



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa Silva, MSHP
Historic Preservation Planner

Meeting Date: January 23, 2023

Applicant: Pope-Scarborough Architects

Application Number: H2023-0053

Address: 1125 Duval Street

Description of Work:

Demolition of stairs.

Site Facts:

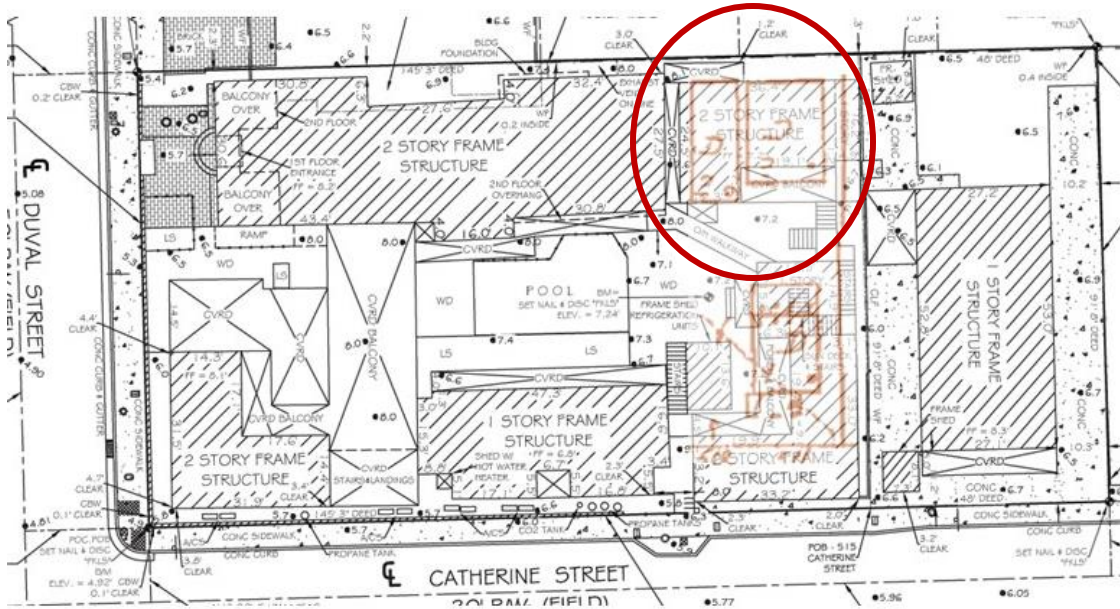
The site under review is known as La-Te-Da complex. The structure under review is located inside of the complex and not visible from the street and the historical address was 513 Catherine Street. The two-story frame vernacular structure was originally a two-story dwelling structure built between 1926 and 1948, a new two-story dwelling unit was attached on its east side between 1948 and 1962, as it can be observed from the Sanborn maps. Several alterations have been made to these two structures, including a west side addition, front, and side decks on second floor and an exterior staircase. Fenestrations have been altered in location and dimensions. The building houses 3 rooms and storage/ office area. The building is not listed in the Historic Architectural Survey.



Building under review circa 1965.



Current front elevation.



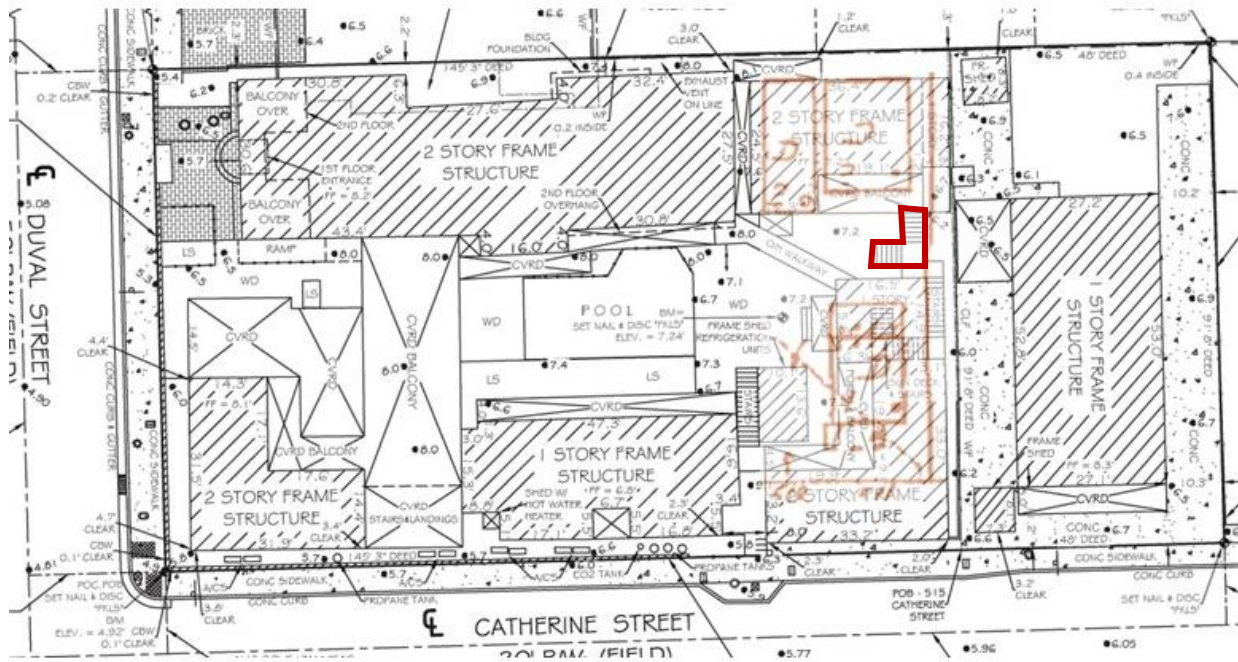
1962 Sanborn Map and Current Survey

Ordinances Cited on Review:

- Land Development Regulations Section 102-217 (3), demolition of non-contributing or non-historic structures.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of a non-historic exterior staircase. Schematic plans have been submitted for its replacement.



Exterior staircase proposed to be demolished marked in red.

It is staff's opinion that the request for demolition should be reviewed based on the demolition criteria under Chapter 102 Section 218 of the LDR's. The criteria state the following:

- (a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*
 - (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 criteria of section 102-125(1) through (9).*

This is not the case. The staircase under review not historic.

- (2) *For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

Staircase is not historic. If approved, construction plans will be reviewed by HARC staff for consistency with approved schematic plans.

(b) The historic architectural review commission shall not issue permits that would result in:

(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:

The exterior staircase is not historic and do not contribute to the historic character of the building or site.

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

The exterior staircase proposed to be demolished is not historic. The staircase is not a significant feature of the complex nor its historic context.

(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:

The exterior staircase is not a later addition that define the historic character of the site.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3):

It is staff's opinion that the exterior staircase under review will not qualify as a contributing element to the historic site in the near future.

In conclusion, staff recommends to the Commission the review of the requested demolition of non-historic exterior staircase as it is consistent with the criteria established in the LDR's. If approved this will be the first and only required reading.

APPLICATION

RECEIVED
 DEC 21 2023
 TK
 BY:

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # <i>HARC 2023-0053</i>	REVISION # <i>0053</i>	INITIAL & DATE <i>TK 12/21/23</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 LaTeDaFOH@aol.com
	Key West, FL 33040	
APPLICANT NAME:	Pope-Scarborough Architects	PHONE NUMBER 305-296-3611
APPLICANT'S ADDRESS:	610 White Street	EMAIL holly@p-s-architects.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 12/11/2023

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:	Hurricane hardening and repair to existing historic noncontributing building containing 4 transient units (one used as office space). Raise building 2'9". New aluminum impact doors and windows, new wood egress stair, repair siding and structural elements as necessary/required by code.
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

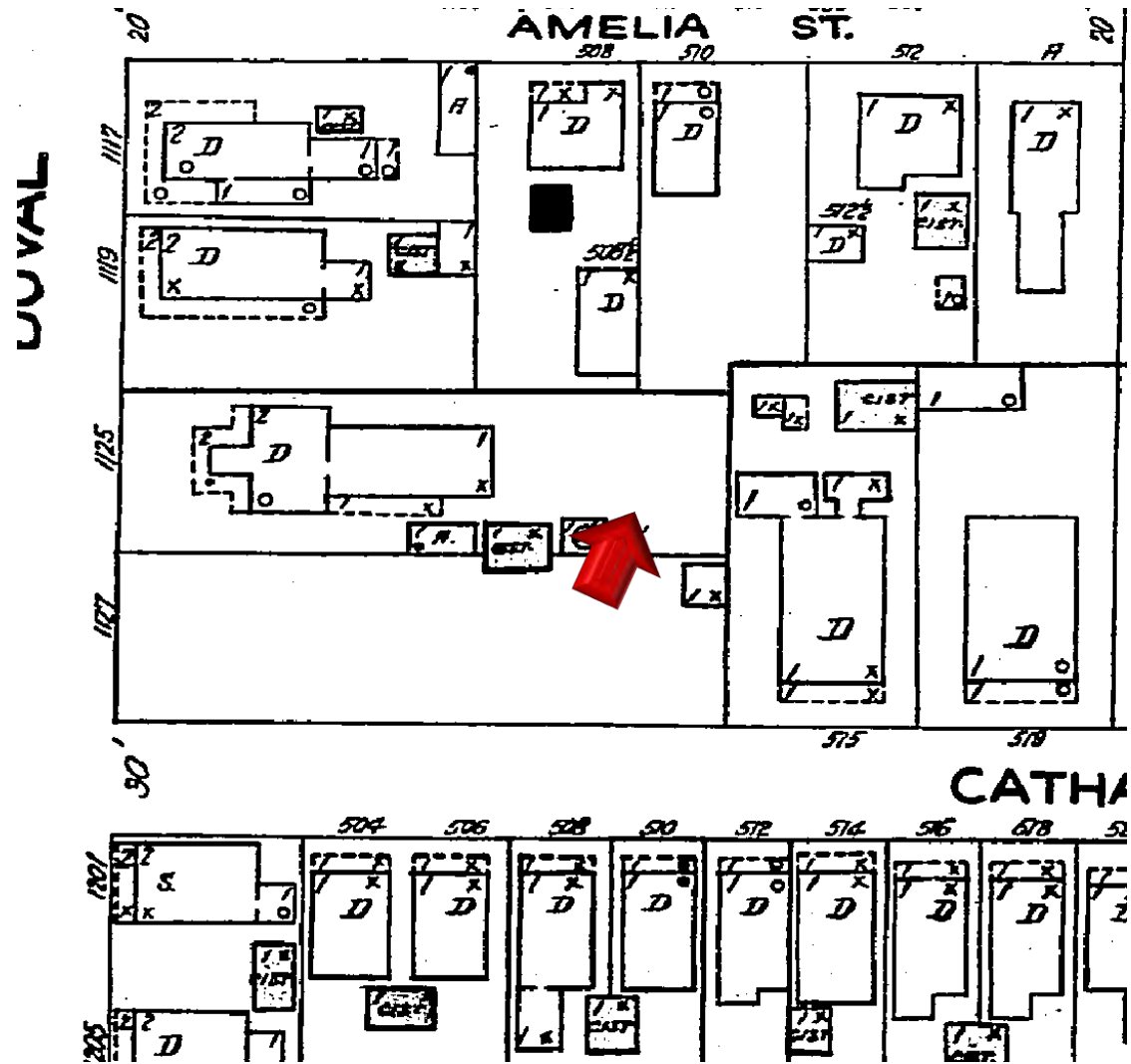
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): NA	
PAVERS: NA	FENCES: NA
DECKS: NA	PAINTING:
	Match existing
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
NA	NA
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Replace existing AC units in situ	NA

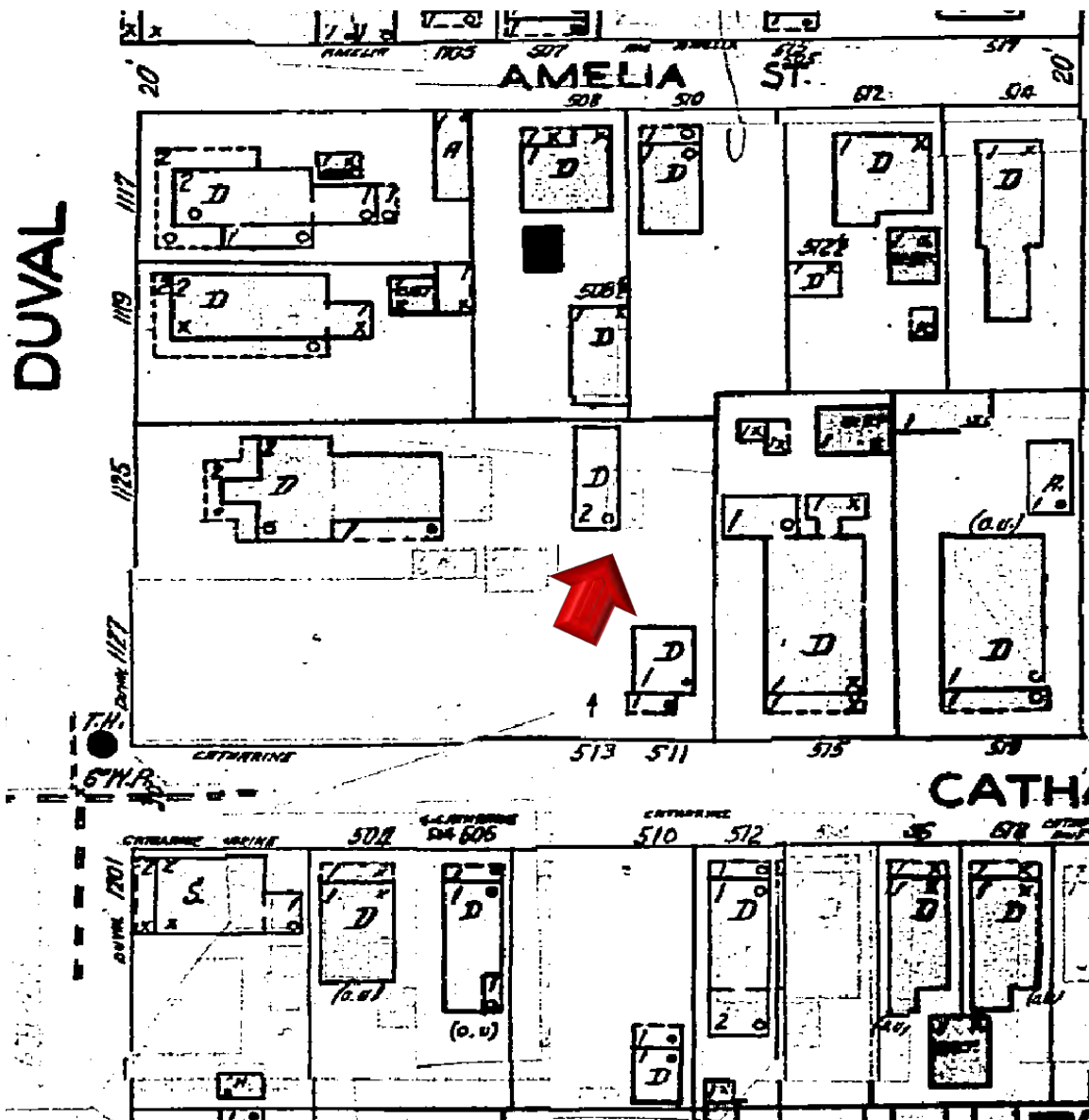
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input 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.

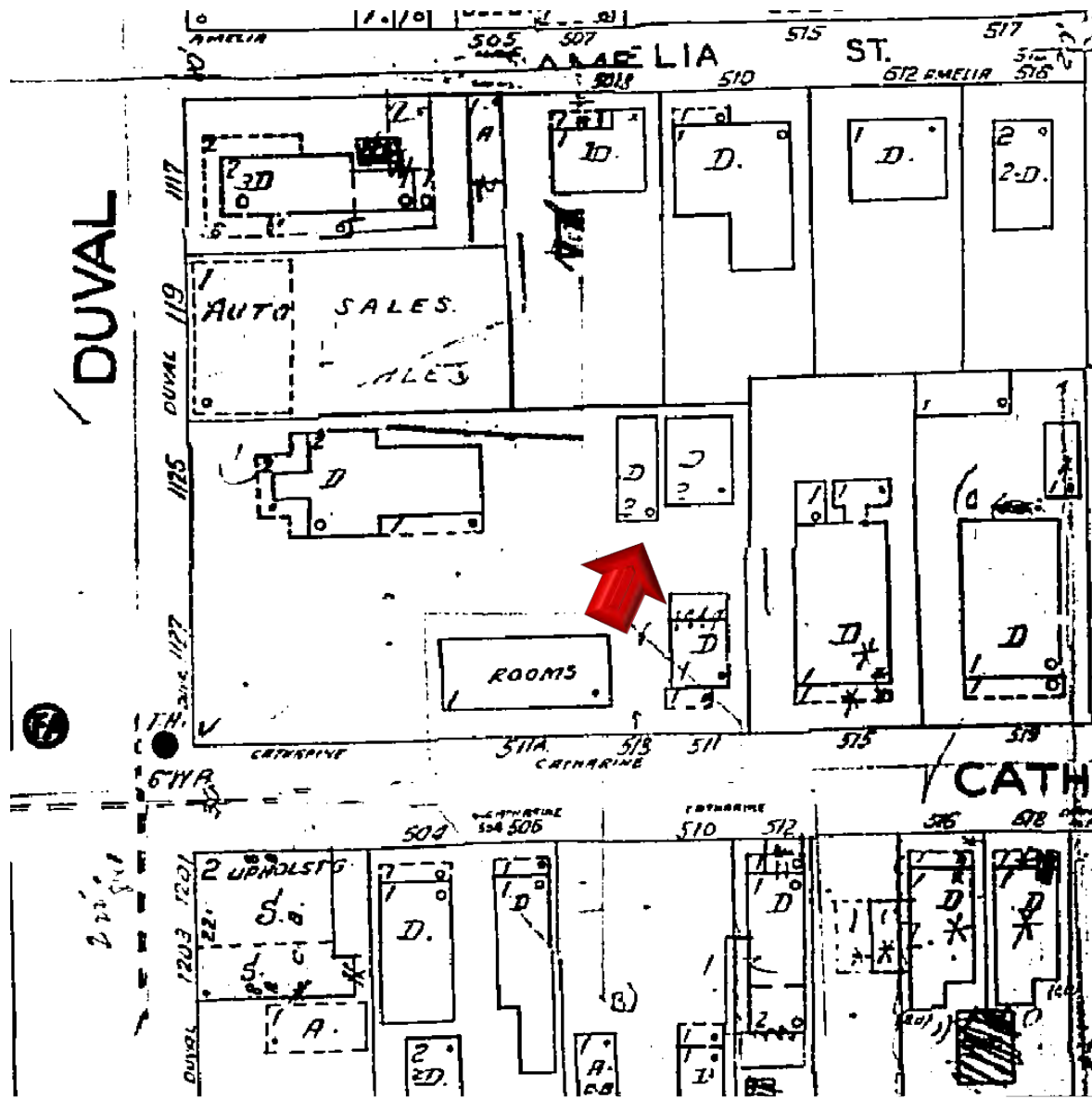
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



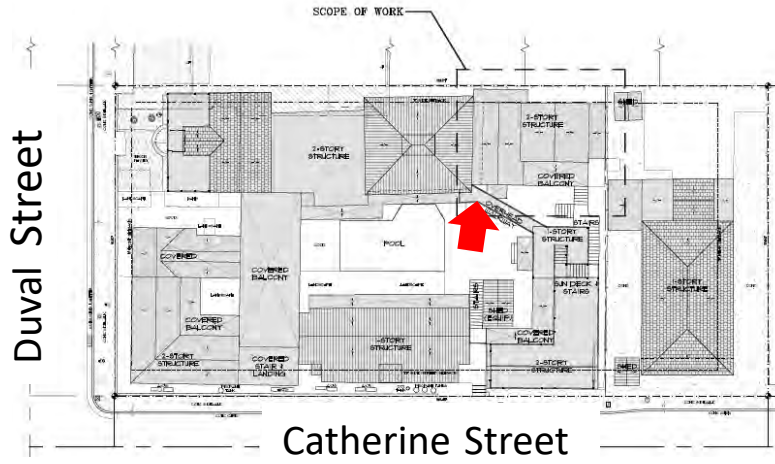
Building under review, historically known as 513 Catherine Street, circa 1965. Monroe County Library.



Building under review, historically known as 513 Catherine Street, circa 1965. Monroe County Library.

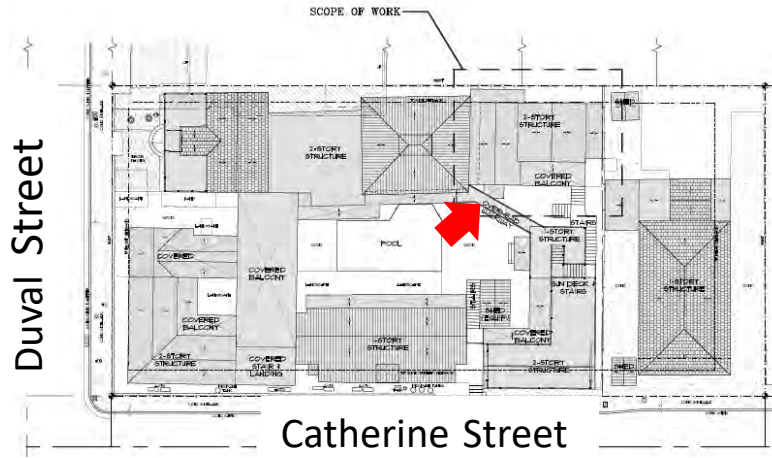
La Te Da

1125 Duval Street



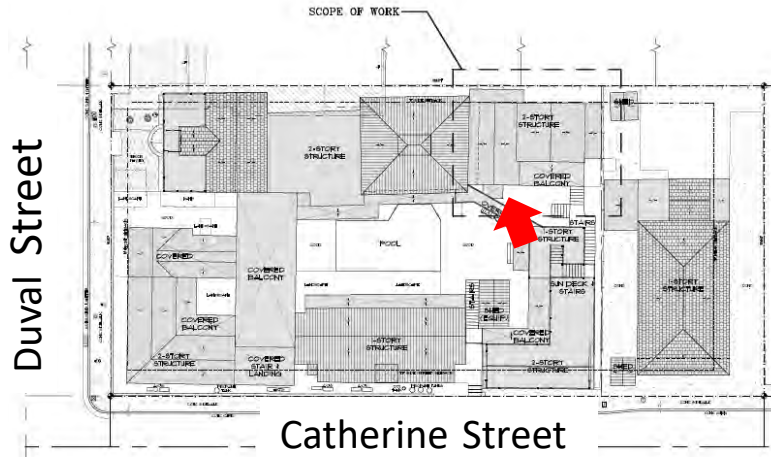
La Te Da

1125 Duval Street



La Te Da

1125 Duval Street



SURVEY

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

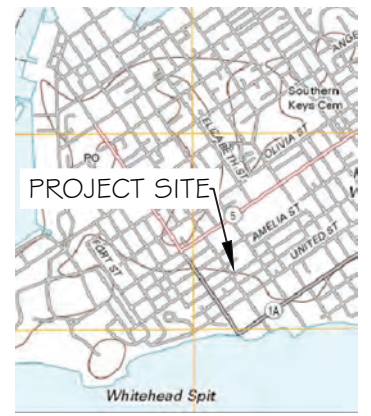
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

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-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

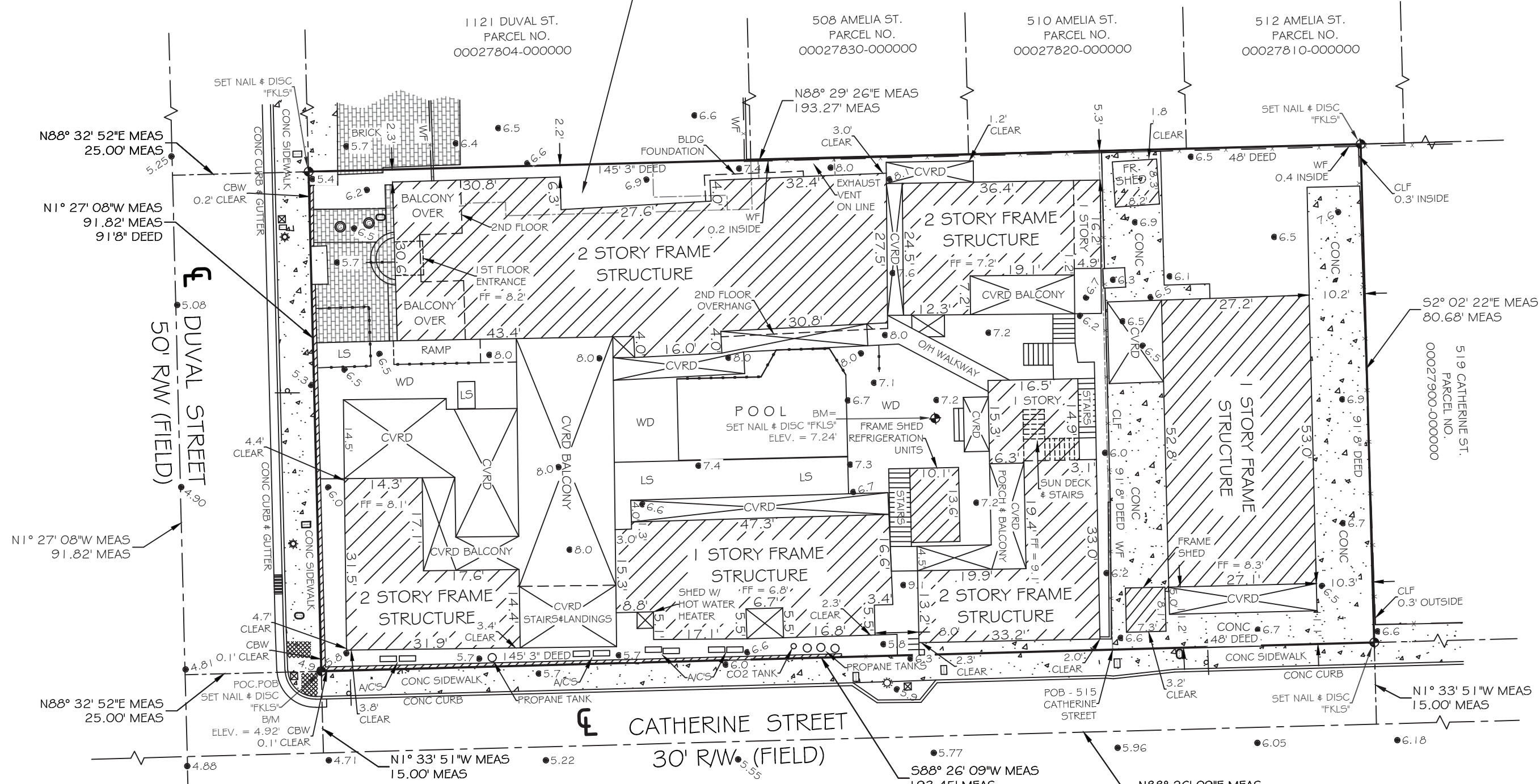
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



NOTE:
• THERE APPEARS TO BE A DEED OVER LAP BETWEEN 1121 DUVAL STREET AND 1125 DUVAL STREET. THE 1121 DUVAL STREET DEED IS RECORDED IN OFFICIAL RECORDS BOOK 3197, PAGE 2191, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
• ADDITIONALLY THERE IS AN EASEMENT PARTIALLY OVERLAPPING THE SAME AREA. THE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 1200, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
• SEE DETAIL (A) (SHEET 2) FOR DEED OVERLAP & EASEMENT INFORMATION.

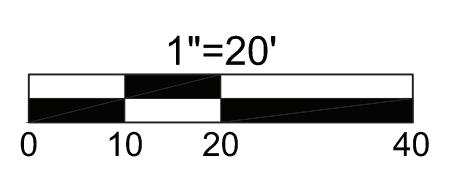


SURVEYOR NOTES:

- 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 +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. A40020), 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 (TYPICAL)



CERTIFIED TO -

PATRICK T. HEGARTY;
CHRISTOPHER J. ROUNDS;

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

BFP = BACK-FLOW PREVENTER	GU = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 4" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MF = METAL FENCE	SW = SIDE WALK
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE (SEE NOTE)	TBM = TEMPORARY BENCHMARK
CPF = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOB = TOP OF BANK
CVRD = COVERED	NTS = NOT TO SCALE	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
Δ = DELTA	OHW = OVERHEAD WIRES	TYP = TYPICAL
EL = ELEVATION	PC = POINT OF CURVE	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PM = PARKING METERS	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FH = FIRE HYDRANT	POB = POINT OF BEGINNING	WM = WATER METER
FI = FENCE INSIDE	POI = POINT OF INTERSECTION	WPP = WOOD POWER POLE
FND = FOUND		WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE		WV = WATER VALVE
FOL = FENCE ON LINE		

LEGAL DESCRIPTION -

1125 Duval Street;
That part of Lot Four (4) in Square Five (5) of Tract Eleven (11) according to Chas. W. Tift'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 Northeasterly direction parallel to Catherine Street One Hundred Forty-Five (145) feet, Three (3) inches; thence at right angles in a Southeasterly direction Ninety-one (91), Eight (8) inches to Catherine Street; thence at right angles in a Southwesterly 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. Tift's Map of the Island of Key West, Monroe County, Florida, but better described by metes and bounds as follows:
Commencing at the Northeasterly corner of Duval and Catherine Street, thence run in a Northeasterly direction along Catherine Street for a distance of 145 feet and 3 inches to the Point of Beginning. From said Point of Beginning continue along Catherine Street for a distance of 48 feet to a point; thence at a right angle in a Northwesterly direction 91 feet and 8 inches; thence at a right angle in a Southwesterly direction 48 feet; thence at a right angle in a Southeasterly direction 91 feet and 8 inches back to the Point of Beginning.

SCALE:	1"=20'
FIELD WORK DATE:	07/17/2023
MAP DATE:	10/10/2023
REVISION DATE:	XXXXXX
SHEET:	1 OF 2
DRAWN BY:	MPB
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 MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

SIGNED: 
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 54
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

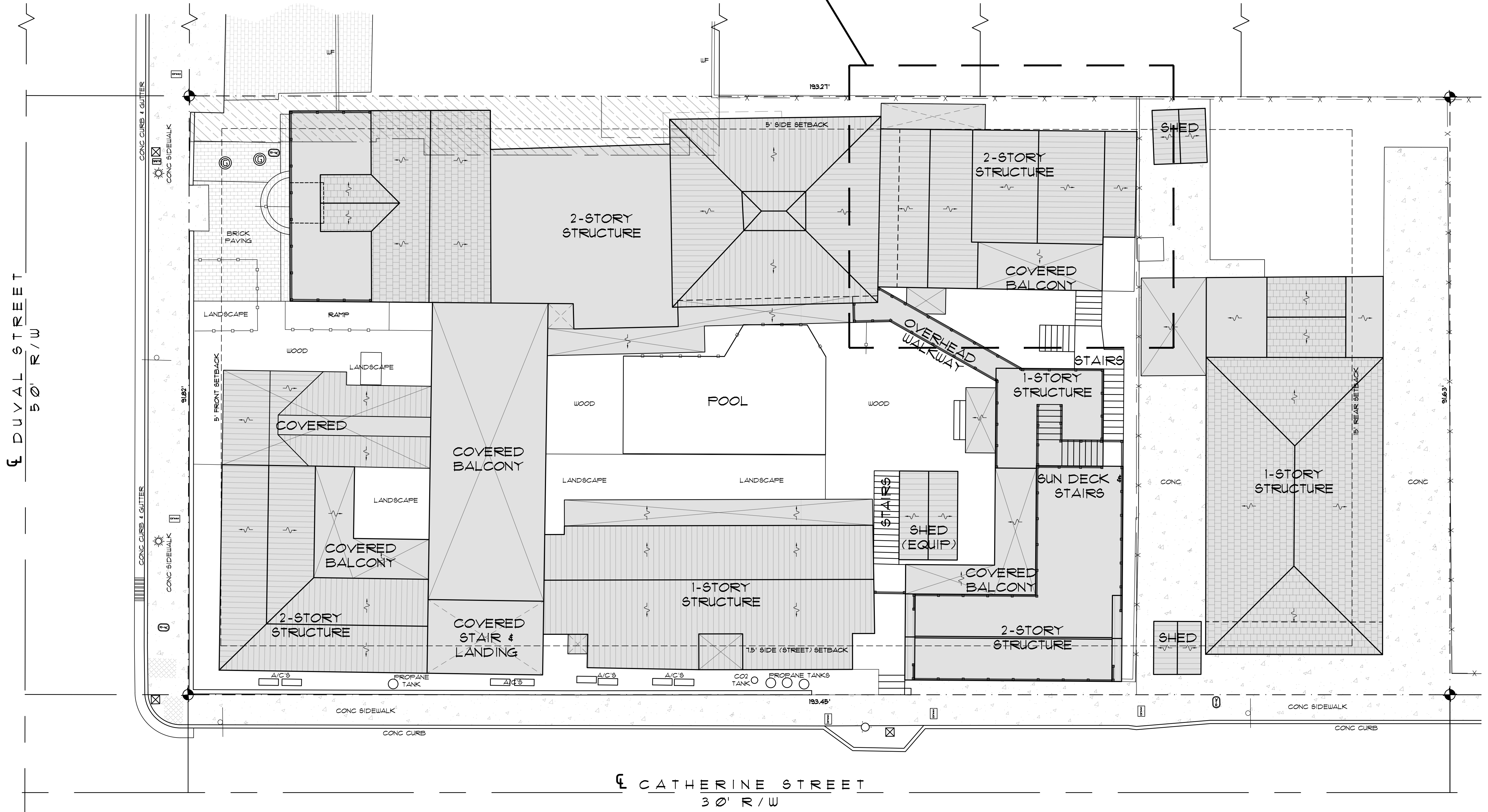
PROPOSED DESIGN

LaTeDa Resort		
Zoning		HRCC-3
Flood Zone		AE 6 (1'-1" RS AE 2)
Proposed Flood Elevation	BFE+3'	9.0'
Site Area		17,736
Site Area (Ac)		0.41
Max Lot Coverage	50%	8,868.0
Existing Lot Coverage	57.4%	10,176.0
Max Impervious Area	60%	10,641.6
Existing Impervious Area	62.6%	11,101.0
Min Open Space Ratio	0.20	3,547.2
Existing Open Space	0.16	2,835.0
Max Height		35'
Setbacks		
Front		5'
Side (Street)		7.5'
Side		5'
Rear		15'

NOTES

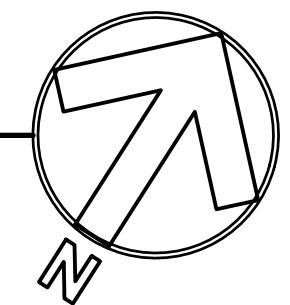
PROJECT SCOPE OF WORK:
 HURRICANE HARDENING AND REPAIR TO EXISTING 4 HISTORIC NONCONTRIBUTING BUILDING CONTAINING 4 TRANSIENT UNITS (ONE USED AS OFFICE SPACE). RAISE BUILDING 2" NEW ALUMINUM IMPACT DOORS AND WINDOWS, NEW WOOD EGRESS STAIR, REPAIR SIDING AND STRUCTURAL ELEMENTS AS NECESSARY/ REQUIRED BY CODE, DESIGNED TO BE BUILT IN COMPLIANCE WITH CURRENT EDITION OF FLORIDA BUILDING CODE, EXISTING BUILDING.

SCOPE OF WORK



Existing Site Plan

1/8" = 1' - 0"



LaTeDa Resort

1125 Duval & 515 Catherine Key West, FL

POPE-SCARBROUGH-ARCHITECTS

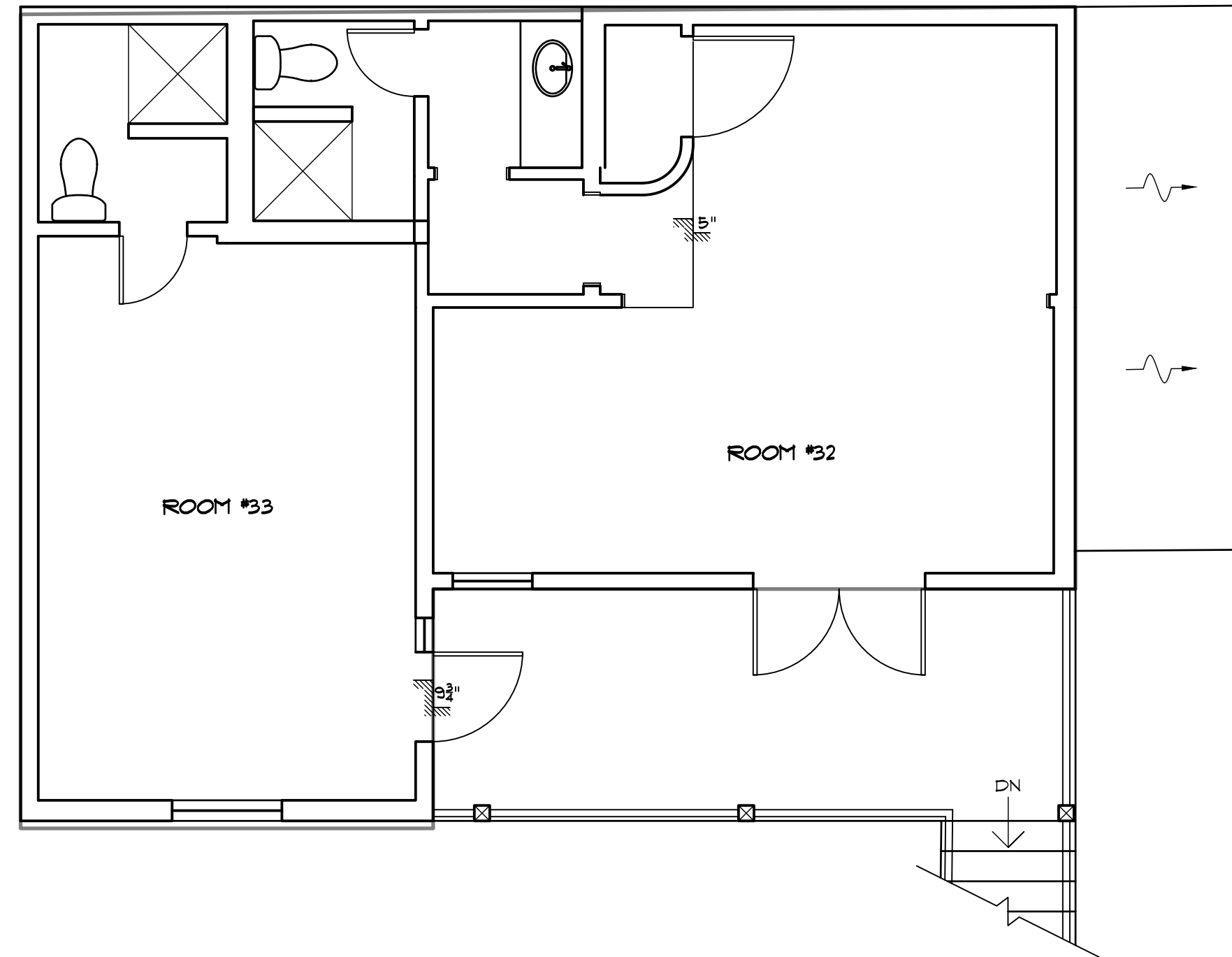
THOMAS E. POPE, P.A.

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

date:
12/20/23
revision:

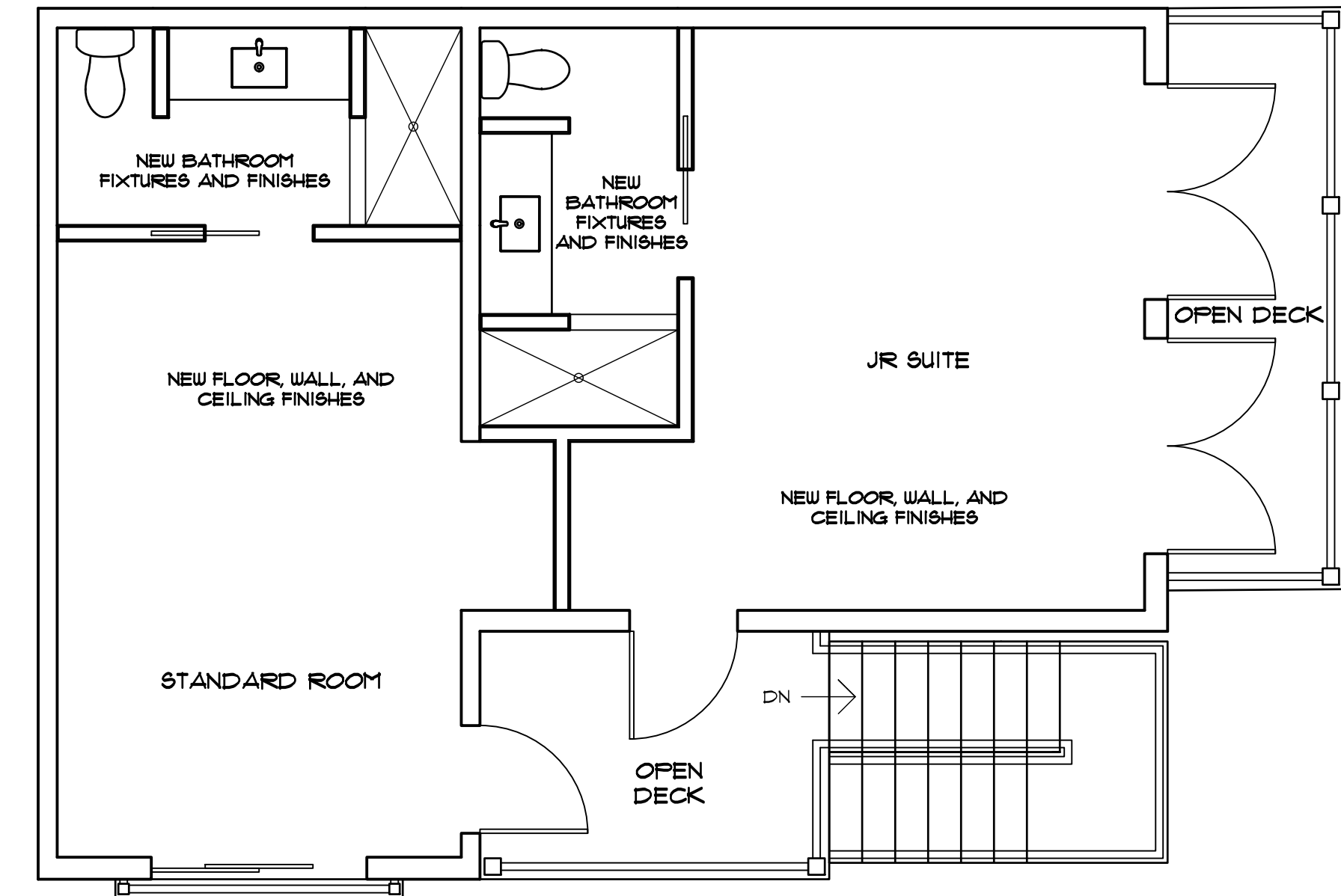
sheet:

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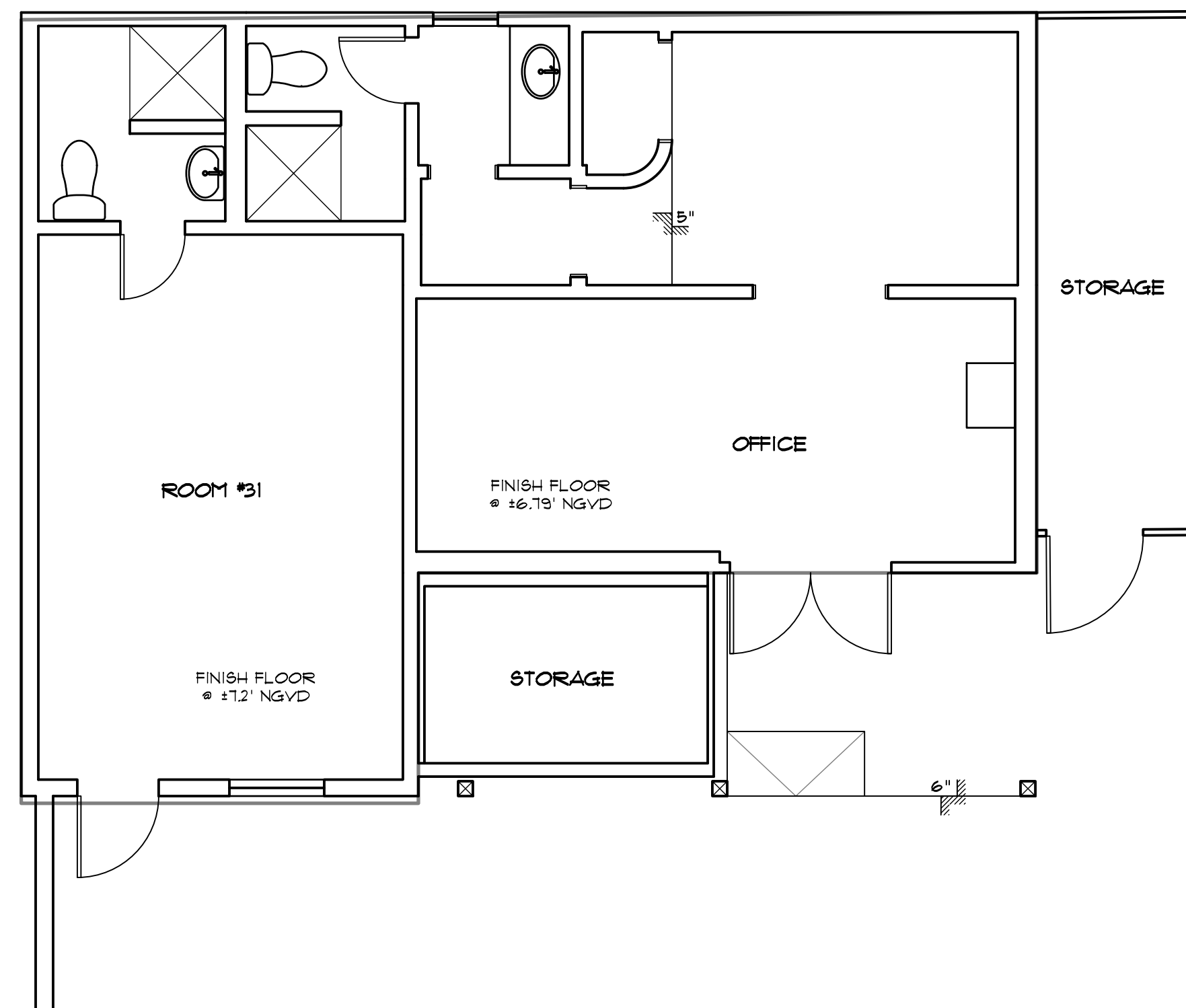
Existing Second Floor Plan

1/4" = 1' - 0"



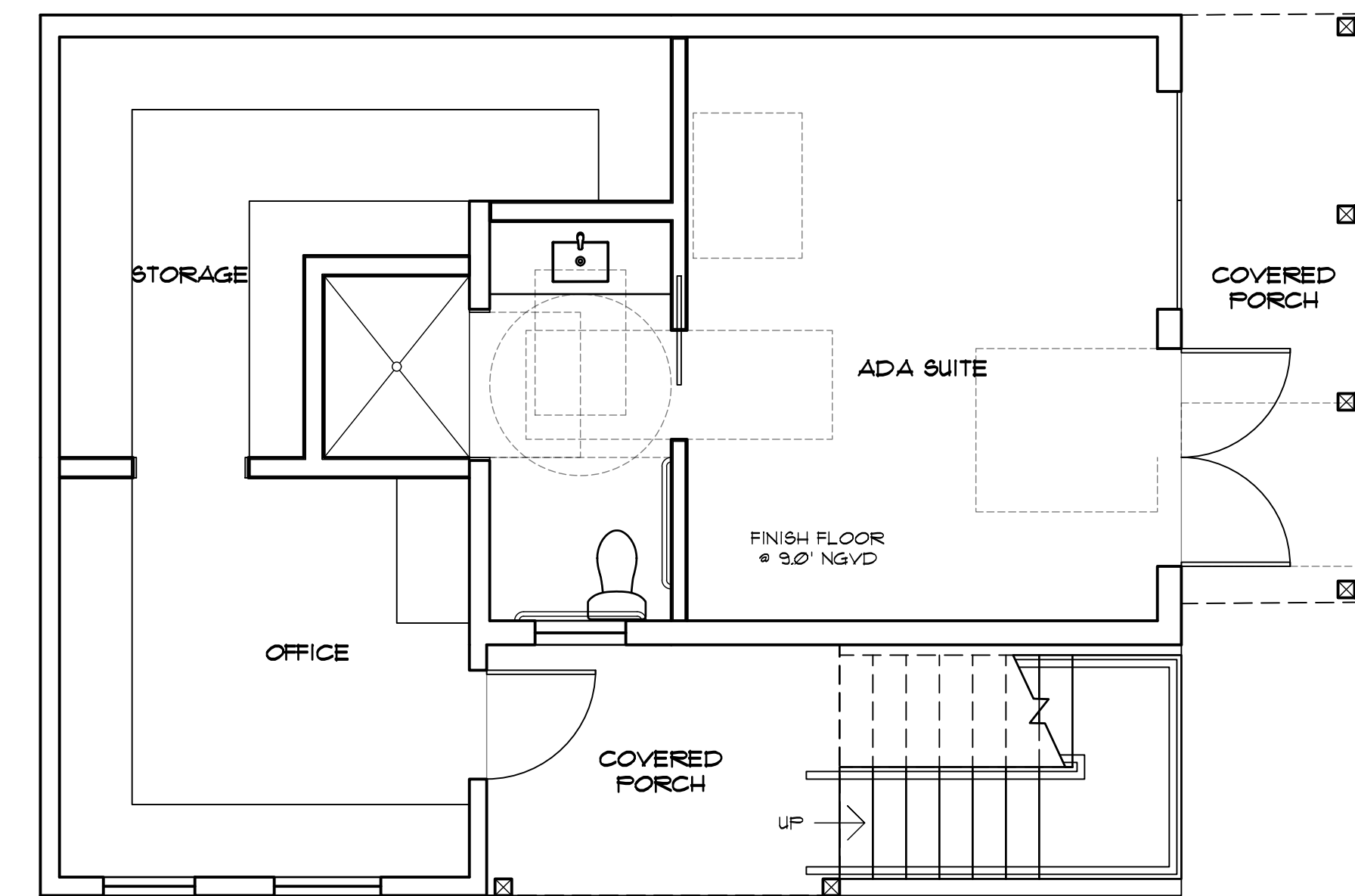
Proposed Second Floor Plan

1/4" = 1' - 0"



Existing First Floor Plan

1/4" = 1' - 0"



Proposed First Floor Plan

1/4" = 1' - 0"

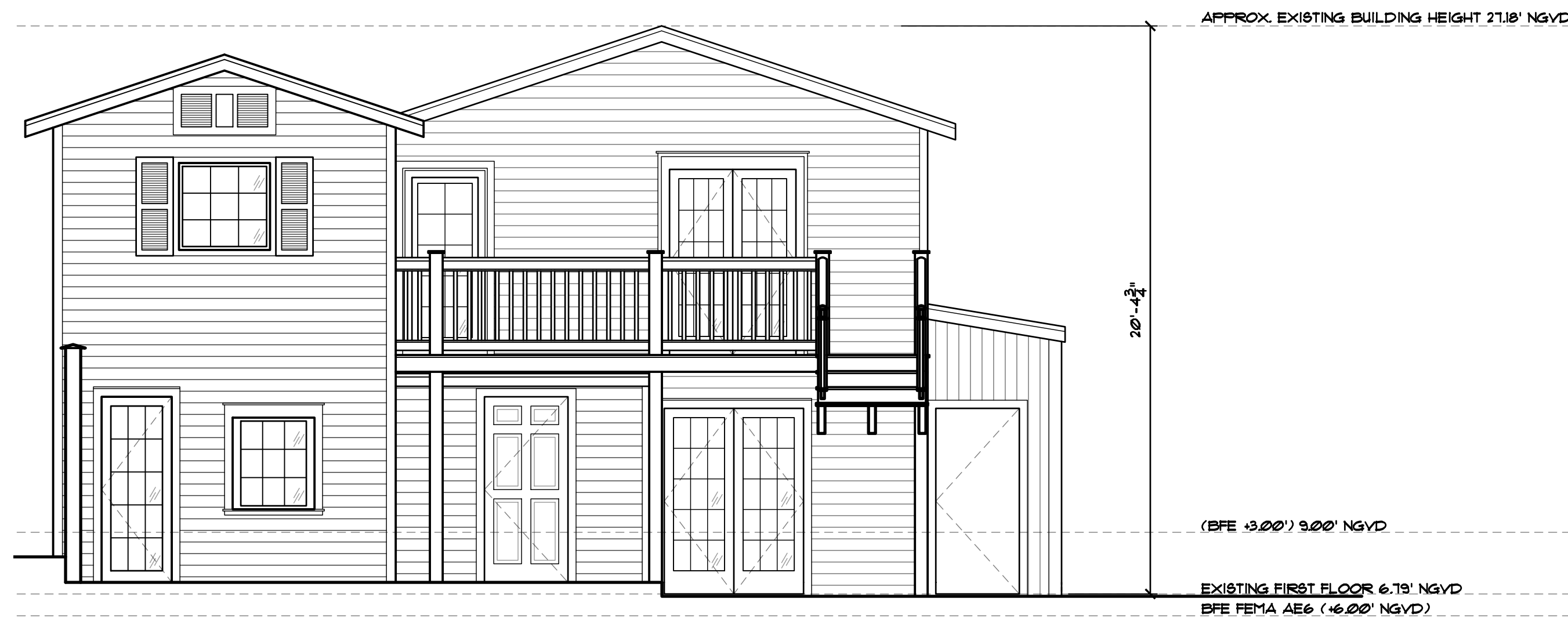


LaTeDa Resort
1125 Duval & 515 Catherine Key West, FL

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

date:
12/20/23
revision:

sheet:
A1.1



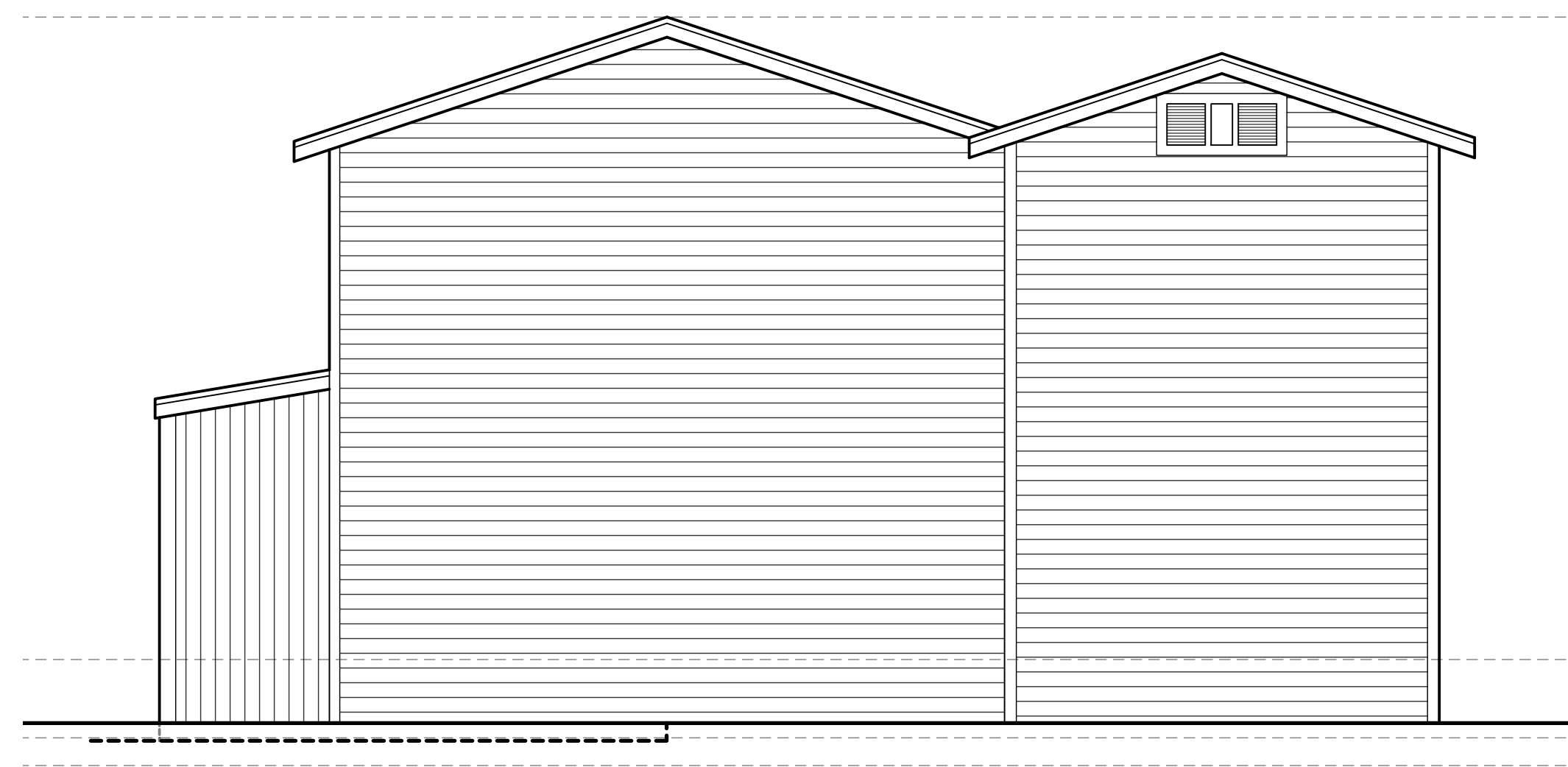
Existing South Elevation

1/4" = 1' - 0"



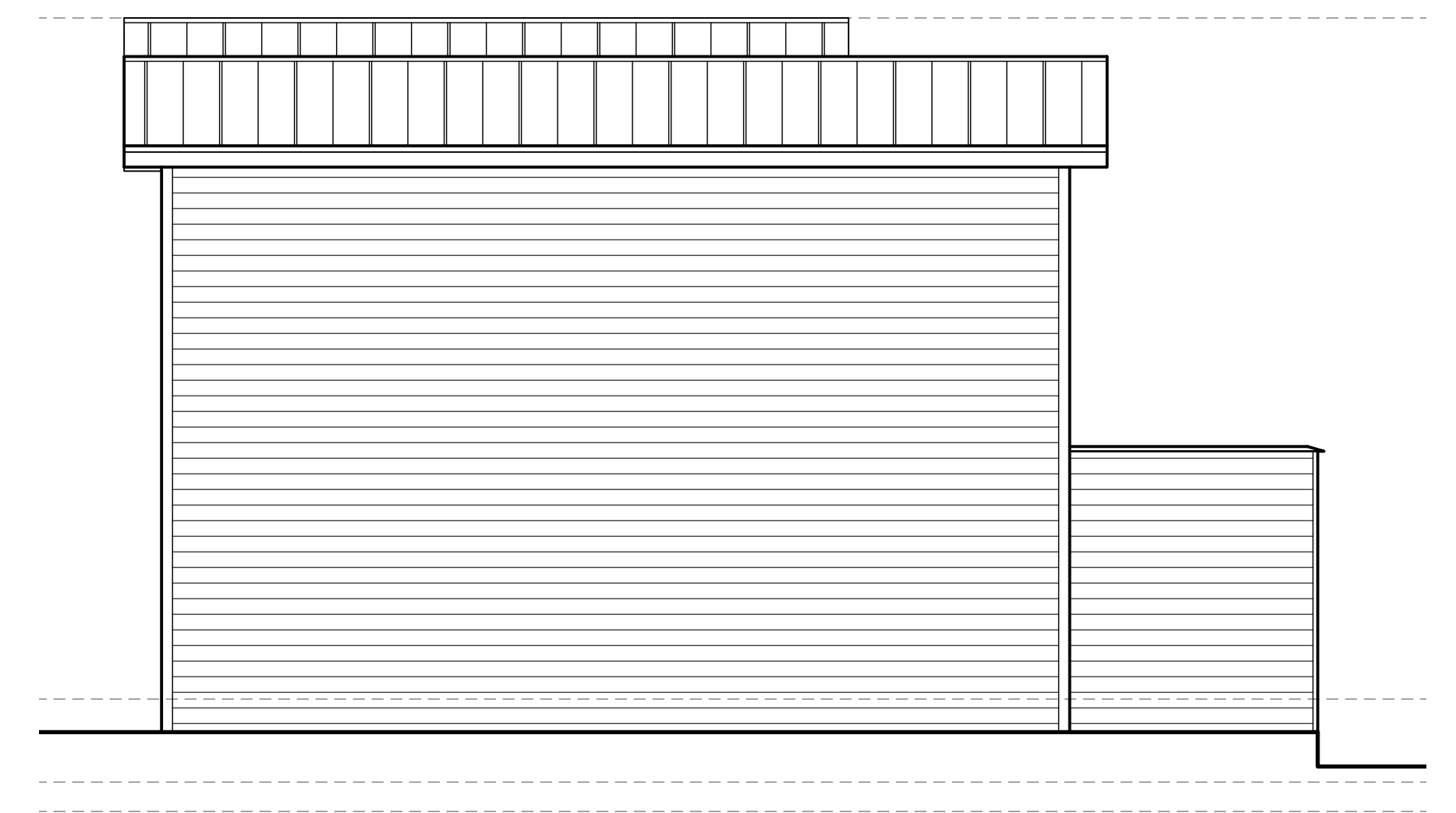
Existing West Elevation

1/4" = 1' - 0"



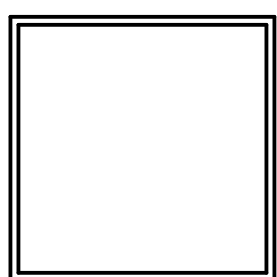
Existing North Elevation

1/4" = 1' - 0"



Existing East Elevation

1/4" = 1' - 0"

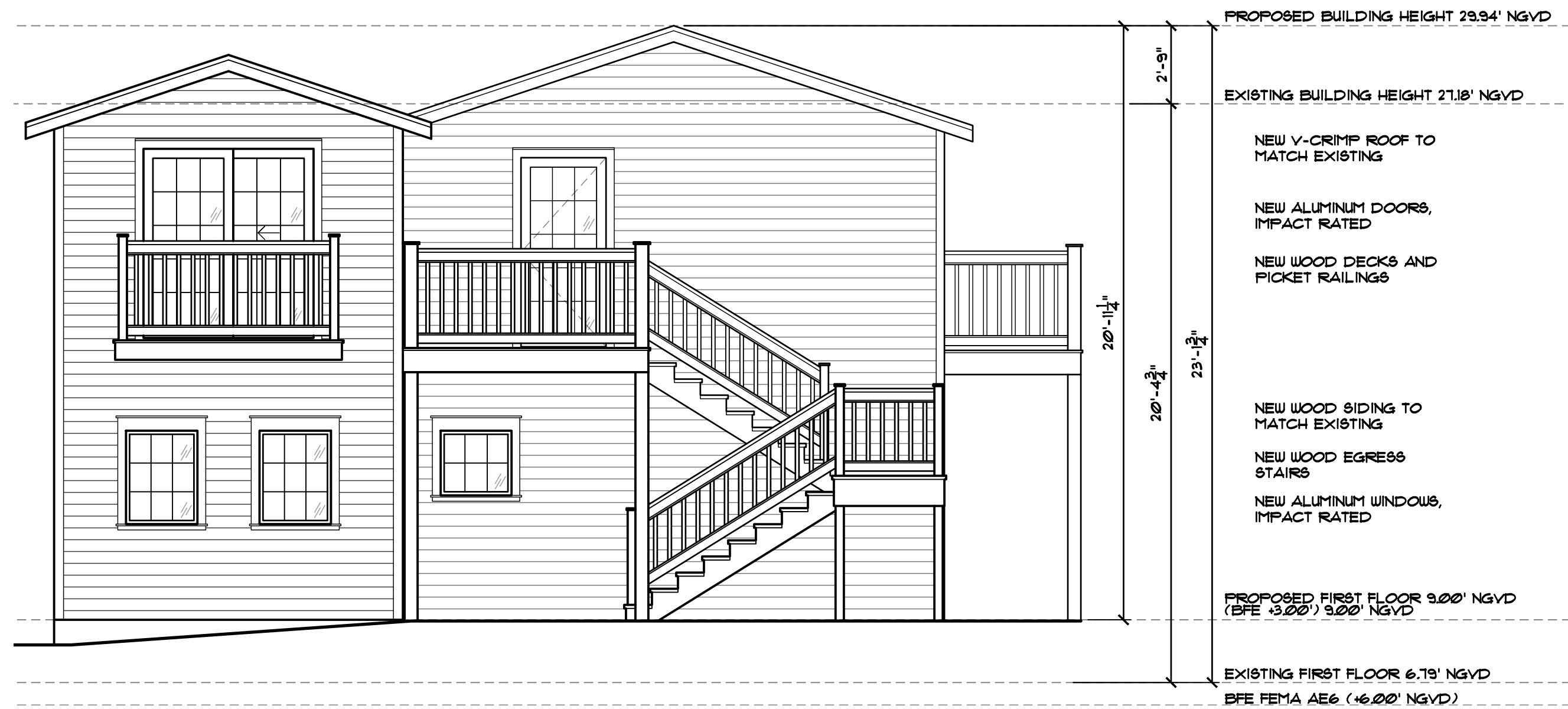


LaTeDa Resort
 1125 Duval & 515 Catherine Key West, FL

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

date:
 12/20/23
 revision:

sheet:
A2.1



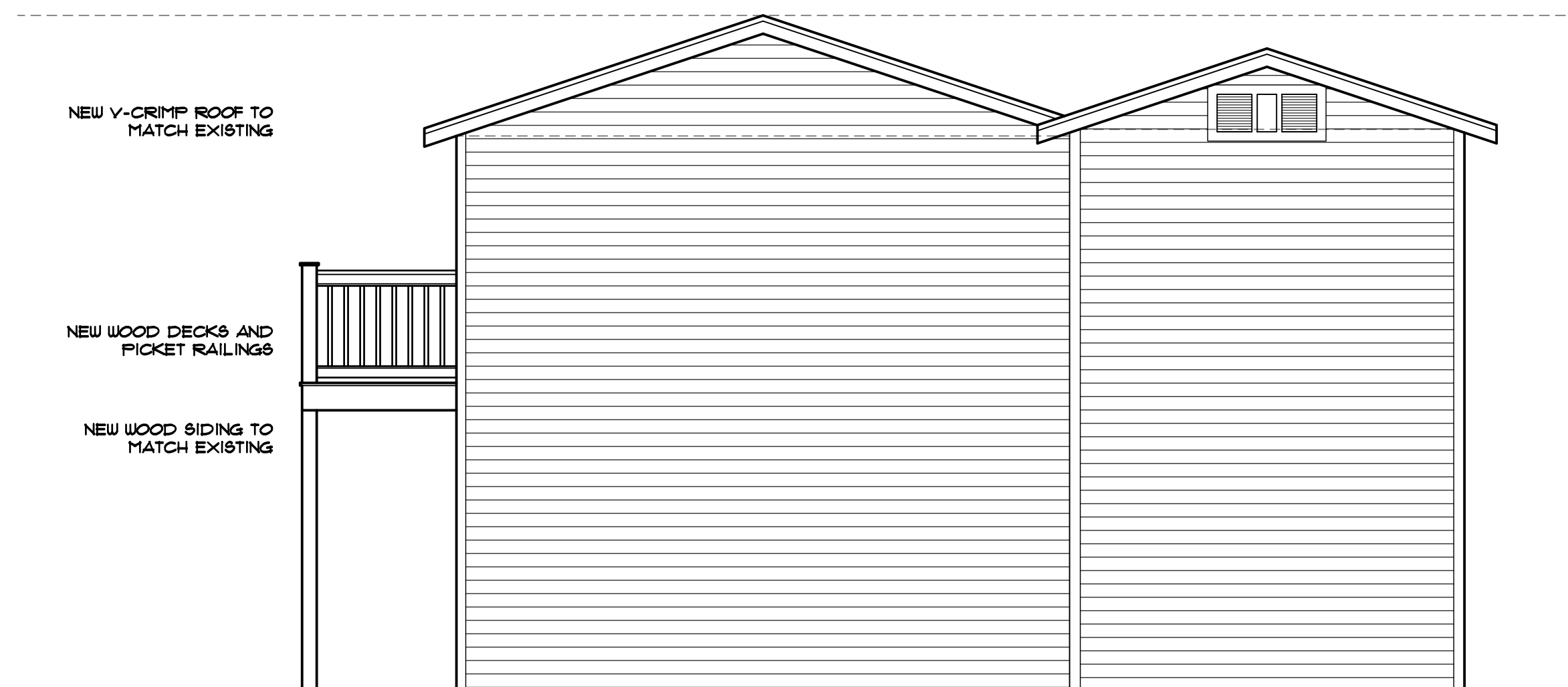
Proposed South Elevation

1/4" = 1' - 0"



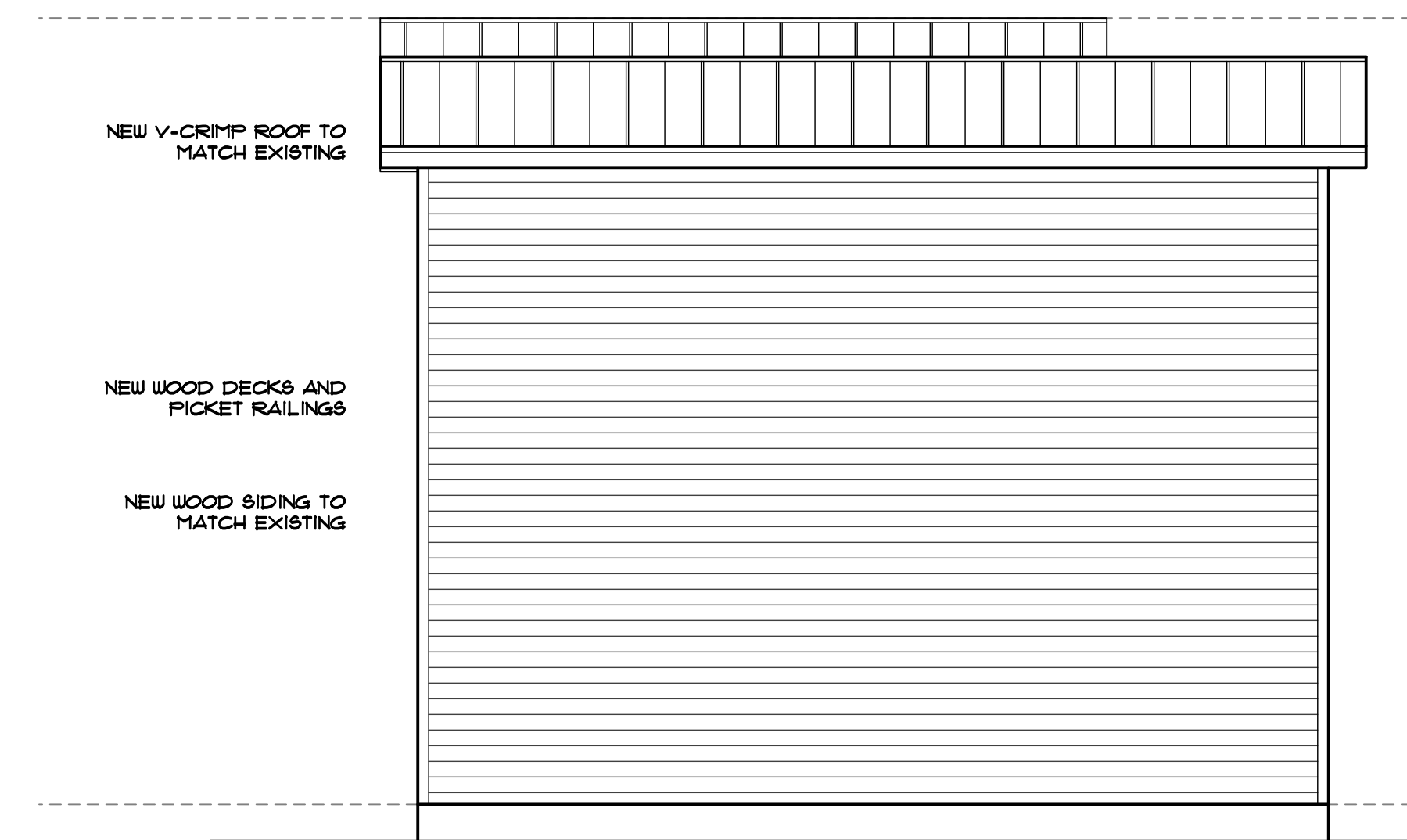
Proposed West Elevation

1/4" = 1' - 0"



Proposed North Elevation

1/4" = 1' - 0"



Proposed East Elevation

1/4" = 1' - 0"

LaTeDa Resort

1125 Duval & 515 Catherine Key West, FL

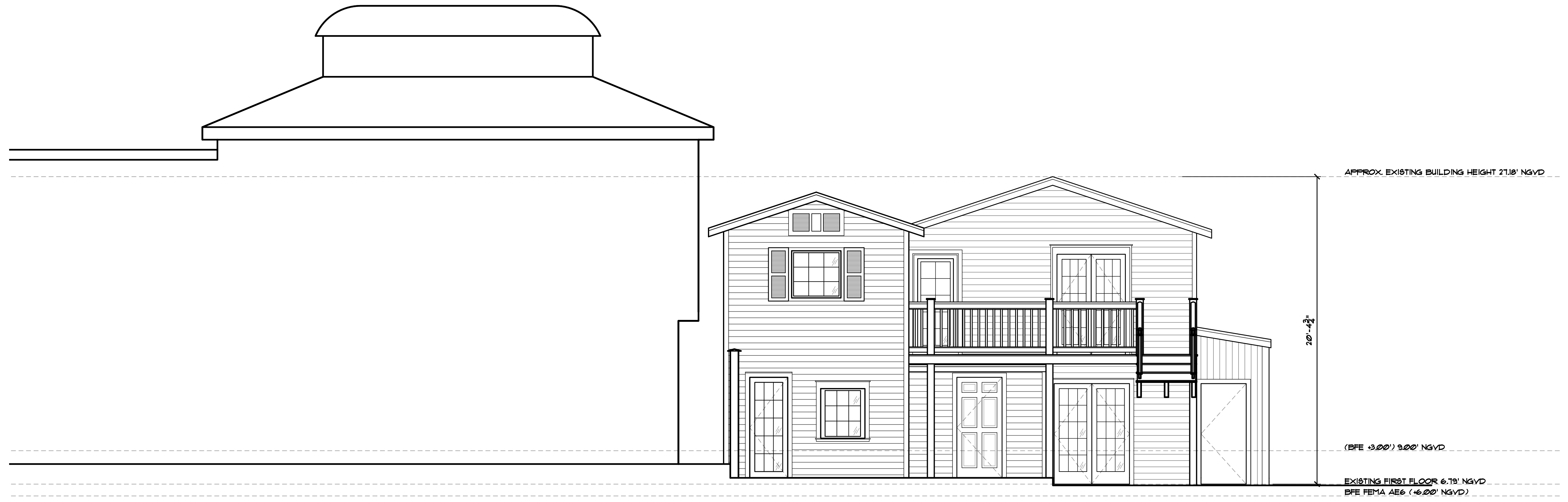
POPE-SCARBROUGH-ARCHITECTS
 THOMAS E. POPE, P.A.

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

date:
12/20/23
revision:

sheet:

A2.2



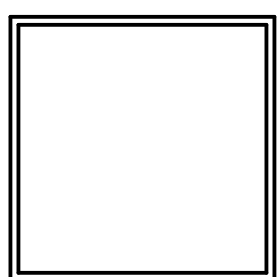
Existing South Profile

1/4" = 1' - 0"



Proposed South Profile

1/4" = 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:
12/20/23
revision:

sheet:
A2.3

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., January 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

HURRICANE HARDENING AND REPAIR OF EXISTING HISTORIC NONCONTRIBUTING BUILDING CONTAINING FOUR TRANSIENT UNITS. RAISE BUILDING 2'-9". NEW EGRESS STAIR, NEW WINDOWS AND DOORS AND REPAIRS OF SIDING AND STRUCTURAL COMPONENTS. DEMOLITION OF STAIRS.

#1125 DUVAL STREET

Applicant –Pope – Scarbrough Architects

Application #H2023-0053

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Thomas E. Pope, 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:
1125 Duval on the 2 day of January, 2024.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on January 23, 2024.

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

The Certificate of Appropriateness number for this legal notice is H2023-0053

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

Signed Name of Affiant: Thomas E. Pope
Date: 1/2/2024
Address: 1010 White
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 2 day of January, 2024.

By (Print name of Affiant) Thomas E. Pope who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton
Print Name: M. Holly Booton
Notary Public - State of Florida (seal)
My Commission Expires: 1/24/2026



MARJORIE HOLLY BOOTON
Commission # HH 219698
Expires January 24, 2026

La te da
HOTEL RESTAURANT BARS CABARET

STOPPIER'S

TEODORO PEREZ
RESIDENCE
"LA TE DA"
c.1893

Public Meeting Notice



PROPERTY APPRAISER INFORMATION

Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00027870-000000
 Account# 1028649
 Property ID 1028649
 Millage Group 10KW
 Location 1125 DUVAL St 16, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 5 TR 11 H1-377 G41-397/98 G42-1/2 OR656-573 OR741-524
 Description OR820-1754/55 OR1195-2449/51 OR1195-2453/54 OR1214-1078/79 OR1475-2350/52 OR1538-987/88 OR1572-2017 OR2665-438/40
 (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

Buildings

Building ID	39938	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1993
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
OPX	EXC OPEN PORCH	360	0
FLA	FLOOR LIV AREA	4,510	4,510
OOU	OP PR UNFIN UL	448	0
OPF	OP PRCH FIN LL	225	0
PDO	PATIO DIN OPEN	1,629	0
TOTAL		7,172	4,510

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

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

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
FLA	FLOOR LIV AREA	1,020	1,020
OPU	OP PR UNFIN LL	288	0
TOTAL		1,308	1,020

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

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1969	1970	0 x 0	1	96 SF	4
WALL AIR COND	1979	1980	0 x 0	1	1 UT	2
BRICK PATIO	1979	1980	0 x 0	1	220 SF	2
LC UTIL BLDG	1979	1980	0 x 0	1	32 SF	1
RES POOL	1979	1980	0 x 0	1	516 SF	3
WOOD DECK	1979	1980	0 x 0	1	64 SF	3
FENCES	1979	1980	0 x 0	1	870 SF	3
WOOD DECK	1991	1992	0 x 0	1	1253 SF	2
FENCES	1991	1992	4 x 12	1	48 SF	2
WALL AIR COND	1991	1992	0 x 0	1	9 UT	1
CONC PATIO	2001	2002	0 x 0	1	100 SF	2

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

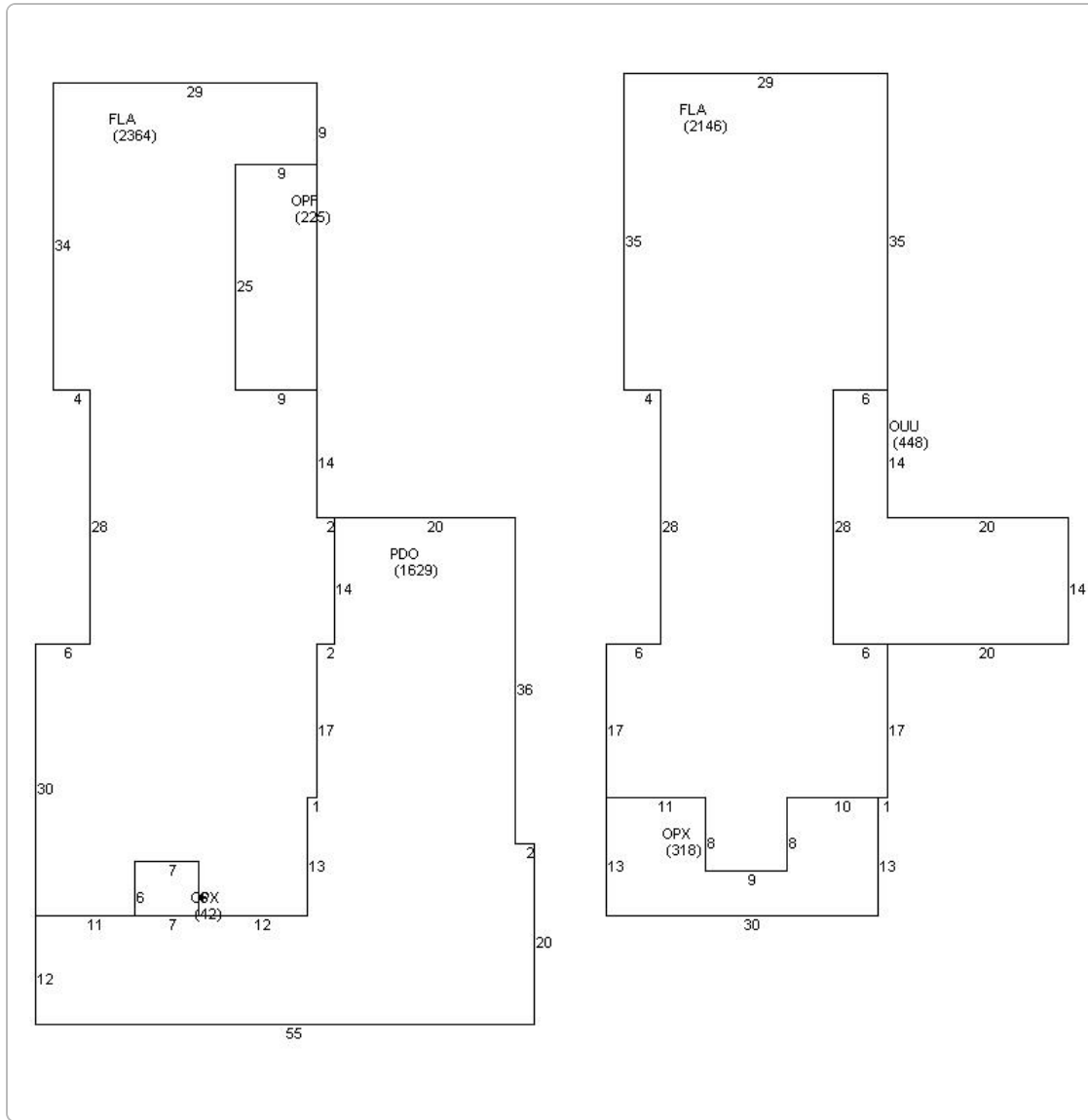
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-2646	9/13/2022	10/20/2022	\$4,500	Commercial	ELECTRICAL REMODEL OF EXISTING BAR. REMOVE/REPLACE EXISTING CEILING FANS, REMOVE/REPLACE EXISTING DEVICES BEHIND BAR, REPLACE EXISTING BREAKERS WITH GFCI BREAKERS, DISCONNECT/RECONNECT CIRCUITS 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.
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
16-0002571	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 ***

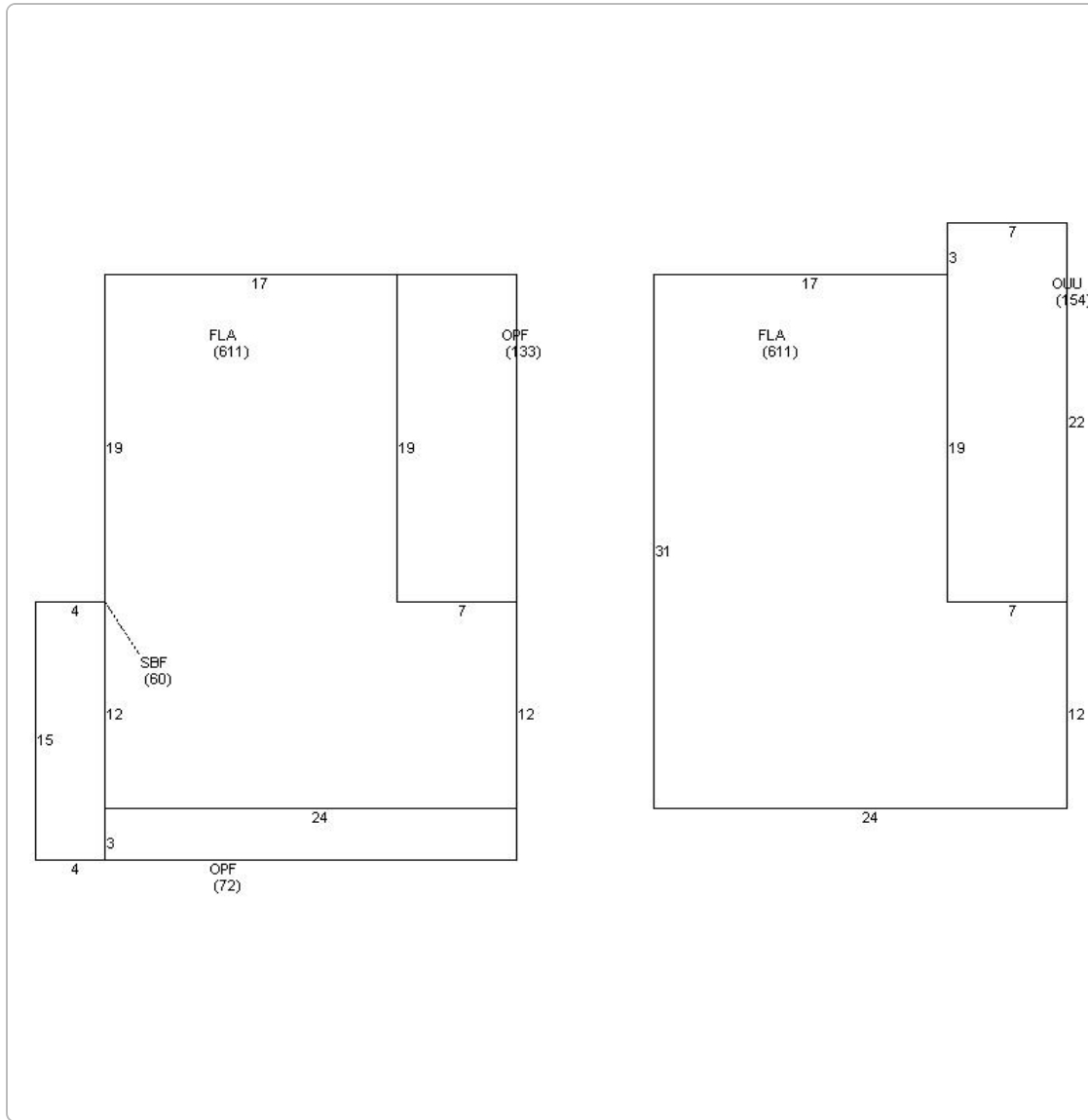
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-2487	8/16/2016	4/15/2017	\$30,300	Commercial	EXTEND ROOF OF OUTDOOR BAR PER PLANS DATED 2/15/15. PB-2015-44-GRANTS LOT COVERAGE VARIANCE OF ROOF ADDITION 2/23/16.
15-4753	12/3/2015	6/14/2016	\$27,600	Commercial	R/R IN APPROX. 150 SQS OF WOOD 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 TV. ABOVE CABINTRY. INSTALLED 12 NEW SWITCHES. INSTALLED 4 CEILING FANS. REPLACE 7 GFI'S. 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
07-0239	2/2/2007		\$200	Commercial	INSTALL 3 COMPARTMENT SINKS IN OUTSIDE BAR AREA
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
04-1156	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
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
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.

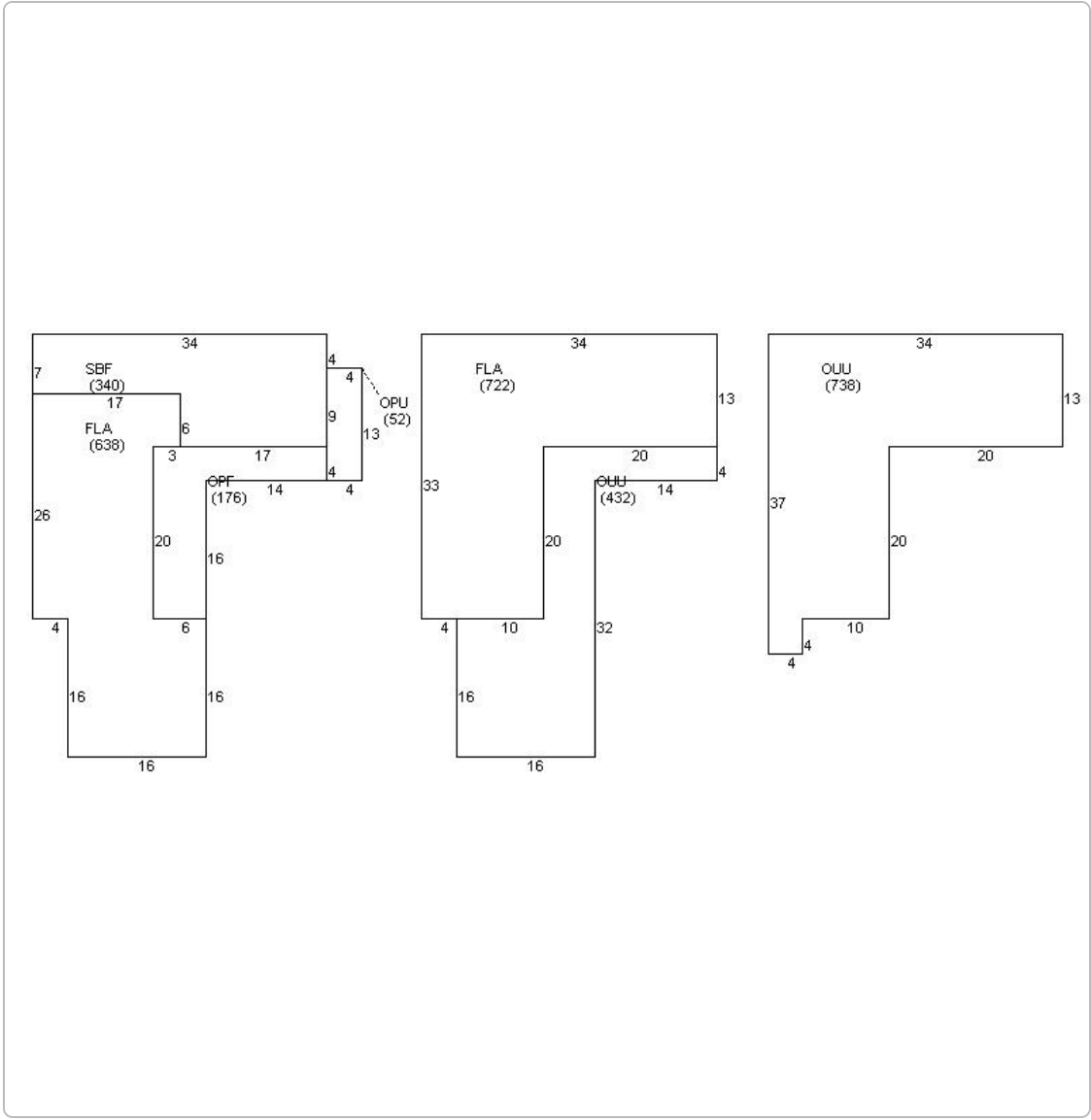
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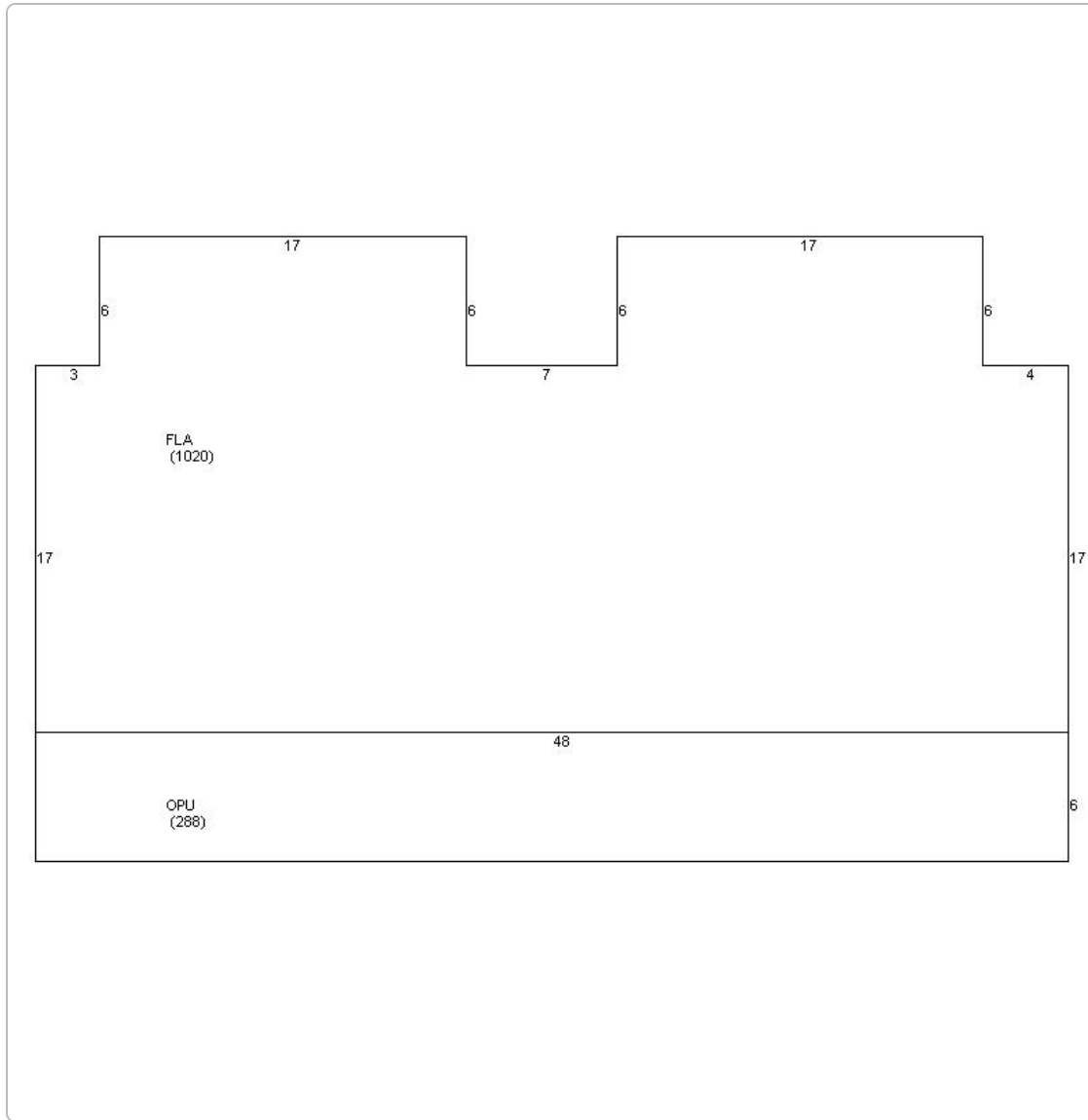
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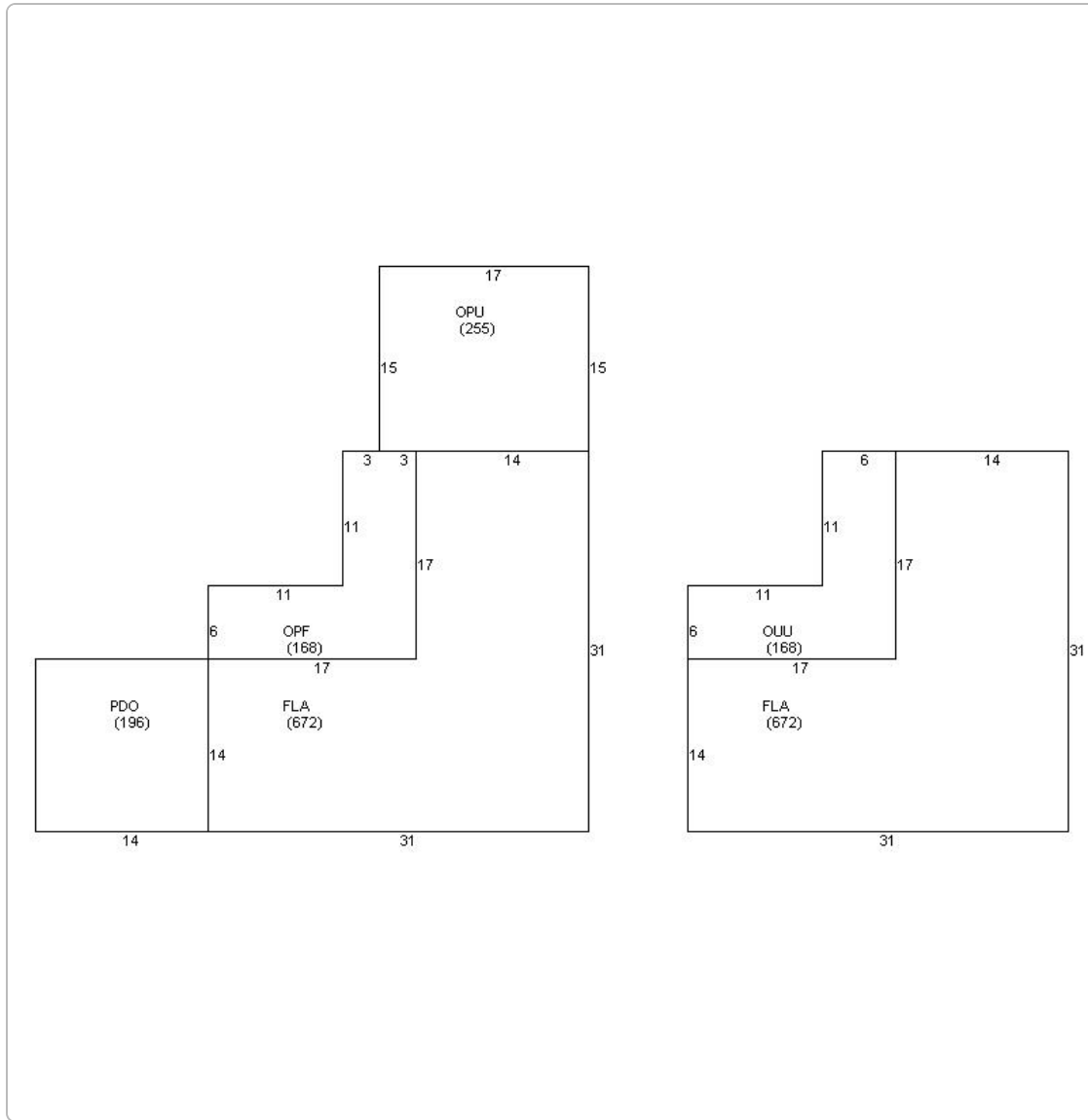
Sketches (click to enlarge)











Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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Contact Us

