



Historic Architectural Review Commission Staff Report for Item 2

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: June 24, 2025

Applicant: Moshe Gvili

Application Number: C2025-0005

Address: 1218 Duval Street

Description of Work:

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

Site Facts:

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

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



Photo of house under review. Monroe County Library 1965.



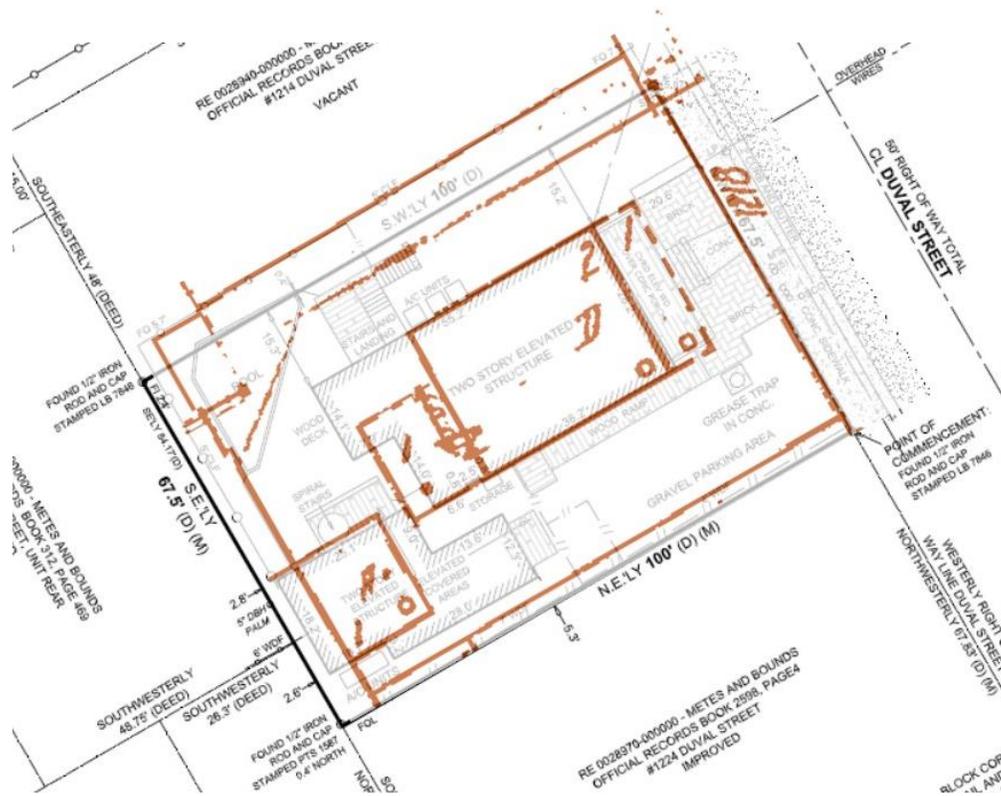
Photo of house under review. Monroe County Library 2011, from archives of Edwin O. Swift III.



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



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



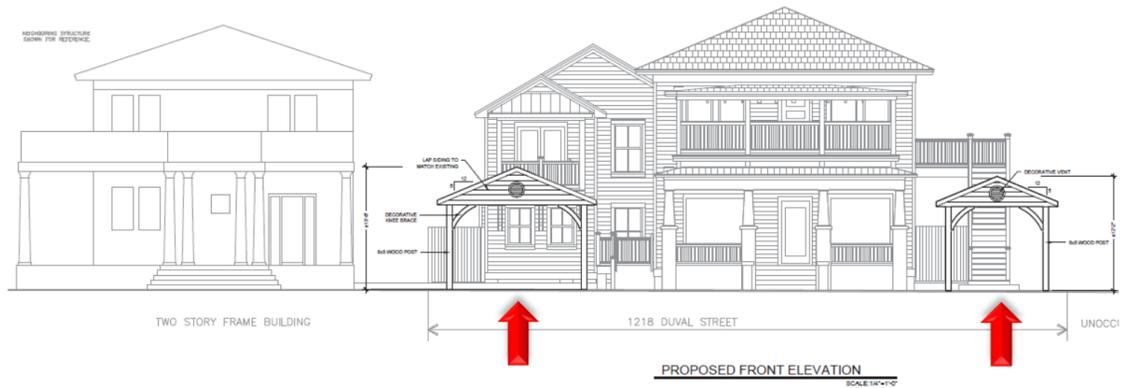
1962 Sanborn Map and survey.

Guidelines Cited on Review:

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

Staff Analysis:

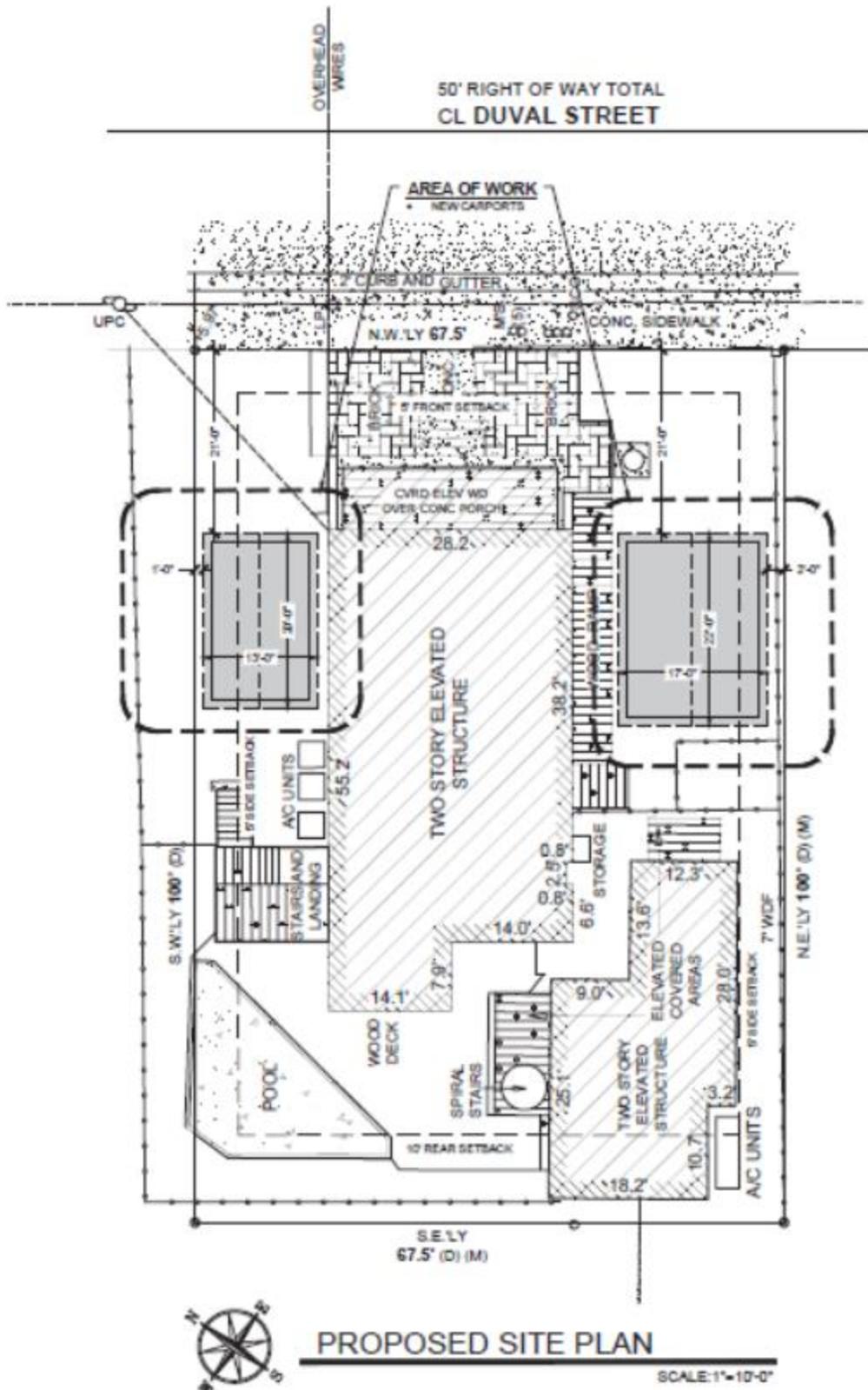
A Certificate of Appropriateness is currently under review for the construction of two new carports on either side of the principal contributing structure. No work is planned for the existing buildings on site. Each carport will feature a front gable with a decorative vent, lap siding to match the existing structures, a decorative knee brace, 8x8 wood posts, and 5-v crimp roofing. Both carports will accommodate at least two cars. The carport on the right side measures 20 feet long by 13 feet wide and will be set back 21 feet from the property line with a height of approximately 12'2". The other will be 22 feet long by 17 feet wide and will be set back 21 feet from the property line with a height of approximately 13'. The elevation below shows one adjacent two-story frame building on the left with no carport, and the other adjacent property on the right, primarily a parking area, has a two-story structure at the rear, also without a carport.



Proposed Front Elevation. Arrows indicate proposed carports, and neighboring structure displays no carport.



Proposed Left Side Elevation.



Proposed Site Plan. Dashed area indicating location of carports.

Consistency with Guidelines Cited Guidelines:

The proposed design conflicts with multiple preservation guidelines. Guideline 10 (pg. 38-k) states that carports visible from the public realm are only allowed if similar structures exist on adjacent properties. Guideline 5 (pg. 40) further notes that new accessory buildings like carports should not be highly visible from the public right-of-way in the historic district. The proposed carports would be placed prominently on either side of the contributing structure along Duval Street and setback 21 feet from front property line. While the materials and design details are compatible with the main building, their location disrupts the historic relationship between the structure and the street, altering the streetscape and potentially diminishing the building's historic character. This could also set a problematic precedent for other historic properties. Staff believes the design does not comply with the guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

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

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO INVOLVES A HISTORIC STRUCTURE: YES___ NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO

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

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

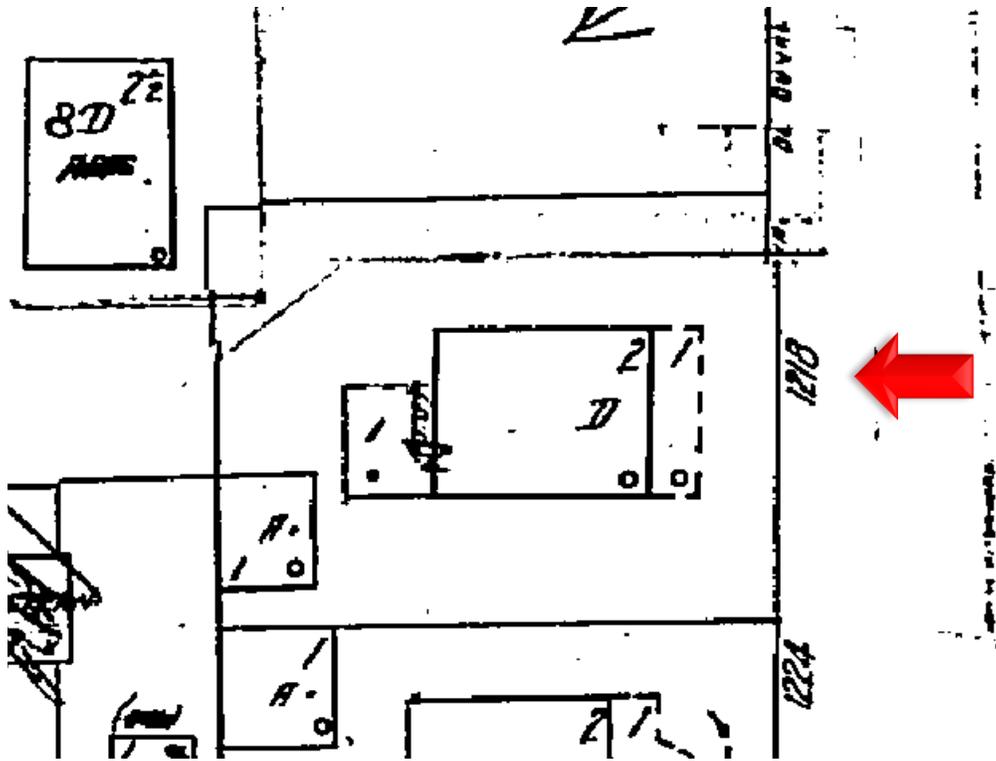
ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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:	

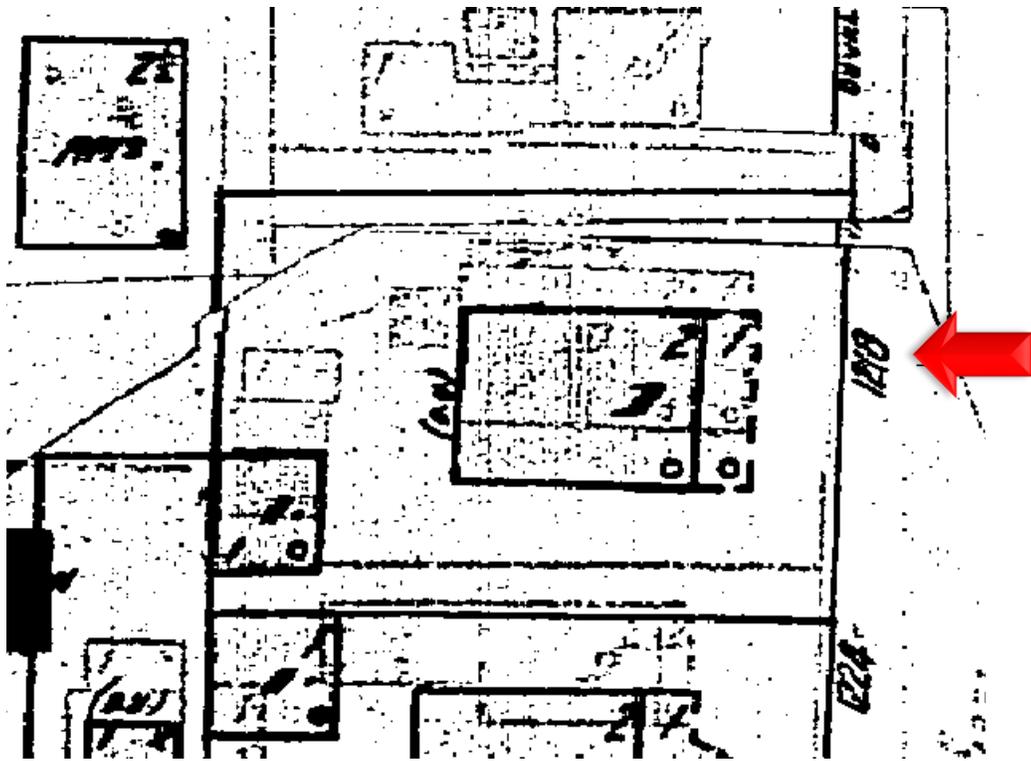
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

KW Code Sec. 86-9. *Adjoining or adjacent lot or land* means a lot or parcel of land that shares all or part of a common lot line including a common right-of-way with another lot or parcel of land.

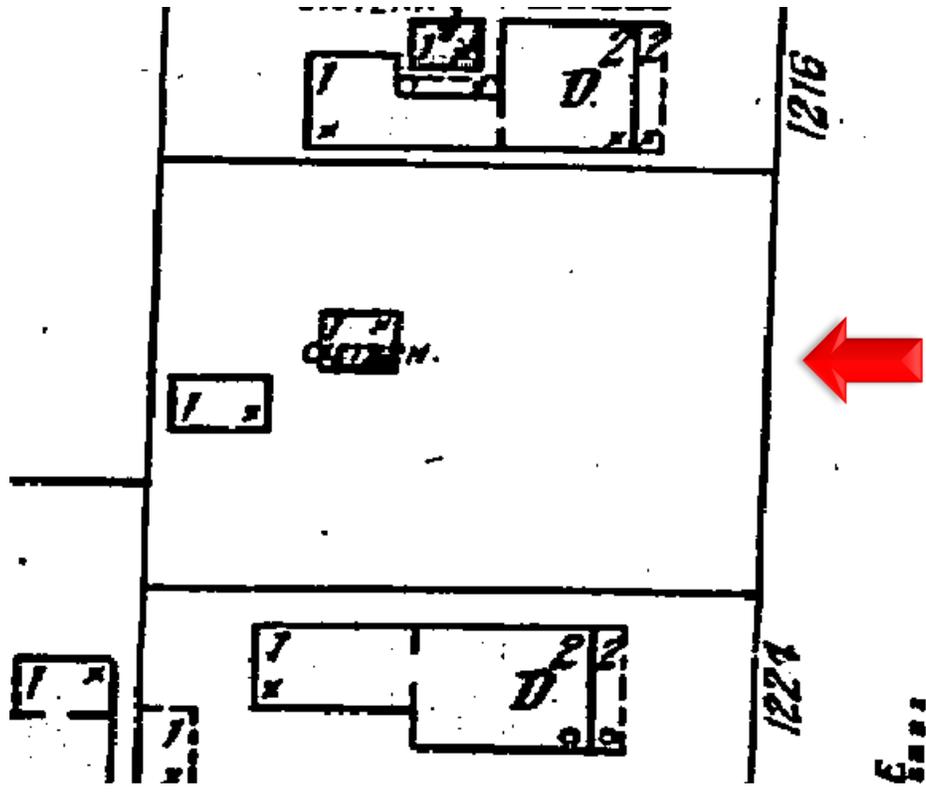
SANBORN MAPS



1962 Sanborn Map.



1948 Sanborn Map.



1926 Sanborn Map.

PROJECT PHOTOS

1218 Duval Street Pictures



Street View



Street View

1218 Duval Street Pictures

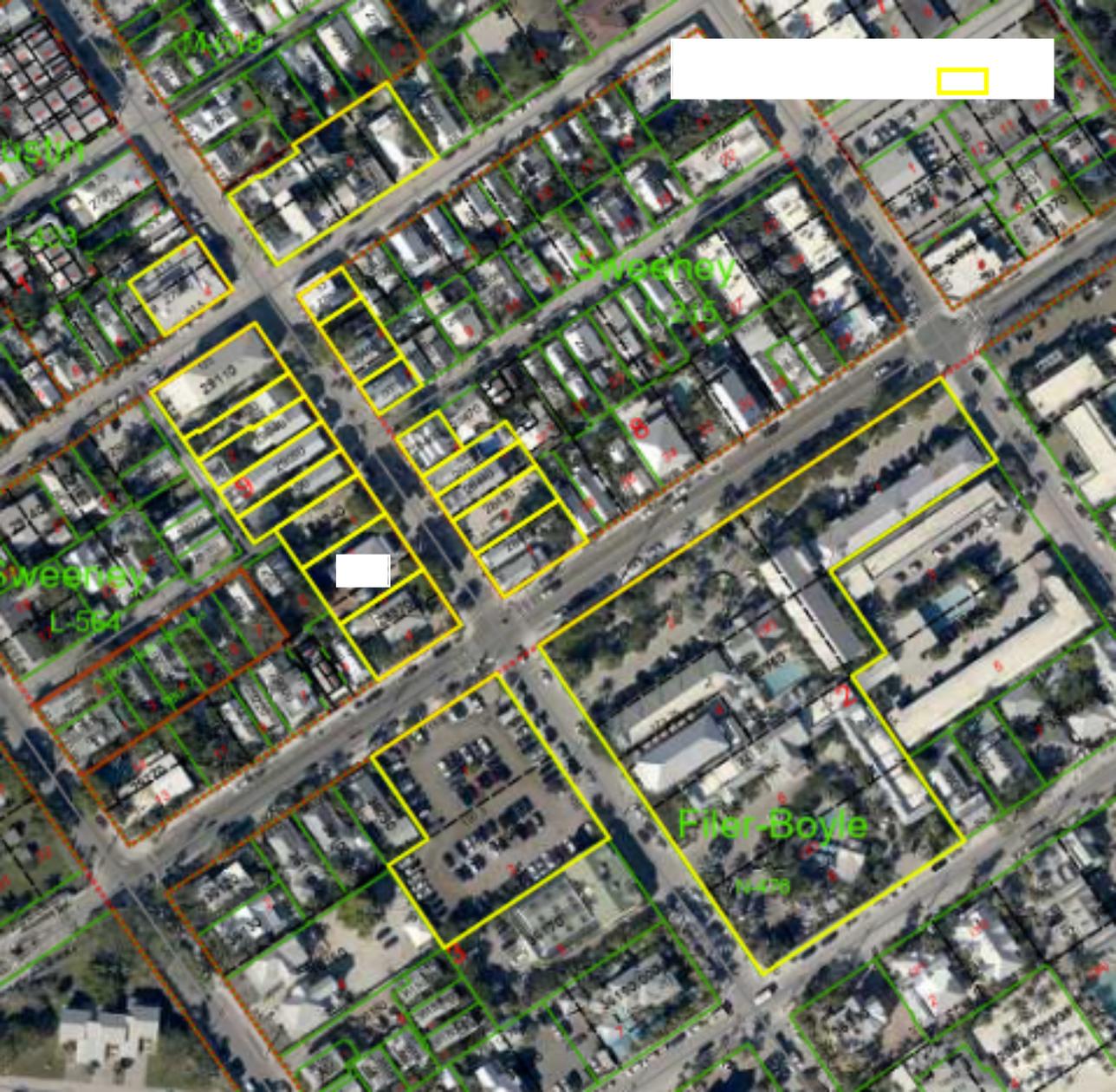


Right Side View



Left Side View





[Redacted]

Weehey
L-543

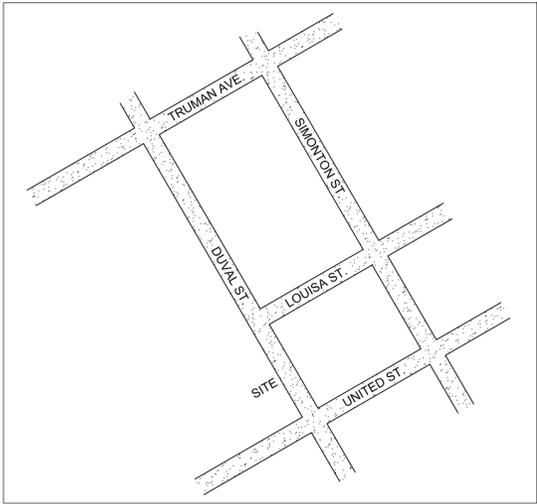
Weehey
L-543

Weehey
L-541

[Redacted]

Filer-Boyle
L-475

SURVEY



LOCATION MAP NOT TO SCALE

MAP OF BOUNDARY SURVEY

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

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

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
1218 DUVAL STREET
KEY WEST, FL 33040

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

LEGAL DESCRIPTION:
Official Records Book 2807, Page 1828
Part of Lot One (1), Square Nine (9), Tract Eleven (11), better described as Subdivision Two (2) OF N.W. 1/2 of Subdivision Three (3) of Sweeney's diagram, recorded in Book L of Deeds, Page 564, Monroe County, Florida Records. Commencing at a point on Duval Street distant 67 feet 10 inches from the corner of United and Duval Streets and runs N.W. 1/4 on Duval Street 67 feet 6 inches; S.W. 100 feet; S.E. 67 feet, 6 inches; N.E. 100 feet to the Point of Beginning.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP	BACKFLOW PREVENTER	IR	IRON ROD	SV	SEWER VALVE
BO	BLOW OUT	LE	ARC LENGTH	TB	TELEPHONE BOX
C	CALCULATED	LP	LANDSCAPING	TBM	TIDAL BENCHMARK
CB	CONCRETE BLOCK	LS	LANDSCAPING	TOB	TOP OF BANK
CBW	CONCRETE BLOCK WALL	M	MEASURED	TOS	TOE OF SLOPE
CBRW	CONCRETE BLOCK RETAINING WALL	MHVL	MEAN HIGH WATER LINE	TYP	TYPICAL
CI	CURB INLET	NAVOD	NORTH AMERICAN NORTH VERTICAL DATUM (1988)	UCASE	UTILITY EASEMENT
CL	CENTERLINE	NGVD	NATIONAL GEODETIC VERTICAL DATUM (1929)	UPC	UTILITY UTILITY POLE
CLF	CHAINLINK FENCE	OHV	OVERHEAD WIRES	UPM	METAL UTILITY POLE
CM	CONCRETE MONUMENT	PC	POINT OF CURVE	UPW	WOOD UTILITY POLE
CONC	CONCRETE	PCP	POINT OF COMPOUND CURVE	UPW	WOOD UTILITY POLE
CVRD	COVERED	PI	POINT OF INTERSECTION	UPW	WOOD UTILITY POLE
D	DEED	POB	POINT OF BEGINNING	WD	WOOD DECK
DBH	DIAMETER AT BREAST HEIGHT	POC	POINT OF COMMENCEMENT	WDF	WOOD FENCE
DELTA	DELTA ANGLE	PRC	POINT OF REVERSE CURVE	WL	WOOD LANDING
DMH	DRAINAGE MANHOLE	PRM	PERMANENT REFERENCE MONUMENT	WM	WATER METER
EB	ELECTRIC BOX	PT	POINT OF TANGENT	WV	WATER VALVE
EL	ELEVATION	R	RADIUS	TYP	TYPICAL
ELEV	ELEVATED	ROL	ROOF OVERHANG LINE	UCASE	UTILITY EASEMENT
EM	ELECTRIC METER	ROWL	RIGHT OF WAY LINE	UPC	UTILITY UTILITY POLE
ENCL	ENCLOSURE	RW	RIGHT OF WAY	UPM	METAL UTILITY POLE
FRE	FURNISHED FLOOR ELEVATION	SCD	SANITARY CLEAN-OUT	UPW	WOOD UTILITY POLE
FH	FIRE HYDRANT	SH	SANITARY MANHOLE	WD	WOOD DECK
FI	FENCE INSIDE	SMH	SANITARY MANHOLE	WDF	WOOD FENCE
FND	FOUND			WL	WOOD LANDING
FO	FENCE OUTSIDE			WM	WATER METER
FOL	FENCE ON LINE			WV	WATER VALVE
GB	GRADE BREAK				
GI	GRATE INLET				
GL	GROUND LEVEL				
GW	GUY WIRE				

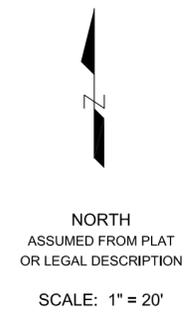
- NOTES:
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF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

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

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

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

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



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



PROPOSED DESIGN

SITE DATA

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

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, EIGHTH EDITION (2023), ASCE24-14, AND THE SPECIFIC REQUIREMENTS OF THE CITY OF KEY WEST CODE.
 OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V
 THE FOLLOWING LOADINGS WERE USED:
 FLOOR LIVE LOAD: 40 PSF
 ROOF LIVE LOAD: 20 PSF
 WIND LOAD: WIND SPEED: 180 MPH (ASCE 7-22); EXPOSURE: C
 WIND IMPORTANCE FACTOR: 1.00
 BUILDING CLASSIFICATION: II

LIST OF SHEETS

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

GENERAL NOTES

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

LEGEND

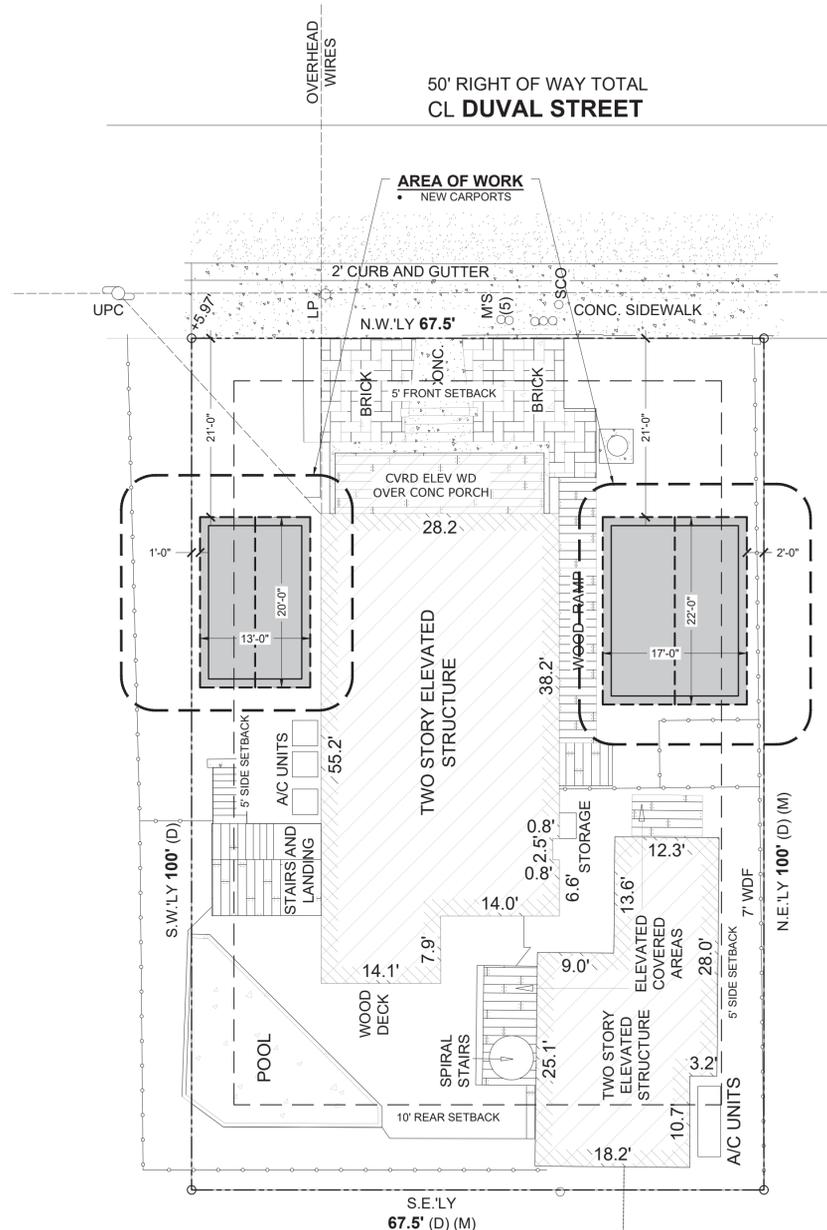
SYMBOLS	MATERIAL INDICATIONS	ABBREVIATIONS
ELEVATION MARK	CONCRETE	@ AT APPROXIMATE(LY)
WINDOW TYPE SYMBOL	COMPACTED EARTH FILL	APPROX. CONC. ELEV. FT. FINISHED FLOOR IN. MAX. MIN. # O.C. LB. PSI P.T. SF S.S. TYP T & G WWM
DOOR NUMBER SYMBOL	STUCCO OR GYPSUM WALL BOARD	
DETAIL OR SECTION AREA	CONCRETE MASONRY UNIT	
DETAIL OR SECTION NUMBER	BATT INSULATION	
SHEET WHERE DETAIL IS SHOWN	CONTINUOUS WOOD FRAMING	
	WOOD BLOCKING	

NEW CARPORT

1218 DUVAL STREET KEY WEST, FLORIDA



LOCATION MAP



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

	SITE DATA TABLE			COMMENTS
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	
DISTRICT	HRCC-3	HRCC-3	HRCC-3	
LOT SIZE	6750	N/A	6750	
BUILDING AREA	2282	3375	2780	COMPLIES
BUILDING COVERAGE	33.8%	50.0%	41.2%	COMPLIES
IMPERVIOUS COVERAGE	3002	4050	3500	COMPLIES
IMPERVIOUS COVERAGE (%)	44.5%	60.0%	51.9%	COMPLIES
OPEN SPACE	2931	2004.75	2433	COMPLIES
OPEN SPACE (%)	43.4%	29.7%	36.0%	COMPLIES

O'FLYNN
engineering llc



305.768.1212
1200 4th Street #575
Key West, FL 33040
brandon@oflynneng.com

REVIEW SET
NOT FOR CONSTRUCTION
BRANDON G. O'FLYNN, P.E.
FL P.E. NO. 86520

NEW CARPORT	1218 DUVAL KW LLC	1218 DUVAL STREET	KEY WEST, FL 33040
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DRAWN: BGO
 DESIGNED: BGO
 CHECKED: JLO

REVISION	DATE	DESCRIPTION

SITE PLAN

251002 4/26/2025

T-1

NEIGHBORING STRUCTURE
SHOWN FOR REFERENCE.



TWO STORY FRAME BUILDING

1218 DUVAL STREET

UNOCCI

EXISTING FRONT ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

REVIEW SET
NOT FOR CONSTRUCTION

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

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

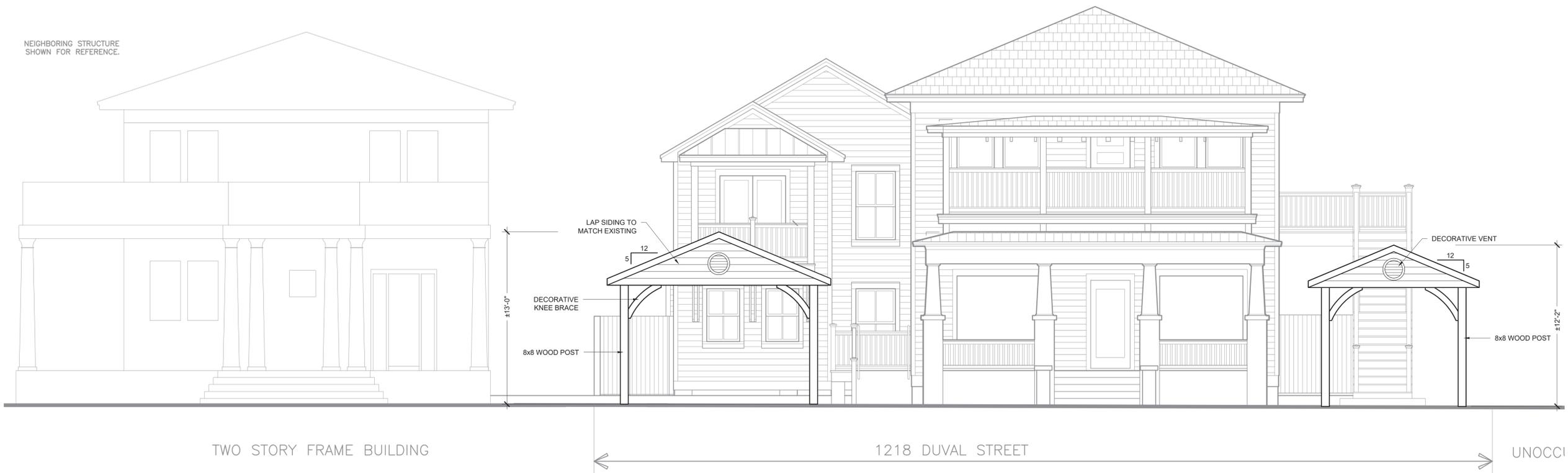
DRAWN: BGO
DESIGNED: BGO
CHECKED: JLO

REVISION	

EXISTING ELEVATIONS

251002 4/26/2025

NEIGHBORING STRUCTURE SHOWN FOR REFERENCE.



TWO STORY FRAME BUILDING

1218 DUVAL STREET

UNOCCI

PROPOSED FRONT ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

REVIEW SET
NOT FOR CONSTRUCTION

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

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

DRAWN: BGO
DESIGNED: BGO
CHECKED: JLO

PROPOSED ELEVATIONS

251002 4/26/2025

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 24, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

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

#1218 DUVAL STREET

Applicant – Moshe Gvili Application #C2025-0005

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

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Avraham Ben-Shitrit, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1218 Duval Street, Key West, FL 33040 on the 17 day of June, 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 June 24, 2025.

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

The Certificate of Appropriateness number for this legal notice is #C2025-0005

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

Signed Name of Affiant:

Date: 06/17/25

Address: 1218 Duval St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of June, 2025.

By (Print name of Affiant) Avraham Ben-Shitrit who is personally known to me or has produced _____ as identification and who did take an oath.

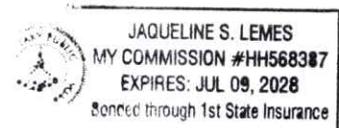
NOTARY PUBLIC

Sign Name: Jaqueline S. Lemes

Print Name: Jaqueline S. Lemes

Notary Public - State of Florida (seal)

My Commission Expires: 7/9/28



POINT BREAK
CAFE

1218

Public Meeting Notice

LIFE
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PROPERTY APPRAISER INFORMATION

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

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



Owner

1218 DUVAL KW LLC
 600 Duval St
 Key West FL 33040

Valuation

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

Historical Assessments

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

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	6,750.00	Square Foot	67.5	100

Buildings

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

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

Building ID	2228	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ON GRADE	Year Built	1990
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2015
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1413	Roof Type	GABLE/HIP
Finished Sq Ft	1200	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	172	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	8	Grade	500
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,200	1,200	276
OPF	OP PRCH FIN LL	84	0	40
OUF	OP PRCH FIN UL	105	0	60
SBF	UTIL FIN BLK	24	0	22
TOTAL		1,413	1,200	398

Yard Items

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

Sales

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

Permits

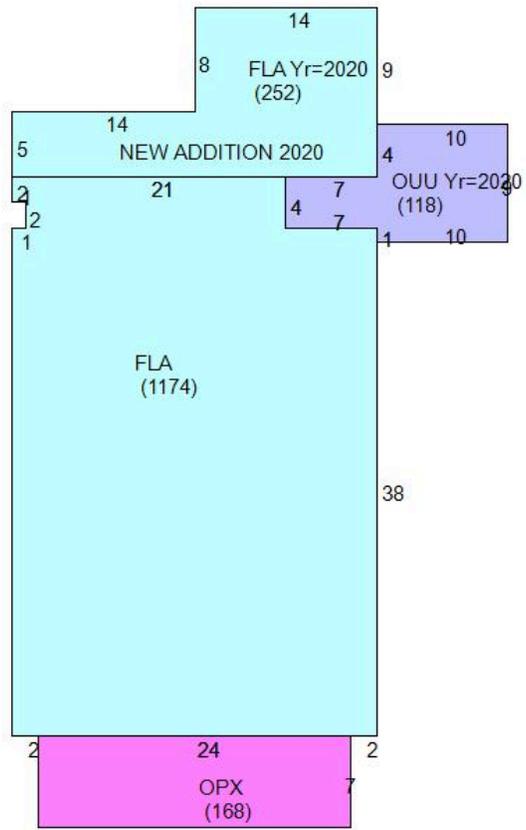
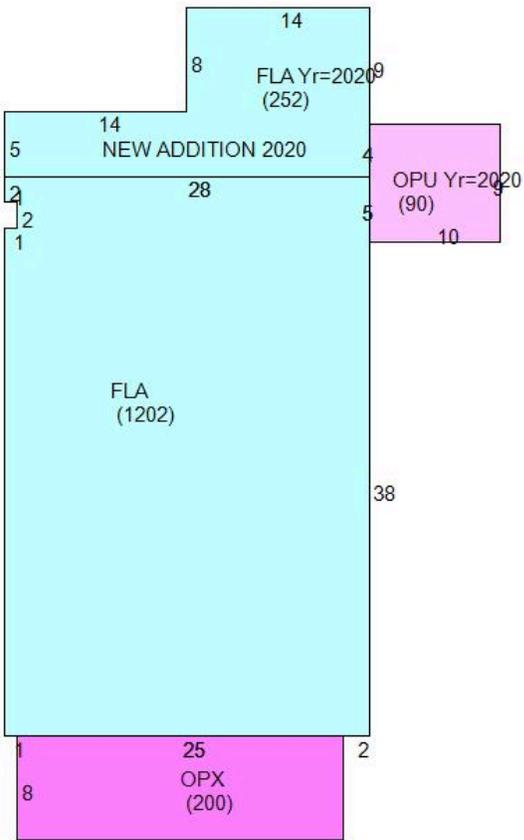
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2021-0526	03/16/2021	Completed	\$2,400	Commercial	HANGING SIGN
BLD2020-2399	08/18/2020	Completed	\$2,450	Commercial	
BLD2020-1985	07/16/2020	Active	\$1,500	Commercial	INSTALL FENCE PER PLANS (65 LF) 6' TALL. SOUTH SIDE NEW/N. SIDE REBUILT. FENCE TO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

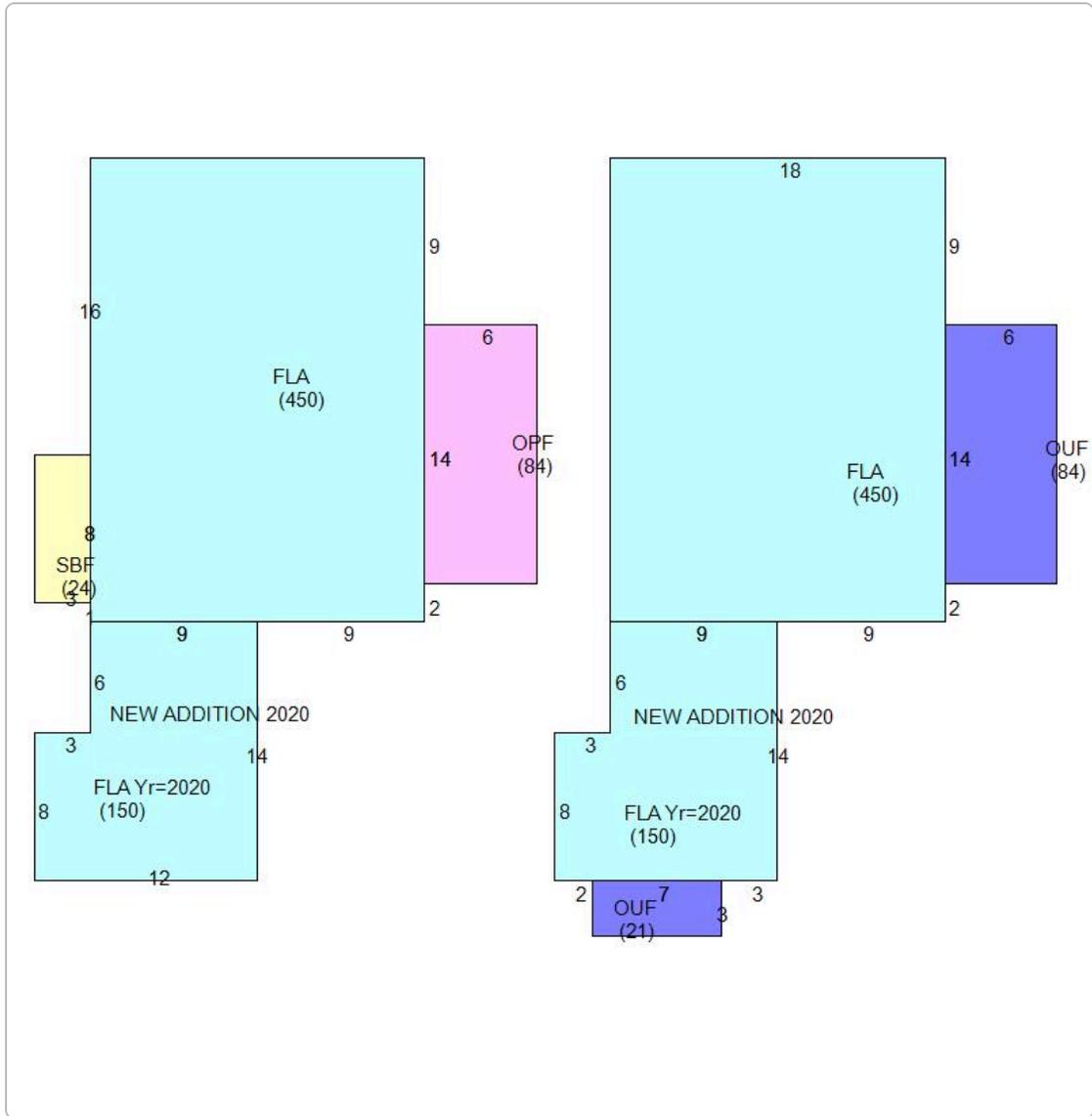
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2019-0559	02/25/2019	Completed	\$125,000	Commercial	Renovate separate 2nd floor per prints
BLD2019-0425	02/13/2019	Completed	\$23,000	Commercial	Rough in 4 toilets 4 lavs 4 showers K/S 2 handicap toilets 2 handicap lavs 4 floor draws 3 sinks 1 mopo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

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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SUPPORTING MATERIALS



Meeting Agenda Full Detail
Historic Architectural Review Commission

Tuesday, April 22, 2025

5:00 PM

City Hall

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 1-800-955-8771 or for voice 1-800-955-8770 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.

FOR VISUAL PRESENTATIONS: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 March 25, 2025

Attachments: [Minutes](#)

HARC Planner's Report

City Attorney's Report

Old Business

2 New two-story residential unit and carport at rear of property -
724 Olivia Street - T.S. Neal Architects (C2025-0004)

Attachments: [Item 2 - 724 Olivia Street - Design](#)

Legislative History

3/25/25 Historic Architectural Review Commission Postponed

- 3 Two new carports at front and side of property over existing parking spaces - **1218 Duval Street - Moshe Gvili (C2025-0005)**

Attachments: [*Large Item* 1218 Duval Street](#)

Legislative History

3/25/25 Historic Architectural Review Commission Postponed

New Business

- 4 **Request for Postponement by Staff: New diesel generator with pad and fence - 525 Southard Street - Kyle Kalwary (C2025-0025)**

Attachments: [*Large Item* 525 Southard Street](#)

- 5 **Request for Postponement by Staff: Demolition of existing pad and fence structure. Removal of temporary generator - 525 Southard Street - Kyle Kalwary (C2025-0025)**

Attachments: [*Large Item* 525 Southard Street - Demolition](#)

- 6 New one and a half story concrete block structure with pool, pool deck, and lanai in rear as well as site improvements - **323 Petronia Street - Serge Mashtakov P.E. (C2025-0030)**

Attachments: [*Large Item* 323 Petronia Street](#)

- 7 Demolition of existing one-story non-historic duplex, small portion of driveway, concrete wall, and deck - **323 Petronia Street - Serge Mashtakov P.E. (C2025-0030)**

Attachments: [*Large Item* 323 Petronia Street - Demolition](#)

- 8 New canopy over existing walkways - **700 Truman Ave - Robert Wright (C2025-0031)**

Attachments: [*Large Item* 700 Truman Ave](#)

- 9 **Major Development Plan - New two and a half story building, new one-story building, pool and site improvements -**

1321-1325 Simonton Street & 625 South Street - Bender & Associates Architects (C2025-0032)

Attachments: [*Large Item* 1321-1325 SimontonSt & 625 South](#)

- 10 **Major Development Plan - Demolition of existing commercial buildings, parking lot, and pools - 1321-1325 Simonton Street & 625 South Street - Bender & Associates Architects (C2025-0032)**

Attachments: [*Large Item* 1321-1325 SimontonSt & 625 South - Demolition](#)

- 11 **New open carport, dormer, and site improvements - 1300 Tropical Street - Richard J. McChesney (C2025-0033)**

Attachments: [*Large Item* 1300 Tropical Street](#)

- 12 **Partial demolition of roof for dormer installation - 1300 Tropical Street - Richard J. McChesney (C2025-0033)**

Attachments: [*Large Item* 1300 Tropical Street - Demolition](#)

Public Comments

Commissioner Comments

Adjournment

Good afternoon, everybody in the audience there. Welcome to the Historic Architecture Review Commission meeting Tuesday, April 22nd.

Donna, please call the roll. Commissioner Green? Here. Commissioner Moody? Here. Commissioner Nations? Here. Commissioner Oropesa? Here. Commissioner Osborne? Commissioner Perez? Here. And Chairman Berkey?

Moving on to item number three, two new carports at front and side of property over existing parking spaces, 1218 Duval Street.

Commissioner Orpaz is back with us. Do we have an applicant here? Owen. There was no applicant last time. I didn't expect you here for this one. If you could just state your name and address for the record, and we'll give it to Danielle and bring it right back to you.

Owen Trapanier, 1421 First Street. Great thanks Owen. Danielle if you could just give us a brief overview of your staff comments and then we'll give it back to Owen.

Thank you chairman. So the main structure is historic and it's also contributing. It was built circa 1930 as an American four square house and it's a two story mixed use building.

Currently there are gravel parking areas on both sides of the main building. The plans propose the construction of two new carpets one on each side of the principal structure.

The design features a front cable with a decorative vent, lap siding to match the existing structures, decorative knee brace, eight by eight wood posts, and 5E cream roofing.

The carports will accommodate four cars in total. One of the carports will be 42 feet long. It will be set back two feet from the property line, and the other one will be 35 feet long and will be set back one foot from the property line.

Per guideline 10, of new construction, carports visible from the public realm are only allowed if similar structures exist on adjacent properties.

However, adjacent properties do not have carports. Additionally, guideline five of outbuilding state that new accessory structures like carports should not be highly visible from the public right away in historic districts.

And the proposed carports are right on Duval Street, which is one of the busiest streets in Key West.

and staff opines that the proposal does not comply with the guidelines. Thank you. Thank you, Danielle. Owen, I'll give it back to you. Obviously, there's some conflict here from staff specifically about Guidelines 10, I think is the main one, but if you could speak to that and then we'll bring it for discussion and ask any questions we might have.

Thank you very much. As you all know, I'm not an architectural anything here, I'm an urban planner. And so the owners of the property are proposing these two carports, as Daniela said.

And they're going over what is currently just open parking spaces. They were specifically designed with the materials and the design details that would be compatible I'm using words I don't usually use in planning realm, to be compatible with the main building.

Daniela's report reflects that. She finds it compatible with the design of the structure. They're positioned specifically not in front of the historic structure.

Carports, accessory structures, et cetera, are not allowed to be positioned in the front yard of a historic structure.

These are not. These are located to the sides. and they're in front of non-historic structures. So both of these carports, there's a back structure that I worked with Bill Horn to build on this property a number of years ago.

One carport, it will be obstructing that non-historic structure, and the other carport will be obstructing the view of a humongous side stairwell that comes off the side of this building.

So I think from a compatibility perspective, These carports, which are fully compatible with the design of the building, the historic building, are not obstructing that building.

And instead, they're actually blocking the view, I think you can see here, of the non-historic additions to the property.

And then as I go through the approval criteria for accessory structures, we comply. And the first is that accessory structure shall be compatible.

Well, we are. It says so. The city agrees that they may not be built in the front yard of a structure. We're not. We're proposing on the side. So we comply. The accessory structure should not exceed height of the principal structure.

We don't do that. We comply. The design of outbuildings would be complementary to the existing streetscape. Again, we're compatible with the design of the historic structure.

Our HARC planner mentioned that they can't be highly visible. These are not highly visible. These are consistent and compatible with the historic district and the historic structure.

What does highly visible mean? It means brightly colored, conspicuous, reflective, striking, glaring. The addition is none of those. We comply. Number six, the addition of gatehouses in conjunction with enclosed walls or fences.

We comply. Construction or installation of metal or plastic or cloth-colored garages or storehouses. cloth-covered garages or storage sheds, none of that, we comply.

Then pre-existing historical structures, outbuildings may be repaired, that doesn't apply to us, it's not applicable.

Construction of new outbuildings comply with the criteria. This is interesting when it defines what highly visible is, that easily seen or noticed, bright, conspicuous, prominent in a way that attracts attention.

What I'm saying is these are not highly visible. I think they're going to blend in, and they're going to hide the less attractive components of this property.

So 11, the location of gazebos building important so that we don't, siting is inappropriate. Again, we're proposing these to be consistent with setbacks for carports, which is afoot.

And I would ask you to support this. And if you can't, how can we figure out a way so that these guys could cover this parking in a way that would be acceptable.

Great, thank you, Owen. Great, excellent job using architectural vocabulary. This is why everyone hires you, because you can blend into any argument and make it sound highly convincing.

That's why you're so good at this. I'll bring it back to, I think there are some clear, issues and arguments that could be made against this, I'll speak my mind in a second, but the main one being, and I just wanna clarify, these carports do extend over the front yard setback requirement to the carport accessory, one foot, if I'm not mistaken, right?

So they do extend into that front yard. Point taken, it's not significantly, it's not in front of the historic building, but they do come significantly forward of the historic building, if I'm looking at this correctly.

Um, and, uh, and I guess the argument about highly visible, I think we'll, we'll probably talk about here in a second, but, um, I am reading that correctly, right?

Those two carports are 10 to 10 to 12 feet forward of the historic structure. I don't know the exact dimension, but I think that's about right.

Yeah. Yeah. All right. With that, I'll bring it back to the commission. Um, commissioner green. I really still don't understand the comment about it not being in front of the building.

It seems to me they stick in front of what I know as a coffee shop or originally was a coffee shop.

Can somebody explain to me why it doesn't sit in front of the historic building? I think it's to either side of the historic building. I guess it depends if the addition on the side is considered historic or not.

But I do see these as coming significantly further forward from the historic building if I'm looking at the site plan.

So if I'm looking at the site plan there that's on the screen, Daniela has I see the front porch there and I see these two structures 10 to 12 feet forward of that, but

not directly in front of that historic front porch.

I think my problem with this one is not so much this particular bit. I understand Owen's proposition that the view down the sides is not particularly attractive and it adds to that.

But the problem is it sets a precedent that I think will be very difficult for us not to fall into with every other site.

I have some sympathy, but I think there is a real problem in precedent. Mr. Moody, welcome. Thank you. Owen? So my first one that I'm being asked to talk about, coming back to the commission, and I'm also not in favor of the proposed plan.

You refer to it as an accessory structure. It is not. It is a carport. and there are specific carport guidelines in the guidelines, specific requirements for carports, one of which is that they're not allowed if there are no other carports or garages in adjacent structures.

We heard that, I think, on the last application. There are none in this area, and so I share Commissioner Green's concern that we would be setting a bad precedence allowing this on Duval Street, one of the highest traffic streets in the city, and it's right in front of, right on the street essentially.

While the carports do not obstruct the direct line of sight straight onto the historic structure, from any angle across the street, you're gonna see a carport before you see the historic structure and all the grandeur that it has.

So I think the view does become obstructed from an angle looking at the historic structure if you're not looking straight on to it directly across from it.

I feel that because it's a carport, because there are no carports in immediately adjacent structures or in the area, it does not meet the guidelines for carports in the historic district.

So I would oppose the application as it currently stands. Commissioner Pesa. Oh, and do you know why they want two carports and why the one to the right is so big?

Uh, the one it's because that's the parking area. And so they were just trying to cover the parking area. It's parking for the commercial or the residential.

It's a good question. I believe it's residential. Is it longterm or is it, Short term. All long term. OK. Those are my questions are still kind of undecided so.

Commissioner Nations. I see these carports as being extremely highly visible. They will act as bookends to this house and I see them as unacceptable as not meeting the guidelines.

Commissioner Perez. Yeah, I tend to agree as well that in particular with the carports being kind of protruding out towards the front of the street in front of the property that I just can't see how it could be considered not visible.

Yeah, Nolan, I have a tendency to agree with the other commissioner's comments. I feel like your clients gave you a hard one here to deal with.

Also, I think would be, I think Commissioner Moody's got a great point. If you look at this at any particular angle, it's definitely going to have a visual impact of the historic structure.

And it really brings prominence to them because they're so far forward. that it takes away from the historic character of the contributing structure.

And so I also, I don't find this application something that I can support. I think you probably also have read the tea leaves on how this is going, so I'm not sure how you want to handle it, but I'm happy to bring it to a motion and a vote if you want for us to make an action on it, or I know you suggested recommendations of what might be done to improve it?

I'm not sure we as a board could do that because it'd be such a big redesign. I don't think we could just give you small adjustments, I guess is the big thing.

So I don't know if it's worth having an additional conversation about what could be done to it for that reason.

I think it's, um, so much of it would have to change. It really has to go back to the drawing board and then come back to staff and then back to the city to the heart Commission so I'm putting that out to you.

I'm happy to call for a motion go ahead. Thank you very much, Mr. Chair. So, I heard your comments, I took notes, and if you could entertain the opportunity for us to

postpone and see if we can come up with something else that does not set precedent, but still gets the property owner what they're looking to try to get, I'd really appreciate that opportunity.

Sounds like the applicant's looking for a motion for postponement. Motion to postpone. I'll second. Motion postponed by Commissioner Green, seconded by Commissioner Moody.

Donna, please call the roll. Commissioner Green? Yes. Commissioner Moody? Yes. Commissioner Nations? Yes. Commissioner Oropesa? Yes. Commissioner Perez? Yes. And Chairman Berkey?

Yes. Thanks, Owen. We'll see you next time. Thank you very much. Thanks, Owen. All right. Moving on to... Item number six, new one and a half story concrete block structure with pool, pool deck, lanai in rear as well as site improvements, 323 Petronia.

Chairman Berkey, before we start, could I swear Mr. McChesney in? We will all appreciate watching you swear Mr. McChesney in. If you could please, okay. Do you swear or affirm that the testimony you will give at tonight's proceedings will be the truth, the whole truth, and nothing but the truth?

I do. Thank you. Thanks, Donna. Richard, we all know you, but if you state your name and address for the record, and then we'll bring it to Daniela, and then back to you for comments.

Yes, Richard McChesney, 500 Fleming Street. Thank you, Danielle, if you could please go over your staff report, please. Yes, this is a one-story non-historic residence.

It was built in 1988. This property is located on the corner of Seminary Street and Tropical Street. The plans propose a new carport over the existing driveway in the northeast corner of the lot, which will measure 14 feet by eight inches in height.

It will feature metal shingle roofing and it will be supported by eight by eight pressure treated, treated with posts.

All Chicago brick pavers will be installed on over the concrete driveway. Uh, but some things to consider here are that the property at 1231 south street, which is diagonally across of this property does have a cardboard and the property that is

directly across seminary street does include garages.

However, no visible carports are seen on immediately adjacent parcels. Per guideline number 10 of new construction, carports visible from the street are only allowed if they exist on adjacent properties.

While similar structures exist nearby, they are not immediately adjacent to this property. And per guideline five of outbuildings, new accessory structures should not be prominently visible from the public. And this carport is located at the front of the property, which is facing Seminary Street.

However, the proposed materials are appropriate and they are visually compatible with the main structure.

There's one more component to this project. The plans also propose a new dormer on the southeast portion of the roof, which features a shed roof.

the dormer will be located on a secondary elevation and will not be visible from the street. So staff appoints that the dormer specifically is compatible with the main structure.

Thank you. Great, thank you, Daniela. Richard, we'll bring it back to you. I think obviously the comments are not totally dissimilar to the previous application on Duval Street.

Obviously this is a very different scenario, but adjacencies, public right of view, what's in the neighborhood, all that kind of stuff.

So if you could touch on that so we can discuss it, I'd appreciate it. Absolutely. So I think the two guidelines that staff outlined are obviously appropriate here.

So the first one, guideline five on page 40, states that the construction of new accessory buildings such as garages or carports, which are highly visible from the public right away, are not appropriate.

So in my mind, that's kind of the threshold issue here. highly visible, that's obviously the point of contention and what this whole thing will stem on.

And then if we can clear that, we get to guideline 10. Madam Clerk, I think if you

have the ability to maybe put it on page two of the staff report.

Two and three really are, I think, relevant for purposes of this. So obviously carports with the one foot setback are going to be visible.

The question is, will this one as proposed be highly visible. And I think if you look at this site in particular, it's heavily planted there's a large, you know, fence and block wall here and the location and I think the design as well you know creates a scenario where this doesn't, in my mind quite rise to the level of being highly visible.

I think you could even argue as you pass by with the similar roof materials that the way the property is going to read, you may I you may even think the carport is part of the main structure.

But I do think a reasonable person could argue that this proposed carport would not be highly visible.

I think you can see the main structure here. This is also very unique in that it's a two property block. It's not a situation where we have some long extended street.

We have this house and the house right next to it. So from my standpoint, I think we would think that this doesn't reach that highly visible level, which allows us to move forward to guideline 10.

Guideline 10, while addressing visibility, kind of acknowledging that carports are, by definition, visible from the public realm, they're appropriate if carports and garages exist on adjacent properties.

So I think probably the intent, and Daniella mentioned this, is that we're thinking when you're looking at the property, adjacent to the left or right.

But 1231 South Street does share a property line with the subject property. So I think it is technically adjacent if we're going by the book.

There are, again, Madam Clerk, if we could go to page six of the staff report, there's a helpful aerial here.

And so circled on page six, we have the garage across the street. I think that's the

Monroe County facility. You can see 1231 South Street circled as well 1227 South Street, directly adjacent to 1231, has a garage.

And although not visible here, Kitty Corner on Tropical, 1401, 1403, and 1405 Tropical all have carports.

There are more further down the street on South as well. We are one block away here from the edge of the historic district ending as well.

So I think all of these things combined with the fact that this is a non-historic structure, create a scenario where, again, passing that threshold on guideline five, we get to guideline 10 where, in our opinion, it's reasonable to think that there's enough existing carports and garages in the area.

And then if we're being super technical, 1231 South is adjacent with that shared boundary line. And so, we understand that, You know, the concerns with carports in general, you know, having spent some time on the dais, you know, in my past life, you know, you do look at characteristics of each application, of course, and I think there's sufficient material here to avoid some sort of negative precedent being set.

So with all that being said, you know, we would love your support and I'm happy to answer any questions.

Great. Thank you, Richard. Yeah, it's an interesting scenario, too, being right on the edge and having that commercial building right next door.

I think that helps your cause, along with the just unusual amount of carports that are found in the neighborhood.

Somewhat unfortunate, it's a corner lot, right? This would probably make it a lot easier if it wasn't a corner lot. But I do think you're helped to some degree with Seminary being the visible side of that carport, primarily adjacent to that commercial property.

But we can touch on that in further comments. But I'll bring it back. to the Commission for any comments or questions for Richard. Commissioner Green. Richard, I do think this is very different from the Duval application, so I think that our judgment call on that really can be viewed very differently.

But I have two questions first. Yes. Is there some reason why this comes in front of the existing building? It looks a really long carport, and also I wonder why it's so high.

Is it to cover a commercial vehicle of some kind? Not that I'm aware of. The property owner does have a large truck. He's from Texas. So I do think it's intended for that.

Just looking at the eaves, how much higher the eaves on this is to the house itself. And then if you look at the illustration of the figure, the figure holding a hand up, it gives you some indication of how tall this is.

And I'm just wondering why. I do have the contractor here. I don't know if Jeff do you have any thoughts on that. This is Jeff from Park on construction as a contractor.

Jeff, just state your name and address for the record. Jeff Burnham, 906 Grinnell, Key West. So yes, I'm the contractor. I've worked with Doug and Sherry Montgomery, really great owners here in Key West.

This was an existing house that we did the remodel for them on. The height of it, we are limited somewhat in the width. And Richard is right. They're from Texas. They have a large vehicle.

And we just tried to maintain the compatibility. And what we're trying to do is to get one of these big vehicles up in that narrow driveway, we raised it a few feet above the existing roof, and it is really the only way it was going to fit in there.

I can't see a height on this. If I look at the section through. It's on that middle. 14. Looks like it's 14.6 overall. 14.6 overall, top of beams 10.6. What's that beam, like 12 inches maybe?

Yeah, maybe. 12 inches, so 9.6 clear. By the way, the building you're referring to is the school district engineering building, which is just around the corner.

Correct. Does that finish your comments, Commissioner Green? No, I mean, I've sort of, when I look at page 40 and the guidelines, it's not a mandatory must not.

It's a should not type of guideline. I think there are some reasons here for, and I

find your proposition fairly compelling that it is a grey area.

I think there are I think the alternative is large vehicles sitting in that driveway. I'm not sure. I wouldn't prefer there to be a carport over the top of vehicles on the driveway.

Oh, and it's a non-historic building it's in front of. Any other comments or questions from commissioners? I would also make the comment that it is a completely different situation than the earlier application on Duval Street.

As you said, Commissioner Green, it's a non-historic structure. It's neighboring by two large commercial facilities, the school district's building, maintenance building, and MARC.

And then there are a number of other carports and garages in the neighborhood, although not purely adjacent commercial buildings are essentially adjacent.

So, you know, I view this in a different light than the earlier application that and I would be inclined to support it for that reason.

Commissioner nations I Agree with what just been said It is a different situation If I have heartburn at all, it is the height of the garage of the carport.

I mean nine foot six Even big pickup trucks don't need nine foot six. It's just so tall. I I question that. Yeah, maybe we just, real quick before Commissioner Morpeza, are we sure that EVE-HI, well, let's go to Commissioner Morpeza.

Commissioner Morpeza, let's get your comments and then I can talk. Go ahead. I was gonna make a motion to approve, so I'll wait till you talk.

My only comment too is the EVE-HI. I mean, I think like Commissioner Moody and Commissioner Green said, and like I started, this is clearly a different scenario because of its context, right?

Same issues as Duval Street. same guidelines, but because we have these commercial properties, we all know that area is just covered with carports.

I really don't see an issue with it. I also think it would be better served by having an eave line that matches the main principal structure adjacent to it.

It's just a little odd to have a carport taller than the eave of a principal structure. So my question would be, is that something that is a must?

It looks to me like you drop it down a foot, eight, six, that's a typical clearance in any garage. So I guess the question would be to Jeff or Richard, could that EVE height match or is that a hard no?

We're going to build it so it's not a hard no, but I do think it makes sense because what the original owners wanted to do is be able to come in and not get wet.

And so we've designed this eave. It extends the guttered roof just slightly so that water is not going in between those structures.

And it's solid concrete, and that was one of the design criteria so that you get into your house without getting wet.

All right, well, those are my comments. I think that's the only real concern, but I think there's enough here. I don't know if a motion should include. I'm going to make a motion to approve as proposed, including the dormer.

Should we add any language in there for specific context so that we're not creating a precedent? Yes. Make a motion to approve as submitted to include the dormer, and the exception being that this is in front of a non-historic building adjacent to other carports within the area.

I second the motion. Motion to approve as stated by Commissioner Green, second by Commissioner Oropesa. Donna, please call the roll. Commissioner Green? Yes. Commissioner Moody? Yes. Commissioner Nations?

No. Commissioner Oropesa? Yes. Commissioner Perez? Yes. And Chairman Berkey? Yes. The item passes. I think there's no demo, right, Daniela? There is. I think for the dormer. Oh, there is, for the dormer.

Yeah, yeah. Item number 12. Danielle, anything to add on the demolition? If approved, it will only require one reading, and it does meet the criteria for demolition.

Thank you. Richard, anything to add? Nothing to add. Bring it back to the

Commission. Motions, comments, questions? I make a motion to approve. Motion to approve by Commissioner Moody.

Do we have a second? I'll second. Second by Commissioner Orpeza. Donna, please call the roll. Commissioner Green. Yes. Commissioner Moody? Yes. Commissioner Nations? Yes. Commissioner Huarpeza?

Yes. Commissioner Perez? Yes. And Chairman Berkey? Yes. Item passes. Thanks, Richard. Thanks, Jeff.

All right, any other comments from commissioners? Seeing none, meeting's adjourned. Thank you, everybody.



Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: April 22, 2025

Applicant: Richard J. McChesney

Application Number: C2025-0033

Address: 1300 Tropical Street

Description of Work:

New open carport, dormer, and site improvements.

Site Facts:

The building under review is a one-story, non-historic residence constructed in 1988, located on the corner of Seminary Street and Tropical Street. The property spans two parcels, Lot 13 and Lot 14. It features a private pool at the rear of the residence, surrounded by brick and concrete pavers. Additional site features include multiple wood decks on the east and west sides of the home, a small storage area at the southwest corner, and a 6-foot wood fence enclosing the property on three sides. A portion of the property frontage along Seminary Street includes a 6-foot rock wall.

Currently the house sits on piers and is located within an AE-6 flood zone.



Photo of house under review. Property Appraisers website 10/12/23.



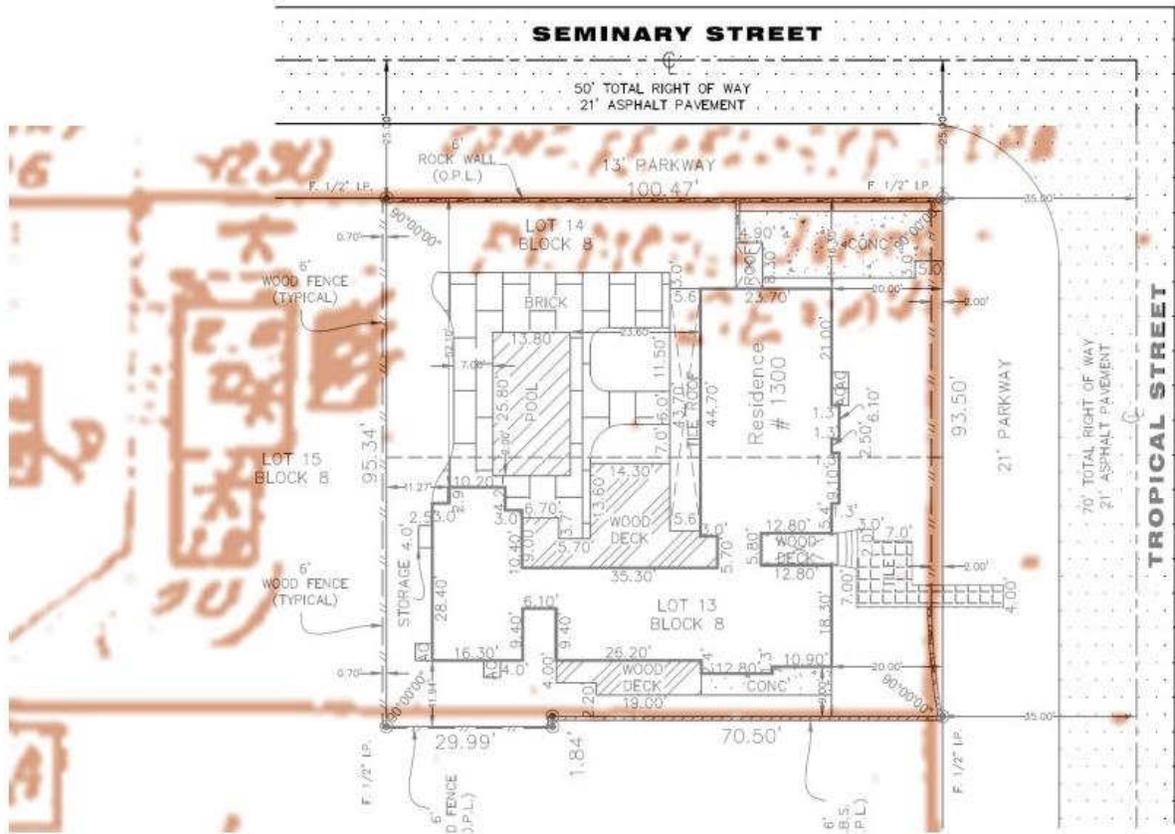
Photo of house under review. View from Tropical Street.



Photo of house under review. View from Tropical Street.



Photo of house under review. View from corner of Tropical and Seminary Street.



1962 Sanborn Map and survey. House is not present.

Guidelines Cited on Review:

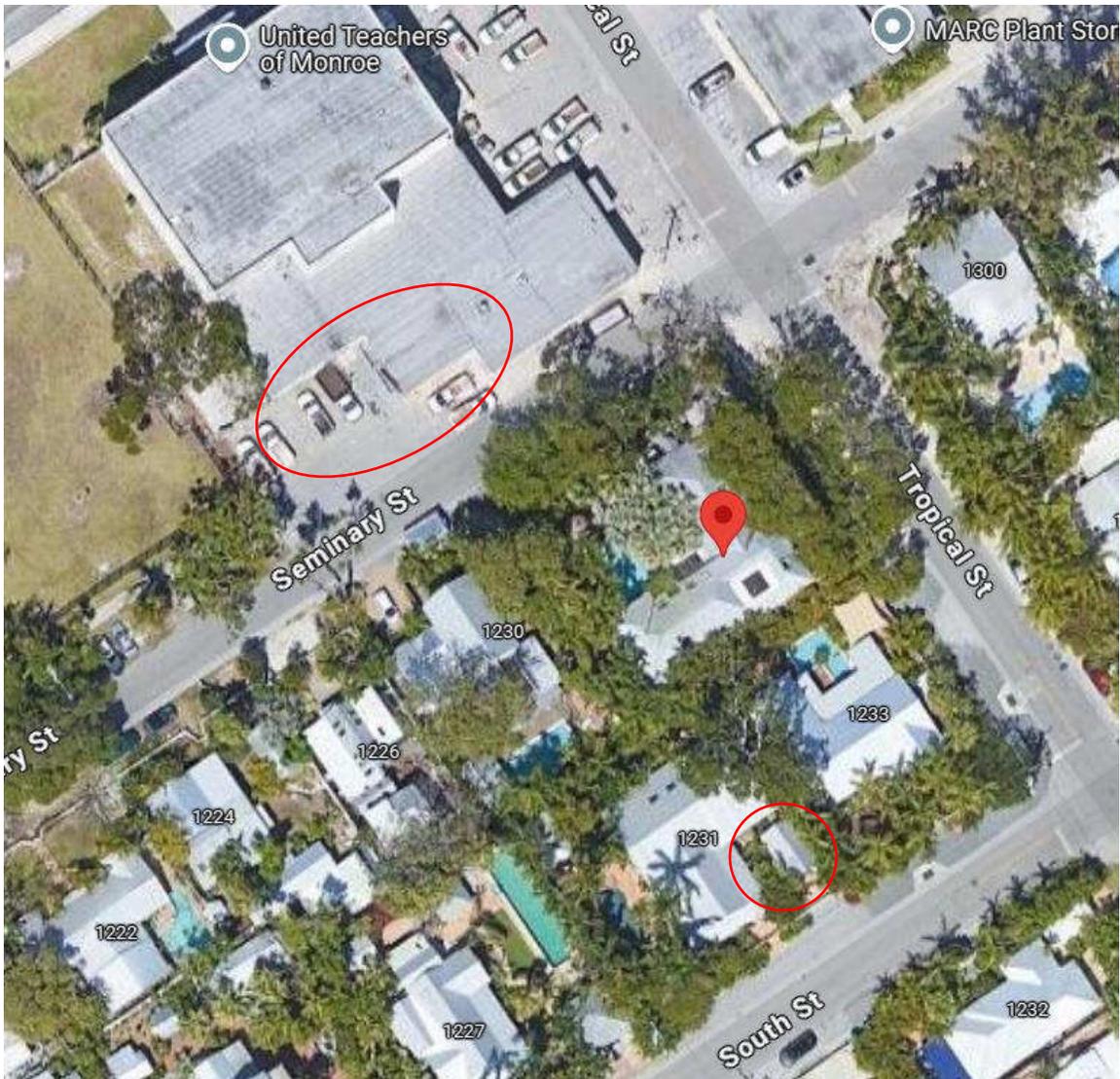
- Guidelines for Roofing (page 26), specifically guidelines 2, 3, and 5.
- Guidelines for Dormer (page 27), specifically first paragraph, guidelines 2, 3, 4, and 5.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 5 (first sentence), 6, 7 (last sentence), 8, 9 (second sentence), 11 (last sentence), 12, 13, 14 (first sentence), 19, 22, 24, 25, 26, 28, 30, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (last sentence), 8, 10, 11, 12, 13, 14, 18, 21, 22, 23, 24, and 25.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 5, 7, 9, 10 (first sentence), and 11.
- Guidelines for Parking Areas, Landscaping, & Open Space Environment (page 43), specifically guidelines 1, 2, 3, 4, 5, and 9.

Staff Analysis:

The proposal includes the addition of an open carport to the existing single-family residence at 1300 Tropical Street, a non-historic property built in 1988. The carport will be constructed over an existing concrete driveway at the northeast corner of the lot. The proposed structure will be approximately 275 square feet in size and 14 feet 8 inches in height. It will feature a metal shingle roof to match the primary residence, supported by 8"x8" pressure-treated wood posts. As part of the improvement, Old Chicago brick pavers will be installed over the existing concrete driveway. For context, the property at 1231 South Street, located diagonally across from the site under review, includes a carport. Additionally, the property directly across Seminary Street features garages.

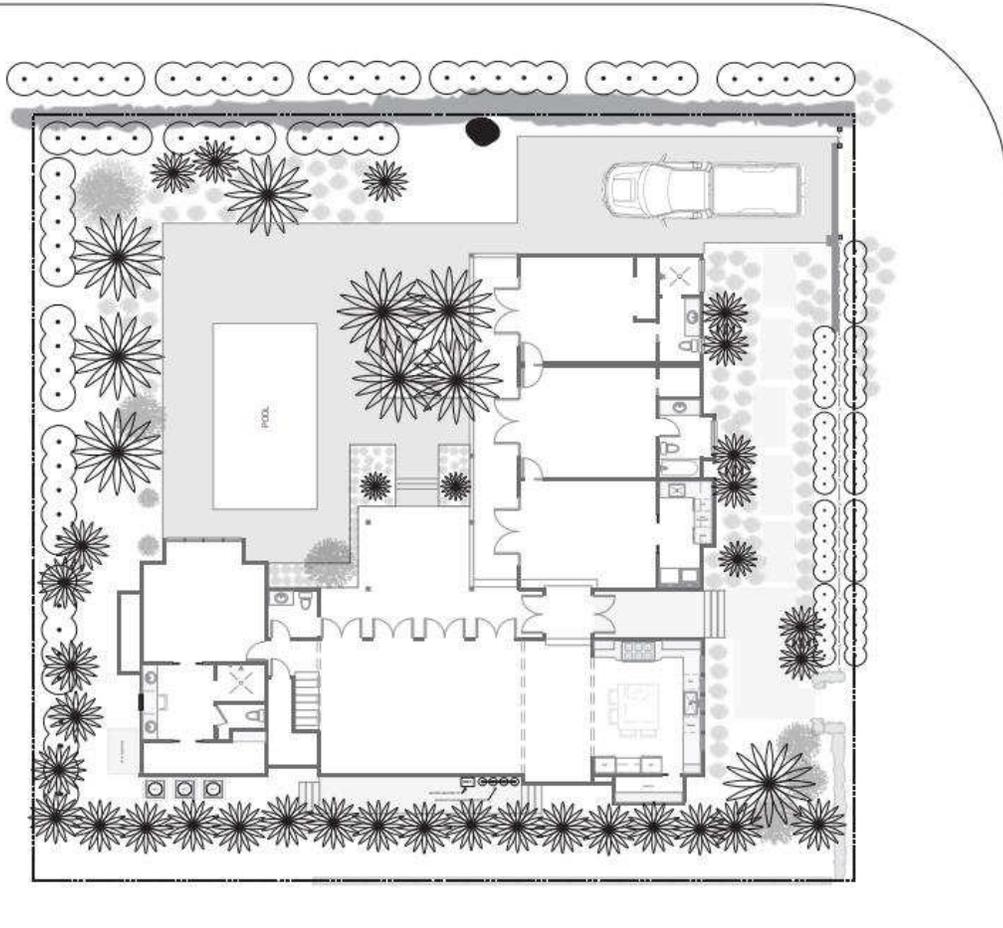


View of Seminary Street. On left existing garage, on right is property under review.



Aerial view showing location of site and surrounding context with carport/garage circled in red.

SEMINARY STREET



TROPICAL STREET

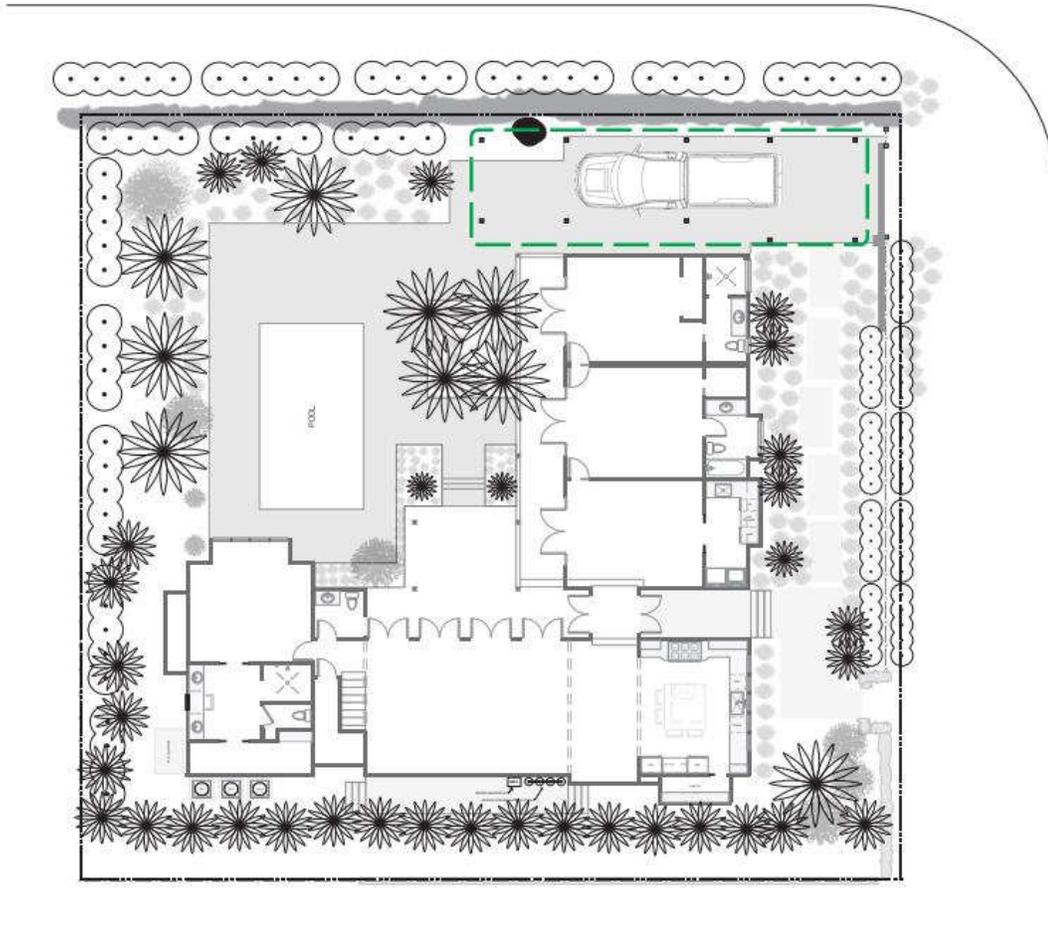
EXISTING SITE PLAN

SCALE: 1" = 20'



Existing Site Plan.

SEMINARY STREET



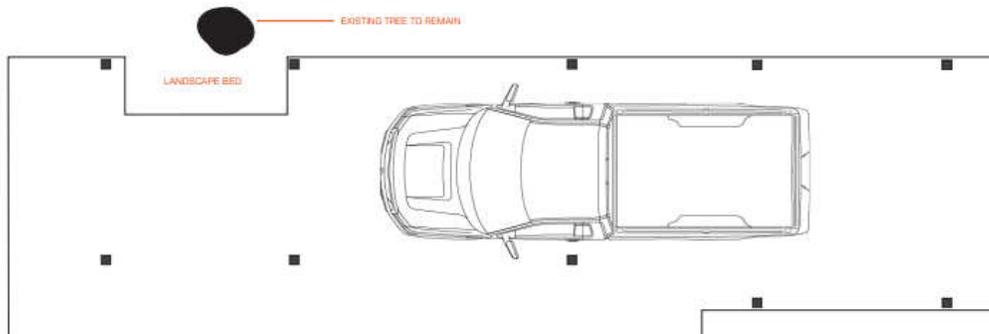
TROPICAL STREET

PROPOSED SITE PLAN

SCALE: 1" = 20'



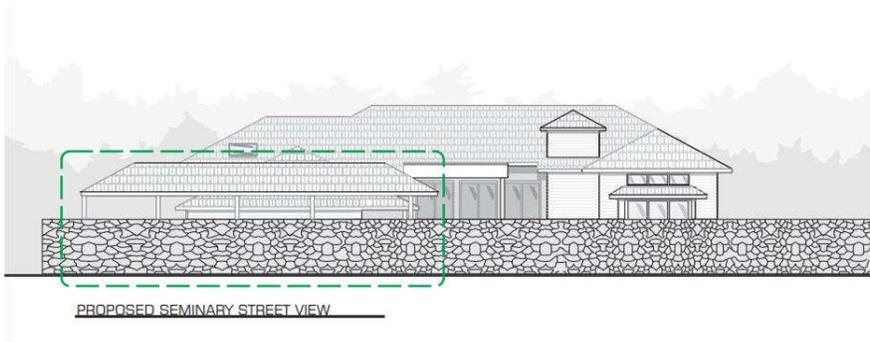
Proposed Site Plan. Carport outlined in green.



Proposed Floor Plan.

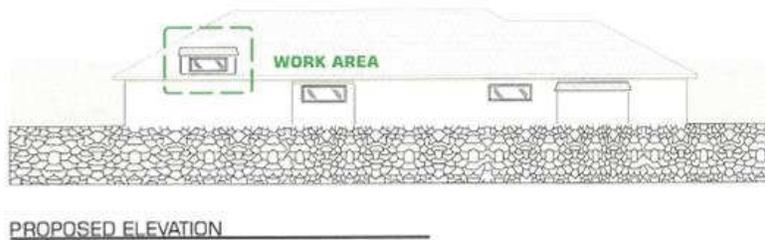


Proposed Tropical Street view.

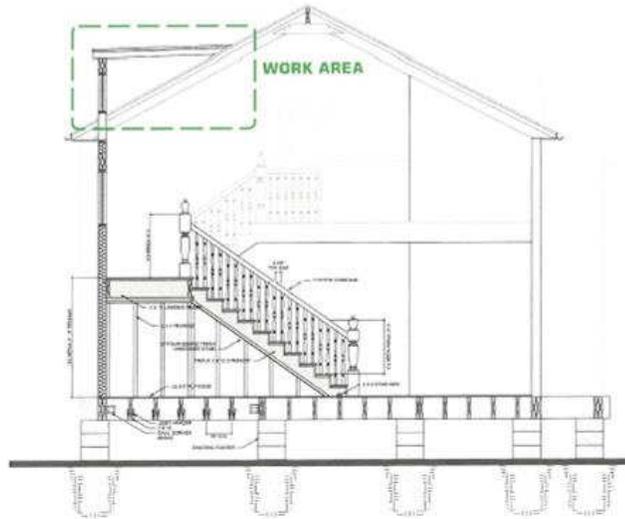


Proposed Seminary Street View.

The plans also propose the construction of a new dormer on the southeast portion of the roof. The dormer will feature a shed-style roof and a single double-hung window, consistent with the architectural detailing of the primary structure.

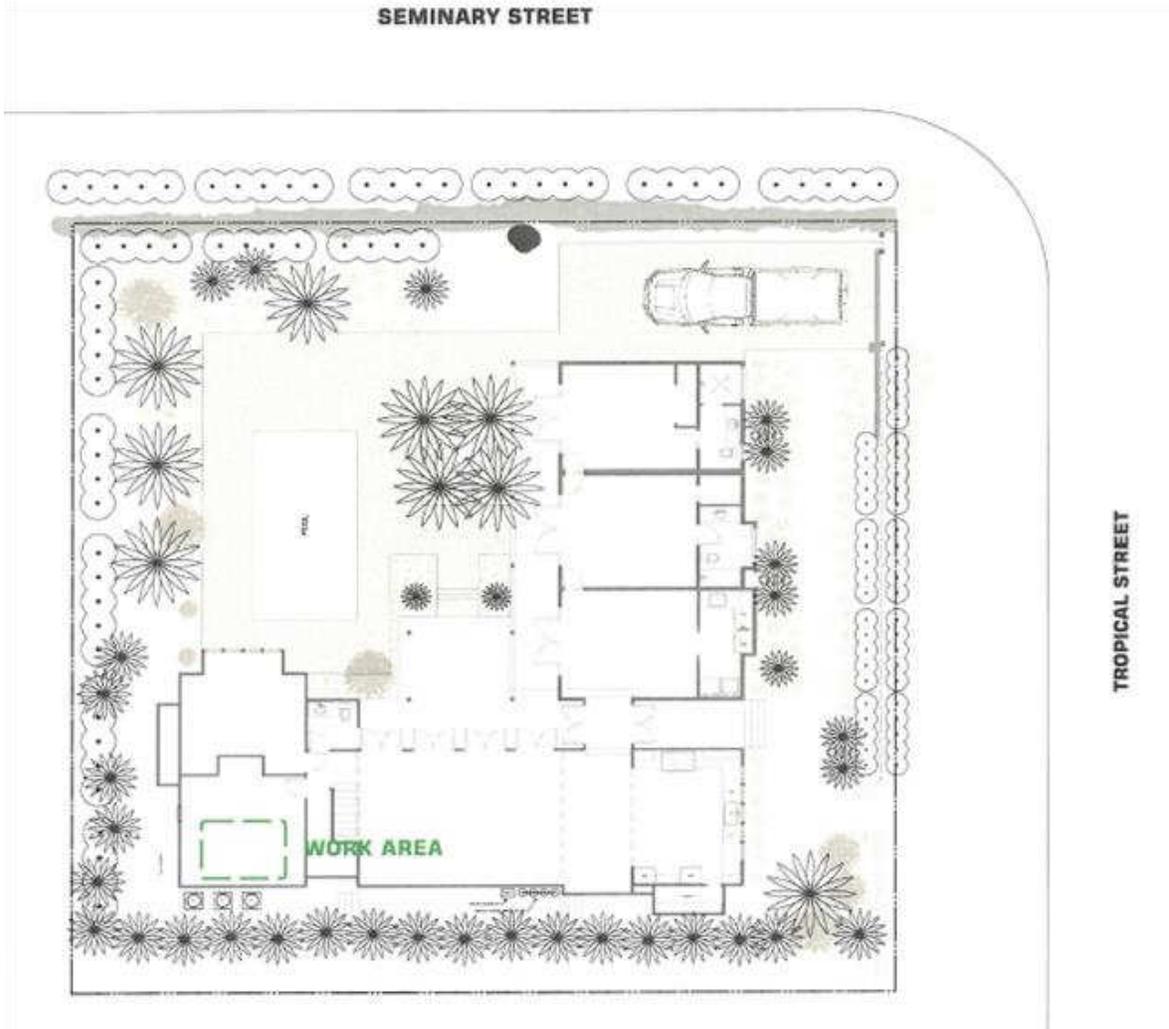


Proposed Elevation with dormer.



Proposed Section with dormer.

SEMINARY STREET



TROPICAL STREET

Existing Site Plan.

Consistency with Guidelines Cited Guidelines:

The proposed carport raises concerns regarding consistency with several HARC guidelines. **Guideline 10 (pg. 38-k)** states that carports visible from the public realm may only be permitted if similar structures exist on adjacent properties. Although nearby properties show informal parking areas, staff observes that no carports are clearly visible on directly adjacent parcels. Like mentioned before, the property at 1231 South Street, located diagonally across from the site under review, includes a carport. Additionally, the property directly across Seminary Street features garages. However, these are not immediately adjacent, and the proposed carport would introduce a new element that is not currently present on neighboring parcels.

Additionally, **Guideline 5 (pg. 40)** states that new accessory buildings, including carports, should not be prominently visible from the public right-of-way in the historic district. While the proposed materials such as wood posts, metal shingle roof, and Old Chicago brick are compatible with the existing structure, the placement at the front of the property facing Seminary Street introduces a new visual element that does not reflect the established streetscape pattern. However, the dormer's placement on a secondary elevation with limited visibility from the public right-of-way, and use of matching materials and detailing is compatible with the main structure.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	1300 Tropical St.	
NAME ON DEED:	Montgomery Family Investments LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	927 Private Rd 764	EMAIL
	Lipan TX 76462	
APPLICANT NAME:	Richard J. McChesney	PHONE NUMBER 305-294-9556
APPLICANT'S ADDRESS:	500 Fleming Street, Key West, FL 33040	EMAIL Richard@spottswoodlaw.com
APPLICANT'S SIGNATURE:		DATE

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 X RELOCATION OF A STRUCTURE X ELEVATION OF A STRUCTURE X
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO X INVOLVES A HISTORIC STRUCTURE: YES ___ NO X
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	The proposal is to add an open carport to the site
MAIN BUILDING:	No work proposed for the main residential structure which is non-contributing to the historic district.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	No demotion proposed

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

ACCESSORY STRUCTURE(S):	
The proposed accessory structure is an open carport over an existing concrete drive.	
Proposed structure is 14'-8" in height and approximately 275 sq. ft.	
PAVERS:	FENCES:
Old Chicago brick to be installed over existing	
concrete driveway	
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: metal shingle roof supported by wood posts

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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 MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	300 Tropical St.	
NAME ON DEED:	Montgomery Family Investments LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	927 Private Rd 764	EMAIL
	Lipan TX 76462	
APPLICANT NAME:	Richard McChesney	PHONE NUMBER 205 293-8791
APPLICANT'S ADDRESS:	500 Fleming St.	EMAIL richard@spottiswoodlaw.com
	Key West FL 33040	
APPLICANT'S SIGNATURE:	<i>Richard McChesney</i>	DATE 4/10/25

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Add Dormer to SE portion of Structure.
MAIN BUILDING: See above
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

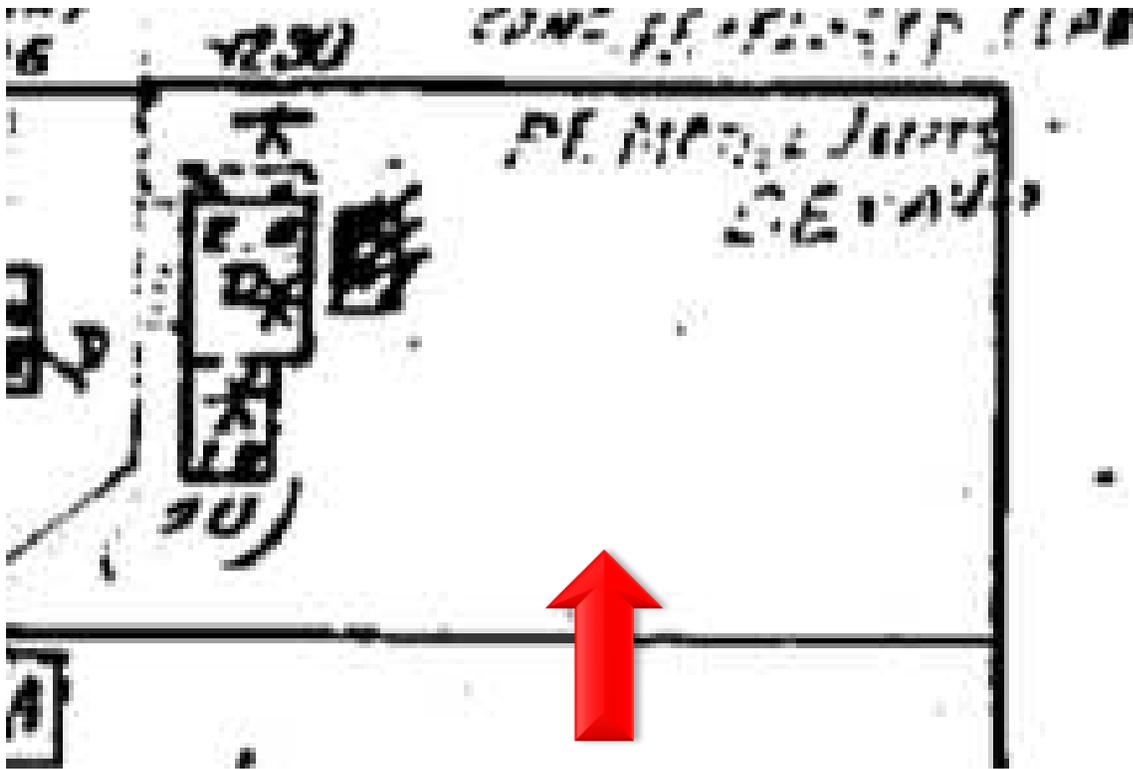
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: <i>Metal roof Shingles to match</i>
	<i>Impact resistant sliding window</i>

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:	

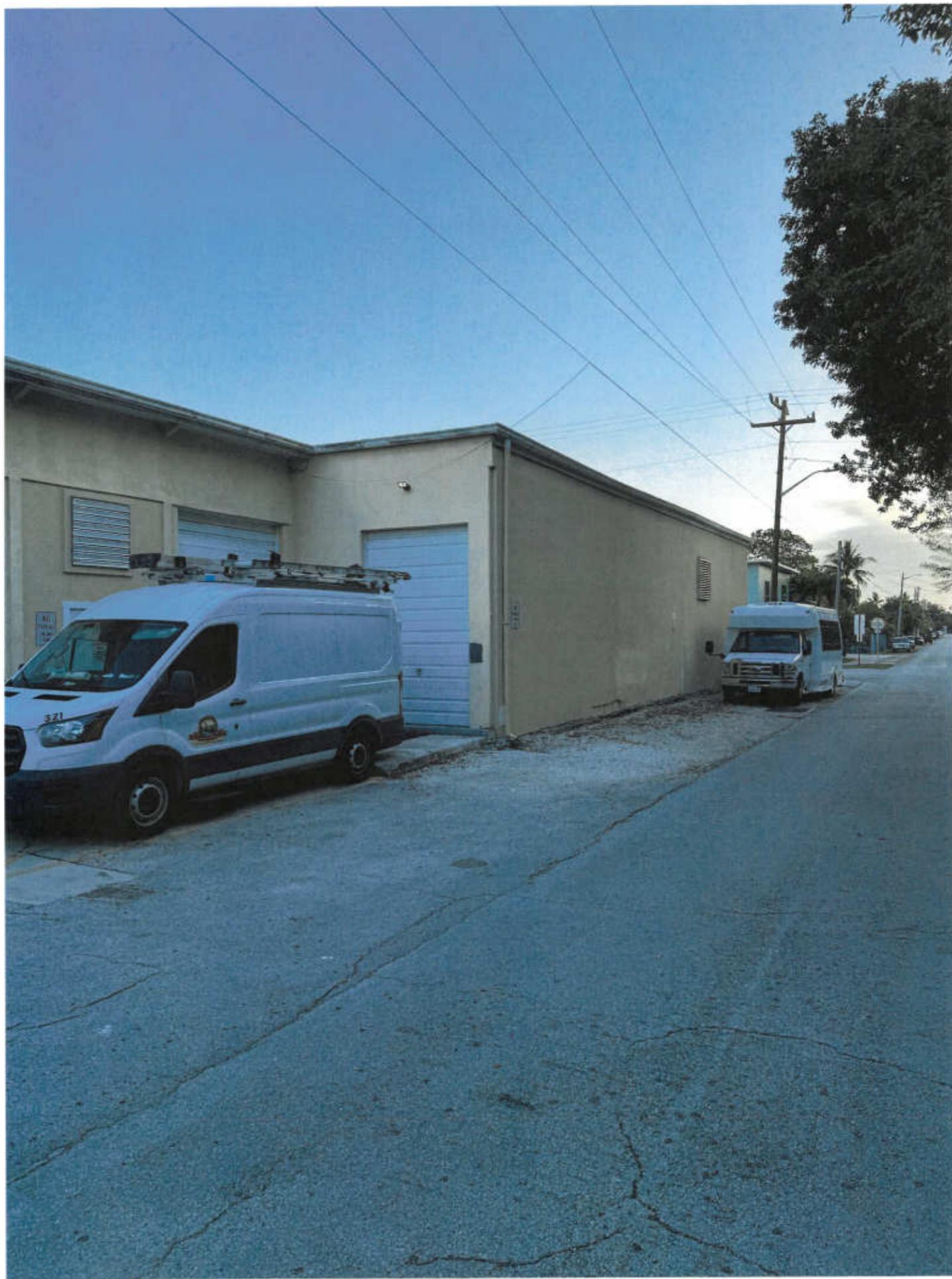
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS

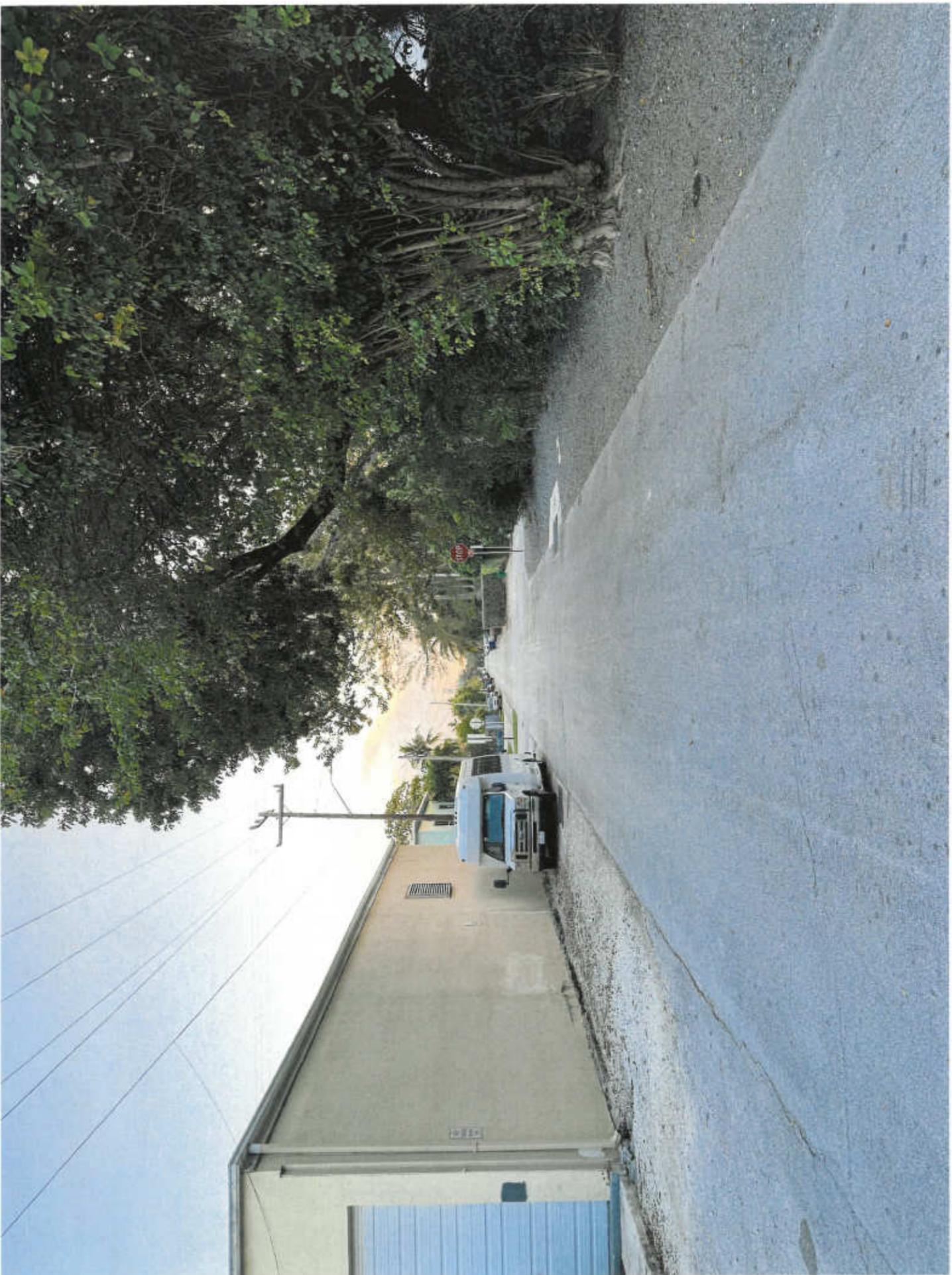


1962 Sanborn Map.

PROJECT PHOTOS







SURVEY

BOUNDARY SURVEY

SCALE: 1" = 20'

VIZCAYA SURVEYING AND MAPPING Inc.
 Phone/Fax: (305) 300-8926
 E-mail: lopez.232@gmail.com
 L.B. 8000
 714 NW 20 AVE.
 Miami, Florida 33125



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS: 1300 TROPICAL STREET, KEY WEST, FLORIDA, 33040
PARCEL ID: 00042050-000000
LEGAL DESCRIPTION: LOT 13 AND LOT 14, BLOCK 8, "TROPICAL BUILDING AND INVESTMENT COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS

- | | | | |
|-------------------------------------|---------------------------------|------------------|----------------------|
| A= ARC DISTANCE | ML= MONUMENT LINE | ∅ = ELEVATION | ⊕ = CATCH BASIN |
| AC= AIR CONDITIONED UNIT | O.H.= OVERHEAD UTILITIES | ∅ = WATER METER | ⊕ = SANITARY SEWER |
| B.C.= BLOCK CORNER | P.C.P.= PERMANENT CONTROL POINT | ∅ = POWER POLE | ⊕ = WATER VALVE |
| C.B.= CATCH BASIN | P.O.B.= POINT OF BEGINNING | ∅ = LIGHT POLE | ⊕ = TV BOX |
| (C)= CALCULATED | P.O.C.= POINT OF COMMENCE | ⊕ = FIRE HYDRANT | ⊕ = FPL TRANS. |
| CL= CLEAR | R= RADIUS | ∅ = MANHOLE | ⊕ = CONC. POWER POLE |
| C.L.F.= CHAIN LINK FENCE | (R)= RECORD | | |
| CONC.= CONCRETE | RES.= RESIDENCE | | |
| D.M.E.= DRAINAGE MAINT. EASEMENT | RW= RIGHT-OF-WAY | | |
| ENC.= ENCROACHMENT | TYP.= TYPICAL | | |
| FD.= FOUND | U.E.= UTILITY EASEMENT | | |
| F.F.ELEV.= FINISHED FLOOR ELEVATION | W.F.= WOOD FENCE | | |
| I.F.= IRON FENCE | W.M.= WATER METER | | |
| L.F.ELEV.= LOWEST FLOOR ELEVATION | ∅ = DIAMETER | | |
| (M)= MEASURED | ∅ = CENTER LINE | | |

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7,500. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

FOR:
 Montgomery Family Investments, LLC
 Highsmith & Van Loon, P.A.
 Old Republic National Title Insurance Company

DATE OF FIELD WORK: AUGUST 26, 2022

REVISED ON:
 I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

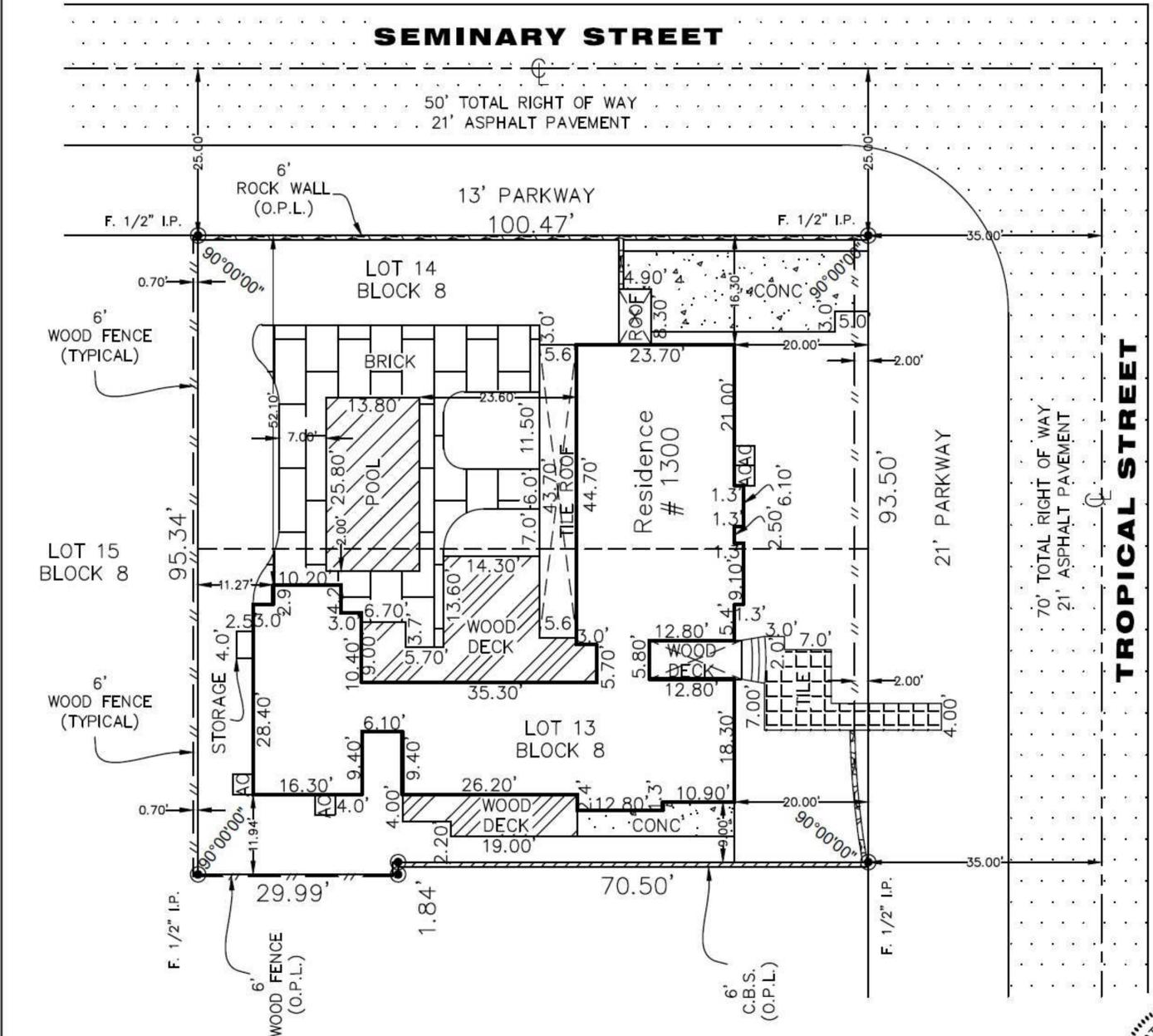
Arturo R. Toirac
ARTURO R. TOIRAC P.S.M. 3102

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

NOTES:



BM USED:
 MONROE Co. BM # D-121 ELEV: 2.283'



COMMUNITY NAME AND NUMBER: CITY OF KEY WEST : 120168	PANEL NUMBER AND SUFFIX: 12087 C 1516 - K	FIRM PANEL EFFECTIVE DATE: 02 / 18 / 2005
COUNTY NAME: MONROE	FLOOD ZONE: AE	BASE FLOOD ELEVATION : 6'
STATE: FLORIDA		

PROPOSED DESIGN

CARPORT ADDITION

Sherri and Doug Montgomery Residence 1300 Tropical Street Key West, Florida 33040

SHEET INDEX

- 1 COVER SHEET
- 2 PARCEL SUMMARY
- 3 SURVEY
- 4 SITE PLAN
- 5 CARPORT ADDITION
- 6 FRAMING DETAILS





VICINITY MAP

GENERAL NOTES

All work shall comply with the Florida Building Code 2020, and all applicable laws, codes and ordinances of the city, county and state of Florida. In the county of Monroe, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

- BUILDING Florida Building Code, 2020
- ELECTRICAL National Electric Code, 2017
- PLUMBING Florida Building Code (Plumbing) 2017
- MECHANICAL Florida Building Code (Mech) 2017
- GAS LP Gas Code (Mech) 2017

WIND: This project is designed in accordance with ASCE 7-16 to resist wind loads of 180 miles per hour (gusts) (exposure D).

WIND: The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

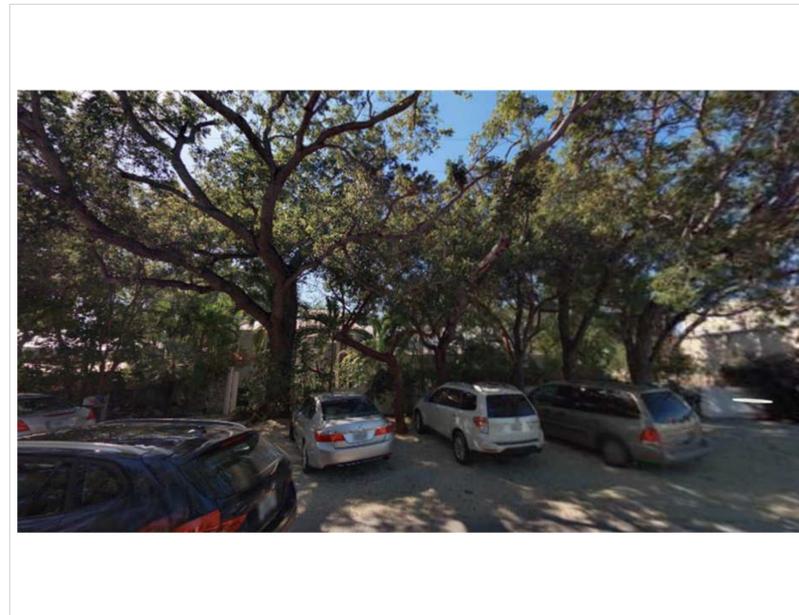
Verify field dimensions prior to submitting bid.

Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.

Dimensions shall take precedence over scale, larger scale details shall take precedence over smaller details and, in the case of additions, renovations or refurbishing projects, actual dimensions shall take precedence over written dimensions.

All new utilities shall be underground, unless otherwise specified.

Contours and existing grades shown are approximate. Verify with field conditions. Slope all grades away from building(s). Planting areas shall be graded with soil suitable for planting.



STREET VIEW

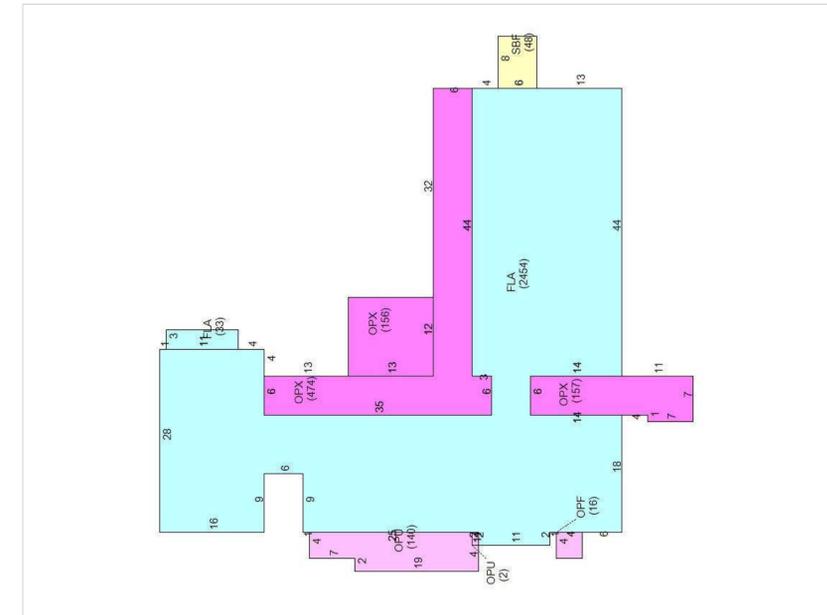
PARCEL SUMMARY

PARCEL ID 00042050-000000
 PROPERTY ID 1042692
 MILLAGE GROUP 10KW
 LEGAL DESCRIPTION KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 13 AND 14 AND PT LOT 15 AND PT LOT 12 SQR 8 TR 19 PB1-34 H1-221 OR522-728 OR1006-2167 OR1442-136/37 OR1482-1666/69AFF OR2817-1647D/C

NEIGHBORHOOD 6157
 PROPERTY CLASS SINGLE FAMILY RESID (0100)
 SUBDIVISION Tropical Building and Investment Co
 SEC / TWP / RNG 05/68/25
 AFFORDABLE HOUSING NO

OWNER
 MONTGOMERY, DOUG & SHERRI
 1300 TROPICAL STREET
 KEY WEST, FLORIDA 33040

PARCEL SUMMARY



BUILDING PLAN

CODE	DESCRIPTION	SKETCH AREA	FINISHED AREA	PERIMETER
SBF	UTIL FIN BLK	48	0	28
OPF	OP PR FIN LL	16	0	16
FLA	FLOOR LIV AREA	2487	2487	382
OPU	OP PR UNFIN LL	142	0	70
OPX	EXC OPEN PORCH	787	0	284
TOTAL		3,480	2,487	780

BUILDING SUMMARY

BUILDING ID 3295
 STYLE 1 STORY ELEV FOUNDATION
 BUILDING TYPE SFR - R1 / R1
 GROSS SQ FT 3480
 FINISHED SQ FT 2487
 STORIES 1 FLOOR
 CONDITION GOOD
 PERIMETER 382
 INTERIOR WALLS WD PANL/CUSTOM
 EXTERIOR WALLS ABOVE AVERAGE WOOD
 YEAR BUILT 1988
 EFFECTIVE YEAR BUILT 2015
 FOUNDATION CONC BLOCK
 ROOF TYPE GABLE/HIP
 ROOF COVERAGE METAL
 FLOOR TYPE CONC S/B GRND
 HEATING TYPE NONE with 0% NONE
 BEDROOMS 2
 FULL BATHROOMS 4
 HALF BATHROOMS 0
 GRADE 650
 NUMBER OF FIRE PL 0

BOUNDARY SURVEY

SCALE: 1" = 20'

VIZCAYA SURVEYING AND MAPPING Inc.

Phone/Fax: (305) 300-8926
E-mail: lopez.232@gmail.com

L.B. 8000

714 NW 20 AVE.
Miami, Florida 33125



LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS: 1300 TROPICAL STREET,
KEY WEST, FLORIDA, 33040

PARCEL ID: 00042050-000000

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FOR:

Montgomery Family Investments, LLC
Highsmith & Van Loon, P.A.
Old Republic National Title Insurance Company

DATE OF FIELD WORK: AUGUST 26, 2022

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

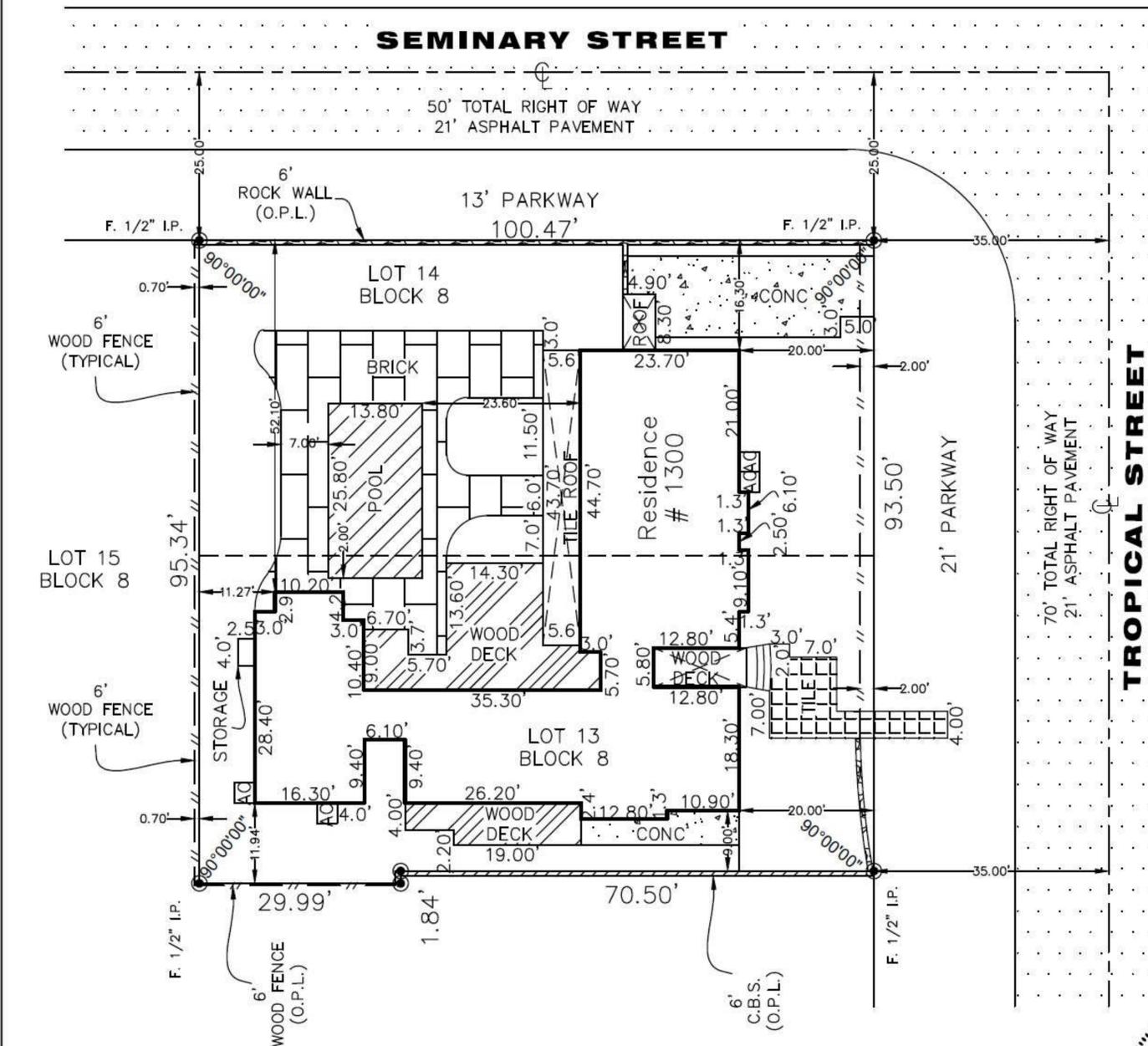
Arturo R. Toirac
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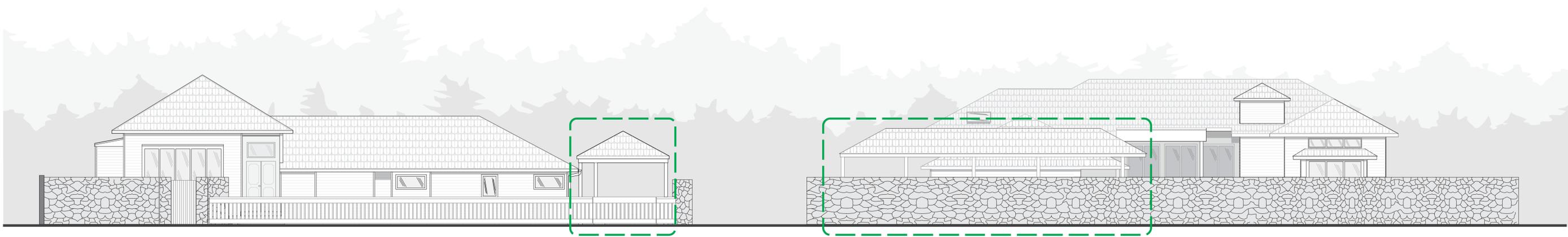
NOTES:



BM USED:
MONROE Co. BM # D-121 ELEV: 2.283'



COMMUNITY NAME AND NUMBER: CITY OF KEY WEST : 120168	PANEL NUMBER AND SUFFIX: 12087 C 1516 - K	FIRM PANEL EFFECTIVE DATE: 02 / 18 / 2005
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STATE: FLORIDA		

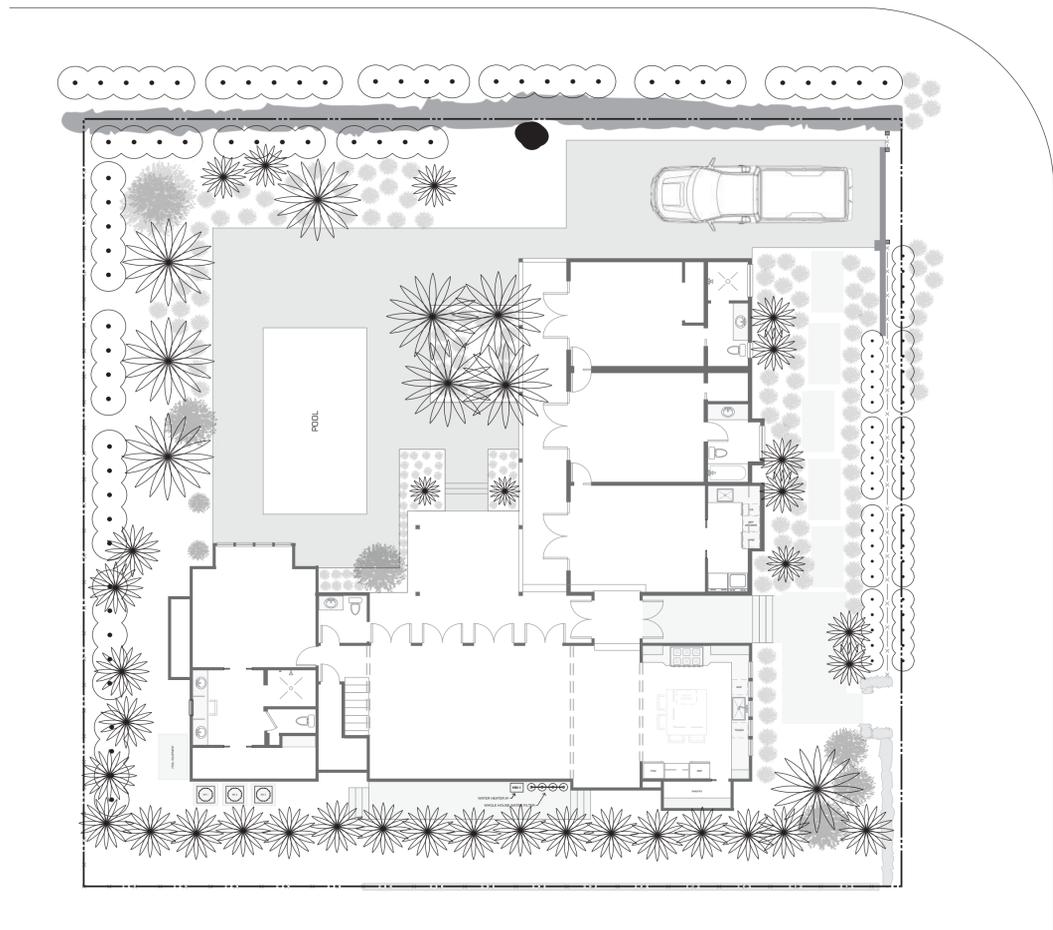


PROPOSED TROPICAL STREET VIEW

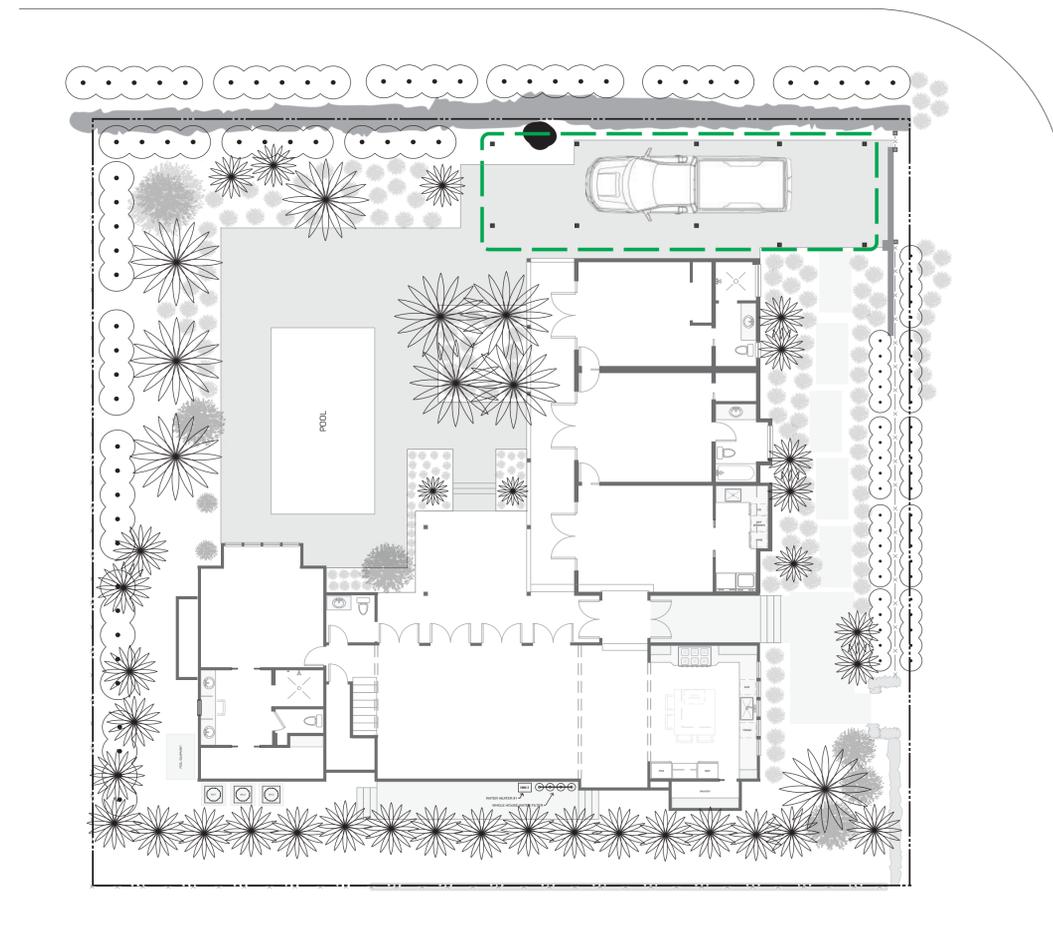
PROPOSED SEMINARY STREET VIEW

SEMINARY STREET

SEMINARY STREET

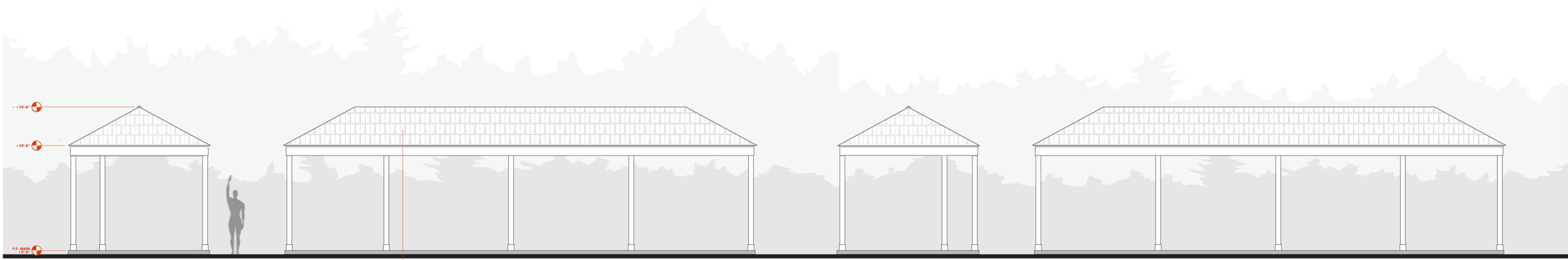


EXISTING SITE PLAN
SCALE: 1" = 20'



PROPOSED SITE PLAN
SCALE: 1" = 20'

SITE PLAN



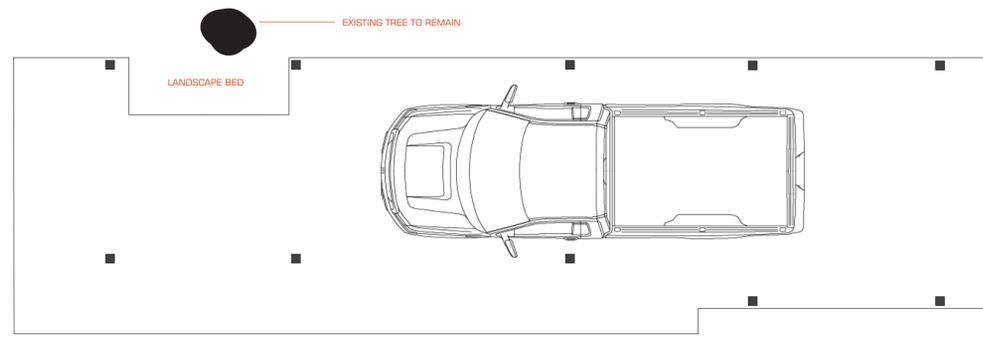
NORTH

WEST

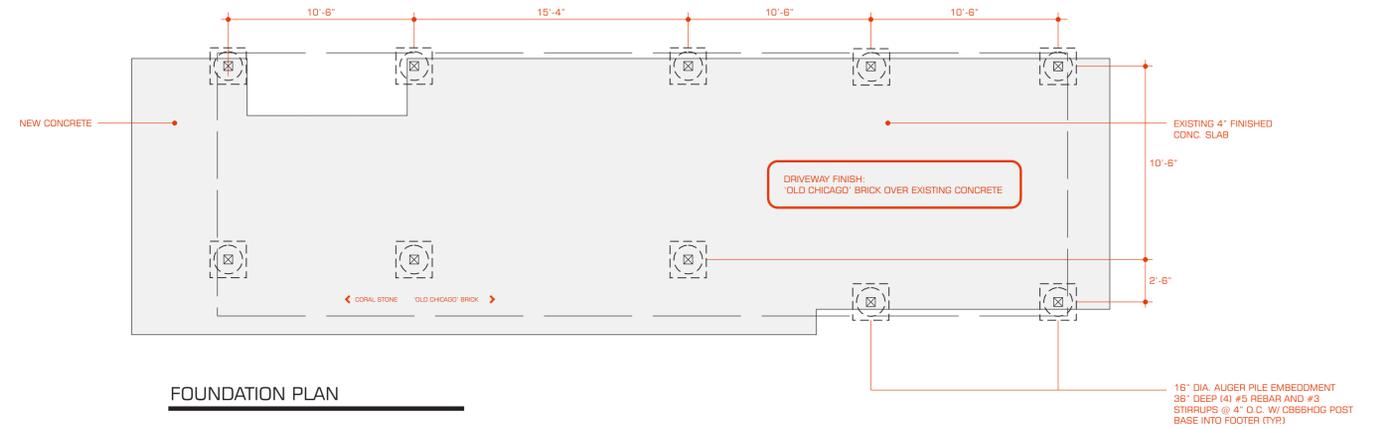
METAL SHINGLES TO MATCH HOUSE OVER 3/4" PLYWOOD W/ GRADE ICE SHIELD

SOUTH

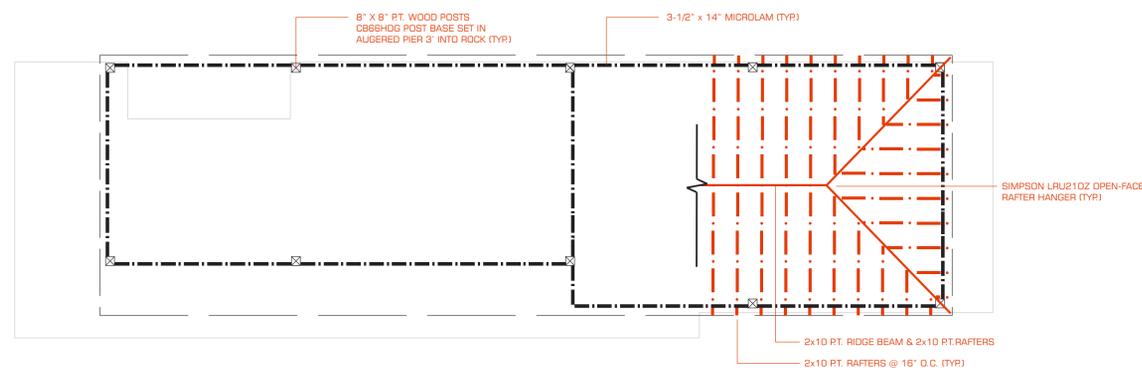
EAST



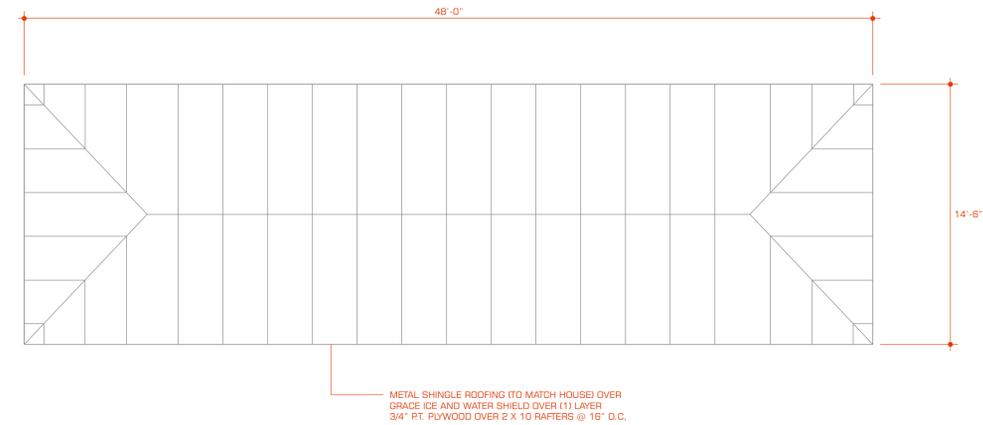
FLOOR PLAN



FOUNDATION PLAN



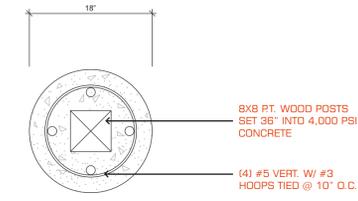
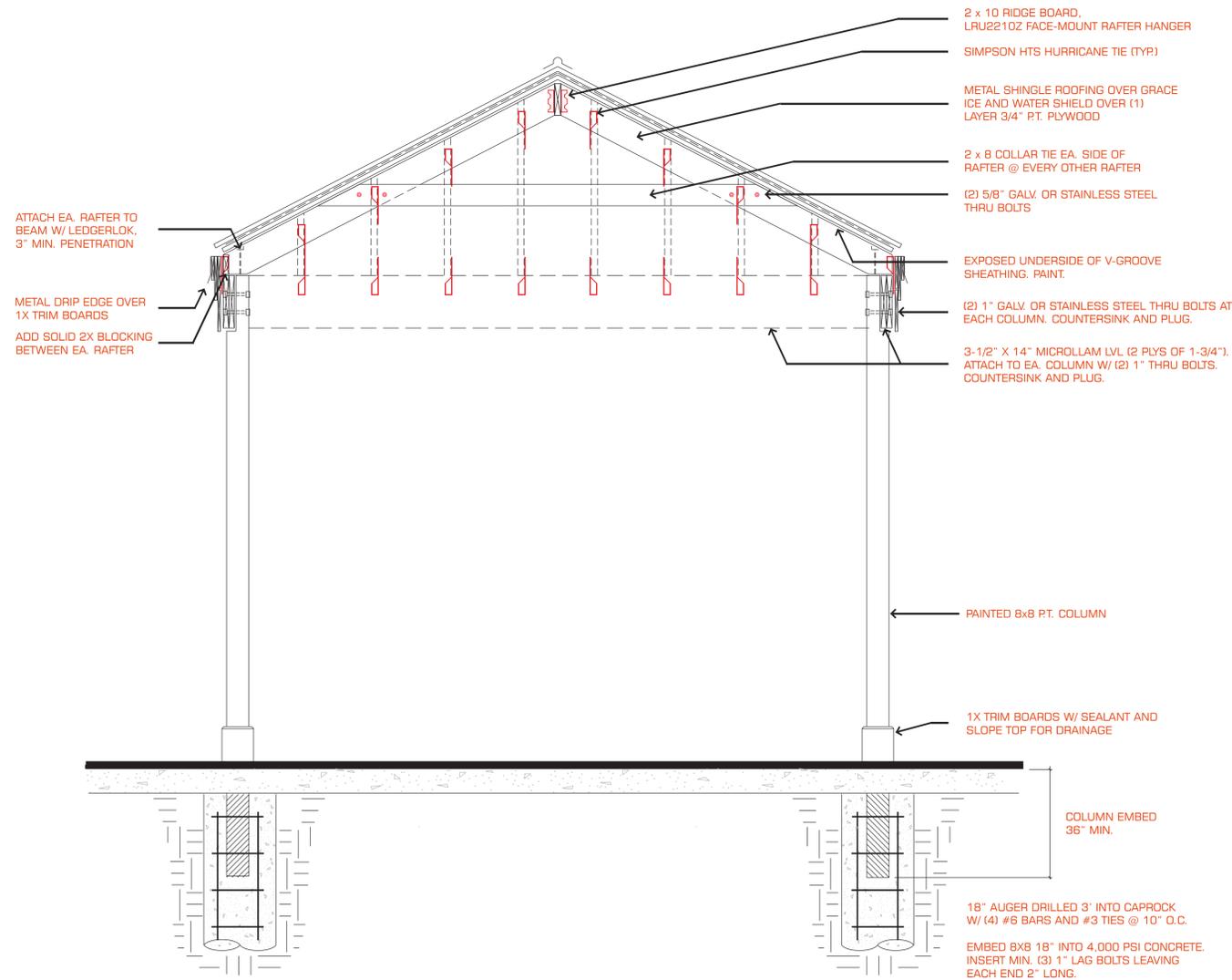
FRAMING PLAN



ROOF PLAN

CARPORT NOTES

1. No exposed fasteners. (TYP.)
2. All surfaces to be painted.



COLUMN BASE DETAIL

SECTION

FRAMING DETAILS

DORMER ADDITION

Montgomery Residence 1300 Tropical Street Key West, Florida 33040



GENERAL CONTRACTORS

Par-Con, Inc.
906 Grinnell St
Key West, FL 33040
850-532-1250

CGC1525303



SHEET INDEX

- 1 COVER SHEET
- 2 PARCEL SUMMARY
- 3 WORK AREA IN LOFT
- 4 ROOF PLAN
- 5 FRAMING PLAN

DORMER ADDITION
MONTGOMERY RESIDENCE
1300 Tropical Street, Key West, Florida 33040

COVER SHEET



This item has been digitally signed and sealed by James C. Reynolds, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2025.03.19 10:01:24-04'00'



James C. Reynolds, PE
24478 Overseas Highway
Summerland Key, FL
Jim@ReynoldsEngineeringServices.com



Mar 5, 2025

1



GENERAL CONTRACTORS

Par-Con, Inc.
906 Grinnell St
Key West, FL 33040
850-532-1250

CGC1525303

MONTGOMERY RESIDENCE

DORMER ADDITION

1300 Tropical Street, Key West, Florida 33040



Mar 5, 2025



James C. Reynolds, PE
24478 Overseas Highway
Summerland Key, FL
Jrm@ReynoldsEngineeringServices.com



Parcel ID 00042050-000000
Property ID 1042692
Address 1300Tropical Street

VICINITY MAP

GENERAL NOTES

All work shall comply with the 8th Ed. Florida Building Code 2023, and all applicable laws, codes and ordinances of the city, county and state of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING	Florida Building Code, 2023
ELECTRICAL	National Electric Code, 2020
PLUMBING	Florida Building Code (Plumbing) 2023
MECHANICAL	Florida Building Code (Mech) 2023
GAS	LP Gas Code (Mech) 2023

WIND: This project is designed in accordance with ASCE 7-22 to resist wind loads of 180 miles per hour (gusts) (exposure C).

WIND: The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

Verify field dimensions prior to submitting bid.

Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.

Dimensions shall take precedence over scale, larger scale details shall take precedence over smaller details and, in the case of additions, renovations or refurbishing projects, actual dimensions shall take precedence over written dimensions.

All new utilities shall be underground, unless otherwise specified.

Contours and existing grades shown are approximate. Verify with field conditions. Slope all grades away from building(s). Planting areas shall be graded with soil suitable for planting.



STREET VIEW

PARCEL SUMMARY

PARCEL ID	00042050-000000
PROPERTY ID	1042692
MILLAGE GROUP	10KW
LEGAL DESCRIPTION	KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 13 AND 14 AND PT LOT15 AND PT LOT 12 SQR 8 TR 19 PB1-34 H1-221 OR522-728 OR1006-2167 OR1442-136/37 OR1482-1666/69AFF OR2817-1647D/C

GENERAL NOTES

Design and construction shall be in compliance with the 8th edition of the Florida Building Code (2023), and the specific requirements of the City of Key West.

1.1 General Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.

1.2 Scope of Work: The Engineering Certification is limited to the proposed wood-framed bedroom dormer.

1.3 Construction Loads: Structural members as shown in the working drawings have been designed to carry the code required service loads only. The structural design of this project has not considered loads that may be imposed during construction. Construction loads may exceed the service design loads. The Contractor shall be responsible for engaging the necessary construction engineering and design, determining and employing the methods necessary to support all loads during construction.

1.4 Construction Coordination: The contractor shall coordinate all work required by the architectural, structural, mechanical, plumbing and electrical working drawings, and shall verify all dimensions, elevations, and the location and sizes of all chases, inserts, openings, sleeves, finishes, depressions, and other project requirements not shown on the structural working drawings.

1.5 Conflicts: Wherever conflicts, discrepancies, or ambiguities exist in the structural drawings, schedules, or notes, they shall be brought to the attention of the Engineer for correction and/or clarification.

1.6 Engineer's Limitation of Responsibility: The Limit of the Engineer's Responsibility is to the Scope of Work Stated above. The Engineer shall not be responsible for the quality of composition of materials, shop drawings, fabrication, construction inspection, supervision, or review, special inspection, or the quality or correctness of construction. The

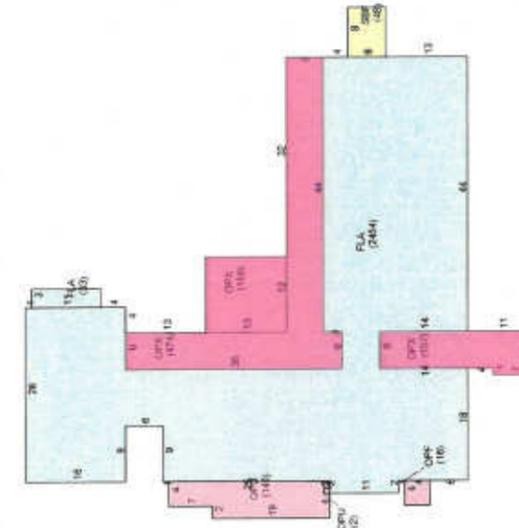
1.7 Engineer's Statement of Compliance: To the best of the Engineer's information, knowledge, and belief, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

1.8 Basis of Design

- a. Design Loads: ASCE 7-22
- b. Floor Load: Live Load = 40 psf, Dead Load = 25 psf
- c. Roof Load: Live Load = 20 psf, Dead Load = 10 psf
- d. Wind Speeds: 180 mph, Ultimate.
- e. Exposure Category: C
- f. Base Flood Elevation: Zone AE-5
- g. Design Flood Elevation: 7 NGVD25
- h. Wind Loads:
Roof: Zone 1 = +19.8 psf, -40.5 psf
Zone 2 = +19.8 psf, -90.8 psf
Zone 3 = +19.8 psf, -90.8 psf

PARCEL SUMMARY

BUILDING PLAN

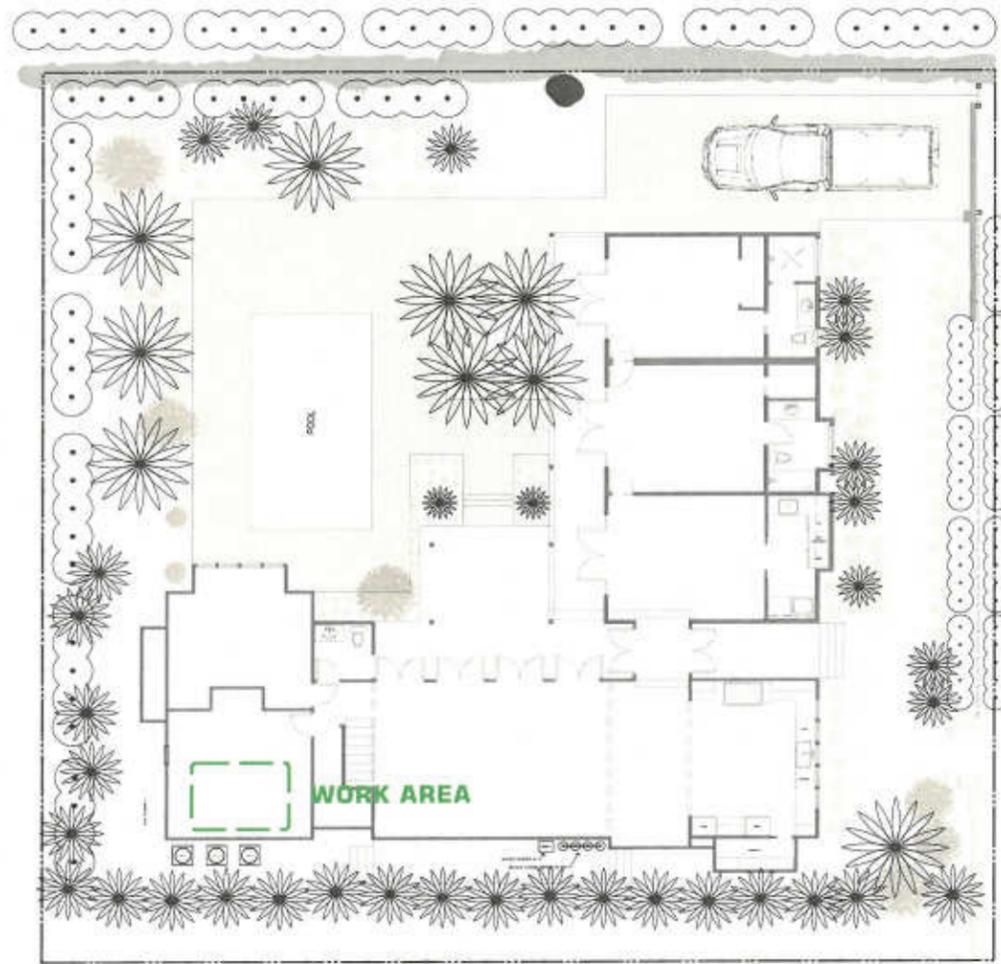


CODE	DESCRIPTION	SKETCH AREA	FINISHED AREA	PERIMETER
SBF	UTIL FIN BLK	48	0	28
OPF	OP PR FIN LL	16	0	16
FLA	FLOOR LIV AREA	2487	2487	382
OPU	OP PR UNFIN LL	142	0	70
OPX	EXC OPEN PORCH	787	0	284
TOTAL		3,480	2,487	780

BUILDING SUMMARY

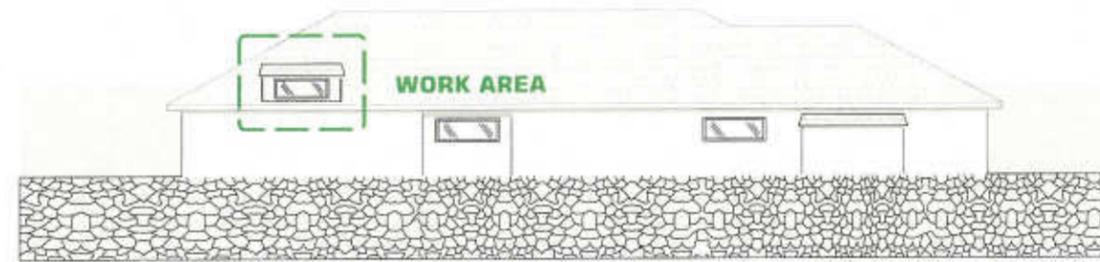
BUILDING ID	3295
STYLE	1 STORY ELEV FOUNDATION
BUILDING TYPE	SFR - R1 / R1
GROSS SQ FT	3480
FINISHED SQ FT	2487
STORIES	1 FLOOR
CONDITION	GOOD
PERIMETER	382
INTERIOR WALLS	WD PANL/CUSTOM
EXTERIOR WALLS	ABOVE AVERAGE WOOD
YEAR BUILT	1988
EFFECTIVE YEAR BUILT	2015
FOUNDATION	CONC BLOCK
ROOF TYPE	GABLE/HIP
ROOF COVERAGE	METAL
FLOOR TYPE	CONC S/B GRND
HEATING TYPE	NONE with 0% NONE
BEDROOMS	2
FULL BATHROOMS	4
HALF BATHROOMS	0
GRADE	650
NUMBER OF FIRE PL	0

SEMINARY STREET



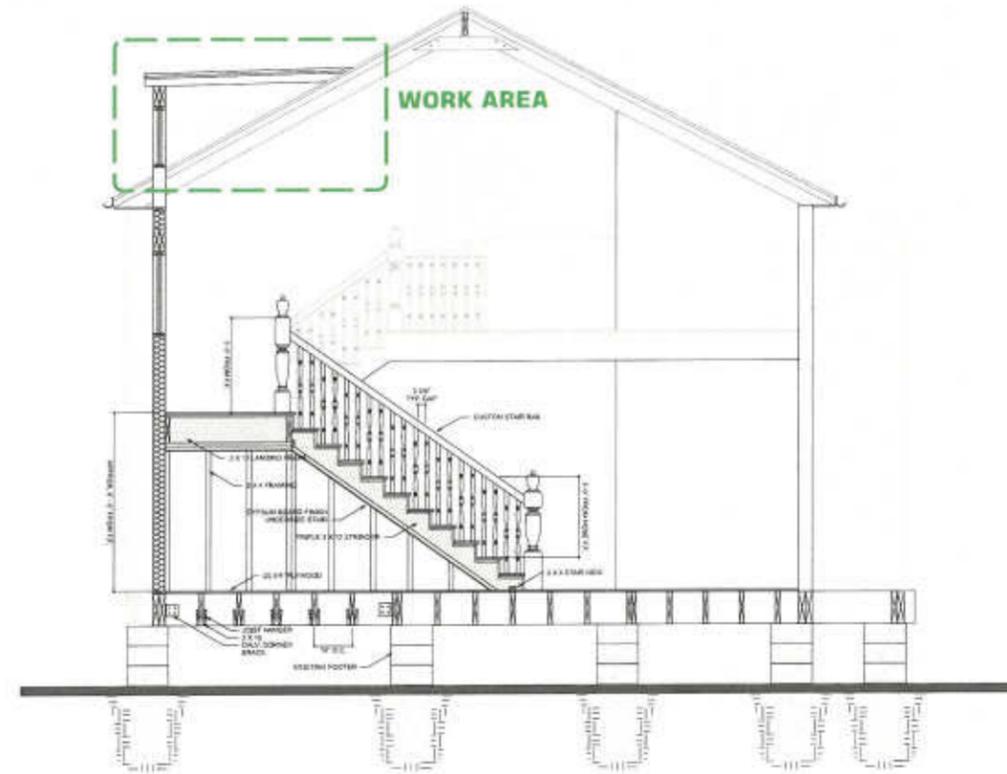
EXISTING SITE PLAN

SCALE: 1" = 20'



PROPOSED ELEVATION

TROPICAL STREET



PROPOSED ELEVATION

DORMER ADDITION

MONTGOMERY RESIDENCE

1300 Tropical Street, Key West, Florida 33040



Mar 5, 2025



James C. Reynolds, PE
24478 Overseas Highway
Summerland Key, FL
Jim@ReynoldsEngineeringServices.com

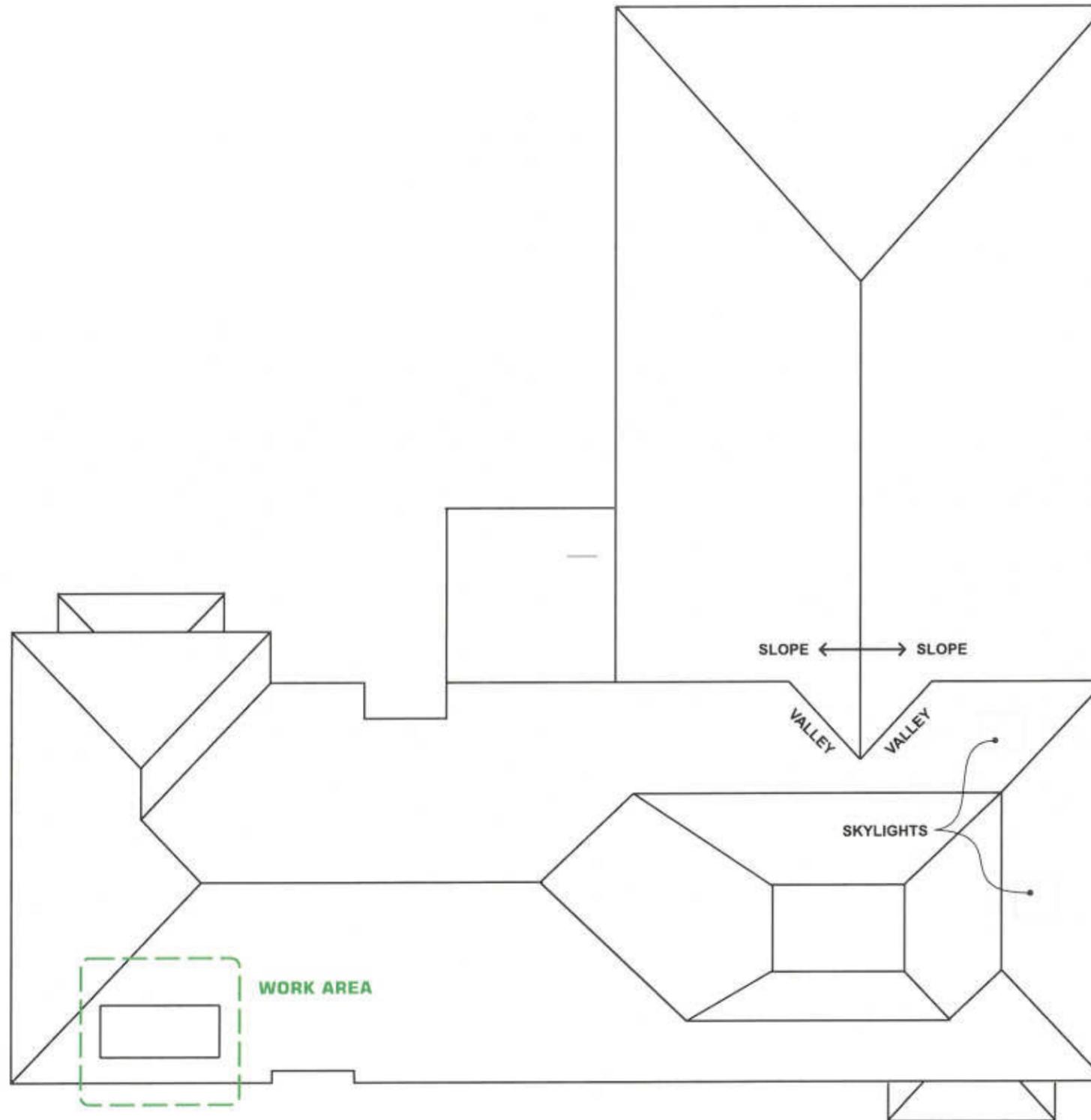


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CGC1525303

DORMER ADDITION MONTGOMERY RESIDENCE

1300 Tropical Street, Key West, Florida 33040



ROOF PLAN



Mar 5, 2025



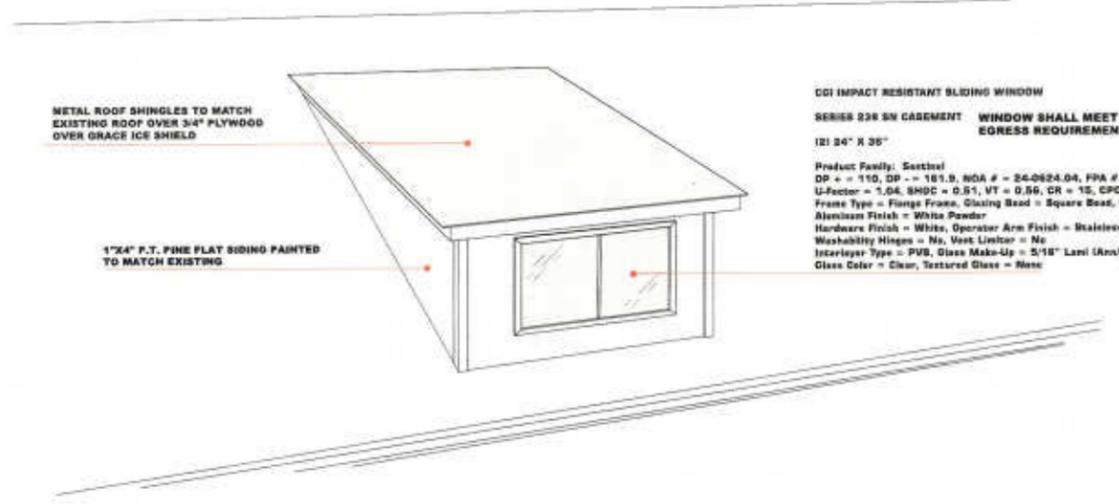
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24478 Overseas Highway
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jrm@ReynoldsEngineeringServices.com



Mar 5, 2025

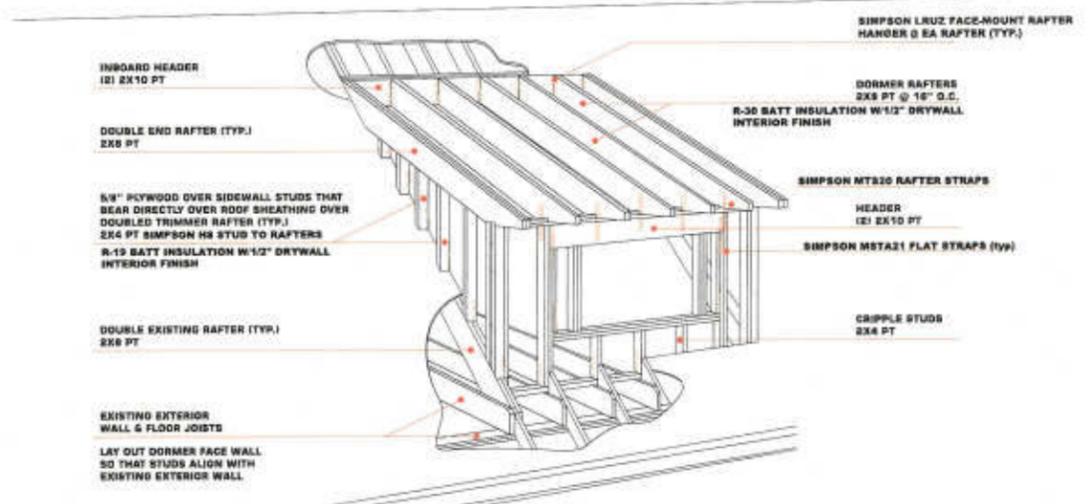


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Summerland Key, FL
jim@ReynoldsEngineeringServices.com



ROOF AND WINDOW PRESSURES

GCI IMPACT RESISTANT SLIDING WINDOW
SERIES 238 SW CASERMENT WINDOW SHALL MEET EMERGENCY EGRESS REQUIREMENTS
121 34" X 36"
Product Family: Sentinel
DP = 110, DP - = 187.5, WDA # = 24-0624.04, FPA # = 8655
U-Factor = 1.04, SHGC = 0.51, VT = 0.56, CR = 15, CPD = COR-E-G-00057-0001
Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from outside) = Left Hinge
Aluminum Finish = White Powder
Hardware Finish = White, Operator Arm Finish = Stainless Steel
Washability Hinges = No, Vent Liner = No
Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Axx/Aer)
Glass Color = Clear, Textured Glass = None



PROPOSED FRAMING PLAN

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 22, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW OPEN CARPORT, DORMER, AND SITE IMPROVEMENTS. PARTIAL DEMOLITION OF ROOF FOR DORMER INSTALLATION.

#1300 TROPICAL STREET

Applicant – Richard McChesney Application #C2025-0033

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 Andrew Hreha, 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:
1300 Tropical Street Key West, FL 33040 on the 17th day of April, 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 April 22, 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 C2025-0033.

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

Signed Name of Affiant:

Andrew Hreha
Date: 4/17/25
Address: 50 Palm Dr
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17th day of APRIL, 2025.

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

NOTARY PUBLIC

Sign Name: _____
Print Name: JEFFERY BURNHAM

Notary Public - State of Florida (seal)
My Commission Expires: 7/5/2026



JEFFERY BURNHAM
Notary Public
State of Florida
Comm# HH284408
Expires 7/5/2026



Public Meeting Notice
[Small text below the title, including details about a public meeting for a project.]

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PROPERTY APPRAISER INFORMATION

** 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 00042050-000000
 Account# 1042692
 Property ID 1042692
 Millage Group 10KW
 Location 1300 TROPICAL St, KEY WEST
 Address
 Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 13 AND 14 AND PT LOT15
 Description AND PT LOT 12 SQR 8 TR 19 PB1-34 H1-221 OR522-728 OR1006-2167 OR1442-136/37 OR1482-1666/69AFF OR2817-1647D/C OR3201-1383
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner
Monroe County, FL
 MONTGOMERY FAMILY INVESTMENTS LLC
 927 Private Road 764
 Lipan TX 76462

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,147,308	\$1,312,735	\$1,089,792	\$394,661
+ Market Misc Value	\$44,144	\$45,083	\$46,041	\$32,778
+ Market Land Value	\$1,156,743	\$1,055,184	\$750,506	\$495,747
= Just Market Value	\$2,348,195	\$2,413,002	\$1,886,339	\$923,186
= Total Assessed Value	\$2,348,195	\$2,413,002	\$582,031	\$565,079
- School Exempt Value	\$0	\$0	(\$25,500)	(\$25,500)
= School Taxable Value	\$2,348,195	\$2,413,002	\$556,531	\$539,579

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,156,743	\$1,147,308	\$44,144	\$2,348,195	\$2,348,195	\$0	\$2,348,195	\$0
2023	\$1,055,184	\$1,312,735	\$45,083	\$2,413,002	\$2,413,002	\$0	\$2,413,002	\$0
2022	\$750,506	\$1,089,792	\$46,041	\$1,886,339	\$582,031	\$25,500	\$556,531	\$500,000
2021	\$495,747	\$394,661	\$32,778	\$923,186	\$565,079	\$25,500	\$539,579	\$358,107
2020	\$468,205	\$400,380	\$33,607	\$902,192	\$557,278	\$25,500	\$531,778	\$344,914
2019	\$539,087	\$400,380	\$34,436	\$973,903	\$544,749	\$25,500	\$519,249	\$429,154
2018	\$545,784	\$411,820	\$35,220	\$992,824	\$534,592	\$25,500	\$509,092	\$458,232

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
RES SUPERIOR DRY (01SD)	9,432.02	Square Foot	0	0

Buildings

Building ID	3295	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1988
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2016
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	3680	Roof Type	GABLE/HIP
Finished Sq Ft	2687	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	382	Bedrooms	3
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	7	Grade	650
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	787	0	284
FLA	FLOOR LIV AREA	2,687	2,687	442
OPU	OP PR UNFIN LL	142	0	70
OPF	OP PRCH FIN LL	16	0	16
SBF	UTIL FIN BLK	48	0	28
TOTAL		3,680	2,687	840

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1974	1975	6 x 159	1	954 SF	1
LC UTIL BLDG	1981	1982	0 x 0	1	90 SF	2
FENCES	1986	1987	6 x 92	1	552 SF	2
LC UTIL BLDG	1987	1988	4 x 5	1	20 SF	2
FENCES	1987	1988	4 x 75	1	300 SF	2
TILE PATIO	1987	1988	0 x 0	1	993 SF	4
RES POOL	2001	2002	0 x 0	1	405 SF	4
CONC PATIO	1993	1994	0 x 0	1	100 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
11/15/2022	\$3,000,000	Warranty Deed	2397660	3201	1383
9/22/2022	\$0	Order (to be used for Order Det. Heirs, Probate in	2392540	3195	1133

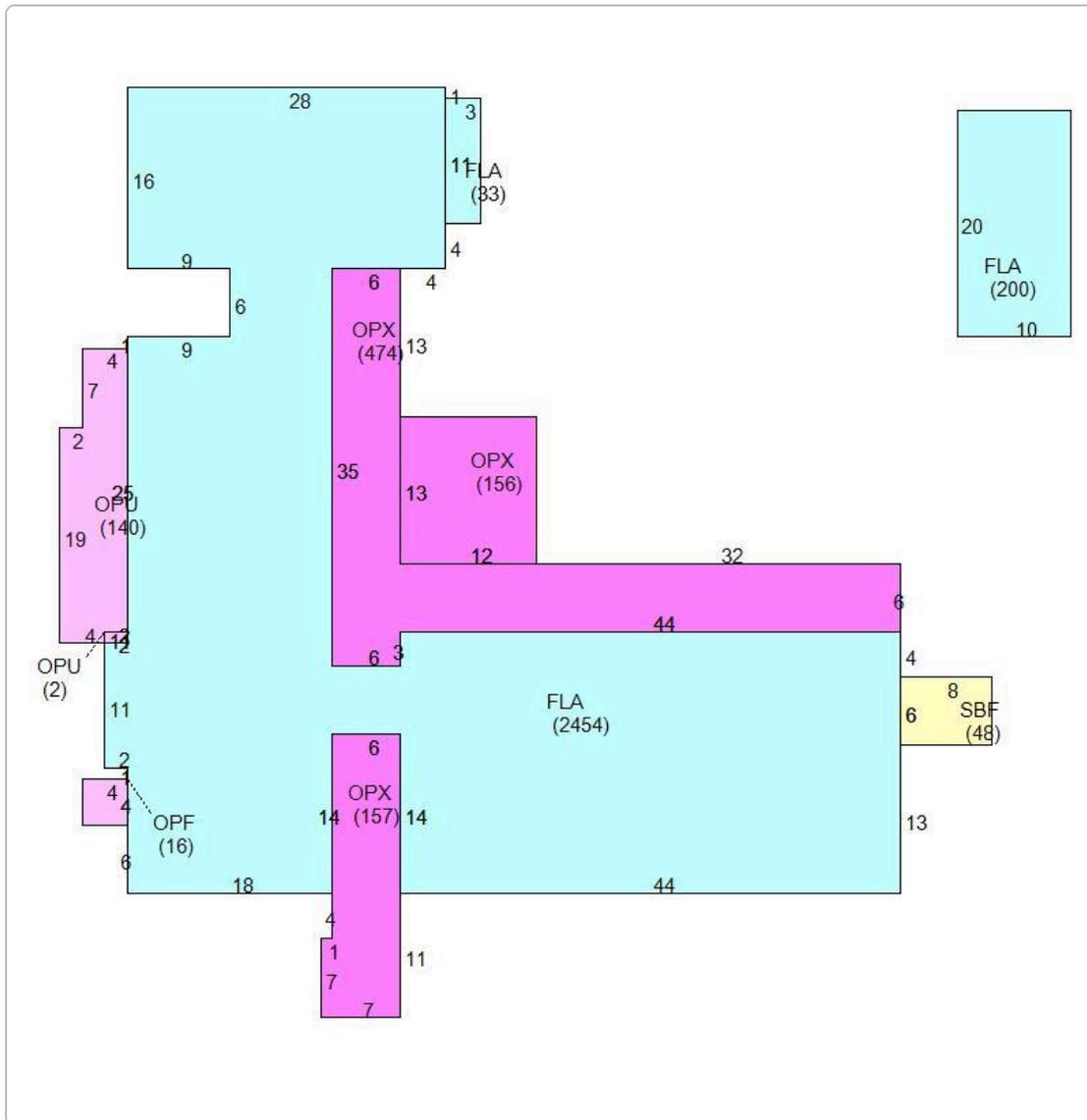
Number	Date Issued	Status	Amount	Permit Type	Notes
24-0483	02/22/2024	Active	\$1,500	Residential	Wiring Pool Pump with existing wiring and Bond Swimming Pool.*
23-3366	12/26/2023	Active	\$0	Residential	Backfilling trenches dug by pool company for plumbing and apply clean coat on existing slab. Not adding to impervious surface- deducted actually per plan.
23-3214	12/14/2023	Completed	\$0	Residential	Pour and set pad for 500 gallon tank, set tank, run lines from tank to appliances. Will not be adding to existing system.
23-3281	11/30/2023	Completed	\$0	Residential	RESURFACING OVER EXISTING POOL
23-3000	11/20/2023	Completed	\$72,000	Residential	Replace existing windows and doors with Marvin coastline hurricane impact units
23-2759	10/03/2023	Completed	\$25,000	Residential	Remove and Replace All Ductwork, Install One (1) Ruud 1½ Ton Split System (RA14AZ18AJ1 Condenser - RH1PZ1817STANNJ) Remove Existing 4 Ton and 1½ Ton Units and Reinstall After Renovations, Install an ERV, Install Bathroom Exhaust Fans - All as Per Plans Install One (1) Ruud 1½ Ton Split System
23-2306	08/10/2023	Completed	\$30,000	Residential	Install Wiring per Plans Lights Outlets and Switches
23-1771	06/15/2023	Completed	\$22,000	Residential	Replace existing plumbing fixtures as per plans.
23-1524	06/07/2023	Completed	\$62,375	Residential	Remove 45SQ existing metal roofing and install a new Berridge Metal Shingle roofing system with Grace Ice & water Shield underlayment. Remove 3.5SQ existing flat roofing and install a new HydroStop Rubber Membrane roofing system.
23-0841	04/25/2023	Active	\$0	Residential	Replace (I) Flooring (ii) Bathroom & Kitchen Cabinets (iii) Kitchen Appliances (iv) Paint (v) Bathroom Fixtures (vi) Light Switches, Cover Plates, Light Fixtures. Remove fiberglass insulation and replace w/ spray foam insulation. Replace spiral staircase w/ conventional staircase. Enclose kitchen service door and add pantry. Relocate toilet in master bath into new powder room under stairs. Install new door hardware. Remove skylights. Replace gutters, downspouts and metal roof.
23-0519	02/27/2023	Completed	\$25,000	Residential	Interior and Exterior Demo Please see detail on plans for scope of work- basic tear out REMOVE COUNTER TOP(S) & UPPER AND LOWER CABINET(S) DISCONNECT & REMOVE ALL APPLIANCES REMOVE ALL RECESSED CAN LIGHTS IN KITCHEN AREA DISCONNECT & REMOVE HOT WATER HEATER DISCONNECT & REMOVE WINE CAPTAIN REMOVE ALL INTERIOR DOORS **TO BE RE-INSTALLED** REMOVE EXISTING FLOORING IN EACH ROOM Demo of pavers
07-5230	12/04/2007	Completed	\$600	Residential	REMOVE EXISTING 120 GAL TANK & SET 100 GAL. TANK ON PAD
02-0620	07/02/2002	Completed	\$4,000	Residential	RESURFACE POOL
02-0620	03/14/2002	Completed	\$4,000	Residential	RESURFACE POOL
98-2132	07/09/1998	Completed	\$4,900	Residential	INSTALL CENTRAL AC UNIT
B95-3335	10/01/1995	Completed	\$5,000	Residential	INTERIOR ATRIUM/PLANTER

Number	Date Issued	Status	Amount	Permit Type	Notes
M94-3784	11/01/1994	Completed	\$1,000	Residential	REWORK DUCTS
B94-3374	10/01/1994	Completed	\$1,500	Residential	INTERIOR DEMO
B94-3515	10/01/1994	Completed	\$21,500	Residential	ROOF/INTERIOR IMPROVMENTS
B94-3149	09/01/1994	Completed	\$6,100	Residential	HURRICANE SHUTTERS
A94-0272	01/01/1994	Completed	\$6,320	Residential	NEW ROOFING
B94-0310	01/01/1994	Completed	\$7,500	Residential	CONSTRUCT NEW PORCH

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Sketches (click to enlarge)



Photos



Map



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