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**Historic Architectural Review Commission  
Staff Report for Item 5**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** April 23, 2019

**Applicant:** Kevin McChesney, Contractor

**Application Number:** 2019-0750

**Address:** #218 Duval Street

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**Description of Work:**

New wall and hanging signs with back LED letters.

**Site Facts:**

The main structure in the site is a contributing resource to the historic district. Built circa 1889, the historic two-story frame vernacular building was a multi-use structure. The building has undergone several alterations, including the addition of a two-story bay along the north side and the enclosure of the first floor front porch. Currently the first floor is empty and since March 6, 2019, listed in the MLS list as a commercial rental space-<https://link.flexmls.com/182cg2fqjz8u.6>. Front stairs, located at the south side of the building give access to the second floor business, which is the business for this application. According to the survey, the building's main façade is over city's right-of-way.

On October 16, 2017, the building department received a building/ HARC incomplete application for the installation of an aluminum sign with halo lit LED aluminum channel letters with copy "*Teasers Gentlemen's Club*" ( Building Permit 17-3694). The application did not included the size of the sign, linear frontage of the business and staff had concerns pertaining the proposed location. On October 20, an email was send to the applicant, Carrie Johnston- Signs Unlimited, concerning the proposed location and a meeting request. Staff spoke on the phone with one of Signs Unlimited representatives but they never submitted revised information. On November 29 a second email was send, as staff never heard back from the applicant, the sign was already installed without any Certificate of

Appropriateness or Building Permit, and was installed over an arch; which was a different location than the one submitted as part of the application. On December 17, 2018, Code Compliance issued an amended notice of code violation and administrative hearing, as the not approved wall sign was relocated on its current location. Permit request no 17-3694 was never amended as an after-the fact application and still an incomplete application to be processed for a Certificate of Appropriateness. The building has many other not approved signs; a red arrow with incandescent lights and a bar sign, both installed on the south side of the building, and two large banners. The building is located on the Entertainment Corridor Zone (ECZ).

### **Ordinance and Guidelines Cited in Review:**

- Chapter 114 of the LDR's- Signage, Division 3- Historic Districts, specifically Sec. 114-104. - Calculation of permitted signage.

*“Permitted signage will be based on the amount of a business frontage, as defined under section 114-101. Calculation of signage will be one and a quarter (1.25) square feet of signage per linear foot of the building frontage of a business. Where the expressed formula does not work due to any small linear frontage occupied by a business, a sign cannot be smaller than three (3) square feet. The maximum allowed square footage for a business frontage is eighty (80) square feet for each frontage but square footage cannot be combined. **For purpose of this regulation, stories above the first floor will not count as business frontage.**”*

- Guidelines for Signage (pages 49-50vv), specifically page 50- Intent, page 50 d and e- 4-a.2 Objective Maintaining buildings and streetscape free of visual clutter, 4-a.2.b (how much signage is appropriate), guidelines 5-j- Halo effect signs, 5-k- Hanging signs 5q -Wall signs.

### **Staff Analysis**

The Certificate of Appropriateness in review is for the installation of two new signs for a business located on the second floor of the building, *Teasers*. The current ordinance and guidelines for signage stipulates that allowed signs shall be based on the frontage linear footage a business occupies; 1.25 square feet of signage will be permitted per one linear foot of business frontage. Currently there are no legal non-conforming signs installed in the building for this specific business, nor for any other business.

According to the application, the linear frontage of the business is 50'; the proposed wall sign t will be 27 square feet and a hanging sign is 5 square feet, for a total of 32 square feet of signage for the business. If 50 linear feet is multiply by 1.25 this will equals to 62.5 square feet of maximum allowed signage. Nevertheless, the Property Appraisers Records and a survey from the property depict the Duval Street frontage of the site as 48.68'. The linear frontage of this business is the frontage of the staircase facing Duval Street, as the business is above the building's first floor.

Staff opines that the stairs have 10.22' of frontage as they are not above the first floor of the building [48.68' (site frontage width) – 38.46' (building frontage width) = 10.22']. Therefore, the total allowed signage for this business is **12.77 square feet**. Staff discussed this information with the sign designer, Key West Sign Company, before the application was submitted.

### **Consistency with Guidelines**

It is staff's opinion that the proposed signs are inconsistent with cited regulations. The submitted design surpasses the allowed amount of square footage. Staff also finds that the form of the wall sign is inappropriate for the historic building. The banners in the building are prohibited by current regulations and should be removed, as well as the arrow and "bar" signs located on the south side of the building.

Building/ HARC incomplete application (Building #17-3694) for current wall sign and staff emails to applicant.

(H)

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC  
\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West  
3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040  
Phone: 305.809.3956  
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
		17-3694	
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %

ADDRESS OF PROPOSED PROJECT:

218 Duval Street

# OF UNITS

RE # OR ALTERNATE KEY:

00001400 - 000000 / 1001422

NAME ON DEED:

Ramco Development Corp

PHONE NUMBER

305-304-5128

OWNER'S MAILING ADDRESS:

209 Duval St. FL2

EMAIL

4747@bellsouth.net

CONTRACTOR COMPANY NAME:

Johnston Carrie  
Signs Unlimited

PHONE NUMBER

305-517-6870

CONTRACTOR'S CONTACT PERSON:

Carrie Johnston

EMAIL

signskeywest@aol.com

ARCHITECT / ENGINEER'S NAME:

[Signature]

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

[Signature]

EMAIL

OCT 16 2017

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 MAT'L., LABOR & PROFIT:

\$ 2150<sup>00</sup>

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.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

12" halo lit, aluminum reverse channel letters painted purple. 4" polished aluminum GENTLEMENS CLUB. Stud mounted with black aluminum backing. LEDs pulling 7.5 amps connected to existing electric. Cut off switch is at the bottom of the second S.

Printed name of property owner or licensed contractor.

Carrie Johnston

Signature

Carrie Johnston

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

[Signature] 10/16/17  
Personally known or produced as identification.

VERONICA CLEARE  
Commission # GG 066380  
Expires January 25, 2021  
Bonded Thru Troy Fan Insurance 800.385.7410

Official Use Only:

Oper: KEYWVXC Type: BF Drawer: 1  
Date: 10/16/17 50 Receipt no: 998  
2017 3694  
PT BUILDING PERMITS-NEW  
1.00 \$100.00  
Trans number: 3117252  
OK CHECK 3888 \$100.00  
Trans date: 10/16/17 Time: 14:35:27

710-5887-8876



**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 7.5 AMPS *LED'S*

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](mailto:harc@cityofkeywest-fl.gov)

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

ADDITIONAL INFORMATION: 12" halo lit alum. reverse channel letters and 4" polished aluminum

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
		<u>aluminum &amp; LEDs</u>

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: <i>Teasers</i>	PROPOSED MATERIALS: <i>aluminum</i>	SIGNS WITH ILLUMINATION:
<i>Gentlemen's Club</i>		TYPE OF LTG.: <i>LED</i>
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS: <i>12" and 4"</i>		COLOR AND TOTAL LUMENS: <i>Purple - 7.5amps</i>
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:			
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.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.



**CARRIE D. JOHNSTON, CONTRACTOR**

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870



12" tall, halo lit, aluminum, reverse channel letter painted purple. 4" polished aluminum GENTLEMENS CLUB. Stud mounted with black aluminum backing. LED's pulling 7.5 amps connected to existing electric. Cut off switch is at the bottom of the second s.

Teasers  
218 Duval St.  
Key West, Fl 33040  
RE:(00001400-000000)  
Alternate Key #1001422



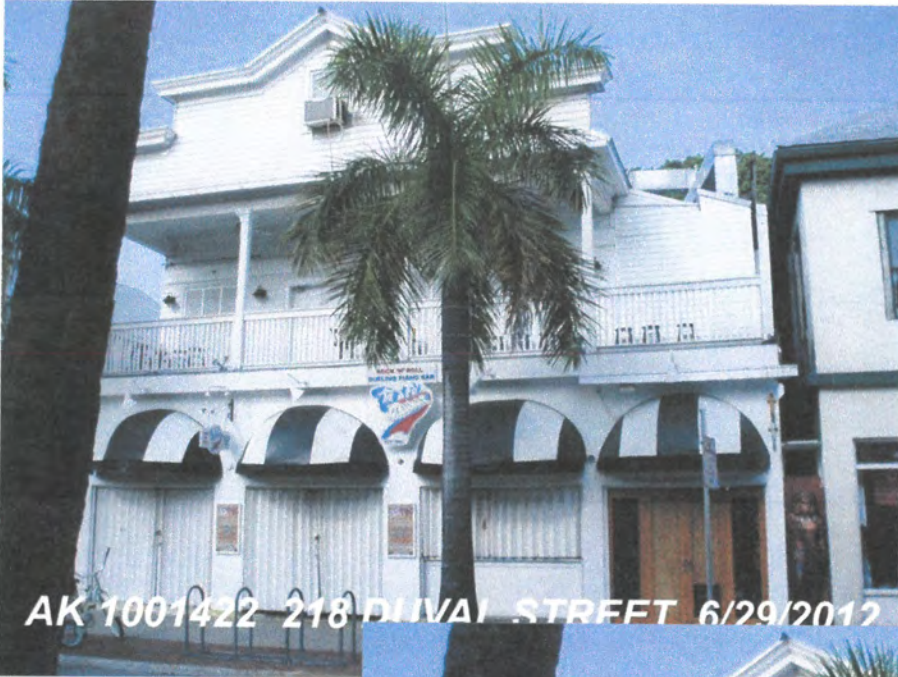
*Signs Unlimited!*

**CARRIE D. JOHNSTON, CONTRACTOR**

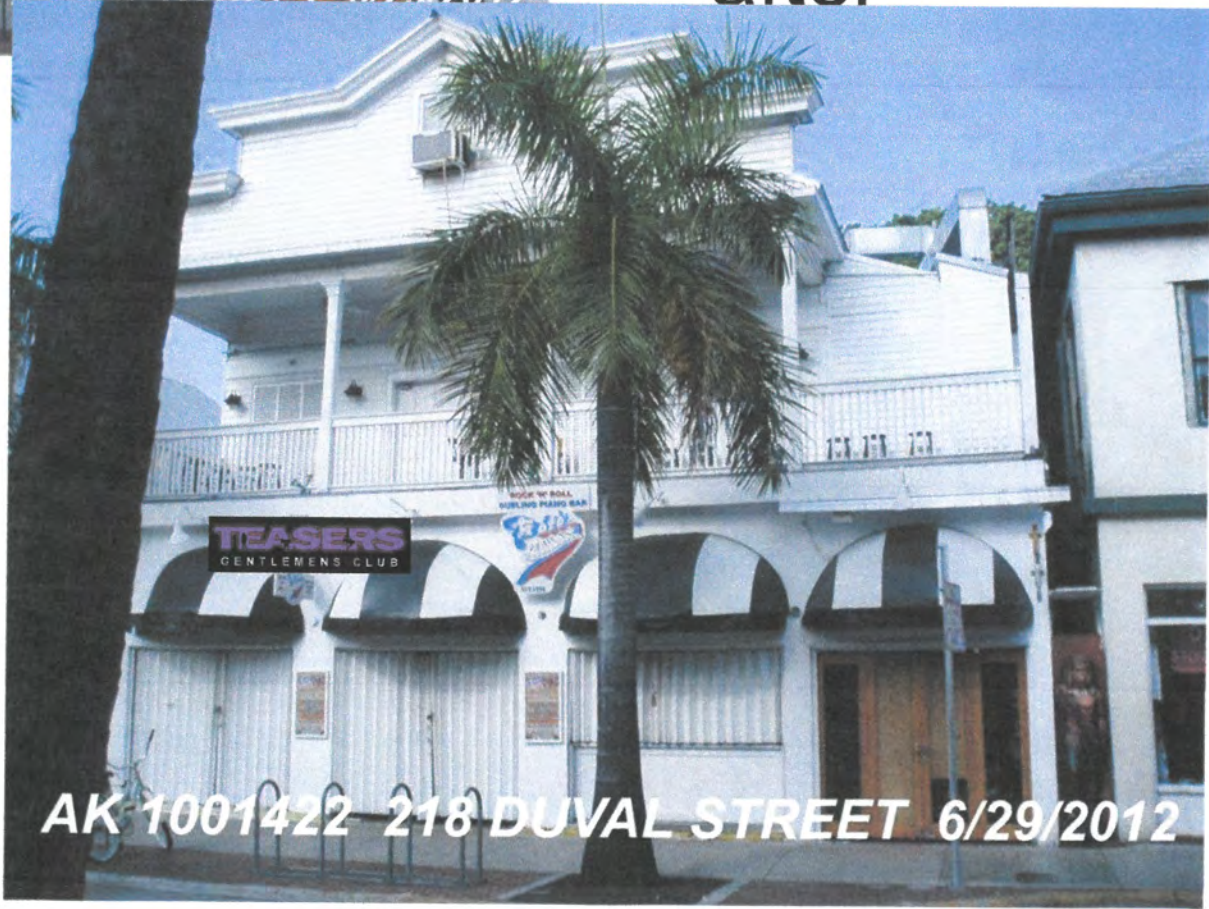
Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870



before



after

*awnings  
are →  
coming  
down*

**Teasers  
218 Duval St.  
Key West, FL 33040  
RE:(00001400-000000)  
Alternate Key #1001422**



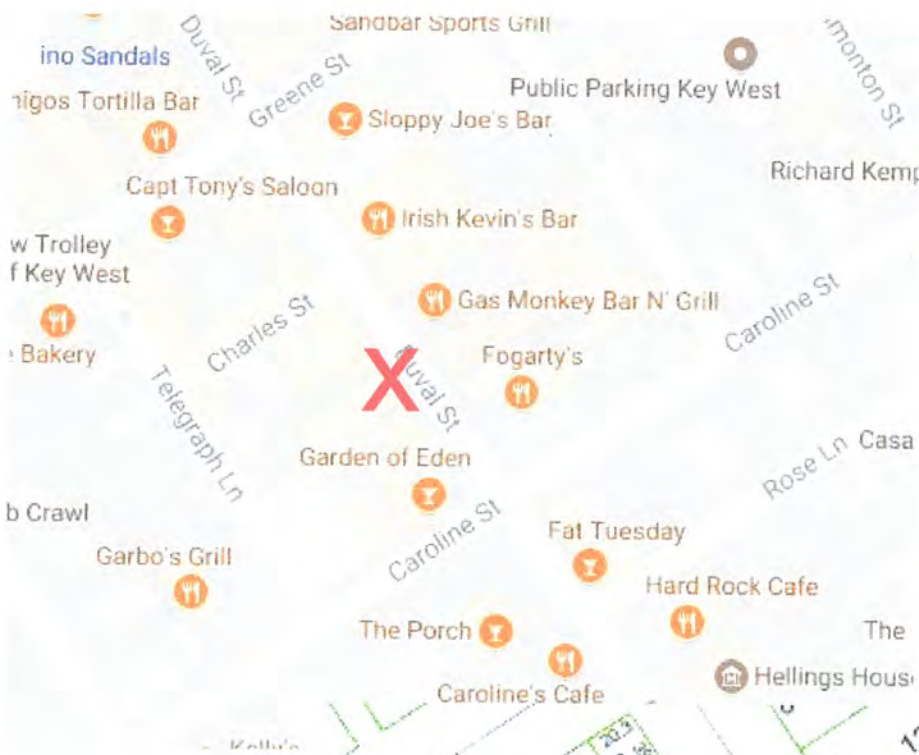


# CARRIE D. JOHNSTON, CONTRACTOR

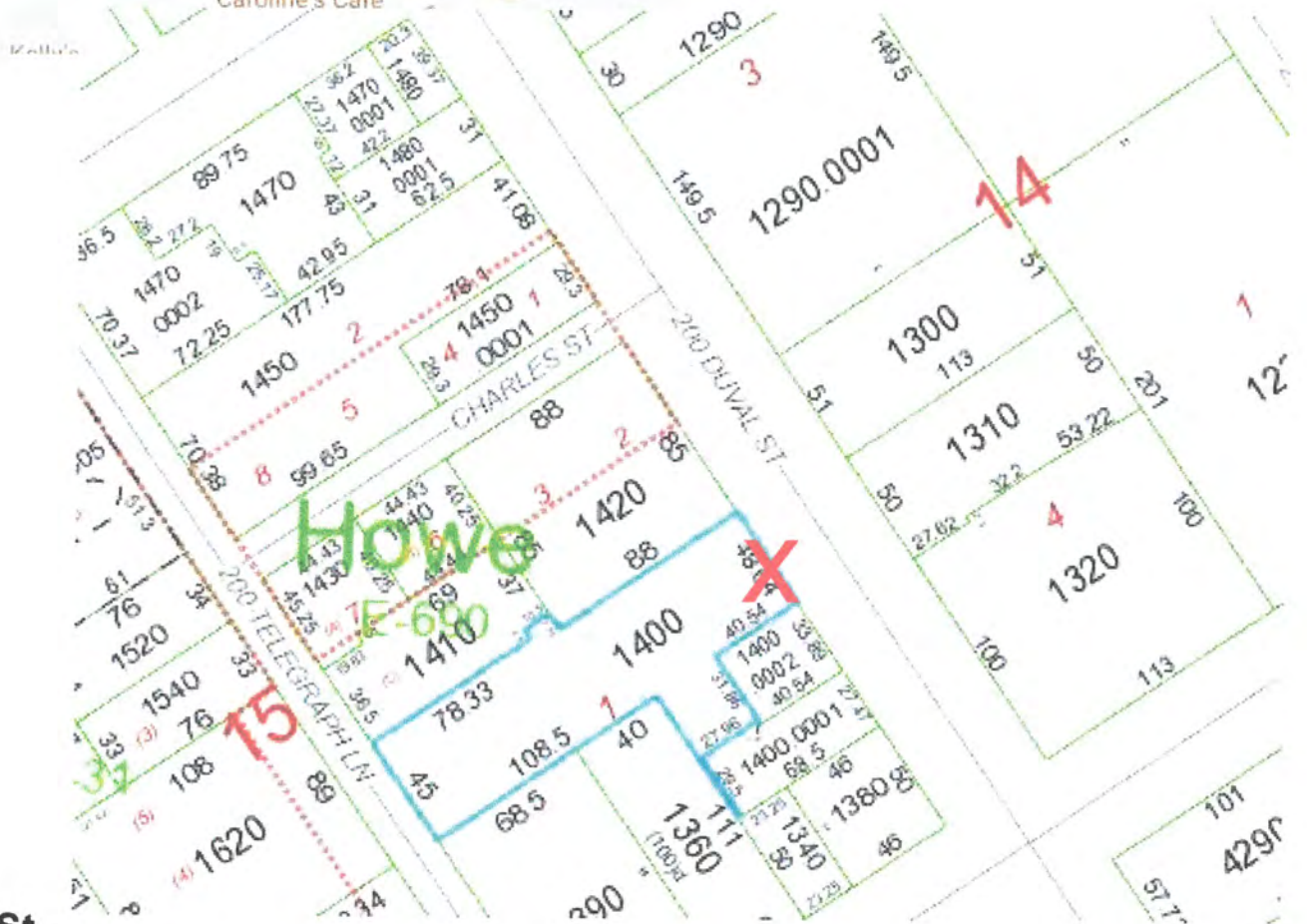
Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870



sign location



**Teasers**  
**218 Duval St.**  
**Key West, FI 33040**  
**RE:(00001400-000000)**  
**Alternate Key #1001422**

## Enid Torregrosa

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**From:** Kelly Perkins  
**Sent:** Wednesday, April 17, 2019 8:39 AM  
**To:** Enid Torregrosa  
**Subject:** FW: HARC Application for 218 Duval Street

FYI

Kelly Perkins, HARC Planner II  
Planning Department, City of Key West  
1300 White Street, Rear Entrance  
Key West, Florida 33040  
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

-----Original Message-----

**From:** Kelly Perkins  
**Sent:** Friday, October 20, 2017 2:00 PM  
**To:** signskeywest@aol.com  
**Subject:** HARC Application for 218 Duval Street

Good Afternoon Carrie,

I have reviewed your application for a sign at 218 Duval Street. Our new sign guidelines are clear that signage cannot obscure architectural features, and the fanlights above the doorways (currently covered by awnings) are architectural features. From your application, it appears the proposed sign will cover them. I cannot staff approve this application as is. Would you like to meet to go over the guidelines or work on a solution?

Thank you,  
Kelly Perkins, HARC Assistant Planner  
Planning Department, City of Key West  
1300 White Street, Rear Entrance  
Key West, Florida 33040  
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

2017-00003694

Type (Asc)

GO

**REVIEWS**

(No User Name)

08-  
HARC

Proposal shows sign protruding over fanlights, which are architectural features. The HARC Guidelines for signage do not allow for signage to obscure architectural features.

10/20/2017 12:00:00 AM

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Close

## Enid Torregrosa

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**From:** Kelly Perkins  
**Sent:** Wednesday, April 17, 2019 8:38 AM  
**To:** Enid Torregrosa  
**Subject:** FW: HARC Application for 218 Duval Street

FYI

Kelly Perkins, HARC Planner II  
Planning Department, City of Key West  
1300 White Street, Rear Entrance  
Key West, Florida 33040  
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov

-----Original Message-----

**From:** Kelly Perkins  
**Sent:** Wednesday, November 29, 2017 3:54 PM  
**To:** signskeywest@aol.com  
**Subject:** HARC Application for 218 Duval Street

Good Afternoon,

We spoke about this application for a sign at Teasers at 218 Duval Street. Staff cannot approve this application, as the sign does not meet our guidelines. I see that the sign is already installed without a Certificate of Appropriateness or a building permit, but the location is different than what the application states.

Do you want to move this application forward to the December 19th HARC Commission meeting? We are finalizing the agenda currently, and will need an accurate proposal for where the sign is to be installed, include the removal of the awning that was done without a COA, and submit the extra \$350 for the HARC fee for going to a HARC Commission meeting.

Please let me know how you would like to proceed.

Thank you,  
Kelly Perkins, HARC Assistant Planner  
Planning Department, City of Key West  
1300 White Street, Rear Entrance  
Key West, Florida 33040  
P: 305.809.3975 | E: kperkins@cityofkeywest-fl.gov



2017-00003694

Type (Asc)

**GO**

**REVIEWS**

(No User Name)

08-  
HARC

Sign is already installed at location, but not where the application says it should be. I have emailed applicant about revising the application to what was installed, and adding the awning that was removed without a COA or permit. I advised the applicant that this will need to go to the HARC Commission and is after-the-fact. Accidentally stated we would need \$350, but will in fact need \$750 to cover the after-the-fact fee.

11/29/2017 12:00:00 AM

**Close**

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

Bulld



## City of Key West

1300 WHITE ST.  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
		2019-0750	2-26-19 <span style="float: right;">MB</span>
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

218 Duval Street

# OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

Rambo Development Corp

OWNER PHONE NUMBER

OWNER'S MAILING ADDRESS:

209 Duval St

OWNER EMAIL

Key West

STATE

ZIP

CONTRACTOR COMPANY NAME:

McHessey Contracting

CONTR. PHONE NUMBER

304-6786

CONTRACTOR'S CONTACT PERSON:

13 ELM

CONTR. EMAIL

ARCHITECT / ENGINEER'S NAME:

A/E PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

A/E EMAIL

AUTHORIZED AGENT'S NAME:

AGENT PHONE NUMBER

AGENT'S ADDRESS:

AGENT EMAIL

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

CONTRACT PRICE FOR PROJECT OR EST. TOTAL FOR MAT'L., LABOR, OH & PROFIT:

1965.00

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.

**DETAILED, SPECIFIC PROJECT DESCRIPTION...** (The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is permitted by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the DESCRIPTION of work shall be controlling.)

WALL SIGN 19"x130" (27 SQ. FT.) ALUMINUM, STAINLESS STEEL, PAINT, LED

HANGING SIGN 14 - 15"x48" (5 SQ. FT.) ALUMINUM, STAINLESS STEEL, PAINT, LED

Printed name of property owner or agent or licensed contractor. <span style="font-size: 1.2em; color: blue;">Kevin McHessey</span>	Signature. <span style="font-size: 1.2em; color: blue;">Kevin McHessey</span>
<small>Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.</small>	
Personally known or produced _____ as identification.	<span style="font-size: 1.5em; color: blue;">Marybeth Barter</span>

**Official Use Only:**



**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

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

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](mailto: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:

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

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

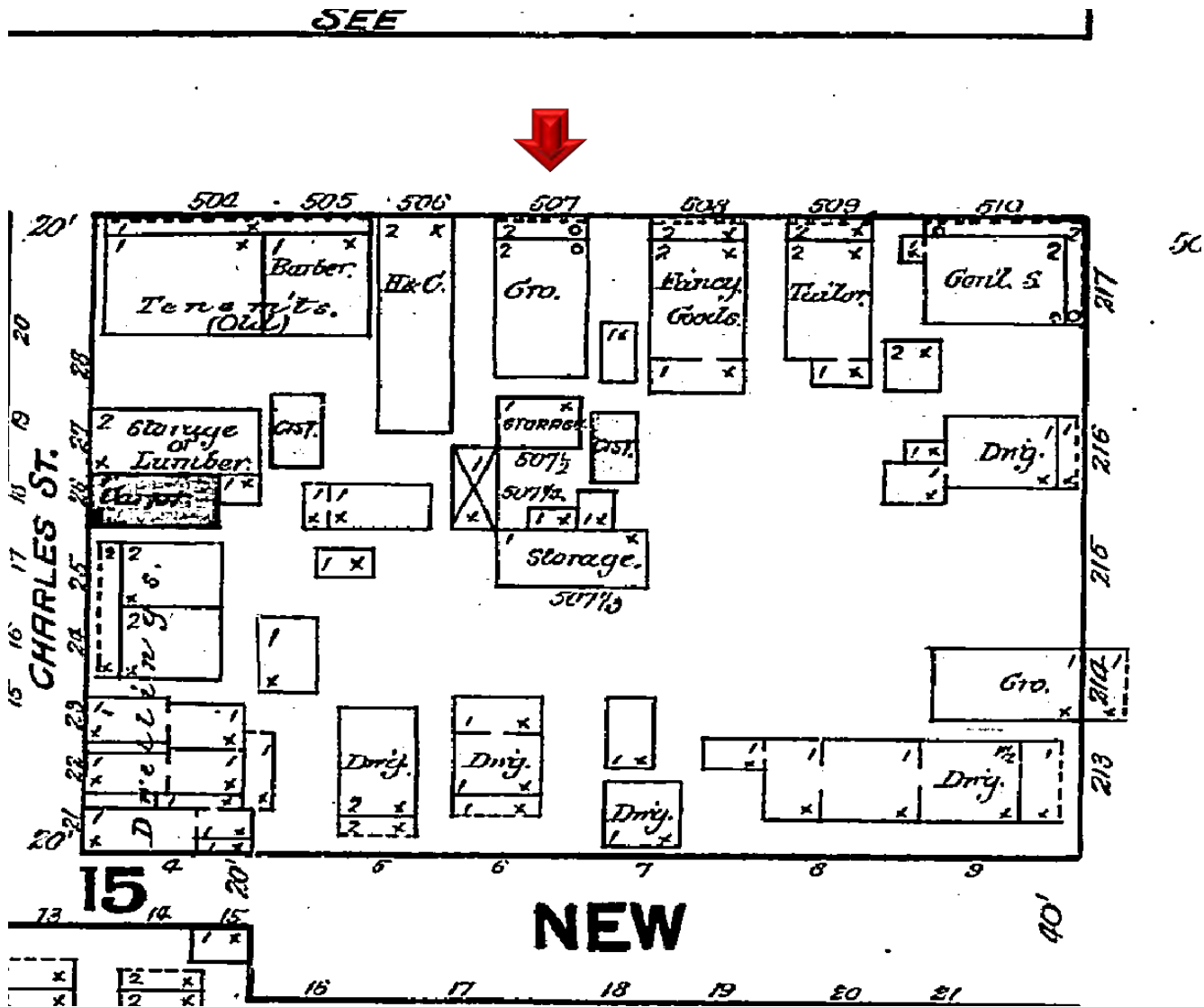
TYPE OF SIGNAGE Wall sign & Hanging sign FRONTAGE LINEAL FEET OF FACADE 50'

SIGN SPECIFICATIONS		
SIGN COPY: TEASERS	PROPOSED MATERIALS: ALUMINUM, LED, PAINT, STAINLESS STEEL	SIGNS WITH ILLUMINATION: LED - BACK LIT
		TYPE OF LTG.: LED - BACK LIT
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS: DECORITAVE - 23"(WALL SIGN)		COLOR AND TOTAL LUMENS: RED
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

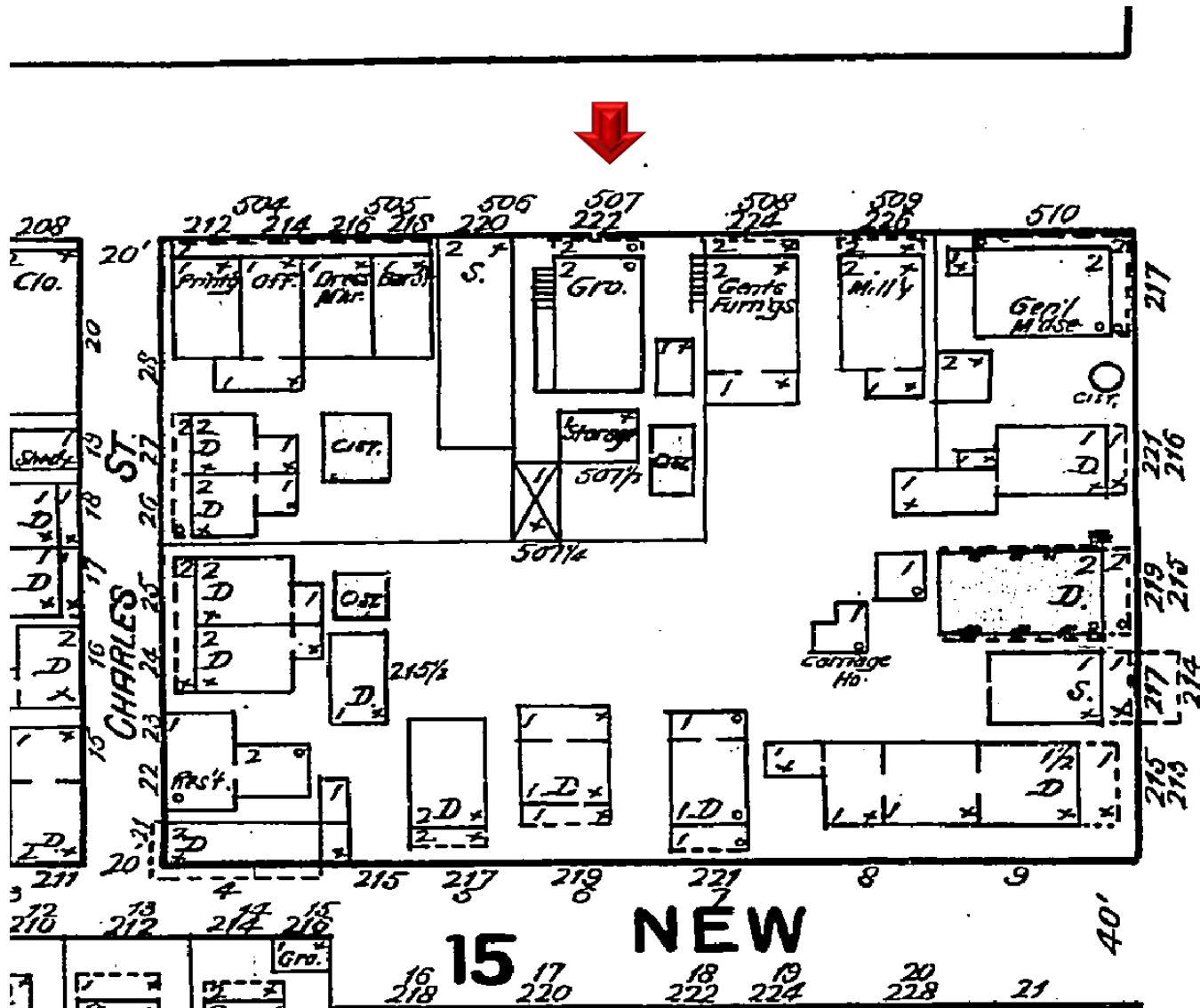
OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
REASONS OR CONDITIONS: <i>Building listed as contributing regulations for signage.</i>			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

# SANBORN MAPS

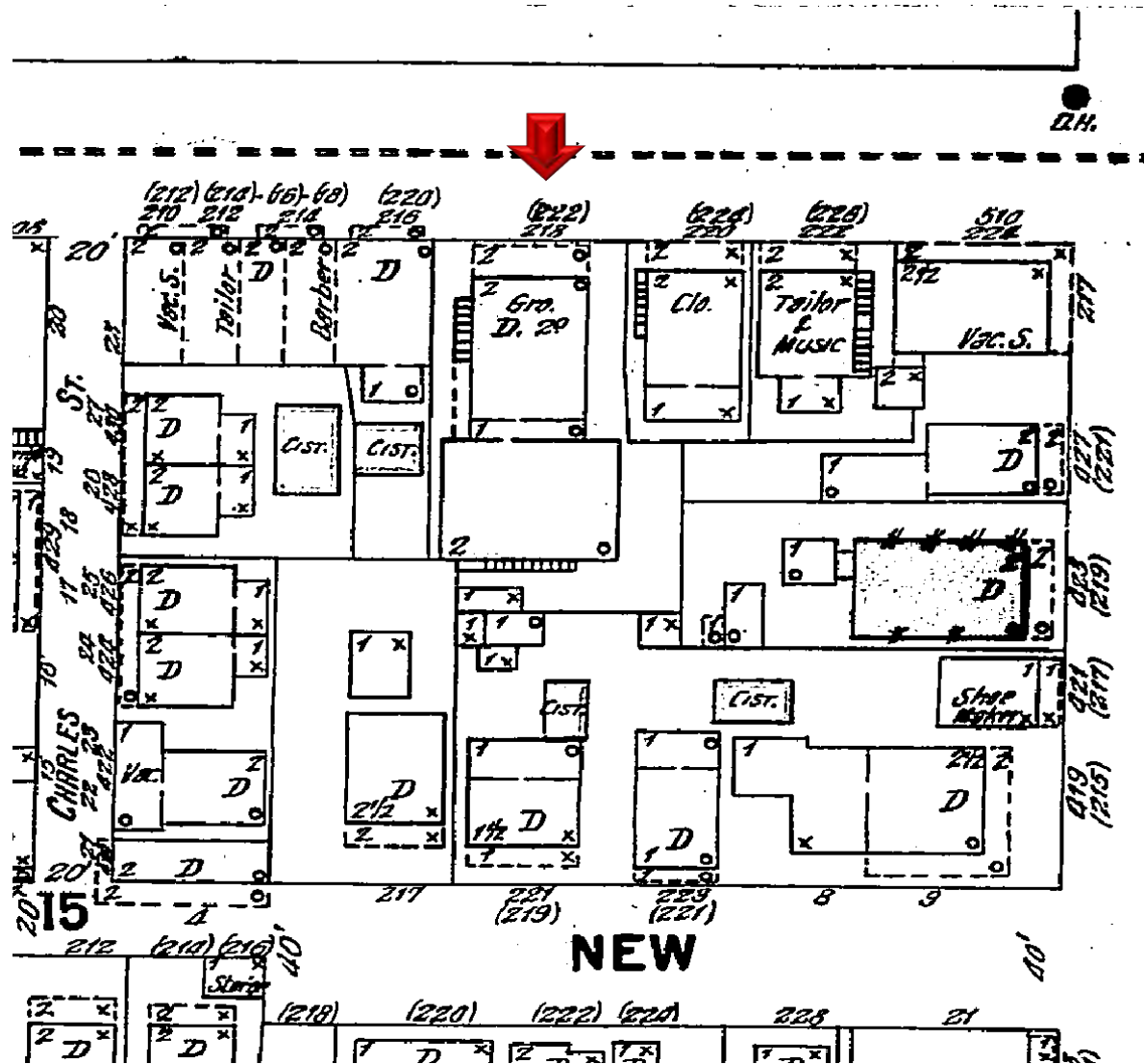




1889 Sanborn Map

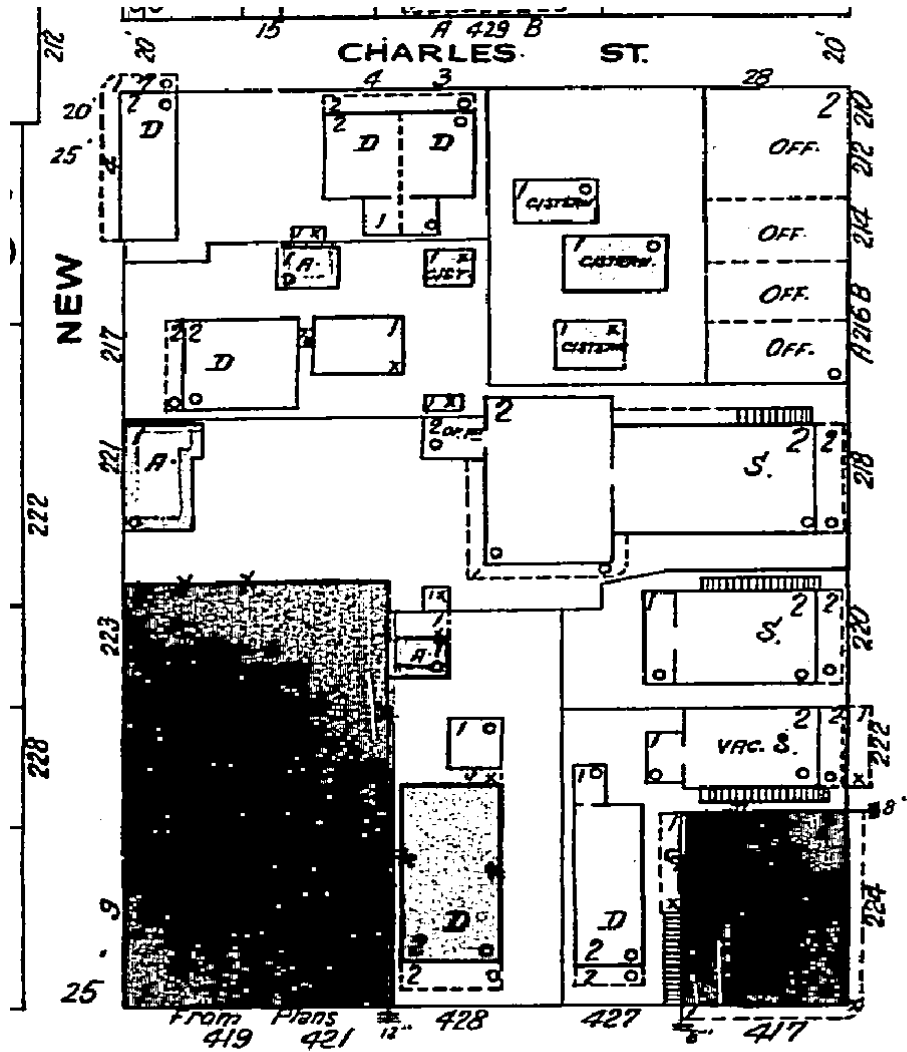


1892 Sanborn Map



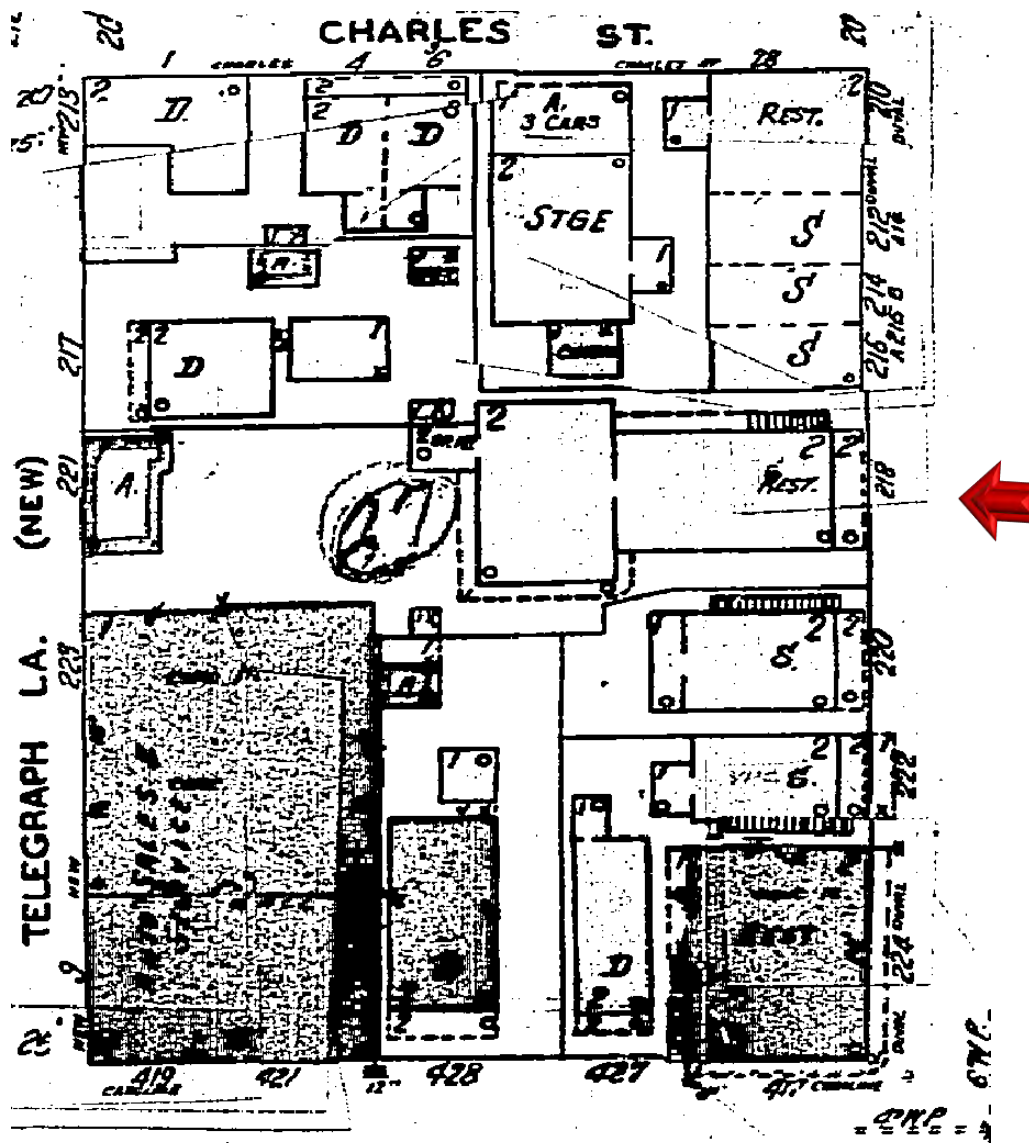
1899 Sanborn Map



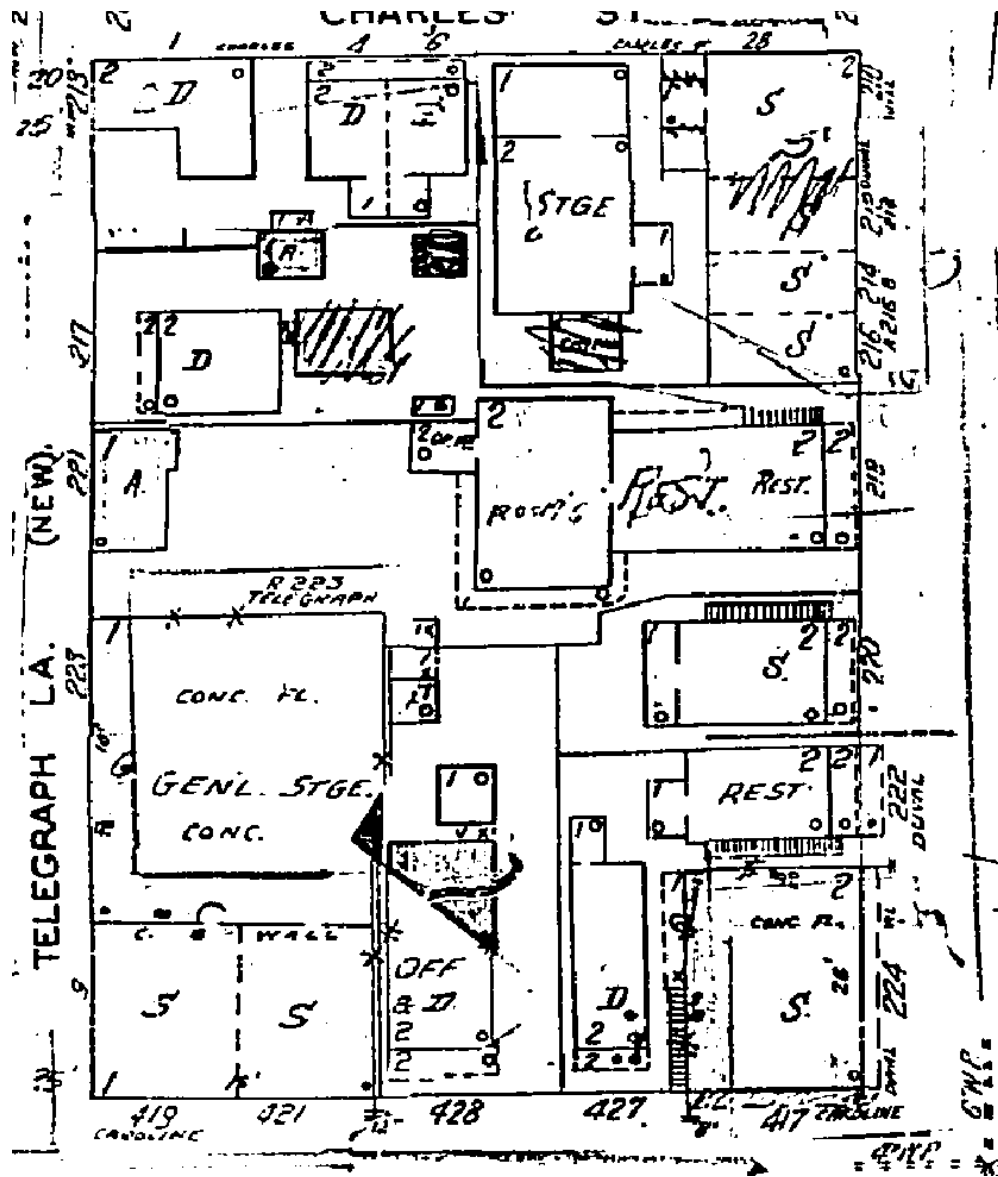


1926 Sanborn Map





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**218 Duval Street in 1912. Monroe County Library.**





**218 Duval Street circa 1965. Monroe County Library.**





**218 Duval Street in 1976. Monroe County Library.**



**Last approved signs for the business – Photograph taken by Code Compliance before implementation of New Signage Ordinance.**



Legend



Google Earth

© 2019 Google  
© 2018 Google

8.31 ft





Photographs taken by staff in April 17, 2019.























**Interior taken from the front glass door.**

# SURVEY



REVISIONS	DATE

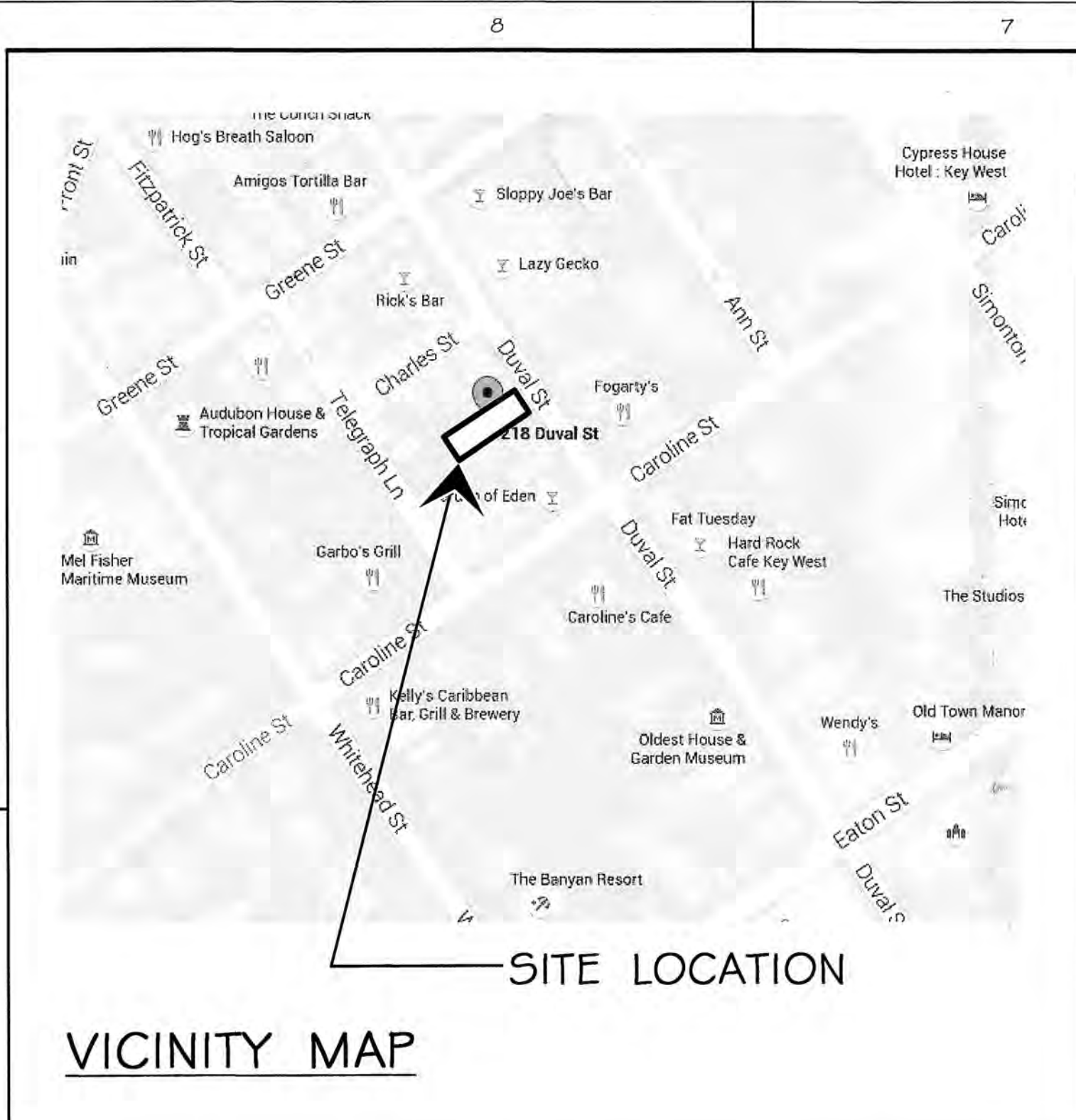


PROJECT: TEASERS  
218 DUVAL STREET  
KEY WEST, FLORIDA 33040

DRAWING TITLE: TITLE & PROJECT INFORMATION

PROJECT NUMBER: 16.06  
DRAWN: TSN # 15  
CHECKED: PMP  
DATE: 04-29-16

SHEET # T-1



PROJECT INFORMATION:

# TEASERS

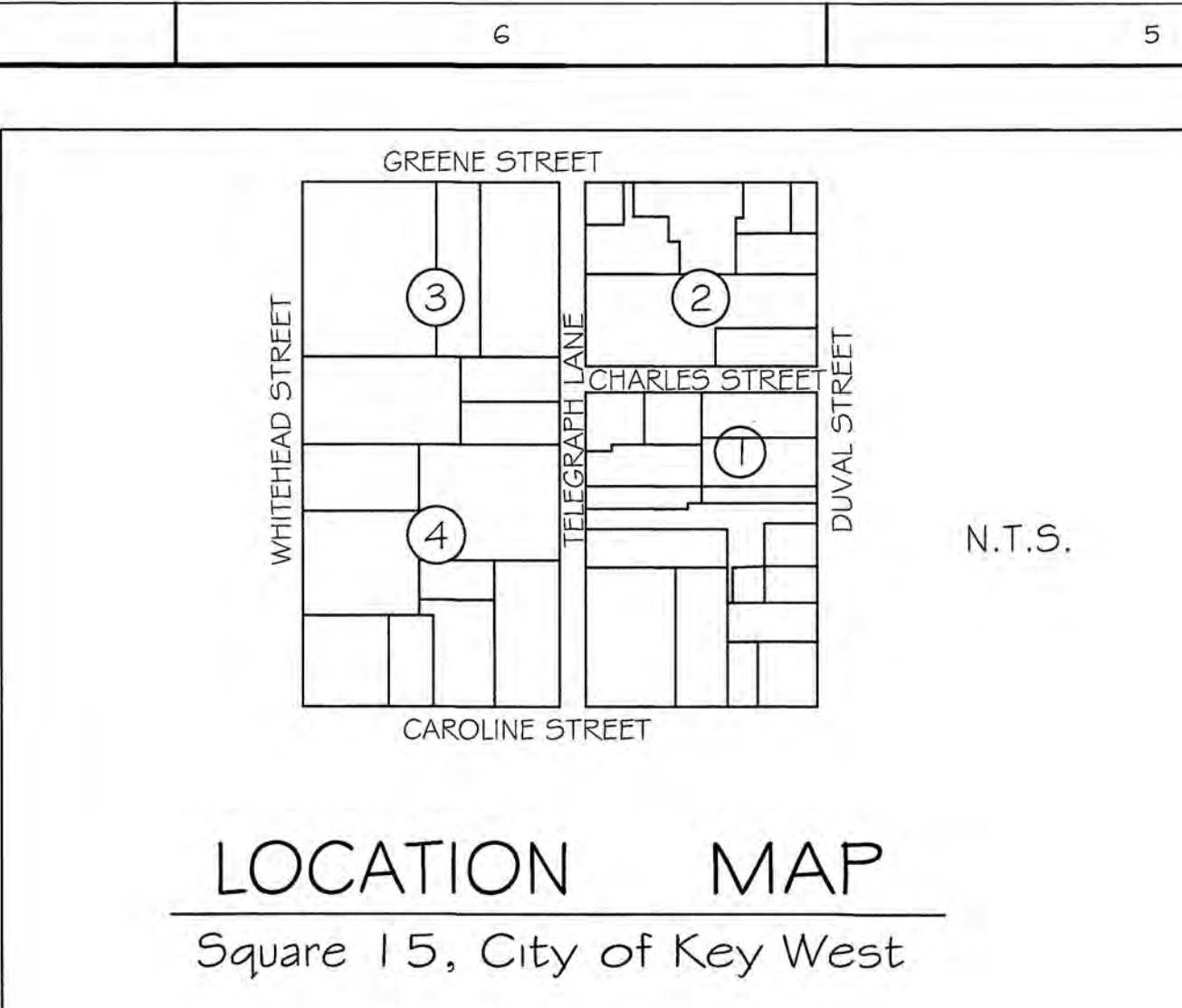
218 DUVAL STREET  
KEY WEST, FLORIDA  
33040

GENERAL NOTE:

ALL TRADES TO COORDINATE AND VERIFY EXISTING CONDITIONS AND OTHER TRADES PRIOR TO CONSTRUCTION ORDERING, INSTALLATION OR ADDITION. ALL WORK MUST CONFORM TO ALL APPLICABLE CODES AND MINIMUM INDUSTRY STANDARDS. ANY REVISIONS MUST BE APPROVED BY PIKE ARCHITECTS INC. PRIOR TO CONSTRUCTION. CHANGE ORDERS MUST BE APPROVED AND SIGNED BY THE RENUMERATION OR COMPENSATION TO THE PROVIDER, INSTALLER OR OTHER. THERE WILL BE NO EXCEPTIONS. DO NOT SCALE PLANS! DIMENSIONS ARE MEANT TO BE A GUIDE ONLY-FIELD CONDITIONS AND PREVIOUS CONSTRUCTION TAKE PRECEDENCE OVER DIMENSIONS ON PLANS. ANY DISCREPANCIES ARE TO REPORTED TO PIKE ARCHITECT PRIOR TO CONSTRUCTION

NOTES:

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S /ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER



LEGAL DESCRIPTION:  
Prepared by undersigned:  
On the Island of Key West, Monroe County, Florida and a part of Lot Two (2), Square Fifteen (15) of William A. Whitehead's Map of said city delineated in 1829, and being more particularly described by metes and bounds as follows:  
COMMENCE at the intersection of the Northwestern Right-of-Way Line of Caroline Street and the Southwestern Right-of-Way Line of Duval Street; thence in a Northwestern direction along the said Southwestern Right-of-Way Line of Duval Street for 111.36 feet to the Point of Beginning; thence continue in a Northwestern direction along the said Southwestern Right-of-Way Line of Duval Street for 46.06 feet; thence at a right angle and in a Southwesterly direction for 99.53 feet; thence at an angle of 90°04'23" to the right and in a Southeasterly direction for 3.80 feet; thence at a right angle and in a Southwesterly direction 78.33 feet to the Northeastly Right-of-Way line of Telegraph Alley; thence at a right angle and in a Southeasterly direction along the said Northeastly Right-of-Way line of Telegraph Alley for 45.00 feet; thence at a right angle and in a Northeastly direction for 68.55 feet; thence at an angle of 89°56'23" to the left and in a Southeasterly direction for 33.18 feet; thence at a right angle and in a Northeastly direction for 40.18 feet; thence at an angle of 90°05'59" to the left and in a Southeasterly direction for 26.00 feet; thence at a right angle and in a Northeastly direction for 0.75 feet; thence at a right angle and in a Northwestern direction for 29.50 feet; thence at a right angle and in a Northeastly direction for 27.96 feet; thence at a right angle and in a Northwestern direction for 31.86 feet; thence at a right angle and in a Northeastly direction for 40.54 feet to the said Southwestern Right-of-Way line of Duval Street and the Point of Beginning.  
Containing 10,725.37 square feet, or 0.25 acres, more or less.

NOTE: Legal Description based on the following deeds:  
O.R. 1548 Pg. 1837-1838  
O.R. 1608 Pg. 1970-1971  
Surrounding deeds

SURVEYOR'S NOTES:  
North arrow based on reference  
Reference Beams: RW Duval Street  
3,4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Tidal Elevation: 5.29 (at 1st. Union Bank)

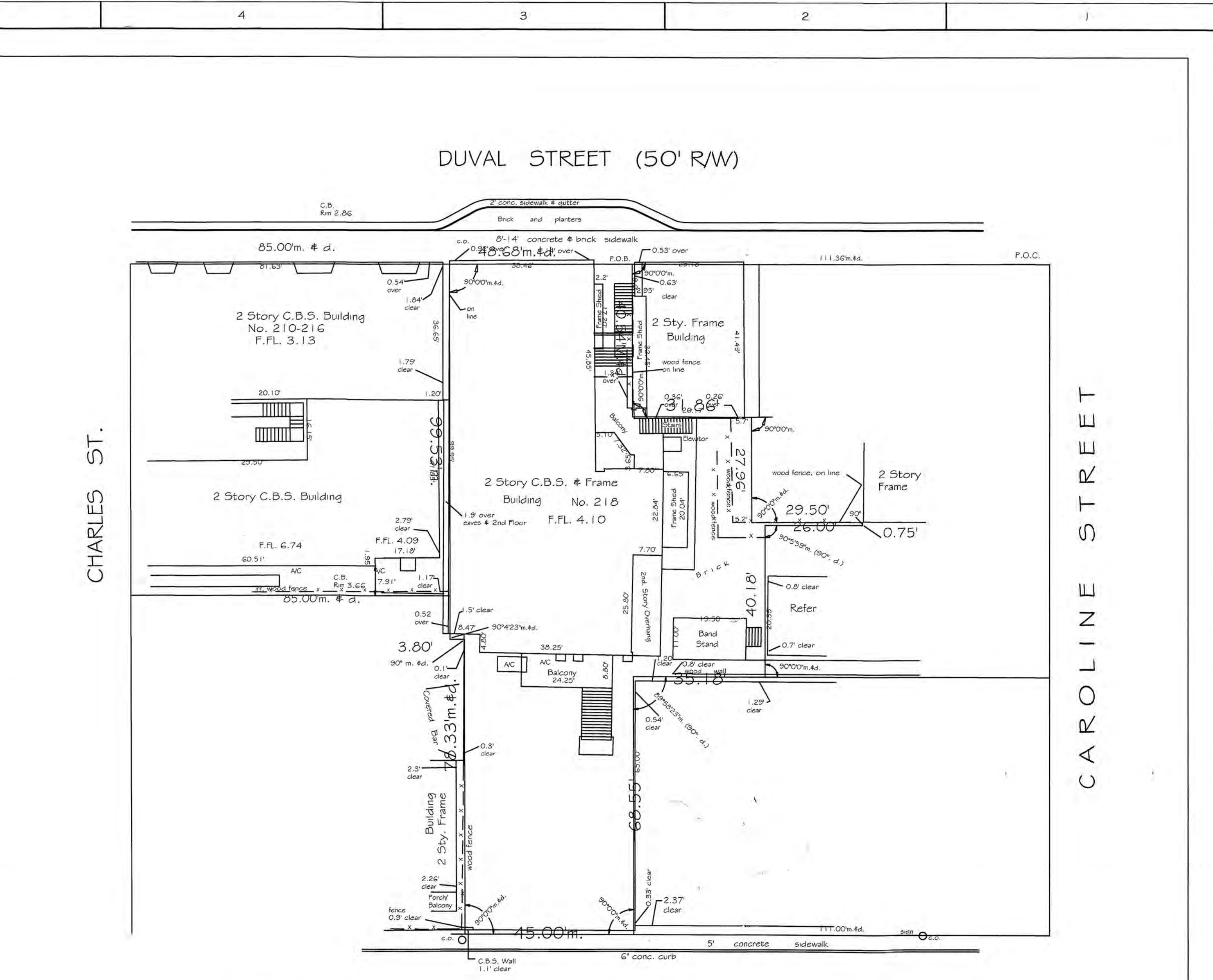
Monumentation:  
= Set P.K. Nail, P.L.S. No. 2749  
= Set 1/2" I.B., P.L.S. No. 2749  
= Fd. 1/2" I.B.  
= Fd. P.K. Nail

CERTIFICATION:  
I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor No. 2749  
Professional Engineer # Mapper No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEY



Abbreviations:

Sty. = Story	o/h = Overhead	E = Electric Utility Vault
RW = Right-of-Way	u/g = Underground	M.H. = Man Hole
fd. = Found	F.F.L. = Finish Floor Elevation	San. = Sanitary
p. = Plat	L.B. = Low Beam	C.B. = Storm Water Catch Basin
m. = Measured	Rad. = Radial	B.P.Z. = Backflow Prevention Valve
sl. = Dead	Ir. = Irregular	P.V.C. = Polyvinyl Pipe
M.H.W. = Mean High Water	conc. = concrete	= Fire Hydrant
O.R. = Official Records	▬ = Baseline	= Light
N.T.S. = Not to Scale	C.B. = Concrete Block	= sign
C. = Centerline	C.B.S. = Concrete Block Stucco	
Elev. = Elevation	cov'd. = Covered	
B.M. = Bench Mark	P.I. = Point of Intersection	
P.O.C. = Point of Commence	wd. = Wood	
P.O.B. = Point of Beginning	w.m. = Water Meter	
P.B. = Plat Book	Bal. = Balcony	
pg. = page	Pl. = Planter	
Elec. = Electric	Hydt. = Fire Hydrant	
Tel. = Telephone	F.W. = Fire Well	
A/C = Air Conditioner	= Concrete Utility Pole	
M.W. = Monitoring Well	= Wood Utility Pole	
□ = Water Meter	= Wood Utility Pole with Guy wire	
○ = Water Valve		
E. = Electric Manhole		

Field Work performed on: 5/9/11

SCOPE OF WORK:

TEASERS BAR 1ST FLOOR:  
REMOVE EXISTING EXTERIOR ACCORDIAN SHUTTERS AND REPLACE WITH NEW WOOD DOOR AND CABINET FRONTS. SEE ELEVATIONS & PLAN

DRAWING SCHEDULE:

T-1	TITLE, SURVEY & PROJECT INFORMATION,
EX-1	EXISTING FIRST FLOOR PLAN
A-1	PROPOSED FIRST FLOOR PLAN
A-2	EXISTING AND PROPOSED ELEVATIONS

SEAL - ARCHITECT

REVISIONS AND/OR ADDITIONS

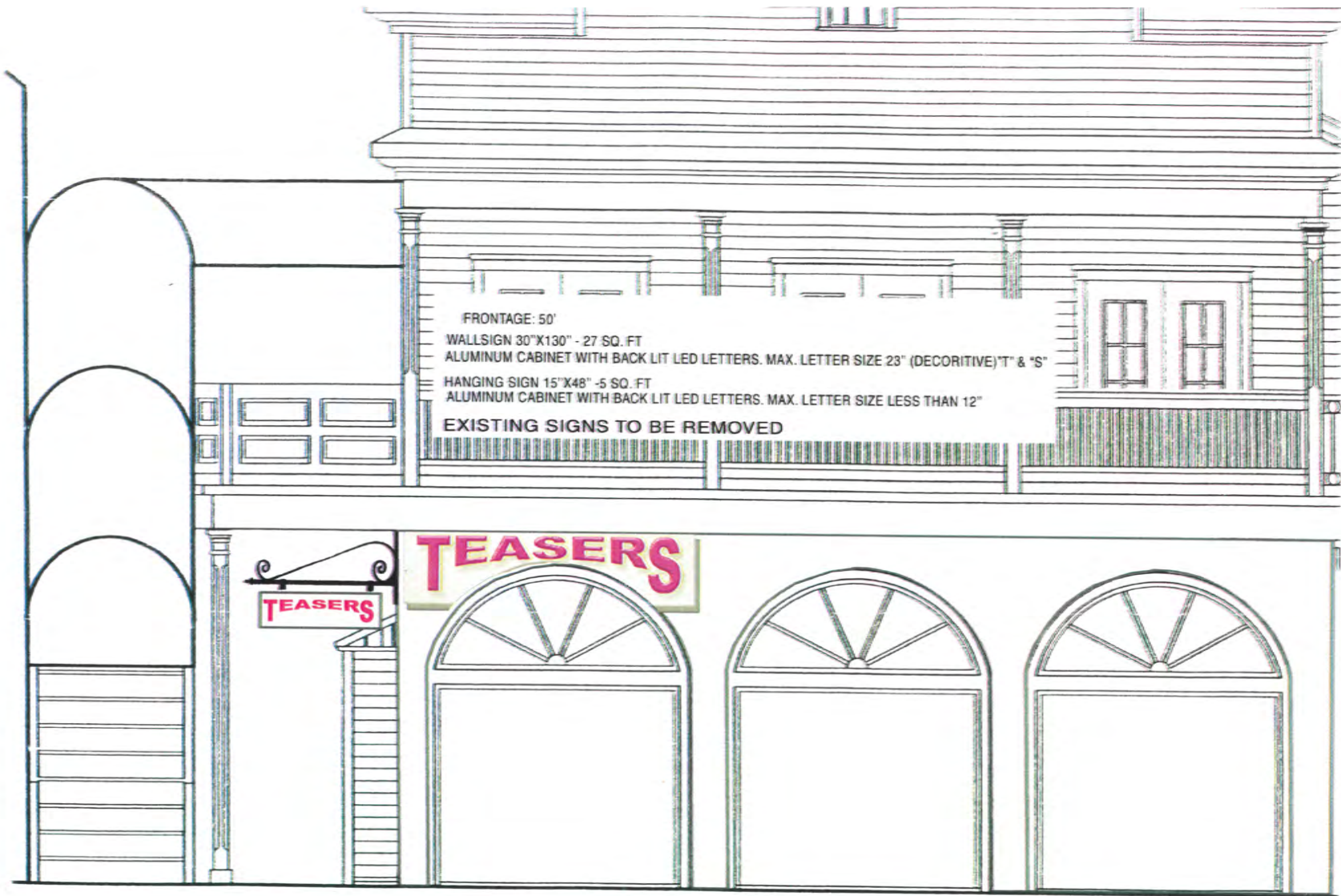
NO.	DESCRIPTION	DATE

ISLAND SURVEYING INC.  
ENGINEERS PLANNERS SURVEYORS  
3152 Northside Drive Suite 201 Key West, FL 33040  
(305) 293-0466 Fax: (305) 293-0237 fhd@islandsurveying.com

REVIEWED BY BUILDING DEPT. I HEREBY AGREE TO COMPLY WITH ALL ORDINANCES OF THE CITY OF KEY WEST AND ALL FEDERAL, STATE AND MONROE COUNTY LAWS WHETHER SHOWN ON THIS PLAN OR NOT. SIGNER NO. 150740 DATE: 5/11/16



# PROPOSED DESIGN



FRONTAGE: 50'  
WALLSIGN 30"X130" - 27 SQ. FT  
ALUMINUM CABINET WITH BACK LIT LED LETTERS. MAX. LETTER SIZE 23" (DECORATIVE) 'T' & 'S'  
HANGING SIGN 15"X48" -5 SQ. FT  
ALUMINUM CABINET WITH BACK LIT LED LETTERS. MAX. LETTER SIZE LESS THAN 12"  
**EXISTING SIGNS TO BE REMOVED**

**TEASERS**

**TEASERS**

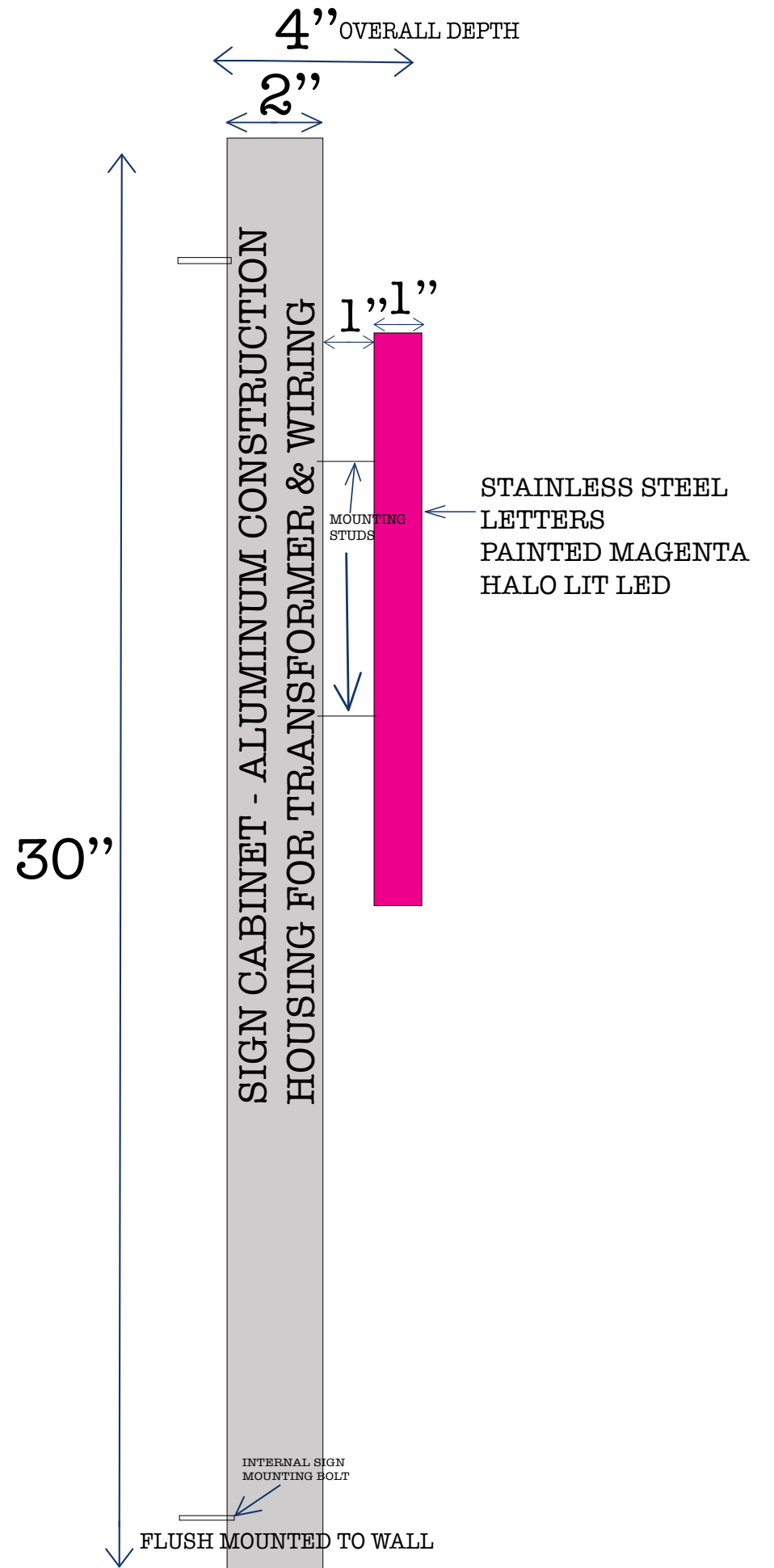
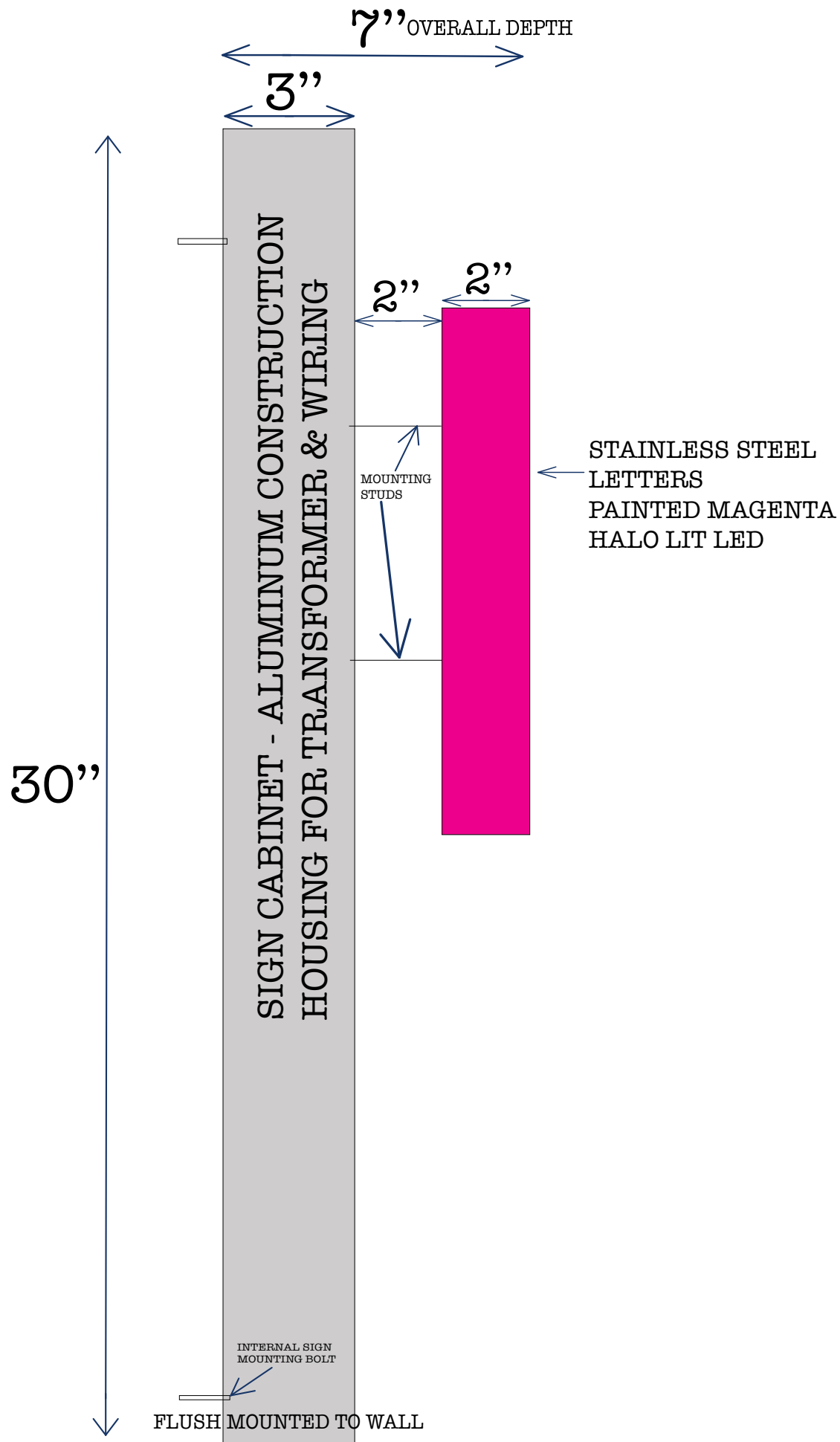
# TEASERS

30''X130'' SIGN CABINET, BRUSHED ALUMINUM FINISH  
HALO LIT LED STAINLESS STEEL LETTERS, PAINTED MAGENTA, MAX LETTER SIZE 23'' (DECORITIVE "T" "S")  
LED COLOR-RED

# TEASERS SIGN PROFILE

SUGGESTED

ALLOWABLE OPTION







TEASERS

218

218

218



# TEASERS

30"X130" SIGN CABINET, BRUSHED ALUMINUM FINISH  
HALO LIT LED STAINLESS STEEL LETTERS, PAINTED MAGENTA, MAX LETTER SIZE 23" (DECORATIVE "T" "S")  
LED COLOR-RED



**TEASERS**

218

218

218



# MISCELLANEOUS INFORMATION





## CITY OF KEY WEST

1300 White Street  
Key West, FL. 33040  
Phone: (305) 809-3740

### AMENDED NOTICE OF CODE VIOLATION & ADMINISTRATIVE HEARING

DATE: December 17, 2018  
RE: CASE NUMBER **CC2018-02029**  
CERTIFIED MAIL RECEIPT NUMBER: 7018 2290 0000 6414 6839

To: Ramlo Development Corporation  
Michael Halpern (Registered Agent)  
209 Duval Street 2<sup>nd</sup> floor  
Key West, FL 33040

Subject Address:  
218 Duval St  
Key West, FL 33040

**TAKE NOTICE** that the City of Key West Code Compliance Division has requested the City of Key West Special Magistrate to conduct an administrative hearing regarding code violation(s) reported to you by:  
**NOTICE OF CODE VIOLATION** concerning the above noted subject address.  
You were noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

**Count-1: Sec.14-37. Building permits; professional plans; display of permits; address; exceptions.**

(a) Building permit required; display. Building permits shall be procured from the chief building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted.

Inspections may not be performed if the permit is not posted and address numbers are not a minimum of 4" high and clearly visible from the street.

Exception 1: Total contract price less than \$1,000.00 per FBC Sect. 105.2.2 Minor Repairs. Ordinary minor repairs may be made with the approval of the chief building official without a building permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangements of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical circuit wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes. Any new electrical circuits or wiring will require a permit. Any new plumbing fixtures or piping will require a permit.

Exception 2: Painting, both interior and exterior, residential or commercial does not require a permit. Tile repair or installation, floor covering, including carpet, laminate, resilient, and wood, both residential and commercial, do not require a permit.



Work that falls under the \$1,000.00 threshold for a building permit may be performed only by the property owner or a licensed contractor. Unlicensed workers, including 'handymen' are not allowed to conduct any type of work to a residential or commercial structure.

(b) Professional plans required. Professional plans shall be required as follows:

(1) Plans for work requiring a building permit shall be submitted in multiple sets, as determined by the chief building official, to the chief building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, except if the work is by the owner-occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.

(2) Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the chief building official.

(3) The chief building official may waive the requirements in [subsection] (b)(1) and/or (2) by special permission.

To wit: During a follow up inspection Code Officer Dunlap and I photographed 2 signs that have been relocated. On October 10, 2017 an application was submitted for the Gentlemen's Club. The contractor failed to provide the corrective actions needed to process application #2017-3694. I attached the notes added on the subject application.

**Corrective action: Please contact a license contractor to apply for and obtain after the fact permit.**

**Count-2: Sec.14-40. Permits in historic districts.**

(a) Requirements. No building or work permit required by this Code for work in the historic zoning districts of the city or in tidal waters contiguous to and within 600 feet of the historic zoning districts shall be issued until a certificate of appropriateness has been granted by vote of the historic architectural review commission (HARC), attested by signature of its presiding member, and until the chief building official finds that the building or work permit conforms to all laws and regulations of the city.

(b) Contents. All permits issued by the city shall show the nature and extent of the intended work in detail sufficient to demonstrate that the project is consistent with all city laws and regulations and of HARC.

(c) [Scope, etc.] Building permit application shall be identical in scope, description and elevation views of the HARC project.

(d) Stop work order; penalty. The chief building official is authorized to post a signed and dated notice to stop work on any site on which work is being performed in violation of the city laws and regulations or of HARC. Any person shall be guilty of an offense punishable as provided in section 1-15 if the person:

(1) Performs work with actual or constructive knowledge that the work site has been posted by such notice, which notice has not been withdrawn by a dated, signed order of the chief building official; or

(2) Removes, defaces, conceals or alters such notice to stop work, without a dated, signed authorization of the chief building official.

Where such offenses are of a continuing nature, no two separate offenses shall be charged against the same person within any one-hour period.

To wit: The signs at the subject location were installed without the benefit of a certificate of appropriateness.

**Corrective action: Please apply for and obtain after the fact certificate of appropriateness.**

**Count-3: Sec.14-37. Building permits; professional plans; display of permits; address; exceptions.**

(a) Building permit required; display. Building permits shall be procured from the chief building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted.

Inspections may not be performed if the permit is not posted and address numbers are not a minimum of 4" high and clearly visible from the street.



Exception 1: Total contract price less than \$1,000.00 per FBC Sect. 105.2.2 Minor Repairs. Ordinary minor repairs may be made with the approval of the chief building official without a building permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangements of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical circuit wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes. **Any new electrical circuits or wiring will require a permit.** Any new plumbing fixtures or piping will require a permit.

Exception 2: Painting, both interior and exterior, residential or commercial does not require a permit. Tile repair or installation, floor covering, including carpet, laminate, resilient, and wood, both residential and commercial, do not require a permit.

Work that falls under the \$1,000.00 threshold for a building permit may be performed only by the property owner or a licensed contractor. Unlicensed workers, including 'handymen' are not allowed to conduct any type of work to a residential or commercial structure.

(b) Professional plans required. Professional plans shall be required as follows:

(1) Plans for work requiring a building permit shall be submitted in multiple sets, as determined by the chief building official, to the chief building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, except if the work is by the owner-occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.

(2) Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the chief building official.

(3) The chief building official may waive the requirements in [subsection] (b)(1) and/or (2) by special permission.

To wit: During a follow up inspection Code Officer Dunlap and I photographed 2 flood lights that were installed without the benefit of an electric permit.

**Corrective action: Please contact a license contractor to apply for and obtain after the fact electrical permit.**

**Count-4: Sec.14-262. Request for inspection.**

A request for the inspection of electrical work, such as roughing-in, equipment installations, final inspection or electrical work for light, heat or power of any character, must be made at the building department as soon as the job is ready. The request for inspection must be made by the person installing the wiring, and failure to request such inspection constitutes a violation of this Code.

To wit: Electrical work was performed without the benefit of permit and inspection.

**Corrective action: Please contact the building department to obtain required inspection.**

In accordance with Florida Statutes § 162 and Code of Ordinances, City of, § 2-631 through § 2-647, The City of Key West has scheduled a hearing to be held at City Hall, 1300 White Street, Key West, Florida at 1:30 P.M. on: **Wednesday, January 30, 2019**

The Chambers will be open at 1:00 PM. These proceedings may be televised.

The purpose of this hearing is to determine if a violation(s) exists, the appropriate action to be taken, if any is required, and if any fines or penalties are to be imposed. **YOU ARE REQUESTED TO APPEAR AT THIS HEARING** to present evidence and/or testimony to show cause, if any, why you should not comply with City Ordinances. **YOUR FAILURE TO APPEAR MAY RESULT IN A FINE OR PENALTY BEING IMPOSED AGAINST YOU AND A LIEN BEING IMPOSED UPON YOUR PROPERTY.**

You have a right to have an attorney present at the hearing. If an attorney represents you, your attorney must file written notice with this office prior to the hearing date.

If you intend to request a continuance from the Hearing Date set out above you must submit a written request for a continuance addressed to the Special Magistrate and mailed to PO Box 1409, Key West, FL 33041 or delivered to the Special Magistrate's Legal Analyst at 1300 White Street, Key West, FL 33040. All requests must be received at least five (5) working days prior to the Hearing Date set out above. If the request is not received five (5) working days prior to the Hearing Date you or your attorney must appear on the Hearing Date to petition the Special Magistrate for a continuance. If any continuance is granted this will not stay discovery and all records previously requested must be supplied to the City or formally objected to.

**Be advised that, if you decide to appeal any decision of the Special Magistrate in this code enforcement hearing, you shall be responsible to ensure that a verbatim record of the proceedings of this code enforcement hearing is made, such that any evidence and testimony upon which an appeal may be based can be submitted to the appellate court.**

If you are found to be in violation of City of , administrative costs in the amount of **\$250.00** may be levied for administrative recovery for prosecution and investigation in addition to levied fines associated with the violation(s). **Failure to pay these costs will result in a lien against the property in violation.**

**PER STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO \$250.00/DAY, AND \$500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO \$5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.**

*Jorge Lopez*

Code Compliance Officer

City of Key West

(305) 809-3735

[jlopez@cityofkeywest-fl.gov](mailto:jlopez@cityofkeywest-fl.gov)









221 Duval St  
Key West, Florida  
Google, Inc.

Street View - Jul 2018

Currently shown: Jul 2018

2015 — 2018





# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., April 23, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW WALL AND HANGING SIGNS WITH BACK LIT LED LETTERS.**

**#218 DUVAL STREET**

**Applicant – McChesney Construction    Application #2019-0750**

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](http://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.

# PROPERTY APPRAISER INFORMATION



**Disclaimer**

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

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

**Summary**

Parcel ID 00001400-000000  
 Account# 1001422  
 Property ID 1001422  
 Millage Group 10KW  
 Location 218 DUVAL St, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 15 D2-550 G3-130 G4-491 OR672-429/E OR677-51OR677-52/53 OR677-54 OR677-56/57 OR677-58/59 OR677-60/61 OR866-19/19Q/C OR866-20/21 OR866-22/23 OR884-1908/10 RE:133 & RE:135 COMBINED WITH THIS PARCEL PER OWNER REQUEST 6-20-85 DN  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 32010  
 Property Class NIGHTCLUB (3300)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

RAMLO DEVELOPMENT CORPORATION  
 209 Duval St  
 FL 2  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$895,594	\$935,695	\$1,041,626	\$1,041,626
+ Market Misc Value	\$12,899	\$12,965	\$13,097	\$11,464
+ Market Land Value	\$3,303,705	\$3,303,705	\$3,294,505	\$3,294,505
= Just Market Value	\$4,212,198	\$4,252,365	\$4,349,228	\$4,347,595
= Total Assessed Value	\$4,212,198	\$4,252,365	\$4,349,228	\$4,347,595
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,212,198	\$4,252,365	\$4,349,228	\$4,347,595

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	9,191.00	Square Foot	0	0

**Commercial Buildings**

Style NIGHT CLUB, BARS B / 33B  
 Gross Sq Ft 10,712  
 Finished Sq Ft 7,987  
 Perimeter 0  
 Stories 5  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 450 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1928  
 Year Remodeled  
 Effective Year Built 1993  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	273	0	0
FLA	FLOOR LIV AREA	7,987	7,987	0
OUU	OP PR UNFIN UL	84	0	0
OPF	OP PRCH FIN LL	258	0	0



Code	Description	Sketch Area	Finished Area	Perimeter
OUF	OP PRCH FIN UL	56	0	0
PDO	PATIO DIN OPEN	2,022	0	0
SBF	UTIL FIN BLK	32	0	0
<b>TOTAL</b>		<b>10,712</b>	<b>7,987</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1983	1984	1	220 SF	2
WOOD DECK	1983	1984	1	235 SF	4
FENCES	1983	1984	1	264 SF	2
FENCES	1983	1984	1	270 SF	3
WOOD DECK	1983	1984	1	311 SF	3
WOOD DECK	1983	1984	1	378 SF	1
TIKI	1983	1984	1	385 SF	5
UTILITY BLDG	1985	1986	1	110 SF	1
CONC PATIO	1996	1997	1	324 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1976	\$75,000	Conversion Code		677	58	Q - Qualified	Improved

**Permits**

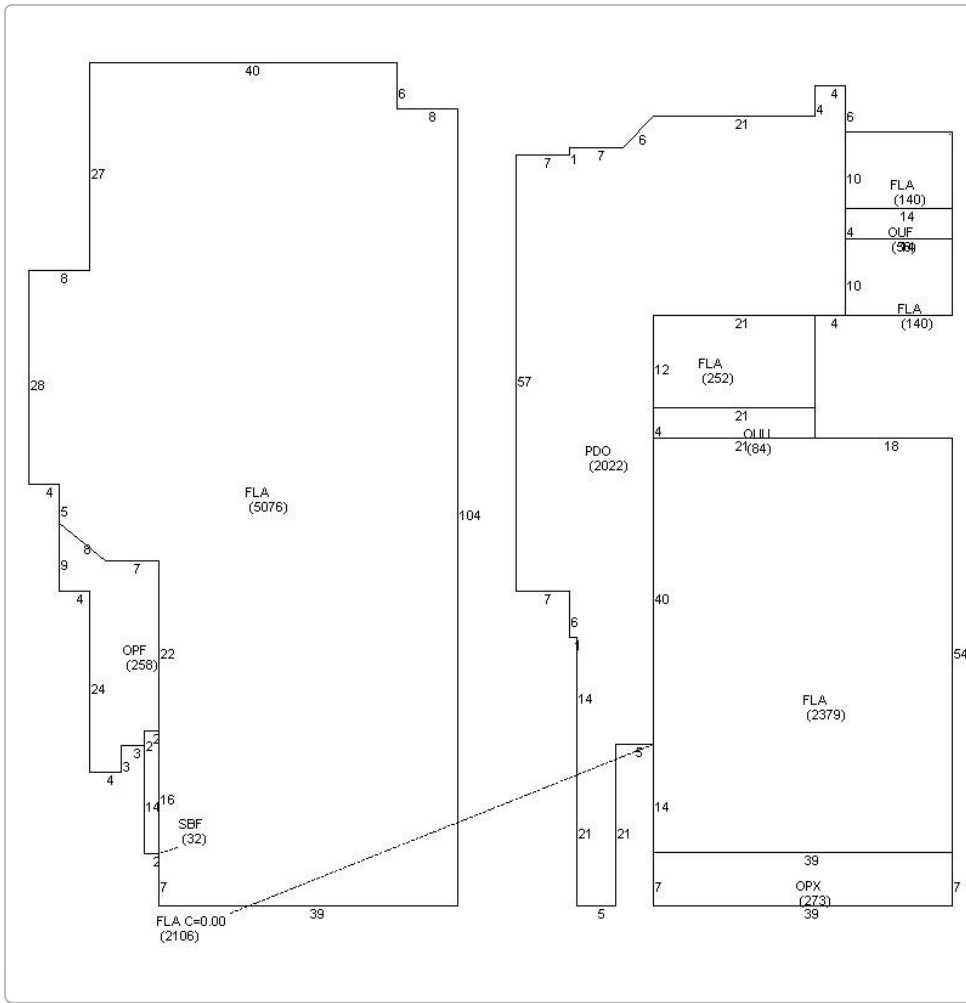
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-00001761	2/6/2017		\$8,500	Commercial	INSTALL 3-ROLL DOWN SHUTTERS, PAINT FRONT AND SIDE OF BUILDING, WHITE TO MATCH EXISTING. RELOCATE EXISTING TEASER'S SIGN TO FRONT ENTRANCE. STAIRS BURGUNDY AWWNMAX. (NOC REQUIRED) HARC #16-01-0619
15-4784	11/24/2015	11/24/2015	\$500	Commercial	ATF: REMOVE ILLEGALLY INSTALLED A/C ON N/S OF BLDG.
13-3524	10/16/2013		\$1,500	Commercial	NEON ON FRONT OF EXISTING SIGN ELEC SIGN: COYOTE UGLY SALOON
13-4408	10/10/2013		\$200	Commercial	INSTALL EXISTING LIGHTS REMOVED TO REPAIR DECKING
13-3933	9/13/2013		\$800	Commercial	FRONT FACADE REPAIR, FASCIA AND SOFFIT. REPAIR WOOD AT T & G ON BALCONY FLOOR. ROTTED WOOD TO REPALCE 30LF FASCIA, 70SF T & G FLOORING
12-2460	7/25/2012		\$1,500	Commercial	RELOCATING 10-15 OUTLETS, ADDING 5 CIRCUITS BEHIND BAR. RELOCATING 2-LIGHTS FOR NEW MERCHANDISE AREA.
12-2501	7/25/2012		\$40,000	Commercial	INSTALL HANDICAP RAMP (INTERIOR), NEW FULL LITE DOORS AND 13' X 8' PARTITIONS EXTEND BAR TOPS AS PER PLANS.
12-1265	6/20/2012		\$2,800	Commercial	INSTALL 700SF OF BRICK PAVER TO MATCH EXISTING.
12-1266	6/20/2012		\$400	Commercial	RELOCATE EXISTING FENCE 10' TOWARD ADJACENT BUILDING AND 13' TO TELEGRAPH LANE.
12-1847	6/18/2012		\$1,200	Commercial	INSTALL 100 A DISCONNECT AND PANEL. INSTALL TRAILER CORD AND OUTLET.
11-2828	8/5/2011		\$8,440	Commercial	INSTALL BUBBLE AWNING OVER STAIR LEADING UP TO 218 DUVAL UP. AWNING TO EXTEND FROM BOTTOM STEP TO ENTRY DOOR AS PER PLANS.
11-2615	8/3/2011		\$2,286	Commercial	REINSTALL RECOVERED AWNING FRAMES W/NEW COVERS OVER HALF ROUND WINDOWS
11-2679	8/3/2011		\$1,400	Commercial	1 HANGING SIGN, 1 CIGAR STATUE "ISLAND CIGAR" 60 X 12
11-2619	7/25/2011		\$7,500	Commercial	RELOCATE 3 EXISTING 5-TON A/C AIR HANDLERS AND ADD 1 5-TON A/C AIR HANDLER AND COMPRESSOR AT BACK OF SPACE.
11-2643	7/25/2011		\$2,000	Commercial	RELOCATE WIRING FOR 3 EXISTING 5-TON A/C AIR HANDLERS AND ADD 1 5-TON AIR HANDLER & COMPRESSOR AT BACK OF BUILDING
11-1682	5/23/2011		\$600	Commercial	REPLACE APPROX. 70LF OF EXISTING FENCE 5' HI AT RIGHT REAR OF BUILDING.
11-1666	5/20/2011		\$1,800	Commercial	DEMO FOR EXPLORATION ALL NON-STRUCTURAL INTERIOR, REMOVE TWO BARS, OPEN APPROX. 200 SF OF WALL FOR EXPLORATION REMOVE APPROX. 80 SF OF WALL FOR PLUMBING EXPLORATION AND MISC. BAR FIXTURES.
10-3442	10/19/2010		\$2,300	Commercial	AFTER THE FACT: REMOVE TILE IN REAR AND FLOAT FLOOR WITH 3" MIX TO LEVEL. FLOOR AND PAINT FLOOR.
08-0474	2/22/2008		\$450	Commercial	ELECTRICAL CKT. FOR FIRE ALARM
07-4382	10/15/2007		\$25,000	Commercial	INSTALL NEW FIRE SPRINKLE SYSTEM ON 1ST AND 2ND FLOOR.
07-2404	7/11/2007		\$8,000	Commercial	CONSTRUCT NEW 8' PASSAGE, DEMO EXISTING BAR. NEW 7' PARTITION WITH 2 SALON DOORS.
07-2071	4/30/2007		\$2,200	Commercial	NEW ELECTRIC FOR 7 COOLERS AND 20-TON A/C
07-1731	4/12/2007		\$21,000	Commercial	INSTALL WHEELCHAIR LIFT.
07-1041	3/22/2007		\$15,000	Commercial	WIRE UP 2ND FLOOR ADDITION, INSTALL 23 RECESS CAN LIGHTS, WIRE UP 3 BATHROOMS INSTALL EXHAUST FANS, SWITCHES, RECEPACLES AND SMOKE DETECTORS, EXIT SIGNS, WIRE UP TWO 5 TON A/C UNITS, WIRING ALL UP TO EXISTING 200 AMP PANEL.
07-801	3/22/2007		\$29,000	Commercial	INSTALL 20 TON A/C UNIT WITH DUCTWORK.
07-1100	3/5/2007		\$12,000	Commercial	RE-PIPE WATER LINES AND PARTIAL DRAINS IN 2 EXISTING BATHROOMS, RESET 4 TOILETS, 3 LAVATORIES & 3 URINALS, ROUGH AND TRIM OUT TWO NEW FIXTURES ONE TOILET AND ONE LAVATORY FOR ADA BATHROOM REPLACEMENT OF 10 EXISTING AND INSTALL TWO NEW ONES.
06-5020	9/7/2006		\$225,000	Commercial	CHANGE CONTRACTOR TO DUNN GENERAL CONTRACTORS
06-4694	8/8/2006	7/26/2006	\$100	Commercial	TRANSFER OF CONTRACTOR
05-1389	4/11/2006	12/31/2006	\$225,000	Commercial	BUILD NEW TRUSS ROOF TO COVER 2046SF OPEN BAR SPACE
06-2303	4/11/2006	7/26/2006	\$4,000	Commercial	ADD GUTTERS AND SWALE TO EXISTING PROPERTY
06-1665	3/13/2006	7/26/2006	\$1,000	Commercial	INSTALL ELECTRIC FOR NEW EXHAUST HOOD
06-1189	3/3/2006	7/26/2006	\$1,500	Commercial	INSTALL NEW FIRE SUPPRESSION SYSTEM
05-3930	1/27/2006	7/26/2006	\$4,000	Commercial	RELOCATE PIZZA SERVING AREA
05-2177	6/6/2005	12/31/2005	\$2,400	Commercial	INSTALL CIRCUITS FOR DRINK MACHINES
05-1612	5/16/2005	12/31/2005	\$1,000	Commercial	electrical alterations

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
04-3373	12/13/2004	12/31/2004	\$25,000	Commercial	ELECTRICAL
04-2290	7/13/2004	10/4/2004	\$1,800	Commercial	ELECTRIC
04-0189	2/10/2004	12/15/2004	\$48,000	Commercial	BAR, BATHROOMS & DECK UPSTAIRS
03-3000	11/4/2003	12/8/2003	\$30,000	Commercial	RENOVAT 2ND FLOOR
03-3815	11/4/2003	12/8/2003	\$900	Commercial	ELE REPAIR
03-2814	8/13/2003	12/8/2003	\$300	Commercial	REPAIR RISER
03-2680	8/8/2003	12/8/2003	\$2,300	Commercial	STUCCO REPAIRS
03-2655	8/7/2003	12/8/2003	\$15,000	Commercial	RENOVAT DANCE FLOOR
03-2460	7/24/2003	12/8/2003	\$25,850	Commercial	RENOVAT ELE & PLUMBING
03-1774	5/27/2003	12/8/2003	\$800	Commercial	SHUTTERS
03-1487	5/5/2003	12/8/2003	\$13,500	Commercial	2- 7 1/2 TON A/C
03-1013	4/17/2003	12/8/2003	\$22,300	Commercial	EXTRIOR REPAIRS
03-1149	4/3/2003	12/8/2003	\$5,000	Commercial	DEMO & REPLACE DECK
03-0940	3/21/2003	12/8/2003	\$1,500	Commercial	REPAIR CODE VIOLATIONS
03-1018	3/21/2003	12/8/2003	\$2,500	Commercial	SHUTTERS
03-0878	3/14/2003	12/8/2003	\$1,200	Commercial	REPLACE GREASE TRAP
03-0746	3/12/2003	12/8/2003	\$6,500	Commercial	ATF CHANGE A/C
03-0584	3/5/2003	12/8/2003	\$2,300	Commercial	4 NEW AWNINGS
02-1835	7/10/2002	8/16/2002	\$1,000	Commercial	SIGNS
01-4044	1/7/2002	8/16/2002	\$2,000	Commercial	ELECTRICAL
01-1718	4/23/2001	11/16/2001	\$2,500	Commercial	ANSUL SYSTEM
00-2261	10/13/2000	11/16/2001	\$975	Commercial	INTERIOR WALLS
00-1624	6/30/2000	7/14/2000	\$6,900	Commercial	INTERIOR RENOVATIONS
00-1817	6/30/2000	7/14/2000	\$600	Commercial	2 FIRE WALLS
9903660	10/29/1999	12/7/1999	\$500		ELECTRICAL REPAIR
9703017	9/1/1997	10/1/1997	\$1,500		FILL FISH POND/W CONCRETE
9702575	7/1/1997	10/1/1997	\$400		MOP SINK/LAVATORY SINK
9602944	7/1/1996	8/1/1996	\$2,000		ROOF
9602213	5/1/1996	8/1/1996	\$3,500		ELECTRICAL
9691164	3/1/1996	8/1/1996	\$2,900		ELECTRICAL
9600587	1/1/1996	8/1/1996	\$1,000		RENOVATIONS
B940295	1/1/1994	11/1/1994	\$5,000		RENOVATIONS
03-2690	3/26/1990	12/8/2003	\$10,000	Commercial	RENOVAT REAR BAR

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