



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: October 28, 2025

Applicant: Ana Maximciuc

Application Number: C2025-0090

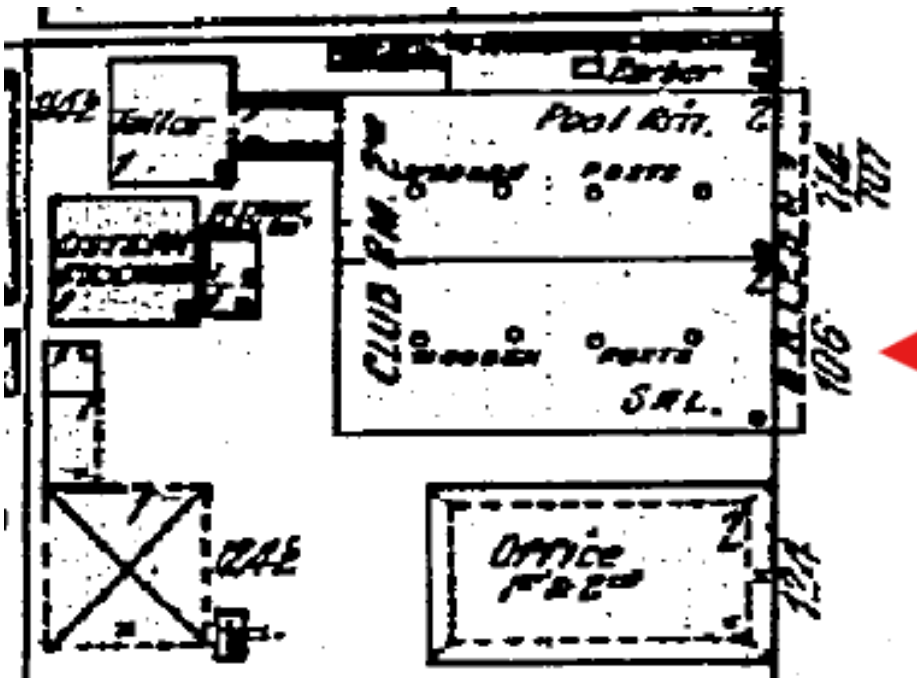
Address: 122 Duval Street

Description of Work:

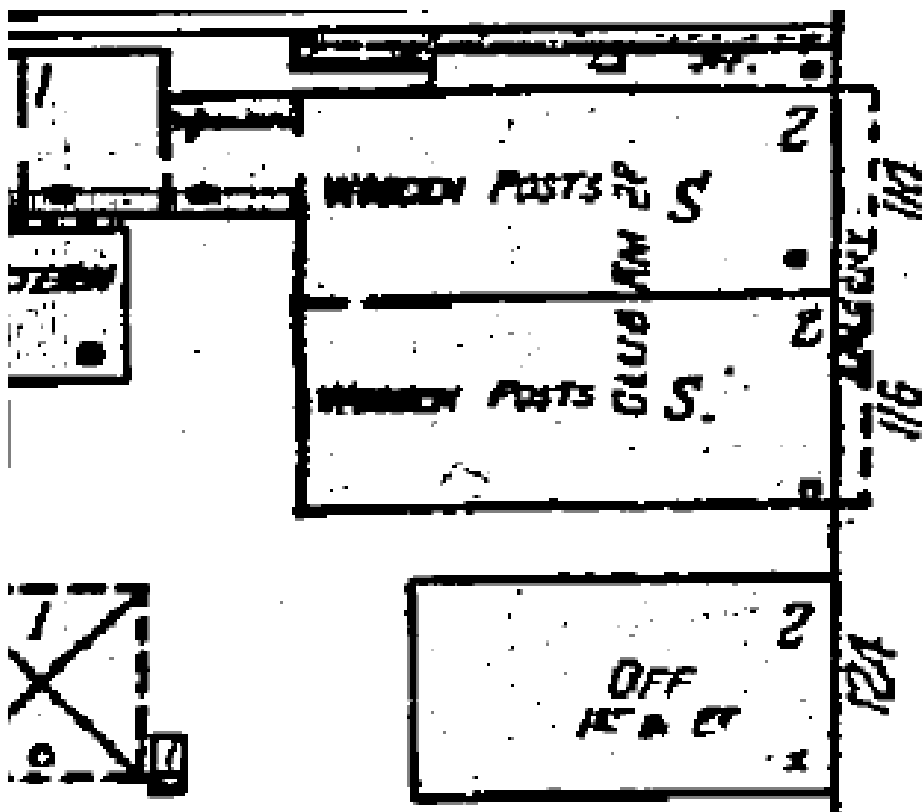
After the fact - New outdoor display for one t-shirt rack.

Site Facts:

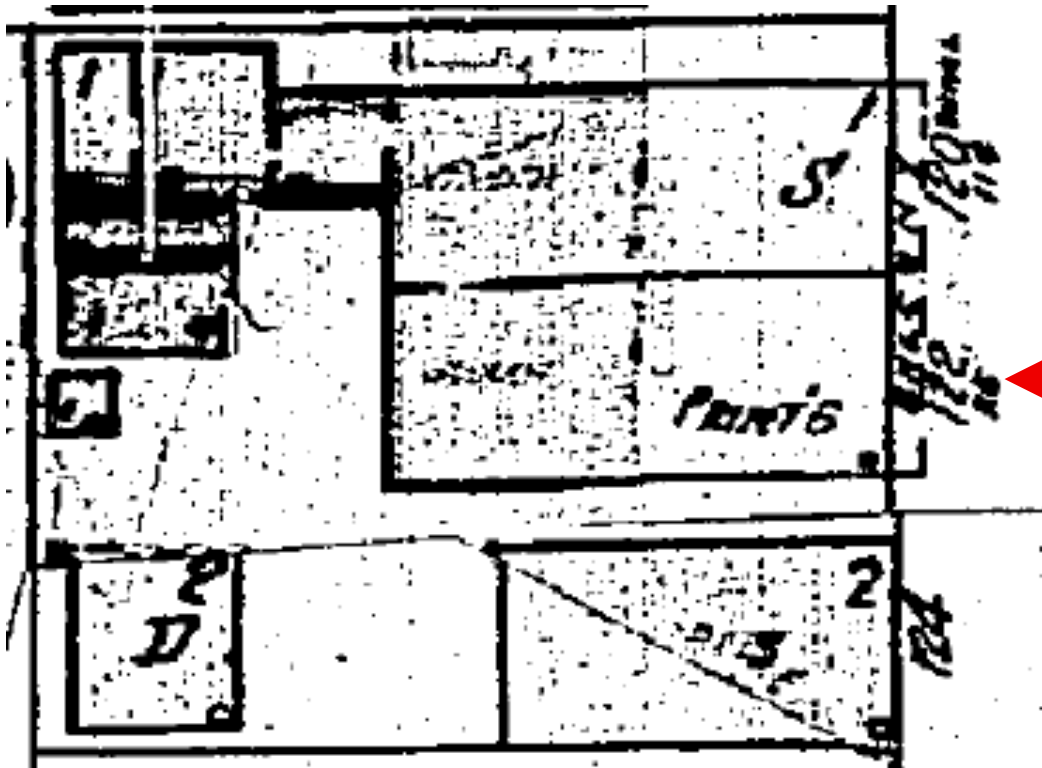
The business under review is located in a large one-story commercial non-contributing building that contains multiple retail units. The structure was built in 1913 according to Property Appraiser's website and is not listed in the City's Historic Architectural Survey. However, the structure is first visible on the 1912 Sanborn map.



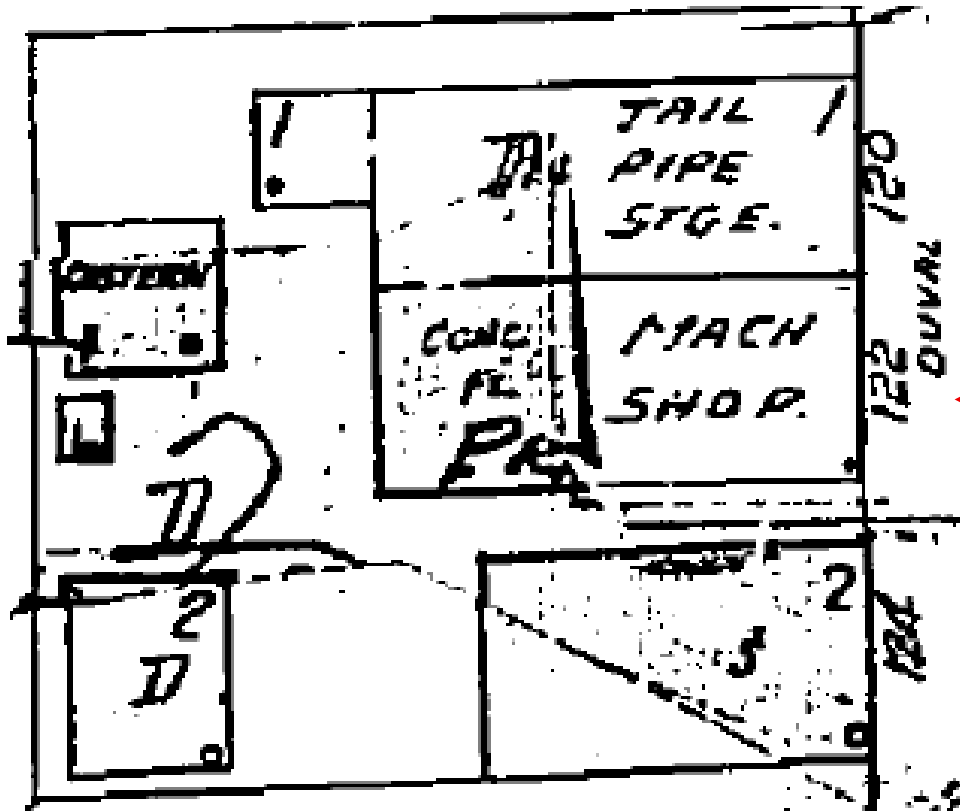
1912 Sanborn Map



1926 Sanborn Map



1946 Sanborn Map



1962 Sanborn Map

Ordinance Cited on Review:

- Section 106-52- Exceptions of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness under review is an after-the-fact request for a sixty-month exception outdoor display. The proposed display consists of one t-shirt rack to be placed within the recessed storefront area. The recessed area measures approximately 5 feet 2 inches in depth, and the adjacent public sidewalk measures approximately 15 feet 10 inches in width. The t-shirt racks will be setback from the sidewalk approximately 3 feet.



Proposed location of new outdoor display.

Section 106-52 (1) and (2) establishes the criteria to review an exception for outdoor display.

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the historic architectural review commission. The criteria to consider an application shall be:

- (1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space or area specifically designed and permitted for use by outdoor merchants.

The outdoor display will be installed in the recessed portion of the storefront.

- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.

The merchandise to be displayed has a low visual impact and consistent with nearby retail uses. The merchandise, although associated with the name of the store, will have no adverse effect on the building or surrounding neighborhood.

- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

The merchandise is relatively small scale in relation to the building and architectural components and will be setback from the sidewalk approximately 3 feet, minimizing visibility from the public right-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture that contributes to the historical fabric or visual character of the neighborhood is obscured by the exception.

The building where the merchandise will be displayed was built in 1913 but is non-contributing to the district; therefore, the display will not obscure any character-defining architectural features or historic materials.

- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.

The storefront is adjacent to the Front Street sidewalk. Although the display will be visible from the public right-of-way, it will remain set back approximately 3 feet within the recessed entry.

- c. The exception presents a hazard to public safety.

The recessed storefront provides sufficient clearance for pedestrian circulation. The display racks will be positioned on either side of the entrance, avoiding obstruction of the primary walkway.

(3) Exceptions to section 106-51 granted by the historic architectural review commission shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions specified by the commission in order to protect the architectural heritage and visual

character of the historic district. Applications for exceptions and revisions shall be accompanied by a nonrefundable fee as determined by city commission resolution, to cover the costs to the city of processing the application, the pre application meeting with staff, staff report and yearly inspections of the site by the HARC inspector. Renewal or extensions of an outdoor display exception may be approved by the historic preservation planner, if there are no material changes to the outdoor display previously approved by the historic architectural review commission.

In conclusion, staff opines that this request for exception to outdoor display can be considered by the HARC Commission. Staff finds that the proposed merchandise that is part of the application meets the favoring criteria for the exception. The proposed display will be located within a recessed area of a non-contributing building and will not obstruct pedestrian flow or architectural features. Staff recommends approval of the outdoor display as submitted for a period of sixty (60) months.

APPLICATION

Application for Exception to Outdoor Merchandise Display



City Of Key West

1300 White Street
Key West, Florida 33040

OUTDOOR DISPLAY # COAC25-0090	PREVIOUS #	INITIALS & DATE 9-30-25
FLOOD ZONE	ZONING DISTRICT	

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 Land Development Regulations and laws of this jurisdiction. There will be a **HARC FINAL inspection** required under this Application.

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

BUSINESS ADDRESS:

APPLICANT'S SIGNATURE:

122 Duval St	
122 Duval Inc	PHONE NUMBER: 305-216-5915
	EMAIL: eizikkw@gmail.com
ANA MAXIMCIUC	
509 Peary Ct #C	PHONE NUMBER: 305-713-8550
	EMAIL: beliborana@gmail.com
122 Duval St Key West FL 33040	
amaximciuc	DATE: 09/08/2025

Is this application for:

- ☒ new outdoor display request.
- ☐ revision to an existing outdoor display.
- ☐ extension to existing approved outdoor display.

Located in or on:

- ☐ a porch, patio, or other attached portion of an adjacent permanent structure.
- ☐ an arcade, gazebo, or other temporary structure.
- ☐ a cart or movable booth.
- ☒ a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

On the right side of the store, outside.
close to the door, 3F away from the

Describe the structure and equipment used in the display in detail, including any seating.

side walk and 21 F away from the street
I want to have a two way rack with
t-shirts printed with Key West

How far is the display from the street? 21 F

How far is the display from the sidewalk? 3 F

Length of time exception will be needed (no more than 60 months) 60 month

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

1. **Pre-application meeting with HARC staff to review the proposal and determine the fee required before submittal of the application.**
2. **Photographs** of the existing area and proposed display
3. A **site sketch** with dimensions showing the general layout and location of the display relative to visibility from the public right-of-way. **This cannot be substituted with photographs.**
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Boundary **Survey of Property (Must be within 10 years of the date of this Application)**
7. **Property Appraisers** information (www.mcpafl.org)

DETERMINATION:

Approved _____ Approved with Conditions _____

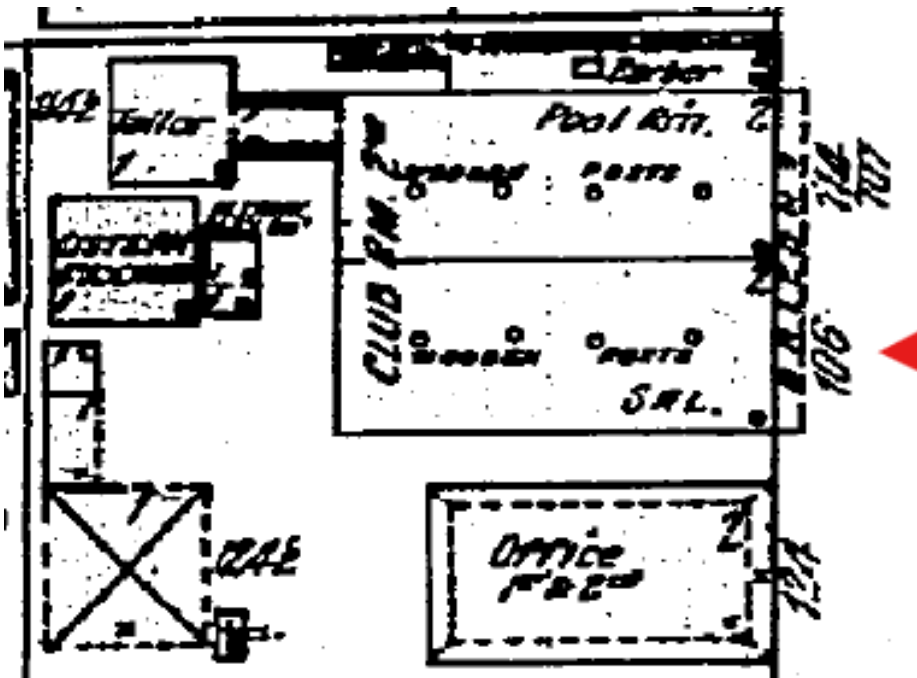
Requires Commission Approval _____ Commission Denied _____

Commission Conditions or Reasons for Denial _____

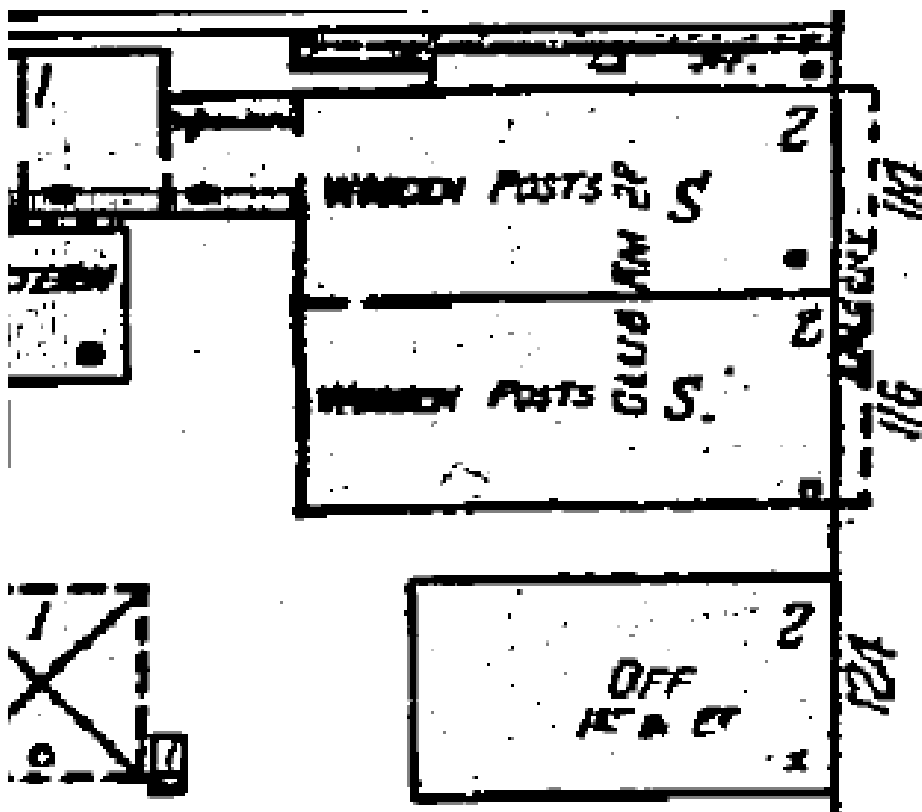
HARC PLANNER SIGNATURE AND DATE

HARC CHAIRMAN SIGNATURE AND DATE

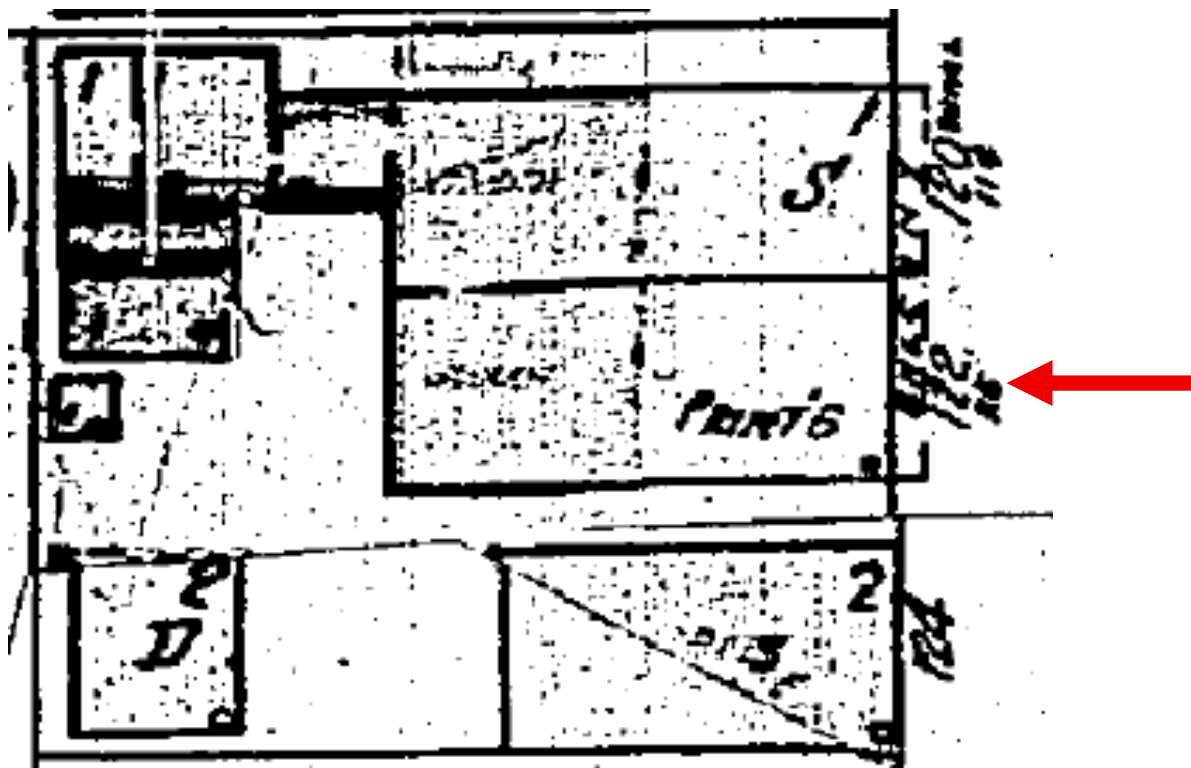
SANBORN MAPS



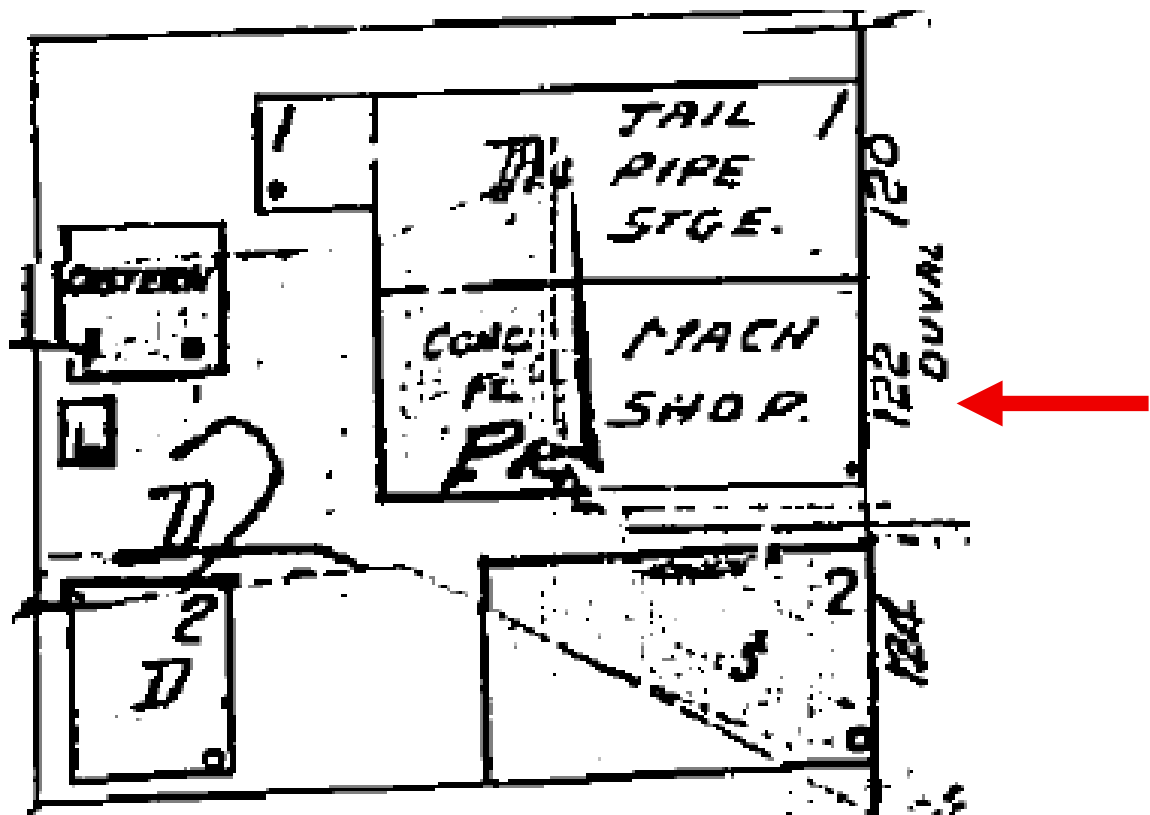
1912 Sanborn Map



1926 Sanborn Map



1946 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



PROPOSED OUTDOOR DISPLAY



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. October 28, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT - NEW OUTDOOR DISPLAY FOR T-SHIRT RACK.

#122 DUVAL STREET

Applicant –Ana Maximciuc Application #C2025-0090

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 305-809-3973 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 ANA MAXIMCIUC, 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:

122 Duval on the 21 day of October, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on October 28, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2025-0090

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

Signed Name of Affiant:

ANA MAXIMCIUC
Date: 10/21/2025
Address: 122 Duval st
City: KEY WEST
State, Zip: FL 33040

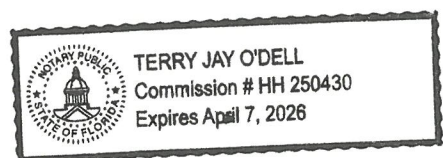
The forgoing instrument was acknowledged before me on this 21 day of Oct., 2025.

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

NOTARY PUBLIC

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

Notary Public - State of Florida (seal)
My Commission Expires: April 7, 2026





Public Meeting Notice

The Florida Department of Transportation (FDOT) is currently conducting a public meeting for the proposed Key West Expressway (U.S. 1) project. The meeting will be held on Thursday, June 14, 2018, at 7:00 PM, at the Key West Convention Center. The purpose of the meeting is to provide an opportunity for the public to provide input on the proposed project. The meeting will be held in the main ballroom of the Key West Convention Center, located at 1000 Duval Street, Key West, FL 33440. For more information, please contact the project manager at (305) 288-1234.

THE \$5 STORE

Key West
Florida

Key West
Florida

Key West
Florida

XL
STEMLESS
WINE GLASS

Atex

PORT SHOPPING

Key West
CLUB
SOUTHERN MOS
POINT
CONLINE TAIL
Key West

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00000580-000000
 Account# 1000574
 Property ID 1000574
 Millage Group 10KW
 Location Address 118 DUVAL St, KEY WEST
 Legal Description KW PT LOT 2 SQR 8 B3-494 OR1547-1111/13 OR1564-2005 OR1623-871
 (Note: Not to be used on legal documents.)
 Neighborhood 32010
 Property Class RETAIL-MULTI TENANT (1101)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

**Owner**

HILARIO RAMOS CORP
 PO Box 1736
 Key West FL 33041

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$354,662	\$354,662	\$362,962	\$362,962
+ Market Misc Value	\$2,031	\$1,923	\$1,923	\$1,923
+ Market Land Value	\$3,836,504	\$3,694,412	\$3,694,412	\$3,694,412
= Just Market Value	\$4,193,197	\$4,050,997	\$4,059,297	\$4,059,297
= Total Assessed Value	\$4,193,197	\$3,942,609	\$3,584,190	\$3,258,355
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,193,197	\$4,050,997	\$4,059,297	\$4,059,297

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$3,694,412	\$354,662	\$1,923	\$4,050,997	\$3,942,609	\$0	\$4,050,997	\$0
2023	\$3,694,412	\$362,962	\$1,923	\$4,059,297	\$3,584,190	\$0	\$4,059,297	\$0
2022	\$3,694,412	\$362,962	\$1,923	\$4,059,297	\$3,258,355	\$0	\$4,059,297	\$0
2021	\$2,586,088	\$374,130	\$1,923	\$2,962,141	\$2,962,141	\$0	\$2,962,141	\$0
2020	\$2,586,088	\$374,130	\$1,936	\$2,962,154	\$2,962,154	\$0	\$2,962,154	\$0
2019	\$2,913,065	\$390,882	\$1,950	\$3,305,897	\$3,305,897	\$0	\$3,305,897	\$0
2018	\$2,883,340	\$358,982	\$1,963	\$3,244,285	\$3,244,285	\$0	\$3,244,285	\$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
(1100)	6,533.00	Square Foot	65	100.5

Buildings

Building ID	39078	Exterior Walls	C.B.S.
Style		Year Built	1913
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	3912	Roof Type	
Finished Sq Ft	3431	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	278	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	400
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	87	0	0
FLA	FLOOR LIV AREA	3,431	3,431	0
PDO	PATIO DIN OPEN	304	0	0
SBF	UTIL FIN BLK	90	0	0
TOTAL		3,912	3,431	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1989	1990	0 x 0	1	7 UT	2
FENCES	2003	2004	6 x 15	1	90 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/9/1999	\$680,000	Warranty Deed		1564	2005	K - Unqualified	Improved		

Permits

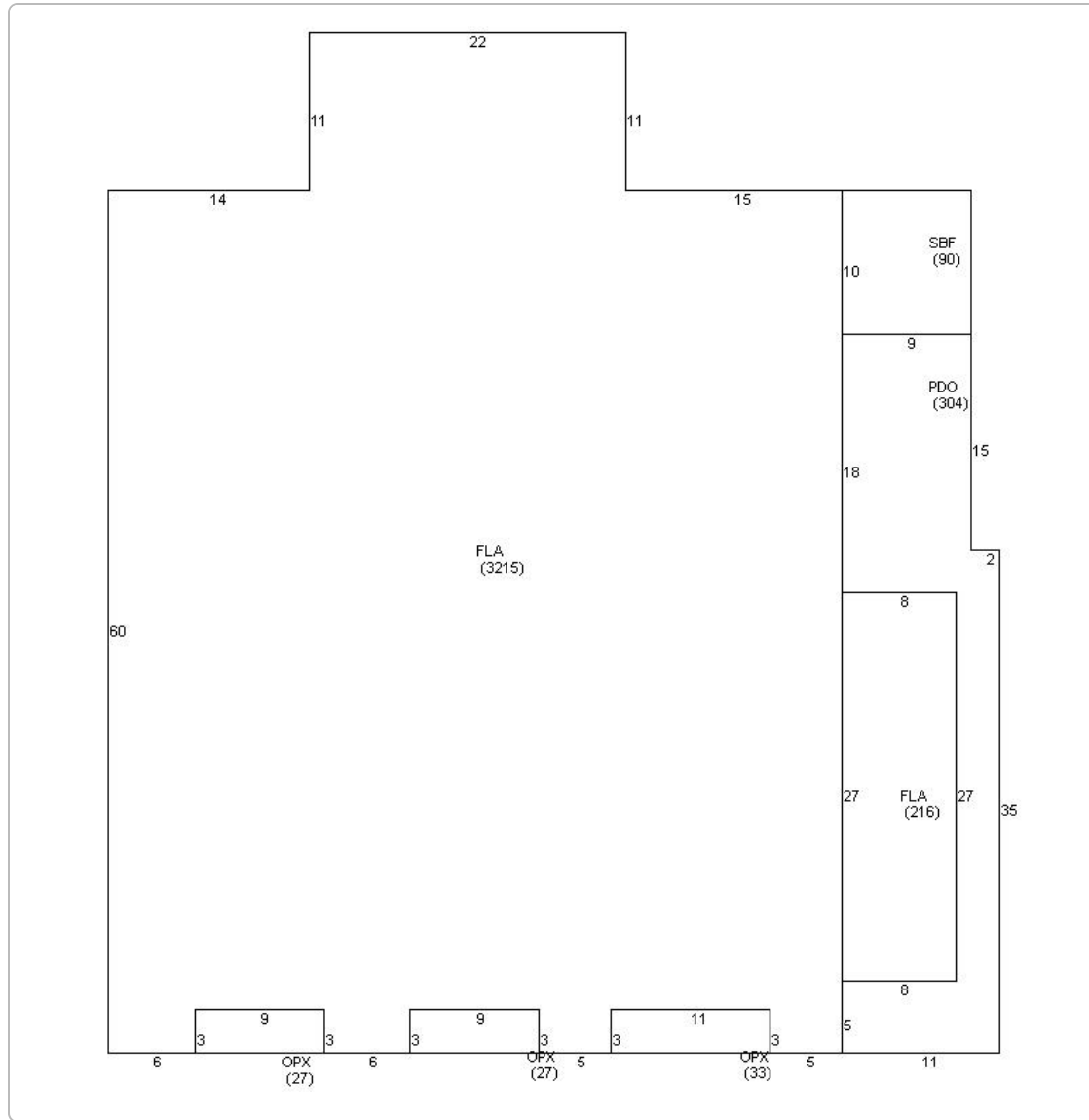
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2022-3213	11/04/2022	Completed	\$9,500	Commercial	Repair existing roof drain; replace 300 sqft of wood siding and hardy siding, repaint the siding that was replaced, install missing wood shutter for window in front of building
15-0154	01/30/2015	Completed	\$2,421	Commercial	INSTALL 144' SIGN MADE OF RED CEDAR
15-0204	01/29/2015	Expired	\$8,500		CHANGE OUT 2- 31/2 TON SPLIT SYSTEMS
15-0120	01/16/2015	Expired	\$2,400		REPLACE 900 SF OF DRYWALL
15-0059	01/08/2015	Expired	\$10,000		INSTALL OUTLETS, SWITCHES AND 80 FT OF TRACK LIGHTING
14-2002	05/06/2014	Completed	\$5,000	Commercial	REPLACE WOOD
14-0250	01/27/2014	Completed	\$0	Commercial	INSTALL NEW TILE OVER ENTIRE FLOOR, FRAME OUT NEW CEILING AND WALL TAPE AND FINISH FRAME NEW WALL. INSTALL BIOLD DOOR IN BACK, PAINT INTERIOR ONLY
12-4517	01/11/2013	Completed	\$8,500	Commercial	INSTALL ADA RAMP AND NEW ALUM. STORE FRONT
11-4243	11/21/2011	Completed	\$1,400	Commercial	COPY CHANGE ON EXISTING WALL & HANGING SIGN. WALL" 144" X 48", HANGING 46" X 14". COPY: "TI TANZANITE INTERNATIONAL".
11-3692	10/07/2011	Completed	\$325	Commercial	INSTALL HANGING SIGN @ FRONT OF STORE 42" W X 19" T, SIGN COPY HAPPY ISLAND 2
11-3648	10/05/2011	Completed	\$1,325	Commercial	INSTALL 100 S.F. OF "SBS" SINGLE PLY ROOFING ON THE SMALL STORAGE SHED ROOF.
11-0854	03/16/2011	Completed	\$4,800	Commercial	REMOVE AND REPLACE OLD DUCT WORK AND TWO AUXILLARY DRAIN PAINS.
11-0552	02/17/2011	Completed	\$1,300	Commercial	REPLACE 100A 20 SPACE INTERIOR PANEL.
10-3966	12/27/2010	Completed	\$900	Commercial	INSTALL NEW SIGN.
10-3520	10/29/2010	Completed	\$1,000	Commercial	SIGN INSTALLATION.
10-3166	09/24/2010	Completed	\$300	Commercial	HAND EXTERIOR SIGN
10-3158	09/21/2010	Completed	\$200	Commercial	RAISE HARDWIRED ALARM SYSTEM 2-DOOR CONTACTS AND MOTION DETECTORS
06-2620	04/25/2006	Completed	\$1,850	Commercial	REPLACE EXISTING 3-TON A/C
06-0998	02/16/2006	Completed	\$4,890	Commercial	REPAIR ROUND OPENING IN FRONT OF BLDG- REPAIR 300SF OF SIDING AT REAR
05-0191	01/26/2005	Completed	\$1,100	Commercial	INSTALL RED FRONT AWNING
04-2268	07/08/2004	Completed	\$1,500	Commercial	RUBBER ROOOF
04-0084	01/14/2004	Completed	\$2,000	Commercial	REPLACE METER CAN
03-3571	10/16/2003	Completed	\$2,400	Commercial	FIRE SUPPRESSTION HOOD
03-3538	10/06/2003	Completed	\$200	Commercial	REPAIR ELE METER
03-2596	10/02/2003	Completed	\$43,200	Commercial	RENOVATION
03-3375	10/01/2003	Completed	\$2,400	Commercial	REPAIR SIDING
03-1701	09/26/2003	Completed	\$35,500	Commercial	ELE. & A/C, RAFTER REPAIR
03-3432	09/26/2003	Completed	\$450	Commercial	FENCE
03-3197	09/09/2003	Completed	\$2,300	Commercial	AWNING
03-2342	07/01/2003	Completed	\$900	Commercial	TILE & PAINT
02-1866	07/17/2002	Completed	\$2,000	Commercial	REPAIR DRYWALL
02-0857	04/22/2002	Completed	\$2,200	Commercial	REPLACE CONDENSERS

Number	Date Issued	Status	Amount	Permit Type	Notes
02-0762	04/05/2002	Completed	\$1,400	Commercial	NEW AWNING
02-0552	02/08/2002	Completed	\$200	Commercial	ROTTED TRIM
0003816	11/08/2000	Completed	\$600	Commercial	REPLACE DRYWALL/POPCORN C
0001911	07/11/2000	Completed	\$4,500	Commercial	CENTRAL AC
0000693	03/30/2000	Completed	\$1,000	Commercial	REMOVE/REPLACE SIGN
0000599	03/14/2000	Completed	\$10,000	Commercial	INTERIOR RENOVATIONS
9902735	08/26/1999	Completed	\$1	Commercial	SIGNS
9902275	06/29/1999	Completed	\$9,800	Commercial	A/SHINGLE ROOF
9901540	05/05/1999	Completed	\$1,500	Commercial	REPLACE AIR HANDLER
9703782	03/04/1998	Completed	\$2,100	Commercial	SANDBLAST SIGN
9704297	01/22/1998	Completed	\$500	Commercial	REROUTE WINDOW AC CIRCUIT
9704302	01/22/1998	Completed	\$1,155	Commercial	INSTALL ALARM SYSTEM
9704295	12/22/1997	Completed	\$4,500	Commercial	REPLACE A C UNIT
9704145	12/01/1997	Completed	\$10,500	Commercial	INTERIOR
9703886	11/01/1997	Completed	\$400	Commercial	ROOF REPAIRS
9703905	11/01/1997	Completed	\$850	Commercial	ELECTRICAL
9703172	09/01/1997	Completed	\$5,000	Commercial	INTERIOR RENOVATIONS
9602214	05/01/1996	Completed	\$600	Commercial	SIGNS
9602222	05/01/1996	Completed	\$1,400	Commercial	AWNINGS
9601802	04/01/1996	Completed	\$1,500	Commercial	ELECTRICAL
9600503	01/01/1996	Completed	\$5,000	Commercial	RENOVATION
P951987	06/01/1995	Completed	\$300	Commercial	DEDUCT METER/INSPECTION
B950113	01/01/1995	Completed	\$5,000	Commercial	RECONSTRUCT STOREFRONT
B943999	12/01/1994	Completed	\$1,200	Commercial	ROOFING
B930458	02/01/1994	Completed	\$10,000	Commercial	UPGRADE PERMIT B921798
B933176	11/01/1993	Completed	\$4,000	Commercial	INTERIOR RENOVATIONS
B932347	08/01/1993	Completed	\$7,500	Commercial	REBUILD STORE FRONT

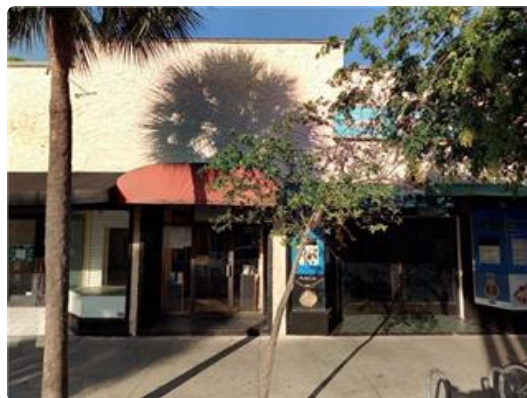
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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