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## Staff Report for Item 15

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** August 25, 2015

**Applicant:** Dana Winchell/Amber Levinson

**Application Number:** H15-01-1168

**Address:** #824-826 Duval Street

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### Description of Work:

**After the Fact:** Window signs exceeding the maximum number allowed.

### Site Facts:

#824-826 Duval is not listed as a contributing resource in the surveys, but the cbs structure with streamline modern elements is historic. The signs under review have already been installed.

### Guidelines and Ordinances Cited in Review:

Banners, Flags, Signage, and Lighting (pages 49-50), specifically guidelines 6 and 9.

Section 114-104 of the Land Development Regulations- Restriction of number of signs. The business will be allowed to have 2 signs.

### Staff Analysis

The Certificate of Appropriateness presented proposes the installation of 12 vinyl stickers on the windows and doors on this commercial storefront for the business, Millionaire Gallery. The guidelines define a sign as, "any device designed to inform or attract the attention of persons not on the premises." The stickers that give the operating hours of the business do not count towards the number of signs.

The business already has its maximum number of two signs approved by HARC: the hanging sign and the wall sign (the two small wall signs will be removed and replaced with one large wall sign). The proposed stickers are quite small in size, with the largest sticker “Millionaire Gallery” only four square feet in size. The bottom signs that inform about other gallery locations are all less than one square foot in area.

### **Consistency with Guidelines**

1. The guidelines state that window signs shall not exceed 25% of the area of the window panel. The proposed signs are compliant with the guidelines in this respect.
2. Although the proposed signs are small, the guidelines and the Land Development Regulations do not give any exceptions for the maximum number of signs. If approved, this store will have a total number of 14 signs, far more than what is allowed by the ordinance and guidelines.

It is staff’s opinion that the proposed signage is inconsistent with the guidelines and the ordinance due to the number of signs.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040  
Phone: 305.809.3956  
www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 15-01-1168		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT __ YES __ NO ____ %

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

824-826 Duval St		# OF UNITS
Case # 15-00000299		
Bruce Matthews	PHONE NUMBER	920-265-4744
6841 SW 16th Ave	EMAIL	dana@millionairegallery.com
Miami, FL 33143		
<del>Key West Total Works</del>	PHONE NUMBER	<del>305-397-0537</del>
<del>Luzi Varnou</del> Dana Winchell	EMAIL	<del>KWTW@totalworks.com</del>
	PHONE NUMBER	
	EMAIL	

BY: *[Signature]* JUL 20 2015

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: \_\_\_\_\_

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.

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

vinyl stickers  
for front windows and doors (12 stickers)

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

48170-11945-01c

**PART B:**

**SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE  AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C:**

**HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER  
 ADDITIONAL INFORMATION: vinyl stickers on front windows and doors

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILE OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_  
 BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Trans: 8/15/15  
 CK CHECK  
 Trans: 8/15/15  
 James 3:22:19  
 1.00  
 10/5  
 \$30.00  
 3859146  
 \$30.00  
 31559  
 Types: 10 Drawer 1  
 Receipt no: 31559  
 BUILDING PERMITS-NEW

Date: 7/23/15 58  
 Receipt no: 3015  
 2015 1081148  
 BUILDING PERMITS-NEW  
 1.00  
 3859146  
 10/4  
 308.00  
 Trans date: 7/28/15 Time: 16:45:38

SIGN SPECIFICATIONS		
SIGN COPY: Millwright Gallery Key West Miami - London - Orlando - Dubai	PROPOSED MATERIALS: Vinyl Vinyl	SIGNS WITH ILLUMINATION: <input checked="" type="checkbox"/>
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

# PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.





Millionaire Gallery  
Key West

Millionaire Gallery  
Key West

826

824

Millionaire Gallery  
Key West

Millionaire Gallery  
Key West

Millionaire Gallery  
Key West

Millionaire Gallery  
Key West

GSTAAD • DUBAI

MIAMI • LONDON

GSTAAD • DUBAI



Millionaire Gallery  
*Key West*

826

Millionaire Gallery  
*Key West*

MIAMI • LONDON

Millionaire Gallery  
*Key West*

GSTAAD • DUBAI

Public Meeting Notice



Millionaire Gallery  
*Key West*

824

Millionaire Gallery  
*Key West*

Millionaire  
*Key West*

Public Meeting Notice

MIAMI • LONDON

GSTAAD • DUBAI

**P** - PAY PARKING  
1 - PARK  
2 - PAY  
3 - DISPLAY  
8 AM - 12 MIDNIGHT  
SUN - 12 NOON - 12 MIDNIGHT

PURCHASE TICKET HERE

allery  
West

BAI



# PROPOSED DESIGN



Miami • London

29.838"



Gstaad • Dubai

27.665"

Door

7.417"



4.081"

Daily  
11am - 8pm

9.978"

16"

3.708"



Miami • London

29.838"



Gstaad • Dubai

27.665"

Door

7.417"



4.081"

Daily  
11am - 8pm

9.978"

16"

3.708"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 25, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER-THE-FACT – WINDOW SIGNS EXCEEDING  
MAXIMUM NUMBER ALLOWED.**

**FOR- #824-826 DUVAL STREET**

**Applicant – Dana Winchell/Amber Levinson**

**Application #H15-01-1168**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

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## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 9085092 Parcel ID: 00017141-000826

### Ownership Details

**Mailing Address:**

OCEAN BLUE COMMERCIAL HOLDINGS  
PO BOX 1659  
BONITA SPRINGS, FL 34133-1659

### Property Details

**PC Code:** 11 - STORES ONE STORY

**Millage Group:** 10KW

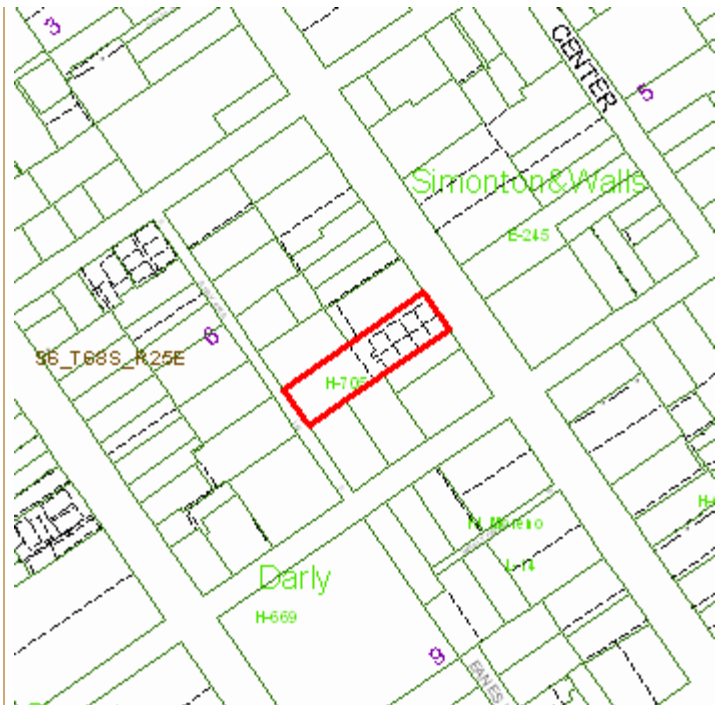
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 826 DUVAL ST LOWR: KEY WEST

**Legal Description:** UNIT 826 DUVAL-DOWNSTAIRS MAISON SUR DUVAL CONDOMINIUM OR2160-2191/2272DEC OR2351-1495/96 OR2525-345

**Click Map Image to open interactive viewer**



## Condominium Details

**Condo Name:** MAISON SUR DUVAL CONDOMINIUM

**Footage:** 1452

**Year Built:** 1933

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-0704	03/20/2013	900	Commercial	INSTALL 1 SIGN 30' X 66" 1 SIGN 18" X 42" SIGN COPY "COLLECTORS FINE ART".
1	11-3766	10/13/2011	2,500	Commercial	EXTEND 00-1886 FOR FINAL INSPECTION ONLY. INTERIOR WORK ONLY. CHANGE OUT DUCT WORK.
1	11-3763	10/13/2011	800	Commercial	EXTEND 03-3307 FOR FINAL INSPECTION ONLY. CHANGE EQUIP LOCATION ONLY. MOVE 1 5-TON CONDENSER TO SIDE OF PROPERTY.
1	11-3764	10/13/2011	1,500	Commercial	EXTEND 03-3064 FOR FINAL INSPECTION ONLY. MOVE 2 EXISTING 5 TON CONDENSERS TO ROOF.
1	11-3768	10/13/2011	16,500	Commercial	EXTEND 02-2536 FOR FINAL INSPECTION ONLY. INSTALL SIX 1.5 TON SPLIT A/C'S ON ROOF.
1	11-3767	10/13/2011	150	Commercial	EXTEND 97-4220 FOR FINAL INSPECTION ONLY. INSTALL TWO SWITCHES AND ONE LIGHT.
1	11-3702	10/07/2011	1,109	Commercial	INSTALL 1 NEW HANGING HDV/HIGH DENSITY SAND BLASTED SIGN ON EXISTING STAND OF MOUNT SIZE 33.50 X 21.21" = 4.91 SQ/FT. SIGN COPY "SWIRLING FROZEN YOGURT".

1	11-2817	08/05/2011	1,500	Commercial	REQUEST OMI TO INSTALL SEWER BOX FOR PROPERTY (PROPERTY CURRENTLY TIED TO 826 DUVAL)
1	11-2841	08/09/2011	107,800	Commercial	INSTALL NEW METAL FRAMED WALLS/DRYWALL, RELOCATED ONE NEW BATHROOM, 1400 SQ FT NEW FLOORING, 1500 SQ FT NEW TILE WALLS NEW CABINETS & COUNTER TOPS AS PER PLANS
1	11-2646	07/25/2011	100	Commercial	EXTEND PERMIT #05-0210 FOR FINAL INSPECTION ONLY. WOODEN WALL SIGN "A BOY AND HIS DOG"
1	11-2650	07/25/2011	100	Commercial	EXTEND PERMIT #03-3489 FOR FINAL INSPECTION ONLY. INSTALL TWO WOOD SIGNS "OCEAN ISLAND SUITES"
1	11-2642	07/25/2011	100	Commercial	EXTEND PERMIT #09-3009 FOR FINAL INSPECTION ONLY. INSTALL WHITE ACCORDION SHUTTERS 25 WINDOWS & DOORS.
1	11-2645	07/25/2011	100	Commercial	EXTEND PERMIT #06-0353 FOR FINAL INSPECTION. REPLACE BROKEN GLASS WITH SAFETY GLASS
1	11-2647	07/25/2011	100	Commercial	EXTEND PERMIT #03-4092 FOR FINAL INSPECTION. REMOVE 5" GUTTER, REPLACE 6" GUTTER & ONE DOWNSPOUT
1	11-2648	07/25/2011	100	Commercial	EXTEND PERMIT #04-3279 FOR FINAL INSPECTION. INSTALL TWO HURRICANE SHUTTERS
1	11-2649	07/25/2011	100	Commercial	EXTEND PERMIT #96-824 FOR FINAL INSPECTION. INSTALLATION OF SLATBOARD AND PAINT.
1	11-2777	08/03/2011	5,600	Commercial	REMOVE CARPETING & TILE FLOORING ENTIRE AREA, DROP CEILINGS & PARTY WALLS (ALL SIX (6) UNITS) AS PER ATTACHED SKETCH.
1	11-2778	08/03/2011	37,000	Commercial	REPLACE 2900 SQ FT OF WOOD FLOORING 2ND FLOOR, REPLACE SIX (6) BEDROOM DOORS (ALL SIX (6) UNITS) AS PER SKETCH
1	11-3104	08/27/2011	250	Commercial	LOW VOLTAGE FOR PHONE & CASH REGISTER LINE.
1	11-3105	08/27/2011	30,000	Commercial	INSTALL NEW ELECTRIC AS PER ATTACHED PLANS. 3-CEILING FANS, 8-YOGURT MACHINES, 1-SMOKE DETECTOR, 2-COMBO EXIT & EMERGENCY, 3-FREEZERS, 1-WATER HEATER.
1	11-3106	08/27/2011	12,000	Commercial	INSTALL 2 5-TON W/20 DROPS & 2 EXHAUST FANS.

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	363,232	0	0	363,232	363,232	0	363,232
2013	342,672	0	0	342,672	333,768	0	342,672
2012	303,426	0	0	303,426	303,426	0	303,426
2011	315,084	0	0	315,084	315,084	0	315,084
2010	373,222	0	0	373,222	373,222	0	373,222
2009	466,528	0	0	466,528	466,528	0	466,528
2008	630,749	0	0	630,749	630,749	0	630,749
2007	653,400	0	0	653,400	653,400	0	653,400

2006	449,660	0	0	449,660	449,660	0	449,660
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## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/28/2011	2525 / 345	2,500,000	WD	05
2/4/2008	2351 / 1495	4,000,000	WD	B

This page has been visited 208,879 times.

Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176