



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: March 24, 2026

Applicant: Cross Key Marine Canvas

Application Number: C2026-0004

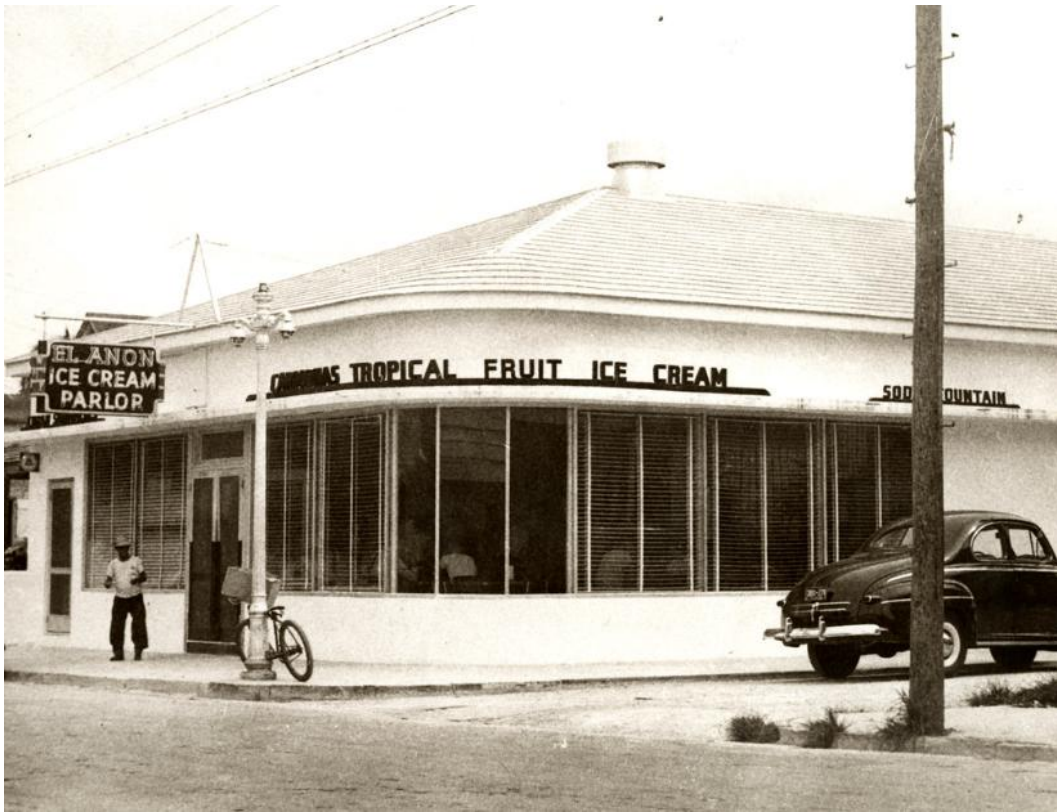
Address: 1114 Duval Street

Description of Work:

Request for Postponement by Applicant to April 28, 2026 - New storefront awning along Duval Street façade, extending partially along Amelia Street façade.

Site Facts:

The building under review is a contributing structure within the historic district, constructed in 1949. The one-story concrete block structure is located at the corner of Duval and Amelia Street. Currently the house sits on the ground and is located within an AE-6 flood zone.



1114 Duval Street when it was El Anon Ice Cream Parlor C 1940. Monroe County Library.



Photo taken by Property Appraiser's office c1965, El Anon Ice Cream Parlor. Monroe County Library.



The building at 1114 Duval Street, corner of Amelia Street. Monroe County Library. (no date)



Photo of property under review July 2011. From the archives of Edwin O. Swift III. Monroe County Library.



Photo taken by the Property Appraiser's office 01/15/26.



Photo taken by the Property Appraiser's office 01/15/26.



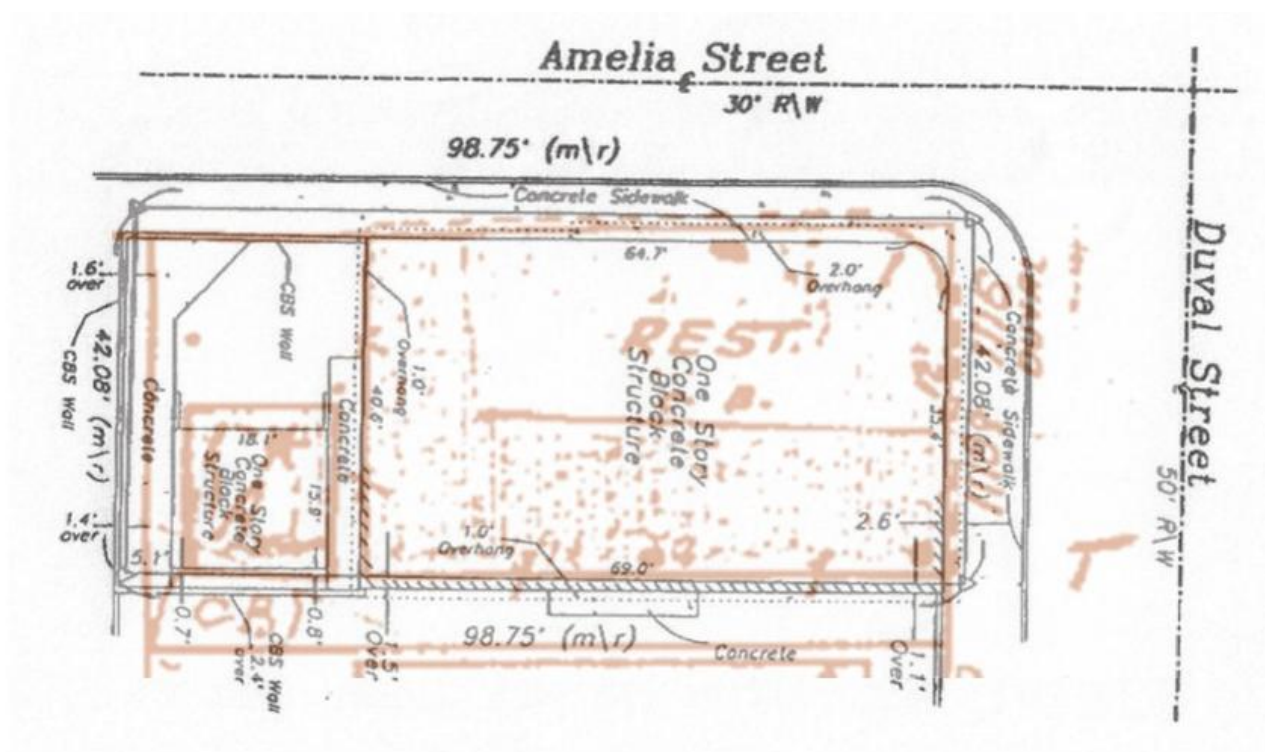
1964 aerial photo, circled in red.



1968 aerial photo, circled in red.



1972 aerial photo, circled in red.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Awnings (pages 31-32), specifically guidelines 1, 2, 3, 4, 5, 7, 8, and 9.
- Guidelines for commercial storefronts & signage (pages 32-33), specifically guidelines 1 and 3.
- Guidelines for Awning Signs (page 50-q), specifically guidelines 5-b.1, 5-b.2, and 5-b.4.

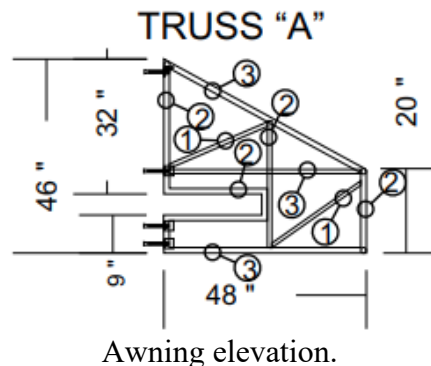
Staff Analysis:

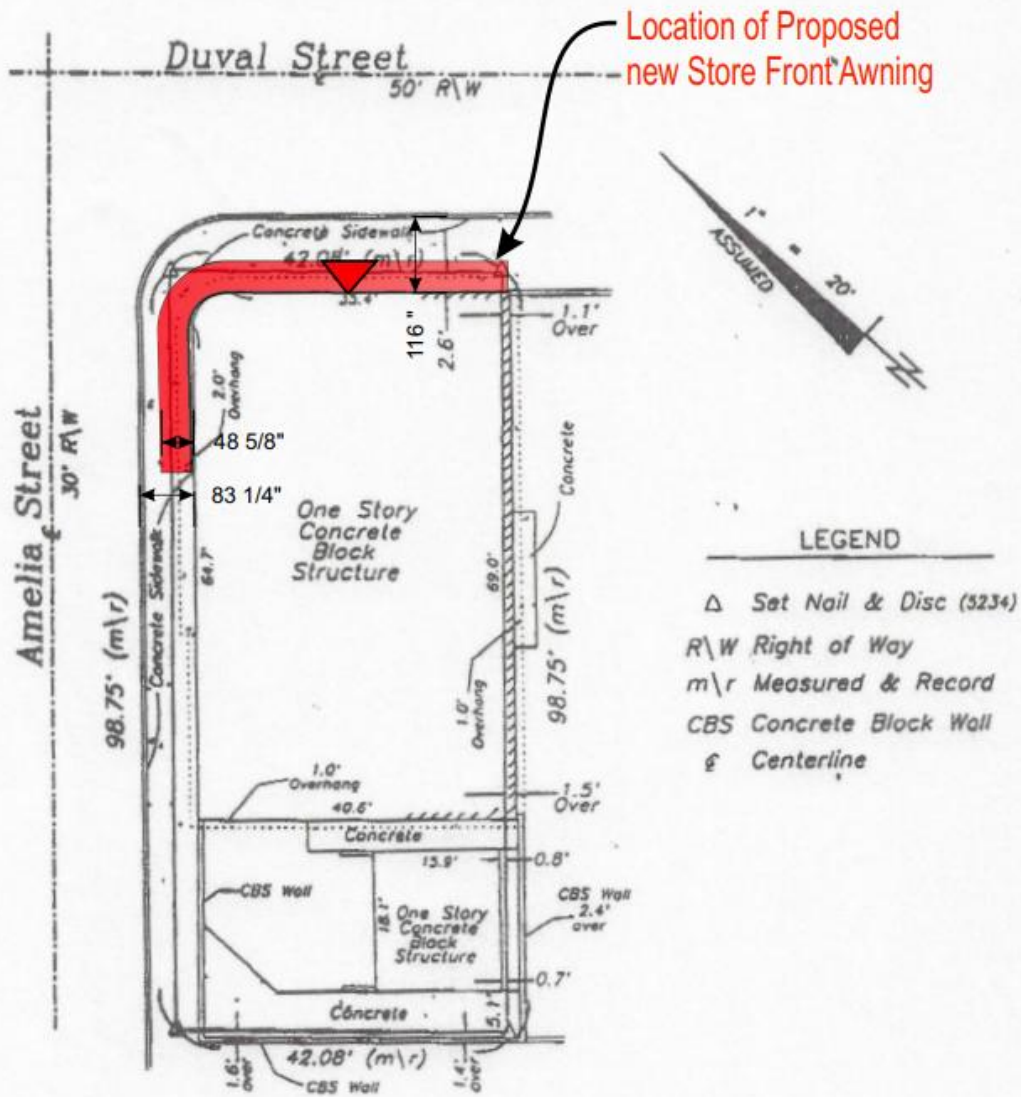
A Certificate of Appropriateness is currently under review for the installation of a new storefront awning on a contributing structure. The proposed plans indicate that the awning will span the Duval Street elevation and extend along a portion of the Amelia Street elevation. On January 27, 2026, the structure received approval for the installation of a full-height storefront system that wraps along both elevations.

Historic photographs show that the appearance of these elevations has changed over time. However, the historic overhang shows as early as the circa 1940 photograph that extends along the curved façade on both street elevations. This overhang is considered a character-defining feature of the contributing building as it's more prominent located in a corner lot. The proposed awning would obscure this historic feature (see Truss "A"), although it is proposed to be installed in a manner that does not physically damage the overhang.

The awning is proposed to have an aluminum frame with Coolshade black fabric. It will have a clearance of 9 feet above the sidewalk, project 4 feet from the wall, and measure 4 feet in height. The signage area is proposed at half the height of the valance which is compliant. Along the Duval Street elevation, the awning includes a semicircular design framing the entrance.

Staff has included a list of properties at the end of the staff report showing examples of awnings within the historic district and the dates they were permitted for reference. Based on City records, these approvals range from the 1990s through the early 2000s.



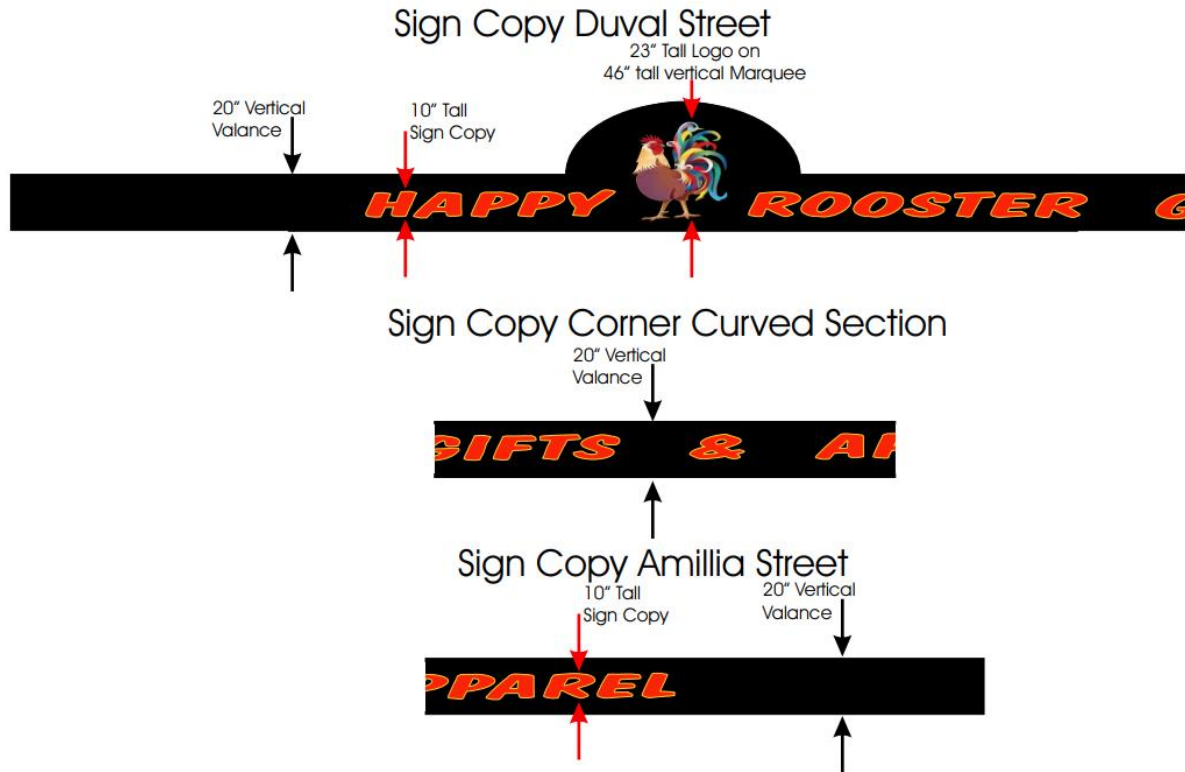


Existing Floor Plan showing location of awning.

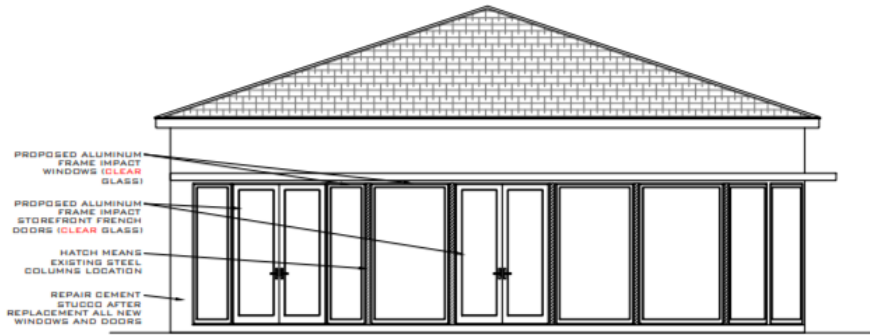


Location of Proposed new Store Front Awning with sign copy 1/2 the height of Vertical valance Per City Code

Render of Proposed Awning between Duval Street and Amelia Street.

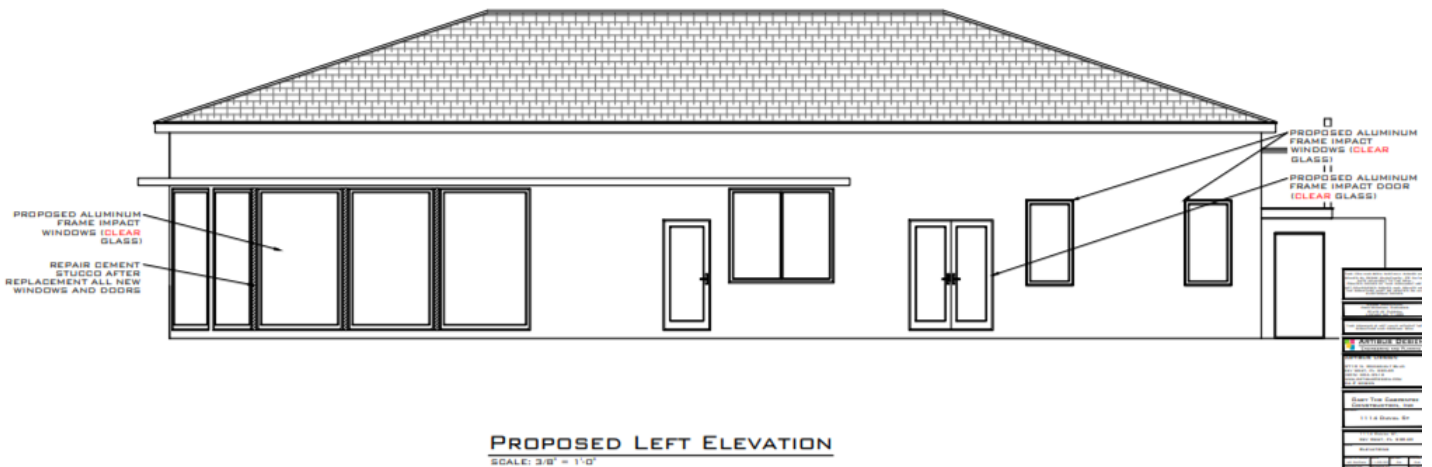


Proposed Awning dimensions.



PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

Previous approved design on January 27, 2026.



PROPOSED LEFT ELEVATION
SCALE: 3/8" = 1'-0"

Previous approved design on January 27, 2026.

Consistency with Cited Guidelines:

The **Commercial Storefronts & Signage Guidelines** emphasize that historic storefronts and their architectural elements are critical in defining the character of commercial buildings in the historic district and should be retained and preserved (**Guideline 1**). Additionally, awnings must be appropriately scaled and must not obscure, damage, or destroy character-defining features of a contributing building (**Guideline 3**).

Historic photographs document a historic overhang extending along the curved Duval and Amelia Street façades as early as circa 1940. This overhang is considered a character-defining feature of this contributing building. Although the proposed awning would not physically damage the overhang, it would visually obscure this feature, which is inconsistent with the guidelines.

The **Awnings Guidelines** state that awnings on contributing structures should not obscure character-defining features and that replacement awnings should replicate historic designs where documentation exists (**Guideline 1**). Awnings are intended to reinforce the frame of the storefront and remain subordinate to architectural features rather than dominate or conceal them (**Guidelines 5 and 7**).

The proposed continuous awning wrapping both elevations, including a semicircular entrance feature on the Duval Street façade, would alter the character-defining features of this contributing structure. Unlike typical rectilinear storefronts, this building is architecturally unique due to its rounded corner configuration, curved storefront glazing, and continuous roof overhang, as documented in the circa 1940 historic photograph.

While the proposed signage complies with awning sign guidelines allowing copy to occupy up to one-half of the valance height, overall compliance must also consider the awning's form, scale, and visual impact.

The building received approval in January 2026 for a full-height storefront system with continuous glazing, making the façade to read as a single storefront rather than separate openings. In this context, an awning spanning the storefront aligns with the approved design and better reinforces the overall storefront condition, as illustrated in the attached proposed elevation; however, the awning's relationship to the historic overhang remains a key consideration under the guidelines.

The following are addresses provided by the applicant indicating the types of awnings in the historic district:

Photos of awnings covering overhang

Masion Sur Duval - 824 Duval Street: *permitted in 2024 (overhang present) non-contributing structure.*



518 Duval Street: *permitted in 2007 (no overhang) contributing structure*



Fish and Shadow - 1024 Duval Street: *permitted in 2009 (overhang present) contributing structure.*



Cuban Coffee Queen - 1124 Duval Street: *permitted in 2014 (no overhang) non-contributing structure.*



Photos of awnings wrapping around the corner

Whitehead and Greene Street: *permitted in 1996, 2011 for relocation*



Greene and Duval Streets: *permitted in 2005*



Duval and Olivia Streets: *no permits found, awnings removed in 2025 for spalling repairs*



Duval and Angela Streets: *permit from 2016 for replacing canvas, no earlier permits*



1330 Simonton and South Streets: *permitted in 1998, 2001, and 2010*



407 Front and Tift Street: *permitted in 2014 and 2015*



613 Duval Street: *permitted in 1998, 2004 replacement, 2015 new over Mel Fisher's*



Photos with full frontage awnings and Marquee

Hog's Breath Mercantile - Fitzpatrick Street: *permitted in 1998, 2014 new fabric*



Pirate Paradise - 102 Whitehead Street: *permitted in 1997*



Treasure Island - 300 Front Street: *permitted in 2010*



Sloppy Joe's - Duval and Greene Street: *historic awning at least since 1960s*



217 Duval Street: *permitted in 1999, 2005 & 2018 repairs, 2019 new awning fabric*



Crab Shack - 629 Duval Street: *permitted in 1999, 2005 new awning, 2014 new fabric*



Old Town Tavern - 904 Duval Street: *2011 new awning cover frame existing, no previous permits*



1124 Duval Street: *permitted in 2004 for entrance, 2005 for windows*



Bottle Cap Lounge - 1128 Simonon Street: *permitted in 2007*



1105 Whitehead Street: *permitted in 2014*



APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$536.03 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



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

HARC COA # (OAC 2026-0004)	REVISION #	INITIAL & DATE PDM 1/23/2026
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1114 Duval Street

NAME ON DEED:

ED KeyWest LLC

PHONE NUMBER **305 923-6494**

OWNER'S MAILING ADDRESS:

1114 Duval St.

EMAIL

Key West, FL 33040

APPLICANT NAME:

Cross Key Marine Canvas

PHONE NUMBER **305-451-1302**

APPLICANT'S ADDRESS:

PO Box 371865

EMAIL **keylargocanvas@gmail.com**

Key Largo FL 33037

APPLICANT'S SIGNATURE:

[Handwritten Signature]

DATE **1/23/2026**

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 NO RELOCATION OF A STRUCTURE NO ELEVATION OF A STRUCTURE NO
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO ___ INVOLVES A HISTORIC STRUCTURE: YES X NO ___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Fabricate and install new Aluminum Frame Canvas Covered Awning on Duval Street And partway down Amelia Street . Awning to be approximately 40 Across Duval Street frontage and 22 Down Amelia Street Frontage. Awning profile height is 4 tall and Awning projects 4' off wall of building. Sign Copy consists of Name of business one time across front valance and Rooster logo on Marquee centered over Entry Door

MAIN BUILDING:

No Modifications to Main Building

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

No Demolition Required

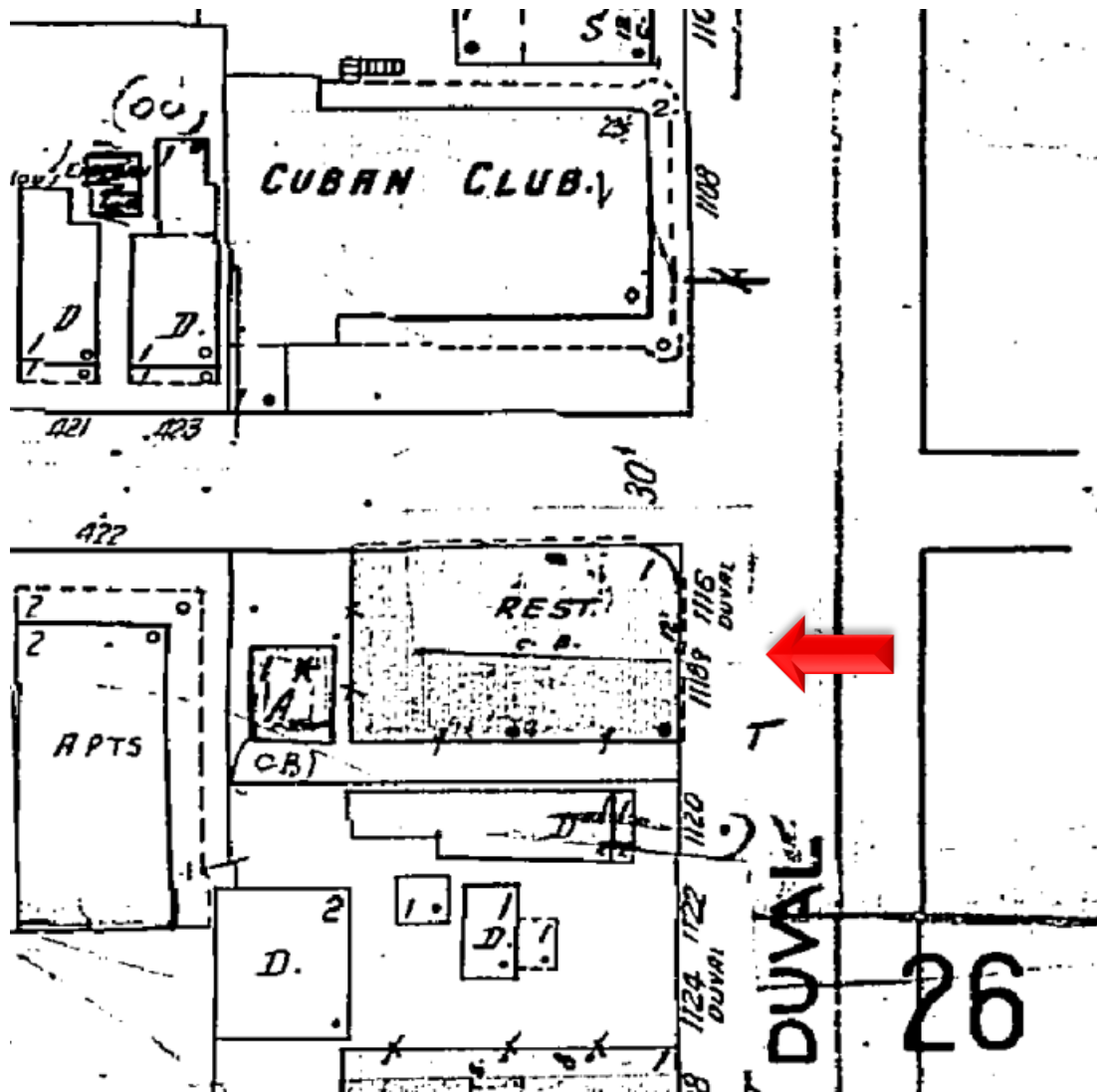
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: Awning and Sign Copy on Awning

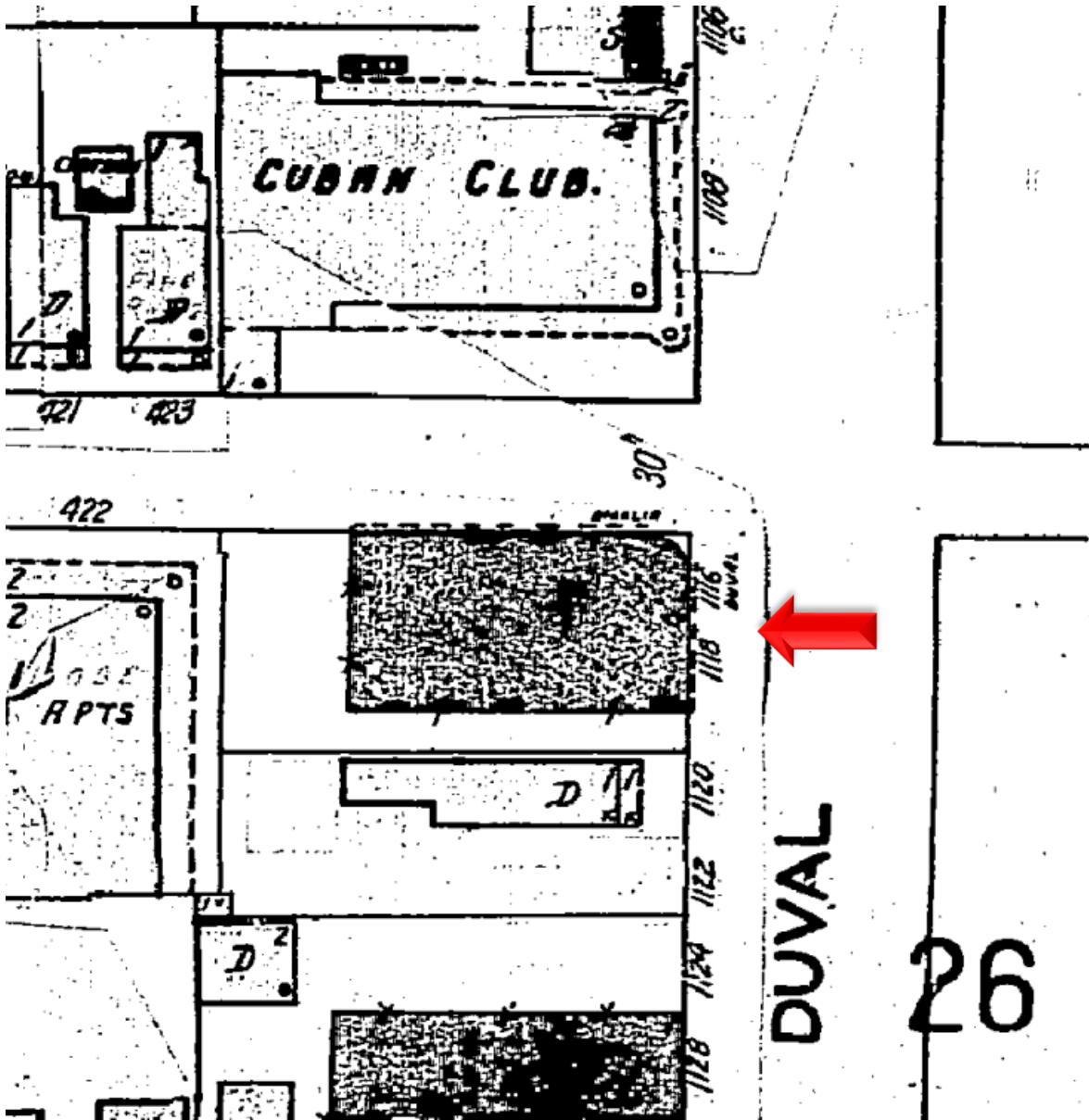
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:			
HARC STAFF SIGNATURE AND DATE:	SECOND READING FOR DEMO:		
	HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS

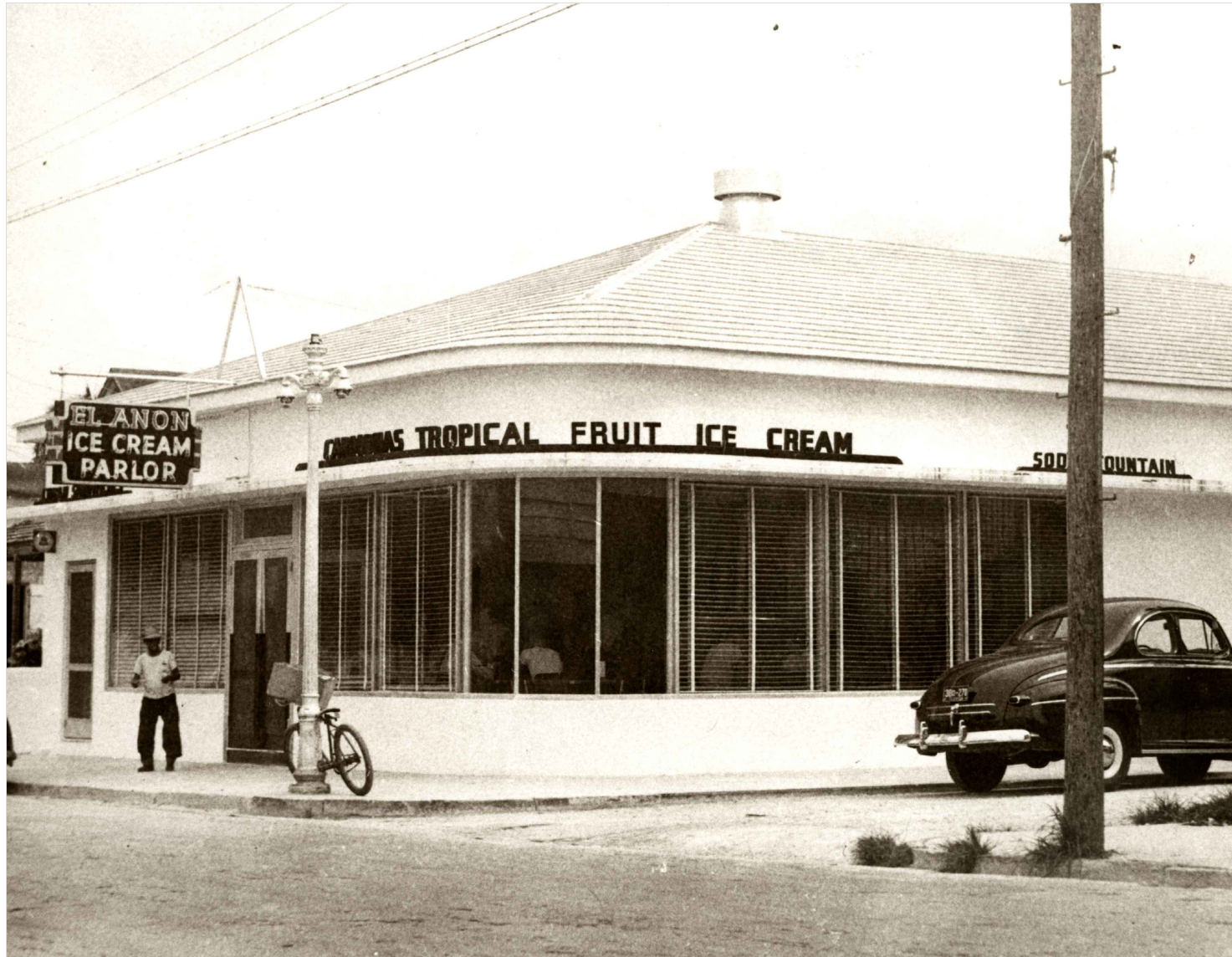
1114 DUVAL ST
(HISTORICAL PICTURE)



1114 DUVAL ST
(HISTORICAL PICTURE)



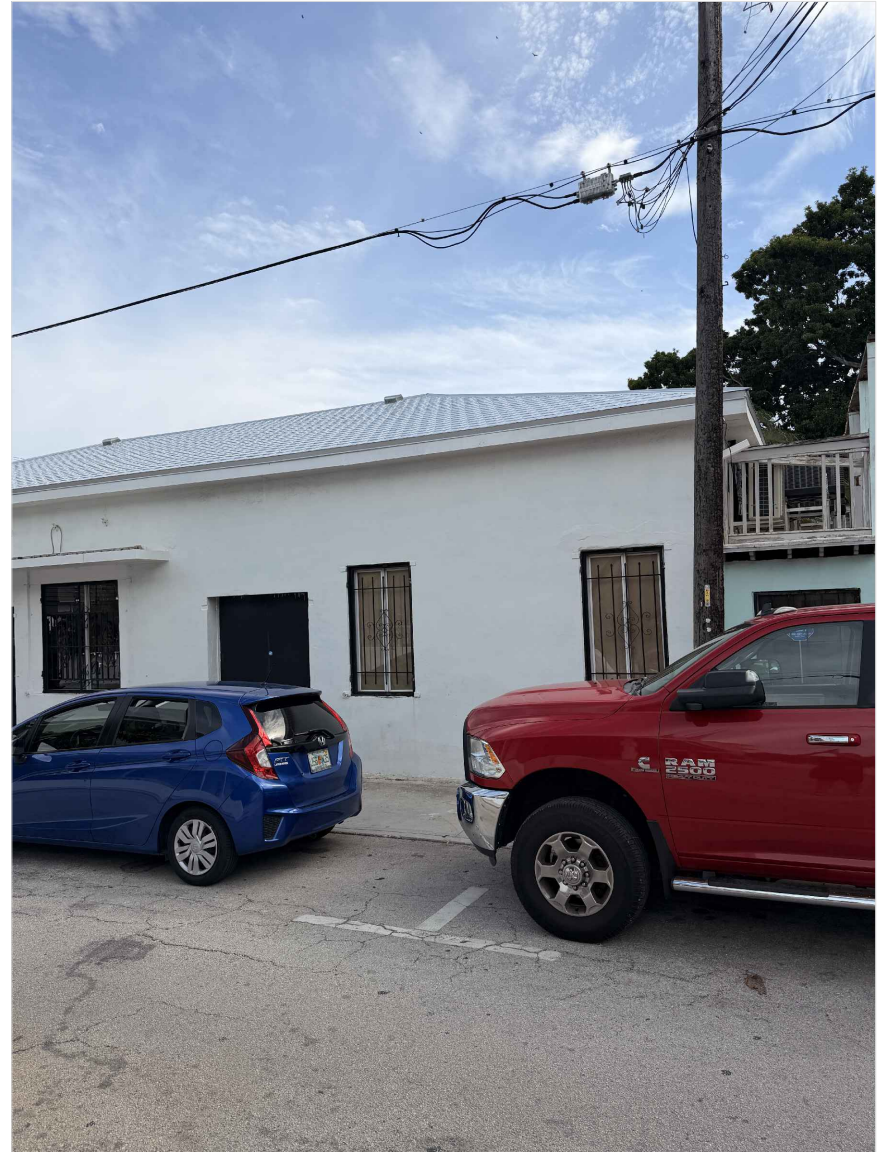
1114 DUVAL ST
(HISTORICAL PICTURE)



1114 DUVAL ST
(FRONT SIDE VIEW)



1114 DUVAL ST
(RIGHT SIDE VIEW)



1114 DUVAL ST
(REAR SIDE VIEW)



SURVEY

NORBY



& Associates, Inc.
Professional Land Surveyors

3104 Fingler Avenue

Key West, FL 33040

Thomas A. Norby, PLS
Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

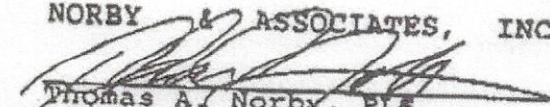
NOTES:

- The legal description shown hereon was furnished by the client or their agent.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- Street address: 1114 Duval Street, Key West, FL 33040.
- Date of field work: November 11, 1999.

BOUNDARY SURVEY OF: On the Island of Key West in Tract 11 and is part of Lot 1 in Square 6 of said Tract 11 according to C.W. Tift's map of the City and Island of Key West, but better known as Subdivision 1 of Square 1 according to a diagram made by Stepney Austin of Lots 1 and 2 of Square 6 of said Tract 11, which diagram is recorded in Book "L" of Records, Page 443, Public Records of Monroe County, Florida. COMMENCING at the corner of Duval and Amelia Streets and run thence along Duval Street in a Southeasterly direction 42 feet, 1 inch; thence at right angles in a Southwesterly direction 98 feet, 9 inches; thence at right angles in a Northwesterly direction 42 feet, 1 inch, to Amelia Street; thence at right angles in a Northwesterly direction 98 feet, 9 inches, back to the place of Beginning.

BOUNDARY SURVEY FOR: The Cave Family Limited Partnership;
Lowell P. and Dawn Cave;
Keys Title & Abstract Company;
Stewart Title Guaranty Company;

NORBY & ASSOCIATES, INC.



Thomas A. Norby, PLS
Florida Reg. #5234

November 12, 1999

11/15/99

Exhibit "A"

NORBY



& Associates, Inc.
Professional Land Surveyors

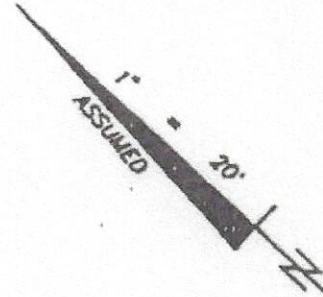
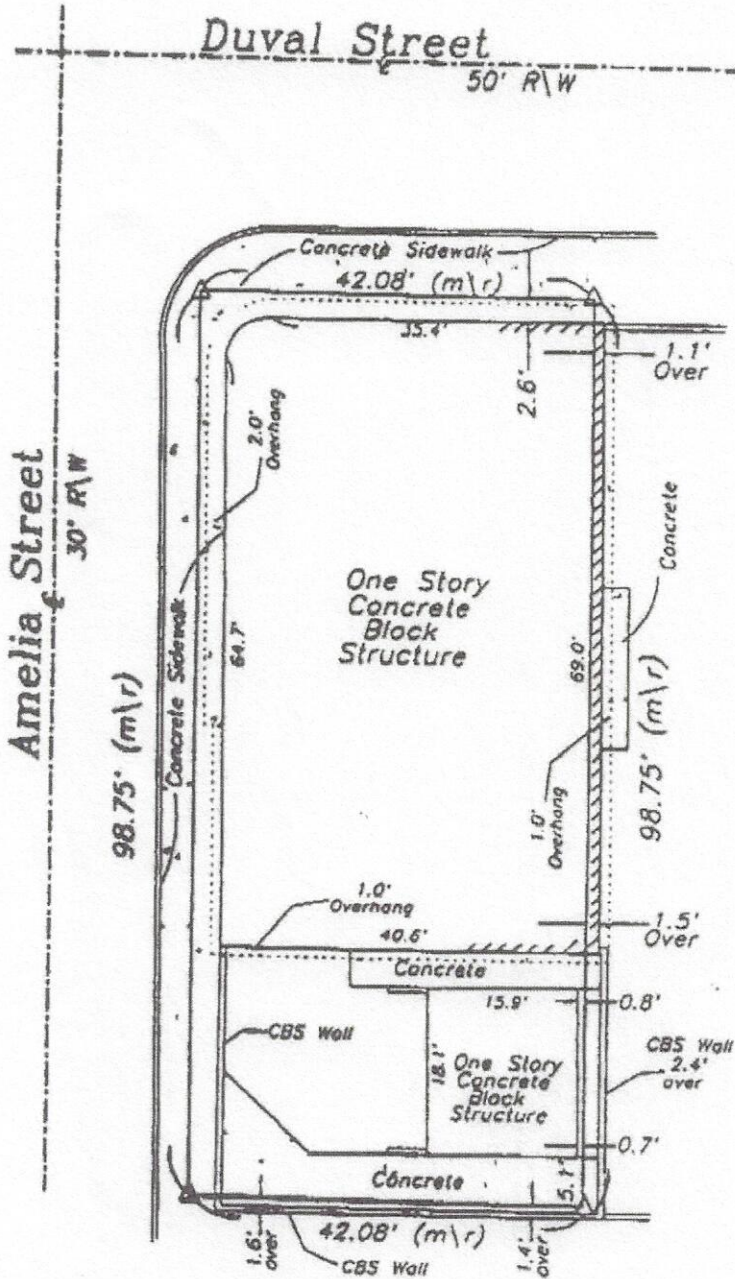
3104 Flagler Avenue

Key West, FL 33040

Thomas A. Norby, PLS
Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924



LEGEND

- △ Set Nail & Disc (5234)
- R\W Right of Way
- m|r Measured & Record
- CBS Concrete Block Wall
- ⊕ Centerline

PROPOSED DESIGN

Rendering for HARC Review of 1114 Duval Street Happy Rooster
RE # 00027910-000000



Location of Proposed
new Store Front Awning
with sign copy 1/2 the
height of Vertical valance
Per City Code

Design Detail by: Cross Key Canvas
MM 103.6 Overseas Hwy
Key Largo FL 33037 (305) 451.1302
Project Name: **Happy Rooster**

Proposed Sign Copy for Planning Review of:
1114 Duval Street Happy Rooster
RE # 00027910-000000

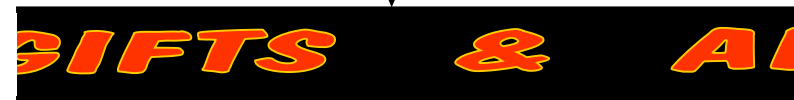
Sign Copy Duval Street

23" Tall Logo on
46" tall vertical Marquee



Sign Copy Corner Curved Section

20" Vertical
Valance

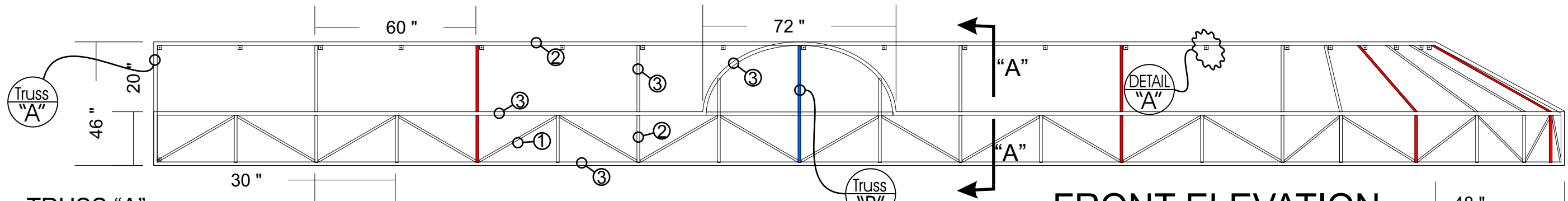


Sign Copy Amillia Street

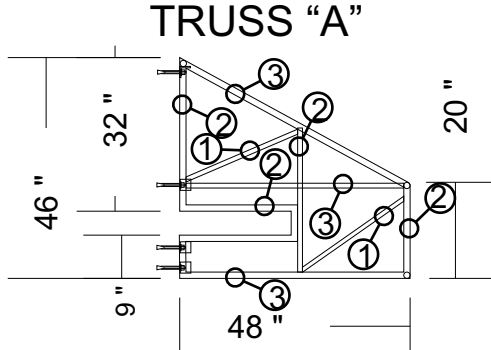
10" Tall
Sign Copy

20" Vertical
Valance



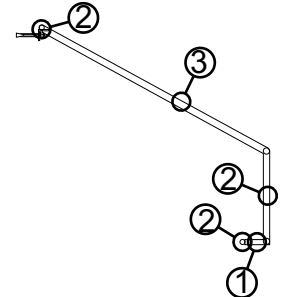


FRONT ELEVATION



TRUSS "A"

Section "A"-A"



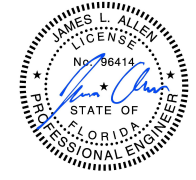
Structural Design Criteria

- Basic Wind Speed 180 mph
- Building Importance Factor 1.0
- Exposure Location D
- Internal Pressure Coefficient 0.18

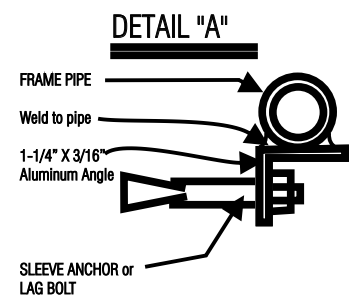
Design Detail by: Cross Key Canvas
 Project Name: Happy Rooster 1114 D
 Engineering by: Keys Engineering Services
 James L. Allen PE #FL96414
 91700 Overseas Hwy. Ste 1 Tavernier, FL
Work Order # 69102 Pg, 1 of 1

Certificate of Compliance

This is to certify that I am a duly qualified engineer licensed to practice in the State of Florida No. 96414 and my signature signifies that I have reviewed the design specifications and drawings for the Structural framing of this awning, and it is designed to withstand 180 MPH wind speed for a Type II building in an Exposure D Location in accordance with FBC 2023 , ASCE7-22



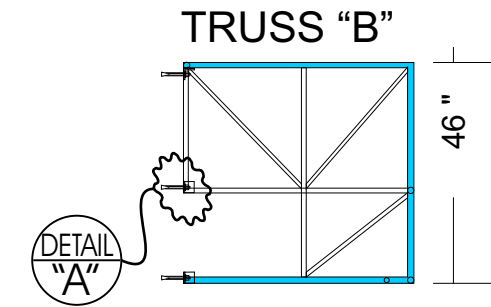
"THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES L. ALLEN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES."



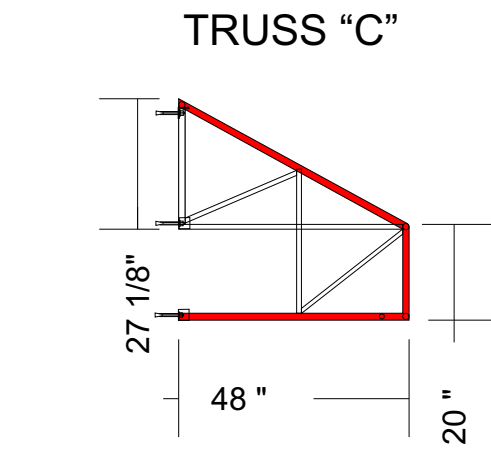
Aluminum PIPE SCHEDULE

- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥ 2" PIPE
- ⑦ 2-1/2" PIPE

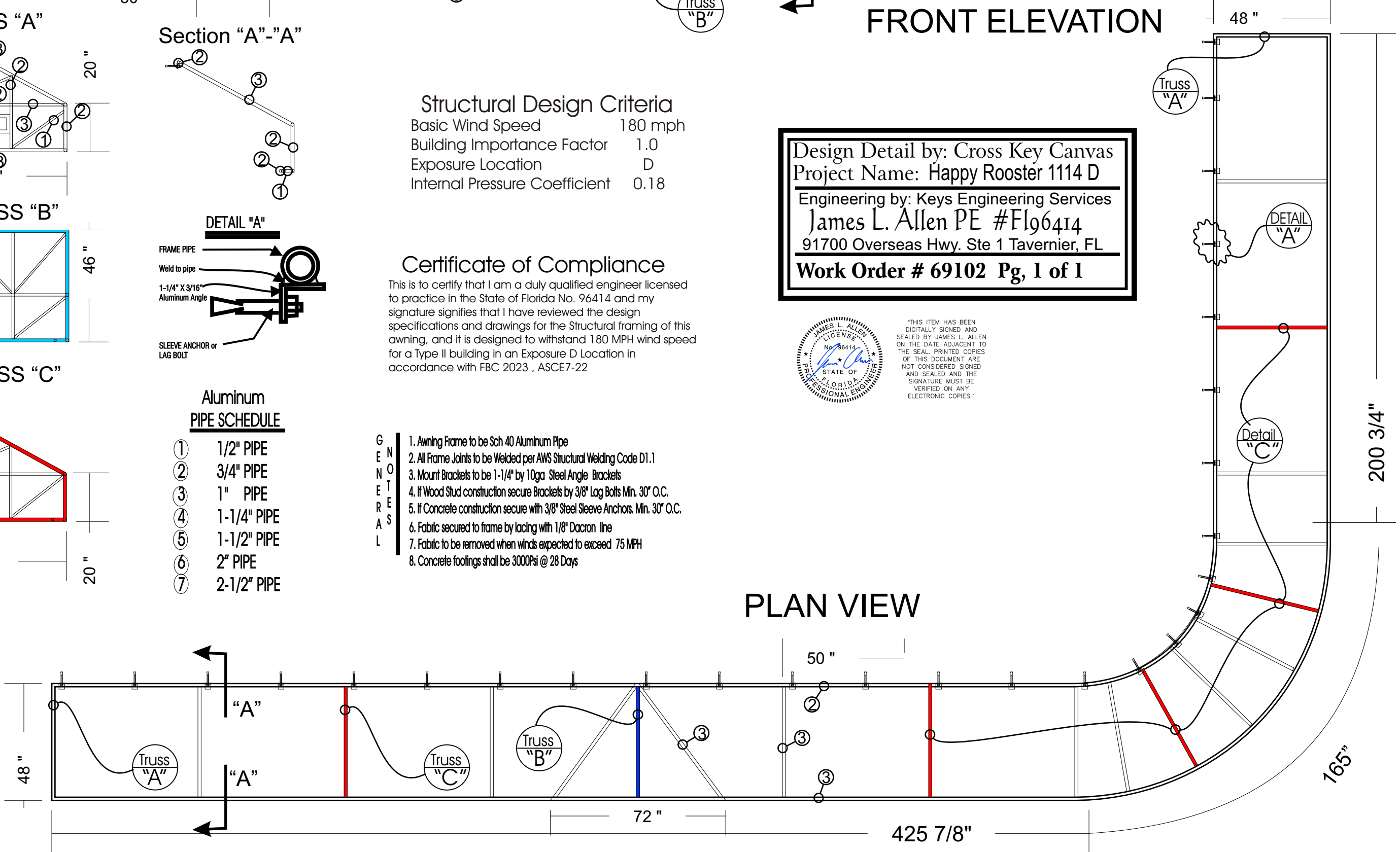
- GENERAL NOTES**
1. Awning Frame to be Sch 40 Aluminum Pipe
 2. All Frame Joints to be Welded per AWS Structural Welding Code D1.1
 3. Mount Brackets to be 1-1/4" by 10ga Steel Angle Brackets
 4. If Wood Stud construction secure Brackets by 3/8" Lag Bolts Min. 30" O.C.
 5. If Concrete construction secure with 3/8" Steel Sleeve Anchors. Min. 30" O.C.
 6. Fabric secured to frame by lacing with 1/8" Dacron line
 7. Fabric to be removed when winds expected to exceed 75 MPH
 8. Concrete footings shall be 3000Psi @ 28 Days



TRUSS "B"



TRUSS "C"



PLAN VIEW

Site Plan for 1114 Duval Street Happy Rooster

RE # 00027910-000000

NORBRY



& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

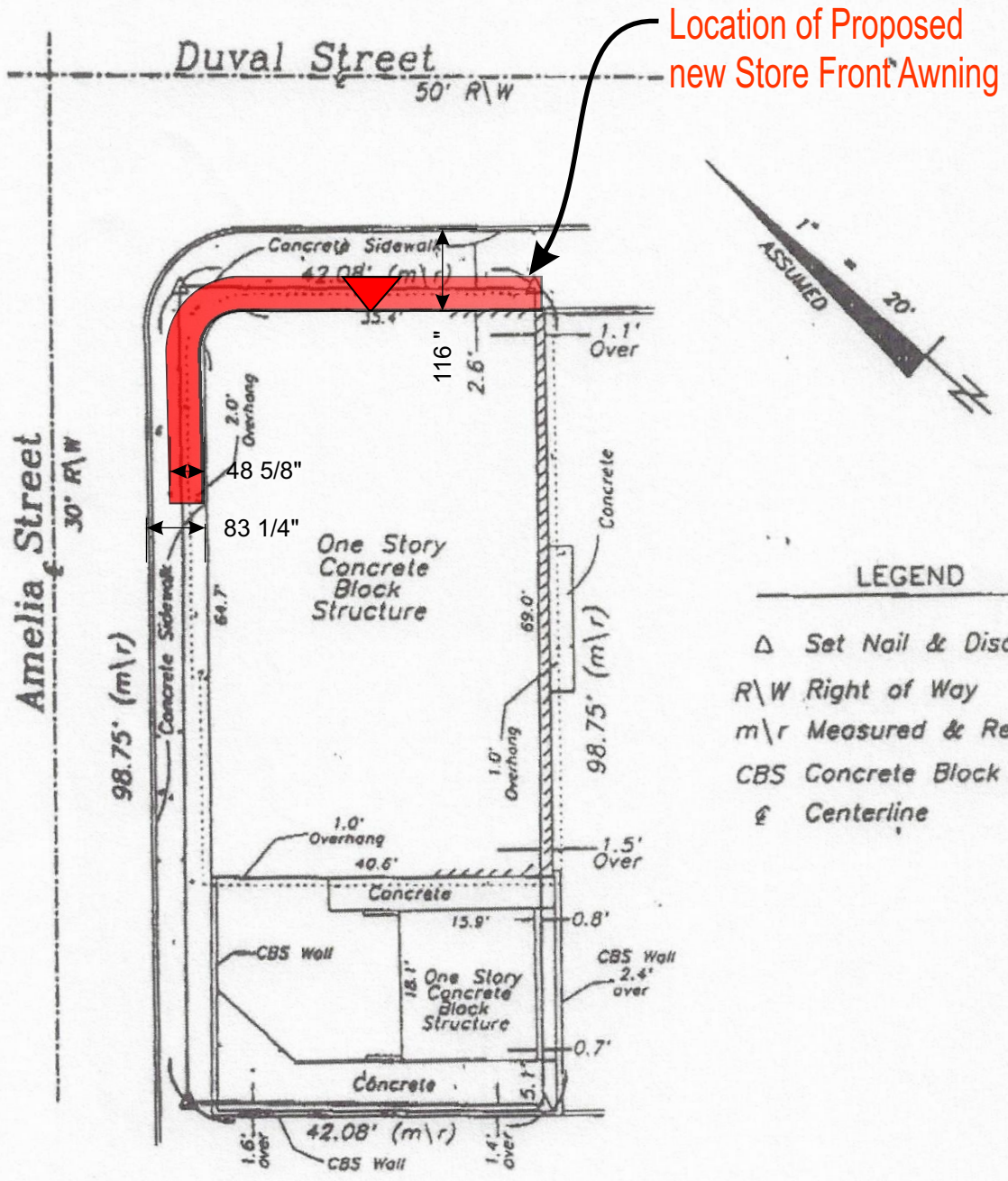
Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924



COOLSHADE



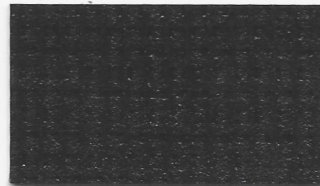
KEYSTON
OUTDOOR



COOL606 PACIFIC



COOL926 DARK BLUE



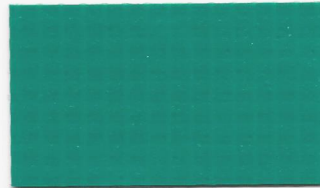
COOL452 BLACK



COOL600 BERMUDA



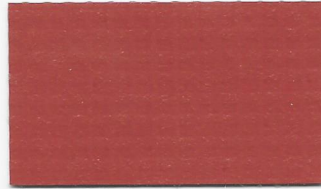
COOL604 EVERGLADE



COOL433 BILLIARD



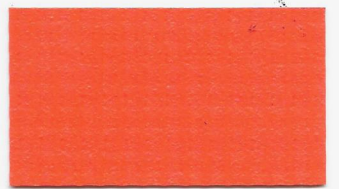
COOL400 LEAF



COOL197 BRICK



COOL426 RED



COOL777 ZEST



COOL100 CLEAR



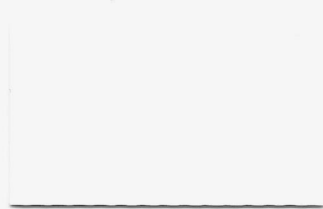
COOL616 BURGUNDY



COOL206 VIKING



COOL212 SUN



COOL411 WHITE



COOL431 CINDER



COOL443 CHARCOAL



COOL125 STONE



COOL439 IVORY



COOL446 BEIGE



COOL445 SAND



COOL704 COFFEE

COOLSHADE

COOLSHADE SPECIFICATIONS

Width: 61"
Roll Size: 50 yds
Weight: 18 oz per square yard
Cold Crack: -40 °
Flame Resistance: Meets California State Fire Marshall Title 19, NFPA-701 99 (Large Scale)
ASTM E84-81A Flame Spread Rating Class A (15)

Extreme UV resistance

Excellent Dimensional Stability

High Tensile and Tear Strength

Mildew resistant

High abrasion resistance

Heavy duty laminated fabric with wick resistant scrim

Accepts many types of graphics and solvent based inks

Easy to clean: Clean with household soap or vinyl cleaner

Custom Colors available in 1,200 yard minimum

U.S. made product with a 10+ year industry proven track record

5 Year limited warranty *Clear is 2 year limited warranty

Ideal for awnings, protective covers, divider curtains, tents structures, stationary tarps, pool covers, banners, signs, spa covers, gymnasium field and floor covers.



KEYSTON
OUTDOOR

www.keystonbros.com

www.keystonoutdoor.com

7/2017

DUVAL

1124 Permit 04-0415 2/2004 + 14-4254 2/2015
1130 Permit 03-1258 4/2013 + 10-0437 2/2010
1024 Permit: 09-00004216 12/2009 *
1000 Permit: BLD2023-2924 11/2023 *
900 Pics only attached
825 Permit: 15-01000932 *
824-826 Permit: HARC COAS2025-1561 *
725 Permit: 13-00000071 01/2013 * + HARC 13-01000036 01/2013 *
705 - Dilly Grove Permits: 0202274 8/2002 + 03-1201 04/2003
629 Permit: 05-00004604 10/2005 *
628 Permit 14-00003907 08/2014 *
613 Permit 04-00000013 01/2004 *
604 Permit 00-01467 06/2000 * + 03-00001240 4/2003 *
330 Permit: 00-00001899 *
200 block (432 Greene St) Permit: 04-00001767 6/2004* + 15-00003837 12/2015*
217 Permit: 9603242 02/1997 + 9903978 12/1999 + BLD1119-1120
201 Sloppy Joes Permit: 9604100 10/1996 + 9901017 04/1999 + 9901019 04/1999
117 Permit: 00-00000393 02/2000 * +13-00003376 08/2013 *

FRONT

300 Front Permit: 10-00000433 2/2010 *
400 Permit: 14-00002559 7/2014*

WHITEHEAD

105 Permit: 9601451 3/1996 + 9701126 4/1997
115 Permit: 96-2108 5/1996 + 96-3847 9/1996 + 01-1605 04/2001
600 Permit: 08-00002213 6/2008 *
1102 -1105 Permit: 14-4253 2/2015
1107 Permit: 13-1134 04/2013

SIMONTON

1330 Permit: 0101909 05/2001
1208 Abondanza Permit: 9604570 12/1996
1128 Permit: 07-00002192 05/2007 *
915 Permit: 07-0003363 08/2007 *
909 Permit 9702210 7/1997

Permit Attached * Some original permit copy records were destroyed in Hurricane Wilma 2005*

1130 Duval.



CUBAN COFFEE QUEEN

CUBAN COFFEE QUEEN

CUBAN COFFEE QUEEN

BIKE BRAND

YOGA





1124-10
1124-11

1124

MANUFACTURED BY
COLOCADA

1124 Dunbar

FREE MENUS
BEST MENUS

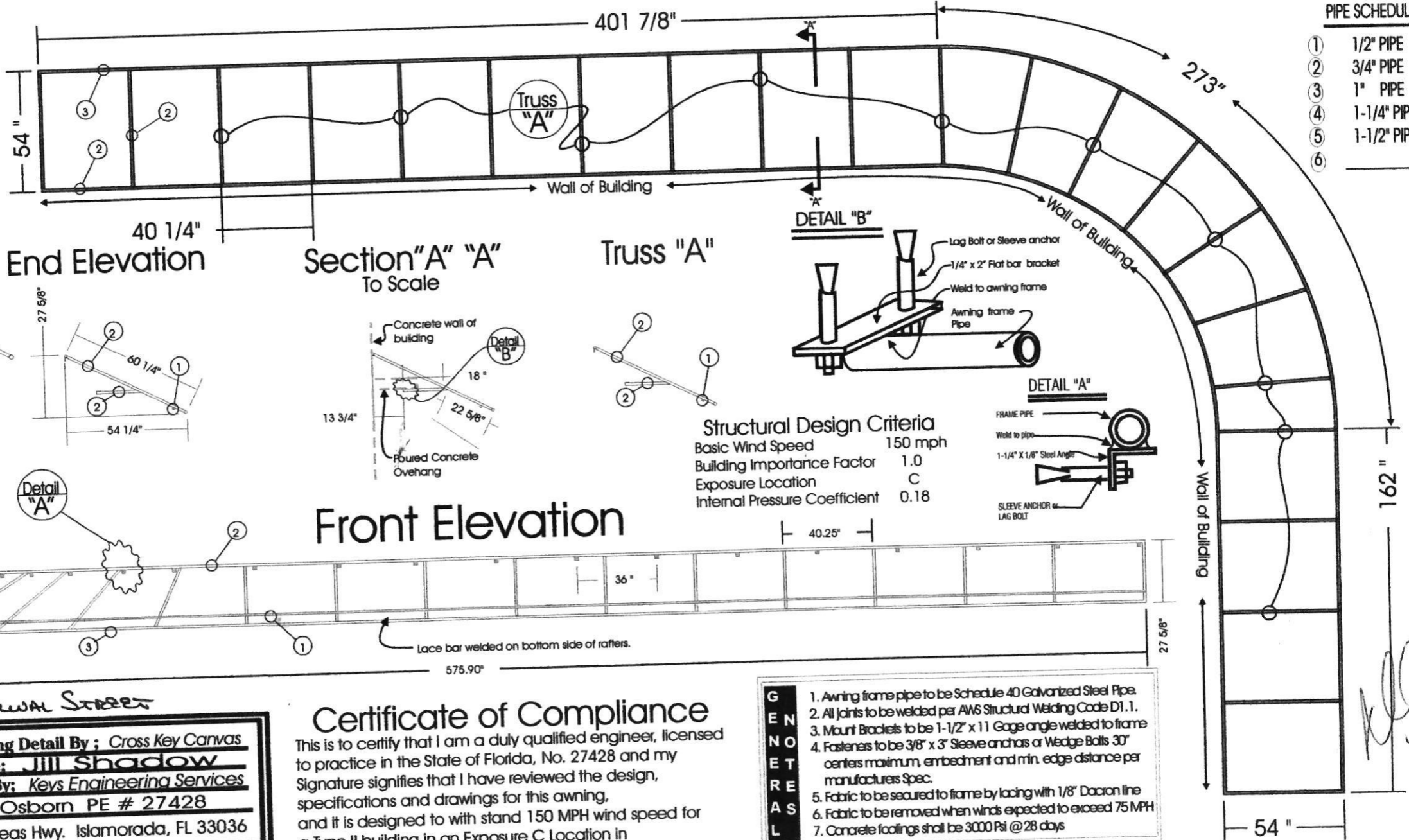
1124

Plan View

FIELD COPY FOR INSPECTIONS

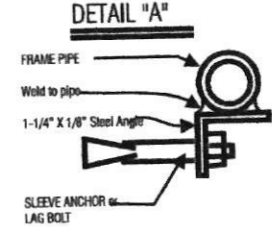
PIPE SCHEDULE

- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥



Structural Design Criteria

Basic Wind Speed	150 mph
Building Importance Factor	1.0
Exposure Location	C
Internal Pressure Coefficient	0.18



- GENERAL**
- Awning frame pipe to be Schedule 40 Galvanized Steel Pipe.
 - All joints to be welded per AWS Structural Welding Code D1.1.
 - Mount Brackets to be 1-1/2" x 11 Gage angle welded to frame
 - Fasteners to be 3/8" x 3" Sleeve anchors or Wedge Bolts 30" centers maximum, embedment and min. edge distance per manufactures Spec.
 - Fabric to be secured to frame by lacing with 1/8" Dacron line
 - Fabric to be removed when winds expected to exceed 75 MPH
 - Concrete footings shall be 3000 Psi @ 28 days

Certificate of Compliance

This is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my Signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to with stand 150 MPH wind speed for a Type II building in an Exposure C Location in accordance with FBC 2007, ASCE7-05

1026 Duval Street

Canvas Awning Detail By ; Cross Key Canvas
Project Name: Jill Shadow
Engineering By: Keys Engineering Services
Daryle L. Osborn PE # 27428
 86801 Overseas Hwy. Islamorada, FL 33036

Work Order # 37112 Page # 1 of 1

[Handwritten Signature]
 2/22/09



Shaddon & FISH

Shaddon & FISH

P

Shaddon & FISH

Window & FISH



eddon & FISH

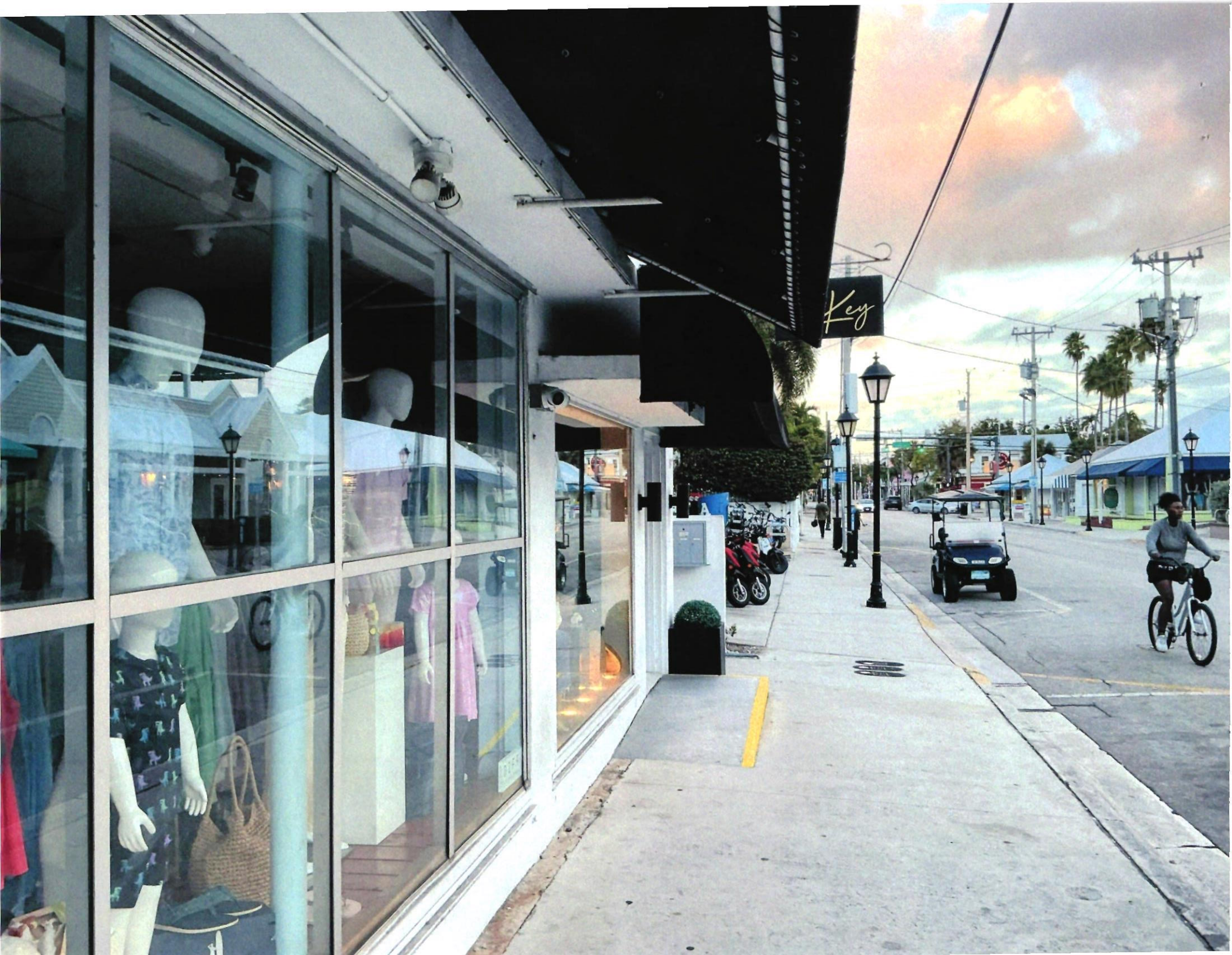
Low Key

Low Key



RENTALS
109-294-3900





1000 Duval



THE CITY OF KEY WEST

1300 White Street, Key West, Florida 33040

PERMIT NUMBER

BLD2023-2924

FLOODPLAIN AWNINGS PERMIT

PERMIT TYPE: **AWNINGS**

Issued: **11/21/2023**

PERMIT SUB TYPE : **COMMERCIAL HARC**

Expires: **5/19/2024**

Application By: **CROSS KEY MARINE CANVAS / AWNI
POST OFFICE BOX 371865
KEY LARGO, FL 33037**

On Property Of: **1000 DUVAL ST 101**

Scope of Work

Conditions Apply _____

New fabric on existing awning. Fabric to be Black Cool shade which meets NFPA-701. ****NOC Exempt** **HARC Inspection Required****

*******Certificate of Appropriateness approved as submitted scope of work. Remove and replace existing awning cover. ET*******

WARNING TO OWNERS

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

- **This card and approved plans must be posted in a location clearly visible from the street.**
- **The location of construction must have posted a clearly legible address visible from the street.**

PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.
Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.

INSPECTIONS

Type _____
Approved By _____
Date ____/____/____

Type _____
Approved By _____
Date ____/____/____

******FINAL******
Approved By _____
Date ____/____/____

Building Official:

Issued By: **Patrick D Mobley**

Date: **11/21/2023**



THE CITY OF KEY WEST

1300 White Street, Key West, Florida 33040

PERMIT NUMBER

BLD2023-2924

FLOODPLAIN AWNINGS PERMIT

PERMIT TYPE: AWNINGS

Issued: 11/21/2023

PERMIT SUB TYPE : COMMERCIAL HARC

Expires: 5/19/2024

Application By: CROSS KEY MARINE CANVAS / AWNI
POST OFFICE BOX 371865
KEY LARGO, FL 33037

On Property Of: 1000 DUVAL ST 101

Scope of Work

Conditions Apply _____

New fabric on existing awning. Fabric to be Black Cool shade which meets NFPA-701. ****NOC Exempt** **HARC Inspection Required****

*****Certificate of Appropriateness approved as submitted scope of work. Remove and replace existing awning cover. ET*****

WARNING TO OWNERS

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Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

- This card and approved plans must be posted in a location clearly visible from the street.
- The location of construction must have posted a clearly legible address visible from the street.

PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.
Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.

INSPECTIONS

Type _____
Approved By _____
Date ____/____/____

Type _____
Approved By _____
Date ____/____/____

****FINAL****
Approved By _____
Date ____/____/____

Building Official:

Issued By: Patrick D Mobley

Date: 11/21/2023



SPECIAL FORCE

THE LINE

THE WEEKLY
DUMPS

Casablanca Hotel

Casablanca Hotel

904 Duval

900 -
904 Duval







Cash Register Receipt

City of Key West

824 Duval

Receipt Number
R94038

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$506.17
BLD2025-1063 Address: 824 DUVAL ST 1 APN: 00017141-000100			\$506.17
ADMINISTRATION			\$27.03
BUILDING PLAN REVIEW		0	\$13.00
DBPR-FBC-553		0	\$4.81
DEO-BCAIB-468		0	\$7.22
EDUCATION FEE		0	\$2.00
BUILDING FEE			\$468.00
BUILDING PERMIT FEE-RENOVATIONS OR REPAIRS		0	\$468.00
Percent Credit Card Fee			\$11.14
Percent Credit Card Fee		0	\$11.14
ProjectTRAK			\$163.05
COAS2025-1561 Address: 824 DUVAL ST 1 APN: 00017141-000100			\$163.05
HARC			\$159.46
BUILDING PERMIT APPLICATION (HARC) REVIEW		0	\$63.79
HARC APPLICATION FEE		0	\$63.79
HARC INSPECTION FEE		0	\$31.88
Percent Credit Card Fee			\$3.59
Percent Credit Card Fee		0	\$3.59
TOTAL FEES PAID BY RECEIPT: R94038			\$669.22

Date Paid: Wednesday, June 18, 2025

Paid By: CROSS KEY MARINE CANVAS/(AWN-SPEC STRUCTURE)

Cashier: GH

Pay Method: CREDIT CARD 1

CITY OF KEY WEST

White Street, Key West, Florida 33040

CoA NUMBER
COAS2025-1561

HARC Certificate of Appropriateness

PROJECT TYPE: **HARC STAFF COA**

Issued: **6/17/2025**

PROJECT SUB TYPE :

Expires: **6/18/2027**

Application By: **CROSS KEY MARINE CANVAS/(AWN-SPEC
STRUCTURE)
POST OFFICE BOX 371865
KEY LARGO, FL 33037**

On Property Of:: **824 DUVAL ST 1**

Scope of Work

New awnings for storefront and windows - Fabric to meet NFPA-701
Storefront and window awnings

Certificate of Appropriateness approved with conditions for awnings over existing windows. Awnings to match provided color and dimensions. Awnings cannot exceed more than 4.2 feet from the wall surface. MC

HARC INSPECTION REQUIRED

WARNING TO OWNERS

Notice: In addition to the requirements of this CoA, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

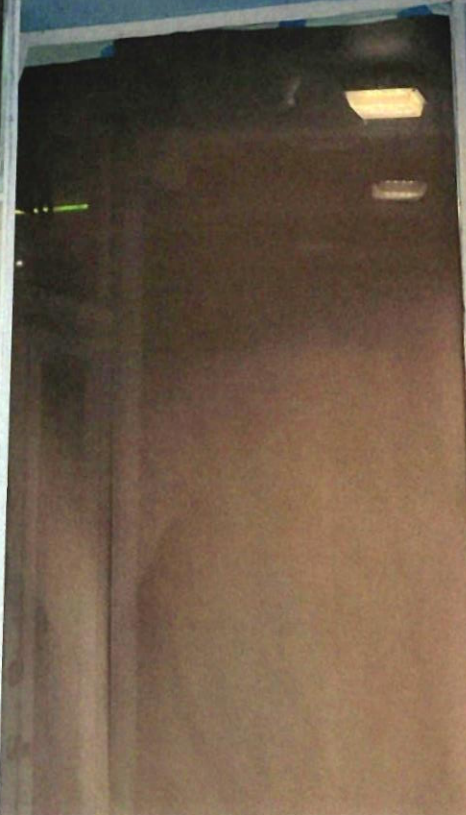
- **This card and approved plans must be posted in a location clearly visible from the street.**
- **The location of construction must have posted a clearly legible address visible from the street.**

CoA VOID IF CONSTRUCTION IS NOT STARTED WITHIN 770 DAYS.
Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.



- A.
- B.
- C.

- E.
- F.
- G.
- H.



P
1 - PARK
2 - PAY
3 - DIS
9 AM - 12 M
SUN - 11 A
PUBLIC
LICENSE





THE CITY OF KEY WEST
 Building Department 809-3956
 3140 Flagler Avenue, Key West, Florida 33040

725 Duval

BUILDING PERMIT

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 13-00000071-000-000-AWN-00 ISSUED 1/15/13
 LICENSE# 13-00003837 EXPIRES 1/15/15
 HIGH DENSITY RES/COMM

APPLICATION BY... CROSS KEY MARINE CANVAS / AWNI
 ON PROPERTY OF... 725 DUVAL ST LLC
 FOR A PERMIT TO... FABRICATE & INSTALL NEW AWNING FRAME W/
 CANVAS COVER ACROSS ENTIRE STOREFRONT
 OF BUILDING IS 92'w BY 5' PROJECTION
 460 S.F. W/SIGN COPY ON FRONT TO SAY
 "ESTATE LIQUIDATOR" ONE TIME ON VALANCE
 AT CENTER OF AWNING OVER THE DOORS MC
 NEED FILE NOC MC *HARC #13-01-0036 &
 HARC #13-01-0037 HSA- 01/08/2013-ET. MC

725 DUVAL ST

*Pin
159853*

WARNING TO OWNERS

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT
 MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS
 TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN
 FINANCING, CONSULT WITH YOUR LENDER OR AN
 ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF
 COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, and federal agencies.

This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.

PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.
 Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm

FOUNDATION
 APPROVED ___ BY ___
 DATE ___/___/___

FOOTING
 APPROVED ___ BY ___
 DATE ___/___/___

FRAMING
 APPROVED ___ BY ___
 DATE ___/___/___

STRAPPING
 APPROVED ___ BY ___
 DATE ___/___/___

SHEATHING
 APPROVED ___ BY ___
 DATE ___/___/___

FINAL
 APPROVED ___ BY ___
 DATE ___/___/___



THE CITY OF KEY WEST

Building Department 809-3956
3140 Flagler Avenue, Key West, Florida 33040

H.A.R.C.

Certificate of Appropriateness

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 13-01000036-000-000--00
LICENSE# 13-00003837

ISSUED 1/15/13
EXPIRES 1/15/15

HIGH DENSITY RES/COMM

APPLICATION BY... CROSS KEY MARINE CANVAS / AWNI
ON PROPERTY OF... 725 DUVAL ST LLC

FOR A PERMIT TO.. New awning frame & fabric over
storefront 92' long by 5' projection.
Fabric to be black Sunbrella w/ sign
copy. Remove existing awning frame &
dispose of. (JOB) **HSA 01/08/13 Must be
fire retardant. (ET)**

725 DUVAL ST

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, and federal agencies.

This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.

FINAL INSPECTION REQUIRED

FINAL INSPECTION
APPROVED ___ BY ___
DATE ___/___/___

Plan View Right Side

1051 3/4"

Truss
"D"

Truss
"C"

Truss
"B"

Truss
"A"

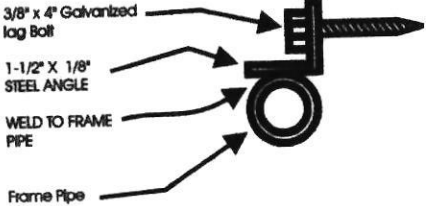
1099 3/4"

- GENERAL**
1. Awning frame pipe to be Schedule 40 Galvanized Steel Pipe.
 2. All joints to be welded per AWS Structural Welding Code D1.1.
 3. Mount brackets to be 1-1/2" x 11 Gage angle welded to frame
 4. Fasteners to be 3/8" x 3" Sleeve anchors or Wedge Bolts 30" centers maximum, embedment and min. edge distance per manufacturers Spec.
 5. Fabric to be secured to frame by lacing with 1/8" Dacron line
 6. Fabric to be removed when winds expected to exceed 75 MPH
 7. Concrete footings shall be 3000 Psi @ 28 days

Structural Design Criteria

Basic Wind Speed 180 mph
 Building Importance Factor 1.0
 Exposure Location C
 Internal Pressure Coefficient 0.18

DETAIL "A"



PIPE SCHEDULE

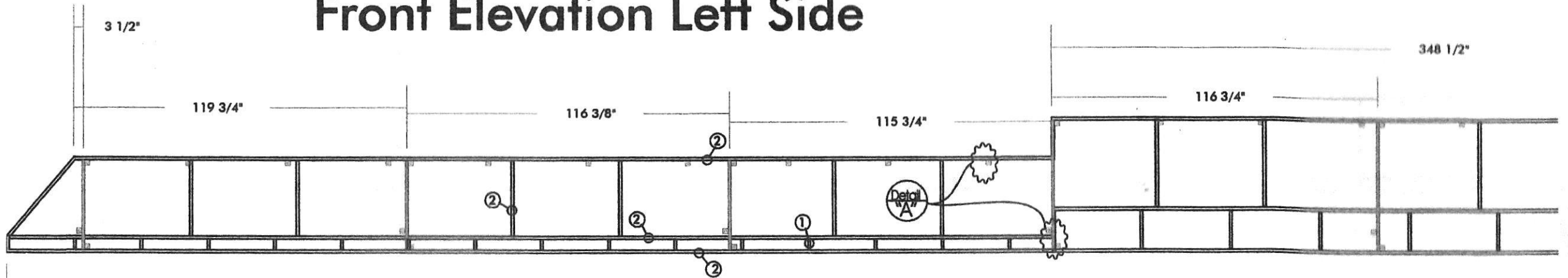
- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥ _____

Certificate of Compliance

this is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my Signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to withstand 180 MPH wind speed for a Type II building in an Exposure C Location in accordance with FBC 2010, ASCE7-10

Canvas Awning Detail by Cross Key Canvas
Project Name: 725 Duval Street
Engineering by: D. L. Osborn Inc.
Daryl L. Osborn PE # 27428
91700 Overseas Hwy. Ste 1 Tavernier FL
Work Order# 40352 Page 4 of 4

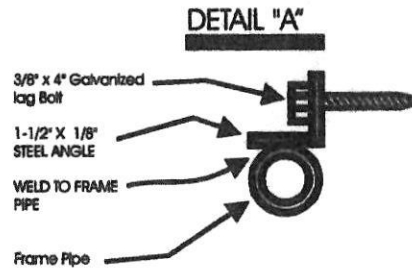
Front Elevation Left Side



- GENERAL NOTES**
1. Awning frame pipe to be Schedule 40 Galvanized Steel Pipe.
 2. All joints to be welded per AWS Structural Welding Code D1.1.
 3. Mount Brackets to be 1-1/2" x 11 Gage angle welded to frame
 4. Fasteners to be 3/8" x 3" Sleeve anchors or Wedge Bolts 30" centers maximum, embedment and min. edge distance per manufacturers Spec.
 5. Fabric to be secured to frame by facing with 1/8" Dacron line
 6. Fabric to be removed when winds expected to exceed 75 MPH
 7. Concrete footings shall be 3000 Pci @ 28 days

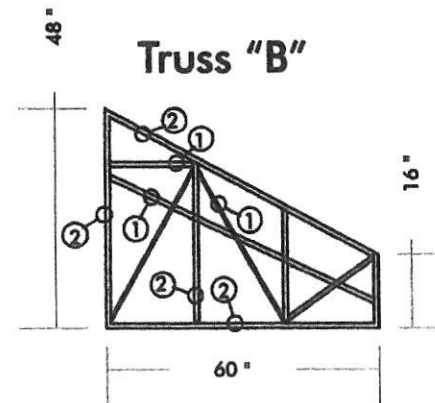
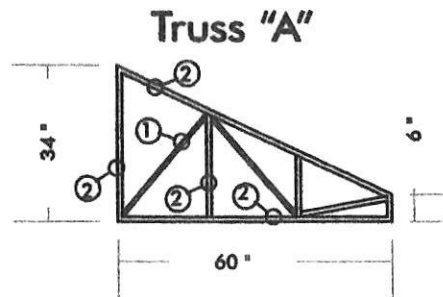
Structural Design Criteria

Basic Wind Speed 180 mph
 Building Importance Factor 1.0
 Exposure Location C
 Internal Pressure Coefficient 0.18



Certificate of Compliance
 this is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my Signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to withstand 180 MPH wind speed for a Type II building in an Exposure C Location in accordance with FBC 2010, ASCE7-10

Canvas Awning Detail by Cross Key Canvas
 Project Name: 725 Duval St.
 Engineering by: D. L. Osborn Inc.
 Daryl L. Osborn PE # 27428
 91700 Overseas Hwy. Ste 1 Tavernier FL
 Work Order# 40352 Page 1 of 1



PIPE SCHEDULE

- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥ _____

725 Duval



ESTATE LIQUIDATORS

ONE-WAY

The American Legion Post 168

ROAD CLOSED TO TRUCK TRAFFIC

Hamm & Co

RENT



705 Duval.

629 Duval



Call for inspections:
293-6462
24-hour inspection line

THE CITY OF KEY WEST
BUILDING DEPARTMENT
P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 292-8151

Application Number 05-00004604 Date 10/16/05
Property Address 629 DUVAL ST
RE #/PARCEL #/TAX ID etc 0001-2440-000000- -
Application description AWNINGS AND REMOVABLE SHELTERS
Property Zoning
Application valuation 2350

Owner Contractor

NEWHOUSE GREGORY LEE CROSS KEY MARINE CANVAS
616 EATON STREET POST OFFICE BOX 1865
KEY WEST FL 33040 KEY LARGO FL 33037
(305) 457-1302

Permit AWNINGS AND SHUTTERS
Additional desc
Permit Fee 47.00
Issue Date 10/16/05 Valuation 2350
Expiration Date 10/08/07

Qty Unit Charge Per Extension
BASE FEE 47.00

Special Notes and Comments
REPLACE EXISTING CANVAS AWNING 13'6" X
10' X 4'6" AS PER HARC #10-11
COST \$2,350.00 MC

Other Fees APPLICATION FEE - BUILDIN 25.00
HARC FEE - NEW & REPAIR 25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	47.00	.00	.00	47.00
Other Fee Total	50.00	25.00	.00	25.00
Grand Total	97.00	25.00	.00	72.00

[Handwritten signature]

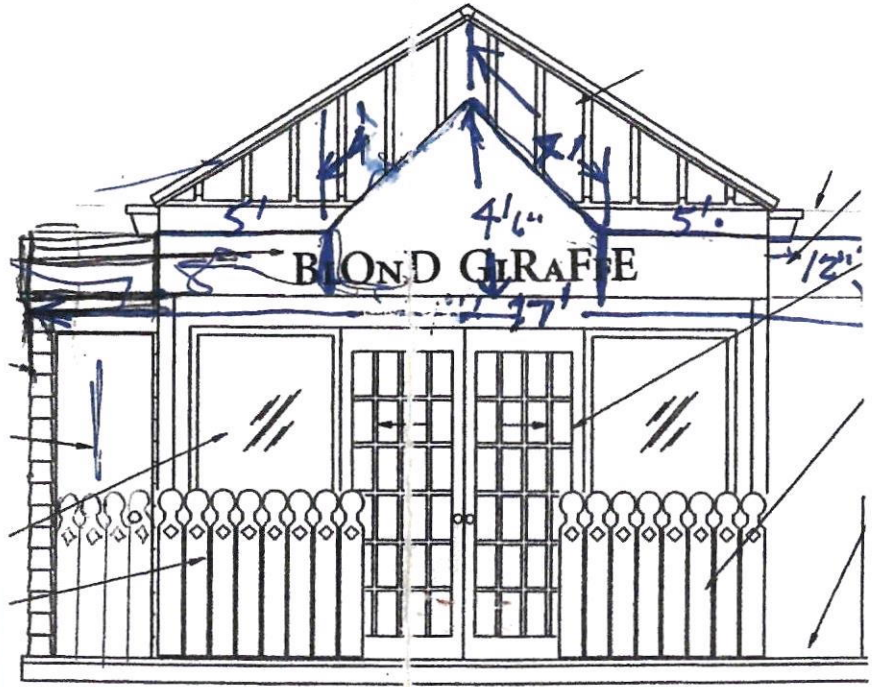
THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

DATE ISSUED

Trans number: 6752
C/C CHECK 1769036
172.00

Fax (305) 294-8268
 Steven's Cell.# (305) 797-4951
 Kathy's Cell.# (305) 797-4980

Notes:
 WHAT IT LOOKS LIKE TODAY ↴

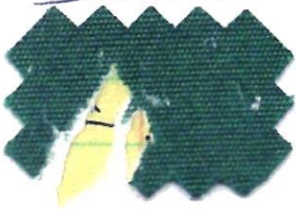


NOTE: THE (2) FLAGS ON FRONT OF BUILDING WILL BE REMOVED.

FIELD COPY FOR INSPECTIONS

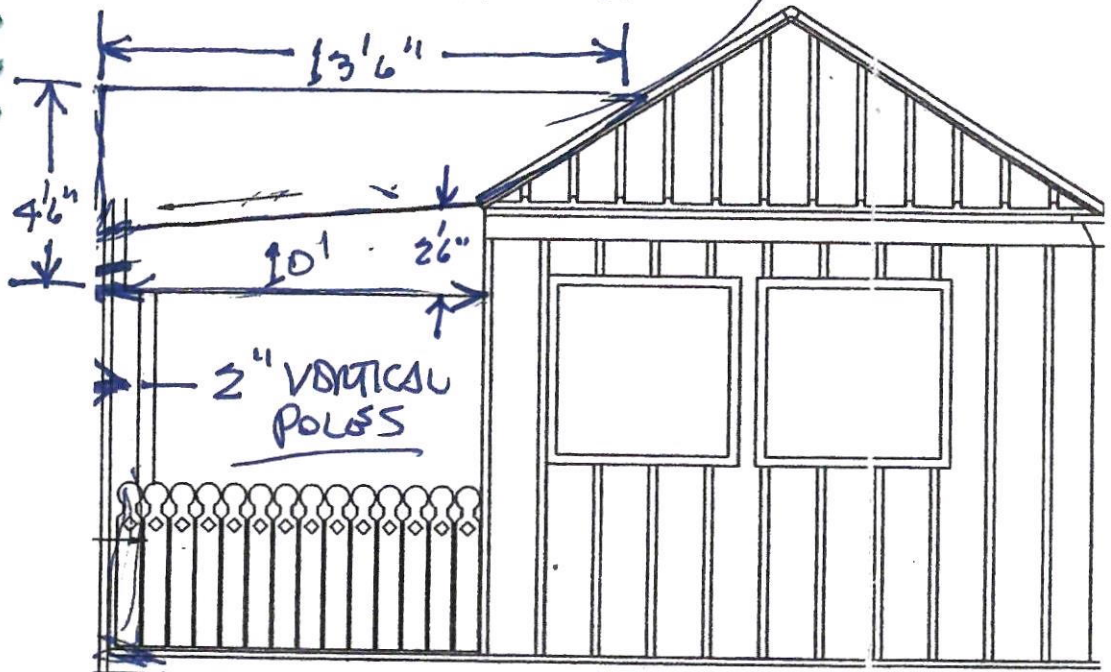
Kathy A. [Signature]
 10/17/05

ERMS GROUND SURROUND



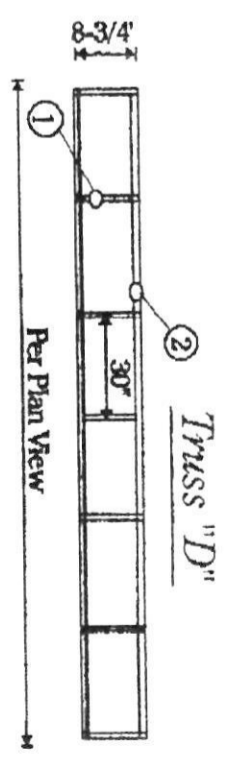
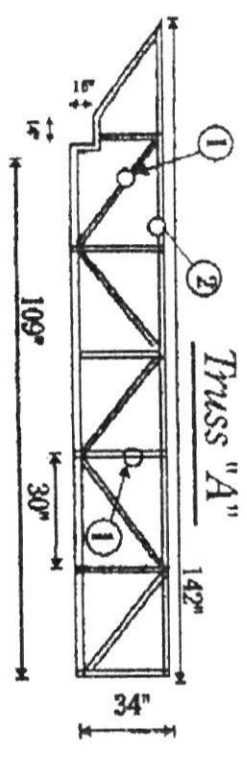
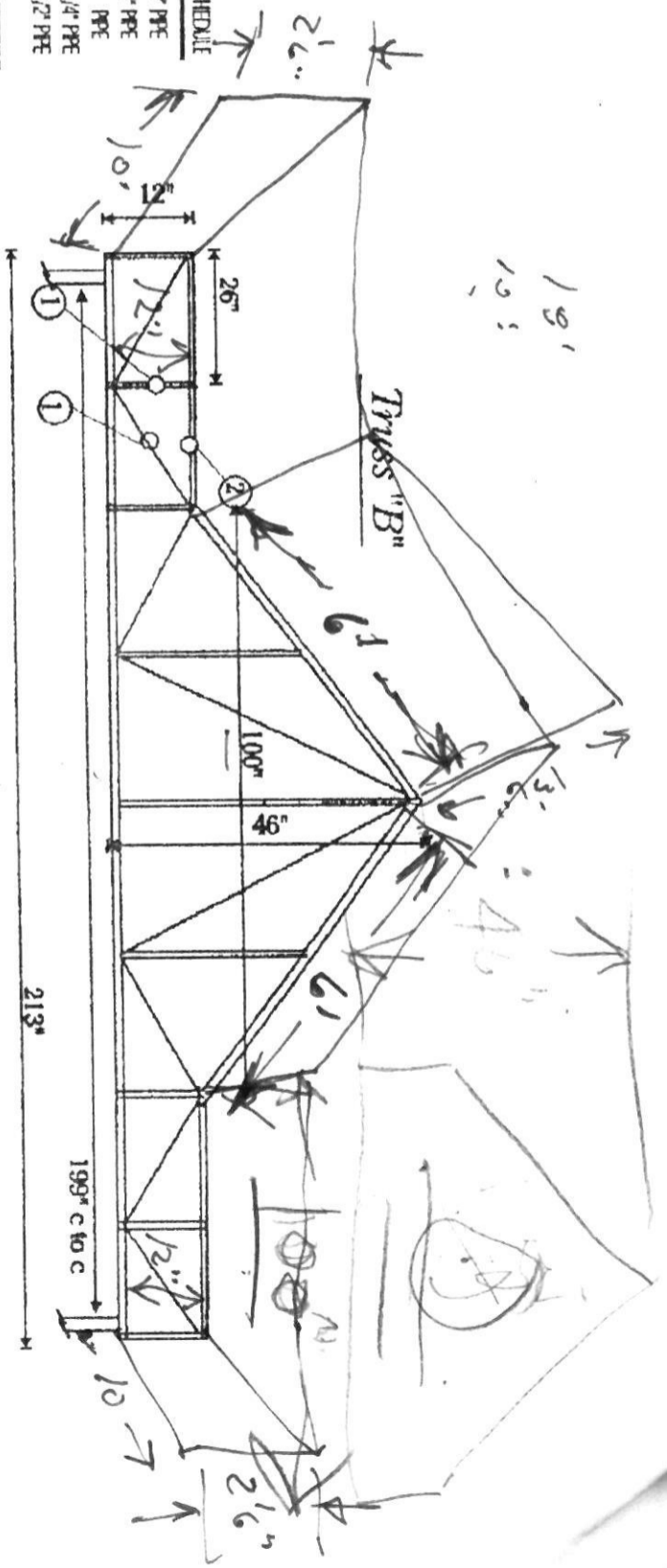
L W O R d
 T Y P E O F
 F R A M E W O R K

RIGHT SIDE VIEW



Reviewed
 Subject to compliance with all applicable codes and standards of the Key West Building Dept.

PPE SCHEDULE	
1.	1/2" PPE
2.	3/4" PPE
3.	1" PPE
4.	1-1/4" PPE
5.	1-1/2" PPE
6.	



Canvas Awning Detail
 Awning by Cross Key Canvas
 Engineering by Blue Water Design
 Project Name: **Blonde Giraffe**



TRUMAN
WHITE HOUSE

628

INFORMATION
FREE MAPS

It's Just 4 Kids!



626

628 Duval

Angela St

ANGELA
ST

613 Duval

Call for inspections:
293-6462
24-hour inspection line



**THE CITY OF KEY WEST
BUILDING DEPARTMENT**

P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 292-8151

Application Number	04-00000013	Date	1/09/04
Property Address	613 DUVAL ST 1/2		
RE #/PARCEL #/TAX ID etc	0001-2340-000000-		
Application description	RENOVATION, ADDITION, CONVERSION: COMMER		
Property Zoning			
Application valuation	2000		

Owner	Contractor
-----	-----
KEY WEST TREASURE EXHIBIT INC	CROSS KEY MARINE CANVAS
200 GREENE STREET	POST OFFICE BOX 1865
KEY WEST FL 33040	KEY LARGO FL 33037
	(305) 457-1302

----- Structure Information -----

Construction Type	UNKNOWN AT SUBMITTAL		
Occupancy Type	BUSINESS		
Flood Zone	UNKNOWN AT SUBMITTAL		
Other struct info	BASE FLOOR ELEVATION	8	
	Distance from back line		1.00
	Distance from left line		1.00
	Distance from right line		1.00
	Distance from street line		1.00
	HARC #	01-04	
	SQUARE FOOTAGE-ACTUAL		1.00

Permit	AWNINGS AND SHUTTERS		
Additional desc			
Permit Fee	11.00		
Issue Date	1/09/04	Valuation	2000
Expiration Date	12/30/05		

Qty	Unit Charge	Per	Extension
		BASE FEE	11.00

Special Notes and Comments
 REPLACE AWNING ACROSS FRONT AND DOWN
 RIGHT SIDE OF BUILDING AS PER HARC
 #04-01-06-17 (\$2,000) MC

Other Fees	APPLICATION FEE - BUILDIN	25.00
	HARC FEE - NEW & REPAIR	25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	11.00	.00	.00	11.00
Other Fee Total	50.00	25.00	.00	25.00
Grand Total	61.00	25.00	.00	36.00

Ref A/H

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

1/20/04
DATE ISSUED

Oper: DCOOPER Type: BP Brewer!
 Date: 1/20/04 50 Receipt no: 3519
 2004 13
 PT = BUILDING PERMI 1 \$36.00
 Trans number: 145700
 CK CHECK 5707 \$36.00
 Trans date: 1/20/04 Time: 13:07:3



613 Duval

Dr. Valdes Alley
Moe's Way

MEL FISHER'S
TREASURES

ONLYWOOD
PIZZERIA + TRATTORIA

WM
WASTE MANAGEMENT

1122
NO 2475

WM

ANTONAS
SIS DINA



Call for inspections:
293-6462
24-hour inspection line

**THE CITY OF KEY WEST
BUILDING DEPARTMENT**

P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 292-8151

Application Number 00-00001467 Date 6/02/00
Property Address 604 DUVAL ST
RE #/PARCEL #/TAX ID etc 0001-2640-000000-
Application description AWNINGS AND REMOVABLE SHELTERS
Property Zoning
Application valuation 950

Owner

604 DUVAL LTD PARTNERSHIP
P O BOX 5214
KEY WEST FL 330455214

Contractor

CANVAS CREATION
14 KEY LIME SQUARE
KEY WEST FL 33040

Other struct info HARC #

Permit AWNINGS AND SHUTTERS
Additional desc
Permit Fee 30.00
Issue Date 6/02/00 Valuation 0
Expiration Date 5/25/02

Qty	Unit Charge	Per	BASE FEE	Extension
				30.00

Special Notes and Comments
FABRICATE AND INSTALL NEW AWNING ON
EXISTING FRAME *98 SF OF AWNING
HARC #00-05-25-580 TM
*NOTE: BOTTOM OF AWNING TO BE NO LOWER
THAN 8' TO GRADE*

Other Fees HARC FEE - NEW & REPAIR 15.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	30.00	.00	.00	30.00
Other Fee Total	15.00	.00	.00	15.00
Grand Total	45.00	.00	.00	45.00

[Handwritten signature]

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

6-23-00
DATE ISSUED

7000 1443 036.00 PT
Date: 6/23/00 10 Receipt: 0089671
CHECK 0000000000000000 340

BY *[Handwritten signature]*



AK 1013013 604 DUVAL STREET 6/29/2012

330 Duval



Call for inspections:
292-8462
24-hour inspection line

**THE CITY OF KEY WEST
BUILDING DEPARTMENT**
P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 292-8151

00-00001874
330 DUVAL ST
0000-4370-000000
AWNINGS AND REMOVABLE SHELTERS
1800
Date 7/18/00

Application Number
Property address
RE # PARCEL # TAX ID etc
Application description
Property zoning
Application valuation

Owner
COLONIAL SUITES INC.
3637 EAGLE AVE
KEY WEST

Contractor
CROSS KEY MARINE CANVAS
POST OFFICE BOX 1865
KEY LARGO
(305) 457-1002 FL 33037

Other struct info
FL 33043 HARC 3

Permit
Additional desc
Permit Fee 48.00
Issue Date 7/18/00
Expiration Date 7/18/02

Qt.	Unit Charge	Per	valuation	extension
2.00	24.0000		AWNINGS AND SHUTTERS	
			AWNINGS AND REMOVABLE SHELTERS	48.00
			FABRICATE AND INSTALL NEW AWNING OVER EXIST'G FRAME AND SIGNAGE	15.00

Other fees

Permitted summary	Charged	HARC FEE	PAID	NEW & REPAIR	CREDITED	DUE
Permit Fee Total	48.00		.00		.00	48.00
Other Fee Total	15.00		.00		.00	15.00
Grand Total	63.00		.00		.00	63.00

[Handwritten signature]

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

8-8-00
DATE ISSUED

ISSUED 8/08/00 10:00 AM





NOW SERVING
BREAKFAST

217



217 Duval

217 Duval

SLOPPY

JOE'S

BAR

HISTORIC
I.C. DOUBLE'S BAR
BUILT 1901

Cocktails

SLOPPY

PINA COLADAS

JO

201 Draft

ENTERTAINMENT

NOTICE


PINA COLADAS

DRAFT BEER

COCKTAIL



200 Block Duval
432 Greene St.



Call for inspections:
293-6462
24-hour inspection line

**THE CITY OF KEY WEST
BUILDING DEPARTMENT**

P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 292-8151

Application Number 04-00001767 Date 6/01/04
Property Address 432 GREENE ST
RE #/PARCEL #/TAX ID etc 0000-1480-000000-
Application description AWNINGS AND REMOVABLE SHELTERS
Property Zoning
Application valuation 2000

Owner Contractor

STEELE JESSICA CROSS KEY MARINE CANVAS
3729 CINDY AVE POST OFFICE BOX 1865
KEY WEST FL 33040 KEY LARGO FL 33037
(305) 457-1302

Permit AWNINGS AND SHUTTERS
Additional desc
Permit Fee 36.00
Issue Date 6/01/04 Valuation 2000
Expiration Date 5/24/06

Qty Unit Charge Per Extension
BASE FEE 36.00

Special Notes and Comments
* * FABRICATE AND INSTALL NEW AWNING ON
EXIST'G FRAME "L" SHAPED * * (\$2000)
* * HARC #04-05-26-956 * * * TM

Other Fees HARC FEE - NEW & REPAIR 25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	36.00	.00	.00	36.00
Other Fee Total	25.00	.00	.00	25.00
Grand Total	61.00	.00	.00	61.00

Handwritten signature

Oper: DEOPER Date: 6/01/04 50 Type: PP Invoice: 1 Receipt no: 70990

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

Trans date: 6/01/04 Time: 11:58:27

6-1-04
DATE ISSUED

Handwritten signature



THE CITY OF KEY WEST

Building Department 809-3956
3140 Flagler Avenue, Key West, Florida 33040

FLOODPLAIN BUILDING PERMIT

INSPECTION LINE 305-293-6462 or schedule online keywestcity.com

PERMIT # 15-00004598-000-000-AWN-00 ISSUED 12/04/15
LICENSE# 16-00003837 EXPIRES 12/03/17
HIGH DENSITY RES/COMM
APPLICATION BY... CROSS KEY MARINE CANVAS / AWNI
ON PROPERTY OF... STEELE JESSICA
FOR A PERMIT TO.. NEW FABRIC FOR EXISTING AWNING OCE
STOREFRONT. L-STAND AWNING APPROX. 432"
W ON DUVAL STREET SIDE AND APPROX 2800"
W ON GREENE STREET SIDE W/A 48"
PROJECTION. FABRIC TO BE CP2744
AQUAMARINE WHICH MEETS NFPA-701.
H15-01-1734-HSA-11/24/15-KP. N.O.C.

EXEMPT GH WARNING TO OWNERS

432 GREENE ST

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.

PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.
Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.

FOUNDATION
APPROVED ___ BY ___
DATE ___/___/___

FOOTING
APPROVED ___ BY ___
DATE ___/___/___

FRAMING
APPROVED ___ BY ___
DATE ___/___/___

STRAPPING
APPROVED ___ BY ___
DATE ___/___/___

SHEATHING
APPROVED ___ BY ___
DATE ___/___/___

FINAL
APPROVED ___ BY ___
DATE ___/___/___

FEMA SLAB
APPROVED ___ BY ___
DATE ___/___/___

FEMA VENT
APPROVED ___ BY ___
DATE ___/___/___

FEMA FINAL
APPROVED ___ BY ___
DATE ___/___/___

432 Greengate St.



GUCCI

BAILEY

ORBIT

FURY

BOOK HERE

SNORKEL - PARASAIL
JET SKI - SUNSET CRUISE

GLASS BOTTOM BOAT - REEF SNORKEL - DOLPHIN WATCH

LAFFERTY'S
ALOON

135 Dental Co.
(501 Greene St.)



PRIME CORNER BAR SP...
954-803-7765

ATM

FOOD RENT



117 Duval

Call for inspections
293-6462
24-hour inspection line

**THE CITY OF KEY WEST
BUILDING DEPARTMENT**

P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 292-8151

Application Number 00-00000393 Date 2/17/00
Property Address 117 DUVAL ST
RE #/PARCEL #/TAX ID etc
Application description AWNINGS AND REMOVABLE SHELTERS
Property Zoning
Application valuation 4550

Owner Contractor
KEY WEST MJM INVESTMENTS, INC. CROSS KEY MARINE CANVAS
PRESTIGE HOTEL, 1925 HARRISON POST OFFICE BOX 1865
HOLLYWOOD, FLORIDA KEY LARGO FL 33037
HOLLYWOOD FL 33020 (305) 457-1302

Other struct info HARC # NA

Permit AWNINGS AND SHUTTERS
Additional desc
Permit Fee 120.00
Issue Date 2/17/00 Valuation 0
Expiration Date 2/08/02

Qty Unit Charge Per Extension
CARE FEE 120.00

Special Notes and Comments
FABRICATE AND INSTALL NEW FRAME AND
290 SF OF AWNING OVER STOREFRONT & DOWN
WEST SIDE OF BUILDING HARC #10-97-3432
TH
COLOR CHANGE TO NAVY APPROVED 2/14/00
HARC 00-02-14-149

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	120.00	.00	.00	120.00
Grand Total	120.00	.00	.00	120.00

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE.

DATE ISSUED

2/17/00

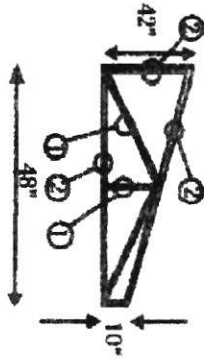
BY

2000 393
Date: 2/28/00 50
CITY OF KEY WEST
20000000000000000000
Receipt: 00000000000000000000

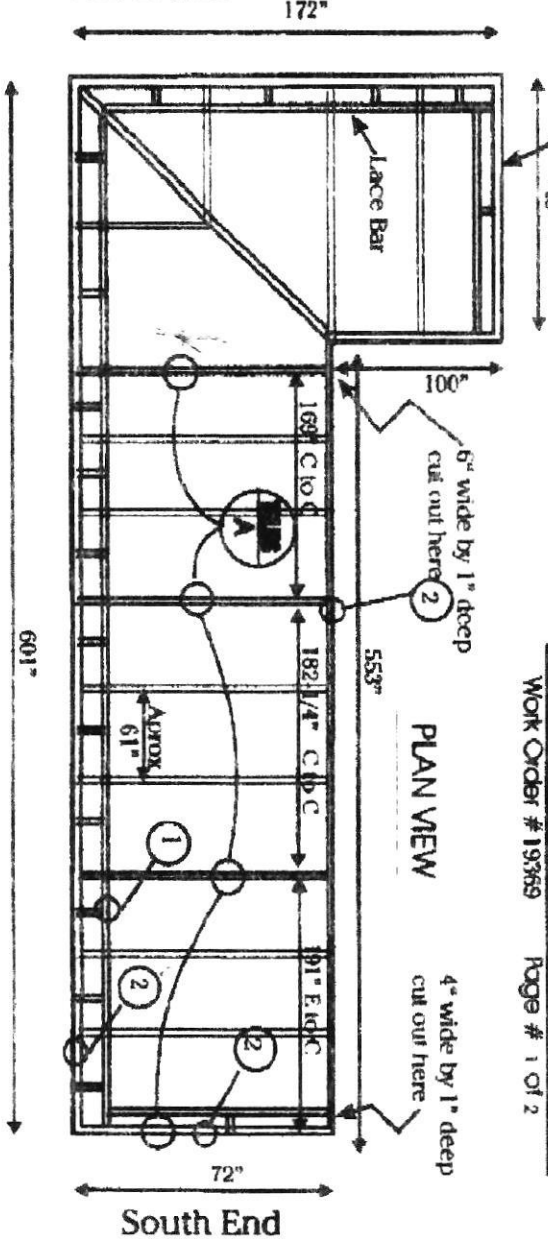
Calves Awarding Detail By: CROSS KEY CORP
 Project Name: D.D. Porter 1172 Duval Street
 Engineering By: Blue Water Engineering and
 Design Wayne M. Gerson PE Cert. #22476

Work Order # 19369 Page # 1 of 2

END ELEVATION



North End



PLAN VIEW

South End

WIND LOAD NOTE:

I hereby certify that this structure is designed for a wind speed of 134 MPH and peak wind gusts for 3 seconds up to 155 MPH as required by Monroe County. The design criteria is based on ASCE 7-95, and trusses, if required, will be designed the same.

DETAIL "A"



PIPE SCHEDULE

1	1/2" PIPE
2	3/4" PIPE
3	1" PIPE
4	1-1/4" PIPE
5	1-1/2" PIPE
6	

1. Mounting frame legs to be schedule 40 galvalume pipe
2. All frame joints to be welded
3. Mount brackets to be 1-1/2" by 11 gauge galvalume 7" brackets
4. If wood stud construction secure brackets by lag bolts
5. If Corrosive construction secure brackets with steel sleeve anchors
6. Fabric secured to frame by lacing with 1/2" when the
7. Fabric to be removed when winds expected to exceed 75 MPH

117 Duval



THE CITY OF KEY WEST

Building Department 809-3956
3140 Flagler Avenue, Key West, Florida 33040

BUILDING PERMIT

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 13-00003376-000-C00-REPR-00 ISSUED 8/27/13
LICENSE# 13-00003837 EXPIRES 8/27/15
HIGH DENSITY RES/COMM

APPLICATION BY... CROSS KEY MARINE CANVAS / AWNI
ON PROPERTY OF... 117 DUVAL, LLC
FOR A PERMIT TO... INSTALL NEW FABRIC ON ONE EXT. "L"
SHAPED AWNING FRAME APPROX. 50' L X
72" PROJECTION ON DUVAL SIDE & APPROX
15' LONG X 48' PROJ. NORTH SIDE. AWNING
FABRIC TO BE #6009 ORANGE SUNBRELLA
FIRE TREATED TO MEET NFPA 701. TWO
SIGNS TO SAY "ITS SUGAR"; 1 ON AWNING
PER ATTACHED SPECS & 1 NON-ILLUMINATED
ON BLDG, PER ATTACHED SPECS. N.O.C.

REQ'D. GH. HARC#13-01-0693 HSA 5/13/13

WARNING TO OWNERS

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.

PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.
Commercial construction allowed M-F 8:00 am - 7:00 pm, Saturday 9:00 am - 5:00 pm.

FOUNDATION
APPROVED ___ BY ___
DATE ___/___/___

FOOTING
APPROVED ___ BY ___
DATE ___/___/___

FRAMING
APPROVED ___ BY ___
DATE ___/___/___

STRAPPING
APPROVED ___ BY ___
DATE ___/___/___

SHEATHING
APPROVED ___ BY ___
DATE ___/___/___

FINAL
APPROVED ___ BY ___
DATE ___/___/___

FEMA SLAB
APPROVED ___ BY ___
DATE ___/___/___

FEMA VENT
APPROVED ___ BY ___
DATE ___/___/___

FEMA FINAL
APPROVED ___ BY ___
DATE ___/___/___



117 Duval

300 Front St



Call for inspections:
293-6462
24-hour inspection line

THE CITY OF KEY WEST
BUILDING DEPARTMENT

P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 809-3956

Application Number	10-00000433	Date	2/12/10
Application pin number	626225		
Property Address	300 FRONT ST 1		
RE #/PARCEL #/TAX ID etc	0000-0640-000100-		
Application type description	AWNINGS AND REMOVABLE SHELTERS		
Property zoning	HIGH DENSITY RES/COMM		
Application valuation	8700		

Owner
 230 EAST 7TH STREET ASSOCIATES
 C/O THE COHEN ORGANIZATION
 526 DUVAL ST
 KEY WEST FL 33040

Contractor
 CROSS KEY MARINE CANVAS / AWNI
 POST OFFICE BOX 1865
 KEY LARGO FL 33037
 (305) 457-1302

Permit	AWNINGS AND SHUTTERS		
Additional desc			
Permit Fee	166.00		
Issue Date	2/12/10	Valuation	8700
Expiration Date	2/02/12		

Qty	Unit Charge	Per	BASE FEE	Extension
				166.00

Special Notes and Comments
 Fabricate and install three frames and awnings over non-permeable sidewalk. Awning will be approx 95 sf; 135 sf; 165 sf, total 395 sf. HARC H10-2-9-124
 NOC REQ

Other Fees	EDUCATION FEE	2.00
	HARC FEE - NEW & REPAIR	50.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	166.00	.00	.00	166.00
Other Fee Total	52.00	.00	.00	52.00
Grand Total	218.00	.00	.00	218.00

Credits
 APPLICATION FE 50.00

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION COMMENCED WITHIN 180 DAYS OF ISSUE.

Trans date: 2/12/10 Time: 14:57:23
 Total amount: \$218.00

2/12/10
 DATE ISSUED

BY



SEAFOOD

TASTE OF THE OCEAN

SEAFOOD
SMOKE SHOP

5

50%

LOST MARY

SEAFOOD

STOP

DAVID WILSON ST

RECYCLE
NEWSPAPERS
MAGAZINES
DIRECTORIES
COURT REPORTS
BOOKS
PAMPHLETS
LEAFLETS
CARTONS
CANS
PLASTIC
GLASS
METAL



OPEN

YUMMY CRAB SEAFOOD NOW OPEN

\$5

\$5

\$5

\$5

\$5

KEY WEST

KEY WEST

cafun

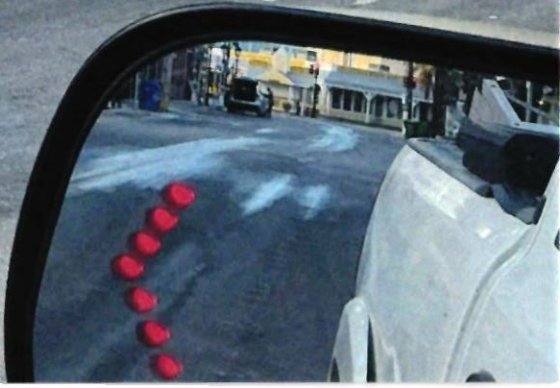


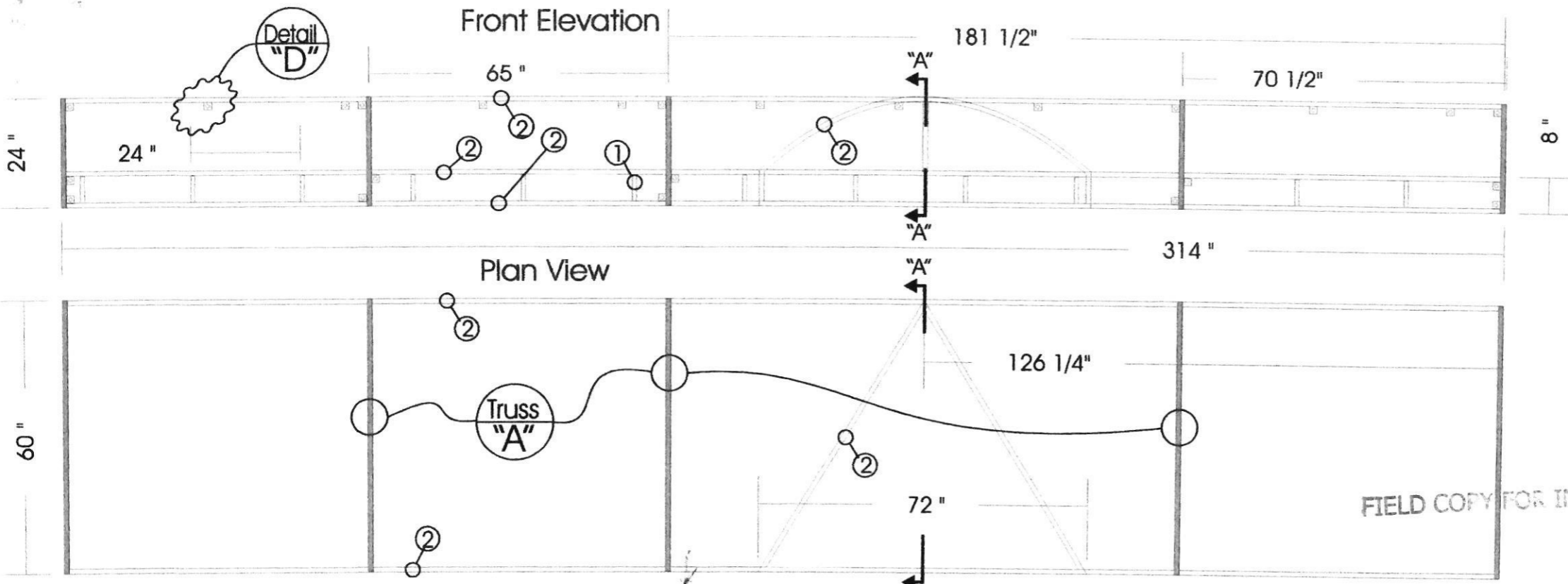
TASTE THE OCEAN

SEAFOOD

50% OFF

WHITEHEAD ST



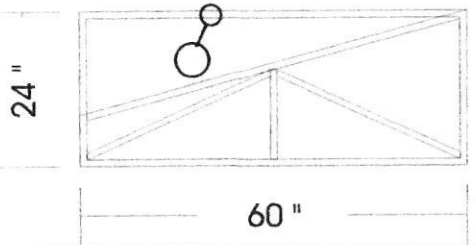


PIPE SCHEDULE

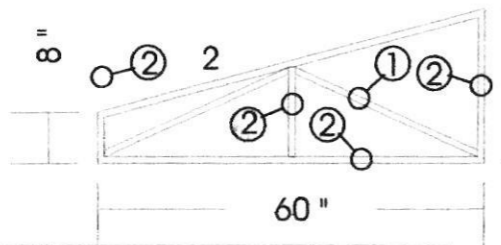
1	1/2" PIPE
2	3/4" PIPE
3	1" PIPE
4	1-1/4" PIPE
5	1-1/2" PIPE
6	

FIELD COPY FOR INSPECTIONS

Section "A"- "A"



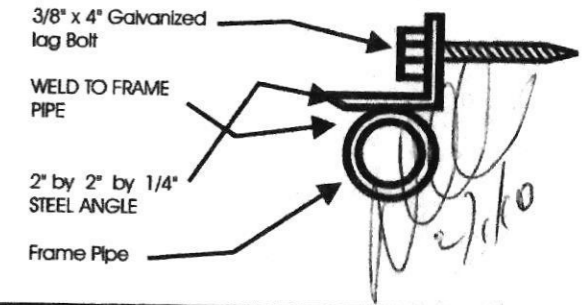
Truss A & End Elevation



Structural Design Criteria

Basic Wind Speed	150 mph
Building Importance Factor	1.0
Exposure Location	C
Internal Pressure Coefficient	0.18

DETAIL "D"



GENERAL NOTES

1. Awning frame pipe to be Schedule 40 Galvanized Steel Pipe.
2. All joints to be welded per AWS Structural Welding Code D1.1.
3. Mount Brackets to be 1-1/2" x 11 Gage angle welded to frame
4. Fasteners to be 3/8" x 3" Sleeve anchors or Wedge Bolts 30" centers maximum, embedment and min. edge distance per manufacturers Spec.
5. Fabric to be secured to frame by lacing with 1/8" Dacron line
6. Fabric to be removed when winds expected to exceed 75 MPH
7. Concrete footings shall be 3000 Psi @ 28 days

Certificate of Compliance

This is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my Signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to with stand 150 MPH wind speed for a Type II building in an Exposure C Location in accordance with FBC 2007, ASCE7-05

Canvas Awning Detail by : Cross Key Canvas
Project Name : Joseph Cohen
Engineering By : Keys Engineering Services
Daryl L. Osborn PE# 27428
86801 Overseas Hwy. Islamorada, FL 33036

Work Order #
300 FRONT STREET **Page # 1 of 3**



\$5
STORE
THE
\$5
STORE

5

5



NO
PARKING
HERE TO
CORNER

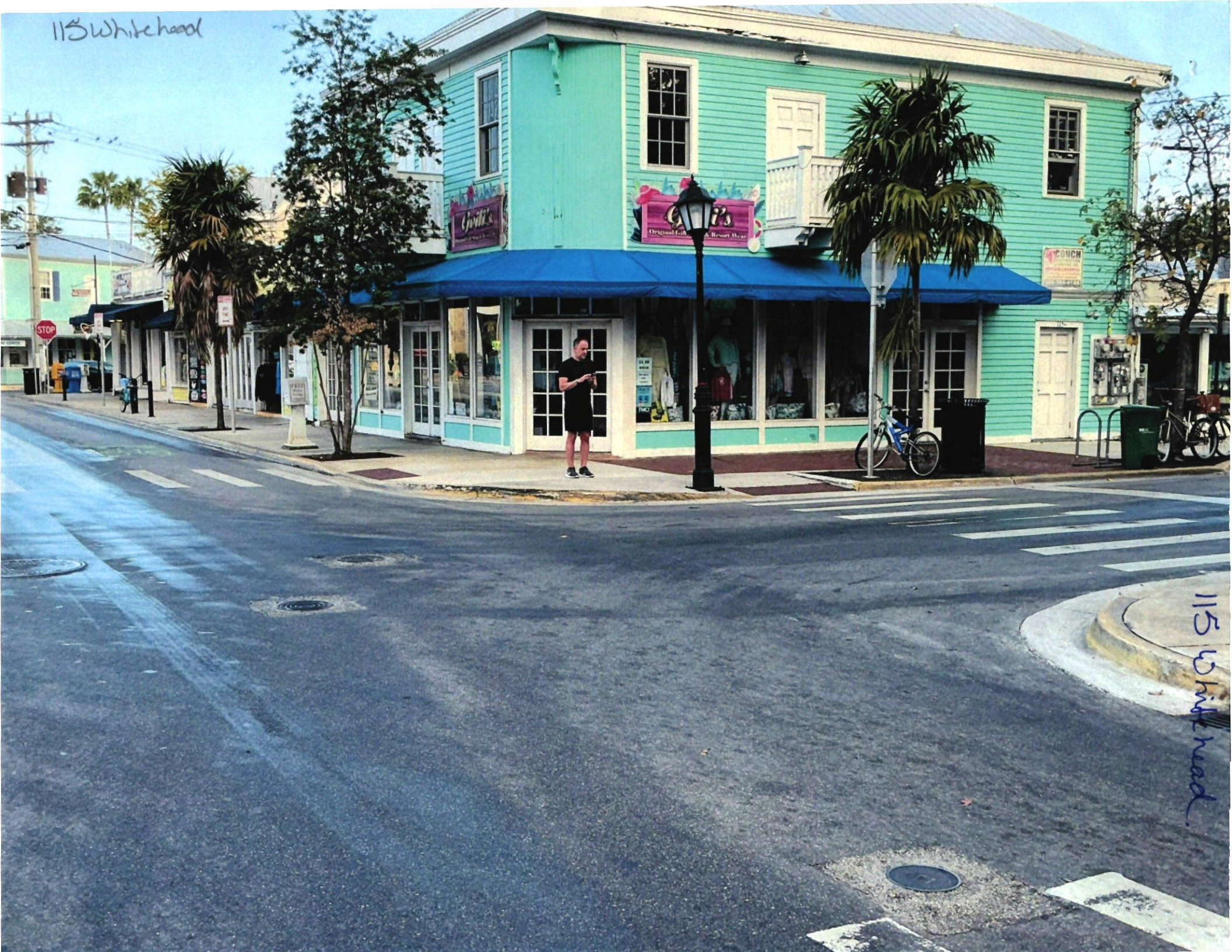
FRONT
ST
FITZPATRICK
ST

105 Whitehead



105 Whitehead

115 Whitehead



115 Whitehead.



City of Key West
Key West, Florida

Paul Navarro
Code Compliance Officer

panavarro@cityofkeywest-fl.gov
Office: (305) 809-3745
Cell: (305) **394-4523**

1300 White Street
P O Box 1409
Key West, FL 33041

Melinda



City of Key West
Code Compliance Department
P.O. Box 1409
Key West, FL 33041

GOOD NEIGHBOR COURTESY NOTICE

On this day, a Key West Code Compliance Officer performed an inspection of this property in response to a complaint / personal observation. The purpose of the inspection was to determine if the property is in violation of the City Code of Ordinances. As a result of that inspection, the Compliance Officer observed your property is in violation of the Code Section(s) below. The City of Key West seeks your voluntary compliance with this matter. In order to address and resolve the issue(s), you or your representative should correct this violation within 48 hrs of the date of this warning notice, and then contact the Compliance Officer listed below to verify that the violation has been corrected.

Date 5/25/22 Time 12:05 Case# 22-00883

Address 115 Whitehall St

Owner (if known) Givili's Investments

VIOLATION:	SECTION:	CORRECTION METHOD:
Building	<u>Sec. 2-931</u>	<u>Licenses.</u>
Business Tax		
Plumbing		<u>Please provide the</u>
Electrical		<u>Licensing Dept with</u>
Mechanical		<u>payment for license</u>
Sign		<u>2019-000952; or</u>
Landscaping		<u>remove the awning</u>
Fence		<u>from the right-of-way.</u>
Engineering		
Zoning		
Trash		<u>Licensing: 305-809-3959</u>
Water Restrictions		
Other		

This notice was issued by Code Compliance Officer Navarro who can be reached at (305) 809-3745 to verify compliance.

Thank you for helping keep our city clean and green.

nanent use of city property. A revocab

l to planters, awnings, signs, trash rece
t fixtures, but shall not include buildin

s and sidewalk dining described in par
applications for easement in section 2

raph (e) and (f) below, if the city grant
ual fee to the city in the amount of \$10
se. The applicant shall pay the fee eac

vocable license which allows a nonper
rcumstances:

emporaneously with the request for a
permit for such awning or sign; and

re applicable; and

standards are applicable under the Flor
t of a building and may only project a r
18 inches of the face of the curb, which
ween the lowest point or projection of
w. Any valance attached to an awning:
nt shall a permit be issued that will adv
by the chief building official in conjunc

shall furnish the chief licensing official
ttee shall hold harmless and indemnify
nages to property or injury to persons v
terms of the permit; and

ed by and in the name of the property
and in the name of the business owner.
e deed. When applying for a sign the bu
e registration of the business name. The

c liability and property damage insuranc
odily injury, including death, which ma
shall provide coverage of not less than:
ely, per occurrence. Such insurance sha
n and shall name as additional insureds
e that the policy shall not terminate or b
nsing official, sent via certified mail; and

600 Whitehead



Call for inspections:
293-6462
24-hour inspection line

THE CITY OF KEY WEST
BUILDING DEPARTMENT

P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 809-3956

Application Number 08-00002213 Date 6/23/08
Application pin number 304973
Property Address 600 WHITEHEAD ST
RE #/PARCEL #/TAX ID etc 0001-2900-000000-
Application type description AWNINGS AND REMOVABLE SHELTERS
Property Zoning HISTORIC RES/OFFICE
Application valuation 9455

Owner

INDEPENDENT MORTGAGE AND
FINANCE COMPANY INC
525 CAROLINE ST
KEY WEST FL 33040

Contractor

CROSS KEY MARINE CANVAS / AWNI
POST OFFICE BOX 1865
KEY LARGO FL 33037
(305) 457-1302

Permit AWNINGS AND SHUTTERS
Additional desc
Permit Fee 190.00
Issue Date 6/23/08
Expiration Date 6/13/10

Valuation

Qty Unit Charge Per BASE FEE Extension
190.00

Special Notes and Comments
* * INSTALL FRAME & AWNING OVER
NON-PERMEABLE SURFACE * *
* 53' X 2'-6" WHITEHEAD SIDE= 132.5 SF
56'6" X 2'-6" SOUTHARD SIDE= 141.25 SF *
* TOTAL SF= 273-75
* * * NOTE: NOC REQ'RD * *
* HARC #08-06-17-727 * TM

Other Fees APPLICATION FEE - BUILDIN 50.00
EDUCATION FEE 2.00
HARC FEE - NEW & REPAIR 50.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	190.00	.00	.00	190.00
Other Fee Total	102.00	50.00	.00	52.00
Grand Total	292.00	50.00	.00	242.00

Refilled

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION COMMENCED WITHIN 180 DAYS OF ISSUE.

DATE ISSUED

Drawers: 1
87228
1242.00
2209319
1242.00
7992
Trans date: 6/23/08 Times: 9:18:37



600 WHITEHEAD - PRESENTLY



600 WHITEHEAD - PROPOSED AWNING

FABRIC →





1102 Whitehead Permit 14-4253 2/2015

1102 Whitehead
5011
-1105



1107 Whitehead

1107 Whitehead Permit 13-1134 04/2013.



ANAS
Southernmost
DELI & GROCERIES

ANAS
Southernmost
DELI & GROCERIES

1330 Siventer



1208 Simonton,



Abbondanza
Italian Restaurant

P
PARKING

1128 Simonton



Call for inspections:
293-6462
24-hour inspection line

**THE CITY OF KEY WEST
BUILDING DEPARTMENT**

P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 809-3956

Application Number	07-00002192	Date	5/08/07
Application pin number	950496		
Property Address	1128 SIMONTON ST		
RE #/PARCEL #/TAX ID etc	0002-7610-000000-		
Application type description	AWNINGS AND REMOVABLE SHELTERS		
Property Zoning	NEIGHBORHOOD COMMERCIAL		
Application valuation	8700		

Owner	Contractor
-----	-----
1122 SIMONTON RESIDENCES LLC C/O CATALFOMO & FARELLY 506 LOUISA ST KEY WEST FL 33040	CROSS KEY MARINE CANVAS / AWNI POST OFFICE BOX 1865 KEY LARGO FL 33037 (305) 457-1302

Permit	AWNINGS AND SHUTTERS		
Additional desc			
Permit Fee	191.00		
Issue Date	5/08/07	Valuation	
Expiration Date	4/27/09		

Qty	Unit Charge	Per	Extensic
		BASE FEE	191.00

Special Notes and Comments
T/S: 05/04/2007 09:23 AM KEYWLMC ---
FABRICATE & INSTALL FRAME & AWNING OVER
STORE FRONTS (NON-PERMEABLE SURFACE).
APROX. 395 SF. OF AWNING. NOC
REQUIRED. -LMC- H07-5-3-581
T/S: 05/04/2007 09:26 AM KEYWLMC ---

Other Fees	APPLICATION FEE - BUILDIN	25.00
	HARC FEE - NEW & REPAIR	50.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	191.00	.00	.00	191.00
Other Fee Total	75.00	25.00	.00	50.00
Grand Total	266.00	25.00	.00	241.00

[Handwritten signature]

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES: 1 SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

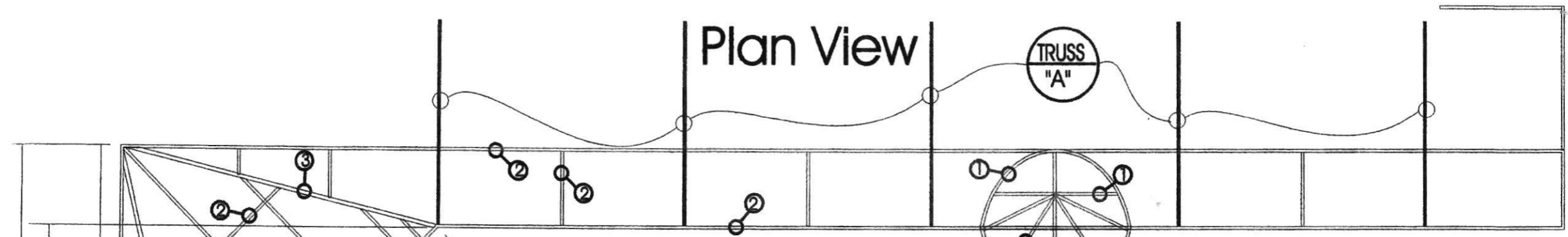
DATE ISSUED

PT * BUILDING PERMI 1 1241.00
Trans number: 2838112
OK CHECK 7591 1541.00

Trans date: 5/14/07 Time: 13:52:45

BY

Plan View



Certificate of Compliance

This is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to withstand 150 MPH wind speed for a Type II building in an Exposure C location in accordance with ASCE 7-02

Structural Design Criteria

Basic Wind Speed	150 mph
Building Importance Factor	1.0
Exposure Location	C
Internal Pressure Coefficient	0.18

PIPE SCHEDULE

1	1/2" PIPE
2	3/4" PIPE
3	1" PIPE
4	1-1/4" PIPE
5	1-1/2" PIPE
6	

GENERAL

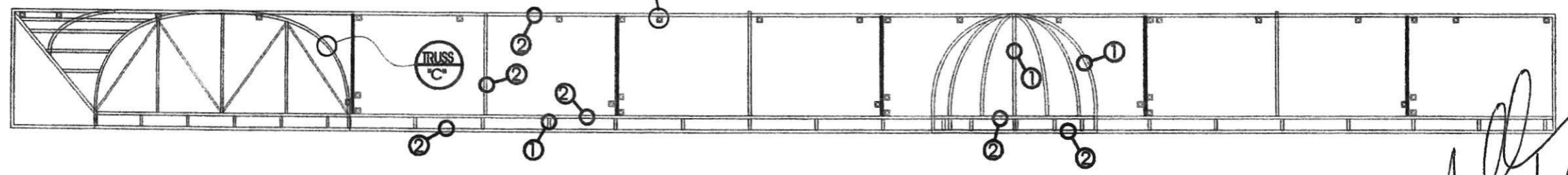
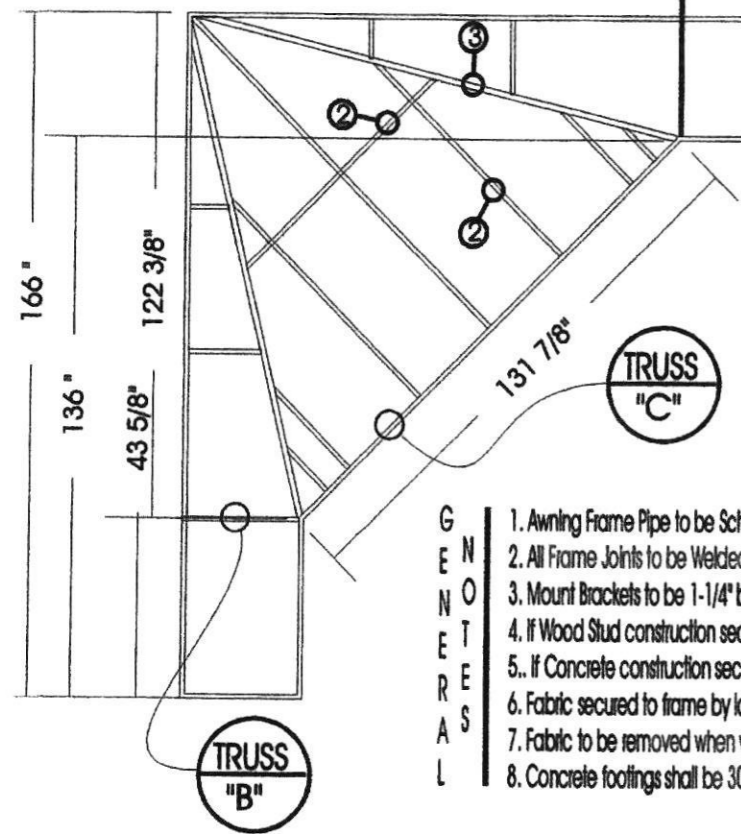
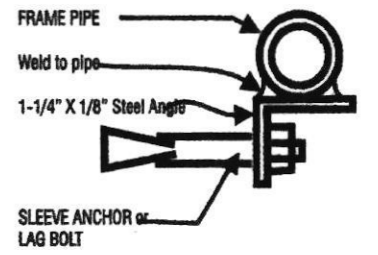
1. Awning Frame Pipe to be Schedule 40 Galvanized Pipe
2. All Frame Joints to be Welded per AWS Structural Welding Code D1.1.
3. Mount Brackets to be 1-1/4" by 11 Gage Galvanized "Z" brackets
4. If Wood Stud construction secure Brackets by 3/8" x 3" Lag Bolts min. 32" O.C.
5. If Concrete construction secure brackets with 3/8" x 3" Sleeve Anchors min. 36" O.C.
6. Fabric secured to frame by lacing with 1/8" Dacron Line.
7. Fabric to be removed when winds expected to exceed 75 mph.
8. Concrete footings shall be 3000Psi @ 28 Days

Canvas Awning Detail By ; Cross Key Canvas
Project Name: Bottle Cap Bar
Engineering By: Keys Engineering Services
Darvie L. Osborn PE # 27428
 86801 Overseas Hwy. Islamorada, FL 33036

Work Order # 33809 Page # 1 of 2

Front Elevation

DETAIL "A" @ 36" O.C.



[Handwritten signature]
4/24/18



BAKERY
1108 Washington Street

123
RICO PASTEL

ONE WAY



915 Simonton



Call for inspections:
293-6462
24-hour inspection line

**THE CITY OF KEY WEST
BUILDING DEPARTMENT**

P.O. BOX 1409
KEY WEST, FL 33041-1409
(305) 809-3956

Application Number 07-00003363 Date 8/23/07
Application pin number 804030
Property Address 915 SIMONTON ST
RE #/PARCEL #/TAX ID etc 0001-7290-000000-
Application type description AWNINGS AND REMOVABLE SHELTERS
Property Zoning MEDIUM DENSITY RES
Application valuation 5000

Owner Contractor

FERNANDEZ GILDA (Q) & CROSS KEY MARINE CANVAS / AWNI
FERNANDEZ BENJAMIN POST OFFICE BOX 1865
PO BOX 4918 KEY LARGO FL 33037
KEY WEST FL 33040 (305) 457-1302

Permit AWNINGS AND SHUTTERS
Additional desc
Permit Fee 575.00
Issue Date 7/06/07 Valuation
Expiration Date 6/25/09

Qty Unit Charge Per Extensio
BASE FEE 575.00

Special Notes and Comments
FABRICATE AND INSTALL FRAME AND AWNING
OVER STOREFRONT TO BE APPROX 50' X 6.
300 SF OF COVERAGE OVER NON-PERMABLE
SURFACE. ***NOC REQ***
HARC H07-7-3-856
T/S: 07/05/2007 03:06 PM KEYWCAW ---

Other Fees APPLICATION FEE - BUILDIN 25.00
HARC FEE - NEW & REPAIR 25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	575.00	.00	.00	575.00
Other Fee Total	50.00	25.00	.00	25.00
Grand Total	625.00	25.00	.00	600.00

Trans date: 8/23/07 Time: 12:05:51
PT * BUILDING PERMIT
Trans number: 7714
OK ORDER
Date: 8/23/07 13:57
Type: PD
Drawn: 1
No: 187311
9500.00
288195
4500.00

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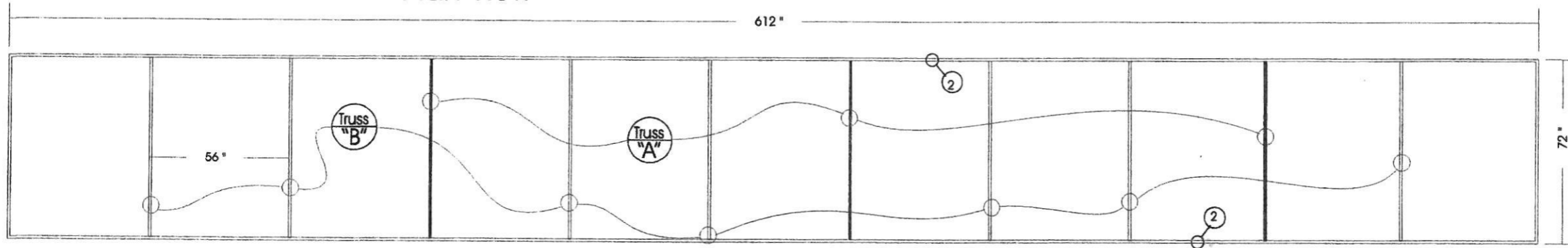
THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION SUBSTANTIALLY COMMENCED WITHIN 90 DAYS OF ISSUE

DATE ISSUED

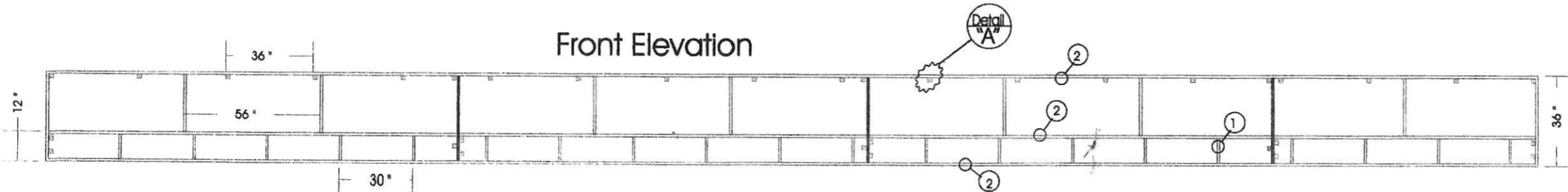
[Handwritten signature: Diane Nicklaus]
BY

[Vertical handwritten note: Diane 809-3956]

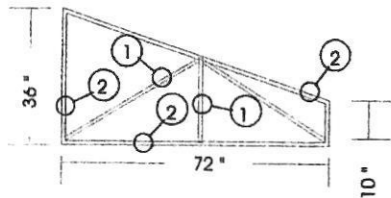
Plan View



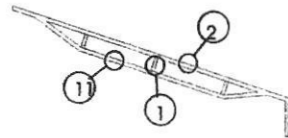
Front Elevation



End Elevation and Truss "A"



Truss "B"



- GENERAL NOTES**
1. Awning Frame Pipe to be Schedule 40 Galvanized Pipe
 2. All Frame Joints to be Welded per AWS Structural Welding Code D1.1.
 3. Mount Brackets to be 1-1/4" by 11 Gage Galvanized 7" Brackets
 4. If Wood Stud construction secure Brackets by 3/8" x 3" Lag Bolts min. 32" O.C..
 5. If Concrete construction secure brackets with 3/8"x 3" Sleeve Anchors min. 36" O.C.
 6. Fabric secured to frame by lacing with 1/8" Dacron Line.
 7. Fabric to be removed when winds expected to exceed 75 mph.
 8. Concrete footings shall be 3000Psi @ 28 Days

Certificate of Compliance

This is to certify that I am a duly qualified engineer, licensed to practice in the State of Florida, No. 27428 and my signature signifies that I have reviewed the design, specifications and drawings for this awning, and it is designed to withstand 150 MPH wind speed for a Type II building in an Exposure C location in accordance with ASCE 7-02

Structural Design Criteria

Basic Wind Speed	150 mph
Building Importance Factor	1.0
Exposure Location	C
Internal Pressure Coefficient	0.18

Canvas Awning Detail By ; Cross Key Canvas
Project Name: KW Chemical
Engineering By: Keys Engineering Services
Daryle L. Osborn PE # 27428
 86801 Overseas Hwy. Islamorada, FL 33036

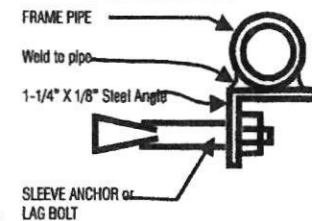
Work Order # 33810 Page # of

PIPE SCHEDULE

- ① 1/2" PIPE
- ② 3/4" PIPE
- ③ 1" PIPE
- ④ 1-1/4" PIPE
- ⑤ 1-1/2" PIPE
- ⑥ _____

[Handwritten Signature]
 5/23/07

DETAIL "A"





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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., February 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW STOREFRONT AWNING ALONG DUVAL STREET FAÇADE, EXTENDING PARTIALLY ALONG AMELIA STREET FAÇADE.

#1114 DUVAL STREET

Applicant – Cross Key Marine Canvas Application #C2026-0004

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 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 Dekel Asher Elbaz, 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:
1114 Duval St. on the
13th day of February, 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 February 24, 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 _____.

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

Signed Name of Affiant:

[Signature]
Date: 2-17-2026
Address: 1114 Duval St
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of February, 2026.

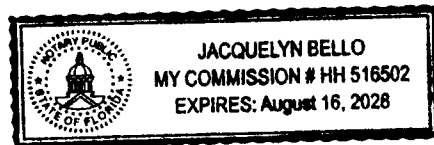
By (Print name of Affiant) Dekel Asher Elbaz who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jacquelyn Bello

Notary Public - State of Florida (seal)
My Commission Expires: _____



1114



Public Meeting Notice

NEW STOREFRONT AWNING ALONG DUVAL STREET
FACADE, EXTENDING PARTIALLY ALONG AMELIA
STREET FACADE.
HILARIOUSA STREET



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 00027910-000000
 Account# 1028681
 Property ID 1028681
 Millage Group 10KW
 Location 1114 DUVAL St, KEY WEST
 Address
 Legal Description KW SUB 1 PT LT 1 & PT LT 2 SQR 6 TR 11 G42-226 OR356-133 OR696-869 OR851-1574 OR855-1997 OR1086-850 OR1158-1746 OR1158-1753 OR1225-1048 OR1606-88 OR1614-536 OR1684-1620 OR1795-776 OR1933-886 OR2413-1670 OR2573-1775 OR3344-2356 OR3354-1771
 (Note: Not to be used on legal documents.)
 Neighborhood 32070
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



AK 1028681 1114 DUVAL STREET 6/29/2012

Owner

[ED KEY WEST LLC](#)
 PO Box 1885
 Key West FL 33041

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$436,738	\$373,397	\$362,847	\$379,093
+ Market Misc Value	\$5,549	\$4,237	\$4,237	\$4,237
+ Market Land Value	\$1,551,886	\$1,551,886	\$1,551,886	\$1,441,037
= Just Market Value	\$1,994,173	\$1,929,520	\$1,918,970	\$1,824,367
= Total Assessed Value	\$1,892,044	\$1,720,040	\$1,563,673	\$1,421,521
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,994,173	\$1,929,520	\$1,918,970	\$1,824,367

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,551,886	\$373,397	\$4,237	\$1,929,520	\$1,720,040	\$0	\$1,929,520	\$0
2023	\$1,551,886	\$362,847	\$4,237	\$1,918,970	\$1,563,673	\$0	\$1,918,970	\$0
2022	\$1,441,037	\$379,093	\$4,237	\$1,824,367	\$1,421,521	\$0	\$1,824,367	\$0
2021	\$908,962	\$379,093	\$4,237	\$1,292,292	\$1,292,292	\$0	\$1,292,292	\$0
2020	\$908,962	\$400,756	\$4,237	\$1,313,955	\$1,313,955	\$0	\$1,313,955	\$0
2019	\$865,678	\$400,756	\$4,237	\$1,270,671	\$1,270,671	\$0	\$1,270,671	\$0
2018	\$865,678	\$376,649	\$4,237	\$1,246,564	\$1,246,564	\$0	\$1,246,564	\$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
(2100)	4,309.00	Square Foot	43	71

Buildings

Building ID	39943	Exterior Walls	C.B.S.
Style		Year Built	1949
Building Type	REST/CAFET-A- / 21A	EffectiveYearBuilt	2005
Building Name		Foundation	
Gross Sq Ft	3048	Roof Type	
Finished Sq Ft	2760	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	218	Bedrooms	0
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	288	0	0
FLA	FLOOR LIV AREA	2,760	2,760	0
TOTAL		3,048	2,760	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1948	1949	0 x 0	1	320 SF	2
FENCES	1978	1979	8 x 70	1	560 SF	4
WALL AIR COND	1993	1994	0 x 0	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/24/2025	\$0	Warranty Deed	2523055	3354	1771	11 - Unqualified	Improved		
9/15/2025	\$3,000,000	Warranty Deed	2515258	3344	2356	99 - Unqualified	Improved		
6/4/2012	\$1,380,000	Warranty Deed		2573	1775	40 - Unqualified	Improved		
5/31/2002	\$950,000	Warranty Deed		1795	0776	Q - Qualified	Improved		
11/24/1999	\$575,000	Warranty Deed		1614	0536	K - Unqualified	Improved		
11/22/1999	\$575,000	Warranty Deed		1606	0088	Q - Qualified	Improved		
9/1/1992	\$369,000	Warranty Deed		1225	1048	Q - Qualified	Improved		
2/1/1991	\$405,000	Warranty Deed		1158	1753	U - Unqualified	Improved		
4/1/1982	\$150,000	Warranty Deed		851	1574	U - Unqualified	Improved		
2/1/1977	\$65,000	Conversion Code		696	869	Q - Qualified	Improved		

Permits

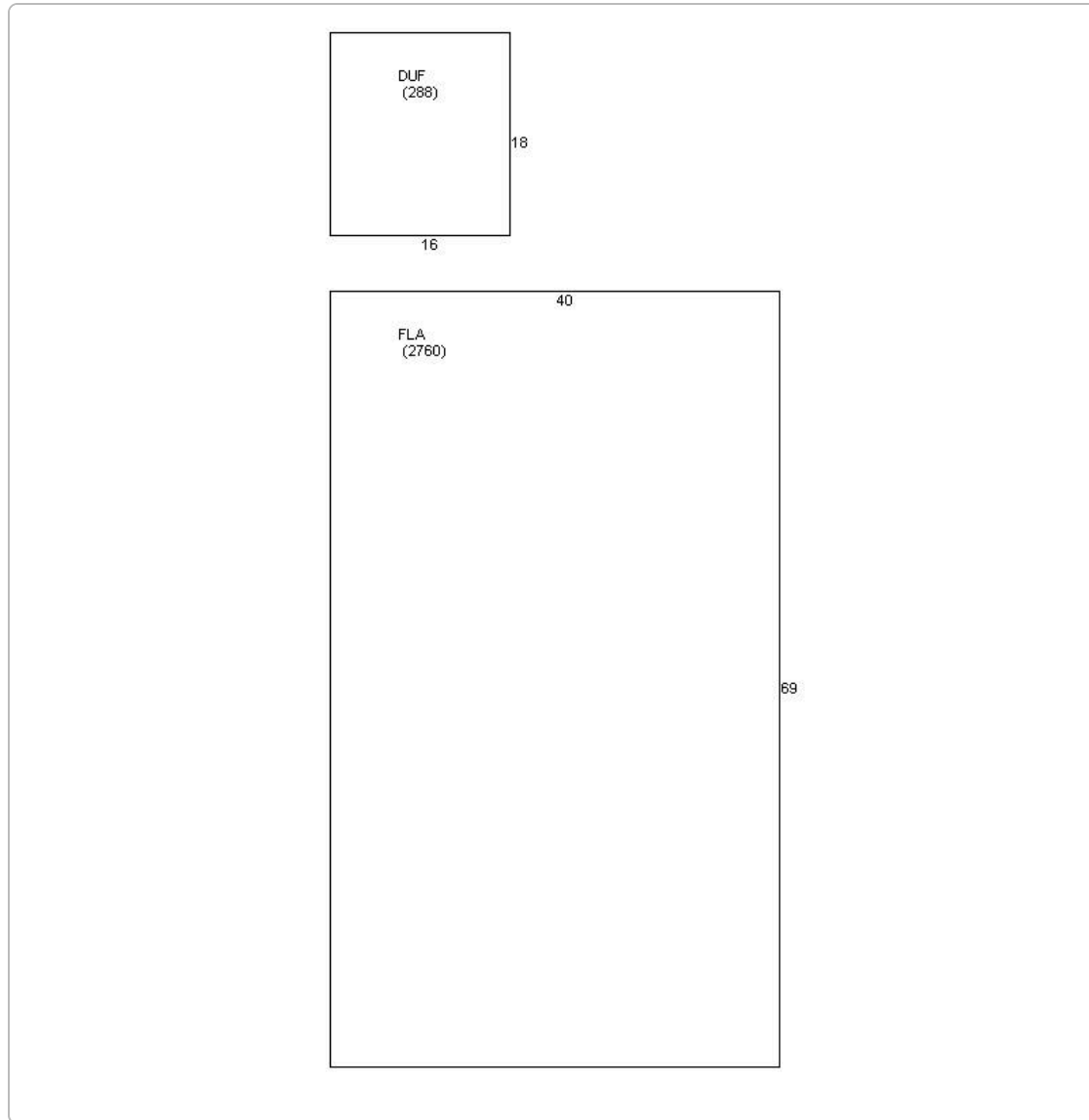
Number	Date Issued	Status	Amount	Permit Type	Notes
25-2726	10/23/2025	Active	\$5,000	Commercial	Slot walls
BLD2025-1337	08/26/2025	Active	\$8,500	Commercial	REMOVE AND REPLACE DRYWALL ON EINTIRE CEILING IN BOTH ROOMS.
BLD2025-1444	06/11/2025	Completed	\$59,400	Commercial	
BLD2022-0789	04/21/2022	Completed	\$100	Commercial	CURRENTLY ALREADY HAS MOUNT FOR SIGN. IT IS IN THE ROW AND WILL SUBMIT A BTR FOR A REVOCABLE LICENSE ONCE THE BUILDING PERMIT IS ISSUED. **PAINTED ALUMINUM. SIGN NOT EXCEEDING 5 SQUARE FEET. LOWER PORTION OF SIGN MUST HAVE AT LEAST 8' OF CLEARANCE FROM THE SIDEWALK. ET***
08-3922	10/20/2008	Completed	\$1,500	Commercial	BUILD RILINGS AROUND A/C UNITS AT REAR OF BUILDING @ 16SF DECK SPACE UNDER ONE A/C UNIT AT REAR.
08-3632	10/03/2008	Completed	\$850	Commercial	INSTALL TWO WALL SIGNS 30"X173" AND ONE HANGING SIGN 24" X 30"
08-3192	10/02/2008	Completed	\$5,000	Commercial	ELECTRICAL FOR RENOVATION; A/C HOOK-UP; RELOCATE OUTLETS @ BAR, RELOCATE LIGHTING AND CEILING FANS.
08-3193	09/21/2008	Completed	\$12,000	Commercial	ADD ONE TOILET AND ONE LAVATORY, RELOCATE ONE URINAL. MOVE EXISTING BAR.
08-3194	09/16/2008	Completed	\$2,200	Commercial	INSTALL 1 2 TON A/C SPLIT SYSTEM AND 2 2.5 TON DUCTLESS A/C SYSTEMS.
08-3190	09/15/2008	Completed	\$15,000		INTERIOR WORK ONLY. RELOCATED DOOR FOR LADIES ROOM; ADD NEW, RELOCATE BAR, INSTALL 1600SF FLOORING AND 200SF TILE FLOORING.
07-3385	07/11/2007	Completed	\$1,000	Commercial	ADD THREE LF TO EXISTING FENCE MOVE ENTRANCE FOR ADA COMPLIANCE.
07-1843	04/16/2007	Completed	\$2,400	Commercial	WIRE ADA BATHROOM AND WIRE 15 AMP DUCTLESS A/C UNIT. ADD SEVEN RECEPTICLES, 10 LIGHTS AND 1 EXIT LIGHT AND 2 EMERGENCY LIGHTS
07-1098	03/09/2007	Completed	\$6,850	Commercial	INSTALL PLUMBING AS PER PLANS. 11 NEW FIXTURES.
06-6172	02/02/2007	Completed	\$85,000	Commercial	INTERIOR RENOVATIONS TO REAR OF RESTAURANT
03-3996	11/21/2003	Completed	\$10,000	Commercial	DEMO BATH & KITCHEN
02-2785	10/18/2002	Completed	\$500	Commercial	PAINT EXTERIOR
02-2774	10/08/2002	Completed	\$2,200	Commercial	NEW AIRHANDLER
02/2680	10/07/2002	Active	\$15,500		PLUMBING
02/2759	10/04/2002	Active	\$1		ADD 16 SEATS
02-2680	09/30/2002	Completed	\$1,500	Commercial	PLUMBING

Number	Date Issued	Status	Amount	Permit Type	Notes
0000757	04/04/2000	Active	\$1,200		SIGNS
9702891	11/07/1997	Active	\$800	Commercial	PAINT BLDG
9603565	09/01/1996	Active	\$1		PAINTING
A952516	08/01/1995	Active	\$1,500		2 FACADE SIGNS
B942851	09/01/1994	Active	\$500		PAINT EXTERIOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 12/12/2025, 6:47:32 AM

Contact Us





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ED KEY WEST LLC

Filing Information

Document Number	L21000072757
FEI/EIN Number	86-2180888
Date Filed	02/11/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/13/2024

Principal Address

3322 EAGLE AVE
KEY WEST, FL 33040

Mailing Address

PO BOX 1885
KEY WEST, FL 33041

Registered Agent Name & Address

ELBAZ, DEKEL
3322 EAGLE AVE
KEY WEST, FL 33040

Name Changed: 12/13/2024

Authorized Person(s) Detail

Name & Address

Title MGR

ELBAZ, DEKEL
3322 EAGLE AVE
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2023	12/13/2024
2024	12/13/2024
2025	08/20/2025

Document Images

[08/20/2025 -- ANNUAL REPORT](#)

View image in PDF format

[12/13/2024 -- REINSTATEMENT](#)

View image in PDF format

[02/11/2021 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations