



## **Historic Architectural Review Commission Staff Report for Item 3**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: April 22, 2025

Applicant: Moshe Gvili

Application Number: C2025-0005

Address: 1218 Duval Street

### **Description of Work:**

Two new carports at front and side of property over existing parking spaces.

### **Site Facts:**

The building under review is a historic, contributing structure to the district, originally built around 1930 as an American Four-Square house. The property includes a two-story mixed-use historic building, a second two-story structure, a pool with a deck at the rear, and gravel parking areas on both sides of the main building. There is a ramp on the south elevation, a staircase on the north elevation of the main building, and spiral stairs on the rear two-story structure.

Currently the house sits on piers and is located within an AE-7 flood zone.



*Photo of house under review. Monroe County Library 1965.*



*Photo of house under review. Monroe County Library 2011, from archives of Edwin O. Swift III.*

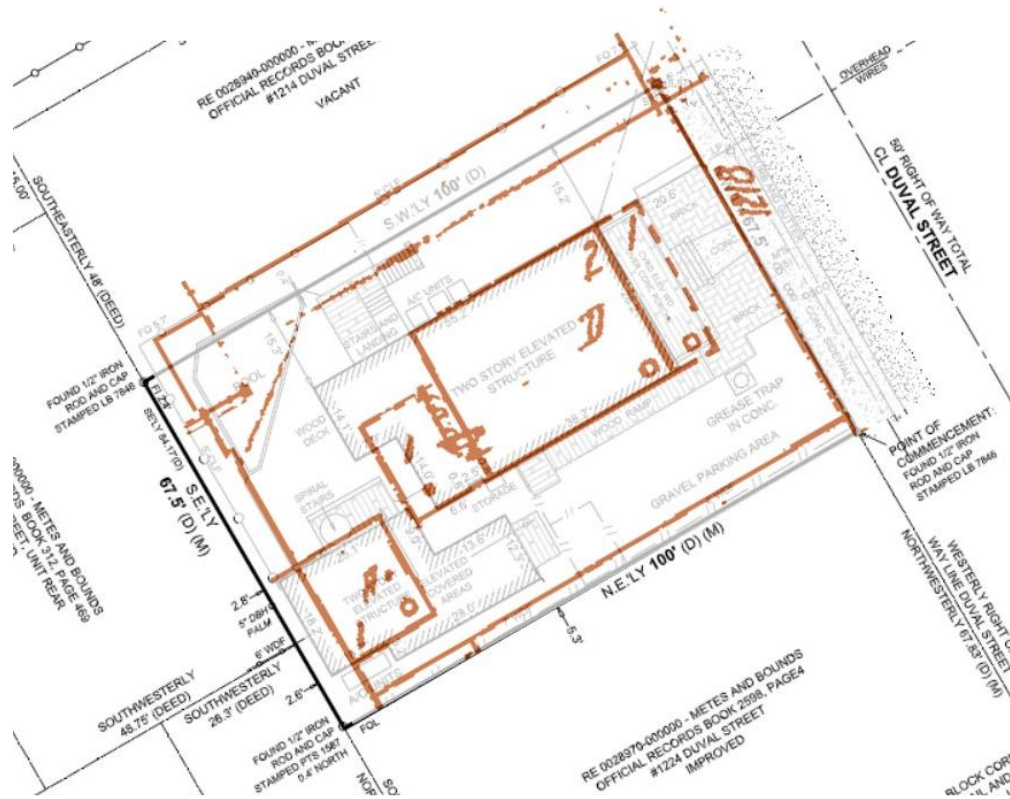




*Photo of house under review. Property Appraiser's website 05/26/21.*



*Photo of house under review, side of structure. Property Appraiser's website 05/26/21.*



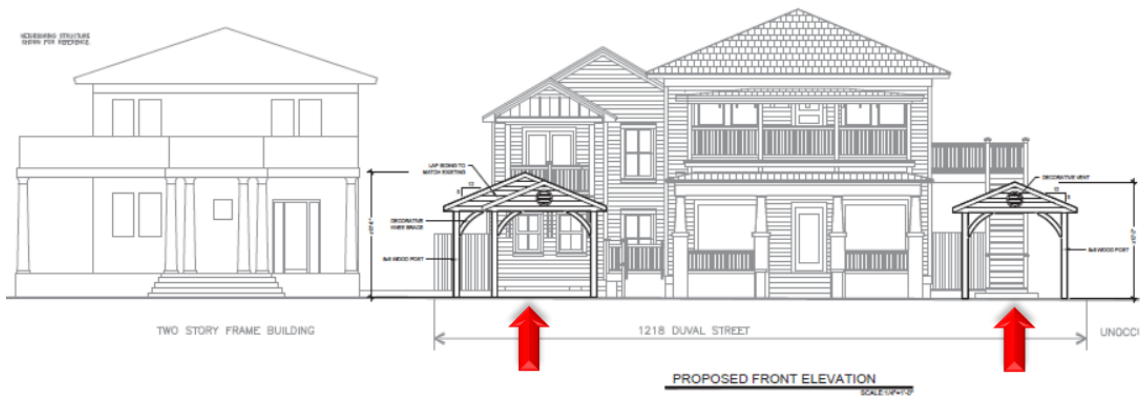
*1962 Sanborn Map and survey.*

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

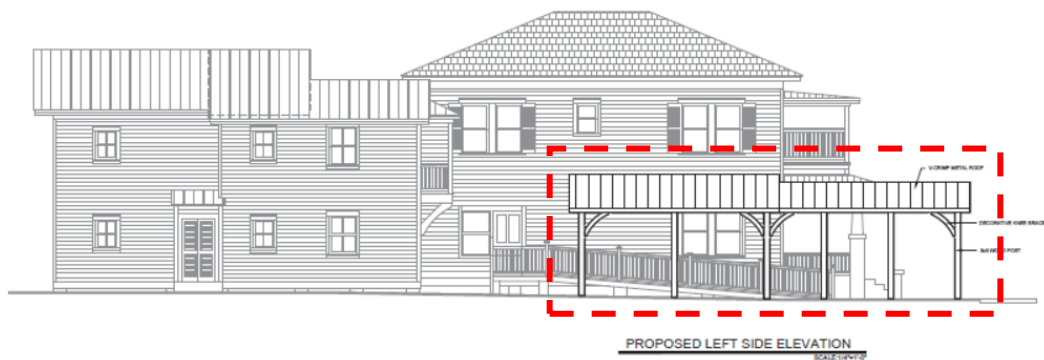
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 5 (first sentence), 6 (first two sentences), 7, 11, 12, 13, 14, 19, 22 (first sentence), 23, 24, 26 (first sentence), 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (last sentence), 8, 10, 11, 12, 13 (first sentence), 14, 18, 22, and 23.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 5, 7, and 9.
- Guidelines for Parking Areas, Landscaping, & Open Space Environment (page 43), specifically guidelines 1, 2, 3, 5, 8, and 9.

## **Staff Analysis:**

A Certificate of Appropriateness is currently under review for the construction of two new carports on either side of the principal structure. No work is planned for the existing buildings. Each carport will feature a front gable with a decorative vent, lap siding matching the existing structures, a decorative knee brace, 8x8 wood posts, and 5-v crimp roofing. Both carports will accommodate a total of four cars. One carport measures 42 feet long and will be set back 2 feet from the property line. The other will be 35 feet long and will be set back 1 foot from the property line. Both carports will have heights ranging from 12'2" to 13'. The elevation below shows one adjacent two-story frame building on the left with no carport, and the other adjacent property on the right, primarily a parking area, has a two-story structure at the rear, also without a carport.

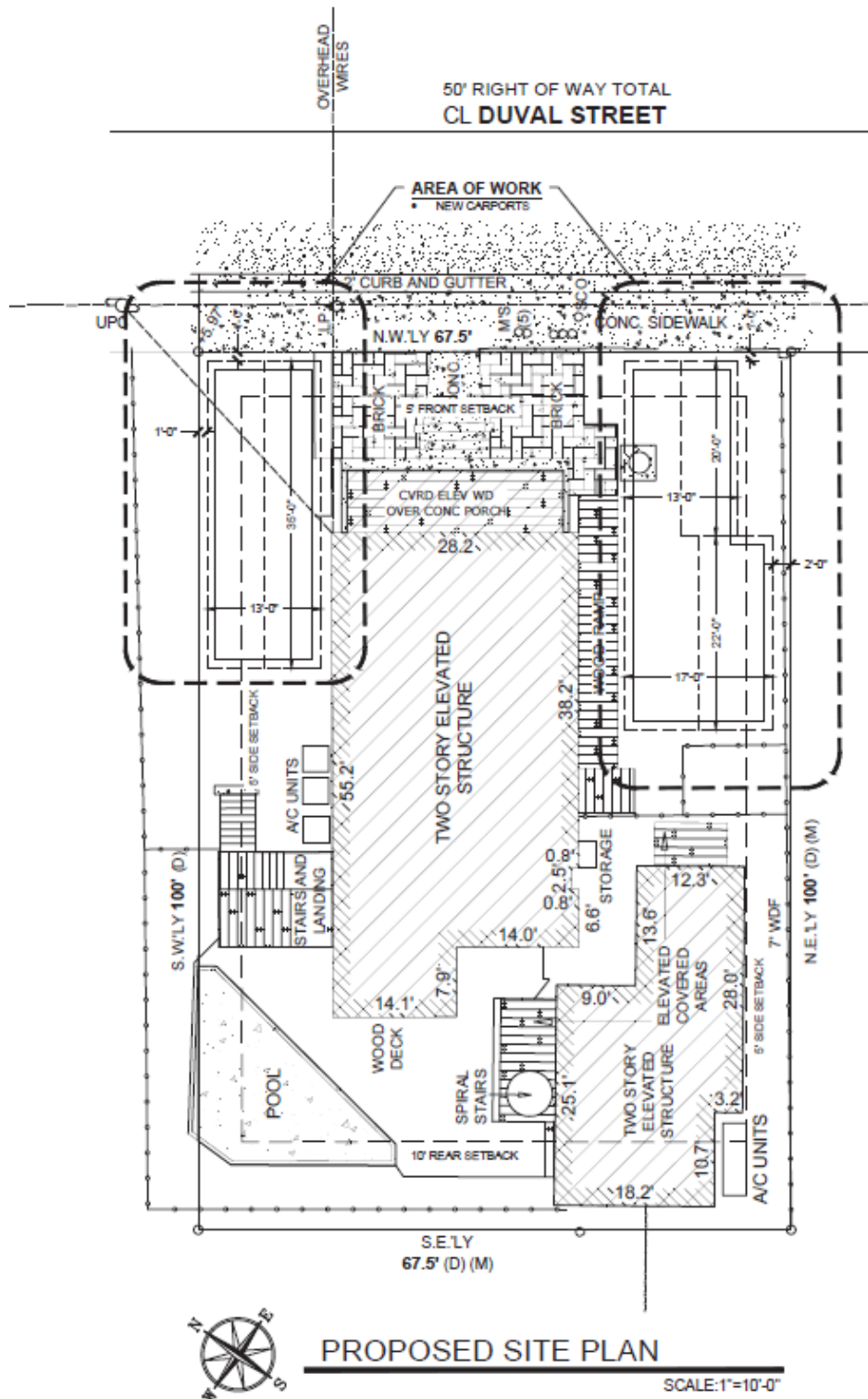


*Proposed Front Elevation. Arrows indication carports and neighboring structure with no carport.*



*Proposed Left Side Elevation.*





*Proposed Site Plan. Dashed area indicating location of carports.*

### **Consistency with Guidelines Cited Guidelines:**

The proposed design conflicts with multiple preservation guidelines. Guideline 10 (pg. 38-k) states that carports visible from the public realm are only allowed if similar structures exist on adjacent properties. Guideline 5 (pg. 40) further notes that new accessory buildings like carports should not be highly visible from the public right-of-way in the historic district. The proposed carports would be placed prominently on either side of the contributing structure along Duval Street. While the materials and design details are compatible with the main building, their location disrupts the historic relationship between the structure and the street, altering the streetscape and potentially diminishing the building's historic character. This could also set a problematic precedent for other historic properties. Staff believes the design does not comply with the guidelines.

# APPLICATION



# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



## 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:	1218 Duval Street, Key West, FL	
NAME ON DEED:	1218 DUVAL KW LLC	PHONE NUMBER 305-304-1582
OWNER'S MAILING ADDRESS:	600 Duval Street	EMAIL mgvili@aol.com
	Key West, FL 33040	
APPLICANT NAME:	Moshe Gvili	PHONE NUMBER 305-304-1582
APPLICANT'S ADDRESS:	600 Duval Street	EMAIL mgvili@aol.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 2-19-25

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE\_\_\_ ELEVATION OF A STRUCTURE\_\_\_  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES\_\_\_ NO ☒  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
Construction of two new carports over existing parking spaces. See attached plans.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

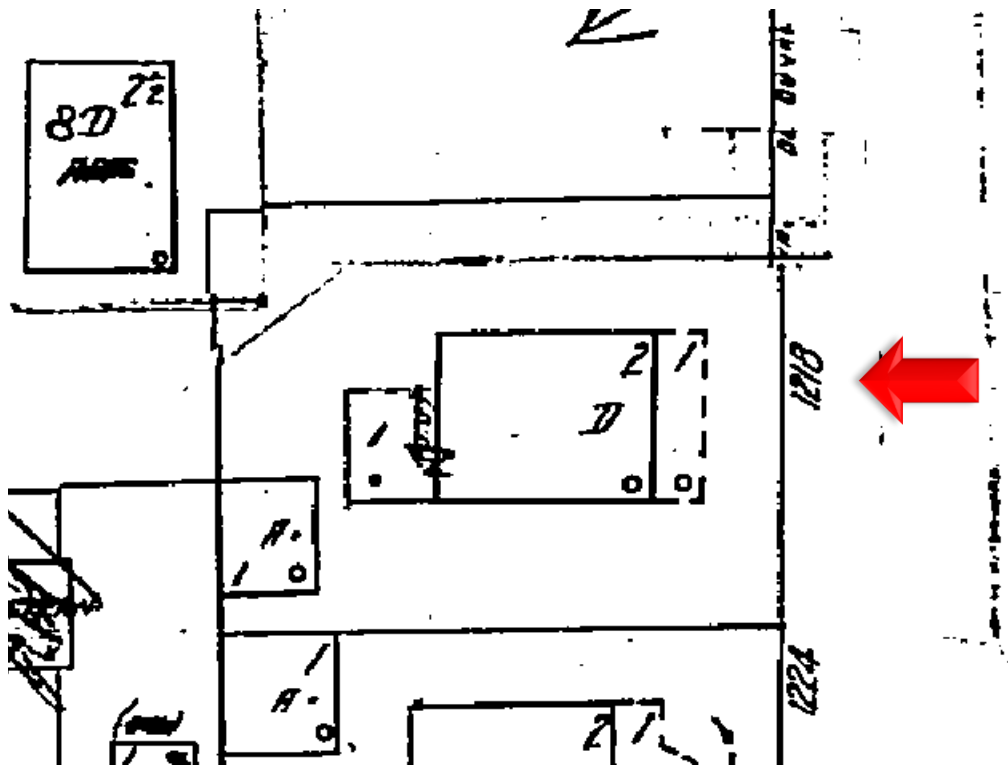
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

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

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

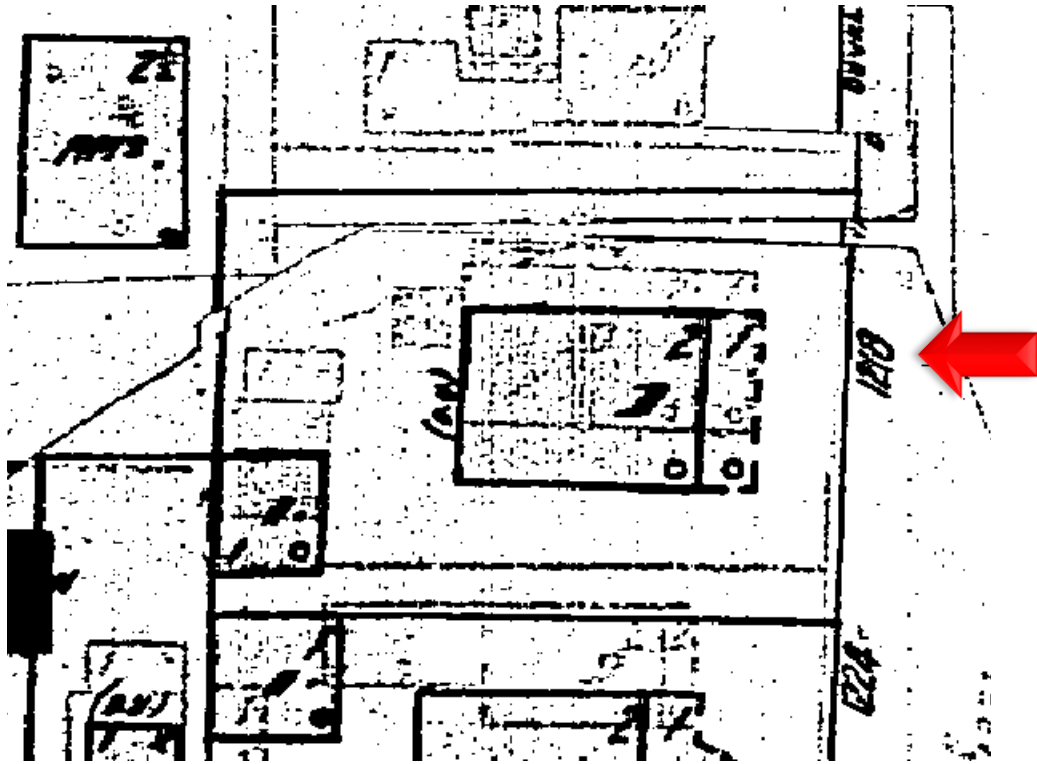
**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# SANBORN MAPS

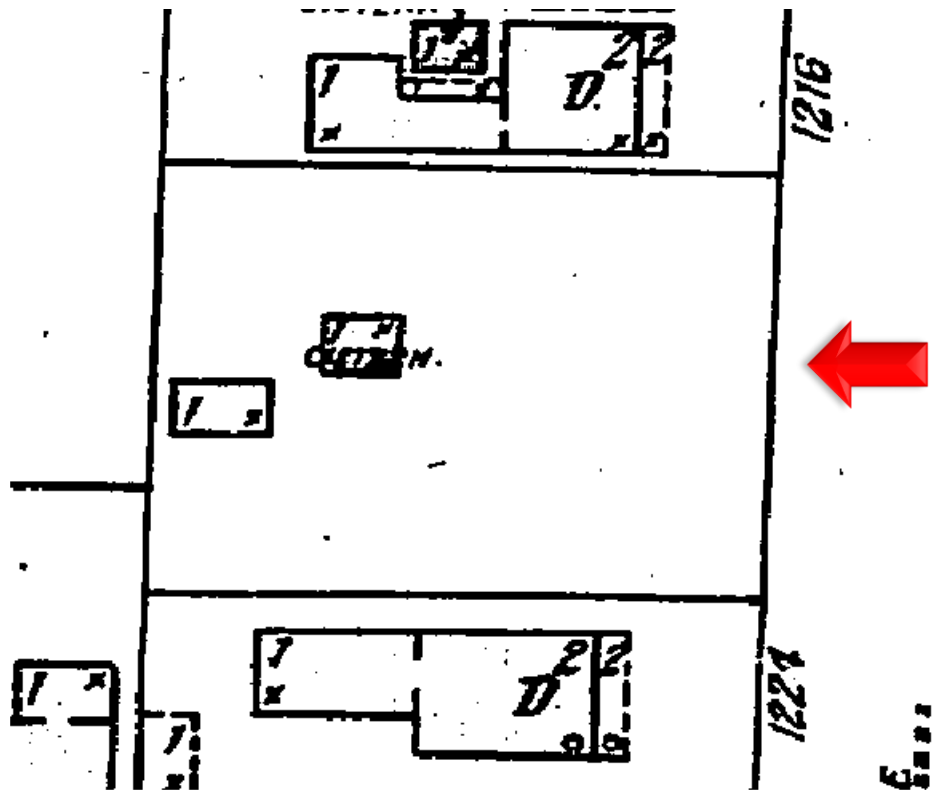


1962 Sanborn Map.





1948 Sanborn Map.



1926 Sanborn Map.

# PROJECT PHOTOS

## 1218 Duval Street Pictures



Street View



Street View



## 1218 Duval Street Pictures



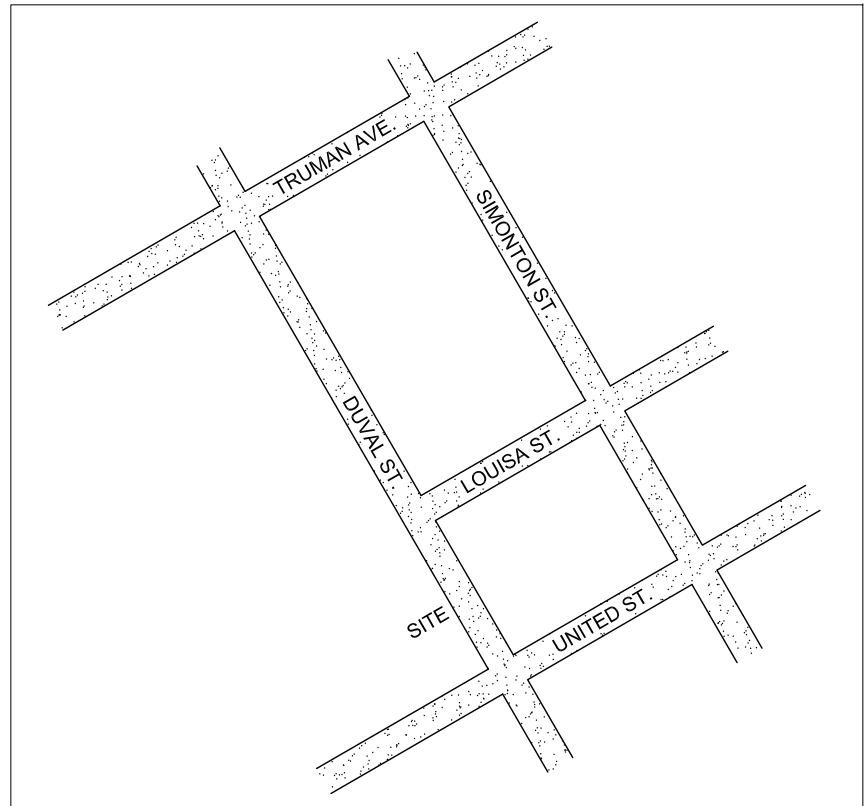
Right Side View



Left Side View

# SURVEY





LOCATION MAP NOT TO SCALE



SCALE:	1"=20'
FIELD WORK DATE:	01/14/25
REVISION DATE:	-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	25011303



## MAP OF BOUNDARY SURVEY

PART OF LOT ONE (1), SQUARE NINE (9), TRACT ELEVEN (11)  
AKA SUBDIVISION 2 OF N.W.'LY 1/2 OF SUBDIVISION 3  
SWEENEY'S DIAGRAM  
DEED BOOK L, PAGE 564  
KEY WEST, FLORIDA  
MONROE COUNTY, FLORIDA

BEARING BASE:  
THE SOUTHWESTERLY RIGHT OF WAY LINE OF DUVAL STREET, 90° LOTS ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:  
1218 DUVAL STREET  
KEY WEST, FL 33040

CERTIFIED TO:  
1218 Duval KW, LLC, a Florida limited liability company  
First State Bank of the Florida Keys, its successors and/or assigns as their interest may appear  
Chicago Title Insurance Company  
Spottswood, Spottswood & Sterling, PLLC

LEGAL DESCRIPTION:  
Official Records Book 2807, Page 1828  
Part of Lot One (1), Square Nine (9), Tract Eleven (11), better described as Subdivision Two (2) OF N.W.'ly 1/2 of Subdivision Three (3) of Sweeney's diagram, recorded in Book L of Deeds, Page 564, Monroe County, Florida Records. Commencing at a point on Duval Street distant 67 feet 10 inches from the corner of a United and Duval Streets and runs N.W.'ly on Duval Street 67 feet 6 inches; S.W. 100 feet; S.E. 67 feet, 6 inches; N.E. 100 feet to the Point of Beginning.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.					
BPP	= BACKFLOW PREVENTER	IP	= IRON PIPE	SV	= SEWER VALVE
BO	= BLOW OUT	IR	= IRON ROD	TS	= TELEPHONE BOX
C	= CALCULATED	L	= ARC LENGTH	TBM	= TIDAL BENCHMARK
CB	= CONCRETE BLOCK	LE	= LOWER ENCLOSURE	TOB	= TOP OF BANK
CBW	= CONCRETE BLOCK WALL	LP	= LIGHT POLE	TOS	= TOE OF SLOPE
CBRW	= CONCRETE BLOCK RETAINING WALL	LS	= LANDSCAPING	TYP	= TYPICAL
CI	= CURB INLET	M	= MEASURED	UEASE	= UTILITY EASEMENT
CL	= CENTERLINE	MHWL	= MEAN HIGH WATER LINE	UPC	= CONCRETE UTILITY POLE
CLF	= CHAINLINK FENCE	NAVD	= NORTH AMERICAN VERTICAL DATUM (1988)	UPM	= METAL UTILITY POLE
CM	= CONCRETE MONUMENT	NGVD	= NATIONAL GEODETIC VERTICAL DATUM (1929)	UPW	= WOOD UTILITY POLE
CONC	= CONCRETE	NTS	= NOT TO SCALE	WD	= WOOD DECK
CVRD	= COVERED	OHV	= OVERHEAD WIRES	WDF	= WOOD FENCE
D	= DEED	OHV	= OVERHEAD WIRES	WL	= WOOD LANDING
DBH	= DIAMETER AT BREAST HEIGHT	P	= PLAT	WM	= WATER METER
DELTA	= DELTA ANGLE	PC	= POINT OF CURVE	WV	= WATER VALVE
DMH	= DRAINAGE MANHOLE	PCP	= POINT OF COMPOUND CURVE	TYP	= TYPICAL
EB	= ELEVATION BOX	PPC	= PERMANENT CONTROL POINT	UEASE	= UTILITY EASEMENT
EL	= ELEVATION	PI	= POINT OF INTERSECTION	UPC	= CONCRETE UTILITY POLE
ELEV	= ELEVATED	POB	= POINT OF BEGINNING	UPM	= METAL UTILITY POLE
EM	= ELECTRIC METER	POC	= POINT OF COMMENCEMENT	UPW	= WOOD UTILITY POLE
ENCL	= ENCLOSURE	PRC	= POINT OF REVERSE CURVE	WD	= WOOD DECK
FTE	= FINISHED FLOOR ELEVATION	PRM	= PERMANENT REFERENCE MONUMENT	WDF	= WOOD FENCE
FI	= FIRE HYDRANT	PT	= POINT OF TANGENT	WL	= WOOD LANDING
FI	= FIRE INSIDE	R	= RADIUS	WM	= WATER METER
FND	= FOUND	ROL	= ROOF OVERHANG LINE	WV	= WATER VALVE
FO	= FENCE OUTSIDE	ROWL	= RIGHT OF WAY LINE		
FOL	= FENCE ON LINE	RW	= RIGHT OF WAY		
GB	= GRADE BREAK	SCD	= SANITARY CLEAN-OUT		
GI	= GRATE INLET	SH	= SET 1/2" IR AND CAP LB7846		
GL	= GROUND LEVEL	SMH	= SANITARY MANHOLE		
GW	= GUY WIRE				

- NOTES:
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
  - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
  - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
  - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846  
31193 AVENUE A, BIG PINE KEY, FL. 33043  
OFFICE (305) 872 - 1348  
EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED \_\_\_\_\_  
GINO FURLANO  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5044

NOT VALID WITHOUT THE  
ELECTRONIC SIGNATURE  
AND THE ORIGINAL  
ELECTRONIC SEAL OF A  
FLORIDA SURVEYOR AND  
MAPPER

# PROPOSED DESIGN



SITE DATA

ZONING DISTRICT: HRCC-3  
FLOOD ZONE: AE 7  
F.I.R.M. - COMMUNITY #120168; PANEL #1528; SUFFIX "K"; DATED: 02-18-2005  
LEGAL DESCRIPTION: PART OF LOT 1, SQUARE 9, TRACT 11, ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA.

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, EIGHTH EDITION (2023), ASCE24-14, AND THE SPECIFIC REQUIREMENTS OF THE CITY OF KEY WEST CODE.

OCCUPANCY CLASSIFICATION: R3  
CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:

FLOOR LIVE LOAD: 40 PSF  
ROOF LIVE LOAD: 20 PSF  
WIND LOAD: WIND SPEED: 180 MPH (ASCE 7-22); EXPOSURE: C  
WIND IMPORTANCE FACTOR: 1.00  
BUILDING CLASSIFICATION: II

LIST OF SHEETS

T-1 SITE PLAN  
A-1 EXISTING ELEVATIONS  
A-2 PROPOSED ELEVATIONS

GENERAL NOTES

- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, EIGHTH EDITION (2023), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, EIGHTH EDITION (2023), AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

LEGEND

**SYMBOLS**

ELEVATION MARK

WINDOW TYPE SYMBOL

DOOR NUMBER SYMBOL

DETAIL OR SECTION AREA

DETAIL OR SECTION NUMBER

SHEET# WHERE DETAIL IS SHOWN

**MATERIAL INDICATIONS**

CONCRETE

COMPACTED EARTH FILL

STUCCO OR GYPSUM WALL BOARD

CONCRETE MASONRY UNIT

BATT INSULATION

CONTINUOUS WOOD FRAMING

WOOD BLOCKING

**ABBREVIATIONS**

@ APPROX.

CONC. CONCRETE

ELEV. ELEVATION

FF. FINISHED FLOOR

IN. INCH/INCHES

MAX. MAXIMUM

MIN. MINIMUM

# NUMBER

O.C. ON CENTER

LB. POUND

PSI POUND PER SQUARE INCH

P.T. PRESSURE TREATED

SF SQUARE FOOT/FEET

S.S. STAINLESS STEEL

TYP TYPICAL

T & G TONGUE AND GROOVE

WWM WELDED WIRE MESH

**AT APPROXIMATE(LY)**

CONCRETE

ELEVATION

FOOT/FEET

FINISHED FLOOR

MAXIMUM

MINIMUM

NUMBER

ON CENTER

POUND

POUND PER SQUARE INCH

PRESSURE TREATED

SQUARE FOOT/FEET

STAINLESS STEEL

TYPICAL

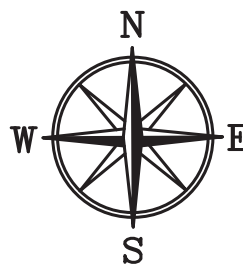
TONGUE AND GROOVE

WELDED WIRE MESH

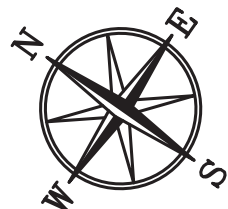
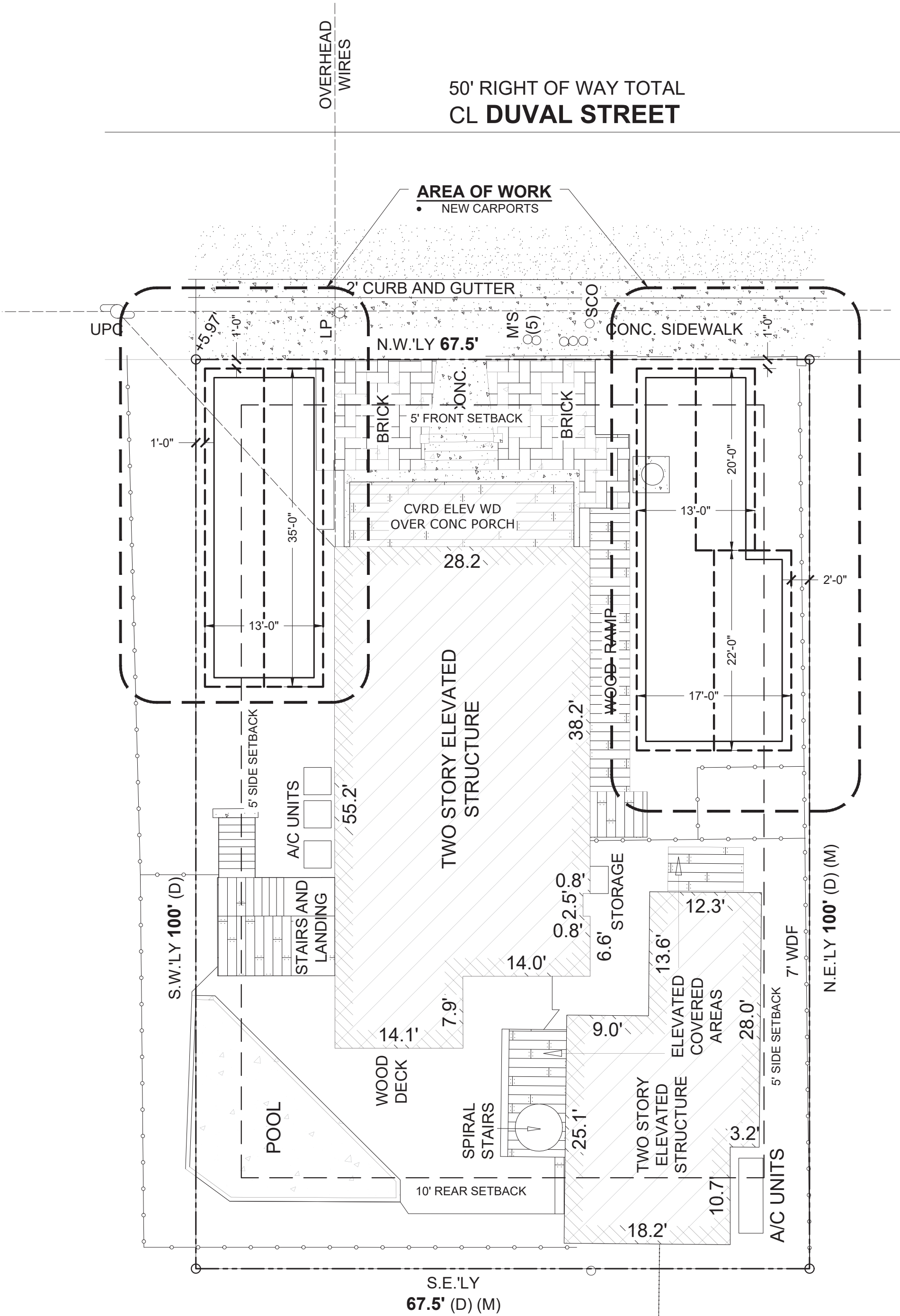
# NEW CARPORT

## 1218 DUVAL STREET

### KEY WEST, FLORIDA



LOCATION MAP



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HRCC-3	HRCC-3	HRCC-3	
LOT SIZE	6750	N/A	6750	
BUILDING AREA	2282	3375	3371	COMPLIES
BUILDING COVERAGE	33.8%	50.0%	49.9%	COMPLIES
IMPERVIOUS COVERAGE	3002	4050	4091	COMPLIES
IMPERVIOUS COVERAGE (%)	44.5%	60.0%	60.6%	COMPLIES
OPEN SPACE	2931	1350	1842	COMPLIES
OPEN SPACE (%)	43.4%	20.0%	27.3%	COMPLIES





**EXISTING FRONT ELEVATION**

SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

**REVIEW SET**  
NOT FOR CONSTRUCTION

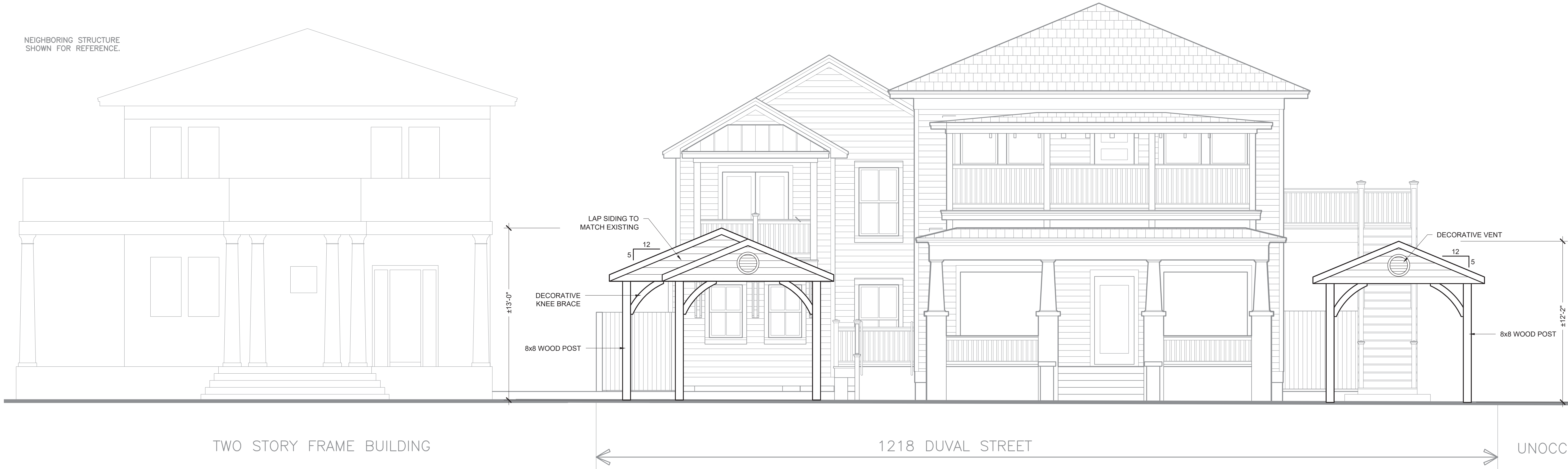
BRANDON G. O'FLYNN, P.E.  
FL P.E. NO. 80520

NEW CARPORT  
1218 DUVAL KW LLC  
1218 DUVAL STREET  
KEY WEST, FL 33040

DRAWN: BGO  
DESIGNED: BGO  
CHECKED: JLO

EXISTING ELEVATIONS

251002 2/25/2025



**PROPOSED FRONT ELEVATION**

SCALE:1/4"=1'-0"



**PROPOSED LEFT SIDE ELEVATION**

SCALE:1/4"=1'-0"

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., March 25, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## TWO NEW CARPORTS AT FRONT AND SIDE OF PROPERTY OVER EXISTING PARKING SPACES.

### #1218 DUVAL STREET

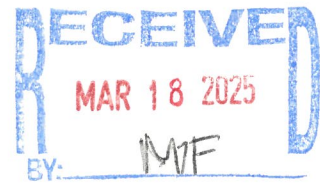
**Applicant – Moshe Gvili    Application #C2025-0005**

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

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 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 Avraham Ben Shitrit, 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:

1218 Duval Street Key West, FL 33040 on the 18 day of March, 2025.

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 March 25, 2025.

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 #C2025-0005.

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

**Signed Name of Affiant:** [Signature]

Date: 03/18/25  
Address: 600 DUVAL ST.  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18 day of March, 2025.

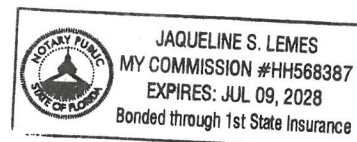
By (Print name of Affiant) Avraham Ben Shitrit who is personally known to me or has produced FL Driver's License as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: Jaqueline S. Lemes  
Print Name: Jaqueline S. Lemes

Notary Public - State of Florida (seal)

My Commission Expires: 7/9/28



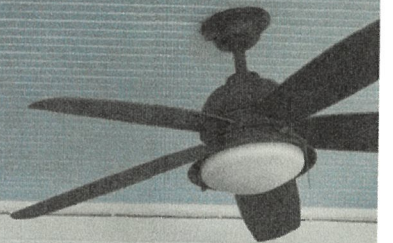


**POINT BREAK**  
**CAFE**



1218

Public  
Meeting  
Notice



**CAI**  
**CUBA**  
Orig



# 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 00028950-000000  
Account# 1029734  
Property ID 1029734  
Millage Group 10KW  
Location 1218 DUVAL St, KEY WEST  
Address  
Legal KW SUB 2 PT SUB 3 PT LOT 1 SQR 9 TR 11 G33-128/29 OR61-336/37 OR862-2391  
Description OR1050-1594 OR1162-1225/26 OR1231-1872/73 OR1887-1242/44 OR2807-1828/29  
(Note: Not to be used on legal documents.)  
Neighborhood 32070  
Property Class STORE COMBO (1200)  
Subdivision  
Sec/Twp/Rng 06/68/25  
Affordable No  
Housing



### Owner

1218 DUVAL KW LLC  
600 Duval St  
Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$824,673	\$810,821	\$826,223	\$793,564
+ Market Misc Value	\$18,819	\$19,108	\$19,396	\$19,718
+ Market Land Value	\$1,771,875	\$1,771,875	\$1,645,313	\$1,037,813
= Just Market Value	\$2,615,367	\$2,601,804	\$2,490,932	\$1,851,095
= Total Assessed Value	\$2,463,806	\$2,239,824	\$2,036,204	\$1,851,095
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,615,367	\$2,601,804	\$2,490,932	\$1,851,095

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,771,875	\$824,673	\$18,819	\$2,615,367	\$2,463,806	\$0	\$2,615,367	\$0
2023	\$1,771,875	\$810,821	\$19,108	\$2,601,804	\$2,239,824	\$0	\$2,601,804	\$0
2022	\$1,645,313	\$826,223	\$19,396	\$2,490,932	\$2,036,204	\$0	\$2,490,932	\$0
2021	\$1,037,813	\$793,564	\$19,718	\$1,851,095	\$1,851,095	\$0	\$1,851,095	\$0
2020	\$1,037,813	\$412,499	\$18,315	\$1,468,627	\$1,468,627	\$0	\$1,468,627	\$0
2019	\$1,037,813	\$431,939	\$18,579	\$1,488,331	\$1,488,331	\$0	\$1,488,331	\$0
2018	\$1,037,813	\$409,691	\$18,843	\$1,466,347	\$1,466,347	\$0	\$1,466,347	\$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
(1200)	6,750.00	Square Foot	67.5	100

## Buildings

Building ID	39988	Exterior Walls	AB AVE WOOD SIDING
Style	2 STORY ON GRADE	Year Built	1933
Building Type	APTS-A / 03A	EffectiveYearBuilt	2014
Building Name		Foundation	
Gross Sq Ft	3456	Roof Type	GABLE/HIP
Finished Sq Ft	2880	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED with 21% FCD/AIR NON-DC
Perimeter	268	Bedrooms	0
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	13	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	368	0	128
FLA	FLOOR LIV AREA	2,880	2,880	452
OPU	OP PR UNFIN LL	90	0	38
OOU	OP PR UNFIN UL	118	0	52
TOTAL		3,456	2,880	670

Building ID	2228	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ON GRADE	Year Built	1990	
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2015	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	1413	Roof Type	GABLE/HIP	
Finished Sq Ft	1200	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	172	Bedrooms	2	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	8	Grade	500	
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,200	1,200	276
OPF	OP PRCH FIN LL	84	0	40
OUF	OP PRCH FIN UL	105	0	60
SBF	UTIL FIN BLK	24	0	22
TOTAL		1,413	1,200	398

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	400 SF	1
RES POOL	1982	1983	0 x 0	1	225 SF	4
FENCES	1982	1983	0 x 0	1	270 SF	2
BRICK PATIO	1992	1993	0 x 0	1	112 SF	2
CONC PATIO	1992	1993	0 x 0	1	60 SF	2
WOOD DECK	2004	2005	0 x 0	1	750 SF	1
CONC PATIO	2005	2006	0 x 0	1	350 SF	2
FENCES	2020	2021	6 x 65	1	390 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/22/2016	\$1,750,000	Warranty Deed		2807	1828	01 - Qualified	Improved		
4/29/2003	\$75,500	Warranty Deed		1887	1242	O - Unqualified	Improved		
4/1/1988	\$278,000	Warranty Deed		1050	1594	Q - Qualified	Improved		
9/1/1982	\$165,000	Warranty Deed		862	2391	Q - Qualified	Improved		

## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2021-0526	03/16/2021	Completed	\$2,400	Commercial	HANGING SIGN
BLD2020-2399	08/18/2020	Completed	\$2,450	Commercial	
BLD2020-1985	07/16/2020	Active	\$1,500	Commercial	INSTALL FENCE PER PLANS (65 LF) 6' TALL. SOUTH SIDE NEW/N. SIDE REBUILT. FENCE TO MATCH NEIGHBOR HEIGHT 6' (NOTE GROUND ROCKS REMOVED FOR BLACK DIRT MULCH.
BLD2019-0414	02/25/2019	Completed	\$2,000,000	Commercial	Renovate first floor per prints renovate rear 2 floors per prints and renovate separate 2 floors per prints

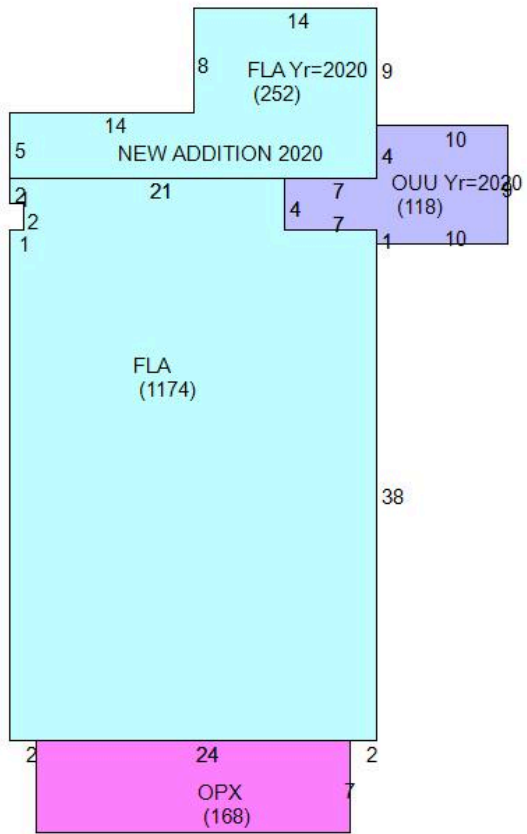
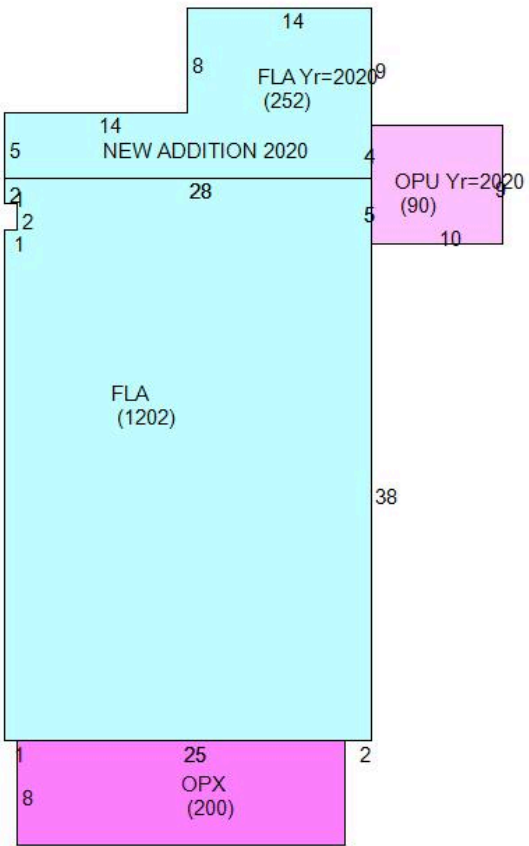


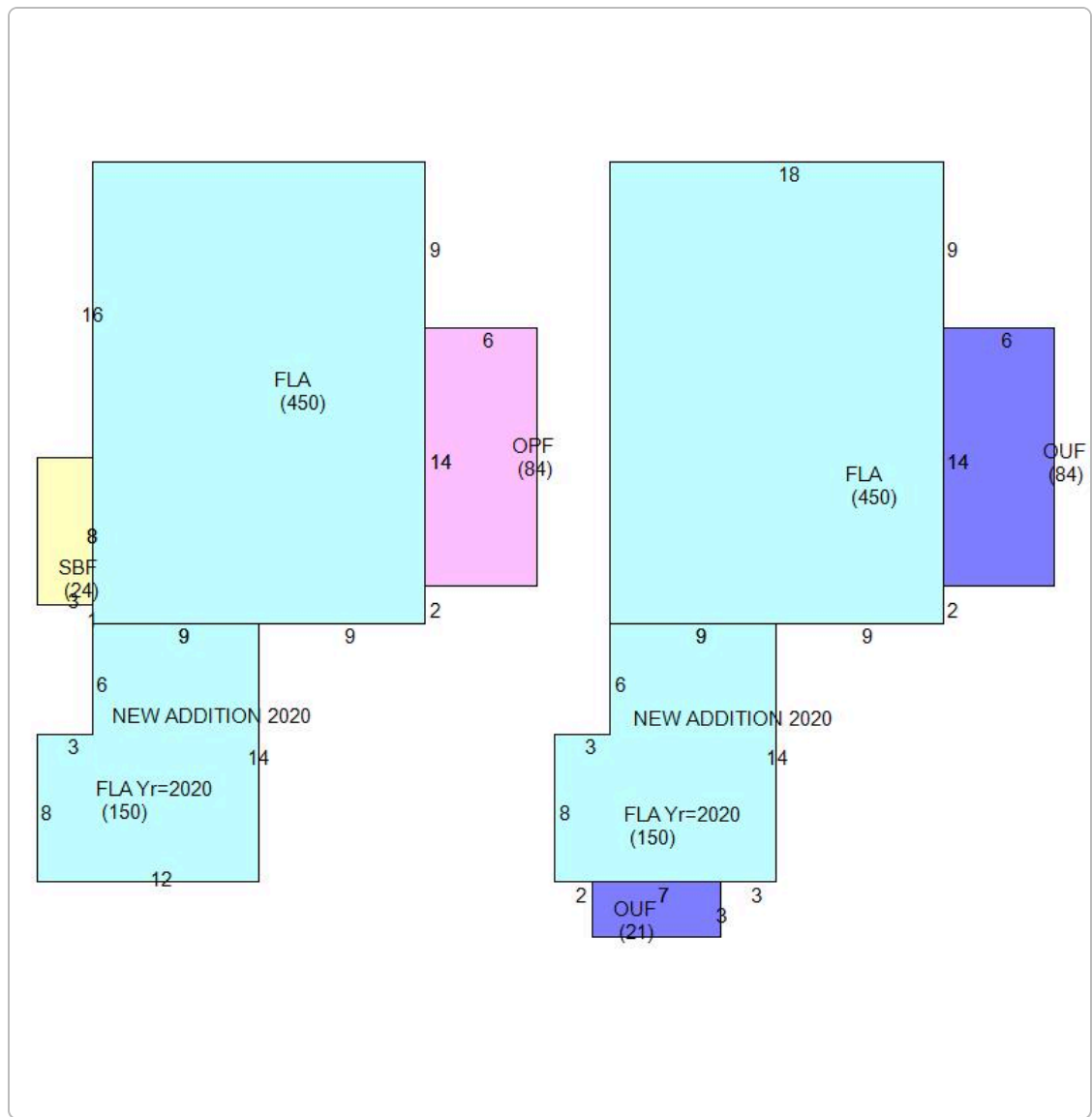
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2019-0559	02/25/2019	Completed	\$125,000	Commercial	Renovate separate 2nd floor per prints
BLD2019-0425	02/13/2019	Completed	\$23,000	Commercial	Rough in 4 toilets 4 lavs 4 showers K/S 2 handicap toilets 2 handicap lavs 4 floor draws 3 sinks 1 mopo sink 2 hand sinks triple compartment sink ` GB 50 greas interceptor *
15-1964	05/19/2015	Completed	\$7,250	Commercial	REMOVE AND REPLACE EXISTING A/C SYSTEM. INSTALL NEW 2 TON DUCTLESS A/C SYSTEM. CONDENSER TO BE PLACED ON EXISTING PAD. A/C UNIT MUST BE SCREENED BY LANDSCAPING OR FENCING.
13-3000	07/18/2013	Completed	\$6,000	Commercial	REPLACE 100SF OF NOVELTY SIDING. REPLACE 200SF PLYWOOD FLOORING AND RETILE.
10-483	02/24/2010	Completed	\$2,100	Commercial	REMOVE AND REPLACE 230 SF SIDING, 40' CORNER BOARD, REPAIR 3 WINDOW CASINGS IN REAR BUILDING.
10-473	02/17/2010	Completed	\$2,200	Commercial	INSTALL SOLAR PANELS FOR POOL
09-3434	10/19/2009	Completed	\$550	Commercial	HANG DOUBLE FACED HANGING SIGN
08-3049	11/21/2008	Completed	\$17,000	Commercial	REPAIR AND REPLACE AS NECESSARY FRONT PORCH FRAMING, NEW ROOFING MATERIAL AND RAISE HANDRAILS TO CODE.
08-3993	10/23/2008	Completed	\$2,500	Commercial	NEW CONSTRUCTION: 2500SF CONCH SHINGLES
08-0167	01/23/2008	Completed	\$2,200	Commercial	REMOVE & REPLACE 200 SF OF BEAD BOARD CEILING ON DOWNSTAIRS FRONT PORCH
07-1661	04/19/2007	Completed	\$1,200	Commercial	REPLACE JALOUSIE WINDOWS WITH MARVIN WINDOWS & HURRICANE SHUTTERS
06-4970	08/24/2006	Completed	\$2,911	Commercial	INSTALL 250SF VICTORIAN METAL SHINGLES
06-4804	08/17/2006	Completed	\$650	Commercial	RED TAG INSTALL TILES TO MATCH EXISTING
06-4650	08/04/2006	Completed	\$600	Commercial	ATF INTERIOR ONLY REMOVE 13 TILES POUR BASE REPLACE TILE
05-5793	12/15/2005	Completed	\$2,300	Commercial	INSTALL ONE 2-TON-A/C
05-4309	09/30/2005	Completed	\$3,800	Commercial	INSTALL 4 TON SEER PKG A/C SYSTEM
05-2610	06/30/2005	Completed	\$1,600	Commercial	INSTALL 350SF BRICK PAVERS PATIO
05-1325	04/25/2005	Completed	\$750	Commercial	ELECTRICAL FOR THE PORCH
04-0497	02/24/2004	Completed	\$9,000	Commercial	REPLACE 750 SF DECKING
02-0198	01/23/2002	Completed	\$4,150	Commercial	INSTALL AC
02-0121	01/18/2002	Completed	\$3,300	Commercial	REPAIR REAR DECK
98-1779	06/24/1998	Completed	\$4,000	Commercial	4 SHEETS OF PANELING
98-1873	06/24/1998	Completed	\$750	Commercial	REMOVE/REPLACE COLUMN
98-1779	06/10/1998	Completed	\$100	Commercial	CONNECT EXISTING FIXTURES
98-1779	06/10/1998	Completed	\$100	Commercial	INSTALL OUTLETS/SWITCHES
96-4722	12/01/1996	Completed	\$785	Commercial	FIRE ALARM
96-1936	05/01/1996	Completed	\$1,700	Commercial	RENOVATION
A95-3922	11/01/1995	Completed	\$800	Commercial	REPLACE OLD SIGN W/NEW
B95-1015	03/01/1995	Completed	\$8,150	Commercial	REPL JALOUSIE WINDOWS

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





# Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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