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## Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: April 28, 2026

Applicant: Travis Doll

Application Number: C2026-0021

Address: 700 Front Street

### **Description of Work:**

New mural on non-contributing structure.

### **Site Facts:**

The site under review is located at the Key West Bight. The non-contributing two-story structure where the mural is proposed houses Alonzo's Oyster Bar and A&B Lobster House which was built in 1947. If approved, this item must be approved by the City Commission as required by Resolution 99-430. Currently, the property is located in a VE-10 zone.



*Key West Bight circa 1975. Monroe County Library.*



*Key West Bight 1996. Monroe County Library.*





*Existing conditions of proposed mural location.*



*Existing conditions of proposed mural location.*

### **Guidelines Cited on Review:**

- Guidelines for Murals in the Historic District (page 51), specifically guidelines 1, 2, 3, 4 and 5.

### **Staff Analysis:**

A Certificate of Appropriateness is under review for a mural proposed on a non-contributing structure at the Key West Bight. The mural, designed by Marlene Koenig, will be installed in two locations on the property. The primary location, titled “Wish You Were Here – Key West Waterfront,” is a large postcard style design featuring a Florida lobster as the main focal point. It will measure 25’ x 17’ (425 SF). It includes a colorful underwater scene with marine life, along with a fishing boat and sunset above the water. It also includes lettering and a border that give it a vintage postcard look. The second location titled “Tropical Fish Wall Installation” is smaller and features a group of tropical fish painted along a separate wall. It uses bright colors such as



blues, greens, yellows, and coral tones to create visual interest. The mural adds both a bold focal point, helping enhance the space and reflect Key West’s coastal character. A maintenance plan is included, which provides for annual reapplication of a UV-resistant sealant and light cleaning to remove salt and debris.



*Render of proposed mural site #1.*



*Render of proposed mural site #2.*

**Consistency with Cited Guidelines:**

It is staff's opinion that the proposed mural meets cited guidelines for murals, the proposed mural will be painted over a non-contributing structure, no residences are across it, and the applicant submitted a maintenance plan.



# 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 #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	700 Front St Ste 105	
NAME ON DEED:	Smith Family Fund/Benicia Partners/FOD/marina	PHONE NUMBER 305-294-4902
OWNER'S MAILING ADDRESS:	700 Front St Ste 105	EMAIL tdoll@abmarinacomplex.com
APPLICANT NAME:	Travis Doll	PHONE NUMBER 305-294-4902
APPLICANT'S ADDRESS:	700 Front St Ste 105	EMAIL tdoll@abmarinacomplex.com
APPLICANT'S SIGNATURE:		DATE 3/6/26

**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\_\_\_

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>	
<b>GENERAL:</b>	Large wall mural art project. Images attached. wall measurements 25ft x 17ft = total square footage 425 sqft. Prime paint, UV sealant, annual maintenance.
<b>MAIN BUILDING:</b>	Mural to be applied to a currently blank wall at 700 Front St on the Alonzo's Oyster Bar and A+B Lobster House. Images attached.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>	No Demo



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

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

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.

# PROJECT PHOTOS





OYSTER BAR

**AGB LOBSTER HOUSE**  
1888-1890  
This building was constructed by the American Lobster Boatmen's Association (ALBA) in 1888-1890. It was the first building of its kind in the world, designed specifically for the processing and sale of lobsters. The building was built on a wooden pier in the heart of the lobster industry in Maine. It was a landmark building that served as a model for other lobster houses built around the world. The building was destroyed by fire in 1910 and was replaced by the current building in 1911. The current building is a reproduction of the original building and is now a museum dedicated to the history of the lobster industry in Maine.

Blue sign with a white arrow pointing right.

White sign with illegible text.





1888 LOBSTER HOUSE  
RESTAURANT AND DINING SINCE 1888

1888 LOBSTER HOUSE KEY WEST  
RESTAURANT AND DINING SINCE 1888





**ABB LOBSTER HOUSE**  
The ABB Lobster House is a historic building that has been converted into a restaurant. It is located in the heart of the historic district of Key West, Florida. The building was built in the late 19th century and is one of the oldest buildings in the city. It is a prime example of the architecture of the time and is a popular landmark for tourists. The restaurant is known for its fresh seafood and historic atmosphere.

**ABB LOBSTER HOUSE KEY WEST**





# PROPOSED DESIGN



# Mural Proposal

## “Wish You Were Here – Key West Waterfront”

**Location:** A&B; Lobster House, Key West, Florida

### ***Concept Overview***

A large-scale mural inspired by vintage travel postcards, blending nostalgic design with vibrant marine life to celebrate Key West’s coastal identity. The mural functions as both a visual landmark and interactive photo destination.

### ***Artistic Vision***

Above water: fishing boat silhouette at sunset. Below water: colorful reef ecosystem with a central Florida lobster. Framed as a vintage postcard with hand-lettered typography.

### ***Materials & Paint System (Sherwin-Williams)***

Ocean Blues: Watery, Reflecting Pool, Sea Salt, Naval  
Corals/Oranges: Caribbean Coral, Rookwood Amber, Restrained Gold  
Yellows: Cupola Yellow, Lucent Yellow, Colonial Yellow  
Greens: Hearts of Palm, Ryegrass, Coastal Plain  
Neutrals: Pure White, Eider White, Believable Buff

### ***Coatings & Protection***

UV-resistant exterior acrylic system with anti-graffiti clear sealant (matte/satin finish).

### ***Maintenance***

Reapply UV-resistant sealant as needed (approx. yearly). Light cleaning to remove salt and debris.

### ***Project Pricing***

Wall Size: 25 ft x 17 ft (425 sq ft)  
Labor: \$14,875  
Priming: \$2,975  
Sealant: \$4,250  
**Total (Labor + Prep + Sealant): \$22,100**  
**Total w/ Supplies: \$24,600**

***Notes***

Supplies estimated at \$2,500. Scaffolding not included.

***Estimated Timeframe***

Approximately 200 hours of on-site labor. Timeline dependent on weather and conditions.

***Impact***

Creates a landmark, enhances branding, encourages tourism engagement, and reflects Key West's marine culture.

***Conclusion***

A vibrant, durable mural designed to capture the spirit of Key West and enhance the waterfront experience.

# Mural Proposal

## “Wish You Were Here – Key West Waterfront”

### *Artist Statement, Concept Overview & Artistic Vision*

My mural practice centers on creating large-scale artworks that enrich public space and contribute to the visual identity of a community. I approach murals as site-responsive works that engage architecture, environment, and the people who move through the space every day. By transforming walls into dynamic visual landmarks, my goal is to create artwork that is accessible, welcoming, and deeply connected to its surroundings.

“Wish You Were Here – Key West Waterfront” reflects this approach through a design that is both place-specific and culturally resonant. Inspired by vintage travel postcards, the mural celebrates the maritime heritage and vibrant coastal ecosystem of Key West. The concept invites viewers into a layered visual experience that merges storytelling, environment, and identity.

The composition is structured around a dual perspective of above and below the waterline. Above the surface, a silhouetted fishing vessel set against a warm sunset references the working waterfront. Below, a lively underwater scene features native marine life centered around a bold Florida lobster—an iconic symbol of both the ecosystem and A&B; Lobster House.

My work draws inspiration from organic forms, nature, pattern, and symbolic imagery. Through layered color, rhythm, and a balance between abstraction and detail, the mural reveals itself from both a distance and up close, encouraging discovery and engagement.

Framed as a vintage postcard with hand-lettered typography and an airmail-style border, the mural evokes nostalgia while presenting a vibrant contemporary interpretation of the waterfront.

Public murals activate spaces, create connection, and contribute to a shared sense of place. This project is designed as both artwork and landmark—enhancing the waterfront while reflecting the character of Key West.



Wish You were Here



Key West



Wish you were Here



Key West





NEW LOANSTER BOVES KEY WEST







OYSTER BAR

**AGB LOBSTER HOUSE**  
1888-1900  
This building was the site of the original Agassiz Lobster House, which was founded by Agassiz in 1888. The building was destroyed by fire in 1900 and was replaced by the current structure. The building was used as a lobster house until the 1950s, when it was converted into a restaurant. The building is a good example of the architecture of the late 19th and early 20th centuries.

Blue directional sign with a white arrow pointing right.





1888 LOBSTER HOUSE KEY WEST  
RESTAURANT AND DINING SINCE 1888

1888 LOBSTER HOUSE











## **Mural Project Proposal**

Client: Alonzo's Restaurant

Location: Key West, Florida

Project: Mural Site #2 – Tropical Fish Wall Installation

### **Project Overview**

This mural will feature a vibrant school of tropical fish inspired by the coastal waters of Key West. The composition creates a lively, welcoming atmosphere that enhances the dining experience and complements the restaurant's seafood identity.

### **Color Palette**

Turquoise Blue, Deep Ocean Blue, Aqua Green, Lime Green, Emerald Green, Sunshine Yellow, Golden Yellow, Coral Orange, Burnt Orange, Soft White, Light Gray, Charcoal

### **Scope of Work**

Surface preparation, layout and sketching, hand-painted mural execution, detailing and layering, final sealing for durability.

### **Labor**

Estimated 55 hours at \$75/hour

Labor Total: \$4,125

### **Supplies**

All materials included (paints, tools, sealant, prep materials)

### **Total Project Cost**

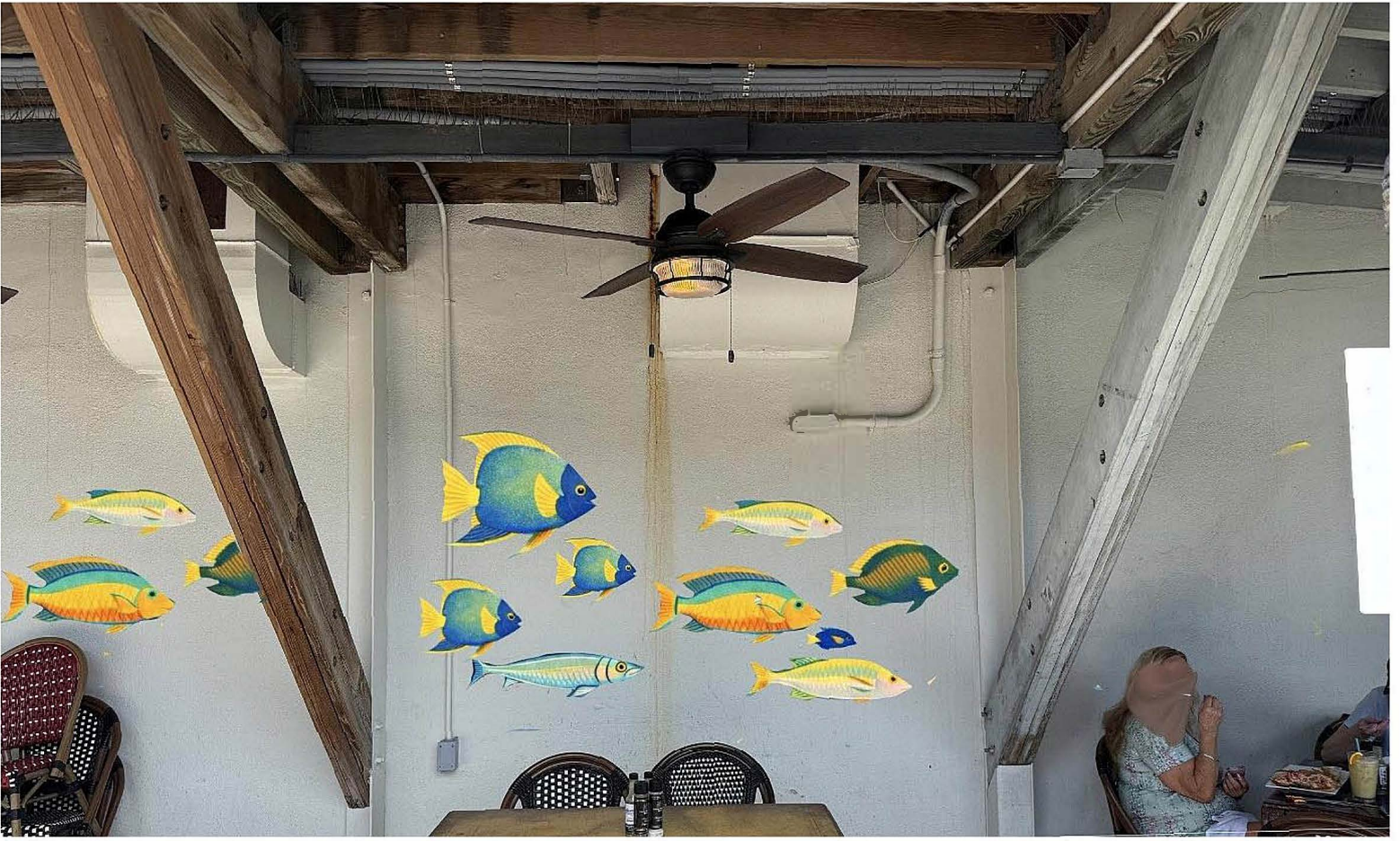
\$4,125 (All-inclusive)













## **ONE PERSON EXHIBITION**

2022: " Journey into the Great Round " TSKW , Florida  
2021: " ABUNDANCE " , Effusion Gallery , Key West , Florida  
2021: " What Passes Between us Over Cafe Tables " Salt Gallery , Key West , Florida  
2017: " Small Thoughts X Two " Salt Gallery , Key West , Florida  
2016: "Goddess" Wynwood Brewery, Wynwood Miami  
2014: "Cosmic Soup" Stone Soup Gallery, Key West, Florida  
2013: "Kindred Spirits" The Studios of Key West  
2013: "Play!" Stone Soup Gallery, Key West, Florida  
2012: "The Karma Circus Remix" The Studios of Key West  
2011: "The Karma Circus" Stone Soup Gallery, Key West  
2010: "Atman" Stone Soup Gallery, Key West  
2009: "Paper Dolls" Stone Soup Gallery, Key West  
2005: "Form & Figure". Kate Peachy Gallery, Key West  
2004: "What If ?" Stone Soup Gallery, Key West  
2004: "What?" Gibson Gallery, Key West

## **GROUP EXHIBITION**

2021: "Group Show" , Effusion Gallery , Key West  
2020: "Ann McKee Auction, Key West , Florida  
2019: Group Show , Effusion Gallery , Key West, Florida  
2015: "Small Works ". Stone Soup Gallery, Key West, Florida  
2014: " Small Works " Stone Soup Gallery, Key West, Florida  
2013: " Small Works". Stone Soup Gallery, Key West , Florida  
2013: "The Karma Wagon" The Studios of Key West Raffle  
2012: "Erotic Show" Art Space, Key West , Florida  
2012: "Small Works" stone Soup Gallery, Key West, Florida  
2011: "Key West Cruisers-The Karma Cycle" The Studios of Key West  
2011: "Ann McKee Auction, "Key West, Florida  
2010: "A Woman's Hands" Sodhu Gallery, Key West, Florida  
2010: "Ann McKee Auction, Key West, Florida  
2009: "Painters in Paradise" Stone Soup Gallery, Key West , Florida  
2009: "Ann McKee Auction, Key West , Florida  
2005: "Erotica ". Stone Soup Gallery, Key West , Florida  
2004: "New Art South Florida" Miami Art Museum, Miami, Florida  
2004: "Key West Women Show" Custom House, Key West , Florida  
2004: "Ann McKee Auction " Key West, Florida  
2003: "Haunted " Elgin Lane Gallery, Key West, Florida  
2002: "Wave Gallery" Key West, Florida  
2001: "Wave Gallery" Key West, Florida

## **WORK IN PUBLIC SPACES**

NYAH , Key West , Florida  
Finnegans Wake, Key West, Florida  
Salute on the Beach , Key West, Florida  
Sipping Cafe , Key West, Florida  
shakti Yoga , Key West, Florida  
Mayanjali Cafe, Key West, Florida  
Andy's Cabana, Key West, Florida  
Blue Heaven , Key West, Florida  
The Cafe , Key West, Florida  
ABC Costumes, Wynwood Miami, Florida  
Michael Felice Interiors, Wycoff New Jersey  
Moon Dog Cafe , Key West Florida  
Key West International Airport , Key West Florida  
Truman Waterfront Park , Key West Florida  
Mural on Whitehead st , Key West Florida

## **GRANTS AND AWARDS**

Anne McKee Artist Grant 2020  
Anne McKee Artist Grant 2011  
Anne McKee Artist Grant 2010  
Best In Show , Sodhu Gallery 2010  
South Florida Cultural Consortium Grant 2003

## **TEACHING EXPERIENCE**

Art journaling Workshop TSKW 2021  
Mono Printing Art Workshop TSKW 2021  
Shakti Yoga Instructor & Teacher Trainer 2011-Present  
The Yoga of Art, monthly workshops at Shakti Yoga 2013-Present  
Montessori Children's Yoga instructor 2014-2015  
Meditation and Art Workshops TSKW 2014  
Meditation and Art Workshop Golden Buddha Yoga 2014  
Bliss Out Painting Workshop, Art Space 2013  
Mixed Media Madness Workshops, Art Space 2013  
Mandala Making Workshops, Art Space 2013  
Volunteer Art Teacher , Just 4 Kids Art Camp 2003



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 28, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW MURAL ON NON-CONTRIBUTING STRUCTURE.

#700 FRONT STREET

Applicant – Travis Doll Application #C2026-0021

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](http://www.cityofkeywest-fl.gov).

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 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 Travis Dell, 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:  
700 Front St, Key West, FL 33040 on the 23 day of April, 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 April 28th, 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 COA2026-0021.

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

**Signed Name of Affiant:**

Travis Dell  
**Date:** April 23, 2026  
**Address:** 700 Front St  
**City:** Key West  
**State, Zip:** Florida 33040

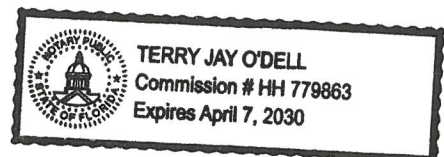
The forgoing instrument was acknowledged before me on this 23 day of April, 2026.

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

**NOTARY PUBLIC**

Sign Name: Terry O'Dell  
Print Name: Terry O'Dell

Notary Public - State of Florida (seal)  
My Commission Expires: April 7, 2030







# 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 00000210-000000  
 Account# 1000205  
 Property ID 1000205  
 Millage Group 12KW  
 Location 700 FRONT St, KEY WEST  
 Address  
 Legal Description KW PT LOT 1 SQR 5 & .24 ACRES OF FILLED BAY BOTTOM G22/107 OR524-4 OR910-852/53 OR1363-459/60 OR1363-461/62 OR1373-48/52 OR1450-915/16 OR1450-917/19 OR2331-862/63 OR2339-1923/41 OR2929-0260  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32020  
 Property Class RESTAURANT (2100)  
 Subdivision  
 Sec/Twp/Rng 31/67/25  
 Affordable No  
 Housing



### Owner

FOD MARINA 1 LLC  
 7009 Shrimp Rd  
 Ste 4  
 Key West FL 33040

BENICIA PARTNERS LLC  
 10 S La Salle St  
 Ste 2660  
 Chicago IL 60603

SMITH FAMILY FUND 1 LLC  
 10 S La Salle St  
 Ste 2660  
 Chicago IL 60603

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$5,500,756	\$5,140,046	\$4,956,939	\$4,956,939
+ Market Misc Value	\$272,044	\$269,439	\$269,772	\$270,102
+ Market Land Value	\$19,216,512	\$19,216,512	\$19,216,512	\$16,814,448
= Just Market Value	\$24,989,312	\$24,625,997	\$24,443,223	\$22,041,489
= Total Assessed Value	\$24,989,312	\$24,625,997	\$24,043,077	\$21,857,343
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$24,989,312	\$24,625,997	\$24,443,223	\$22,041,489

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$19,216,512	\$5,140,046	\$269,439	\$24,625,997	\$24,625,997	\$0	\$24,625,997	\$0
2023	\$19,216,512	\$4,956,939	\$269,772	\$24,443,223	\$24,043,077	\$0	\$24,443,223	\$0
2022	\$16,814,448	\$4,956,939	\$270,102	\$22,041,489	\$21,857,343	\$0	\$22,041,489	\$0
2021	\$14,412,384	\$5,188,024	\$269,904	\$19,870,312	\$19,870,312	\$0	\$19,870,312	\$0
2020	\$14,412,384	\$5,188,024	\$270,999	\$19,871,407	\$19,871,407	\$0	\$19,871,407	\$0
2019	\$14,412,384	\$5,272,794	\$272,096	\$19,957,274	\$19,957,274	\$0	\$19,957,274	\$0
2018	\$13,071,594	\$4,128,043	\$225,204	\$17,424,841	\$17,424,841	\$0	\$17,424,841	\$0

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



**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	57,192.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	39033	<b>Exterior Walls</b>	CUSTOM with 1% MIN WOOD SIDING
<b>Style</b>		<b>Year Built</b>	1953
<b>Building Type</b>	REST/CAFET-A- / 21A	<b>EffectiveYearBuilt</b>	2005
<b>Building Name</b>		<b>Foundation</b>	
<b>Gross Sq Ft</b>	19275	<b>Roof Type</b>	IRR/CUSTOM
<b>Finished Sq Ft</b>	13810	<b>Roof Coverage</b>	MEMBRANE
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	
<b>Condition</b>	EXCELLENT	<b>Heating Type</b>	
<b>Perimeter</b>	760	<b>Bedrooms</b>	0
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	7
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	1
<b>Depreciation %</b>	26	<b>Grade</b>	450
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	0
FLA	FLOOR LIV AREA	13,810	13,810	0
OOU	OP PR UNFIN UL	299	0	0
OPF	OP PRCH FIN LL	807	0	0
OUF	OP PRCH FIN UL	77	0	0
PDO	PATIO DIN OPEN	660	0	0
PDE	PTO DIN ENCL	3,200	0	0
SBF	UTIL FIN BLK	302	0	0
<b>TOTAL</b>		<b>19,275</b>	<b>13,810</b>	<b>0</b>

<b>Building ID</b>	39034	<b>Exterior Walls</b>	CUSTOM
<b>Style</b>		<b>Year Built</b>	1999
<b>Building Type</b>	REST/CAFET-A- / 21A	<b>EffectiveYearBuilt</b>	2005
<b>Building Name</b>		<b>Foundation</b>	
<b>Gross Sq Ft</b>	22881	<b>Roof Type</b>	IRR/CUSTOM
<b>Finished Sq Ft</b>	18981	<b>Roof Coverage</b>	with 0% METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	
<b>Condition</b>	EXCELLENT	<b>Heating Type</b>	
<b>Perimeter</b>	1262	<b>Bedrooms</b>	4
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	4
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	8
<b>Depreciation %</b>	26	<b>Grade</b>	450
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,903	0	452
FLA	FLOOR LIV AREA	18,981	18,981	1,326
OOU	OP PR UNFIN UL	273	0	105
PDO	PATIO DIN OPEN	344	0	102
SBF	UTIL FIN BLK	380	0	120
<b>TOTAL</b>		<b>22,881</b>	<b>18,981</b>	<b>2,105</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1952	1953	0 x 0	1	235 SF	2
UTILITY BLDG	1959	1960	0 x 0	1	722 SF	5
CONC PATIO	1994	1995	12 x 35	1	420 SF	2
CONC PATIO	1996	1997	0 x 0	1	733 SF	2
UTILITY BLDG	1997	1998	0 x 0	1	48 SF	3
UTILITY BLDG	1997	1998	0 x 0	1	48 SF	3
UTILITY BLDG	1997	1998	0 x 0	1	48 SF	3
UTILITY BLDG	1997	1998	0 x 0	1	48 SF	3
ASPHALT PAVING	1999	2000	0 x 0	1	24038 SF	2
SEAWALL	1986	1987	0 x 0	1	420 SF	4
WOOD DOCKS	1986	1987	0 x 0	1	4923 SF	5

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
9/24/2018	\$23,660,000	Warranty Deed	2188428	2929	0260	37 - Unqualified		
3/1/1997	\$5,100,000	Warranty Deed		1450	0917	Q - Qualified		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-2555	10/03/2025	Active	\$11,500	Commercial	Plumbing Remodel
25-2567	10/03/2025	Active	\$12,000	Commercial	Remove/ demo disconnect circuits for lights and outlets
25-2499	09/24/2025	Active	\$8,227	Commercial	Emergency repair-replace Existing fire pump motor
25-2137	09/16/2025	Active	\$97,023	Commercial	Demolition, Rough Carpentry (1) All Demolition associated with Renovation as required for new work.
BLD2025-2137	09/16/2025	Active	\$97,023	Commercial	DEMOLITION, ROUGH CARPENTRY (1) ALL DEMOLITION ASSOCIATED WITH RENOVATION AS REQUIRED FOR NEW WORK. (2) REMOVE AND RESET EQUIPMENT IN ACCORDANCE WITH DRAWINGS, SPEC SHEET. (3) ENCLOSING EXISTING STAIRWELL AREA AS SHOWN. (4) INSTALL NEW WALL FRAMING, FURRING WHERE CALLED OUT (FIRST FLOOR AT OFFICE, DISHWASHING AREA AS WELL AS KITCHEN AREA) FINISH INTERIORS (1) INSTALL FRP PANELS (OWNER TO SELECT COLORS) WHERE CALLED OUT. (2) INSTALL A NEW BAR EXTENSION TO MATCH EXISTING. (3) INSTALL NEW FINISHED FLOOR AT STAIRWELL ENCLOSURE TO MATCH. (4) INSTALL EPOXY FLOORING AT AREAS ON THE FIRST FLOOR IN KITCHEN, DISHWASHING AREA. (5) PAINT CEILINGS, WALLS THAT ARE NEW WITHOUT FRP OR OTHER FINISHES. EXTERIOR WORK. (1) REPAIR EXISTING. (2) EXISTING STUCCO WALL6) PRIME AND PAINT EXISTING WALL (REAR OF BUILDING)
BLD2025-2093	08/13/2025	Completed	\$17,567	Commercial	FUEL SYSTEM ELECTRICAL UPGRADE PROVIDE NEW CONDUITS, BOXES, SEAL-OFFS, LOAD CENTER/BREAKERS...REF PERMIT #BLD2025-1846
BLD2025-1846	08/08/2025	Active	\$433,000	Commercial	FUEL SYSTEM UPGRADE, INSTALL A NEW GASOLINE TANK WITH PIPING. REPLACE DIESEL PIPE
BLD2025-0407	02/24/2025	Completed	\$44,750		Replace 50SQ existing 5V with new of the same
BLD2024-3032	12/02/2024	Completed	\$2,500	Commercial	Power for (2) Mini Split Units in Elevator Rm's. A/B Lobster House & Bel Mare.
BLD2024-1866	07/16/2024	Completed	\$11,000	Commercial	Replace 1- double French door and 1 single door with new impact doors at the KEY WEST TREASURE CHEST
BLD2024-1778	07/01/2024	Completed	\$7,500	Commercial	REPLACE EXISTING MAINLINE DISCONNECT, REPLACE PIT LIGHTS
BLD2024-1778	07/01/2024	Completed	\$7,500	Commercial	Replace existing mainline disconnect, replace pit lights. Electrical work
BLD2024-1260	05/13/2024	Completed	\$1,900	Commercial	1 rectangular sign with raised letters 61"x10.5" & 1 Rounded sign with raised letters 24" x 12".
BLD2024-0272	02/07/2024	Completed	\$3,500	Commercial	Remove and Reinstall three water heaters in Alonzos mechanical room
BLD2023-1379	06/12/2023	Completed	\$12,000	Commercial	REPLACING SPRINKLER HEADS
BLD2023-1715	06/08/2023	Completed	\$10,500	Commercial	To midsection of roof: Remove 7.5SQ existing flat roofing and install a new HydroStop Rubber Membrane roofing system.
BLD2023-0605	03/03/2023	Completed	\$56,000	Commercial	Addition of 2 guest suites and Laundry, 4 Bathrooms, 2 Kitchens and Laundry
BLD2022-3420	01/26/2023	Completed	\$46,480	Commercial	Renovate existing 2nd FL Maintenance Shop to accommodate for (2) 2/2 apartments and exercise room.
BLD2022-1695	01/12/2023	Completed	\$360,000	Commercial	INTERIOR BUILD-OUT OF PROPOSED RESIDENTIAL UNITS AND SECOND FLOOR DECK MODIFICATION. ADDITION OF 2 GUES SUITES AND LAUNDRY, 4 BATHROOMS, 2 KITCHENS AND LAUNDRY.
BLD2022-2273	08/22/2022	Completed	\$25,000	Commercial	Modification of existing porch roof to waterproof deck area
BLD2021-3580	12/28/2021	Completed	\$5,600	Commercial	REMOVE 7SQ EXISTING ROOFING IN AREA AND REPLACE WITH HYDROSTOP RUBBER MEMBRANE ROOFING
BLD2021-1896	06/29/2021	Completed	\$2,660	Commercial	INSTALL 4 WALL SIGNS ACCORDING TO PLANS. LINEAR FT: 8', EACH BUILDING. SIGNS: 1.78SQFT AND 4.38SQFT = 6.16SQFT EACH BUILDING. **NOC RECEIVED 7/14/2021** **HARC INSPECTION REQUIRED** PDM ALL SIGNS CEDAR SANDBLASTED COPY "FISHMONSTER" AND ROUND SIGN WITH FISH LOGO.
BLD2021-1791	06/16/2021	Completed	\$95,000	Commercial	UPGRADE 200AMP PANEL TO 400 AMPS AND INSTALL 100AMP RECEPTACLE IN POWER PEDESTAL
BLD2019-3898	01/09/2020	Completed	\$337,500	Commercial	RENOVATION INTERIOR- DEMO OF EXISTING INTERIOR PARTITIONS, FIXTURES & FINISHES & KITCHEN EQUIPMENT. NEW PARTITIONS, KITCHENS EQUIPMENT ADA BATHROOMS, INTERIOR DOORS.
BLD2019-3899	01/09/2020	Completed	\$180,000	Commercial	ADDITIONAL INFORMATION PROVIDED FOR KAREN D. 12/30/2019 5:27:31 PM (MB) ADDITIONAL INFO. PROVIDED FOR URBAN FORESTER REVISED LANDSCAPE PLANNED TO BE REVIEWED APPROVED AND SUBMITTED INTO THE DEVELOPMENT PLAN FILE PRIOR TO APPROVAL 12/31/2019 3:06:44 PM (KAREN D) DEMOLITION & INFILL OF EXISTING DOORS & WINDOWS - REPLACED W/ NEW DOORS & WINDOWS, REMOVAL OF EXISTING BACK PAVERS, REPLACED WITH CONCRETE. REPLACE EXISTING WOOD DECKING WITH NEW DECK AND SIDEWALK. CONSTRUCTION OF OUTDOOR BAR. INSTRUCTION OF EXTERIOR AWNING AND ROLL DOWN SHUTTERS AT EXISTING OPENINGS. FLOODPLAIN: WALLS/LOUVERS/PANELS OR OTHERWISE BELOW DESIGN FLOOD ELEVATION ACT AS OBSTRUCTIONS TO DEBRIS AND TRANSMIT STORM LOADS TO STRUCTURE AND ARE THUS PROHIBITED. ONLY ENCLOSURE PERMITTED IS SECURITY ROLL-DOWN GATES AT OUTSIDE BAR AREA FROM CEILING TO TOP OF BAR. PERMITTING IS BASED ON SCOPE-OF-WORK, NOT EVERYTHING THAT MAY APPEAR ON PLANS.**LANDSCAPE PLAN OF 12-31-19 MUST BE INSTALLED. NO IMPACTS AUTHORIZED TO OCCUR TO ANY REGULATED PALMS UNLESS A PERMIT HAS BEEN ISSUED BY THE URBAN FORESTER. TREE PROTECTION MUST BE USED.*KKD**/25/2020 8:42:42 AM (VERONICA CLEARE) *****REVISION 1***** NEED COLORS OF AWNING APPROVED - HER IS NO CHANGE IN SCOPE OF WORK. TWO COLORS TO BE APPROVED: GINKGO AND BLACK FOR AWNING. 3/2/2020 **NOC REQUIRED** **HARC INSPECTION REQUIRED** PDM



Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2019-3901	11/14/2019	Completed	\$82,000	Commercial	ELECTRICAL SERVICE FOR NEW LAYOUT OF FOOD SERVICE EQUIPMENT, MECHANICAL SYSTEM. NEW LIGHTING IN NEW OFFICE & ADA BATHROOM. OTHER EXISTING LIGHTING TO REMAIN. **NOC REQUIRED** PDM 11/14/2019 8:20:45 AM (TERRY RICHARDSON) PLAN REVIEW IS APPROVED UPON THE FINAL ELECTRICAL INSPECTION.
BLD2019-3766	11/04/2019	Completed	\$1,836	Commercial	FIRE SUPPRESSION.
BLD2019-2127	08/27/2019	Completed	\$23,735	Commercial	New floor sinks to replace existing floor sinks. Tie into existing sanitary waste system. New bar plumbing (waste & supply).
BLD2019-2816	08/27/2019	Completed	\$32,000	Commercial	Installation of 1-15 Ton package unit. 2 Fresh Air Fans and One walk-in cooler condenser all installed on existing curbs and on roof meeting set backs.
BLD2019-2349	07/03/2019	Completed	\$29,750	Commercial	Remove and replace 7 square 5V-Crimp Metal. Install 35 squares of HydroStop.
BLD2019-2086	06/07/2019	Completed	\$800	Commercial	Electrical permit to go with Fuel Permit #BLD2019-1380. Disconnect existing fuel panel and reconnect new fuel pump 5HP
BLD2019-1380	05/28/2019	Completed	\$62,280	Commercial	R/R existing 10,000 above ground storage tank with a new UL2085 5,000 fuel storage tank on existing concrete slab.
BLD2019-1016	04/10/2019	Completed	\$2,900	Commercial	Fire sprinklers for new office space and laundry room
BLD2019-1019	04/09/2019	Completed	\$16,000	Commercial	Electrical installation plans dated
BLD2019-1020	04/09/2019	Completed	\$2,400	Commercial	Removal of existing plumbing fixtures, capping off rough-in below finish surfaces. Installation of service to washer and dryers and sink
18-1633	04/24/2018	Completed	\$1,435	Commercial	Build a 10'6" x 3'6" x 10' slab, set and secure (3)-420# tanks(100 gallons each) and run an underground line to existing system. ****n.o.c exempt****harc inspection required*****
17-2153	06/19/2017	Completed	\$140,000	Commercial	REMOVE EXISTING DECK BOARDS INSPECT AND REPAIR DECK FRAMING AS NEEDED REPLACE DECK BOARD WITH 1 X 6 IPE
16-2219	07/07/2016	Completed	\$4,500	Commercial	RECONFIGURE OUTSIDE BAR, ADD APPROXIMATELY 25 LF OF BAR TOP.
14-3191	07/01/2014	Completed	\$75,000	Commercial	Repair existing concrete floor where needed due to spalding approximately 900SF (Interior). **NOC received**
13-3617	09/02/2013	Completed	\$2,400	Commercial	IN ALONZOS RESTAURANT, ELECTRICAL WORK IN SUPPORT OF BATHROOM RENOVATIONS TO INCLUDE: 1- RELOCATION OF 14 RECESSED CAN LIGHTS. 2- ADDITION OF 10 RECESSED CAN LIGHTS. 3- REPLACEMENT OF 2 EMERGENCY LIGHTS. 4- RECESS WIRING FOR 4 EXISTING ELECTRICAL HAND DRYERS.
13-2027	05/19/2013	Completed	\$1,975	Commercial	TWO FIRE SPRINKLER HEADS TO ALLOW FOR PROPER COVERAGE.
12-1351	04/13/2012	Completed	\$0	Commercial	IMPACT FEE PAYMENT FOR 32 EXTERIOR SEATS FOR WHITE TARPON.
11-3878	10/24/2011	Completed	\$500	Commercial	INSTALL OWNER PROVIDED SINKS AS PER PLANS. 1-ICE BIN, 1-HAND SINK.
11-3773	10/14/2011	Completed	\$2,250	Commercial	INSTALL 2 GFI RECEPTACLES AND 2 LIGHTS CONTROLLED BY A SINGLE POLE SWITCH IN NEW OUTSIDE BAR AREA. BEING CONSTRUCTED ON PERMIT #11-3416. INSTALL 10 LED ACCENT DOWN LIGHTS ON BRICK COLUMNS IN SAME AREA.
11-3416	09/16/2011	Completed	\$3,000	Commercial	BUILD NEW TIKI BAR UNDER 2ND FLOOR IN BREEZEWAY. ADD THATCH ROOF APPROX. 50 SQUARES.
10-2684	08/18/2010	Completed	\$32,500	Commercial	REMODEL EXISTING RESTAURANT, BUILD NEW BAR, REPLACE WINDOWS AND DOORS, BUILD DECK AS PER PLANS.
10-2739	08/17/2010	Completed	\$3,800	Commercial	DOWNSTAIRS BAR NEW BAR COUNTER BEING INSTALLED; EXTEND EXISTING CIRCUIT POUR UNDERCOUNTER REC. & LIGHTS.
03-2368	07/02/2004	Completed	\$24,000	Commercial	R&R FUEL LINE
04-1465	06/04/2004	Completed	\$11,000	Commercial	DISHWASH HOODS
04-0928	03/26/2004	Completed	\$4,350	Commercial	ROOF
04-0779	03/16/2004	Completed	\$2,000	Commercial	3-PHASE 200 AMP
03-4322	01/09/2004	Completed	\$58,975	Commercial	XTEND OBS DECK
02-3329	12/17/2002	Completed	\$7,500	Commercial	REFURBISH EXISTING SIGN
02-3139	11/15/2002	Completed	\$1	Commercial	14 BARS SEATS
02-2977	11/08/2002	Completed	\$25,000	Commercial	INTERIOR REPAIRS
02-2794	10/10/2002	Completed	\$2,000	Commercial	ELECTRICAL-DEMO FANS
0001896	07/10/2000	Completed	\$1,000	Commercial	ELECTRICAL
9903676	04/12/2000	Completed	\$2,500	Commercial	AWNINGS
0000063	02/04/2000	Completed	\$1,525	Commercial	INSTALL SECURITY ALARM
9901511	01/26/2000	Completed	\$350,000	Commercial	PLUMBING
0000203	01/25/2000	Completed	\$3,500	Commercial	INSTALL AC
9903301	12/17/1999	Completed	\$23,700	Commercial	7 SQS COPPER
9904029	12/13/1999	Completed	\$1,800	Commercial	FIRE SUPPRESSION SYSTEM
9903701	11/30/1999	Completed	\$5,000	Commercial	SIGNS
9903301	10/07/1999	Completed	\$16,000	Commercial	ADD WOOD AWNINGS
9902517	07/19/1999	Completed	\$25,000	Commercial	6 A/C'S, 20 DROPS
9902403	07/09/1999	Completed	\$9,500	Commercial	PLUMBING
9902294	07/01/1999	Completed	\$3,500	Commercial	EGRESS PLANS 2ND FLOOR
9902279	06/30/1999	Completed	\$2,000	Commercial	STAIRS REPAIRS
9803933	06/15/1999	Completed	\$102,000	Commercial	ROOF
9901414	06/10/1999	Completed	\$161,000	Commercial	FRAMING AND DECKING
9901414	06/10/1999	Completed	\$161,000	Commercial	WOOD FRAMING & DECKING

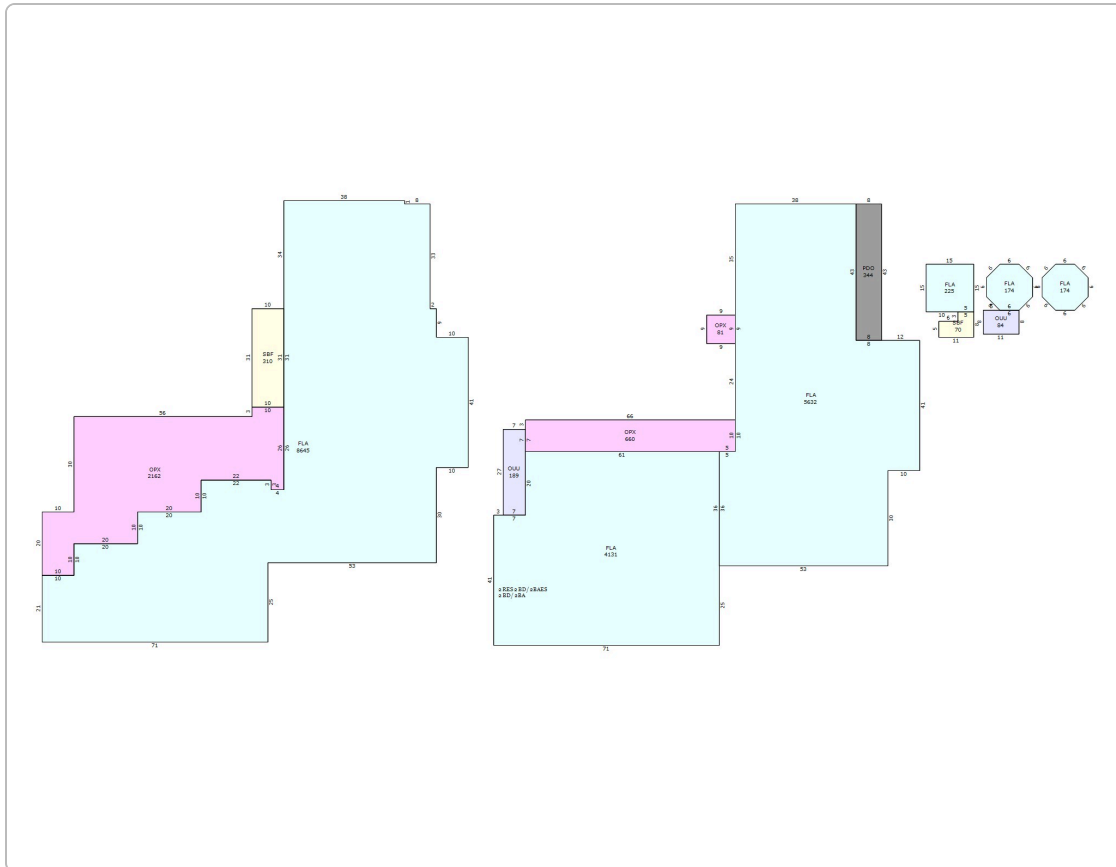
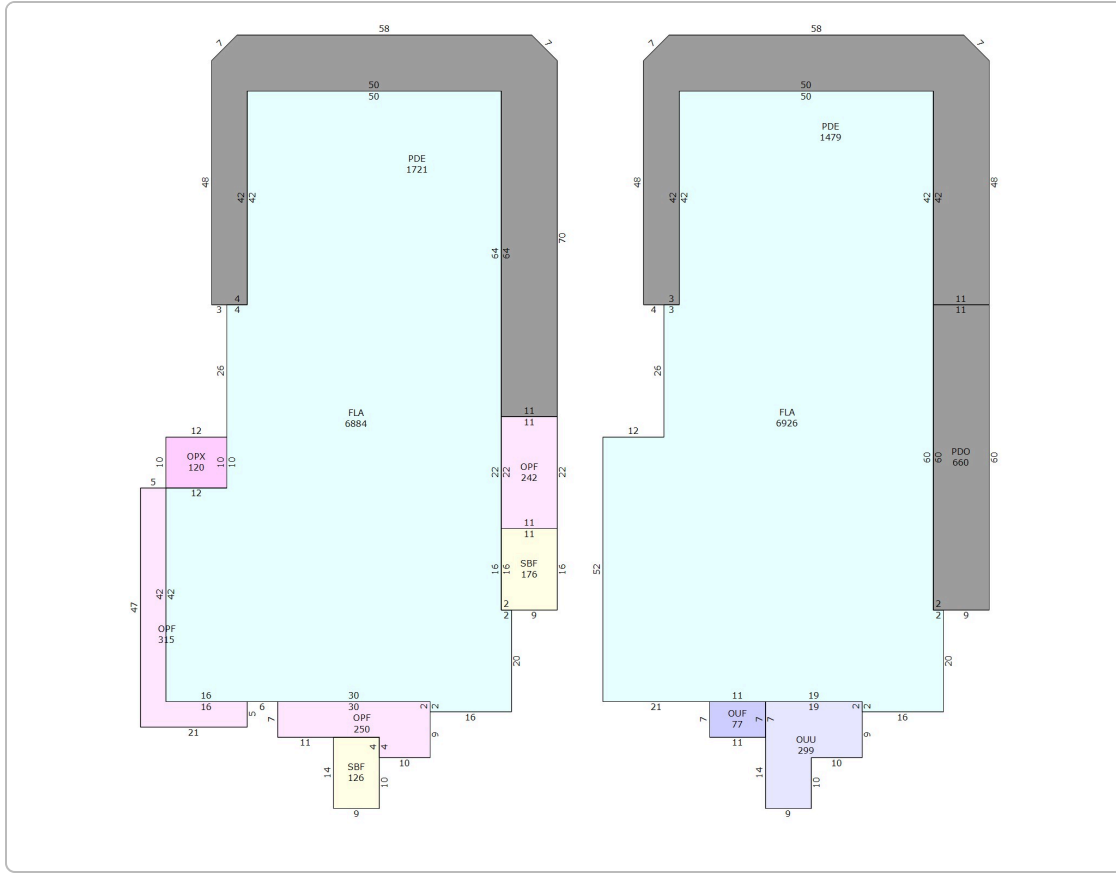
Number	Date Issued	Status	Amount	Permit Type	Notes
9901872	06/03/1999	Completed	\$6,000	Commercial	DEMOLITION
9901667	05/14/1999	Completed	\$15,000	Commercial	ELECTRICAL
9901630	05/12/1999	Completed	\$6,400	Commercial	A/C DUCT WORK
9901511	05/03/1999	Completed	\$350,000	Commercial	ADDITION "WHITE TARPON"
9900981	03/19/1999	Completed	\$35,000	Commercial	FIRE PUMP
9900824	03/08/1999	Completed	\$112,000	Commercial	ELECTRICAL
9900621	02/23/1999	Completed	\$55,000	Commercial	SPRINKLERS & SINKS
9900331	01/27/1999	Completed	\$2,500	Commercial	PLUMBING
9803985	12/13/1998	Completed	\$8,000	Commercial	PLUMBING
9800964	07/20/1998	Completed	\$375,000	Commercial	2 NEW COMM. BLDGS
9802100	07/07/1998	Completed	\$800	Commercial	ELECTRICAL
9801605	06/05/1998	Completed	\$57,290	Commercial	DOCKS AND PIERS
9801530	05/14/1998	Completed	\$200,000	Commercial	ELECTRICAL + ALARMS
9801433	05/06/1998	Completed	\$50,000	Commercial	FOUNDATION
9801118	05/04/1998	Completed	\$150,000		STORM DAMAGE
9801371	05/04/1998	Completed	\$5,200	Commercial	ROOF
9800808	03/12/1998	Completed	\$38,000		ELECTRIC
9704327	02/10/1998	Completed	\$1		REMODEL 4 BOOTHS
9800382	02/04/1998	Completed	\$1,000		ROOFING
9800256	01/26/1998	Completed	\$10,000		PLUMBING
9800242	01/22/1998	Completed	\$2,500		ELECTRIC
9702728	12/01/1997	Completed	\$14,000		SIGNS
9703330	10/01/1997	Completed	\$1,000		SEWER CONNECTION
9703386	10/01/1997	Completed	\$11,073		ROOFING
9703499	10/01/1997	Completed	\$3,500		PLUMBING/ELECT FOR BAR
9703587	10/01/1997	Completed	\$2,900		FIRE SUPPRESSION SYSTEM
9702719	08/01/1997	Completed	\$1,200		ELECTRICAL 2-200 AMP SYST
9702731	08/01/1997	Completed	\$1,100		SECURITY ALARM

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### Sketches (click to enlarge)

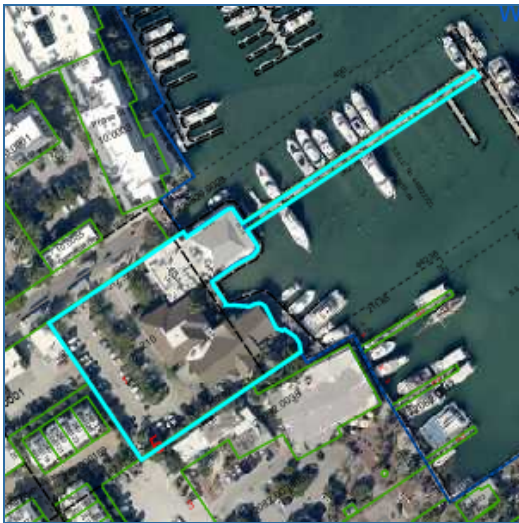




Photos



Map



TRIM Notice

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