



EASEMENT APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Received
3/12

Application Fee Schedule

Easement Application Fee	\$ 2,680.19
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,166.69
For each additional easement on the same parcel there is an additional fee of \$638.14	

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 532-534 Duval St
Zoning District: _____ Real Estate (RE) #: _____
Property located within the Historic District? ☒ Yes ☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Gary Burchfield Mailing
Address: 800 Simonton St City: Key West
State: FL Zip: 33040 Home/Mobile Phone: 305-797-7778 Office:
Fax: X
Email: gary@garythecarpenter.com

PROPERTY OWNER: (if different than above)

Name: 534 Duval St LLC Mailing
Address: 45 NW 21st Street City: Miami
State: FL Zip: 33127 Home/Mobile Phone: 305-923-3222 Office:
Fax: X
Email: Joseph 6153 @ AOL.com

Description of requested easement and use:

need a easement for
historic porches that over hang the side
walk at 532-534 Duval St

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☐ No

If yes, please describe and attach relevant documents: _____

REQUIRED SUBMITTALS: *All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.*

- ☐ Correct application fee. Check may be payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Monroe County Property record card
- ☐ Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.
- ☐ Photographs showing the proposed area
- ☐ Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Limited Liability Company
534 DUVAL STREET, LLC

Filing Information

Document Number L20000127921
FEI/EIN Number 85-1131660
Date Filed 05/15/2020
State FL
Status ACTIVE

Principal Address

532-534 Duval Street
Key West, FL 33040

Changed: 02/01/2022

Mailing Address

45 NW 21ST STREET
MIAMI, FL 33127

Registered Agent Name & Address

COHEN, JOSEPH
45 NW 21ST STREET
MIAMI, FL 33127

Authorized Person(s) Detail

Name & Address

Title MGR

COHEN, JOSEPH
45 NW 21ST STREET
MIAMI, FL 33127

Annual Reports

Report Year	Filed Date
2022	02/01/2022
2023	01/16/2023
2024	01/16/2024

Document Images



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

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Report Year	Filed Date
2022	02/01/2022
2023	01/16/2023
2024	01/16/2024

Document Images

01/16/2024 -- ANNUAL REPORT	View image in PDF format
01/16/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
05/15/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



ELYSINV-02

BPIERRE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Insurance Partners Services of NY, LLC 90 S. Ridge Street Rye Brook, NY 10573	CONTACT NAME: PHONE (A/C, No, Ext): (914) 937-1230 FAX (A/C, No): (914) 937-1124 E-MAIL ADDRESS:														
INSURED Elysee Investments of Miami Beach, Inc 210 71st Street, Ste 309 Miami Beach, FL 33141	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Admiral Insurance Company</td><td>24856</td></tr><tr><td>INSURER B : Vantage Risk Specialty Insurance Company</td><td>16275</td></tr><tr><td>INSURER C :</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Admiral Insurance Company	24856	INSURER B : Vantage Risk Specialty Insurance Company	16275	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Per Location Aggregate GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		CA000049133-02	5/15/2024	5/15/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			P03XC0000058740	5/15/2024	5/15/2025	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Name insured: 534 Duval LLC
Location: 532- 534 Duval St Key West FL 33040
Certificate Holder is Included as additional Insured.
Coverage Includes Awning and sign that extends over city right of way

CERTIFICATE HOLDER

CANCELLATION

City of Key West 1300 White Street Key West, FL 33040	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

LOCATION MAP - NTS
SEC. 06-T68S-R25E

On the Island of Keewas and known on William A. Whitehead's Map and delineated in February, A.D., 1829, Part of Lot 1 in Square 51 of said William A. Whitehead's Map, commencing at a point on Southard Street 100 feet from the corner of Duval and Southard Streets running thence along Southard Street in a Southwest direction 50 feet; thence at right angles in a Northwest direction 50 feet; thence at right angles in a South direction 50 feet; thence at right angles in a West direction 50 feet to a point of beginning, being a portion of the same land described in a deed recorded in Deed Book 00, Page 402 of Monroe County Records, together with all improvements thereon.



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Joseph Cohen authorize
Please Print Name(s) of Owner(s) as appears on the deed

Gary Burchfield
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature] *Signature of Owner* [Signature] *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this February 6, 2025
Date

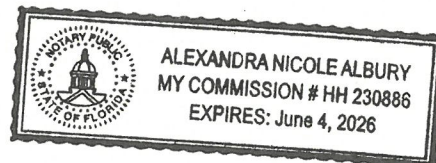
by Joseph Cohen
Name of Owner

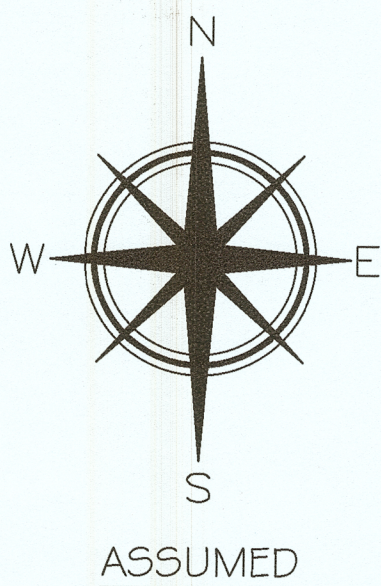
He/She is personally known to me or has presented _____ as identification.

Alexandra Albury
Notary's Signature and Seal

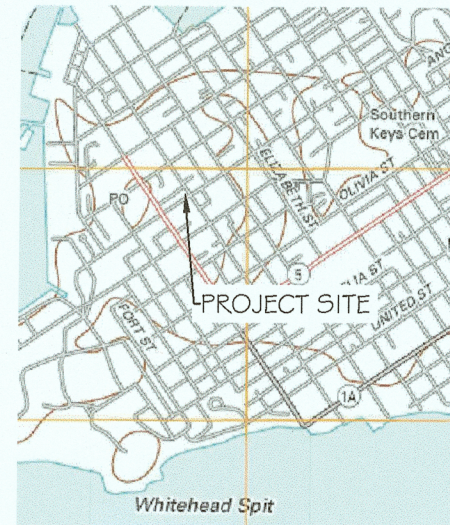
Alexandra Albury
Name of Acknowledger typed, printed or stamped

June 4, 2026
Commission Number, if any

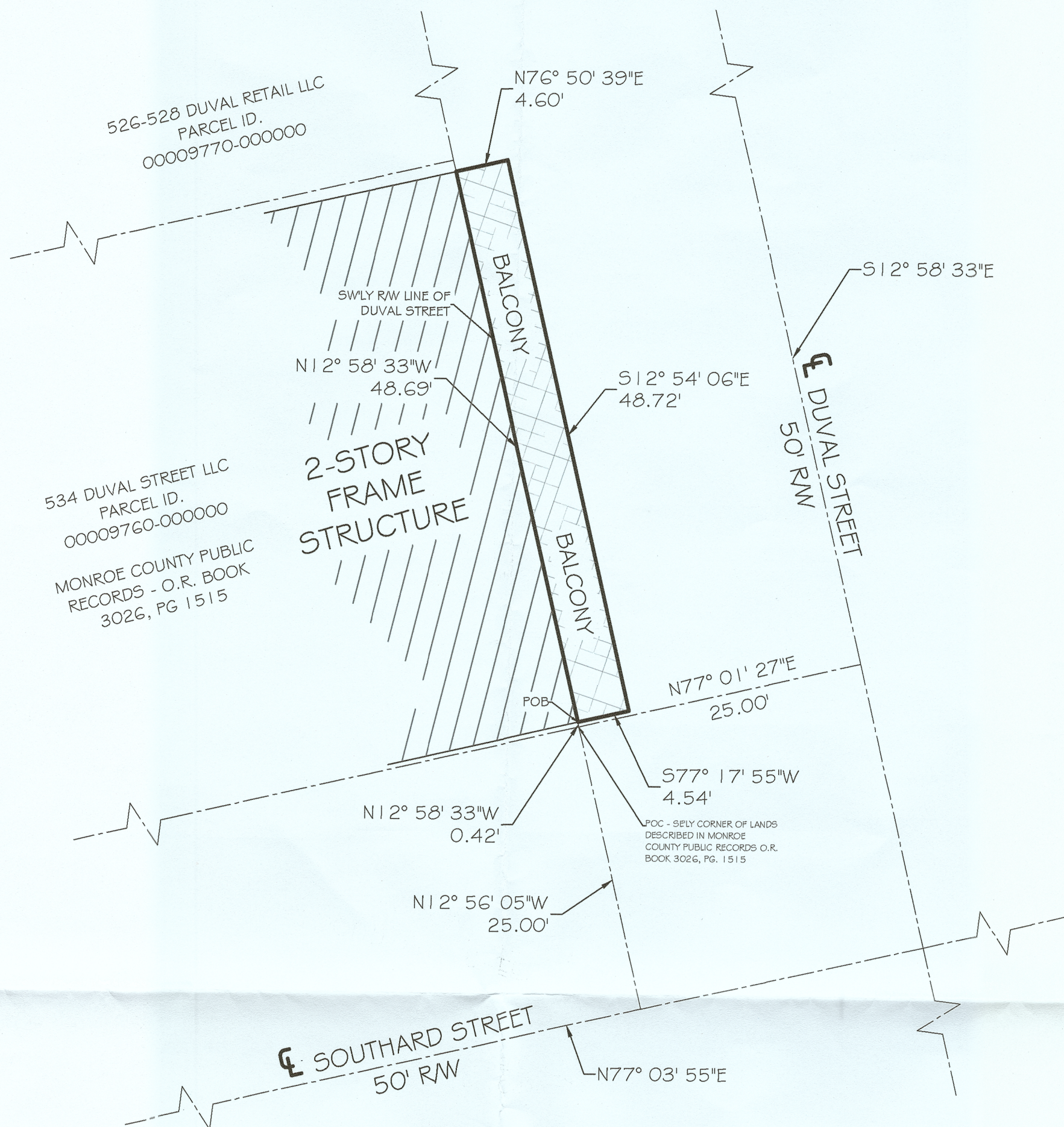




LEGAL DESCRIPTION SKETCH



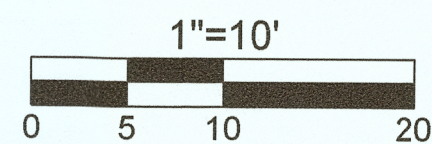
LOCATION MAP - NTS
SEC. 06-T685-R25E



* SKETCH OF LEGAL DESCRIPTION ONLY, THIS IS NOT A BOUNDARY SURVEY *

SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT FOUNDATION MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
- ALL IMPROVEMENTS SHOWN HEREON WERE DERIVED FROM THE BOUNDARY SURVEY MAP OF 534 DUVAL STREET, COMPLETED BY FLORIDA KEYS LAND SURVEYING, WITH A MAP DATE OF 08/13/2021.
- THIS IS NOT A BOUNDARY SURVEY, THIS IS A SKETCH OF THE LEGAL DESCRIPTION ONLY.
- ALL BEARINGS ARE BASED ON S12°58'33\"/>



TOTAL AREA = 222.70 SQFT ±

-LEGAL DESCRIPTION- **AUTHORED BY THE UNDERSIGNED**

A portion of the public Right of Way of Duval Street, on the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, as a part of the said public Right of Way of Duval Street adjacent to Lot 1 in Square 51 of said William A. Whitehead's Map, Florida, and being more particularly described as follows:

On the Island of Key West and known on William A. Whitehead's Map and delineated in February, A.D., 1829, Part of Lot 1 in Square 51 of said William A. Whitehead's Map

COMMENCING at the intersection of the Northwestern Right of Way line of Southard Street and the Southwestern Right of Way line of Duval Street, said point being the Southeast corner of the lands described in Official Records Book 3026, at Page 1515 of the Public Records of Monroe County, Florida and thence N12°58'33\"/>

CERTIFIED TO -

534 Duval Street LLC;

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

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C&G = 2\"/>		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1\"/>

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, ACCORDANT TO SECTION 472.027, FLORIDA STATUTES.

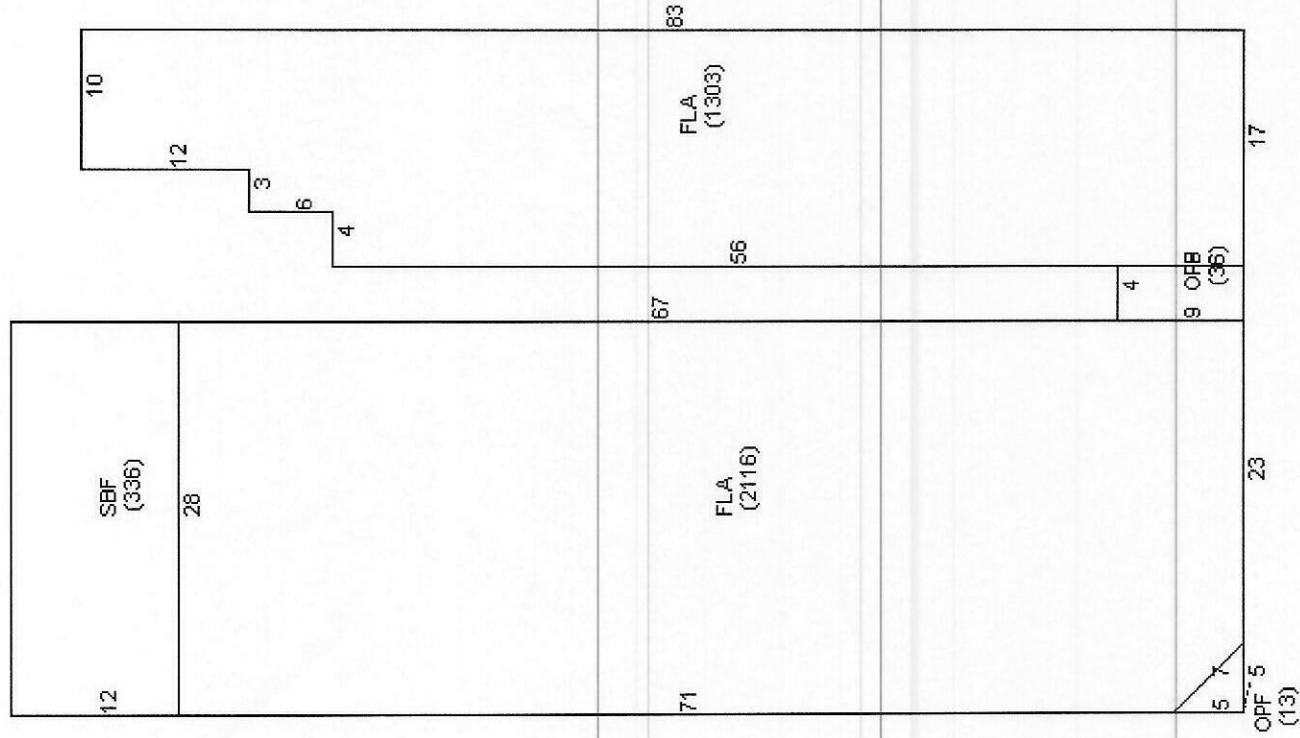
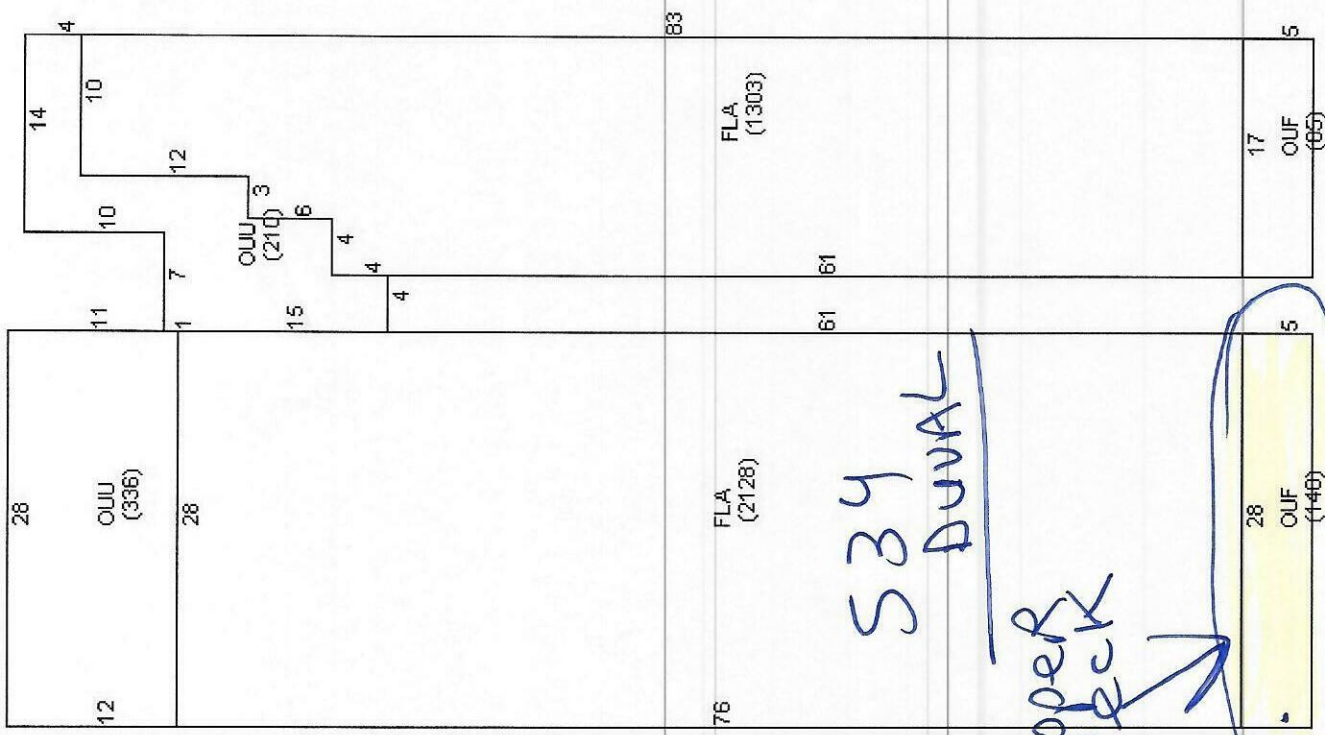
SIGNED

ERIC A. ISAACS, F.S.M. #6763, PROFESSIONAL SURVEYOR AND MAPPER, LBN# 7847

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



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33022
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSe-mail@Gmail.com



Monroe County, FL

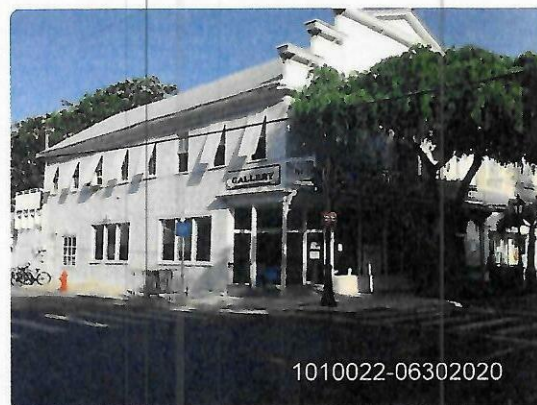
****PROPERTY RECORD CARD******Disclaimer**

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 00009760-000000
 Account# 1010022
 Property ID 1010022
 Millage Group 10KW
 Location Address 534 DUVAL St, KEY WEST
 Legal Description KW PT LOT 1 SQR 51 OR155-435 OR170-103 OR408-110/11 OR2864-896 OR2882-2079 OR3026-1515
 (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



1010022-06302020

Owner

534 DUVAL STREET LLC
 45 NW 21st St
 Miami FL 33127

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$933,397	\$906,188	\$935,137	\$905,571
+ Market Misc Value	\$1,600	\$1,600	\$1,600	\$1,600
+ Market Land Value	\$2,173,500	\$2,173,500	\$2,173,500	\$2,173,500
= Just Market Value	\$3,108,497	\$3,081,288	\$3,110,237	\$3,080,671
= Total Assessed Value	\$3,108,497	\$3,081,288	\$3,110,237	\$3,080,671
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,108,497	\$3,081,288	\$3,110,237	\$3,080,671

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,173,500	\$933,397	\$1,600	\$3,108,497	\$3,108,497	\$0	\$3,108,497	\$0
2023	\$2,173,500	\$906,188	\$1,600	\$3,081,288	\$3,081,288	\$0	\$3,081,288	\$0
2022	\$2,173,500	\$935,137	\$1,600	\$3,110,237	\$3,110,237	\$0	\$3,110,237	\$0
2021	\$2,173,500	\$905,571	\$1,600	\$3,080,671	\$3,080,671	\$0	\$3,080,671	\$0
2020	\$2,173,500	\$941,981	\$1,600	\$3,117,081	\$2,938,853	\$0	\$3,117,081	\$0
2019	\$1,725,000	\$945,085	\$1,600	\$2,671,685	\$2,671,685	\$0	\$2,671,685	\$0
2018	\$1,668,750	\$893,463	\$1,600	\$2,563,813	\$2,529,820	\$0	\$2,563,813	\$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)	7,500.00	Square Foot	50	150

Buildings

Building ID 39470
 Style
 Building Type APARTMENTS / 03C
 Building Name
 Gross Sq Ft 8006
 Finished Sq Ft 6850
 Stories 4 Floor
 Condition AVERAGE
 Perimeter 813
 Functional Obs 0
 Economic Obs 0
 Depreciation % 40
 Interior Walls

Exterior Walls AB AVE WOOD SIDING
 Year Built 1913
 EffectiveYearBuilt 1992
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,850	6,850	0
OUU	OP PR UNFIN UL	546	0	0
OPF	OP PRCH FIN LL	49	0	0
OUF	OP PRCH FIN UL	225	0	0
SBF	UTIL FIN BLK	336	0	0
TOTAL		8,006	6,850	0

Building ID 669
 Style
 Building Type M.F. - R3 / R3
 Building Name
 Gross Sq Ft 3623
 Finished Sq Ft 1600
 Stories 2 Floor
 Condition POOR
 Perimeter 240
 Functional Obs 0
 Economic Obs 0
 Depreciation % 43
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1913
 EffectiveYearBuilt 1980
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 3
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	800	0	0
FLA	FLOOR LIV AREA	1,600	1,600	0
OPU	OP PR UNFIN LL	480	0	0
OUU	OP PR UNFIN UL	495	0	0
OPF	OP PRCH FIN LL	108	0	0
OUF	OP PRCH FIN UL	108	0	0
SBF	UTIL FIN BLK	32	0	0
TOTAL		3,623	1,600	0

Building ID 39471
 Style
 Building Type 1 STY STORE-D / 11D
 Building Name
 Gross Sq Ft 600
 Finished Sq Ft 600
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 110
 Functional Obs 0
 Economic Obs 0
 Depreciation % 50
 Interior Walls

Exterior Walls AB AVE WOOD SIDING
 Year Built 1941
 EffectiveYearBuilt 1985
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 350
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	600	600	0
TOTAL		600	600	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1979	1980	6 x 29	1	174 SF	1
FENCES	1993	1994	0 x 0	1	414 SF	2
BRICK PATIO	1980	2007	12 x 14	1	168 SF	2
BRICK PATIO	1980	2007	4 x 5	1	20 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/10/2020	\$5,100,000	Warranty Deed	2269155	3026	1515	03 - Qualified	Improved		
2/1/1969	\$53,100	Conversion Code		408	110	Q - Qualified	Improved		

Permits

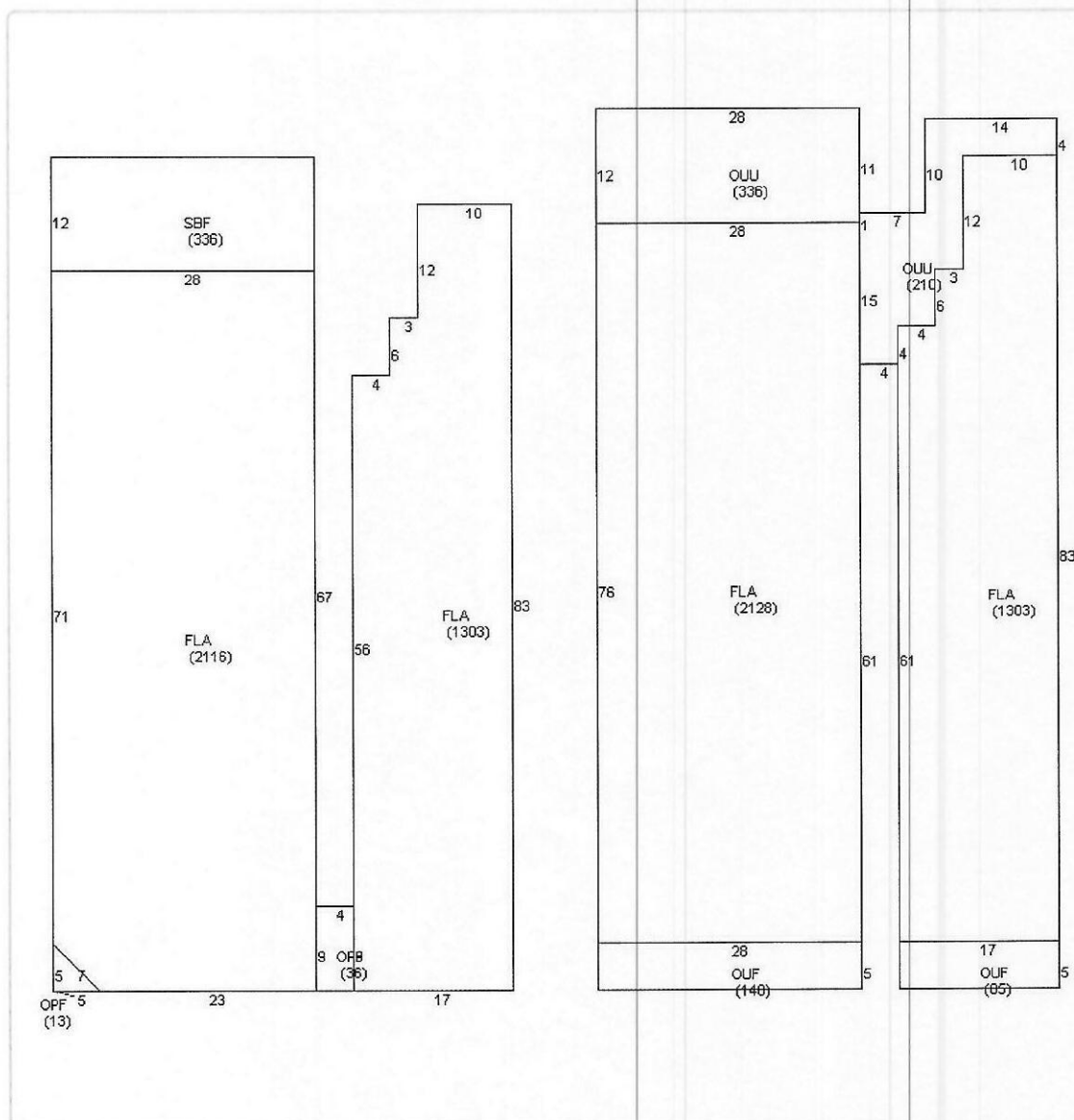
Number	Date Issued	Status	Amount	Permit Type	Notes
24-0967	04/09/2024	Active	\$43,616	Commercial	Installation of interior fire sprinkler system
2023-3394	12/14/2023	Active	\$45,000	Commercial	Rough in 4 bathrooms and a kitchen.
23-2375	08/17/2023	Completed	\$13,931	Commercial	NEW ALARM SYSTEM
BLD2023-1677	06/13/2023	Active	\$9,500	Commercial	Add two sinks and a toilet tying into existing drains Existing drains in place
BLD2023-0349	02/13/2023	Active	\$42,000	Commercial	Install outlets, GFI outlets, switches, lights, Ceiling fan. Run Conduits and wire from existing electrical service to a new electrical panel 42 spaces 200 amp Run wires for each circuit. Install outlets, GFI outlets, switches, lights, Ceiling fan, outlets for kitchen appliances, smoke detector, exist combo lights power water heater.
BLD2021-1308	11/10/2022	Active	\$10,000	Commercial	Requires a laundry circuit. 10/20/2022 9:20:05 AM 5/3/2021 5:01:55 PM (Etrakit Contractor) Perform electrical work on 1st and 2nd floor, as plans. Existing electrical service remains
BLD2022-2684	10/14/2022	Completed	\$8,500	Commercial	Add 3 dormers to existing roof right side
BLD2022-2661	09/08/2022	Active	\$8,500	Commercial	REMOVE EXSITING INSTALL NEW one right hand side only
BLD2022-1224	04/29/2022	Active	\$2,500	Commercial	4/28/2022 8:42:06 AM EXPLORATOR DEMO SECOND AND THIRD FLOOR ONLY. EXPLORATOR OPEN UP FOR THE ARCHITECT CAN FINISH BUILDOUT DRAWINGS. FRAMING ON THE SECOND AND THIRD FLOOR.
BLD2022-0656	03/15/2022	Completed	\$13,000	Commercial	ROUGH IN TWO EXISTING BATHROOMS WITH NEW TIE IN EXISTING SEWER AND WATER ALL NEW FIXTURES. *NOC REQUIRED**HARC NOT REQUIRED* TJO
BLD2022-0413	03/10/2022	Active	\$1,500	Commercial	2 BATHROOMS AND 1 SMALL KITCHEN REMODELING. RUN WIRES AND CONDUIT TO INSTALL - LIGHTS FOR SHOWERS-EXHAUST FANS -LIGHT SWITCHES-OUTLETS AND GFI OUTLETS -KITCHEN RANGE OUTLET ACCORDING TO PLANS PROVIDED. 2 BATHROOM AND 1 KITCHEN REMODEL. INSTALL LIGHTS, SWITCHES, OUTLETS. **NOC EXEMPT** **HARC INSPECTION EXEMPT**
BLD2022-0349	02/23/2022	Active	\$62,000	Commercial	NEW TWIN BATHROOM AND KITCHEN LAYOUT MOVING THE KITCHEN AND ADDING 1 BATHROOM SEE DRAWINGS. HARC INSPECTION REQUIRED NOC REQUIRED
BLD2021-2824	10/07/2021	Completed	\$3,250	Commercial	REPLACE EXISTENT 3 PHASE SERVICE AND INSTALL A 200 AMP. SEE PERMIT FOR 532 DUVAL ST N.O.C. REQUIRED. GH
BLD2021-2825	10/07/2021	Completed	\$3,250	Commercial	UPGRADE EXISTENT 3 PHASE SERVICE AND INSTALL 200 AMP SERVICE. SEE PERMIT APPLICATION FOR 534 DUVAL ST N.O.C. REQUIRED. GH
BLD2021-1049	05/28/2021	Active	\$60,000	Commercial	REINSTALL HISTORIC WINDOWS AND DOOR ON FRONT, REPAIR OR REPLACE WINDOWS AND DOOR ON SIDE TO MATCH, REPLACE SIDING AND PAINT TO MATCH, INSTALL STORM PANELS ON NON IMPACT WINDOWS AND DOOR WINDOWS
BLD2021-1073	05/28/2021	Active	\$90,000	Commercial	NEW FOUNDATIONS AND FLOOR SLAB, NEW STAIRS AND FRAMING, , NEW KITCHEN UPSTAIRS A CONDITION OF APPROVAL BUILDING IS TO BE FULLY SPRINKLED TO BE PERMITTED SEPARATELY.
BLD2021-1503	05/21/2021	Active	\$15,000	Commercial	ROUGH IN AND TRIM OF PLUMBING PORTION.
BLD2021-1504	05/21/2021	Completed	\$10,000	Commercial	ROUGH IN AND TRIM OF PLUMBING PORTION AS PER PLANS.
BLD2021-1069	05/10/2021	Active	\$10,000	Commercial	ROUGH IN AND INSTALLATION OF 2 WATER CLOSETS, 2 LAVATORIES, 1 SHOWER AND 1 KITCHEN SINK ROUGH IN AND TRIM OF PLUMBING PORTION AS PER PLANS
BLD2021-0588	03/18/2021	Active	\$23,000	Commercial	REMOVE AND REPLACE A 5 TON SPLIT A/C WITH DUCT WORK AND REPLACE DUCTWORK ON A SYSTEM 7 1/2.
BLD2021-0078	02/16/2021	Active	\$6,000	Commercial	INSULATION, HAT CHANNEL DRYWALL NOC FILED WITH APPLICATION
BLD2020-2067	07/23/2020	Completed	\$62,000	Commercial	NEW FOOTINGS AND CONCRETE SLAB.
BLD2020-1905	07/10/2020	Completed	\$5,000	Commercial	ROUGH IN ONLY OF PLUMBING UNDER NEW FOUNDATION.
BLD2020-1597	06/25/2020	Completed	\$2,000	Commercial	REMOVE INTERIOR ELEVATED FLOORING, WALL FINISHES & FRAMING
BLD2020-1596	06/03/2020	Active	\$2,100	Commercial	REMOVE INTERIOR ELEVATED WOOD FLOORING, WALL COVERING AND FRAMING.
BLD2020-1598	06/03/2020	Active	\$2,100	Commercial	REMOVE INTERIOR 1ST FLOOR, WALL FINISHES AND FRAMING.
BLD2018-1285	01/03/2019	Completed	\$6,000	Commercial	REPLACE ROTTEN DECKING/RAFTERS/POST PER ENGINEERING PLANS. N.O.C REQUIRED. HARD INSPECTION REQUIRED. GH
16-00000428	04/14/2016	Completed	\$3,000	Commercial	REMOVE EXISTING CHAIN LINK FENCE/GATE (6)' AT PROPERTY LINE. REPLACE WITH SHORT FENCE (42") W/OPENING. INSTALL 6' TALL TRI-FOLD GATE 10" SETBACK. ALL NEW WOOD TO HAVE WOOD PICKETS PAINTED WHITE. H16-01-0151.
14-2598	06/10/2014	Completed	\$7,000	Commercial	REPLACE A TEON TON CIND INSTALL STAND A/H IS ONE YEAR OLD. INSTALL 4 DROP SUPPLY GRILLS W'DUCK WORK TO TWO ROOMS COND HAS EXISTING SLAB POWER.
14-1198	03/31/2014	Completed	\$2,450	Commercial	SET FIXTURES: 1- TRIPLE COMPARTMENT SINK, 1-HAND SINK, 1 MOP SINK, 1 GREASE TRAP, 1 FLOOR SINK DRAIN.
13-1264	04/05/2013	Completed	\$11,830	Commercial	MAINTENANCE AND PAINT THE TWO V-CRIMP METAL PANEL ROOFS

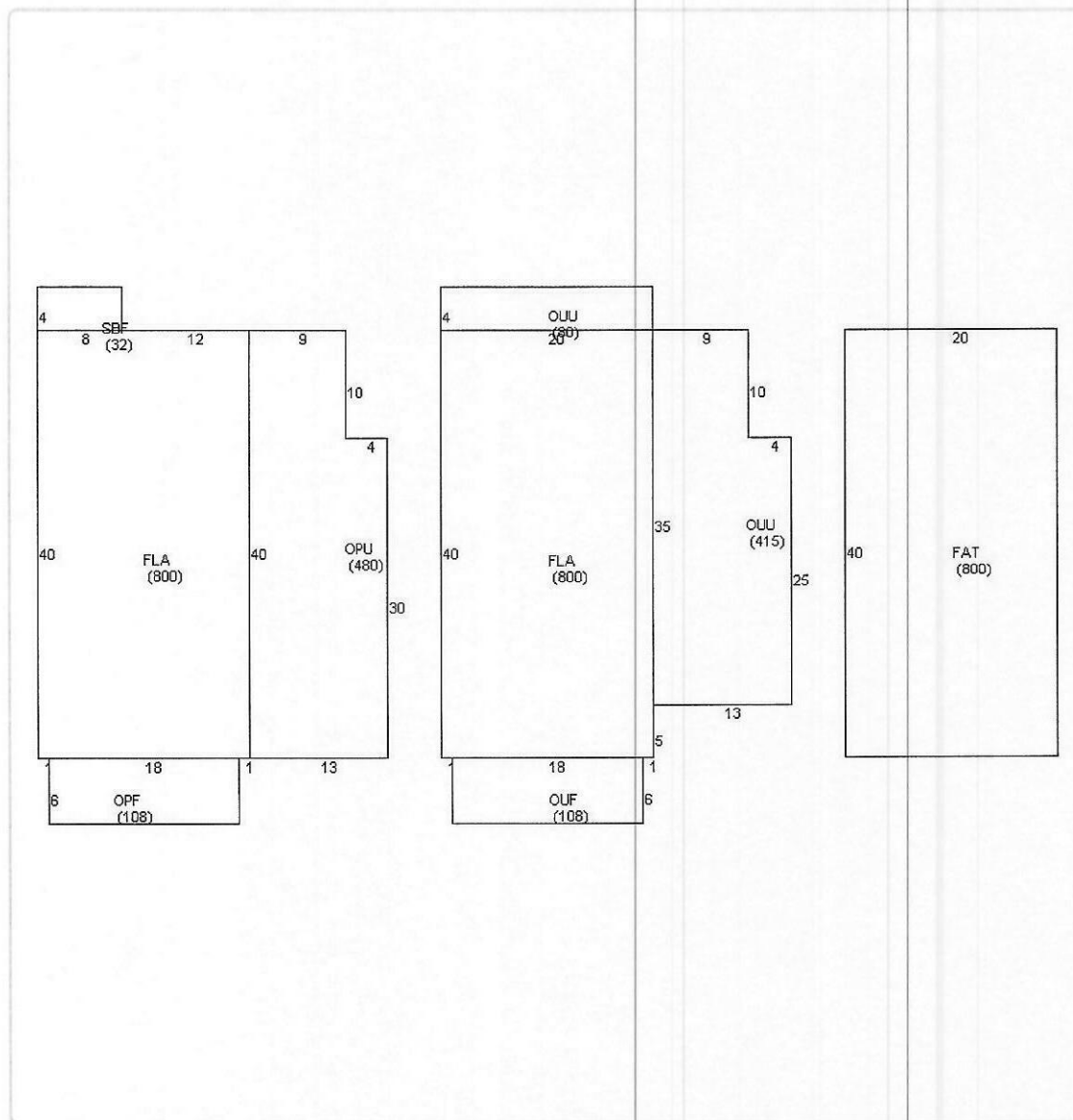
Number	Date Issued	Status	Amount	Permit Type	Notes
13-1300	04/05/2013	Completed	\$1,000	Commercial	REMOVE BROKEN GLASS STOREFRONT AND REPLACE WITH NEW
2012-00000539	02/16/2012	Completed	\$10,000	Commercial	INSTALL NEW FENCES, 14'6" FRONT OF THE PROPERTY, 32 1/2' BACK, 26' BACK IN DRIVEWAY ALL WOOD, SAND SET PAVERS IN DRIVEWAY 280 S.F. NEW DOOR TO REPLACE EXISTING WINDOW, EXTERIOR TOUCH UP PAINT TO MATCH EXISTING
11-3510	09/22/2011	Completed	\$4,449	Commercial	REPLACE A 10-TON A/H ONLY INSIDE W/EXT POWER AND STAND. REPLACE A 6 FOOT AIR CURTAIN W/EXT POWER
11-3323	09/15/2011	Completed	\$4,750	Commercial	REMOVE EXISTING FRONT DOOR, INSTALL 2-2' X 6'8" FULL LIGHT DOORS. EXTEND SIDE WINDOWS TO LOUVERED KNEE WALL.
08-0157	01/24/2008	Completed	\$4,400	Commercial	INSTALL SECURITY ALARM SYSTEM IN 2500 SF BUILDING
08-0012	01/23/2008	Completed	\$900	Commercial	CROW MOLDING, TWO OFFICES
2007-00004571	10/19/2007	Completed	\$5,000	Commercial	REMOVE EXIST'G DROP CEILING * REPLACE WITH 1 X 4 T&G CEILING
2007-00004714	10/15/2007	Completed	\$3,000	Commercial	150 SF WOOD SIDING AND CASING; LEVEL FIRST FLOOR.
06-2792	05/08/2006	Completed	\$1,600	Commercial	INSTALL OUTLETS, WIRE.
06-2258	04/11/2006	Completed	\$700	Commercial	INSTALL 3 COMPARTMENT SINK & GREASE TRAP
06-0025	01/12/2006	Completed	\$6,500	Commercial	REPLACE 10 TON WITH 25 TON
03-0338	02/07/2003	Completed	\$150	Commercial	WALL SIGN
03-0283	02/03/2003	Completed	\$275	Commercial	BUILD INSIDE WALL
03-0281	01/28/2003	Canceled	\$1,500	Commercial	PLUMBING
02-3341	12/12/2002	Completed	\$35,000	Commercial	ELECTRIC
02-3265	12/03/2002	Completed	\$5,000	Commercial	DEMO DUE TO FIRE
02/2961	11/05/2002	Completed	\$1,000	Commercial	REPAIR ELECTRICAL
02/2958	10/31/2002	Completed	\$975	Commercial	DEMO PERMIT FIRE
01-1995	05/21/2001	Completed	\$3,359	Commercial	7 SQS V-CRIMP
99-2404	07/09/1999	Completed	\$5,000	Commercial	REPLACE 10 TON AIR HANDLE
A95-0623	02/01/1995	Completed	\$500	Commercial	ATTACHING WOOD SIGN

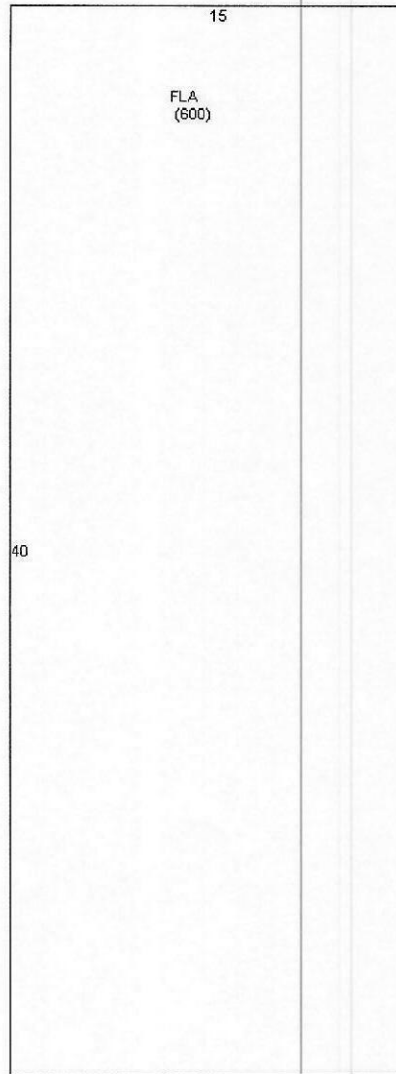
View Tax Info

[View Taxes for this Parcel](#)

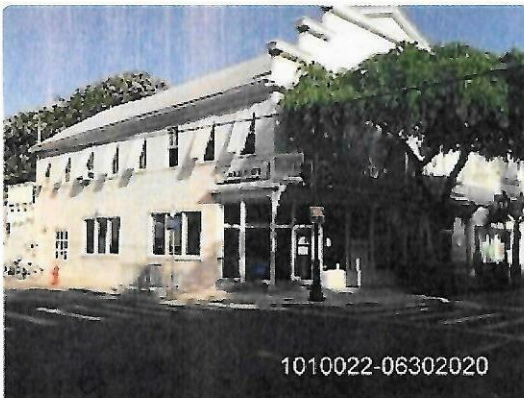
Sketches (click to enlarge)







Photos



Map



TRIM Notice

[2024 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: 1/29/2025, 1:25:49 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

HARC MINOR 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 #

The filing of this application does not ensure approval as submitted. Certain proposed work may require Commission review. I hereby certify that the proposed work is authorized by the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that a Building Permit may also be required PRIOR to commencing the work outlined above and that there will be a **HARC FINAL inspection** required under this Certificate.

ADDRESS OF PROPOSED PROJECT:

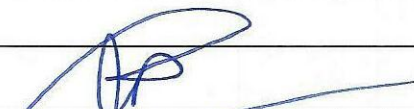
NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

534 Duval	
Joe Cohen	PHONE NUMBER: (305) 923-3222
45 NW 21 ST ST Miami, FL 33127	EMAIL: JosephH6153@AOL.com
Joe Clements	PHONE NUMBER: (305) 304-0841
800 Simonton ST	EMAIL: Joe@GARYTHECARPENTER.com
	
DATE: 3/27/25	

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 DESCRIPTION: Use this space to describe in detail the changes you plan to make to the property. Required information includes any changes in size or shape to the existing structure(s), any changes to exterior materials, changes to size, number, or type of windows and doors, etc. Please attach any photographs, surveys, manufacturer's specifications, and drawings that will help describe your project.

Work to be done will affect: (Please select all applicable)

Main Building ☒ Secondary Structure ☐ Site ☐ Mechanical Equipment ☐ Fence ☐

FRONT UPPER Deck

R & R AS SHOWN IN Engineered Drawings

ARCHITECTURAL FEATURES IN SCOPE OF WORK AND MATERIALS

FEATURES

ORIGINAL MATERIAL

PROPOSED MATERIAL

Awnings

Decks

wood

wood

Doors / Windows

Electrical (Raisers, Solar Panels, Generators, etc.)

Fences and walls

Gas Tanks

Mechanical Hood

Mechanical HVAC or Cooling Systems

Pavers or hard ground finish

Pool and Spas/ Equipment

Roofing (Gutters, Downspouts, Skylights, etc.)

Shutters and Storm Protection

Siding / Masonry Walls

Site Work

Utilities

Others

APPLICATIONS FOR PAINTING OR REPAINTING

ELEMENT TO BE PAINTED

CURRENT COLOR

PROPOSED COLOR

APPLICATIONS FOR SIGNAGE

SIGN COPY:

PROPOSED MATERIALS:

SIGNS WITH ILLUMINATION:

Type of Light:

Color and Lumens:

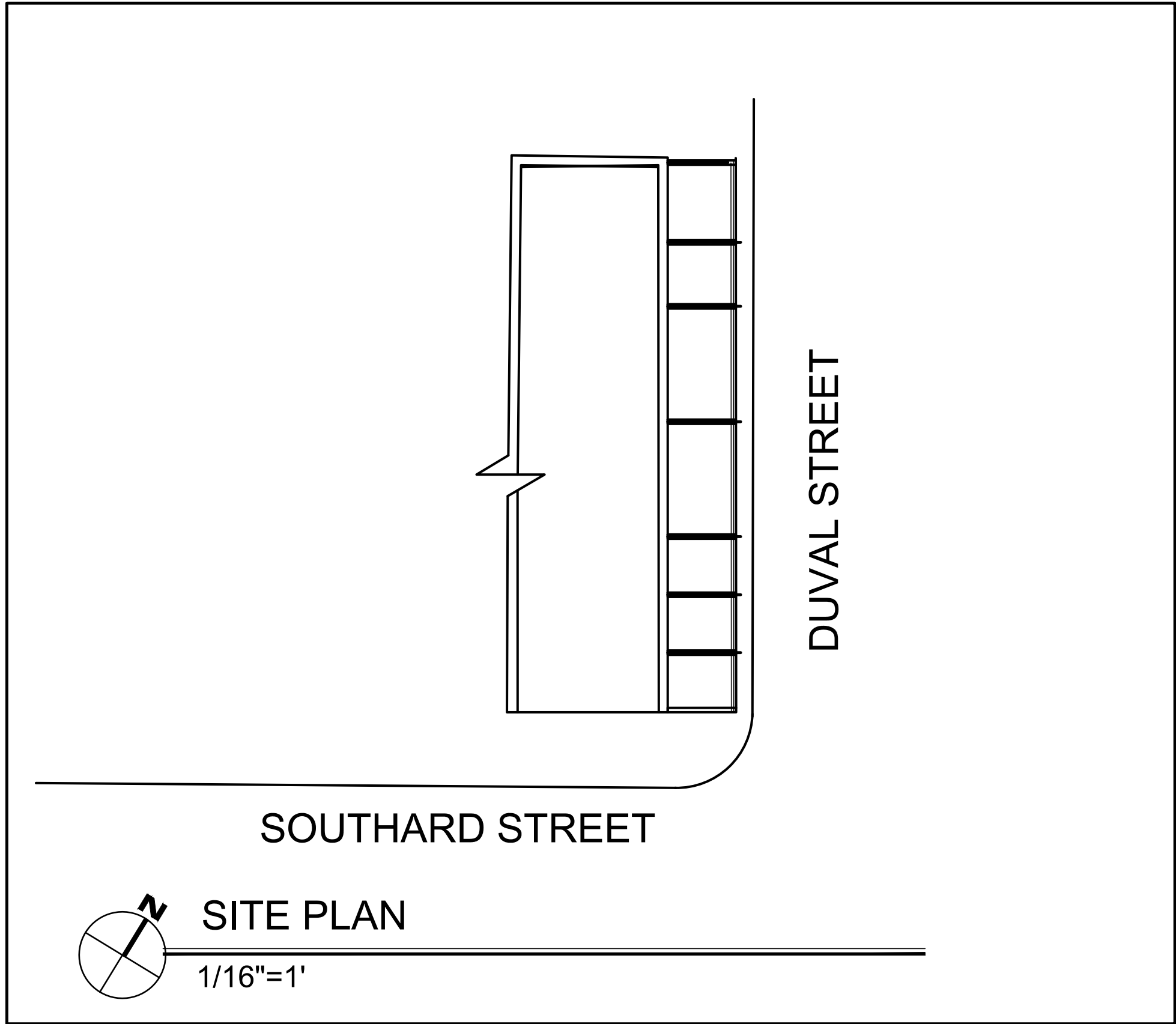
BUSINESS LINEAL FOOTAGE:

Light Lineal Footage:

HARC PLANNER DECISION:

Approved _____ Conditions _____ Requires Commission Approval _____

HARC PLANNER SIGNATURE AND DATE



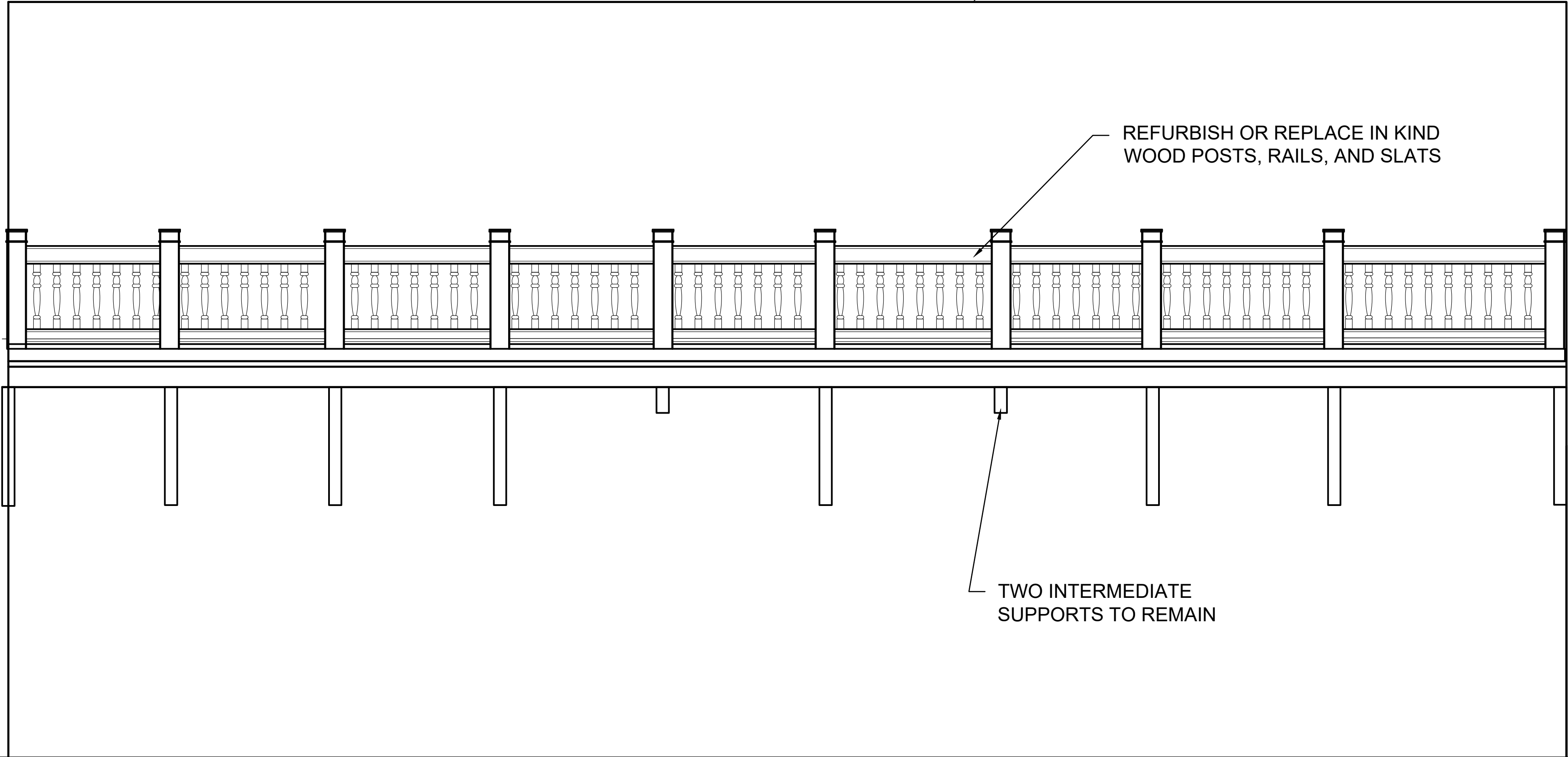
ALL WORK DEPICTED IN THESE DRAWINGS SHALL CONFORM TO REQUIREMENTS OF THE FOLLOWING CODES:

FLORIDA BUILDING CODE 2023

DESIGNED PER ASCE 7-22

DESIGN DATA:	
WIND VELOCITY: 180 MPH	ASCE 7-22
WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-22	
VELOCITY PRESSURE: 48.1 P.S.F.	
WIND IMPORTANCE: 1.0	
BUILDING CONDITION: ENCLOSED	
EXPOSURE CATEGORY: "C"	
SOIL BEARING 2000 PSF (ASSUMED)	
COMPACT & TEST ALL FOOTINGS	
CONC. @ 28 DAYS 2500 PSI	
REINF. STL. - ASTM A615 GR 40	
MORTAR TYPE "S"	
CONC. MAS. - ASTM 90 OR ASTM C145 (1500 P.S.I. MIN.)	
GROUT - 38" MIN. AGGREGATE 2,000 PSI	
ROOF LIVE LOAD - 40 PSI	
DEAD LOAD - 25 PSI	
FLOOR LOADING:	
LIVING AREAS - 50 PSF (LIVE LOAD)	
DECK/ENTRYS - 40 PSF (LIVE LOAD)	
ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE	
LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)	

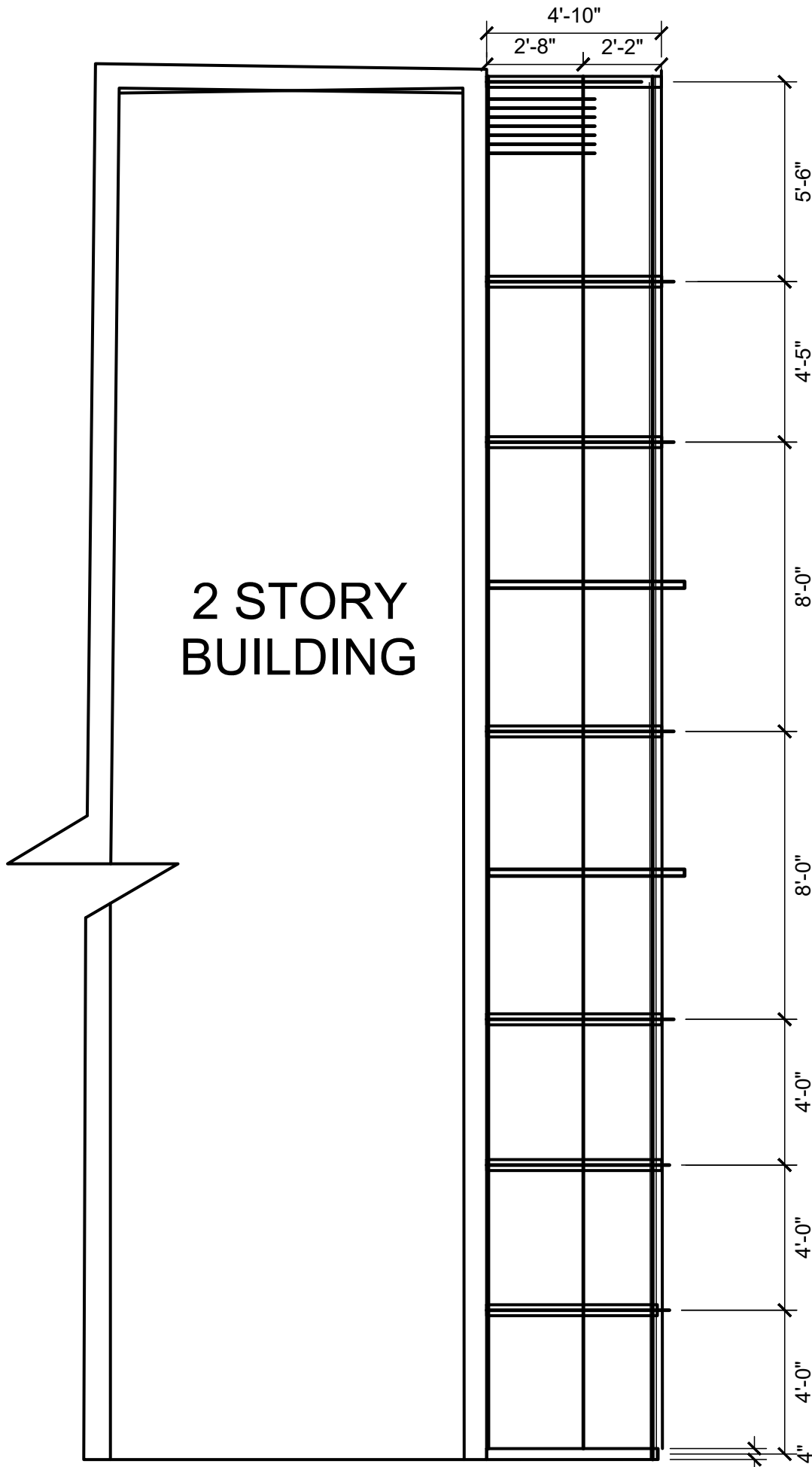
BUILDING SILHOUETTE



PORCH FRONT ELEVATION

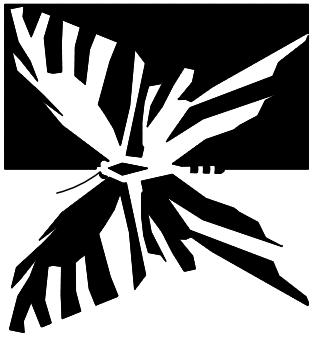
1/2"=1'

REPLACE EXISTING WOOD BALCONY.THERE IS NO INCREASE IN FOOTPRINT AS PART OF THIS PERMIT.



BALCONY PLAN

1/4"=1'



Carlos O. Rojas, AIA
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 292-4870
(305) 923-3667
ArchitectKV@hotmail.com

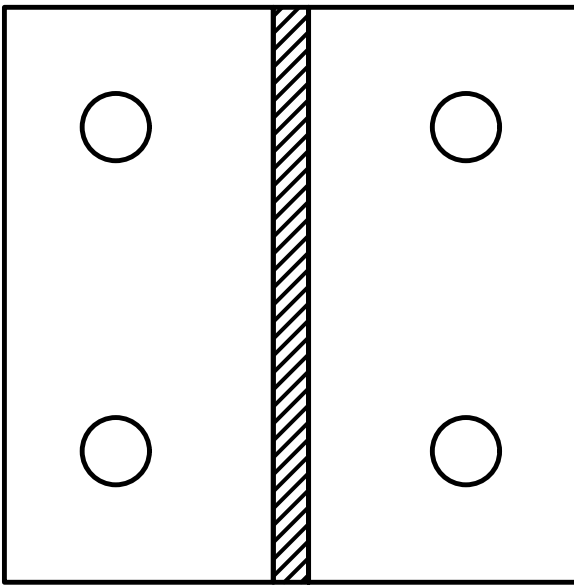
Revisions

534 Duval Street
Key West, Florida

Project Number
030225
Date
3/2/25
Drawn By
COR

A1

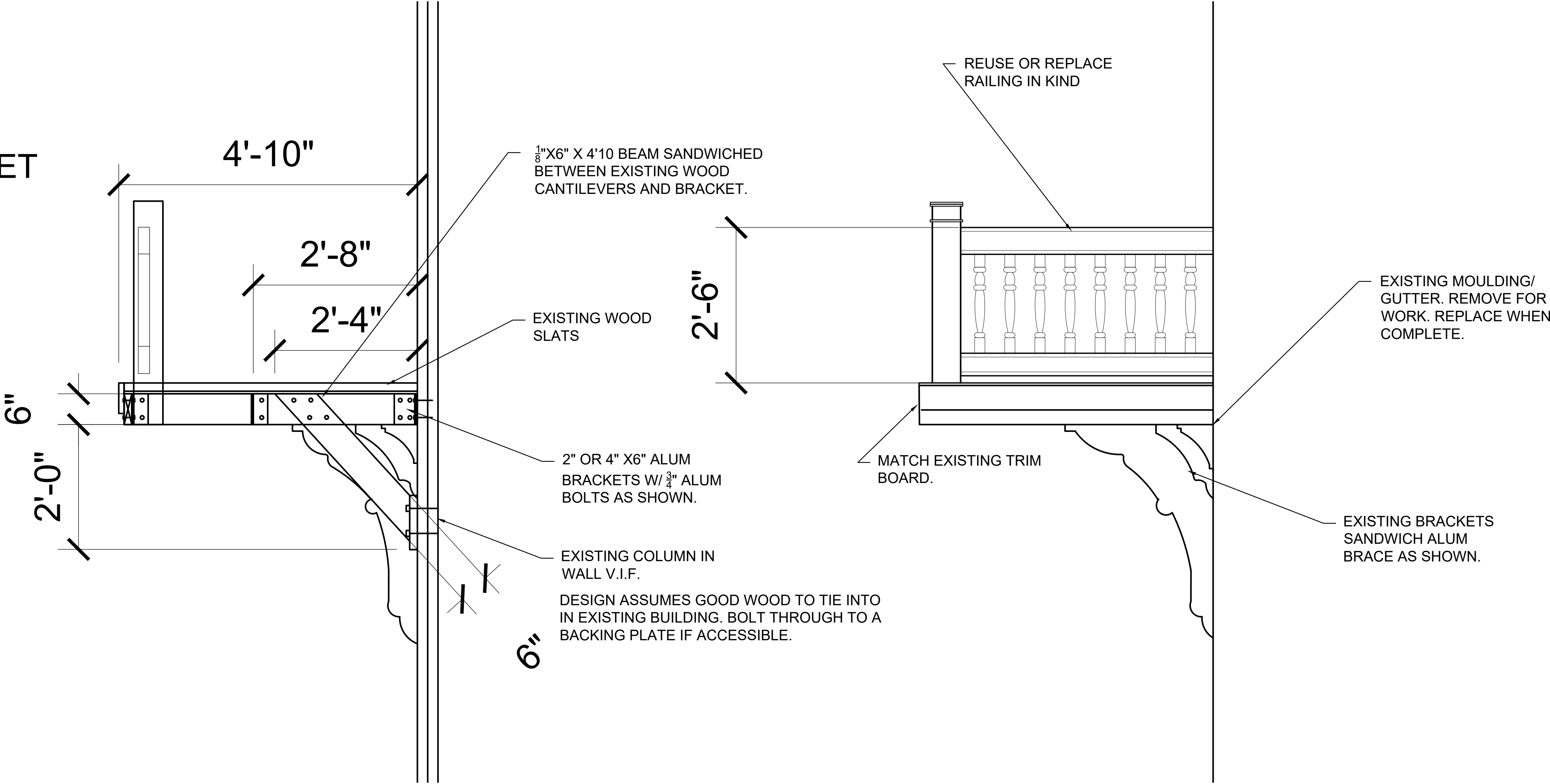
4"X6" ALUM BRACKET
W/ 3/4" ALUM BOLTS AS
SHOWN.



ALUM. BRACKET
1"=2"

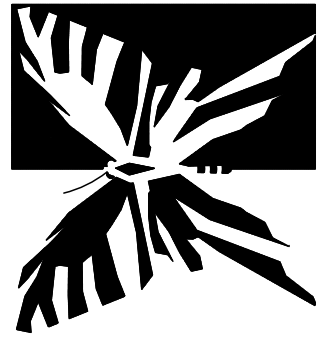
HISTORIC PORCH AND RAILING DO NOT MEET PRESENT DAY CODES. EXISTING RAILING TO BE REFURBISHED OR REPLACED IN KIND, AT SAME HEIGHT.

NOTE. EXISTING PORCH SLOPES AWAY FROM BUILDING. REFURBISHED PORCH TO HAVE SAME SLOPE.



SECTION (TYP OF 8)
1"=1'

ELEVATION
1"=1'



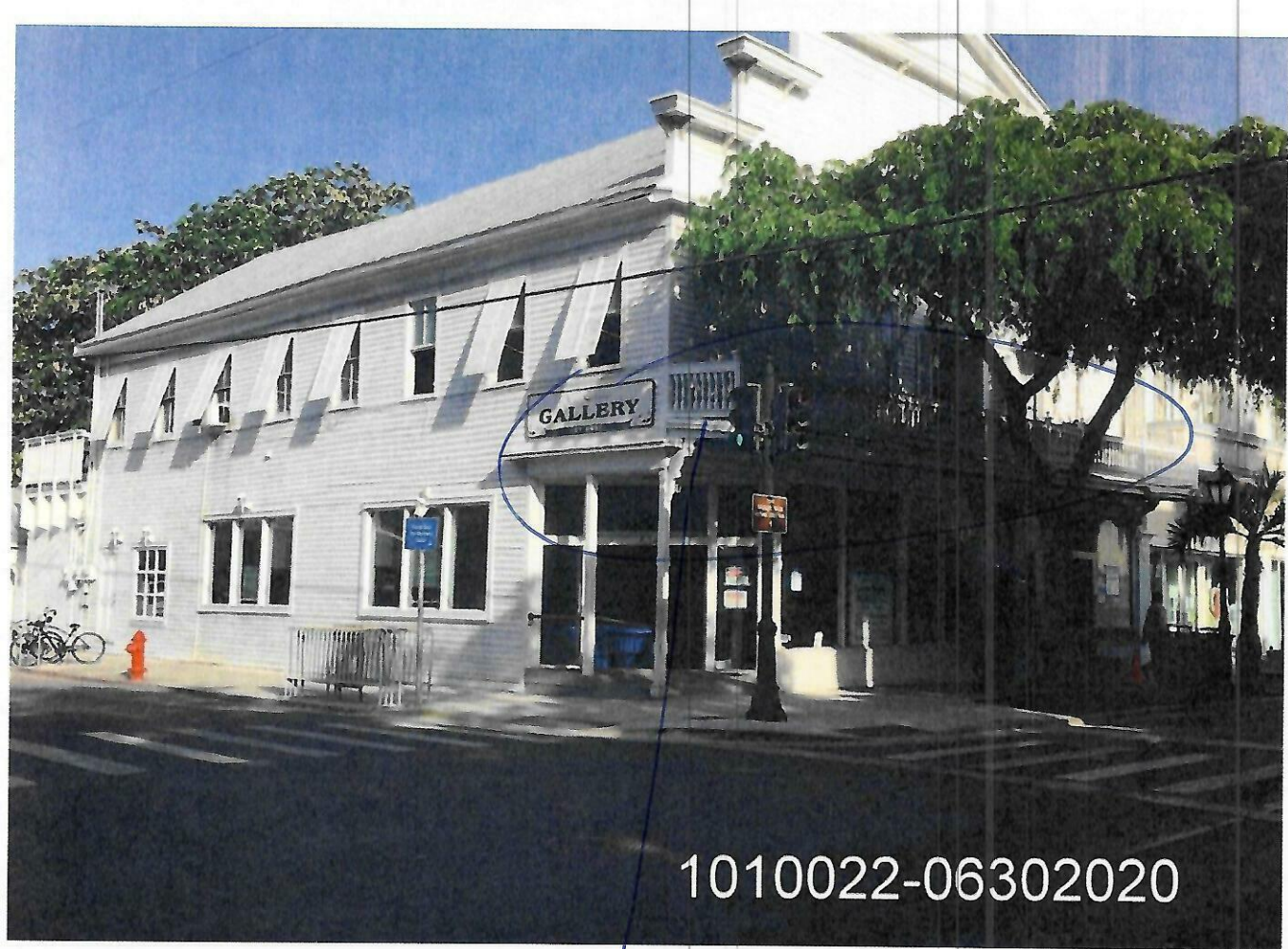
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ArchitectKV@hotmail.com

Revisions

534 Duval Street
Key West, Florida

Project Number
030225
Date
3/2/25
Drawn By
COR

A2



1010022-06302020

upstairs
Deck