



Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: August 24, 2021 - **Second Reading**
July 28, 2021 - **First Reading**

Applicant: Rick Milelli

Address: #210-216 Duval Street

Description of Work:

Major Development Plan – Demolition of historic one-story garage structure on Charles Street.

Site Facts:

The site under review is located on the southwest corner of Duval and Charles Streets. The site contains multiple historic and non-historic structures that were connected at some point in time to accommodate large commercial space on the first floor and residential space on the second floor. There is a small open-air atrium space at the center of the buildings, which is currently the only area where there is not a direct connection between the structures.

The main two-story structure fronting Duval Street is listed on our survey as historic and contributing with a year built circa 1912, but Sanborn maps show that the structure had already been constructed by the late 19th century. The applicant previously came to HARC in December 2019 to reconstruct 3 second-story balconies facing Duval and reinstate wood lap siding on this structure. They were approved by HARC and received an easement for the balconies.

The two-story building with the attached one-story garage facing Charles Street is not specifically listed on our survey, so staff considers the structures to be non-contributing. Sanborn maps and historic photos show that both the two-story structure and the one-story garage were constructed sometime in the 1930s or 1940s. Before these structures were built, there was a two-story dwelling fronting Charles Street, which can be seen in early Sanborn maps and historic photos.

In June 2021, the applicant received variances to the maximum building coverage, maximum allowed impervious surface, and minimum open space ratio from the Planning Board for the project in this application.

Ordinances Cited on Review:

- Section 102-217 (4), demolition for historic or contributing structures of the Land Development Regulations.
- Section 102-218 (a), Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of a historic one-story garage facing Charles Street. At the July 28th HARC meeting, this item passed at first reading. A second reading is now required for the demolition of the historic garage structure. Plans for a new addition in place of the garage facing Charles, as well as renovations throughout the site at 210-216 Duval Street, were approved at the July 28th HARC meeting.

It is staff's opinion that the request for the demolition of the historic garage shall be based on the demolition criteria of Chapter 102 Section 218(a) of the LDR's. The criteria state the following;

a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

The historic garage in question is not a contributing structure and does not meet the criteria in section 102-125.

The following is the criteria of section 102-125:

- (1) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction;*

Staff finds that the one-story garage embodies no distinctive characteristics of aesthetic or historic significance.

- (2) Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

Staff has not found the garage to be associated with any significant events that have contributed to local, state, or national history.

- (3) *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*

Although historic, the garage has no significant character defining features. Staff has not found the garage to be associated with the life of a person significant in the past.

- (4) *Is not the site of a historic event with a significant effect upon society;*

Staff has not found the structure to be associated with any historic events that have had a significant effect upon society.

- (5) *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The historic garage proposed for demolition is not an example of cultural, political, economic, social, or historic heritage of the city.

- (6) *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The historic garage does not portray a distinctive architectural style.

- (7) *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

The structure in question is not part of a square, park or other distinctive area.

- (8) *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The historic garage proposed for demolition does not have a unique location or physical characteristic, and it does not exemplify an architectural type.

- (9) *Has not yielded, and is not likely to yield, information important in history.*
The historic garage is not likely to yield important historical information.

It is staff's opinion that the Commission can review the request for demolition of the historic garage structure. If approved, there will be no further readings required.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2020-0042	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:	210-216 Duval Street	
NAME ON DEED:	210 Duval St. LLC	PHONE NUMBER 305-304-4464
OWNER'S MAILING ADDRESS:	P.O. Box 2068 Key West FL	EMAIL keywestnurse58@aol.com
APPLICANT NAME:	Northstar Engineering	PHONE NUMBER 305-481-0400
APPLICANT'S ADDRESS:	201 Front St. Ste 203 Key West FL 33040	EMAIL nsef11keys@gmail.com
APPLICANT'S SIGNATURE:		DATE 6/25/21

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:	Demolition of garage structure on Charles Street. Construct new mixed use structure where garage structure is located. New stairs for Charles St. building and residential roof deck. New stairs for 2nd floor main building. New storefront for main building.
MAIN BUILDING:	Construct new storefront 1st floor. Replace roof on side addition infill exterior space between main structure and Charles Street.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
See demo appendix	

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

ACCESSORY STRUCTURE(S): <i>New staircase, new doors and windows. Reuse/rehab. existing windows if possible. New structure where garage was located. New porch and wood windows.</i>	
PAVERS:	FENCES: <i>New 4' fence and gates along Charles Street</i>
DECKS: <i>New deck for residential apartments (NOT for commercial)</i>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT): <i>N/A</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): <i>New mech. equipment for commercial/residential. A/Cs, hood system</i>	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.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

RECEIVED
 JUN 28 2021
 BY: WB

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	210-216 Duval Street
PROPERTY OWNER'S NAME:	210 Duval St. LLC
APPLICANT NAME:	Northstar Engineering

*I hereby certify I am 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 this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

PROPERTY OWNER'S SIGNATURE	6/28/21 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of garage structure on Charles Street, stairs to second floor
main building, roof over rear structure on Charles St., windows and
doors 1st floor Duval structure

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);</p> <p>(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p style="margin-left: 40px;"><i>Not applicable</i></p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.</p> <p style="margin-left: 40px;"><i>Existing storefront doors and w windows have been significantly altered over time</i></p>

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
<i>Not associated w/ events.</i>
(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
<i>Not applicable</i>
(d) Is not the site of a historic event with significant effect upon society.
<i>Not applicable</i>
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
<i>Not applicable</i>
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
<i>Not applicable</i>
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
<i>Not applicable</i>
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

Not applicable
(i) Has not yielded, and is not likely to yield, information important in history.
Not applicable

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Not applicable. Garage structure does not define historic character.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

Not applicable. New structure will restore historic relationship between buildings.

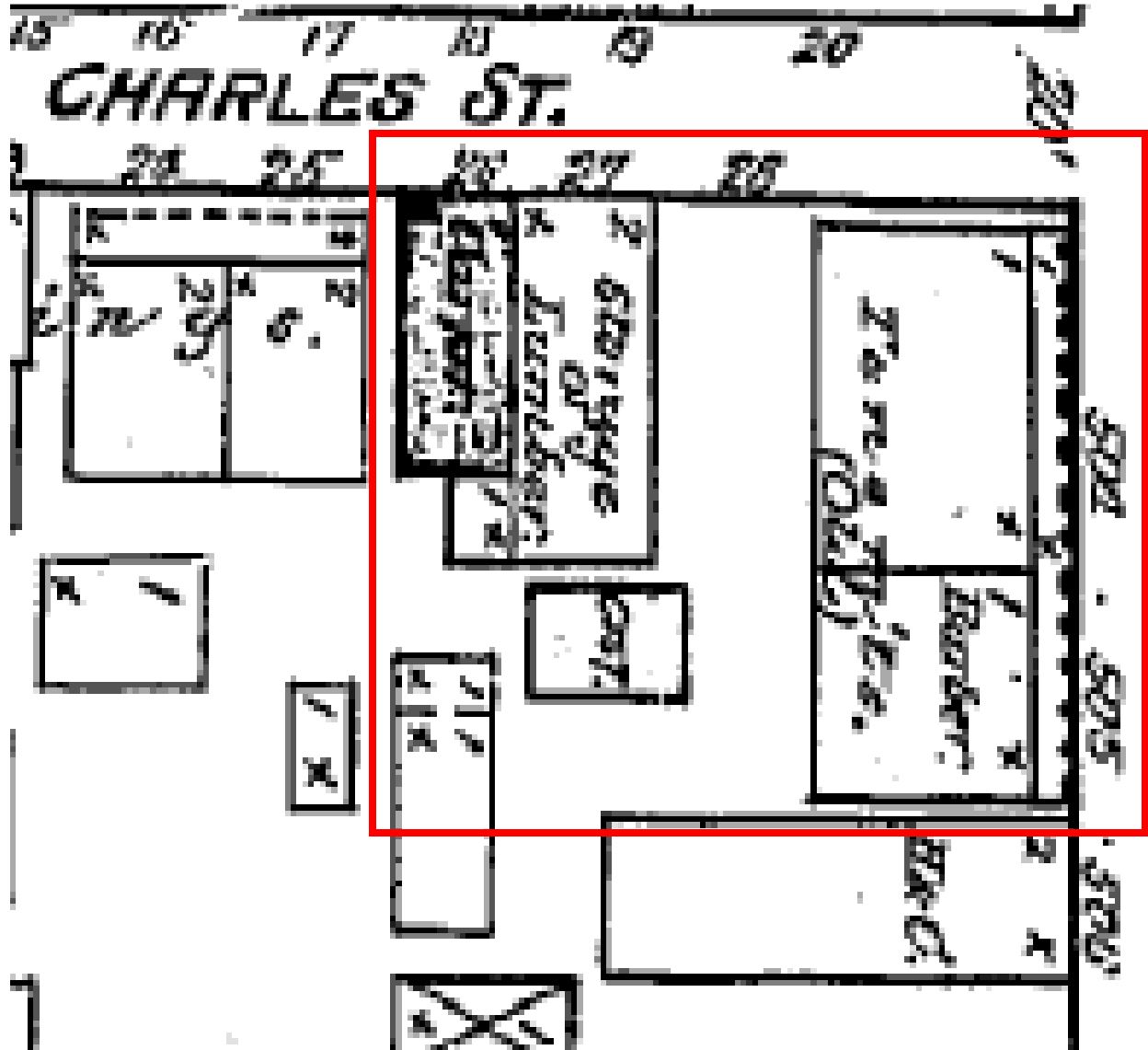
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Not applicable. None of the proposed demolition areas define historic character of site.

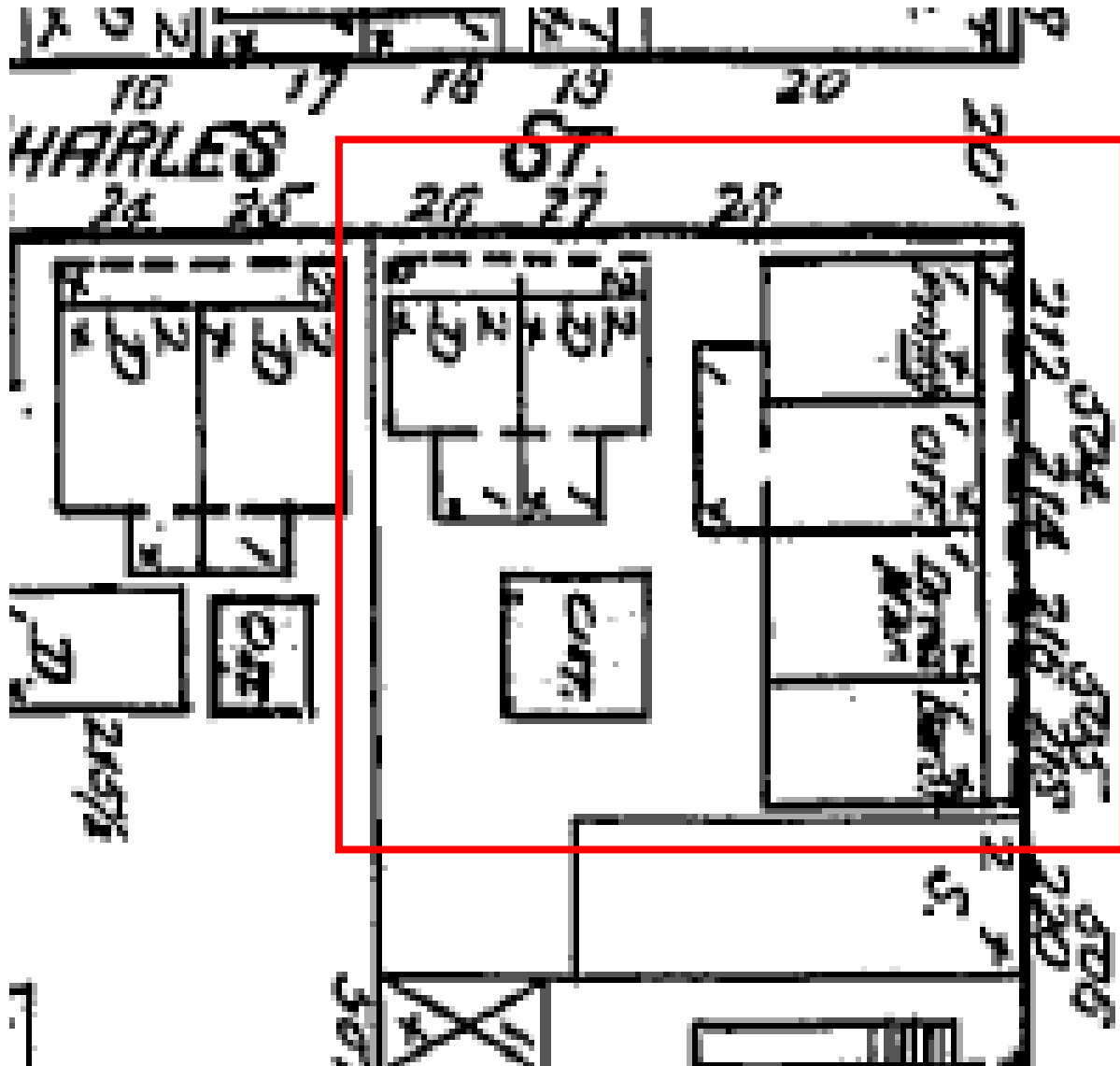
(4) Removing buildings or structures that would otherwise qualify as contributing.

Not applicable. Not proposing to remove contributing structure.

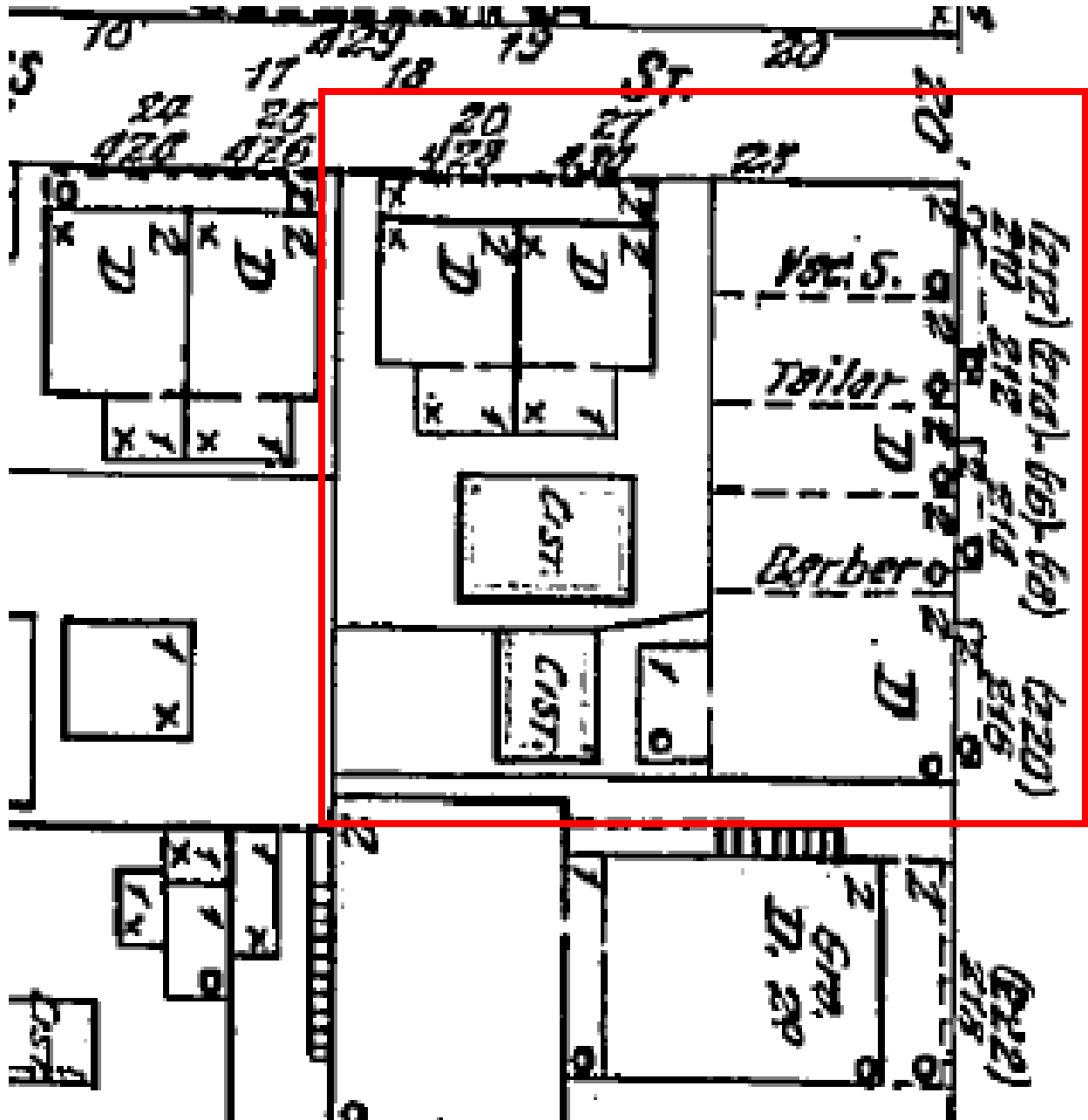
SANBORN MAPS



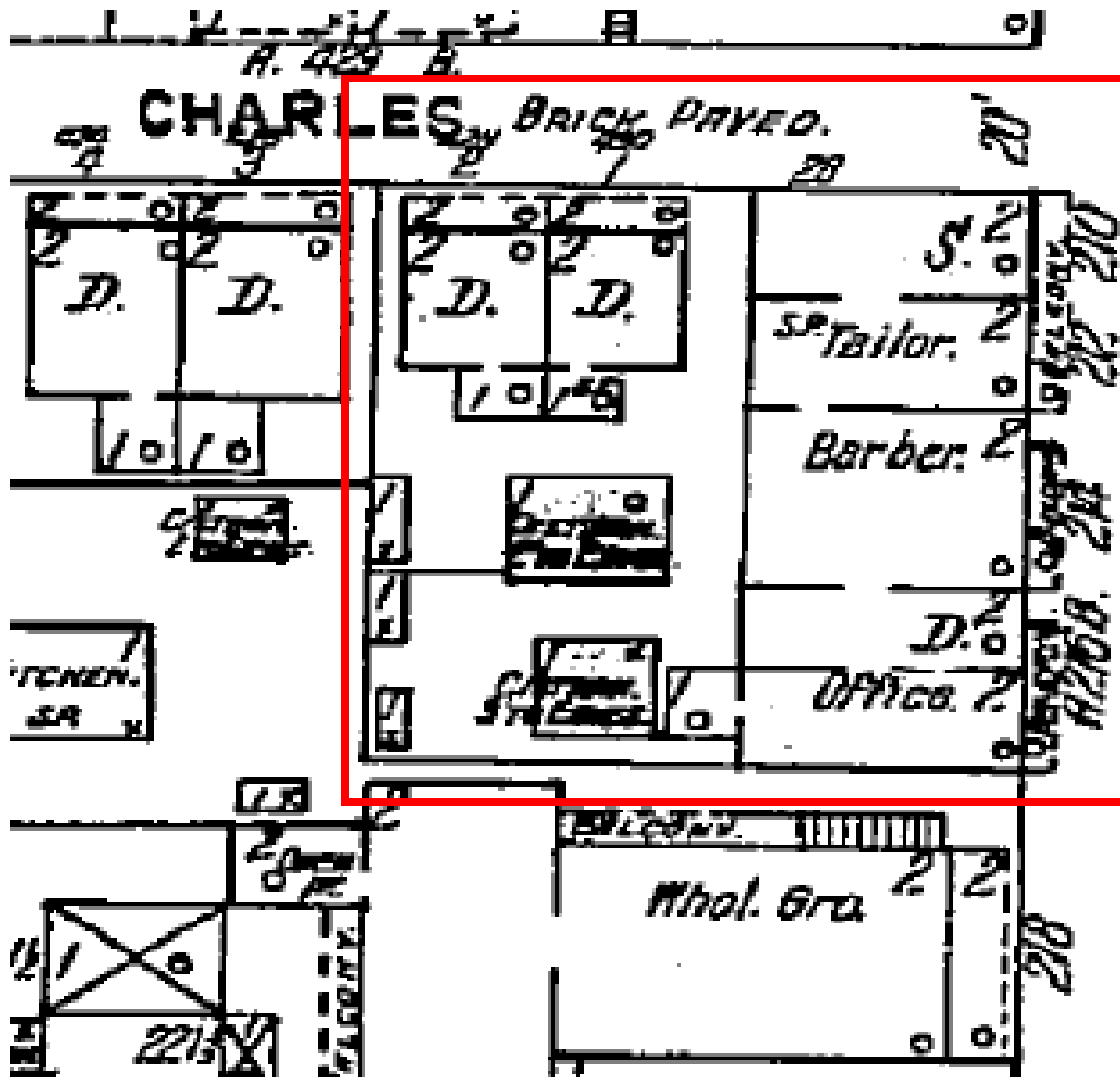
1889 Sanborn with the property at 210-216 (504-505) Duval Street indicated in red. The structure fronting Duval was only one-story at this time. 26-28 Charles Street is the location of the other existing structures on site today.



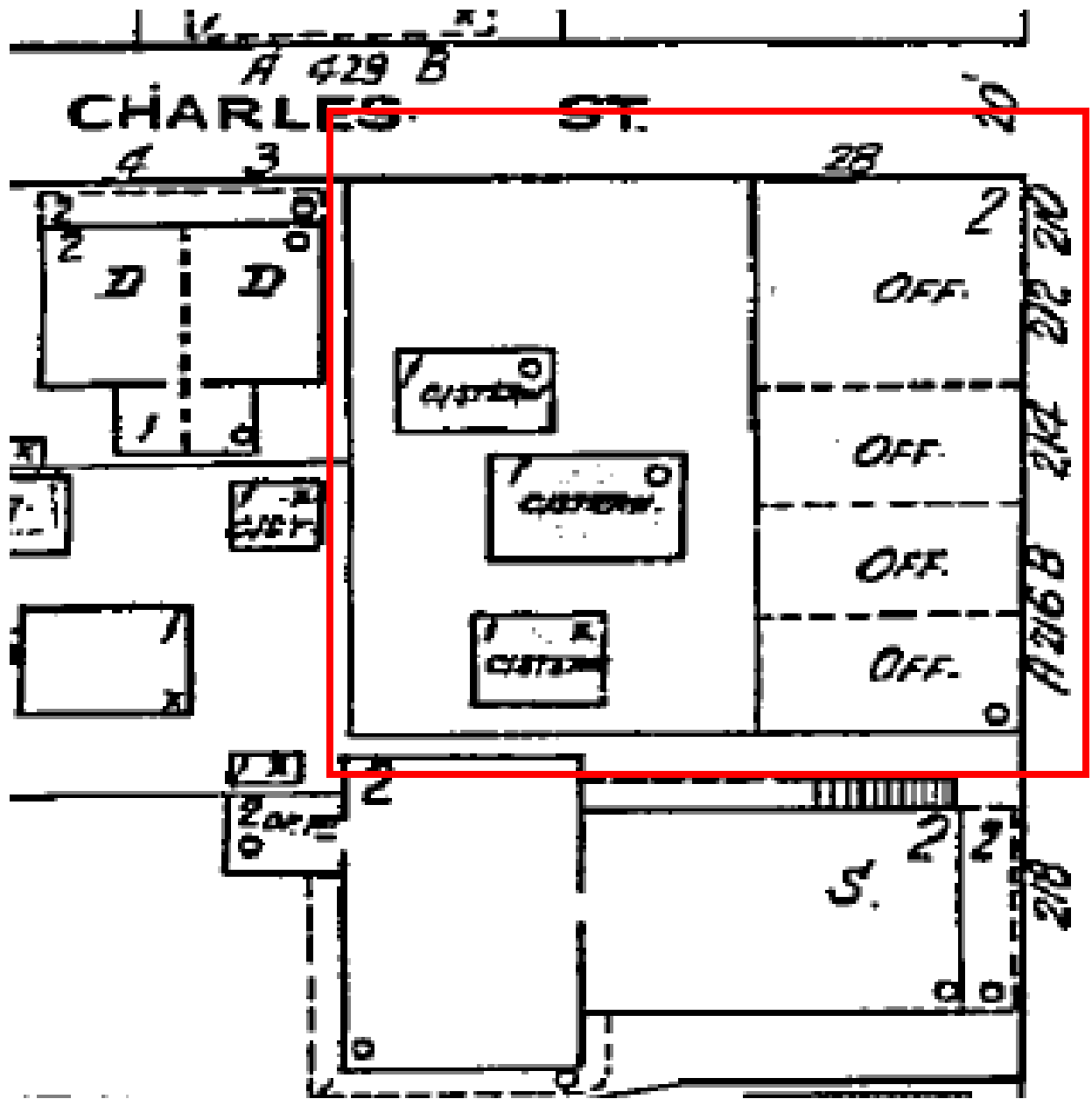
1892 Sanborn with the property at 210-216 (504-505) Duval Street indicated in red. The structure fronting Duval was only one-story at this time. The two-story dwelling fronting Charles Street at 26-28 was a structure that was previously on site before the two-story building with the attached one-story garage was constructed.



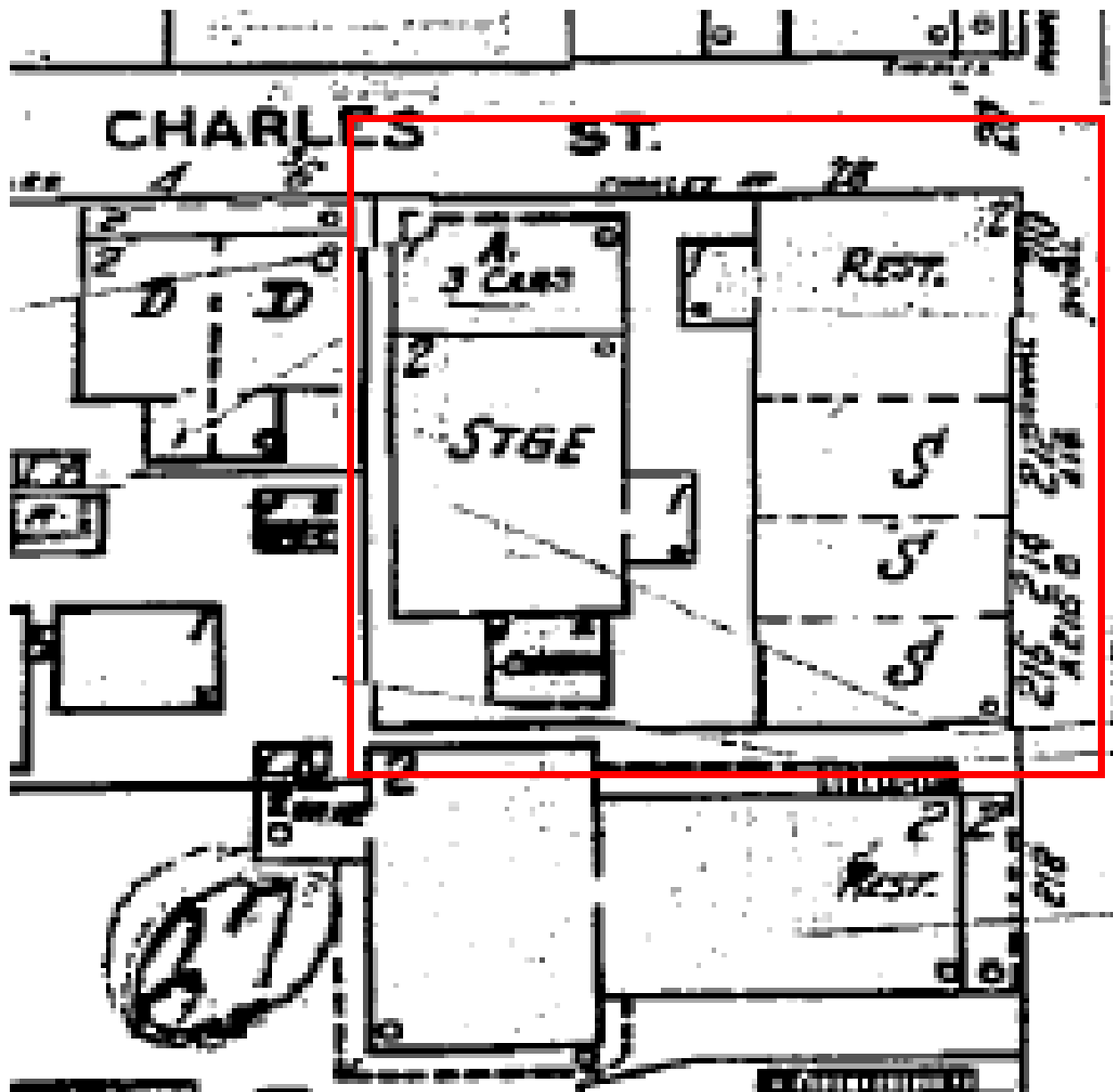
1899 Sanborn with the property at 210-216 Duval Street indicated in red. The structure fronting Duval is now a two-story mixed-use structure. The two-story dwelling fronting Charles Street at 428-430 (26-28) was a structure that was previously on site before the two-story building with the attached one-story garage was constructed.



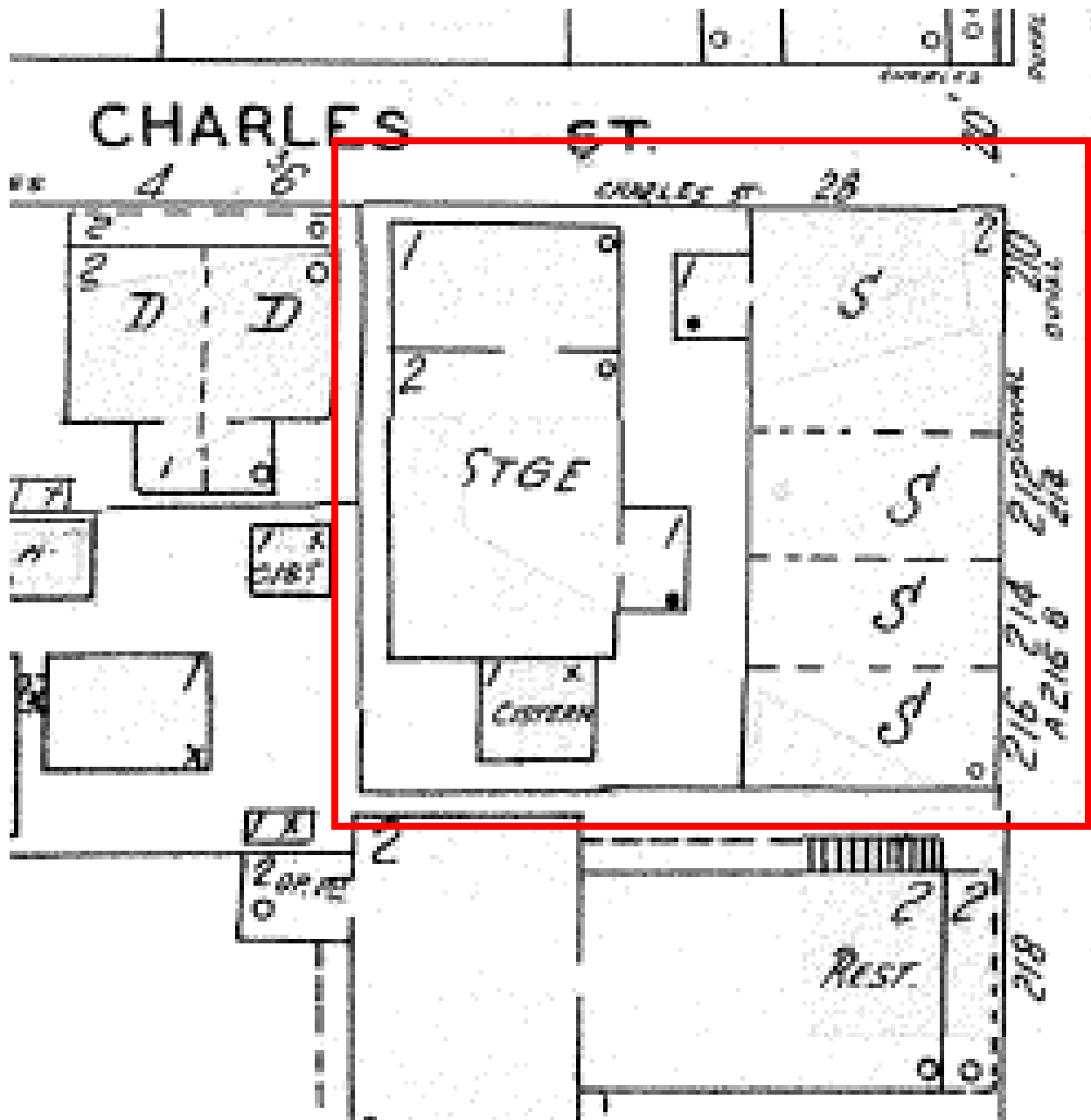
1912 Sanborn with the property at 210-216 Duval Street indicated in red. The two-story dwelling fronting Charles Street at 2-1 (428-430) was a structure that was previously on site before the two-story building with the attached one-story garage was constructed.



1926 Sanborn with the property at 210-216 Duval Street indicated in red. The two-story dwelling fronting Charles Street at 2-1 is gone.



1948 Sanborn with the property at 210-216 Duval Street indicated in red. The two-story building with the attached one-story garage shows for the first time. The garage had three bays, and the two-story structure was used for storage.



1962 Sanborn with the property at 210-216 Duval Street indicated in red.

PROJECT PHOTOS



Undated historic aerial. 210-216 Duval is indicated with a red arrow. The two-story dwelling fronting Charles Street (which was previously on site before the two-story building with the attached one-story garage) is indicated with a blue arrow.



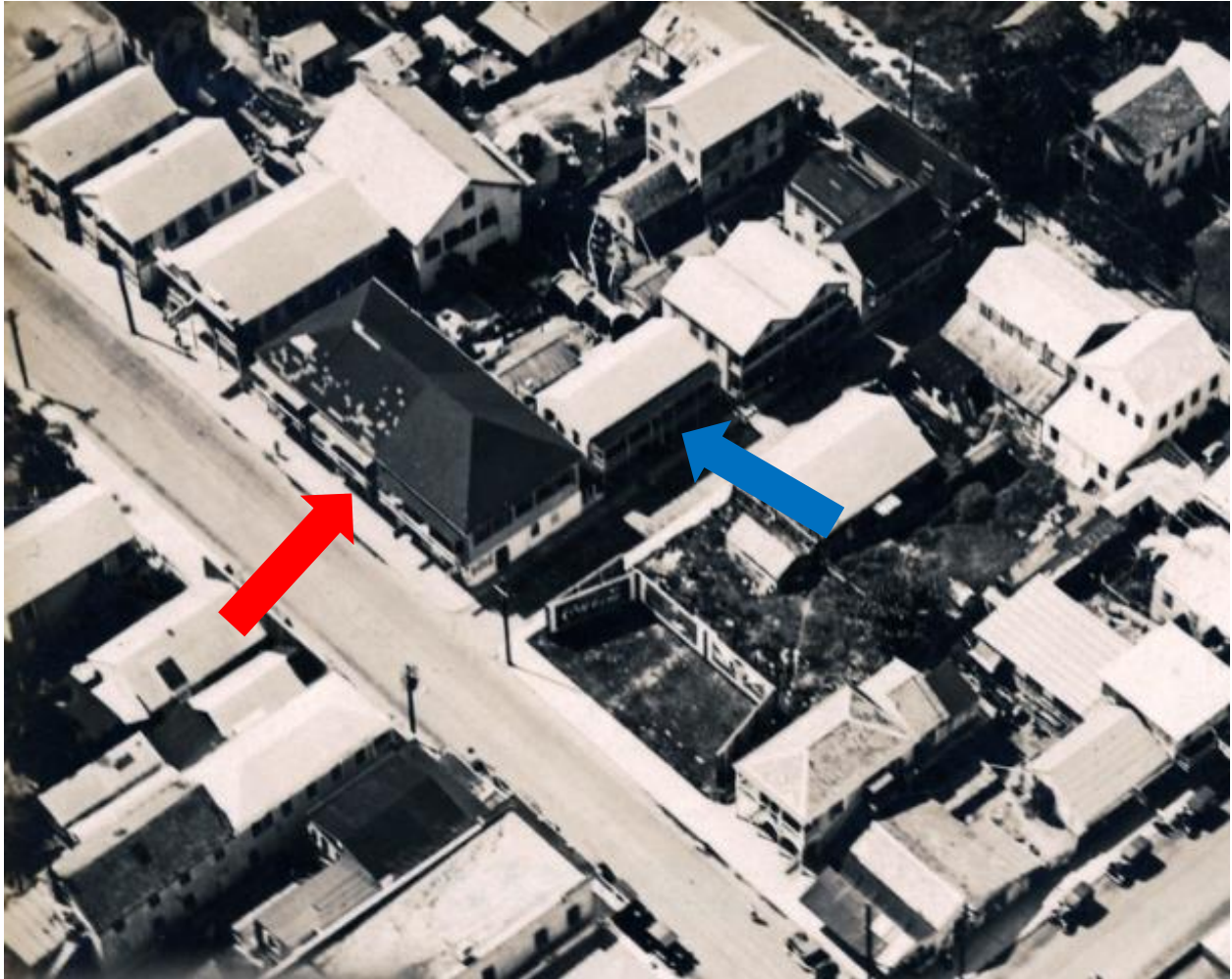
Historic photo circa 1900. 210-216 Duval is seen at the left indicated with a red arrow.



Historic photo circa 1909. 210-216 Duval is indicated with a red arrow.



Historic photo circa 1912. 210-216 Duval is seen at the bottom right idicated with a red arrow.



Historic photo circa 1930s. 210-216 Duval is indicated with a red arrow. The two-story dwelling fronting Charles Street (which was previously on site before the two-story building with the attached one-story garage) is indicated with a blue arrow.



Historic photo circa 1965.



Photo circa 1973.

HARC Application Photos 210-216 Duval St.

1. Front Elevation Photograph:



Harc Application for 210-216 Duval Street
Northstar Engineering

2. NW and SE on Duval St. Photograph:



3. Right/Left Neighboring building Photograph:



Right on Duval



Left on Duval

4. Charles Street Photograph:





Rear of Charles Street structure adjacent to 4 Charles Street



Rear of 210 Duval building



View looking down Charles



Smokin' Tuna Restaurant at 4 Charles

Harc Application for 210-216 Duval Street
Northstar Engineering

5. Across Duval St. Photograph:



6. Interior Photographs:



Inside garage facing Charles St



Charles Street structure rear wall adjacent to Smokin Tuna

SURVEY

PROPOSED DESIGN

SITE DATA

SITE ADDRESS: 210-216 DUVAL ST, KEY WEST, FL 33040
 RE: 00001420-000000
 ZONINGS: HRC-1
 FLOOD ZONE: AE6
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
 SECTION/TOWNSHIP/RANGE: 6-68-25
 LEGAL DESCRIPTION: KW PT LOTS 1&2 SCR 15 G64-440/11
 OCCUPANCY: ASSEMBLY A-3
 TYPE OF CONSTRUCTION: VB

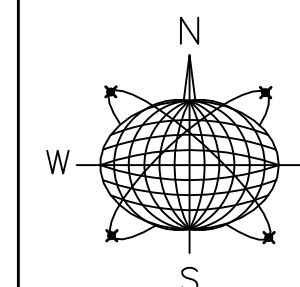
INDEX OF DRAWINGS

- SHEET CS-1 - COVER SHEET
- SHEET C-1 - PROPOSED SITE PLAN
- SHEET C-2 - ELEVATION LOCATION PLAN
- SHEET D-1 - INTERIOR AND FIRST FLOOR DEMOLITION PLAN
- SHEET D-2 - EXISTING ELEVATION AND DEMOLITION PLAN
- SHEET D-3 - EXISTING ELEVATION AND DEMOLITION PLAN
- SHEET A-1 - PROPOSED FIRST FLOOR PLAN
- SHEET A-1.1 - PROPOSED SECOND FLOOR PLAN
- SHEET A-2 - PROPOSED ELEVATIONS
- SHEET A-3 - PROPOSED ELEVATIONS
- SHEET A-4 - PROPOSED CHARLES STREET ELEVATION

HARC PLANS

210-216 DUVAL STREET

KEY WEST, FLORIDA 33040



Northstar Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #34715
 ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

COMMERCIAL REMODEL

210-216 DUVAL ST.
 KEY WEST, FL 33040

Drawn By: JT

Checked By: RJM

Project No. CS-1

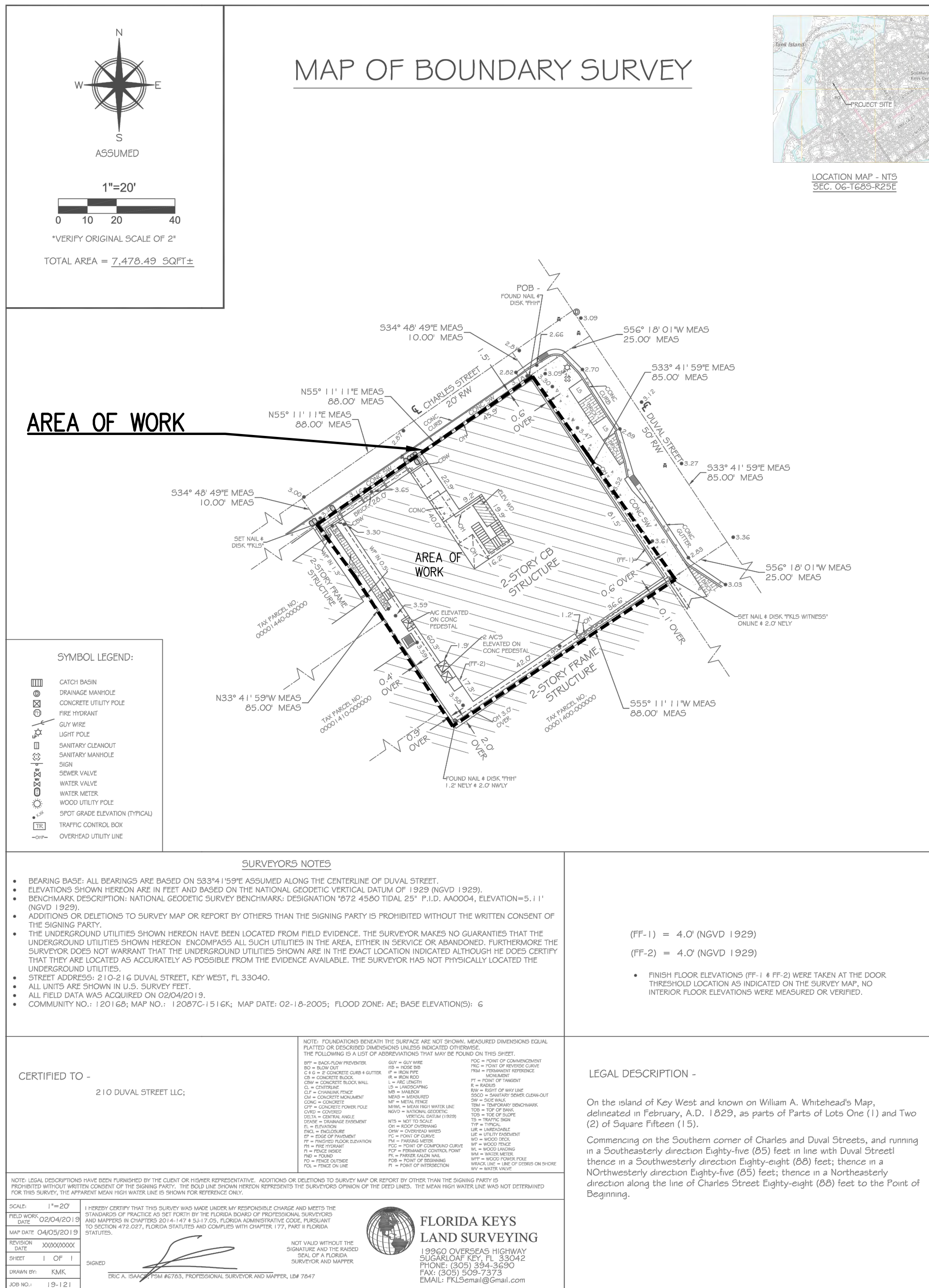
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Revisions:

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 COVER SHEET

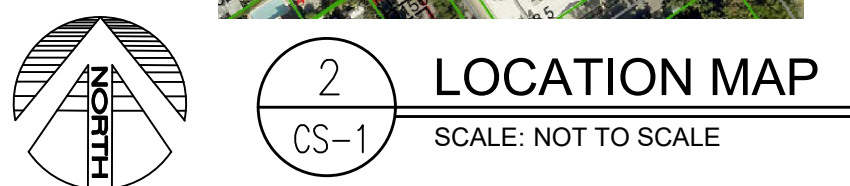
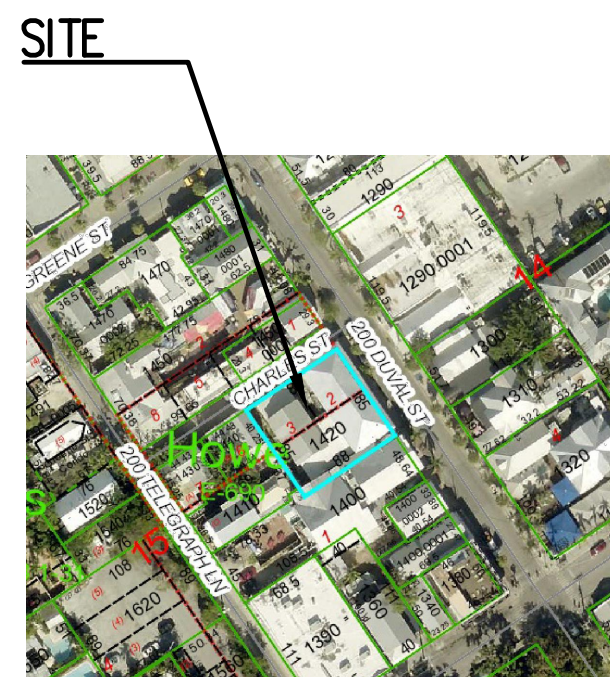
Sheet Number:
CS-1
 Date: JUNE 25, 2021



PROJECT DATA					
RE NO.	PROPOSED (COVERED AREA)	EXISTING	REQUIRED	VARIANCE REQUESTED	
RE NO.	00001420-000000				
SETBACKS:					
FRONT	NO CHANGE	0'	0'	NONE	
STREET SIDE	NO CHANGE	0'	0'	NONE	
SIDE	NO CHANGE	1'-4"	2.5'	YES (GRANTED)	
REAR	NO CHANGE	7'-8"	10'	YES (GRANTED)	
LOT SIZE	NO CHANGE	7,478.5 SQ. FT.		4000 SQ FT MIN	NONE
BUILDING COVERAGE	6,776 SQ. FT.	90.6%	5,945.9 SQ. FT.	79.5%	50% MAX YES (GRANTED)
FLOOR AREA	5,384 SQ. FT.	0.72	5,310.4 SQ. FT.	0.71	1.0 NONE
BUILDING HEIGHT	NO CHANGE	22'-2"		35' MAX	NONE
IMPERVIOUS AREA	6838.1 SQ. FT.	91%	6,687.5 SQ. FT.	89%	70% MAX YES (GRANTED)
OPEN SPACE	452.2 SQ. FT.	6%	635 SQ. FT.	8%	20% MIN YES (GRANTED)

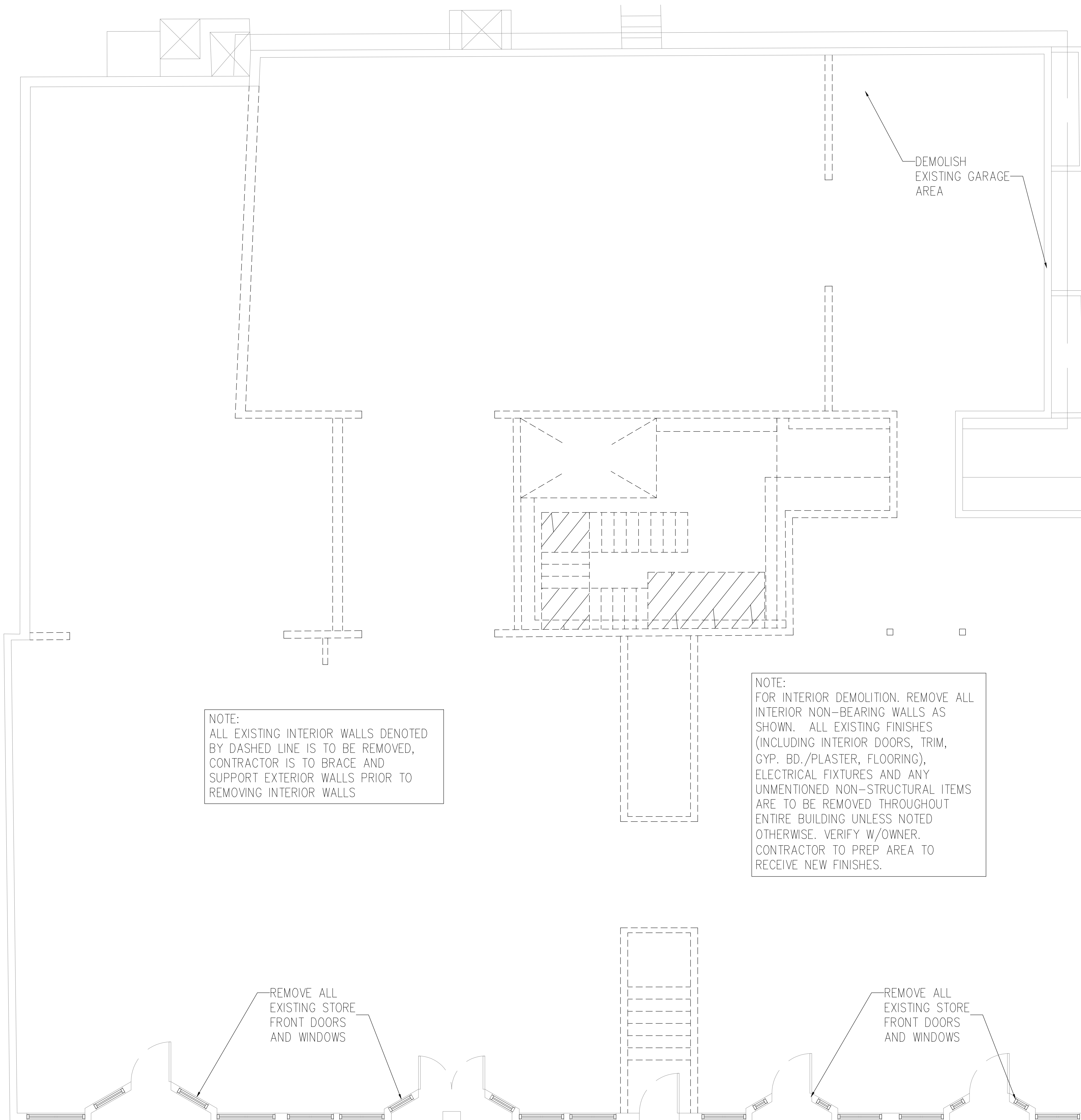
VARIANCE GRANTED AND MAJOR DEVELOPMENT PLAN APPROVED AT 6.17.21 PLANNING BOARD MEETING.

- SCOPE OF WORK:**
- DEMOLISH INTERIOR WALLS AND 2ND FLOOR FLOORING.
 - DEMOLISH SINGLE STORY FRONT PORTION OF BUILDING ON CHARLES ST.
 - REMOVE REAR PORTION OF ANGLED ROOF OF CHARLES ST TO RAISE TO APPROXIMATELY 12'-3".
 - ADD NEW DECK OVER REAR PORTION OF CHARLES ST. BUILDING.
 - ADD (2) NEW STAIRCASES ACCESSED FROM CHARLES ST.
 - REBUILD THE FRONT OF THE CHARLES STREET BUILDING.
 - REMODEL INTERIOR OF GROUND FLOOR INTO RESTAURANT.
 - NEW KITCHEN, BAR, AND BATHROOMS.
 - REMODEL SECOND FLOOR OF DUVAL BUILDING INTO TWO (2) APARTMENTS.
 - REMODEL SECOND FLOOR OF CHARLES STREET BUILDING INTO (2) APARTMENTS.
 - NEW HVAC SYSTEM, POWER AND LIGHTING.

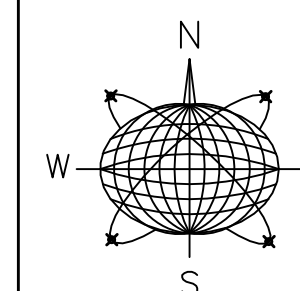


1 SURVEY
 CS-1 SCALE: NOT TO SCALE





1
D-1
DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THIS BLOCK.

RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL REMODEL

210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

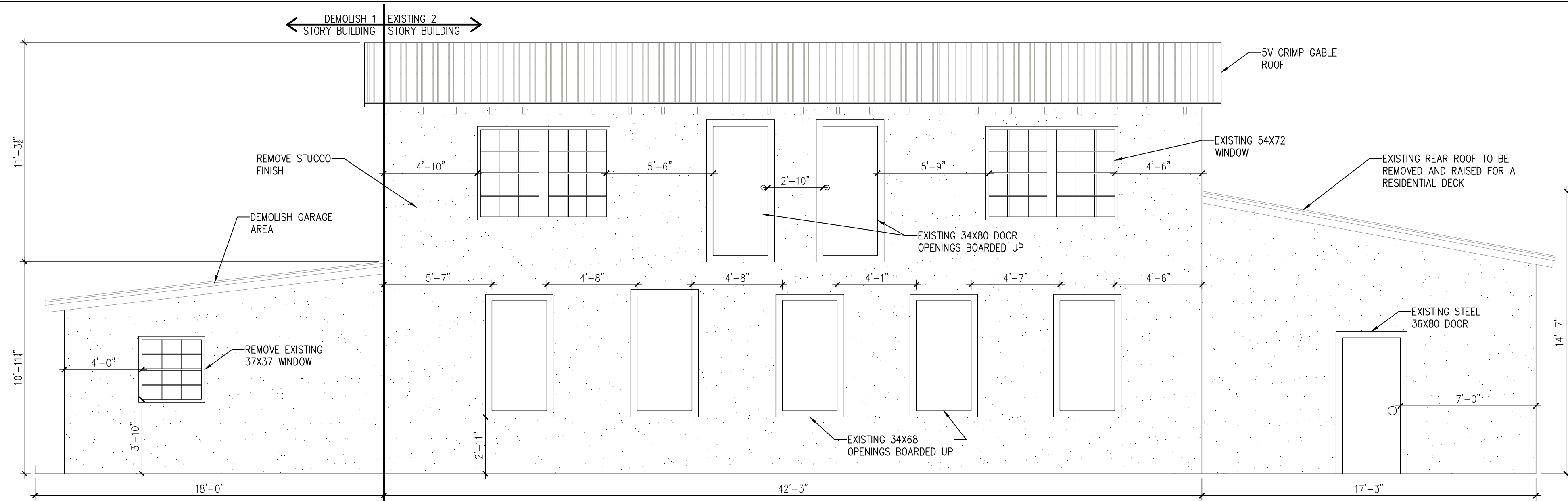
Revisions:

Title:
INTERIOR
DEMOLITION
PLAN

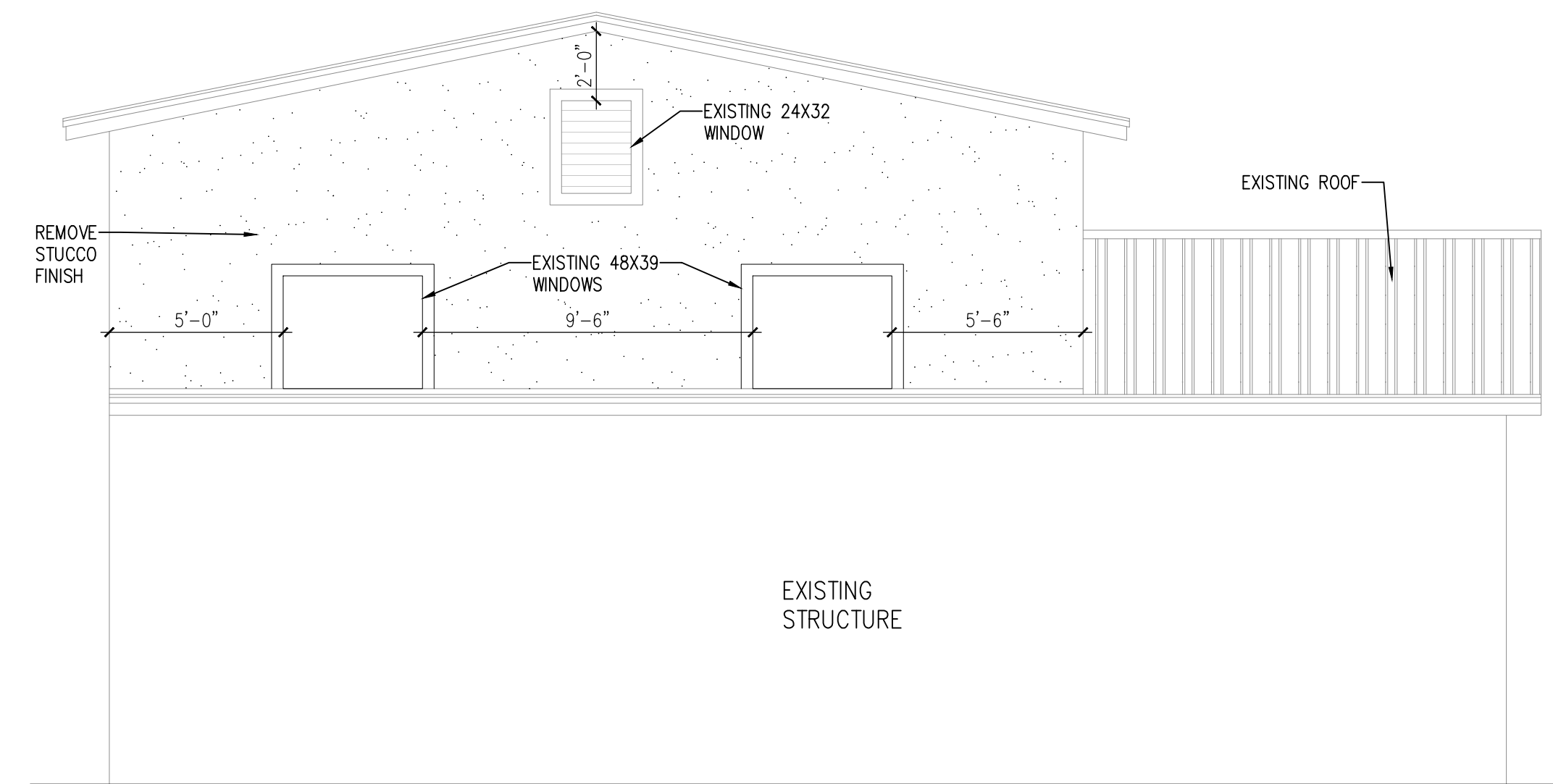
Sheet Number:

D-1

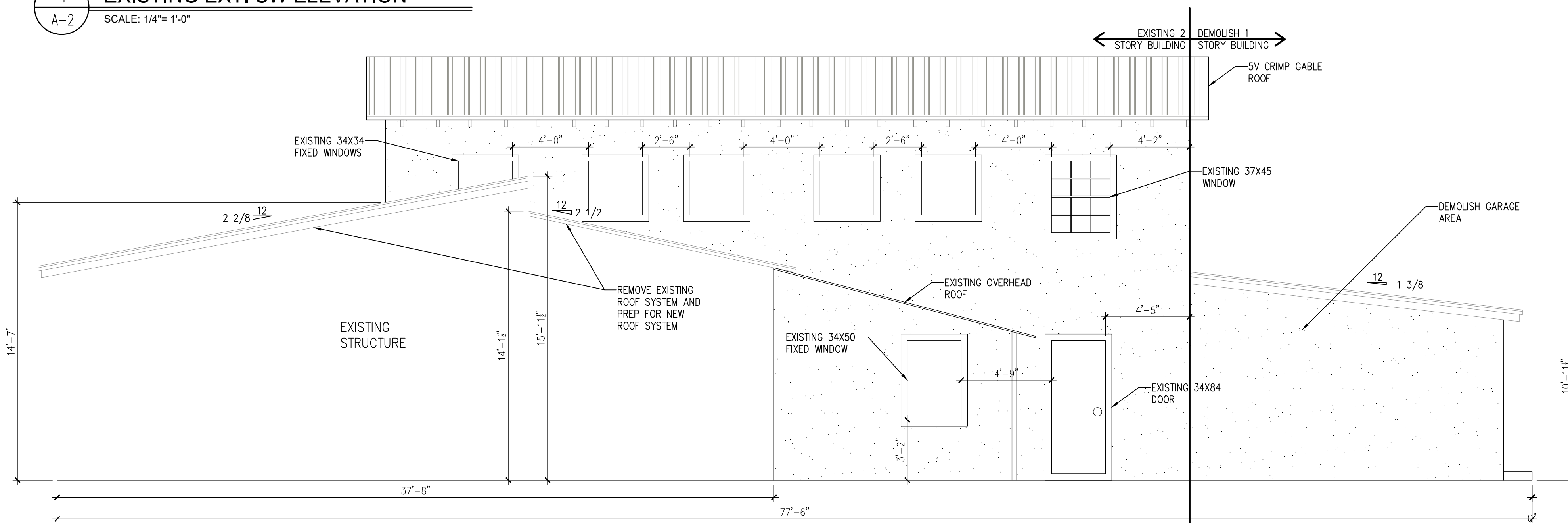
Date: JUNE 25, 2021



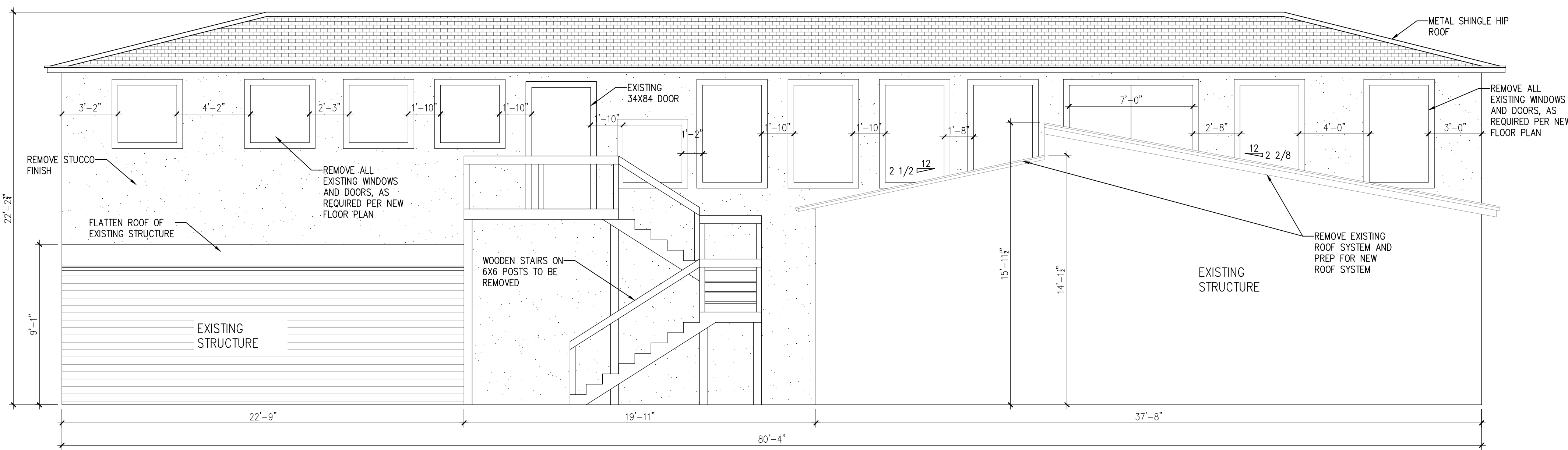
1 EXISTING EXT. SW ELEVATION
SCALE: 1/4"= 1'-0"



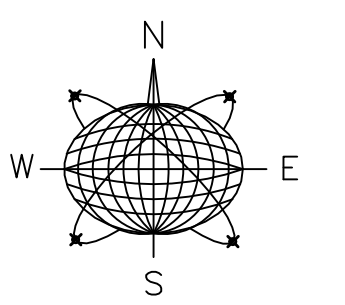
4 EXISTING SE ELEVATION
SCALE: 1/4"= 1'-0"



2 EXISTING INT. SW ELEVATION
SCALE: 1/4"= 1'-0"



3 EXISTING INT. NE ELEVATION
SCALE: 1/4"= 1'-0"



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
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ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
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General Notes:

COMMERCIAL REMODEL

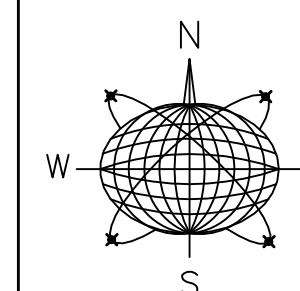
210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
EXTERIOR
DEMOLITION
PLAN

Sheet Number:
D-2
Date: JUNE 25, 2021



Northstar Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #34715
 ph:305-481-0400

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

COMMERCIAL REMODEL

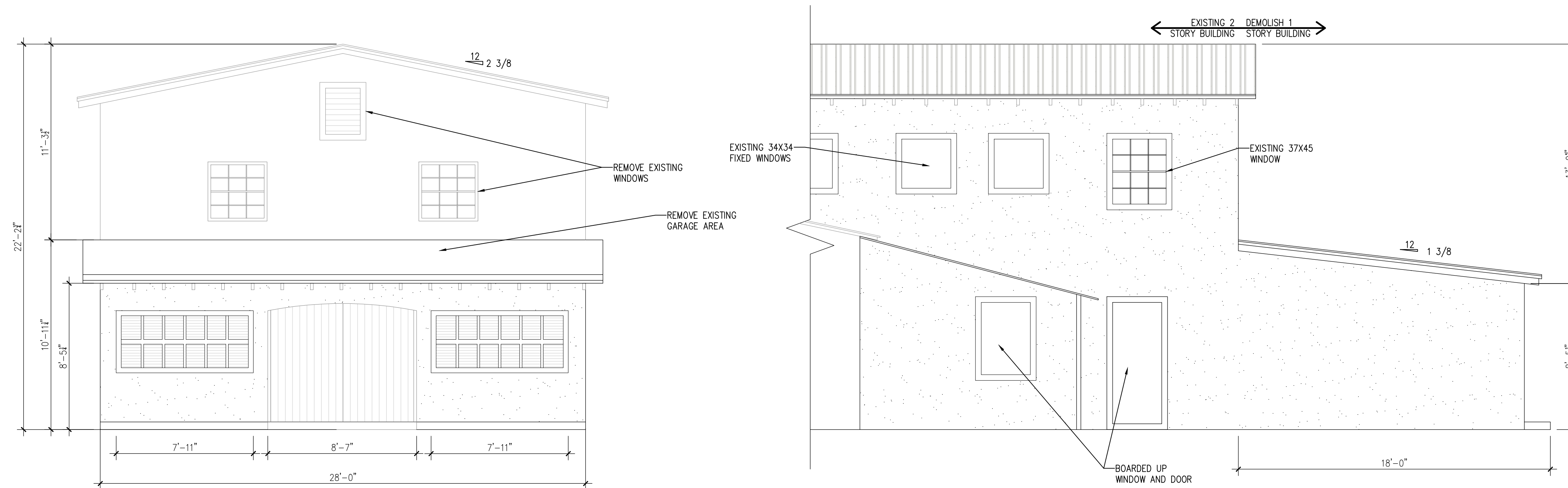
210-216 DUVAL ST.
 KEY WEST, FL 33040

Drawn By: JT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

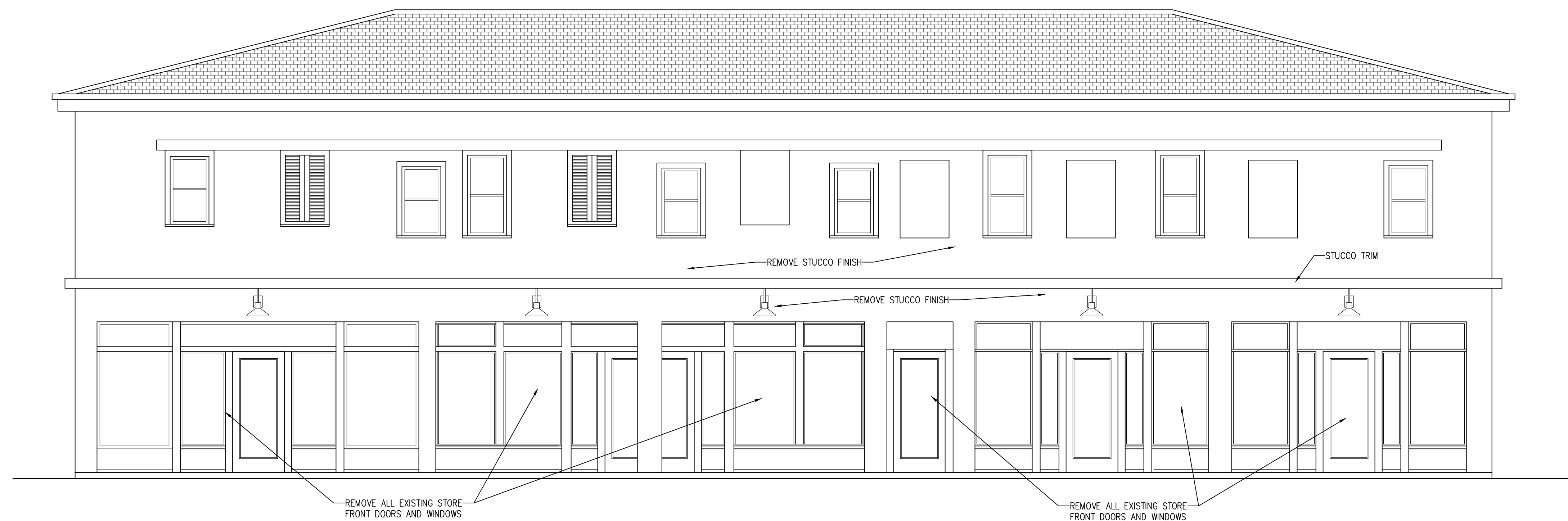
Revisions:

Title:
 EXTERIOR
 EXISTING
 ELEVATION

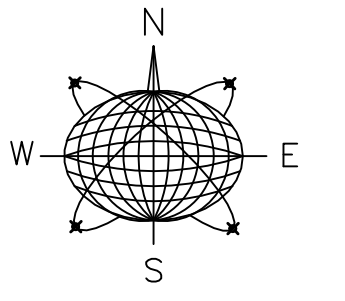
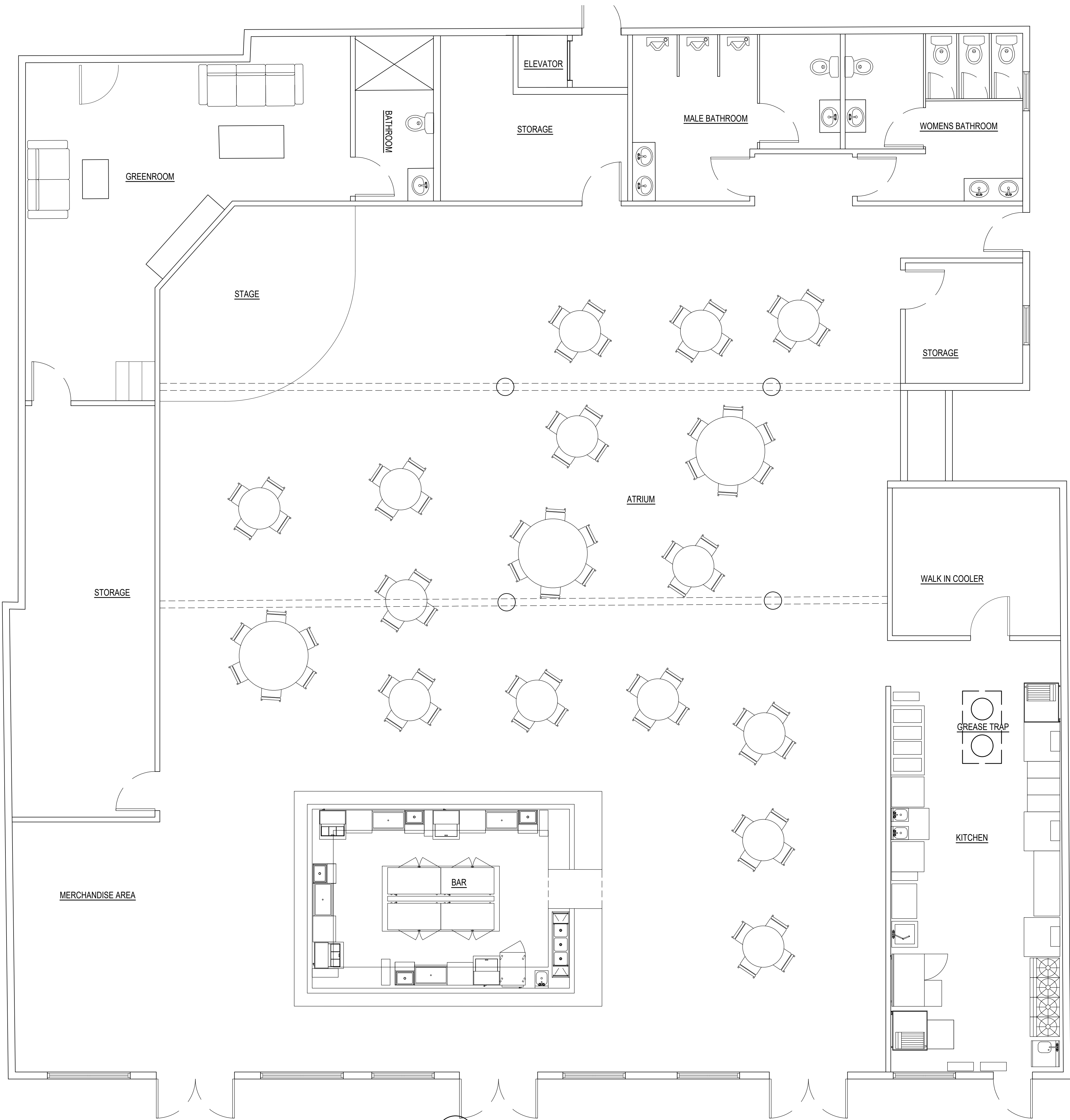
Sheet Number:
D-3
 Date: JUNE 25, 2021



1 EXISTING CHARLES ST. ELEVATION
 D-3 SCALE: 1/4" = 1'-0"



1 DUVAL ST. ELEVATION DEMOLITION PLAN
 D-3 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph.305-293-3263 fax.293-4899

Seal:

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 RICHARD J. MILELLI
 PE #58315

General Notes:

COMMERCIAL REMODEL

210-216 DUVAL ST.
 KEY WEST, FL 33040

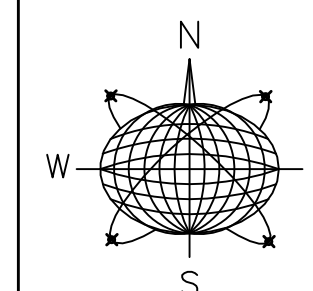
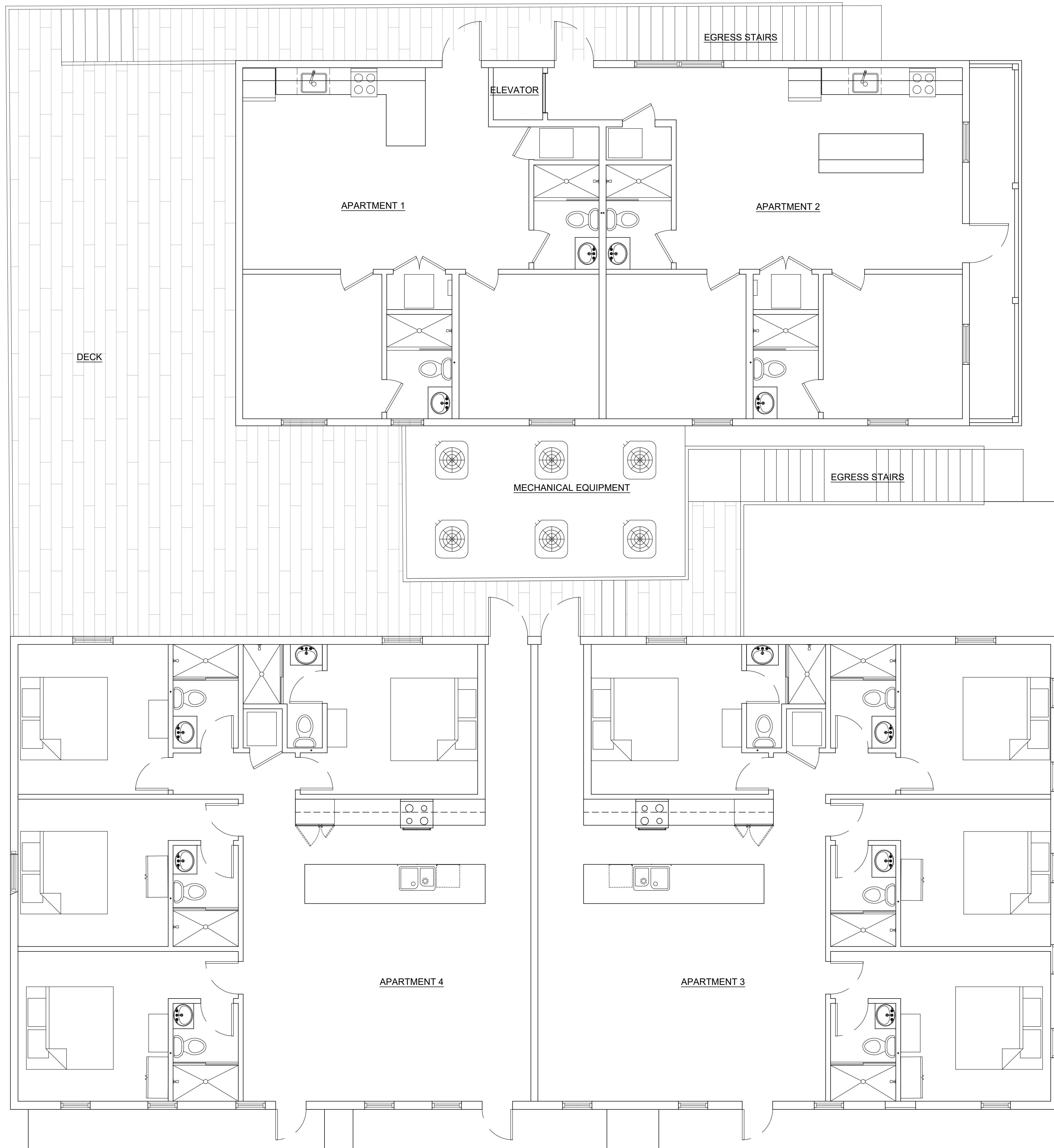
Drawn By: JT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
PROPOSED FLOOR PLAN

Sheet Number:
A-1
 Date: DECEMBER 10, 2020

1
 A-1
PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"



Northstar Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #34715
 ph:305-481-0400

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COMMERCIAL REMODEL
 210-216 DUVAL ST.
 KEY WEST, FL 33040

Drawn By: JT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
SECOND FLOOR PLAN

Sheet Number:
A1.1
 Date: JUNE 25, 2021

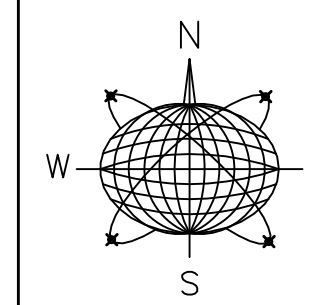
1 SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



2 PROPOSED CHARLES ST. ELEVATION
SCALE: 1/4"= 1'-0"



1 PROPOSED DUVAL ELEVATION
SCALE: 1/4"= 1'-0"



Northstar Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

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SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

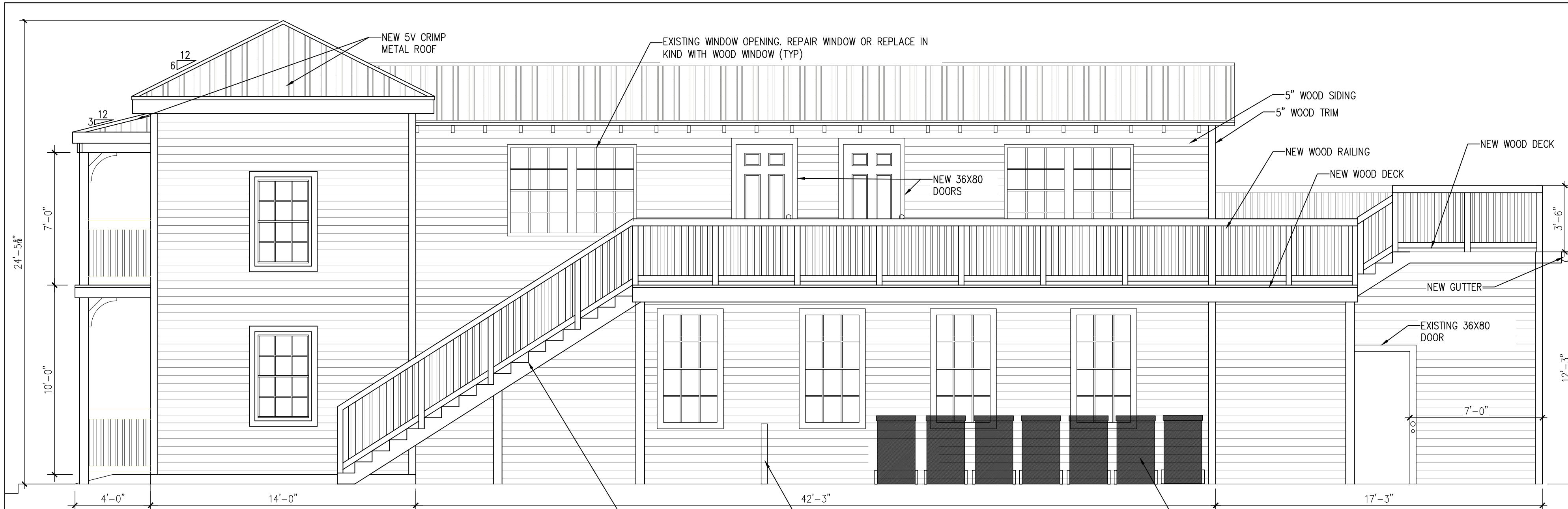
COMMERCIAL REMODEL
210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT Checked By: RJM
Project No. Scale: AS NOTED
AutoCad File No.

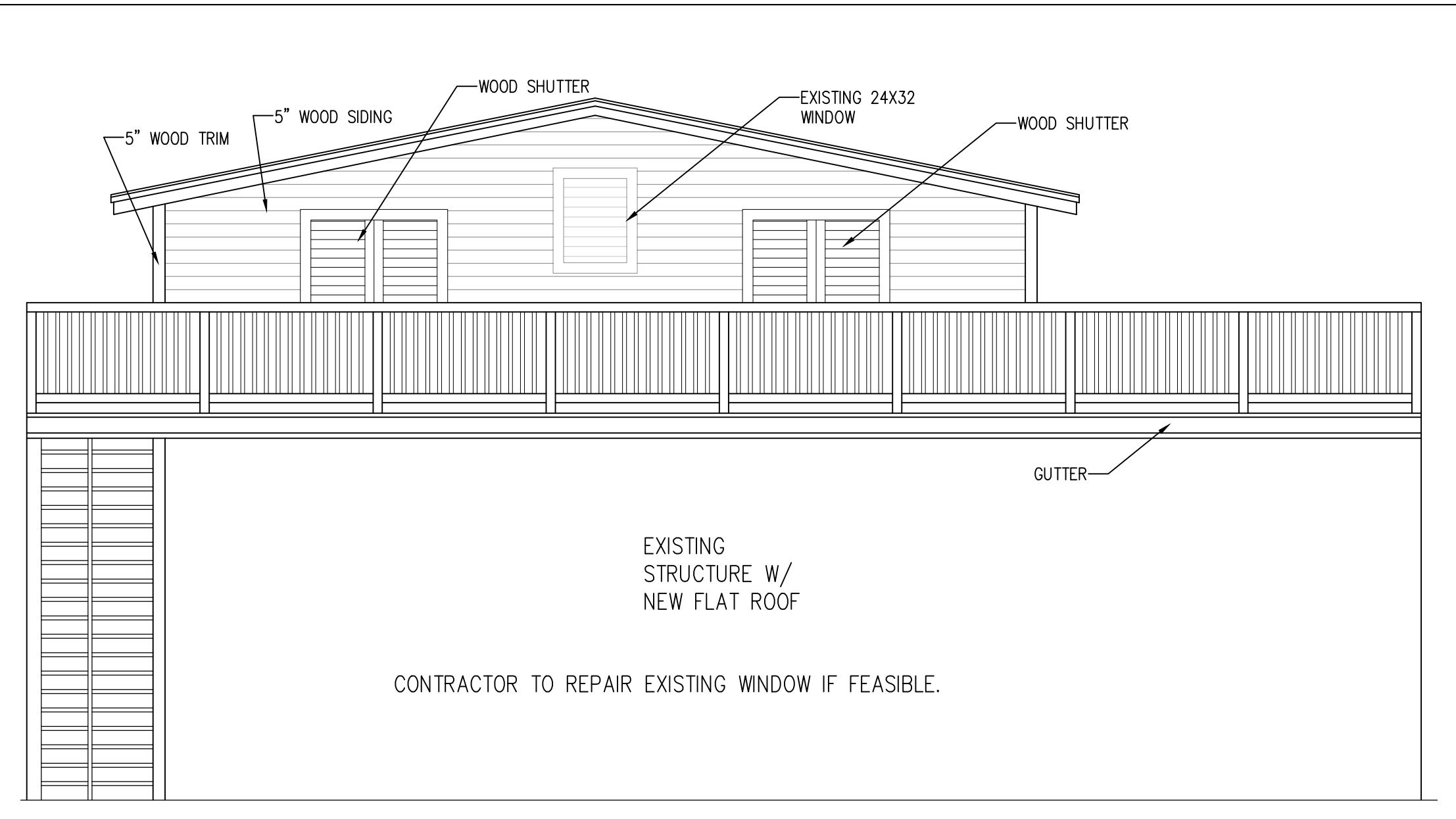
Revisions:

No.	Description

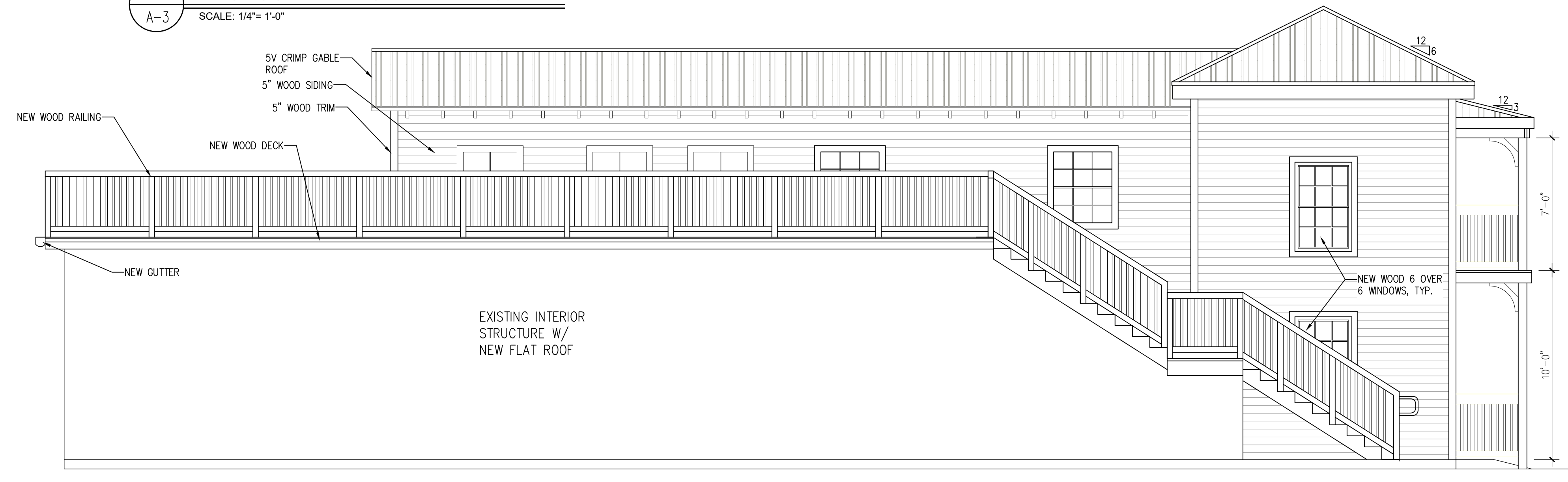
Title:
EXISTING ELEVATION
Sheet Number:
A-2
Date: JUNE 25, 2021



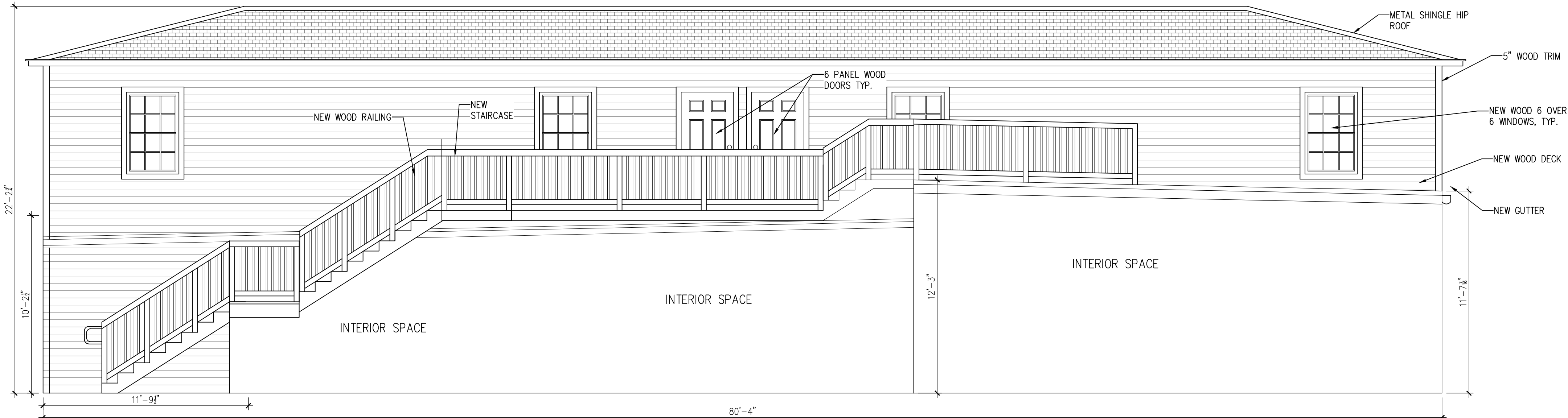
1 **PROPOSED EXT. SW ELEVATION**
SCALE: 1/4"= 1'-0"



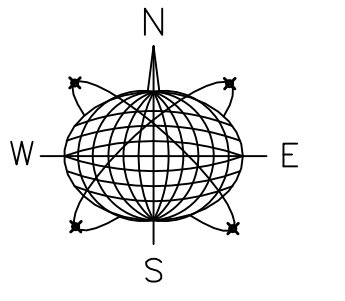
4 **PROPOSED SE ELEVATION**
SCALE: 1/4"= 1'-0"



2 **PROPOSED INT. SW ELEVATION**
SCALE: 1/4"= 1'-0"



3 **PROPOSED INT. NE ELEVATION**
SCALE: 1/4"= 1'-0"



Northstar Engineering LLC
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Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0400

Seal:

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RICHARD J. MILELLI
PE #58315

General Notes:

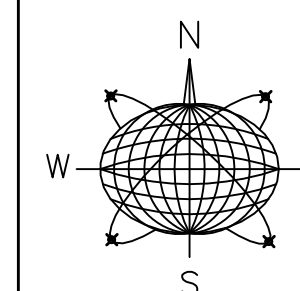
COMMERCIAL REMODEL
210-216 DUVAL ST.
KEY WEST, FL 33040

Drawn By: JT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
PROPOSED ELEVATION

Sheet Number:
A-3
Date: JUNE 25, 2021



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COMMERCIAL REMODEL
 210-216 DUVAL ST.
 KEY WEST, FL 33040

Drawn By: JT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
**PROPOSED
 CHARLES
 STREET
 ELEVATION**

Sheet Number:
A-4
 Date: JUNE 25, 2021



4 AND 6 CHARLES STREET

1
 A-4 **PROPOSED CHARLES STREET ELEVATION**
 SCALE: 3/16" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 28, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN – NEW MIXED-USE STRUCTURE ON CHARLES STREET. NEW STAIRS AND ROOF DECK. INFILL EXTERIOR SPACE BETWEEN DUVAL STREET AND CHARLES STREET STRUCTURE. NEW STOREFRONT ON DUVAL STREET. DEMOLITION OF HISTORIC ONE-STORY GARAGE STRUCTURE ON CHARLES STREET.

#210-216 DUVAL STREET

Applicant – Rick Milelli Application #H2020-0042

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.

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 Kathleen McDonald, 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: 210-216 Duval Street on the 13th day of July, 2021.

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 July 28th, 2021.

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 2020-0042.

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

Signed Name of Affiant:

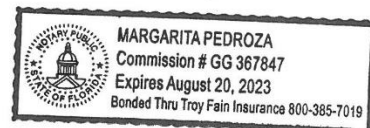
Kathleen McDonald
Date: 7/13/2021
Address: 1300 white street
City: Key west
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 13th day of July, 2021.

By (Print name of Affiant) Kathleen McDonald who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Margarita Pedroza
Print Name: Margarita Pedroza
Notary Public - State of Florida (seal)
My Commission Expires: 08/23







Public Meeting Notice

Public Meeting Notice: The Board of Planning and Zoning Ordinance is holding a public meeting to discuss the proposed development plan for the site located at 12345 Main Street, Suite 100, Charlotte, NC 28203. The meeting will be held on Thursday, June 15, 2023, at 7:00 PM. The meeting will be held in the Board Room, 12345 Main Street, Suite 100, Charlotte, NC 28203. The meeting will be open to the public and anyone interested in the project. The meeting will be held in the Board Room, 12345 Main Street, Suite 100, Charlotte, NC 28203. The meeting will be open to the public and anyone interested in the project.

PLANNING AND ZONING BOARD

12345 MAIN STREET, SUITE 100, CHARLOTTE, NC 28203

THURSDAY, JUNE 15, 2023, 7:00 PM

BOARD ROOM, 12345 MAIN STREET, SUITE 100, CHARLOTTE, NC 28203

AGENDA

1. PUBLIC COMMENT

2. BOARD REPORT

3. BOARD ACTION

4. ADJOURN



PROPERTY APPRAISER INFORMATION



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 00001420-000000
 Account# 1001449
 Property ID 1001449
 Millage Group 10KW
 Location Address 210-216 DUVAL ST, KEY WEST
 Legal Description KW PT LOTS 1&2 SQR 15 G64-440/41 OR729-311 OR971-642/45 OR1516-1205/06 OR2071-1603
 (Note: Not to be used on legal documents.)
 Neighborhood 32010
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



AK 1001449 210-216 DUVAL STREET 6/29/2012

Owner

210 DUVAL STREET LLC
 PO Box 2068
 Key West FL 33045

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$789,399	\$834,507	\$752,977	\$783,503
+ Market Misc. Value	\$989	\$989	\$989	\$1,035
+ Market Land Value	\$2,858,856	\$3,063,060	\$3,029,026	\$3,029,026
= Just Market Value	\$3,649,244	\$3,898,556	\$3,782,992	\$3,813,564
= Total Assessed Value	\$3,649,244	\$3,898,556	\$3,782,992	\$3,813,564
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,649,244	\$3,898,556	\$3,782,992	\$3,813,564

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	7,480.00	Square Foot	85	88

Commercial Buildings

Style	1 STY STORE-A//11A			
Gross Sq Ft	7,447			
Finished Sq Ft	7,323			
Perimeter	0			
Stories	2			
Interior Walls				
Exterior Walls	MIN WOOD SIDING			
Quality	400 ()			
Roof Type				
Roof Material				
Exterior Wall1	MIN WOOD SIDING			
Exterior Wall2				
Foundation				
Interior Finish				
Ground Floor Area				
Floor Cover				
Full Bathrooms	0			
Half Bathrooms	0			
Heating Type				
Year Built	1918			
Year Remodeled				
Effective Year Built	1997			
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLGOR LIV AREA	7,323	7,323	0
OJU	OP PR UNFIN UL	40	0	0
OPF	OP PRCH FIN LL	84	0	0
TOTAL		7,447	7,323	0

Style	WAREHOUSE/MARINA B /48B			
Gross Sq Ft	2,836			
Finished Sq Ft	2,836			
Perimeter	0			
Stories	2			
Interior Walls				

Exterior Walls AB AVE WOOD SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1928
 Year Remodeled
 Effective Year Built 1997

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,836	2,836	0
TOTAL		2,836	2,836	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1991	1992	1	70 SF	1
WALL AIR COND	1992	1993	1	1 UT	1
FENCES	2000	2001	1	108 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/27/2004	\$3,325,000	Warranty Deed		2071	1603	Q - Qualified	Improved

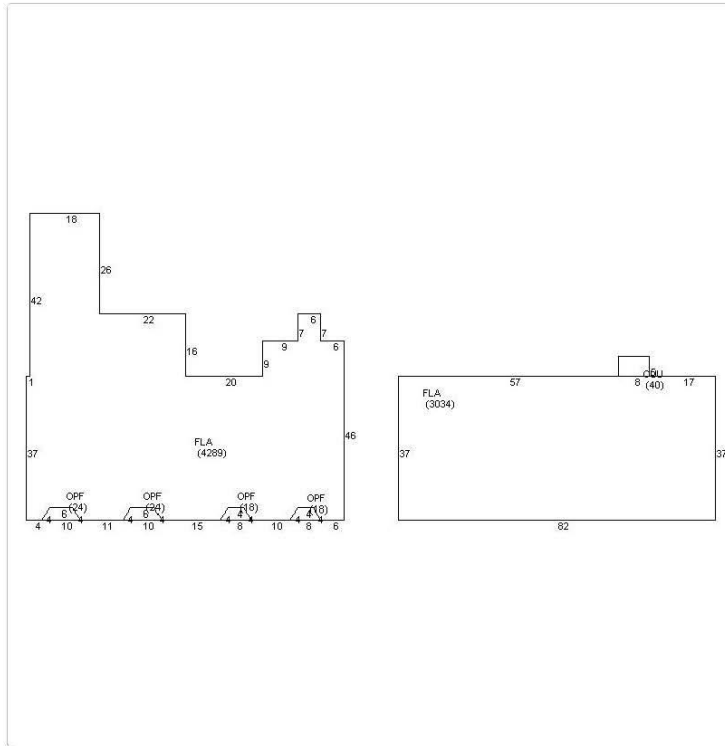
Permits

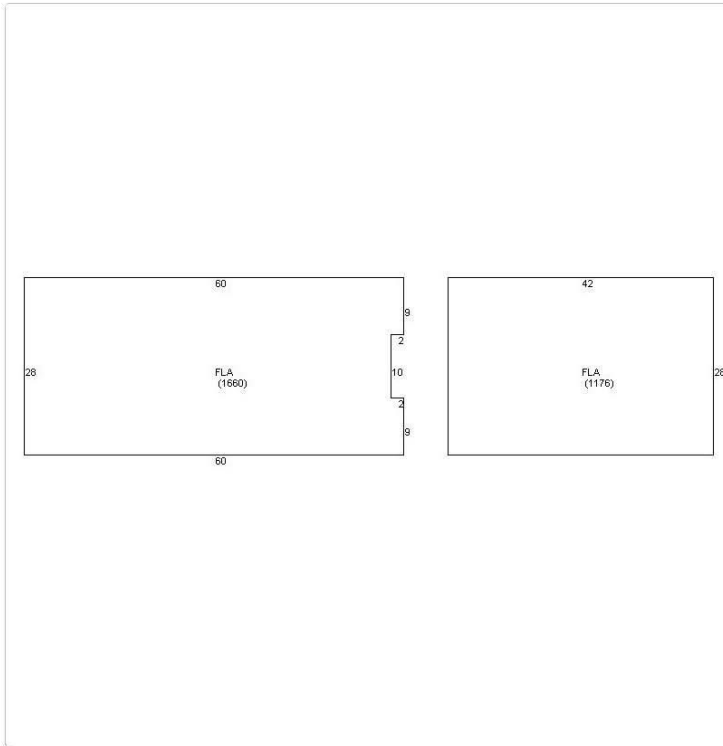
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-1494	5/29/2020		\$3,500	Commercial	MINOR EXPLORATORY SELECTIVE INTERIOR DEMOLITION, MINOR EXPOSURE OF BUILDING COMPONENTS.
15-1841	12/30/2015	5/7/2017	\$10,887	Commercial	MAINTENANCE AND PAINT 1900SF OF VICTORIAN SHINGLE ROOFING.
15-2618	7/1/2015		\$2,000	Commercial	ROUGH AND SET FIXTURES 1 TOILET, 1 LAV TIE-IN EXISTING WATER DRAIN 1-FLOOR DRAIN.
14-4666	10/16/2014	10/15/2016	\$10,000	Commercial	REPAIR EXISTING STORE FRONTS, 2nd FLOOR WINDOW SILLS, PAINT TO MATCH EXISTING. *NEED FILE NOTICE OF COMMENCEMENT**
14-4049	8/29/2014	5/14/2017	\$10,295	Commercial	INSTALL 900 S.F. OF GALVALUME V-CRIMP METAL ROOFING ON REAR ROOF. INSTALL A LAYER OF 1/2" COX PLYWOOD.
12-2534	7/16/2012	12/31/2012	\$2,800	Commercial	CHANGE OUT A 5-TON CONDENSER.
10-1637	6/1/2010		\$4,200	Commercial	INSTALL 600SF OF WHITE SINGLE PLY ROOFING.
09-00003619	10/23/2009		\$3,678	Commercial	ROOFING
05-4810	11/1/2005	11/2/2005	\$2,400	Commercial	*****HURRICANE DAMAGE***** DEMO INTERIOR ONLY
05-2852	7/7/2005	11/2/2005	\$1,000	Commercial	REPLACE 200 AMP PANEL WITH 42 BREAKERS
04/0598	2/27/2004	10/6/2004	\$500	Commercial	ELECTRIC
03-2834	8/20/2003	10/3/2003	\$1,900	Commercial	REPAIR EXTERIOR
0102213	6/7/2001	11/16/2001	\$1,445	Commercial	4 SQS ASPHALT SHINGLES
0000012	1/26/2000	7/14/2000	\$10,000	Commercial	FACADE AND FENCE
9803441	12/2/1998	11/3/1999	\$20,000	Commercial	RENOVATIONS/SHUTTERS
9802387	8/21/1998	1/1/1999	\$5,000	Commercial	INTERIOR WORK ONLY
9802529	8/19/1998	1/1/1999	\$3,000	Commercial	INTERIOR WORK ONLY
9802387	8/13/1998	1/1/1999	\$5,000	Commercial	INTERIOR WORK ONLY
9802039	7/10/1998	1/1/1999	\$3,500	Commercial	INSTALL 5 AIR CURTAINS
9701264	4/1/1997	7/1/1997	\$900	Commercial	PAINT ROOF
9603452	8/1/1996	11/1/1996	\$4,500	Commercial	MECHANICAL
9602584	6/1/1996	11/1/1996	\$175	Commercial	PAINTING
B950730	3/1/1995	11/1/1995	\$325	Commercial	REPL. ENTRANCE DOOR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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Version 2.3.132