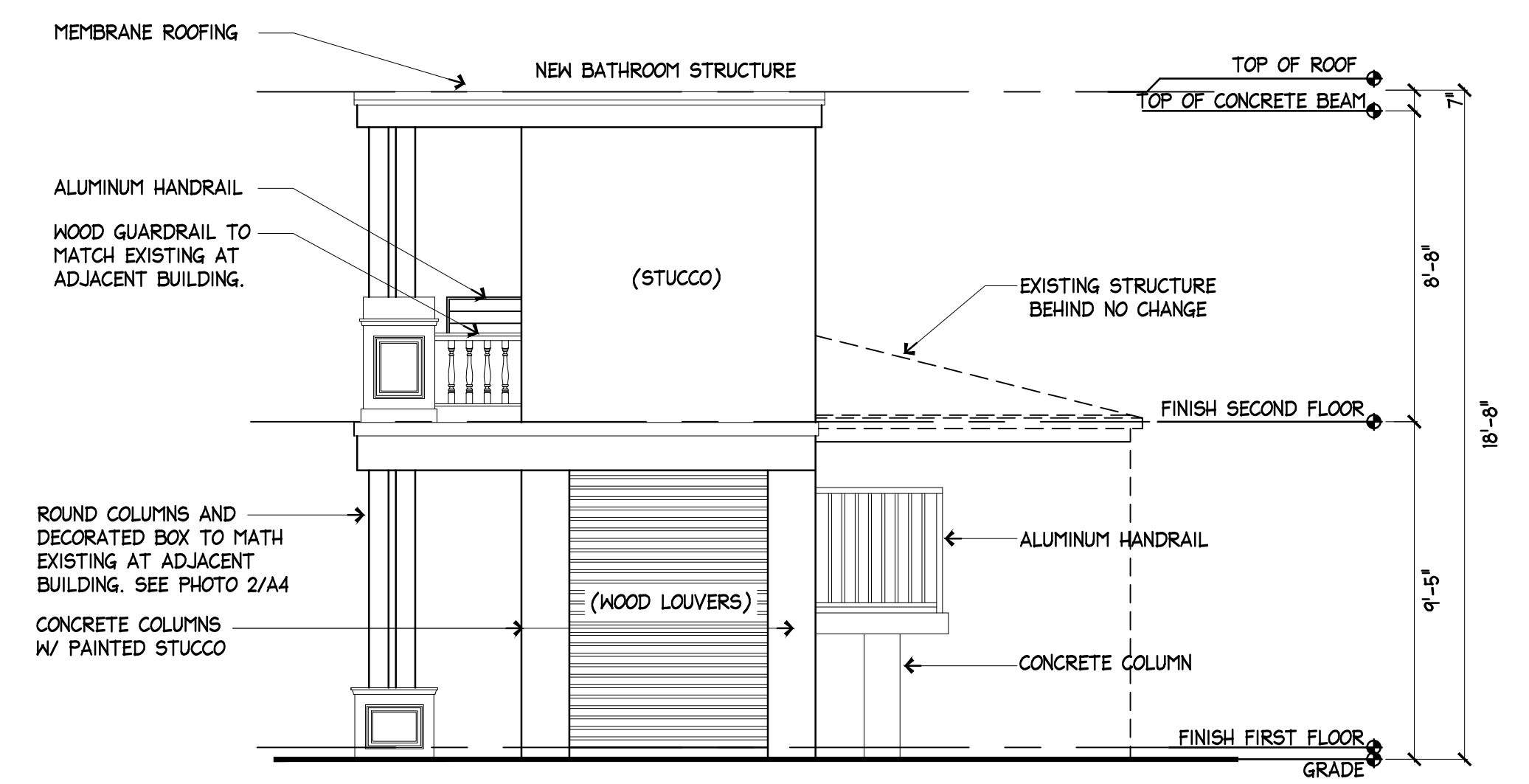
EXISTING CHAIN LINK FENCE



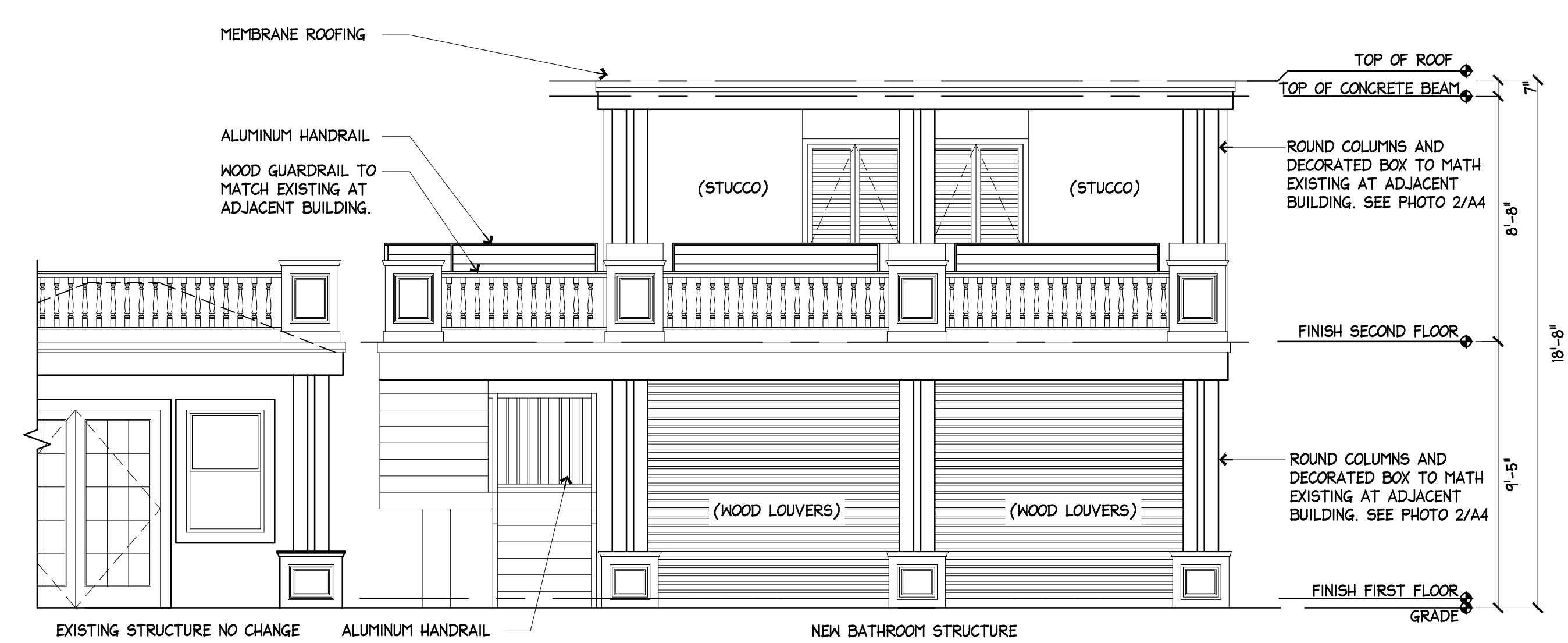
1 PROPOSED FIRST FLOOR PLAN POOL RESTROOMS
 A2 SCALE: 1/4"=1'-0"



3 PROPOSED WEST ELEVATION POOL RESTROOMS
 A3 SCALE: 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION POOL RESTROOMS
 A3 SCALE: 1/4"=1'-0"



1 PROPOSED EAST ELEVATION POOL RESTROOMS
 A3 SCALE: 1/4"=1'-0"

1400 DUVAL ST.
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 298-1347
 Facsimile (305) 298-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.c.

Project No. 2506
 Date: 04/23/2026

A3

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. May 26, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ELEVATED BATHROOM STRUCTURE AT POOL AREA.

#1400 DUVAL STREET

Applicant –Bender & Associates Architects Application #C2026-0031

If you wish to see the application or have any questions, you may visit the Growth Management 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
ANA ALVAREZ _____, 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:
1400 DUVAL STREET _____ on the
21st day of MAY, 2026.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on MAY 26, 2026.

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

The Certificate of Appropriateness number for this legal notice is C2026-0031.

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

Signed Name of Affiant:

Date: 6/21/2026
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 21st day of May, 2026.

By (Print name of Affiant) Ana Alvarez _____ who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____
Print Name: Caitlin Dempsey
Notary Public - State of Florida (seal)
My Commission Expires: _____



Caitlin Dempsey
Comm.: HH 456193
Expires: Oct. 19, 2027
Notary Public - State of Florida



Public Meeting Notice

HAPPY HOUR
COUNT DOWN
\$5.00
\$4.00
\$3.00
\$2.00
\$1.00
\$0.00

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PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00036360-000000
Account# 1037206
Property ID 1037206
Millage Group 10KW
Location 1400 DUVAL St, KEY WEST
Address
Legal KW FILER BOYLE SUB BOOK N-476 PT LOTS 1-3 SQR 6 TR 16 & ADJ BAY BTM
Description OR20-44/45 OR161-178(II DEED 22209) OR954-1671AFF OR1062-2301LE
 OR1132-2211 OR2304-1 OR2952-1611DC OR3257-0713
 (Note: Not to be used on legal documents.)
Neighborhood 32110
Property Class HOTEL - GUEST HOUSE (10 ROOMS OR LESS) (3907)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

1400 DUVAL LLC
 PO Box 1736
 Key West FL 33041

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$3,251,933	\$3,251,933	\$3,251,933	\$3,251,933
+ Market Misc Value	\$361,326	\$361,326	\$361,326	\$361,326
+ Market Land Value	\$3,613,402	\$3,613,259	\$3,613,259	\$3,613,259
= Just Market Value	\$7,226,661	\$7,226,518	\$7,226,518	\$7,226,518
= Total Assessed Value	\$5,503,047	\$5,002,640	\$4,547,855	\$4,134,414
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,226,661	\$7,226,518	\$7,226,518	\$7,226,518

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$3,613,259	\$3,251,933	\$361,326	\$7,226,518	\$5,002,640	\$0	\$7,226,518	\$0
2022	\$3,613,259	\$3,251,933	\$361,326	\$7,226,518	\$4,547,855	\$0	\$7,226,518	\$0
2021	\$3,613,259	\$3,251,933	\$361,326	\$7,226,518	\$4,134,414	\$0	\$7,226,518	\$0
2020	\$3,232,688	\$3,591,875	\$359,188	\$7,183,751	\$3,758,559	\$0	\$7,183,751	\$0
2019	\$2,870,936	\$258,842	\$287,094	\$3,416,872	\$3,416,872	\$0	\$3,416,872	\$0
2018	\$2,784,168	\$2,505,751	\$278,417	\$5,568,336	\$5,161,544	\$0	\$5,568,336	\$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
COMMERCIAL WATERFRON (100W)	35,320.00	Square Foot	156	218.44
ENVIRONMENTALLY SENS (000X)	0.95	Acreage	0	0

Buildings

Building ID	2886	Exterior Walls	CUSTOM with 69% CUSTOM
Style		Year Built	1941
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1997
Building Name		Foundation	
Gross Sq Ft	11215	Roof Type	IRR/CUSTOM
Finished Sq Ft	6505	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	with 0% NONE
Perimeter	711	Bedrooms	14
Functional Obs	0	Full Bathrooms	14
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	600
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,107	0	0
FHS	FINISH HALF ST	2,407	0	0
FLA	FLOOR LIV AREA	6,505	6,505	0
OOU	OP PR UNFIN UL	196	0	0
TOTAL		11,215	6,505	0

Building ID	2887	Exterior Walls	C.B.S.
Style		Year Built	1941
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1997
Building Name		Foundation	CONCR FTR
Gross Sq Ft	740	Roof Type	GABLE/HIP
Finished Sq Ft	640	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	104	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	350
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	40	0	0
FLA	FLOOR LIV AREA	640	640	0
OPU	OP PR UNFIN LL	60	0	0
TOTAL		740	640	0

Building ID	2888	Exterior Walls	CUSTOM
Style		Year Built	1963
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1997
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2208	Roof Type	FLAT OR SHED
Finished Sq Ft	1066	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	164	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	350
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	1

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,066	1,066	0
OPF	OP PRCH FIN LL	330	0	0
PTO	PATIO	788	0	0
SBF	UTIL FIN BLK	24	0	0
TOTAL		2,208	1,066	0

Building ID	2673	Exterior Walls	CUSTOM
Style		Year Built	2002
Building Type	NIGHT CLUB, BARS B / 33B	EffectiveYearBuilt	2002
Building Name		Foundation	
Gross Sq Ft	714	Roof Type	
Finished Sq Ft	170	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	
Perimeter	54	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	170	170	0
PDO	PATIO DIN OPEN	544	0	0
TOTAL		714	170	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1940	1941	6 x 279	1	1674 SF	5
FENCES	1940	1941	4 x 76	1	304 SF	4
TIKI	1999	2000	14 x 18	1	252 SF	5
WOOD DECK	1999	2000	25 x 120	1	3000 SF	1
BRICK PATIO	1999	2000	114 x 42	1	4788 SF	2
FENCES	1999	2000	6 x 96	1	576 SF	2
COMM POOL	1999	2000	20 x 45	1	900 SF	1
CONC PATIO	1999	2000	0 x 0	1	13211 SF	2
CONCRETE DOCK	2006	2007	0 x 0	1	3788 SF	3
SEAWALL	2006	2007	0 x 0	1	936 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/1/2024	\$1,000,000	Warranty Deed	2446713	3257	0713	30 - Unqualified	Improved		

Permits

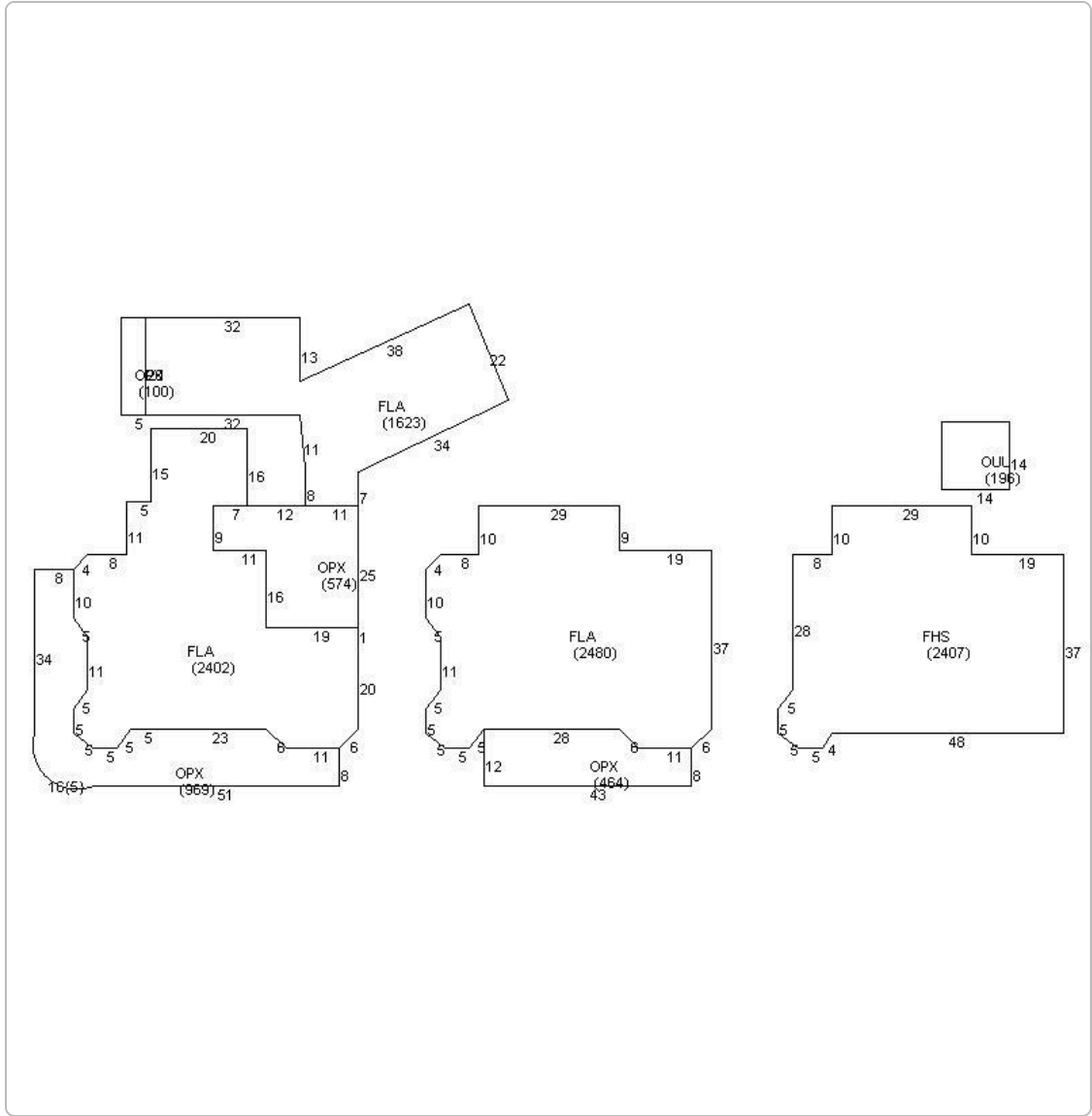
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2023-3006	1/5/2024		\$65,000	Commercial	Exterior Renovation - (NOC & P. Provider uploaded shortly) Exterior renovation for bar area and structural improvements.
BLD2023-3138	11/13/2023	11/14/2023	\$8,500	Residential	Removing 2 wall hung water heaters at the porter house.
BLD2022-2835	9/30/2022	10/5/2022	\$10,000	Commercial	EMERGENCY PERMIT - REPLACE WATER LINES AND DRAINAGE, RE AND RE WATER EXTERIOR WATER LINES AND DRAINAGE THAT WERE WASHED AWAY IN THE STORM.
BLD2019-3935	11/7/2019		\$21,000	Commercial	RENOVATION INTERIOR-SPALLING REPAIRS ON FOUNDATION.
BLD2019-3150	9/13/2019		\$3,800	Commercial	Install ramp for service entrance concrete & rebar new gate at opening
16-0551	3/29/2016	2/9/2018	\$24,800	Commercial	Replace rotten fascia and columns around outside bar with new wood. Replace and repair wood railings as needed. Paint entire structure same color as is. Revision #1: Box in round columns with AZEK trim. Replace all trim on structure with AZEK trim. Replace ceiling plywood with 1 x 6 AZEK T&G. Paint all trim the same color as existing, type. Structure was Built in 1999 and stands alone on the Northeast side of the property. REVISION#2: REPLACE ROTTEN TRUSSES AS PER PLANS. REPLACE ROOF SHEATHING AS NEEDED. APPROX. 700 SQ/FT. REVISION#3:REPLACE EXISTING CLUSTER ROUND COLUMNS W/NEW SINGLE ROUND COLUMNS, EXISTING COLUMNS ARE RUSTED BEYOND REPAIR. OWNER DOES NOT WANT COLUMNS BOXED IN SEE DRAWING. PAINT NEW COLUMNS SAME COLOR AS EXISTING.
16-00000788	2/29/2016	4/15/2017	\$5,800	Commercial	RE-ROOF PAVILION (700 SQ FT). INSTALL A TUPLUS SECONDARY WATER ROOFING DRY-IN. MECHANICALLY FASTENED Z 60 MIL GAF TPO. ALL SEAMS TO BE HEAT WELDED. DECK IS 3/4 IN PLYWOOD. EAVES DRIP AND TERMINATE BAR SCREWED EVERY 6". (NOC REQUIRED). H#16-01-274
14-5119	11/12/2014	1/21/2015	\$7,100		INSTALL WATERPROFFING BARRIER AND APPLY WATERPROFFING SYSTEM
12-0180	1/19/2012		\$500	Commercial	INSTALLATION OF POOL BOND FROM POOL MOTOR TO NEW POOL HEATER
11-3343	9/15/2011		\$8,550	Commercial	COMMERCIAL POOL REPAIR 130LF RESURFACE STEPS, TILE, REPAIR EXISTING HANDRAIL AND LADDER.
	3/20/2009	3/20/2009	\$0	Commercial	RECEIVED "CO"
09-0647	3/3/2009	3/20/2009	\$100	Commercial	UP-GRADE PERMIT #07-1310 FOR FINAL INSPECTION
08-4062	11/3/2008	5/6/2010	\$3,500	Commercial	REPLACED CRACKED AND DAMAGED PAVERS AT POOL
07-0533	2/9/2007	9/27/2007	\$1,000	Commercial	POUR 6" SLAB 12'x15'
06-0230	1/17/2006	7/26/2006	\$700	Commercial	PATCH CONCRETE CRACKS & STUCCO
03-0598	3/14/2003	5/15/2004	\$1,000	Commercial	GREASE TRAP
0202258	9/5/2002	9/5/2002	\$1		CHANGE OF USE
02-2045	7/25/2002	9/5/2002	\$300	Commercial	PLUMBING
0101497	4/5/2002	12/31/2001	\$2,000	Commercial	FINISH WORK UNFINISHED
0200384	2/15/2002	9/5/2002	\$21,700	Commercial	DIVIDE GARAGE=SBF/STORE
0102078	5/25/2001	12/31/2001	\$1		85 UNDERGROUND SPRINKLERS
0101959	5/15/2001	12/31/2001	\$4,000	Commercial	22 NEW NEW FIXTURES
0101940	5/14/2001	12/31/2001	\$1		INSTALL FIRE ALARM
9903398	9/29/1999	11/3/1999	\$1,000	Commercial	ELECTRICAL UPGRADE
9901693	5/17/1999	11/3/1999	\$800	Commercial	SECURITY ALARM
9802286	7/21/1998	11/3/1999	\$9,300	Commercial	6 MORE A/C UNITS
9801496	5/13/1998	11/3/1999	\$9,800	Commercial	PLUMBING- 23 NEW FIXTURES

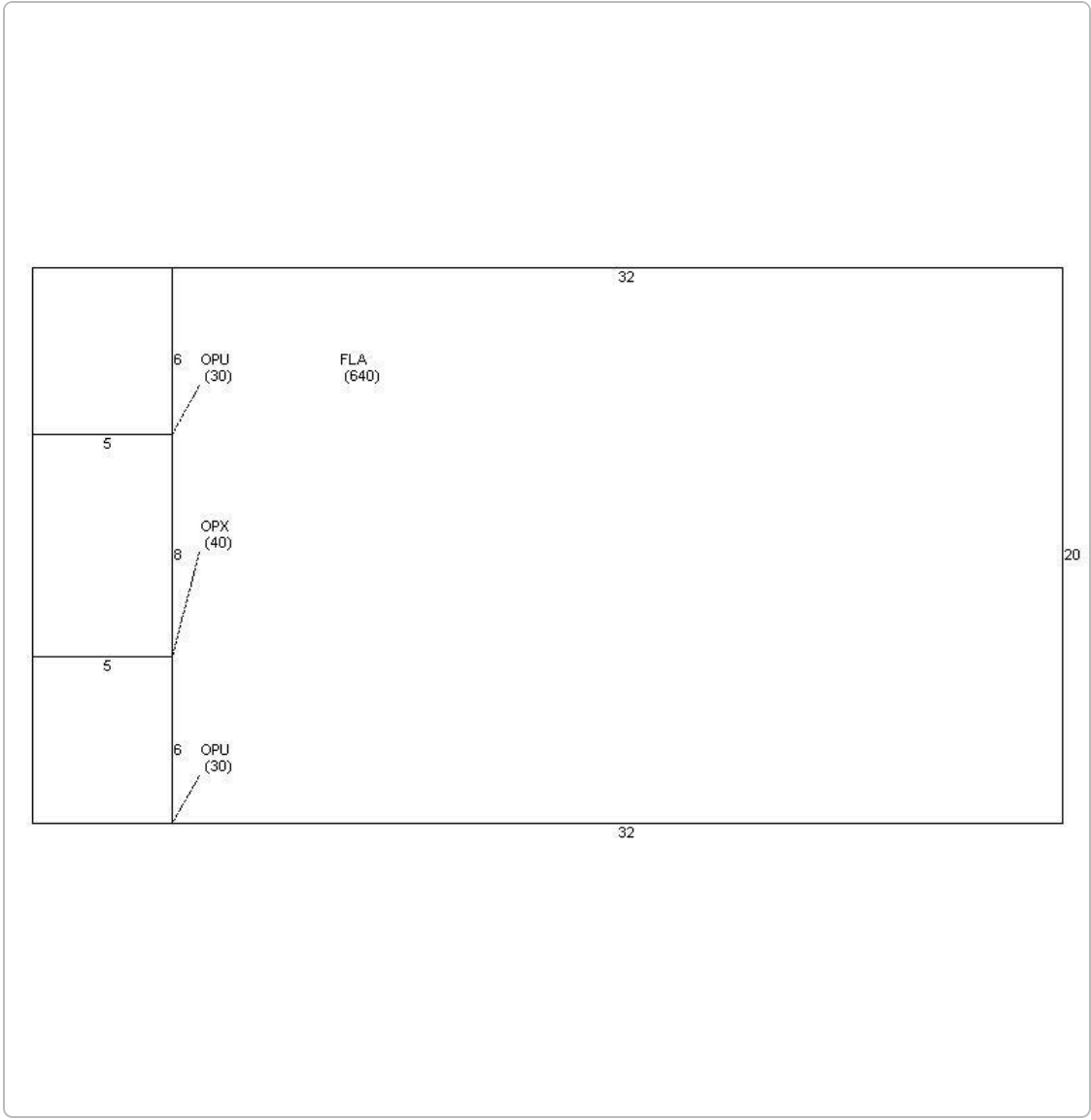
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9801465	5/8/1998	11/3/1999	\$8,000	Commercial	ELECTRICAL
9801401	5/5/1998	11/3/1999	\$8,000	Commercial	CONVERT STORAGE TO BTHRMS
9800122	5/1/1998	11/3/1999	\$32,000	Commercial	INTERIOR RENOVATIONS
9800120	4/9/1998	11/3/1999	\$40,000	Commercial	2 BDRMS & 2 BTHRMS
9800653	3/10/1998	11/3/1999	\$36,000	Commercial	INSTALL 11 A/C UNITS
9800080	1/9/1998	11/3/1999	\$8,000	Commercial	RUBBER ROOF
9704323	12/23/1997	11/3/1999	\$49,500	Residential	ELEC- (EXIT&EMERG LIGHTS)
9704148	12/9/1997	11/3/1999	\$8,000	Commercial	ROOF REPAIR, GARAGE
9704104	12/4/1997	11/3/1999	\$16,000	Residential	PLUMBING, 38 NEW FIXTURES
9703976	11/21/1997	11/3/1999	\$1,500	Commercial	ROOF REPAIR
9703808	11/6/1997	11/3/1999	\$40,840	Residential	SPRINKLER HEADS
9702149	10/31/1997	11/3/1999	\$150,000	Residential	TOTAL RENOVATION
9701613	6/26/1997	11/3/1999	\$22,000	Commercial	RIP-RAP THE SEAWALL
9702018	6/26/1997	11/13/1999	\$50,450	Commercial	20 X45 POOL
9701271	4/23/1997	11/3/1999	\$30,000	Residential	RE-PAINT ROOF
9700955	4/14/1997	11/3/1999	\$20,000	Residential	COMMERICAL GAZEBO W/BAR
9700837	4/3/1997	11/3/1999	\$15,000	Residential	DEMOLISH ENTRANCEWAY
9700865	3/21/1997	11/3/1999	\$4,000	Residential	ELECTRICAL
9700514	3/2/1997	11/3/1999	\$2,000	Residential	REMOVE SIDING ON GUESTHOU
9604723	12/10/1996	11/3/1999	\$25,000	Residential	RENOVATION
	1/1/1900		\$0		COMMERCIAL POOL REPAIR 130 L.F. RESURFACE, REPLACE STEPS TILE, REPAIR EXISTING HANDRAIL & LADDER

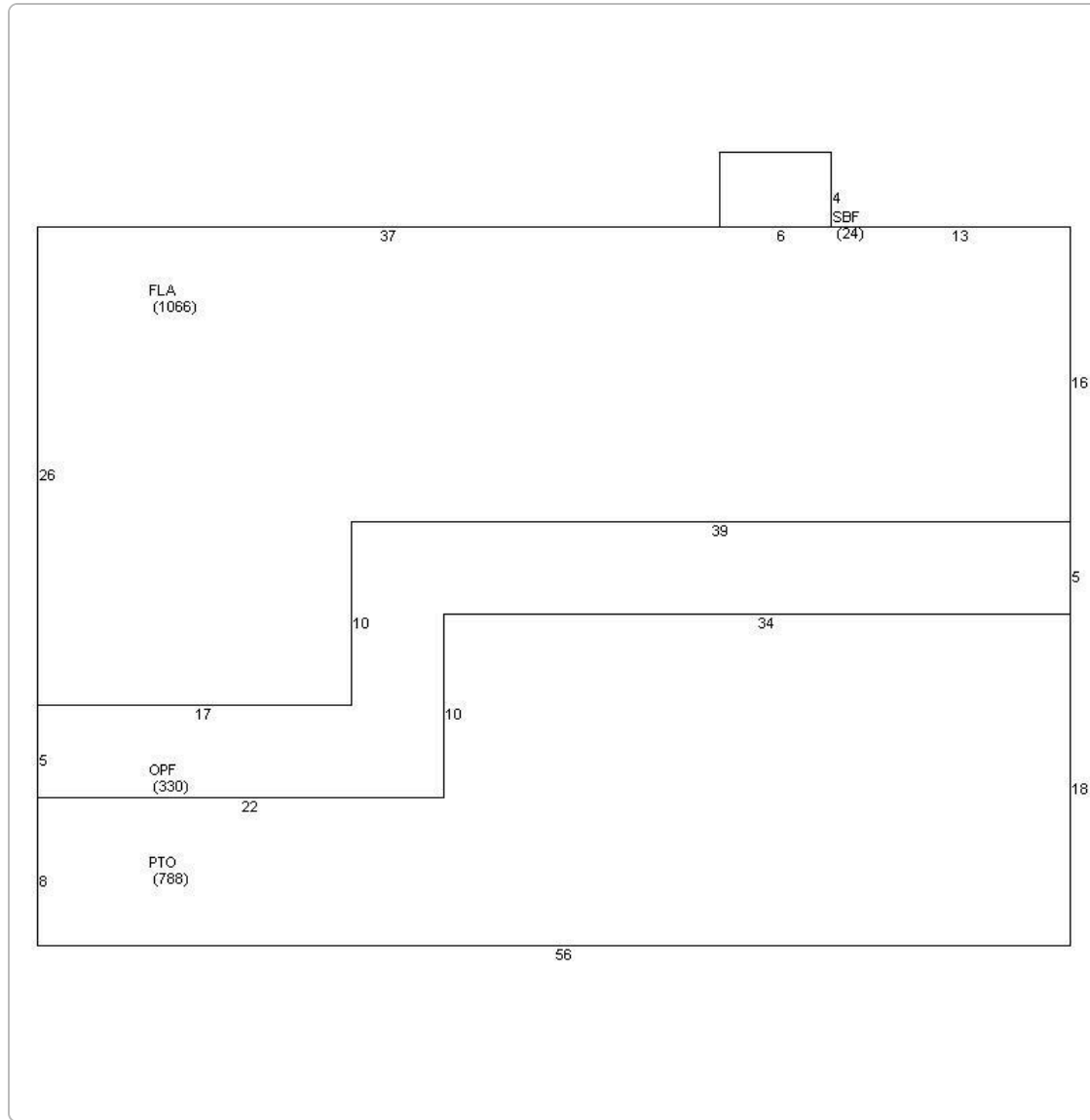
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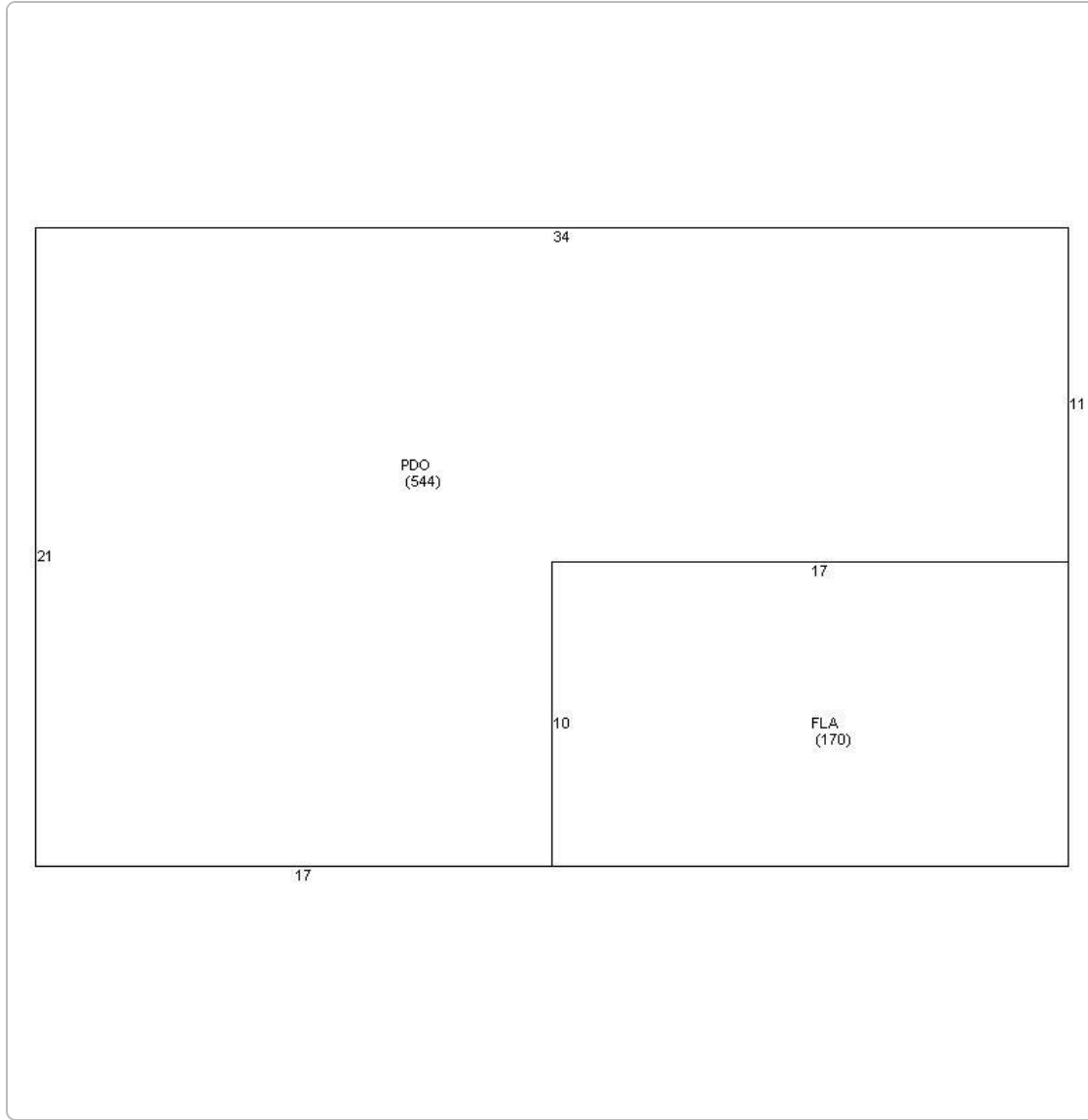
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Sketches (click to enlarge)









Photos



Map



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