



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: October 28, 2025

Applicant: Aidan Wilcox

Application Number: C2025-0089

Address: 407 Front Street Unit C

Description of Work:

After the fact - New outdoor display for two t-shirt racks.

Site Facts:

The business under review is located in a large one-story commercial non-contributing building that contains multiple retail units. The structure was built in 1974 and is not listed in the City's Historic Architectural Survey. The specific space under review is Unit C, currently occupied by the retail shop Island Jacks.



Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.



Photo taken by the Property Appraiser's office circa 1970's. Monroe County Library.



Photo taken by the Property Appraiser's Office in 1979. Monroe County Library.



New outdoor display with dimensions.

Ordinance Cited on Review:

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

Staff Analysis:

The Certificate of Appropriateness under review is an after-the-fact request for a sixty-month exception outdoor display. This application pertains to code case CC2025-01359. The proposed display consists of two t-shirt racks to be placed within the recessed storefront area. The recessed area measures approximately 7 feet 8 inches in depth, and the adjacent public sidewalk measures approximately 9 feet 2 inches in width. The t-shirt racks will be setback from the sidewalk approximately 5 feet 9 inches.



Proposed location of new outdoor display.

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

Sec. 106-52. - Exceptions.

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

(1) Factors favoring the exception are as follows:

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

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

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

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

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

The merchandise is relatively small scale in relation to the building and architectural components and will be setback from the sidewalk approximately 5'-9", minimizing visibility from the public right-of-way.

(2) Factors disfavoring the exception are as follows:

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

The building where the merchandise will be displayed is not contributing, built in 1974; therefore, the display will not obscure any character-defining architectural features or historic materials.

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

The storefront is adjacent to the Front Street sidewalk. Although the display will be visible from the public right-of-way, it will remain set back approximately 5 feet 9 inches within the recessed entry.

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

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

(3) Exceptions to section 106-51 granted by the historic architectural review commission shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions specified by the commission in order to protect the architectural heritage and visual character of the historic district. Applications for exceptions and revisions shall be accompanied by a nonrefundable fee as determined by city commission resolution, to cover the costs to the city of processing the application, the pre application meeting with staff, staff report and yearly inspections of the site by the HARC inspector. Renewal or extensions of an outdoor display exception may be approved by the historic preservation planner, if there are no material changes to the outdoor display previously approved by the historic architectural review commission.

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

APPLICATION

Application for Exception to Outdoor Merchandise Display



City Of Key West

1300 White Street
Key West, Florida 33040

OUTDOOR DISPLAY #	PREVIOUS #	INITIALS & DATE
FLOOD ZONE	ZONING DISTRICT	

The filing of this application does not ensure approval as submitted. Certain proposed work may require Commission review. I hereby certify that the proposed work is authorized by the owner of record and that the work shall conform to all applicable Land Development Regulations and laws of this jurisdiction. There will be a **HARC FINAL inspection** required under this Application.

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

BUSINESS ADDRESS:

APPLICANT'S SIGNATURE:

407 Front St. Key West FL 33040 Unit C	
Island Jacks L.L.C.	PHONE NUMBER: 305 906 2945
1622 Laird St	EMAIL: aidan098@hotmail.com
Aidan Wilcox	PHONE NUMBER: 305 906 2945
1622 Laird St	EMAIL: aidan098@hotmail.com
407 Front St, Key West, FL, 33040 Unit C	
<i>Aidan Wilcox</i>	DATE: 9/8/2025

Is this application for:

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

Located in or on:

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

Describe the specific merchandise to be displayed and business conducted.

In this area we will have two racks with long sleeve and short sleeve apparel printed with Key West.

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

Two clothing racks

How far is the display from the street? 16 F 10 Inc

How far is the display from the sidewalk? 7 F 8 Inc

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

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

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

DETERMINATION:

Approved _____ Approved with Conditions _____

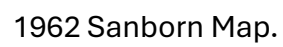
Requires Commission Approval _____ Commission Denied _____

Commission Conditions or Reasons for Denial _____

HARC PLANNER SIGNATURE AND DATE

HARC CHAIRMAN SIGNATURE AND DATE

SANBORN MAPS



1962 Sanborn Map.

PROJECT PHOTOS

simply southern®
COLLECTION

407 #C



TF 8 Inc



PROPOSED OUTDOOR DISPLAY

simply southern®
COLLECTION

407 #C



5' 9 1/2"



5' 9 1/2"

NOTICING

Public Meeting Notice

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

AFTER THE FACT - NEW OUTDOOR DISPLAY FOR TWO T-SHIRT RACKS.

#407 FRONT STREET

Applicant – Aidan Wilcox Application #C2025-0089

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 Jack Shvero, 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:

_____ on the
17 day of October, 2025.

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

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

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

The Certificate of Appropriateness number for this legal notice is _____.

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

Signed Name of Affiant:

Jack Shvero

Date: 10/17/25

Address: 407 C Front St

City: Key west

State, Zip: Florida 33040

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

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

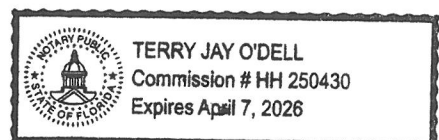
NOTARY PUBLIC

Sign Name: Terry O'Dell

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

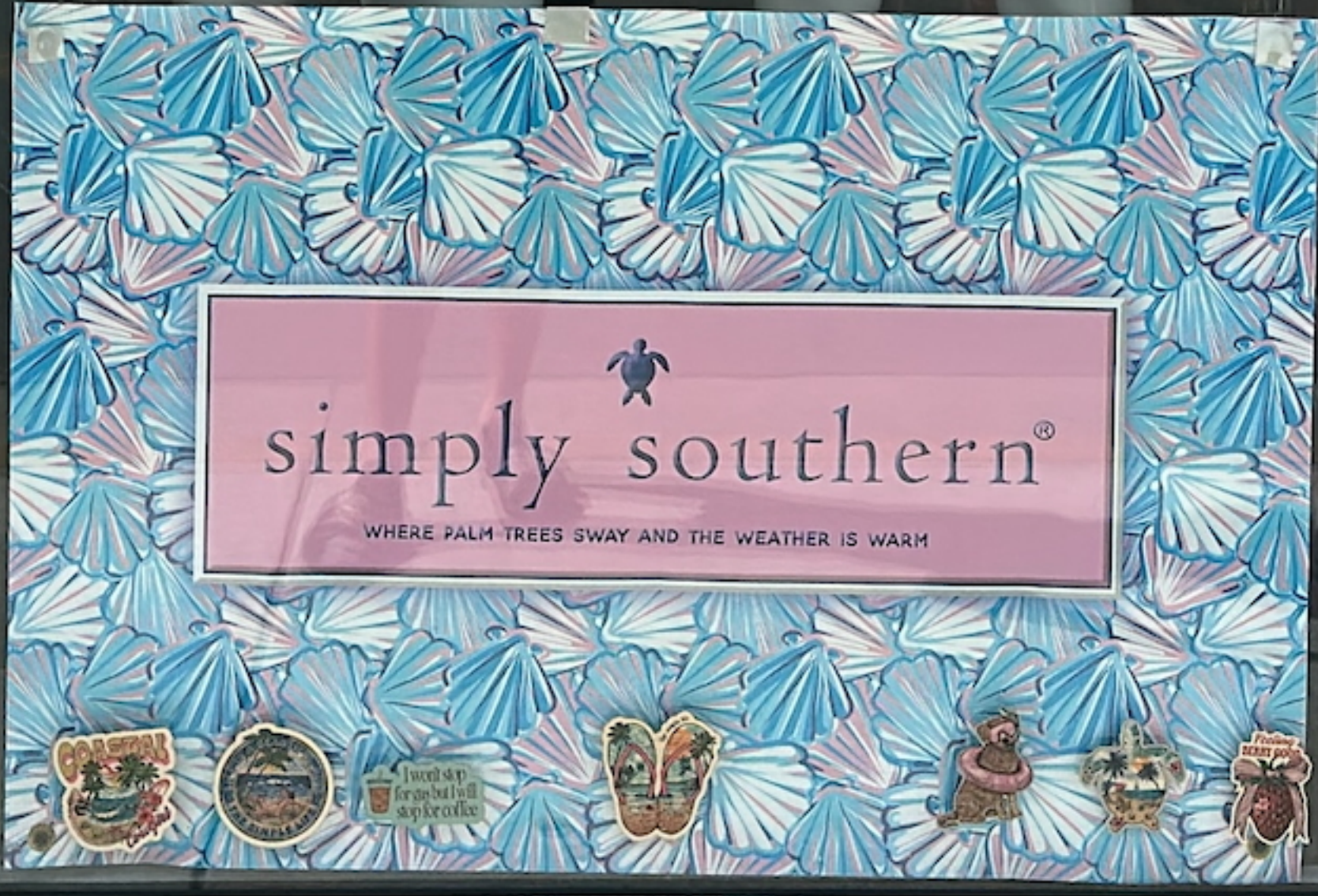
My Commission Expires: April 7, 2026





Public Meeting Notice
AFTER THE FACT - NEW OUTDOOR DISPLAY FOR TWO T-SHIRT RACKS.
HOLDING: 10/10/2014 - 10/10/2014

WARNING
 24H
MONITORED
BY SECURITY CAMERA




simply southern®
WHERE PALM TREES SWAY AND THE WEATHER IS WARM

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COLLECTION

407 #C

SUMMER
SALE!
\$24.99

Key West
Florida

KEY WEST
FLORIDA

d Jacks

Public
Meeting
Notice

AFTER THE FACT - NEW OUTDOOR
DISPLAY FOR TWO T-SHIRT RACKS.
THE RACKS WERE
REMOVED FROM THE STORE AND
WILL BE REINSTALLED AT A LATER DATE.

simply southern

WHERE PALM TREES SWAY AND THE WEATHER IS WA

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00000180-000000
Account# 1000175
Property ID 1000175
Millage Group 10KW
Location Address 407 FRONT St, KEY WEST
Legal Description KW PT LOTS 3&4 SQR 3 OR58-117/18 OR410-783 OR682-684 OR2178-2108
(Note: Not to be used on legal documents.)
Neighborhood 32020
Property Class RESTAURANT (2100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

LOVE IN KEY WEST LLC
 PO Box 28
 White Plains NY 10605

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,047,077	\$1,047,077	\$1,043,736	\$771,457
+ Market Misc Value	\$2,691	\$1,671	\$1,671	\$1,671
+ Market Land Value	\$2,317,500	\$2,124,375	\$2,124,375	\$1,931,250
= Just Market Value	\$3,367,268	\$3,173,123	\$3,169,782	\$2,704,378
= Total Assessed Value	\$3,367,268	\$3,173,123	\$2,974,815	\$2,704,378
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,367,268	\$3,173,123	\$3,169,782	\$2,704,378

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,124,375	\$1,047,077	\$1,671	\$3,173,123	\$3,173,123	\$0	\$3,173,123	\$0
2023	\$2,124,375	\$1,043,736	\$1,671	\$3,169,782	\$2,974,815	\$0	\$3,169,782	\$0
2022	\$1,931,250	\$771,457	\$1,671	\$2,704,378	\$2,704,378	\$0	\$2,704,378	\$0
2021	\$1,738,125	\$806,000	\$1,671	\$2,545,796	\$2,545,796	\$0	\$2,545,796	\$0
2020	\$1,738,125	\$806,000	\$1,671	\$2,545,796	\$2,545,796	\$0	\$2,545,796	\$0
2019	\$1,660,875	\$801,936	\$1,671	\$2,464,482	\$2,464,482	\$0	\$2,464,482	\$0
2018	\$3,468,010	\$892,393	\$1,671	\$4,362,074	\$4,362,074	\$0	\$4,362,074	\$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
(2100)	10,300.00	Square Foot	103	100

Buildings

Building ID	39031	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1974	
Building Type	RESTRNT/CAFETR-B- / 21B	EffectiveYearBuilt	1997	
Building Name		Foundation		
Gross Sq Ft	10426	Roof Type		
Finished Sq Ft	8246	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	588	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	8,246	8,246	0
OPF	OP PRCH FIN LL	462	0	0
PDO	PATIO DIN OPEN	948	0	0
SBF	UTIL FIN BLK	770	0	0
TOTAL		10,426	8,246	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1975	1976	1 x 37	1	37 SF	3
FENCES	1996	1997	0 x 0	1	850 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/6/2006	\$10,000,000	Warranty Deed		2178	2108	O - Unqualified	Improved		
2/1/1976	\$165,500	Conversion Code		682	684	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
2023-2858	10/11/2023	Completed	\$10,000	Commercial	Emergency electrical service upgrade
17-5287	01/23/2018	Completed	\$2,500	Commercial	REPAIR ALL EXPOSED WALL AFTER THE STORM WITH NEW DRYWALL INTERIOR ONLY W/ 5/8 FIRE RATED DRYWALL
15-00002168	06/03/2015	Completed	\$2,300	Commercial	DEMO OF EXISTING BATHROOM INSTALLING OF TRAC LIGHTING. RELOCATING OF EXISTING 100A/240V SVS PANEL TO NEW LOCATION REWIRING OF AC UNIT (AIR HANDLER) ADDING OF 4 X RECEPS BY CONTER. N.O.C. EXEMPT.
15-2076	05/29/2015	Completed	\$8,500	Commercial	*****AFTER THE FACT***** REMOVE NONBEARING WALLS BETWEEN 2 STORES TO CREATE ONE STORE. REMOVE 1 BATHROOM AND MOVE AIR HANDLER CLOSET TO REAR OF BUILDING. INSTALL SLOT WALL PANELING ON ALL FOUR WALLS APPROX. 100 L.F.
14-5027	12/16/2014	Expired	\$11,400		RELOCATE ELECTRIC IN NEW WALLS AND WIRE 4 AC'S ON ROOF
14-5676	12/16/2014	Completed	\$38,000	Commercial	REPLACE AC'S, 3- 5 TONS, 1- 2 TON AND 1 - 10 TON
14-5025	12/15/2014	Completed	\$50,000	Commercial	DEMOLITION OF EXISTING BAR AREA AND BATHROOMS. REBUILD BAR AND BATHROOMS PER PLAN. CLARIFICATION: DIFFERENT SET OF PLANS SUBMITTED. INCREASED VALUE.
14-5027	11/19/2014	Expired	\$9,000	Commercial	REPAIR AND REPLACE ELECTRICAL IN KITCHEN BAR AND BATHROOMS
14-5025	11/18/2014	Completed	\$50,000	Commercial	DEMO BAR AND BATH AREA AND REBUILD
14-3818	09/04/2014	Expired	\$2,100	Commercial	CEILING AND DRYWALL REMOVAL BATHROOM DRYWALL AND COSMETIC FINISHES. REMOVAL OF DAMAGED DRYWALL & DAMAGED TILE AND TRENCHING WHEN NEEDED. N.O.C. EXEMPT.
14-2983	06/24/2014	Completed	\$15,000	Commercial	PLUMBING AS PER PLANS: REROUGH UNDERGROUND AND REMODEL AND INSTALL FIXTURE.
14-2982	06/19/2014	Completed	\$20,000	Commercial	ELECTRICAL AS PER PLANS: REWIRE STORE ELECTRIC AND RELOCATE ELECTRIC PANELS.
14-2984	06/19/2014	Completed	\$20,000	Commercial	INSTALL 1- 5 TON, 1- 3.5 TON AND 1- 3 TON A/C
14-1989	06/16/2014	Completed	\$100,000	Commercial	RENOVATE STRUCTURE FOR RETAIL SPACE AS PER PLANS
14-0462	02/19/2014	Completed	\$73,000	Commercial	RE-ROOF 4000SF WITH NEW WHITE GAF TPO ROOFING SYSTEM.
13-1180	04/24/2013	Completed	\$300	Commercial	5 SQ. FT. WALL SIGN 18" X 40" COPY "FISHING CHARTERS".
13-0411	04/08/2013	Completed	\$900	Commercial	2 WALL (84" X 12") & (72" X 12"). PVC & VINYL, DIGITAL PRINT. "KW OUTLET" & "BOOK HERE." NO ILLUMINATION.
13-1181	04/08/2013	Completed	\$900	Commercial	UNIT (B) 84" X 12" 7 SQ. FT., 72 X 12" = 6 SQ FT, WALL SIGNS WITH GRAPHICS, COPY "KW OUTLET" "BOOK HERE".
10-1112	04/09/2010	Completed	\$300	Commercial	INSTALL THREE SIGNS AT CORNER OF THE BUILDING ONE
09-3677	10/27/2009	Completed	\$500	Commercial	RELOCATE ONE DISCONNECT FOR NEW WATER HEATER LOCATION.
09-3140	09/29/2009	Completed	\$8,000	Commercial	RECONFIGURE STOREFRONT ON NORTHEAST CORNER, RELOCATING EXISTING DOORS AND INSTALL NEW 2 LIGHT STOREFRONT WINDOW, SIDING AND PAINT TO MATCH EXISTING.
09-0953	04/03/2009	Completed	\$800	Commercial	RUN NEW 40 AMP CIRCUIT FOR NEW CENTRAL A/C
09-0911	04/02/2009	Completed	\$1,475	Commercial	INSTALLING A NEW SYSTEM CHANGE-OUT & HOOK-UP TO DUCT OPENINGS
09-0655	03/04/2009	Completed	\$400	Commercial	CHECK WIRING FOR EXISTING 100 AMP PANEL
09-0591	03/02/2009	Completed	\$2,000	Commercial	REPLACE DOUBLE DOORS ON FRONT ST. SIDE OF BUILDING, OPEN UP NON-STRUCTURAL INTERIOR PARTITION

Number	Date Issued	Status	Amount	Permit Type	Notes
09-0583	02/26/2009	Completed	\$1,400	Commercial	REPLACE OLD AIR-HANDLER
09-0392	02/12/2009	Completed	\$3,000	Commercial	INSTALL 1700 SF OF BUILT-UP ROOF
09-0157	01/23/2009	Completed	\$1,950	Commercial	TAKE-DOWN EIGHT 52" CEILING FANS, RUN 5 CIRCUITS TO FEED LIGHT FIXTURES AND INSTALL FIXTURES.
06-5773	10/17/2006	Completed	\$100	Commercial	INSTALL 7 DUCT OPENINGS
06-0027	01/12/2006	Completed	\$17,420	Commercial	REPLACE 3 DRAINS INSTALL 2 FLOOR SINKS
06-0058	01/06/2006	Completed	\$100	Commercial	PERMIT FOR INSPECTION FOR PERMIT#95-16715 7SQS V-CRIMP ROOF
05-5757	12/13/2005	Completed	\$0	Commercial	CLOSE OUT EXPIRED PERMITS 97-2866,98-2903,97-3418
05-5584	12/06/2005	Completed	\$500	Commercial	EXTEND PERMIT #02-2534 FOR INSPECTION PURPOSES ONL.
04-2035	06/22/2004	Completed	\$2,495	Commercial	R&R SLIDING DOORS
02-2421	11/14/2002	Completed	\$5,600	Commercial	HEAT HOOD
02-2534	10/02/2002	Completed	\$500	Commercial	CHANGE DOORS
02-0101	06/18/2002	Completed	\$750	Commercial	PAINT
02-0516	03/13/2002	Completed	\$5,560	Commercial	NEW ELEC SERVICE 800AMP
98-2903	09/18/1998	Canceled	\$2,500	Commercial	30" COUNTER TOP-CLOSED OUT PERMIT 12-13-05
97-3424	10/10/1997	Completed	\$2,500	Commercial	PAINTING
97-2866	10/01/1997	Canceled	\$450	Commercial	CLOSED OUT PERMIT ON 12-13-05 REPAIR FENCE
97-3418	10/01/1997	Canceled	\$16,000	Commercial	REPLACE WOOD FENCE
96-3726	09/01/1996	Completed	\$1	Commercial	ROOFING
96-3850	09/01/1996	Completed	\$1	Commercial	ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



TRIM Notice

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

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 10/23/2025, 1:31:49 AM

[Contact Us](#)

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