



Historic Architectural Review Commission
Staff Report for Item 10

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: October 24, 2017

Applicant: William P. Horn, Architect

Application Number: H17-03-0044

Address: #725 Duval Street

Description of Work

Major Development Plan- Renovations to existing non-historic building. Reconstruction of exterior stairs and new elevator. New rear porches, new storefronts and site work.

Site Facts

The building in review is a non-contributing structure. The three-story CBS structure, built in 1991, sits in the northeast corner of Duval and Petronia Streets. Its east façade faces Du Pont Lane. The building houses retail use and has parking on the rear yard. The project in review proposes the construction of seven units in the second and third floor, keeping the first floor for retail. The project received approval from the Planning Board as a Major Development Plan and variances for parking.

Guidelines Cited on Review

- Windows (pages 29-30), specifically guidelines 4 and 8.
- Entrances and porches (pages 32-33), specifically guideline 8.
- Additions and alterations (pages 37a-37k), specifically guidelines 6, 12, 13, 14, 25, and 26.
- Commercial storefront (page 46), specifically guideline 5.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of seven units on the second and upper floor of an existing non-historic building. In order to achieve this the plans proposes the reconfiguration of the rear wall of the building. The “blind” façade will now incorporate porches that will give access and second egress emergency access to the proposed apartments. New doors, windows, and new staircases will be included in the east façade. The design includes a lifter on the east façade for handicapped access, as well as aluminum louvers for the screening of new a/c units. All new windows and doors for the rear façade are metal. New stairs and railings will be wood.

The design also proposes the replacement of existing storefronts, the actual first floor front façade has only one entry, and the new proposed plans depict four new entryways. All storefronts will have low kick plates and metal frames.

The project proposes the removal of a side staircase which portions of it are located over city right-of-way. The design proposes to build a new side staircase that will be inside of the building. The plans include landscape in the Petronia Street side.

Consistency with Guidelines

The proposed changes are consistent with all cited guidelines. The new design alters a non-historic building adding architectural elements that are compatible with the existing building and surrounding historic structures;

1. The proposed front, rear and side alterations are harmonious to adjacent historic buildings. The actual rear façade, which is visible from Petronia Street, has only one fenestration. The introduction of fenestrations, porches, and railings gives an appropriate ratio of solid and void, rhythm and proportions to the rear façade.
2. Although the new handicapped lift will be visible from Petronia Street, the scale, materials and location will not detract from historic surrounding buildings. The location of the lift is on a secondary elevation.
3. The design does not adds major additions, other than the lift. It improves a rear façade that lacks of traditional fenestrations and rhythm found in surrounding structures.
4. The proposed new storefronts and new doors are compatible with the non-historic building and surrounding structures.

It is staff’s opinion that the proposed design complies with cited guidelines. The design will improve the non-historic building and its new use will bring housing to the core of the commercial corridor.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 17-00-300044		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:	725 Duval Street, Key West,	# OF UNITS
RE # OR ALTERNATE KEY:	1016306	
NAME ON DEED:	725 Duval Street LLC (Attn: Joseph Cohen)	PHONE NUMBER 305 923 3222
OWNER'S MAILING ADDRESS:	45 NW 21ST ST Miami, FL 33127	EMAIL joseph6153@aol.com
CONTRACTOR COMPANY NAME:		PHONE NUMBER
CONTRACTOR'S CONTACT PERSON:		EMAIL
ARCHITECT / ENGINEER'S NAME:	William P. Horn	PHONE NUMBER 305-296-8302
ARCHITECT / ENGINEER'S ADDRESS:	915 Eaton Street Key West, Florida	EMAIL wphorn@aol.com

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

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MATERIALS, LABOR & PROFIT: **\$2,557,600.00**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY	<input checked="" type="checkbox"/> MULTI-FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE *	
	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input type="checkbox"/> AFTER-THE-FACT	

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,
Renovation of existing three story non historic mixed use building
and site work. Remove existing stairs (off property) and rebuild within setbacks, new elevator, rear porch, new storefront.

I HAVE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Joseph Cohen	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier:
STATE OF FLORIDA: COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 24 DAY OF August , 20 17	STATE OF FLORIDA: COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____
as identification.	as identification.

AUG 25 2017

Operator: KEYWAYE Type: BP Drawers: 1
Date: 8/25/17 50 Receipt no: 26789
2017 300044
PT * BUILDING PERMITS-NEW
1.00 \$100.00
Trans numbers: 3113013
DK CHECK 1990 \$100.00
Trans Date: 8/25/17 Time: 10:51:58

51702-8911-01K

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

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

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Renovation to ex. three story bldg.	masonry ext. walls w/wood siding	masonry w/fiber cement siding

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

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

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:			
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
Building is not listed as contributing structure was build in 1991. CBS structure covered with wood siding.					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

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

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- H-17-03-0044



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

The existing building is not a contributing or historic building. We are just demolishing the two exterior stairs and some of the front and rear facade.

OR THAT THE BUILDING OR STRUCTURE;

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

The building is not historic.

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

The building is not associated with any significant events.

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

No

- (d) Is not the site of a historic event with a significant effect upon society.

No

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

No

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

N/A

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

No

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

No

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H- H-17-03-004



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

- Yes Number of pages and date on plans _____
- No Reason Need HARC approval first

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

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

N/A

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

Not historic.

AND

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

Not historic.

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

Not old enough.

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

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

7
PROPERTY OWNER'S SIGNATURE: 

DATE AND PRINT NAME:

Joseph Cohen 08-24-17

OFFICE USE ONLY

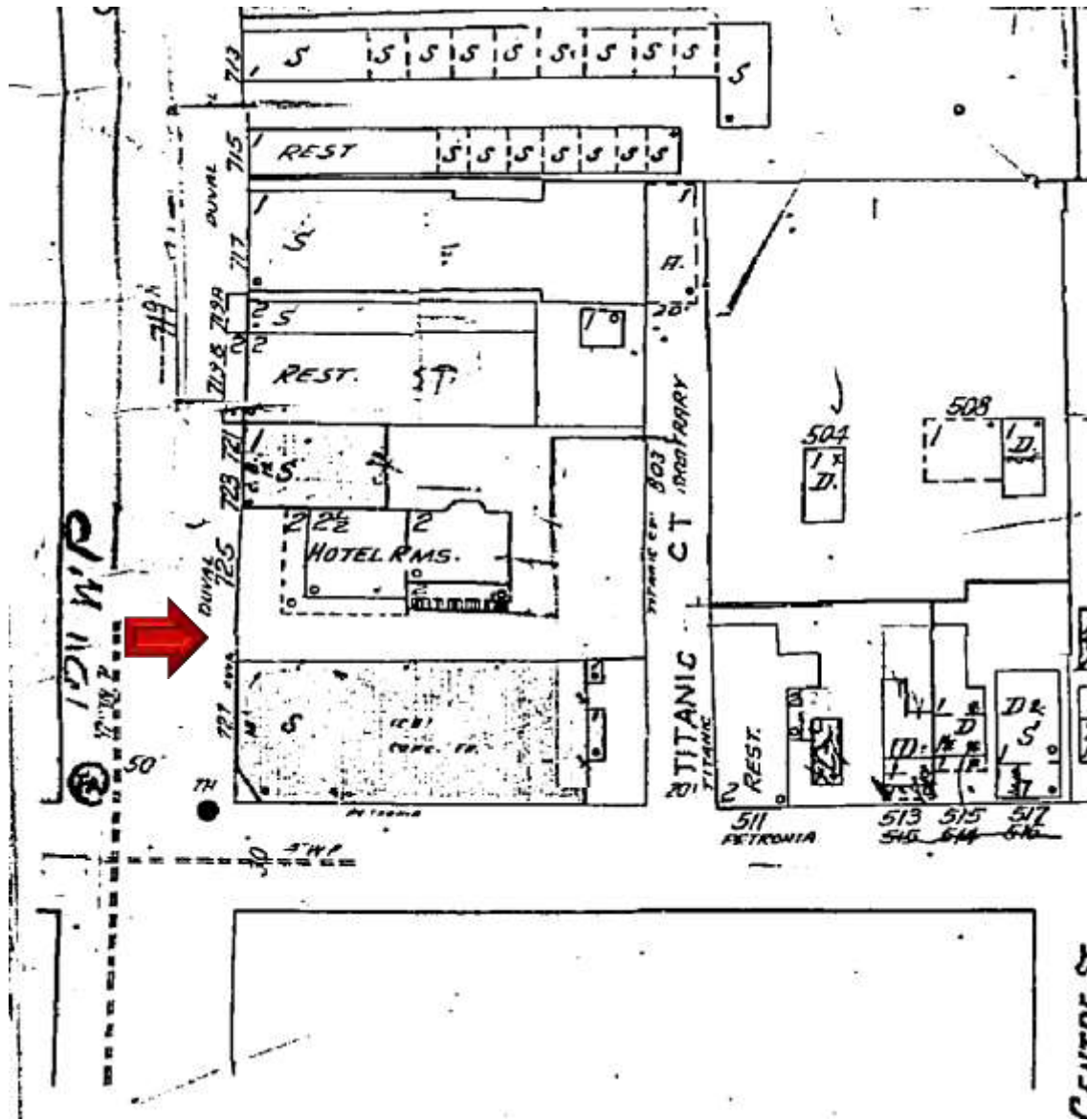
BUILDING DESCRIPTION:

Contributing Year built _____ Style _____ Listed in the NRHP _____ Year _____
 Not listed Year built _____ Comments _____

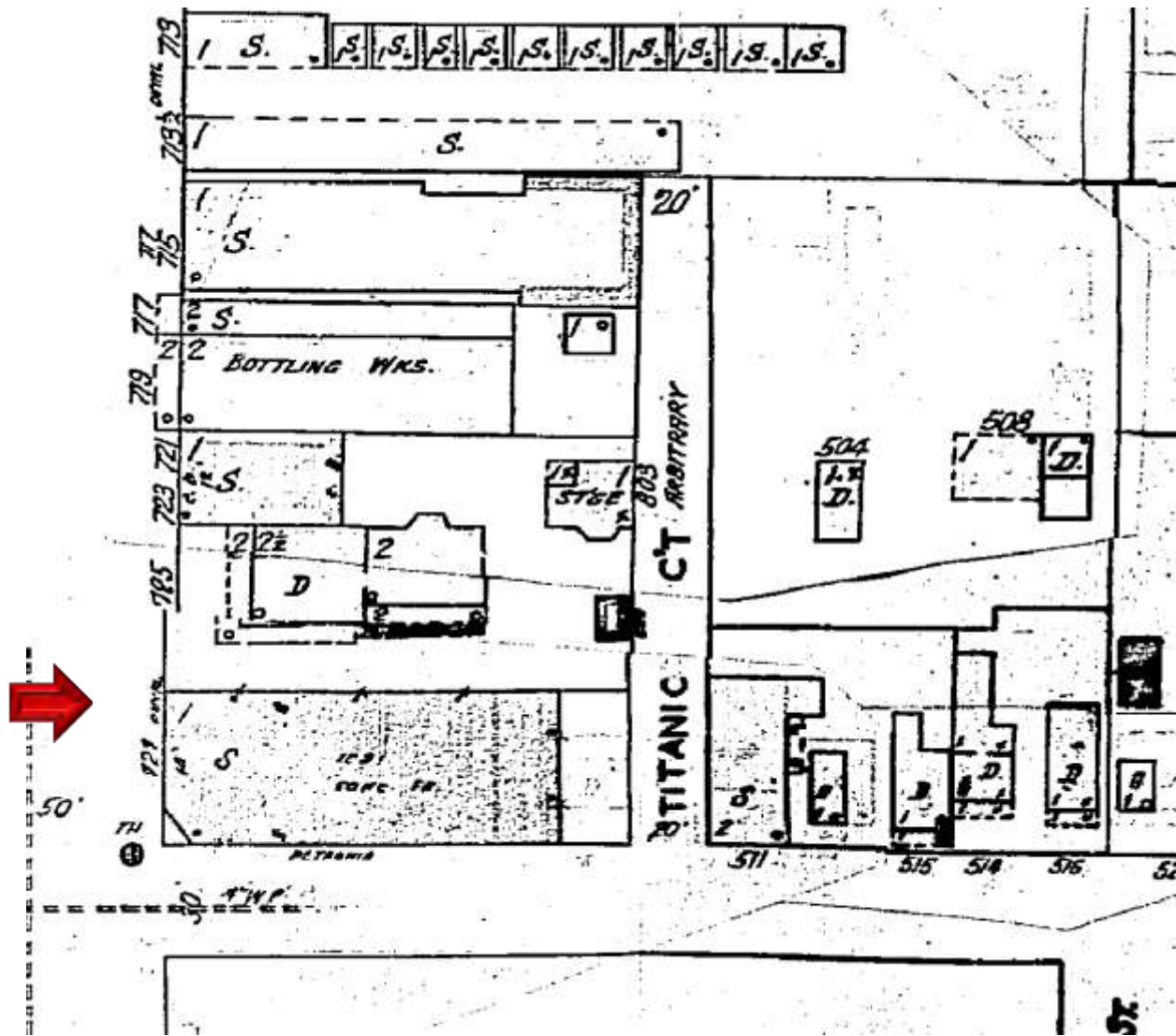
Reviewed by Staff on _____
 Notice of hearing posted _____
 First reading meeting date _____
 Second Reading meeting date _____
TWO YEAR EXPIRATION DATE _____

Staff Comments

SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



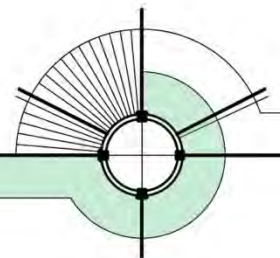
#725 Duval Street circa 1965. On 1968, the building was demolished. Monroe County Library.



**725 Duval Street
FRONT VIEW**

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

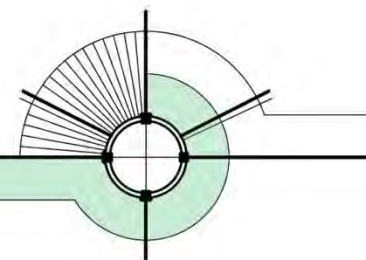




725 Duval Street
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

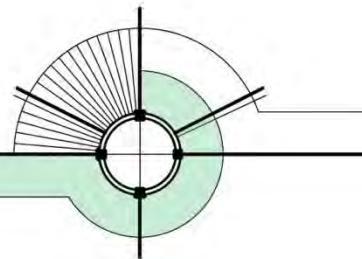




725 Duval Street
SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

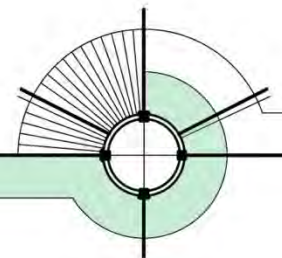




725 Duval Street

FULL SIDE VIEW NOT ACCESSIBLE DUE TO LIMITED SPACE

WILLIAM P. HORN ARCHITECT, PA.

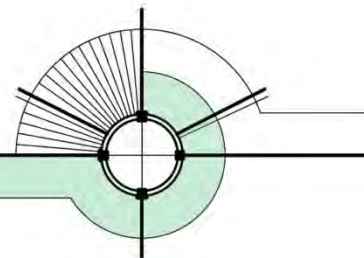




725 Duval Street
PARTIAL REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

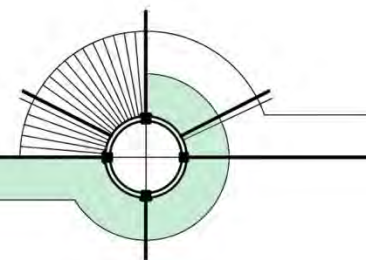




725 Duval Street
PARTIAL REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

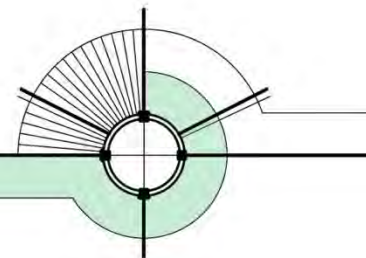




721 Duval Street
LEFT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

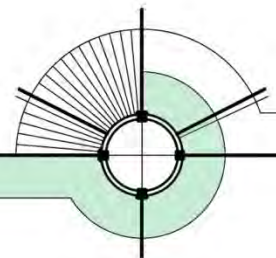




801 Duval Street
RIGHT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



SURVEY

Boundary Survey Map of part of Lot 4, Square 2 Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 725 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 19, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF:

PARCEL 1: On the Island of Key West and known as part of Tract 4 according to W.A. Whitehead's map of said Island, delineated in February, AD 1829, but better known as a part of Lot Four (4) in Square Two (2) of said Tract Four according to CW Tift's map of said Tract; Commencing at the corner of Duval and Petronia Streets, and runs thence in a Northwesterly direction along the line of said Duval Street Forty-Eight (48) feet Six (6) inches; thence at right angles in a Northeasterly direction One hundred and Sixteen (116) feet Six (6) inches; thence at right angles in a Southeasterly direction Forty-Eight (48) feet Six (6) inches out to Petronia Street; thence at right angles in a Southwesterly direction along the line of Petronia Street to the Point of Beginning.

PARCEL 2: A certain piece of land in Wall Addition to the City of Key West, known as a part of Lot Four (4) Square Two (2) in Tract Four (4) beginning at a point on Duval Street Forty-Eight (48) feet Six (6) inches from the corner of Duval and Petronia Streets and running thence along Duval Street in a Northwesterly direction Forty-Five (45) feet; thence at right angles in a Northeasterly direction One hundred and Sixteen (116) feet Six (6) inches; thence at right angles in a Southeasterly direction Forty-Five (45) feet; thence at right angles in a Southwesterly direction One hundred and Sixteen (116) feet Six (6) inches to the Point of Beginning.

BOUNDARY SURVEY FOR: 725 Duval, LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 20, 2014

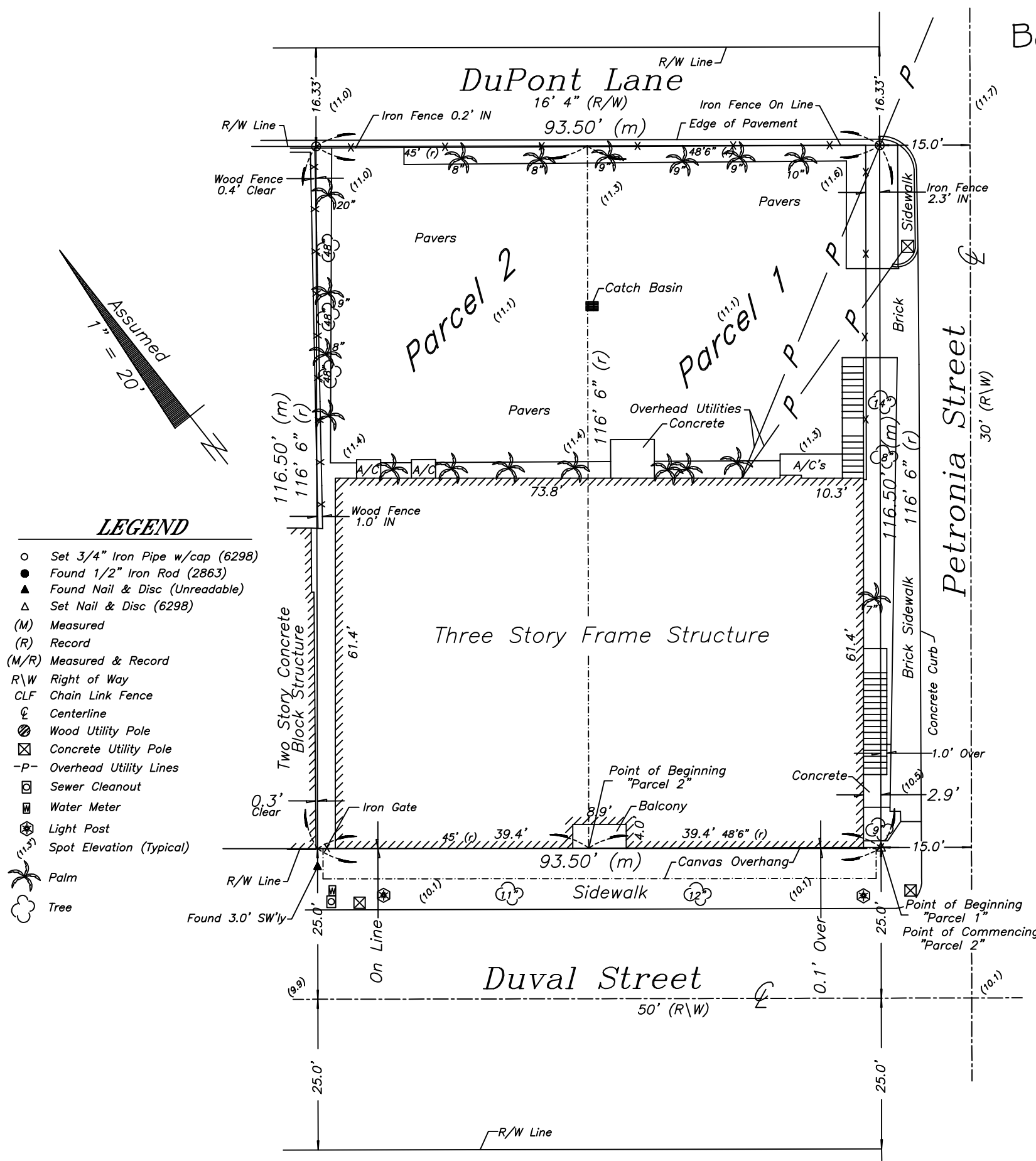
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

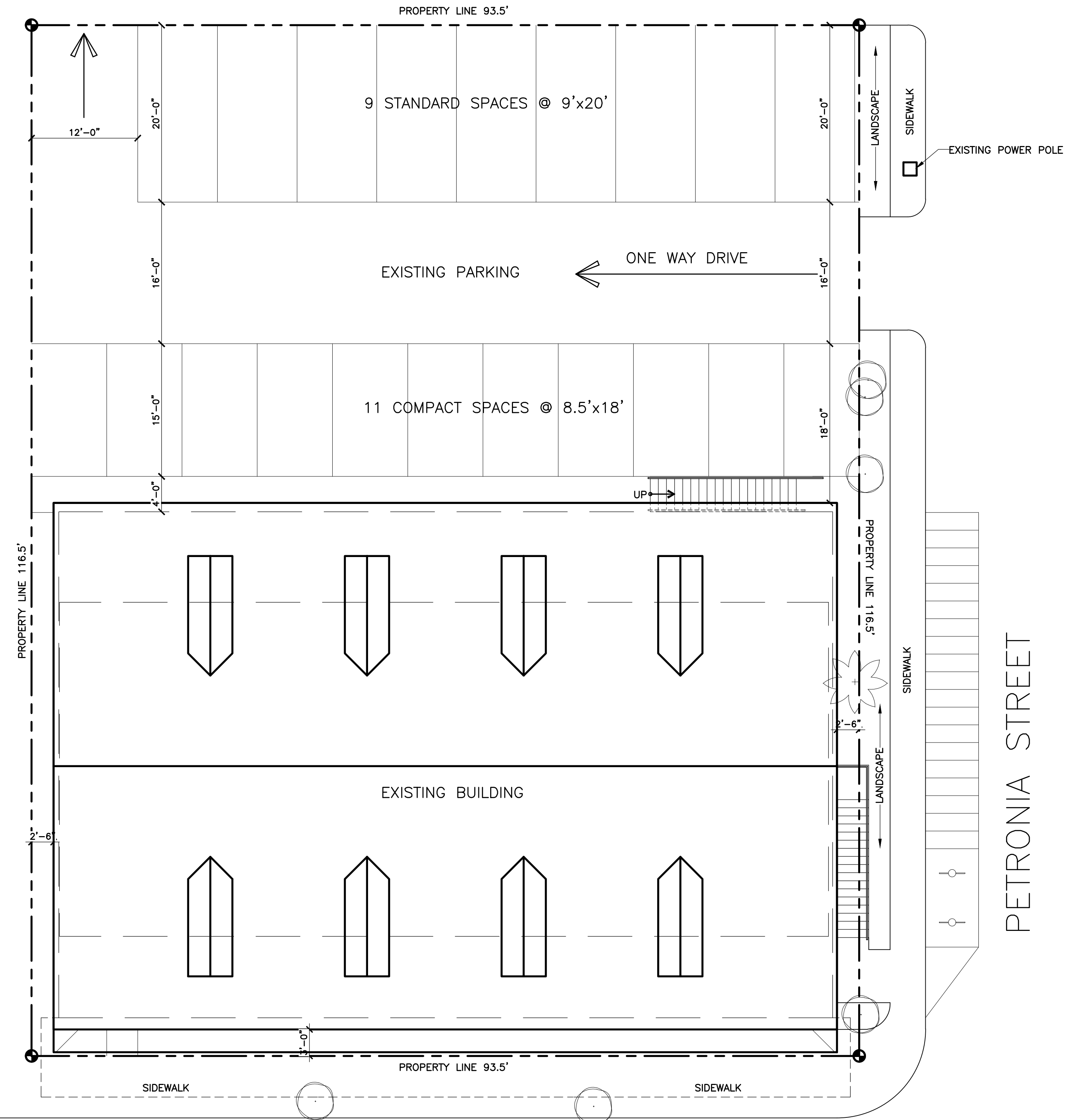


LEGEND

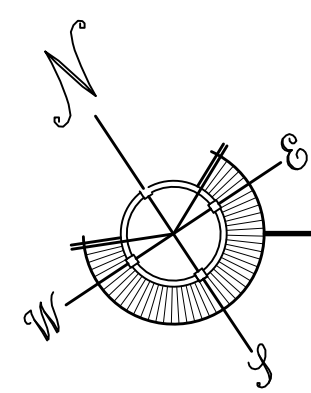
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Sewer Cleanout
- ⊗ Water Meter
- ⊗ Light Post
- ⊗ Spot Elevation (Typical)
- 🌴 Palm
- 🌳 Tree

PROPOSED DESIGN

DUPONT LANE



DUVAL STREET



EXISTING SITE PLAN

SCALE: 1/8"=1'-0"

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

TEL. (305) 296-8302
 FAX (305) 296-1033

LICENSE NO.
 AA 0003040

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA.

SEAL

DATE

04-28-15 DRC
 08-28-17 HARC

REVISIONS

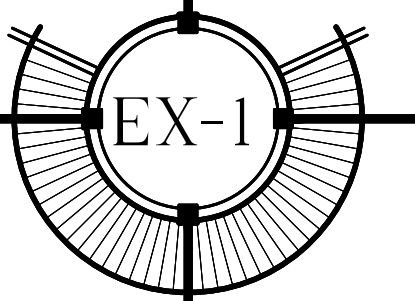
- 05-26-15
- △ 08-08-15 REV (DRC)
- △ 09-15-15 REV (DRC)
- △ 09-17-15 REV (DRC)
- △ 10-13-15 REV (DRC)
- △ 11-02-15 REV (DRC)
- △ 01-26-16 REV (DRC)

DRAWN BY

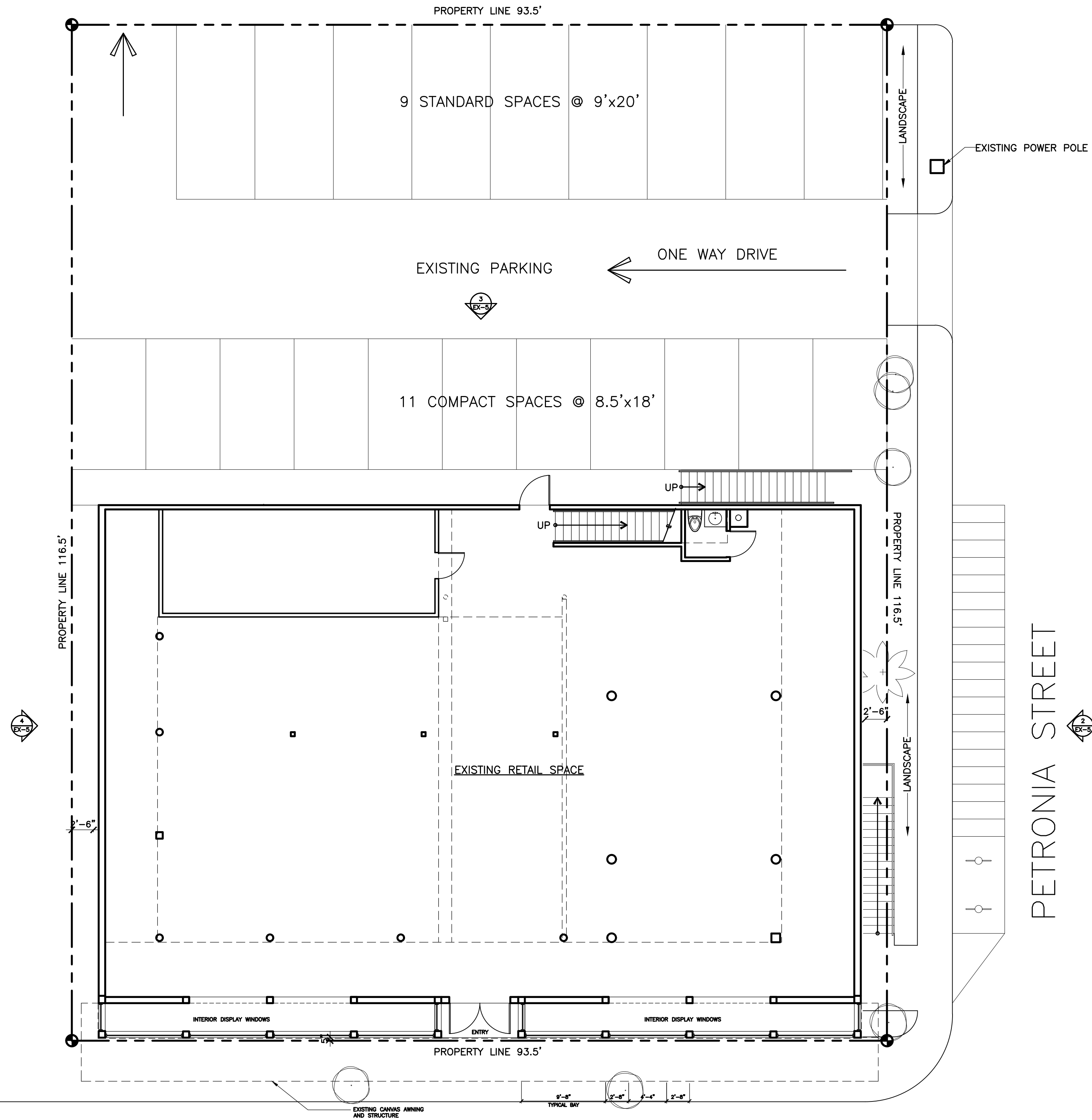
OCE
 EMA
 JW

PROJECT NUMBER

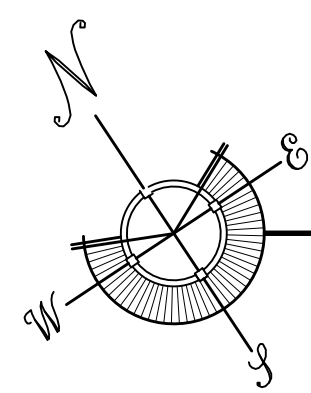
1424



DUPONT LANE



DUVAL STREET



EXISTING 1ST. FLOOR PLAN

SCALE: 1/8"=1'-0"

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

TEL. (305) 296-8302
 FAX (305) 296-1033

LICENSE NO.
 AA 0003040

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA.

SEAL

DATE

04-28-15 DRC
 08-28-17 HARC

REVISIONS

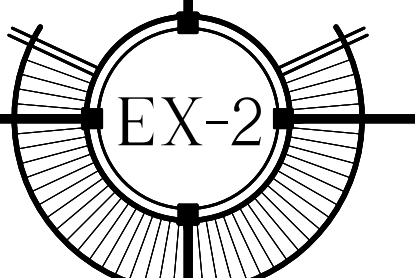
- 05-26-15
- △ 08-08-15 REV (DRC)
- △ 09-15-15 REV (DRC)
- △ 09-17-15 REV (DRC)
- △ 10-13-15 REV (DRC)
- △ 11-02-15 REV (DRC)
- △ 01-26-16 REV (DRC)

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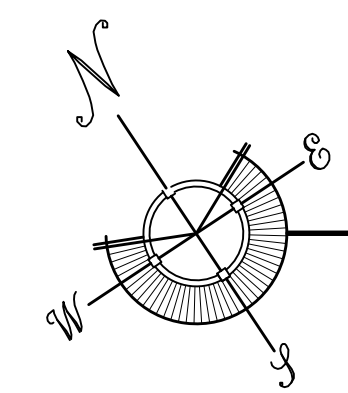
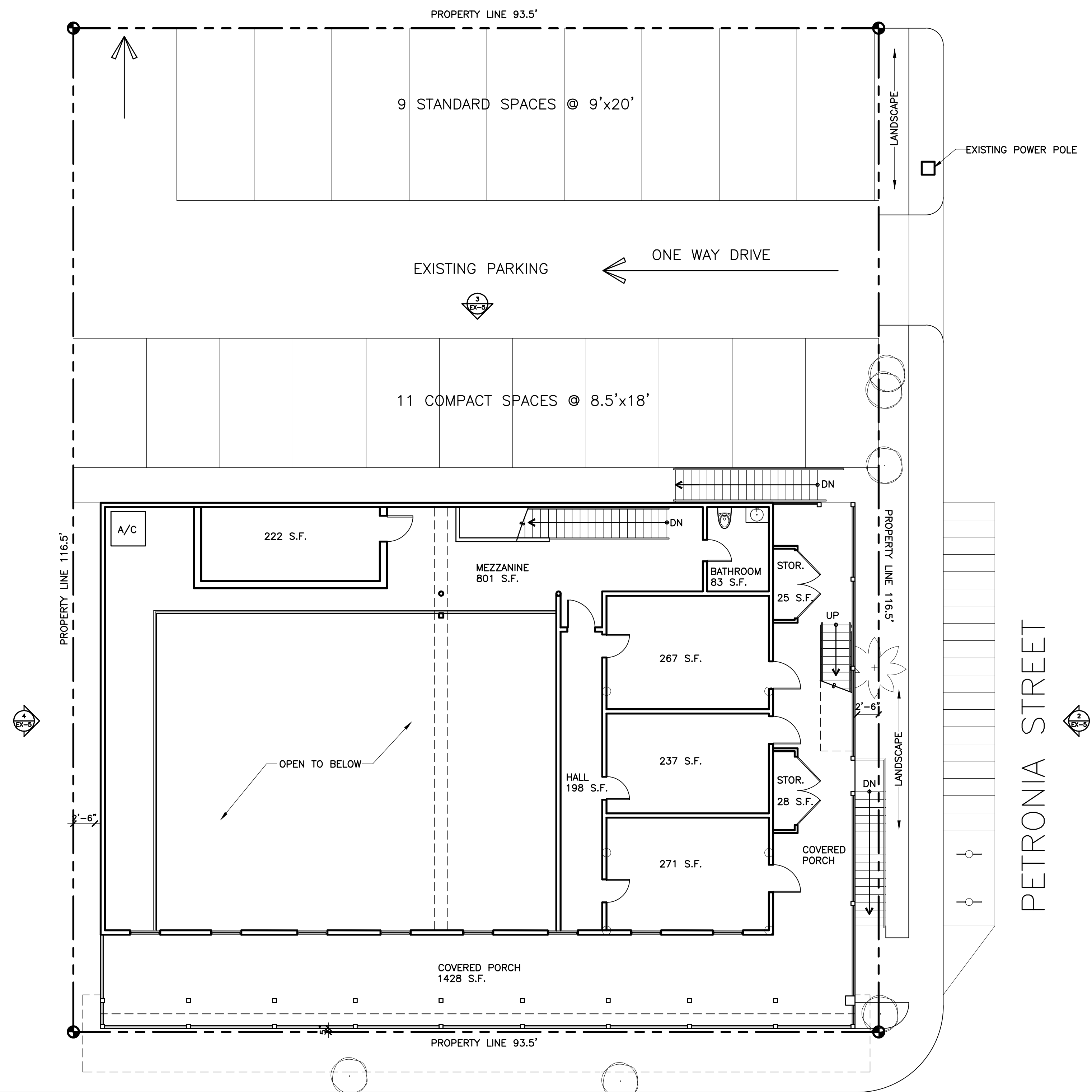
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PROJECT NUMBER

1424



DUPONT LANE



EXISTING 2ND. FLOOR PLAN

SCALE: 1/8"=1'-0"

DUVAL STREET

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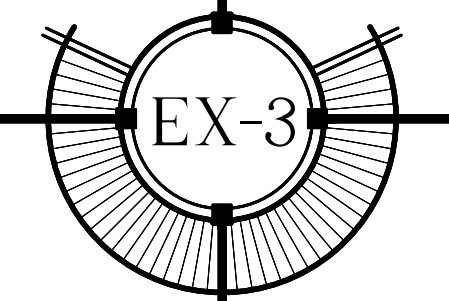
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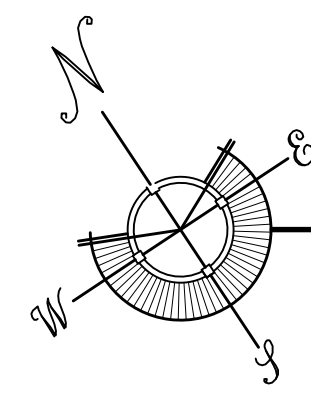
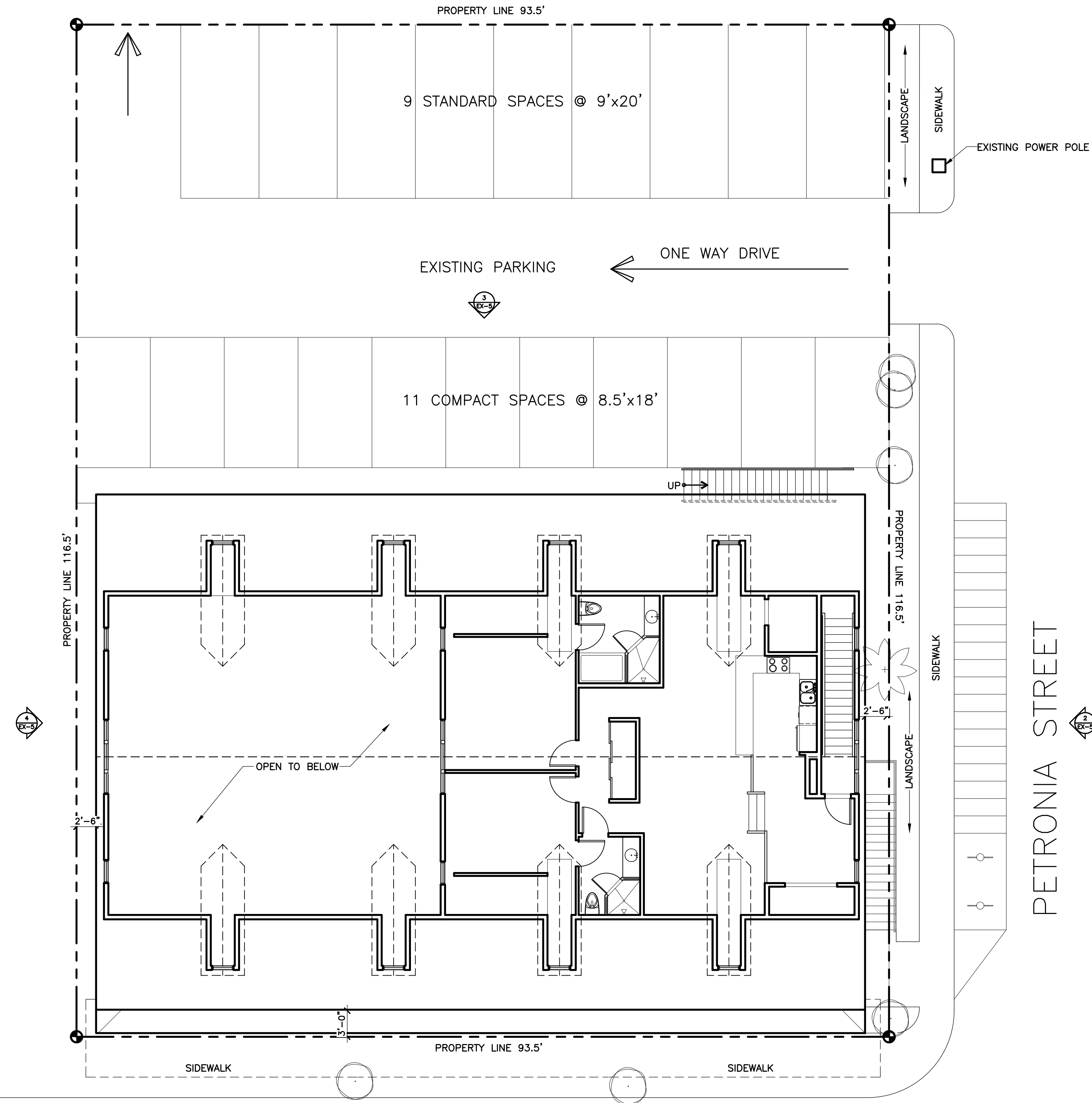
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- △ 01-26-16 REV (DRC)

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DUPONT LANE



EXISTING 3RD. FLOOR PLAN

SCALE: 1/8"=1'-0"

DUVAL STREET

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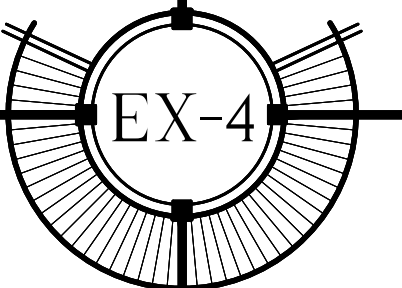
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- △ 11-02-15 REV (DRC)
- △ 01-26-16 REV (DRC)

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PROJECT NUMBER

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1
EX-5

EXISTING FRONT ELEVATION - 1

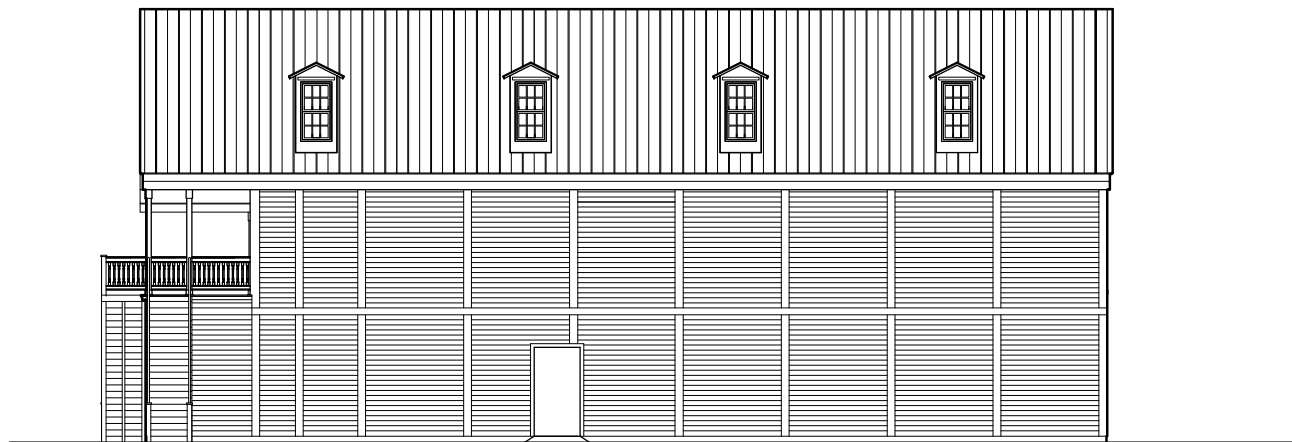
SCALE: 1/8"=1'-0"



2
EX-5

EXISTING SIDE ELEVATION - 2

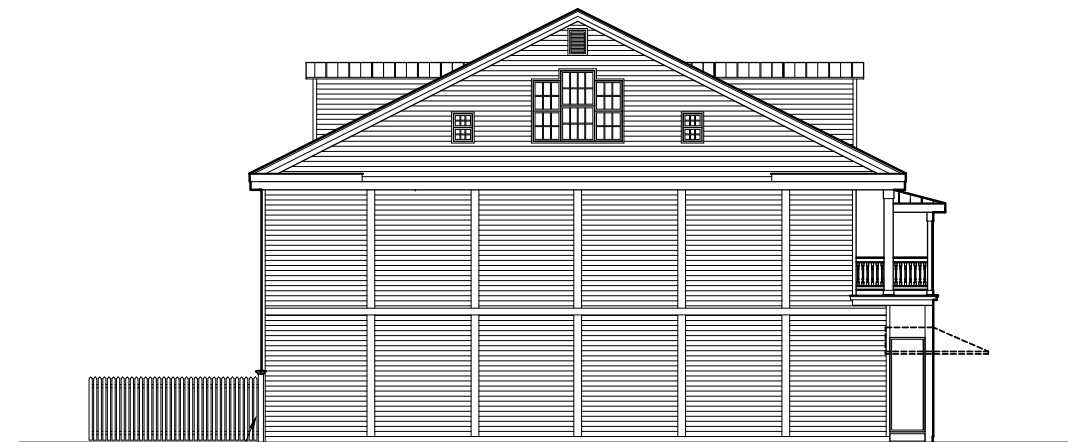
SCALE: 1/8"=1'-0"



3
EX-5

EXISTING BACK ELEVATION - 3

SCALE: 1/8"=1'-0"



4
EX-5

EXISTING SIDE ELEVATION - 4

SCALE: 1/8"=1'-0"

SEAL _____

DATE _____

04-28-15 DRC

REVISIONS _____

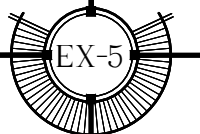
05-26-15

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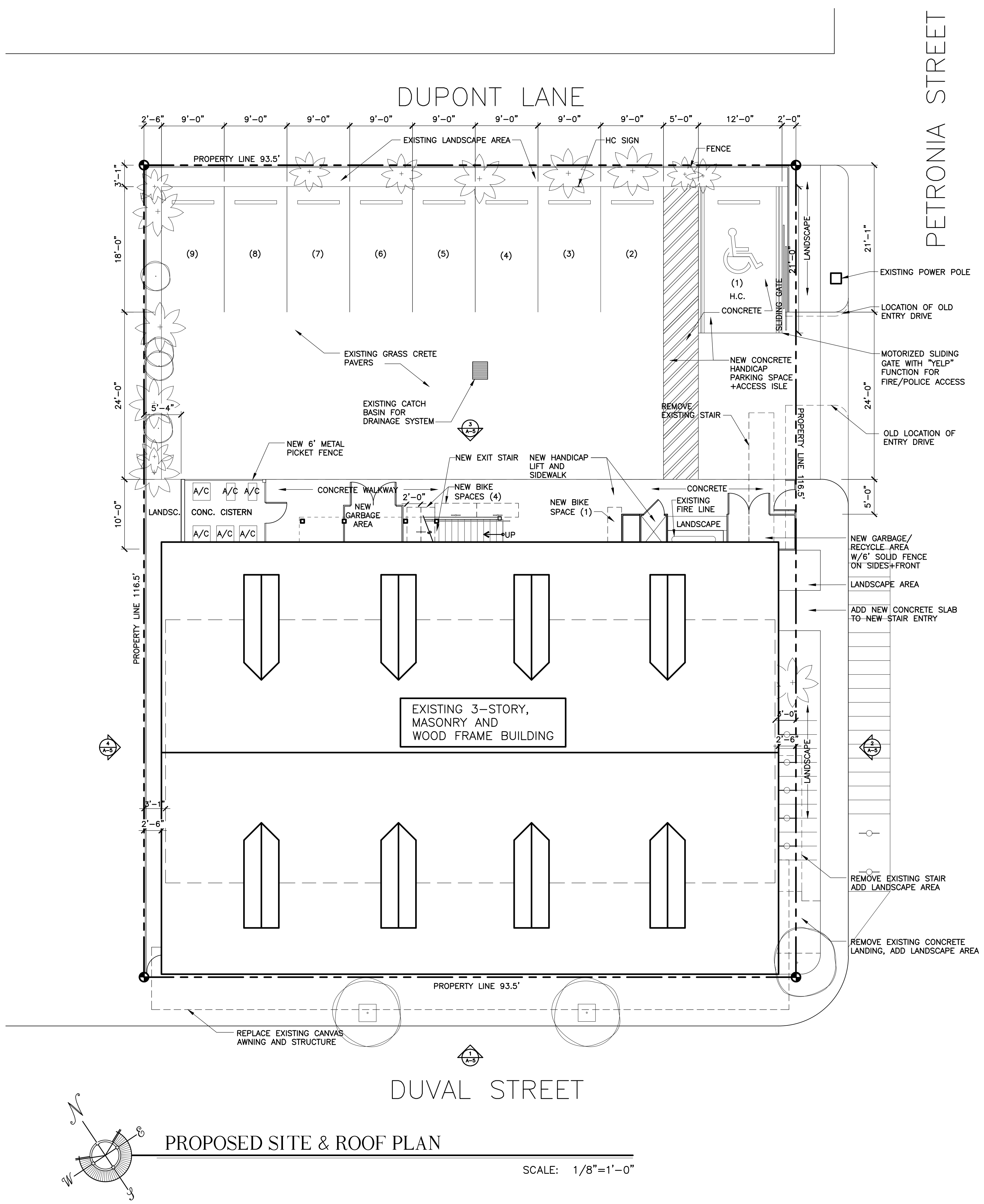
PROJECT
NUMBER _____

1424



SITE DATA	
LAND USE :	HRCC-1
FLOOD ZONE :	ZONE 'X'
SITE AREA :	10,892.75 S.F. (0.25 ACRES)
LOT COVERAGE :	ALLOWABLE = 50% (5,446.375 S.F.) EXISTING = 51% (5,598 S.F.) PROPOSED = 50.9% (5,550 S.F.)
IMPERVIOUS AREA :	ALLOWABLE = 70% (7,625 S.F.) EXISTING = 98% (10,662.75 S.F.) PROPOSED = 92.9% (10,123 S.F.)
LANDSCAPE AREA :	ALLOWABLE = 20% MIN (2,178.5 S.F.) EXISTING = 2% (230 S.F.) PROPOSED = 7% (770 S.F.)
OPEN SPACE :	ALLOWABLE = 33% MIN (3,594.6 S.F.) EXISTING = 2% (230 S.F.) PROPOSED = 7% (770 S.F.)
MAX. HEIGHT:	ALLOWABLE = 35.0' EXISTING = 39.97' PROPOSED = NO CHANGE TO HEIGHT
SETBACKS :	FRONT: ALLOWABLE: 0.0' EXISTING: 0.5' PROVIDED: 0.5' (NO CHANGE) SIDE: ALLOWABLE: 2.5' EXISTING: 2.5' PROVIDED: 2.5' (NO CHANGE) REAR: ALLOWABLE: 10.0' EXISTING: 35.5' PROVIDED: 50.0' S. SIDE: ALLOWABLE: 0.0' EXISTING: OVER PROPERTY LINE PROVIDED: 2.5'
PARKING REQUIREMENTS :	EXISTING APPROVED PARKING SPACES = 20.0 SPACES PROPOSED PARKING SPACE = 9.0 SPACES EXISTING ON SITE BIKE/SCOOTER SPACES = 0 PROPOSED ON SITE BIKE/SCOOTER SPACES = 15 EXISTING OFF SITE BIKE/SCOOTER SPACES = 23 PROPOSED OFF SITE BIKE/SCOOTER SPACES = 23

DRAWING LIST	
A-1	PROPOSED SITE & ROOF PLAN
A-2	PROPOSED 1ST FLOOR PLAN
A-3	PROPOSED 2ND FLOOR PLAN
A-4	PROPOSED 3RD FLOOR PLAN
A-5	PROPOSED ELEVATIONS
EX-1	EXISTING SITE & ROOF PLAN
EX-2	EXISTING 1ST FLOOR PLAN
EX-3	EXISTING 2ND FLOOR PLAN
EX-4	EXISTING 3RD FLOOR PLAN
EX-5	EXISTING ELEVATIONS
E-1	EXTERIOR ELECTRIC LIGHTING PLAN
LS-1	LIFE SAFETY ROOF PLAN
LS-2	LIFE SAFETY 1ST FLOOR PLAN
LS-3	LIFE SAFETY 2ND FLOOR PLAN
LS-4	LIFE SAFETY 3RD FLOOR PLAN
LX-1	EXISTING LANDSCAPE PLAN
L-1	PROPOSED LANDSCAPE & IRRIGATION PLAN
SU-1	SURVEY



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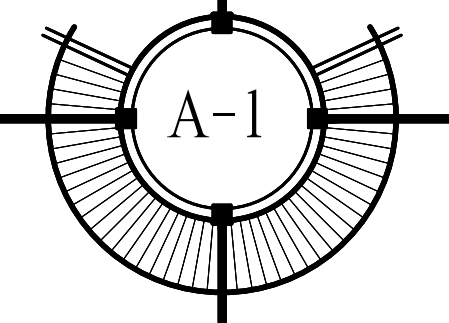
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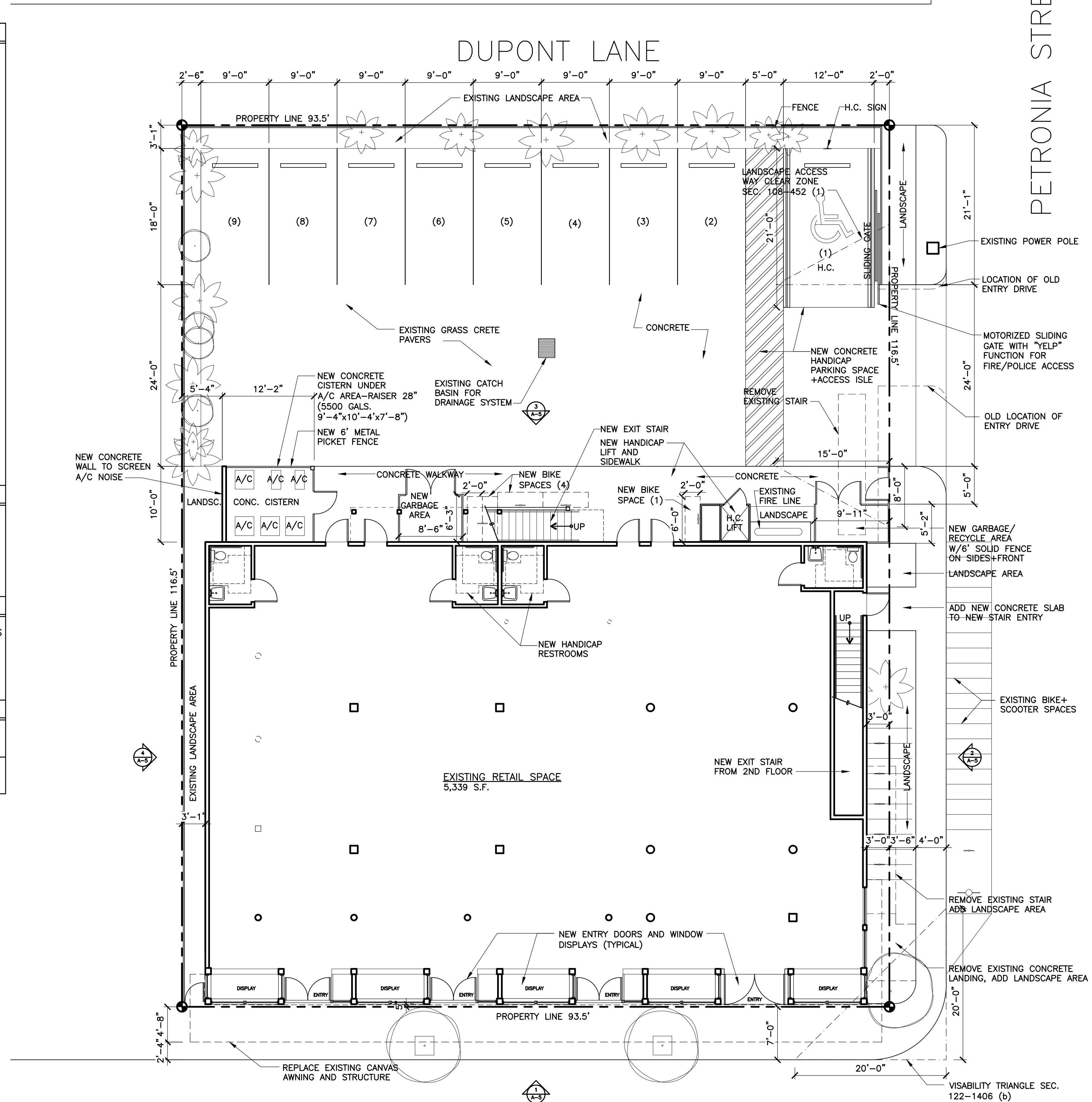
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BUILDING DATA	
EXISTING BUILDING AREAS	
EXISTING RETAIL: 1ST FLOOR = 5,339 S.F.	
EXISTING OPEN ACCESSORY COMMERCIAL STORAGE 2ND FLOOR = 1,428 S.F.	
EXISTING ENCLOSED ACCESSORY COMMERCIAL STORAGE 2ND FLOOR = 2,132 S.F. 3RD FLOOR = 1,833 S.F. TOTAL = 10,732 S.F.	
PROPOSED BUILDING AREAS	
PROPOSED RETAIL (1ST FLOOR ONLY): RETAIL = 5,339 S.F. TOTAL = 5,339 S.F.	
NEW RESIDENTIAL UNITS (2ND AND 3RD FLOORS):	
UNIT NO. 1	= 1,880 S.F.
UNIT NO. 2	= 1,669 S.F.
UNIT NO. 3	= 706 S.F.
UNIT NO. 4	= 400 S.F.
UNIT NO. 5	= 400 S.F.
UNIT NO. 6	= 532 S.F.
UNIT NO. 7	= 1,862 S.F.
SUBTOTAL = 7,449 S.F.	
TOTAL = 12,788 S.F.	
BUILDING OCCUPANCY:	
1ST FLOOR= MERCANTILE (M) 2ND AND 3RD FLOORS= RESIDENTIAL (R-2)	
CONSTRUCTION TYPE= V-B; FULLY SPRINKLED NOTE: EXISTING BUILDING CONSISTS OF CMU EXTERIOR WALLS AND WOOD FRAME ROOF AND INTERIOR CONSTRUCTION.	
FIRE SEPARATIONS:	
EXTERIOR WALL- 2 HR CONST. REQUIRED ALONG INSIDE PROPERTY LINE (LESS THAN 5'-0" TO PROPERTY LINE)	
HORIZONTAL SEPARATION- 1 HR AT FLOORS; M TO R-2 AND R-2 TO R-2	
SEPARATION OF UNITS- 1 HR; M TO M AND R-2 TO R-2	
HEIGHT AND AREA: SPRINKLED	
M	ALLOWED = 18,000 S.F. 2 STORY PROPOSED= 5,339 S.F. 1 STORY
R-2	ALLOWED = 14,000 S.F. 3 STORY PROPOSED= 5,050 S.F. 2 STORY



PROPOSED 1ST. FLOOR PLAN

SCALE: 1/8"=1'-0"

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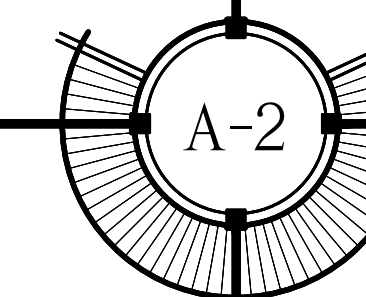
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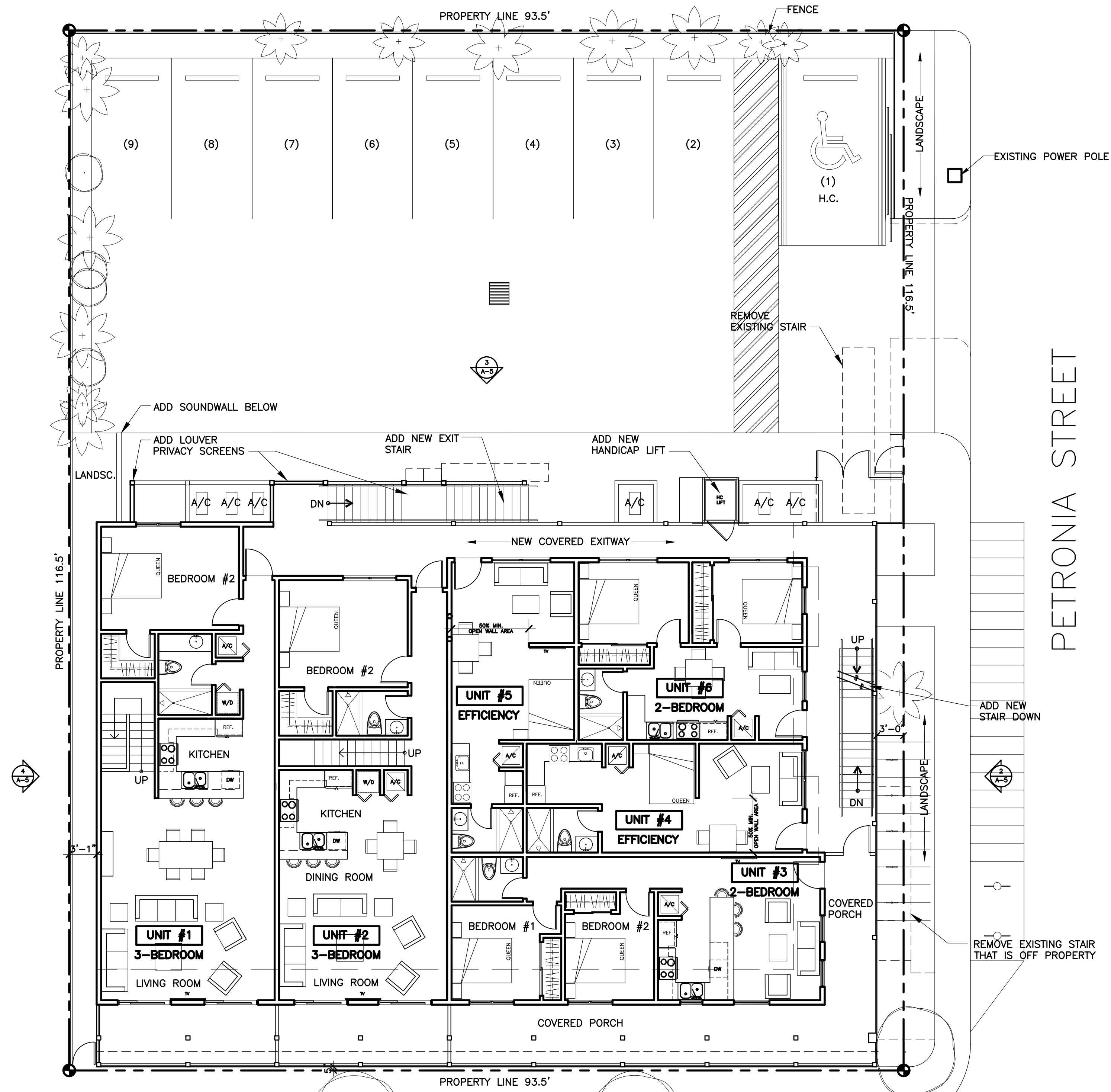
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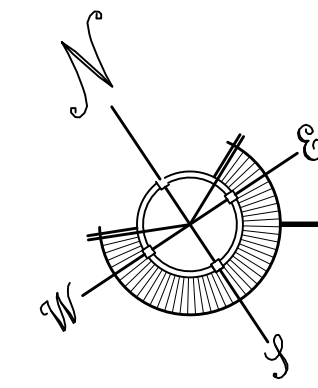
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DUPONT LANE



DUVAL STREET



PROPOSED 2ND. FLOOR PLAN

SCALE: 1/8"=1'-0"

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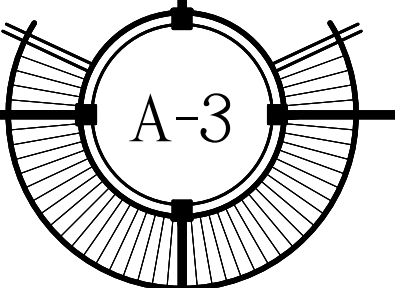
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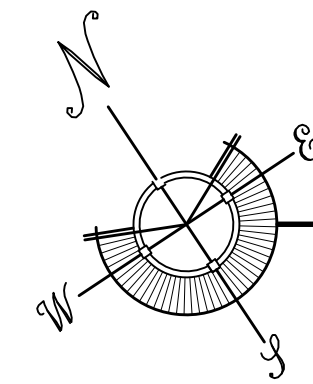
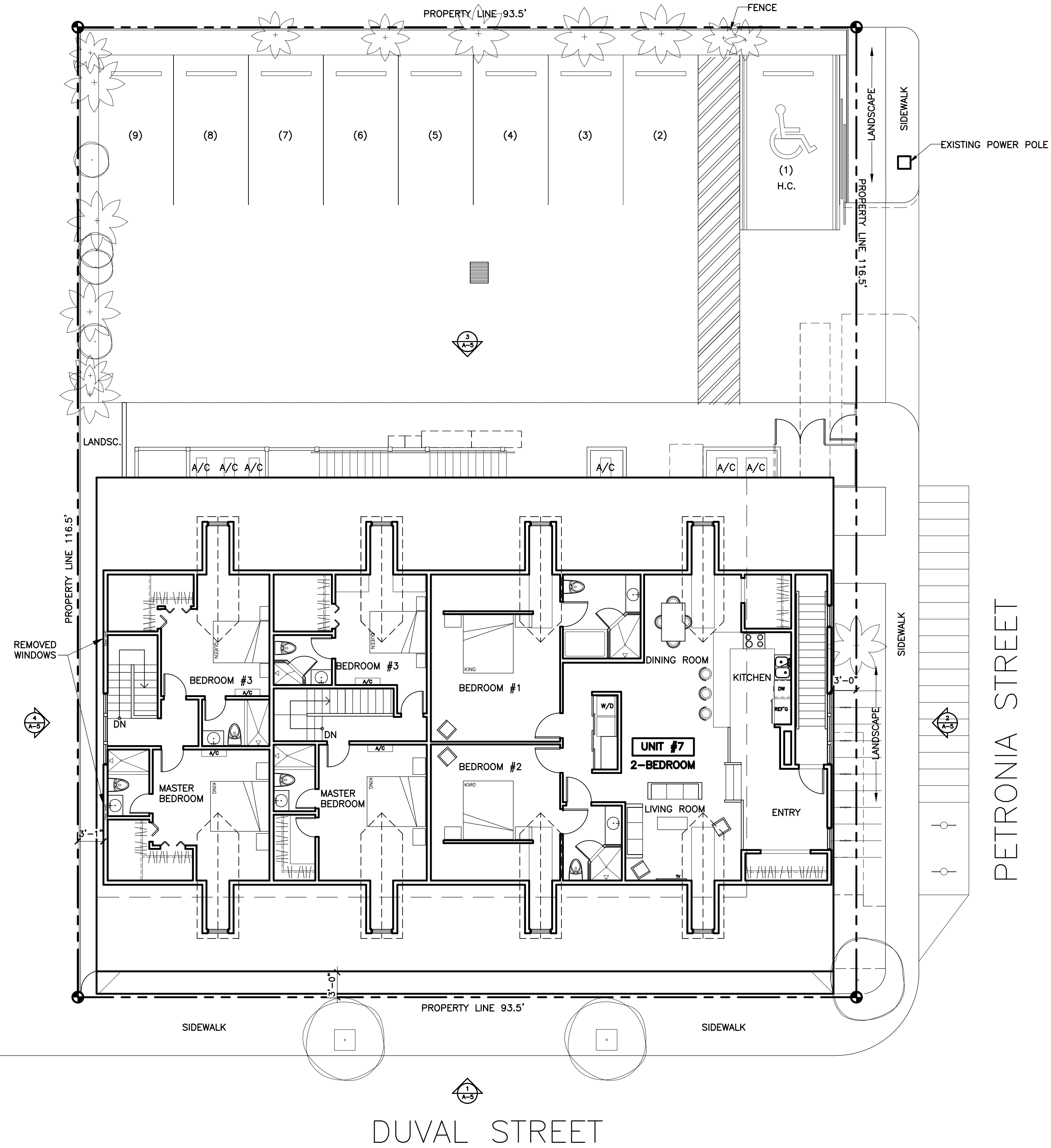
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PROPOSED 3RD. FLOOR PLAN

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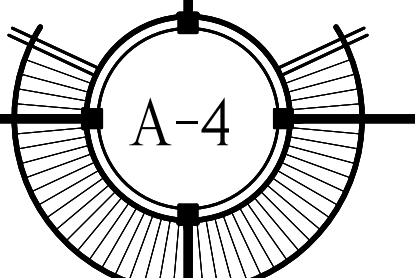
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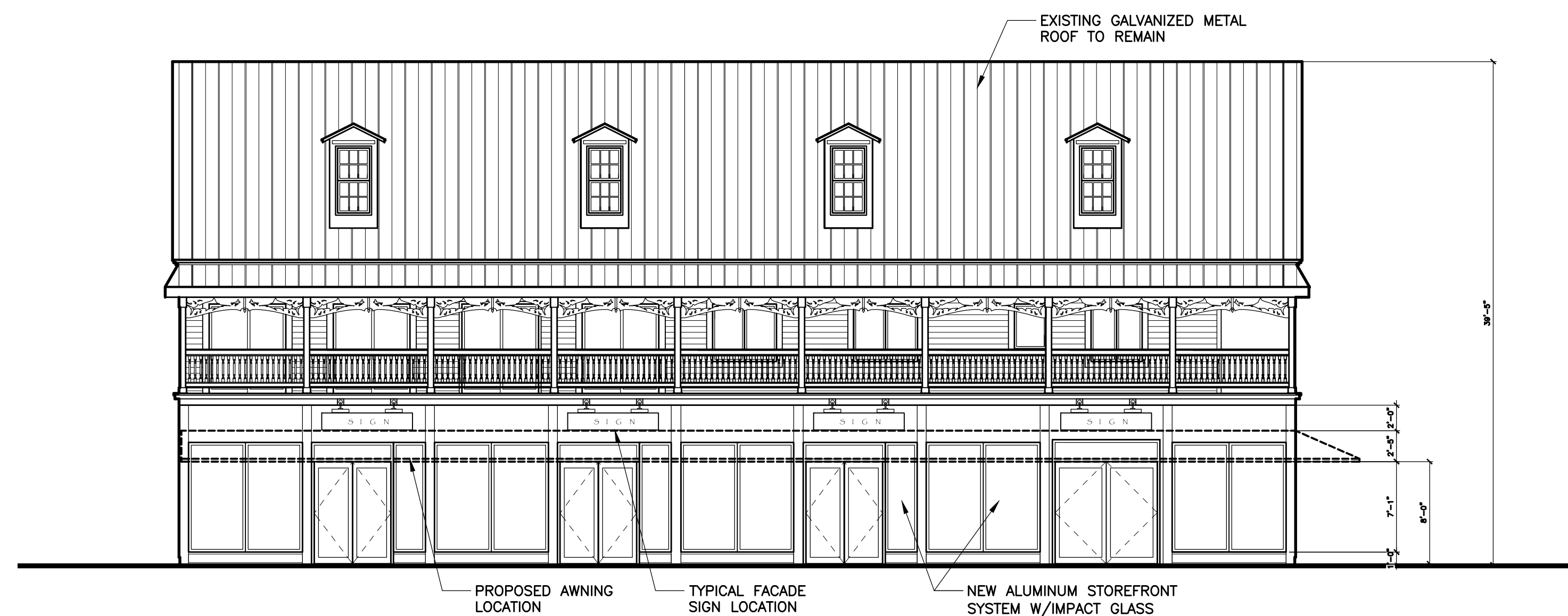
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NEW HOUSING UNITS
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1
A-5

PROPOSED FRONT ELEVATION

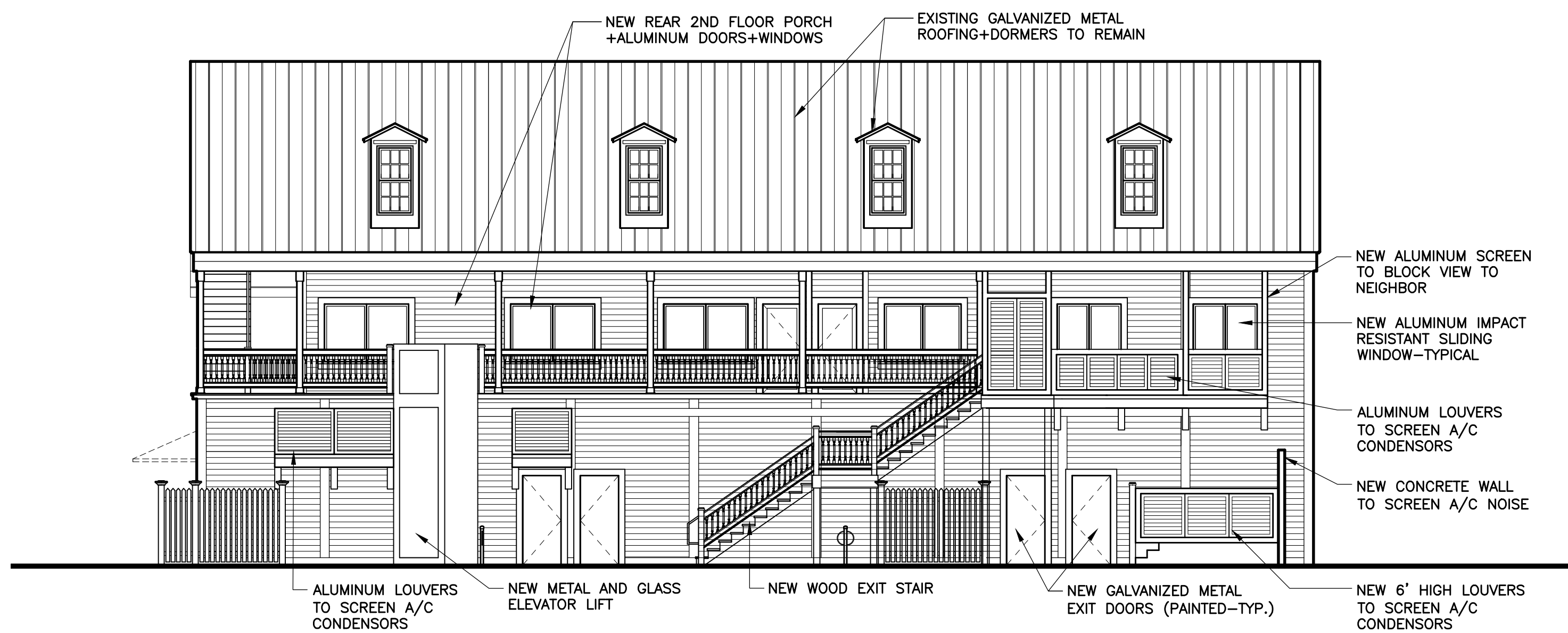
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2
A-5

PROPOSED EAST ELEVATION

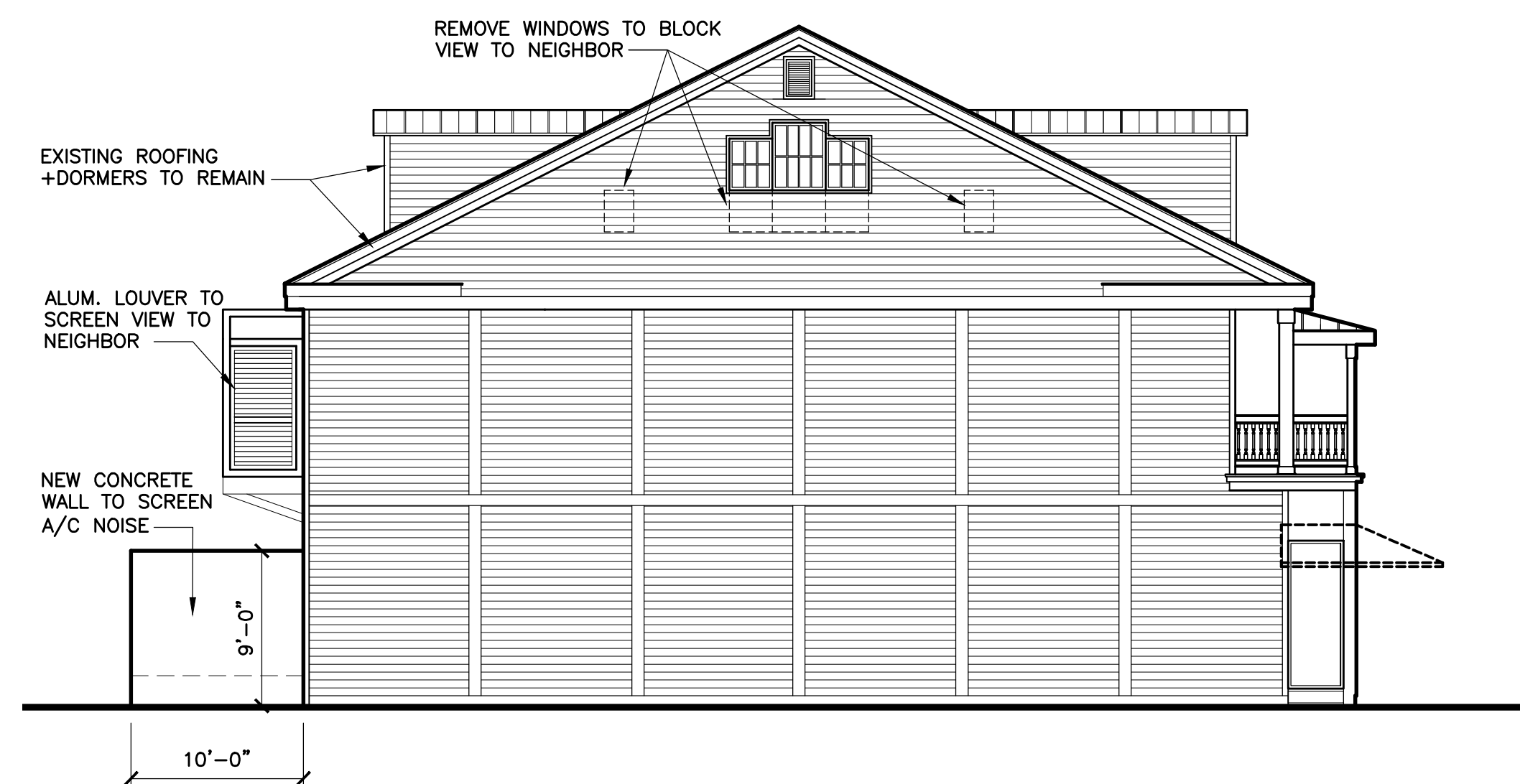
SCALE: 1/8"=1'-0"



3
A-5

PROPOSED REAR ELEVATION

SCALE: 1/8"=1'-0"



4
A-5

PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"

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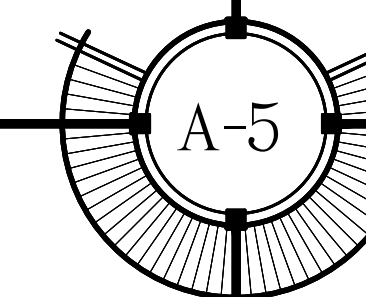
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1424



PROPERTY APPRAISER INFORMATION



Summary

Parcel ID 00015920-000000
 Account # 1016306
 Property ID 1016306
 Millage Group 10KW
 Location 725 DUVAL ST , KEY WEST
 Address
 Legal KW PT LOT 4 SQR 2 TR 4 G10-447 G40-233/34 OR782-721D/C OR783-1572/73
 Description OR841-117 OR937-365D/C OR937-366 OR1003-1925/1926P/R OR1027-243
 OR1027-244 OR1135-191/92 OR1517-2234/35 OR2033-1204/05 OR2583-496/98
 (Note: Not to be used on legal documents)
 Neighborhood 32050
 Property Class STORE (1100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

725 DUVAL STREET LLC
 45 NW 21ST ST
 MIAMI FL 33127

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$825,675	\$825,675	\$845,102	\$747,964
+ Market Misc Value	\$24,374	\$22,014	\$20,747	\$21,377
+ Market Land Value	\$875,368	\$875,368	\$875,368	\$820,658
= Just Market Value	\$1,725,417	\$1,723,057	\$1,741,217	\$1,589,999
= Total Assessed Value	\$1,725,417	\$1,723,057	\$1,741,217	\$1,589,999
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,725,417	\$1,723,057	\$1,741,217	\$1,589,999

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	10,892.00	Square Foot	93	116

Commercial Buildings

Style DEPT STORES-B / 13B
 Gross Sq Ft 10,357
 Finished Sq Ft 7,469
 Perimeter 0
 Stories 4
 Interior Walls
 Exterior Walls C.B.S.
 Quality 450 (450)
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 2
 Heating Type
 Year Built 1991
 Year Remodeled 0
 Effective Year Built 2002
 Condition GOOD

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1990	1991	1	4018 SF	1
WROUGHT IRON	1990	1991	1	912 SF	3

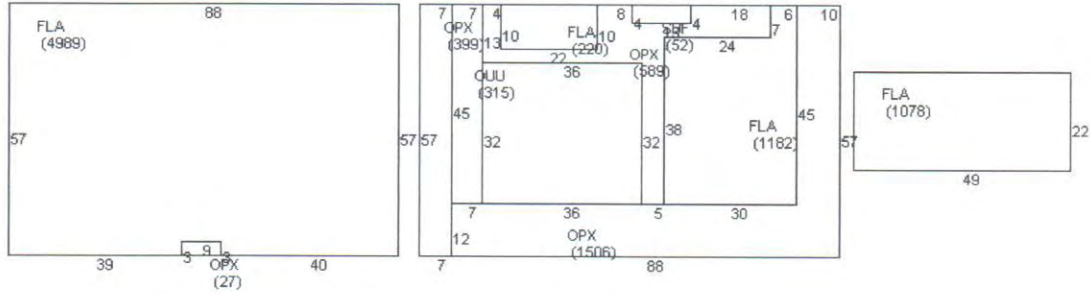
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/3/2012	\$3,000,000	Warranty Deed		2583	496	37 - Unqualified	Improved
7/31/2004	\$3,450,000	Warranty Deed		2033	1204	Q - Qualified	Improved
5/1/1998	\$3,050,000	Warranty Deed		1517	2234	U - Unqualified	Improved
6/1/1990	\$1	Warranty Deed		1135	191	M - Unqualified	Vacant
10/1/1981	\$45	Warranty Deed		841	117	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-1310	4/8/2013		\$5,000	Commercial	REPLACE ROTTEN BOARDS AND TRIM ABOVE AWNING 98' X 2' & PAINT TO MATCH EXISTING, PATCH & REPAIR DRYWALL AT THIRD FLOOR PORCH
13-0071	1/15/2013		\$9,500	Commercial	INSTALL NEW AWNING WITH "ESTATE LIQUIDATOR" ON FRONT
12-3362	9/24/2012		\$4,500	Commercial	REPLACE EXISTING WOOD DOOR WITH IMPACT DOOR
12-3070	8/24/2012		\$10,000	Commercial	INSTALL 150SF OF FALSE CEILING JOIST FOR DISPLAY PURPOSES, TWO INTERIOR DOORS, ONE WITH SIDE LIGHTS, REPAIR 300 SF OF WOOD FLOORING AND TRIM, DRYWALL AND PAINT, REPLACE REAR DOOR W/DOUBLE STEEL DOOR, POUR NEW RAMP FOR DELIVERIES. REMOVE RAMP AT FRONT DOOR AND REPAIR FOR ADA ACCESS AT 1/20 SLOPE, MOVE FRONT DOORS FORWARD.
12-2930	8/9/2012		\$2,000	Commercial	INTERIOR WORK ONLY. DEMO NON LOAD BEARING PARTITION WALLS AND INTERIOR FINISHES.
11-0849	3/17/2011		\$0		FABRICATE AND INSTALL AN EDGE METAL TIE IN TO STOP LEAK.
09-4108	12/1/2009	3/14/2011	\$4,000	Commercial	REPLACE 250 LF OF EXISTING GUTTER ON FRONT AND REAR OF BUILDING. REPLACE WITH 6" WHITE SEAMLESS GUTTER & DOWNSPOUT. INSTALL NEW VENTED SOFFIT ON FRONT OF BUILDING
06-4975	8/28/2006	12/19/2006	\$6,000		INSTALL HURRICANE SHUTTERS ON STORE FRONT
06-4434	7/21/2006	12/19/2006	\$3,500		SECOND FLOOR BALCONY RETILE
05-1236	4/19/2005	11/5/2005	\$4,000		GUTTER WORK AND REPAINT
03-1230	4/4/2003	10/3/2003	\$2,000		PAINT EXTERIOR
0001207	5/15/2000	11/16/2001	\$1,100		PRESSURE CLEAN/PAINT BLDG
9901469	5/4/1999	11/3/1999	\$2,000		REPLACE SIGN
9803293	10/26/1998	1/1/1999	\$2,000	Commercial	PAINT FIRST FLOOR BLDG

Sketches (click to enlarge)



Photos



Map



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

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

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., October 24, 2017 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN- RENOVATIONS TO EXISTING NON-HISTORIC BUILDING. RECONSTRUCTION OF ESTERIOR STAIRCASES AND NEW ELEVATOR. NEW REAR PORCHES, NEW STOREFRONTS AND SITE WORK. DEMOLITION OF NON-HISTORIC SIDE AND REAR STAIRS AND PARTIAL DEMOLITION OF FRONT AND REAR FACADES.

#725 DUVAL STREET

Applicant – William P. Horn Application #17- 03-0044

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared JOANNA WALCZAK, 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:

725 DUVAL STREET on the 5TH day of OCTOBER, 2017.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on OCTOBER 24, 2017.

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 #17-03-0044

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

Signed Name of Affiant:

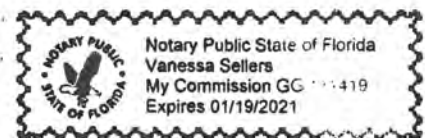
Joanna Walczak
Date: 10/05/17
Address: 3217 HARRIET AVE.
City: KEY WEST
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 5th day of October, 2017.

By (Print name of Affiant) Joanna Walczak who is personally known to me or has produced Driver's License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Vanessa Sellers
Print Name: Vanessa Sellers
Notary Public - State of Florida (seal)
My Commission Expires: _____



THE LIQUIDATOR



ESTATE LIQUIDATOR

725

Public Meeting Notice

OPEN

