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## Historic Architectural Review Commission Staff Report for Item 6

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** February 28, 2017

**Applicant:** Luigi Vaccaro, Key West Trim Works

**Application Number:** H16-01-0378

**Address:** #201 William Street

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### Description of Work:

After-the-fact: Installation of ~~iron~~ steel sculptures at stairway. Art in Public Places project.

### Site Facts:

The building at 201 William Street is not listed in the surveys, and the 1962 Sanborn map shows the property as a vacant lot. According to the Monroe County Property Appraiser, the building was constructed in 1970. In 2014 and 2015, the building underwent extensive renovation as it was converted into a brewery. The location of the proposed artwork is on a newly constructed exterior staircase.

### Guidelines Cited on Review:

2013 HARC Guidelines for Additions (pages 36-37), specifically guidelines 2 through 8.

### Staff Analysis

The Certificate of Appropriateness in review is for the installation of four steel panels at the newly constructed exterior staircase. Created by artist, Ryan Stimers, who works with medium such as wires and steel to create sculptures. Each panel has a different theme, all tied to elements of Key West: turtles, fish and beach scenery, a train engine to be reminiscent of Flagler's railroad, and chickens.

### **Consistency with Guidelines**

There are no specific guidelines for the review of artwork. Technically this is an addition/alteration to a structure. This application was submitted under the old guidelines for additions and alterations, which state that additions and alterations may be reviewed more liberally on non-contributing buildings which lack architectural distinction. The location of the artwork is on a newly constructed addition to a non-historic building.

It is also important to analyze how this artwork will impact the historic district. Since this steel sculpture has been installed on new structure that is located between many non-contributing structures – The Marker (built c.2014), Schooner Wharf (built in 1955), and 725 Caroline (built c.1969), the installation of this art has little effect on any contributing buildings. Staff believes that the scale, mass, materials, and form of the sculpture will not have an adverse effect on the surrounding urban context.

# APPLICATION

Bldg +

COMBINATION APPLICATION; FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 16-01-378		BUILDING PERMIT NUMBER 16-1109		INITIALS & DATE BJS/11/16
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

201 William Street

# OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

City of Key West

PHONE NUMBER

305-809-3950

OWNER'S MAILING ADDRESS:

Waterfront Blending LLC

EMAIL

TropicalSoup1@gmail.com

201 W. 11.9th Street Key West FL. 33040

CONTRACTOR COMPANY NAME:

Ryan Stears

PHONE NUMBER

305-731-9972

CONTRACTOR'S CONTACT PERSON:

Luigi Vannucci

EMAIL

tropicalsoup1@gmail.com

ARCHITECT / ENGINEER'S NAME:

Ryan Stears

PHONE NUMBER

305-879-6377

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

keywesttrimworks@gethotmail.com

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_ YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

6500.00

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.

PROJECT TYPE: \_\_\_ ONE OR TWO FAMILY \_\_\_ MULTI-FAMILY  COMMERCIAL \_\_\_ NEW \_\_\_ REMODEL  
 \_\_\_ CHANGE OF USE / OCCUPANCY \_\_\_ ADDITION \_\_\_ SIGNAGE \_\_\_ WITHIN FLOOD ZONE \_\_\_  
 \_\_\_ DEMOLITION \_\_\_ SITE WORK \_\_\_ INTERIOR \_\_\_ EXTERIOR \_\_\_ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

See Attached.

Installation of Iron Sculptures at Stairway.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Joseph Valsich	QUALIFIER PRINT NAME:
OWNER SIGNATURE: 	QUALIFIER SIGNATURE:
Notary Signature as to owner: 	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ___ DAY OF ___, 20__.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS ___ DAY OF ___, 20__.
Personally known or produced ___ as identification.	Personally known or produced ___ as identification.

14142/0819 012



After-the-Fact

Rwoffice@gmail.com



**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW  
 SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Panel put in concrete Skivall	NONE	IRON

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Oper: KEYMBLD Type: BF Drawer: 1  
 Date: 3/17/16 50 Receipt no: 12459  
 2016 1000378  
 PT \* BUILDING PERMITS-NEW  
 1.00 @50.00  
 Trans number: 3078826  
 CK CHECK 2722 \$50.00  
 Trans date: 3/17/16 Time: 13:13:05

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

Ryan Stimers

The 4 steel panels which form the installation are divided into 4 themes. The goal of each is to articulate and reflect the concepts which form the identity of the bight and to express the character of the brewery. And to express and reinvent these concepts beautifully and in an entertaining way.

The left most panel is composed of turtles viewed from above as if in a turtle kraal, along with the words Key West. The words are there to give a photo opportunity. The turtles flippers are animated by a hand wheel that visitors can turn. It will cause the flippers to move up and down.

The central and largest panel is composed of fish on the lower part and the upper part consists of people having a small party on the beach. The tarpon, placed lower down, are meant to reinforce the visitors experience of seeing the tarpon as they walk by the water. The happy people are meant to show the night life at the brewery and the other bars in the area, it's shown in a natural setting which seems vintage and slightly nostalgic. It's also a nod to the history of Caroline Street. The scene changes from day to night when a hidden wheel is rotated. The image of a fire appears, the sun turns to a moon and stars appear.

The panel on the right on top has the engine from Flagler's railroad. In making his designs for this piece the artist went to visit the actual engine which once traveled the Florida Keys and also used the wonderful photo archives made by the town historian.

The final panel has a whimsical chicken and the artists' signature.

## Ryan Stimers bio:

For over 25 years Ryan Stimers has made a career out of making three dimensional wire Sculpture. He creates table top sized sculptures using only a pair of pliers, these are sold in art and craft fairs. At live events the artist is able to bend and twist wire, in minutes, into the shapes of anything the guests challenge him with. Over those years, the artists estimates that he has bent over 75 miles of wire into tens of thousands of sculptures. In addition to small sculptures, the artist creates sculptures from thick steel which stand many feet tall. These are made in the same style but with a radically different process, which combines elements of welding and blacksmithing. Using a custom made torch which shoots both fire and water, The metal is heated until it is red hot and it is then bent it into tight curves and angles. Large curves are formed using arm strength and some strong levers.

Ryan has studied mechanical engineering at northeastern university in Boston, graduating Magna Cum laude. He first came to the Florida keys in 2000, and made it is his permanent home in 2004, He primarily sells his sculptures at the Mallory Square Sunset Celebration. His larger sculptures have been sold privately in addition to being featured in Sculpture Key West for a number of years. He was also commissioned to build a fence which lines the pond in the back of the croissant's de France building.



Custom Art Commission Contract

This Agreement is made the 12 day of March (month), 2015 (year), by & between:

(The Artist) Name: Ryan Stimers  
Address: 5 Lopez Lane Key West FL  
Phone: 305-393-4490 Email: orders@Twistedanimals.com  
And

(The Client) Company Name: The Waterfront Brewery  
Address: 201 William Kw FL 33040  
Phone: 305-849-4930 Email: LSH-1275@yahoo.com

Agreement between Artist & Client as follows:

- 1. The Artwork:** Client is commissioning artist, Ryan Stimers to design and construct 4 panels made from welded and bent steel bars to be installed into the spiral staircase on the outside of the waterfront brewery. The material shall be stainless steel painted black using standard metal paint and primer.
- 2. The Concept:** The Artist will create themes that reflect the cultural identity of the area it shall have an upbeat and fun style. An initial concept drawing is attached as a guideline. The design of the piece will change during the construction and written updates will be sent periodically. To make sure all parties are aware of changes.
- 3. Installation** Artist will Supervise or aid in installation and may need advise from the architect and construction managers as to how to anchor the panels. The fees for this advice will be billed to the client. He may also need help with the Lifting during installation.
- 4 Payment Amount:** The artist and client agree upon \$6,500.00 USD selling price. Client will pay any taxes due. This payment covers the expenses to the artist (Supplies and payments to 3<sup>rd</sup> parties) and labor costs.
- 5. Payment Schedule:** Artist will present a design of the sculpture and upon acceptance a deposit of 1/3 of the purchase price will be due. 2/3<sup>rd</sup> of the purchase prices will be due on completed construction of the sculpture and the balance due upon delivery or installation of the sculpture)
- 6. Copyright:** The artist shares with the client the copyright to all works created by Artist for this project, including all reproduction rights and the right to claim statutory copyright.
- 7. Maintenance:** If the artist is still working in Key West, the artist will provide maintenance on the integrity of the sculpture i.e. a weld breaks. for a period of 5 years after the completion of the commission Labor shall be free of charge, supplies will be paid for by the Client. This labor shall be at the direction of the client who shall become solely responsible for the condition of the piece.
- 8. Termination of contract** if the client chooses to terminate the contract the artist will keep the

deposit made by the client. In addition, if the expenses to the artist exceed the deposit the client must pay the balance and will receive the materials. If a percentage of the artwork has been completed the client is obligated to purchase the portion that has been completed. The cost shall be equal to, the percentage of the work which is completed, multiplied by the labor cost. Once this is completed this contract shall become null & void and the Artist shall have no further legal recourse against the client.

**9. If, due to death, sudden incapacitating illness, accident or other unforeseeable circumstances and/or acts of God** if the artist cannot finish the project he shall not retain payment for his labor, all payments to the artist shall be refunded to the client minus the expenses to the artist. The completed portion of the work shall be made available to the Client for purchase; the client has no obligation to buy the sculpture. The price shall be negotiated by the parties. Once this is completed this contract shall become null & void and the client shall have no further legal recourse against the artist.

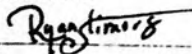
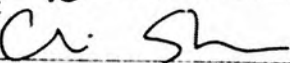
**ENTIRE AGREEMENT.** This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties

**AMENDMENT.** This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.

**SEVERABILITY.** If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

This contract will be governed by the laws of Florida and any differences of understanding of the agreement will be resolved by mediation

*IN WITNESS WHEREOF* the Artist and Collector have executed the Agreement on the day & year written above.

Artist   
Client 

# PROPOSED DESIGN



# THE WATERFRONT BREWERY



ONE WAY  
TOW-AWAY ZONE





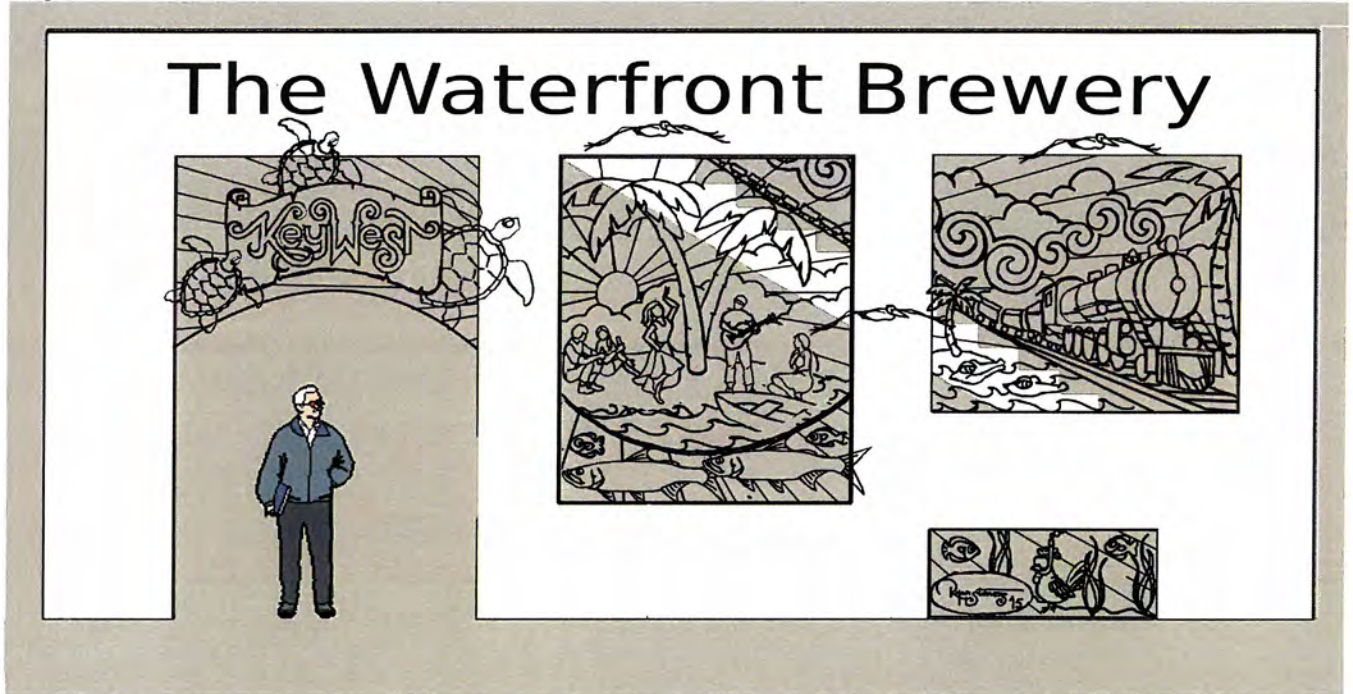
# THE WATERFRONT BREWERY

NO  
PARKING  
LOADING  
ZONE  
→  
TOW-AWAY  
ZONE





Day

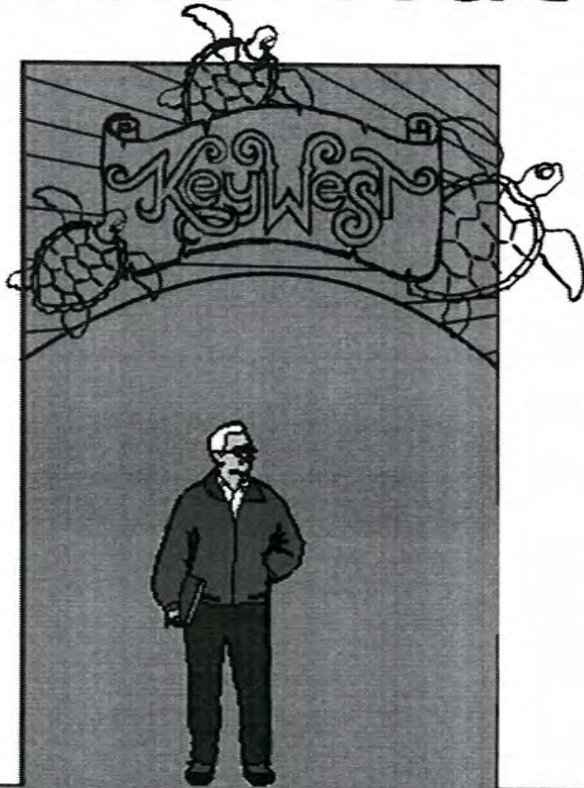


Night

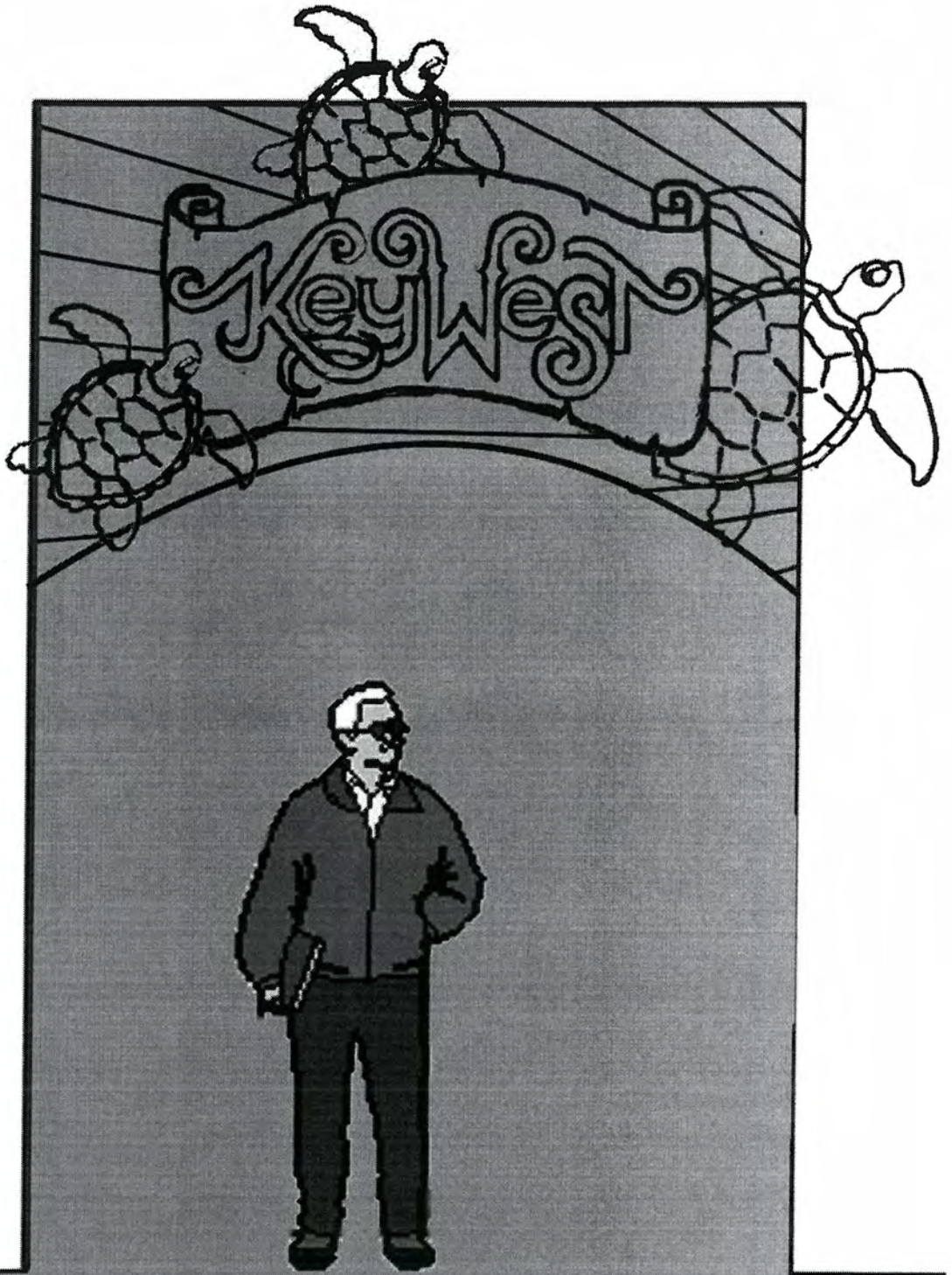




# The Waterfront Brewery















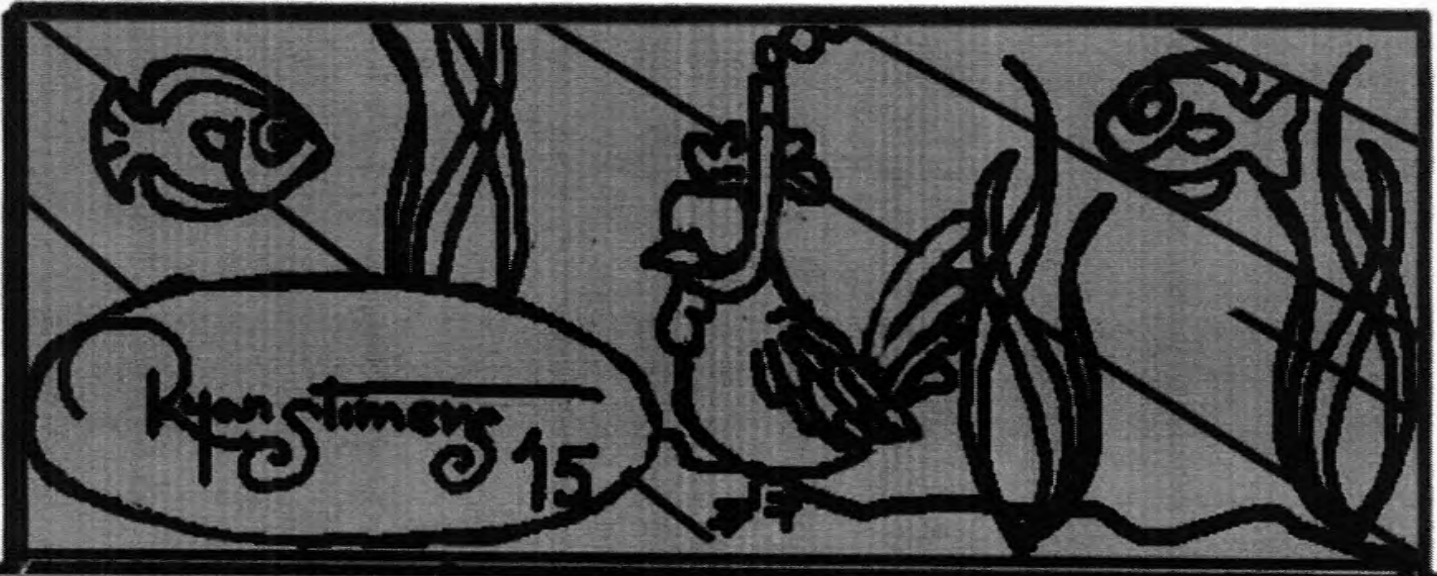




Photo by Ty Symroski, 1996. Monroe County Public Library.



# PROJECT PHOTOS



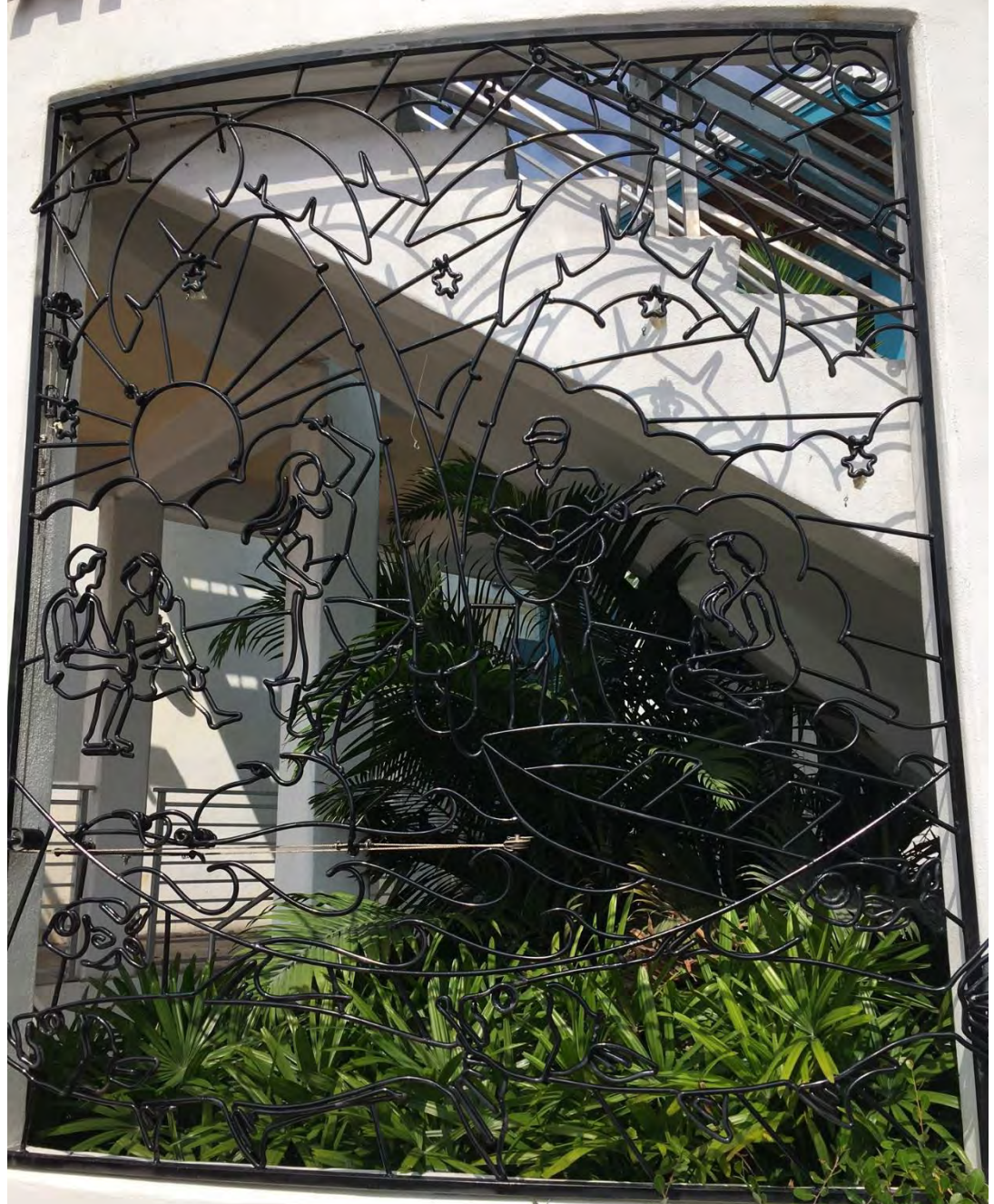
# THE WATERFRONT BREWERY













THE WHARF













# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 28, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER-THE-FACT – INSTALLATION OF IRON SCULPTURES AT STAIRWAY. ART IN PUBLIC PLACES PROJECT.**

**FOR- #201 WILLIAM STREET**

**Applicant – Luigi Vaccaro**

**Application #H16-01-0378**

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

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION





**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 8818602 Parcel ID: 00072082-004200**

### Ownership Details

**Mailing Address:**

CITY OF KEY WEST  
PO BOX 1409  
KEY WEST, FL 33041-1409

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION

**Millage Group:** 12KW

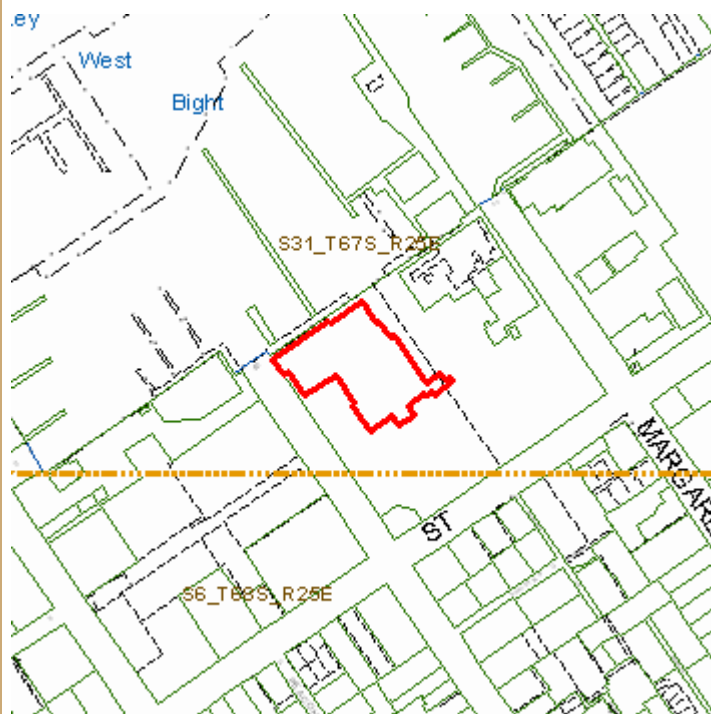
**Affordable Housing:** No

**Section-Township-Range:** 31-67-25

**Property Location:** 201 WILLIAM ST KEY WEST

**Legal Description:** KW PT LOT 2 SQR 10 (WATERFRONT BUILDING) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	180	348	25,140.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 1  
**Total Living Area:** 27610  
**Year Built:** 1970

### Building 1 Details

<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade</b> 400
<b>Effective Age</b> 21	<b>Perimeter</b> 666	<b>Depreciation %</b> 26
<b>Year Built</b> 1970	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 27,610
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	<b>Bedrooms</b> 0
Heat Src 1	Heat Src 2	

**Extra Features:**

<b>2 Fix Bath</b>	0	<b>Vacuum</b>	0
<b>3 Fix Bath</b>	0	<b>Garbage Disposal</b>	0
<b>4 Fix Bath</b>	0	<b>Compactor</b>	0
<b>5 Fix Bath</b>	0	<b>Security</b>	0
<b>6 Fix Bath</b>	0	<b>Intercom</b>	0
<b>7 Fix Bath</b>	0	<b>Fireplaces</b>	0
<b>Extra Fix</b>	48	<b>Dishwasher</b>	0





**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>OPX</u>		1	1992					60
2	<u>FLA</u>		2	1992					3,972
3	<u>OPF</u>		1	1992					135
4	<u>OPU</u>		1	1992					189
5	<u>FLA</u>		1	1992					7,316
6	<u>FLA</u>		2	1992					5,200
7	<u>FLA</u>		2	1992					1,880
8	<u>FLA</u>		1	1992					2,585
9	<u>FLA</u>		1	1992					2,850
10	<u>FLA</u>		3	1992					3,807
11	<u>CLP</u>		1	1992					570
12	<u>SBF</u>		1	1992					135
13	<u>ULP</u>		1	1992					1,703
14	<u>ULP</u>		1	1992					384
15	<u>OPU</u>		1	1994					2,418

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16454	1 STY STORE-B	100	Y	Y
	16455	OFF BLDG-1 STY-B	100	Y	Y
	16456	1 STY STORE-B	100	Y	Y
	16457	1 STY STORE-B	100	Y	Y

16458	1 STY STORE-B	100	Y	Y
16459	1 STY STORE-B	100	Y	Y
16460	1 STY STORE-B	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5672	C.B.S.	100

**Appraiser Notes**

6/12/04 THIS PARCEL WAS PREVIOUSLY ASSESSED WITH B.O'S FISH WAGON AND A PORTION OF THE CITY PARKING LOT. FOR THE 2004 TAX ROLL THIS PARCEL WILL ONLY BE FOR THE WATERFRONT BUILDING AND THE LAND WHICH IT SITS ON. LEASES ON WATERFRONT BUILDING : REEF RELIEF ELENA JONES STUDIO THE SAND DOLLAR KEY WEST ICE CREAM FACTORY GESLIN SAILS AND CANVAS WATERFRONT MARKET KEY WEST PROPERTIES ATM MACHINE/TIB BANK SCHOONER/APPLEDORE KEY WEST PACKET LINES/WOLF OFFICE SUNSET WATERSPORTS FORMERLY PART OF RE 68

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
54	07-5328	12/12/2007	03/15/2011	4,575	Commercial	REMOVE ALL NON-STRUCTURAL WALL AND CEILING COVERING
	12-838	03/19/2012	10/20/2012	220,000		8cf OF SLAB & STAIR DELAMINATION, 110cf BEAM LINTEL & SILL DELAMINATION, 232cf OF COLUMN DELAMINATION, 773cf OF EPOXY INJECTION CRACK REPAIR, R&R 10 WINDOWS PER PLAN,R&R 5 EXTERIOR DOORS
	14-0590	04/10/2014		1,500	Commercial	REMOVE AND REPLACE DAMAGED V-CRIMP AND FASCIA.
	14-0895	06/02/2014		400	Commercial	EXTEND DOCK
	14-2350	06/02/2014		400	Commercial	EXTEND DOCK
	13-3592	10/31/2013		610,000	Commercial	PHASE II- WATERFRONT BREWERY. BUILD OUT, EXTERIOR DECK.
	13-1546	10/18/2013		118,000	Commercial	REVISION: TO REROUGH AND SET THE FOLLOWING FIXTURES 7 EXISTING TOILETS 6 NEW; 1 EXISTING LAVS 7 NEW; 2 NEW DRINKING FOUNTAINS, 2 EXISTING HAND SINK 4 NEW, 1 EXISTING THREE COMP SINK 2 NEW; 1 EXISTING MOP SINK; 9 EXISTING FLOOR DRAIN, 5 EXISTING FLOOR SINKS
	14-2817	06/10/2014		81,475	Commercial	ROOFING
	13-3592	12/29/2014		810,000		REVISION #2 INSTALL FRAMING FOR ROLL UP DOOR, # 3 REMOVAL OF CMU AND INSTALL DOOR
	13-3592	12/04/2014		610,000		ADD OFFICE BY ENTRY 1, RELOCATE NORTH WALL ON 1ST FLOOR KITCHEN ELEVATOR SHAFT WITH ADJ. ADD STRUCTURAL WALL BY ELEVATOR SHAFT STAIR TERRACE DECK FRAMING CHANGE FROM ALLUMINUM TO STEEL ADD SUPPORT COLUMNS TO 2ND FLOOR
	14-3584	08/27/2014		18,000		ICE CREAM SHOP BUILD OUT NEW DRYWALL REDO CONCRETE FLOOR NEW CEILING
54	15-1257	04/13/2015	05/01/2015	4,800	Commercial	REMOVE OLD AND INSTALL NEW RHEEM AIR HANDLER (A/C SYSTEM) WITH DUCT WORK PER DRAWINGS.
	15-2913	07/30/2015		12,600	Commercial	INSTALL 1400SF METAL ROOFING
1	B952970	09/01/1995	12/01/1995	45,000	Commercial	EXCAVATE/REPLCE FUEL LINE
2	B953750	11/01/1995	12/01/1995	4,000	Commercial	INSTALL DRYWALL,DROP CEIL



4	9602359	06/01/1996	12/01/1996	2,700,000	Commercial	RENOVATIONS
5	9602374	06/01/1996	12/01/1996	600,000	Commercial	ELECTRIC
6	9602375	06/01/1996	12/01/1996	300,000	Commercial	PLUMBING
7	9602367	06/01/1996	12/01/1996	5,400	Commercial	ROOF
8	9603488	08/01/1996	12/01/1996	4,300	Commercial	PLUMBING
3	9601197	03/01/1996	12/01/1996	20,000	Commercial	RENOVATIONS
9	9700348	02/01/1997	12/01/1997	20,000	Commercial	PLUMBING
10	9700366	02/01/1997	12/01/1997	67,943	Commercial	PLUMBING
11	9701110	04/01/1997	12/01/1997	8,000	Commercial	ELECTRIC
12	9701282	04/01/1997	12/01/1997	1,425	Commercial	PLUMBING
13	9701286	04/01/1997	12/01/1997	1,400	Commercial	PLUMBING
14	9701720	05/01/1997	12/01/1997	1,000	Commercial	ELECTRICAL
15	9702724	08/01/1997	12/01/1997	7,600	Commercial	ROOF
16	9702837	08/01/1997	12/01/1997	2,500	Commercial	STAGE
17	9702754	08/01/1997	12/01/1997	2,500	Commercial	REMODEL TICKET BOOTH
18	9702913	08/01/1997	12/01/1997	4,000	Commercial	HOOD & FANS
19	9703220	09/01/1997	12/01/1997	3,254	Commercial	ROOF
20	9703290	09/01/1997	12/01/1997	1,100	Commercial	ELECTRICAL
21	9703304	09/01/1997	12/01/1997	1,850	Commercial	MECHANICAL
22	9703067	09/01/1997	12/01/1997	4,200	Commercial	REPLACE A/C SYSTEM
23	9703758	11/01/1997	12/01/1997	9,000	Commercial	ELECTRICAL
24	9703768	12/01/1997	12/01/1997	2,700	Commercial	NEW FENCE
25	9702539	12/01/1997	12/01/1997	144,540	Commercial	NEW FIRE SYSTEM
26	9704086	12/01/1997	12/01/1997	25,000	Commercial	16 REEFERS
27	9704266	12/19/1997	12/31/1998	101,363	Commercial	INTERIOR RENOVATIONS
28	9800118	04/14/1998	07/02/1998	55,000	Commercial	FIRE SYSTEM
29	9901125	01/10/2000	07/12/2000	5,000	Commercial	ELECTRICAL
30	0000140	01/14/2000	07/12/2000	2,500	Commercial	ELECTRICAL
31	0000772	03/27/2000	07/12/2000	460	Commercial	ELECTRICAL
32	0001022	04/26/2000	07/12/2000	1	Commercial	INSTALL 40 BOAT PUMPOUTS
33	0001022	04/27/2000	07/12/2000	1	Commercial	ELECTRICAL FOR PUMPOUTS
34	0001563	06/08/2000	07/12/2000	1,800	Commercial	CHANGEOUT AC
36	0102759	10/01/2001	11/29/2001	12,000	Commercial	INTERIOR REMODELING
35	0101607	09/13/2001	11/29/2001	20,000	Commercial	AWNINGS
37	0103368	10/12/2001	11/07/2002	1,000	Commercial	WALL REPAIRS
38	01-4037	12/21/2001	11/07/2002	1,500	Commercial	AWNING LIGHT
39	01-4043	12/28/2001	11/07/2002	3,500	Commercial	INSTALL 1(2.5) TON A/C
40	02-0089	01/15/2002	11/07/2002	1,500	Commercial	EXHAUST FAN
41	02-0347	02/13/2002	11/07/2002	200	Commercial	SECURITY SYSTEM
42	02-0626	03/21/2002	11/07/2002	4,000	Commercial	INSTALL TEMP.ELEC
43	02-0844	04/30/2002	11/07/2002	1,000	Commercial	FINISH HOOD WK.
44	02-1154	05/10/2002	11/07/2002	1,000	Commercial	INSTALL HVAV EQUIP.

45	02-1630	06/21/2002	11/07/2002	1,800	Commercial	INTERIOR RENOVATIONS
46	02-1630	07/01/2002	11/07/2002	3,800	Commercial	TRACK LIGHTING
47	02-3453	01/08/2003	12/02/2004	2,000	Commercial	TEMP.TENT-30 DAYS
48	03-3939	01/15/2004	12/02/2004	800	Commercial	INSTALL ROOFING
50	05-0105	01/13/2005	12/31/2005	800	Commercial	TEMPORY SERVICE & LIGHTS
49	04-0938	03/26/2004	12/02/2004	7,000	Commercial	MURAL LIGHTS
51	05-4676	11/02/2005	12/31/2005	499	Commercial	HURRICANE WILMA DAMAGE MAINTENANCEOF ROOF
52	06-0141	01/11/2006	03/15/2011	2,000	Commercial	INSTALL TEMPOARY SERVICE & LIGHTS
53	06-6826	12/29/2006	03/15/2011	2,000	Commercial	INSTALL TEMP.,200AMP AND LIGHTS FOR RACR WEEL AT B.O. CHUCK WAGON
	0800000544	03/04/2008	03/15/2011	500	Commercial	2 NEW PROPANE TANKS WITH APPROVED SLAB
54	10-00000003	12/12/2009	03/15/2011	9,780	Commercial	TEMPORARY TENTS FOR SAILBOAT RACES
	10-00000140	01/15/2010	03/15/2011	2,000	Commercial	INSTALL TEMPORARY ELECTRIC HOOKUP FOR TWO OFFICE TRAILERS, MAIN EVENT TENT, AND VENDOR TENTS

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	3,888,374	0	1,670,905	5,559,279	5,559,279	0	5,559,279
2015	4,046,011	0	1,670,905	5,716,916	5,716,916	0	5,716,916
2014	4,046,011	0	1,670,905	5,716,916	5,716,916	0	5,716,916
2013	4,046,011	0	1,670,905	5,716,916	5,716,916	0	5,716,916
2012	4,046,011	0	1,670,905	5,716,916	5,716,916	0	5,716,916
2011	4,256,193	0	1,670,905	5,927,098	5,927,098	0	5,927,098
2010	4,256,193	0	1,682,205	5,938,398	5,938,398	0	5,938,398
2009	4,466,375	0	2,137,704	6,604,079	6,604,079	0	6,604,079
2008	4,466,375	0	4,022,400	8,488,775	8,488,775	0	8,488,775
2007	3,074,922	0	4,022,400	7,097,322	7,097,322	0	7,097,322
2006	3,147,273	0	4,022,400	7,169,673	7,169,673	0	7,169,673
2005	3,147,273	0	3,771,000	6,918,273	6,918,273	0	6,918,273
2004	2,447,882	0	2,815,680	5,263,562	5,263,562	0	5,263,562
2003	2,913,324	75,886	4,305,000	7,294,210	7,294,210	1,750,610	5,543,600
2002	2,913,296	78,830	3,042,200	6,034,326	6,034,326	1,448,238	4,586,088
2001	2,913,296	82,111	3,042,200	6,037,607	6,037,607	1,449,026	4,588,581
2000	2,132,902	47,989	1,836,800	4,017,691	4,017,691	964,246	3,053,445
1999	2,131,308	49,834	1,469,440	3,650,582	3,650,582	876,140	2,774,442
1998	1,156,201	51,432	1,469,440	2,677,073	2,677,073	642,497	2,034,576
1997	1,156,201	53,274	1,377,600	2,587,075	2,587,075	620,898	1,966,177
1996	1,051,092	29,738	1,377,600	2,458,430	2,458,430	688,360	1,770,070
1995	1,038,554	5,265	1,377,600	2,421,419	2,421,419	677,997	1,743,422



<b>1994</b>	1,043,245	5,392	1,377,600	2,426,237	2,426,237	679,346	1,746,891
<b>1993</b>	1,043,245	5,415	1,377,600	2,426,260	2,426,260	0	2,426,260

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 231,629 times.

Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176